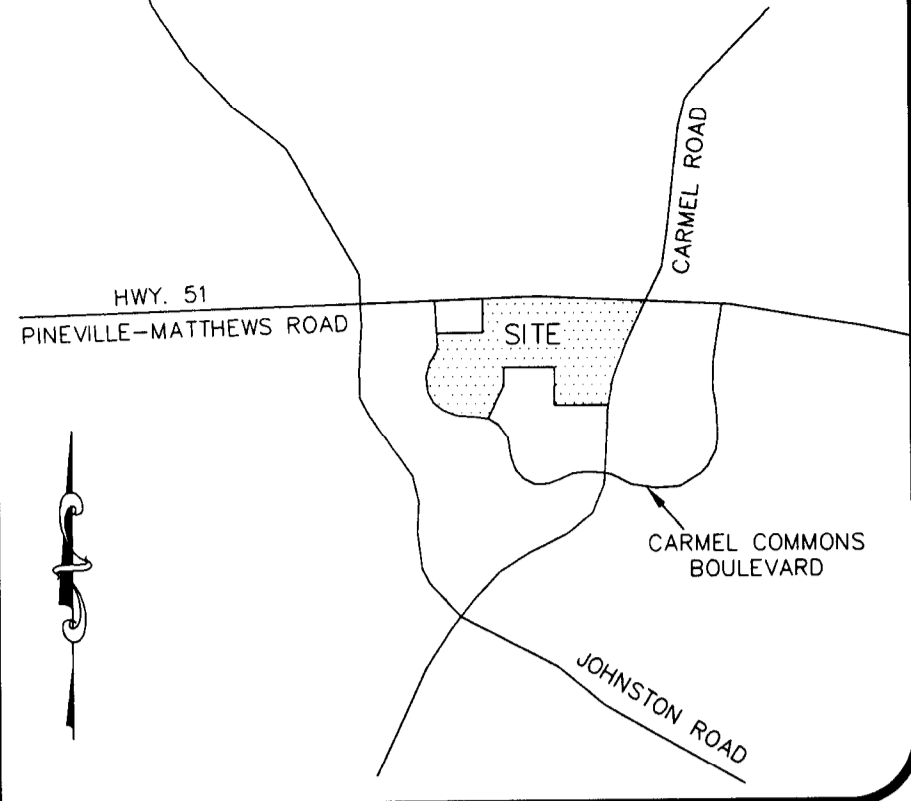


VICINITY MAP
NTS

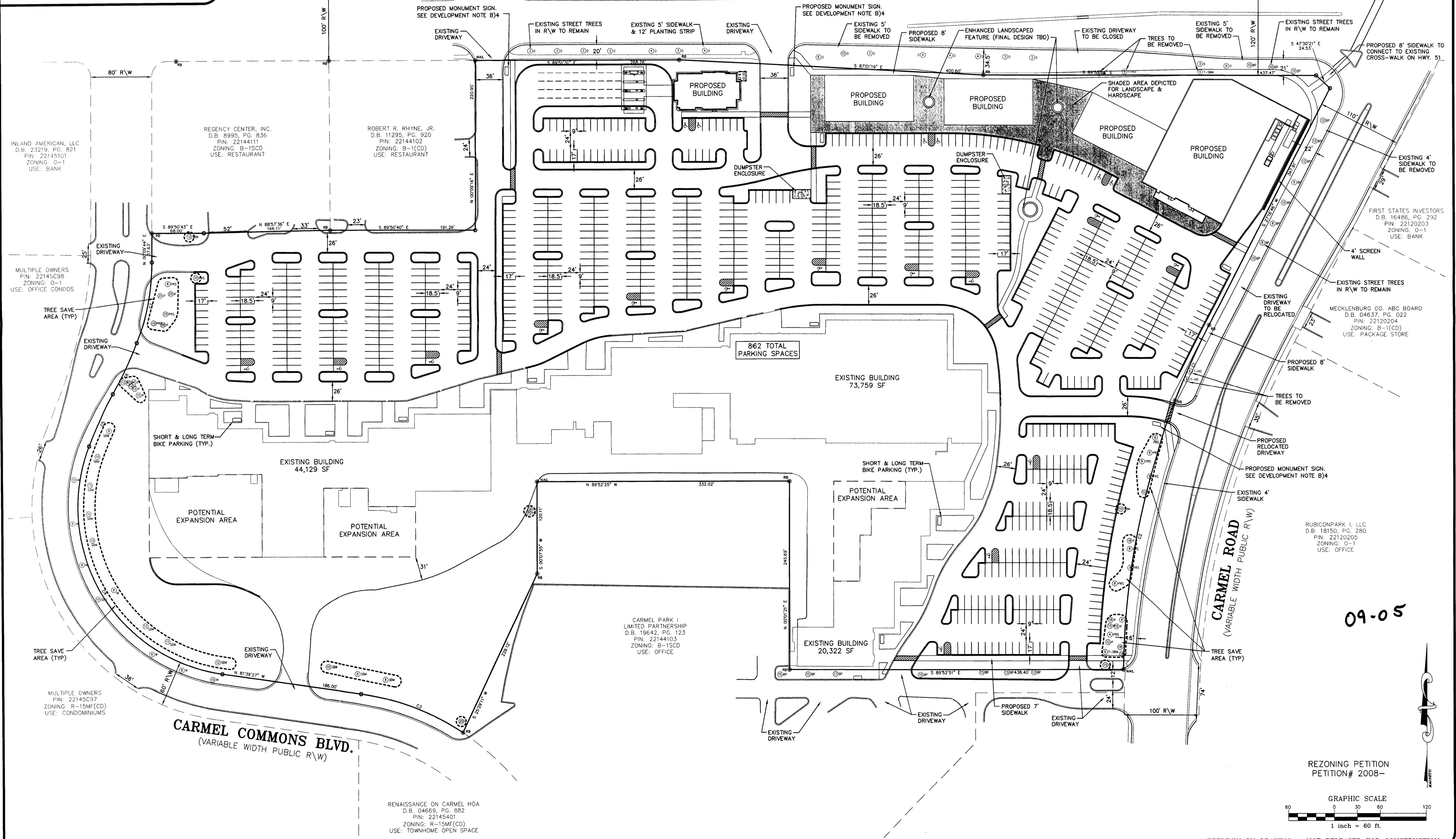


CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION
C1	1115.23	108.55	54.32	108.51	S 24°29'49" W
C2	985.91	358.61	181.31	358.64	S 11°18'47" W
C3	330.00	144.04	73.19	142.90	N 89°02'09" W
C4	220.00	396.40	277.75	344.91	N 30°02'21" W
C5	543.41	73.77	36.94	73.71	N 25°28'05" E
C6	543.41	73.77	36.94	73.71	N 25°28'05" E
C7	290.00	108.40	54.84	107.77	N 10°52'14" E

EXISTING TREE LEGEND		SPECIES KEY:	
①-T-O	SPECIES (SEE KEY)	BP	BRADFORD PEAR
②-TRIPLE TRUNK		O	OAK
③-DIAMETER (DBH)		SBM	SWEETBAY MAGNOLIA
		M	MAPLE
		P	PINE
		PRS	PERSIMMON
		HO	HOLLY
		JM	JAPANESE MAPLE
		PO	POPLAR
		B	BIRCH

QUAIL HOLLOW INVESTMENT GROUP
D.B. 11628, PG. 272
