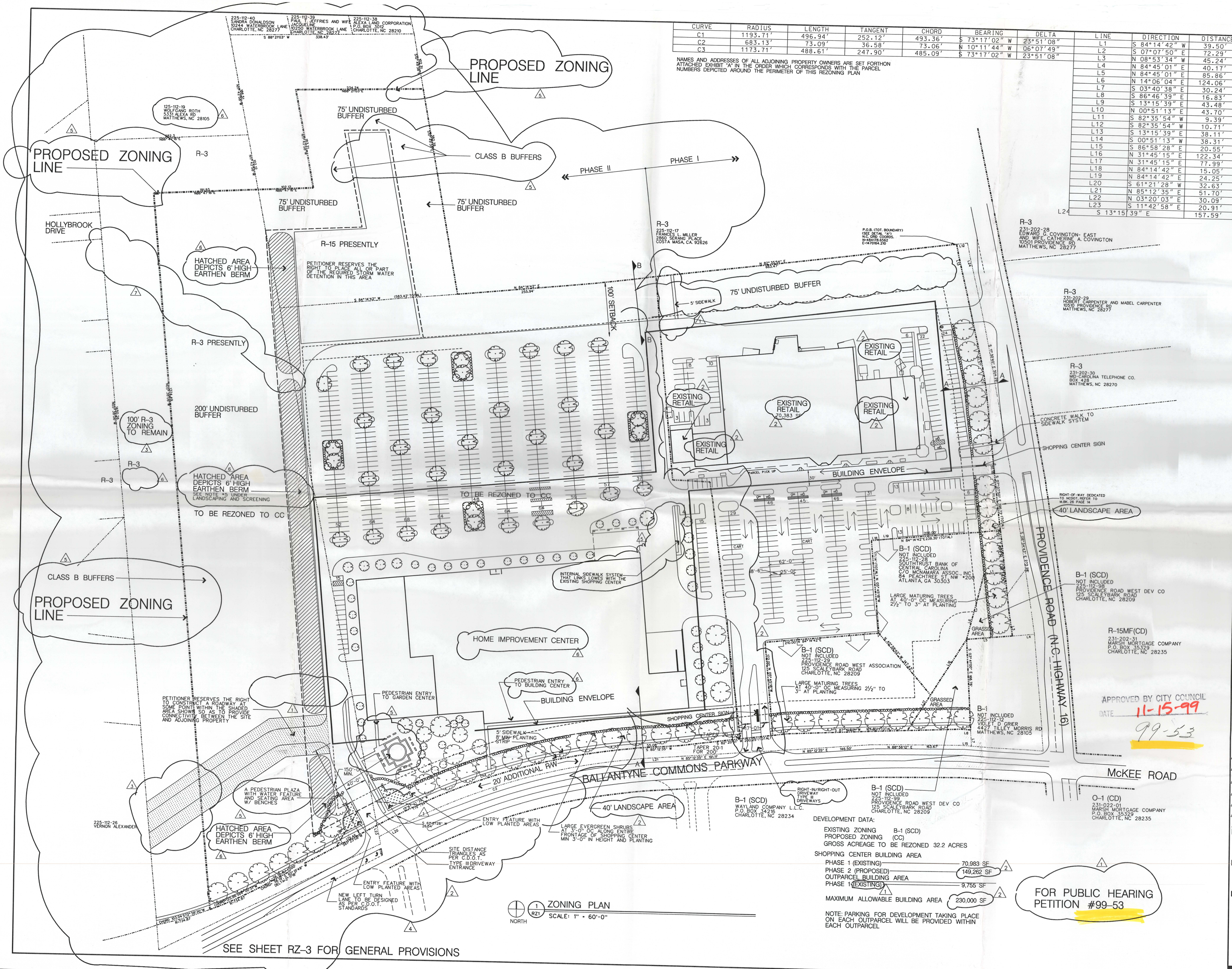
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1193.71′	496.94′	252.12′	493.36′	S 73°17′02″ W	23°51′08″
C2	683.13′	73.09′	36.58′	73.06′	N 10°11′44″ W	06°07′49″
C3	1173.71′	488.61′	247.90′	485.09′	S 73°17′02″ W	23°51′08″

