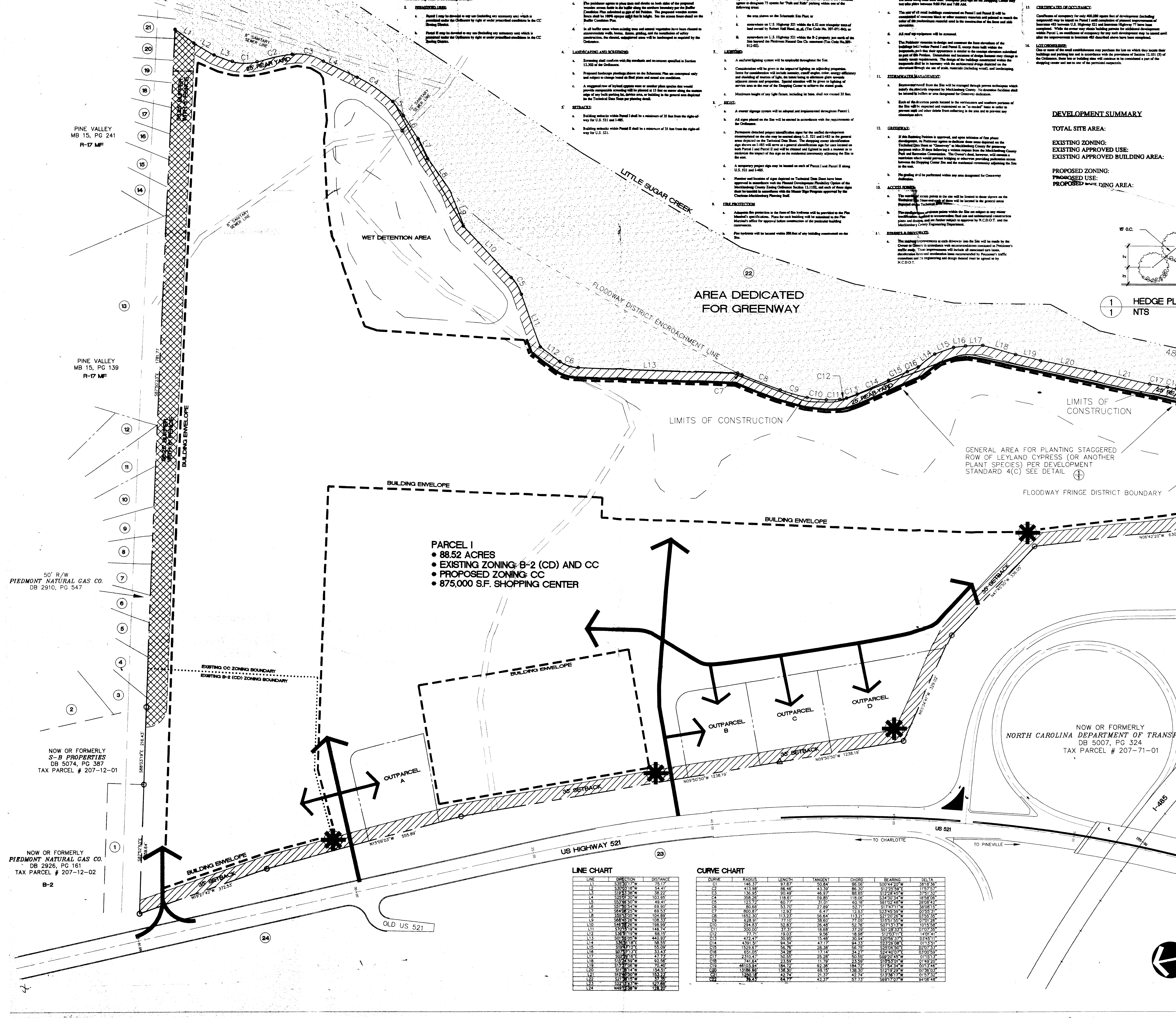
CAROLINA PAVILION

CAROLINA PAVILION COMPANY



DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS:

All development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the Commercial Center Zoning District Classification (CC) shall be followed in connection with development taking place on Parcel I and Parcel II.

The building configurations, placements, and sizes shown on the Schematic 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 this Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations. Vehicular circulation may occur in the building envelope.

2. PERMITTED USES:

a. Parcel I may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in the CC Zoning District.

b. Parcel II may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in the CC Zoning District.

3. BUFFERS:

a. Buffers established on this Technical Data Sheet along the northern and eastern margins of the Site shall conform to the standards of Section 12.302 of the Ordinance, subject however to the provisions of Section 12.302(13) relating to Greenway dedications and Section 12.304.

b. Buffer areas are to remain as open space, except to the extent necessary to accommodate pedestrian and bicycle pathways, access points, berms, walls, fences, drainage, utility lines and facilities.

c. The petitioner agrees to plant trees and shrubs on both sides of the proposed wooden screen fence in the buffer along the northern boundary per the Buffer Condition Plan submitted as part of the Petition. The proposed wooden screen fence shall be 100% opaque and 6 feet in height. See the screen fence detail on the Buffer Condition Plan.

d. In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading, and the installation of utility construction, the cleared, unimproved areas will be landscaped as required by the Ordinance.

4. LANDSCAPING AND SCREENING:

a. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

b. Proposed landscape plantings shown on the Schematic Plan are conceptual only and subject to change based on final plans and actual site conditions.

c. A staggered row of leyland cypress trees or another plant species that would provide comparable screening will be planted at 15 feet on center along the eastern edge of any built parking lot, service area, or building in the general area depicted on the Technical Data Sheet per planting detail.

