

QUAIL CORNERS REZONING PLAN

DEVELOPMENT DATA TABLE

PROJECT SUMMARY (EXISTING)			
PARCEL NUMBER	SQUARE FT.	ACREAGE	F.A.R.
20715301	108,788 SF	12.04	.21
20715305	2,305 SF	1.17	.05
20715304	2,376 SF	1.16	.05
TOTAL SITE	113,469 SF	14.37	.18

NOTE

MAXIMUM BUILDING HEIGHT NOT TO EXCEED 40'-0"
ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO
SECTION 6.207 ALTERATIONS TO APPROVAL

Revised Plan December 20, 2010
\$AF

BB+M
ARCHITECTURE

BeachamBunce+Manley
ARCHITECTURE PLLC

grinnell waterworks building
1435 W. MOREHEAD ST.
[SUITE 200]
CHARLOTTE, NORTH CAROLINA 28208

vc 704|334|1716
fx 704|334|6571

SECOND SUBMITTAL

Quail Corners Rezone

PETITION 2010-072

charlotte, north carolina

PROJECT | 10craQUAIL
DATE | SUBMITTAL #1 9/22/10
DATE | SUBMITTAL #2 10/15/10
DRAWN | mrb
PATH |
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REVISIONS		
Number	Date	Comment
1	10/15/10	SUBMITTAL 1 COMMENTS
2	11/22/10	SUBMITTAL 2 COMMENTS
3	12/17/10	SUBMITTAL 3 COMMENTS

PROJECT SUMMARY (EXISTING)

TOTAL GLA: 113,469 (incl. existing outbuildings)

CURRENT ZONING: CC
ZONING APPLIED FOR: CC SITE PLAN AMMENDMENT

PROJECT DETAIL (PROPOSED)

NEW DEVELOPMENT AREA 123,547

PARKING AVAILABLE
495 SPACES MINIMUM

OR 4.00 SPACES/1000 SF



NEW CATS PAD
LOCATION TBD

NOTE: LOCATION OF
EXISTING SIDEWALKS

NEW PEDESTRAIN
ISLAND

STORE FRONT ELEVATION
BUILDING ENVELOPE #1

BLDG. A1

BLDG. A2

BLDG. B

STORE FRONT ELEVATION

BUILDING ENVELOPE #4

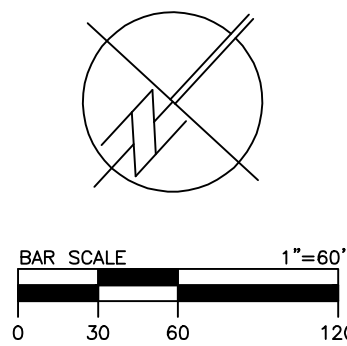
BUILDING ENVELOPE #3

RELOCATED ENTRANCE DRIVE
INDICATES NEW PEDESTRIAN
CONNECTION TO NEW BUILDINGS
ANY NEW BUILDING WILL HAVE
A PRESENCE ALONG PUBLIC
STREETS WITH THE
PROVISION OF WINDOWS AND
PROVIDE FOUR SIDED
ARCHITECTURE

ANY NEW BUILDING WILL HAVE
A PRESENCE ALONG PUBLIC
STREETS WITH THE
PROVISION OF AND WINDOWS
AND PROVIDE FOUR SIDED
ARCHITECTURE

6'-0" WIDE PEDESTRIAN CONNECTIVITY
@ PARK ROAD AND BLDG. A

LIMIT OF OPTIONAL BERM
MODIFICATION
8' PLANTING STRIP AND 6'
SIDEWALK ALONG PARK
ROAD



MIN. 8' WIDE ASPHALT OVERLAND CONNECTOR
LOCATE TOP OF BERM TO AVOID EXISTING LANDSCAPING

EXPANDED FRONT HARRIS TEETER VESTIBULE
AND REALIGNED FRONT DRIVE
PROPOSED OPTIONAL RIGHT TURN
IN/OUT
POSSIBLE SHARON RD. WEST/VEHICULAR AND
PEDESTRIAN PASS THROUGH CONNECTION

POSSIBLE FUTURE VEHICULAR OR PEDESTRIAN THRU WAY
RECONFIGURED FRONT PARKING AREA
POTENTIAL NEW OUTDOOR PLAZA AREA
WITH HARDSCAPE, PLANTER,
TABLES AND CHAIRS
POSSIBLE SHARON RD. WEST/OUTDOOR PLAZA
PEDESTRIAN CONNECTION

