

DEVELOPMENT DATA

EXISTING ZONING: 0-15(CD) (DAYCARE USE)
 PROPOSED ZONING: NS
 TOTAL SITE AREA: 1.5631 ACRES
 (TO EXIST. R/W AT MONROE ROAD & NOLLEY COURT)

DEVELOPMENT STANDARDS

SEE SHEET RZ-2



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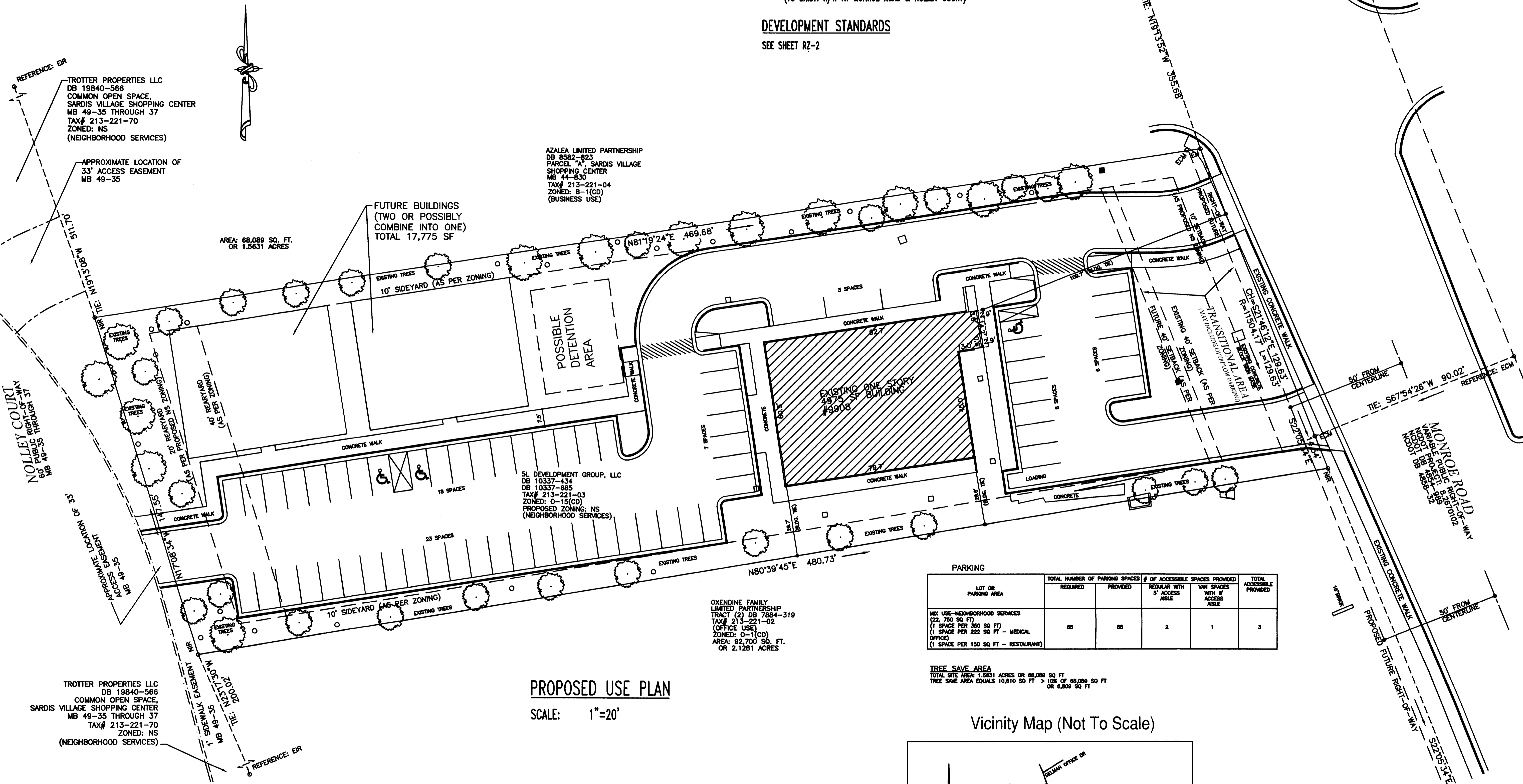
5L DEVELOPMENT
 Site Information
 9908 Monroe Rd.
 Charlotte, NC

