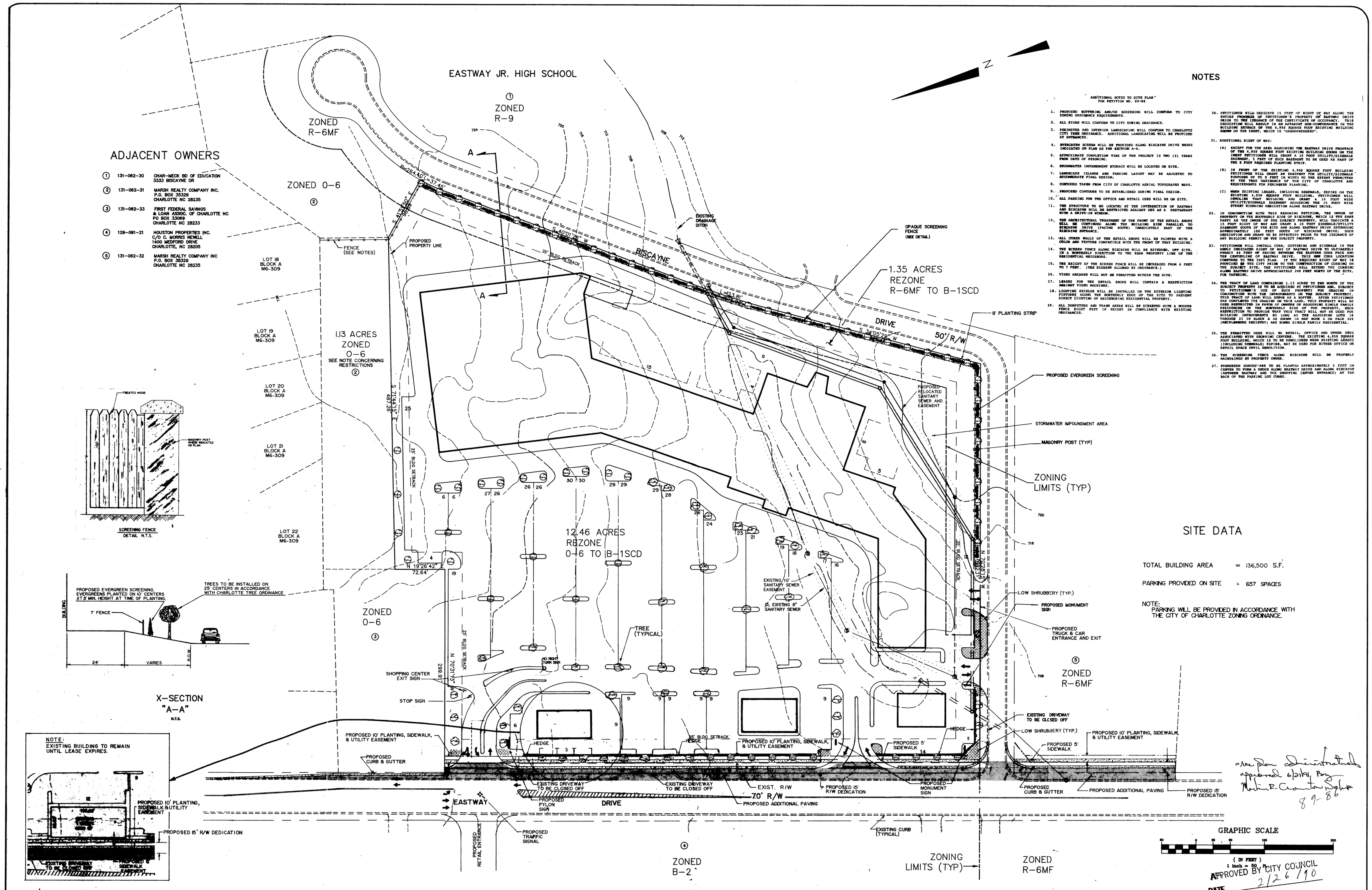

NOTES

ADDITIONAL NOTES TO SITE PLAN
FOR PETITION NO. 89-86

1. PROPOSED BUFFERING AND/OR SCREENING WILL CONFORM TO CITY ZONING ORDINANCE REQUIREMENTS.
2. ALL SIGNS WILL CONFORM TO CITY ZONING ORDINANCE.
3. PERIMETER AND INTERIOR LANDSCAPING WILL CONFORM TO CHARLOTTE CITY TREE ORDINANCE. ADDITIONAL LANDSCAPING WILL BE PROVIDED AT ENTRANCES.
4. EVERGREEN SCREEN WILL BE PROVIDED ALONG BISCAYNE DRIVE WHERE INDICATED ON PLAN AS PER SECTION A-A.
5. APPROXIMATE COMPLETION TIME OF THE PROJECT IS TWO (2) YEARS FROM DATE OF REZONING.
6. STORMWATER IMPOUNDMENT STORAGE WILL BE LOCATED ON SITE.
7. LANDSCAPE ISLANDS AND PARKING LAYOUT MAY BE ADJUSTED TO ACCOMODATE FINAL DESIGN.
8. CONTOURS TAKEN FROM CITY OF CHARLOTTE AERIAL TOPOGRAPHY MAPS.
9. PROPOSED CONTOURS TO BE ESTABLISHED DURING FINAL DESIGN.
10. ALL PARKING FOR THE OFFICE AND RETAIL USES WILL BE ON SITE.
11. THE STRUCTURE TO BE LOCATED AT THE INTERSECTION OF EASTWAY AND BISCAYNE WILL BE RESTRICTED AGAINST USE AS A RESTAURANT WITH A DRIVE-IN WINDOW.
12. THE ARCHITECTURAL TREATMENT OF THE FRONT OF THE RETAIL SHOPS WILL BE CONTINUED ALONG THE BUILDING SIDE PARALLEL TO BISCAYNE DRIVE (FACING SOUTH) IMMEDIATELY EAST OF THE BISCAYNE ENTRANCE.
13. ALL OTHER WALLS OF THE RETAIL SHOPS WILL BE PAINTED WITH A COLOR AND TEXTURE COMPATIBLE WITH THE FRONT OF THAT BUILDING.
14. THE SCREEN FENCE ALONG BISCAYNE WILL BE EXTENDED, OFF SITE, IN A WESTERLY DIRECTION TO THE REAR PROPERTY LINE OF THE RESIDENTIAL NEIGHBORS.
15. THE HEIGHT OF THE SCREEN FENCE WILL BE INCREASED FROM 6 FEET TO 7 FEET. (THE HIGHEST ALLOWED BY ORDINANCE.)
16. VIDEO ARCADES WILL NOT BE PERMITTED WITHIN THE SITE.
17. LEASES FOR THE RETAIL SHOPS WILL CONTAIN A RESTRICTION AGAINST VIDEO MACHINES.
18. LIGHTING SHIELDS WILL BE INSTALLED ON THE EXTERIOR LIGHTING FIXTURES ALONG THE NORTHERLY EDGE OF THE SITE TO PREVENT DIRECT LIGHTING OF NEIGHBORING RESIDENTIAL PROPERTY.
