

DEVELOPMENT NOTES

GENERAL NOTES

1. Owner: C. Edwin Powe, Jr.
2117 Pinewood Circle
Charlotte, NC 28211
2. Site Data:
Total area = 3.948 acres
Present zoning: B-1 CD
Proposed zoning: B-1 CD
Deed Reference: 4500-111
3. Topographic data taken from City of Charlotte Aerial Topo.
4. Boundary data furnished by Carolina Surveyors for L. A. R. Associates, dated June 1, 1985.
5. All existing utility locations are approximate.
6. Development Requirements:
- A. General Provisions**
- (1) Development of the Site and its individual building components will be governed by the conditions of this Rezoning Plan and all zoning, subdivision, sign, and other development ordinances of the City of Charlotte which may be applicable from time to time (the "applicable ordinances"). A minimum building permit is required for development taking place within the Site.
 - (2) All buildings constructed on the Site within the Parcel will be located within the Maximum Building Envelope Lines established on this Rezoning Plan for each building zone. The configurations, placements and size of the building depicted within each building envelope are schematic in nature and may be modified during design development and construction document phases, as long as their placements do not violate the Maximum Building Envelope Lines established for each building area. Parking lot layouts and drives are also schematic and may be modified to accommodate building locations.
 - (3) The parking areas depicted on this Rezoning Plan may vary in size and location, but in all events will be sufficient to satisfy the minimum off street parking standards established under the applicable ordinances. Parking areas may be constructed inside and outside the building envelopes for the Parcel established on this Rezoning Plan.
 - (4) As used in this Rezoning Plan, "owner" shall be deemed to include the owner or owner from time to time of all or any part of the Site and their respective heirs, devisees, personal representatives, successors in interest and assigns.

Yard Restrictions

In every instance where screening is governed by the provisions of the applicable ordinances with respect to the Parcel comprising the Site will be satisfied unless the yard requirements imposed under this Rezoning Plan are greater, in which case such requirements must be satisfied.

Access Points

The number of vehicular access points to Little Rock Road and Tuckasegee Road will be limited to those shown on the Rezoning Plan. The configurations of access points to the Site are subject to minor shifts or other modifications that may be required to accommodate final site engineering and construction plans and are further subject to approval by the Charlotte Department of Transportation and North Carolina Department of Transportation.

Curbs, gutters, 4 ft. planting strip and sidewalks along Little Rock Road and Tuckasegee Road to be installed per city requirements.

Permitted Uses Under B-1 CD

The total gross floor area of the buildings constructed shall not exceed 10,700 square feet in the building envelope fronting on Little Rock Road and 20,000 square feet in the building envelope fronting on Tuckasegee Road. These areas may be devoted to any use or uses (including accessory uses) which is permitted by right under prescribed conditions in a B-1 Zoning District.

Buffer Area

With respect to each of the Buffer Areas established on this Rezoning Plan the following conditions shall apply:

- (1) No buildings or parking lots may be placed within any such areas.
- (2) Slopes, berms, signs (where indicated on the Zoning Plan) and grading may be installed within or performed on any such buffer area.
- (3) In any such Buffer Area where existing trees and natural vegetation have been cleared to accommodate walls, slopes, berms, fences, signs, graphics, the installation of utility lines and grading taking place within such areas, the cleared areas will be landscaped with the tree and planting treatment specified on this Rezoning Plan for that particular Buffer Area involved, unless applicable ordinances or constraints imposed by utilities would prohibit such landscaping, so as to provide a pleasant visual environment.

- (4) In every instance where screening is governed by the provisions of Sections 1601 and 3064.2 of the City Zoning Ordinance, the provisions of these Sections shall be satisfied.
- (5) Due to overhead utility lines along Tuckasegee Road and the 20' buffer to be established, the required planting in the designated 8' landscape buffer, per the City of Charlotte Landscape Ordinance, may be moved further away from the right-of-way into the site to maximize the screen effects to be provided.

