

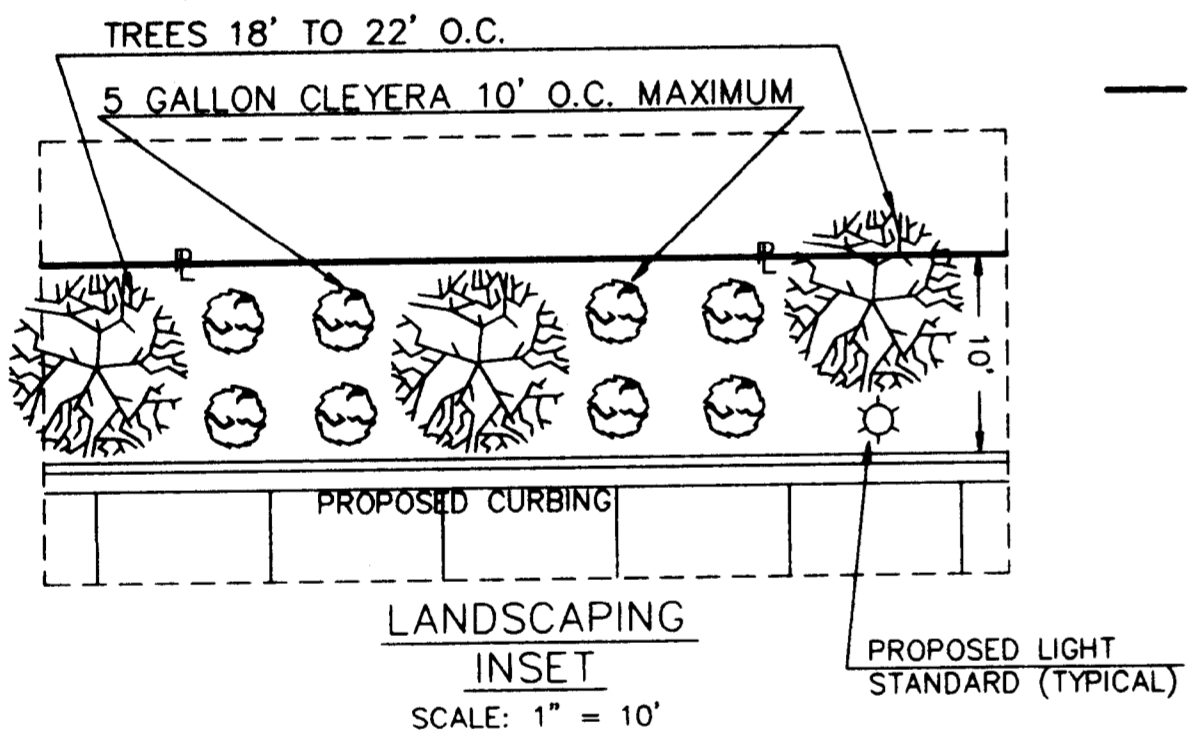
SITE DATA:
 EXISTING ZONING: B-1
 PROPOSED ZONING: NS (CD)
 PROPOSED USE: DRUG STORE
 MAXIMUM BUILDING SIZE: 10,893 S.F.
 PARKING SPACES REQUIRED: 18
 PARKING SPACES PROVIDED: 36

- CONDITIONAL NOTES:**
- 1) THE SITE PLAN REPRESENTS A FIRM CONCEPT OF DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF THE BUILDING, PARKING, AND CIRCULATION AREAS. MINOR CHANGES TO THE OVERALL LAYOUT ARE PERMITTED TO RESPOND TO SITE CONSTRAINTS, TOPOGRAPHY, TENANT NEEDS, ETC.
 - 2) DEVELOPMENT OF THE SITE WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS PERTAINING TO OFF-STREET PARKING, SIGNAGE, LANDSCAPING, SCREENING, BUFFERS, STORM WATER DETENTION AND THE TREE ORDINANCE.
 - 3) THE ONLY USE PERMITTED WILL BE A DRUG STORE.
 - 4) DRIVEWAYS MAY SHIFT SLIGHTLY FROM THAT DEPICTED, BUT WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS PERTAINING TO DESIGN, LOCATION, SITE DISTANCE, ETC.
 - 5) THE PROPOSED PARKING LOT SHALL BE SCREENED AS REQUIRED IN THE ORDINANCE.
 - 6) IF INSUFFICIENT RIGHT-OF-WAY EXISTS ALONG SOUTH BOULEVARD, THE DEVELOPER WILL DEDICATE ADDITIONAL LAND FOR RIGHT-OF-WAY PURPOSES ALONG SOUTH BOULEVARD SO THAT THE RIGHT-OF-WAY WILL MEASURE 40' FROM THE CENTERLINE OF THE ROAD. ANY SUCH ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - 7) THE EXISTING DRIVEWAY ON SOUTH BOULEVARD, NO LONGER NEEDED, WILL BE CLOSED WITH STANDARD CURB AND GUTTER. A NEW DRIVEWAY CURB CUT WILL BE ESTABLISHED IN ACCORDANCE WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
 - 8) THE MAXIMUM HEIGHT OF PARKING LOT LIGHTS ON POLES SHALL BE 15' INCLUDING THE BASE OF THE POLE.
 - 9) NO LIGHTS ARE TO BE MOUNTED ON BUILDING ADJOINING RESIDENTIALLY ZONED PROPERTY.
 - 10) THE ATTACHED ARCHITECTURAL ELEVATION IS A PART OF THIS CONDITIONAL SITE PLAN AND IS INTENDED TO DEPICT THE GENERAL ARCHITECTURAL STYLE AND CHARACTER OF THE BUILDING. MINOR CHANGES OF DETAIL WHICH WILL NOT ALTER THE ESSENTIAL DESIGN CHARACTERISTICS ARE PERMITTED IN ORDER TO RESPOND TO FINAL DRAWINGS, TENANT NEEDS, ETC.

