

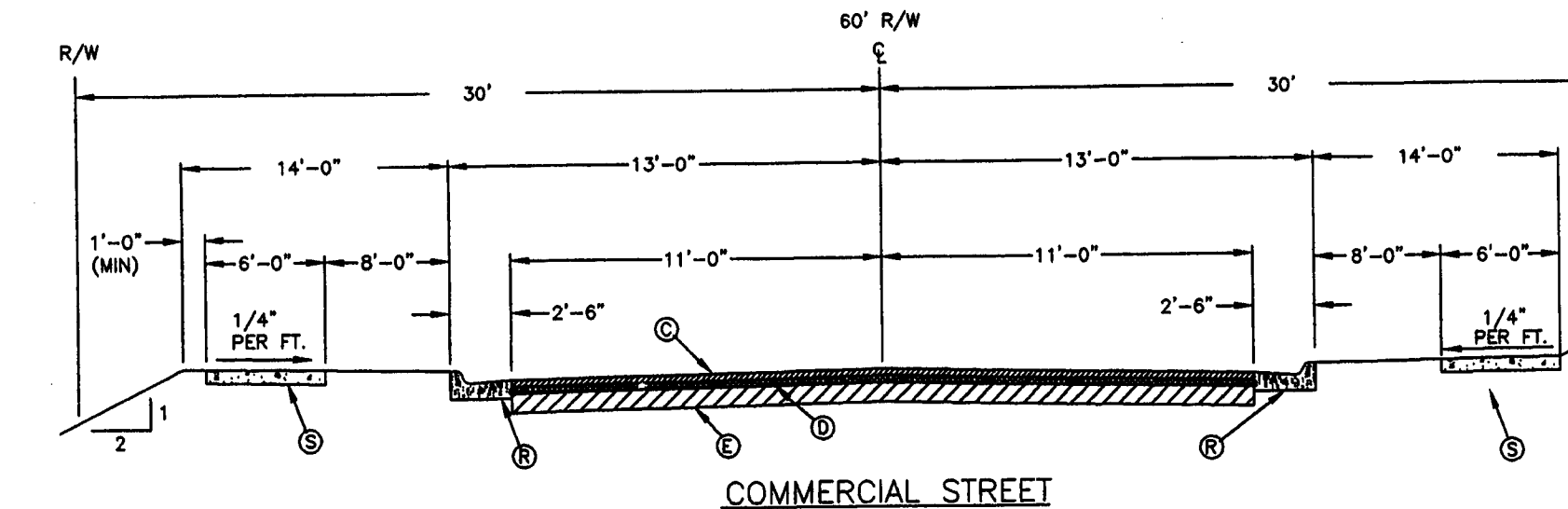
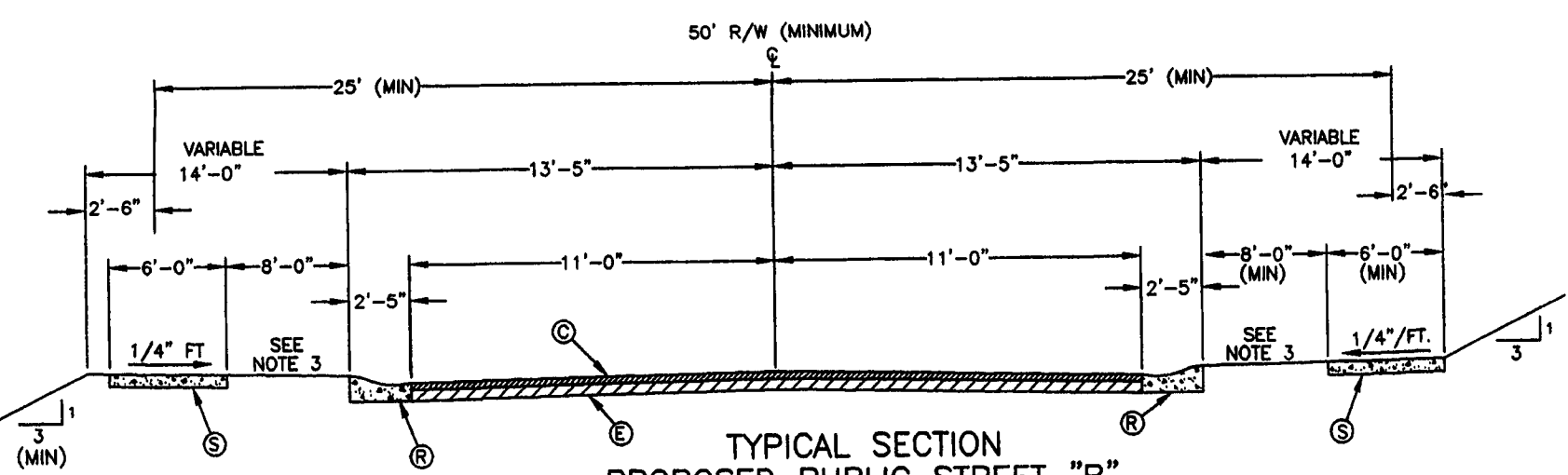
ELEVATION DIFFERENCES		
BETWEEN TOP OF CURB AND FINISH GRADE AT E	TO FINISH GRADE OF 1" FOR STONEBASE	FOR HB
SUBGRADE	- 6-1/2"	- 4-1/2"
BASE COURSE	- 1/2"	- 1/2"

