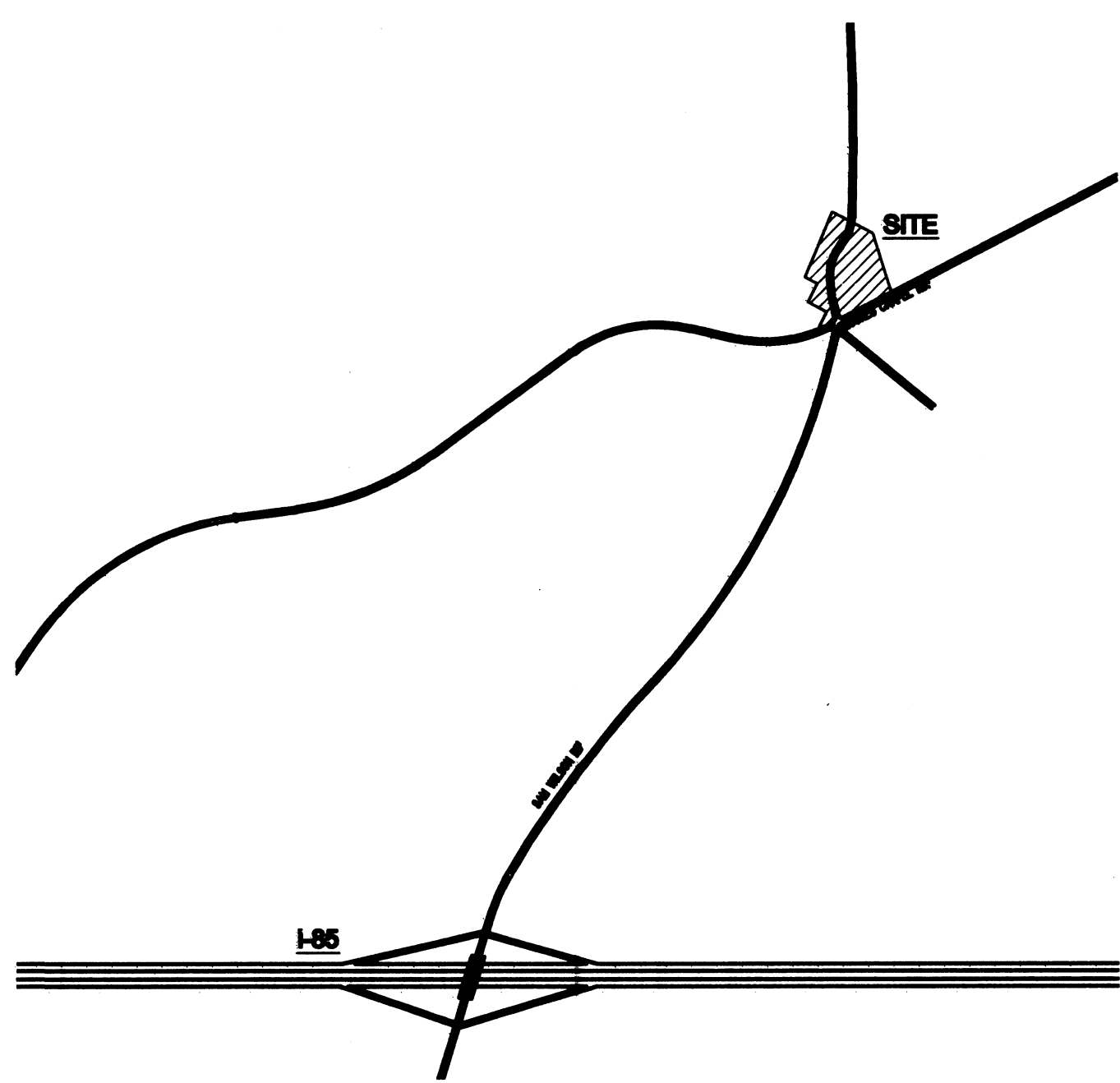


|                   |             |
|-------------------|-------------|
| TOTAL SITE AREA   | 18.10 ACRES |
| EXISTING ZONING   | R3          |
| PROPOSED ZONING   | CC          |
| RETAIL            | 100,000 SF  |
| OFFICE - DAY CARE | 30,000 SF   |
| TOTAL FLOOR AREA  | 130,000 SF  |

2 DEVELOPMENT DATA



3 VICINITY MAP NTS

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 18.5 acre site (the "Site").

PERMITTED USES

- The Site may be devoted to retail, commercial and office uses (including any accessory use) as permitted under the Ordinance by right or under prescribed conditions in the CC District.
- The Site may be developed with up to 130,000 square feet of gross building area, of which no more than 100,000 square feet may be retail uses. A child care center for no more than 150 children may also be permitted on the Site.

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 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 including its base, shall not exceed 25 feet. All freestanding lighting will be full cut off light fixtures and will be shielded from and directed away from adjacent residential properties. These provisions do not apply to street lights on public rights-of-way.

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.

JANUARY 26, 2008: INITIAL SUBMISSION TO PLANNING

4 DEVELOPMENT NOTES

- ☐ PRELIMINARY NOT FOR CONSTRUCTION
- ☐ ISSUED FOR BUILDING PERMIT
- ☐ ISSUED FOR BIDDING
- ☐ ISSUED FOR CONSTRUCTION

Drawing Status

**1** ON ONE DESIGN

"a division of one"

2719 LILLY HILL RD  
CHARLOTTE, NC 28210  
704 643-8887  
FAX: 704 643-8821  
email: cdrovettos@carolina.rr.com

**BRUMM DAVIS**

ARCHITECTS

**Crosland**

227 WEST TRADE STREET  
SUITE 800  
CHARLOTTE, NC 28202  
phone: 704 523-0272  
fax: 704 523-2946

**JOINT VENTURE**

Owner

Seal

CONSISTENT WITH THE  
3598  
NORTH CAROLINA  
CHARLOTTE, N.C.

REZONING SITE PLAN, DETAILS AND NOTES

**08-58**

RECEIVED  
JAN 29 2008

Sheet Title

**MOORES CHAPEL RD. & SAM WILSON RD. REZONING**

MOORES CHAPEL RD AND SAM WILSON RD.  
CHARLOTTE, NC

Project

Drawn By  
CNV

Issue Date: JAN. 28, 2008

Drawing File Name  
RZ-1300

Revisions

|     |      |  |
|-----|------|--|
| No. | Date |  |
| No. | Date |  |
| No. | Date |  |
| No. | Date |  |
| No. | Date |  |

Project Number  
**2007**

Building

Sheet  
RZ-1

or