POSSIBLY RECONFIGURE
REAR PARKING AREA
BERM TO REMAIN

SET BACK TREES 8" IN
DIAMETER OR GREATER MUST
BE PROTECTED. COORDINATE
TREE PROTECTION WITH
URBAN FORESTRY

SECOND SUBMITTAL
Quail Corners
Rezone
PETITION 2010-072

Charlotte, North Carolina

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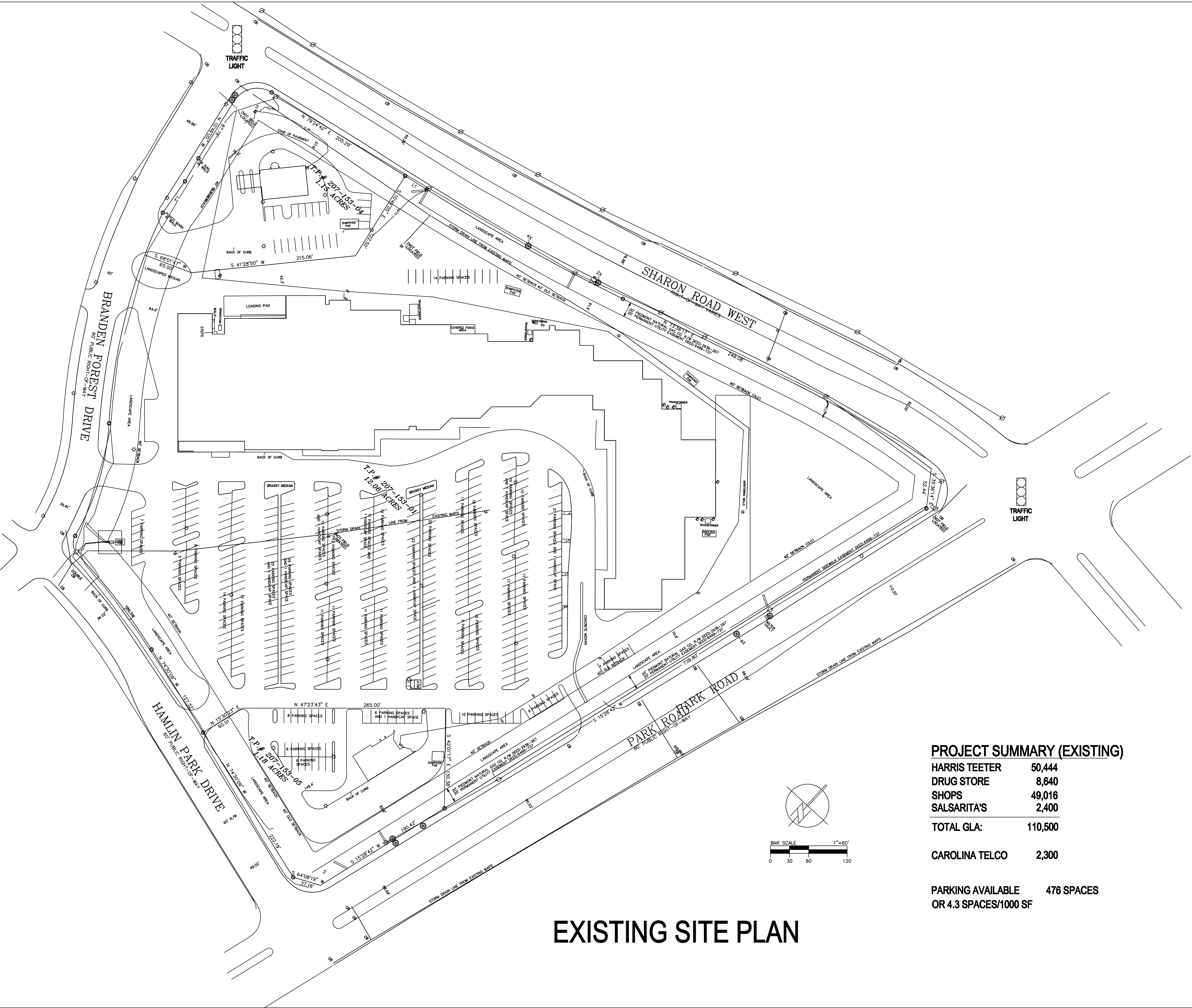
PROJECT SUMMARY (EXISTING)

HARRIS TEETER	50,444
DRUG STORE	8,640
SHOPS	49,016
SALSARITA'S	2,400

TOTAL GLA: 110,500

CAROLINA TELCO 2,300

PARKING AVAILABLE 476 SPACES
OR 4.3 SPACES/1000 SF



EXISTING SITE PLAN

DEVELOPMENT STANDARDS

December 17, 2010

General Provisions

- These Development Standards form a part of the Rezoning Plan (the "Rezoning Plan") associated with the Rezoning Petition filed by Quail Corners Associates, LLC (the "Petitioner") to accommodate the renovation and expansion of the Quail Corners Shopping Center situated on that approximately 14.4 acre site located at the southwest corner of the intersection of Park Road and Sharon Road West (the "Site").
- Under the Petitioner's renovation and expansion plan, exterior portions of existing Building A and existing Building B will be renovated through the introduction of new exterior building materials as more particularly described below, and a new building may be constructed within each of Building Envelope 3 and Building Envelope 4. The existing building located within Building Envelope 2 may remain in its existing condition or it may be renovated or replaced at the option of the Petitioner. If the existing building located within Building Envelope 2 is replaced or the exterior portions of the building are renovated, the renovated building or the new building must comply with the relevant architectural standards set out herein.
- As more particularly depicted on the Rezoning Plan and as described below under Architectural Standards, up to three separate buildings may ultimately be located within Building Envelope 1 at the option of the Petitioner. However, at the option of the Petitioner, Building Envelope 1 may ultimately contain only two separate buildings.

As depicted on the Rezoning Plan, Building A may be divided into two separate buildings (designated as Building A1 and Building A2 on the Rezoning Plan) to provide a vehicular drive or a vehicular drive and an accessory drive through window for a pharmacy use located in the adjacent tenant space. This drive through window may only serve a pharmacy use.

At the option of the Petitioner and in lieu of dividing Building A into two separate buildings, Building B may be divided into two separate buildings for the purpose of providing a vehicular drive or a vehicular drive and an accessory drive through window for a pharmacy use located in the adjacent tenant space. This drive through window may only serve a pharmacy use.
- Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the CC zoning district classification shall be followed in connection with development taking place on the Site.
- Future amendments to the Technical Data 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 8 of the Ordinance.

Maximum Gross Building Area

The total maximum gross building area that may be located on the Site is 123,547 square feet. Areas devoted to surface parking, outdoor dining, courtyards and plazas shall not be considered a part of or counted towards the maximum total gross building area.

