

FOR PUBLIC HEARING
 PETITION # 01-043
 PETITIONERS:
 EXXON CO., U.S.A.

CONDITIONAL NOTES

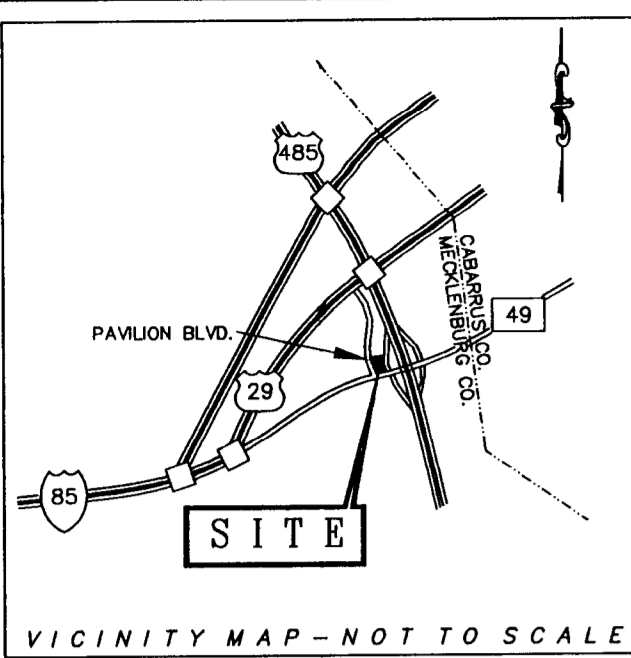
1. THE PROPOSED SITE PLAN REPRESENTS THE ANTICIPATED, PREFERRED ARRANGEMENT OF BUILDINGS AND PARKING/CIRCULATION AREAS. HOWEVER, MODIFICATIONS PERTAINING TO THE SIZE, SHAPE AND ARRANGEMENT OF BUILDINGS, AS WELL AS THE PARKING AND CIRCULATION LAYOUT ARE PERMITTED AS A MATTER OF RIGHT. IN NO EVENT, THOUGH, SHALL THERE BE ANY DECREASE IN THE DEPTH OF BUFFERS OR SETBACK/YARDS NOR ANY INCREASE IN THE AMOUNT OF BUILDING SQUARE FOOTAGE PERMITTED ON THE SITE.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF STREET PARKING, SIGN AGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, EROSION CONTROL, ETC...
3. VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO THE POINTS OF INGRESS/EGRESS AS SHOWN ON THE SITE PLAN. THE LOCATIONS MAY VARY SOMEWHAT FROM THAT DEPICTED. THE LOCATIONS AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CHARLOTTE D.O.T. AND/OR THE N.C. DEPARTMENT OF TRANSPORTATION.
4. EXTERIOR LIGHTING SHALL BE DESIGNED/SHIELDED IN A FASHION WHICH DOES NOT DIRECT GLARE TOWARDS ADJUTING RESIDENTIAL PROPERTIES.
5. NO STORMWATER DETENTION SYSTEMS SHALL BE PERMITTED IN BUFFERS OR SETBACKS.
6. SCREENING SHALL BE PROVIDED PER SECTION 12.303.3 AND BUFFERS SHALL COMPLY WITH 12.302
7. DETACHED LIGHTS SHALL BE LIMITED IN HEIGHT TO A MAXIMUM OF 20'
8. WALL PACK LIGHTING SHALL NOT BE PERMITTED.
9. STANDARD 2'-6" CURB & GUTTER IMPROVEMENTS, STORM DRAINAGE, AS WELL AS A 5' SIDEWALK AND 8' PLANTING STRIP SHALL BE PROVIDED ALONG THE SITE'S PAVILION BLVD. FRONTAGE.
10. CANOPY HEIGHT SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 18' (15' CLEARANCE)
11. THE BUILDING AND CARWASH EXTERIOR SKIN SHALL BE CONSTRUCTED WITH A MINIMUM OF 50% BRICK. THE BALANCE OF THE EXTERIOR BUILDING AND CARWASH SKIN SHALL BE COMPRISED OF OTHER COMPLIMENTARY MATERIALS.
12. THE CANOPY OF THIS FACILITY MAY INCORPORATE THE COMPANY'S STANDARD MATERIALS, COLORS AND DESIGN.
13. THE DETACHED IDENTIFICATION SIGN SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 18'. THE SIGN SHALL BE DESIGNED TO ATTRACTIVELY INCORPORATE A MONUMENTAL BRICK BASE TO COMPLIMENT THE BRICK ON THE MAIN BUILDING THE SIGN FACE SHALL BE LIMITED IN SIZE TO 75 SQ. FT.
14. BUFFERS SHALL BE A COMBINATION OF CLASS "A" AND CLASS "B" PLANTINGS AS WELL AS A DEPTH WHICH VARIES FROM 26.25' TO 50'

PROJECT DATA

SITE AREA-	1.970 AC.
EXISTING ZONING-	B-1 (CD)
PROPOSED ZONING-	B-1 (CD) S.P.A.
TOTAL PROPOSED BUILDING AREA-	4,800 S.F.
TOTAL PARKING REQUIRED	19
4,796 SF / 250 SF= 19.18	
TOTAL PARKING-	24
(INCLUDES 2 HANDICAP SPACES)	
PROPOSED USE- GASOLINE SALES, CONVENIENCE STORE AND CARWASH	

NOTES:

1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY JMA CONSULTING ENGINEERS.
2. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
6. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
7. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.



