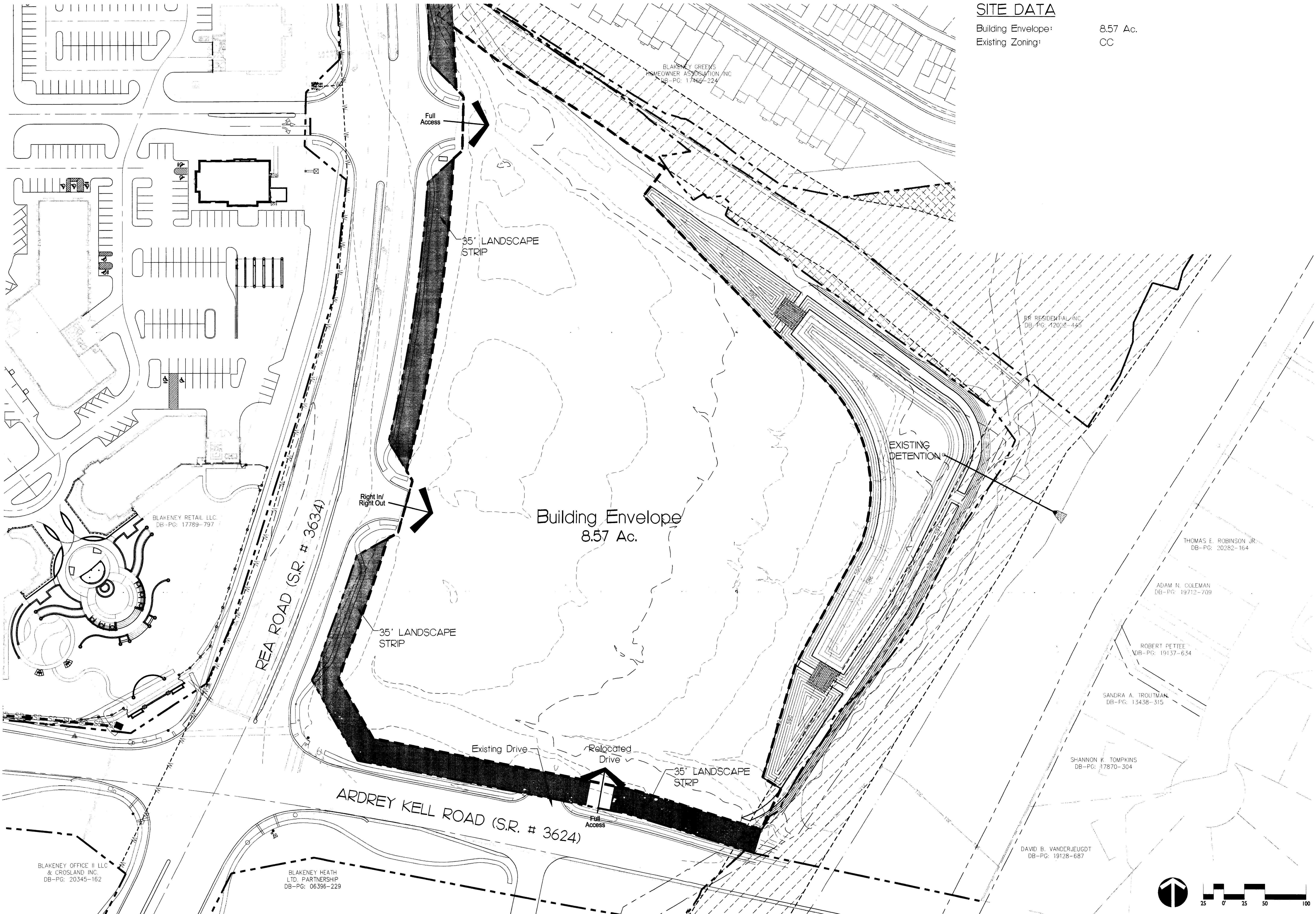


SITE DATA

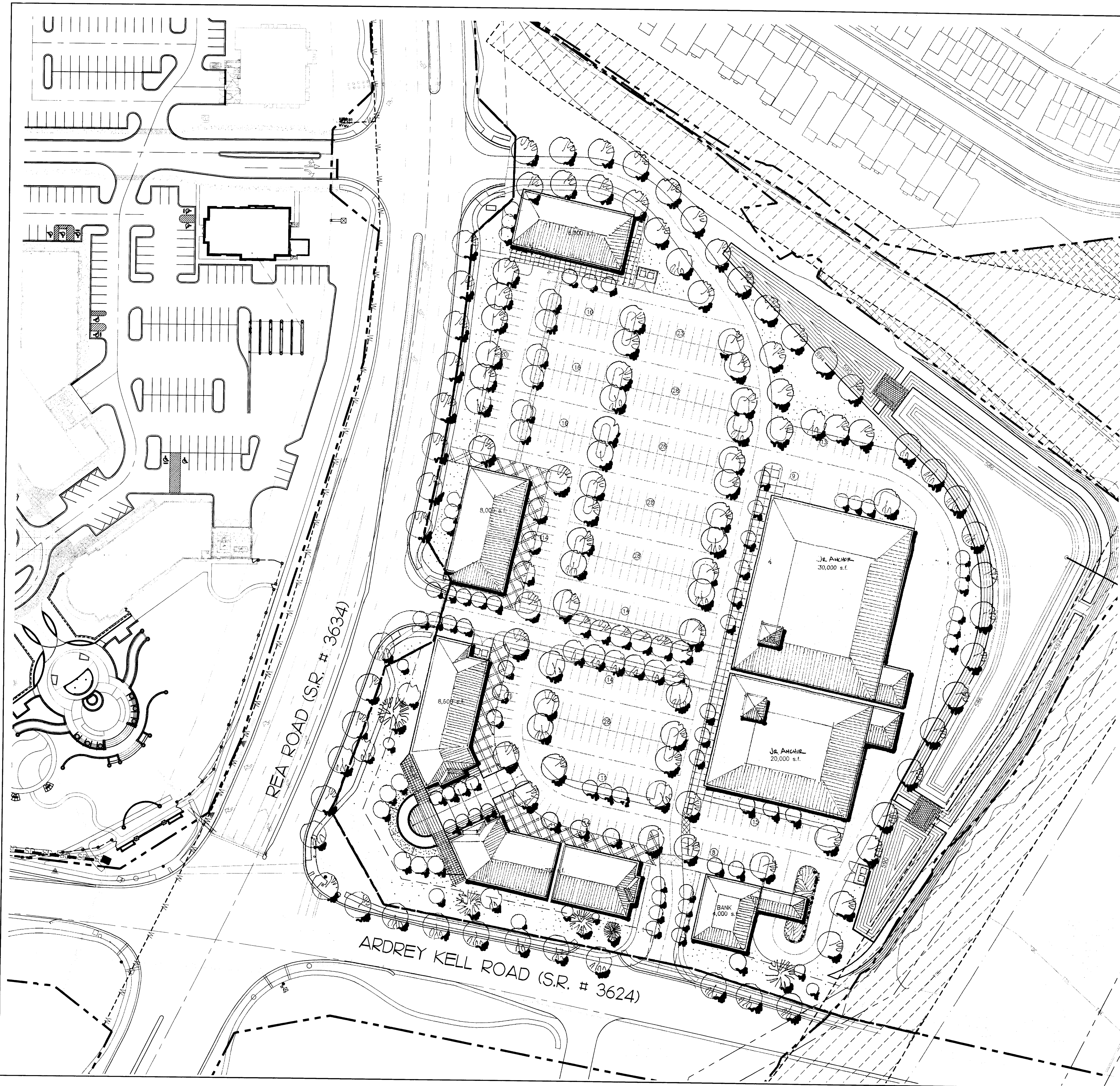
Building Envelope:  
Existing Zoning:

8.57 Ac.  
CC

REVISIONS:







SITE DATA

Existing Zoning:	CC
Proposed Zoning:	CC
Building Envelope:	8.57 Ac
Retail Area:	+/- 95,000 s.f.