Permitted Uses

- The Site shall be devoted to a neighborhood shopping center, and subject to the use limitations set out in Paragraphs 2, 3, 4, 5, 6, 7, 8 and 9 below, the Site may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in the CC zoning district.
- No portion of the Site may be devoted to any of the following uses:
 - An ABC Store, or other business for which the sale of distilled liquors is the primary purpose
 - Automotive service stations, including minor adjustments, repairs and lubrication
 - Civic, social service or fraternal facilities
 - A convenience store, with or without gasoline service
 - Dwellings: mixed use, detached, duplex, triplex, quadplex, multifamily or attached
 - Funeral homes, embalming and crematories
 - Hotels and motels
 - Gunsmiths
 - Outdoor recreation
 - Theatres, motion pictures
 - Adult care centers
 - Highclubs, bars, and lounges
 - On-site demolition landfills
 - Petroleum Storage
 - Coin operated laundries (as a principle or accessory use)
 - Boarding houses
 - Bus and train terminals
 - Group homes
 - Car washes as a principal use or an accessory use
 - Wireless communication, transmission or receiving towers
 - Tire store
- Drive through windows shall be permitted as an accessory use only to the following uses located on the Site:
 - Restaurant
 - Pharmacy
 - Bank or financial institution

Notwithstanding the foregoing, a maximum of 1 restaurant with accessory drive through windows shall be permitted on the Site.

A restaurant with accessory drive through windows may only be located within either Building Envelope 3 or Building Envelope 4.

Subject to the terms of Paragraphs 3 and 4 above, uses with accessory drive through windows may be located within Building Envelope 1 (for a pharmacy use only), Building Envelope 2, Building Envelope 3 or Building Envelope 4.

No more than 4 uses located on the Site shall be permitted to have accessory drive through windows.

If drive through windows are utilized as a permitted accessory use on the Site, then the outside speakers for each drive through window shall comply with all applicable noise ordinances.

Outdoor dining will be permitted on the Site, provided, however, that outside speakers for music or voice communication must comply with all applicable noise ordinances.

No building materials sales business or fence materials sales business established on any portion of the Site may have any outside storage.

Transportation

- Vehicular access shall be as generally depicted on the Rezoning 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 CDOT and/or NCDOT.
- The right-in, right-out only driveway from Sharon Road West into the Site may be installed at the option of the Petitioner. This right-in, right-out only driveway must be located a minimum of 500 feet from the intersection of Sharon Road West and Park Road.
- Off street parking will meet the minimum standards established under the Ordinance
- Standard stop signs will be maintained by the Petitioner at the Hamlin Park Drive and Brandon Forest driveways.
- Adequate site distance triangles will be maintained at all driveways.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the pedestrian connection from Sharon Road West into the Site designated on the Rezoning Plan as the "Plaza Pedestrian Connection" shall be installed by the Petitioner only if the actual location of the outdoor plaza/place making element is the location depicted on the Rezoning Plan and the installation of such pedestrian connection is commercially practicable in view of the existing utility lines and the topography. The pedestrian connection from Sharon Road West into the Site designated on the Rezoning Plan as the "Building Pedestrian Connection" shall be installed by the Petitioner only if Building A is divided into two separate buildings to accommodate a vehicular drive or a vehicular drive and an accessory drive through window and the installation of such pedestrian connection is commercially practicable in view of the existing utility lines and the topography.
- The Petitioner shall install a minimum 8 foot wide pedestrian refuge area in the existing median in Park Road located at the intersection of Hamlin Park Drive and Park Road provided that the Petitioner can obtain all approvals and permits required to construct and install the pedestrian refuge area.

Bus Stop Waiting Pad

Prior to the issuance of a certificate of occupancy for a building located within Building Envelope 3 or Building Envelope 4, the Petitioner shall construct a concrete waiting pad adjacent to the Site on Brandon Forest Drive in the location of the existing bus stop. The concrete waiting pad shall be constructed to CATS Development Standards 60.01A. The Petitioner's obligation to construct a concrete waiting pad as described above shall be subject to the Petitioner's ability to obtain all approvals and permits required to construct the concrete waiting pad.

Architectural and Design Standards

- The maximum height of any building located on the Site within Building Envelope 1 shall be 40 feet and 1 story. The maximum height of any building located on the Site within Building Envelope 2, Building Envelope 3 and Building Envelope 4 shall be 20 feet and 1 story, provided, however, that architectural features such as towers shall have a maximum height of 40 feet.
- Existing Building A and Existing Building B
 - Attached hereto on Sheet 004 of the Rezoning Plan are schematic architectural perspectives of the storefront elevations of renovated existing Building A and renovated existing Building B that are intended to depict the general architectural style, character and elements of these storefront elevations after Building A and Building B are renovated. Accordingly, the storefront elevations of existing Building A and existing Building B after the renovation of these buildings shall be substantially similar in appearance to the relevant schematic architectural perspectives attached hereto in terms of their architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
 - The exterior building materials for renovated existing Building A and renovated existing Building B shall be as follows:
 - The primary exterior building materials for the storefront elevations (excluding windows and doors) shall be a combination of brick, EIFS or stucco and cementitious board.
 - All other building elevations shall be painted a color or colors that is or are compatible with the exterior building materials for the storefront elevations of existing Building A and existing Building B.
 - Notwithstanding anything contained herein to the contrary, Building A may be divided into two separate buildings (designated as Building A1 and Building A2 on the Rezoning Plan) to provide a vehicular drive or a vehicular drive and an accessory drive through window for a pharmacy use only located in the adjacent tenant space.

If Building A is divided into two separate buildings as described above, then the pedestrian improvements (including the raised crosswalk), the drive through window structure (if installed) and the treatment of the building edges shall be substantially similar in appearance to the perspective set out on Sheet 005 of the Rezoning Plan. As depicted on the perspective, the building edges shall be treated in a similar fashion as the storefront elevation of renovated Building A for a minimum length of 20 feet as measured from the storefront elevation, and the balance of the building edges shall be painted a color or colors that is or are compatible with the exterior building materials for the storefront elevation of renovated Building A.

The location of the optional vehicular drive or vehicular drive and accessory drive through window as depicted on the Rezoning Plan is illustrative and the actual location may be adjusted during the design development and construction phases.

- At the option of the Petitioner and in lieu of dividing Building A into two separate buildings, Building B may be divided into two separate buildings for the purpose of providing a vehicular drive or a vehicular drive and an accessory drive through window for a pharmacy use only located in the adjacent tenant space.

