

SITE DEVELOPMENT TABLE

PETITIONER: REGENCY CENTERS 2068 CLARK AVENUE RALEIGH, NC 27605	
PARCEL NUMBER:	22144110
TOTAL AREA:	21.74 ACRES
EXISTING ZONING:	B-1SD
PROPOSED ZONING:	MUDD-OPTIONAL
EXISTING USE:	SHOPPING CENTER - 138,210 SF BANK - 3,835 SF GAS STATION - 4,166 SF W/CANOPY
EXISTING TOTAL SHOPPING CENTER SIZE INCLUDING BANK & GAS STATION:	146,211 SF
PROPOSED USE:	EXIST. SHOPPING CENTER - 138,210 SF NEW BUILDINGS - 49,100 SF EXPANSION SPACE - 32,400 SF
TOTAL PROPOSED SHOPPING CENTER SIZE:	219,710 SF
PROPOSED PARKING:	847 SPACES
TREE SAVE AREA:	.38 ACRES 16,460 SF
URBAN OPEN SPACE:	.17 ACRES 7250 SF

CARMEL COMMONS SHOPPING CENTER REZONING PETITION NO. 2009-005:

- DEVELOPMENT STANDARDS:**
- A. PERMITTED USES AND FLOOR AREA**
- PERMITTED USES WITHIN THE MUDD ZONING CLASSIFICATION AND ACCESSORY LAND USES.
 - SITE MAY NOT EXCEED A MAXIMUM OF 219,710 SQUARE FEET. INDIVIDUAL TENANT SPACES WILL NOT EXCEED A MAXIMUM OF 40,000 SQUARE FEET.
- B. MUDD OPTIONAL PROVISIONS**
- REQUEST DRIVE-THRU FOR THE PROPOSED RELOCATED BANK BUILDING ALONG HIGHWAY 51 AS GENERALLY ILLUSTRATED ON SHEET TD-1.
 - REQUEST MANUEVERING/DELIVERY AREA AS GENERALLY ILLUSTRATED ON SHEET TD-1.
 - REQUEST THAT THE CURRENT AREA OF EXISTING WALL SIGNS, ON THE EXISTING BUILDINGS IN THE SHOPPING CENTER, TO REMAIN. THIS INCLUDES REPLACING EXISTING SIGNS WITH NEW SIGNS AND CHANGING TENANT SIGNS. (WALL SIGNAGE ON NEWLY CONSTRUCTED BUILDINGS WILL COMPLY WITH THE MUDD STANDARDS FOR WALL SIGNAGE.)
 - REQUEST THREE (3) MONUMENT STYLE FREE-STANDING SIGNS AS GENERALLY ILLUSTRATED ON SHEET TD-1 AND AS FOLLOWS:

ONE OF THE THREE MONUMENT SIGNS WILL BE LOCATED AT THE INTERSECTION OF HIGHWAY 51 AND CARMEL ROAD. THE SIGN WILL NOT EXCEED THE DIMENSIONS NOTED ON THE ATTACHED ILLUSTRATION. THE OTHER TWO MONUMENT SIGNS SHALL NOT EXCEED 6 FEET IN HEIGHT. THE MAXIMUM SIGN AREA SHALL NOT EXCEED 72 SQUARE FEET (12' BY 6') AND THE MAXIMUM SIGN COPY AREA SHALL NOT EXCEED 55 SQUARE FEET (11' BY 5') PER MONUMENT SIGN.
 - REQUEST UTILIZING A PORTION OF THE EXISTING 5' SIDEWALK AND 12' PLANTING STRIP ALONG HIGHWAY 51 ADJACENT TO THE MOST WESTERLY BUILDING AS GENERALLY ILLUSTRATED ON SHEET TD-1.(THE EXISTING SIDEWALK AND PLANTING STRIP ALONG THE RELOCATED BANK'S FRONTAGE ON HIGHWAY 51 WILL REMAIN.)
- C. SETBACKS, SIDE YARDS AND REAR YARDS**
- THE BUILDING SETBACK ALONG HIGHWAY 51 AND CARMEL ROAD IS THE EXISTING RIGHT-OF-WAY LINE WHEN GREATER THAN OR EQUAL TO 14' MEASURED FROM THE BACK OF EXISTING CURBS.
 - SIDE YARD SETBACK IS 0', BUT 10' BUILDING SEPARATION REQUIRED ADJACENT TO RESIDENTIAL USE AND REAR YARD SETBACK IS 0', BUT 10' BUILDING SEPARATION REQUIRED ADJACENT TO RESIDENTIAL USE.
- D. SCREENING**
- SCREENING SHALL CONFORM TO THE STANDARDS AND TREATMENTS SPECIFIED IN SECTIONS 12.303 AND 9.8506(B) OF THE ORDINANCE.
 - ADDITIONAL DUMPSTERS LOCATED WITHIN THE SITE, THAT ARE VISIBLE FROM A PUBLIC STREET OR FROM AN EXTERNAL ADJOINING PROPERTY, WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES.
 - ROOF-TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND NOT COUNT TOWARD OVERALL BUILDING HEIGHT.
 - COLUMNAR VEGETATION WILL BE INSTALLED ON FIVE FOOT CENTERS IN FRONT OF THE SCREENING WALL ALONG CARMEL ROAD.
- E. LIGHTING**
- NEW FREESTANDING LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN, FULLY SHIELDED, AND HAVE A MAXIMUM HEIGHT OF 30', INCLUDING ITS BASE. ALL EXISTING FREESTANDING LIGHT FIXTURES MAY REMAIN.
 - NEW WALL "PAK" LIGHTING SHALL NOT BE ALLOWED. ALL EXISTING WALL LIGHT FIXTURES MAY REMAIN.
- F. SIGNS**
- IDENTIFICATION AND DIRECTIONAL SIGNAGE SHALL CONFORM TO THE PROVISIONS OF CHAPTER 13 AND SECTION 9.8506(C) OF THE ORDINANCE EXCEPT AS NOTED IN SECTION B) 3 AND B) 4 ABOVE.
 - THE TWO SMALLER DETACHED PROJECT IDENTIFICATION SIGNS WILL BE LIMITED SUCH THAT NO MORE THAN TWO OF THE TENANTS WITHIN THE CENTER WILL BE IDENTIFIED PER EACH OF THESE TWO SIGNS.
 - NO LED/LCD SIGNS WILL BE USED.
- G. PARKING**
- OFF STREET PARKING SPACES WILL BE PROVIDED AT A RATIO OF ONE PARKING SPACE PER 275 SQUARE FEET OF FLOOR AREA.
 - BICYCLE PARKING SPACES (BIKE RACKS) SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE. FINAL LOCATIONS TO BE DETERMINED, BUT WILL CONFORM TO THE ORDINANCE.
- H. SIDEWALKS, PLANTING STRIPS AND PEDESTRIAN CONNECTIONS**
- PLANTING STRIPS AND SIDEWALKS MAY BE LOCATED WITHIN THE SETBACK AND/OR THE RIGHTS-OF-WAYS SUBJECT TO ANY NECESSARY GOVERNMENT APPROVAL.
 - A PUBLIC ACCESS AND MAINTENANCE EASEMENT WILL BE PROVIDED FOR THE SIDEWALKS ALONG HIGHWAY 51 AND CARMEL ROAD THAT ARE LOCATED OUTSIDE THE PUBLIC RIGHTS-OF-WAY.
 - NEW SIDEWALK TO BE LOCATED ALONG CARMEL ROAD AND HIGHWAY 51 SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR ANY OF THE NEW BUILDINGS LOCATED WITHIN THE PORTION OF THE SITE NORTH OF THE EXISTING IN-LINE SHOPPING CENTER IF THE CITY ENGINEER DETERMINES THAT SIDEWALK IS REQUIRED TO BE INSTALLED ALONG CARMEL COMMONS PARKWAY ABUTTING THE SITE. IT SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR ANY NEW BUILDING AREA ABUTTING THE IN-LINE SHOPPING CENTER.
- I. ACCESS POINTS**
- THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON SHEET TD-1.
 - THE PLACEMENT, LOCATION, AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT.
 - THE EXISTING EASTERMOST DRIVEWAY ALONG HIGHWAY 51 WILL BE CLOSED.
 - THE NORTHERNMOST RIGHT-IN/RIGHT-OUT DRIVEWAY ALONG CARMEL ROAD WILL BE RELOCATED TO THE SOUTH OF ITS EXISTING LOCATION. THE PROPOSED DRIVEWAY WILL BE RIGHT-IN/RIGHT-OUT ACCESS.
- J. FIRE PROTECTION**
- ADEQUATE FIRE PROTECTION WILL BE PROVIDED TO THE PROPOSED DEVELOPMENT AND ADDRESSED ON THE CONSTRUCTION DRAWINGS.
- K. STORM WATER MANAGEMENT**
- THE SITE IS SUBJECT TO THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE (PCCO) FOR THE CENTRAL CATAWBA DISTRICT.
 - NO NEW ON-SITE STORM WATER FACILITY WILL BE ALLOWED WITHIN YARD SETBACKS.
 - THE PROPERTY OWNER OR PROPERTY ASSOCIATION WILL MAINTAIN ALL NEW ON-SITE STORM WATER FACILITIES.
 - FINAL LOCATIONS AND SIZES OF BMPs TO BE DETERMINED DURING THE DEVELOPMENT/ENGINEERING PROCESS.
 - LOCATION, SIZE, AND TYPE OF ANY STORM WATER MANAGEMENT SYSTEM IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS TO SITE LAYOUT MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS: SECTION 401 PERMIT - NCDENR - RALEIGH OFFICE, (919) 733-1786 AND SECTION 404 PERMIT - US ARMY CORPS OF ENGINEERS (704) 271-4854.
 - STORM WATER/WATER QUALITY FEATURES MAY BE LOCATED IN EITHER SURFACE, UNDERGROUND OR OFF-SITE LOCATIONS SUBJECT TO THE STANDARD GOVERNMENTAL REVIEW PROCESSES.
- L. TREE SAVE AREAS AND PARKING LOT TREES**
- TREE SAVE AREAS ARE GENERALLY DEPICTED ON THIS PLAN BUT MAY ADJUST DUE TO GRADING REQUIREMENTS. THE TREE SAVE PERCENTAGE IS APPROXIMATELY .38 AC OF THE SITE. AT LEAST 50 PERCENT OF THE TREES LOCATED WITHIN THE PARKING AREAS WILL BE LARGE MATURING TREES.
- M. OTHER ORDINANCES**
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES MAY EXIST FOR EXAMPLE THOSE THAT REGULATE STREETS, SIDEWALKS, TREES AND SITE DEVELOPMENT. THESE ARE NOT SEPARATE ZONING CONDITIONS, ARE NOT REGULATED BY THE ZONING ADMINISTRATOR AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER ORDINANCES.
- N. SOLID WASTE MANAGEMENT PLAN**
- THE PETITIONER WILL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ALL LAND CLEARING AND/OR INERT DEBRIS SHALL BE TAKEN TO A PROPERLY PERMITTED FACILITY. MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF ALL FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.
- O. TRANSIT STOP WAITING PAD**
- A CONCRETE PAD SHALL BE PROVIDED BY THE PETITIONER AS A WAITING AREA FOR TRANSIT RIDERS. THE WAITING PAD SHALL BE LOCATED GENERALLY IN THE AREA NOTED ON THE SITE PLAN.
- P. AMENDMENTS TO REZONING PLAN**
- FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
 - ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS PETITIONER AND OWNER(S) SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, AND SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

