

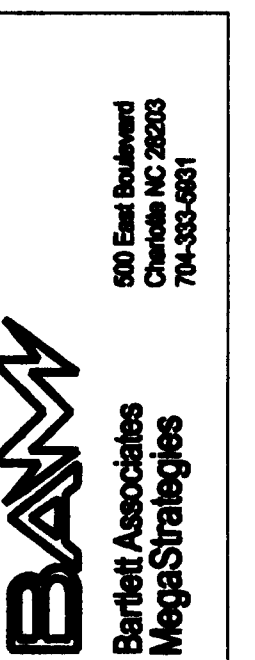
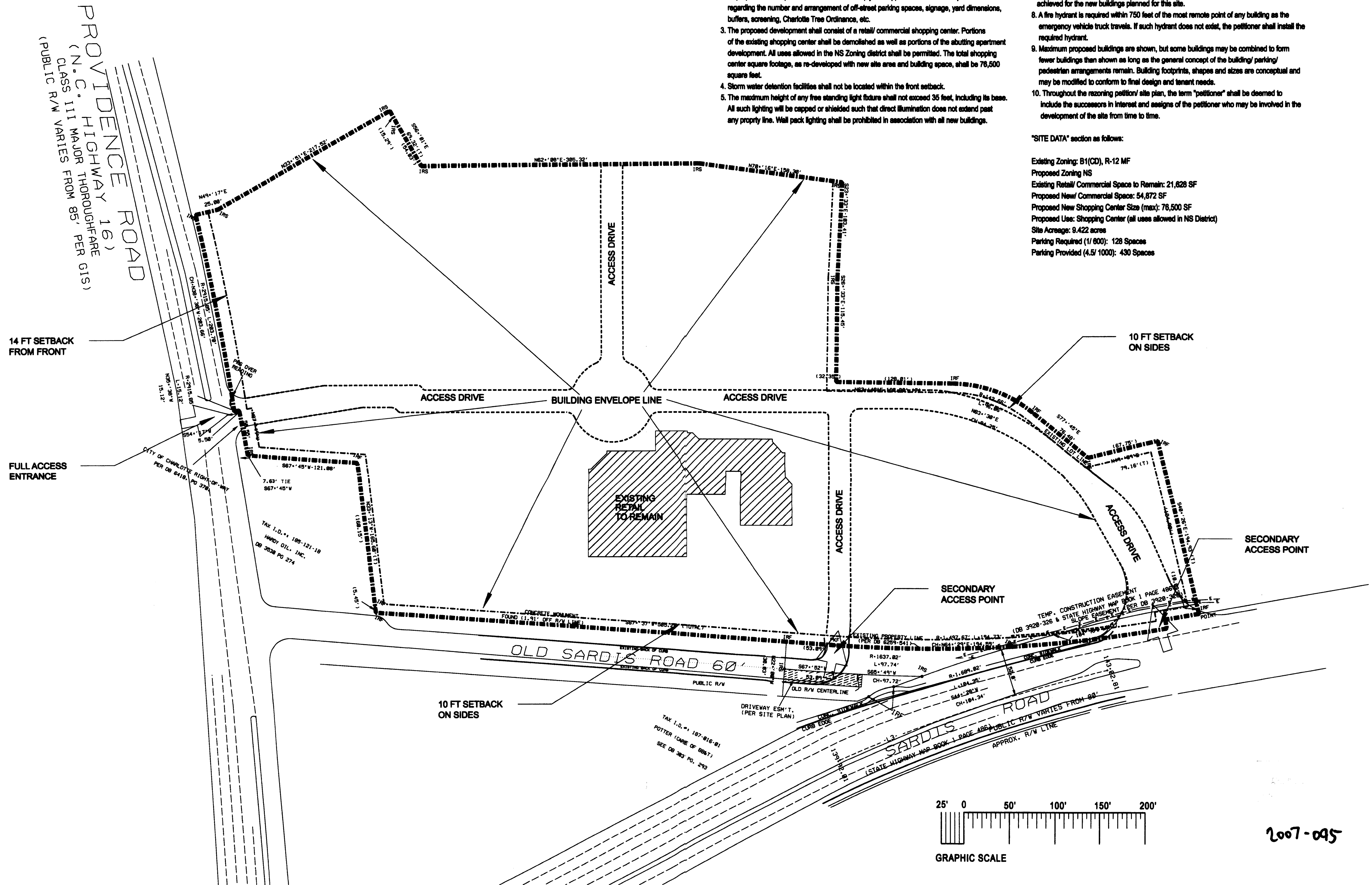
DEVELOPMENT NOTES