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET A MINIMUM OF 4' FROM THE BACK OF THE CURB.
2. THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.
3. FOR PLANTING STRIP SLOPE SEE GENERAL NOTE F. 2.

PAVEMENT SCHEDULE

- 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE I-2
- 6" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE HB
- 2-5" CURB & GUTTER
- 4" CONCRETE SIDEWALK



PAVEMENT SCHEDULE

- 2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE I-1
- 2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE H
- 10" COMPACTED AGGREGATE BASE COURSE
- 2-5" CURB AND GUTTER
- 4" CONCRETE SIDEWALK

TYPICAL SECTION
PROPOSED PUBLIC STREET "A"

ELEVATION DIFFERENCES		
BETWEEN TOP OF CURB AND FINISH GRADE AT E	TO FINISH GRADE OF 1" FOR STONEBASE	FOR HB
SUBGRADE	- 12"	- 7"
BASE COURSE	- 2"	- 2"
BINDER COURSE	0"	0"

GENERAL NOTES:

- 2-INCH BITUMINOUS CONCRETE BINDER COURSE, TYPE H, IS TO BE PLACED IMMEDIATELY FOLLOWING PREPARATION OF SUBGRADE.
- 2-INCH BITUMINOUS SURFACE COURSE, TYPE I-1, IS TO BE PLACED FOLLOWING BINDER COURSE.
- DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT SCHEDULE TO THE APPROPRIATE CITY/COUNTY ENGINEERING DEPT.
- FOR OFFICE DEVELOPMENT, 1-2 SHALL BE USED IN LIEU OF 1-1.
- THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FOOT.

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

Development of the Site will be governed by the Schematic Site Plan, these Development Standards and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the "Ordinance"). Unless the Schematic Site Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the CC zoning classification shall govern all development taking place on the Site. The development depicted on the Schematic Site Plan is generally schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configurations, placements, numbers, and sizes of the building footprints and lots, as well as the locations of streets and parking areas shown on the Schematic Site Plan are schematic in nature and may be altered or modified during design development and construction phases, subject to normal Staff reviews and approval.

The Site may be devoted to uses which are permitted under the Ordinance by right or under prescribed conditions in the CC Zoning District. Accessory uses as permitted under the Ordinance shall be permitted on the Site.

B. MAXIMUM BUILDING AREAS AND DEVELOPMENT LIMITATIONS

The Site may be developed with up to 70,000 square feet of gross floor area subject to the following limitations and provisions:

- No more than 30,000 square feet may be devoted to retail floor area.
- No drive through facilities shall be permitted on the site.
- No convenience stores and/or gasoline sales facilities shall be permitted on the site.

C. SCREENING AND LANDSCAPED AREAS

- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
- Any dumpsters located on the Site shall be screened from view by a solid enclosure with a gate.
- Roof top mechanical equipment shall be screened from public view.
- The street trees along Highway 49 will match the street trees in Rivergate Shopping Center.

D. ARCHITECTURAL AND DESIGN STANDARDS

- Buildings on the Site will be constructed of brick with stone or EIFS accenting.
- Building walls oriented to Highway 49 shall include windows.
- Circulation and parking spaces will not be located in between buildings on the Site abutting public streets. However, circulation and parking spaces may be located to the side of buildings and/or between buildings on the Site.

E. PARKING

- Off street vehicular and bicycle parking spaces will satisfy the minimum standards established under the Ordinance.

F. LIGHTING

- All freestanding lighting fixtures will be uniform in design.
- Freestanding lighting fixtures, including the base, may not exceed 25 feet and shall be fully-shielded and capped so that lighting is downwardly directed.
- Wall pack lighting will not be allowed.