If Building B is divided into two separate buildings as described above, then the pedestrian improvements (including the raised crosswalk), the drive through window structure (if installed) and the treatment of the building edges shall be substantially similar in appearance to the perspective set out on Sheet 005 of the Rezoning Plan. As depicted on the perspective, the building edges shall be treated in a similar fashion as the storefront elevation of renovated Building B for a minimum length of 20 feet as measured from the storefront elevation, and the balance of the building edges shall be painted a color or colors that is or are compatible with the exterior building materials for the storefront elevation of renovated Building B.

Building Envelope 2

- The existing building located within Building Envelope 2 may remain in its existing condition or it may be renovated or replaced at the option of the Petitioner. If the existing building located within Building Envelope 2 is replaced or the exterior portions of the building are renovated, then the renovated building or the new building must comply with the architectural standards set out in subparagraphs (b) and (c) below. Parking and circulation may be located within Building Envelope 2.
- The primary exterior building materials for the building shall be a combination of brick, EIFS or stucco and cementitious board. The building shall feature four-sided architecture and windows that face public streets.
- The building shall be compatible to the storefront elevations of renovated existing Building A and renovated existing Building B in appearance and quality through the use of similar building materials, colors, architectural features and styles.
- The use located in the building within Building Envelope 2 may utilize accessory drive through windows only if such use is a bank or financial institution.
- If the building located within Building Envelope 2 is replaced and does not have accessory drive through windows, the building may be built up to the Brandon Forest Drive and Sharon Road West setbacks.

Building Envelope 3

- Any building constructed within Building Envelope 3 shall be located within such building envelope. Parking and circulation may also be located within Building Envelope 3.
- In the event that the building to be constructed within Building Envelope 3 contains a bank or financial institution with accessory drive through windows or a restaurant with accessory drive through windows, then the building and the parking and circulation areas will be sited within Building Envelope 3 as generally depicted on Sheet 005 of the Rezoning Plan.
- In the event that the building to be constructed within Building Envelope 3 has accessory drive through windows, then the drive through windows shall not be located on a side of the building that directly fronts Park Road or Hamlin Park Drive.
- In the event that the building to be constructed within Building Envelope 3 does not have accessory drive through windows, then the building may be built up to the Park Road and Hamlin Park Drive setbacks.
- The primary exterior building materials for the building to be constructed within Building Envelope 3 shall be a combination of brick, EIFS or stucco and cementitious board. The building to be constructed within Building Envelope 3 shall feature four-sided architecture and windows that face public streets.
- The building to be constructed within Building Envelope 3 shall be compatible to the storefront elevations of renovated existing Building A and renovated existing Building B in appearance and quality through the use of similar building materials, colors, architectural features and styles.
- Pedestrian connections from Building Envelope 3 to the remainder of the Site as well as to the sidewalks along Park Road and Hamlin Park Drive shall be provided.
- The architecture, pedestrian connectivity and parking areas relating to Building Envelope 3 must be reviewed and approved by the Charlotte-Mecklenburg Planning Department prior to the issuance of a building permit for the building to be constructed within Building Envelope 3 to ensure compliance with the spirit and intent of the architectural and design standards for Building Envelope 3. Such approval shall not be unreasonably delayed, conditioned or delayed.

Building Envelope 4

- Any building constructed within Building Envelope 4 shall be located within such building envelope. Parking and circulation may also be located within Building Envelope 4.
- In the event that the building to be constructed within Building Envelope 4 contains a bank or financial institution with accessory drive through windows or a restaurant with accessory drive through windows, then the building and the parking and circulation areas will be sited within Building Envelope 4 as generally depicted on Sheet 005 of the Rezoning Plan.
- In the event that the building to be constructed within Building Envelope 4 has accessory drive through windows, then the drive through windows shall not be located on the side of the building that directly fronts Park Road.
- In the event that the building to be constructed within Building Envelope 4 does not have accessory drive through windows, then the building may be built up to the Park Road setback.
- The primary exterior building materials for the building to be constructed within Building Envelope 4 shall be a combination of brick, EIFS or stucco and cementitious board. The building to be constructed within Building Envelope 4 shall feature four-sided architecture and windows that face public streets.
- The building to be constructed within Building Envelope 4 shall be compatible to the storefront elevations of renovated existing Building A and renovated existing Building B in appearance and quality through the use of similar building materials, colors, architectural features and styles.
- Pedestrian connections from Building Envelope 4 to the remainder of the Site as well as to the sidewalk along Park Road shall be provided.
- The architecture, pedestrian connectivity and parking areas relating to Building Envelope 4 must be reviewed and approved by the Charlotte-Mecklenburg Planning Department prior to the issuance of a building permit for the building to be constructed within Building Envelope 4 to ensure compliance with the spirit and intent of the architectural and design standards for Building Envelope 4. Such approval shall not be unreasonably delayed, conditioned or delayed.
- The exterior renovations to existing Building A and existing Building B as described above in Paragraph 2 shall be substantially completed prior to the issuance of a certificate of occupancy for a restaurant with accessory drive through windows located within Building Envelope 3 or Building Envelope 4. The outdoor plaza/place making element described below shall not be required to be completed or constructed prior to the issuance of a certificate of occupancy for a restaurant with accessory drive through windows located within Building Envelope 3 or Building Envelope 4.
- Any dumpster visible from a public street or from an adjoining parcel of land will be screened from view by a solid enclosure with gates. If one or more sides of a dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the masonry wall along each such side.

