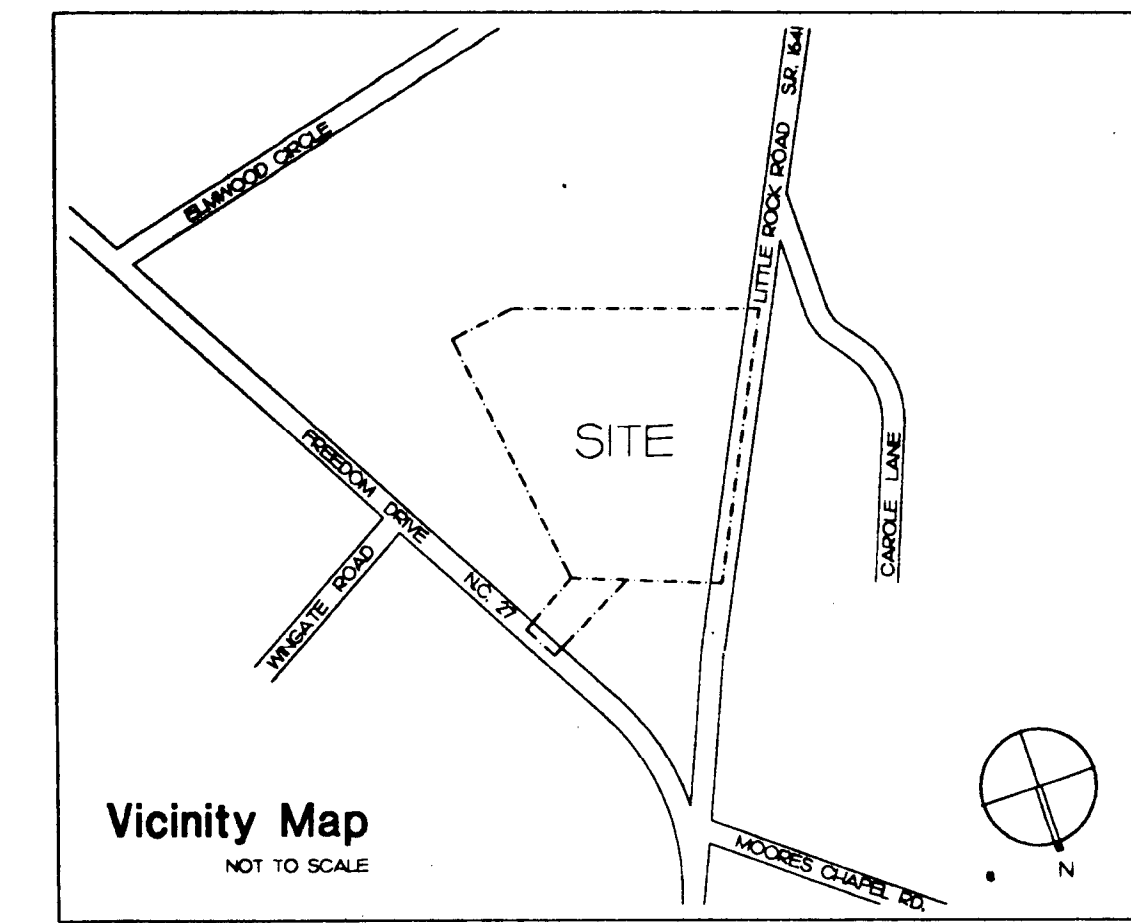


**ROBERT JOHNSON**  
architects

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Petitioner for CC  
David H. Poer  
1750 Peachtree St. N.W.  
Atlanta, GA 30308  
404.862.4626



PARKING DATA			
INITIAL STAGE	AFTER EXPANSION	AFTER EXPANSION	
GROCERY	44,000 SF	GROCERY	56,000 SF
PARKING + 55/1000	242 SPACES	PARKING + 50/1000	280 SPACES
DRUG	8,450 SF	DRUG	8,450 SF
PARKING + 10/250	34 SPACES	PARKING + 10/250	34 SPACES
RETAIL SHOES	9,703 SF	RETAIL SHOES	8,803 SF
PARKING + 10/250	74 SPACES	PARKING + 10/250	36 SPACES
TOTAL REQUIRED	377 SPACES	TOTAL REQUIRED	350 SPACES
TOTAL PROVIDED	300 SPACES	TOTAL PROVIDED	350 SPACES

