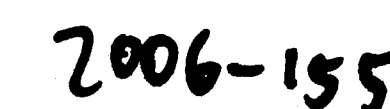


CHARLOTTE, NORTH CAROLINA
MECKLENBURG COUNTY, 28201
(NEC) I-85 AND CITY BLVD.

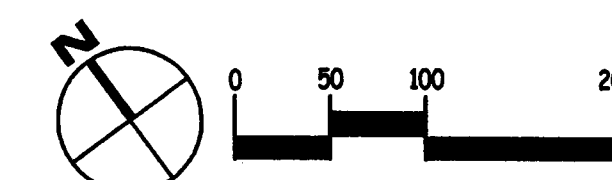
PETITIONER:
Crescent Resources, LLC
400 South Tryon Street
Charlotte, NC 28202

DESIGNED BY: LL
DRAWN BY: LL
CHECKED BY: BW
DATE: 08-24-06

TECHNICAL DATA SHEET RZ-1

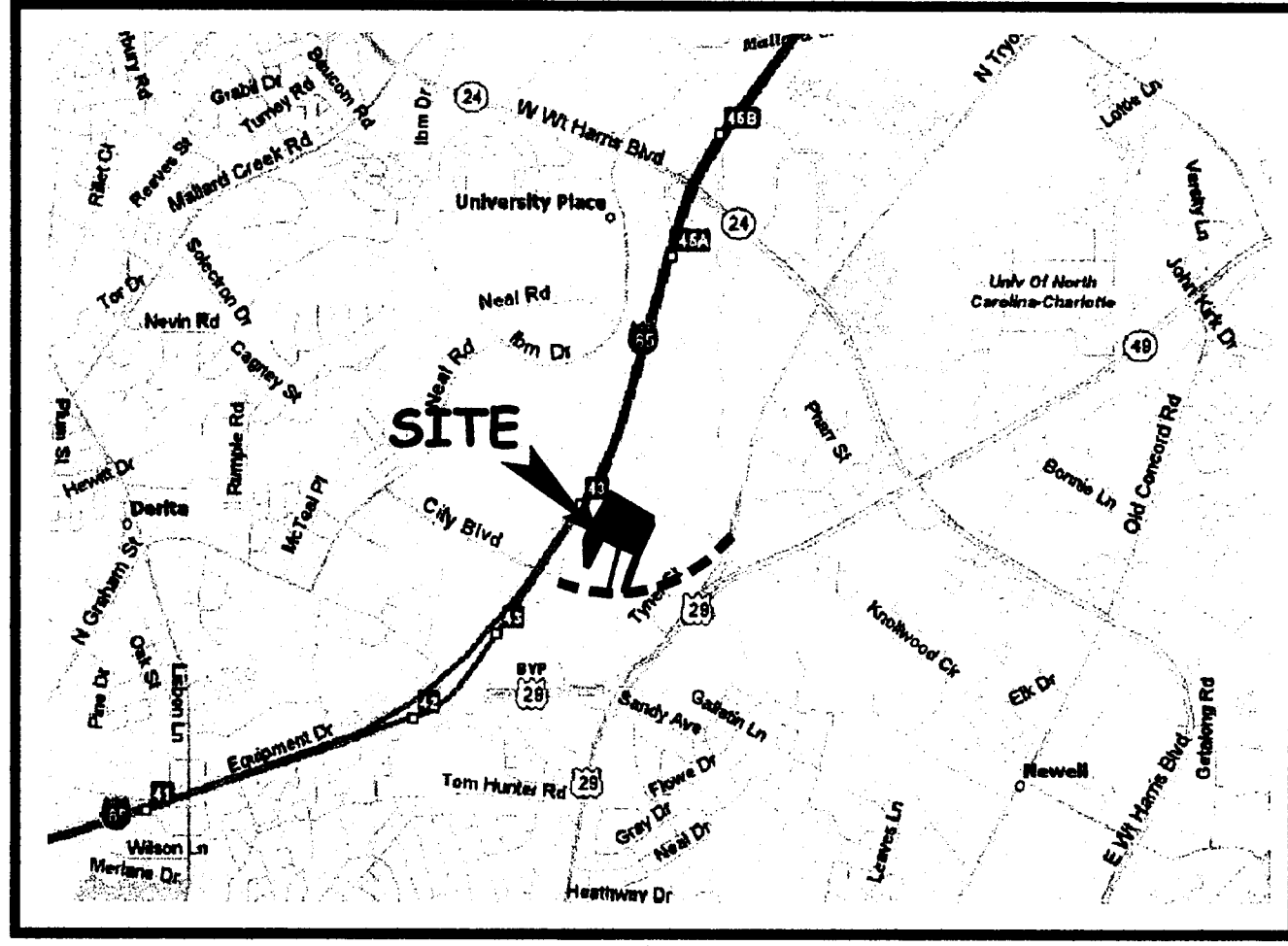
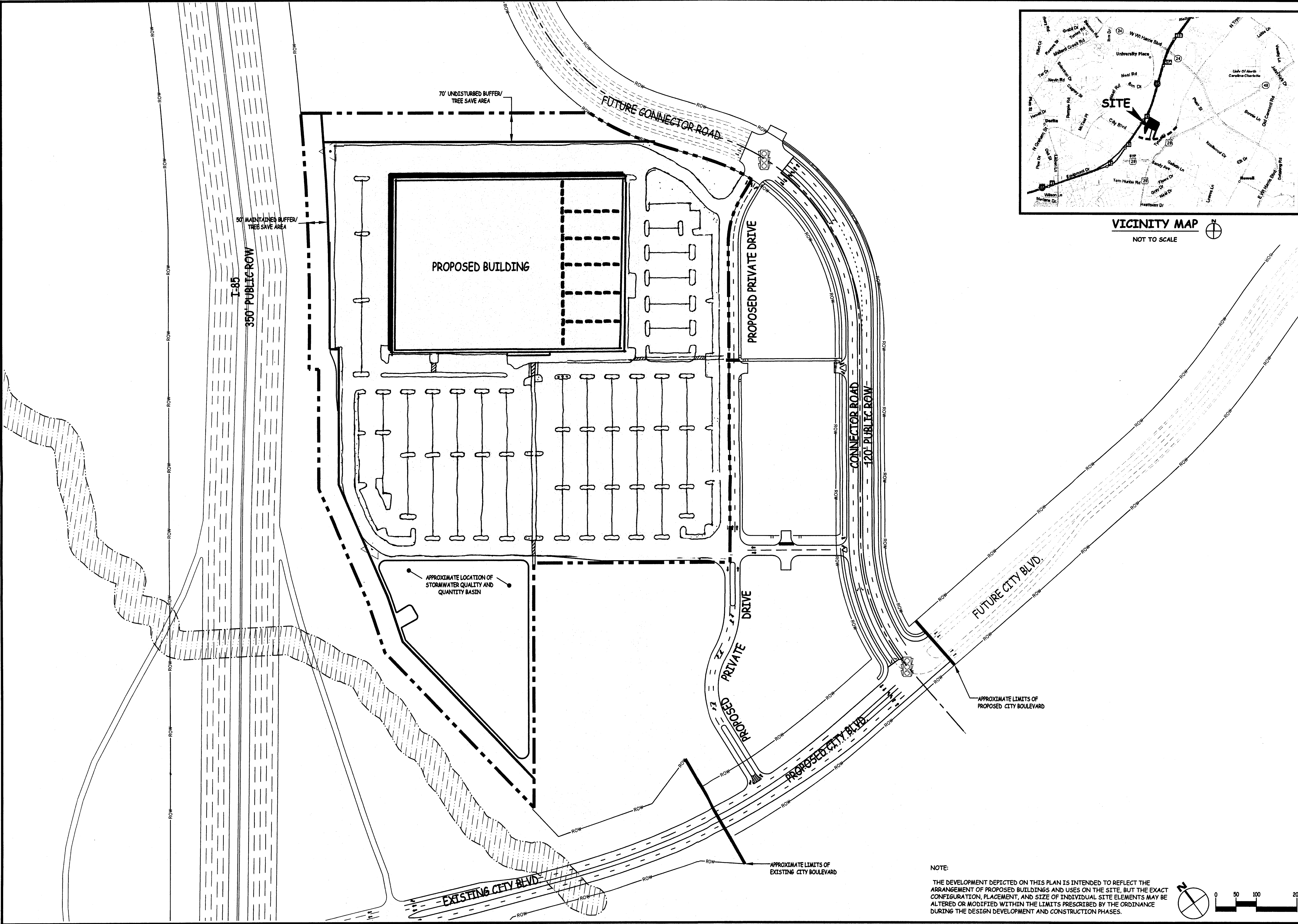


