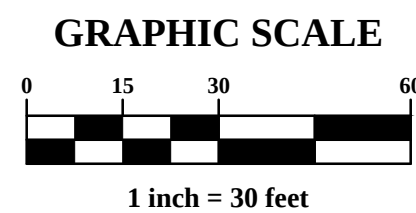


LOCATION MAP
Not to Scale

DATE	August 25, 2014
SCALE	1" = 30'
JOB NO.	2014-0739
SHEET	RZ-1.0



FEMA NOTE

1. The proposed Site is located outside of the 100 year floodplain.
2. According to the Federal Emergency Management Agency's Flood Insurance Map, dated March 02, 2009, the subject tract shown herein does not lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain), Community Panel Nos. 3701459300J.
3. In areas where the Floodway Regulations are applicable, the Future Conditions Line, FEMA Flood Fringe Line, Community Encroachment Line, and FEMA Floodway Encroachment Line shall be shown on the preliminary plan and the final plot. An application for a Floodlands Development Permit shall be submitted and approved to the County Engineering Department in accordance with the requirements set forth in the City/County Floodway Regulations prior to plan approval.

[illegible]

CAMBRIDGE PROPERTIES
INCORPORATED

831 East Morehead Street, Suite 246 • 704/333-2393
Charlotte, North Carolina 28202 • Fax: 704/333-2394

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
REZONING PLAN
FOR
HOLLIROSE DEVELOPMENT
SITE PLAN

EMHIT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
1001 McCullough Dr., Ste. 109, Charlotte, NC 28202
Phone: 704.548.0333 Toll Free: 888.775.3448
emhit.com

DATE
August 25, 2014

SCALE

1" = 30'

JOB NO.
2014-0739

SHEET

RZ-2.0

PRELIMINARY
.....
**NOT TO BE USED FOR
CONSTRUCTION**

PLAN SET DATE
August 25, 2014

REZONING PETITION 2014-XXX

1.GENERAL PROVISIONS

- a.The development depicted on this Site Plan is intended to reflect the arrangement of proposed uses, but the exact configuration placement, and size of the individual 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
- b.Throughout this Rezoning Petition, the terms “Owner”, “Owners”, “Petitioner”, or “Petitioners” shall be deemed to include the heirs devisees, personal representatives, successors in interest and assignees of the owners or owners of the Site who may be involved in its development from time to time.

2.PURPOSE

This Rezoning Application request is to allow the Site to be developed with up to three (3) separate land parcels with uses that are permitted under the B-1 zoning district as restricted herein.

3.PERMITTED USES

All uses under the B-1 zoning district shall be permitted except that no adult only establishments shall be permitted.

4.TRANSPORTATION

- a.Subject to NCDOT and CDOT approval, the site shall have two access points on Albemarle Road. There is one right in/right out access and one right in/right out with a protected left turn into the site approximately as shown on the Site Plan.
- b.All three (3) parcels shall have vehicular and pedestrian inner-connectivity and cross access easements among them.

5.ARCHITECTURAL STANDARDS

- a.All trash and recycling containers shall be fully enclosed.
- b.All parking lot lighting shall be shielded and downward facing.
- c.Exterior lighting on the buildings will be directed or shielded to prevent glare on nearby residential properties.
- d.All HVAC units shall be screened from the view of Albemarle Road.
- e.Any loading docks shall be screened from Albemarle Road.
- f.All exterior walls shall be 70% masonry.

6.STREETSCAPE AND LANDSCAPE

- a.There shall be a minimum of an 8’ planting strip and 6’ sidewalk along Albemarle Road. The sidewalk and planting strip shall be installed in front of each parcel as such parcel is developed with vertical improvements.
- b.All landscaping shall meet or exceed the requirement of the ordinance.

7.PCCO TREATMENT

- a.The tree save and open space requirement for the three parcels shall be viewed comprehensively as part of the entire Site and not each parcel.
- b.The storm water detention/retention (BMP) will meet the ordinance and the three parcels may use one BMP or multiple BMPs to meet the PCCO requirement.

8.SIDEYARDS/BUFFERS

- a.The front yard setback shall be 30’ from the right of way of Albemarle Road.
- b.The side yard and rear yard buffers adjacent to a residential use shall be a 41’ class “B” buffer. The side yard and rear yard buffers adjacent to non-residential uses shall be a 24’ class “C” buffer.
- c.The side yard and rear yard buffer maybe reduced by 25% as allowed by Section 12.302(8).

