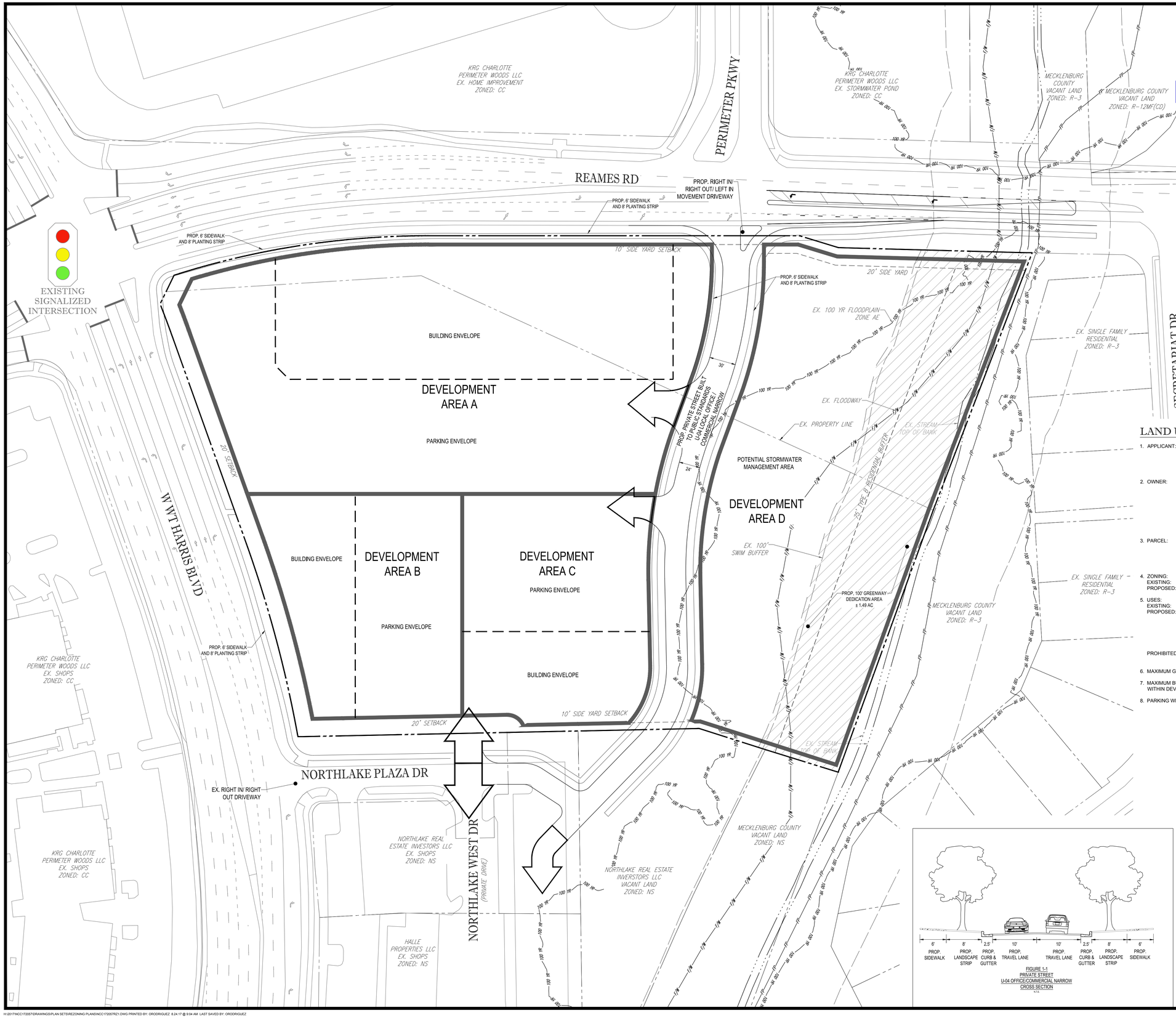


LEGEND

PROPERTY BOUNDARY

DEVELOPMENT AREA

GREENWAY DEDICATION AREA

LAND USE AND ZONING INFORMATION

1. APPLICANT: JEMSITE DEVELOPMENT, LLC
   1608 US HWY 221
   JEFFERSON, NC 28640
   CONTACT: JEFF FLATTERY
   PHONE: (336) 480-6055

