

SITE DATA
 EXISTING ZONING: R-12 MF / R-3
 PROPOSED ZONING: B-1 (CD)
 PROPOSED USE: CONVENIENCE STORE/GASOLINE SALES/CAR WASH
 MAXIMUM BUILDING SQUARE FOOTAGE: 3000
 ACREAGE: 1.6± ACRES
 REQUIRED YARD DIMENSIONS: 20' SETBACK
 10' REARYARD
 4/8' SIDEYARD

- SITE PLAN CONDITIONAL NOTES**
1. THIS SITE PLAN REPRESENTS A FIRM CONCEPT WITH REGARDS TO THIS ARRANGEMENT OF BUILDINGS, PARKING AND CIRCULATION. MODIFICATIONS TO THE OVERALL LAYOUT ARE PERMITTED AS A MATTER OF RIGHT BASED UPON FINAL DESIGN AND CONSTRUCTION CRITERIA, SITE AND TOPOGRAPHIC CONSTRAINTS, TENANT NEEDS, ETC.
 2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL MECKLENBURG COUNTY REGULATIONS PERTAINING TO SIGNAGE, OFF-STREET PARKING, BUFFERS, SCREENING, EROSION CONTROL, ETC.
 3. CLASS B BUFFERS MEASURING 30 FEET IN WIDTH EXCEPT AS NOTED SHALL BE ESTABLISHED IN COMPLIANCE WITH ALL REGULATORY STANDARDS.
 4. TWO EXISTING OAK TREES ALONG THE PROPERTY'S MALLARD CREEK RD. FRONTING SHALL BE RETAINED AS INDICATED AS WELL AS SEVERAL OTHER LARGE OAKS LOCATED ON THE PLAN ALONG PROSPERITY CHURCH ROAD.
 5. VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO ONE CURB CUT ALONG PROSPERITY CHURCH RD AND TWO ALONG MALLARD CREEK RD. THE LOCATIONS MAY VARY SOMEWHAT FROM THAT DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF MECKLENBURG COUNTY AND/OR NC DOT. THE CURB CUTS ALONG MALLARD CREEK ROAD SHALL BE LIMITED TO RIGHT IN - RIGHT OUT MOVEMENTS ONLY. TO ACCOMPLISH THIS, THE PETITIONER SHALL CONSTRUCT A CONCRETE MEDIAN IN MALLARD CREEK ROAD SUFFICIENT TO ESTABLISH THE TURNING RESTRICTION. THE MEDIAN ISLAND SHALL BE CONSTRUCTED OVER THE PAINTED OUT AREA AND SHALL BE APPROXIMATELY 350' IN LENGTH AND NO LESS THAN 4' IN WIDTH. THE ISLAND SHALL EXTEND FROM THE WHITE STOP BAR AT PROSPERITY CHURCH ROAD SOUTH TO APPROXIMATELY 20' BEYOND THE SIDE PROPERTY LINE. THE CURB CUT ON PROSPERITY CHURCH ROAD SHALL BE A FULL ACCESS MOVEMENT. IN ORDER TO THIS, THE PETITIONER SHALL RESTRIPE THE EXISTING LANE CONFIGURATION FOR PROSPERITY CHURCH ROAD SO AS TO ESTABLISH A LEFT TURN LANE INTO THE SITE. NO ADDITIONAL PAVEMENT IS NEEDED ALONG PROSPERITY CHURCH ROAD: SUFFICIENT PAVEMENT WIDTH IS ALREADY IN PLACE TO ESTABLISH THE NEW LANE CONFIGURATION.
 6. THE PETITIONER SHALL DEDICATE LAND ALONG THE SITE'S PROSPERITY CHURCH RD AND MALLARD CREEK ROAD FRONTAGE SUFFICIENT TO ESTABLISH A RIGHT-OF-WAY MEASURING 50 FEET FROM THE CENTERLINE OF EACH ROAD. THE DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
 7. STORM WATER DETENTION SYSTEMS SHALL NOT BE ALLOWED IN BUFFER AREAS. BUFFERS SHALL NOT BE REDUCED IN WIDTH FROM THAT SHOWN.
 8. THE MAXIMUM HEIGHT OF LIGHTING SHALL BE 20 FEET AND LIGHTING SHALL BE DESIGNED AND/OR ERCTED SUCH THAT ADJOINING RESIDENTIAL PROPERTIES SHALL BE SHIELDED FROM DIRECT LIGHTING.
 9. BUFFER AREAS SHALL REMAIN SUBSTANTIALLY, IF NOT ENTIRELY, UNDISTURBED. IF NECESSARY, ONLY MINOR ENCRACHMENT INTO THE BUFFER SHALL BE PERMITTED FOR GRADING NECESSARY TO FACILITATE CONSTRUCTION OF PARKING/BUILDING EDGES.

