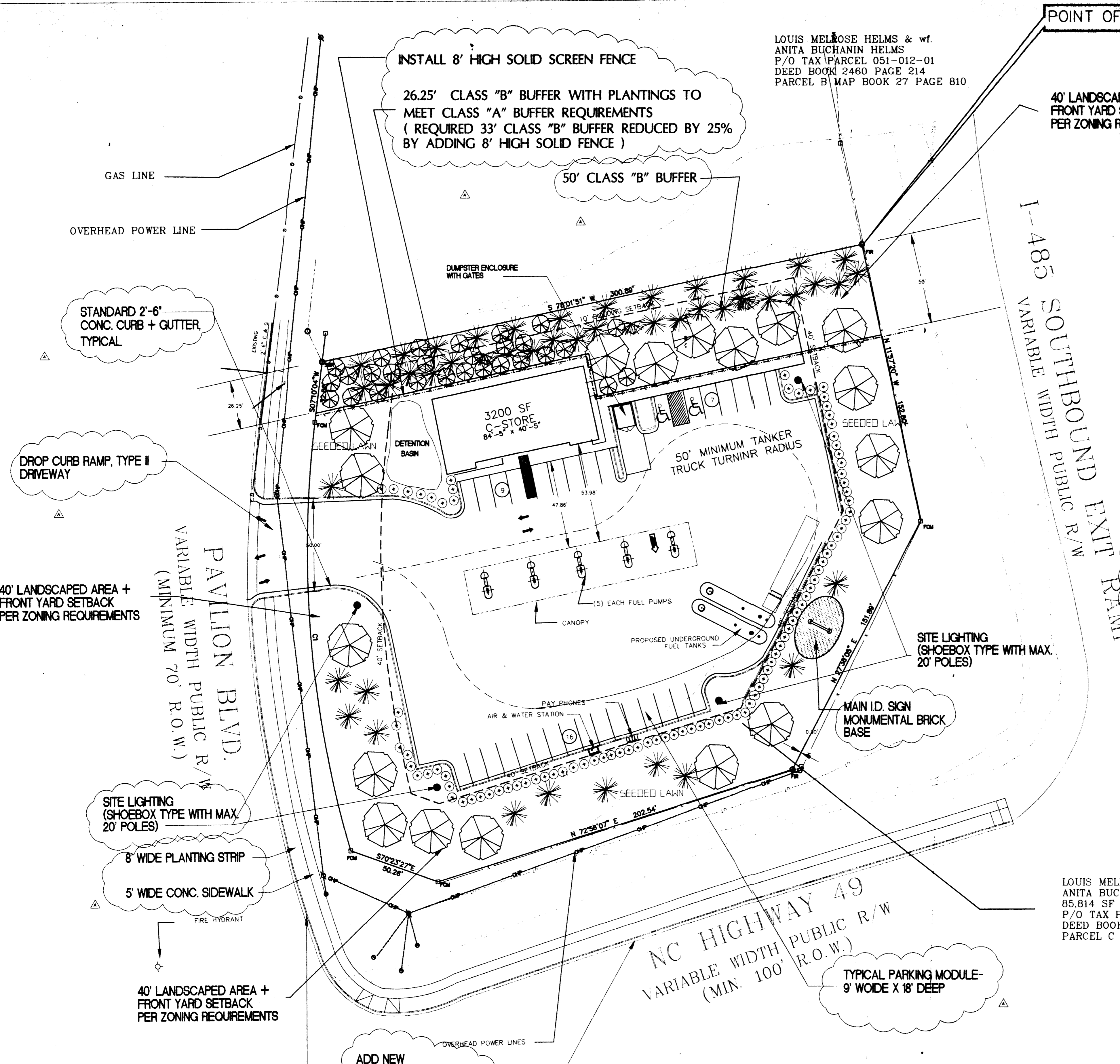


FOR PUBLIC HEARING
PETITION # [REDACTED]
PETITIONERS:
EXXON CO, U.S.A.

