

ILLUSTRATIVE PLAN

STRAWBERRY HILL RETAIL CENTER
CHARLOTTE, NORTH CAROLINA

06-14-2007

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SITE PLAN MASTER PLAN

Sheet:

RZ-2

DEVELOPMENT NOTES

- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of the individual buildings and/ or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) during the design development and construction phases.
- All proposed development on the site shall comply with applicable ordinance requirements regarding the number and arrangement of off-street parking spaces, signage, yard dimensions, buffers, screening, Charlotte Tree Ordinance, etc.
- The proposed development shall consist of a retail/ commercial shopping center. Portions of the existing shopping center shall be demolished as well as portions of the abutting apartment development. The total shopping center square footage, as re-developed with new site area and building space, shall be 76,500 square feet.
- Storm water detention facilities shall not be located within the front setback.
- All parking lot lighting shall be limited to a maximum height of 30 feet and shall be designed to be fully capped and shielded.
- Vehicular access points shall be limited to those shown on the site plan. The exact location may vary somewhat from that depicted and shall comply with all applicable design requirements of the Charlotte Dept. of Transportation and/ or the North Carolina Dept. of Transportation.
- All new buildings on the site shall be primarily constructed of brick, stucco, stone and/ or a combination of those materials. Although some architectural diversity and individual branding/ identity will be permitted among the various buildings, there will be a requirement for complimentary building materials, colors, etc. such that an overall consistent design theme is achieved for the new buildings planned for this site.
- A fire hydrant is required within 750 feet of the most remote point of any building as the emergency vehicle truck travels. If such hydrant does not exist, the petitioner shall install the required hydrant.
- Maximum proposed buildings are shown, but some buildings may be combined to form fewer buildings than shown as long as the general concept of the building/ parking/ pedestrian arrangements remain. Building footprints, shapes and sizes are conceptual and may be modified to conform to final design and tenant needs.
- Throughout the rezoning petition/ site plan, the term "petitioner" shall be deemed to include the successors in interest and assigns of the petitioner who may be involved in the development of the site from time to time.
- All dumpster/ recycling locations shall be screened by a solid fence or wall with a solid gate.
- There shall be a maximum of two drive-thru window locations total on the site. The precise locations have not been determined, but shall be required to locate between points "A" and "B" as labeled on the site plan (RZ-2). Drive thru windows are not allowed along the main drive of the center. All City ordinance requirements pertaining to design, stacking distances, etc. shall be complied with.
- The proposed uses for the shopping center shall be restricted to retail, personal service, restaurants, and general/ professional/ medical offices, excluding gas station/ convenience stores and fast food restaurants which utilize a drive-thru window.
- The attached building elevations are intended to illustrate the overall architectural theme and design, building massing, height, typical finishing/ building details, etc. Minor and incidental changes of the overall design, character, details, etc. are permitted at the discretion of the petitioner/ developer so long as the overall elements as described are not substantially altered so as to remove the architectural theme/ design.

"SITE DATA" section as follows:

Existing Zoning: B1(CD), R-12 MF
Proposed Zoning NS
Existing Retail/ Commercial Space to Remain: 21,628 SF
Proposed New/ Commercial Space: 54,872 SF
Proposed New Shopping Center Size (max): 76,500 SF
Proposed Use: Shopping Center
Site Acreage: 9.422 acres
Parking Required (1/ 600): 128 Spaces
Parking Provided (4.5/ 1000): 419 Spaces

STORM WATER SERVICES

The following notes will be applicable to the R-12MF portion of the rezoning request:

1. Storm Water Quantity Control

The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.

2. Storm Water Quality Treatment - Source: BMP recommendation taken from "Post- Construction Ordinance Stakeholders' Group Final Report".

For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.

