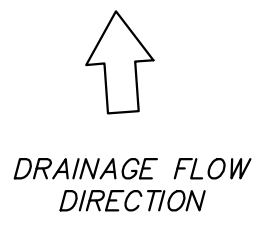
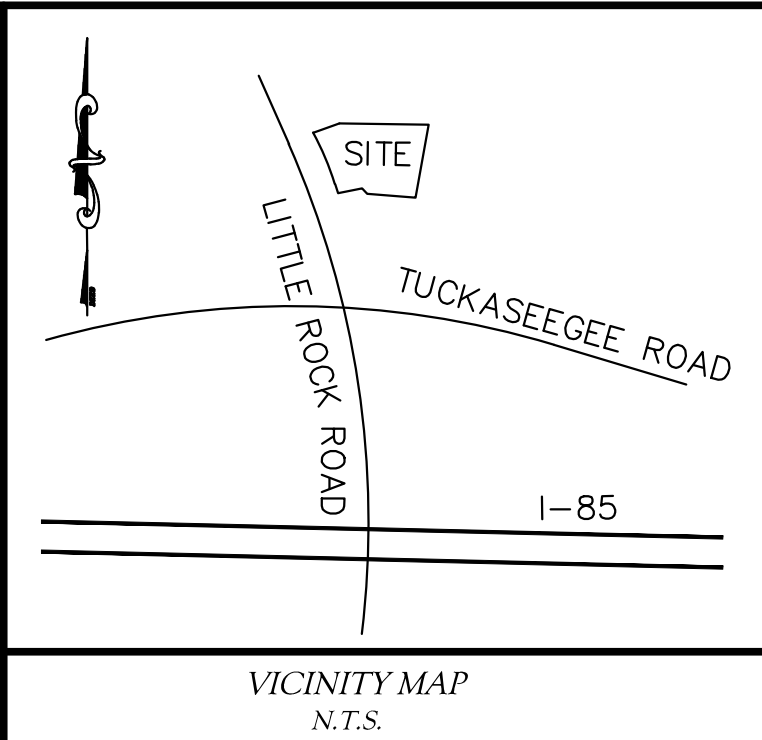


THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT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



CONDITIONAL NOTES: (CONTINUED)