5. SETBACKS:

a. Building setbacks within Parcel I shall be a minimum of 35 feet from the right-of-way for U.S. 521 and I-485.

b. Building setbacks within Parcel II shall be a minimum of 35 feet from the right-of-way for U.S. 521.

6. PARKING:

a. Each of the parking areas depicted on the Technical Data Sheet may vary in size and location, but in all events off-street parking will meet the minimum standards established under the Ordinance.

b. Parking areas may be constructed inside and outside building envelope areas.

c. Parking will not be allowed within established setbacks and buffers.

d. Upon the completion of Phase Two of the development of Parcel I, the Petitioner agrees to designate 75 spaces for "Park and Ride" parking within one of the following areas:

i. the area shown on the Schematic Site Plan; or

ii. somewhere on U.S. Highway 521 within the 6.52 acre triangular tract of land owned by Robert Hall Hand, et al. (Tax Code No. 207-071-04); or

iii. somewhere on U.S. Highway 521 within the B-2 property just north of the Site beyond the Piedmont Natural Gas Co. easement (Tax Code No. 207-012-02).

7. LIGHTING:

a. A uniform lighting system will be employed throughout the Site.

b. Consideration will be given to the impact of lighting on adjoining properties. 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. Special attention will be given to lighting of service area to the rear of the Shopping Center to achieve the stated goals.

c. Maximum height of any light fixture, including its base, shall not exceed 35 feet.

8. SIGNS:

a. A master signage system will be adopted and implemented throughout Parcel I.

b. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

c. Permanent detached project identification signs for the unified development contemplated on the site may be erected along U.S. 521 and I-485 in the general areas depicted on the Technical Data Sheet. The shopping center identification sign shown on I-485 will serve as a general identification sign for uses located on both Parcel I and Parcel II and will be situated and lighted in such a manner as to minimize the impact of this sign on the residential community adjoining the Site to the east.

d. A temporary project sign may be located on each of Parcel I and Parcel II along U.S. 521 and I-485.

e. Number and location of signs depicted on Technical Data Sheet have been approved in accordance with the Planned Development Flexibility Option of the Mecklenburg County Zoning Ordinance Section 13.1102, and each of these signs shall be erected in accordance with the Master Sign Program approved by the Charlotte-Mecklenburg Planning Staff.

9. FIRE PROTECTION

a. 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 construction of the particular building commences.

b. Fire hydrants will be located within 500 feet of any building constructed on the Site.

10. ARCHITECTURAL CONTROLS:

[illegible]

11. STORMWATER MANAGEMENT:

[illegible]

12. GREENWAY:

[illegible]

13. ACCESS POINTS:

[illegible]

14. STREETS & DRIVEWAYS:

[illegible]

15. CERTIFICATES OF OCCUPANCY:

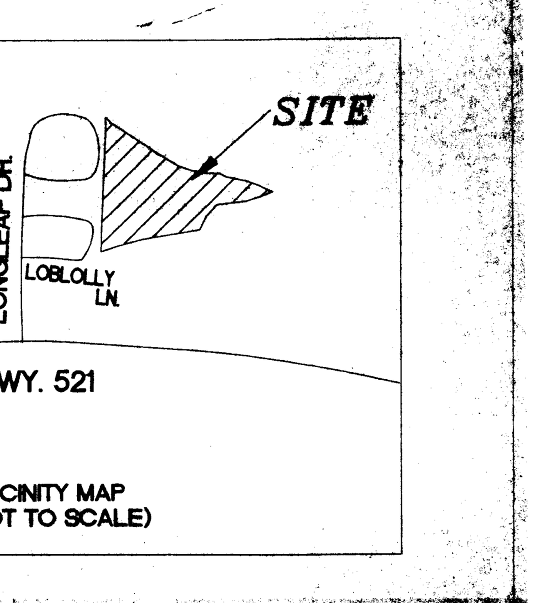
[illegible]

16. LOT OWNERSHIP:

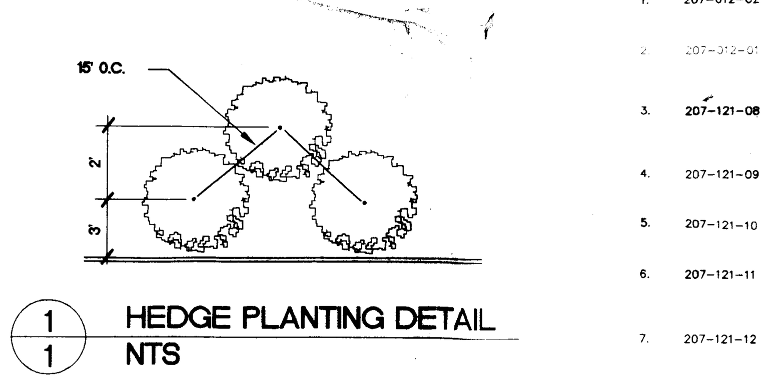
[illegible]

DEVELOPMENT SUMMARY

TOTAL SITE AREA:	88.52 AC
EXISTING ZONING:	CC AND B-2(CD)
EXISTING APPROVED USE:	SHOPPING CENTER
EXISTING APPROVED BUILDING AREA:	800,000 SF
PROPOSED ZONING:	CC
PROPOSED USE:	SHOPPING CENTER
PROPOSED BUILDING AREA:	875,000 SF



VICINITY MAP (NOT TO SCALE)



