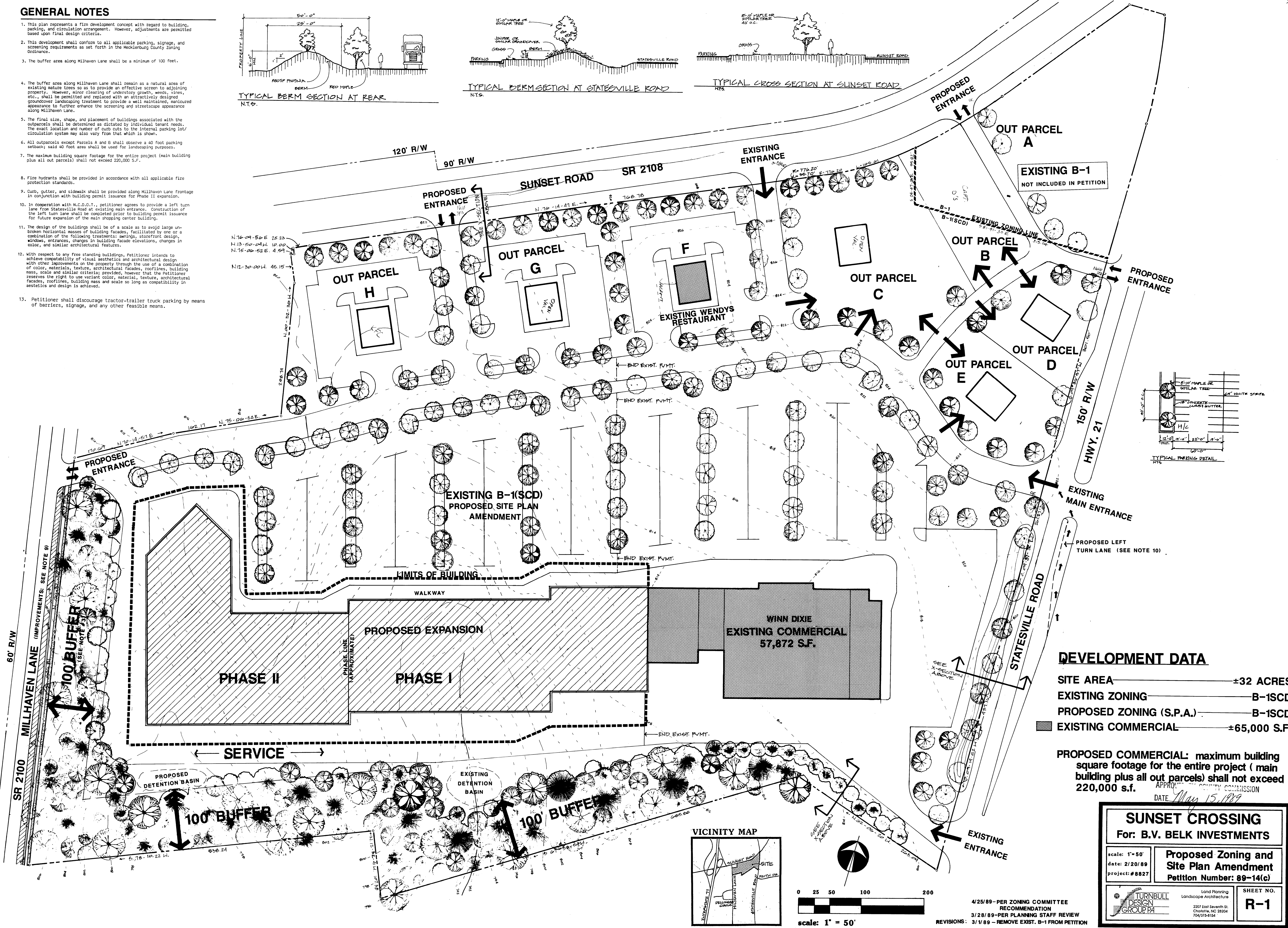
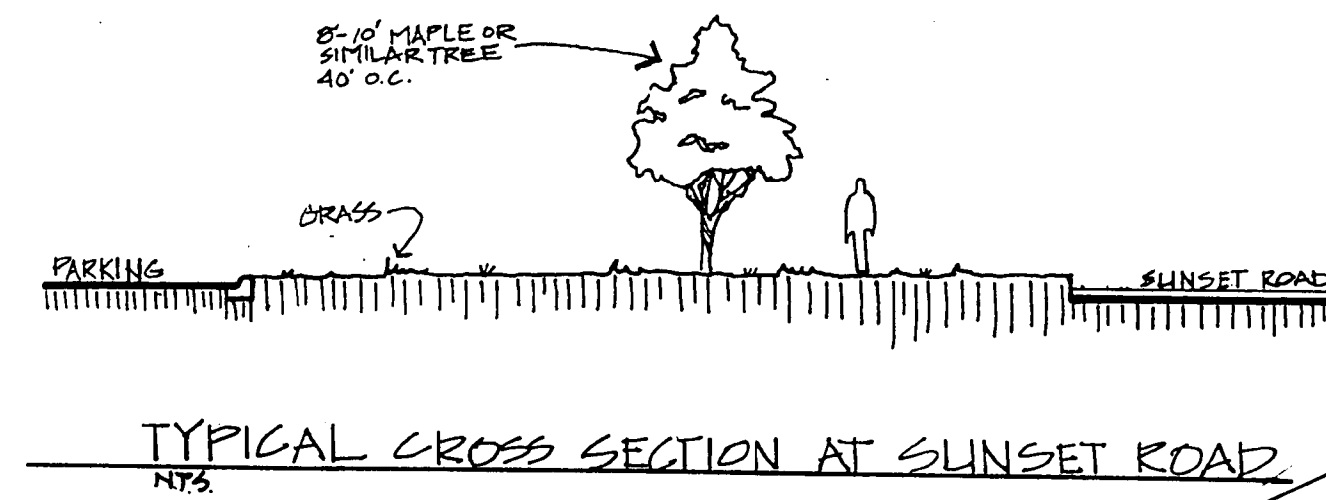
