

1. The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of the individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206.27 during the design development and construction phases.

- Although listed below as by the developer, the relocation of the median and the construction of turn lanes on Statesville Road at Access "B" should be included with the Statesville Road Widening Project. (Developer to pay the City of Charlotte for the said improvements at Access "B".)

- Realign Access "C", as depicted on the site plan, to intersect Statesville Road opposite Keith Drive on the eastern side of Statesville Road.
- Modify the pavement markings on the eastbound approach of Access "C" and on the westbound approach of Keith Drive to reflect "right-in/right-out" operation upon the addition of the median on Statesville Road.

- Construct Access "E" to include a left turn lane and a right turn lane and one receiving lane. The new approach must provide 200' of internal channelization.
- Install traffic signal control upon meeting appropriate CDOT and NCDOT traffic signal warrants and approval.

- Construct the westbound approach that includes a left turn lane, a right turn lane, and one receiving lane. The new approach must provide a minimum of 150' of internal channelization.
- Construct a southbound left turn lane on Millhaven Lane with 150' of storage and a 15:1 bay taper with 25:1 through lane tapers.

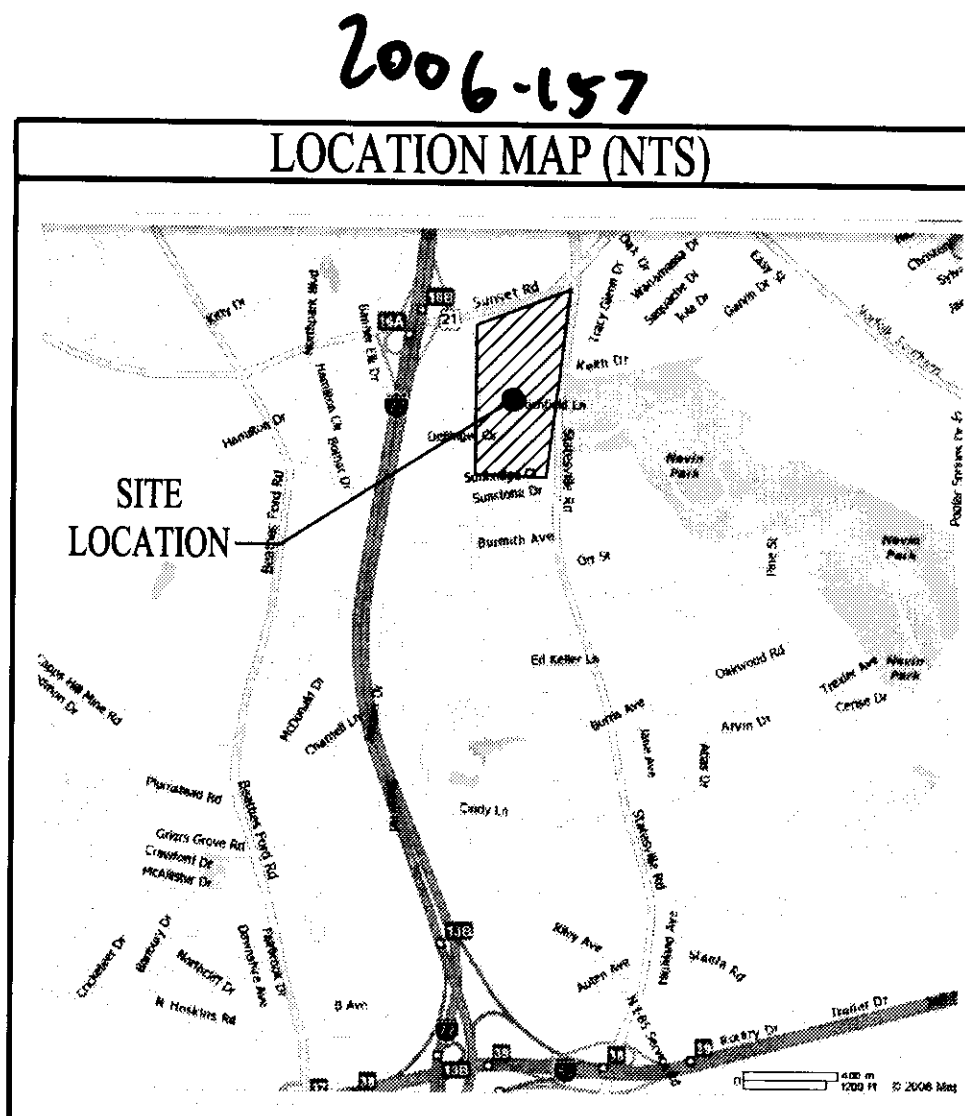
- Construct the westbound approach that includes a left turn lane, a right turn lane, and one receiving lane. The new approach must provide a minimum of 150' of internal channelization.

Millhaven Lane

- Construct a two-way-left-turn lane along Millhaven Lane from Access "G" to terminate at a 25:1 taper after Access "H".

FOR PUBLIC HEARING
2006-157

SITE DATA	
EXISTING ZONING:	B1-SCD, B-1, B-2, R-4
PROPOSED ZONING:	CC
SITE SIZE:	41.5 AC. +/-
EXISTING RETAIL BUILDINGS & OUTPARCELS 1&2: 65,000 SF	
PROPOSED NEW RETAIL BUILDINGS	208,000 SF
PROPOSED NEW OUTPARCELS 3,4 & 5	20,000 SF
TOTAL PROPOSED :	308,000 SF



This drawing is the property of Chedney Robinson Associates. This drawing is not to be copied in whole or in part. Drawing or information here upon is not to be used on any other project and must be returned to Chedney Robinson Associates upon request.
Copyright 2005, Chedney Robinson Associates.
Written dimensions take precedence over scaled dimensions.

Z-1