1/1 HEDGE PLANTING DETAIL NTS

ADJACENT PROPERTY OWNERS

1.	207-012-02	Piedmont Natural Gas, P.O. Box 1968, Charlotte, NC 28201
2.	207-012-01	Lapointe Chevrolet Co., c/o Frank J. Lapointe, 7001 E. Independence Blvd., Charlotte, NC 28227
3.	207-121-08	Lartis Worth and Willie & Kathryn Dooley, 9500 Loblolly Lane, Charlotte, NC 28210
4.	207-121-09	Ida M. Mobley, 9504 Loblolly Lane, Charlotte, NC 28210
5.	207-121-10	Gloyds Ford, 9508 Loblolly Lane, Charlotte, NC 28210
6.	207-121-11	William Robinson & Wife and Roy A. Killian, Jr. & Wife, 5908 Shumard Oak Lane, Charlotte, NC 28226
7.	207-121-12	Freddie Williams & Wife, 9516 Loblolly Lane, Charlotte, NC 28210
8.	207-121-13	City of Charlotte Housing Authority, 600 East 4th St., Charlotte, NC 28202
9.	207-121-14	Thelma Nicks, 9524 Loblolly Lane, Charlotte, NC 28210
10.	207-121-15	Bonnie McVay, 9530 Loblolly Lane, Charlotte, NC 28210
11.	207-121-16	William E. Moore & Wife, 9536 Loblolly Lane, Charlotte, NC 28210
12.	207-121-17	Marianne D. Lambeth, 1100 Aylesford Road, Charlotte, NC 28211
13.	207-121-22	City of Charlotte Housing Authority, 600 East 4th St., Charlotte, NC 28202
14.	207-121-34	Polly B. Rose and John F. Brevard, 2333 Longleaf Drive, Charlotte, NC 28217
15.	207-121-35	David Holt and Kenneth L. Horton, 3827 Ellenwood Place, Charlotte, NC 28217
16.	207-121-36	Arthur L. Gillom, Jr. & Wife, 2325 Longleaf Drive, Charlotte, NC 28217
17.	207-121-37	Chesley M. Easter, 409 Hopewell Church Road, Monroe, NC 28110
18.	207-121-38	Howard L. Williams & Wife, 2317 Longleaf Drive, Charlotte, NC 28210
19.	207-121-39	Tracey Carter, 2313 Longleaf Drive, Charlotte, NC 28210
20.	207-121-40	Marion A. Forston, 2309 Longleaf Drive, Charlotte, NC 28210
21.	207-121-41	Logenia R. Neely, 2305 Longleaf Drive, Charlotte, NC 28210
22.	207-062-03	Mecklenburg County Parks and Recreation, 700 N. Tryon Street, Charlotte, NC 28202
23.	207-071-04	Robert H. Hand and Nanci Beebe and Sarah Wells, 7014 Foxglove Drive, Charlotte, NC 28226
24.	205-102-24	Charlotte Management Corporation, 5701 Country Club Drive, Myrtle Beach, SC 29577

LINE CHART

LINE	DIRECTION	DISTANCE
L1	S35°30'17"W	75.17'
L2	S30°03'16"W	54.41'
L3	S19°53'38"W	38.22'
L4	S25°01'30"W	103.95'
L5	S53°46'50"W	49.41'
L6	S57°55'54"W	69.90'
L7	S64°08'25"W	69.53'
L8	S55°13'05"W	104.89'
L9	S68°45'26"W	108.33'
L10	S46°58'26"W	198.99'
L11	S70°15'19"W	146.74'
L12	S36°31'19"W	68.15'
L13	S01°55'05"W	440.92'
L14	S36°51'18"E	58.55'
L15	S19°47'12"E	55.09'
L16	S07°07'13"E	33.43'
L17	S02°29'16"E	47.73'
L18	S15°34'59"W	92.56'
L19	S13°37'06"W	70.40'
L20	S11°38'14"W	154.51'
L21	S12°40'00"W	153.23'
L22	S21°38'15"W	37.35'
L23	S22°13'43"W	127.88'
L24	N49°13'38"W	128.20'

CURVE CHART

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	146.37'	97.87'	50.84'	96.06'	S00°44'20"W	38°18'36"
C2	413.98'	86.46'	43.39'	86.30'	S12°25'59"E	11°57'57"
C3	136.95'	90.49'	46.97'	88.85'	S12°28'45"W	37°51'32"
C4	358.26'	118.61'	59.85'	118.06'	S34°30'34"W	18°58'06"
C5	123.72'	60.77'	31.01'	60.16'	S61°02'48"W	28°08'42"
C6	80.68'	53.70'	27.89'	52.71'	S17°47'11"W	38°08'15"
C7	800.87'	12.93'	6.47'	12.93'	S23°45'59"W	00°55'31"
C8	1652.30'	113.23'	56.64'	113.21'	S21°20'26"W	03°55'35"
C9	628.91'	77.10'	38.60'	77.05'	S15°51'55"W	07°01'26"
C10	294.83'	52.83'	26.48'	52.76'	S07°13'13"W	10°15'58"
C11	300.00'	37.31'	18.68'	37.29'	S01°28'33"E	07°07'35"
C12	77.71'	19.03'	9.56'	18.98'	S12°03'11"E	14°01'41"
C13	472.47'	30.95'	15.48'	30.94'	S20°56'37"E	03°45'11"
C14	4391.51'	94.34'	47.17'	94.33'	S23°26'08"E	01°13'51"
C15	1529.67'	56.76'	28.38'	56.75'	S25°06'50"E	02°07'33"
C16	651.05'	34.28'	17.14'	34.27'	S24°40'07"E	03°00'59"
C17	2310.47'	50.55'	25.28'	50.55'	S09°20'45"W	01°15'13"
C18	741.64'	23.59'	11.79'	23.59'	S10°53'01"W	01°49'20"
C19	46103.94'	184.72'	92.36'	184.72'	S11°54'34"W	00°13'46"
C20	13186.66'	138.30'	69.15'	138.30'	S12°19'29"W	00°36'03"
C21	1250.18'	42.74'	21.37'	42.74'	S13°36'17"W	01°57'32"
C22	39.43'	64.77'	42.37'	57.73'	S69°17'07"W	94°06'48"