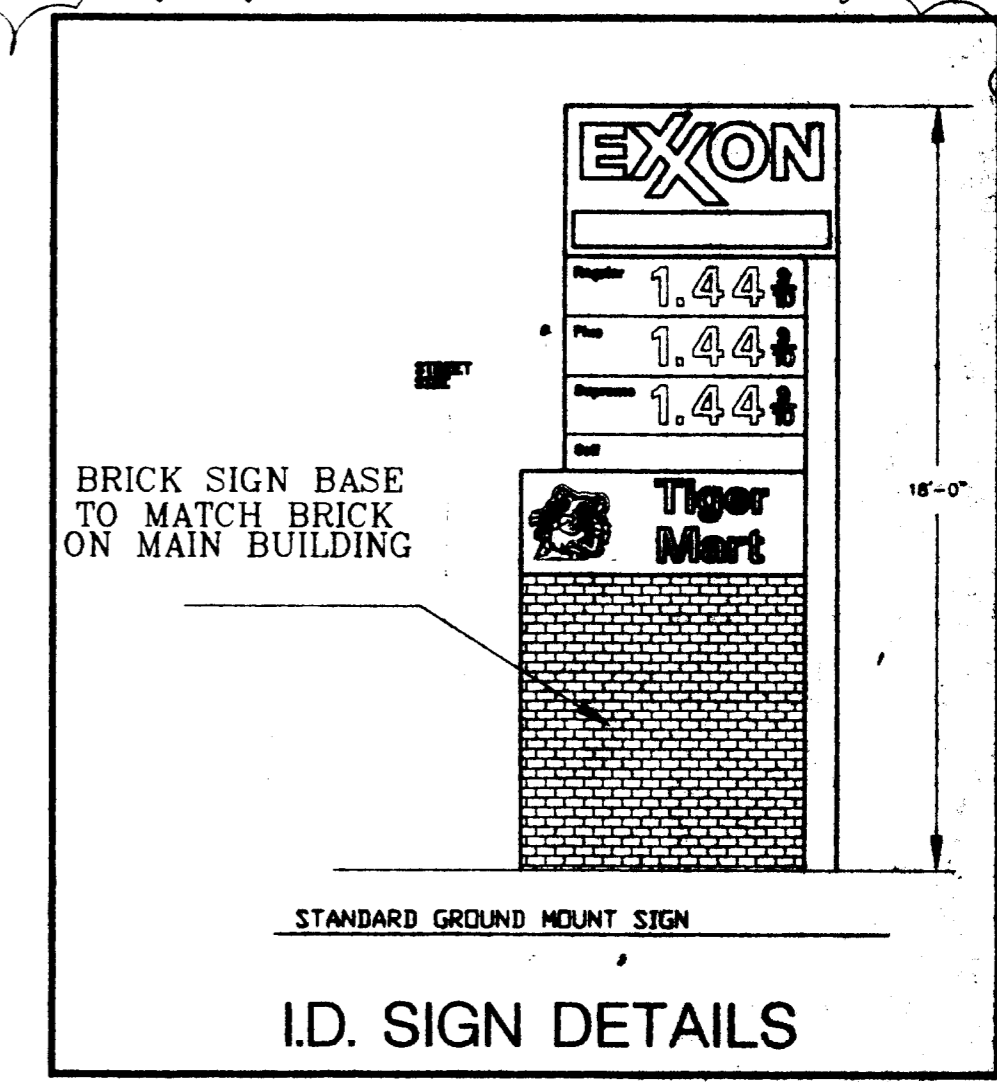
APPROVED BY CITY COMMISSION
 DATE July 20, 1998