NAMES AND ADDRESSES OF ALL ADJOINING PROPERTY OWNERS ARE SET FORTHON ATTACHED EXHIBIT "A" IN THE ORDER WHICH CORRESPONDS WITH THE PARCEL NUMBERS DEPICTED AROUND THE PERIMETER OF THIS REZONING PLAN

LINE	DIRECTION	DISTANCE
L1	S 84°14′42″ W	39.50′
L2	S 07°07′50″ E	72.29′
L3	N 08°53′34″ W	45.24′
L4	N 84°45′01″ E	40.17′
L5	N 84°45′01″ E	85.86′
L6	N 14°06′04″ E	124.06′
L7	S 03°40′38″ E	30.24′
L8	S 86°46′39″ E	16.83′
L9	S 13°15′39″ E	43.48′
L10	N 00°51′13″ E	43.70′
L11	S 82°35′54″ W	9.39′
L12	S 82°35′54″ W	10.71′
L13	S 13°15′39″ E	38.11′
L14	S 00°51′13″ W	38.31′
L15	S 86°58′28″ E	20.55′
L16	N 31°45′15″ E	122.34′
L17	N 31°45′15″ E	77.99′
L18	N 84°14′42″ E	15.05′
L19	N 84°14′42″ E	24.25′
L20	S 61°21′28″ W	32.63′
L21	N 85°12′35″ E	51.70′
L22	N 03°20′03″ E	30.09′
L23	S 11°42′58″ E	20.91′
L24	S 13°15′39″ E	157.59′



225-112-40 SANDRA DONALDSON 10244 WATERBROOK LANE CHARLOTTE, NC 28277

225-112-39 PAUL T. JEFFRIES AND WIFE JACQUELINE 10250 WATERBROOK LANE CHARLOTTE, NC 28277

225-112-38 ALEXA LAND CORPORATION P.O. BOX 3012 CHARLOTTE, NC 28210

125-112-19 WOLFGANG ROTH 5331 ALEXA RD MATTHEWS, NC 28105

R-3 225-112-17 FRANCES L. MILLER 2860 SERANO PLACE COSTA MASA, CA. 92626

P.O.B. (TOT. BOUNDARY) (SEE DETAIL "A") N.C. GRID COORDS. N=484178.5562 E=1470164.210

R-3 231-202-28 EDWARD G. COVINGTON- EAST AND WIFE, CATHERINE A COVINGTON 10501 PROVIDENCE RD MATTHEWS, NC 28277

R-3 231-202-29 HOBERT CARPENTER AND MABEL CARPENTER 10510 PROVIDENCE RD MATTHEWS, NC 28277

R-3 231-202-30 MID-CAROLINA TELEPHONE CO. BOX 428 MATTHEWS, NC 28270

B-1 (SCD) NOT INCLUDED 225-112-28 SOUTHTRUST BANK OF CENTRAL CAROLINA C/O MCNAMARA ASSOC., INC 84 PEACHTREE ST NW #200 ATLANTA, GA 30303

B-1 (SCD) NOT INCLUDED 225-112-98 PROVIDENCE ROAD WEST DEV CO 125 SCALEYBARK ROAD CHARLOTTE, NC 28209

R-15MF(CD) 231-202-31 MARSH MORTGAGE COMPANY P.O. BOX 35329 CHARLOTTE, NC 28235

B-1 (SCD) NOT INCLUDED 225-112-29 PROVIDENCE ROAD WEST ASSOCIATION 125 SCALEYBARK ROAD CHARLOTTE, NC 28209

B-1 NOT INCLUDED 225-112-12 VIOLET D GRIER 4427 TILLEY MORRIS RD MATTHEWS, NC 28105

B-1 (SCD) WAYLAND COMPANY L.L.C. P.O. BOX 34216 CHARLOTTE, NC 28234

B-1 (SCD) NOT INCLUDED 225-112-99 PROVIDENCE ROAD WEST DEV CO 125 SCALEYBARK ROAD CHARLOTTE, NC 28209

O-1 (CD) 231-022-01 MARSH MORTGAGE COMPANY P.O. BOX 35329 CHARLOTTE, NC 28235

225-112-26 VERNON ALEXANDER

DEVELOPMENT DATA:

