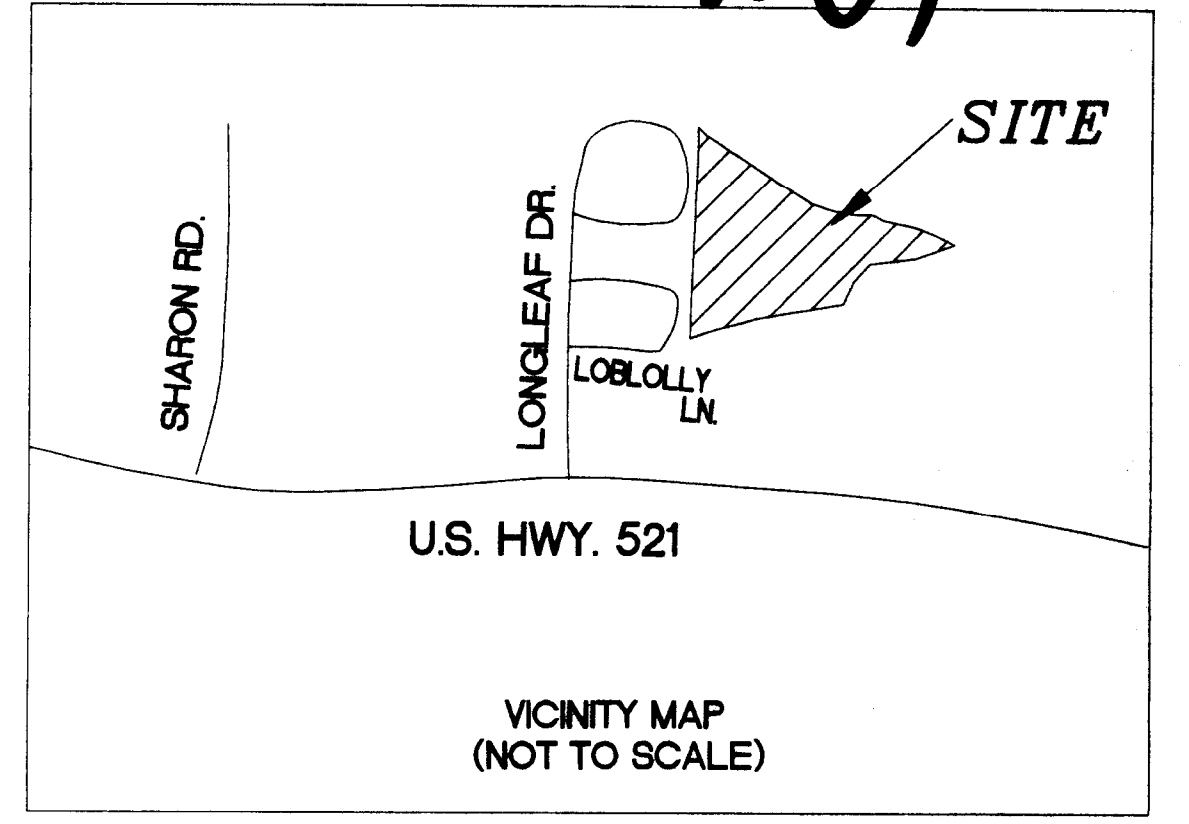


# CAROLINA PAVILION

CAROLINA PAVILION COMPANY

95-20(c)



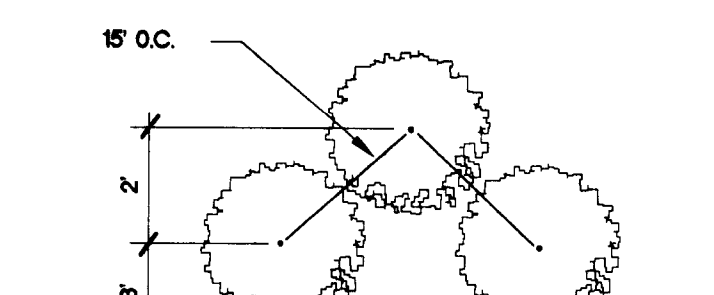
VICINITY MAP (NOT TO SCALE)

