

DEVELOPMENT DATA

SITE ACREAGE: 1.31 AC  
TAX I.D.#: 035-231-07  
EXISTING ZONING: FRONT - B-1 (CD)  
REAR - C-1 (CD)  
PROPOSED ZONING: B-1 (CD)  
EXISTING USE: RESIDENTIAL  
PROPOSED USE: RETAIL  
PROPOSED SQ. FT.: 8,500 SF  
MAX BLDG. HEIGHT: 40'  
PARKING REQUIRED: 33  
PARKING PROVIDED: 36

GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY C4 DEVELOPMENT, LLC FOR AN APPROXIMATELY 1.31 ACRE SITE LOCATED ON THE WEST SIDE OF BELLHAVEN BOULEVARD SOUTHEAST OF GUM BRANCH ROAD, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE")
- B. THE DEVELOPMENT AND USE 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 B-1 ZONING DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR THE REZONING PLAN.
- C. FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO RETAIL, BUSINESS AND PERSONAL SERVICE USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE B-1 ZONING DISTRICT AND TO ANY INCIDENTAL AND ACCESSORY USES IN CONNECTION THEREWITH WHICH ARE PERMITTED IN THE B-1 ZONING DISTRICT.

TRANSPORTATION

- A. 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 THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- B. OFF-STREET VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- C. BICYCLE PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

MAXIMUM GROSS FLOOR AREA

THE MAXIMUM GROSS FLOOR AREA OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 8,500 SQUARE FEET.

ARCHITECTURAL STANDARDS

- A. THE MAXIMUM HEIGHT OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 1 STORY.
- B. ATTACHED TO THE REZONING PLAN ARE SCHEMATIC ARCHITECTURAL RENDERINGS OF THE FRONT AND SIDE ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL ARCHITECTURAL STYLE, CHARACTER AND ELEMENTS OF THE FRONT AND SIDE ELEVATIONS OF THE BUILDING. ACCORDINGLY, THE FRONT AND SIDE ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THEY ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT SCHEMATIC ARCHITECTURAL RENDERINGS IN TERMS OF THE ARCHITECTURAL STYLE, CHARACTER, AND ELEMENTS. CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER ARE PERMITTED BASED UPON FINAL DESIGN/CONSTRUCTION DRAWINGS.
- C. THE PERMITTED EXTERIOR BUILDING MATERIALS FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE ARE SET OUT ON THE ATTACHED SCHEMATIC ARCHITECTURAL RENDERINGS OF THE BUILDING.
- D. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS OF WAY AND ADJUTING PROPERTIES AS VIEWED FROM GRADE.
- E. ANY DUMPSTER OR RECYCLING CONTAINERS VISIBLE FROM A PUBLIC STREET OR FROM AN ADJOINING PARCEL OF LAND WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES. IF ONE OR MORE SIDES OF A DUMPSTER AND/OR RECYCLING AREA ADJOIN THE REAR WALL OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE, THEN THE REAR WALL MAY BE SUBSTITUTED FOR THE ENCLOSURES FENCE OR WALL ALONG EACH SUCH SIDE.

STREETScape AND LANDSCAPING

- A. LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.
- B. A 30 FOOT CLASS B BUFFER SHALL BE ESTABLISHED ALONG THE SITES SOUTHERN BOUNDARY LINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT OT SECTION 12.302(B) OF THE ORDINANCE, THE WIDTH OF THE REQUIRED BUFFER MAY BE REDUCED BY 25% BY PROVIDING A WALL OR FENCE THAT MEEETS OR EXCEEDS THE STANDARDS OF SECTION 12.302(B) OF THE ORDINANCE. THE WIDTH OF THE CLASS B BUFFER DEPICTED ON THE REZONING PLAN HAS BEEN REDUCED BY 25% FROM 30 FEET TO 22.5 FEET AS A RESULT OF THE INSTALLATION OF A FENCE OR WALL.