EXISTING ZONING B-1 (SCD)
PROPOSED ZONING (CC)
GROSS ACREAGE TO BE REZONED 32.2 ACRES

SHOPPING CENTER BUILDING AREA
PHASE 1 (EXISTING) 70,983 SF
PHASE 2 (PROPOSED) 149,262 SF
OUTPARCEL BUILDING AREA
PHASE 1 (EXISTING) 9,755 SF
MAXIMUM ALLOWABLE BUILDING AREA 230,000 SF

NOTE: PARKING FOR DEVELOPMENT TAKING PLACE ON EACH OUTPARCEL WILL BE PROVIDED WITHIN EACH OUTPARCEL

FOR PUBLIC HEARING PETITION #99-53

SEE SHEET RZ-3 FOR GENERAL PROVISIONS

APPROVED BY CITY COUNCIL
DATE 11-15-99
99-53

1232 KENILWORTH AVENUE
CHARLOTTE, N.C. 28204
(704) 370-8000
CHILDREY ROBINSON ASSOCIATES ARCHITECTURE

REZONING PLAN PROVIDENCE COMMONS SHOPPING CENTER

FOR: THE CROSLAND GROUP, INC
CHARLOTTE, NORTH CAROLINA

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Written dimensions take precedence over scaled dimensions.

SEAL

REVISIONS
1 PLANN'G COMMENTS 4-23-99
2 GENERAL REVISIONS 6-17-99
3 GENERAL REVISIONS 8-17-99
4 PLANN'G COMMENTS 9-14-99
5 PLANN'G COMMENTS 10-12-99
6 GENERAL COMMENTS 11-8-99
7 GENERAL COMMENTS 11-17-99

DATE
3-4-99

SHEET TITLE

SHEET NUMBER
RZ-1

Development Standards

* General Provisions. All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the Commercial Center District (CC) Zoning District Classification shall be followed in connection with development taking place on the property, unless more stringent standards and conditions are imposed under this Rezoning Plan. In which case the latter shall be controlling subject only to the provisions set forth below under ARCHITECTURAL CONTROLS, the configuration, placement and size of the shopping center as shown on this Rezoning Plan are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on the Rezoning Plan. Parking layouts may also be modified to accommodate final building locations.

* Permitted Uses. The property may be devoted to any use (including accessory use) which is permitted under the Ordinance by right or under prescribed conditions in a Commercial Center District (CC) Zoning District, except that neither of the two outparcels may be used by a fast-food type restaurant.

* Phasing of Development.

1. Phase 1 - The owners may obtain building permit(s) and proceed with development of up to 75,000 square feet of retail space at any time following approval of this Rezoning Petition, but may not obtain a certificate of occupancy for any part thereof until after the following roadway improvements have been completed.
   ~~Install left-turn lane at the easternmost point of access into the shopping center along Ballantyne Commons Parkway;~~
   i. Install a left-turn lane at the southernmost point of access into the shopping center at along Providence Road;
   ii. Install a southbound deceleration lane along Providence Road leading up to the southernmost point of access into the shopping center; and
   iii. Install a left-turn lane at the eastbound approach to the intersection formed between Providence Road and Ballantyne Commons Parkway

~~2. Phase 2 - The owners may obtain building permit(s) and proceed with development of the remaining square feet of retail space at any time after the first to occur of the following dates: (i) the date on which construction has commenced for the widening of Providence Road between N.C. Highway 51 and the Providence Country Club, or (ii) June 1, 1997, but may not obtain a certificate of occupancy for any portion thereof until after the owners have installed a left-turn lane at the westernmost point of access into the shopping center along Ballantyne Commons Parkway~~

2. Phase 2 - The Petitioner may obtain building permit(s) and proceed with development of the remaining square feet of retail space at any time. However, Petitioner may not obtain a Certificate of Occupancy until after the following access improvements have been completed along Ballantyne Commons Parkway: 1) a left turn lane has been installed at the westernmost point of access into the shopping center along Ballantyne Commons Parkway (The property owner across Ballantyne Commons Parkway has agreed to provide this left turn lane in Rezoning Petition *98-49C. However, Petitioner agrees to install this left turn lane if the property owner across Ballantyne Commons Parkway has not completed it prior to the time that the Petitioner wishes to obtain a certificate of occupancy); and 2) the easternmost access point along Ballantyne Commons Parkway has been converted to a right-in/right-out only.

