

A) PERMITTED USES SHALL BE THOSE ALLOWED IN THE NS ZONING CLASSIFICATION, FOR GENERAL AND MEDICAL OFFICE USES.

B) THE GROSS FLOOR AREA OF THE SITE MAY NOT EXCEED, IN AGGREGATE, 10,000 SQUARE FEET.

D) SETBACKS, SIDE YARDS AND REAR YARDS:

1) BUILDING SETBACKS ON THE SITE SHALL BE 20', MEASURED FROM THE ROW ALONG HWY 29, AND 14' FROM THE PROPOSED CURB LINE OF THE NEW PUBLIC STREET (EXTENSION OF PAVILION BLVD).

E) SCREENING AND STREETScape TREATMENT:

1) SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.

2) ANY DUMPSTERS LOCATED WITHIN THE SITE THAT ARE VISIBLE FROM A PUBLIC STREET OR FROM AN EXTERNAL ADJOINING PROPERTY WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES.

3) THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

4) ROOF-TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

D) DESIGN AND PERFORMANCE STANDARDS:

1) NO SPANDREL GLASS SHALL BE ALLOWED ALONG STREET FRONTS. GLASS DOORS WITH EMERGENCY ACCESS BARS ALONG THE STREET SHALL BE PROVIDED.

E) LIGHTING:

1) ALL FREESTANDING LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN.

2) ALL FREESTANDING LIGHTING FIXTURES SHALL BE BOXED AND FULLY SHIELDED AND NOT EXCEED 20 FEET IN HEIGHT INCLUDING ITS BASE.

3) PARKING LOT LIGHT POLES SHALL NOT BE PLACED IN TREE ISLANDS.

4) WALL "PAK" LIGHT SHALL NOT BE PERMITTED.

F) SIGNS:

1) SIGNAGE SHALL CONFORM TO THE PROVISIONS OF THE ORDINANCE.

2) NO MORE THAN ONE DETACHED MONUMENTAL PROJECT IDENTIFICATION SIGNS SHALL BE PERMITTED. THESE SIGNS MAY NOT EXCEED 7 FEET IN HEIGHT AND THE ACTUAL SIGNAGE AREA MAY NOT EXCEED 64 SQUARE FEET ON EITHER SIDE.

3) DIRECTIONAL SIGNS SHALL BE ALLOWED AS PERMITTED IN THE ORDINANCE BUT MAY NOT EXCEED 30" IN HEIGHT IN THE SIGHT TRIANGLES.

G) PARKING:

1) OFF STREET PARKING SPACES WILL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF THE NS ZONING DISTRICT.

2) PARKING SHALL NOT BE LOCATED BETWEEN THE BUILDING AND HIGHWAY 29.

3) BICYCLE PARKING SPACES (BIKE RACKS) SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.

H) SIDEWALKS, PLANTING STRIPS AND PEDESTRIAN CONNECTIONS:

1) A SIDEWALK SHALL BE PROVIDED ALONG EACH SIDE OF THE PROPOSED EXTENSION OF PAVILION BLVD AND ALONG US HWY 29. THE SIDEWALK SHALL BE AT LEAST 6 FEET IN WIDTH AND HAVE A PLANTING STRIP BETWEEN THE SIDEWALK AND THE STREET CURB OR EDGE OF PAVEMENT WHICH IS AT LEAST 8 FEET IN WIDTH.

2) PLANTING STRIPS AND SIDEWALKS MAY BE LOCATED WITHIN THE SETBACK AND/OR THE RIGHTS-OF-WAYS SUBJECT TO ANY NECESSARY GOVERNMENT APPROVAL.

I) RIGHT-OF-WAY DEDICATION:

1) THE PETITIONER AGREES TO DEDICATE AND CONVEY (BY QUITCLAIM DEED AND SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THAT PORTION OF THE SITE THAT MAY BE REQUIRED TO PROVIDE RIGHT OF WAY AS FOLLOWS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SITE.

PAVILION BLVD EXTENSION - 70 FEET FROM CENTER LINE OF PAVILION BLVD.

J) ACCESS POINTS (OVERWAYS) / ROAD IMPROVEMENTS:

1) ADEQUATE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE SUBJECT TO THE NUMBER DEPICTED ON THIS SHEET.

2) THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE LIMITED TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE THE 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.

