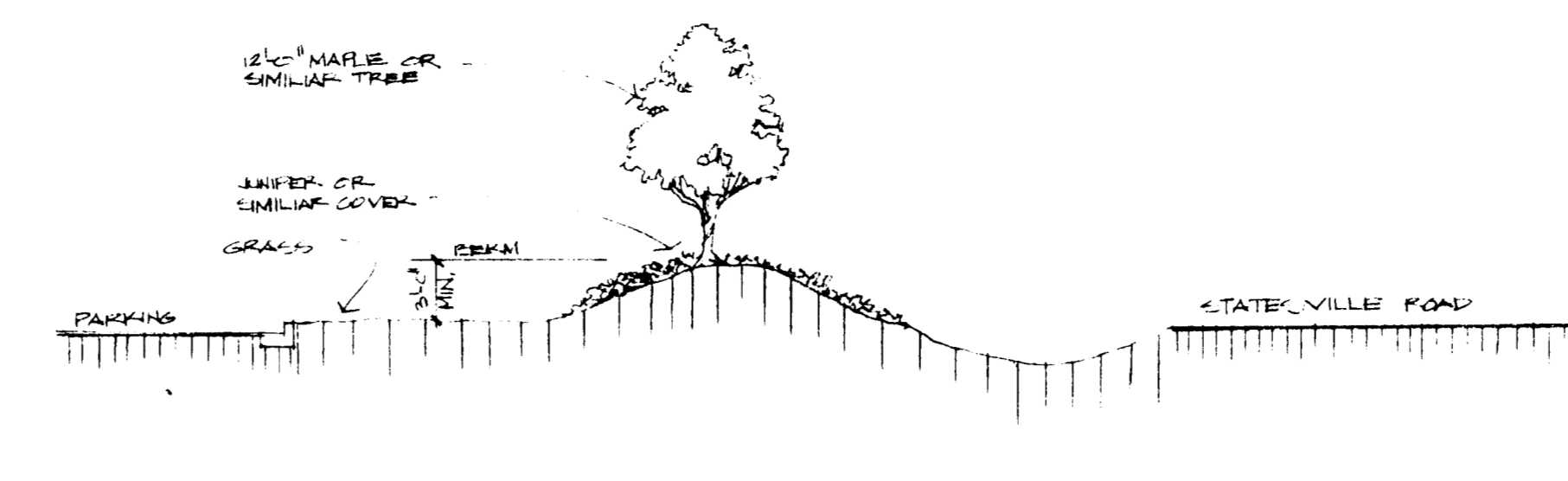
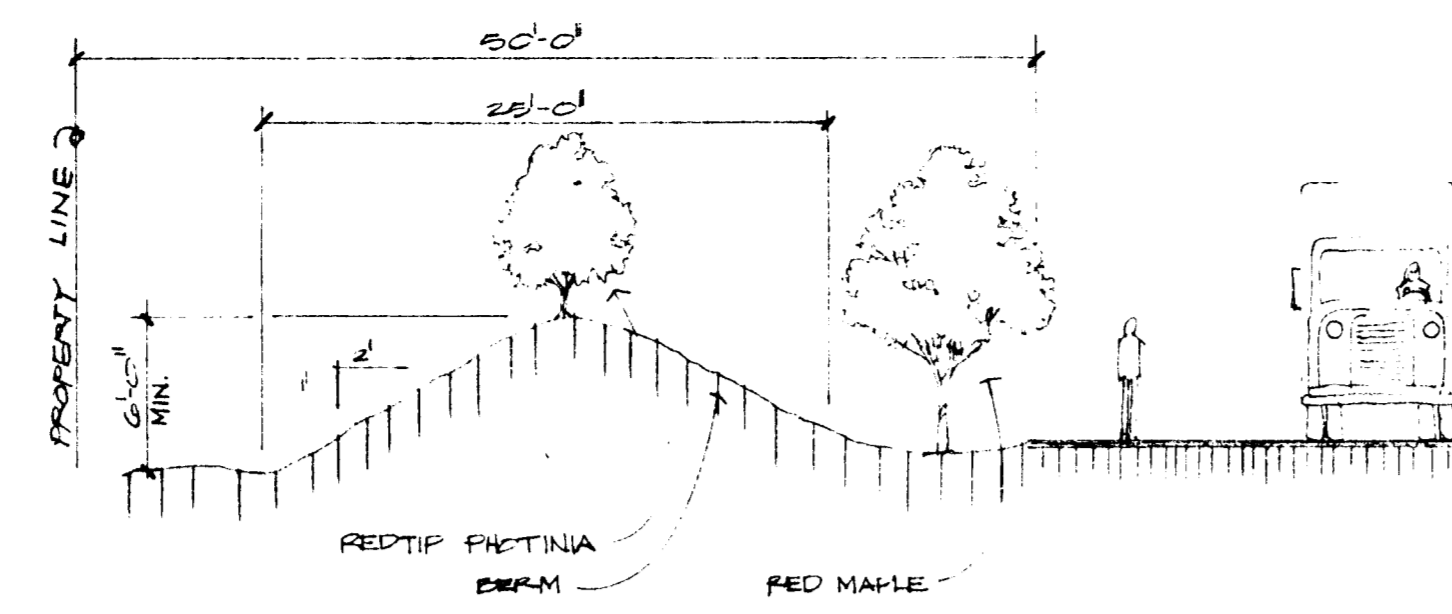
