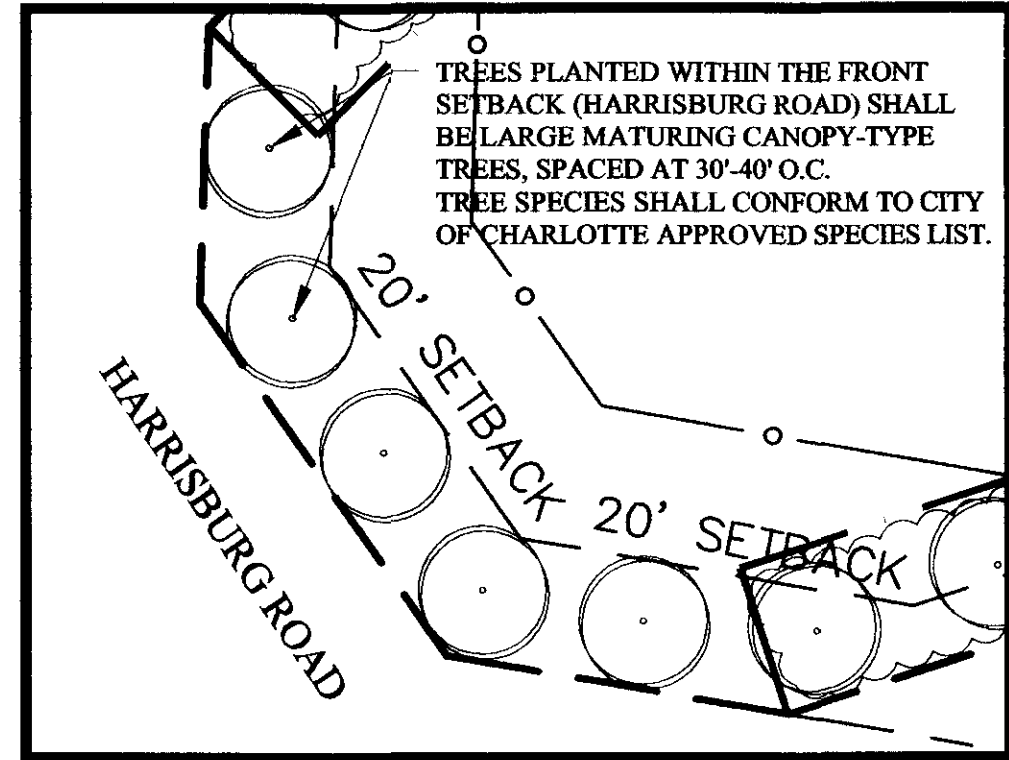
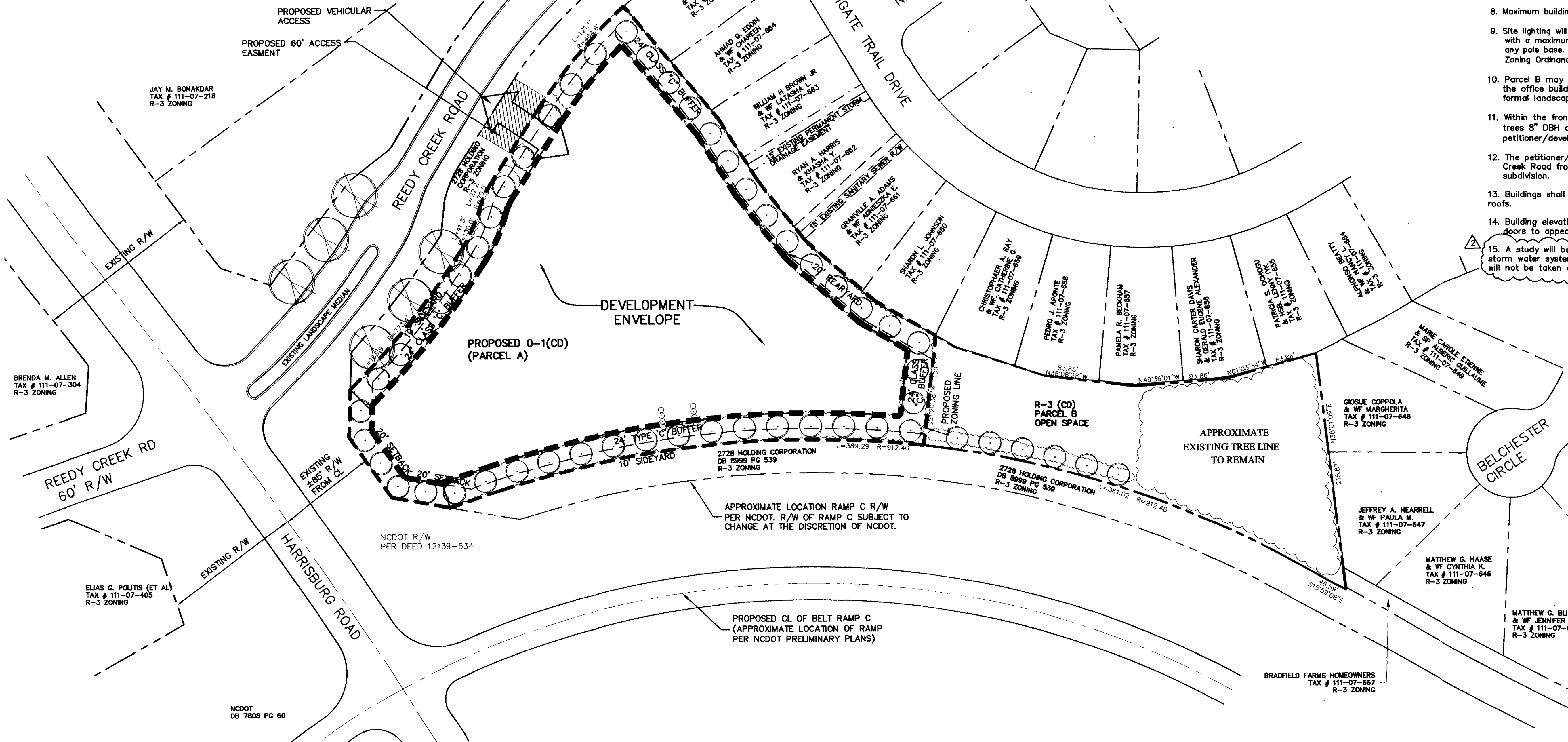


