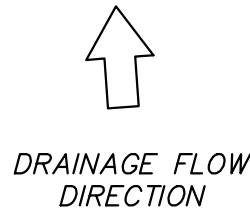


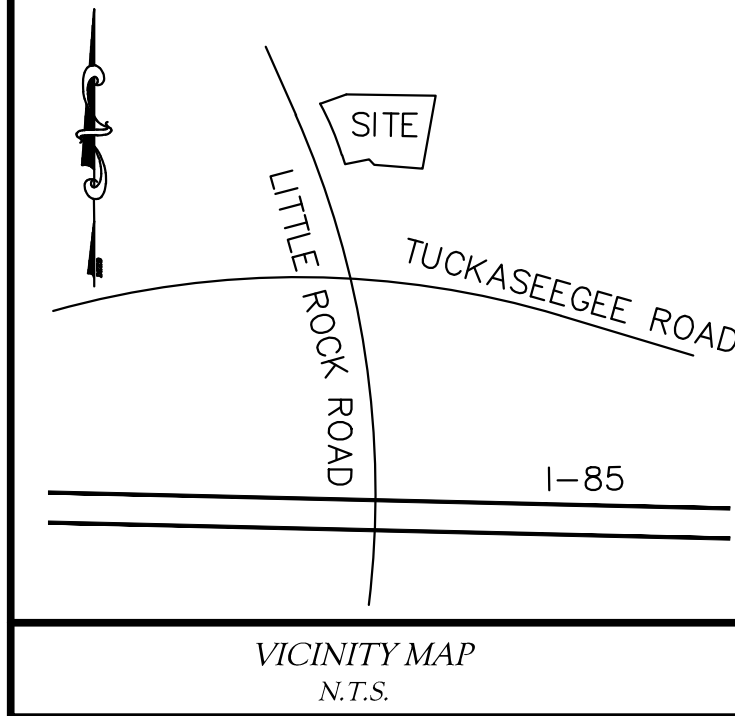
THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT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



MULBERRY BAPTIST CHURCH
PIN: 05917201
ZONING: R-3

CONDITIONAL NOTES: (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 WYLIE - 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 WYLIE, PLS



CONDITIONAL NOTES:

1. DEVELOPMENT DATA TABLE

- a. SITE AREA: ±5.2 ACREAGE TOTAL
NET AREA: ±5.2 ACREAGE TOTAL
- b. TAX PARCELS (PORTIONS OF) INCLUDING IN REZONING:
CURRENT OWNERS:
1. PIN: 05917204 (2331 LITTLE ROCK RD.)
EDWIN JUDSON MYERS AND VIRGINIA LEE
5701 WOODBURN RD.
RICHMOND, VIRGINIA, 23225
2. PIN: 05917205, 05917224 (ALAN ST.)
EDWIN J. MYERS AND VIRGINIA M. MYERS
5701 WOODBURN RD.
RICHMOND, VIRGINIA, 23225
3. PIN: 05917208 (2405 LITTLE ROCK RD.)
PATRICIA TURNER MITCHELL AND VIRGINIA M. MYERS
93 CREEKSIDE CT.
SPRUCE PINE, NC 28777
PROPOSED OWNER:
NCDG, LLC
9815-J SAM FURR RD., SUITE 259
HUNTERSVILLE, NC 28078
- c. EXISTING ZONING: R-3
d. PROPOSED ZONING: B-1 (CD)
- e. EXISTING USE: VACANT
PROPOSED USE: RETAIL
- f. TOTAL AREA OF PROP. BUILDING = 9100± S.F.
- 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 PCDD REQUIREMENTS

2. GENERAL PROVISIONS

- a. FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY 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

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 6 FOOT SIDEWALK WILL BE INSTALLED ALONG THE PROJECT FRONTAGE ON LITTLE ROCK RD.