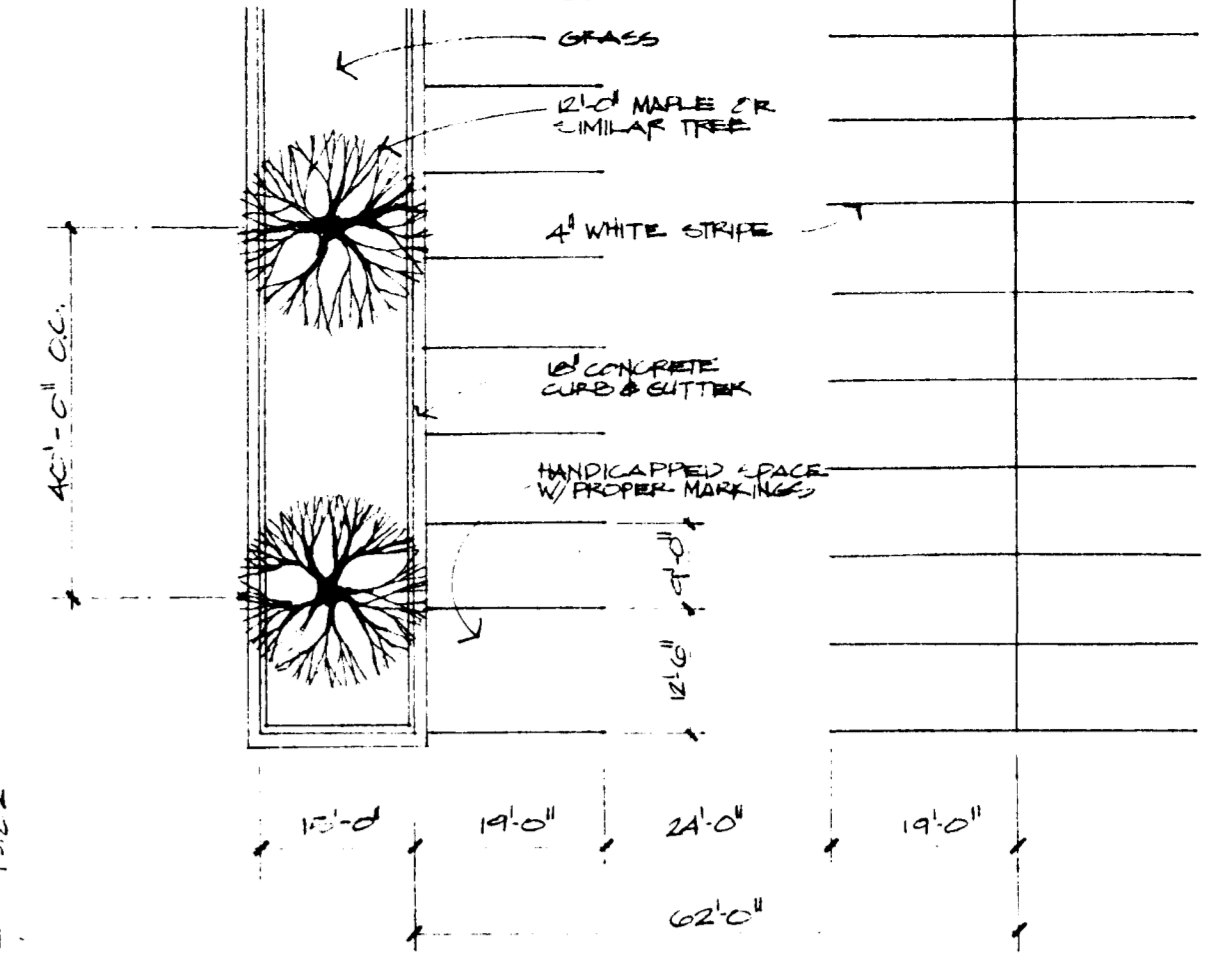