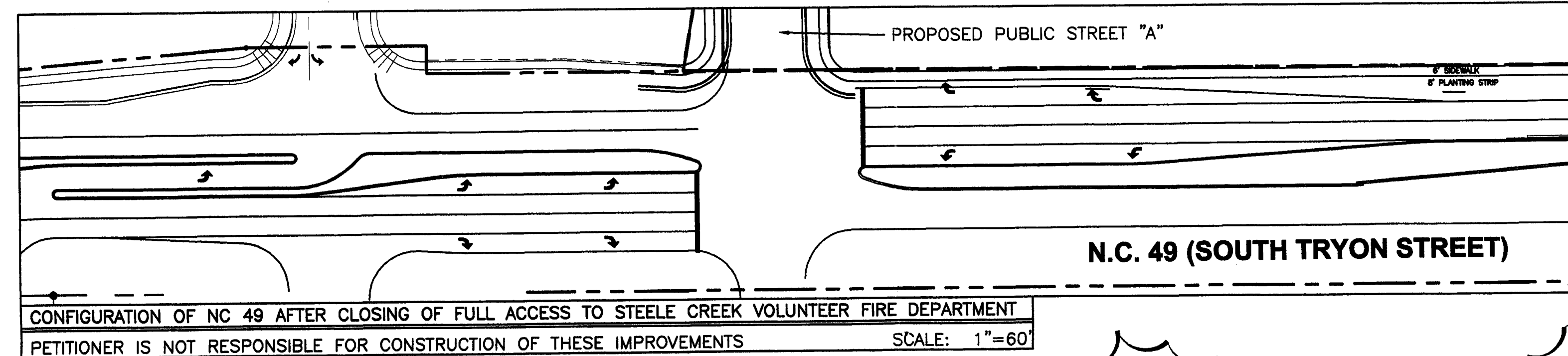
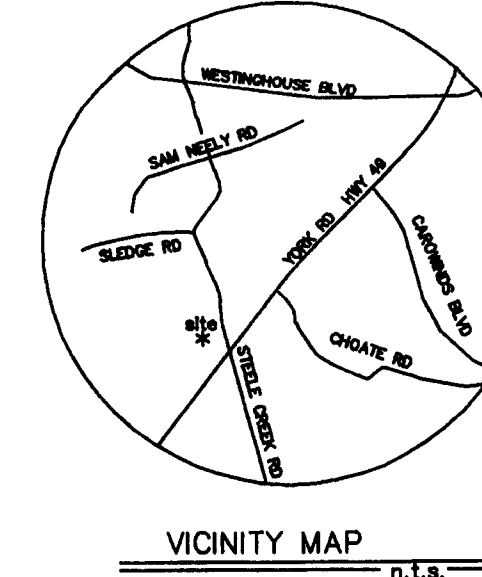
G. SIGNS

- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- Detached signs shall be monument or ground mounted in style and shall not exceed 10 feet in height and 100 square feet in area.

