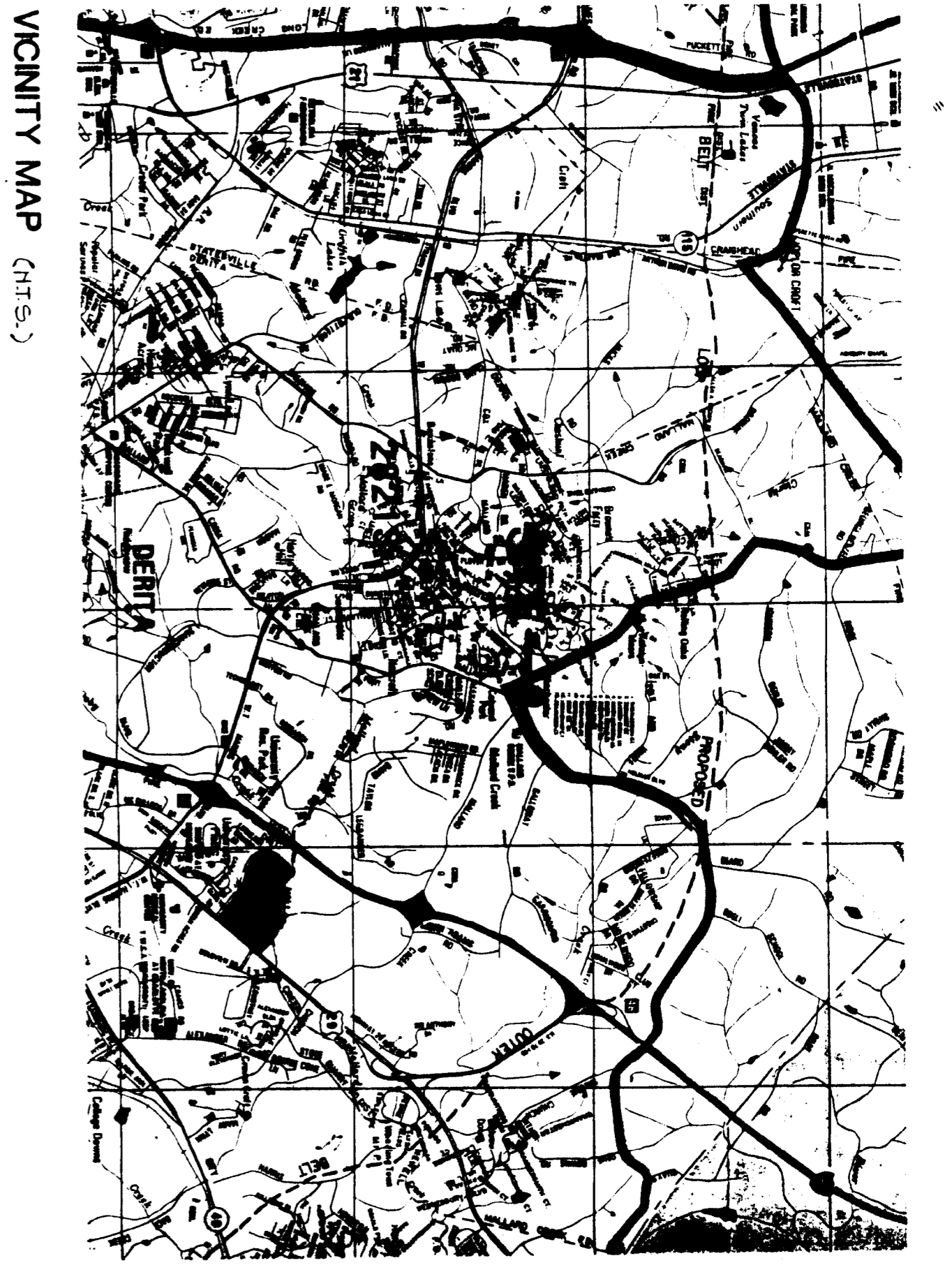
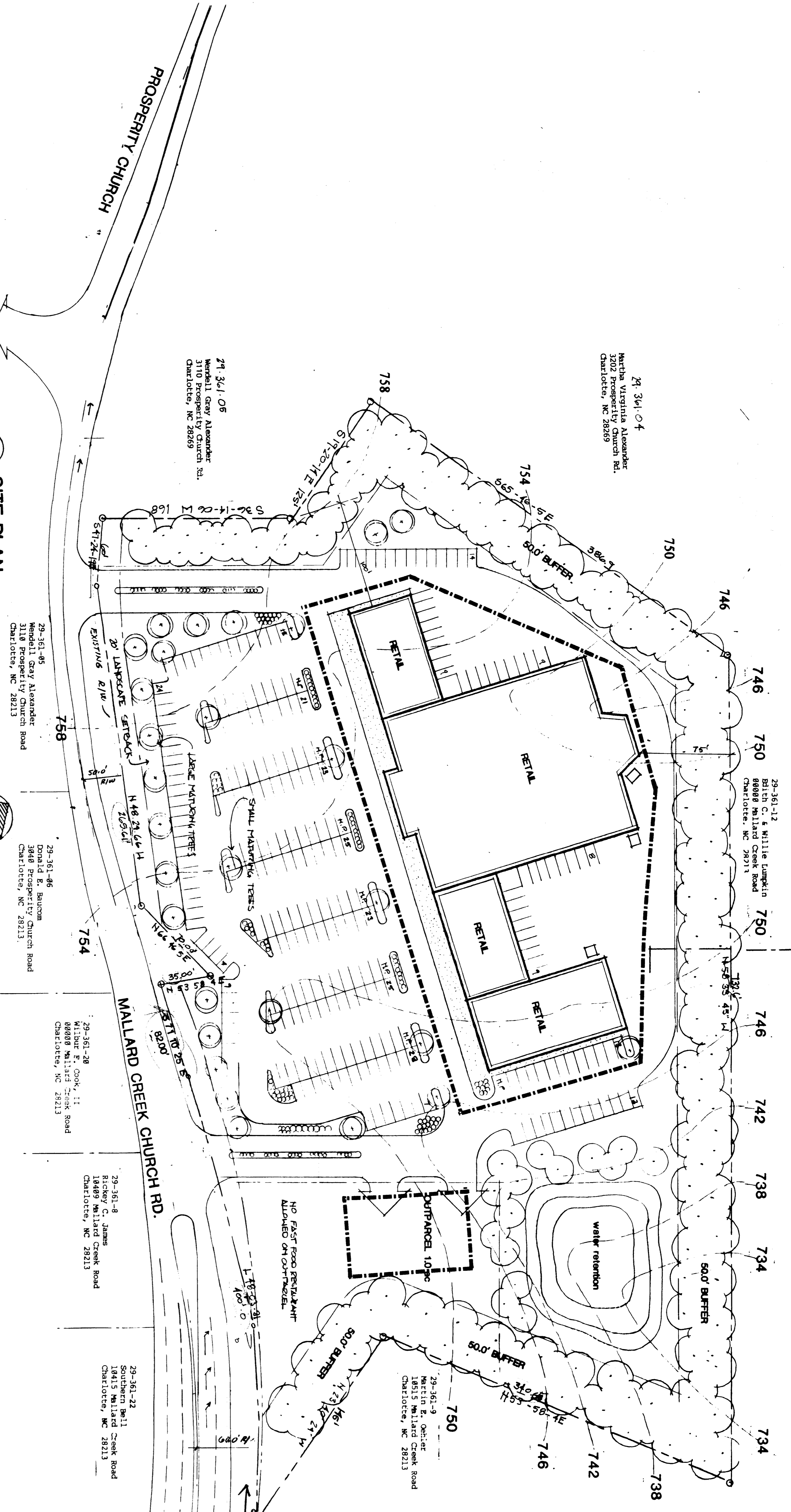


