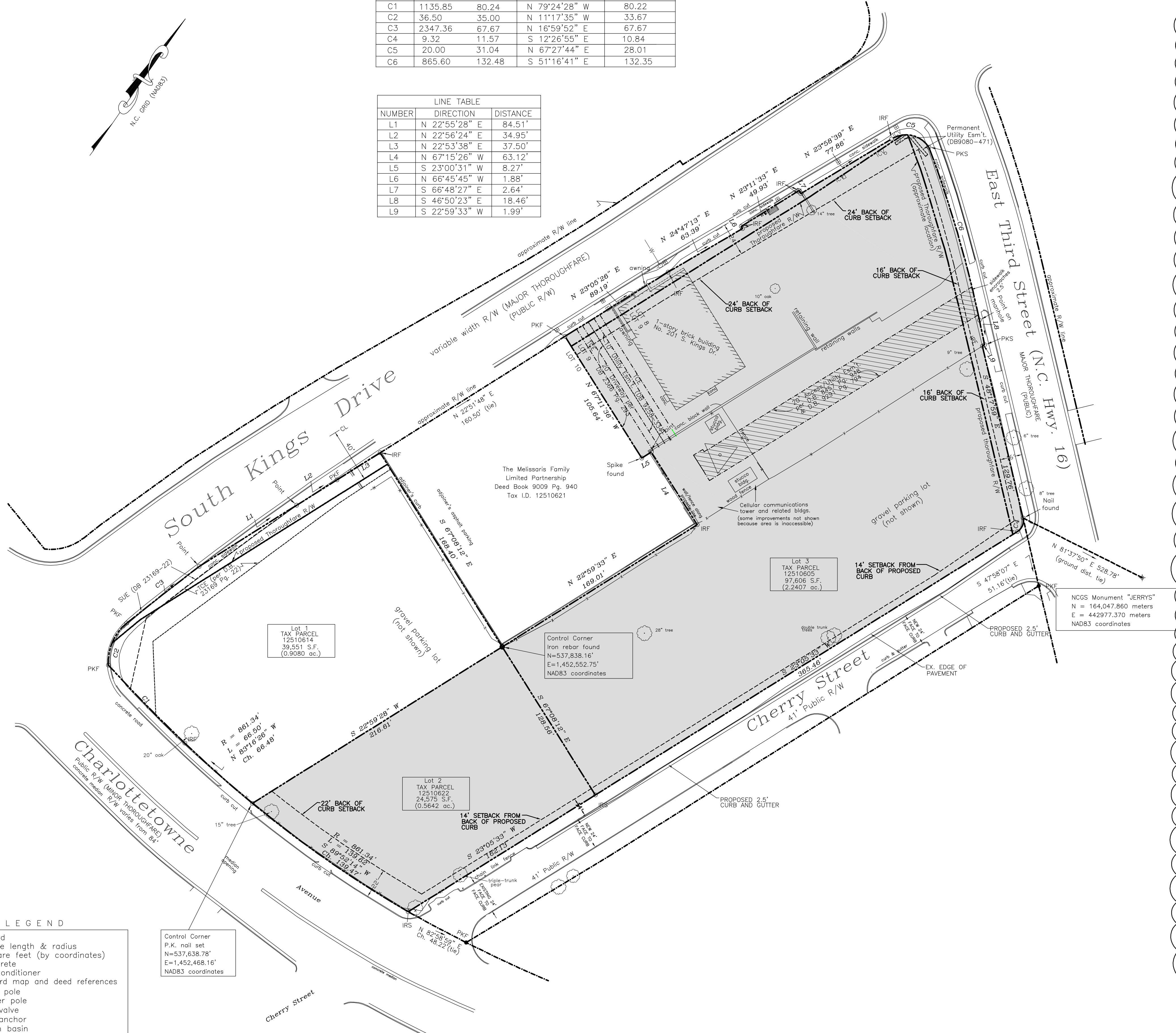
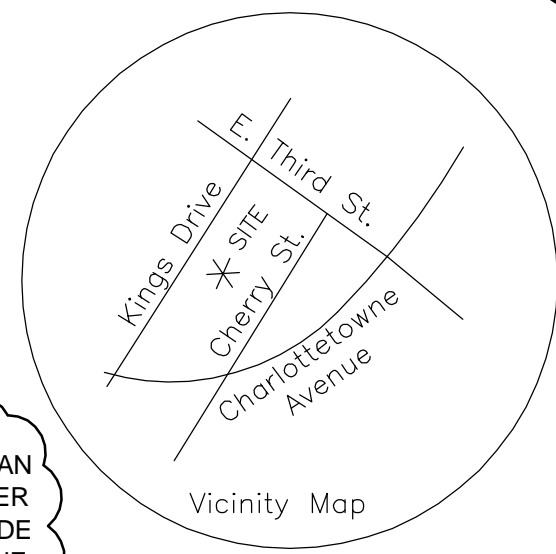