19. ALL DUMPSTERS AND TRASH AREAS WILL BE SCREENED WITH A WOODEN FENCE EIGHT FEET IN HEIGHT IN COMPLIANCE WITH EXISTING ORDINANCES.
20. PETITIONER WILL DEDICATE 15 FEET OF RIGHT OF WAY ALONG THE ENTIRE FRONTAGE OF PETITIONER'S PROPERTY OF EASTWAY DRIVE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THIS DEDICATION WILL RESULT IN AN APPARENT NON-CONFORMANCE IN THE BUILDING SETBACK OF THE 4,950 SQUARE FOOT EXISTING BUILDING SHOWN ON THE INSET, WHICH IS "GRANDFATHERED".
21. ADDITIONAL RIGHT OF WAY:
    (A) EXCEPT FOR THE AREA ADJOINING THE EASTWAY DRIVE FRONTAGE OF THE 4,950 SQUARE FOOT EXISTING BUILDING SHOWN ON THE INSET PETITIONER WILL GRANT A 10 FOOT UTILITY/SIDEWALK EASEMENT, 5 FEET OF SUCH EASEMENT TO BE USED AS PART OF THE 8 FOOT REQUIRED PLANTING STRIP.
    (B) IN FRONT OF THE EXISTING 4,950 SQUARE FOOT BUILDING PETITIONER WILL GRANT AN EASEMENT FOR UTILITY/SIDEWALK PURPOSES OF TO 5 FEET IN WIDTH TO THE EXTENT PERMITTED BY THE TREE ORDINANCE OF THE CITY OF CHARLOTTE AND REQUIREMENTS FOR PERIMETER PLANTING.
    (C) WHEN EXISTING LEASES, INCLUDING RENEWALS, EXPIRE ON THE EXISTING 4,950 SQUARE FOOT BUILDING, PETITIONER WILL UNDERLINE THAT BUILDING AND GRANT A 10 FOOT WIDE UTILITY/SIDEWALK EASEMENT ADJOINING THE 15 FOOT WIDE STREET RIGHTING DEDICATION ALONG EASTWAY DRIVE.
22. IN CONJUNCTION WITH THIS REZONING PETITION, THE OWNER OF PROPERTY ON THE SOUTHERLY SIDE OF BISCAYNE, WHICH IS THE SAME PARTY AS THE OWNER OF THE SUBJECT PROPERTY, WILL DEDICATE A 15 FOOT RIGHT OF WAY AND GRANT A 10 FOOT SIDEWALK/UTILITY EASEMENT SOUTH OF THE SITE AND ALONG EASTWAY DRIVE EXTENDING APPROXIMATELY 188 FEET SOUTH OF BISCAYNE DRIVE. SUCH DEDICATION AND GRANT TO BE EFFECTIVE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ON THE SUBJECT PROPERTY.