2. OWNER: 02522104
   DENMAN ROY I
   4300 W WACO DR STE B2 #205
   WACO TX, 76710

   02522105
   MUSKRAT POINT PROPERTIES LLC
   5250 MASONS FERRY RD
   LAKE WYLIE, SC 29710

3. PARCEL: 10.44 AC
   02522104, 02522105
   7625 W.W.T. HARRIS BLVD
   CITY OF CHARLOTTE
   MECKLENBURG COUNTY, NC

4. ZONING:
   EXISTING: R-3 (SINGLE FAMILY)
   PROPOSED: B-1(CD) (NEIGHBORHOOD BUSINESS)

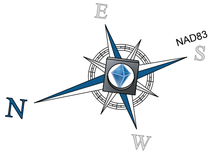
5. USES:
   EXISTING: VACANT
   PROPOSED: RETAIL USES, GENERAL AND MEDICAL OFFICE USES, AN AUTOMOTIVE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE, PERSONAL SERVICE USES, EDEE (RESTAURANTS) WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW AND OTHER NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE B-1(CD) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
   PROHIBITED: THE FOLLOWING USES ARE NOT PERMITTED ON THE SITE: RESIDENTIAL USES, USES WITH ACCESSORY DRIVE-THROUGH WINDOWS.

6. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 78,000 SF OF GROSS FLOOR AREA.

7. MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE. THE BUILDING CONSTRUCTED WITHIN DEVELOPMENT AREA C MAY HAVE TWO (2) STORIES.

8. PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

FIGURE 1-1
PRIVATE STREET
U-04 OFFICE/COMMERCIAL NARROW
CROSS SECTION
N.T.S.



50 25 12.5 0 50
1" = 50'

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THE PROFESSIONAL ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS AND SURVEYORS WHO ARE BUILDING YOUR PROJECT
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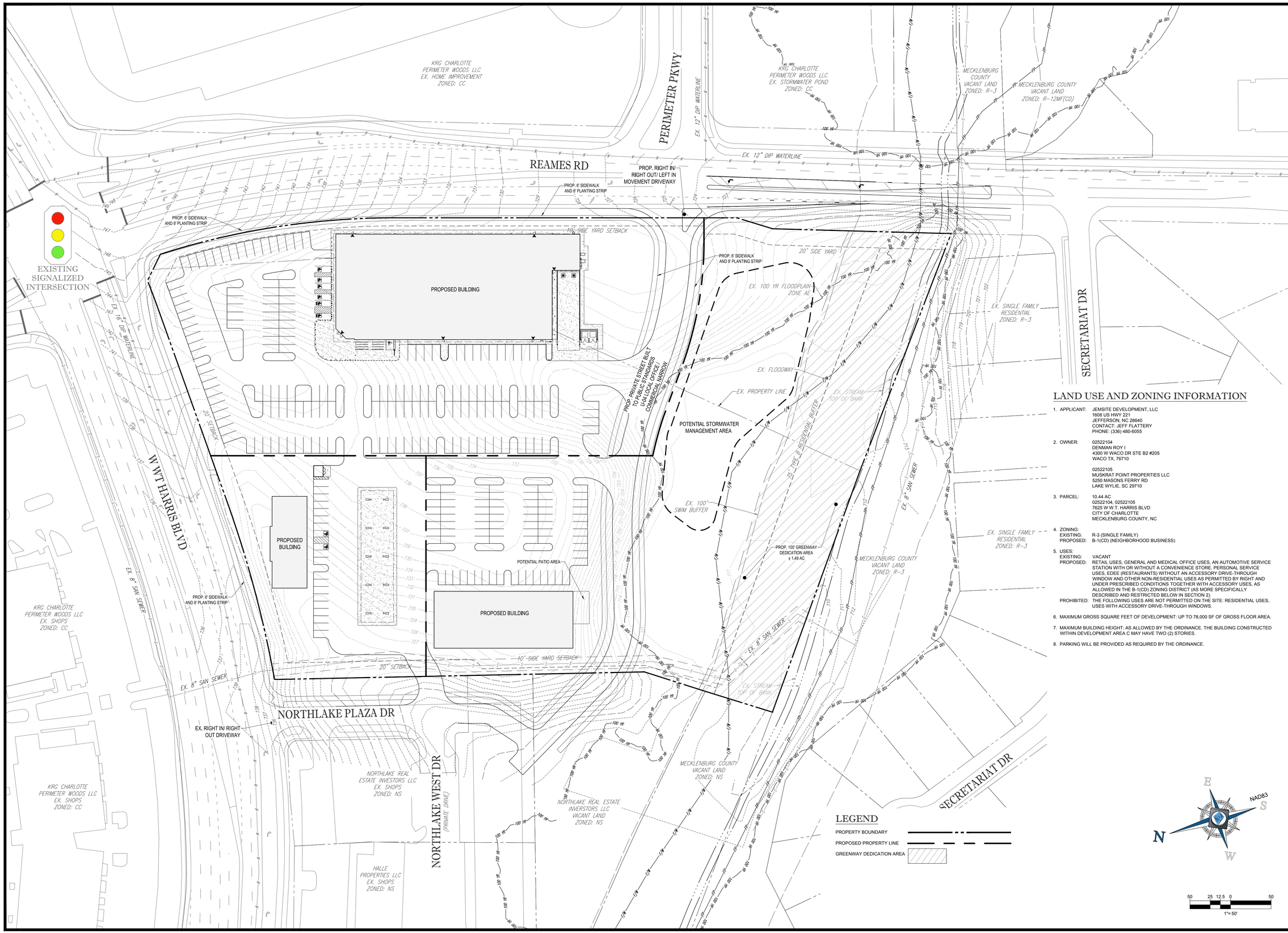