ADJACENT PROPERTY OWNERS

1	207-12-01-01	Walter B. Brown and Patricia M. Brown	207-12-01-01	Walter B. Brown and Patricia M. Brown
2	207-12-01-02	Walter B. Brown and Patricia M. Brown	207-12-01-02	Walter B. Brown and Patricia M. Brown
3	207-12-01-08	Lorrie North and Bill & Kathryn Dosay	207-12-01-08	Lorrie North and Bill & Kathryn Dosay
4	207-12-01-09	IDA M. HOLLEY	207-12-01-09	IDA M. HOLLEY
5	207-12-01-10	GUYLES FORD	207-12-01-10	GUYLES FORD
6	207-12-01-11	WILSON ROBERTSON & WIFE and ROY A. KILPATRICK, JR. & WIFE	207-12-01-11	WILSON ROBERTSON & WIFE and ROY A. KILPATRICK, JR. & WIFE
7	207-12-01-12	Fredde Wilkins & Wife	207-12-01-12	Fredde Wilkins & Wife
8	207-12-01-13	City of Charlotte Housing Authority	207-12-01-13	City of Charlotte Housing Authority
9	207-12-01-14	Thelma News	207-12-01-14	Thelma News
10	207-12-01-15	Bonnie McVey	207-12-01-15	Bonnie McVey
11	207-12-01-16	William E. Moore & Wife	207-12-01-16	William E. Moore & Wife
12	207-12-01-17	Marlene O. Lambert	207-12-01-17	Marlene O. Lambert
13	207-12-01-18	Paul B. Ross and Joan F. Breaud	207-12-01-18	Paul B. Ross and Joan F. Breaud
14	207-12-01-34	Paul B. Ross and Joan F. Breaud	207-12-01-34	Paul B. Ross and Joan F. Breaud
15	207-12-01-35	David Hall and Kenneth L. Harter	207-12-01-35	David Hall and Kenneth L. Harter
16	207-12-01-36	Arthur L. Gilman, Jr. & Wife	207-12-01-36	Arthur L. Gilman, Jr. & Wife
17	207-12-01-37	Chester H. Easter	207-12-01-37	Chester H. Easter
18	207-12-01-38	Howard L. Wilkins & Wife	207-12-01-38	Howard L. Wilkins & Wife
19	207-12-01-39	Tracey Carter	207-12-01-39	Tracey Carter
20	207-12-01-40	Marion A. Ferguson	207-12-01-40	Marion A. Ferguson
21	207-12-01-41	Lagena R. Neely	207-12-01-41	Lagena R. Neely
22	207-062-03	Mecklenburg County Parks and Recreation	207-062-03	Mecklenburg County Parks and Recreation
23	207-071-04	Robert H. Hand and Sarah Wells	207-071-04	Robert H. Hand and Sarah Wells
24	205-102-24	Charlotte Management Corporation	205-102-24	Charlotte Management Corporation

### 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



HEDGE PLANTING DETAIL NTS

### DEVELOPMENT STANDARDS

- UTILITIES:**
  - Parcel I may be developed in any use (including any accessory use) which is permitted under the Ordinance by right or under practical conditions in the CC Zoning District.
  - Parcel II may be developed in any use (including any accessory use) which is permitted under the Ordinance by right or under practical conditions in the CC Zoning District.
- SETBACKS:**
  - Building setbacks within Parcel I shall be a minimum of 25 feet from the right-of-way for U.S. 521 and I-485.
  - Building setbacks within Parcel II shall be a minimum of 25 feet from the right-of-way for U.S. 521.
- LANDSCAPING AND SCREENING:**
  - Screening shall conform with the standards and minimums specified in Section 13.03 of the Ordinance.
  - Proposed landscape plantings shown on the Schematic Plan are required only if adjacent to streets or other public areas or neighboring properties.
  - A suggested street lighting system may be installed on the site, provided that it does not conflict with the proposed development.
- SCREENING:**
  - Building setbacks within Parcel I shall be a minimum of 25 feet from the right-of-way for U.S. 521.
  - Building setbacks within Parcel II shall be a minimum of 25 feet from the right-of-way for U.S. 521.

- UTILITIES:**
  - Parcel I may be developed in any use (including any accessory use) which is permitted under the Ordinance by right or under practical conditions in the CC Zoning District.
  - Parcel II may be developed in any use (including any accessory use) which is permitted under the Ordinance by right or under practical conditions in the CC Zoning District.
- SETBACKS:**
  - Building setbacks within Parcel I shall be a minimum of 25 feet from the right-of-way for U.S. 521 and I-485.
  - Building setbacks within Parcel II shall be a minimum of 25 feet from the right-of-way for U.S. 521.
- LANDSCAPING AND SCREENING:**
  - Screening shall conform with the standards and minimums specified in Section 13.03 of the Ordinance.
  - Proposed landscape plantings shown on the Schematic Plan are required only if adjacent to streets or other public areas or neighboring properties.
  - A suggested street lighting system may be installed on the site, provided that it does not conflict with the proposed development.
- SCREENING:**
  - Building setbacks within Parcel I shall be a minimum of 25 feet from the right-of-way for U.S. 521.
  - Building setbacks within Parcel II shall be a minimum of 25 feet from the right-of-way for U.S. 521.
- UTILITIES:**
  - Parcel I may be developed in any use (including any accessory use) which is permitted under the Ordinance by right or under practical conditions in the CC Zoning District.
  - Parcel II may be developed in any use (including any accessory use) which is permitted under the Ordinance by right or under practical conditions in the CC Zoning District.
- SETBACKS:**
  - Building setbacks within Parcel I shall be a minimum of 25 feet from the right-of-way for U.S. 521 and I-485.
  - Building setbacks within Parcel II shall be a minimum of 25 feet from the right-of-way for U.S. 521.
- LANDSCAPING AND SCREENING:**
  - Screening shall conform with the standards and minimums specified in Section 13.03 of the Ordinance.
  - Proposed landscape plantings shown on the Schematic Plan are required only if adjacent to streets or other public areas or neighboring properties.
  - A suggested street lighting system may be installed on the site, provided that it does not conflict with the proposed development.
- SCREENING:**
  - Building setbacks within Parcel I shall be a minimum of 25 feet from the right-of-way for U.S. 521.
  - Building setbacks within Parcel II shall be a minimum of 25 feet from the right-of-way for U.S. 521.