- 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 6.208(2) during the design development and construction phases.
- All proposed development on the site shall comply with applicable ordinance requirements regarding the number and arrangement of off-street parking spaces, signage, yard dimensions, buffers, screening, Charlotte Tree Ordinance, etc.
- The proposed development shall consist of a retail/commercial shopping center. Portions of the existing shopping center shall be demolished as well as portions of the abutting apartment development. All uses allowed in the NS Zoning district shall be permitted. The total shopping center square footage, as re-developed with new site area and building space, shall be 76,500 square feet.
- Storm water detention facilities shall not be located within the front setback.
- The maximum height of any free standing light fixture shall not exceed 35 feet, including its base. All such lighting will be capped or shielded such that direct illumination does not extend past any property line. Wall pack lighting shall be prohibited in association with all new buildings.

- Vehicular access points shall be limited to those shown on the site plan. The exact location may vary somewhat from that depicted and shall comply with all applicable design requirements of the Charlotte Dept. of Transportation and/ or the North Carolina Dept. of Transportation.
- All new buildings on the site shall be primarily constructed of brick, stucco, stone and/or a combination of those materials. Although some architectural diversity and individual branding/identity will be permitted among the various buildings, there will be a requirement for complimentary building materials, colors, etc. such that an overall consistent design theme is achieved for the new buildings planned for this site.
- A fire hydrant is required within 750 feet of the most remote point of any building as the emergency vehicle truck travels. If such hydrant does not exist, the petitioner shall install the required hydrant.
- Maximum proposed buildings are shown, but some buildings may be combined to form fewer buildings than shown as long as the general concept of the building/ parking/ pedestrian arrangements remain. Building footprints, shapes and sizes are conceptual and may be modified to conform to final design and tenant needs.
- Throughout the rezoning petition/ site plan, the term "petitioner" shall be deemed to include the successors in interest and assigns of the petitioner who may be involved in the development of the site from time to time.

\*SITE DATA\* section as follows:

Existing Zoning: B1(CD), R-12 MF  
 Proposed Zoning: NS  
 Existing Retail/ Commercial Space to Remain: 21,628 SF  
 Proposed New/ Commercial Space: 54,872 SF  
 Proposed New Shopping Center Size (max): 76,500 SF  
 Proposed Use: Shopping Center (all uses allowed in NS District)  
 Site Acreage: 9.422 acres  
 Parking Required (1/ 600): 128 Spaces  
 Parking Provided (4.5/ 1000): 430 Spaces