**General Notes and Conditions**

- 75 FT. CLASS 'B' BUFFER REDUCED TO 56 FT. BY USE OF A FENCE CONSTRUCTED ACCORDING TO CITY OF CHARLOTTE ZONING ORDINANCE REGULATIONS.
- THE DEVELOPMENT ASSOCIATED WITH THIS REQUEST WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE (REVISED 11/29/91). THE TREE ORDINANCE PLAN WILL IDENTIFY EXISTING TREES AND WILL ADDRESS MEASURES FOR PROTECTING TREES LOCATED IN THE CITY RIGHT-OF-WAY AND IN THE SETBACK AREA. THE LANDSCAPE PLAN WILL INCORPORATE EXISTING TREES INTO THE OVERALL LANDSCAPE DESIGN FOR THIS PARCEL.
- ANY PROPOSED OR REBUILT DRIVEWAY CONNECTIONS TO LITTLE ROCK ROAD AND FREEDOM DRIVE WILL BE MADE IN ACCORDANCE WITH THE SUBMITTED TO THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) FOR REVIEW AND APPROVAL. THE EXACT LOCATION AND THRESHOLD OF THE DRIVEWAYS WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. ALL DRIVEWAY CONNECTIONS WILL ADHERE TO ADEQUATE SITE DISTANCE CRITERIA.
- THIS PROJECT WILL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS FOR SCREENING IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
- SURVEY INFORMATION TAKEN FROM A BOUNDARY SURVEY BY ALLIANCE ENGINEERING & SURVEYING P.A. DATED AUGUST 9, 1994.
- TOPOGRAPHIC INFORMATION TAKEN FROM DRAWING BY LANDMARK ENGINEERING CO., INC. FOR THE CITY OF CHARLOTTE (REVISED 13/83).
- PARKING SPACES AND DIMENSIONS WILL BE PROVIDED IN ACCORDANCE WITH THE CHARLOTTE MECHANICAL ZONING ORDINANCE.
- THE PROPOSED ENTRANCES WILL COMPLY WITH SIGHT TRIANGLE REQUIREMENTS. ANY PROPOSED TREES, BERMS, WALLS, FENCES AND/OR IDENTIFICATION SIGNS WILL BE PLACED OUTSIDE THE SIGHT TRIANGLE AREAS.
- ADDITIONAL RIGHT-OF-WAY AS INDICATED WILL BE DEDICATED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- GRADING PERMIT IS REQUIRED IN ACCORDANCE WITH CHAPTER 16 OF THE CITY CODE.
- STORM WATER DETENTION FACILITIES ARE REQUIRED IN ACCORDANCE WITH THE DRAINAGE DETENTION ORDINANCE, A PORTION OF APPENDIX 'A' OF THE CITY CODE.
- AN ENCROACHMENT AGREEMENT IS REQUIRED FOR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.
- THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG STORM WATER DESIGN MANUAL AND HAVE THE DESIGN APPROVED BY THE ENGINEERING AND PROPERTY MANAGEMENT'S LAND DEVELOPMENT DIVISION.
- FIRE HYDRANTS SHALL BE LOCATED WITHIN 750' AS THE FIRE TRUCK TRAVELS OF THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS.

**Legal Description**

BEING 0.648 ACRES OF LAND SITUATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING LOCATED BETWEEN FREEDOM DRIVE (N.C. HWY. 27) AND LITTLE ROCK ROAD (S.P. 648), AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD IRON AND STONE AT THE COMMON CORNER OF PARCEL 01, 13022 (DB 6786, PG. 50) ELLE MCCORD BAILEY (DB 1260, PG. 68) AND BEING THE NORTHEASTERN CORNER OF THAT 1/4 ACRE TRACT CONVEYED TO MARY MARSHALL WILLIAMS IN DB 2062, PG. 41

THENCE WITH THE EASTERN LINE OF SAID 1/4 ACRE TRACT S 08 DEG 02' 00" E 66.49 FEET TO A NEW IRON PIN

THENCE SENSING THE SAID 1/4 ACRE TRACT WITH A LINE S 88 DEG 58' 00" W 178.03 FEET TO A NEW IRON PIN SET

THENCE N 71 DEG 19' 00" W 144.9 FEET TO A NEW IRON PIN SET

IN THE EAST LINE OF JERRY A. WILLIAMS (DB 2094, PG. 304) SAID POINT BEING LOCATED S 8 DEG 40' 00" W 100.00 FEET FROM THE NORTHEAST CORNER OF JERRY A. WILLIAMS TRACT

THENCE WITH THE EAST LINE OF JERRY A. WILLIAMS S 8 DEG 40' 00" W 178.00 FEET TO HIS SOUTHEAST CORNER SAID CORNER IS REFERENCED BY AN IRON PIN ON LINE AT 106 FEET

THENCE WITH THE SOUTH LINE OF JERRY A. WILLIAMS S 71 DEG 19' 00" W 200.00 FEET TO HIS SOUTHWEST CORNER IN A POND SAID CORNER IS REFERENCED BY AN IRON PIN AT EDGE OF POND LOCATED N 8 DEG 40' 00" W 32.00 FEET FROM TRUE CORNER