23. PETITIONER WILL INSTALL CURB, GUTTERING AND SIDEWALK IN THE SIMPLY DESIGNATED RIGHT OF WAY OF EASTWAY DRIVE TO ULTIMATELY PERMIT A TWENTY FOOT OF PAVING BETWEEN THE EASTERN CURB FACE AND THE CENTERLINE OF EASTWAY DRIVE. THIS NEW CURB LOCATION CONFORMS TO THE 2005 PLAN. IF THE REQUIRED RIGHT OF WAY IS PROVIDED BY THE CITY PRIOR TO THE CONSTRUCTION OF CURBING ON THE SUBJECT SITE, THE PETITIONER WILL EXTEND THE CURBING ALONG EASTWAY DRIVE APPROXIMATELY 200 FEET NORTH OF THE SITE, FOR TAPERING.
24. THE TRACT OF LAND CONTAINING 1.13 ACRES TO THE NORTH OF THE SUBJECT PROPERTY IS TO BE ACQUIRED BY PETITIONER AND, SUBJECT TO PETITIONER'S USE OF SUCH PROPERTY FOR GRADING IN CONJUNCTION WITH THE IMPROVEMENTS ON THE SUBJECT PROPERTY, THIS TRACT OF LAND WILL SERVE AS A BUFFER. AFTER PETITIONER HAS COMPLETED THE GRADING ON THIS LAND, THIS PROPERTY WILL BE DEED RESTRICTED IN FAVOR OF OWNERS OF ADJOINING SINGLE FAMILY RESIDENCES. THE DEED RESTRICTION WILL INCLUDE A PROVISION OF THE RESTRICTION TO PROVIDE THAT THIS TRACT WILL NOT BE USED FOR BUILDING IMPROVEMENTS SO LONG AS THE ADJOINING LOTS 18 THROUGH 22 IN BLOCK A AS SHOWN IN MAP BOOK 6 ON PAGE 309 (MECKLENBURG REGISTRY) ARE SOMEO SINGLE FAMILY RESIDENTIAL.
25. THE PERMITTED USES WILL BE RETAIL, OFFICE AND OTHER USES ASSOCIATED WITH SHOPPING CENTERS. THE EXISTING 4,950 SQUARE FOOT BUILDING, WHICH IS TO BE DEMOLISHED WHEN EXISTING LEASES (INCLUDING RENEWALS) EXPIRE, MAY BE USED FOR EITHER OFFICE OR RETAIL SPACE UNTIL DEMOLITION.
26. THE SCREENING FENCE ALONG BISCAYNE WILL BE PROPERLY MAINTAINED BY PROPERTY OWNER.
27. EVERGREEN SHRUBS ARE TO BE PLANTED APPROXIMATELY 5 FEET ON CENTER TO FORM A HEDGE ALONG EASTWAY DRIVE AND ALONG BISCAYNE (BETWEEN EASTWAY AND THE SHOPPING CENTER ENTRANCE) AT THE BACK OF THE PARKING LOT CURBS.

SHOPPING CENTER ON EASTWAY
CHARLOTTE NC
DEVELOPMENT BY ZAREMBA CENTERPOINT COMPANY

PRELIMINARY SITE PLAN
SCHEME 2

DRAWN BY:	BM	DATE:	12-19-89
CHECKED BY:	AFF	DRAWING NO.:	ZARSITE.DWG
JOB NO.:	1883.00	SHEET	1 OF 1

Kimley-Horn

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