Existing Zoning:	R-3
Proposed Zoning:	0-1 (CD) & R-3 (CD)
Proposed Zoning Parcels:	Parcel A: 0-1 (CD) 2.95 AC Parcel B: R-3 (CD) 0.97 AC
Proposed Use:	Office/Medical Office
Maximum Bldg Size:	22,425 s.f. total (3 building max.)

- Development Standards:**
- The Schematic Site Plan represents a concept of development with regard to the arrangement of buildings, parking and circulation patterns. Changes which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner/developer. Such administrative changes will comply with chapter 6 of the Charlotte Zoning Ordinance.
 - 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, landscaping, etc.
 - The proposed development shall consist of office/medical office buildings. The maximum amount of building square footage shall be 22,425 square feet. Buildings 2 & 3 may be combined into 1 building, but the total area shall not change.
 - As shown on the Technical Data Sheet, required buffers shall be established. Buffers shall conform to the provisions of the Zoning Ordinance. Buffers adjacent to Reedy Creek Road and I-485 may be eliminated or reduced in the future at the discretion of the petitioner/ developer if said buffer areas are granted a zoning variance through the normal Zoning Board of Adjustment procedures, or if adjacent zoning no longer requires a buffer. If said buffers are reduced or eliminated, the building envelopes will not be expanded. However, the buffer adjacent to the single family homes fronting on Northgate Trail Drive shall not be reduced from that depicted on the Technical Data Sheet.
 - Storm water detention facilities shall not be located within setback or buffer areas.
 - Dumpster areas shall be enclosed on all four sides by a solid fence or wall with one side being a hinged gate.
 - Vehicular access points shall be limited to those shown on the Technical Data Sheet. The exact location may vary slightly from that depicted, but shall comply with all applicable design requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
 - Maximum building height will be one story.
 - Site lighting will be provided by pole mounted cutoff fixtures (i.e. "shoebox" fixtures) with a maximum height not to exceed 25 feet from finished ground level, including any pole base. Outdoor lighting shall comply with sec. 12.402 of the Charlotte Zoning Ordinance. No "Wall Pak" lighting shall be allowed.
 - Parcel B may be graded/disturbed in part during the construction of the office buildings. As noted, the parcel shall remain as open space; some formal landscaping, lawn, etc. is anticipated for the parcel.
 - Within the front setback area (along Harrisburg Rd.) of the site there are no trees 8" DBH or larger, but new landscaping as shown will be established by the petitioner/developer in the setback (see inset).
 - The petitioner/developer shall provide a sign easement along the site's Reedy Creek Road frontage for a subdivision identification sign for the Bradford Farms subdivision.
 - Buildings shall be constructed of at least 60% brick and shall have sloped roofs.
 - Building elevations along Reedy Creek Road will be designed with windows and doors to appear to front on Roadway.
 - A study will be performed on the downstream storm water system, and the storm water system for this site will be designed so that the downstream system will not be taken out of standard.