PIN: 20924202
ZONING: MUDD-0
USE: RETAIL

**PINEVILLE-MATTHEWS ROAD
(N.C. HIGHWAY 51)**
(VARIABLE WIDTH PUBLIC R/W)



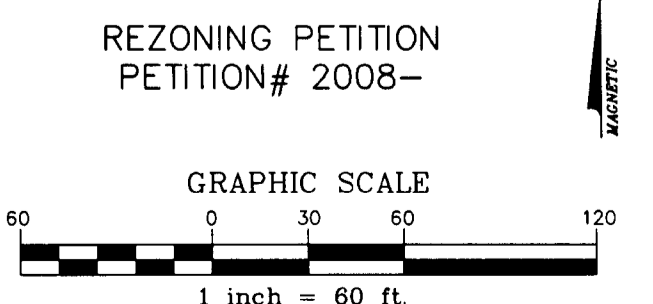
**THE JOHN R. McADAMS
COMPANY, INC.**
ENGINEERS/PLANNERS/SURVEYORS
670 I CARMEL ROAD, SUITE 205
CHARLOTTE, NORTH CAROLINA 28226
(704) 527-0800 WWW.JOHNRMCADAMS.COM

REVISIONS:

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

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

PROJECT NO. REG-08000
FILENAME: REG08000-TD1
DESIGNED BY: CSS
DRAWN BY: CSS
SCALE: 1"=60'
DATE: 10-27-2008
SHEET NO. **TD-1**
McADAMS



REGZONING PETITION
PETITION# 2008-

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

09-05

CARMEL COMMONS BLVD.
(VARIABLE WIDTH PUBLIC R/W)