9. SIGNAGE

- a.Each parcel may have one (1) ground mounted monument sign as allowed in the Zoning Ordinance in the approximate location depicted on the Site Plan.

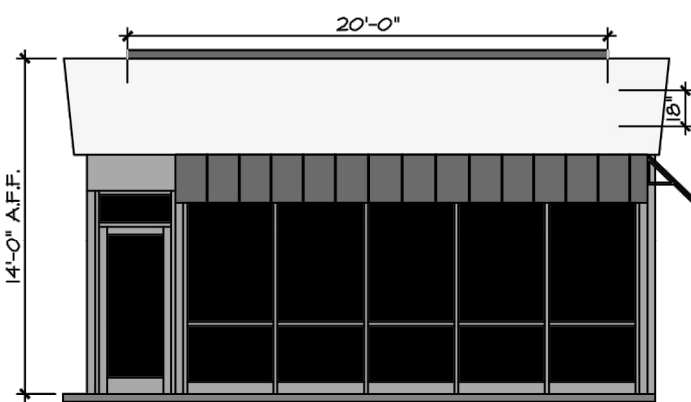


PARCEL 1 ARCHITECTURAL RENDERING

PARCEL 2 ARCHITECTURAL RENDERING



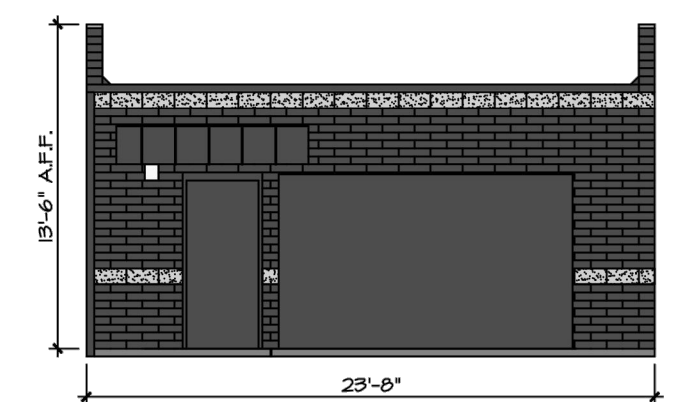
LONG GLASS WALL



STRETCH END



LONG BLOCK WALL

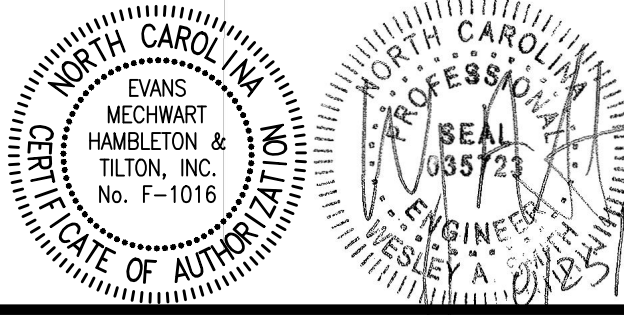


REAR

REZONING PETITION 2014-XXX

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
August 25, 2014



REVISIONS

MARK	DATE	DESCRIPTION
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CAMBRIDGE PROPERTIES
INCORPORATED



CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
FOR
REZONING PLAN

HOLLROSE DEVELOPMENT

REZONING NOTES

EMH&T
EVANS, MECHWART, HAMILTON & TILTON, INC.
Engineers • Surveyors • Planners • Scientists
Charlotte, North Carolina
Phone: 704.546.0333
emht.com