LEGEND

- MAJOR ACCESS POINT
- MINOR ACCESS POINT
- RIGHT-IN/RIGHT-OUT
- BUILDING ENVELOPE
- GREENWAY
- BUFFER
- SETBACK/SIDE OR REAR YARD
- SIGNAGE AREA
- EXISTING ZONING BOUNDARY

0 100 200 300

Scale:1"=100'

AMENDMENT TO THE CAROLINA PAVILION TECHNICAL DATA SHEET

(APPROVED BY MECKLENBURG COUNTY BOARD OF COMMISSIONERS ON MARCH 21, 1994, REZONING PETITION #94-6 (c))

AS FOR PUBLIC HEARING PETITION NO. 95-20(c)

APPROVED BY COUNTY COMMISSION

DATE May 16, 1995

DATE: JANUARY 30, 1995

PROJECT NO: 14264

REVISIONS:

MARCH 20, 1995

APRIL 22, 1995 - pkg. update; new notes 3(c), 10(e), and 11(b); north buffer-15' to be planted

O 1701 East Boulevard, Charlotte, NC 28203 704/333-0325
O 1414 Prince Street, Alexandria, VA 22314 703/549-7784

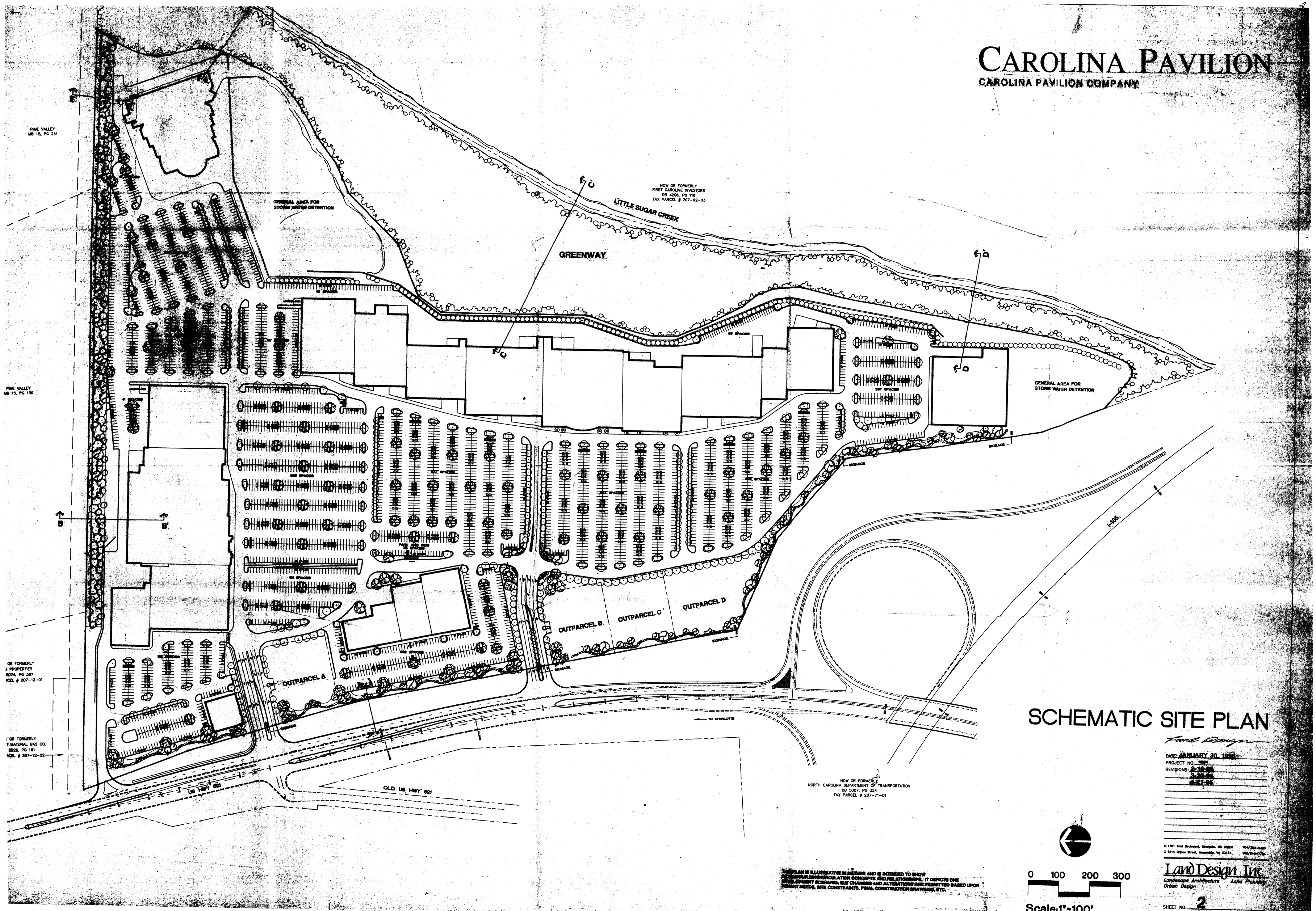
LandDesign Inc.
Landscape Architecture Land Planning Urban Design

SHEET NO: 1 OF: 4

DRAWING NAME: [illegible]

CAROLINA PAVILION

CAROLINA PAVILION COMPANY



SCHEMATIC SITE PLAN

Land Design

DATE: JANUARY 30, 1996
PROJECT NO: 1694
REVISIONS: 2-16-96
3-20-96
4-21-96

0 1701 East Boulevard, Charlotte, NC 28203 704/332-5235
0 1414 Prince Street, Alexandria, VA 22314 703/549-7726

Land Design Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO: 2
FILE NAME: [illegible] OF [illegible]

THIS PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO SHOW DEVELOPMENT/CIRCULATION CONCEPTS AND RELATIONSHIPS. IT DEPICTS ONE DEVELOPMENT SCENARIO. SUCH CHANGES AND ALTERATIONS ARE PERMITTED BASED UPON MARKET NEEDS, SITE CONSTRAINTS, FINAL CONSTRUCTION DRAWINGS, ETC.