APPROVED BY COUNTY COMMISSION
DATE 12-18-85



PERFORMANCE DATA
 PROPOSED ZONING: R-12
 TOTAL SITE INCLUDING OUTPARCELS: 28.1 ACRES
 MAIN BUILDING - RETAIL: 130,000 S.F. MAX.
 MAIN BUILDING - OFFICE: 40,000 S.F. MAX.
 OUTPARCEL BUILDINGS: 25,000 S.F. MAX.
 MAXIMUM TOTAL BUILDING ALLOWED: 197,000 S.F.

PARKING REQUIREMENT FOR SHOPPING CENTER:
 Provide 1 space for each 200 S.F. net plus 1 space for each 2 employees. Assume net area equals 80% of gross area and 1 employee per 1,000 S.F. $100,000 \text{ S.F.} \times .8 = 80,000 \div 200 = 400$ spaces $+ 1,000 \div 2 = 500$ spaces.
TOTAL SHOPPING CENTER PARKING REQUIRED: 900 SPACES
TOTAL SHOPPING CENTER PARKING SHOWN: 1000 SPACES
 NOTE: All parking for outparcels will be provided on the outparcel at the rate required by the Mecklenburg County Ordinance.

DEVELOPMENT REQUIREMENTS:

SETBACKS:
 1. Building setbacks shall be 40' off Statesville Road.
 2. Building setbacks shall be 40' off Sunset Road.
 3. Building setbacks shall be 40' off Milhaven Lane.
 4. Building setbacks shall be 25' off all other boundaries.

PARKING:
 1. All parking shall be paved and lighted.
 2. Parking areas shall be landscaped as shown schematically and may be altered within the landscaping requirements of the Mecklenburg County Zoning Ordinance.

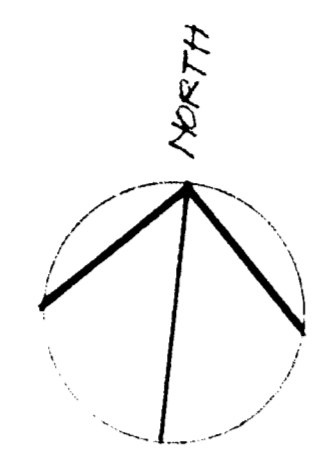
MAX. BUILDING HEIGHT:
 All buildings shall be no higher than 40'.

