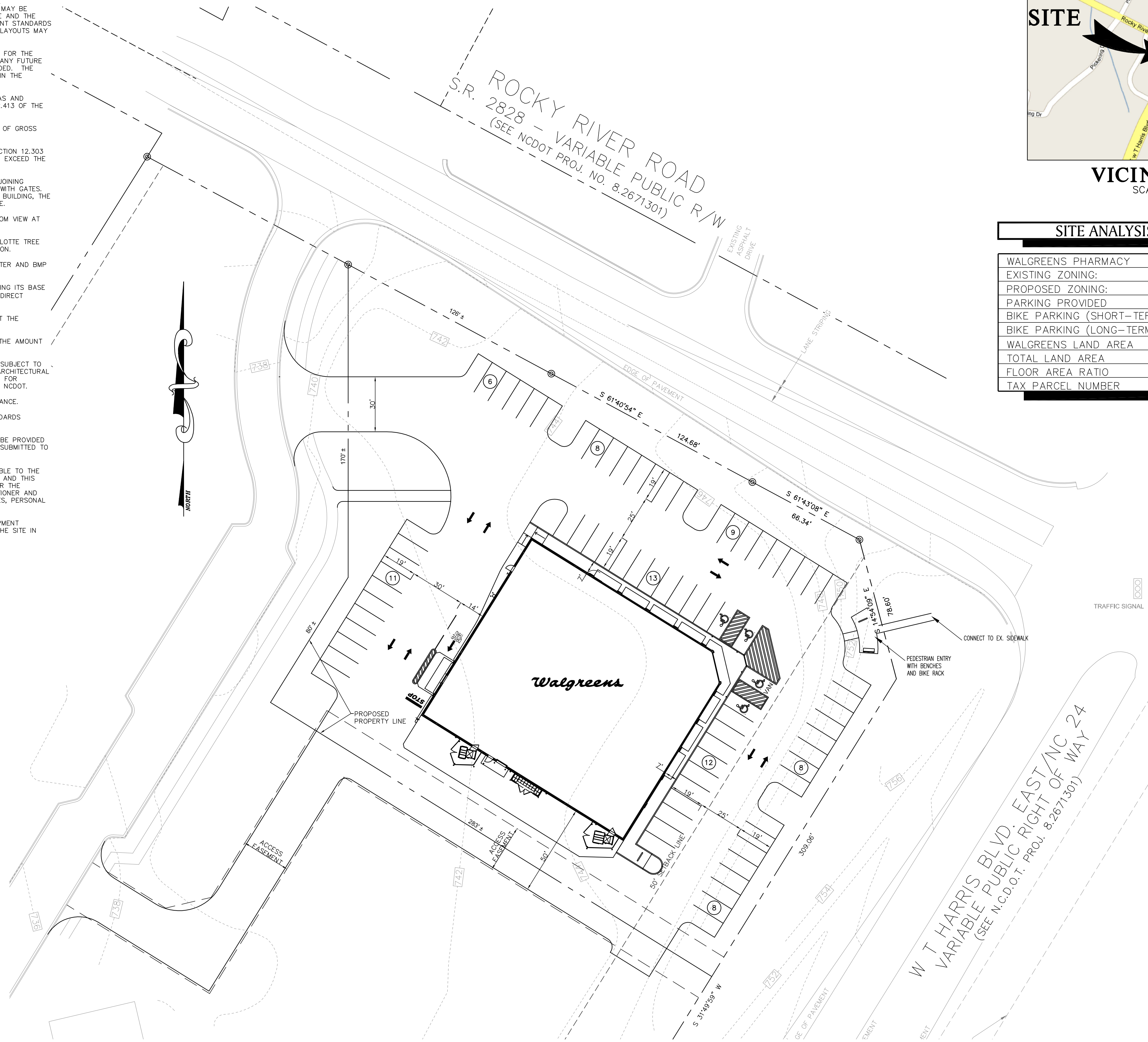


GENERAL NOTES:

- 1) UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE NS ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT OF THE SITE.
- 2) THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF THE PROPOSED USES ON THE SITE, BUT THE FINAL CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AND THE STANDARDS ESTABLISHED BY THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS DURING DESIGN DEVELOPMENT AND THE CONSTRUCTION PHASES. STREET LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.
- 3) THE DIVISION OF THE PROPERTY ON THE REZONING PLAN IS SOLELY FOR THE PURPOSE OF THE REZONING PETITION AND MAY OR MAY NOT REPRESENT ANY FUTURE PROPERTY LINES IN THE EVENT THAT THE SITE IS SUBSEQUENTLY SUBDIVIDED. THE PETITIONER DOES, HOWEVER, RESERVE THE RIGHT TO SUBDIVIDE THE SITE IN THE FUTURE.
- 4) THE BUILDING MAY HAVE A DRIVE-THRU SERVICE LANES/WINDOWS AS AND ACCESSORY USE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12.413 OF THE ORDINANCE.
- 5) THE BUILDING DEPICTED ON THE PLAN MAY HAVE UP TO 15,000 SF OF GROSS FLOOR AREA.
- 6) SCREENING SHALL CONFORM WITH THE STANDARDS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE. ALL LANDSCAPING INSTALLED ON SITE WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
- 7) ANY DUMPSTER VISIBLE FROM THE PUBLIC STREET OR FROM AN ADJOINING PARCEL OF LAND WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES. IF ON OR MORE SIDES OF A DUMPSTER AREA ADJOIN A REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG EACH SUCH SIDE.
- 8) ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW AT GRADE FROM ADJACENT PUBLIC RIGHT OF WAYS.
- 9) DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE AS OF THE DATE OF THE APPROVAL OF THIS REZONING PETITION.
- 10) THE PETITIONER SHALL COMPLY WITH CITY OF CHARLOTTE STORMWATER AND BMP MANUALS AS APPLICABLE.
- 11) THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE INCLUDING ITS BASE SHALL NOT EXCEED 30' AND SHALL BE CAPPED AND FULLY SHIELDED TO DIRECT LIGHTING DOWNWARD AWAY FROM ADJOINING RESIDENTIAL PROPERTIES.
- 12) ALL SIGNS PLACED ON SITE SHALL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- 13) THE NUMBER OF VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THE AMOUNT SHOWN ON THIS PLAN.
- 14) THE PLACEMENT 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 THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND OR NCDOT.
- 15) SIDEWALKS WILL BE PROVIDED ON SITE AS REQUIRED BY THE ORDINANCE.
- 16) VEHICULAR AND BICYCLE PARKING WILL SATISFY THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
- 17) ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CITY OF CHARLOTTE FIRE CODE SPECIFICATIONS. PLANS WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL.
- 18) IF THIS REZONING POSITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UN THESE DEVELOPMENT STANDARDS AND THIS ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.
- 19) FUTURE AMENDMENTS TO THIS REZONING PLAN 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.



VICINITY MAP
SCALE: NTS

SITE ANALYSIS - TRACT A	
WALGREENS PHARMACY	14,820 S.F.
EXISTING ZONING:	NS
PROPOSED ZONING:	NS (SPA)
PARKING PROVIDED	75 SPACES
BIKE PARKING (SHORT-TERM) PROVIDED	3 SPACES
BIKE PARKING (LONG-TERM) PROVIDED	2 SPACES
WALGREENS LAND AREA	±1.68 ACRES
TOTAL LAND AREA	6.632 ACRES
FLOOR AREA RATIO	0.21
TAX PARCEL NUMBER	P/O 10501227

LAND PLANNERS
ENGINEERS
TRANSPORTATION

PM ENGINEERING
INCORPORATED

4601 CHARLOTTE PARK DRIVE
SUITE 160
CHARLOTTE, NORTH CAROLINA, 28217
VOICE 704.521.9973
FAX 704.521.9974

PROJECT:
Walgreens
HARRIS BLVD &
ROCKY RIVER RD
CHARLOTTE, NC
MECKLENBURG COUNTY, NC

FOR:
AVENUE D DEVELOPMENT
1030 PHILIP STREET
NEW ORLEANS, LA
(504) 596-6780

REVISIONS			
NO.	DATE	BY	DESCRIPTION

CERTIFICATION AND SEAL

WALGREENS STORE
PROJECT NAME
WALGREENS STORE
HARRIS BLVD & ROCKY RIVER ROAD
CHARLOTTE, NC
DRAWING TITLE
REZONING SITE PLAN

CADD PLOT: 2009231PS1.dwg	SCALE: 1"=30'	DRAWING NO.
VOID PLOT:	DRAWN BY: KJC	RZ.1
RELEASED TO CONSTRUCTION	DATE: 10.29.09 REVIEWED BY:	



REZONING SITE PLAN