CURVE TABLE				
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1135.85	80.24	N 79°24'28" W	80.22
C2	36.50	35.00	N 11°17'35" W	33.67
C3	2347.36	67.67	N 16°59'52" E	67.67
C4	9.32	11.57	S 12°26'55" E	10.84
C5	20.00	31.04	N 67°27'44" E	28.01
C6	865.60	132.48	S 51°16'41" E	132.35

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 22°55'28" E	84.51'
L2	N 22°56'24" E	34.95'
L3	N 22°53'38" E	37.50'
L4	N 67°15'26" W	63.12'
L5	S 23°00'31" W	8.27'
L6	N 66°45'45" W	1.88'
L7	S 66°48'27" E	2.64'
L8	S 46°50'23" E	18.46'
L9	S 22°59'33" W	1.99'



DEVELOPMENT STANDARDS
NOVEMBER 10, 2011

- GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY WELLS PROPERTY NUMBER ONE, LLC FOR AN APPROXIMATELY 2.81 ACRE SITE LOCATED ON THE SOUTH SIDE OF EAST 3RD STREET AND BOUNDED BY SOUTH KINGS DRIVE, CHARLOTTETOWNE AVENUE AND CHERRY STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE").
 - THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR THE REZONING PLAN.
 - FUTURE AMENDMENTS TO THE 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.

- PERMITTED USES**
- THE SITE MAY BE DEVOTED TO ANY USE OR USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT, AND TO ANY ACCESSORY USES ALLOWED IN THE MUDD ZONING DISTRICT.

- TRANSPORTATION**
- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY CDOT AND/OR NCDOT.
 - VEHICULAR AND BICYCLE PARKING WILL SATISFY THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

ARCHITECTURAL STANDARDS

VINYL SHALL NOT BE A PERMITTED EXTERIOR BUILDING MATERIAL, PROVIDED, HOWEVER, THAT VINYL MAY BE UTILIZED ON THE SOFFITS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE AND VINYL WINDOWS MAY BE INSTALLED ON THE BUILDINGS TO BE CONSTRUCTED ON THE SITE.

SIGNAGE

ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

BUS SHELTER WAITING PAD

UPON THE REDEVELOPMENT OF THAT PORTION OF THE SITE DESIGNATED AS TAX PARCEL NO. 125-106-05, PETITIONER SHALL CONSTRUCT AND INSTALL A CONCRETE PASSENGER SHELTER PAD ADJACENT TO THE SITE ON EAST 3RD STREET IN THE GENERAL LOCATION OF THE EXISTING CATS BUS STOP. THE CONCRETE PASSENGER SHELTER PAD SHALL BE CONSTRUCTED TO CATS DEVELOPMENT STANDARD 60.04A. PETITIONER'S OBLIGATION TO CONSTRUCT AND INSTALL THE CONCRETE PASSENGER SHELTER PAD SHALL BE SUBJECT TO PETITIONER'S ABILITY TO OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT AND INSTALL THE CONCRETE PASSENGER SHELTER PAD, AND THE CONCRETE PASSENGER SHELTER PAD MUST BE CONSTRUCTED AND INSTALLED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THAT PORTION OF THE SITE DESIGNATED AS TAX PARCEL NO. 125-106-05.