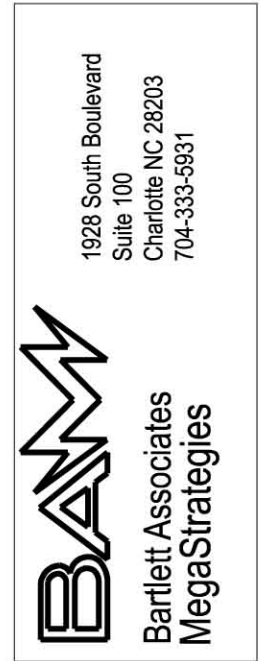
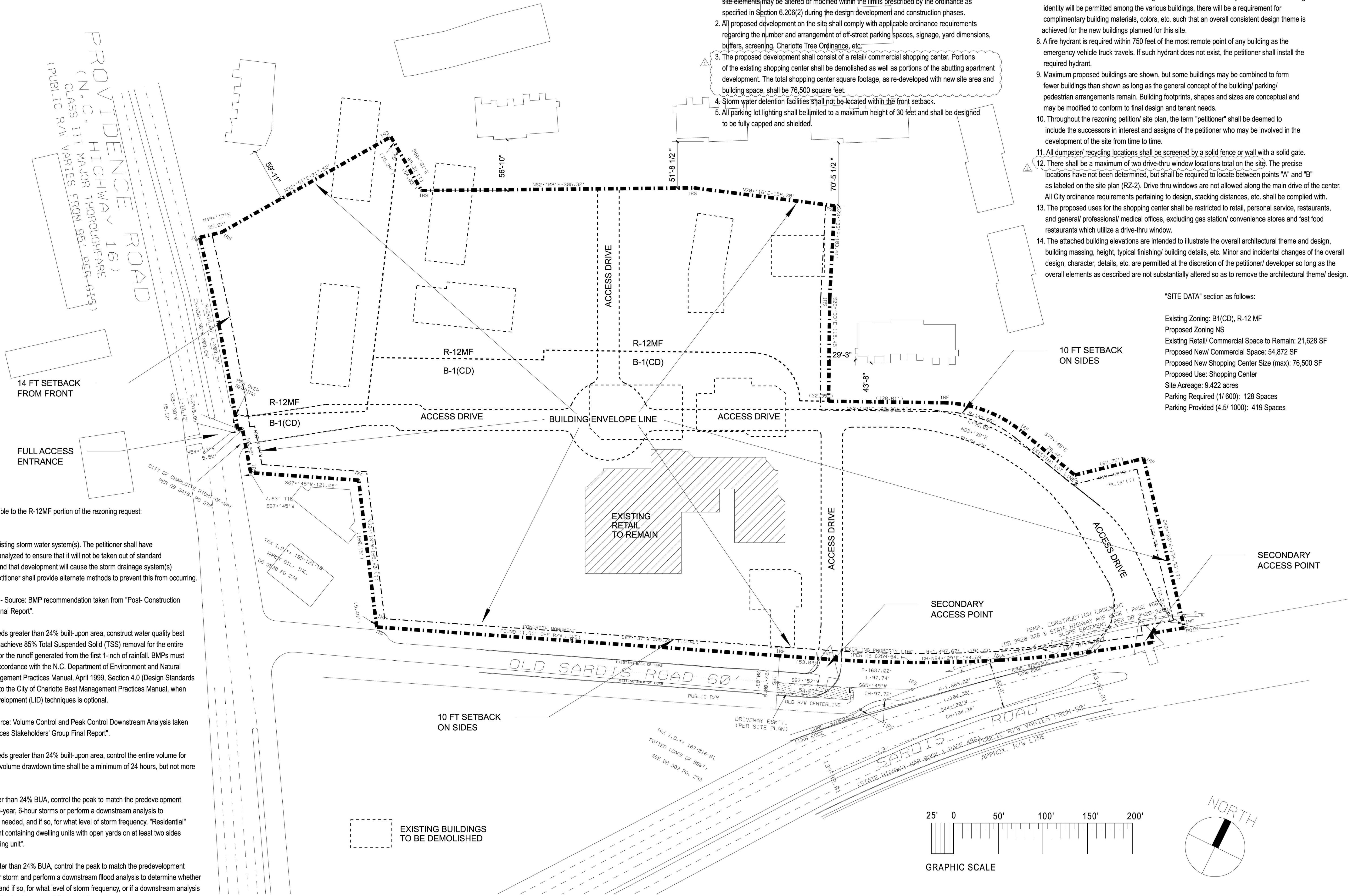
3. Volume and Peak Control - Source: Volume Control and Peak Control Downstream Analysis taken from "Post-Construction Ordinances Stakeholders' Group Final Report".