ACCESS POINTS:
 1. This project shall be limited to three access points along Statesville Road, and two access points along Sunset Road. No access shall be allowed directly from Milhaven Lane.
 2. Any median cuts or acceleration/deceleration lanes along Sunset or Statesville Roads will be subject to W.C. B.O.T. approval.

SCREENING:
 1. All screening shall meet or exceed the General Screening Requirements Sec. 160.1 and Development Standard Sec. 306.3 Mecklenburg County Zoning Ordinance.
 2. The wooded buffer along Milhaven Lane and the rear of the site will remain in its predevelopment natural state. A 15'-0" easement may be allowed across the buffer for sanitary sewer.

SIGNAGE:
 All signs in this project shall conform to the requirements of the Mecklenburg County Zoning Ordinance.

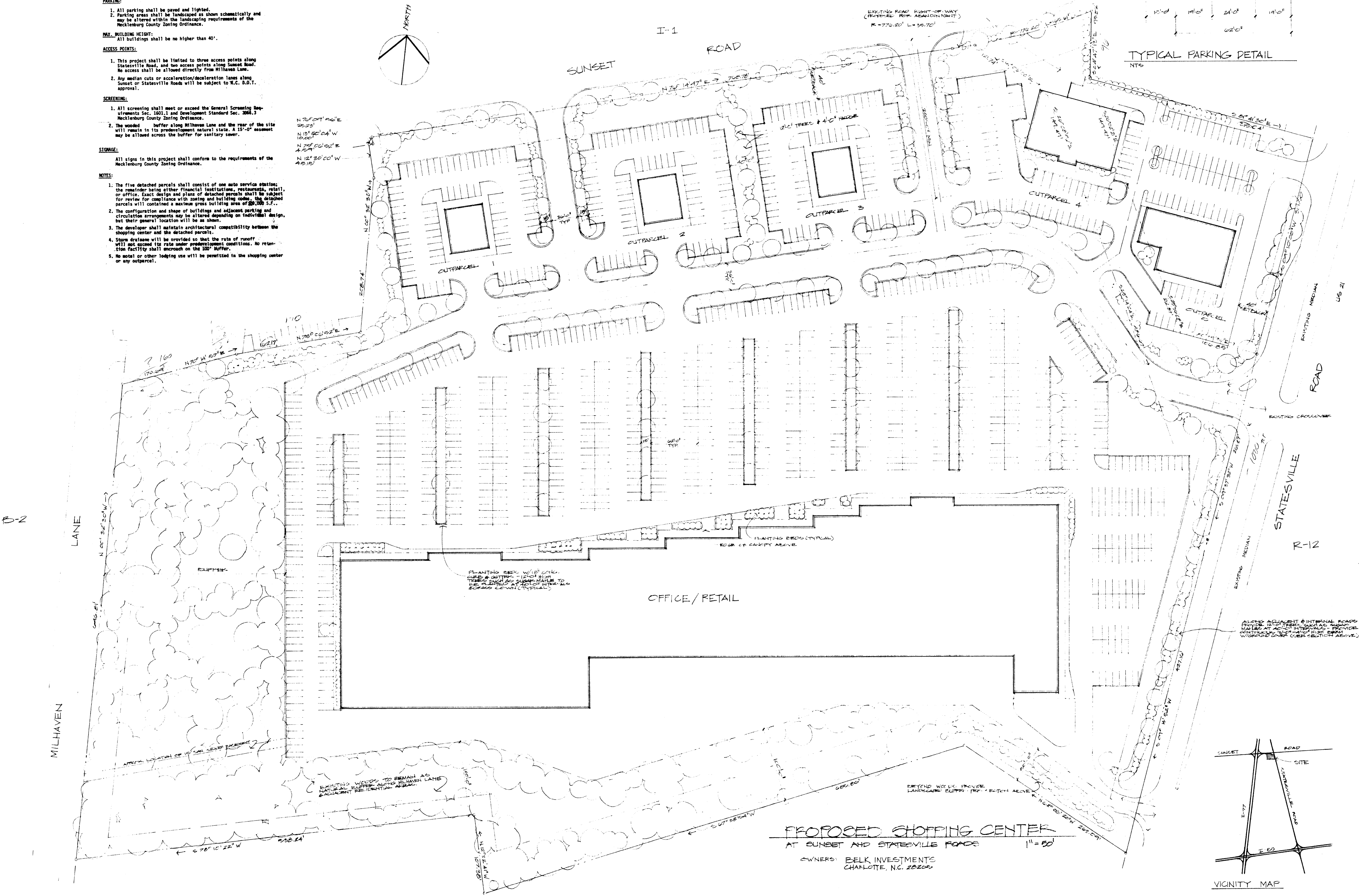
NOTES:
 1. The five detached parcels shall consist of one auto service station, the remainder being either financial institutions, restaurants, retail, or office. Exact design and plans of detached parcels shall be subject for review for compliance with zoning and building codes. The detached parcels will contain a maximum gross building area of 80,000 S.F.
 2. The configuration and shape of buildings and adjacent parking and circulation arrangements may be altered depending on individual design, but their general location will be as shown.
 3. The developer shall maintain architectural compatibility between the shopping center and the detached parcels.
 4. Storm drainage will be provided so that the rate of runoff will not exceed its rate under predevelopment conditions. No retention facility shall microch on the 100' buffer.
 5. No retail or other lodging use will be permitted in the shopping center or any outparcel.