BINDING EFFECT OF THE REZONING PETITION

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

DEVELOPMENT DATA TABLE

SITE ACREAGE: 2.81 AC.

TAX PARCELS INCLUDED IN REZONING: 12510622, 12510605

EXISTING ZONING: B-2

PROPOSED ZONING: MUDD (CD)

EXISTING USE: VACANT/SURFACE PARKING

PROPOSED USE: ALL USES ALLOWED WITHIN MUDD ZONING DISTRICT

MAXIMUM BUILDING HEIGHT: 100'

STREETSCAPE:
 KINGS DRIVE: RECESSED 8' ON-STREET PARKING/PLANTING STRIP + 8' PAVED AMENITY ZONE W/CURBED PLANTERS W/ STREET TREES + 8' SIDE WALK
 CHARLOTTETOWNE AVE: 8' PLANTING STRIP W/STREET TREES + 6' SIDEWALK
 EAST THIRD STREET: 8' PLANTING STRIP W/STREET TREES + 6' SIDEWALK
 CHERRY STREET: 8' PLANTING STRIP W/STREET TREES + 6' SIDEWALK

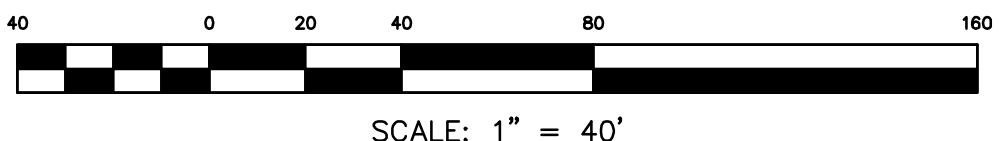
SETBACKS:
 S. KINGS DRIVE: 24' FROM BACK OF EXISTING CURB
 3RD ST: 16' FROM BACK OF EXISTING CURB
 CHERRY ST: 14' FROM BACK OF PROPOSED FUTURE CURB
 CHARLOTTETOWNE AVE: 22' FROM BACK OF CURB
 SIDE YARD: 0'
 REAR YARD: 0'

LEGEND

ch.	chord
L,R	curve length & radius
S,F	square feet (by coordinates)
conc.	concrete
a/c	air conditioner
MB, DB	record map and deed references
⊕	light pole
⊕	power pole
⊕	gas valve
⊕	guy anchor
⊕	catch basin
⊕	water meter
⊕	water valve
⊕	fire hydrant
⊕	sanitary sewer manhole
⊕	telephone manhole
⊕	electric manhole
PKF	P.K. Nail found
PKS	P.K. Nail set
IPF	Iron Pipe found
IRF	Iron Rebar set
DHS	Drill Hole set
SUE	Sidewalk & Utility easement
TCE	Temporary Construction easement

Control Corner
P.K. nail set
N=537,638.78'
E=1,452,468.16'
NAD83 coordinates

SURVEY PREPARED BY:
A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054



AREA TO BE REZONED

PETITION # 2011-073
SUBMITTAL #2, REVISED 11/10/11

DATE: 11/10/11
 REVIEW COMMENTS:
 REVIEWER: []
 PROJECT NUMBER: 11-02-011
 PROJECT NAME: []
 APPROVED BY: []
 DATE: []

GEO SCIENCE GROUP
INCORPORATED
1100 S. WILSON ST. SUITE 100
CHARLOTTE, NC 28203
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137 SOUTH KINGS DRIVE
WELLS PROPERTY NUMBER ONE, LLC
CHARLOTTE, NORTH CAROLINA

SCHEMATIC SITE PLAN

RZ-1