#### LINE CHART

LINE	DIRECTION	DISTANCE
L1	S85°30'17"W	73.37
L2	S85°30'17"W	213.21
L3	S13°23'38"W	38.22
L4	N101°01'21"E	110.13
L5	S85°34'20"W	49.41
L6	S72°52'51"W	69.80
L7	S64°12'42"W	104.89
L8	S64°12'42"W	104.89
L9	S46°58'28"W	198.99
L10	S17°09'03"W	558.89
L11	S72°42'21"W	512.53
L12	S72°42'21"W	558.89
L13	S72°42'21"W	440.99
L14	S18°51'19"E	58.55
L15	S18°51'19"E	58.55
L16	S18°51'19"E	58.55
L17	S18°51'19"E	58.55
L18	S20°29'01"E	47.73
L19	S13°37'08"W	30.40
L20	S13°37'08"W	144.01
L21	S13°37'08"W	183.44
L22	S71°14'25"W	192.88
L23	S71°14'25"W	192.88
L24	N49°13'36"E	128.20

#### CURVE CHART

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	148.37	97.87	50.84	98.06	S09°44'20"W	181°30'51"
C2	113.08	68.46	33.37	69.27	S12°25'27"W	173°40'18"
C3	138.28	90.49	46.37	88.89	S19°28'45"W	179°21'21"
C4	103.02	65.07	31.01	65.18	S18°05'48"W	180°28'04"
C5	123.92	60.77	31.01	60.18	S18°05'48"W	180°28'04"
C6	80.68	53.70	27.89	52.71	S19°21'17"W	182°28'15"
C7	103.02	65.07	31.01	65.18	S18°05'48"W	180°28'04"
C8	162.50	113.23	56.84	113.21	S21°20'28"W	179°28'36"
C9	204.83	139.01	71.07	142.07	S10°15'21"W	170°52'36"
C10	204.83	139.01	71.07	142.07	S09°13'13"W	169°58'58"
C11	472.07	323.86	164.48	323.86	S02°28'08"E	168°15'11"
C12	72.71	19.03	9.56	18.89	S72°31'11"E	149°41'11"
C13	472.07	323.86	164.48	323.86	S02°28'08"E	168°15'11"
C14	438.51	314.34	157.13	314.34	S23°28'08"E	161°31'11"
C15	1528.07	96.78	26.38	96.78	S23°28'08"E	161°31'11"
C16	601.00	34.28	17.14	34.28	S44°44'07"E	130°02'56"
C17	2310.47	50.58	25.28	50.58	S20°20'45"W	202°07'33"
C18	741.44	21.58	10.79	21.58	S18°18'01"E	152°18'01"
C19	4610.84	184.32	92.16	184.32	S18°18'01"E	201°14'46"
C20	1317.00	136.20	68.10	136.20	S18°18'01"E	201°14'46"
C21	1260.18	42.74	21.37	42.74	S18°18'01"E	201°14'46"
C22	58.43	64.77	42.37	57.73	S67°17'07"W	143°00'48"

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 494-6 (C))  
 AS FOR PUBLIC HEARING PETITION NO. 95-20(c)  
 APPROVED BY COUNTY COMMISSION  
 DATE: May 16, 1995  
*Fred Wilson*

DATE: JANUARY 30, 1995  
 PROJECT NO.: 14284  
 REVISIONS:  
 MARCH 20, 1995  
 APRIL 22, 1995 - pka update: new notes sheet 10(c), and 10(b): north buffer - 10' to be planted

0 1701 East Boulevard, Charlotte, NC 28203 704/333-0325  
 0 1414 Prince Street, Asheville, VA 22514 703/549-7874  
**Land Design Inc.**  
 Landscape Architecture Land Planning  
 Urban Design



95-20(c)