- NOTES:**
- 1) ALL ELEVATIONS SHOWN ARE BASED ON THE BENCHMARK INFORMATION SHOWN.
 - 2) THIS PLAN IS FOR ZONING PURPOSES ONLY. IT IS NOT FOR THE CONVEYANCE OF PROPERTY OR FOR CONSTRUCTION.
 - 3) THE TAX MAP NUMBER FOR THE THREE PARCELS IS 123-072-01, 17, AND 16.
 - 4) OTHER ABOVE GROUND AND BELOW GROUND UTILITIES AND IMPROVEMENTS EXIST THAT ARE NOT SHOWN ON THIS PLAN.
 - 5) TOTAL SITE AREA = 0.72 ACRES.
 - 6) TOTAL IMPERVIOUS AREA = 27,137 S.F.
 - 7) TOTAL LANDSCAPED AREA = 4,360 S.F. (14%± OF TOTAL SITE AREA)
 - 8) COX and DINKINS, INC. HAS SHOWN PROPOSED LANDSCAPING PER THE DIRECTION OF THE DEVELOPER AND ASSUMES NO RESPONSIBILITY FOR THE DESIGN.

- REFERENCES:**
- 1) MAP OF DILWORTH, RECORDED IN MAP BOOK NO. 230, PAGE 60, IN THE OFFICE OF THE REGISTER OF DEEDS FOR MECKLENBURG COUNTY.
 - 2) PLAT OF PROPERTY OF SCOTTISH RITE CATHEDRAL ASSOCIATION, DATED FEBRUARY, 1929, AND RECORDED IN MAP BOOK NO. 728, PAGE 3.

BENCHMARK: ELEVATION 740.78' MSL
 U.S.G.S. SURVEY DISK SET IN THE TOP OF A CONCRETE BASE FOR A R.R. SIGNAL LOCATED ON THE SOUTH SIDE OF EAST BLVD. AT ITS CROSSING OF SOUTHERN R.R. APPROXIMATELY 1.3 MILES SOUTHWEST OF THE INTERSECTION OF TRADE AND TRYON STREETS. STAMPING 59 EGB 1965 741



NOTE: THIS LANDSCAPING APPLIES TO THE AREAS ALONG THE REAR (SOUTHERN) AND SIDE (EASTERN) PROPERTY LINES.

LAND DESCRIPTION:
 POINT OF BEGINNING IS THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF SOUTH BOULEVARD AND THE NORTHERN RIGHT-OF-WAY OF EAST PARK AVENUE; THENCE RUNNING ALONG THE EASTERN RIGHT-OF-WAY OF SOUTH BOULEVARD BEARING N 47°16'59" E 224.92'; THENCE TURNING AND RUNNING S 42°38'59" E 140.00'; THENCE TURNING AND RUNNING S 47°16'38" W 225.00'; THENCE TURNING AND RUNNING ALONG THE NORTHERN RIGHT-OF-WAY OF EAST PARK AVENUE BEARING N 42°34'55" W 140.02' TO THE POINT OF BEGINNING.

- CONDITIONAL NOTES: (CONTINUED)**
- 11) HOURS OF OPERATION FOR THE DRUGSTORE SHALL BE 9:00 A.M. TO 9:00 P.M., MONDAY THROUGH SATURDAY, AND 11:00 A.M. TO 7:00 P.M. ON SUNDAY.
 - 12) NO FORTIFIED WINE SHALL BE SOLD FROM THE PREMISES.
 - 13) REVCO DELIVERY TRUCKS SHALL BE DISCOURAGED FROM USING NEARBY NEIGHBORHOOD RESIDENTIAL STREETS AS A MEAN OF DELIVERY TO THE STORE IN QUESTION. REVCO TRUCK DELIVERIES WILL BE ENCOURAGED TO RELY ON THE SOUTH BOULEVARD DRIVEWAY AS THE PRIMARY SOURCE OF INGRESS AND EGRESS TO THE SITE.

NO.	DATE	DESCRIPTION	BY
3	4-28-95	ADD NOTES 11, 12 & 13	
2	6-22-94	REVISIONS PER PLANNING STAFF	DKH
1	6-14-94	REVISIONS FOR PUBLIC HEARING	DLM

DEVELOPER:
 EDENS & AVANT, INC.
 P.O. BOX 528
 COLUMBIA, S.C. 29202
 (803) 779-4420

94-60

APPROVED BY CITY COUNCIL
 DATE September 19, 1994

PRELIMINARY SITE PLAN

PREPARED FOR
PROPOSED REVCO STORE

MECKLENBURG COUNTY, CHARLOTTE, N.C.

DATE: APRIL 26, 1994 Scale: 1" = 20'

COX and DINKINS, INC.

ENGINEERS & SURVEYORS

614 Holly Street; Columbia, South Carolina - 29205
 (803) 254-0518

Project No: 0416 Sheet No. 1 of 1
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1994-60