~~3. Phase 3 - The owners may obtain building permits and proceed with development of the final 100,000 square feet of retail space at any time after the date on which the proposed widening of Providence Road between N.C. Highway 51 and the Providence Country Club has been completed and construction has commenced to improve Ballantyne Commons Parkway to a four lane section between its intersection with Providence Road and a point 1,800 feet west of such intersection. The owners, however, may not obtain a certificate of occupancy for any part of such space until after such roadway improvements to Ballantyne Commons Parkway have been completed and are operational. If the owners elect to make these improvements to Ballantyne Commons Parkway, they may also proceed simultaneously with construction of the final phase of construction of retail space provided the proposed widening of Providence Road described above has been completed. Such improvements shall be constructed in the manner specified by the North Carolina Department of Transportation and the Charlotte Department of Transportation.~~

* Setbacks.

1. Building setbacks shall be a minimum of 60 feet off the right-of-way for Providence Road and Ballantyne Commons Parkway ~~and the 60 foot right-of-way being reserved for a possible future public street~~ and a minimum of 100 feet off all other property lines
2. Parking will be permitted in any setback area unless it falls within a buffer zone except as provided in paragraph 3.
3. Any new parking installed after the date of the filing of this Rezonning Petition may not be installed within setback areas.

* Landscape Areas

1. The landscape areas depicted on this Rezoning Plan along Providence Road and Ballantyne Commons Parkway ~~and the 30 foot wide buffer zone depicted along the eastern margin of the 60 foot right-of-way which is being reserved~~ shall be subject to the following regulations:
   a. The landscape areas are to remain as open space, except to the extent necessary to accommodate sidewalks or pathways, access points, walls, berms, fences, grading, signs and graphics (as permitted by the Charlotte Sign Ordinance) drainage or utility construction.
   b. Grading may be performed and slopes and berms may be installed within these landscape areas.

* Pedestrian Sidewalks and Walkways.

1. The owners will construct at their expense one pedestrian walkway over and across the undisturbed buffer zone along the northern property line and one pedestrian walkway over and across the undisturbed buffer zone along the western property line so as to provide pedestrian access to the shopping center for adjoining properties.
2. The owners will construct at their expense sidewalks along Providence Road and Ballantyne Commons Parkway within the rights-of-way the owners have agreed to dedicate to the NCDOT under this Rezoning Plan. These sidewalks will be constructed in sequences tied to the shopping center's two phases of development.

* Landscaping and Screening.

1. Screening shall conform with the standards and treatments ~~specified on this Rezoning Plan, of~~ Section 12.303 of the Ordinance unless these Development Standards impose more stringent requirements.
2. Landscaping areas within the property will be planted and improved in sequences which are keyed to development taking place in phases.
3. All landscaping will meet or exceed the requirements of the City of Charlotte's Tree Ordinance.
4. Leyland cypress trees having a minimum caliper of 2½ inches will be planted ~~8 feet on center on top of a 4 foot high berm running along the eastern margin of the 60 foot right-of-way which is being reserved for a possible future public road leading into the property from Providence Road West and will also be planted~~ 8 feet on center along the shopping center side of the water retention area located to the rear of the shopping center.
4. A chain link fence will be installed around the water ~~retention~~ detention area depicted on the Rezoning Plan to the rear ~~northwestern corner of the Site.~~ of the line of Leyland Cypress trees specified in 4 above.
   The chain link fence will be black vinyl coated chain link fencing identical to the one installed in Stonecrest Shopping Center.
5. The Petitioner will install a six foot high earthen berm along the western edge of the Phase II parking lot, all as generally depicted on the zoning plan on Sheet RZ-1 and will plant Cedar trees 4-6 feet in height at appropriate intervals approved by the Planning Commission Staff.
6. The Petitioner will control any insects, vermin and odor associated with the Detention Pond.

7. Petitioner, within 65 days after it's rezoning petition has been approved will pay to the Berkley Homeowners Association $30,000.00 to establish a noise abatement/screening fund for use by owners of lots within Berkley whose lots abut or are in close proximity to the 100 foot wide perimeter which lies between Petitioner's site and the Berkley subdivision. The allocation of portions of this amount among lot owners shall be determined at the sole discretion of a committee to be appointed by the Board of the Berkley Homeowners Association.