# CAROLINA PAVILION

CAROLINA PAVILION COMPANY

PINE VALLEY  
MB 15, PG 241

PINE VALLEY  
MB 15, PG 139

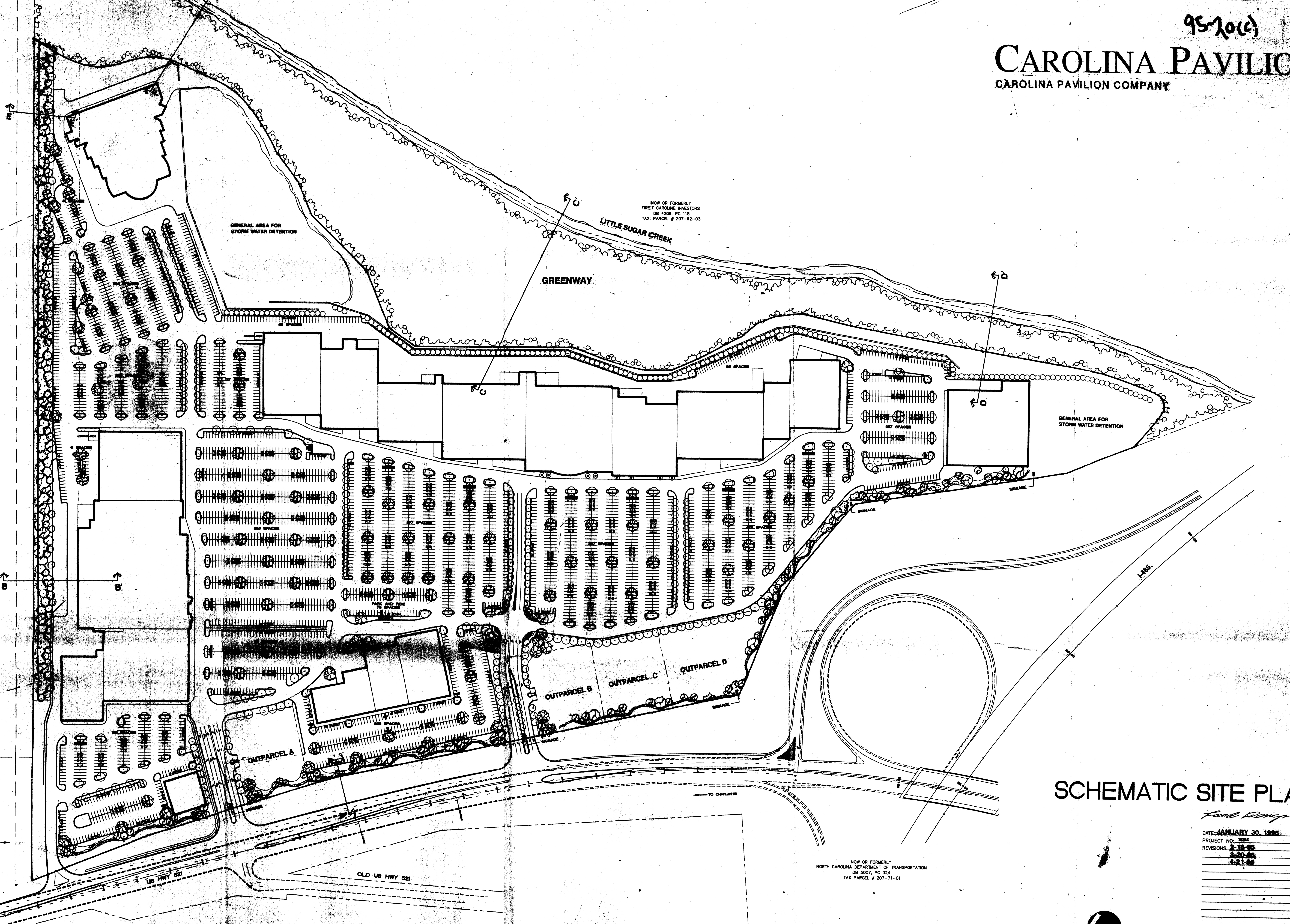
FORMERLY  
OPERIES  
4, PG 387  
# 207-12-01

NOW OR FORMERLY  
NATURAL GAS CO.  
# 2928, PG 181  
PARCEL # 207-12-02

NOW OR FORMERLY  
FIRST CAROLINE INVESTORS  
DE 4208, PG 118  
TAX PARCEL # 207-82-03

NOW OR FORMERLY  
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
DS 5007, PG 324  
TAX PARCEL # 207-71-01

THIS PLAN IS A SCHEMATIC SITE PLAN AND IS INTENDED TO SHOW  
THE GENERAL LAYOUT OF THE PROPOSED DEVELOPMENT. IT DOES NOT  
REPRESENT A FINAL ENGINEERING OR ARCHITECTURAL DESIGN. ANY  
CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE  
REGULATIONS AND PERMITS. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR  
THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE.



