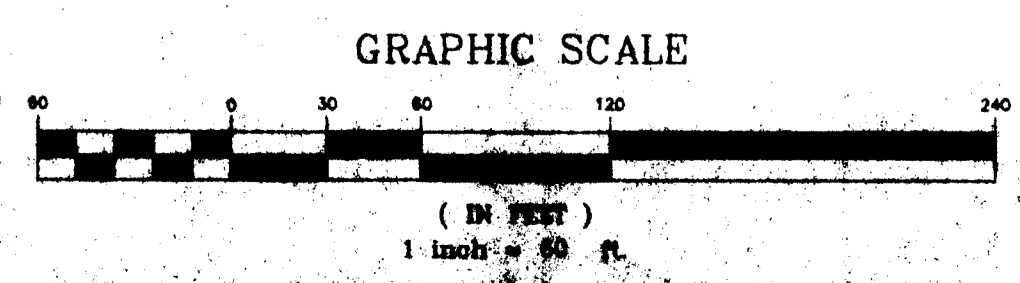


CURVE	CHORD BEARING	CHORD LENGTH	ARC	RADIUS
C1	N 46-25-12 E	37.04	38.51	40.00'
C2	N 10-00-00 E	12.29	12.34	40.00'
C3	N 11-26-40 W	265.42	267.57	607.96'
C4	N 24-27-28 E	43.45	49.11	29.00'
C5	N 73-05-59 E	24.83	24.83	5415.69'
C6	N 73-26-34 E	40.00	40.00	5415.69'
C7	N 73-49-45 E	33.06	33.06	5415.69'
C8	N 76-06-01 E	396.21	396.30	5415.69'

NOTE:
 THE TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS COMPILED FROM CITY AND COUNTY AERIAL TOPOGRAPHY. THIS BASE MAP SHOULD NOT BE USED FOR THE DEVELOPMENT OF SITEWORK CONSTRUCTION DOCUMENTS. THE FLOODWAY FRINGE AND LOCATION OF THE FLOOD DISTRICT ENCROACHMENT BOUNDARIES, AS SHOWN ON THIS PLAN, WERE TAKEN FROM CITY AND COUNTY TOPOGRAPHY AND TAX MAPS. A FIELD VERIFIED TOPOGRAPHIC AND BOUNDARY SURVEY IS RECOMMENDED FOR PREPARATION OF FINAL SITE WORK CONSTRUCTION DOCUMENTS.



- SITE DEVELOPMENT DATA:**
- EXISTING ZONING: R-12MF(CD)
 - PROPOSED ZONING: B-1(CD) (NEIGHBORHOOD SHOPPING CENTER)
 - TOTAL ACRES: 16.039 ACRES
 - .289 ACRES INSIDE CITY LIMITS
 - 15.750 ACRES NET
 - PROPOSED MAXIMUM SF: 95,000 SF (INCLUDING OUTPARCELS)

