

**SURVEYORS ALTA CERTIFICATION**

TO MGP RETAIL CONSULTING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, & 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 5, 2014.

DATE OF PLAT OR MAP: OCTOBER 9, 2014:

MICHAEL C. SAWHILL, PLS L-3223 DATE

**METES AND BOUNDS LEGAL DESCRIPTION**

BEING ALL OF LOT 3, AS RECORDED IN MAP BOOK 55, PAGE 7, MECKLENBURG COUNTY REGISTRY (MCR), SITUATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND #4 REBAR, THE EASTERN CORNER OF LOT 3, AS RECORDED IN MAP BOOK 55 PAGE 7, MCR, SAID REBAR BEING IN THE WESTERLY RIGHT OF WAY OF MONROE RD. (90' RIGHT OF WAY), THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, DEPARTING SAID RIGHT OF WAY AND WITH THE NORTHERLY LINE OF THE BRUMIT DEVELOPMENT COMPANY LLC TRACT (DEED BOOK 26830, PAGE 50, MCR), S 71°09'10" W, 209.98' TO A SET #5 REBAR WITH PLASTIC CAP, PASSING THROUGH FOUND #4 REBARS AT 170.39' AND 180.08';

THENCE, WITH THE WESTERLY LINE OF THE GOLDEN TRIANGLE #1 LLC TRACT, (DEED BOOK 27658, PAGE 172 MCR), N 36°02'46" W, 506.48' TO A SET #5 REBAR WITH PLASTIC CAP, ON THE SOUTHERLY RIGHT OF WAY LINE OF ORCHARD LAKE DRIVE (A 63' PUBLIC RIGHT OF WAY PER MAP BOOK 55, PAGE 7, MCR)

THENCE, WITH SAID RIGHT OF WAY OF ORCHARD LAKE DR., N 40°03'51" E, 147.75' TO A FOUND MAG NAIL IN SIDEWALK;

THENCE, CONTINUING WITH SAID RIGHT OF WAY, N 50°25'22" E, 29.88' TO A FOUND MAG NAIL IN SIDEWALK;

THENCE, CONTINUING WITH SAID RIGHT OF WAY, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00', A CENTRAL ANGLE OF 91°42'50", FOR AN ARC DISTANCE OF 32.01', AND SUBTENDED BY A CHORD WITH A BEARING AND DISTANCE OF S 83°43'13" E, 28.70' TO A FOUND MAG NAIL IN SIDEWALK, IN THE WESTERLY RIGHT OF WAY OF MONROE ROAD, (A 90' PUBLIC RIGHT OF WAY PER DEED BOOK 4921, PAGE 619, MCR)

THENCE, WITH THE WESTERN RIGHT OF WAY OF MONROE RD, THE FOLLOWING TWELVE (12) COARSE:

S 37°51'49" E, 46.30' TO A FOUND MAG NAIL IN SIDEWALK;

S 38°21'28" E, 51.80' TO A FOUND MAG NAIL IN SIDEWALK;

S 35°24'10" E, 53.57' TO A FOUND MAG NAIL IN SIDEWALK;

S 34°57'57" E, 55.86' TO A FOUND MAG NAIL IN SIDEWALK;

S 34°07'35" E, 57.34' TO A FOUND DRILL HOLE IN SIDEWALK;

S 33°11'54" E, 50.68' TO A FOUND MAG NAIL IN SIDEWALK;

S 31°26'48" E, 49.56' TO A FOUND MAG NAIL IN SIDEWALK;

S 31°02'20" E, 52.93' TO A FOUND MAG NAIL IN SIDEWALK;

S 30°15'40" E, 54.99' TO A FOUND #4 REBAR;

S 28°34'52" E, 53.09' TO A FOUND #4 REBAR;

S 27°34'26" E, 56.36' TO A FOUND #4 REBAR;

S 25°36'04" E, 12.03' TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 2.971 ACRES OR 129,426 SQUARE FEET, MORE OR LESS, ACCORDING TO THAT ALTA-ACSM PREPARED BY THE SURVEY COMPANY, INC., SIGNED BY MICHAEL C. SAWHILL, NC PLS L-3223, ORIGINALLY ISSUED OCTOBER 9, 2014, TO WHICH REFERENCE IS MADE.

**SCHEDULE B - SECTION 2 EXCEPTION NOTES**

PER THAT FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBERED 14NVL46670, DATED AUGUST 08, 2014 AT 8:00 AM, NUMBERS BELOW CORRESPOND TO THE SCHEDULE B - SECTION 2 EXCEPTION COMMITMENT NUMBERS. ONLY THOSE ITEMS RELATING TO THIS SURVEY ARE ADDRESSED:

③ BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTER SHOWN ON MAP OR PLAT RECORDED IN MAP BOOK 55, PAGE 7. (SHOWN ON SURVEY)

④ 30' EASEMENT (15' ON EITHER SIDE) OF ABOVE GROUND ELECTRICAL LINES, 15' EASEMENT (7.5' ON EITHER SIDE) OF BELOW GROUND ELECTRICAL LINES. RECORDED IN BOOK 27883 PAGE 515. (EASEMENTS NOT PLOTTED)

⑤ DRAINAGE AND TEMPORARY CONTRUCTION EASEMENT AGREEMENT RECORDED IN BOOK 28087 PAGE 130. (DOES NOT AFFECT SUBJECT PROPERTY)

⑥ POST CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES OPERATIONS AND MAINTENANCE AGREEMENT AND EASEMENT AGREEMENT RECORDED IN BOOK 28503, PAGE 875. DOES NOT AFFECT SUBJECT; EXISTING STORMWATER DETENTION & BMP PONDS ARE SHOWN HEREON.

