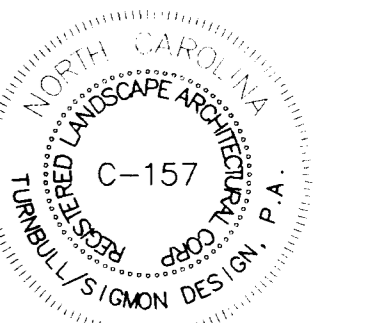
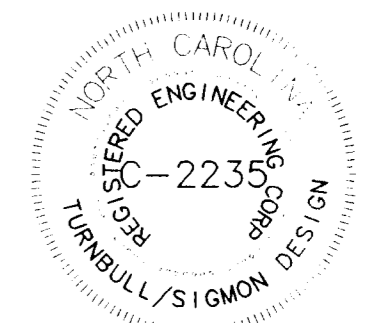


Turnbull Sigmon Design  
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Suite 530  
Charlotte, NC 28203  
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LAND DEVELOPMENT DESIGN SERVICES



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**Crosland and  
The Housing Authority  
of the  
City of Charlotte**

135 SCALEBARK ROAD  
CHARLOTTE, NC 28209  
704.529.6096

**Dalton Plaza  
Petition #99-97**

CHARLOTTE, NC

**Schematic  
Site Plan  
Administrative  
Amendment**

PROJECT NUMBER: 02056

DRAWN BY: KK

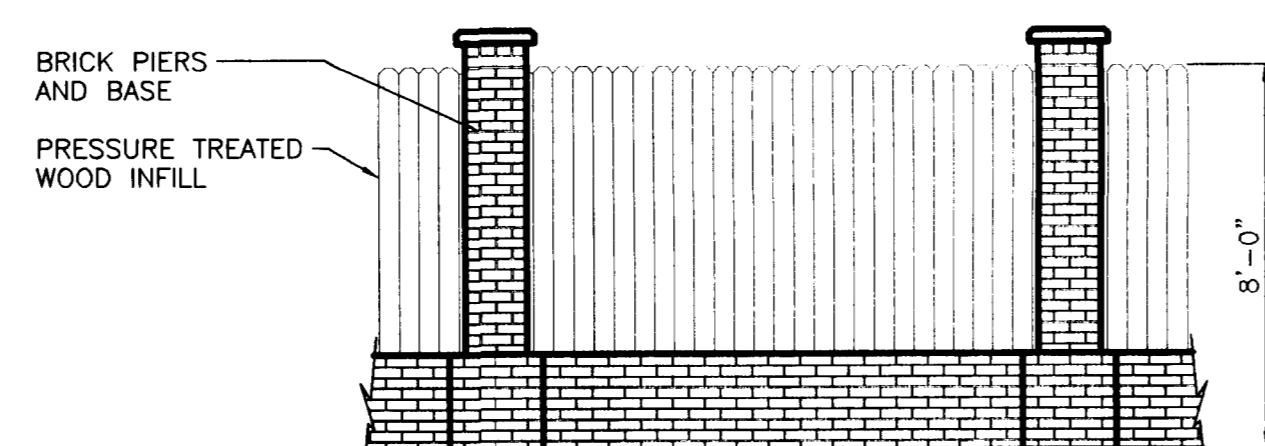
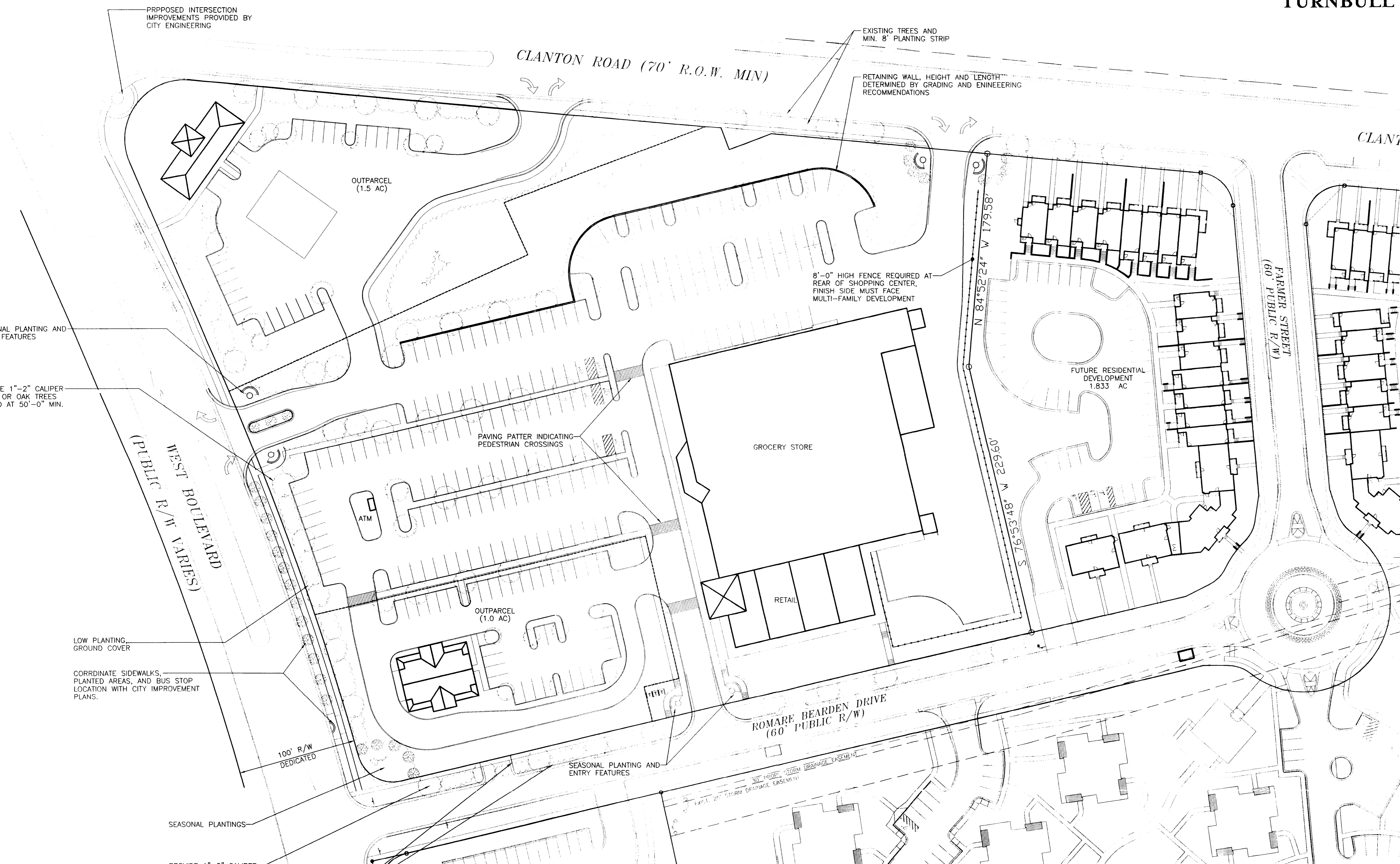
DESIGNED BY: BCS