REV	DATE	DRAWN	DESCRIPTION
A	4/13/08	MSN	REVIEW

sheet title
TECHNICAL DATA

DRAWN: MSN	DATE: 8/8/08
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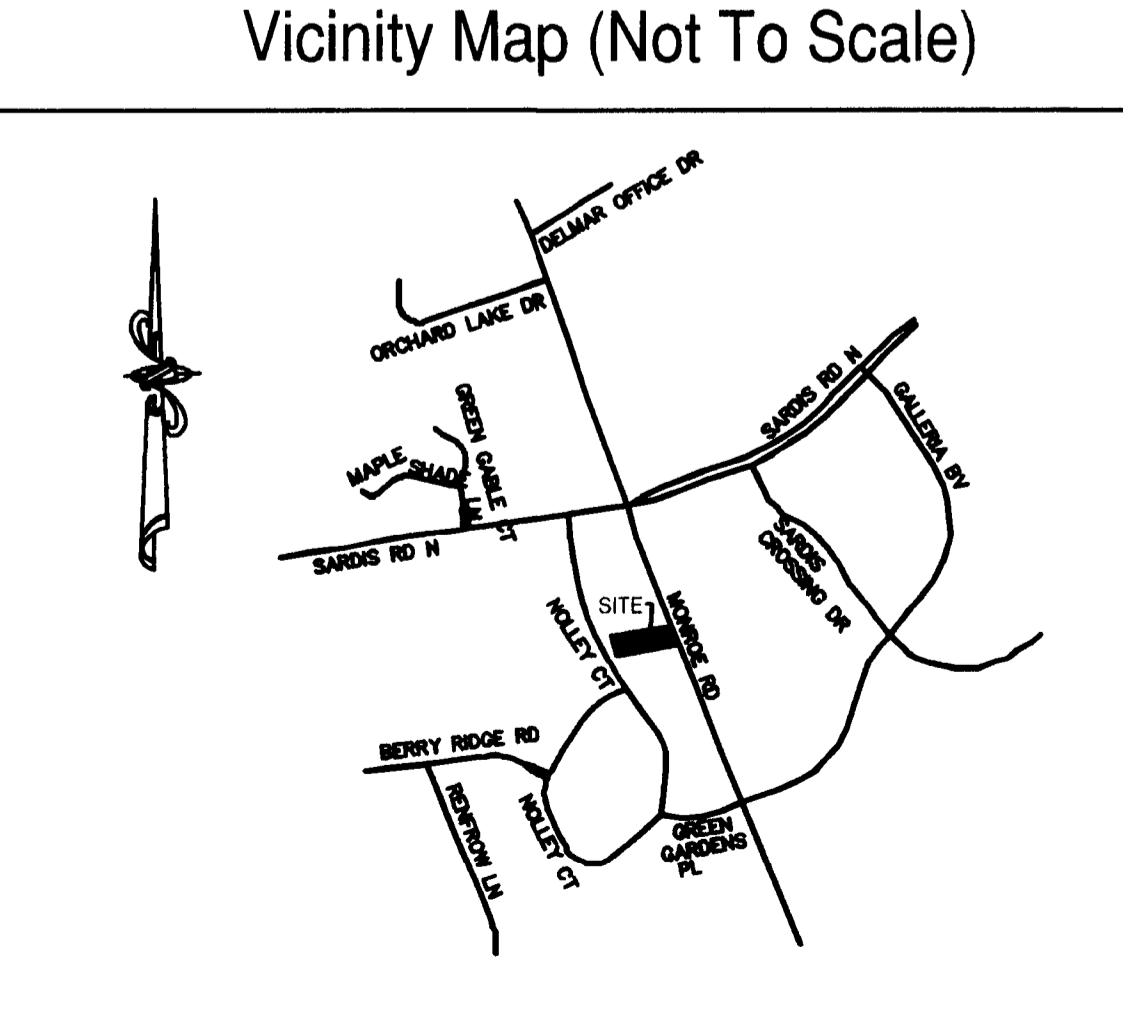
DRAWING NUMBER
RZ-1