## SCHEMATIC SITE PLAN

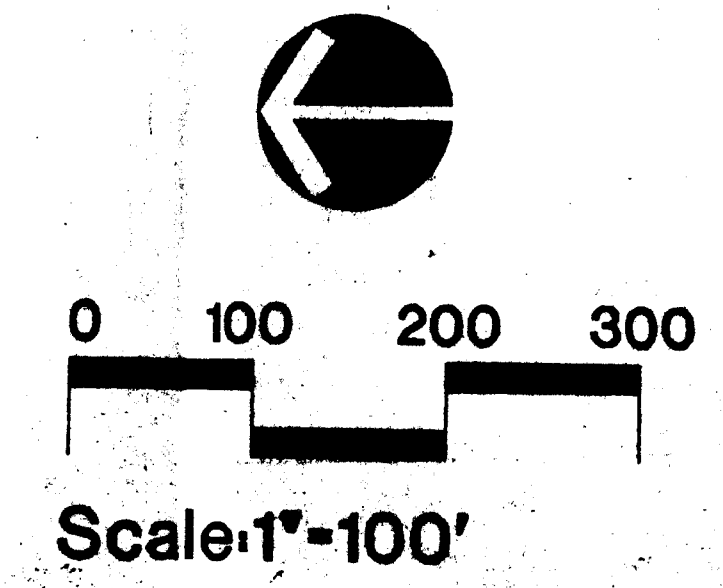
*Land Design*

DATE:	JANUARY 30, 1995
PROJECT NO.:	10004
REVISIONS:	2-16-95
	3-20-95
	4-21-95

1701 East Boulevard, Charlotte, NC 28203 704/253-0255  
1414 Pine Street, Alexandria, VA 22314 703/546-7781

**Land Design Inc.**  
Landscape Architecture Land Planning  
Urban Design

SHEET NO. **2**  