SITE DATA	
REZONING AREA :	±29.0 ACRES
PROPOSED BUFFER/TREE SAVE AREA:	±2.90 ACRES
EXISTING ZONING :	I-1
PROPOSED ZONING :	MUDD-O
PROPOSED USE:	RETAIL
BUILDING FLOOR AREA NOT TO EXCEED:	380,000 SQ. FT.



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

August 24, 2006 - 2:00pm by [unclear]



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**FOR PUBLIC
HEARING**

CITY BLVD - NORTH REZONING
CHARLOTTE, NORTH CAROLINA
MECKLENBURG COUNTY, 28201
(NEC) I-85 AND CITY BLVD.

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**SCHEMATIC
SITE PLAN
RZ-2**

August 24, 2006 - Design By: Kimley-Horn

DEVELOPMENT STANDARDS

1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED BUILDINGS AND USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
2. ACCESS TO THE SITE WILL BE PROVIDED BY DRIVEWAY CONNECTIONS TO THE FUTURE CITY BLVD. AND TO A FUTURE CONNECTOR ROAD AS GENERALLY DEPICTED ON THE SITE PLAN. TRANSPORTATION IMPROVEMENTS, IF ANY ARE NEEDED AS DETERMINED BY A TRAFFIC IMPACT ANALYSIS, WILL BE INCORPORATED INTO THE SITE DEVELOPMENT PROCESS AS THE VARIOUS PORTIONS OF THE SITE ARE DEVELOPED.
3. THE PROPOSED USE OF THE PROPERTY WILL BE FOR THE DEVELOPMENT OF THE SITE TO ACCOMMODATE A RETAIL DEVELOPMENT ALONG WITH ASSOCIATED PARKING, OPEN SPACE, AND SERVICE AREAS AS GENERALLY DEPICTED ON THE SITE PLAN.
4. ALL DUMPSTERS WILL BE SCREENED WITH SCREEN WALLS OR LANDSCAPING.
5. THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS EXCEPT AS NOTED IN SECTION 7 BELOW. BUFFERS, TREE SAVE, AND MAINTAINED TREE SAVE AREAS ARE GENERALLY DEPICTED ON THE SITE PLAN. WITHIN THE MAINTAINED TREE SAVE AREAS, TREES GREATER THAN 8' CALIPER DBH WILL BE PRESERVED EXCEPT THAT CERTAIN SUCH TREES MAY BE REMOVED IN A PORTION OF THE AREA TO ALLOW FOR LIMITED GRADING TO ACCOMMODATE RETAINING WALLS AND FOR LIMITED SITE VISIBILITY. THESE AREAS WILL BE STABILIZED, RE-VEGETATED, WELL MAINTAINED, AND LANDSCAPED AS PART OF THE OVERALL SITE LANDSCAPING PLAN. WITHIN THE AREAS THAT ARE DESIGNATED AS UNDISTURBED TREE SAVE AREAS, THE PETITIONER RESERVES THE RIGHT TO REMOVE WEEDS AND VINES AND TREES THAT MEASURE LESS THAN 2" CALIPER DBH THAT ARE CLEARLY WITHIN THE DRIP LINE OF A TREE THAT IS 2" CALIPER DBH OR GREATER. DRIP LINE IS DEFINED AS AN IMAGINARY LINE ON THE GROUND THAT WOULD FORM THE PERIMETER OF THE TREE'S CANOPY. DEAD TREES AND MATERIALS MAY BE REMOVED. ALL SUCH CLEARING SMALL BE ACCOMPLISHED, TO THE GREATEST EXTENT POSSIBLE, BY HAND AND NO HEAVY EQUIPMENT WILL BE ALLOWED WITHIN THE TREE SAVE AREA UNLESS SAFETY DICTATES THE NEED FOR SUCH EQUIPMENT TO REMOVE LARGER DEAD TREES. THE PETITIONER ALSO RESERVES THE RIGHT TO CONDUCT MINOR SITE GRADING IN THE FIRST 10' OF THE INSIDE OF THE TREE SAVE AREA, SUCH AREAS TO BE STABILIZED, RE-VEGETATED, WELL MAINTAINED, AND LANDSCAPED AS PART OF THE OVERALL SITE LANDSCAPING PLAN.
6. PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE EXCEPT AS NOTED IN SECTION 7 BELOW.