For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency. "Residential" shall be defined as "A development containing dwelling units with open yards on at least two sides where land is sold with each dwelling unit".

For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year, 6-hour storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-year and 25-year, 6-hour storms.

For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for thr 2 and 10-year, 6-hour storm.



TECHNICAL DATA SHEET
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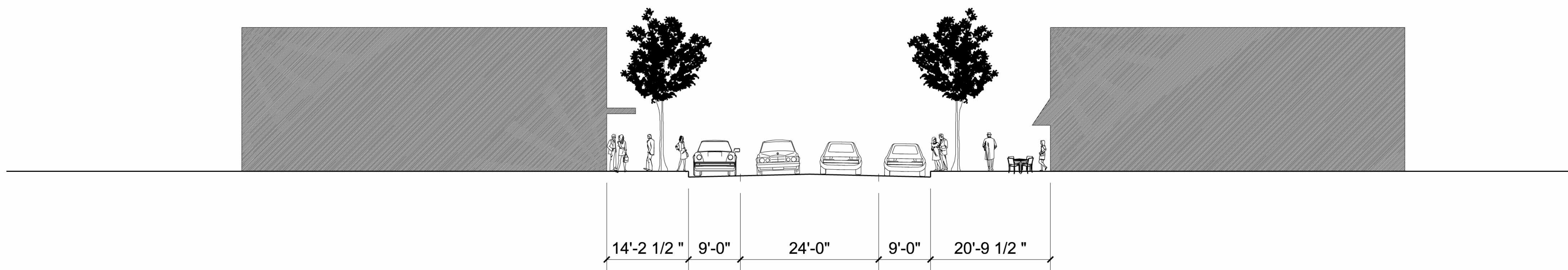
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MASTER PLAN

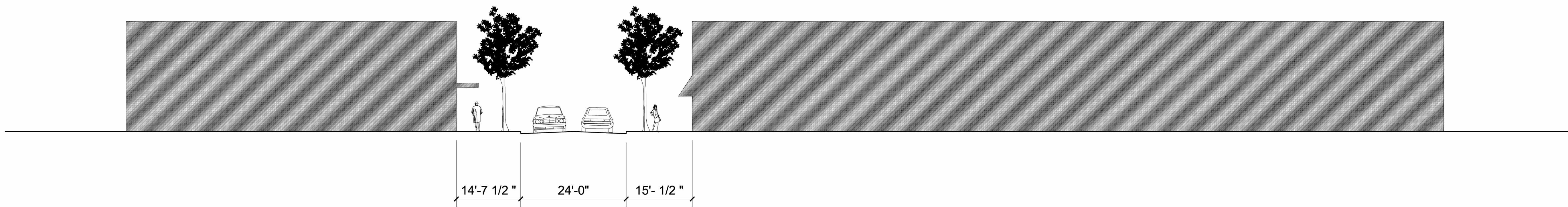
SITE PLAN

Sheet:

RZ-1



SECTION A



SECTION B



RETAIL 'A' EAST ELEVATION



RETAIL 'A' WEST ELEVATION (PROVIDENCE ROAD)



RETAIL 'C' NORTH ELEVATION (MAIN STREET)