Development Standards

GENERAL PROVISIONS

Unless more stringent standards are established by the Technical Data Sheet 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 this approximately 22.06 acre site (the "Site").

The development depicted on the attached Conceptual Schematic Site Plan is schematic in nature, not to be considered as a specific development plan but rather as preliminary graphic representations of the types of development and alignments proposed for the Site. Accordingly, subject to the provisions set forth below under Design and Performance Standards, the configuration, placement, and size of the building footprints as well as the locations of the private streets and driveways outlined on the Schematic Site Plan is conceptual in nature, and, subject to the provisions set forth below under Design and Performance Standards, may be altered or modified during design development and construction phases within the Building/Parking Envelopes established on the Technical Data Sheet. Without limiting the generality of the foregoing, buildings generally depicted on the Conceptual Schematic Site Plan may be combined or separated provided that the maximum number of buildings may not be increased above the number of buildings depicted on the Conceptual Schematic Site Plan (it being understood that structures such as ATMs, kiosks and the like shall not be considered in connection with the limitation on the number of buildings).

Parking layouts may be modified to accommodate final building locations and ancillary facilities, and subject to the provisions set forth below under Design and Performance Standards, surface parking spaces or parking structures may be located inside or outside the Building/Parking Envelopes or Parking Envelopes generally depicted on the Technical Data Sheet to the extent permitted by the Ordinance. Sidewalks generally depicted on the Conceptual Schematic Site Plan are intended to reflect the general pedestrian circulation for the development on the Site but the specific locations of such sidewalks may be subject to minor variations that do not materially change the design intent generally depicted on the Conceptual Schematic Site Plan. The dimensions and specific locations of the Building/Parking Envelopes and Parking Envelopes generally depicted on the Technical Data Sheet may be subject to minor variations that do not materially change the design intent generally depicted on the Conceptual Schematic Site Plan.

PERMITTED USES AND DEVELOPMENT

- 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 District.
- The Site Plan outlines one possible development scheme. Other potential development schemes may be allowed subject to the review and approval of the Charlotte Mecklenburg Planning Commission staff through the administrative site plan amendment process (Section 6.207 of the Ordinance) and subject to the provisions and standards outlined below.
- The Site may be developed with up to 106,000 square feet of building area.

Setbacks, Sideyards, and Rear Yards

All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the Commercial Center (CC) District. The Site can be viewed as a unified development plan. As such, interior yards will not be required between buildings located on the Site. The Developer reserves the right to subdivide the Site and create lots within the interior of the development with no side and/or rear yards as part of a unified development plan, subject to the normal Staff review and approval process.

SCREENING AND LANDSCAPED AREAS

- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.
- All roof mounted mechanical equipment will be screened from view from public streets.
- Any dumpsters 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 the dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the fence along each such side.

Lighting

- The maximum height of any freestanding light fixture erected on the Site (other than street lights on public rights-of-way) including its base, shall not exceed 30 feet. All lighting will be capped and fully shielded to direct lighting downward and/or away from adjoining residential properties.

TRANSPORTATION

- Access points serving the Site will be generally as depicted on the Technical Data Sheet.
- The placement and configuration of each vehicular 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 the City of Charlotte Engineering Department and/or the North Carolina Department of Transportation.

Signs

Signage will be permitted in accordance with applicable Zoning Ordinance standards.

STORM WATER MANAGEMENT

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.

Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

AMENDMENTS TO REZONING PLAN

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 6 of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Schematic Site Plan will, unless amended in the manner provided under the Zoning 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.

REVISIONS:

DATE: 12/22/06  
DRAWN BY: MRC  
CHECKED BY: MRC  
SCALE: 1"=50'  
PROJECT #: 1005197

SHEET #:

RZ-2

**BLAKENEY**  
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