PARKING

LOT OR PARKING AREA	TOTAL NUMBER OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED	TOTAL ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED		
MIX USE-NEIGHBORHOOD SERVICES (22,700 SQ FT) (1 SPACE PER 350 SQ FT) (1 SPACE PER 222 SQ FT - MEDICAL OFFICES) (1 SPACE PER 150 SQ FT - RESTAURANT)	65	65	2	3

TREE SAVE AREA
 TOTAL SITE AREA: 1.5631 ACRES OR 68,089 SQ FT
 TREE SAVE AREA EQUALS 10,810 SQ FT > 10% OF 68,089 SQ FT OR 6,809 SQ FT



- NOTES:**
- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY RB PHARR & ASSOCIATES, P.A.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 - PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE UTILITY OWNER. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY NOT IN SERVICE AND WHICH ARE TO BE REPLACED DURING THE COURSE OF CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
 - HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A. STANDARDS AT H/C PARKING SPACES SHOWN.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER, AND WATER.

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION

2009-046

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY 5L DEVELOPMENT GROUP, LLC TO ACCOMMODATE DEVELOPMENT OF A MULTI-USE PEDESTRIAN-FRIENDLY COMMUNITY ON AN APPROXIMATELY 1.5631 ACRE SITE LOCATED NEAR THE SOUTHWESTERNLY CORNER OF THE INTERSECTION OF MONROE ROAD AND SARDIS ROAD NORTH (THE "SITE"). DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NEIGHBORHOOD SERVICES (NS) ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

THE DEVELOPMENT DEPICTED ON THE PROPOSED USE PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DESCRIBE THE GENERAL ARRANGEMENT OF USES ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE BUILDING FOOTPRINTS OUTLINED ON THE PROPOSED USE PLAN ARE SCHEMATIC IN NATURE, AND SUBJECT TO THE PROVISIONS SET FORTH BELOW UNDER DESIGN AND PERFORMANCE STANDARDS, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM DEVELOPMENT AREA BOUNDARIES ESTABLISHED ON THE TECHNICAL DATA SHEET, STREET AND PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATION AND PARKING SPACES MAY BE LOCATED INSIDE OR OUTSIDE DEVELOPMENT AREA BOUNDARIES TO THE EXTENT PERMITTED BY THE ORDINANCE.

1. PERMITTED USES

- A. THE SITE MAY BE DEVOTED TO GENERAL AND/OR MEDICAL OFFICE USES, CHILD DAY CARE, ADULT DAY CARE, ADULT CARE HOME, RETAIL, BANK, COMMERCIAL AND/OR RESTAURANT USES, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE NS ZONING CLASSIFICATION, SUBJECT TO THE MAXIMUM DEVELOPMENT PROVISIONS SET FORTH BELOW UNDER SECTION 2.
 - i. NO HOTEL, CONVENIENCE STORE OR GASOLINE SALES FACILITY WILL BE PERMITTED ON SITE.

2. MAXIMUM DEVELOPMENT

- A. SITE MAY BE DEVELOPED WITH A TOTAL OF UP TO 23,800 SQUARE FEET OF PERMITTED USES AS DESCRIBED IN SECTION 1. AREAS DEVOTED TO OUTDOOR DINING, COURTYARDS AND PLAZAS ARE NOT INCLUDED IN THE SQUARE FOOTAGE LIMITATIONS BUT SHALL BE COUNTED TOWARD THE REQUIRED PARKING CALCULATION.
 - i. THE SETBACK ALONG SIDE AND REAR YARDS SHALL CONFORM TO THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR NEIGHBORHOOD SERVICE (NS) ZONING CLASSIFICATION.