SIGNAGE

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

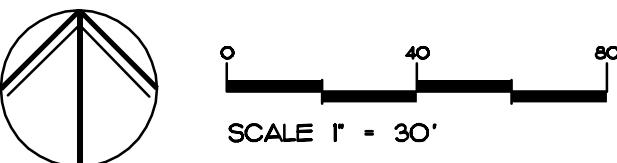
LIGHTING

- 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 OF THE SITE.
- B. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 20 FEET.
- C. ANY LIGHTING FIXTURES ATTACHED TO THE BILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED. "WALL-PAK" TYPE LIGHTING FIXTURES MAY NOT BE INSTALLED ON THE BUILDING TO BE CONSTRUCTED ON THE SITE.

BUILDING 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 THE 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 PETITIONS OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

RECEIVED  
By mcataldo at 4:07 pm, Jan 28, 2013



REVISIONS	BY

**FREELAND and KAUFFMAN, INC.**  
*Engineers & Landscape Architects*  
209 West Stone Avenue  
South Carolina 29609  
864-233-5497  
fax 864-233-8916

**PRELIMINARY**

**FAMILY DOLLAR**  
**CHARLOTTE, NORTH CAROLINA**  
C4 DEVELOPMENT, LLC  
201 South College St., Suite 1300  
Charlotte, North Carolina 28244



DRAWN DC
CHECKED BTS
DATE 01-28-13
SCALE 1"=30'
SHEET 1

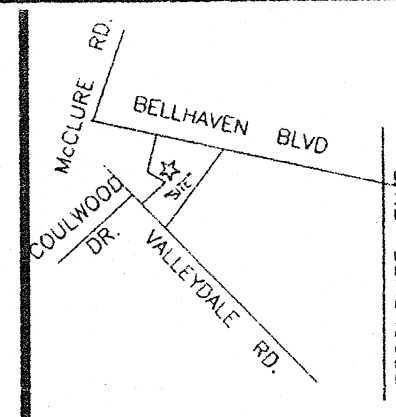


# LEGEND:

R/W	RIGHT OF WAY	D.B.	DEED BK & PG
NIR	NEW IRON REBAR	P.D.E.	PUBLIC DRAIN EASEMENT
N/F	NOW OR FORMERLY	Δ	NO POINT SET
○	EXISTING IRON REBAR	M.B.L.	MINIMUM BUILDING LINE
○	EXISTING IRON PIPE	—○—	FENCE
O.P.L.	OVERHEAD POWER LINE	R	PROPERTY LINE
⊗	WOOD STAKE SET		

## LINE TABLE

N 49°06'38"W 17.42'



VICINITY MAP  
(NOT TO SCALE)

BELLEHAVEN BOULEVARD  
(150' WIDE PUBLIC R/W)

TO BROOKSHIRE BOULEVARD  
(N.C. HWY 16)

PROVIDENT DEVELOPMENT GROUP INC. (R/O)  
D. BK. 10700-PG. 670  
TAX I.D. # 035-231-14  
(FORMERLY UNITY PRESBYTERIAN CHURCH)

"I HEREBY CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE DATE SHOWN BELOW; THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:21,500 AND THAT THIS SURVEY AND PLAT COMPLIES WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA."

Jeff S. Hladun  
JEFF S. HLADUN N.C.P.L.S. #3143 2-12-04  
(SIGNATURE) DATE

DATE OF FIELD SURVEY: FEB. 9, 2004

NOTE: THIS PLAT DOES NOT MEET N.C.G.S. 47-30 STANDARDS AND IS NOT TO BE USED FOR RECORDATION PURPOSES.



FOR JBDK FAMILY LP

OF  
PARCEL OF LAND  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY  
NORTH CAROLINA

OWNER McClure Real Estate & Investments, Inc.

JEFF HLADUN  
LAND SURVEYING INC.