CONDITIONAL NOTES

1. THE PROPOSED SITE PLAN REPRESENTS THE ANTICIPATED, PREFERRED ARRANGEMENT OF BUILDINGS AND PARKING/CIRCULATION AREAS. HOWEVER, MODIFICATIONS PERTAINING TO THE SIZE, SHAPE AND ARRANGEMENT OF BUILDINGS, AS WELL AS THE PARKING AND CIRCULATION LAYOUT ARE PERMITTED AS A MATTER OF RIGHT. IN NO EVENT, THOUGH, SHALL THERE BE ANY DECREASE IN THE DEPTH OF BUFFERS OR SETBACK/YARDS NOR ANY INCREASE IN THE AMOUNT OF BUILDING SQUARE FOOTAGE PERMITTED ON THE SITE.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF STREET PARKING, SIGN AGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, EROSION CONTROL, ETC...
3. VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO THE POINTS OF INGRESS/EGRESS AS SHOWN ON THE SITE PLAN. THE LOCATIONS MAY VARY SOMEWHAT FROM THAT DEPICTED. THE LOCATIONS AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CHARLOTTE D.O.T. AND/OR THE N.C. DEPARTMENT OF TRANSPORTATION.
4. EXTERIOR LIGHTING SHALL BE DESIGNED/SHIELDED IN A FASHION WHICH DOES NOT DIRECT GLARE TOWARDS ABUTTING RESIDENTIAL PROPERTIES.
5. NO STORMWATER DETENTION SYSTEMS SHALL BE PERMITTED IN BUFFERS OR SETBACKS.
6. SCREENING SHALL BE PROVIDED PER SECTION 12.303.3 AND BUFFERS SHALL COMPLY WITH 12.302
7. DETACHED LIGHTS SHALL BE LIMITED IN HEIGHT TO A MAXIMUM OF 20'
8. WALL PACK LIGHTING SHALL NOT BE PERMITTED.
9. STANDARD 2'-6" CURB & GUTTER IMPROVEMENTS, STORM DRAINAGE, AS WELL AS A 5' SIDEWALK AND 8' PLANTING STRIP SHALL BE PROVIDED ALONG THE SITE'S NC 49 AND PAVILLION BLVD. FRONTAGE.
10. CANOPY HEIGHT SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 18' (15' CLEARANCE)
11. THE BUILDING EXTERIOR SKIN SHALL BE CONSTRUCTED WITH A MINIMUM OF 50% BRICK. THE BALANCE OF THE EXTERIOR BUILDING SKIN SHALL BE COMPRISED OF OTHER COMPLIMENTARY MATERIALS.
12. THE CANOPY OF THIS FACILITY MAY INCORPORATE THE COMPANY'S STANDARD MATERIALS, COLORS AND DESIGN.
13. THE DETACHED IDENTIFICATION SIGN SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 18'. THE SIGN (SEE DETAIL) SHALL BE DESIGNED TO ATTRACTIVELY INCORPORATE A MONUMENTAL BRICK BASE TO COMPLIMENT THE BRICK ON THE MAIN BUILDING. THE SIGN FACE SHALL BE LIMITED IN SIZE TO 75 SQ. FT.
14. BUFFERS SHALL BE A COMBINATION OF CLASS "A" AND CLASS "B" PLANTINGS AS WELL AS A DEPTH WHICH VARIES FROM 26.25' TO 50'