⑦ EASEMENTS TO JOHN CROSSLAND COMPANY RECORDED IN BOOK 4201, PAGE 106, AS AMENDED IN BOOK 4226, PAGE 876. (DO NOT AFFECT SUBJECT PROPERTY)

⑧ MEMORANDUM OF ACTION RECORDED IN BOOK 4850, PAGE 938 AND IN CONNECTION WITH CONSENT JUDGMENT RECORDED IN BOOK 4921, PAGE 619 AFFECTS SUBJECT PROPERTY; PUBLIC RIGHT OF WAY OF MONROE RD. IS SHOWN HEREON.

⑨ EASEMENT AGREEMENT BY AND BETWEEN CHESOL ROCK INVESTORS, LLC AND THE CITY OF CHARLOTTE RECORDED IN BOOK 27203, PAGE 41. (DOES NOT AFFECT SUBJECT PROPERTY)

**GENERAL NOTES**

1. THIS SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83 (2011).

2. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.

3. THIS PLAT IS NOR FOR RECORDATION AS PER G.S. 47-30, AS AMENDED.

4. ALL CORNERS MONUMENTED AS SHOWN.

5. THIS PROPERTY IS LOCATED WITHIN FLOODZONE (X) AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 3710457100K, EFFECTIVE DATE MARCH 02, 2009.

6. THE SUBJECT PROPERTY IS ZONED "I-1 (CD)" WITH BUILDING SETBACKS AS FOLLOWS:  
FRONT: 20 FEET  
SIDE: N/A FEET  
REAR: 28.5 FEET CLASS "B" BUFFER

7. ONE-FOOT CONTOUR INTERVALS SHOWN. ELEVATIONS ARE REFERENCED TO NAVD83 DATUM.

8. THE AREA OF THIS PARCEL IS ±129,426 SQUARE FEET OR ±2.971 ACRES.

**REFERENCES**

1. MAP TITLED "ORCHARD PARK" BY R.B. PHARR AND ASSOCIATES, DATED MARCH 1, 2012, RECORDED IN MAP BOOK 55, PAGE 7, OF THE MECKLENBURG COUNTY REGISTRY.

2. MAP TITLED "ORCHARD PARK" BY DESIGN RESEARCH GROUP, PROJECT: 337-001, DATED JUNE 23, 2011. (NOT OF PUBLIC RECORD)

3. MAP TITLED "ORCHARD PARK" BY DESIGN RESEARCH GROUP, PROJECT: 337-001, DATED MAY 31, 2011. (NOT OF PUBLIC RECORD)

**TREE TABLE**

#	SIZE AND TYPE	#	SIZE AND TYPE	#	SIZE AND TYPE	#	SIZE AND TYPE
1	3" OAK	28	3" OAK	55	7" MAPLE	82	2" CATALPA
2	3" OAK	29	3" OAK	56	8" OAK	83	2" OAK
3	3" OAK	30	3" OAK	57	6" OAK	84	2" OAK
4	12" OAK	31	3" OAK	58	6" OAK	85	2" OAK
5	4" OAK	32	14" PINE	59	5" OAK	86	2" CATALPA
6	8" OAK	33	14" PINE	60	4" GUM	87	2" OAK
7	6" OAK	34	2" OAK	61	13" PINE	88	2" CATALPA
8	6" OAK	35	6" OAK	62	12" PINE	89	2" OAK
9	14" OAK	36	12" OAK	63	5" OAK	90	2" CEDAR
10	12" OAK	37	15" GUM	64	4" OAK	91	2" CEDAR
11	4" OAK	38	10" GUM	65	5" OAK	92	2" CATALPA
12	4" OAK	39	12" GUM	66	5" OAK	93	2" OAK
13	12" OAK	40	6" GUM	67	4" OAK	94	2" CEDAR
14	5" OAK	41	4" OAK	68	5" OAK	95	2" OAK
15	3" OAK	42	10" GUM	69	2" OAK	96	2" CATALPA
16	7" OAK	43	8" OAK	70	2" OAK	97	2" OAK
17	TRIPLE 24" OAK	44	3" GUM	71	2" CEDAR	98	2" CEDAR
18	20" OAK	45	6" OAK	72	2" CATALPA	99	2" CATALPA
19	6" OAK	46	8" OAK	73	3" MAGNOLIA	100	2" CATALPA
20	6" OAK	47	12" PINE	74	3" MAGNOLIA	101	2" CEDAR
21	13" PINE	48	6" OAK	75	3" MAGNOLIA	102	2" OAK
22	6" OAK	49	6" OAK	76	2" OAK	103	2" CATALPA
23	2" OAK	50	8" OAK	77	2" CEDAR	104	2" OAK
24	3" OAK	51	4" OAK	78	2" CEDAR	105	2" CEDAR
25	3" OAK	52	4" OAK	79	2" CEDAR	106	2" OAK
26	3" OAK	53	DOUBLE 18" PINE	80	2" CATALPA	107	2" CATALPA
27	2" OAK	54	5" OAK	81	2" OAK		