LAND USE AND ZONING INFORMATION

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   1608 US HWY 221
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   CONTACT: JEFF FLATTERY
   PHONE: (336) 480-6055

2. OWNER: 02522104
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5. USES:
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   PROPOSED: RETAIL USES, GENERAL AND MEDICAL OFFICE USES, AN AUTOMOTIVE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE, PERSONAL SERVICE USES, EDEE (RESTAURANTS) WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW AND OTHER NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE B-1(CD) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
   PROHIBITED: THE FOLLOWING USES ARE NOT PERMITTED ON THE SITE: RESIDENTIAL USES, USES WITH ACCESSORY DRIVE-THROUGH WINDOWS.

6. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 78,000 SF OF GROSS FLOOR AREA.

7. MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE. THE BUILDING CONSTRUCTED WITHIN DEVELOPMENT AREA C MAY HAVE TWO (2) STORIES.

8. PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

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BOSTON, MA
NEW JERSEY
NEW YORK METRO
NORTHERN NEW JERSEY
SOUTHERN NEW JERSEY
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PITTSBURGH, PA
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SOUTHEASTERN, PA
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BALTIMORE, MD
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NORTHERN VIRGINIA
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PROJECT No.:	NCC172057
DRAWN BY:	ODR
CHECKED BY:	RDH
DATE:	8/24/2017
SCALE:	1" = 50'
CAD I.D.:	RZ1

PROJECT:
PROP. REZONING DOCUMENTS
FOR
JEMSITE DEVELOPMENT, LLC

LOCATION OF SITE
7625 W W.T. HARRIS BLVD
CHARLOTTE, NC
MECKLENBURG COUNTY, 28216

BOHLER™
ENGINEERING NC, PLLC
NCBELS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

SHEET TITLE:
SCHEMATIC SITE PLAN

SHEET NUMBER:
RZ-2

SITE DEVELOPMENT DATA:

- ACREAGE: ± 10.44 ACRES
- TAX PARCEL #: 025-221-04 AND 05
- EXISTING ZONING: R-3
- PROPOSED ZONING: B-1(CD)
- EXISTING USES: VACANT
- PROPOSED USES: RETAIL USES, GENERAL AND MEDICAL OFFICE USES, AN AUTOMOTIVE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE, PERSONAL SERVICE USES, EDEE (RESTAURANTS) WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW AND OTHER NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE B-1(CD) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- PROHIBITED USES: THE FOLLOWING USES ARE NOT PERMITTED ON THE SITE: RESIDENTIAL USES, USES WITH ACCESSORY DRIVE-THROUGH WINDOWS.
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 78,000 SQUARE FEET OF GROSS FLOOR AREA.
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE. THE BUILDING CONSTRUCTED WITHIN DEVELOPMENT AREA C MAY HAVE TWO (2) STORIES.
- PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY JEMSITE DEVELOPMENT ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SMALL NEIGHBORHOOD SHOPPING CENTER WITH UP TO 78,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES ALLOWED IN THE B-1 ZONING DISTRICT ON APPROXIMATELY 10.44 ACRE SITE LOCATED ON THE SOUTHWEST QUADRANT OF THE INTERSECTION OF W. T. HARRIS AND REAMES ROAD (THE "SITE").

b. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-1 ZONING CLASSIFICATION SHALL GOVERN.

c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED FOUR (4). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE.

