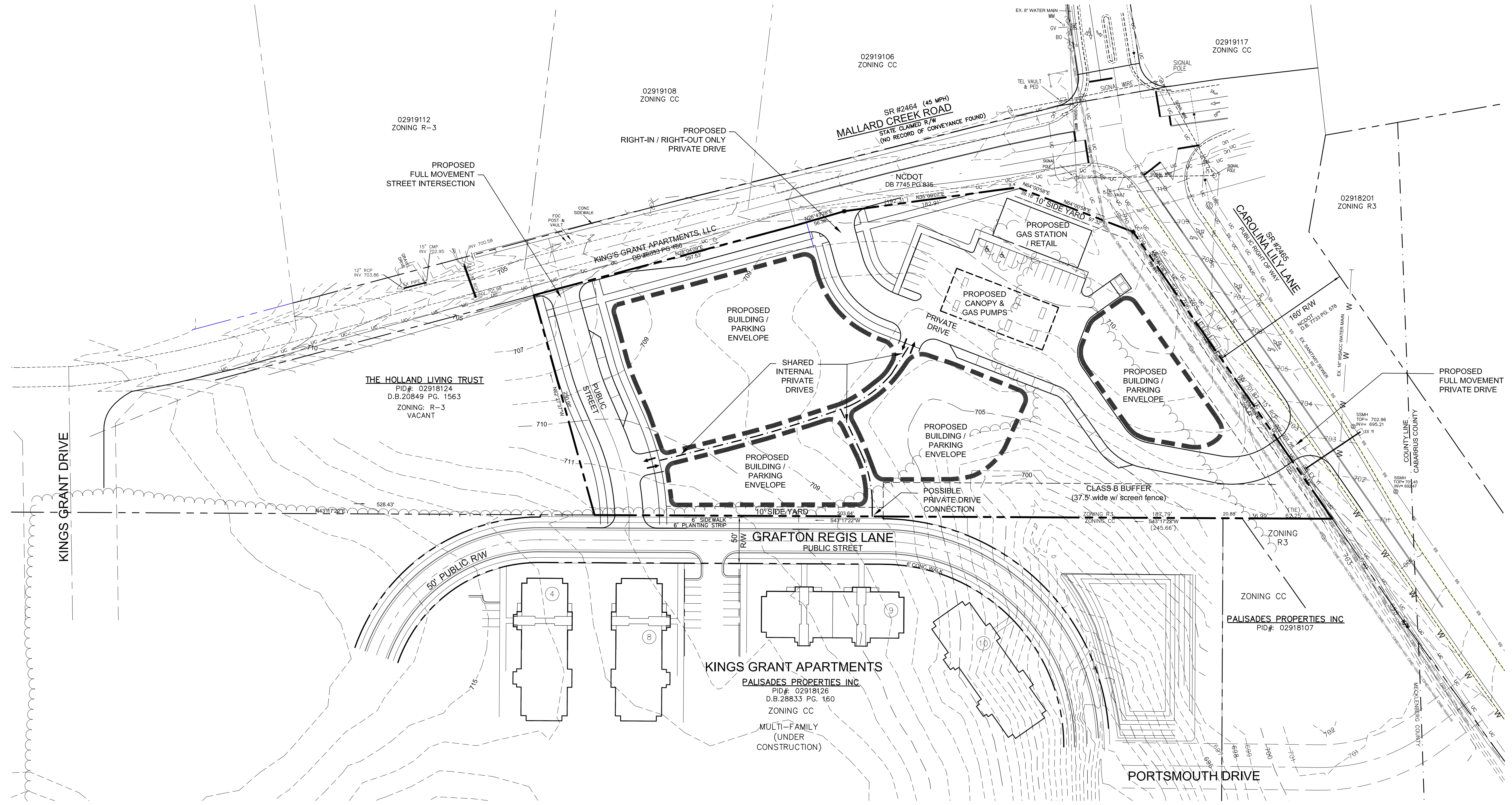


VICINITY MAP - NTS

SITE DATA	
TAX PARCEL:	02918116 & 02918117
SITE AREA:	4.98 AC. +/-
EXISTING ZONING:	R3
PROPOSED ZONING:	NS
PROPOSED USES:	NEIGHBORHOOD COMMERCIAL
PROPOSED BUILDINGS:	± 20,000 S.F. MAX. (Inc. Possible Drive-Thru)
PARKING:	MIN. 1 SP / 600 SF REQ'D.
MAXIMUM BLDG. HEIGHT:	WILL COMPLY WITH ORDINANCE REQUIREMENTS



DEVELOPMENT STANDARDS

- General Provisions:**
- The exact configuration, placement, and size of individual site 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 6.207 of the Zoning Ordinance.
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances that may be applicable to the site.
 - Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
- Purpose**
- To develop a small center to accommodate neighborhood services and retail uses
- Permitted Uses**
- Uses allowed on the property included in this Petition are those uses that are permitted in the NS district except as may be further limited by the specific provisions of this site plan
- Transportation**
- The site will utilize driveways that connect to Mallard Creek Rd, to Grafton Regis Lane, and to Carolina Lilly Lane and via a public street that will connect Mallard Creek Rd. to Grafton Regis Lane generally depicted on the site plan.
 - Parking areas are generally depicted on the concept plan for the site
 - The Petitioner reserves the right to install on-street parking on all private drives and public streets that may adjoin or be included in the site.
- Architectural Standards**
- The development of the site will be governed by the district regulations of the Zoning Ordinance for the NS. Large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using various materials such as brick and other masonry products, stone, different colors of paint, glass windows, water table, and/or soldier course
- Streetscape and Landscaping**
- Reserved
- Environmental Features**
- Reserved
- Parks, Greenways, and Open Space**
- Reserved
- Fire Protection**
- Reserved
- Signage**
- Reserved
- Lighting**
- Freestanding lighting on the site will be limited to 25' in total height and will utilize full cut-off luminaires no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted
- Phasing**
- Reserved
- Initial submission 1/26/15, 1.1

PETITION #

NEIGHBORHOOD SERVICES CENTER

CHARLOTTE, NORTH CAROLINA

FOR

PRIME BUSINESS LLC

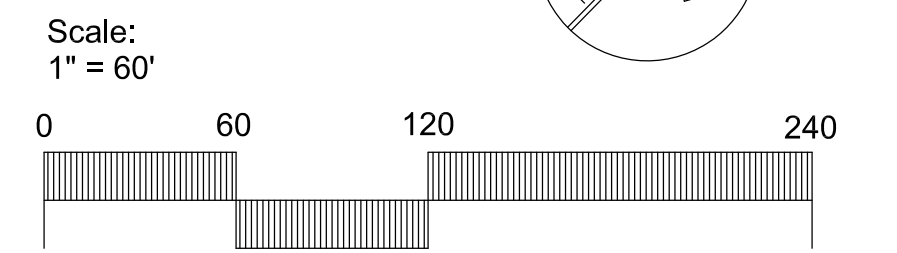
Project Manager
LM

Drawn By
AHS

Checked By
LM

Date
1-26-15

Project Number
14028



Sheet Number

RZ-1

Sheet X of X

INITIAL SUBMISSION: 1-26-15