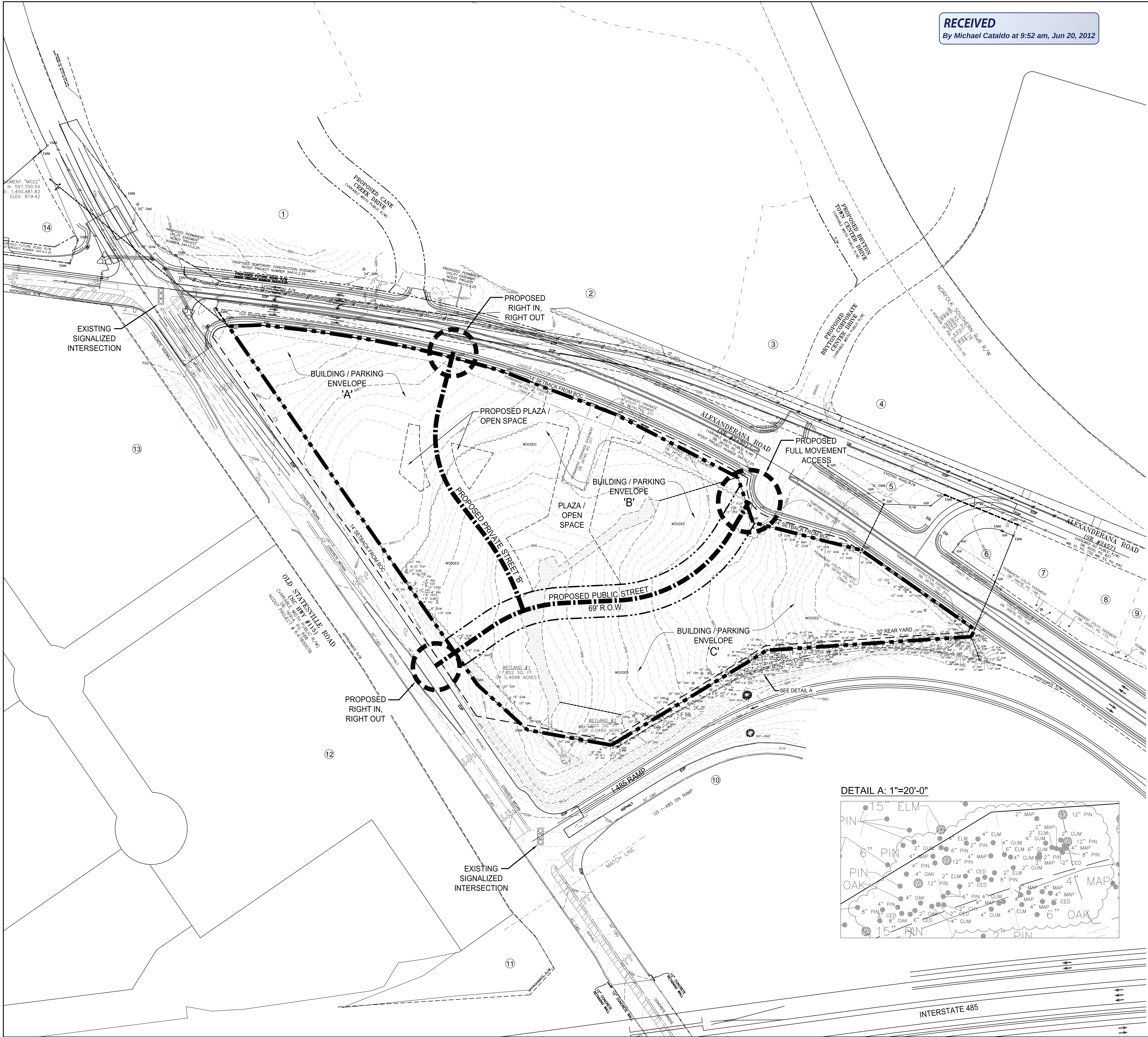
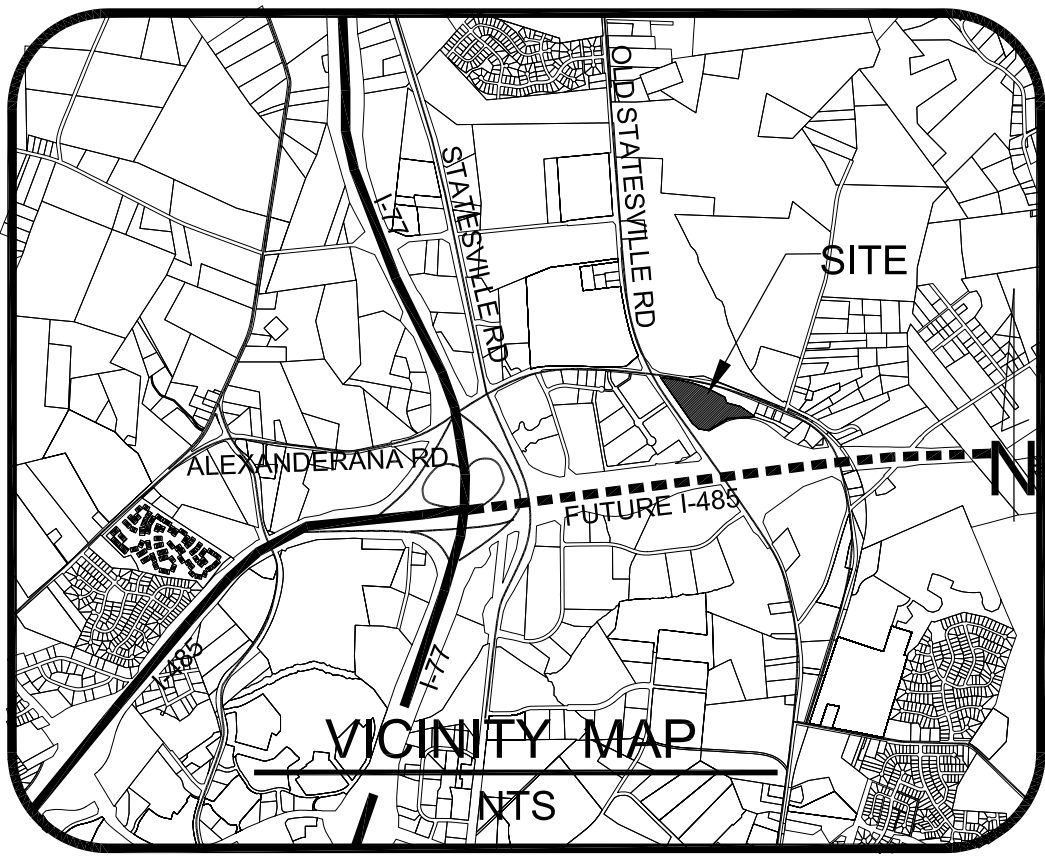