FILE NAME: 95-20(c)-02 OF 4

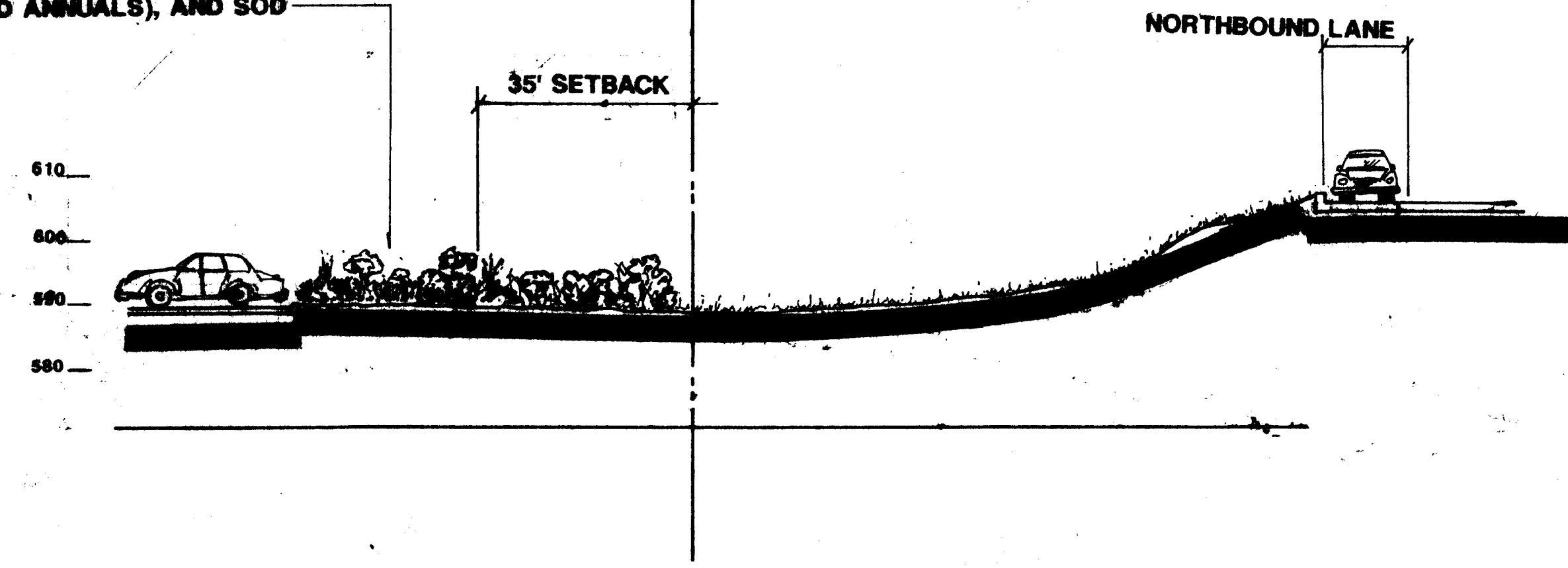




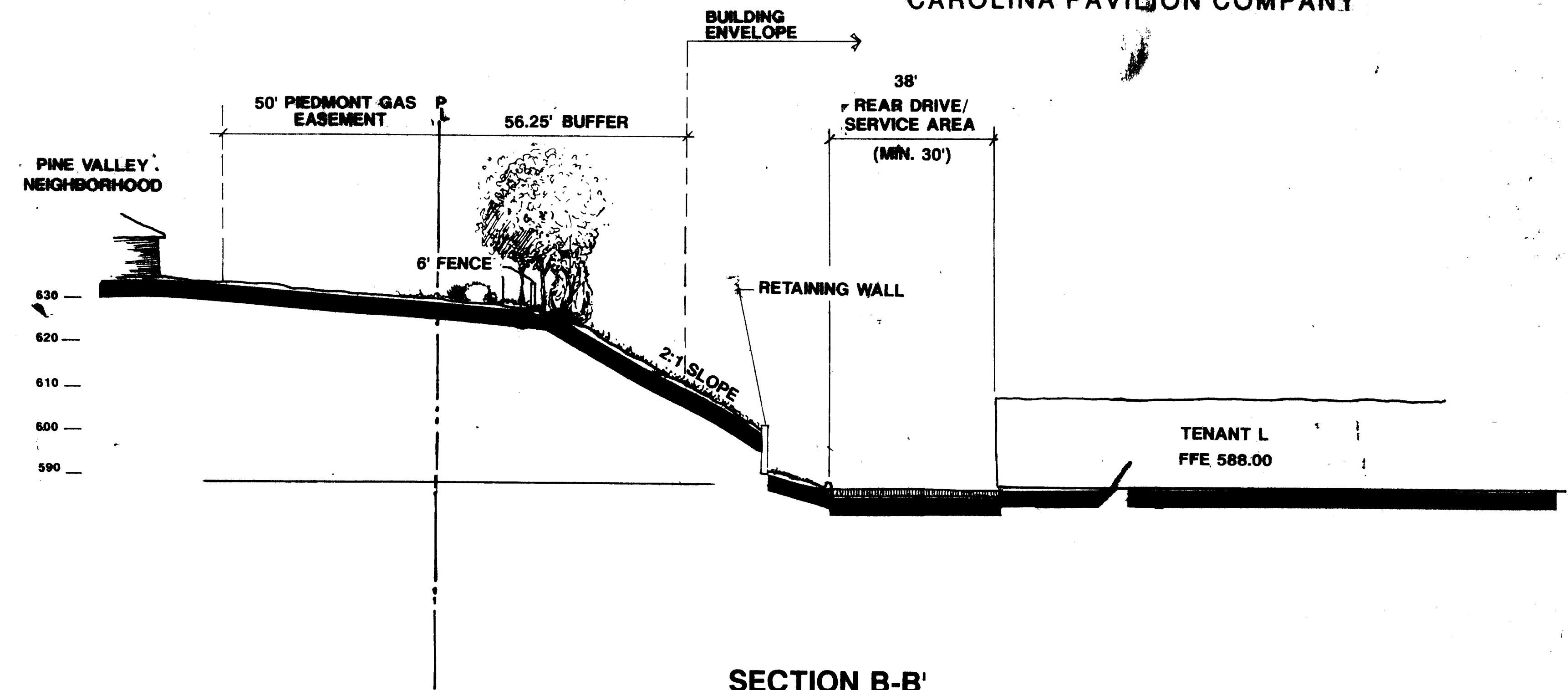
# CAROLINA PAVILION

CAROLINA PAVILION COMPANY

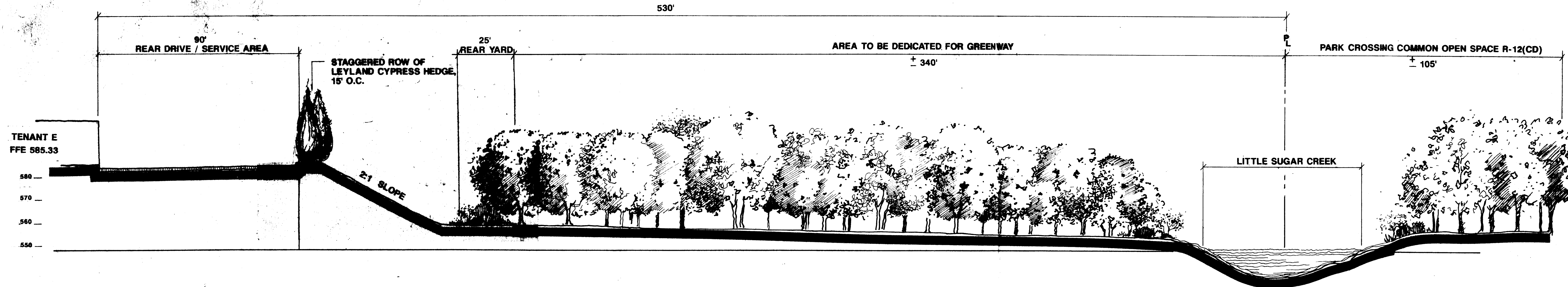
LANDSCAPING SHALL BE COMBINATION OF SHRUBS, GROUNDCOVERS (INCLUDING PERENNIALS AND ANNUALS), AND SOD



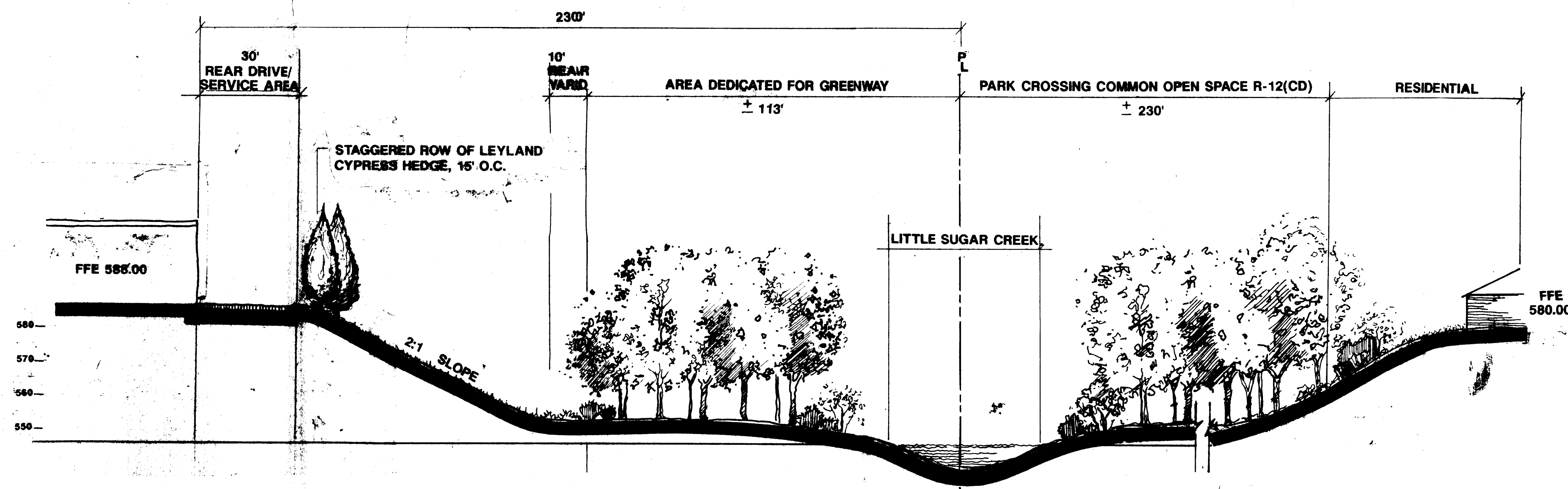
**SECTION A-A'**  
SCALE: 1"=20'-0"