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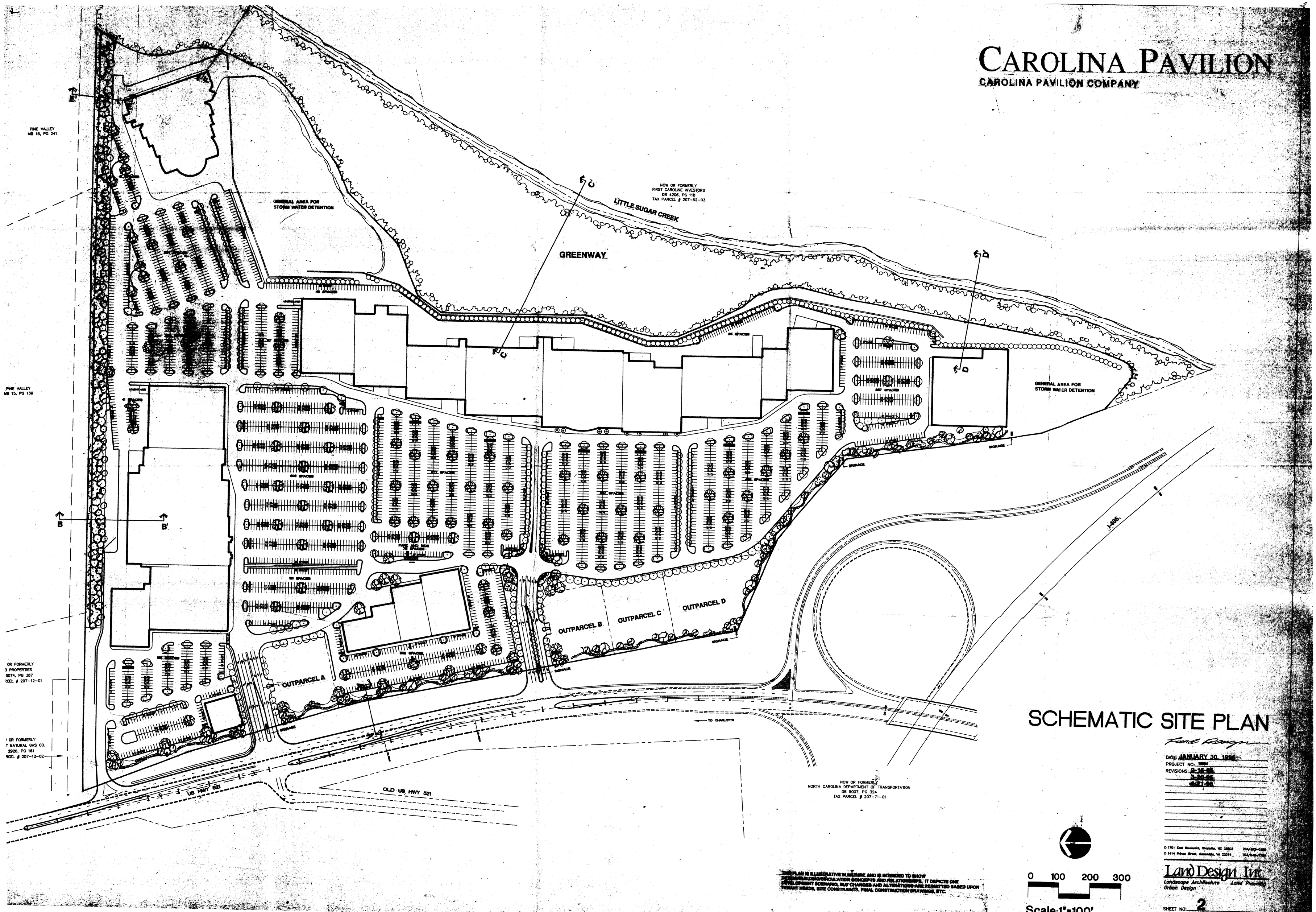
Scale: 1"=100'

CAROLINA PAVILION

CAROLINA PAVILION COMPANY



SCHEMATIC SITE PLAN

Land Design

DATE: JANUARY 30, 1996
PROJECT NO: 1624
REVISIONS: 2-16-96
3-20-96
4-21-96

○ 1701 East Boulevard, Charlotte, NC 28203 704/372-1229
○ 1414 Pitton Street, Alexandria, VA 22314 703/549-7726

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THIS PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO SHOW DEVELOPMENT/DESIGN/CIRCULATION CONCEPTS AND RELATIONSHIPS. IT DEPICTS ONE DEVELOPMENT SCENARIO, BUT CHANGES AND ALTERNATIVES ARE PERMITTED BASED UPON MARKET NEEDS, SITE CONSTRAINTS, FINAL CONSTRUCTION DRAWINGS, ETC.