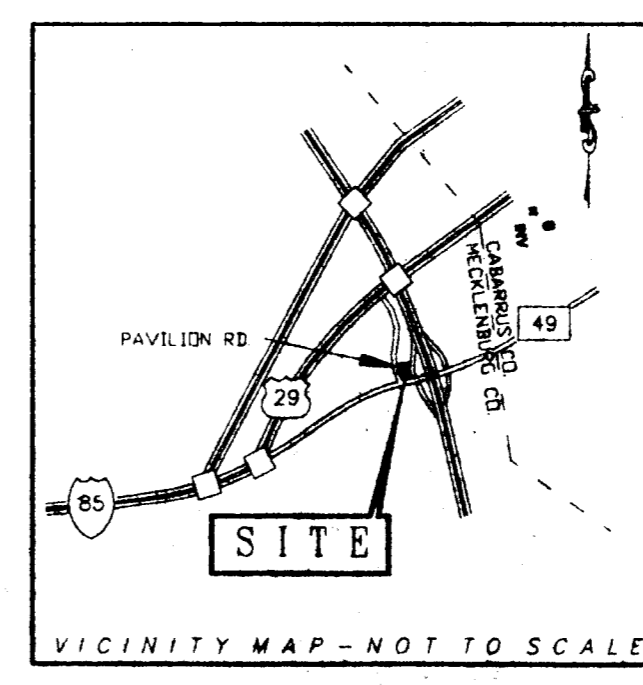
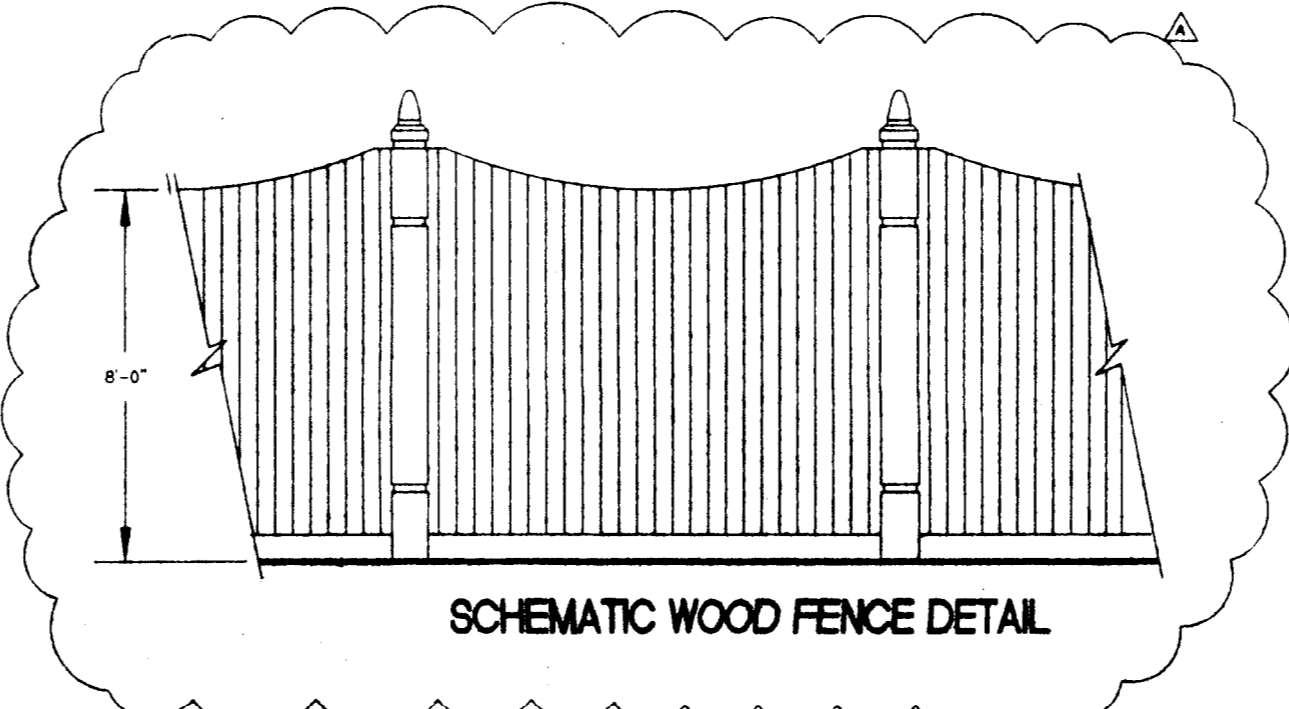


LOUIS MELROSE HELMS & Wf.
 ANITA BUCHANIN HELMS
 85,814 SF 1.9700 AC
 P/O TAX PARCEL 051-012-01
 DEED BOOK 2460 PAGE 214
 PARCEL C MAP BOOK 27 PAGE 810



