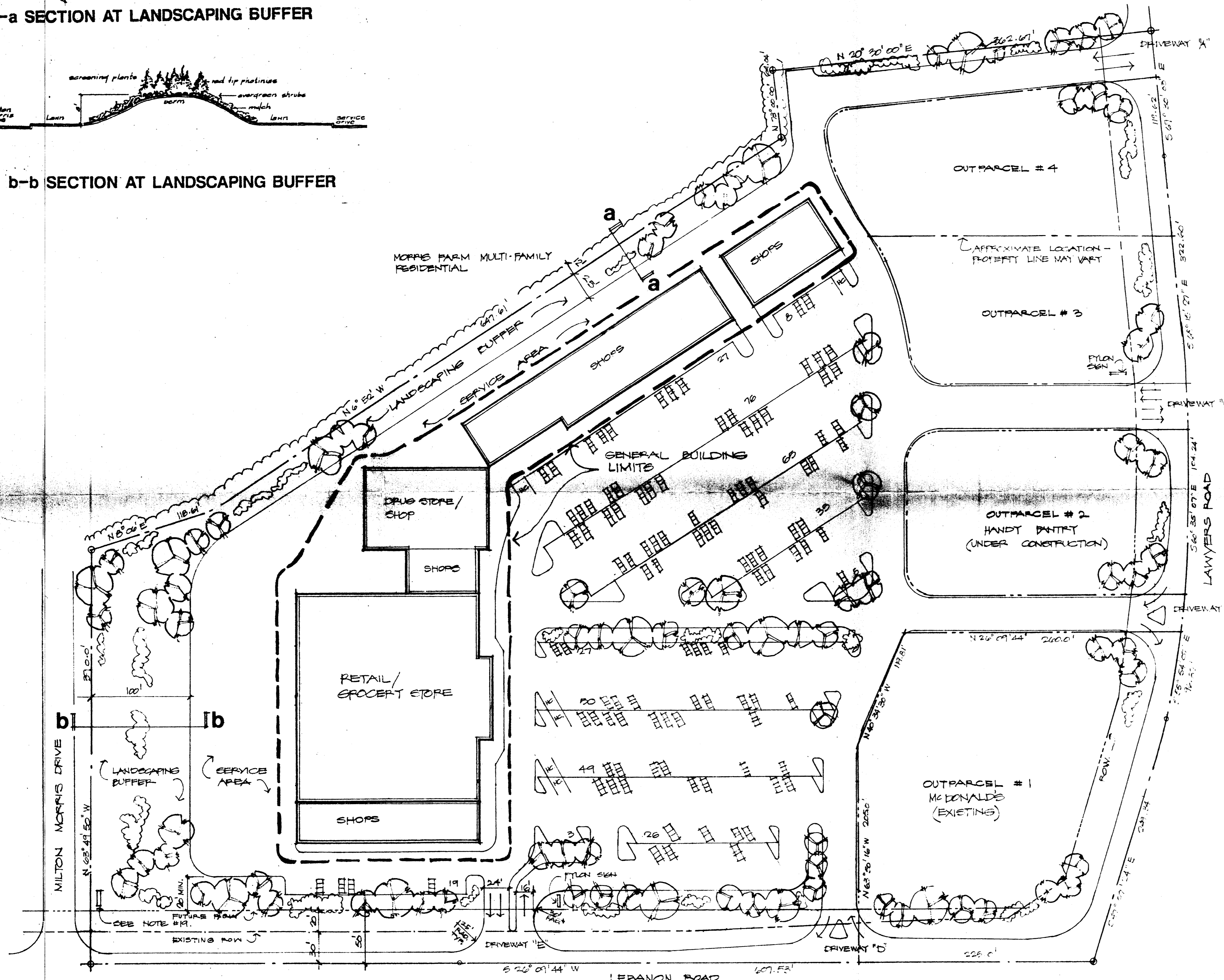


a-a SECTION AT LANDSCAPING BUFFER



b-b SECTION AT LANDSCAPING BUFFER



NOTE! ENTRANCE CONFIGURATION ON
LEBANON ROAD MANDATED BY
MECK CO. ENGINEERING DEPT.