DATE

August 25, 2014

SCALE

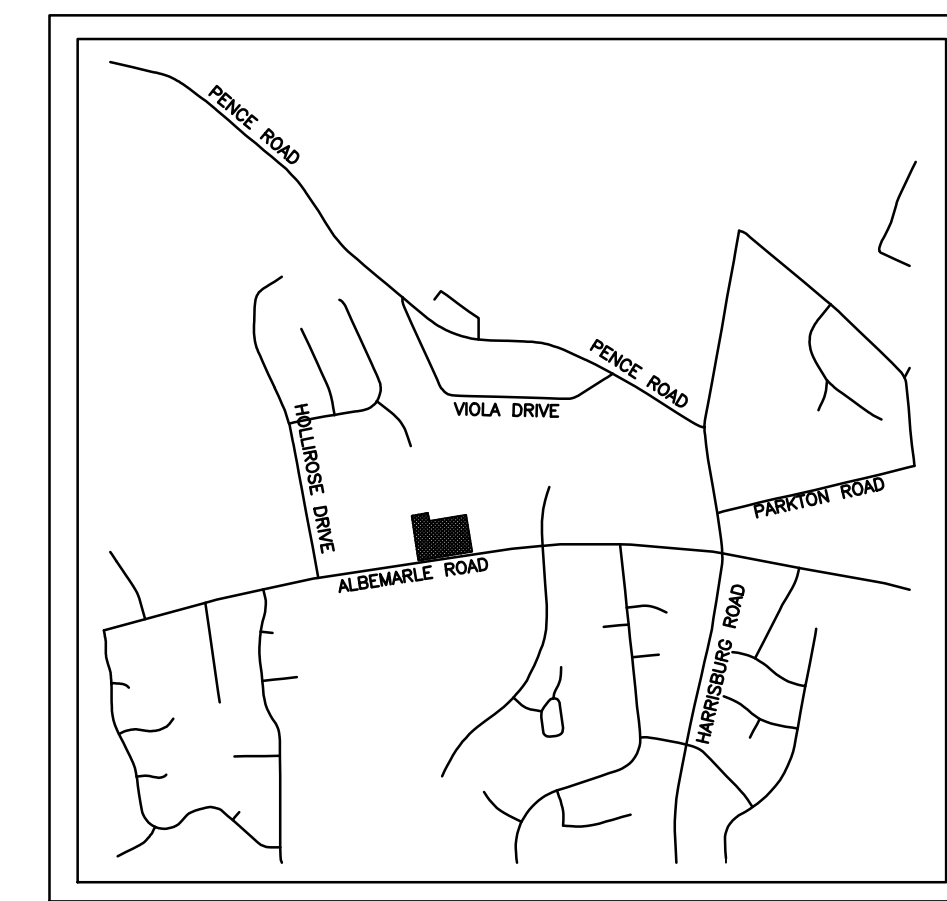
1" = 30'

JOB NO.

2014-0739

SHEET

RZ-3.0



LOCATION MAP
Not to Scale

DEVELOPMENT DATA

Site Acreage

Tax Parcel: 109-10-207
Existing Total: 3.32 Acres (144,619 SF)
Proposed: Lot 1: 1.50± Acres (65,340 SF)
Lot 2: 0.82± Acres (35,719 SF)
Lot 3: 1.00± Acres (43,560 SF)

Zoning

Existing:	R-3/B-1(CD)
Proposed:	B-1(CD)
Area to be Rezoned:	1.16± Acres (50,530 SF)
Existing Use:	Vacant
Proposed Use:	All uses allowed withing B-1(CD) District

Building Data

Floor Area Ratio: As permitted by B-1(CD) District
Maximum Building Height: 40'

