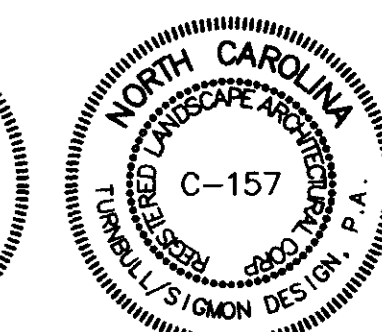
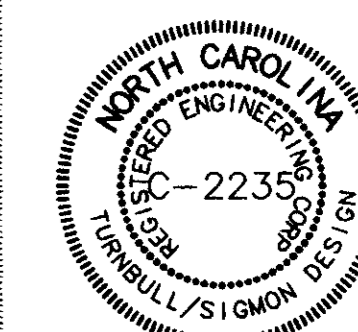




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LAND DEVELOPMENT DESIGN SERVICES



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B.V. Belk Properties

4508 E. INDEPENDENCE BLVD
CHARLOTTE, NC 28205

Statesville Road Property

CHARLOTTE, NC

Rezoning Plan

Petition # 2003-053

For Public Hearing

PROJECT NUMBER: 0022

DRAWN BY: TCS

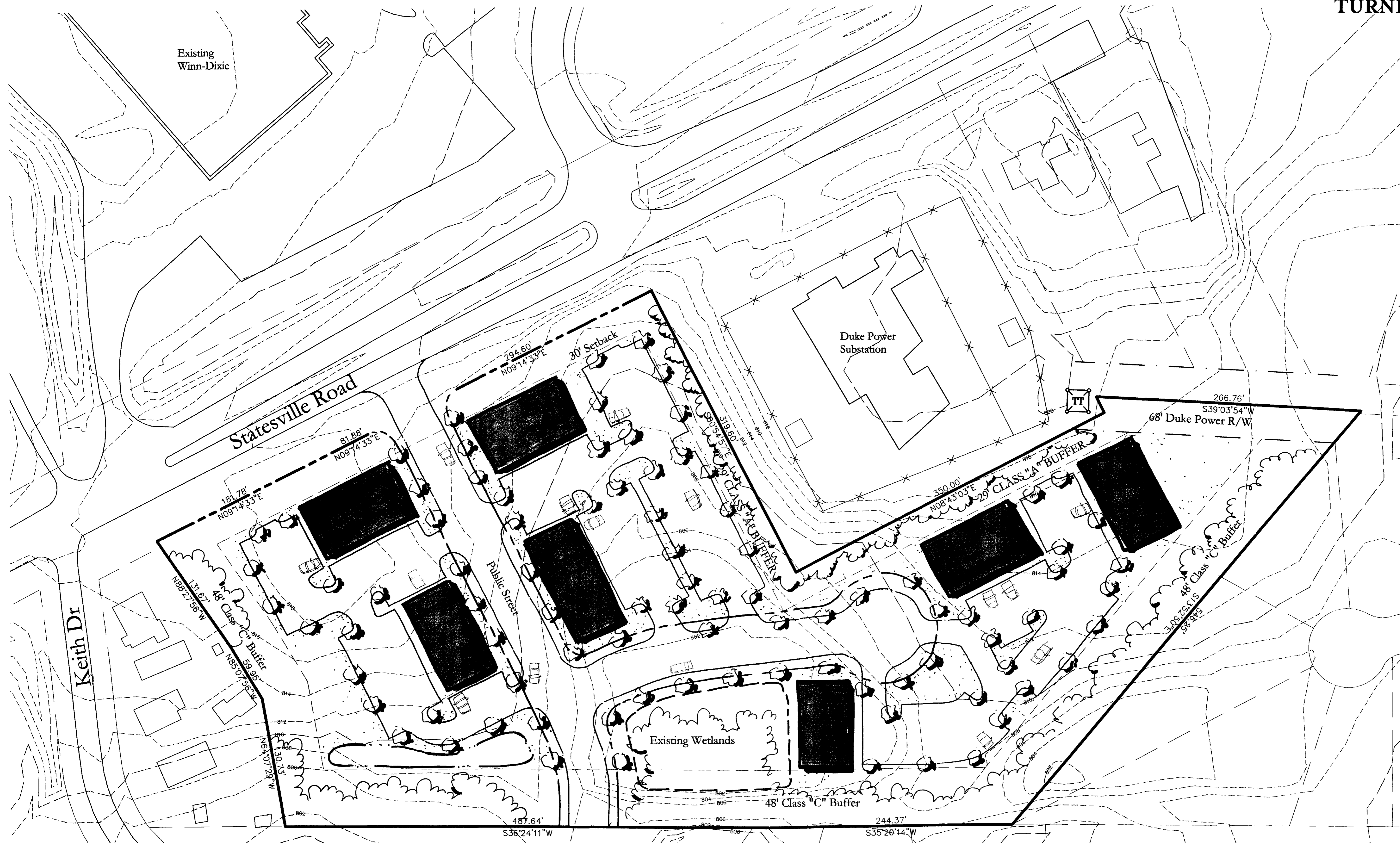
DESIGNED BY: TCS

ISSUE DATE: 3-24-03

APPROVED BY CITY COUNCIL

DATE: 7/24/03

2. 06/30/03 TCS REVISE PER CMPC COMMENTS
1. 05/14/03 TCS REVISE PER CMPC COMMENTS
NO. DATE. BY: REVISIONS:

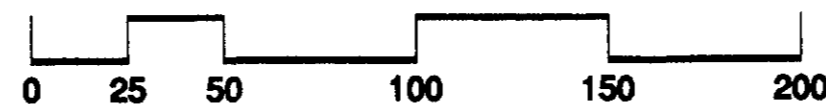
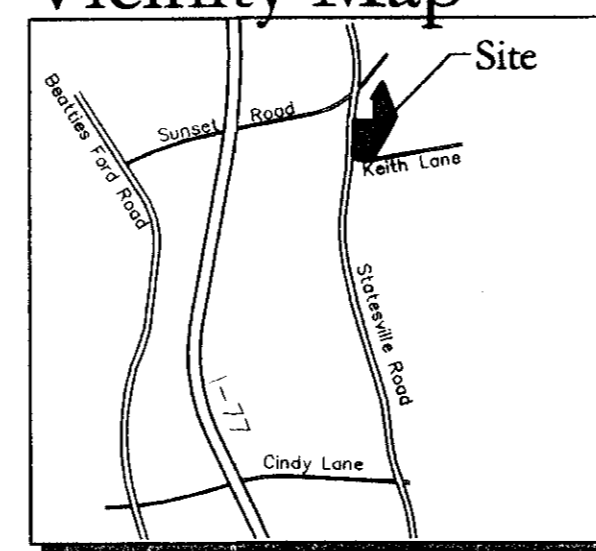


Development Standards

- The development of the site will be controlled by the standards depicted on the 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(2) during the design development and construction phases. The proposal is intended to enable the development of office/office park.
- 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.
- The proposed development shall consist of an office park. The maximum amount of building square footage shall be 49,900 square feet.
- As shown on the site plan, required buffers shall be established. Buffers shall conform to the provisions of the zoning ordinance. Buffer widths shall not be reduced from that depicted and shall remain as an undisturbed area except for any necessary grading and clearing needed to plant new buffer material and/or replant any areas due to site construction and/or utility installation. Any utility installation shall be perpendicular or nearly perpendicular to the buffer and any other grading shall be confined to the interior 15' of the buffer.
- Storm water detention facilities shall not be located within front 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.
- Wall pack lighting shall be prohibited.
- Vehicular access points shall be limited to those shown on the site plan. The exact location may vary slightly from that depicted, but shall comply with all applicable design requirements of the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

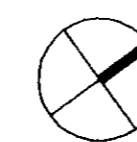
- All buildings on the site shall be a maximum of one story in height, except the two front buildings immediately adjacent to Statesville Road, which may be two stories in height. Furthermore, all buildings shall be constructed of brick.
- The petitioner shall provide a 5' sidewalk and an 8' planting strip along Statesville Road as well as all other required sidewalks and planting strips internally on the site.
- Parking will not be allowed between public streets and buildings as illustrated.
- A tree survey of trees 8" dbh or greater shall be completed for the setback along Statesville Road.
- The petitioner shall tie into the existing storm water system. The petitioner shall have the receiving drainage system analyzed to ensure that it will not be taken out of standard due to the proposed development. If it is found that the development will cause the storm drainage system to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
- The petitioner shall provide a fire hydrant within 750' of the most remote and accessible point of all buildings as the fire truck travels, if such hydrant does not already exist.
- All parking lot and security lighting will be designed such that no direct illumination extends beyond the site. Such lighting will shield the source of the light, the intent being to eliminate glare towards adjacent residential properties.
- The proposed street/circulation plan shall include a stub street to the adjoining property as shown. The stub street shall be a public street connection to provide for future vehicular traffic to said property if such a connection is required and/or desired. The petitioner shall dedicate the street right-of-way and construct the stub street as part of the proposed office development, except that the street construction shall terminate at the approximate edge of the 48 foot buffer such that the buffer area remains substantially undisturbed until the stub street is extended. The stub street shall be constructed in a manner which would allow for acceptable engineering/construction means of the remainder of the stub to the to the property line in the future. In the event that a street connection is made to the adjoining site, the petitioner and/or assigns shall provide unrestricted access to the future developer of said street through the buffer for the street construction purposes.

Vicinity Map



Development Data

Parcel Id	#045-43-137; #045-43-122
Site Area	±8.9 ac.
Existing Zoning	R-3
Proposed Zoning	O-1(CD)
Proposed Use	Office
	49,900 sf
Setback	30'
Side Yard	10'
Rear Yard	20'



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