Streetscape and Landscaping/Greenway Overland Corridor

- The Petitioner shall install a minimum 8 foot sidewalk and a minimum 8 foot planting strip along the Site's frontage on Park Road.
- The Petitioner shall install a minimum 8 foot wide asphalt greenway trail along the Site's frontage on Sharon Road West as generally depicted on the Rezoning Plan. This minimum 8 foot wide asphalt greenway trail may be located along and on top of the berm located along the Site's frontage on Sharon Road West, and it may meander to save existing trees and vegetation. The Petitioner shall grant an easement to the City of Charlotte or to Mecklenburg County for the use and maintenance of this minimum 8 foot wide asphalt greenway trail.
- The existing sidewalk located along the Site's frontage on Sharon Road West shall remain in place as depicted on the Rezoning Plan.
- All landscaping will meet or exceed the requirements of the Ordinance.
- Portions of the existing berm located along the Site's frontage on Park Road may be removed in those areas designated on the Rezoning Plan. Additionally, portions of the existing berm located along the Site's frontage on Sharon Road West may be removed to accommodate the installation of the right-in, right-out driveway from Sharon Road West into the Site. Only those portions of the berm reasonably required to accommodate the installation of this driveway may be removed.
- Trees 8 inches in diameter at breast height or larger located within the setbacks from public streets shall be protected and preserved.

Outdoor Plaza/Place Making Element

An outdoor plaza/place making element shall be provided on the Site that will contain, at a minimum, hardscape, landscaping, planters and outdoor seating. The location and scale of the outdoor plaza/place making element as depicted on the Rezoning Plan are illustrative and the actual location and scale may be adjusted during the design development and construction phase. If the actual location of the outdoor plaza/place making element is changed from the location depicted on the Rezoning Plan, then Building A and Building B may be connected at the location of the outdoor plaza/place making element as depicted on the Rezoning Plan.

Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications.

Signage

All new signs installed on the Site will be erected in accordance with the requirements of the Ordinance.

Lighting

- The maximum height of any new freestanding lighting fixtures (including its base) installed within the parking areas located on the Site shall be 30 feet. All such free standing lighting fixtures shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards public streets and adjacent properties.
- Any lighting attached to the new buildings to be constructed on the Site and any new lighting fixtures attached to the existing buildings located on the Site shall be decorative, capped and downwardly directed. New "wall-pak" type lighting fixtures may not be installed on the Site.

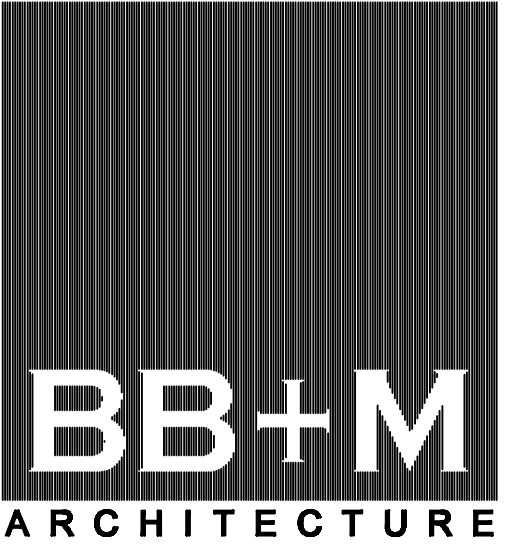
Setbacks, Side Yards and Rear Yards

As depicted on the Rezoning Plan, all buildings located on the Site shall satisfy or exceed the setback, side yard and rear yard requirements established under the Ordinance for the CC zoning district.

Binding Effect of the Rezoning Plan and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms "Petitioner" and "owner" or "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 time to time who may be involved in any future development thereof.



BeachamBunce+Manley
ARCHITECTURE plc

grinnell waterworks building
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Courtyard Perspective