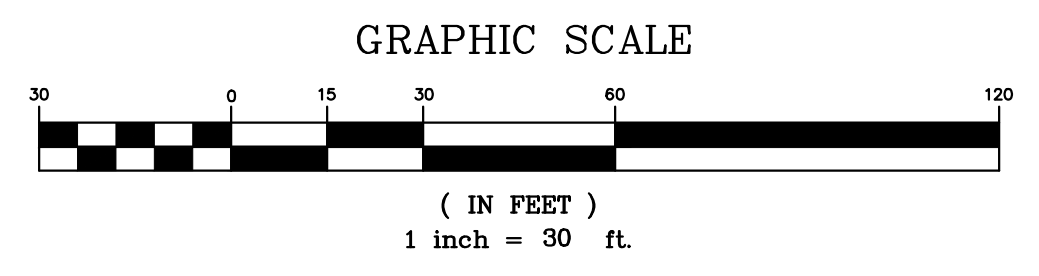
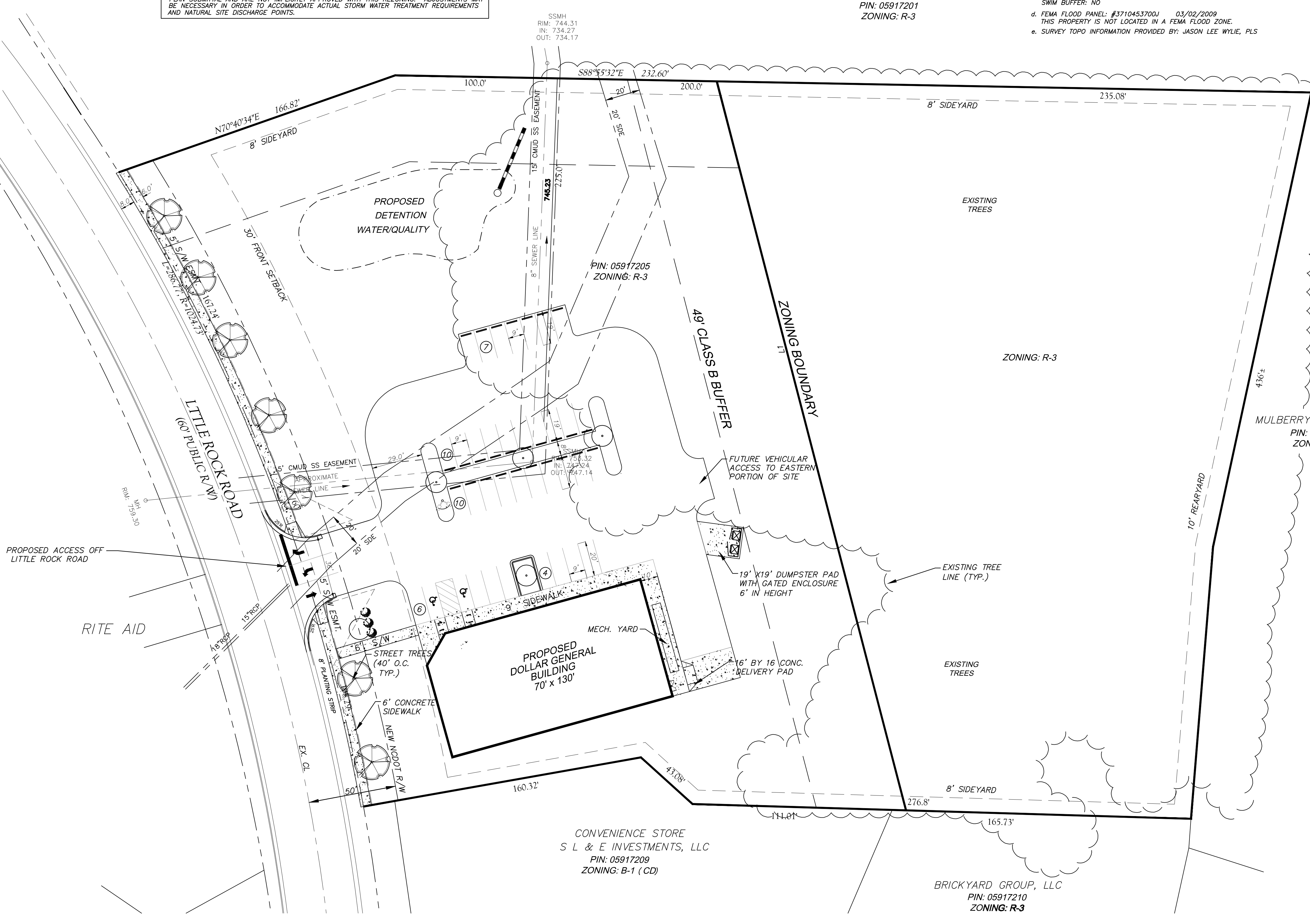
14. OTHER
  - a. SITE ADDRESS: 2331 LITTLE ROCK RD CHARLOTTE, N.C. 28216
  - b. SETBACKS: (FOR B-1) FRONT SETBACK: 30' SIDE YARD: NONE (MIN. 8' IF PROVIDED) REAR YARD: 10' (0' IF ABUT B-1) MINIMUM OPEN SPACE: 0%
  - c. WATERSHED: LOWER LAKE WYLIE - PA SWIM BUFFER: NO
  - d. FEMA FLOOD PANEL: #3710453700J 03/02/2009 THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD ZONE.
  - e. SURVEY TOPO INFORMATION PROVIDED BY: JASON LEE WYLIE, PLS



MULBERRY BAPTIST CHURCH  
PIN: 05917201  
ZONING: R-3

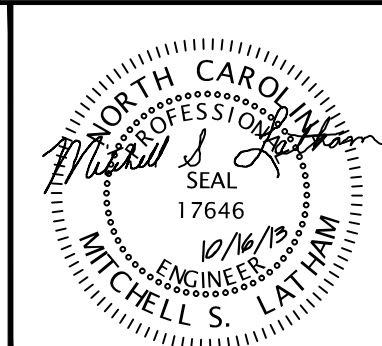
CONDITIONAL NOTES:

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
  - 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



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

**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

<b>LITTLE ROCK</b>		DATE: OCT. 2013	<b>RZI</b>
2331 LITTLE ROCK RD. 28216 CHARLOTTE, NC		SCALE: 1" = 30'	
REZONE PLAN		DRAWN BY: MSL	
		CHECKED BY: J.L.W.	
		PROJECT NO: 2012.34	