* Buffers

1. Buffers established on this Rezoning Plan shall conform to the Standards of Section 12.302 of the Zoning Ordinance.
2. The undisturbed buffer zones depicted on this Rezoning Plan along the northern and western boundaries of the property are subject to the following regulations:
   a. Each of the ~~75 foot~~ buffer zones depicted on this Rezoning Plan along the northern and western property lines must remain undisturbed and in its natural state, except to the extent necessary to accommodate pedestrian pathways leading to the shopping center, ~~one access point along the western property line providing a connection to the 60 foot right-of-way being reserved for a possible future public road,~~ stormwater and sewer lines the clearing of undergrowth and the placement of trees and other plant materials where the existing foliage does not create an adequate visual screen.
   b. Stormwater and sewer installations and the driveway access may only cross undisturbed buffer zones at interior angles measured at the property lines which are not less than 75 degrees and, to the extent possible, paths cleared for such utility lines shall be replanted with plant materials which are the same as or similar to the types of materials that are in place within the buffer zone involved.

~~3. The 200' undisturbed buffer along the western boundary of the property shall be deed restricted in favor of the Berkley neighborhood, to prohibit any vertical construction and to provide that this area shall remain as open space.~~

3. Petitioner will impose in favor of all residents within the Berkley Subdivision restrictions requiring that the 200 foot Undisturbed Buffer Area established along or near the Berkley Subdivision on Sheet RZ-1 of its Rezoning Plan and the 100 foot strip which separates the Berkley Subdivision and Petitioner's Site will remain in their natural, undisturbed conditions. Petitioner, however, reserves the right to improve the appearances of these undisturbed areas by removing trees having a caliper of 2 inches or less, adding mulching and other new ground cover and removing undergrowth and dead materials. Petitioner also reserves the right to install the roadway depicted on Sheet RZ-1 of its Rezoning Plan ~~the pedestrian pathway depicted on this Sheet~~ and underground utilities. However, utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees and, to the extent possible, paths cleared for such utility lines shall be replanted with plant materials which are the same as or similar to the types of materials that are in place within the buffer areas involved.

* Dedication of Additional Right-of-Way.

The owners agree to dedicate the areas along Ballantyne Commons Parkway West depicted on this Rezoning Plan as "additional R/W" to the North Carolina Department of Transportation for future sidewalk and roadway improvement purposes. This dedication will be made prior to the issuance of any building permit covering any ~~portion of the Site.~~ new development proposed for the Site.

* Parking.

1. Each of the parking areas depicted on this Rezoning Plan may vary in size and location, but in all events, offstreet parking will meet the minimum standards established under the Ordinance
2. Parking areas may be constructed inside and outside the building envelopes.
3. Any new parking added to the Site must not be placed ~~between~~ within front, rear or side yards.
4. The Developer will provide Park-n-Ride spaces to be used by Charlotte Transit for the future extension of Route 61X-Providence Rd.

* Lighting.

1. A uniform lighting system will be employed throughout the Site.
2. All direct lighting within the property (except street lights which may be erected along Providence Road, Ballantyne Commons Parkway ~~or the possible future public road leading into the Site from Providence Road West~~) shall be designed such that direct illumination does not extend past any property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.
3. Outdoor lighting systems will be limited to 30 feet in height.
4. Wall paks type lighting fixtures will not be allowed on the proposed Home Improvement Center
5. All lights within the parking lot serving the Home Improvement Center except security lights and all outside lights installed on the Home Improvement Center building except security lights will be turned off no later than one hour after closing and may not be turned on any sooner than one hour before the opening of the Home Improvement Center the next morning.

* Signs.

1. A master signage and graphic system will be adopted and implemented throughout the Site.
2. All signs placed on the Site will be erected in accordance with the requirements of the Charlotte Sign Ordinance.
3. Permanent project identification signs and directional signs may be located along Providence Road and ~~Providence Road West within the buffer zones established on the Rezoning Plan, but must be removed no later than 60 days after issuance of the first certificate for occupancy for space within the shopping center.~~ Ballantyne Commons Parkway in the general areas depicted on the Rezoning Plan.
4. Temporary project signs may be located along Providence Road and Ballantyne Commons Parkway within the landscape areas established on the Rezoning Plan, but must be removed no later than 60 days after issuance of the first certificate of occupancy for space within the shopping center.
5. The Tenant signage on the building elevation facing Ballantyne Commons Parkway shall not be internally illuminated letters. Instead, these signs shall be illuminated by ~~ground mounted light fixtures or~~ decorative building light fixtures. Further, these signs shall consist of "architectural" style letters which are made of dark bronze plastic, brass or brass finished, metal, or stainless steel.