SITE PLAN 1" = 50'

TABULATION

RETAIL/GROCERY STORE	36,000 S.F.
DRUG STORE/SHOP	9,000 S.F.
SHOPS	31,200 S.F.
	76,200 S.F.
OUTPARCEL BUILDING AREA	17,000 S.F. MAX.
TOTAL BUILDING AREA	93,200 S.F.

PARKING REQ'D

RETAIL STORE	5/1000 S.F. = 180 SPACES
DRUG STORE/SHOP	5/1000 S.F. = 48
SHOPS	5/1000 S.F. = 156
	384 SPACES

PARKING PROVIDED = 390 SPACES

OUTPARCEL BUILDING AREA = 17,000 S.F. MAX. TOTAL

DEVELOPMENTAL NOTES

- This site plan reflects a general concept of development with regard to the arrangement of entrances, parking, circulation and building layout. Minor variations are allowed on final design plans.
- Parking for the development will be in compliance with applicable zoning regulations.
- The intent of the landscaping treatment along Lawyers and Lebanon Road is to provide for a combination of street trees, shrubs, manicured lawns, etc., so as to provide for an attractive streetscape appearance.
- Parking areas will contain a minimum of 10% of the total paved area devoted to landscaping.
- Signage will be in accordance with applicable standards. Furthermore, project identification signs will be provided for the location of the shopping center and shall be designed to identify major tenants as well. The outparcels shall be allowed to have each a detached, monument-type sign not to exceed 4 feet in height and 50 square feet in size.
- The architectural design of the shopping center, including such things as building materials, colors, roof/window design, etc., shall be extended to include the outparcels.
- The buffer areas at the rear of the shopping center shall employ both berms and heavy landscaping to insure that the service/loading areas of the shopping center are screened from adjoining properties. This screening shall meet or exceed standards in Section 1601.
- Developer agrees to widen Lawyers Road and Lebanon Road by adding a 12 foot wide lane of asphalt adjacent to the shopping center frontage along said streets.
- Developer agrees to dedicate 15 feet of right-of-way along Lebanon Road for future acquisition if Lebanon Road is designated as a major thoroughfare.
- No building permits for the project shall be issued until the right-of-way dedications shown for Lawyers and Lebanon have been dedicated.
- There shall be no vehicular connections between the shopping center and Milton Morris Drive.
- Developer agrees to provide a sidewalk down Lebanon Road from Milton Morris Drive to the southern-most driveway on Lebanon Road for neighborhood pedestrian access to the development prior to the issuance of Certificates of Occupancy for the Retail/Grocery Store, Drug Store/Shop and/or Shops.
- Developer reserves the right to combine outparcels #3 and #4 into a single outparcel with a maximum building area of 10,000 square feet combined for outparcels #3 and #4.
- Storm Water Retention area(s) configuration and locations to be determined based upon detailed site conditions.
- Landscape planting shown for illustrative purposes only and is subject to change.
- Actual building area for the RETAIL/GROCERY STORE, DRUG STORE/SHOP and SHOPS is subject to modification based upon tenant requirements. However, developer agrees that the total building area indicated on the site plan shall not be exceeded.
- Driveway "C" on Lawyers Road and Driveway "D" on Lebanon Road shall be designated as right-in/right-out only. Developer agrees to construct island to prevent left turns.
- Developer will construct the connection to the adjacent multi-family tract prior to the issuance of Certificates of Occupancy for the Retail/Grocery Store, Drug Store/Shop and/or Shops.
- Offsite directional sign for adjacent residential subdivision to be constructed by subdivision. Sign will meet all applicable regulations for such signage. Developer will have no responsibility for the construction of this sign.
- Developer agrees to use the Typical Front Elevation for exterior design guide of the shopping center as previously approved on Petition #88-28(c).
- Internal channelization on driveways from Lawyers Road will be subject to review and approval by Mecklenburg County Engineering Department.

MORRIS FARM MARKET
CHARLOTTE, NC.

MORRIS FARMS VENTURE

Content
SITE PLAN

Project
Date 11/15/89
Revisions

12-20-89
1-26-90
3-15-90

MORRIS FARM MARKET SHOPPING CENTER
CHARLOTTE, NC
APPROVED BY COUNTY COMMISSION
DATE 7/9/90

OWNER: MORRIS FARMS VENTURE 90-140

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