8. ENVIRONMENTAL FEATURES

9. PARKS, GREENWAYS AND OPEN SPACE

N/A

10. FIRE PROTECTION

N/A

11. SIGNAGE

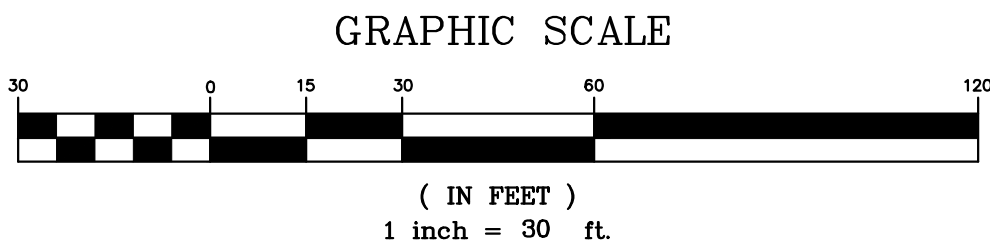
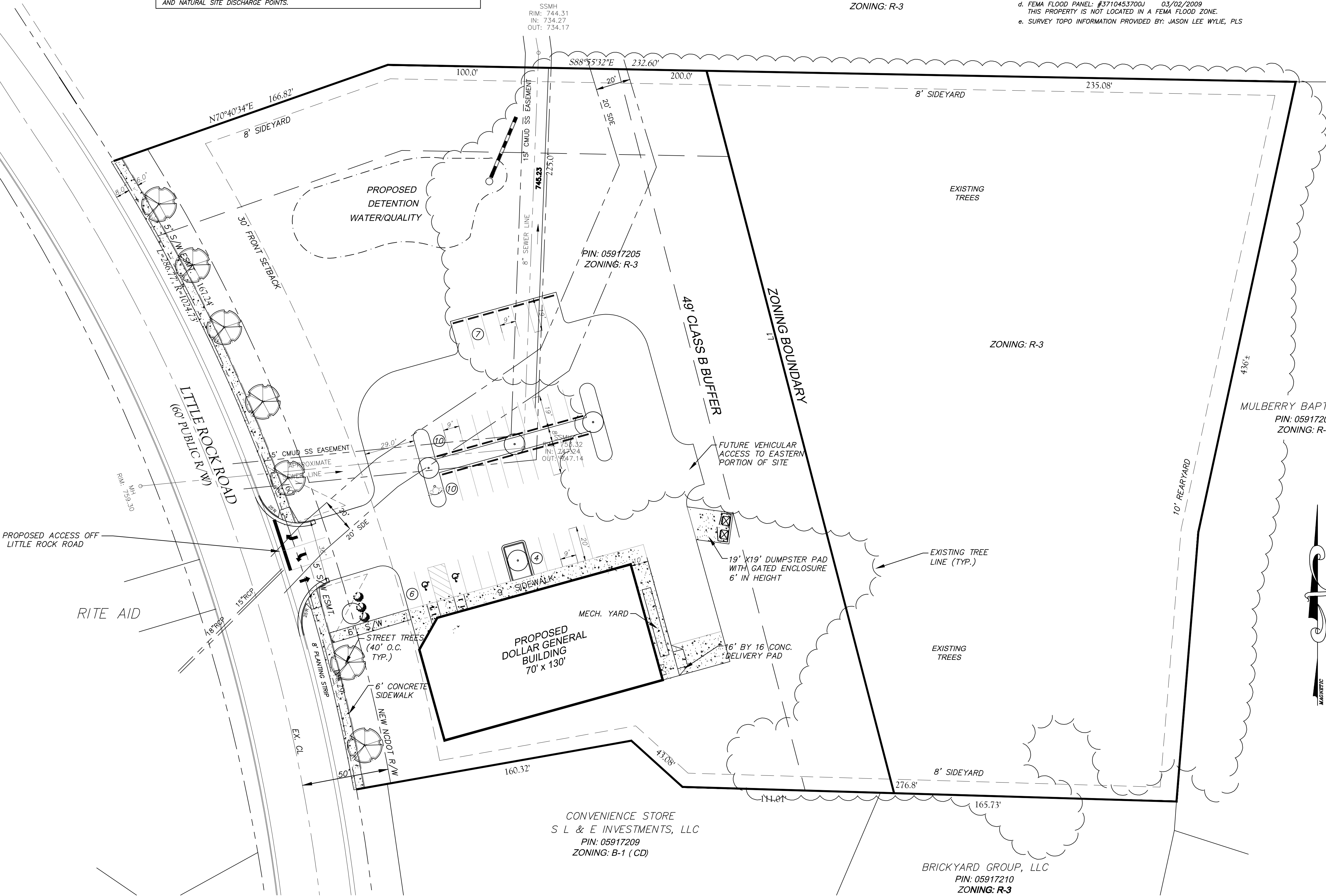
- a. SIGNAGE ONLY "AS ALLOWED PER THE ZONING ORDINANCE."

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-PAK TYPE LIGHTING FIXTURES MAY NOT BE INSTALLED ON THE BUILDING(S) TO BE CONSTRUCTED ON THE SITE.