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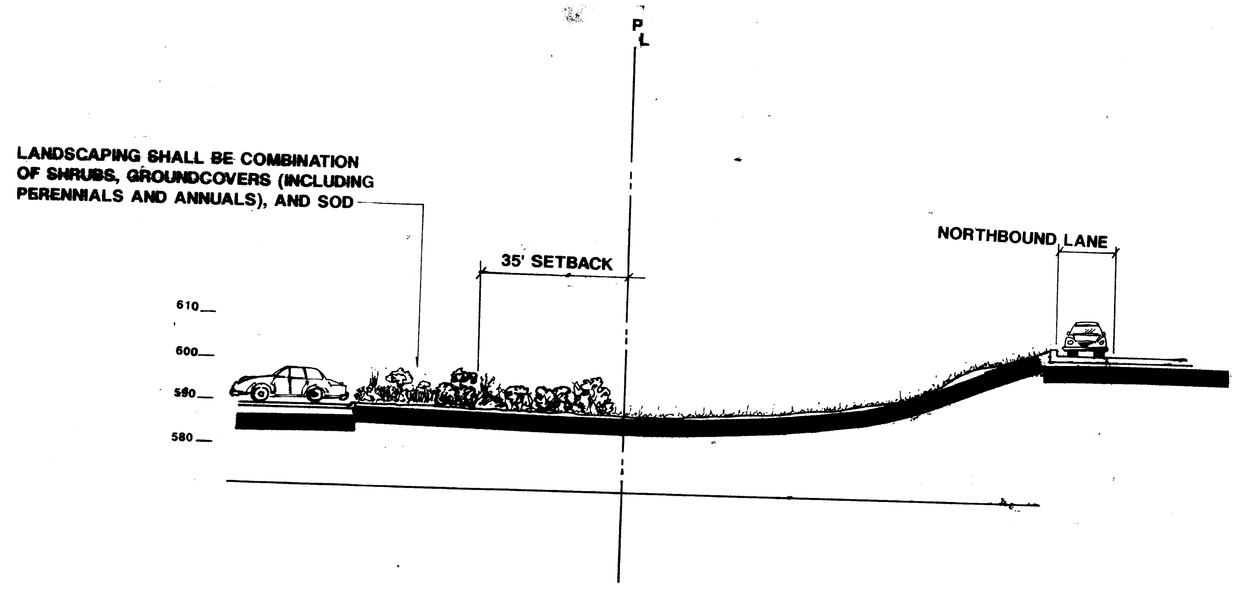
Scale 1"=100'

SHEET NO: 2
FILE NAME: [illegible] OF [illegible]

CAROLINA PAVILION

CAROLINA PAVILION COMPANY



SECTION A-A'

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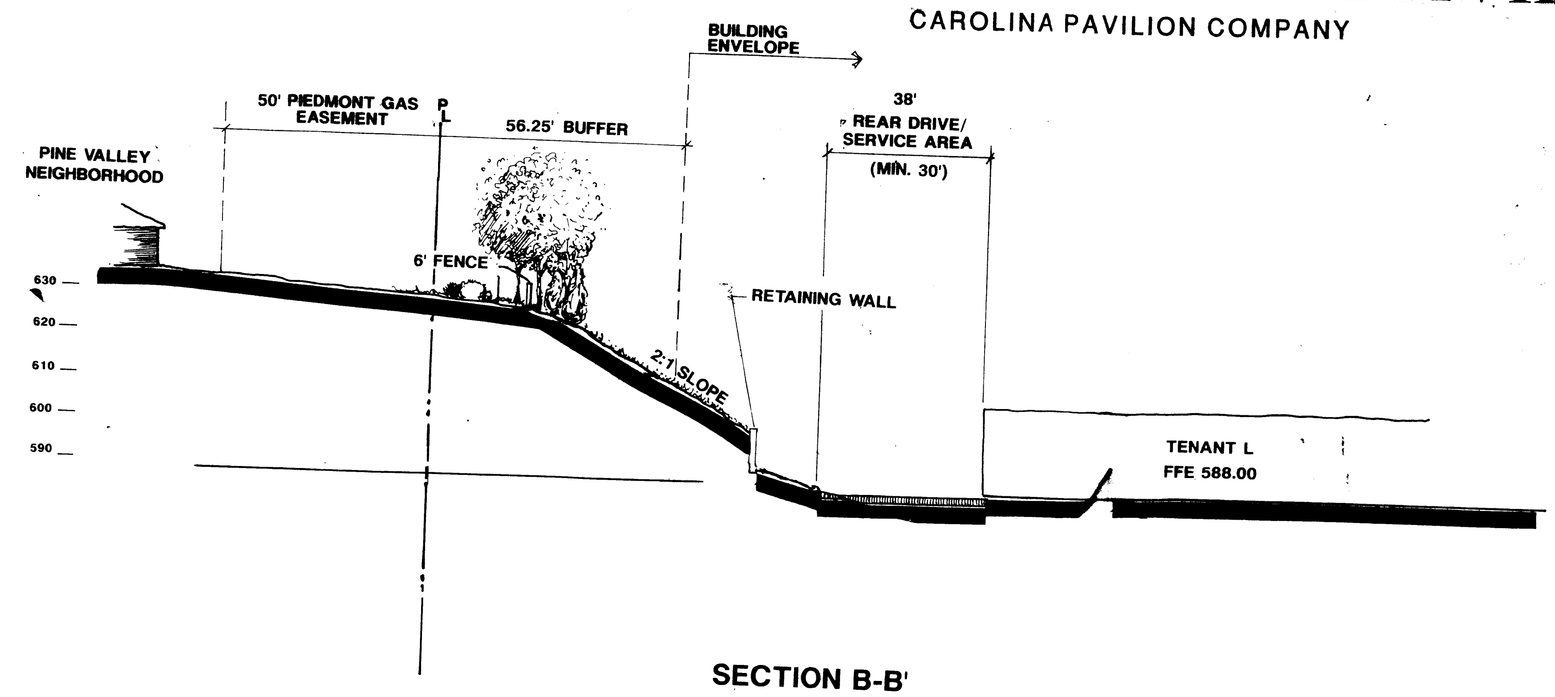

