



AREA SUMMARY

LAND AREA (LOTS 4 & 5) 4.531 ACRES

BUILDING AREA:

- RETAIL GROCERY STORE 41,680 S.F.
- SHOPS 14,700 S.F.
- SHOPS (PHASE 2) 29,120 S.F.
- SUB-TOTAL 85,500 S.F.
- LOT PARCELS BUILD AREA 12,000 S.F.
- TOTAL 93,800 S.F.

PARKING PROVIDED (GROCERY & SHOPS ONLY) 409 (5.0 "/>

LEGEND

- STOP SIGN
- ⊙ EXISTING TRAFFIC SIGNAL
- ▭ PAINTED STOP ON PARCELS
- ⊕ PARKING LOT LIGHT FIXTURES

LOT AREAS

LOT 3	1.96 ACRES
LOT 4	9.26 ACRES
LOT 5	0.46 ACRES
LOT 6	0.16 ACRES
LOT 7	0.13 ACRES
LOT 8	0.14 ACRES
LOT 9	0.84 ACRES

SCHEDULE OF CURVES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	134.50'	56.03'	28.43'	55.62'	S84°55'59"E	23°52'00"
C2	165.00'	95.12'	48.92'	93.80'	S80°21'08"W	33°01'43"
C3	39.50'	8.05'	4.04'	8.04'	S26°20'30"W	11°40'53"
C4	24.50'	39.98'	26.04'	35.69'	S261°4'59"E	93°39'01"
C5	25.00'	39.27'	25.00'	35.36'	N11°59'34"E	90°00'01"
C6	25.00'	39.27'	25.00'	35.36'	S78°50'16"E	90°00'01"

LEGEND

- 10"-15" RIVER BIRCH (50' MATURE HT.)
- ⊙ 2"-1/2" CALIPER WILLOW OAK (75' MATURE HT.)
- ⊙ 6" IMPROVED VIRGINIA PINE (50' MATURE HT.)
- ⊙ 6"-8" MAGNOLIA GRANDIFLORA (50' MATURE HT.)
- ⊙ ~~EASTERN RED CEDAR, OYALAND CYPRESS~~
 ~~OR MAGNOLIA GRANDIFLORA 15'-18" AT~~
 ~~10' HEIGHT~~
- ⊙ 8"-10" NATCHEZ CREPE MYRTLE
 ~~10' HEIGHT~~
- 3 GAL. NAIDINA
- GRASS
- PINE SEEDLINGS (1000 SPACED IN 25' LANDSCAPE BUFFER,
- 3 GAL. DWARF CHINESE HOLLY
- PINE STRAW OR BARK MULCH

PLOT PLAN - EXHIBIT 'B'

302.4' x 551.0'

DEVELOPMENTAL NOTES

- This site plan reflects a general concept of development with regard to the arrangement of structures, parking, circulation and building layout. Minor variations are allowed on final design plans.
- Parking for the development will be in compliance with applicable zoning regulations.
- The intent of the landscaping treatment along Lebanon and Lebanon Road is to provide for a combination of street trees, shrubs, manicured lawns, etc., so as to provide for an attractive envelope appearance.
- Parking areas will contain a maximum of 30% of the total paved area devoted to landscaping.
- Signage will be in accordance with applicable standards. Furthermore, proposed identification signs will be limited to the locations shown on the site plan and shall be designed to identify site elements as well.
- Intentionally omitted. No outcrops included in this site plan.
- The buffer areas at the rear of the shopping center shall employ berms and heavy landscaping as shown on this site plan of the shopping center as screened from adjoining properties.
- Developer agrees to widen Lebanon Road and Lebanon Road by adding a 12 foot wide lane of equal adjacent to the shopping center (shown) along said street.
- Developer agrees to dedicate 15 feet of right-of-way along Lebanon Road for future acquisition of Lebanon Road as designated as a major thoroughfare.
- No building permits for the project shall be issued until the right-of-way dedications shown on Lebanon and Lebanon have been dedicated.

- There shall be no vehicular connections between the shopping center and Milton Morris Drive.
- Developer agrees to provide a sidewalk along Lebanon Road from Milton Morris Drive to the southern end driveway on Lebanon Road for neighborhood pedestrian access to the development to the rear of the Retail Grocery Store, Drug Store/Shop and Shop.
- Intentionally omitted. No outcrops included in this site plan.
- Storm Water Retention areas) configuration and location to be determined based upon detailed site conditions.
- Landscape planting shows for construction purposes and shall be installed as specified.
- Actual building area for the RETAIL GROCERY STORE, DRUG STORE/SHOP and SHOP is subject to modification based upon zoning requirements. However, developer agrees that the total building area indicated on the site plan shall not be exceeded.
- Driveway 12' on Lebanon Road and Driveway 17' on Lebanon Road shall be designated as right-of-way only. Developer agrees to construct said to prevent left turns.
- Developer will construct the connection to the adjacent multi-family tract as shown prior to the issuance of Certificate of Occupancy for the Retail Grocery Store, Drug Store/Shop and Shop.
- Off-site directional signs for adjacent residential subdivision to be constructed by subdivision sign will meet all applicable regulations for such signage. Developer will have no responsibility of the construction of this sign.
- Developer agrees to use the Final Elevation for exterior of the shopping center as submitted herewith.
- Internal characterization on driveway from Lebanon Road will be subject to review and approval by Mecklenburg County Engineering Department.

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 12/26/91
BY: MARTIN R. CRAMTON, JR.

LOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: December 26, 1991
FROM: Martin R. Cramton, Jr. Planning Director

TO: Robert Brandon Zoning Administrator

SUBJECT: Administrative Approval for Petition 90-14(c) by Morris Farms Venture, Tax Parcel 135-045-04, 135-045-05, and 135-045-99

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to show a specific landscaping treatment within the project buffer. All other conditions remain unchanged. Since the change is minor, I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificate of occupancy.

MRC:jr/LB:mj
Attachment

McKAY ZORN & ASSOCIATES, P.A.
ENGINEERS
ARCHITECTS
GREENVILLE, S.C.

CHARLOTTE LAND, INC.
BI-LO STORE
LAWYERS RD. @ LEBANON
PROJECT: **LAWYERS RD. @ LEBANON**
SHEET NAME: **PLOT PLAN - EXHIBIT 'B'**

SHEET NO.
SITE