Aerial Perspective



Harris Teeter Perspective

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ARCHITECTURE plc
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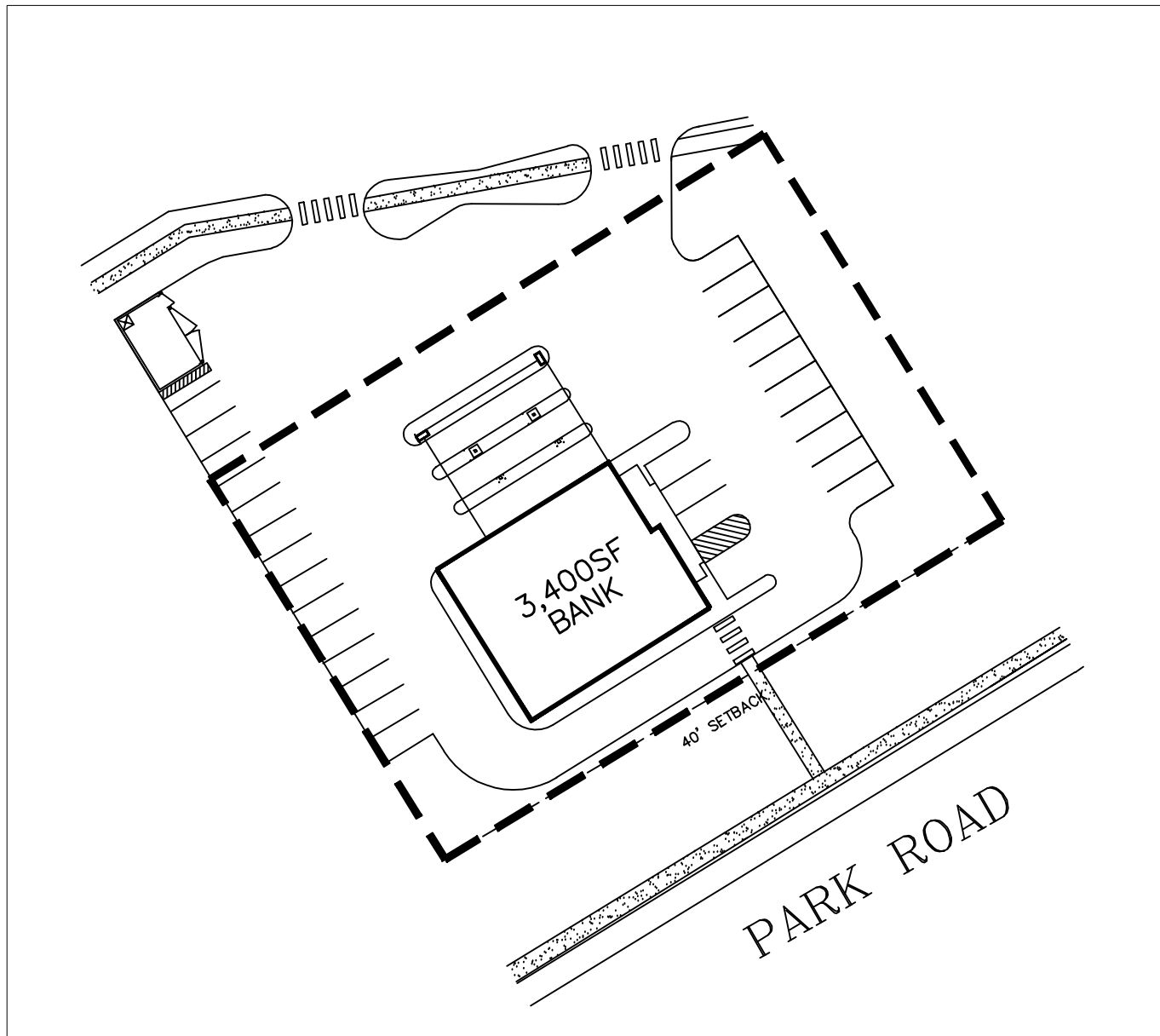
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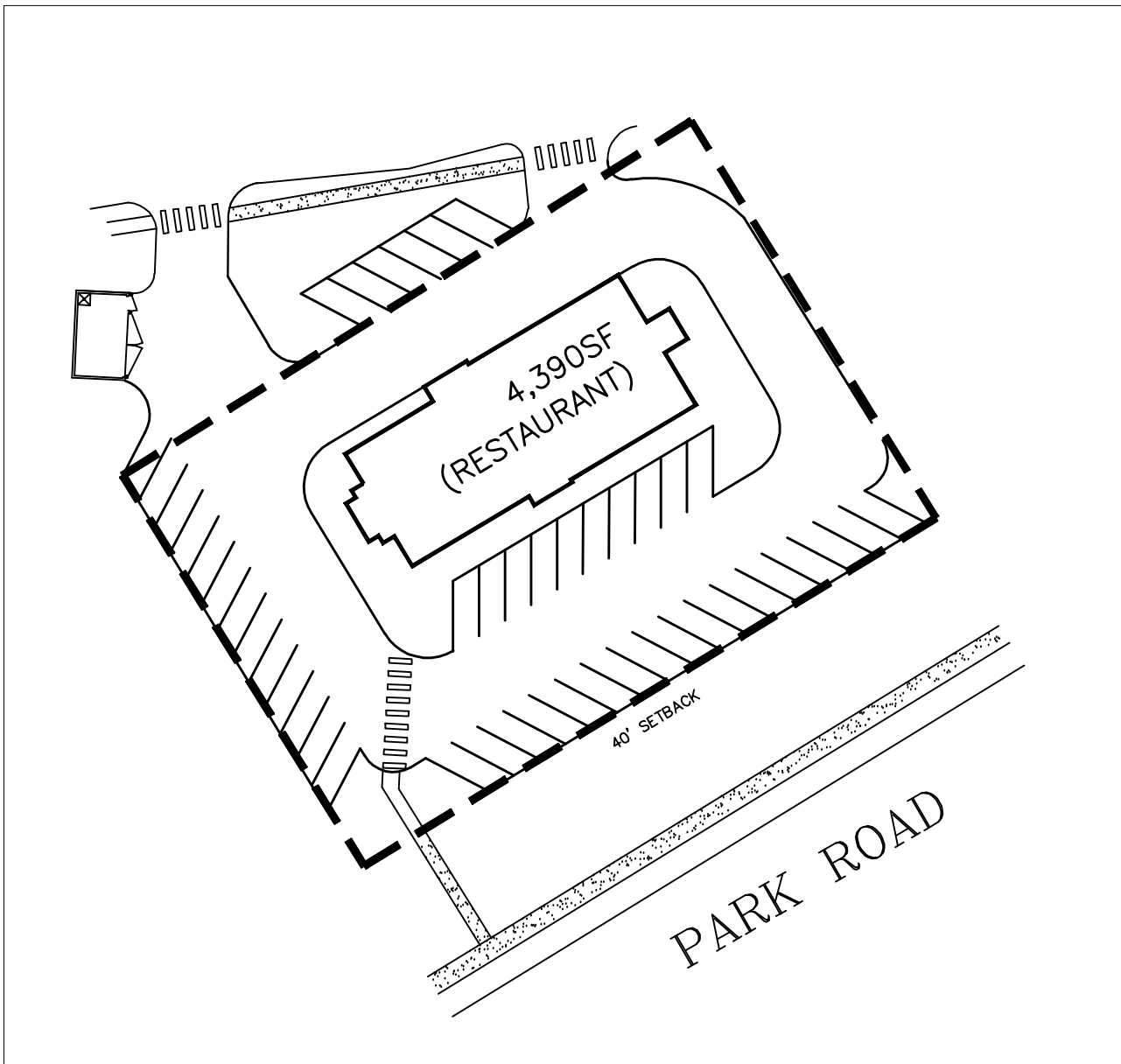
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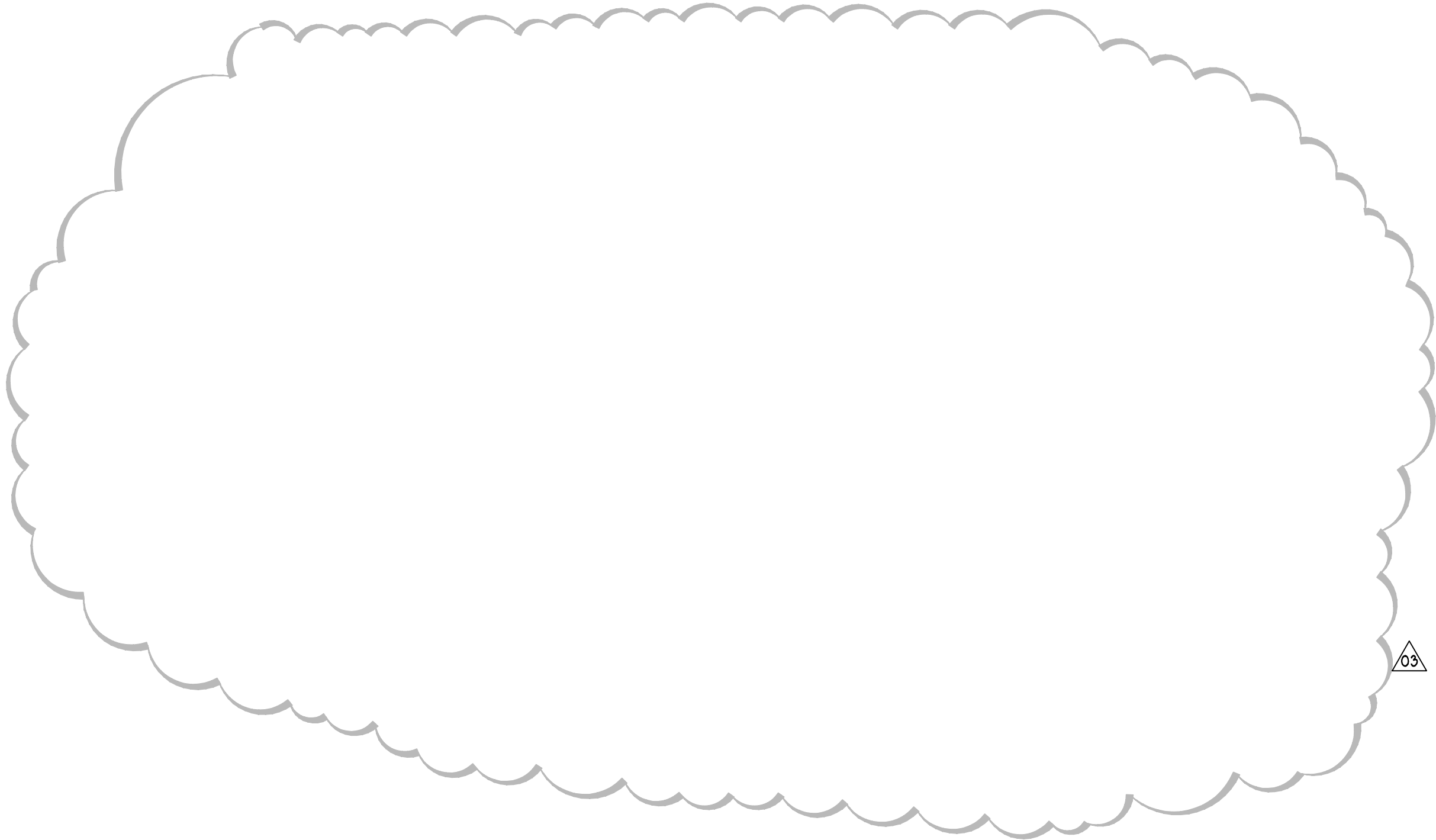
BUILDING ENVELOPE 3 & 4 USE OPTIONS