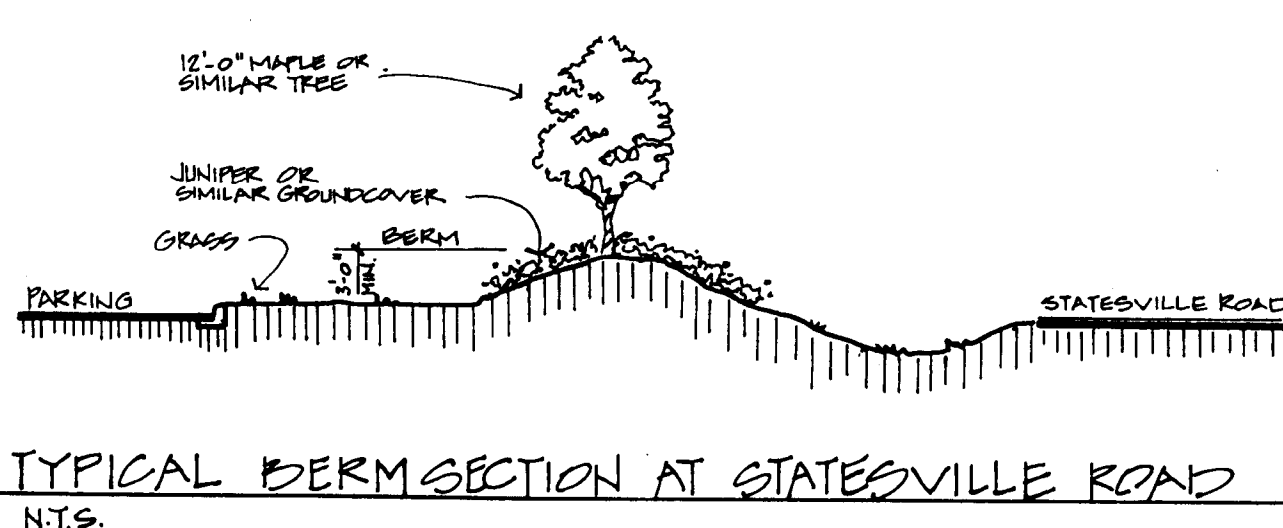
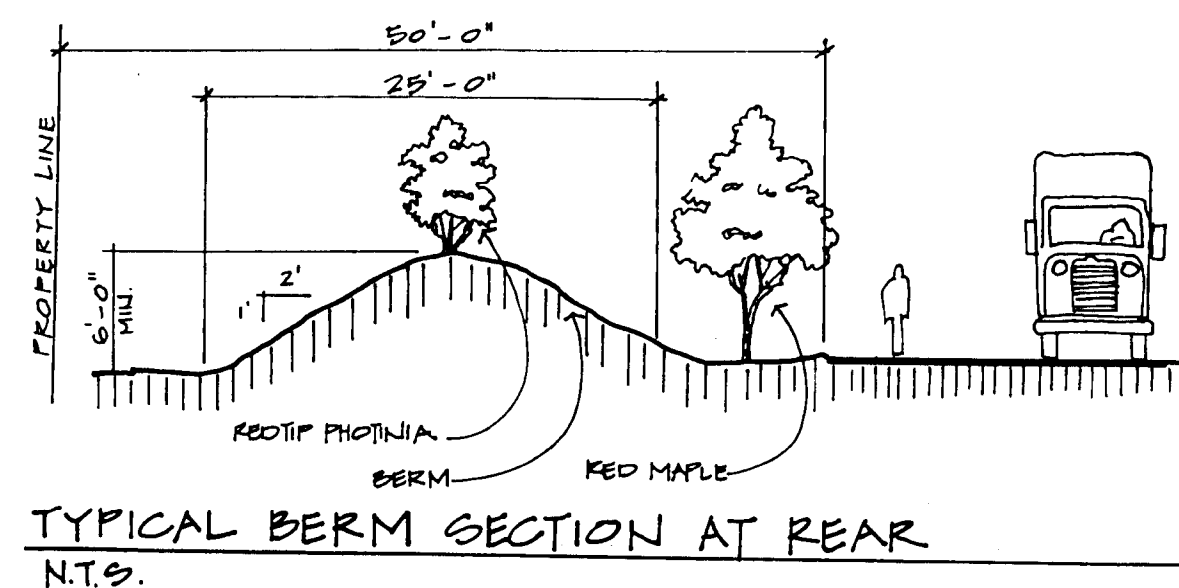