SECTION B-B'

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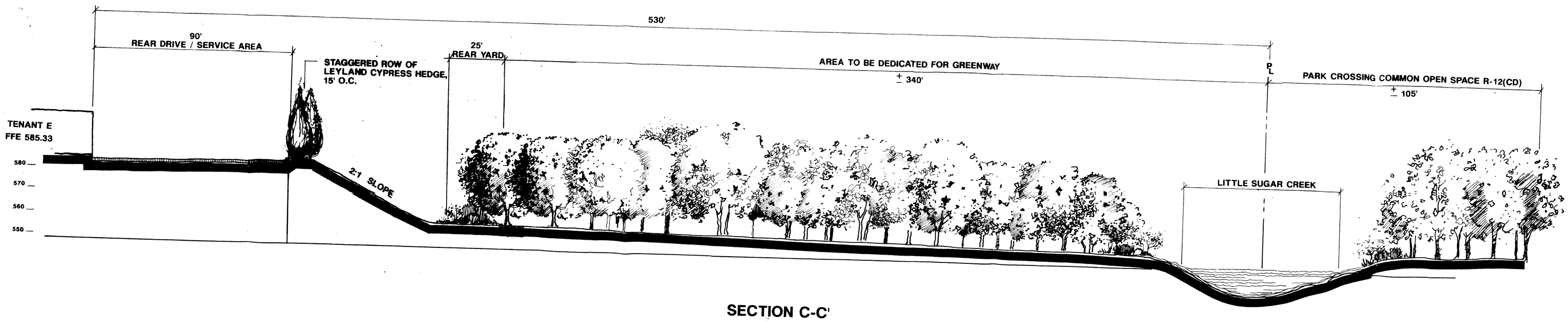

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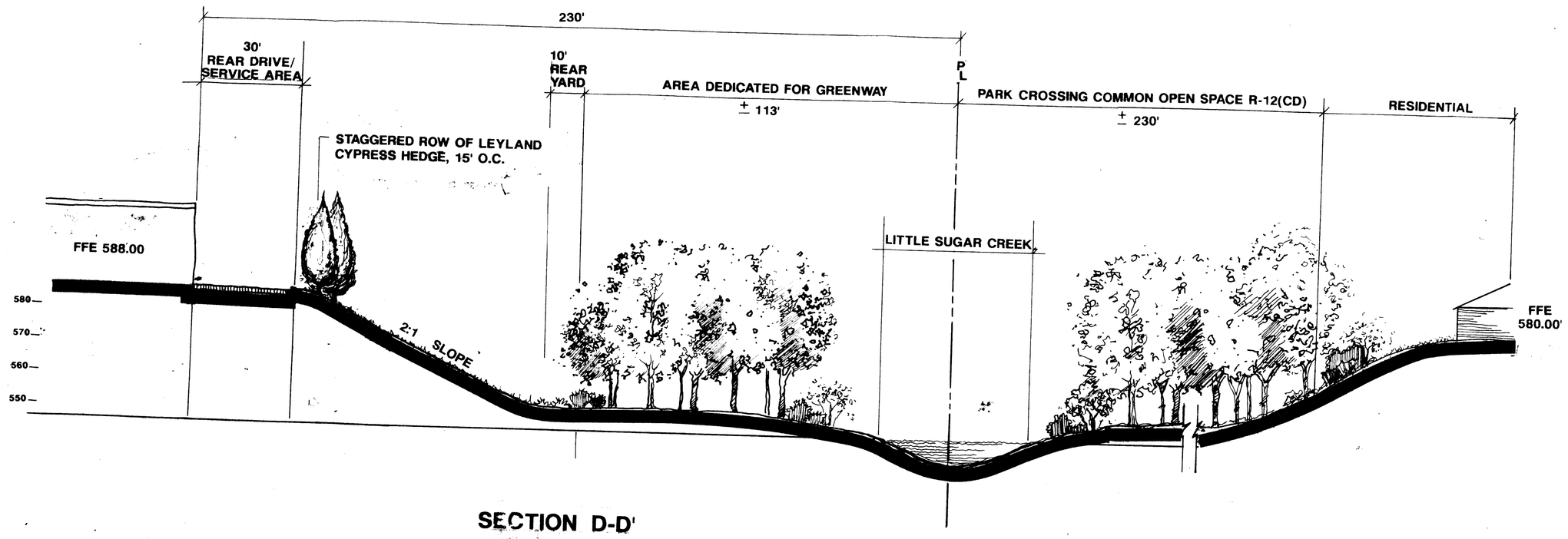

SECTION D-D'

SCALE: 1"=20'-0"

SECTIONS

Land Design

DATE: JANUARY 30, 1995
PROJECT NO: 14264
REVISIONS: 2-16-95
3-20-95
4-21-95

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1216 Prince Street, Alexandria, VA 22314 703/549-7784
225 Hillsborough Street, Raleigh, NC 919/834-6127