7. DUE TO THE NATURE AND LOCATION OF THE SITE AND THE UNIQUE CHARACTERISTICS OF THE POTENTIAL USES FOR THE SITE, THE PETITIONER PROPOSES THE FOLLOWING MODIFICATIONS TO THE NORMAL MUDD DISTRICT STANDARDS AS FOLLOWS:
 - * STREETScape DESIGN: THE PETITIONER WILL PROVIDE A SPECIFIC STREETScape PLAN THAT WILL DEFINE THE SITE DEVELOPMENT AS A SUBSTITUTE FOR THE NORMAL REQUIREMENTS AND SAID PLAN WILL BE PART OF THE OVERALL SITE PLAN FOR THE SITE.
 - * STREET WALLS: THE PETITIONER WILL PROVIDE EITHER SPECIFIC BUILDING ELEVATIONS OR GUIDELINES FOR EXCEPTIONS TO THE NORMAL STREET WALL REQUIREMENTS AND SAID PLAN WILL BE PART OF THE OVERALL SITE PLAN FOR THE SITE.
 - * SCREENING: THE PETITIONER MAY PROPOSE AN ALTERNATE PLAN TO THE REQUIRED MASONRY WALL FOR SCREENING, IF SCREENING IS REQUIRED, AND SAID PLAN WILL BE PART OF THE OVERALL SITE PLAN FOR THE SITE.
 - * SIGNS, BANNERS, FLAGS, AND PENNANTS: THE PETITIONER WILL PROPOSE A SPECIFIC SIGN PACKAGE AS A SUBSTITUTE FOR THE NORMAL REQUIREMENTS AND SAID PLAN WILL BE PART OF THE OVERALL SITE PLAN FOR THE SITE.
 - * CONFORMANCE WITH APPROVED STREETScape PLANS: THE PETITIONER MAY PROPOSE A SPECIFIC STREETScape PLAN THAT WILL DEFINE THE SITE DEVELOPMENT AS A SUBSTITUTE FOR THE NORMAL REQUIREMENTS AND SAID PLAN WILL BE PART OF THE OVERALL SITE PLAN FOR THE SITE.
 - * BUILDING ENTRANCES: THE PETITIONER WILL PROVIDE EITHER SPECIFIC BUILDING ELEVATIONS OR GUIDELINES FOR EXCEPTIONS TO THE BUILDING ENTRANCE REQUIREMENTS AND SAID PLAN WILL BE PART OF THE OVERALL SITE PLAN FOR THE SITE.
 - * URBAN OPEN SPACES: THE PETITIONER WILL PROVIDE A SPECIFIC OPEN SPACE PLAN THAT MAY INCLUDE INTERIOR AND EXTERIOR SPACES AS A SUBSTITUTE FOR THE NORMAL REQUIREMENTS AND SAID PLAN WILL BE PART OF THE OVERALL SITE PLAN FOR THE SITE.
 - * CANOPIES AND OTHER BUILDING ENTRANCES: IF CANOPIES ARE TO BE INSTALLED, THE PETITIONER WILL PROVIDE EITHER SPECIFIC BUILDING ELEVATIONS OR GUIDELINES FOR EXCEPTIONS TO THE NORMAL CANOPY REQUIREMENTS AND SAID PLAN WILL BE PART OF THE OVERALL SITE PLAN FOR THE SITE.
 - * PARKING AND LOADING: THE SITE WILL BE ALLOWED TO INCLUDE PARKING AND MANEUVERING THAT WILL BE LOCATED BETWEEN THE BUILDINGS AND PUBLIC STREETS FOR THE PORTION OF THE SITE THAT LIES ALONG I-85 AND A SMALL PORTION OF THE SITE THAT WILL ADJOIN THE PROPOSED COLLECTOR ROAD.
8. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
9. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.



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DEVELOPMENT
STANDARDS
RZ-3