RECEIVED
By Michael Cataldo at 9:52 am, Jun 20, 2012



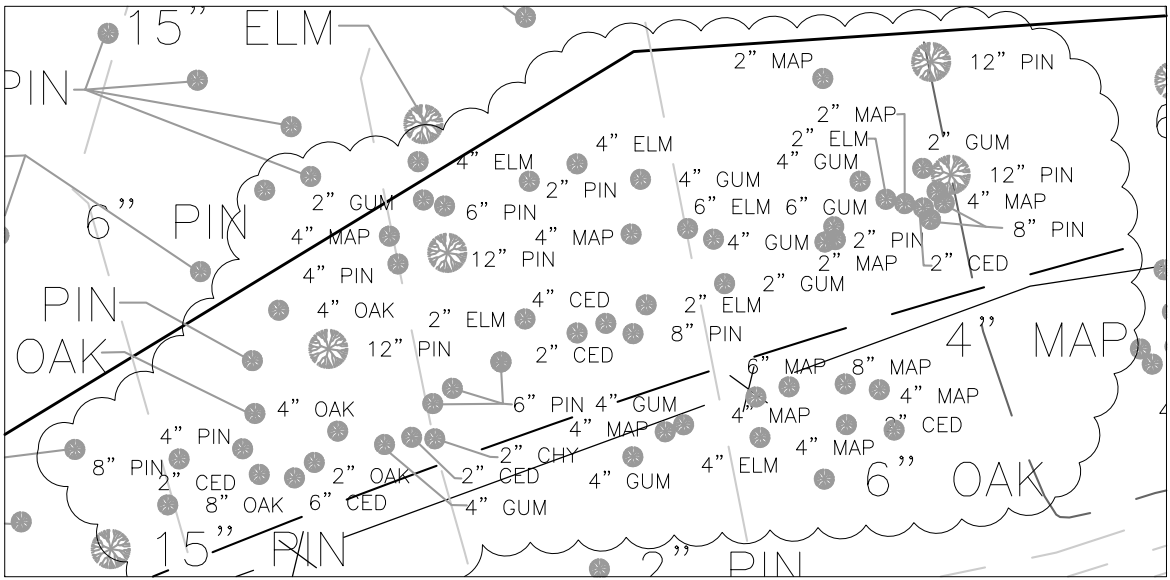
SITE DEVELOPMENT DATA

Site Development Data:	
-Acreage:	±15.2 AC
-Tax Parcel #:	019-141-04
-Existing Zoning:	R-4 - Single Family Residential
-Proposed Zoning:	NS - Neighborhood Services
-Existing Uses:	Vacant
-Proposed Uses:	Retail, Restaurant, Bank, Gas Station
-Maximum Gross Square Feet of Development:	Up to 75,000 Sf.
-Maximum Building Height:	As allowed by the Ordinance
-Parking:	As required by the Ordinance.
-Open Space:	A minimum of 15% of the Site will be established as open space as defined by the Ordinance.