Internal Landscaping

(1) Internal Landscaping shall be provided as required by the City of Charlotte Tree Ordinance.

Signs

All signs erected within the Site shall be installed in accordance with the City Sign Ordinance.

Trash Dumpsters

Modifications of the location of trash dumpsters will be allowed. Screening of trash dumpsters from adjoining property and from public view from public streets will be in accordance with Section 1601.3.2 of the City Zoning Ordinance.

All direct lighting serving the parking area for the 20,000 square foot building will be designed and installed so as to minimize glare toward Tuckasegee Road and the residential area across the street and the adjacent residential property.

The petitioner agrees to dedicate additional right-of-way to the City of Charlotte measuring 50 feet from the center line of Little Rock Road and 35 feet from the centerline of Tuckasegee Road, such dedications shall occur before the issuance of a building permit for the property.

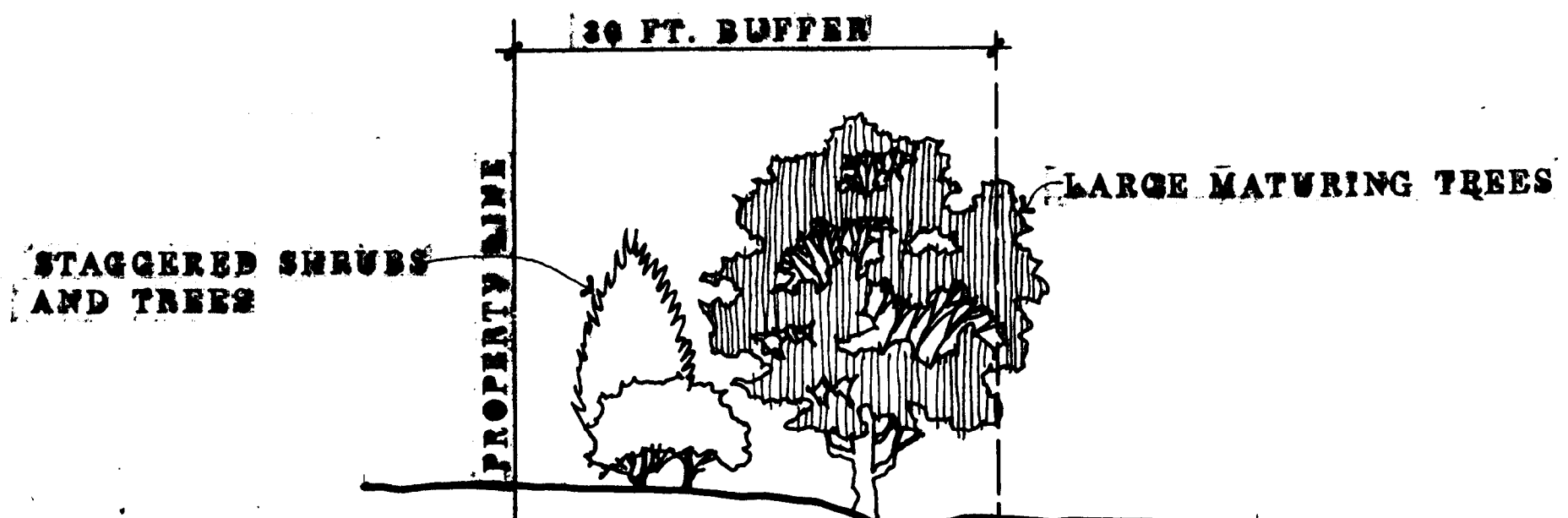
The northern most driveway on Little Rock Road is right turn in and out only.

Due to existing utility lines the perimeter trees shall be small maturing trees while interior trees shall be large maturing.