**LEGEND**

**LINE TYPES USED:**

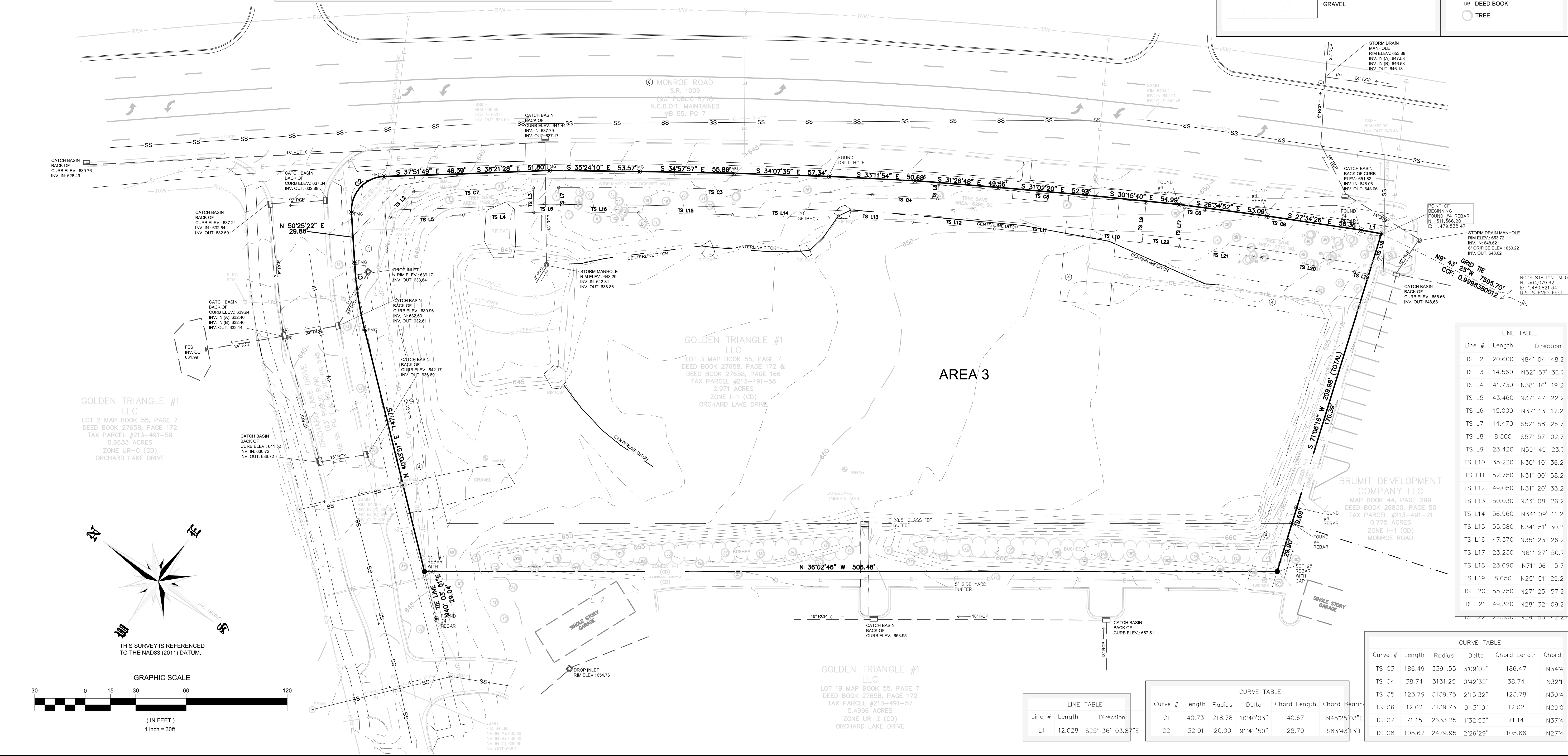
- STORM DRAIN
- CURB
- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- UNDERGROUND NATURAL GAS
- WATER LINE
- SANITARY SEWER LINE
- FENCE LINE
- TEMP. CONST. EASEMENT

**HATCHES USED:**

- ASPHALT
- CONCRETE
- BUILDING
- TREE SAVE EASEMENT
- GRAVEL

**SYMBOLS USED:**

- STORM MANHOLE
- DROP INLET
- CATCH BASIN
- FOUND PROPERTY CORNER
- SET 5/8" REBAR OR PK NAIL
- CALCULATED POINT
- CONTROL POINT
- ELECTRIC METER
- LIGHT POLE
- POWER POLE
- ELECTRIC TRANSFORMER
- NATURAL GAS METER
- SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- CABLE BOX
- WATER VALVE
- WATER METER
- WATER VAULT
- FIRE HYDRANT
- BORE HOLE
- PARKING COURT
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- SIGN
- HANDICAPPED PARKING
- FOUND MAG NAIL
- MAP BOOK
- PAGE
- DEED BOOK
- TREE



**THE SURVEY COMPANY, INC.**  
4105-B STUART ANDREW BLVD  
CHARLOTTE, NC 28217  
(704) 561-9970 (704) 561-9972 FAX  
WWW.SURVEYCO.COM  
NORTH CAROLINA FIRM  
REGISTRATION NUMBER C-1716