BANK USE SCALE=1"=50'-0"



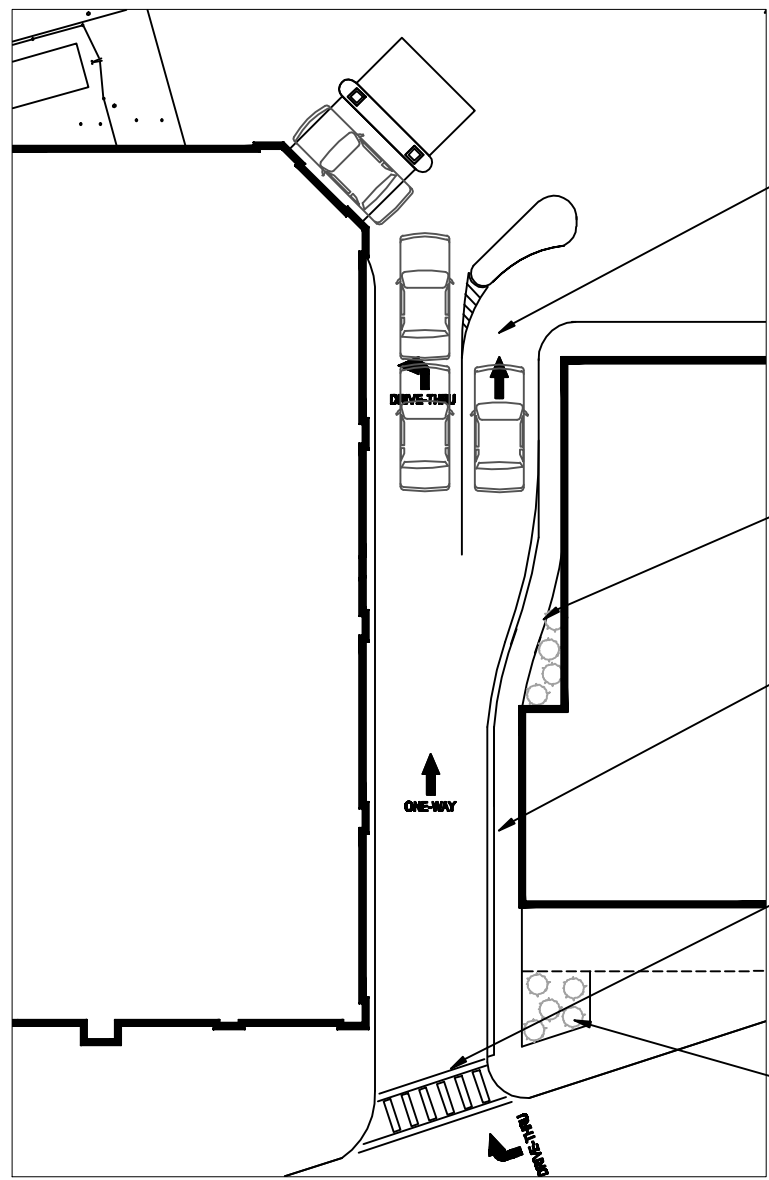
DRIVE-THRU RESTAURANT USE SCALE=1"=50'-0"