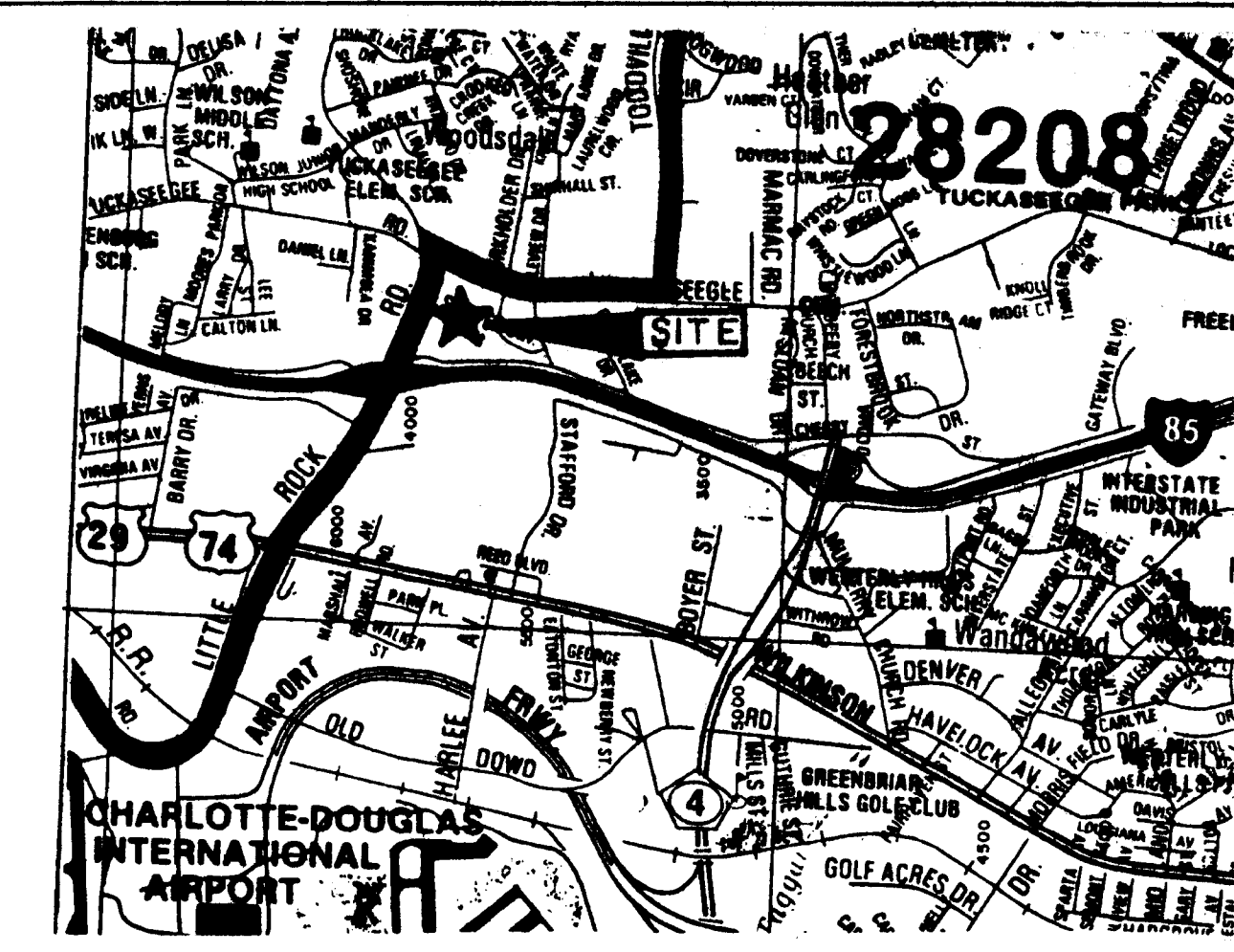
No storm water retention shall occur in the proposed Buffer areas.

All roof mounted mechanical units shall be screened from view.