**SECTION B-B'**  
SCALE: 1"=20'-0"



**SECTION C-C'**  
SCALE: 1"=20'-0"



**SECTION D-D'**  
SCALE: 1"=20'-0"

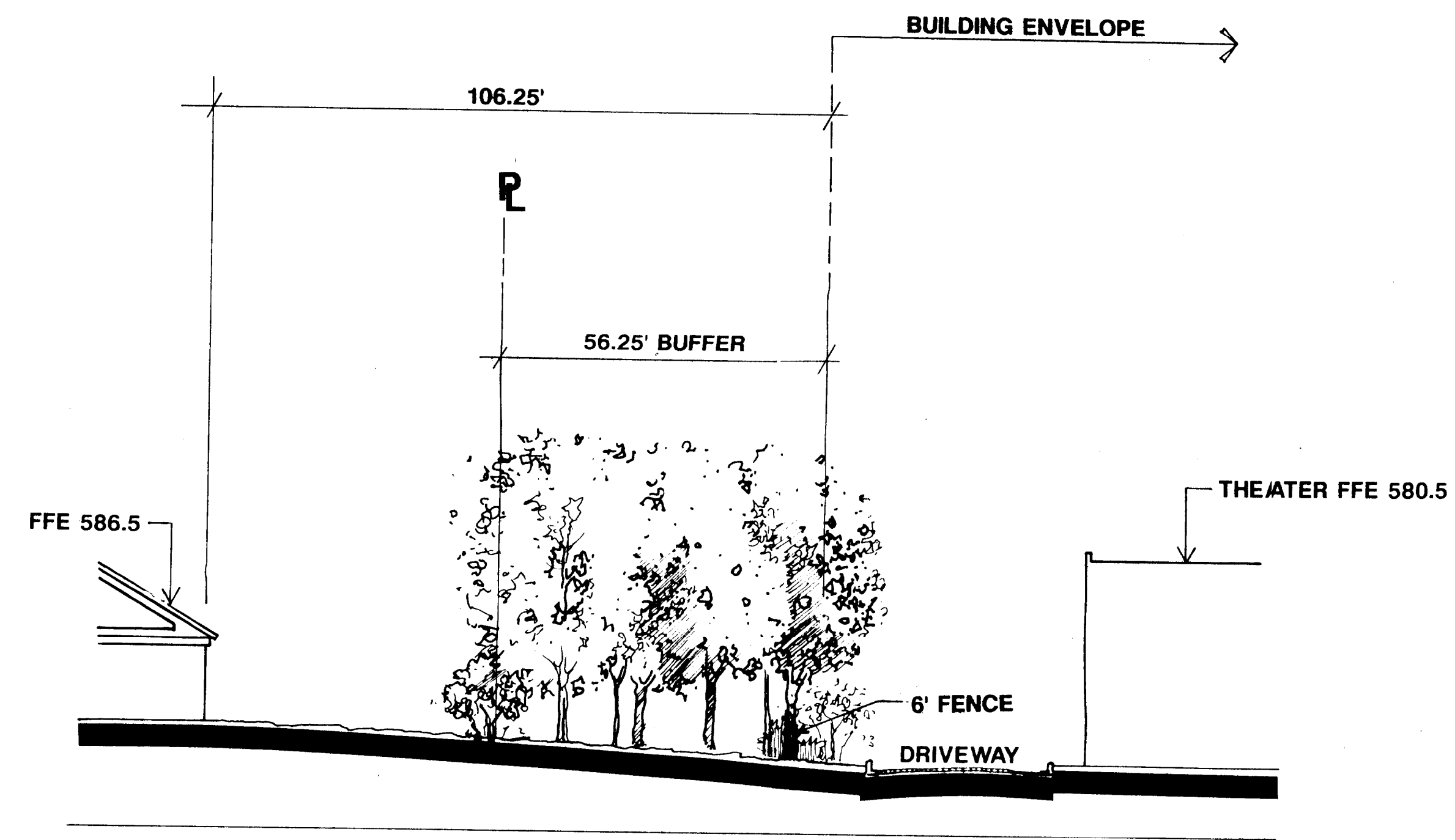
## SECTIONS

*Ford Design*  
 DATE: JANUARY 30, 1995  
 PROJECT NO: 14264  
 REVISIONS: 2-18-95  
 3-20-95  
 4-21-95