e. **BUILDING/PARKING ENVELOPES.** FOUR (4) DEVELOPMENT AREAS WITH CORRESPONDING BUILDING AND PARKING ENVELOPES HAVE BEEN INDICATED ON THE REZONING PLAN. THE PRINCIPLE BUILDINGS CONSTRUCTED ON THE SITE MUST BE LOCATED WITHIN THE INDICATED BUILDING AND PARKING ENVELOPES. PORTIONS OF THE BUILDING AND PARKING ENVELOPE MAY ALSO BE USED FOR SUPPLEMENTAL PARKING AND MANEUVERING AREAS FOR THE PROPOSED USES SUBJECT TO THE RESTRICTIONS BELOW IN [SECTION 2.E.]

f. **PARCEL SUBDIVISION:** THE PETITIONER MAY SUBDIVIDE THE SITE. IF THE SITE IS SUBDIVIDED YARDS, AND OTHER SEPARATION STANDARDS WILL NOT BE REQUIRED BETWEEN THE INTERNAL PROPERTY LINES AND THE SITE WILL BE TREATED AS A UNIFIED DEVELOPMENT.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE REZONING PLAN SETS FORTH FOUR (4) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN AS DEVELOPMENT AREAS A, B, C AND D (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS"). THE DEVELOPMENT AREAS MAY BE DEVELOPED WITH A VARIETY OF RETAIL, PERSONAL SERVICE USES, GENERAL OR MEDICAL OFFICE USES, AN AUTOMOBILE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE, RESTAURANTS (EDEE) USES WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW, AS WELL AS OTHER NON-RESIDENTIAL USES AS ALLOWED IN THE B-1 ZONING DISTRICT AS FURTHER DEFINED AND RESTRICTED BELOW.

b. THE SITE MAY BE DEVELOPED WITH UP TO 78,000 SQUARE FEET OF GROSS FLOOR AREA OF: A VARIETY OF RETAIL USES, PERSONAL SERVICE USES, GENERAL OR MEDICAL OFFICE USES, AN AUTOMOTIVE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE, RESTAURANTS (EDEE) WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW, AS WELL AS OTHER NON-RESIDENTIAL USES AS ALLOWED IN THE B-1 ZONING DISTRICT, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE B-1 ZONING DISTRICT, SUBJECT TO THE RESTRICTIONS BELOW.

c. THE FOLLOWING USES ARE NOT TO BE ALLOWED ON THE SITE: RESIDENTIAL USES, USES WITH ACCESSORY DRIVE-THROUGH WINDOWS.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS), THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA (FLOOR AREA AS DEFINED BY THE ORDINANCE) FOR THE SITE: SURFACE OR STRUCTURED PARKING FACILITIES, AND ALL LOADING DOCK AREAS (OPEN OR ENCLOSED).

d. THE SETBACK ALONG W. T. HARRIS BOULEVARD WILL BE 20 FEET AS MEASURED FROM THE EXISTING RIGHT-OF-WAY LINE, AND A 10 FOOT SETBACK WILL BE PROVIDED ALONG REAMES ROAD ALONG DEVELOPMENT AREA A'S FRONTAGE ON REAMES ROAD AND A 20 FOOT SETBACK ALONG REAMES ROAD ALONG DEVELOPMENT AREA D'S FRONTAGE ON REAMES ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

e. PARKING WILL NOT BE ALLOWED BETWEEN THE BUILDING DEVELOPED/CONSTRUCTED WITHIN DEVELOPMENT AREA B AND W. T. HARRIS BOULEVARD AND BETWEEN THE BUILDING CONSTRUCTED IN DEVELOPMENT AREA A AND REAMES ROAD.

3. ACCESS AND TRANSPORTATION:

a. ACCESS TO THE SITE WILL BE FROM REAMES ROAD, NORTHLAKE PLAZA DRIVE AND NORTHLAKE WEST DRIVE (A PRIVATE DRIVE) IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

c. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

4. TRANSPORTATION IMPROVEMENTS AND ACCESS:

I. **PROPOSED IMPROVEMENTS:**

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

THE FOLLOWING TRANSPORTATION IMPROVEMENTS ARE ALSO ILLUSTRATED ON FIGURE 1-1 LOCATED ON SHEET RZ-1 OF THE REZONING PLAN. FIGURE 1-1 ON SHEET RZ-1 IS TO BE USED IN CONJUNCTION WITH THE FOLLOWING NOTES TO DETERMINE THE EXTENT OF THE PROPOSED IMPROVEMENTS (REFERENCE TO A NUMBER WHEN DESCRIBING AN IMPROVEMENT CORRESPONDS TO THE NUMBER FOUND ON FIGURE 1-1 ON SHEET RZ-1 FOR THE PROPOSED IMPROVEMENT).