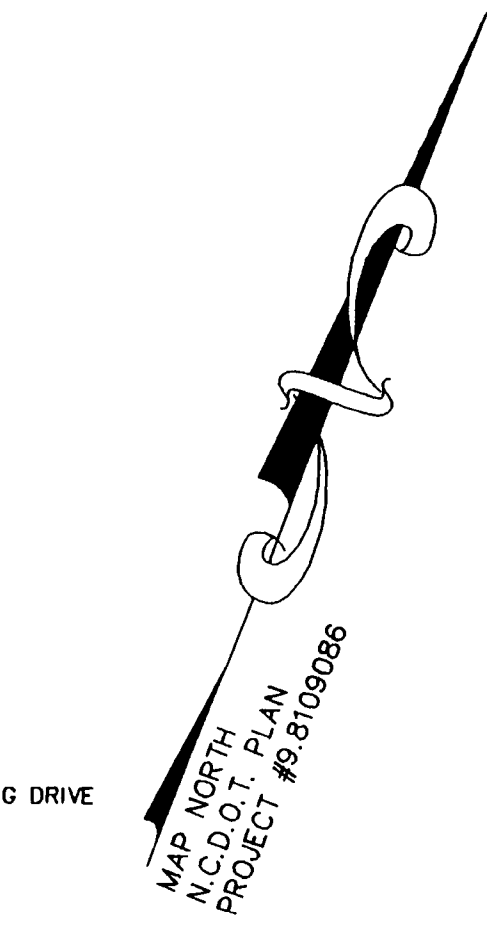
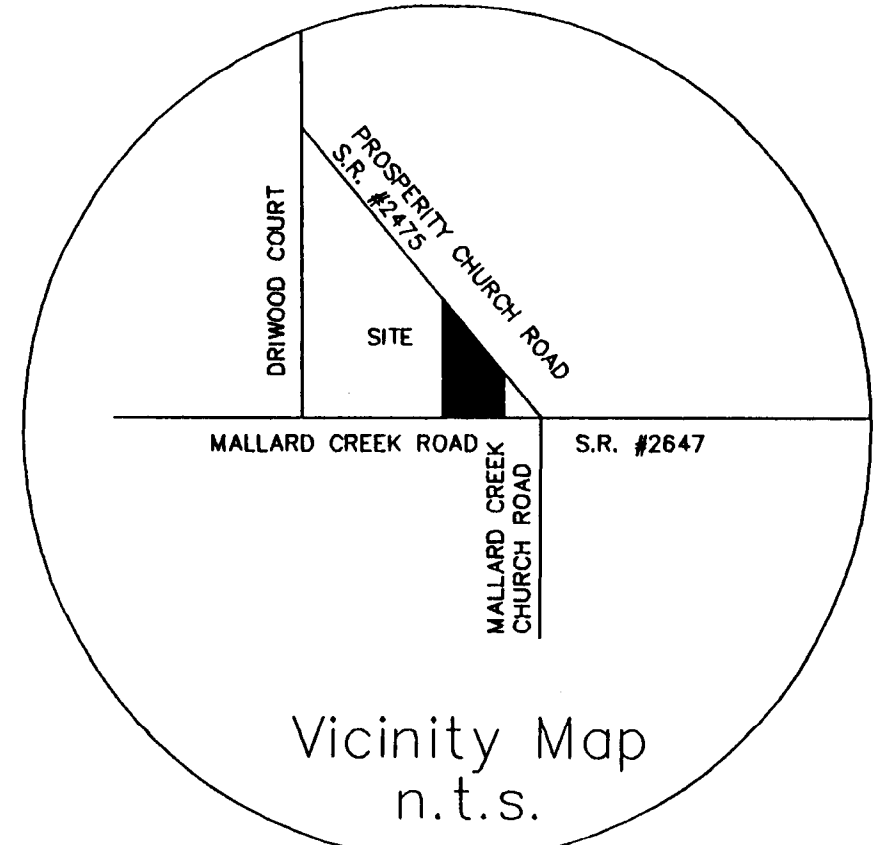
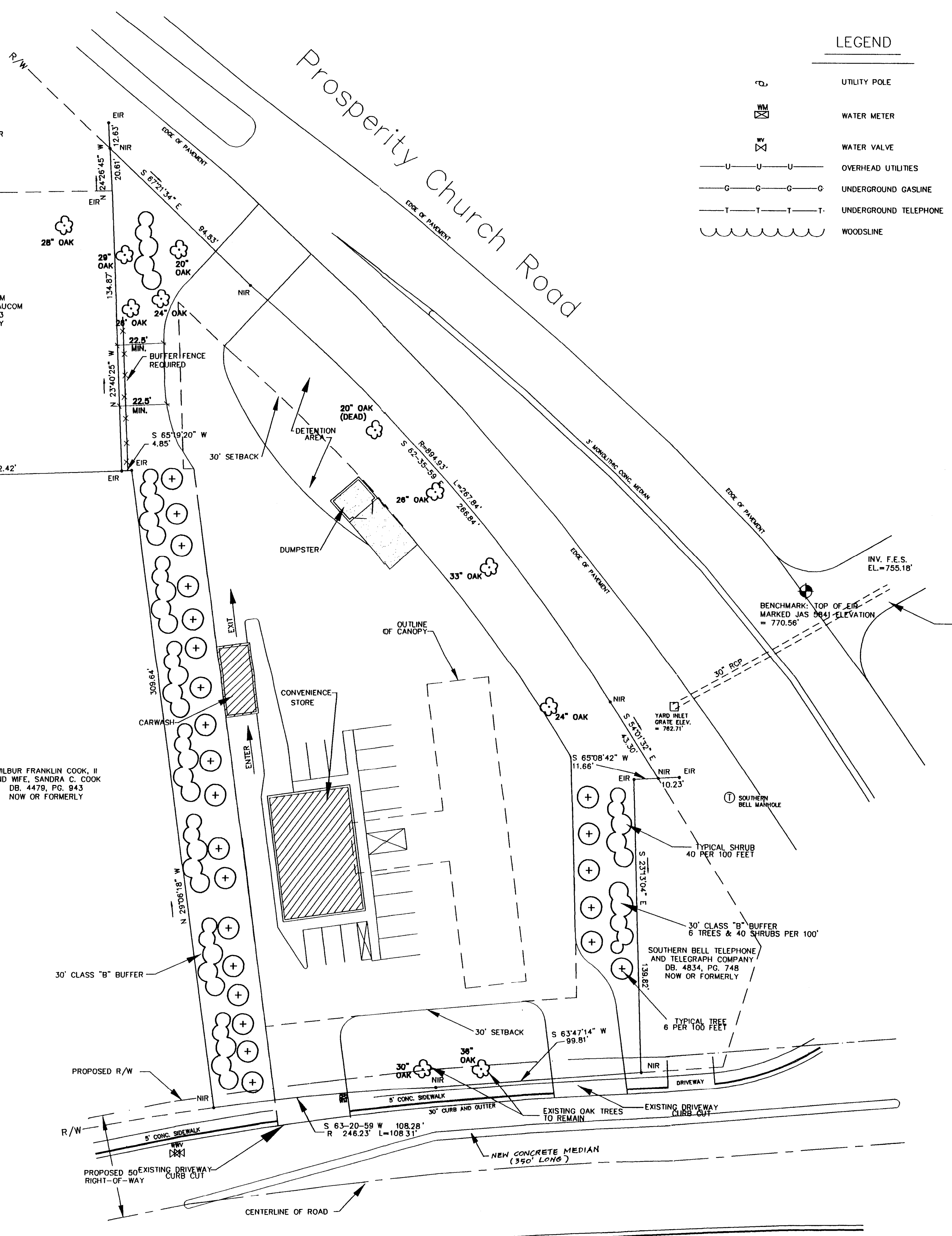
- NOTES:**
1. EIP=EXISTING IRON PIPE.
 2. EIR=EXISTING IRON REBAR.
 3. NIR=NEW IRON REBAR.
 4. R/W=RIGHT OF WAY.
 5. TAX PARCEL #29-362-06.
 6. RIGHT OF WAY INFORMATION FOR MALLARD CREEK ROAD AND PROSPERITY CHURCH ROAD WAS TAKEN FROM N.C.D.O.T. RIGHT OF WAY PLAN PROJECT #9.8109086.
 7. UNDERGROUND UTILITIES WERE SHOWN TO US BY NORTH CAROLINA ONE CALL (FORMERLY ULUCO) TICKET # 212070 (PROSPERITY CHURCH ROAD) AND TICKET # 212092 (MALLARD CREEK ROAD).
 8. OTHER UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
 9. CONTOUR INTERVAL = ONE FOOT.
 10. BENCHMARK: TOP OF EIR MARKED JAS 5841 ON NORTHEAST SIDE OF PROSPERITY CHURCH ROAD ELEV.=770.56'
 11. TREES SHOWN ARE SUBJECT TO ERROR IN KIND.
 12. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. DEED INFORMATION WAS OBTAINED FROM CURRENT COUNTY TAX PARCEL RECORDS. ATTORNEY IS TO VERIFY COMPLIANCE WITH ANY RESTRICTIVE COVENANTS, HOMEOWNERS ASSOCIATION RESTRICTIONS OR ANY OTHER RESTRICTIONS OF RECORD THAT MIGHT AFFECT THE PROPERTY SHOWN HEREON.