SECTION B-B



SITE PLAN
1"=50'-0"

PROSPECTIVE OWNERS
29-361-05
Merrill Gray Alexander
3110 Prosperity Church Rd.
Charlotte, NC 28269

PETITIONER
CROSLAND-ERWIN-ASSOCIATES
125 SCALEBARK ROAD
CHARLOTTE, NC 28299
PHONE: 704-533-4272

ARCHITECTS
LITTLE & ASSOCIATES ARCHITECTS, INC.
5415 WESTBARK DRIVE
CHARLOTTE, NC 28217
PHONE: 704-533-4339

DEVELOPMENT DATA
EXISTING ZONING: B-1 (COD)
PROPOSED ZONING: B-1 (COD)
GROSS ACRES: 6.42 ACRES
TOTAL SQUARE FEET: 57,888 SQUARE FEET
TOTAL PARKING SPACES: 277 SPACES
TOTAL SQUARE FEET: 57,888 SQUARE FEET

PARKING REQUIRED
SHOPPING CENTER AT 1/284: 275 SPACES
TOTAL PARKING REQUIRED: 277 SPACES

NOTES: PARKING FOR THE OUTRIGGER WILL BE ON THE OUTRIGGER. (48 SPACES)

GENERAL PROVISIONS
All development standards established under the Charlotte-Mecklenburg zoning Ordinance, "Ordinance" for the B-1 (COD) zoning classification shall be followed in connection with development taking place on the property. The building configurations, placements, and sizes shown on this design development and construction document phases within the maximum building envelope lines established on this zoning plan. Parking layouts may also be modified to accommodate final building locations.

PERMITTED USES
1. The property may be devoted to "retail and office use".

PARKING
1. Developer agrees to build only 48,848 square feet of space through March 1, 1995, and thereafter developer may build remaining square footage.

SETBACKS
1. Building setbacks shall be a minimum of 48 feet off all public streets and a minimum of 56 feet off all other property lines.
2. In order to proceed with Phase II, the road improvement as shown on this plan shall be completed prior to the start of construction. All setbacks shall be installed.

UTILITIES
1. All development within the site will be subject to the buffer zones imposed by and depicted on this zoning plan.
2. The buffer areas extending around the boundaries of the site are to remain in an open space, except to the extent necessary to accommodate driveway, access points, walls, berms, fences, storm water drainage or utility construction.

