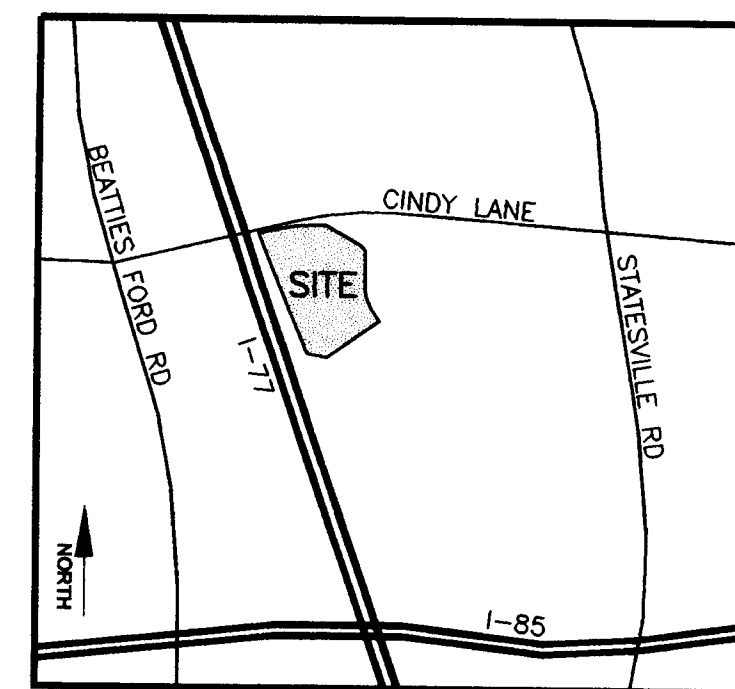


#### SITE DATA

TAX PARCEL NO.: 041-09-201 (15.33 AC.)  
041-09-202 (0.59 AC.)  
TOTAL SITE AREA: 15.92 AC.  
EXIST. ZONING: I-1 (CD), (PARCEL # 041-09-201)  
R-4, (PARCEL # 041-09-202)  
PROPOSED ZONING: I-1 (CD)  
MAXIMUM BUILDING SIZE: 250,000 SF (INCLUDING 115,509 SF EXISTING)



VICINITY MAP  
NOT TO SCALE

#### DEVELOPMENT STANDARDS

2007-036

1. Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance and the provisions of this site plan, as well as other applicable codes and ordinances. The parking envelope configuration shown on the site plan represents a firm plan for the development of the site but may be altered or modified during the design and development of the site within the maximum building and parking envelope indicated.
2. Buffers, if required, will conform to the provisions of section 12.301.
3. Screening will conform to the provisions of section 12.303.
4. Any detached lighting on the site installed as part of any new development will not exceed 30 feet in height and will be aimed into the site away from adjoining properties and public streets. All outdoor lighting installed as part of any new development shall be full cut-off type lighting fixtures and will be shielded or capped.
5. Signage on the site will be permitted in accordance with applicable ordinance provisions.
6. Stormwater detention will comply with applicable standards of Stormwater Services. No detention will be located within the setback for the site but may be located within the setback along the I-77 right-of-way if integrated into the landscape for the site.
7. The proposed use of the site is for the construction of an additional building to accommodate I-1 type uses and accessory uses.
8. No direct access will be provided to Cindy Lane and all access will be provided from Hutchinson-McDonald. The Petitioner will dedicate 35 feet from the centerline of Cindy Lane for future right-of-way if the existing right-of-way is inadequate. All setbacks will be measured from this new right-of-way.
9. 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.
10. 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.

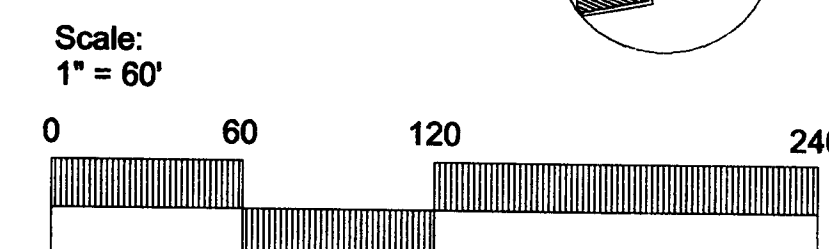
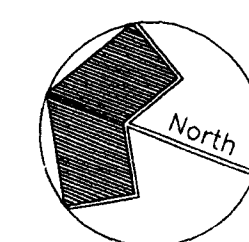
Project Manager  
CG  
Drawn By  
DMB  
Checked By  
Date  
12/27/06  
Project Number  
06096



DPR ASSOCIATES  
Landscape Architects  
Planners & Engineers  
420 Hawthorne Lane  
Charlotte, NC 28204  
704/332-1204

## REZONING PLAN 2500 CINDY LANE CHARLOTTE, NORTH CAROLINA FOR

### CINDY LANE ASSOCIATES LIMITED PARTNERSHIP



Sheet Number

## RZ-1

Sheet 1 of 1

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