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REVISIONS:

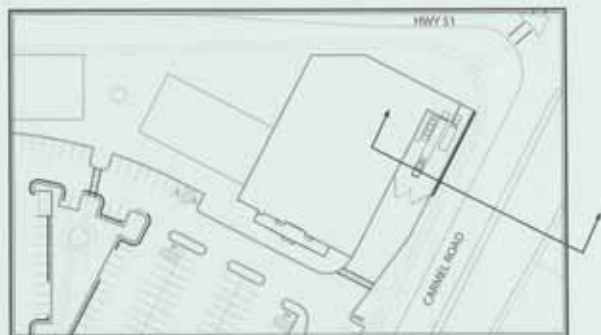
12/19/2008 PER CITY OF CHARLOTTE COMMENTS	
01/28/2009 PER CITY OF CHARLOTTE COMMENTS	

OWNER:
REGENCY CENTERS, INC.
2068 CLARK AVENUE 27605
RALEIGH, NORTH CAROLINA

CARMEL COMMONS SHOPPING CENTER
PINEVILLE-MATTHEWS ROAD AND CARMEL ROAD
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

PROJECT NO. REG-08000
FILENAME: REG08000-TD2
DESIGNED BY: CSS
DRAWN BY: CSS
SCALE: N.T.S.
DATE: 10-27-2008
SHEET NO. TD-2





FRESH MARKET - CARMEL COMMONS
 SECTION VIEW
 2/15/08