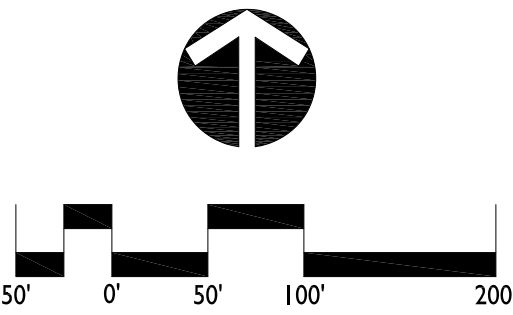
ADJACENT PROPERTY OWNER

1	HC (CD) 01913148 BRYTON TC, LLC 370 ACRO CORP. DR. #350 CHARLOTTE, NC 28273	8	R-4 01914111 ROBERT B II DIXON AND BERYL DIXON 12700 ALEXANDERANA RD HUNTERSVILLE, NC 28078
2	SP (CD) 01913149 WAL-MART REAL ESTATE BUSINESS AND C/O PO BOX 8050 MS 0555 BENTONVILLE, AR 72715-8050	9	R-4 01914116 JOHN ADAM DIXON AND THERESA GRIER DIXON 12724 ALEXANDERANA RD HUNTERSVILLE, NC 28078
3	SP (CD) 01913150 BRYTON TC, LLC 370 ACRO CORP. DR. #350 CHARLOTTE, NC 28273	10	I-485 RIGHT OF WAY
4	SP (CD) 01913104 BRYTON TC, LLC 370 ACRO CORP. DR. #350 CHARLOTTE, NC 28273	11	BP 02506122 DEPT OF TRANSPORTATION 716 W MAIN ST. ALBERMARLE, NC 28001
5	R-4 01914120 TWIN LAKES III LLC 13334 BALLY BUNNION WY DAVIDSON, NC 28036	12	I-1 (CD) 02506130 HENDRICK AUTOMOTIVE GROUP 6000 MONROE RD. #100 CHARLOTTE, NC 28212
6	R-4 01914119 TWIN LAKES III LLC 13334 BALLY BUNNION WY DAVIDSON, NC 28036	13	I-1 (CD) 02506129 HENDRICK AUTOMOTIVE GROUP 6000 MONROE RD. #100 CHARLOTTE, NC 28212
7	R-4 01914112 ROBERT B II DIXON AND EVELYN C DIXON 12700 ALEXANDERANA RD HUNTERSVILLE, NC 28078	14	NR 01705109 PHILLIP D. CARRIKER AND MARY A. CARRIKER 11001 OLD STATESVILLE RD. HUNTERSVILLE, NC 28078

DETAIL A: 1"=20'-0"



LEGEND	
-----	COMMERCIAL SITE BOUNDARY
-----	PROPOSED INTERIOR STREET
-----	SETBACK / REAR YARD
-----	EXISTING TREES



REVISIONS:

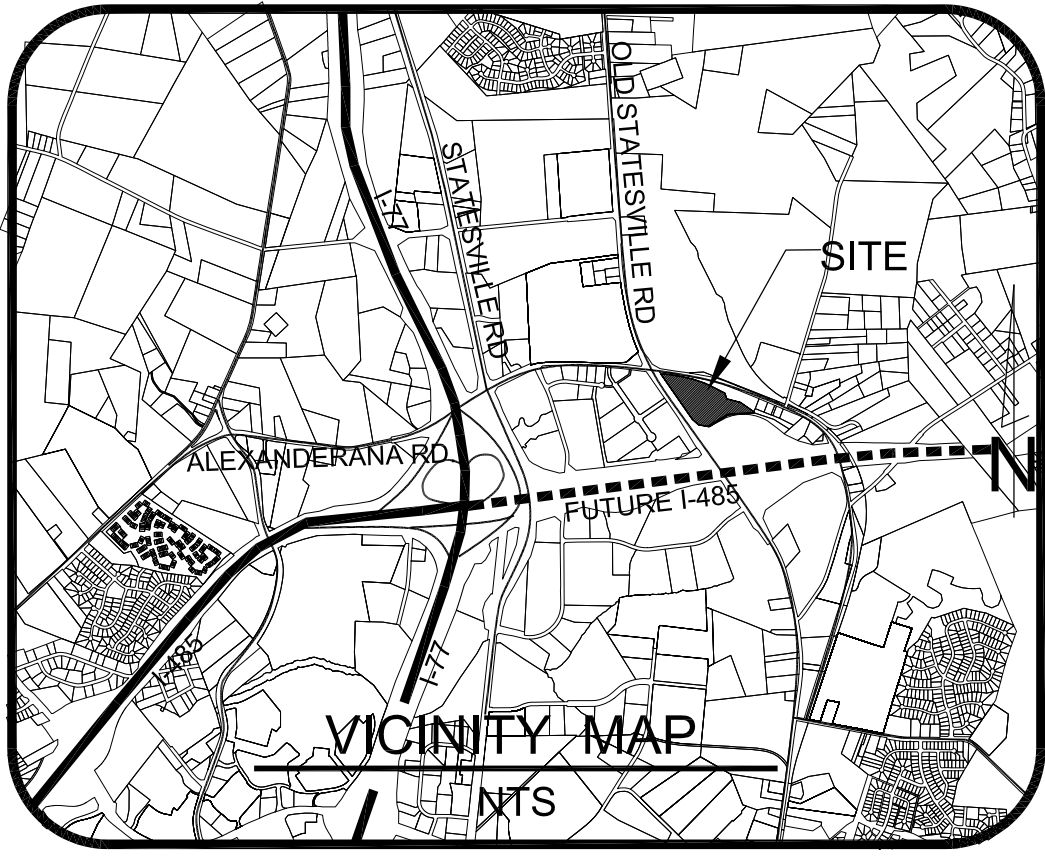
DATE: June 18, 2012
DESIGNED BY: MRC
CHECKED BY: KLC
SCALE: 1"=100'
PROJECT #1012077

SHEET #:
RZ-1

TWIN LAKES PLAZA
Technical Data Sheet
Alexanderana Development Corp. - Charlotte, NC
REZONING PETITION NO. 2012-



LandDesign
223 N Graham Street Charlotte, NC 28202
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www.LandDesign.com
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CONDITIONAL DEVELOPMENT STANDARDS

- General Provisions.
 - Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site 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 city ordinances.
 - Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
 - Each parcel as it develops will be responsible for improvements called for by the conditional site plan and/or other applicable City ordinance requirements for that particular site unless clearly indicated otherwise on the concept plan.
- Purpose

The purpose of this Rezoning application is to provide for the development of a tract of land bounded by NC 115, Alexanderana Rd, and I-485. This development will provide the location for up to 75,000 square feet of retail uses. To achieve this purpose, the application seeks the rezoning of the site to the NS district.
- Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the NS district except as may be further limited by the specific provisions of this site plan.
- Transportation
 - The site will have access to NC 115 via a right in/right out connection and both a right in/right out and a full access connection to Alexanderana Rd, as generally depicted on the concept plan for the site. These connections may be private driveways, public streets or a combination of both.
 - Parking areas are generally depicted on the concept plan for the site.
- Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the NS. The Petitioner will have architectural approval on all site improvements and buildings including building materials.
- Streetscape and Landscaping

Reserved
- Environmental Features

Reserved
- Parks, Greenways, and Open Space

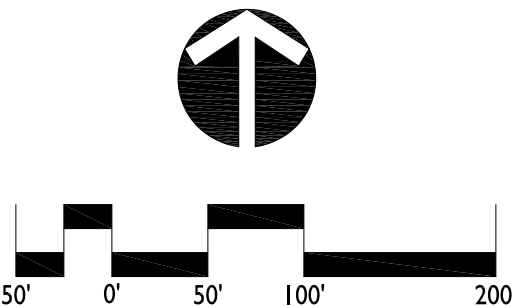
Reserved
- Fire Protection

Reserved
- Signage

Reserved
- Lighting
 - Freestanding lighting on the site will utilize full cut-off luminaries and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted
- Phasing

Reserved

- LEGEND
- COMMERCIAL SITE BOUNDARY
 - PROPOSED INTERIOR STREET
 - SETBACK / REAR YARD



REVISIONS:

DATE: June 18, 2012
DESIGNED BY: MRC
DRAWN BY: KLC
CHECKED BY: MRC
SCALE: 1"=100'
PROJECT #1012077

SHEET #:

RZ-2

TWIN LAKES PLAZA
Schematic Site Plan
Alexanderana Development Corp. - Charlotte, NC
REZONING PETITION NO. 2012-



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