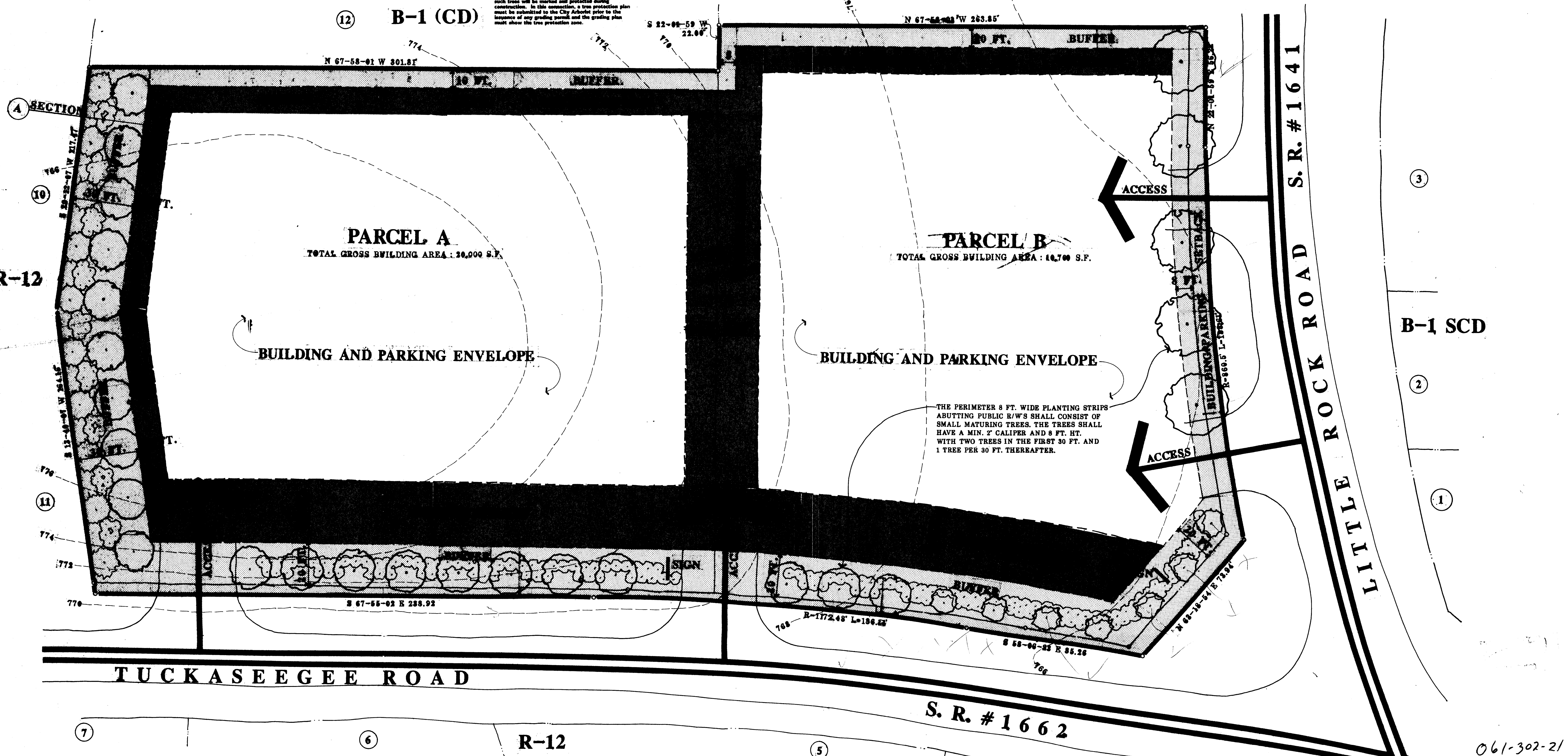
All existing trees 6 inches or greater in caliper at the time the site is developed, the trunk of which are entirely within the 30 foot Buffer Area established along the eastern margin of the Site will be preserved. All such trees will be marked and protected during construction. In this connection, a tree protection plan must be submitted to the City Auditor prior to the issuance of any grading permit and the grading plan must show the tree protection zone.