THENCE WITH THE WEST LINE OF JERRY A. WILLIAMS N 8 DEG 40' 00" W 178.00 FEET TO A NEW IRON PIN SET

THENCE CONTINUING ACROSS MARY MARSHALL WILLIAMS LAND N 71 DEG 19' 00" W 307.74 FEET TO A POINT IN THE CENTER OF LITTLE ROCK ROAD, PASSING A NEW IRON PIN SET AT 276.95 FEET

THENCE WITH THE CENTERLINE OF LITTLE ROCK ROAD (S.P. 648) N 26 DEG 36' 07" E 72.76 FEET TO A POINT IN THE LINE OF MARY MARSHALL WILLIAMS (DB 2062, PG. 41) SAID POINT BEING LOCATED S 69 DEG 29' 27" E 34.26 FEET FROM A CONCRETE MONUMENT

THENCE WITH THE NORTHERN LINE OF MARY MARSHALL WILLIAMS S 69 DEG 29' 27" E 248.74 FEET TO AN OLD IRON A COMMON CORNER OF TRICE (DB 6184, PG. 50) AND W.F. PITTMAN (DB 2996, PG. 242)

THENCE WITH THE WEST LINE OF TRICE N 63 DEG 5' 06" E 299.03 FEET TO AN OLD IRON

THENCE N 40 DEG 22' 00" E 302.22 FEET TO A POINT IN THE CENTER OF FREEDOM DRIVE

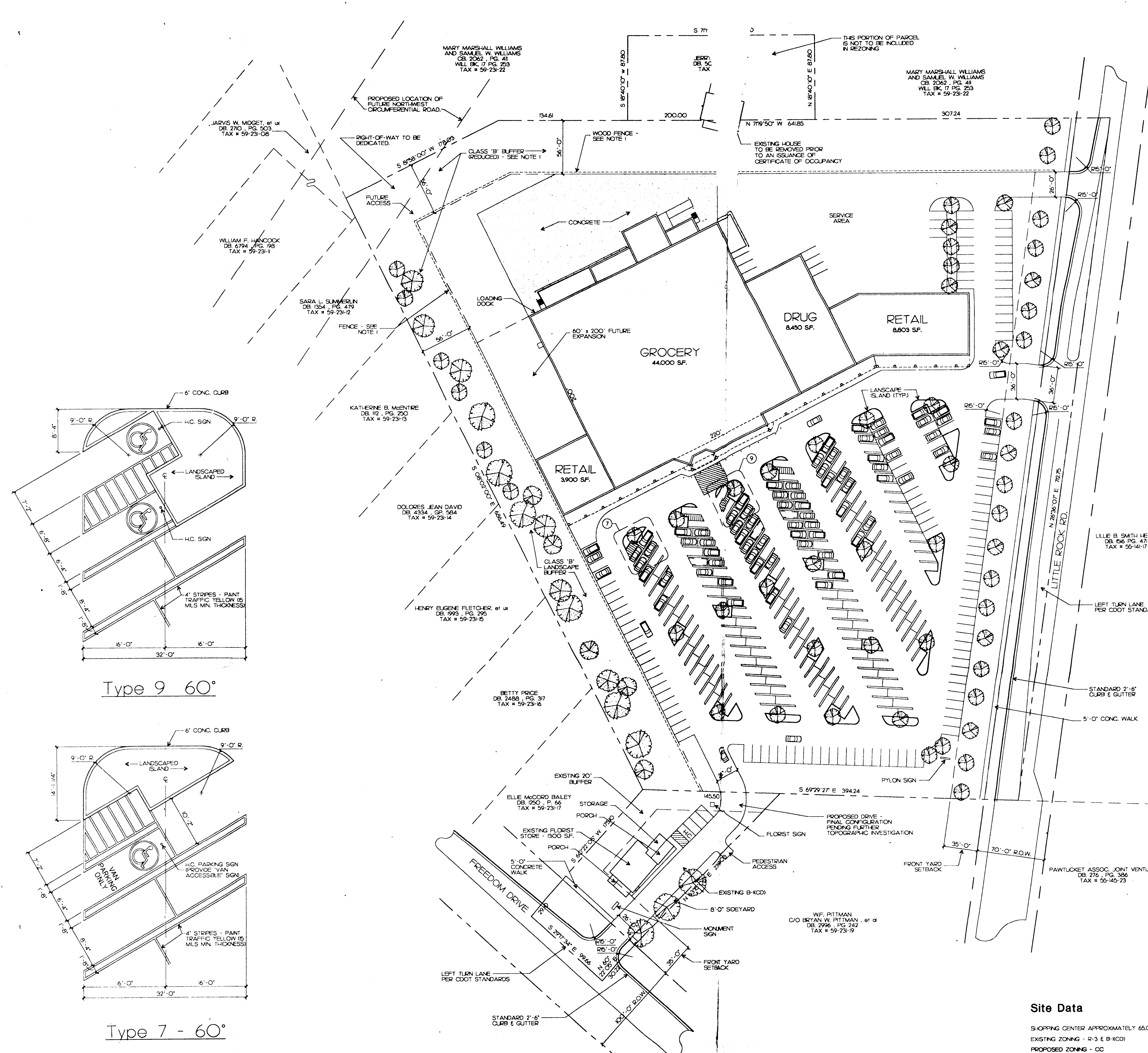
THENCE WITH CENTERLINE S 29 DEG 17' 34" E 99.66 FEET TO A POINT FOR THE EASTERN CORNER OF TRICE