BUILDING BIFORCATION

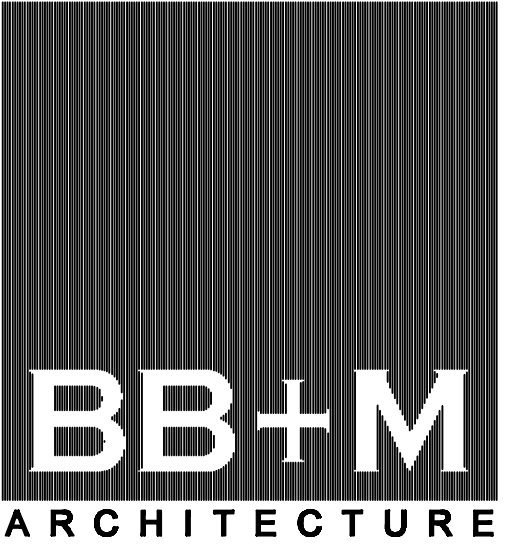
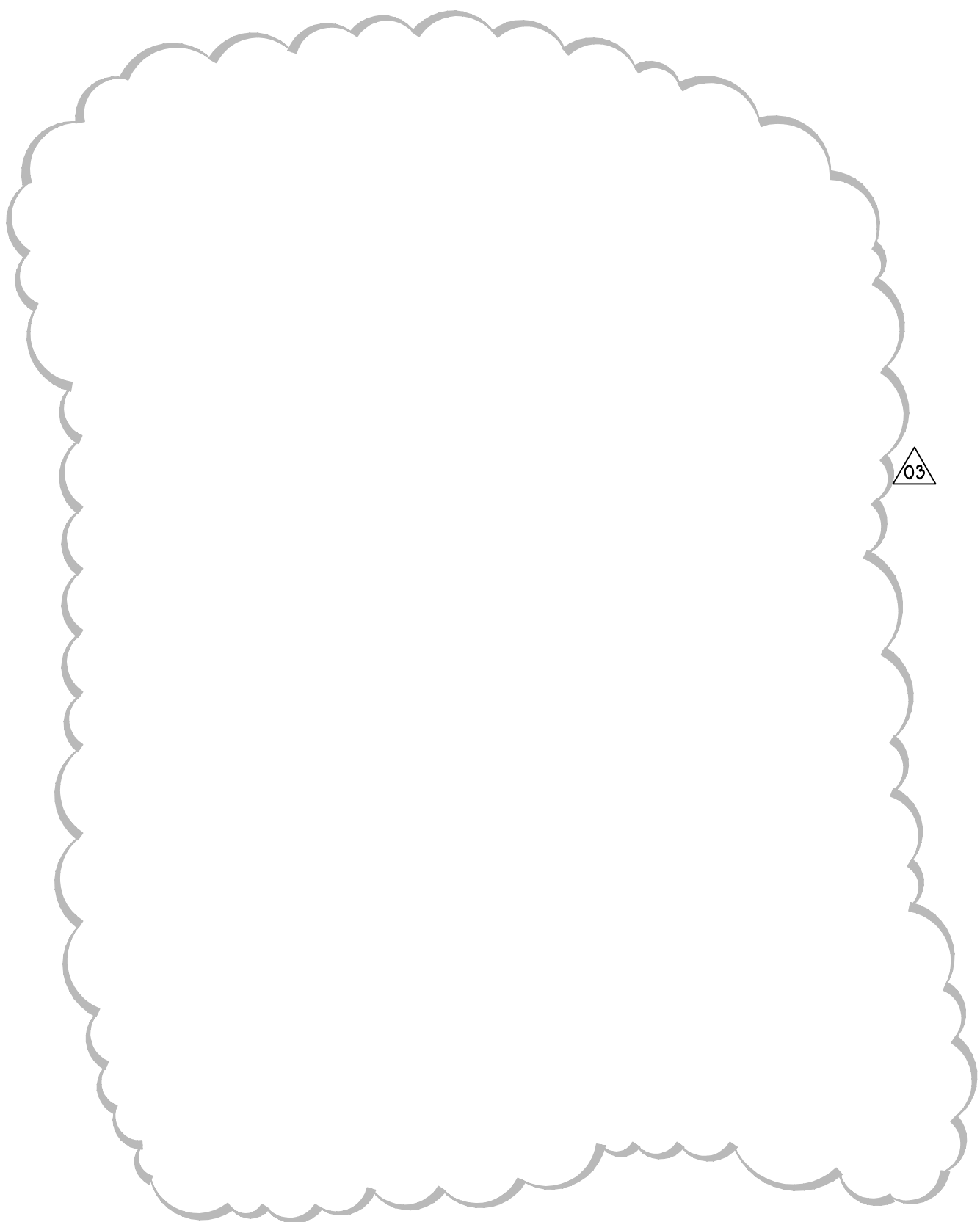


CONCEPTUAL IMAGE BIFORCATION W/ DRIVE-THRU



BIFORCATION W/ DRIVE-THRU APPLICABLE TO BLDG A & B SCALE=1"=30'-0"

- BY-PASS LANE
- PLANTER
- SIDEWALK
- SPEED TABLE
- PLANTER



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