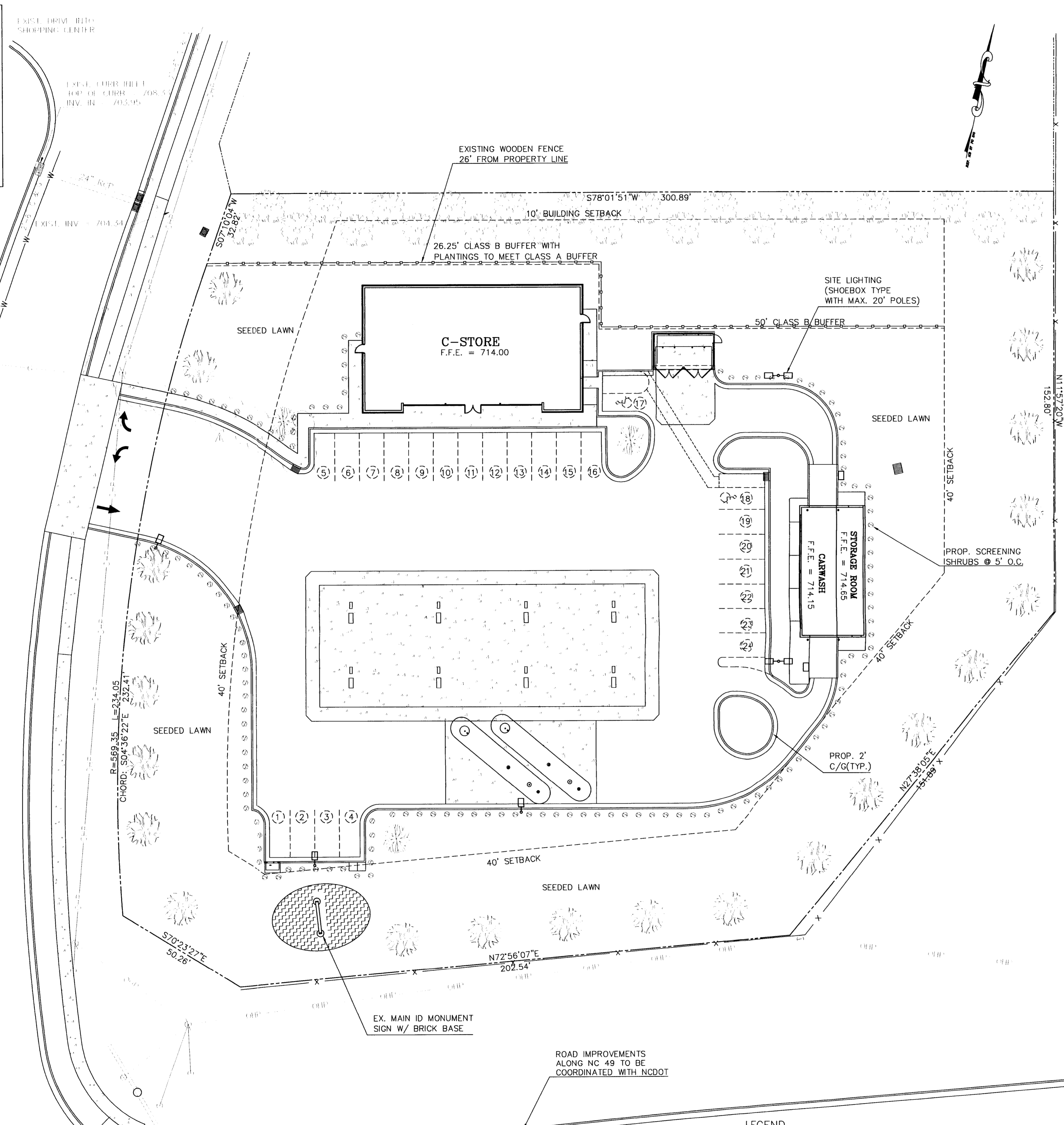
SANITARY SEWER MH
 RIM = 708.86
 INV. OUT = 695.26

APPROX. LOCATION OF EXISTING 12" WATER LINE (TO BE FIELD VERIFIED)

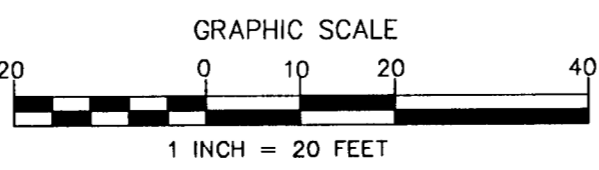
PAVILION BLVD.
 (100' RIGHT OF WAY)

EXISTING FIRE HYDRANT

TRAFFIC SIGNAL (EXISTING)



NC HIGHWAY 49
 VARIABLE WIDTH PUBLIC R/W
 (CONTROLLED ACCESS RIGHT OF WAY)



LEGEND

- LEYLAND CYPRESS (27)
- RED MAPLE (21)
- CRAPE MYRTLE (3)
- DWARF YAUPON HOLLY (90)

PRELIMINARY PLAN
 DO NOT USE FOR CONSTRUCTION

1901 PAVILION BOULEVARD CHARLOTTE, NORTH CAROLINA
 APPROVED BY CITY COUNCIL DATE 5/24/01
 REGONING PLAN
 RAS Number 4-0539
 Design Type CIVIL
 Building Type / Size:
 Bldg. Code: Scale: 1"=20'
 Drawn By / Approved By: WDP/WTU
 File Name: 00025.DWG
 Date: 1/16/01
 Issued For: STANDARD
 Project No: 4-0539
 Drawing No: C1.0