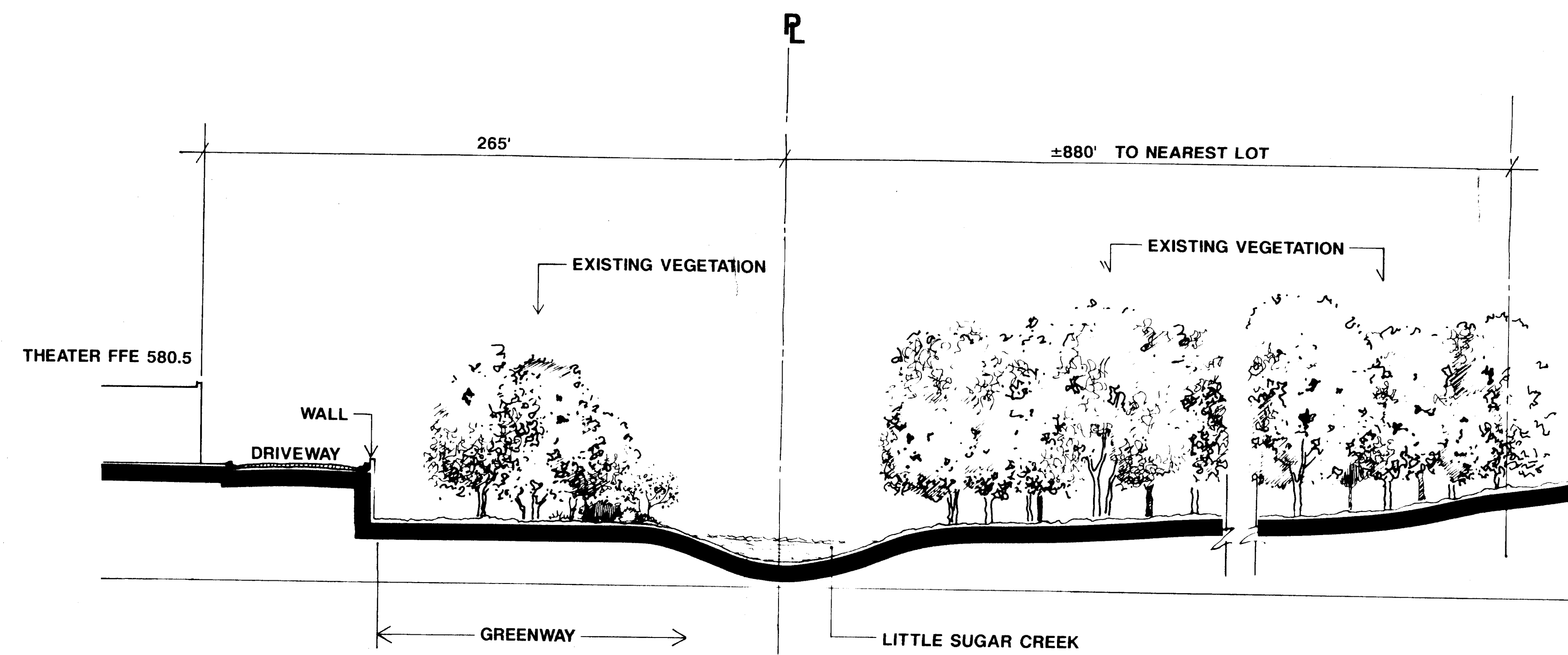
© 1701 East Boulevard, Charlotte, NC 28209  
 © 1216 Prince Street, Alexandria, VA 22304  
 © 225 Hillsborough Street, Raleigh, NC

**Land Design Inc.**  
 Landscape Architecture Land Planning  
 Urban Design

SHEET NO.



**SECTION E-E'**  
SCALE: 1"=20'-0"



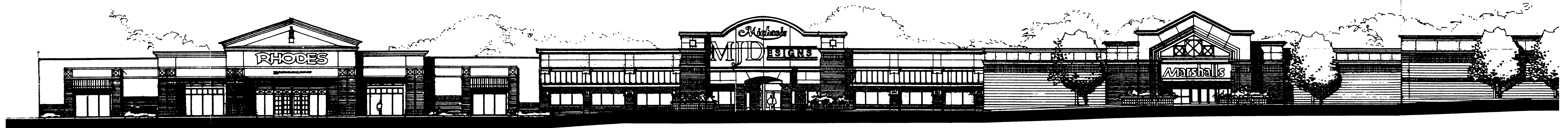
**SECTION F-F'**  
SCALE: 1"=40'-0"

Final Design  
DATE FEBRUARY 16, 1995  
PROJECT NO. 14264  
REVISIONS 3-20-95  
4-21-95

1701 East Boulevard Charlotte, NC 28203 704/...  
916 Prince Street Alexandria, VA 22314 703/...  
196 Parkhill St. Raleigh, NC 27601 919/...

**Land Design Inc.**  
Landscape Architecture Land Planning  
Urban Design

SHEET NO. 4  
OF 4



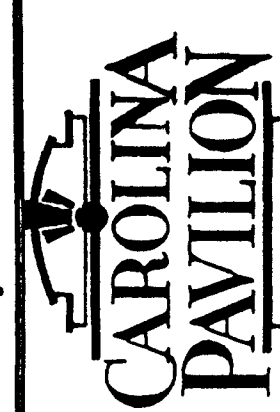
conceptual front elevation

scale: 1/16" = 1'-0"

APPROVED BY COUNTY COMMISSION  
 DATE May 16, 1995  
 95-20(e)

conceptual front elevations

DEVELOPED BY:  
 THOMAS ENTERPRISES, INC.  
 5 CONCOURSE PARKWAY • SUITE 2440  
 ATLANTA, GEORGIA 30328



NO.	DATE	REVISIONS	DESCRIPTION	BY

DRAWN  
RSE  
 CHECKED  
JMP  
 DATE  
JAN 24, 1995  
 SCALE  
AS NOTED  
 JOB NO.  
94-165