K) FIRE PROTECTION:

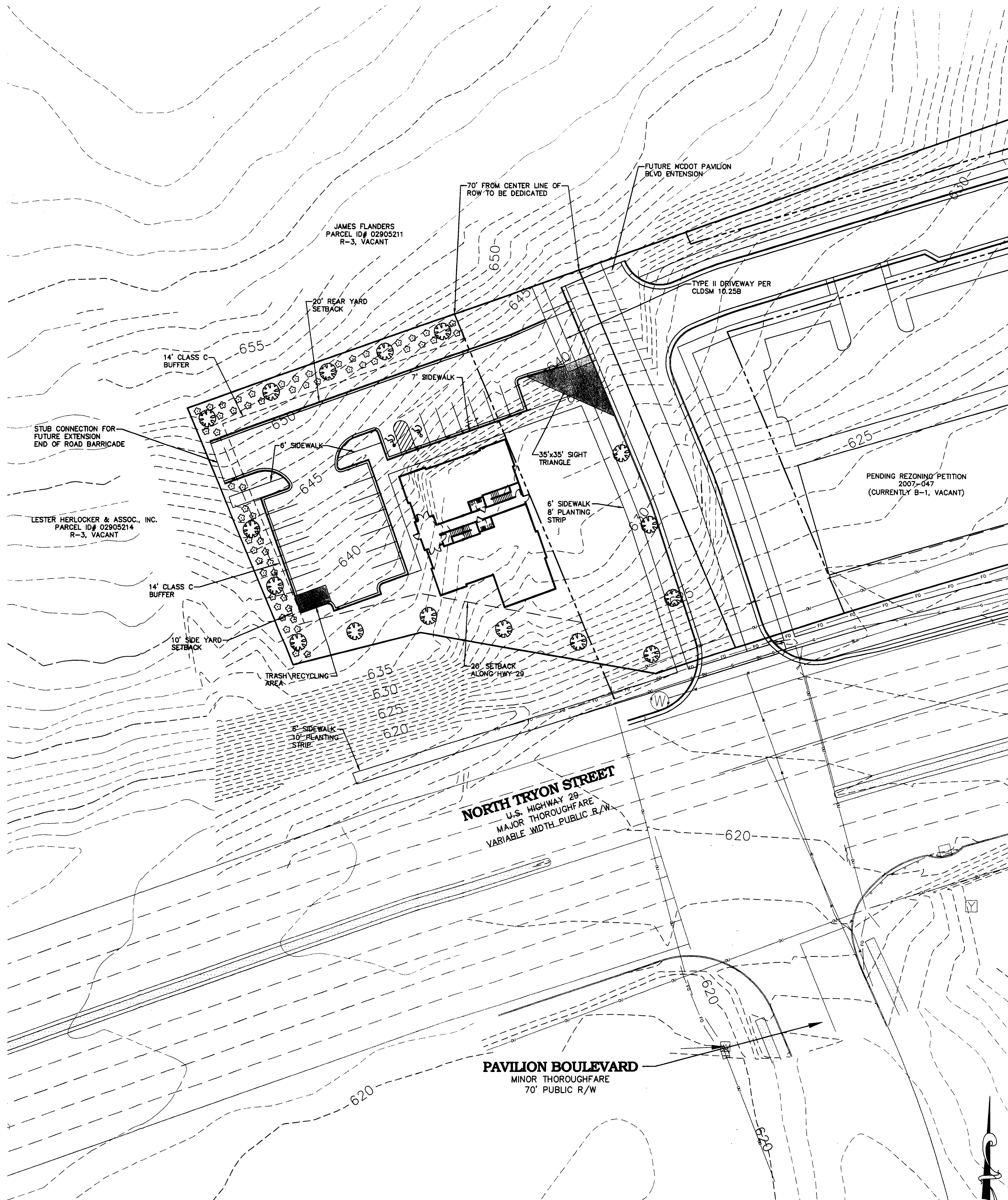
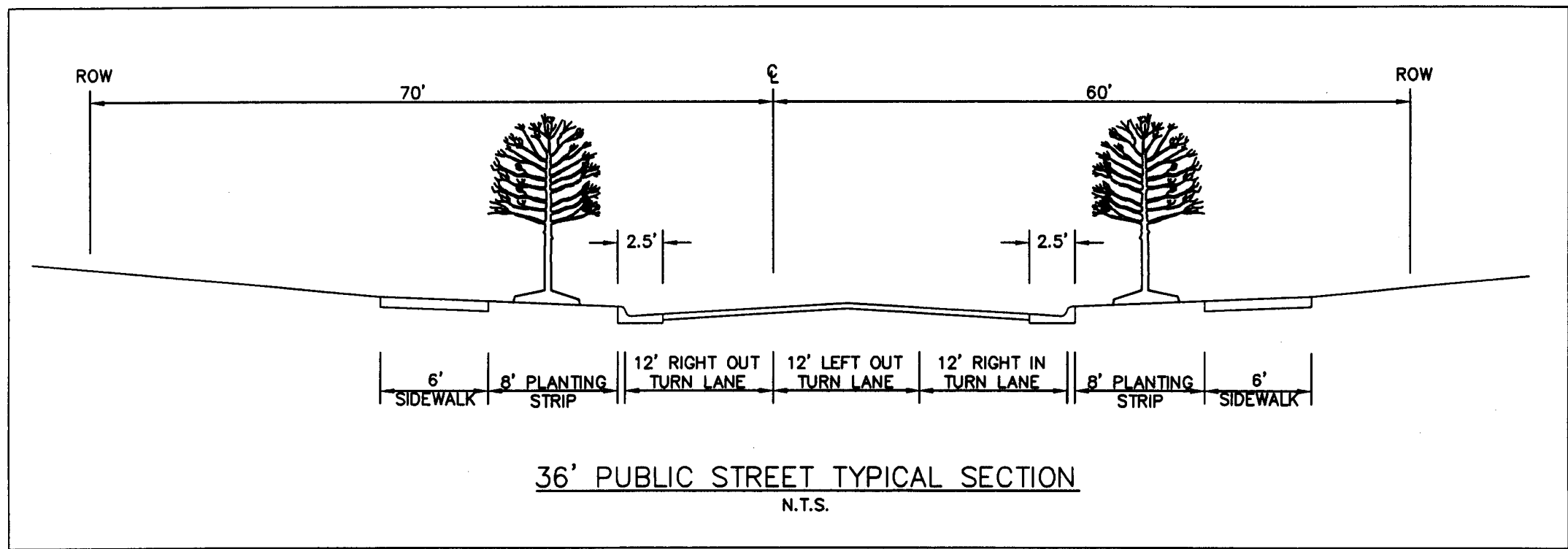
1) FUTURE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS.