LANDSCAPING & SCREENING
1. Buffering and/or screening shall conform with the standards and treatments specified on this zoning plan and, in all instances, shall meet or exceed the requirements of the City of Charlotte Tree Ordinance.
2. All landscaping will comply with the City of Charlotte tree ordinance.
3. No parking is allowed in the landscape setbacks.
4. Landscape islands shall be a minimum of 288 square feet in area.

PARKING
1. The parking areas depicted on this zoning plan may vary in size and location, but in all events, off-street parking will meet the minimum standards established under the Mecklenburg County zoning Ordinance.
2. Parking areas may be constructed inside and outside the building envelopes.
3. Parking is permitted within the building setbacks.

LIGHTING
1. A uniform lighting system will be employed throughout the site.
2. All direct lighting will be designed in a manner which minimizes glare towards adjacent streets and properties.

STOPS
1. All signs erected on the project shall comply with the Charlotte-Mecklenburg County Sign Ordinance.

ACCESS POINTS (DRIVEWAYS)
1. The number of vehicular access points to Mallard Creek Church Road shall not exceed two (2).
2. The location of any access points shall not have direct access from Mallard Creek Church Road.

FIRE PROTECTION
1. Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal for approval.
2. Fire hydrants shall be installed so that a fire truck does not have to travel more than 500 feet to the most remote accessible point of 411 buildings.
3. Fire hydrants shall be located within 500' of any parts of the building.

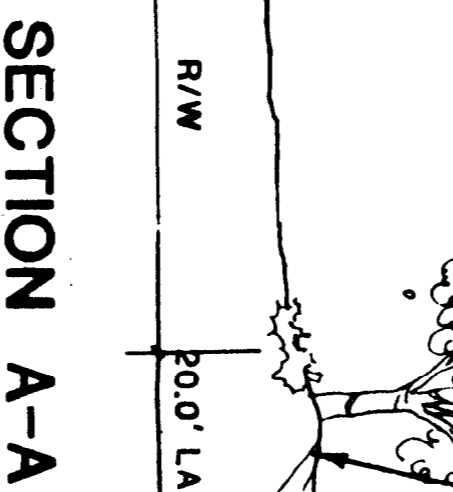
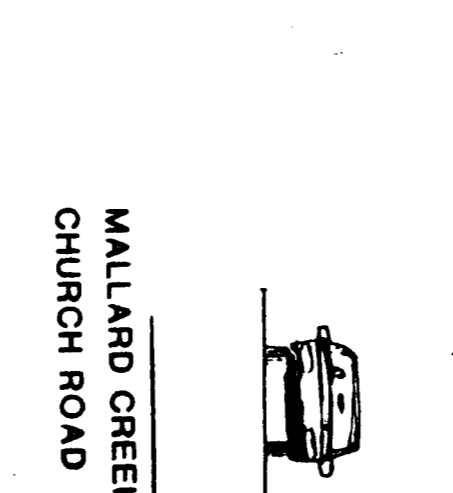
ARCHITECTURAL CONTROLS
1. The petitioner intends to achieve compatibility of visual aesthetics and architectural design of buildings constructed within the boundaries of the project with the surrounding area. Architectural features, including mass, scale, and similar criteria, shall be consistent with the surrounding area.

STORM WATER MANAGEMENT
1. Storm water will be managed by the use of retention ponds and/or other means allowable under the ordinance, all in accordance with plans approved by the Mecklenburg County Engineering Department.

RIGHT OF WAY DEDICATION
1. Petitioner shall dedicate right-of-way measuring 68 feet from the center line along Mallard Creek Church Road for 388 feet back from the intersection with Mallard Creek Church Road to the center line of Mallard Creek Church Road. Right of way dedication to occur prior to issuance of Certificate of Occupancy.

LEFT TURN LANE
1. Petitioner to install left turn lane at the western entrance of or Mallard Creek Church Road prior to issuing the Certificate of Occupancy.

COMPLIANCE
1. One building up to 8,000 square feet is allowed on the outparcel.



TYPICAL BUFFER LANDSCAPING SHALL CONSIST OF SCULPTURED BERMS WHICH ARE DESIGNED TO LOOK LIKE LANDFORMS OCCURRING NATURALLY.

FOR PUBLIC HEARING

APPROVED BY COUNTY COMMISSION
DATE: April 1, 1991
C. Oswald - Chairman

ERWIN ASSOCIATES ARCHITECTS
10000
The Erwin Group has been established to provide a full range of services to its clients. The group is composed of the following firms: ERWIN ASSOCIATES ARCHITECTS, ERWIN ASSOCIATES ENGINEERS, ERWIN ASSOCIATES PLANNERS, ERWIN ASSOCIATES INTERIORS.

Crosland-Erwin-Associates

PROPOSED SHOPPING CENTER N. MECKLENBURG CO., N.C.
Sheet Title: **B-1(COD) REZONING PLAN**

Project Number: **2300**
Sheet: **RZ-1**

Author	J. L. ...
Checked	J. L. ...
Drawn	J. L. ...
Date	03/27/90