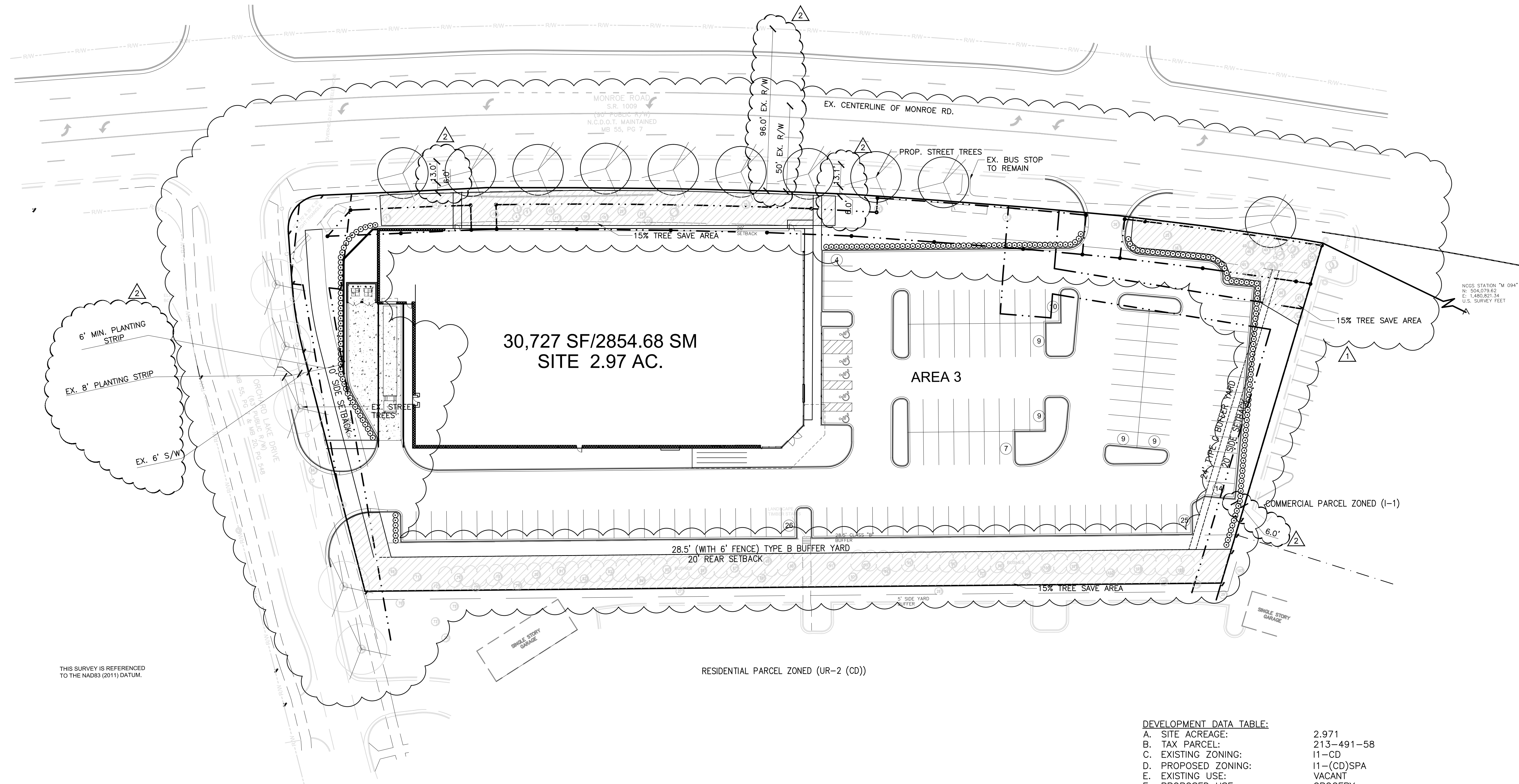
ALTA, ACSM BOUNDARY/TOPOGRAPHIC SURVEY OF:  
2.971 ACRE LOT, TAX PARCEL # 213-491-58  
MONROE RD. AND ORCHARD LAKE DR.  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY - NORTH CAROLINA

PROPERTY OWNER:  
GOLDEN TRIANGLE #1, LLC  
8514 MCALPINE PARK DR  
SUITE 190  
CHARLOTTE, NC 28211

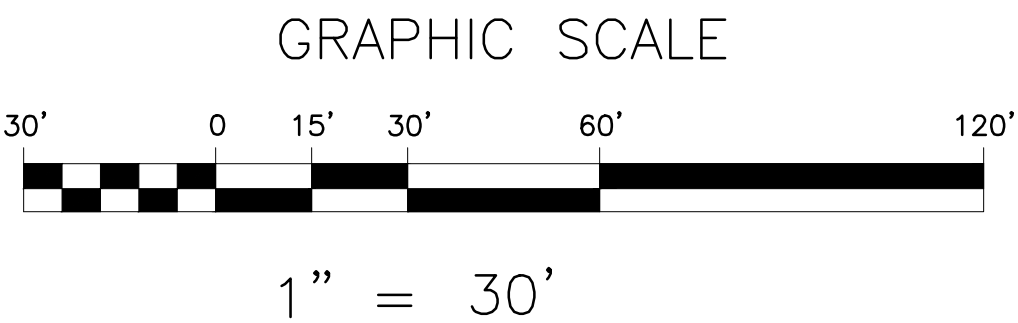
PREPARED FOR:  
LITTLE DIVERSIFIED CONSULTING  
3815 WESTPARK DRIVE  
CHARLOTTE, NC 28217  
DAVE POWLEN, PLS  
(704) 619-0767  
(704) 619-0767