L) ADDENDUM TO REZONING PLAN:

1) THE AMENDMENT TO THE REZONING SHEET 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.

1) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ANY OTHER FUTURE DEVELOPMENT STANDARDS, THE TERMS PETITIONER AND OWNERS SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM THE TIME TO WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

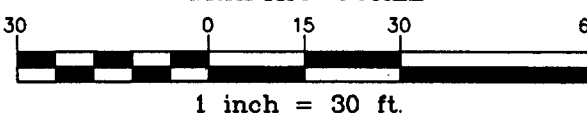
- 1) THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED BY THE PETITIONER TO EXISTING STANDARD DEVELOPMENT REQUIREMENTS. THE PETITIONER AGREES TO FOLLOW CITY ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMER ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
- 2) ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT DEHNR. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.
- 3) LOCATION, SIZE, AND TYPE OF ANY STORMWATER MANAGEMENT SYSTEMS DEPICTED ON REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS TO SITE LAYOUT MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- 4) STORM WATER QUANTITY CONTROL - THE PETITIONER SHALL TIE-IN TO EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OVER STANDARD DEVELOPMENT OTHER STANDARDS. IF IT IS FOUND THAT DEVELOPMENT MAY CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
- 5) STORM WATER QUALITY TREATMENT - FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLIDS (TSS) REMOVAL. THE DESIGNATION SHALL BE THAT DEVELOPMENT MAY CAUSE THE PROBLEMS 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 (BMP) MANUAL. THE DESIGNATION SHALL BE THAT DEVELOPMENT MAY CAUSE THE PROBLEMS GENERATED FROM THE BEST MANAGEMENT PRACTICES MANUAL, (WHEN AVAILABLE), USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.
- 6) VOLUME AND PEAK CONTROL - 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 MAINTAINED. THE DESIGNATION SHALL BE THAT DEVELOPMENT MAY CAUSE THE PROBLEMS WITH GREATER THAN 24% BUILT-UPON AREA, 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 REQUIRED. THE DESIGNATION SHALL BE THAT DEVELOPMENT MAY CAUSE THE PROBLEMS WITH GREATER THAN 24% BUILT-UPON AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR, AND 25-YEAR, 6-HOUR STORMS.
- 7) FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUILT-UPON AREA, 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 PEAK CONTROL IS REQUIRED. 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.
- 8) FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUILT-UPON AREA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2 AND 10-YEAR,




2007-143

FOR PUBLIC HEARING  
PETITION # 2007-XXX

GRAPHIC SCALE



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

 **THE JOHN R. McADAMS  
COMPANY, INC.**  
ENGINEERS/PLANNERS/SURVEYORS  
RESEARCH TRIANGLE PARK, NC  
P.O. BOX 14005 ZIP 27709-4005  
(919) 361-5000

**REVISIONS:**

APPLICANT:  
GATEWAY HOMES, LLC  
11121 CARMEL COMMONS BOULEVARD  
SUITE 260  
CHARLOTTE, NORTH CAROLINA 28226

# HIGHWAY 29 SITE OFFICE DEVELOPMENT

CHARLOTTE, NORTH CAROLINA

## REZONING PLAN

PROJECT NO. GWH-07010  
 FILENAME: GWH07010RZ  
 DESIGNED BY: SMM  
 DRAWN BY: CSS  
 SCALE: 1"=30'  
 DATE: 07-18-2007  
 SHEET NO. C-1



McADAMS



R  
JUL 6 2007

28' BUILDING HEIGHT

- SHINGLE ROOF
- EFIS CORNICE
- BRICK
- SOLDIER COURSE
- EFIS PANEL
- MODULAR CAST STONE PLINTHE



FRONT ELEVATION

J D  
A JDAVISARCHITECTS

GATEWAY HIGHWAY 29 OFFICE BUILDING  
August 2, 2007



2007-143





SIDE ELEVATION

GATEWAY HIGHWAY 29 OFFICE BUILDING  
August 2, 2007