* Access Points (Driveways).

1. The number of vehicular access points to the shopping center shall be limited to four; namely, two on Providence Road and two on Ballantyne Commons Parkway. The owners must install a left-turn lane at ~~each~~ three of these points of access simultaneously with the installation of each such point of access, except the northernmost point of access along Providence Road. The existing access point on BCP closest to Providence Rd will become right-in/right-out.

~~2. In addition, one access to Providence Road will be allowed to accommodate a possible future public road near the western margin of the property.~~

3. The configuration of access points within the Site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the North Carolina Department of Transportation and the Charlotte Department of Transportation
4. An internal access will be provided for the Grier Store Corner lot over and across the Site having such design and location as the owners of the Site may dictate. Such internal access will be provided over and across one of the two "grassed areas" depicted on this Rezoning Plan which lie just west and north of the Grier Store lot. The cost of constructing such internal access shall be borne solely by the owner of the Grier Store corner lot and the owners reserve the right to require the posting of a payment and performance bond to insure that the access is completed in a timely fashion and strictly in accordance with design specifications.
5. A minimum of 150 feet of internal channelization (measured from th ROW) will be provided at each driveway into the Site except the existing Northern most driveway on Providence Road which serves as a service drive.

* Fire Protection.

1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.
2. Fire hydrants will be located within 500 feet of any building constructed on the property.

* Architectural and Operational Controls.

1. The ~~owners~~ Petitioner ~~commits to have~~ has designed and constructed the front elevation of the existing shopping center and the side elevations thereof which relate directly to the Providence Road and Ballantyne Commons Parkway in substantial compliance with the front elevation prepared by ~~its architect~~ Little and Associates, Inc. on March 1, 1991 a copy of which ~~is~~ was attached to ~~this~~ the original Rezoning Plan for this Site and marked as Sheet RZ-2.
2. The Petitioner commits to design and construct the building and Garden Center depicted on the Rezoning ~~Plan~~ Sheet RZ-4 and marked as the "Lowes" building in the substantial compliance with these elevations ~~labeled as RZ-4~~.
   The principal materials used for these front and side elevations will consist of a combination of brick and stucco or stucco-like materials.
3. The material selected for the rear of the shopping center will be painted to match the brick used in the construction of the front and side elevations.
   The owners further commit to utilize the same principal architectural features depicted on Sheet RZ-2 in the design of each outparcel building.
4. No building constructed on the property will exceed one story in height.
5. All dumpster areas will be screened in accordance with the requirements of the Ordinance. Each dumpster area will be enclosed on all four sides by a fence and a hinged gate which are constructed of brick and wood unless one or more of the sides of the dumpster area adjoin a rear wall of the shopping center in which case the rear wall will be substituted for the fence along each such side.
6. The proposed garden center shall be attached to the main building in Phase II and shall be enclosed by three walls with gates.
7. No outdoor sales, merchandising, product display, storage, or storage trailers shall be permitted in Phase II of the Shopping Center except inside the garden center.
8. Windows located in the Ballantyne Commons Parkway elevation will contain vision glass.
9. ~~Outdoor speaker systems will be prohibited.~~
10. No delivery of goods will be allowed between 9.00 pm and 6.00 am.
11. No forklift will be allowed to operate outside of the enclosed store area between 9.00 pm and 6.00 am.
12. No outdoor amplified paging systems may be installed within the Phase II area outside the Home Improvement Center (including loading areas) except within the garden center area. If, after the Home Improvement Center is open for business and operational, the residents of Berkley living along the perimeter of the subdivision closest to the shopping center site encounter noise problems with any such system that may have been installed within the garden center and if after investigation the Berkley Homeowners Association Board concludes that such noise is at an unacceptable level, Petitioner will cause the Home Improvement Center to make such adjustments to the system as might be possible to lower the level of the noise to an acceptable level and if this cannot be accomplished, then Petitioner will cause any part of the speaker system within the garden center area that is contributing to the noise to be removed no later than 10 business days after receipt of a written request from the Home Owners Association to do so.
13. If requested, in March and September of each year, representatives of the operator of the Home Improvement Center and Petitioner will meet with representatives of the Berkley Homeowners Association for purposes of discussing and responding to any concerns Berkley residents may have with respect to the Home Improvement Center facility or its operations.