THENCE S 40 DEG 22' 00" W 178.00 FEET TO POINT OR PLACE OF BEGINNING

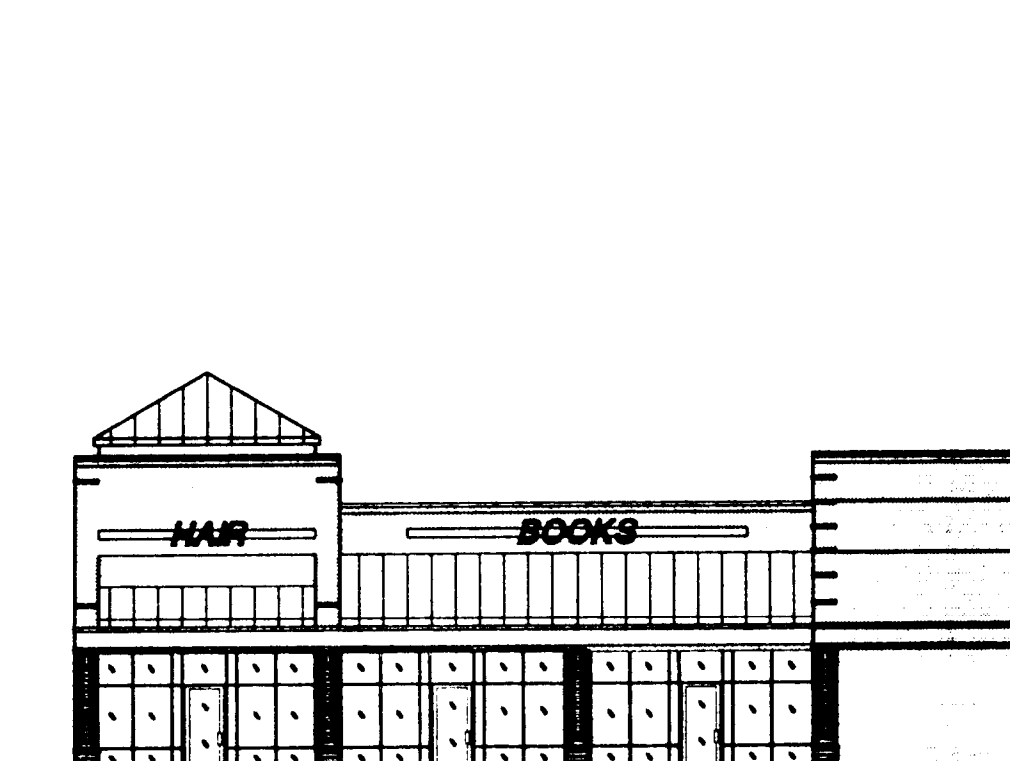
THIS DESCRIPTION IS FOR A 0.648 ACRE TRACT OF LAND COMPOSED OF 0.529 ACRES FROM PARCEL 01, 13022, 0.119 ACRES FROM JERRY A. WILLIAMS AND 912 ACRES FROM MARY MARSHALL WILLIAMS AND IS TO BE USED FOR ZONING PURPOSES ONLY.

**Site Data**

SHOPPING CENTER APPROXIMATELY 65,000 SF.  
EXISTING ZONING - R-3 & B-1(CD)  
PROPOSED ZONING - CC  
PARKING REQUIRED - 1 SPACE PER 250 SF.  
APPROXIMATE PROJECT COMPLETION - 1995  
TOTAL ACRES - 972



Typical Parking Details



CONCEPTUAL ELEVATION  
SCALE: 1/8" = 1'-0"

Illustrative Rezoning Site Plan  
1" = 50'-0"

**Rezoning Request for**

**PAW CREEK CROSSING**  
CHARLOTTE, N.C.

David H. Poer Company

PROJECT NUMBER	ISSUE DATE
9334	09-01-94
	10-26-94
	12-02-94
	12-19-94
	1-23-95

APPROVED BY CITY COUNCIL  
DATE May 15, 1995

95-2

**Illustrative Rezoning Site Plan**

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SHEET NUMBER

SP-1