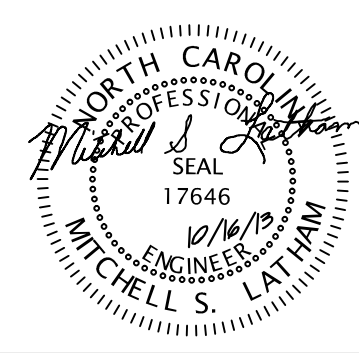
13. PHASING

N/A



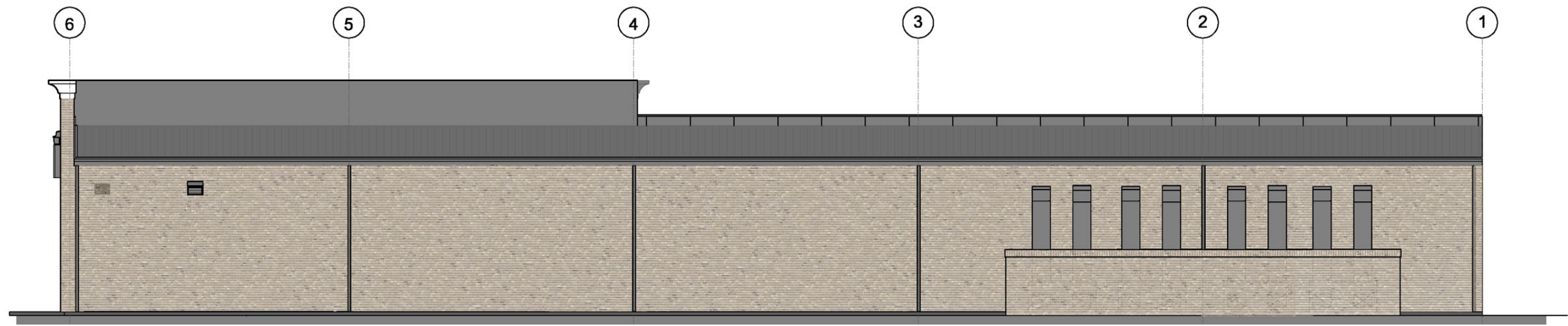
REV. NO.	REVISIONS	DATE
1.	SITE REVISED PER CITY REVIEW	12/12/13
	REVISIONS	DATE

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

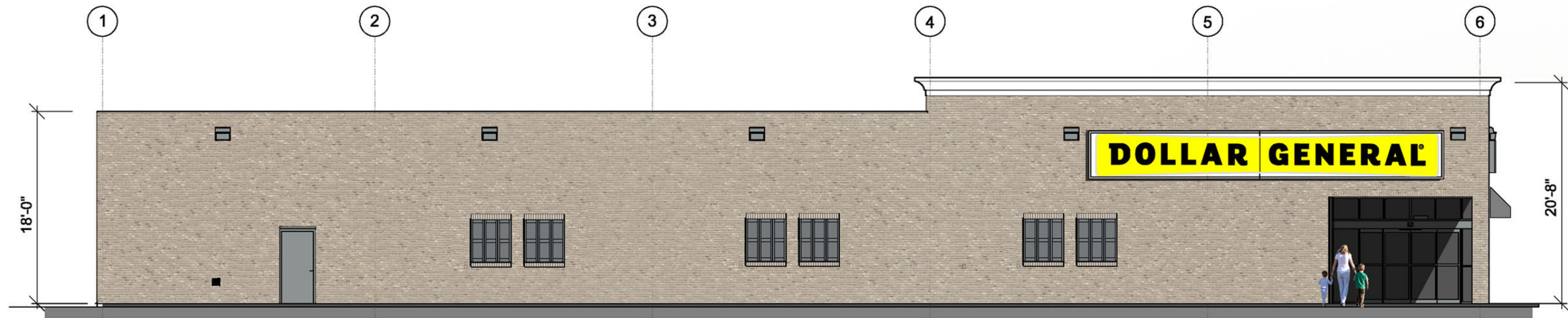


DEVELOPER:
NCDG, LLC
9815-J SAM FURR RD. -SUITE 259
HUNTERSVILLE, N.C. 28078
(704) 507-4877

DATE: OCT. 2013 SCALE: 1" = 30' DRAWN BY: MSL CHECKED BY: JLW PROJECT NO: 2012.34	SHEET RZ1
2331 LITTLE ROCK RD. 28216 CHARLOTTE, NC	
REZONE PLAN	



South (Right-Side) Elevation



North (Left-Side) Elevation



West (Street-Facing) Elevation