H. TRANSPORTATION

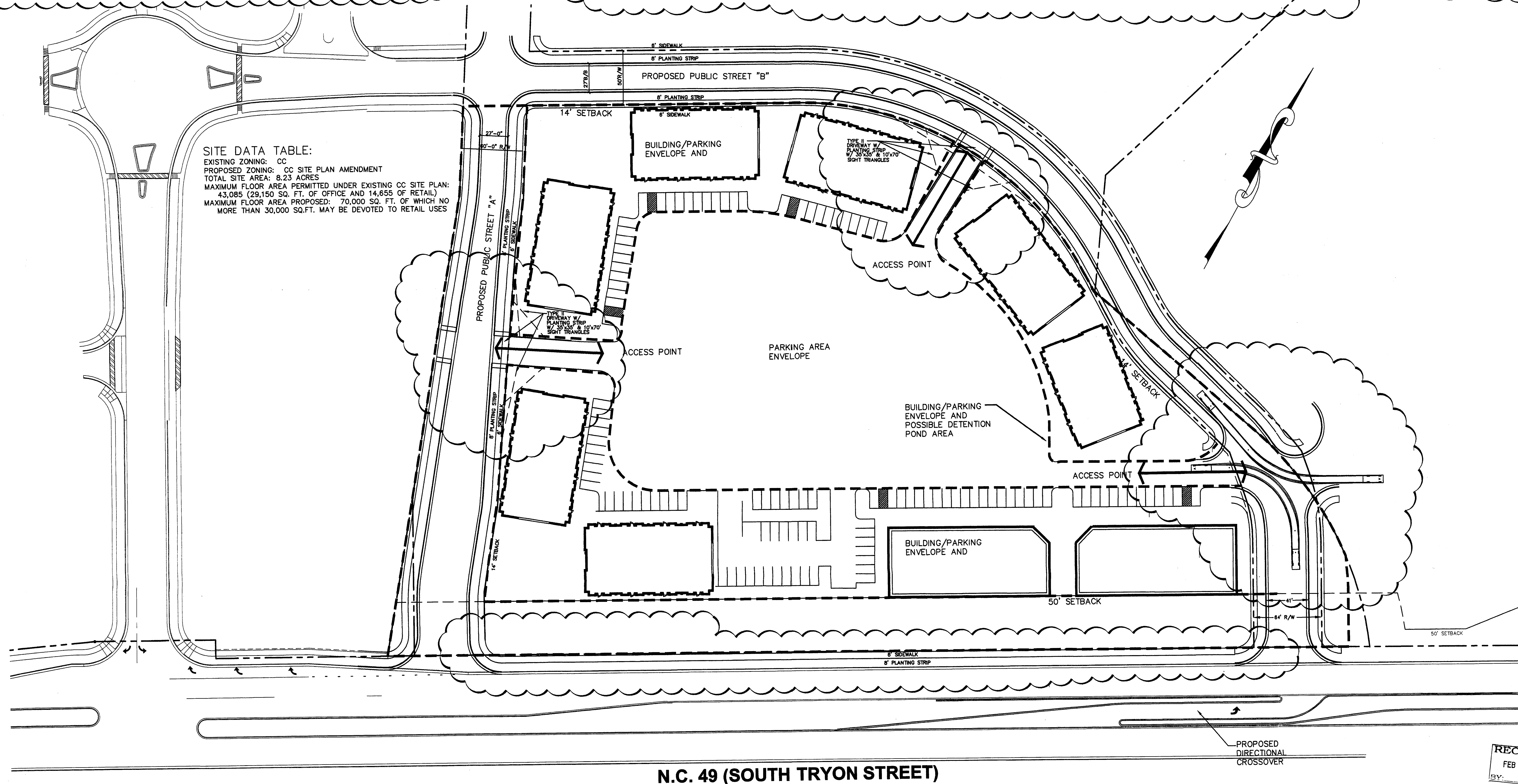
- The number of vehicular access points to the Site shall be limited to the number depicted on this Site Plan.
- The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the North Carolina Department of Transportation.

- The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) those portions of the Site that may be required to provide right of way measuring 50 feet from the centerline of Highway 49 South if such right-of-way does not already exist prior to the issuance of any certificate of occupancy for the Site.
- No certificates of occupancy for development on the Site shall be issued until Proposed Public Street "B" is constructed.
- STORM WATER MANAGEMENT:
 - Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.
 - Surface level storm water detention will not be located in required setbacks.
 - The detention shall tie-in to the existing existing storm water system(s).
- FIRE PROTECTION:
 - Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.
- AMENDMENTS TO REZONING PLAN:
 - Future amendments to this Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.
- BINDING EFFECT OF THE REZONING APPLICATION:
 - If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

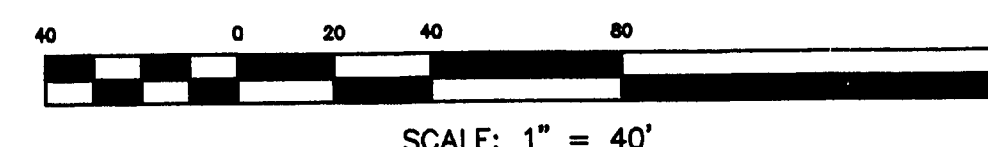


SITE DATA TABLE:

EXISTING ZONING: CC
PROPOSED ZONING: CC SITE PLAN AMENDMENT
TOTAL SITE AREA: 8.23 ACRES
MAXIMUM FLOOR AREA PERMITTED UNDER EXISTING CC SITE PLAN: 43,085 (29,150 SQ. FT. OF OFFICE AND 14,655 OF RETAIL)
MAXIMUM FLOOR AREA PROPOSED: 70,000 SQ. FT. OF WHICH NO MORE THAN 30,000 SQ.FT. MAY BE DEVOTED TO RETAIL USES



N.C. 49 (SOUTH TRYON STREET)



RECEIVED
FEB 20 2006
BY: _____

STEELECROFT
MERRIFIELD PARTNERS
CHARLOTTE, NORTH CAROLINA

"FOR PUBLIC HEARING"
REZONING PETITION 2006-44

C1