PROJECT NUMBER: LTL55  
SURVEYED BY: ST  
DRAWN BY: CCG  
CHECKED BY: MCS  
ISSUE DATE: 10/09/2014  
REVISIONS:  
① ADDED TRE & STORM INFO - 10/09/14

**RZ-1**  
CAD FILE: LTL55.DWG



DEVELOPMENT DATA TABLE:	
A. SITE ACREAGE:	2.971
B. TAX PARCEL:	213-491-58
C. EXISTING ZONING:	I1-CD
D. PROPOSED ZONING:	I1-(CD)SPA
E. EXISTING USE:	VACANT
F. PROPOSED USE:	GROCERY
G. RESIDENTIAL UNITS:	0
H. RETAIL SQUARE FOOTAGE:	28,700 SF
I. FLOOR AREA RATIO:	0.80
J. BUILDING STORIES:	1
K. MAX. BLDG HEIGHT:	35'
L. PARKING REQUIRED:	110
M. PARKING PROVIDED:	110
N. OPEN SPACE PROVIDED:	36,993 SF (0.85 AC)



ISSUE FOR

ISSUE DATE

12/22/14

REVISIONS

	CITY COMMENTS	DATE
1		03/20/15
2		04/24/15

PROJECT TEAM

PRINCIPAL IN CHARGE  
David Powlen, RLA  
PROJECT MANAGER  
Shane Brandwood, RLA  
DESIGN TEAM  
GSB

PROJECT NAME

Monroe Road  
Site Plan Amendment

PROJECT NUMBER

122.3347.00

SHEET TITLE

SITE PLAN  
PETITION #2015-036

SHEET NUMBER

RZ-2



1. Development Data Table:

A. Site acreage:	2.971
B. Tax parcel:	213-491-58
C. Existing zoning:	I1-CD
D. Proposed zoning:	I1-(CD)SPA
E. Existing use:	Vacant
F. Proposed use:	Grocery
G. Residential units:	0
H. Retail square footage:	28,700 SF
I. Floor area ratio:	0.80
J. Building stories:	1
K. Max. bldg height:	35'
L. Parking required:	110
M. Parking provided:	110
N. Open space provided:	36,993 SF (0.85 AC)

2. General Provisions

A. 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 I-1 zoning districts shall be followed in connection with development taking place on the Site. The Rezoning Plan is subject to modifications during the design development stages as provided below.

B. Deleted

C. The layout, locations, sizes and formulations of the development/site elements depicted on the rezoning plan are graphic representations of the proposed development. 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.

D. Alterations to the conditional plan are subject to Section 6.207, Alterations to Approval.

3. Optional Provisions

4. Permitted Uses

4.1 Permitted Uses and Maximum Development In Commercial and Industrial Buildings, I-1(CD)

A. The Site designated may be developed with a FAR of .8 as allowed by the I-1 zoning district.

B. Proposed use shall be a grocery store.

4.2 Setbacks, Side Yards, Rear Yards and Maximum Height

A. Area 3 will provide a 20 foot setback from the right-of-way line of Orchard Lake Drive.

B. Along Monroe Road, a 20 foot setback from the future right-of-way for Monroe Road.

C. Buffers for portions of the Site are set forth in Section 8.1.

D. Parking or maneuvering will be allowed to the side or behind buildings.

E. All other side and rear yards will be provided as required by I-1 zoning district.

F. Decks shall not extend into any required rear yards. However, at-grade patios may be located in whole or in part within required rear yards.

G. The maximum building height for buildings will be 35 feet. Building height will be measured as defined by the City of Charlotte Zoning Ordinance.

5. Transportation

5.1 Vehicular Access

A. Orchard Lake Drive vehicular access - only one vehicular access point will be allowed to Orchard Lake Drive.

B. Monroe Road vehicular access shall be limited to only one (1) access point. Should the property be subdivided, parcels fronting Monroe Rd will need to share one (1) common driveway.

C. The site shall be designed to provide vehicular connectivity between all parcels between Monroe Rd. and Orchard Lake Drive to allow access to all new parcels created.

D. The existing CATS bus pad, bench and bike rack along the site's Monroe Rd. frontage shall remain or be relocated at the petitioner's expense.

E. The vehicular access points to the Site shall be located in the general area depicted on this Rezoning Plan. The configuration and ultimate location of these are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any minor adjustments required for approval by the Charlotte Department of Transportation and the North Carolina Department of Transportation.

F. If Area 3 is subdivided in the future each of the parcels will be designed to allow vehicular interconnectivity between the parcels so that the proposed driveway along Monroe Road and the driveway on Orchard Lake Drive will directly or indirectly allow access to each of the parcels created.

5.2 Right-of-Way Reservation and Transportation Improvements PER REZONING PETITION 2009-023

A. The Petitioner shall reserve that portion of the Site located along Monroe Road as may be necessary to provide for right-of-way extending 50 feet from the existing centerline as generally depicted on the Rezoning Technical Data Sheet; said reservation to be recorded when a record map for the dedication of Orchard Lake Drive occurs.