3. SETBACKS, SIDE YARDS AND REAR YARDS

- A. ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE NS DISTRICT. THE SETBACK ALONG MONROE ROAD SHALL BE A MINIMUM OF 10 FEET FROM THE BACK OF THE FUTURE WESTERLY RIGHT-OF-WAY LINE ALONG MONROE ROAD OR 14 FEET FROM THE BACK OF THE CURB OF MONROE ROAD, WHICHEVER IS GREATER, AS DEPICTED ON THE TECHNICAL DATA SHEET.
- B. BUILDINGS AND PARKING AREAS MAY BE LOCATED WITHIN THE DEVELOPMENT AREA BOUNDARIES DEPICTED ON THE TECHNICAL DATA SHEET.
- C. THE RIGHT IS RESERVED FOR THE DEVELOPER TO SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE DEVELOPMENT WITH NO SIDE AND/OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN.

4. DESIGN AND PERFORMANCE STANDARDS

- A. ARCHITECTURAL CONTROLS
 - i. ALL BUILDINGS THROUGHOUT THE SITE WILL BE CONSTRUCTED OF AT LEAST 75% BRICK/STONE/MASONRY MATERIALS, NOT INCLUDING DOORS AND WINDOWS. ARCHITECTURAL ACCENT FEATURES MAY BE COMPOSED OF MATERIALS OTHER THAN BRICK/STONE/MASONRY.
 - ii. DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.
 - iii. DETACHED SIGNAGE THROUGHOUT THE SITE SHALL BE LIMITED TO MONUMENT OR GROUND-MOUNTED SIGNAGE OF NO MORE THAN 8 FEET IN HEIGHT.
- B. LANDSCAPING AND SCREENING
 - i. SELECTIVE CLEARING OF UNDERGROWTH: WITHIN THE SPECIFIED EXTERIOR LANDSCAPE AREAS, EXISTING VINES, UNDERGROWTH, SMALL TREES LESS THAN 3 INCHES IN DIAMETER, AND DEAD VEGETATION MAY BE REMOVED USING HAND HELD TOOLS.
 - ii. INTERNAL AREAS OF THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE.

C. STREETScape TREATMENT

- i. THE STREETScape TREATMENT ALONG MONROE ROAD AND THE INTERNAL PUBLIC STREET WILL CONFORM TO THE ORDINANCE.
- ii. OUTDOOR DINING AND COURTYARD AREAS MAY BE LOCATED WITHIN THE ESTABLISHED, BUT OUTSIDE OF THE REQUIRED, SETBACKS.

D. LIGHTING

- i. ANY LIGHTING ATTACHED TO AN EXTERIOR BUILDING WALL SHALL BE CAPPED AND DOWNWARDLY DIRECTED.
- ii. WALL-MOUNTED DECORATIVE LIGHT FIXTURES SUCH AS SCONCES ARE PERMITTED.

E. PARKING

- i. PER TABLE ON TECHNICAL DATA SHEET.
- ii. BICYCLE PARKING SPACES SHALL BE PROVIDED SUCH THAT ONE BICYCLE PARKING SPACE IS PROVIDED FOR EACH 25 VEHICLE PARKING SPACES. THE BICYCLE PARKING SPACES SHALL BE PROVIDED IN BIKE RACKS.

F. PEDESTRIAN CONNECTIONS

PEDESTRIAN CONNECTIONS SHALL BE PROVIDED BETWEEN THE BUILDINGS AS GENERALLY DEPICTED ON THE PROPOSED USE PLAN.

5. VEHICULAR ACCESS AND PHASING

- A. VEHICULAR ACCESS TO MONROE ROAD AND NOLLEY COURT SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.
- B. THE PLACEMENT AND CONFIGURATION OF ACCESS POINTS ARE SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

6. FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES. A FIRE HYDRANT SHALL BE LOCATED WITHIN 750 FEET OF EACH BUILDING ON THE SITE AS THE TRUCK TRAVELS.

7. BUFFERS

ZONING ORDINANCE BUFFERS ARE NOT REQUIRED BETWEEN DISSIMILAR LAND USES WITHIN THE SITE.

8. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF THE CHAPTER 6 OF THE ORDINANCE.

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THIS TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO BE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONERS", "OWNER", OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST, ASSIGNS OR AGENTS OF THE PETITIONERS 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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Site
Information
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Charlotte, NC

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