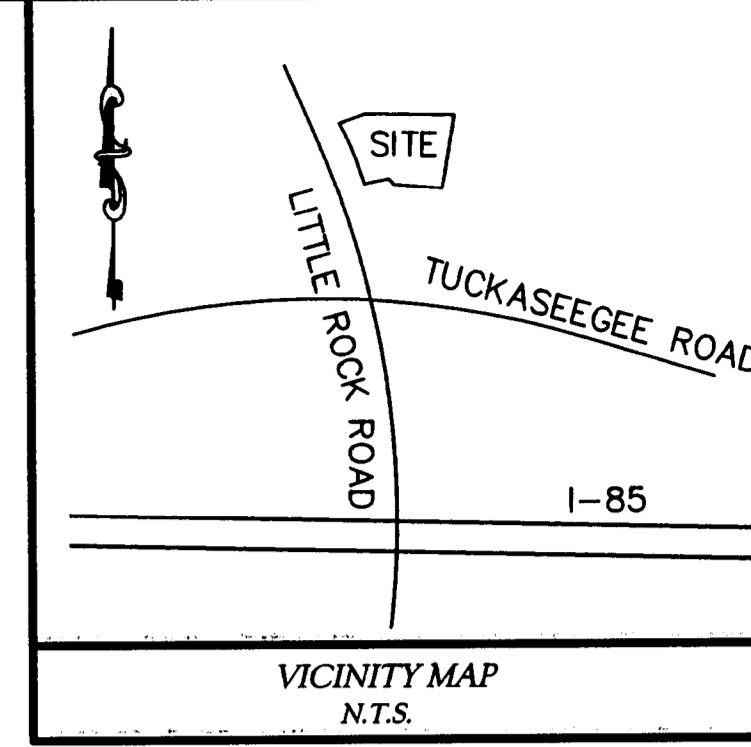


CONDITIONAL NOTES (CONTINUED):

- 14. **OTHER**
 - a. SITE ADDRESS: 2331 LITTLE ROCK RD CHARLOTTE, N.C. 28216
 - b. SETBACKS: (FOR B-1)
FRONT SETBACK: 30'
SIDE YARD: NONE (MIN. 8' IF PROVIDED)
REAR YARD: 10' (0' IF ABUT B-1)
MINIMUM OPEN SPACE: 0%
 - c. WATERSHED: LOWER LAKE WYLE - PA
SWIM BUFFER: NO
 - d. FEMA FLOOD PANEL: #3710453700J 03/02/2009
THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD ZONE.
 - e. SURVEY TOPO INFORMATION PROVIDED BY: JASON LEE WYLLIE, PLS
- 15. **HVAC**
 - a. ALL ROOF MOUNTED EQUIPMENT WILL BE SCREENED FROM THE VIEW FROM ADJACENT PUBLIC RIGHT-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.
- 16. **BUFFERS**
 - a. BUFFERS WILL BE PER ZONING ORDINANCE.



THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.



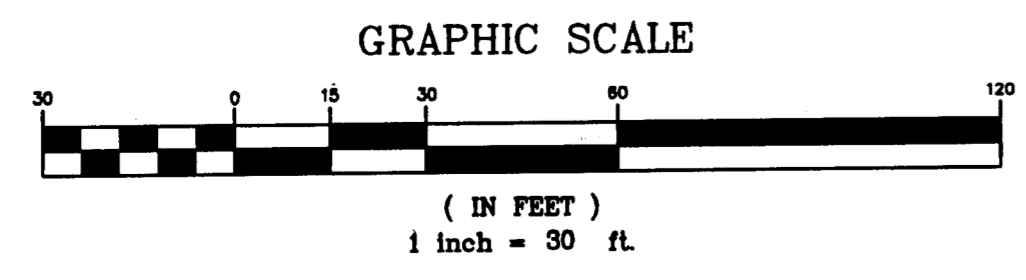
MULBERRY BAPTIST CHURCH
PIN: 05917201
ZONING: R-3

CONDITIONAL NOTES:

1. **DEVELOPMENT DATA TABLE**
 - a. TOTAL SITE AREA: ±5.2 ACRES TOTAL NET AREA: ±3.1 ACRES TOTAL TO BE REZONED
 - b. TAX PARCELS (PORTIONS OF) INCLUDING IN REZONING:
 - 1. PIN: 05812204 (2331 LITTLE ROCK RD.) EDWIN JUDDSON MYERS AND VIRGINIA LEE 5701 WOODBURN RD. RICHMOND, VIRGINIA, 23225
 - 2. PIN: 05812205 (ALAN ST.) EDWIN J. MYERS AND VIRGINIA M. MYERS 5701 WOODBURN RD. RICHMOND, VIRGINIA, 23225
 - 3. PIN: 05812208 (2405 LITTLE ROCK RD.) PATRICIA TURNER MITCHELL AND VIRGINIA M. MYERS 93 CREEKSIDE CT. SPRUCE PINE, NC 28777
 - c. EXISTING ZONING: R-3
 - d. PROPOSED ZONING: B-1 (CD) 3.1 acres
PROPOSED ZONING: R-3 2.1 acres
 - e. EXISTING USE: VACANT
PROPOSED USE: RETAIL
 - f. TOTAL AREA OF PROP. BUILDING = 9100± S.F.
PROPOSED USE: RETAIL
 - g. MAXIMUM BUILDING HEIGHT: 40' LIMITED TO ONE STORY.
 - h. PARKING DATA:
REQUIRED FOR RETAIL: 1 SPACE PER 250 SF = 37 SPACES
TOTAL PARKING PROVIDED: 37 SPACES
H.C. PARKING REQ'D: 2 SPACE
H.C. PARKING PROVIDED: 2 SPACE (VAN ACCESSIBLE)
BIKE PARKING REQUIRED: 2 SHORT TERM AND 2 LONG TERM
BIKE PARKING PROVIDED: 2 SHORT TERM AND 2 LONG TERM
SEE ARCHITECTURAL PLANS FOR LONG TERM SPACES
 - i. IMPERVIOUS CALCULATIONS:
SHALL MEET OR EXCEED FPCO REQUIREMENTS
2. **GENERAL PROVISIONS**
 - a. FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS SHALL BE APPLIED FOR BY THE OWNER OR OWNERS OF THE SITE AND WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
3. **OPTIONAL PROVISIONS**
N/A
4. **PERMITTED USES**
 - a. THE SITE MAY BE DEVOTED TO RETAIL, OFFICE AND RESTAURANT USE. NO ACCESSORY DRIVE-THROUGH WINDOWS WILL BE PERMITTED.
5. **TRANSPORTATION**
 - a. OFF-STREET VEHICULAR PARKING AND BICYCLE PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.
 - b. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO MINOR MODIFICATIONS REQUIRED BY CDOT AND/OR NCDOT.
6. **ARCHITECTURAL STANDARDS**
 - a. THE EXTERIOR OF THE BUILDING WILL BE BRICK MASONRY, WITH NO MORE THAN 20' IN BLANK WALL SPACE, METAL CANOPIES, SHUTTER MATERIAL. SEE ARCHITECTURAL PLANS.
7. **STREETSCAPE AND LANDSCAPING**
 - a. PROPOSED SITE AND STREET TREES WILL ADHERE TO THE LATEST TREE ORDINANCE. AN 8 FOOT PLANTING STRIP AND 8 FOOT SIDEWALK WILL BE INSTALLED ALONG THE PROJECT FRONTAGE ON LITTLE ROCK RD.
8. **ENVIRONMENTAL FEATURES**
N/A
9. **PARKS, GREENWAYS AND OPEN SPACE**
N/A
10. **FIRE PROTECTION**
N/A
11. **SIGNAGE**
 - a. SIGNAGE ONLY "AS ALLOWED PER THE ZONING ORDINANCE."
12. **LIGHTING**
 - a. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE ON THE SITE.
 - b. THE MAX HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 20 FEET.
 - c. WALL-PACK TYPE LIGHTING FIXTURES MAY NOT BE INSTALLED ON THE BUILDING(S) TO BE CONSTRUCTED ON THE SITE.
13. **PHASING**
N/A

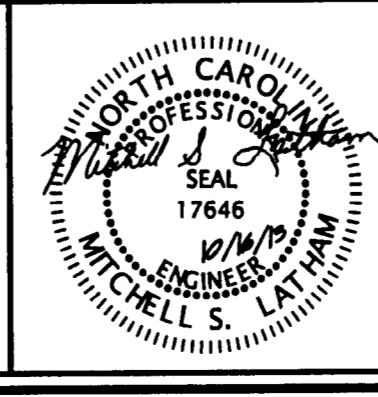
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FEB 21 2014
BY: [Signature]

CURVE TABLE	
C1	R=984.93 L=81.04 CHORD N21°22'08"W 81.91
C2	R=1323.19 L=180.29 CHORD N26°13'20"W 180.15
C3	R=984.93 L=117.11 CHORD N15°34'44"W 117.04



REV. NO.	REVISIONS	DATE
3	SITE REVISED PER CITY REVIEW	01/23/14
2	SITE REVISED PER CITY REVIEW	01/02/14
1	SITE REVISED PER CITY REVIEW	12/12/13

LWE
LATHAM-WALTERS ENGINEERING, INC.
16507-A NORTH CROSS DRIVE
HUNTERSVILLE, NORTH CAROLINA 28078
(704) 895-8484 FAX (704) 895-8485