BOUNDARY NOTES:

- BOUNDARY DATA TAKEN FROM BOUNDARY SURVEY BY YARBROUGH-WILLIAMS ASSOCIATES INC., DATED 6/13/01.

DATE: 5/10/02

INCLUDES ALL APPLICABLE REVISIONS AND STAFF COMMENTS TO DATE.

REVISIONS:

- 5/15/02- REVISED DEVELOPMENT STANDARD # 4
- 5/30/02- ADDED DEVELOPMENT STANDARD # 15

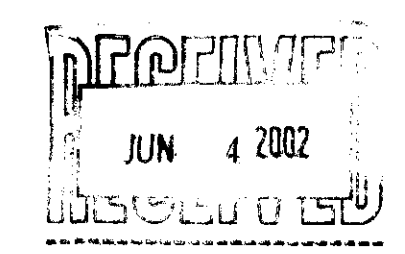
PROJECT # 01079.2

REEDY CREEK ROAD REZONING

TECHNICAL DATA SHEET
FOR REEDY CREEK DS, LLC
CHARLOTTE, NORTH CAROLINA
FOR PUBLIC HEARING PET. 2002-21

DPR
DESIGN PLANNING RESEARCH

DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332-1204

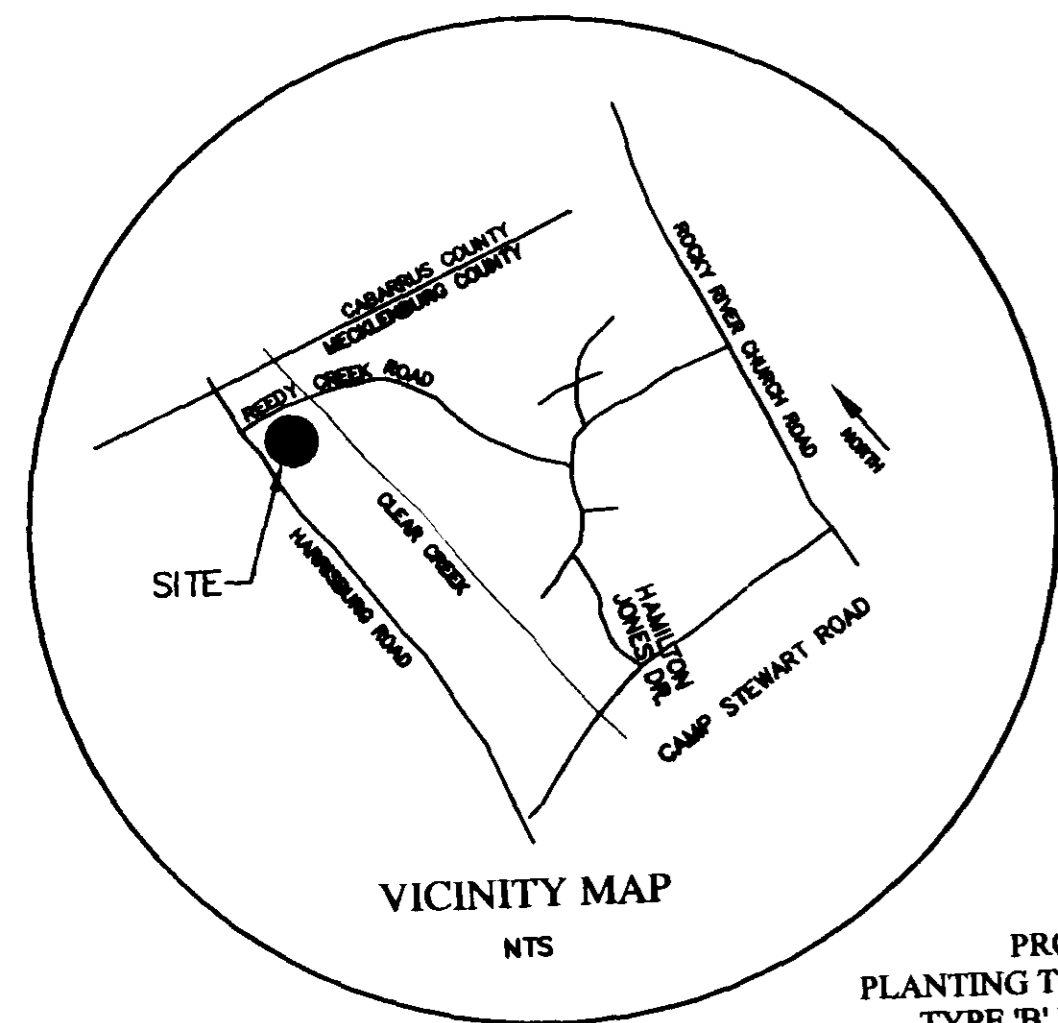


SCALE: 1"=50'

0 50 100 200

SHEET NO. RZ-1 OF 2

APPROVED BY CITY COUNCIL
DATE 6/7/02



PROPOSED PLANTING TO MEET TYPE 'B' BUFFER REQUIREMENTS (TYPE 'C' WIDTH) ALONG THESE 6 RESIDENCES ONLY

TYPE II DRIVEWAY
PROPOSED RELOCATED ACCESS EASEMENT

EXISTING TREE (TYP.)