- CONDITIONAL NOTES:**
1. THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET AND THE ILLUSTRATIVE PLAN. THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS VEHICULAR ACCESS POINTS, BUFFERS/SETBACKS, GENERALIZED BUILDING/PARKING, AND CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE ILLUSTRATIVE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET, BUT OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENT OF BUILDINGS/PARKING/CIRCULATION AREAS, BUILDING FOOTPRINTS AND SHAPES, ETC. IN NO EVENT, HOWEVER, SHALL BUFFER OR YARD/SETBACK SPACES BE DECREASED OR THE MAXIMUM LEVEL OF DEVELOPMENT INTENSITY INCREASED FROM THAT SHOWN ON THE TECHNICAL DATA SHEET.
 2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING AND LANDSCAPING.
 3. THE PROPOSED DEVELOPMENT SHALL CONSIST OF A NEIGHBORHOOD SHOPPING CENTER AND ASSOCIATED OUTPARCELS. USES ALLOWED SHALL BE RETAIL SERVICE, GASOLINE SALES, RESTAURANTS, OFFICE, FINANCIAL AND SIMILAR USES.
 4. AS REQUIRED, A 75 FOOT WIDE CLASS B BUFFER SHALL BE ESTABLISHED AS SHOWN ALONG THE SOUTHERLY EDGE OF THE NEW PUBLIC STREET. THIS BUFFER SHALL BE MAINTAINED AND WATER DETENTION SHALL BE PROVIDED AT THE 75 FOOT WIDE SETBACK SHALL BE ESTABLISHED FROM THE PUBLIC STREET FRONTAGES. THE SETBACK AREA SHALL BE LANDSCAPED WITH ANY COMBINATION OF TREES, SHRUBS, LAWN AREAS, FLOWER BEDS, ETC.
 5. THE SITE SHALL BE SERVICED BY A COMBINATION OF A NEW PUBLIC STREET AND PRIVATE DRIVEWAY CURB CUTS TO SAID STREET, US HWY 29 AND PAVILION BLVD. AS SHOWN. THE NEW STREET SHALL RUN ALONG THE SITE'S EASTERLY EDGE. THE NEW PUBLIC STREET IS SHOWN AS A SHARED PUBLIC STREET WITH THE ADJOINING PROPERTY OWNERS (TAX PARCEL 051-031-03). THE PUBLIC STREET MAY SHIFT ENTIRELY TO THE SUBJECT SITE OF THE REZONING IF A COOPERATIVE AGREEMENT REGARDING THE STREET (I.E. SHARED LOCATION, CURB CUTS, COSTS, ETC.) CANNOT BE REACHED WITH THE ADJOINING OWNER. ALL ACCESS POINTS ARE APPROXIMATE IN LOCATION AND MAY SHIFT IN RESPONSE TO FINAL SPECIFIC PLANS, EXCEPT FOR THE ONE EXISTING CURB CUT ON PAVILION BOULEVARD.
 6. A MAXIMUM OF 2 OUTPARCELS SHALL BE PERMITTED. EACH OUTPARCEL SHALL BE VEHICULARLY ACCESSED BY THE INTERNAL CIRCULATION SYSTEM OF THE OVERALL SHOPPING CENTER LAYOUT. NO DIRECT CURB CUT ACCESS TO US HWY 29 OR PAVILION BLVD. SHALL BE PERMITTED REGARDING THE OUTPARCELS. OUTPARCEL SIZES MAY VARY SOMEWHAT FROM THAT DEPICTED.
 7. AS AN ALTERNATIVE TO THE REQUIRED BUFFER, THE PETITIONER SHALL OFFER THE BUFFER AREA ALONG WITH OTHER LAND AS SHOWN ON THE SITE PLAN TO THE MECKLENBURG COUNTY PARK AND RECREATION DEPARTMENT. SUCH OFFER AND DEDICATION ARE MADE PURSUANT TO SECTION 12.203(15). IF THE PARK AND RECREATION ACCEPTS THE DEDICATION, THEN THE BUFFER SHALL BE WAIVED AS ALLOWED UNDER SAID SECTION. THE DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ASSOCIATED WITH THE PROPOSED DEVELOPMENT. PORTIONS OF THE BUFFER AND OTHER LAND MAY BE WAIVED AS OUTLINED IN NOTE 6. THE AREA SHOWN FOR DEDICATION IS APPROXIMATE; THE EXACT AREA SHALL BE DETERMINED AT THE TIME OF FINAL CONSTRUCTION DRAWINGS.
 8. THE AREA OFFERED TO MECKLENBURG COUNTY FOR DEDICATION SHALL REMAIN LARGELY UNDISTURBED. GRADING SHALL BE LIMITED TO NECESSARY UTILITY CONNECTIONS WHICH SHALL CROSS THE BUFFER AT 90 DEGREES ONLY AS WELL AS GRADING NECESSARY TO PREPARE THE SITE FOR DEVELOPMENT. HOWEVER, SUCH GRADING IN THIS AREA SHALL BE LIMITED TO THAT OUTLINED ON THE SITE PLAN.
 9. THE MAXIMUM HEIGHT OF DETACHED LIGHTING IN PARKING AREAS SHALL BE 30 FEET. LIGHTING AT THE REAR OF THE SHOPPING CENTER SHALL BE DESIGNED TO AVOID DIRECT GLARE TOWARDS PROPERTIES DEVELOPED WITH RESIDENTIAL STRUCTURES.
 10. STORM WATER DETENTION, IF ANY, SHALL NOT BE LOCATED WITHIN BUFFER OR SETBACK AREAS.
 11. BUFFER AREAS SHALL NOT BE REDUCED IN WIDTH FROM THAT SHOWN ON THE SITE PLAN.
 12. SCREENING SHALL BE PROVIDED AS REQUIRED UNDER SECTION 12.303 AND INTERNAL LANDSCAPING SHALL BE PROVIDED AS REQUIRED UNDER SECTION 12.208 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
 13. DUMPSTERS SHALL BE SCREENED WITH SOLID ENCLOSURES WITH GATES.
 14. OUTPARCEL BUILDINGS SHALL BE CONSTRUCTED USING ARCHITECTURALLY SIMILAR MATERIALS AND COLORS AS THE MAIN SHOPPING CENTER BUILDING(S). ALL BUILDINGS SHALL BE CONSTRUCTED OF BRICK, STUCCO AND/OR OTHER MASONRY MATERIALS.
 15. DETACHED IDENTIFICATION SIGNS SHALL NOT BE PERMITTED ALONG THE NEW PUBLIC STREET ALONG THE EASTERLY EDGE OF THE SITE.
 16. PETITIONER SHALL SELL THE PROPOSED NEW R/W ALONG US HWY 29 AND PAVILION BLVD. AS SHOWN ON THE SITE PLAN TO THE APPROPRIATE AGENCY. THE R/W SHALL BE PURCHASED AT FAIR MARKET VALUE FAMILY LAND VALUES.

GMA DESIGN ASSOCIATES, INC.
 428 East Fourth Street,
 Suite 404 (P.O.) 272-1907
 Charlotte, NC 28202
 Telephone: 704-375-2888
 Fax: 704-375-2889

**NEIGHBORHOOD SHOPPING CENTER
 CONDITIONAL ZONING SITE PLAN**

**PAVILION BLVD. INVESTMENT PARTNERS
 CHARLOTTE, NC**

REVISION #7 (2010) - 70' PUBLIC HEARING

Project No. **40446**

Drawn by: [Signature]
 Date Drawn: 6/24/10
 Revisions: [List]
 City of Charlotte
 Planning Department
 215 N. Salisbury Street
 Charlotte, NC 28202
 After 5:00 PM