5.3 Parking PER REZONING PETITION 2009-023

A. Off-street parking will satisfy the standards established under the Ordinance for each of the zoning categories requested specifically Sections 9.408 and 12.201. Limitations on the location of parking areas are set forth in Section 4.2 D above.

B. Deleted

C. The maximum and minimum off-street parking ratios specified in section 12.202 of the Ordinance will be followed.

6. Architectural Standards and Performance Standards for I-1(CD)

A. The site will be developed with a building or buildings fronting on Orchard Lake Drive or Monroe Road. Building materials will include brick, glass and wood. Parking or maneuvering for parking and service will not be allowed between any building constructed on this portion of the Site and Monroe Road (but parking and maneuvering can be located to the side or behind such buildings).

B. The facade facing Monroe Rd shall include a combination of clear glass, awnings, sunshades, and changes in materials or similar architectural elements in combination with landscaping to provide visual interest along Monroe Road, at the pedestrian level.

C. To ensure a uniform buffer between Development Area 3 and the multi-family area to the south, at a minimum a 38 foot Class B Buffer, reduced by the use of either a berm, fence or wall to 28.5 feet, as Indicated on the Rezoning Plan, will be provided at the rear of Area 3. The Class B Buffer is to be installed as development occurs within Area 3. If Development Area 3 is subdivided then each individual parcel within Area 3 will be responsible for its portion of the 28.5 foot Class B buffer as part of development of that parcel. If an industrial use is developed on Area 3 then the size and planting standards of the buffer will be increased per the zoning regulation for the parcel on which the industrial use is located. If the Industrial use is located on all of Area 3 then the entire buffer will be increased in size.

7. Streetscape, Landscaping and Screening

A. Interior landscaping and screening shall meet or exceed the standards in the Ordinance.

B. Deleted.

C. Dumpster areas and recycling areas ( if any) will be enclosed by walls constructed with materials similar to or identical to the siding materials utilized on the buildings within the area the dumpster enclosure is located in with one side being a decorative wooden gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

D. Deleted.

E. Storm Water facilities will be screened from view from a public street unless constructed as an amenity or feature (i.e. wet pond or rain garden with plantings).

F. Deleted.

G. Deleted.

7.1 Tree Ordinance

A. The Site shall conform to the City of Charlotte Tree Ordinance.

B. Within the 20 foot setback along Monroe Road, trees eight (8) inches or greater DBH (Diameter Breast Height) will be preserved. Existing trees within the setback may be removed for the installation of required roadway, utility improvements and proposed streetscape improvements.

7.2 Streetscape Treatment, Lighting, Sidewalks and Utilities PER REZONING PETITION 2009-023

A. Along the Site's frontage on Monroe Road, the Petitioner shall replace the existing sidewalk with a new six (6) foot sidewalk behind a 13 foot planting strip. The location of the sidewalk may meander to preserve existing trees within the setback. The Petitioner proposes to transplant the existing Crepe Myrtles along Monroe Road into the newly created 13 foot planting strip. The transplanting or planting of these street trees would occur in the late fall or winter, and will be coordinated with the removal of the existing sidewalk and installation of the new sidewalk. If the existing Crepe Myrtles cannot be transplanted or die new trees or replacement Crepe Myrtles that meet the standards of the City of Charlotte Tree Ordinance shall be installed within such planting strip. The Petitioner shall replace the existing sidewalk along Monroe Road in Area 3 prior to issuance of a final certificate of occupancy in Development Area 3.

If NCDOT does not allow the Petitioner to transplant the existing Crepe Myrtles or to plant new trees in the Right-of-way within the planting strip, the Petitioner shall then either plant the Crepe Myrtles or plant new trees in the 20 foot setback for Development Area along Monroe Road.

B. Along the entire length of Orchard Lake Drive, an eight (8) foot planting strip and six (6) foot sidewalk will be provided.

C. A pedestrian connection via a concrete sidewalk will be provided between the site and the land to the south of the property. The final location of the proposed pedestrian connection will be determined in the field. The pedestrian connection will be installed in phases as part of the development of these sites. When development occurs on either site the sidewalk will be extended through the buffer and will be connected to the sidewalk network to provide a pedestrian connection to Monroe Road.

D. Sidewalks will connect from the Interior of the Site to exterior sidewalks as required by Section 12.529 of the Ordinance.

8. Environmental Features

8.1 Buffers/Tree Save Areas and Open Space Improvements

A. Any required buffers shall be established in accordance with the standards of Section 12.302 of the Ordinance and as specified in section 6.C. above.

B. No buildings, parking or storm water facilities may be located within buffers. However, storm water facilities will be allowed to enter, cross and drain into the 1100 foot buffer in order to improve and maintain the existing drainage in the area.

C. Deleted.

D. In the event the abutting properties should be rezoned or used in a manner so as to not require such a buffer, the required buffers for this property may be adjusted accordingly to meet the minimum requirements for buffering and screening per the Ordinance.

E. Proposed Tree Save areas have been indicated on the Rezoning Plan. Existing vegetation within the identified tree save areas will be preserved and protected during construction, except as otherwise referenced in these Development Standards.

F. Deleted.

8.2 Storm Water Management/Wetlands and Grading PER REZONING PETITION 2009-023

A. Development on the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance effective as of the date of approval of this Petition.

B. Any jurisdictional wetlands or streams, if present, shall be protected or proper environmental permits obtained prior to their disturbance.