* Miller / Goode Property

1. The Miller/Goode property is situated to the rear of the property which is the subject of Petitioner's Rezoning Petition. This property has been assigned Tax Parcel No. 225-112-17 by the Charlotte-Mecklenburg Tax Supervisor (the "Miller/Goode Property"). Petitioner has contracted to purchase the property contingent upon approval of the Rezoning Petition. The Petitioner agrees, by a Declaration of Restrictions document to be filed in the Office of the Register of Deeds within 10 business days after the Petitioner acquires the Miller/Goode Property, to restrict this property to the development of either a predominately brick townhomes for sale project at a density of no more than 6 dwelling units per acre or a detached single family residential subdivision at a density of no more than 3 dwelling units to the acre.
2. Should Petitioner or its successors or assigns decide to develop this property as a townhomes for sale project, the Berkley Homeowners Association has agreed to work with and be supportive of a conditional R-8MF rezoning plan calling for a development at a quality level similar to the project the Berkley Homeowners Association approved for Toll Brothers.
3. Neither of these developments may have access to Alexa Road unless the City of Charlotte requires it. Petitioner will agree to oppose any such request for access and to exercise all reasonable means to prohibit it, short of legal proceedings in a court of law.
4. Access to the property will be provided by way of either (or both) Providence Road and/or the shopping center site.
5. Within ten business days after it acquires the Miller/Goode Property, Petitioner will cause to be conveyed by special warranty deed a 30 foot x 30 foot strip of land forming a part of the Miller/Goode Property to the Berkley Homeowners Association to facilitate improvements to its Providence Road/Alexa Road entrance. Should the Berkley Homeowners Association desire to commence construction of the improvements on this strip prior to the closing on the property, Petitioner agrees to cause a suitable easement to be delivered to the Berkley Homeowners Association or its contractor to facilitate the construction.
6. Petitioner, within 12 months after its rezoning petition is approved, agrees to provide the Berkley Homeowners Association (or it's designee) the funds for the improvements planned at Berkley's Providence Rd/Alexa Rd entrance, which funds will be consistent with the cost estimates previously furnished to the Petitioner by the Berkley Homeowners Association

* Stormwater Management.

1. Stormwater runoff from the property will be managed through a variety of proven techniques which satisfy the standards imposed by the City of Charlotte.
2. Stormwater detention facilities will not be installed within buffers or setbacks.

~~* Possible Future Public Road.~~

~~1. The owners agree to reserve a 60 foot wide strip of land near the western boundary of the property for a possible future public road which would provide access to Providence Road West for adjoining tracts of land (all as depicted on this Rezoning Plan) and to dedicate the same to the public for roadway purposes at such time in the future as any adjoining property owner has caused to be prepared plans and specification (meeting NCDOT standards) for a public road over and across such strip of land and posted adequate security to oversee its construction. It is not the owners' intention to commit to bear any part of the expense incurred in connection with the design or construction of any such public road or to make any dedication thereof until after firm commitments have been made with respect to the design and construction of the road over the right-of-way reserved.~~

~~* Contribution to Traffic Study.~~

~~1. The owners agree to contribute $2,500.00 for a traffic study of the general areas surrounding the property and to make such payment at such time and to such entity or person as the County Engineering Department may direct in writing.~~

FOR PUBLIC HEARING PETITION #99-53

CHILDREY ROBINSON ASSOCIATES
ARCHITECTURE
1212 KENILWORTH AVENUE
CHARLOTTE, N.C. 28204
(704) 370-6000

REZONING PLAN
PROVIDENCE COMMONS
SHOPPING CENTER

FOR:
THE CROSLAND GROUP, INC
CHARLOTTE, NORTH CAROLINA

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Written dimensions take precedence over scaled dimensions.