ISSUE DATE: 05/05/03

ATTACHED TO ADMINISTRATIVE  
APPROVAL

DATED: May 29, 2003  
BY: MARTIN R. CRAMTON, JR.

NO. DATE: BY: REVISIONS:

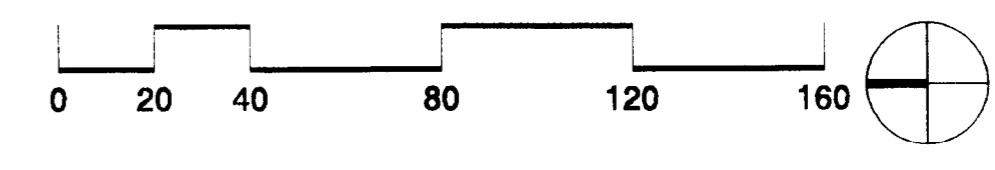


NOTE:  
FENCE AT RETAIL SHOPS AND  
ROMARE BEARDEN DRIVE MAY  
CHANGE TO A COMBINATION OF  
BRICK PIERS AND ROD IRON  
INFILL DEPENDING ON SCREENING  
NEEDS

**FENCE ELEVATION**  
(TYP. rear of grocery store)  
Scale: 1/4"=1'-0"

**DEVELOPMENT SUMMARY**  
TOTAL SITE AREA: 7.299 AC  
EXISTING ZONING: R-5, R-17MF & R-22MF  
PROPOSED ZONING: NS  
(NEIGHBORHOOD SERVICES DISTRICT)  
MAX. BLD. AREA: 51,000 sq. ft.

- GENERAL NOTES:**
1. WALL PAK TYPE LIGHTING IS NOT ALLOWED ON SITE.
  2. ALL DUMPSTERS TO BE SCREENED WITH A SOLID ENCLOSURE WITH A GATE.
  3. ALL UNITS CONSTRUCTED ON THE SITE MUST BE VISUALLY COMPATIBLE.
  4. DETACHED SIGNS FOR CENTER TO BE GROUND MOUNTED, 7 FEET HEIGHT AND 50 SQUARE FEET (MAX.). OUTPARCEL SIGNS TO BE 4 FT. HT. AND 32 SQ. FT. (MAX). ALL SIGNAGE MATERIALS TO BE COMPATIBLE WITH BUILDING AND FENCING MATERIALS.
  5. ALL BUILDING SIGNAGE FOR THE RETAIL SHOPS MUST BE OF UNIFORM SIZE AND MATERIAL.
  6. THE RETAIL COMPLEX AND GROCERY STORE WILL BE MOVED AS CLOSE TO ROMARE BEARDEN DRIVE AS POSSIBLE GIVING CONSIDERATION TO CIVIL ENGINEERING CONCERNS.
  7. THE PLANNING COMMISSION WILL BE GIVEN DESIGN REVIEW AUTHORITY OVER THE BUILDING ELEVATIONS.
  8. ON-SITE DETENTION IS NOT REQUIRED. SITE ADJACENT TO PERMANENT STORMWATER EASEMENTS CONNECTED TO A REGULATED FLOODWAY. (IRWIN CREEK)
  9. THIS PLAN REPRESENTS A MODIFICATION TO AN EXISTING PLAN TITLED: DALTON VILLAGE, SCHEMATIC SITE PLAN-PETITION #99-97 AND APPROVED BY CITY COUNCIL ON 1-18-2000. IT IS SUBMITTED FOR ADMINISTRATIVE APPROVAL TO AMEND THE SOUTH PROPERTY LINE AND ADJOINING FUTURE RESIDENTIAL DEVELOPMENT.



**CHARLOTTE - MECKLENBURG  
PLANNING COMMISSION**  
INTER - OFFICE COMMUNICATION

DATE: May 20, 2003

TO: Robert Brandon  
Zoning Administrator

FROM: Martin R. Cramton, Jr.  
Planning Director

SUBJECT: Administrative Approval for Petition No. 1999-97 by Robert T. Drakeford.

Attached is a revised plan for the above petition. This plan has been revised to show a different line for development on the southern property line. The actual zoning line does not change as shown on the original approval, but the property line for development has changed. Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.