SECTION AT BUFFER



LOCATION MAP

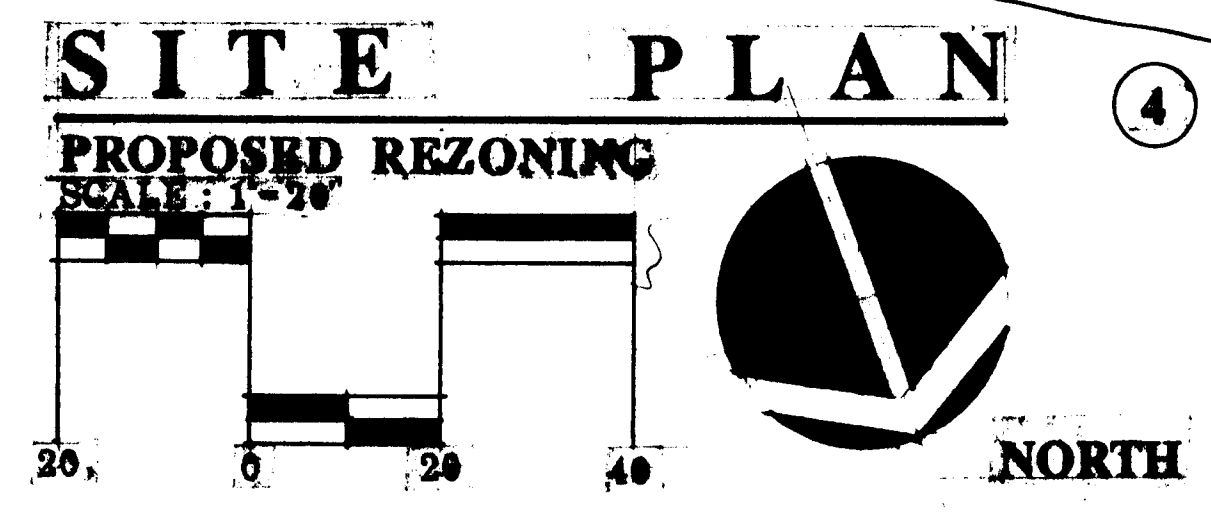


ADJACENT PROPERTY OWNERS

TAX PARCEL	OWNER/ADDRESS	PHONE	ADDRESS
658-331-008	Village Oaks Properties 2425 NCHS Plaza Charlotte, NC 28210	658-172-011 658-172-012 658-172-014	Mulberry Baptist Church 6400 Tuckasegee Road Charlotte, NC 28214
658-331-006	Edward Drug of N.C., Inc. 2316 Little Rock Rd. Charlotte, NC 28210	661-363-032	Shoney's, Inc. c/o Wash - 33-00187 P.O. Box 46 Rowlett, TX 75088
655-551-055	Carolyn Assoc. Ltd. Partnership c/o Food Lion, Inc. P.O. Box 1120 Mallory, NC 28145	661-302-020 661-302-019	Cartwright, James Edward and wife, Dorothy G. 6513 Tuckasegee Rd. Charlotte, NC 28214
609-172-009	Fomberg, Wilbur T. 628 Cheshire Road Charlotte, NC 28211	661-302-017	Crescental Development Corp. 811 Grand Central Avenue Vienna, WY 82035
609-172-009	Mallory, Charles Thomas 6609 Tuckasegee Road Charlotte, NC 28214		

SITE DATA

EXISTING ZONING :	R-12
PROPOSED ZONING :	B-1 (CD)
TOTAL SITE AREA :	3.918 AC.



APPROVED BY CITY COUNCIL
DATE 4/16/90

90-18
John Conformance

PREPARED FOR
C. EDWIN POWE, JR.

PROPOSED REZONING PLAN
LITTLE ROCK RD. @ TUCKASEGEE RD.
CHARLOTTE, NORTH CAROLINA

NEIGHBORHOOD
CONVENIENCE
CENTER

DATE 2-24-90
PROJECT NO. 8928
REVISIONS
3-20-90 (note P)

ACPA
ARCHITECTS
1943 E. MOREHEAD ST.
CHARLOTTE, N.C. 28203
SHEET NO. 1 OF 1