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SHEET NO. 3 OF 4

CAROLINA PAVILION

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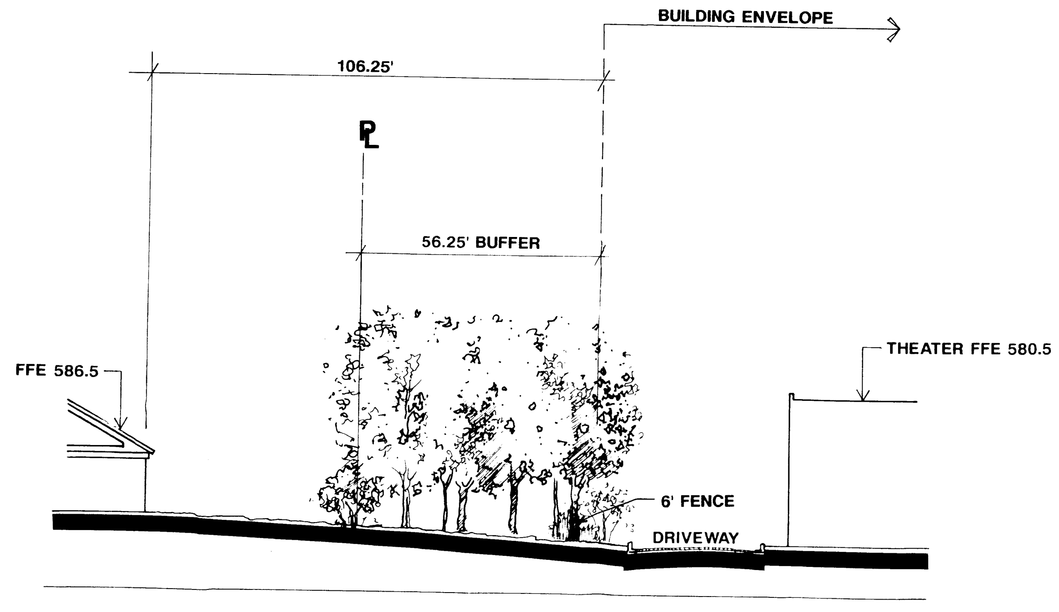

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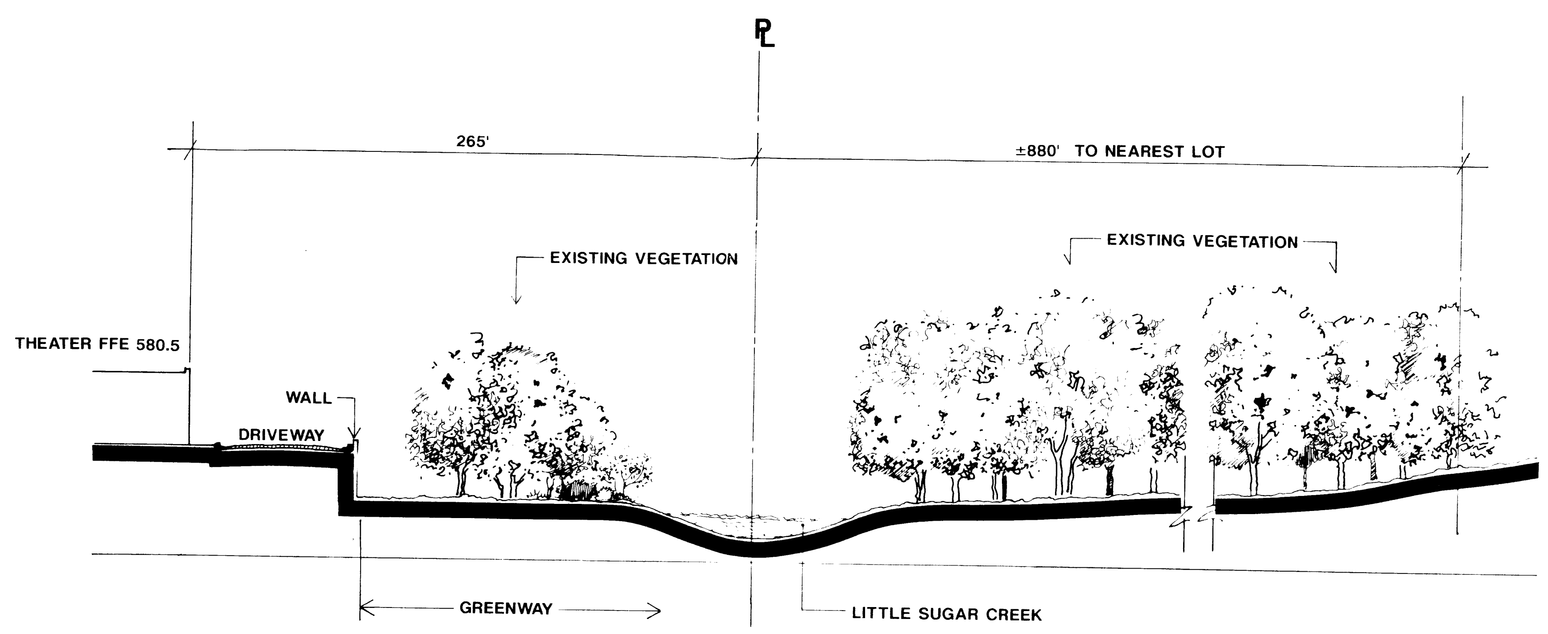

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SCALE: 1"=40'-0"

DATE **FEBRUARY 16, 1995**

PROJECT NO. **14264**

REVISIONS **3-20-95**
4-21-95

1701 East Boulevard, Charlotte, NC 28203 704/333-0325

310 Prince Street, Alexandria, VA 22314 703/549-7784

310 Fairburn St., Raleigh, NC 27601 919/834-6127

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SHEET NO. **4**
OF **4**

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