**TECHNICAL DATA SHEET**  
 STRAWBERRY HILL RETAIL CENTER  
 CHARLOTTE, NORTH CAROLINA

04-23-2007

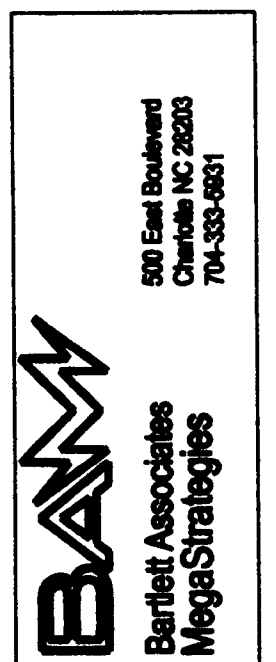
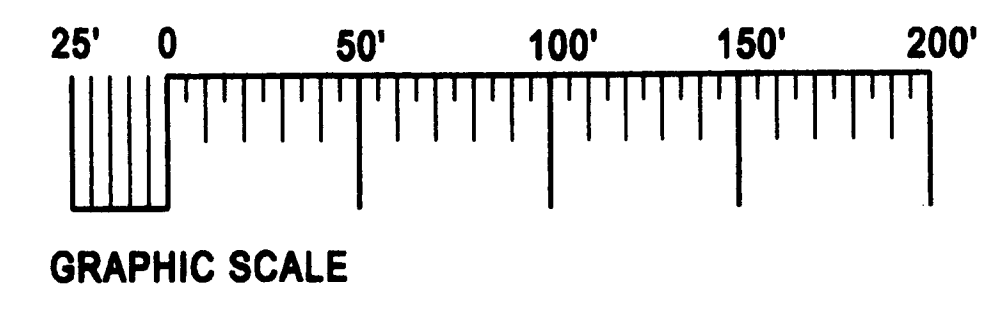
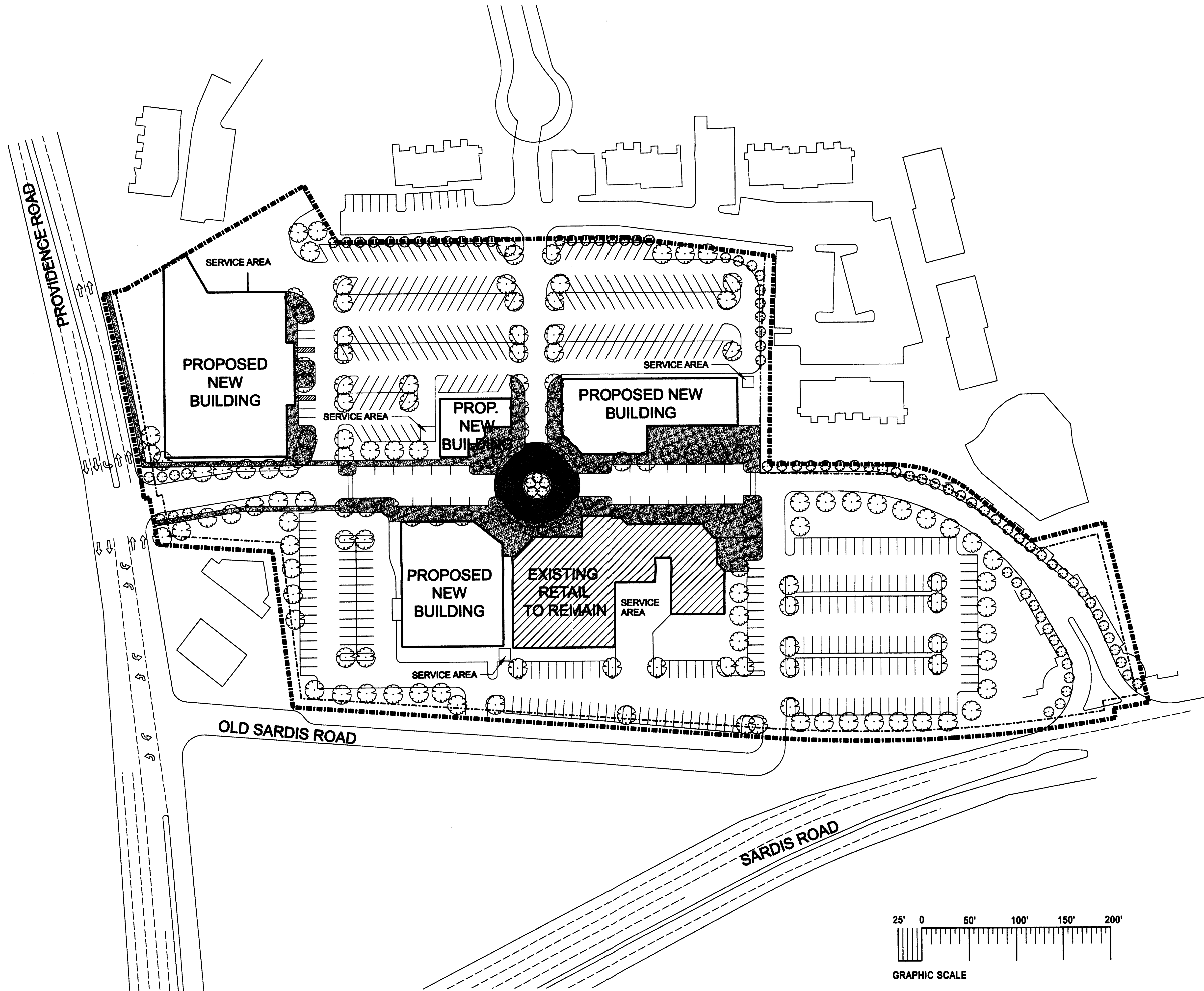
SITE PLAN

Sheet:

**RZ-1**

MASTER PLANNING

2007-095



**ILLUSTRATIVE PLAN**  
 STRAWBERRY HILL RETAIL CENTER  
 CHARLOTTE, NORTH CAROLINA

04-23-2007

SITE PLAN

Sheet:

**RZ-2**

MASTER PLANNING