ALL BOUNDARY INFORMATION AND EXISTING PHYSICAL CONDITIONS WERE TAKEN FROM A SURVEY PREPARED BY:
 SAM MALONE AND ASSOCIATES
 116 W. JOHN STREET
 MATTHEWS, N.C.
 DATED: 4/23/96

WENDELL GRAY ALEXANDER AND WIFE, JOYCE STANLY ALEXANDER DB. 3385, PG. 441 NOW OR FORMERLY

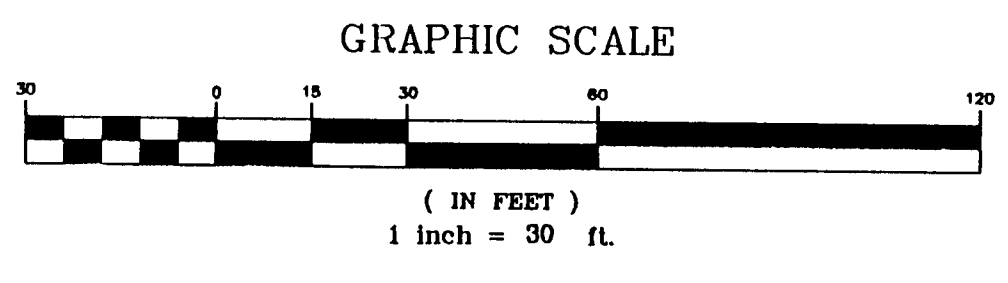
DONALD E. BAUCOM AND WIFE, MARY A. BAUCOM DB. 3385, PG. 433 NOW OR FORMERLY

WILBUR FRANKLIN COOK, II AND WIFE, SANDRA C. COOK DB. 4479, PG. 943 NOW OR FORMERLY



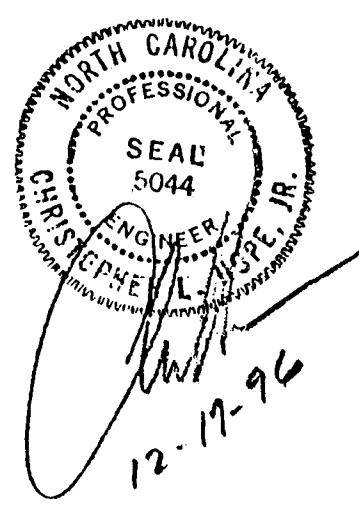
APPROVED BY COUNTY COMMISSION
 DATE 2/11/97

FOR PUBLIC HEARING
 97-2(C)



Cummings
 Construction Corporation
 P.O. Box 692 / Matthews, N.C. 28106
 (704) 845-9868

CONVENIENCE STORE AND CARWASH
PETRO EXPRESS
 PROSPERITY CHURCH RD. AND MALLARD CREEK RD.
 CHARLOTTE — NORTH CAROLINA



BIDS DUE _____
 SET NO _____
 REVISIONS Δ 12-19-96
 SCALE NOTED _____
 DRAWN BY JDH
 CHECKED BY CLH
 DATE 10/23/96
 JOB NO _____

SP-1

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500