DEVELOPER:
NCDG, LLC
9815-J SAM FURR RD. -SUITE 259
HUNTERSVILLE, N.C. 28078
(704) 507-4877

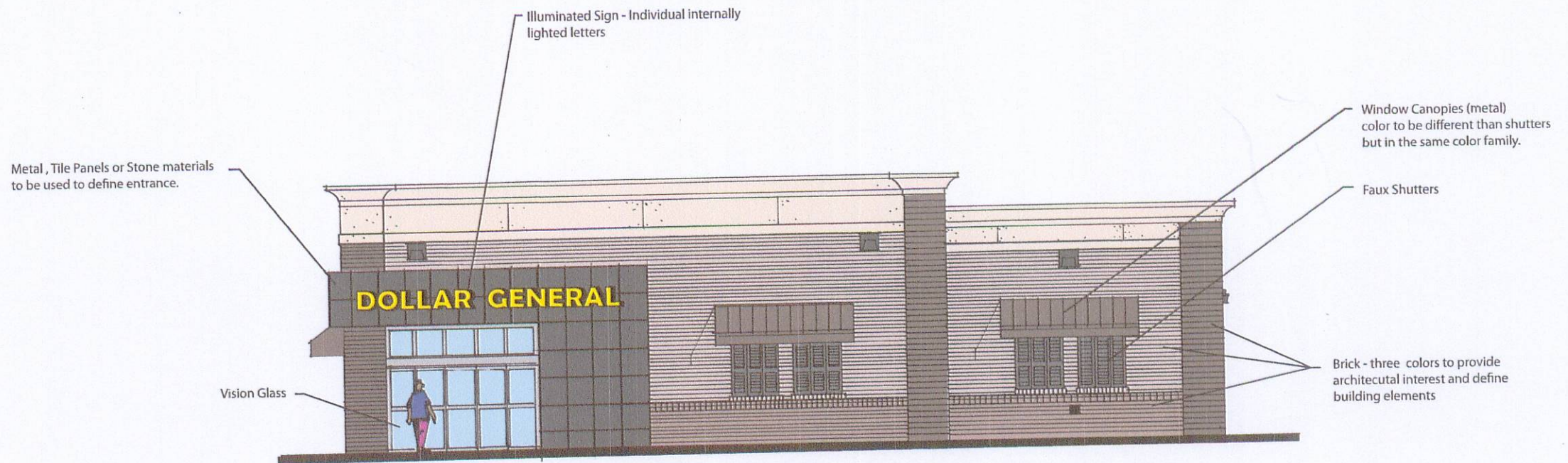
LITTLE ROCK
2331 LITTLE ROCK RD. 28216 CHARLOTTE, NC

REZONE PLAN

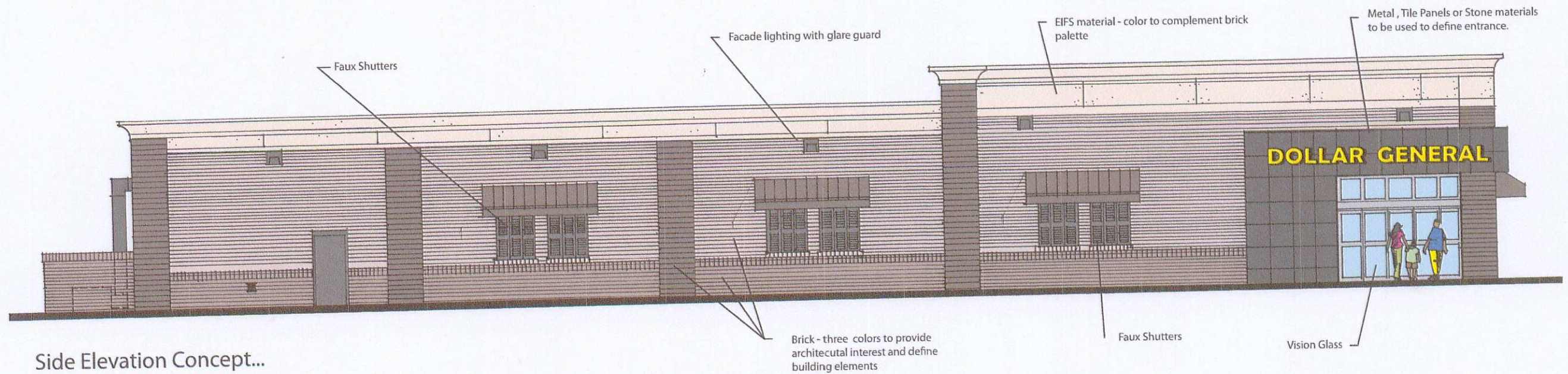
DATE: OCT. 2013
SCALE: 1" = 30'
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO: 2012.34

SHEET
RZI

Property will be recombined into one or more lots that meet the required street frontage for the district.



Street Front Elevation Concept...



Side Elevation Concept...

RECEIVED
 FEB 21 2014
 BY: *JH* 11a.m.