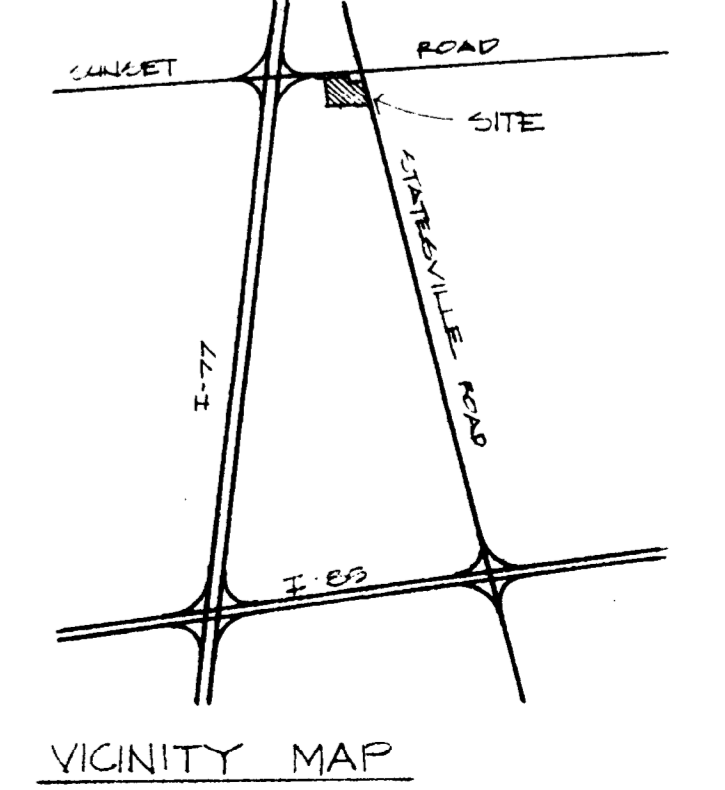
TYPICAL BERM SECTION AT REAR
NTS

TYPICAL BERM SECTION AT STATESVILLE ROAD
NTS

TYPICAL PARKING DETAIL
NTS



PROPOSED SHOPPING CENTER
 AT SUNSET AND STATESVILLE ROADS
 1" = 50'
 OWNERS: BELK INVESTMENTS
 CHARLOTTE, N.C. 28203



Content
 1. PREPARED SHEETING CONTAINS
 AT SUNSET & STATESVILLE RDS

Project 8004
 Date 1-16-86
 Revisions