GENERAL NOTES

- This plan represents a firm development concept with regard to building, parking, and circulation arrangement. However, adjustments are permitted based upon final design criteria.
- This development shall conform to all applicable parking, signage, and screening requirements as set forth in the Mecklenburg County Zoning Ordinance.
- The buffer area along Millhaven Lane shall be a minimum of 100 feet.
- The buffer area along Millhaven Lane shall remain as a natural area of existing mature trees so as to provide an effective screen to adjoining property. However, minor clearing of understorey growth, weeds, vines, etc., shall be permitted and replaced with an attractively designed groundcover/landscaping treatment to provide a well maintained, landscured appearance to further enhance the screening and streetscape appearance along Millhaven Lane.
- The final size, shape, and placement of buildings associated with the outparcels shall be determined as dictated by individual tenant needs. The exact location and number of curb cuts to the internal parking lot/circulation system may also vary from that which is shown.
- All outparcels except Parcels A and B shall observe a 40 foot parking setback; said 40 foot area shall be used for landscaping purposes.
- The maximum building square footage for the entire project (main building plus all out parcels) shall not exceed 220,000 S.F.
- Fire hydrants shall be provided in accordance with all applicable fire protection standards.
- Curb, gutter, and sidewalk shall be provided along Millhaven Lane frontage in conjunction with building permit issuance for Phase II expansion.
- In cooperation with N.C.D.O.T., petitioner agrees to provide a left turn lane from Statesville Road at existing main entrance. Construction of the left turn lane shall be completed prior to building permit issuance for future expansion of the main shopping center building.
- The design of the buildings shall be of a scale as to avoid large unbroken horizontal masses of building facades, facilitated by one or a combination of the following treatments: awnings, storefront design, windows, entrances, changes in building facade elevations, changes in color, and similar architectural features.
- With respect to any free standing buildings, Petitioner intends to achieve compatibility of visual aesthetics and architectural design with other improvements on the property through the use of a combination of color, materials, texture, architectural features, rooflines, building mass, scale and similar criteria; provided, however, that the Petitioner reserves the right to use variant color, material, texture, architectural features, rooflines, building mass and scale so long as compatibility in aesthetics and design is achieved.
- Petitioner shall discourage tractor-trailer truck parking by means of barriers, signage, and any other feasible means.



DEVELOPMENT DATA

SITE AREA	±32 ACRES
EXISTING ZONING	B-1SCD
PROPOSED ZONING (S.P.A.)	B-1SCD
EXISTING COMMERCIAL	±65,000 S.F.

PROPOSED COMMERCIAL: maximum building square footage for the entire project (main building plus all out parcels) shall not exceed 220,000 s.f.
APPROVED BY COUNTY COMMISSION
DATE *May 15, 1989*

SUNSET CROSSING
For: B.V. BELK INVESTMENTS

scale: 1" = 50'	Proposed Zoning and Site Plan Amendment Petition Number: 89-14(c)	SHEET NO. R-1
date: 2/20/89 project: # 8827		

Land Planning Landscape Architecture
 2207 East Seventh St.
 Charlotte, NC 28204
 704/375-8154

4/25/89 - PER ZONING COMMITTEE RECOMMENDATION
3/28/89 - PER PLANNING STAFF REVIEW
REVISIONS: 3/1/89 - REMOVE EXIST. B-1 FROM PETITION