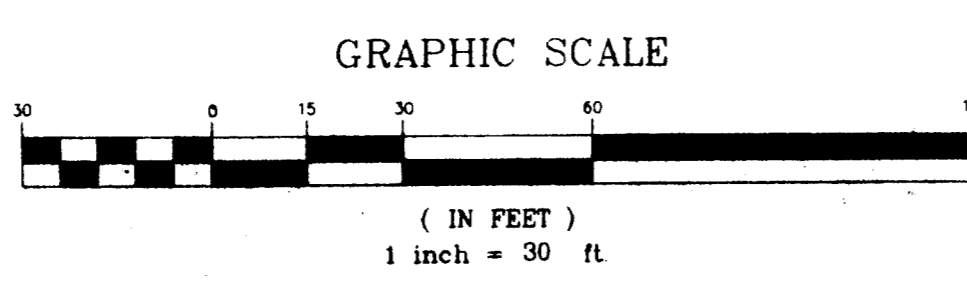
PROJECT DATA

SITE AREA-	1970 AC.
EXISTING ZONING-	O-1 (CD)
PROPOSED ZONING-	B-1 (CD)
TOTAL PROPOSED BUILDING AREA-	3,200 SF
TOTAL PARKING REQUIRED 3200 SF / 250 SF = 12.8	13
TOTAL PARKING- (INCLUDES 2 HANDICAP SPACES)	32
PROPOSED USE- GASOLINE SALES, CONVENIENCE STORE	



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DISTANCE
C1	197.50	529.35	21°22'38"	99.91	303'31.14"	196.35
C2	234.05	569.35	23°33'12"	118.70	304'36.32"	232.41



NOTES AND BOUNDS DESCRIPTION

Being all of a 1.9700 acre tract of land situated in the City of Charlotte, Mecklenburg County, North Carolina, being all of Parcel C, of the Minor Subdivision of the Notes Property - Map 1 as recorded in Map Book 27 Page 810, Mecklenburg County Register of Deeds and more particularly described by notes and bounds as follows:

BEGINNING at a found iron rod in the westerly right of way line of the I-485 southbound exit ramp at the southeasterly corner of Parcel B as recorded in Map Book 27 Page 810.

Thence, with the westerly right of way line of the I-485 southbound exit ramp, S 11° 57' 29" E, 238.89 Feet to a found concrete monument.

Thence, continuing with the westerly right of way line of the I-485 southbound exit ramp S 17° 38' 02" W, 258.89 Feet to a found iron rod on the northerly right of way line of NC Highway 49.

Thence, with the northerly right of way line of NC Highway 49, S 72° 55' 07" W, 202.54 Feet to a found concrete monument.

Thence, continuing with the northerly right of way line of NC 49, N 79° 23' 57" W, 352.65 Feet to a found concrete monument on the westerly right of way line of Pavillion Boulevard.

Thence, with the westerly right of way line of Pavillion Boulevard with the arc of a circular curve to the right having a radius of 352.65 Feet, an arc length of 254.65 Feet, and a chord which bears N 94° 39' 32" W, 238.41 Feet to a found iron rod.

Thence, continuing with the westerly right of way line of Pavillion Boulevard, N 07° 32' 42" E, 262.65 Feet to a set smooth iron rod, the southeasterly corner of Parcel B.

Thence, with the southerly right of Parcel B, N 29° 02' 02" E, 268.89 Feet to the POINT OF BEGINNING, containing more these notes and bounds 85,814 square feet or 1.9700 acres of land as described on the ALTA/ACSM Land Title Survey for The Doton Corporation, by 388 Atlantic Corporation, dated January 28, 1998 and signed and sealed by Scott Man Tarver, RLS 2 L-2664, to which reference is hereby made.

PAVILLION BOULEVARD
 DEVELOPMENT
 CHARLOTTE, NC

DRAWING STATUS:
 ○ PRELIMINARY NOT FOR CONSTRUCTION
 ○ ISSUED FOR BIDDING NOT FOR CONSTRUCTION
 ○ ISSUED FOR PERMITTING
 ○ ISSUED FOR CONSTRUCTION
 ○ RECORD SET FOR APPROVAL

DATE: 4/17/98

PROJECT NO: 9500
 EXC/DRAWING: C07064EX
 DATE: 4/17/98
 TITLE: RE-ZONING PLAN

A0.0