RENAISSANCE ON CARMEL HOA
D.B. 04669, PG. 882
PIN: 22145401
ZONING: R-15MF(CD)
USE: TOWNHOME OPEN SPACE

CARMEL PARK I
LIMITED PARTNERSHIP
D.B. 19642, PG. 123
PIN: 22144103
ZONING: B-15(CD)
USE: OFFICE

REGENCY CENTER, INC.
D.B. 8995, PG. 836
PIN: 22144111
ZONING: B-15(CD)
USE: RESTAURANT

ROBERT R. RHYNE, JR.
D.B. 11295, PG. 920
PIN: 22144102
ZONING: B-1(CD)
USE: RESTAURANT

INLAND AMERICAN, LLC
D.B. 23219, PG. 821
PIN: 22145101
ZONING: O-1
USE: BANK

MULTIPLE OWNERS
PIN: 22145098
ZONING: O-1
USE: OFFICE CONDOS

MULTIPLE OWNERS
PIN: 22145057
ZONING: R-15MF(CD)
USE: CONDOMINIUMS

ROMAN CATHOLIC
DIOCESE OF CHARLOTTE
D.B. 07714, PG. 537
PIN: 20924302
ZONING: O-1
USE: SCHOOL

WACHOVIA BANK & TRUST
D.B. 04294, PG. 658
PIN: 20924308
ZONING: O-1
USE: BANK

AMERICAN COMMERCIAL SAVINGS BANK
D.B. 06822, PG. 806
PIN: 20924203
ZONING: O-1
USE: BANK

QUAILS, LLC
D.B. 12206, PG. 910
PIN: 20924201
ZONING: O-1
USE: OFFICE

RUBICONPARK I, LLC
D.B. 18150, PG. 280
PIN: 22120205
ZONING: O-1
USE: OFFICE

MECKLENBURG CO. ABC BOARD
D.B. 04637, PG. 022
PIN: 22120204
ZONING: B-1(CD)
USE: PACKAGE STORE

FIRST STATES INVESTORS
D.B. 16486, PG. 292
PIN: 22120203
ZONING: O-1
USE: BANK

PARCEL INFORMATION

PETITIONER: REGENCY CENTERS 2088 CLARK AVENUE RALEIGH, NC 27608	
PARCEL NUMBER:	22144110
TOTAL AREA:	21.74 ACRES
EXISTING ZONING:	B-1SCD
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 ZONING:	MUDD(CD)-OPTIONAL
PROPOSED USE:	ADDITIONAL 78,500 SF
TOTAL SHOPPING CENTER SIZE WITH LOSS OF GAS STATION & MOVING BANK ALONG HWY. 51:	216,710 SF (138,210 + 78,500 SF)
MINIMUM PARKING:	362 SPACES (17,600 GROSS SF)
PROPOSED PARKING:	862 SPACES
MINIMUM HC SPACES:	18 SPACES
PROPOSED HC SPACES:	20 SPACES
MINIMUM VAN HC SPACES:	3 SPACES
PROPOSED VAN HC SPACES:	20 SPACES
MINIMUM OFF-STREET SERVICE/DELIVERY SPACES:	50,000-150,000 SF - 1
PROPOSED OFF-STREET SERVICE/DELIVERY SPACES:	1
MINIMUM SHORT TERM BICYCLE SPACES:	44
PROPOSED SHORT TERM BICYCLE SPACES:	44
MINIMUM LONG TERM BICYCLE SPACES:	18
PROPOSED LONG TERM BICYCLE SPACES:	18
TREE SAVE AREA:	.38 ACRES 16,460 SF

CARMEL COMMONS SHOPPING CENTER REZONING PETITION NO. 2008- NOTES:

DEVELOPMENT STANDARDS:

A) PERMITTED USES

- 1) PERMITTED USES WITHIN THE MUDD ZONING CLASSIFICATION AND ACCESSORY LAND USES.
- 2) SITE MAY NOT EXCEED A MAXIMUM OF 216,710 SQUARE FEET. INDIVIDUAL TENANT SPACES WILL NOT EXCEED A MAXIMUM OF 40,000 SQUARE FEET.

B) MUDD OPTIONAL PROVISIONS

- 1) REQUEST DRIVE-THRU FOR PROPOSED BUILDING ALONG HWY 51 AS GENERALLY ILLUSTRATED ON SHEET TD-1.
- 2) REQUEST MANUEVERING/DELIVERY AREA BETWEEN CARMEL ROAD AND THE PROPOSED BUILDING AS GENERALLY ILLUSTRATED ON SHEET TD-1.
- 3) REQUEST THAT CURRENT AREA OF EXISTING WALL SIGNS, ON THE SHOPPING CENTER, TO REMAIN. THIS INCLUDES REPLACING EXISTING SIGNS WITH NEW SIGNS AND CHANGING TENANT SIGNS.
- 4) REQUEST THREE (3) MONUMENT STYLE FREE-STANDING SIGNS AS GENERALLY ILLUSTRATED ON SHEET TD-1. MAXIMUM HEIGHT OF EACH SIGN NOT TO EXCEED 6 FEET. MAXIMUM SIGN AREA OF EACH SIGN NOT TO EXCEED 72 SQUARE FEET (12' BY 6') AND MAXIMUM SIGN COPY AREA OF EACH SIGN NOT TO EXCEED 55 SQUARE FEET (11' BY 5').
- 5) REQUEST UTILIZING PORTIONS OF THE EXISTING 5' SIDEWALK ALONG HWY 51 AND 4' SIDEWALK ALONG CARMEL ROAD. SUPPLEMENTAL SIDEWALKS ARE AS FOLLOWS:
 - 8' SIDEWALK BETWEEN THE REAR/SIDE OF THE PROPOSED BUILDINGS AS GENERALLY ILLUSTRATED ON SHEET TD-1.
 - UTILIZE EXISTING 5' SIDEWALK AND 12' PLANTING STRIP ADJACENT TO THE MOST WESTERLY BUILDING ALONG HWY 51 AS GENERALLY ILLUSTRATED ON SHEET TD-1.
 - UTILIZE EXISTING 4' SIDEWALK ADJACENT TO THE MOST SOUTHERLY PARKING AREA ALONG CARMEL ROAD AS GENERALLY ILLUSTRATED ON SHEET TD-1.