THE FOLLOWING ROADWAY IMPROVEMENTS, WILL BE MADE BY THE PETITIONER AS PART OF THE DEVELOPMENT OF THE SITE AS PROPOSED BY THE REZONING PLAN. THE PETITIONER WILL BE ALLOWED TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR ANY ONE OR ALL OF THE BUILDINGS LOCATED ON THE SITE UPON THE SUBSTANTIAL COMPLETION OF THE FOLLOWING IMPROVEMENTS AS REASONABLY DETERMINED BY CDOT AND NCDOT AS APPLICABLE:

TO BE DETERMINED AFTER THE COMPLETION AND REVIEW OF THE TRAFFIC IMPACT STUDY

a. INTERSECTION OF

b. INTERSECTION OF

.

II. **STANDARDS, PHASING AND OTHER PROVISIONS.**

a. **CDOT/NCDOT STANDARDS.** ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTHERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

b. **SUBSTANTIAL COMPLETION.** REFERENCE TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF SECTION 4.I. ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 4.II.A ABOVE PROVIDED, HOWEVER, IN THE EVENT ALL ROADWAY IMPROVEMENTS ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE, THEN THE PETITIONER WILL WORK WITH CITY STAFF TO DETERMINE A PROCESS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

c. **RIGHT-OF-WAY AVAILABILITY.** IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60 DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALLY REASONABLE TERMS AND AT MARKET PRICES, THEN CDOT, THE CITY OF CHARLOTTE ENGINEERING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY AGREE TO PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION PROCEEDINGS INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN THE PETITIONER WILL WORK WITH CITY STAFF TO DETERMINE A PROCESS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS; IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

d. **ALTERNATIVE IMPROVEMENTS.** CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT AND NCDOT, AND THE PLANNING DIRECTOR AS APPLICABLE, PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

5. ARCHITECTURAL STANDARDS:

a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), GLASS, STUCCO, EIFS, DECORATIVE BLOCK, ARCHITECTURAL METAL PANELS AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS.

b. THE SERVICE SIDE OF THE BUILDINGS MAY NOT BE ORIENTED TOWARD REAMES ROAD OR W. T. HARRIS BOULEVARD.

6. STREETSCAPE, BUFFERS, YARDS AND LANDSCAPING:

a. ALONG THE SITE'S FRONTAGE ON REAMES ROAD AND W. T. HARRIS BOULEVARD THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN. IF THE PROPOSED SIDEWALK FALLS OUTSIDE OF THE RIGHT-OF-WAY A SIDEWALK EASEMENT WILL BE PROVIDED.

b. ALONG THE NEW INTERNAL PRIVATE STREET AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK WILL BE PROVIDED.

c. THE PETITIONER WILL PROVIDE A SIDEWALK NETWORK THAT LINKS EACH BUILDING ON THE SITE TO THE SIDEWALK ALONG REAMES ROAD, W. T. HARRIS, THE INTERNAL PRIVATE STREET, AS WELL AS THE SIDEWALK ALONG NORTHLAKE PLAZA DRIVE IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.

d. ABOVE-GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

e. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING.

7. ENVIRONMENTAL FEATURES:

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.

b. 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.

c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

d. ANY EXISTING STREET TREES IN THE STREET RIGHT OF WAY ALONG W. T. HARRIS OR REAMES ROAD THAT ARE TO REMAIN MUST BE PROTECTED DURING ALL PHASES OF CONSTRUCTION BY FENCING.

8. LIGHTING:

a. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 26 FEET IN HEIGHT.

9. GREENWAY DEDICATION:

a. THE PETITIONER WILL DEDICATE AND CONVEY TO COUNTY PARKS AND RECREATION THE PORTION OF THE 100 FOOT SWIM BUFFER LOCATED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THIS AREA WILL BE DEDICATED AND CONVEYED TO COUNTY PARKS AND RECREATION AS PART OF THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE. STORM WATER DETENTION AND WATER QUALITY TREATMENT AREAS MAY NOT BE LOCATED WITHIN THE AREA TO BE DEDICATED TO COUNTY PARKS AND RECREATION.

10. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

11. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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PROJECT No.:	NCC172057
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DATE:	8/24/2017
SCALE:	N.T.S.
CAD I.D.:	RZ1

PROJECT: PROP. REZONING DOCUMENTS FOR JEMSITE DEVELOPMENT, LLC

LOCATION OF SITE
7625 W W.T. HARRIS BLVD
CHARLOTTE, NC
MECKLENBURG COUNTY, 28216

BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
1927 S. TRYON STREET, SUITE 310
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Phone: (980) 272-3400
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SHEET TITLE:
DEVELOPMENT STANDARDS

SHEET NUMBER:
RZ-3