C. Location, size, and type of any Storm water Management Systems depicted on the Rezoning Plan is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points consistent with the above standards.

D. The Petitioner reserves the right to provide regional storm water detention and water quality treatments for the entire site within the storm water and water quality structures installed in the multi-family area.

9. Parks, Greenways and Open Space

10. Fire Protection

11. Signage

A. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

12. Lighting PER REZONING PETITION 2009-023

A. All parking lot light fixtures will be fully shielded and full cut off type fixtures. Light fixtures will be limited to a maximum height of 25 feet within Area 3.

B. No wall 'pak' lighting will be allowed however decorative down lighting and accents lights will be allowed.

13. Phasing

14. Other

14.1 Solid Waste Management Plan.

A. The Petitioner shall submit a Solid Waste Management Plan to Mecklenburg County Solid Waste Department prior to initiating demolition and/or construction activities to include, at a minimum that all land clearing and inert debris shall be taken to a property permitted facility. The plan shall also state that monthly reporting of all tonnage disposed and recycled will be made to the Mecklenburg County Solid Waste Program. The report shall include the identification and location of all facilities receiving disposed or recycled materials.

14.2 Amendments to Rezoning Plan

A. Future amendments to the Rezoning 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.

14.3 Binding Effect of the Rezoning

A. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these development standards and 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.

14.4 Other

A. An administrative amendment will be submitted for Petition 2009-23 to adjust development rights that may be amended by Petition 2015-36 prior to a decision on petition 2015-36.

LITTLE  
DIVERSIFIED ARCHITECTURAL CONSULTING

5815 Westpark Drive Charlotte, NC 28217  
T: 704.525.6350 F: 704.561.8700

www.littleonline.com

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ISSUE FOR

ISSUE DATE

12/22/14

REVISIONS

1	CITY COMMENTS	DATE
2	CITY COMMENTS	04/24/15

PROJECT TEAM

PRINCIPAL IN CHARGE  
David Powlen, RLA  
PROJECT MANAGER  
Shane Brandwood, RLA  
DESIGN TEAM  
GSB

PROJECT NAME

Monroe Road  
Site Plan Amendment

PROJECT NUMBER

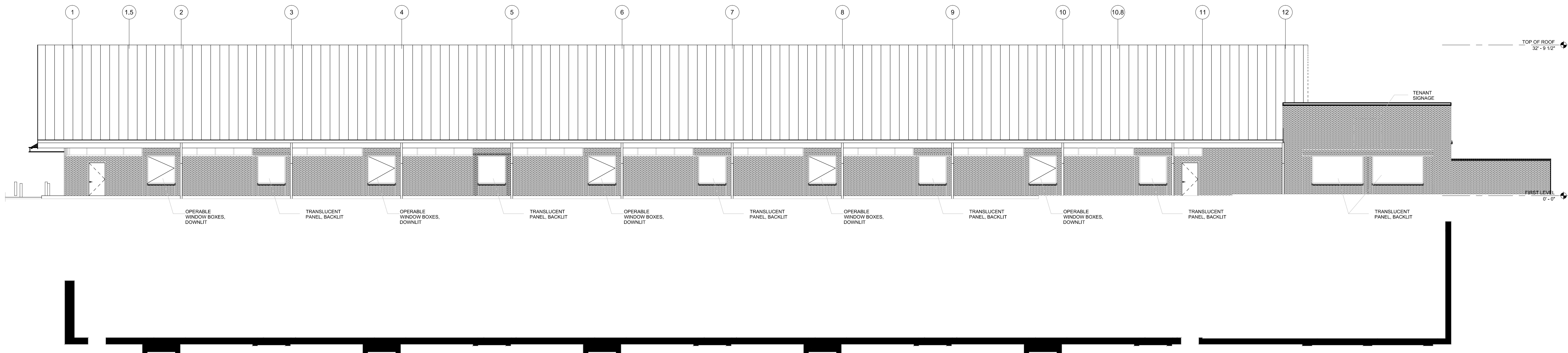
122.3347.00

SHEET TITLE

REZONING NOTES  
PETITION #2015-036

SHEET NUMBER

RZ-3



MONROE RD. ELEVATION  
SCALE: 3/32" = 1'-0"

ISSUE FOR

ISSUE DATE

12/22/14

REVISIONS

1	CITY COMMENTS	DATE
1	CITY COMMENTS	03/20/15
2	CITY COMMENTS	04/24/15

PROJECT TEAM

PRINCIPAL IN CHARGE  
David Powlen, RLA  
PROJECT MANAGER  
Shane Brandwood, RLA  
DESIGN TEAM  
GSB