C) SETBACKS, SIDE YARDS AND REAR YARDS

- 1) THE BUILDING SETBACK ALONG HWY 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.
- 2) 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

- 1) SCREENING SHALL CONFORM TO THE STANDARDS AND TREATMENTS SPECIFIED IN SECTIONS 12.303 AND 9.8506(B) OF THE ORDINANCE.
- 2) 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.
- 3) ROOF-TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND NOT COUNT TOWARD OVERALL BUILDING HEIGHT.

E) LIGHTING

- 1) 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.
- 2) WALL 'PAK' LIGHTING SHALL NOT BE ALLOWED. ALL EXISTING WALL LIGHT FIXTURES MAY REMAIN.

F) SIGNS

- 1) 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.

G) PARKING

- 1) OFF STREET PARKING SPACES WILL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF THE MUDD ZONING DISTRICT IN ACCORDANCE WITH THE ORDINANCE.
- 2) BICYCLE PARKING SPACES (BIKE RACKS) SHALL BE PROVIDED WITHIN THE AREAS GENERALLY DEPICTED ON SHEET TD-1 IN ACCORDANCE WITH THE ORDINANCE. FINAL LOCATIONS TO BE DETERMINED, BUT WILL MEET SPACING REQUIREMENTS WITHIN THE ORDINANCE.

H) SIDEWALKS, PLANTING STRIPS AND PEDESTRIAN CONNECTIONS

- 1) PLANTING STRIPS AND SIDEWALKS MAY BE LOCATED WITHIN THE SETBACK AND/OR THE RIGHTS-OF-WAYS SUBJECT TO ANY NECESSARY GOVERNMENT APPROVAL.
- 2) A PUBLIC ACCESS AND MAINTENANCE EASEMENT WILL BE PROVIDED FOR THE SIDEWALKS ALONG HWY 51 AND CARMEL ROAD THAT ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY.

I) ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS

- 1) THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON SHEET TD-1.
- 2) 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.
- 3) THE MOST EXISTING EASTERN DRIVEWAY ALONG HWY 51 WILL BE CLOSED.
- 4) THE MOST NORTHERN 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

- 1) ADEQUATE FIRE PROTECTION WILL BE PROVIDED TO THE PROPOSED DEVELOPMENT AND ADDRESSED ON THE CONSTRUCTION DRAWINGS.

K) AMENDMENTS TO REZONING PLAN

- 1) 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.
- 2) 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 REPRESENTATIVE, 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.

L) BINDING EFFECT OF THE REZONING APPLICATION

- 1) IF THIS REZONING PETITION IS APPROVED, 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, 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.

M) STORM WATER MANAGEMENT

- 1) THE SITE IS SUBJECT TO THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE (PCCO) FOR THE CENTRAL CATAWBA DISTRICT.
- 2) NO NEW ON-SITE STORM WATER FACILITY WILL BE ALLOWED WITHIN YARD SETBACKS.
- 3) THE PROPERTY OWNER OR PROPERTY ASSOCIATION WILL MAINTAIN ALL NEW ON-SITE STORM WATER FACILITIES.
- 4) FINAL LOCATIONS AND SIZES OF BMPs TO BE DETERMINED DURING THE DEVELOPMENT/ENGINEERING PROCESS.
- 5) 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. AN UNDERGROUND FACILITY OR FACILITIES IS/ARE PROPOSED FOR THE SITE.
- 6) 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.

ADDITIONAL NOTES:

- 2) THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS, WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
- 2) 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.

THE JOHN R. MCADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
6701 CARMEL ROAD, SUITE 205
CHARLOTTE, NORTH CAROLINA 28226
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REVISIONS:

OWNER:
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2088 CLARK AVENUE
RALEIGH, NORTH CAROLINA 27605

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

PARCEL INFO & NOTES

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**

McADAMS