SEAL

REVISIONS
1. 4-23-99 PLANN'G COMMENTS
2. 6-2-99 CLIENT REVISION
3. 9-16-99 CLIENT REVISION
5. 10-12-99 PLANN'G COMMENTS
6. 11-8-99 GENERAL COMMENTS
7. 11-17-99 GENERAL COMMENTS

DATE
3-4-99

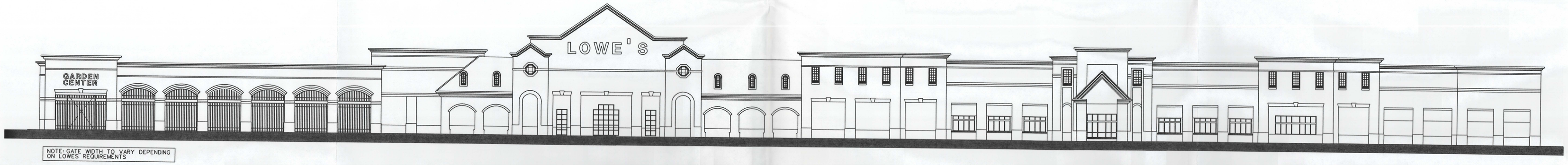
SHEET TITLE

SHEET NUMBER
RZ-3
OF

NOTE: GATE WIDTH TO VARY DEPENDING ON LOWES REQUIREMENTS

ELEVATION FACING LOWES PARKING LOT

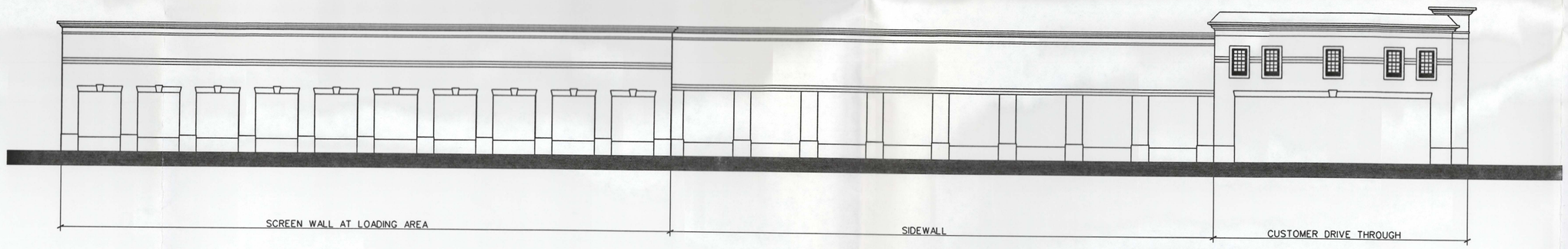
SCALE: 1/16" = 1'-0"



NOTE: GATE WIDTH TO VARY DEPENDING ON LOWES REQUIREMENTS

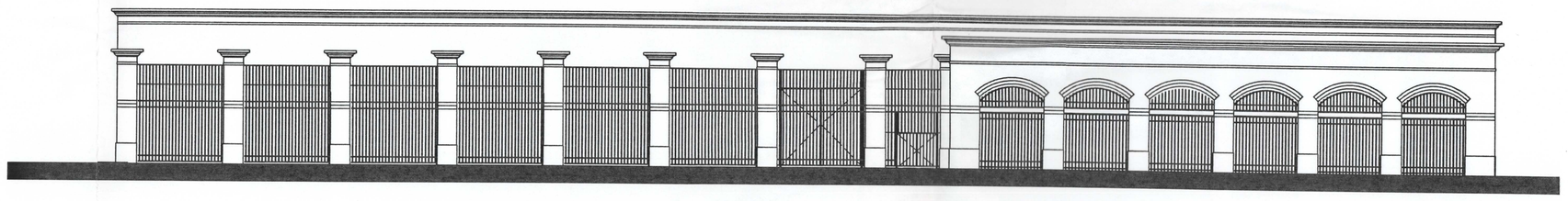
ELEVATION FACING BALLANTYNE PARKWAY

SCALE: 1/16" = 1'-0"



ELEVATION FACING PROVIDENCE ROAD

SCALE: 1/16" = 1'-0"



NOTE: GATE WIDTH TO VARY DEPENDING ON LOWES REQUIREMENTS

ELEVATION AT GARDEN CENTER

SCALE: 1/16" = 1'-0"

Crosland Retail

THE CROSLAND GROUP, INC.

REZONING PLAN
PROVIDENCE COMMONS
SHOPPING CENTER

CHARLOTTE, NORTH CAROLINA

CHILDREY ROBINSON ASSOCIATES
ARCHITECTURE
1212 KENILWORTH AVE.
CHARLOTTE, NORTH CAROLINA
PHONE: (704) 370-6000

9-16-99

BUILDING ELEVATIONS

RZ-4