PROJECT NAME

Monroe Road  
Site Plan Amendment

PROJECT NUMBER

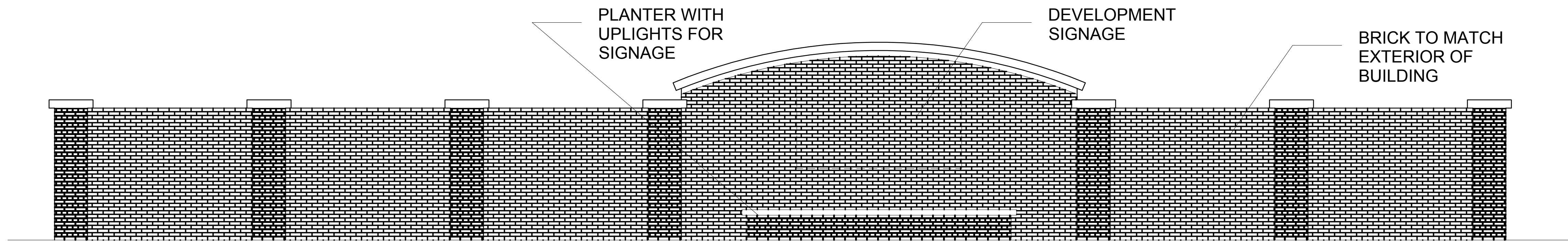
122.3347.00

SHEET TITLE

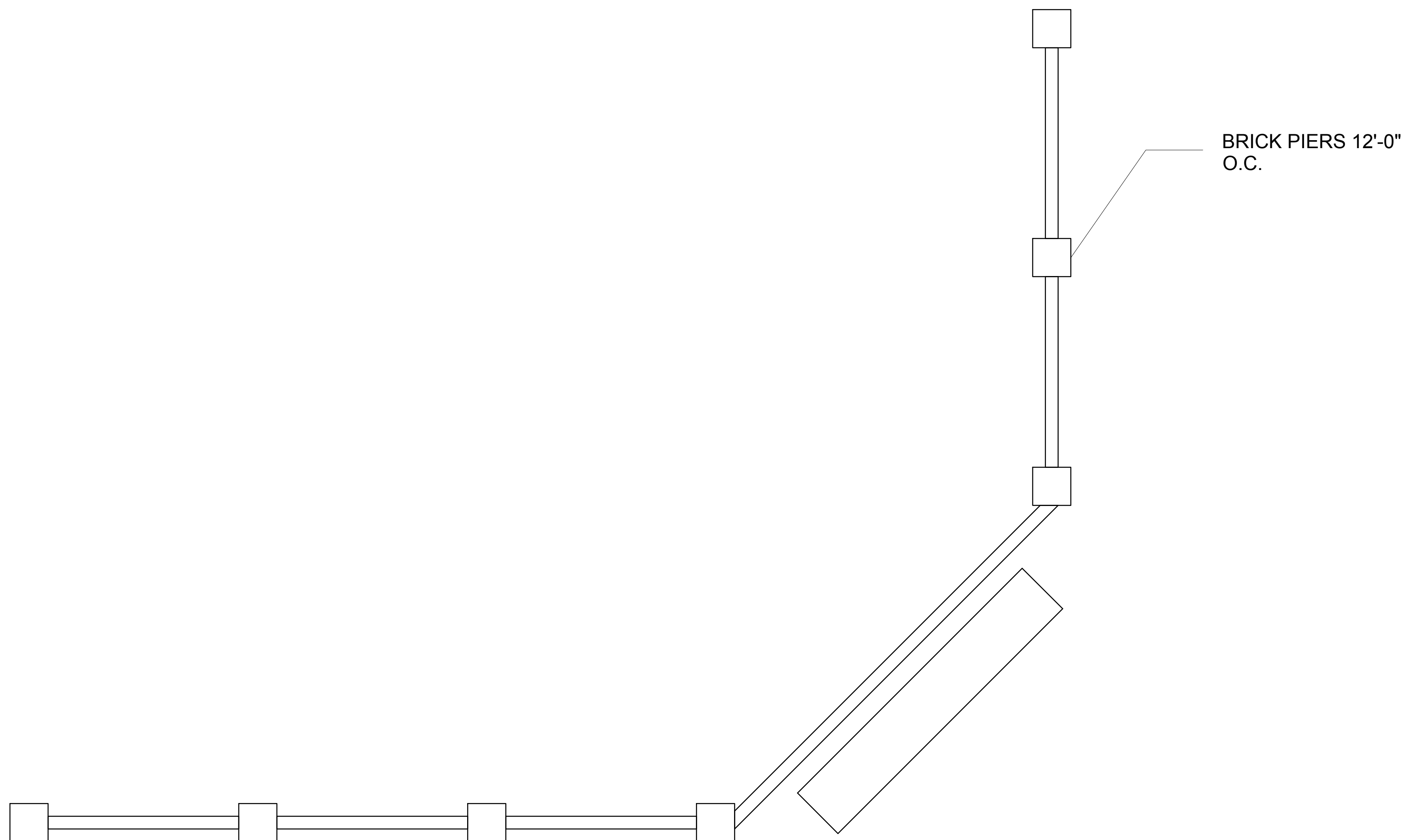
BUILDING  
ELEVATIONS  
PETITION #2015-036

SHEET NUMBER

RZ-4



2 ORCHARD LAKE DRIVE  
SCALE: 1/4" = 1'-0"



1 SCREEN WALL PLAN  
SCALE: 1/4" = 1'-0"

ISSUE FOR

ISSUE DATE

12/22/14

REVISIONS

	CITY COMMENTS	DATE
1		03/20/15
2		04/24/15

PROJECT TEAM

PRINCIPAL IN CHARGE  
David Powlen, RLA  
PROJECT MANAGER  
Shane Brandwood, RLA  
DESIGN TEAM  
GSB

PROJECT NAME

Monroe Road  
Site Plan Amendment

PROJECT NUMBER

122.3347.00

SHEET TITLE

SITE PLAN  
PETITION #2015-036

SHEET NUMBER

RZ-5/2