5848 LEBANON ROAD  
CHARLOTTE, NC 28227  
Ph. (704) 545-8583  
FAX (704) 545-5188

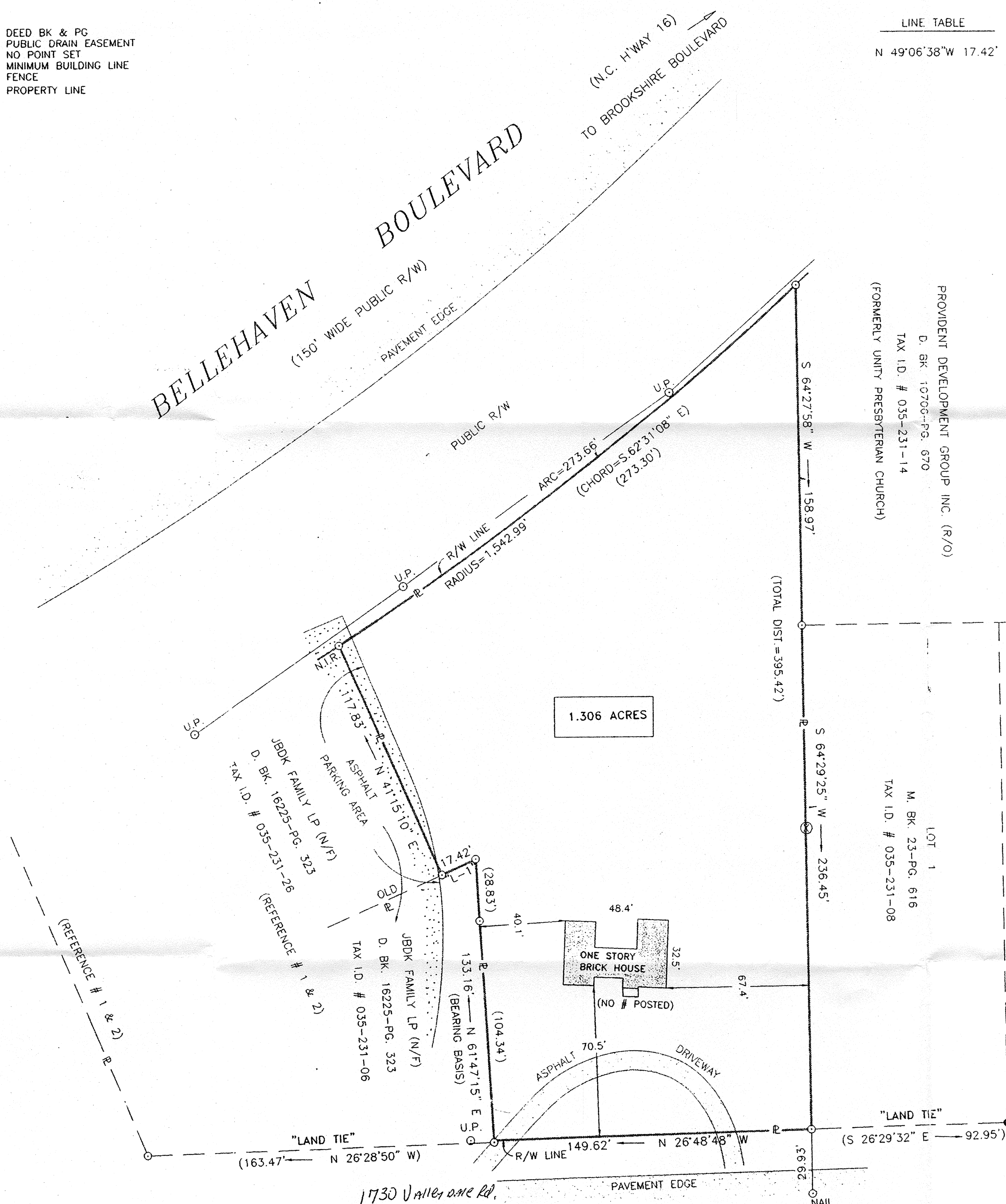
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DISK # 408.CRD/.DWG  
TAX I.D. NO. 035-231-07  
DRAWN BY: JSH

## REFERENCES-

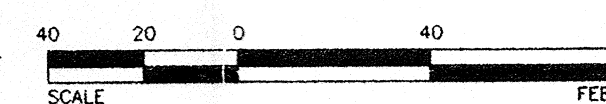
1. DEED - BK. 6197, PG. 927. (McCLURE REAL ESTATE & INVESTMENTS INC.)
2. TR. MAP RECORDED IN PLAT BK. 23, PG. 616.
3. SURVEY MAP BY R. DENNIS SMITH, DATED AUG. 17, 1999.
4. SURVEY MAP BY R. DENNIS SMITH, DATED JUNE 1, 1996.

## GENERAL NOTES-

1. PARCEL IS NOT LOCATED IN A REGULATED FLOOD HAZARD ZONE BY F.E.M.A.



1"=40 FEET



BAR SCALE