Tree Save Area

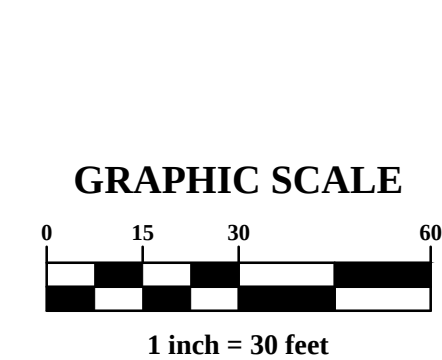
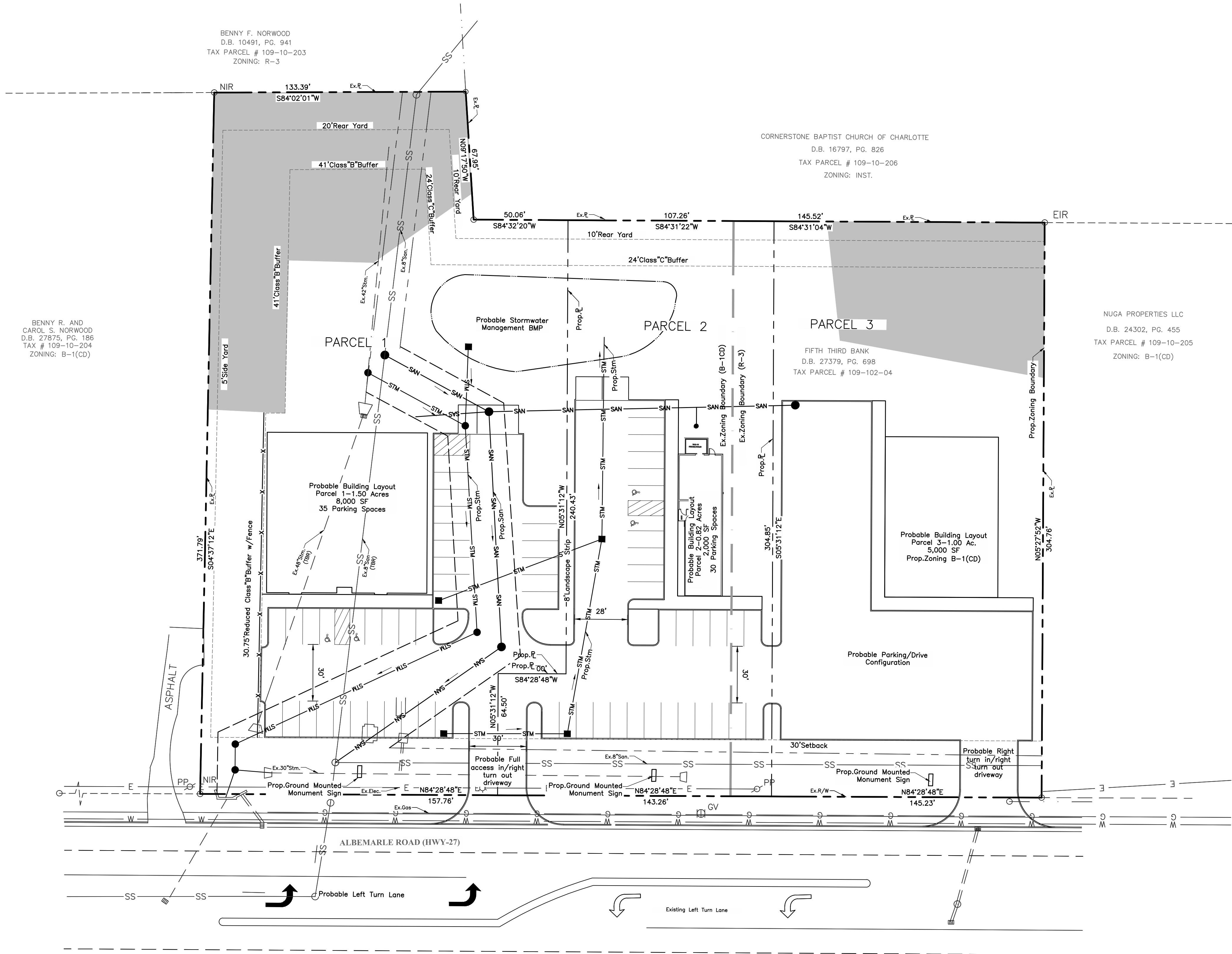
Required: 144,619 SF x 15% = 21,693 SF
 Provided: 22,684 SF = 0.52 Acres

Parking

Required: As required by proposed use in B-1(CD) Zoning
 Provided: 22,684 SF = 0.52 Acres

FEMA NOTE

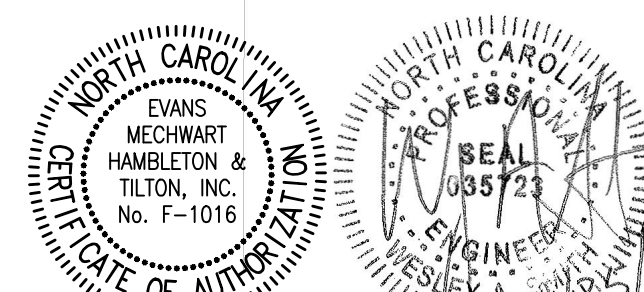
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REZONING PETITION 2014-XXX

PRELIMINARY
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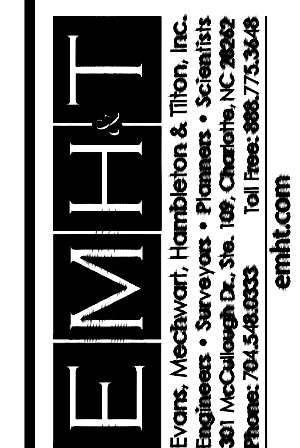
PLAN SET DATE
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[illegible]

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Charlotte, North Carolina 28202 • Fax: 704/333-2394



CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
REZONING PLAN
FOR
HOLLYROSE DEVELOPMENT
UTILITY RELOCATION PLAN



DATE
August 25, 2014

SCALE

1" = 30'

JOB NO.
2014-0739

SHEET

RZ-4.0