6' PLANTING STRIP EXISTING 4' WALK

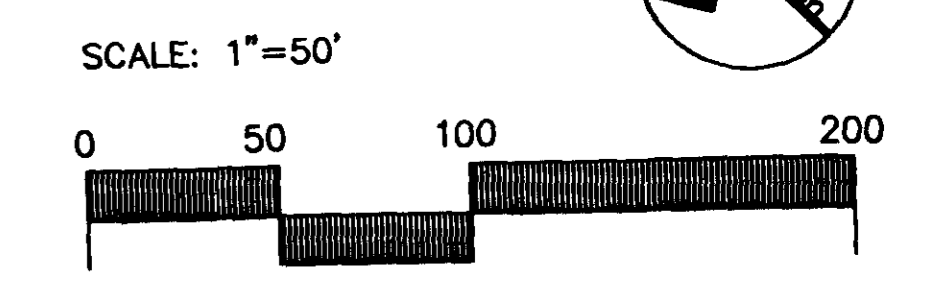
APPROXIMATE LOCATION RAMP C R/W PER NCDOT. R/W OF RAMP C SUBJECT TO CHANGE AT THE DISCRETION OF NCDOT.

PROPOSED CL OF BELT RAMP C (APPROXIMATE LOCATION OF RAMP PER NCDOT PRELIMINARY PLANS)

SITE PLAN NOTES:
1 THIS SCHEMATIC SITE PLAN IS INTENDED TO REFLECT A GENERAL PATTERN OF DEVELOPMENT, BUT MAY BE ALTERED OR MODIFIED WITHIN THE MAXIMUM BUILDING AND PARKING AREA LIMITS ESTABLISHED ON THE TECHNICAL DATA SHEET (SHEET RZ-1) PER SECTION 6 OF THE ORDINANCE.

DATE: 5/10/02
INCLUDES ALL APPLICABLE REVISIONS AND STAFF COMMENTS TO DATE.

PROJECT #: 01079.2



SHEET NO. RZ-2 OF 2

APPROVED BY CITY COUNCIL
DATE: 6/17/02

REEDY CREEK ROAD REZONING

**SCHEMATIC SITE PLAN
FOR REEDY CREEK DS, LLC
CHARLOTTE, NORTH CAROLINA
FOR PUBLIC HEARING PET. 2002-21**

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