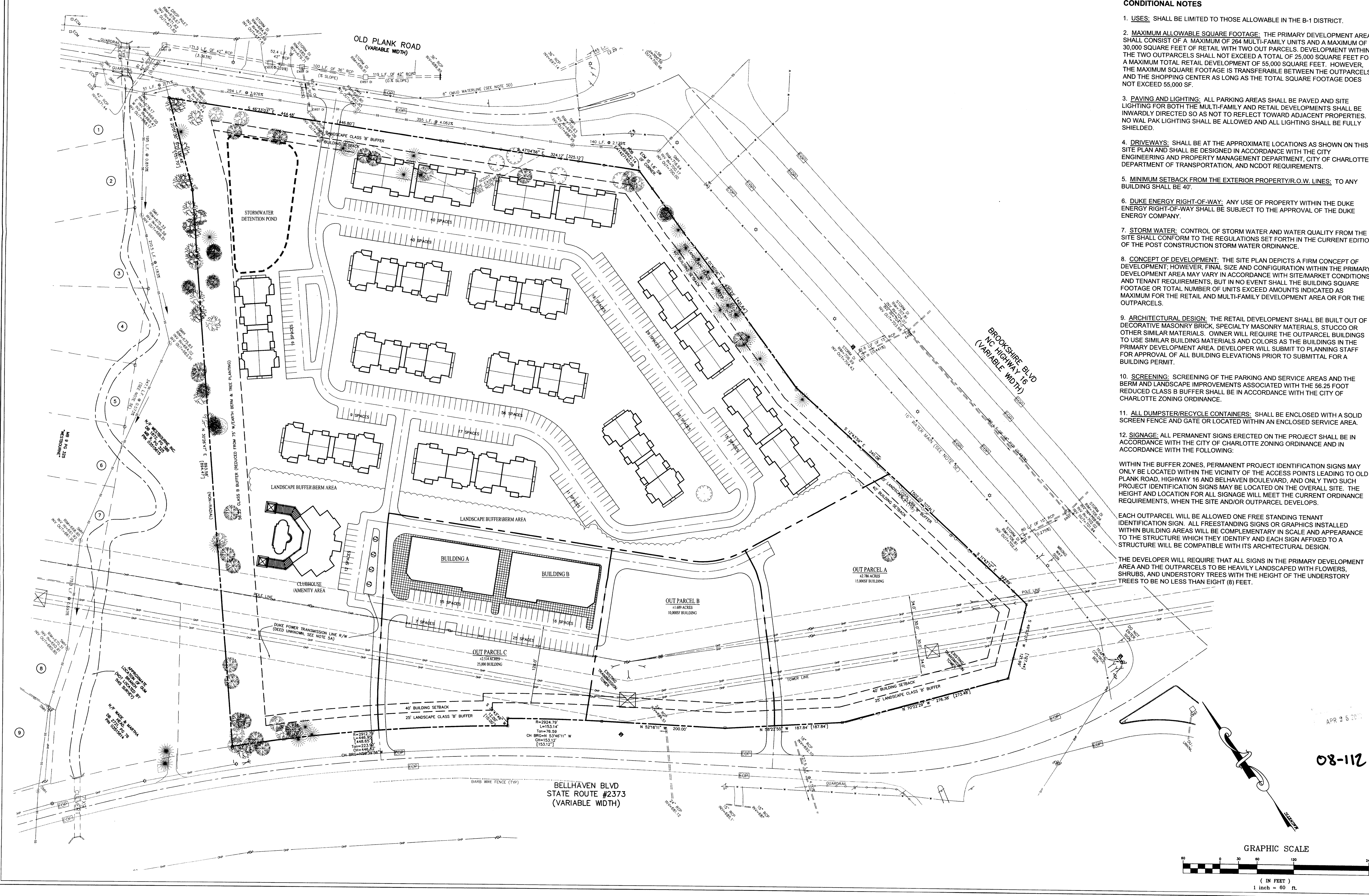


VICINITY MAP
(N.T.S.)



DEVELOPMENT DATA:
TAX PARCEL #035-156-16
CURRENT ZONING: B-ISCD (PETITION #87-37(C))
PROPOSED REQUEST: B-1(CD)
TOTAL ACREAGE: ±22.13 ACRES

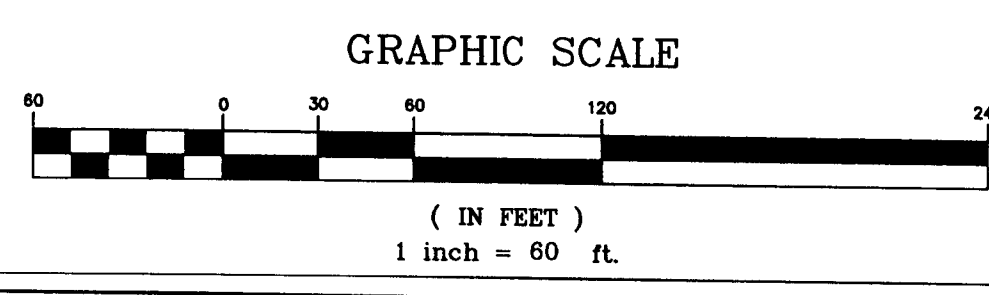
BUILDING DATA:
RETAIL USES: 30,000 SF MAXIMUM AND
TWO OUTPARCELS (25,000 SF MAX.)
±6.989 ACRES
TOTAL RETAIL SQUARE FOOTAGE: 55,000 SF MAXIMUM
MULTI FAMILY USE: 264 TOTAL UNITS (R-17 MF DENSITY)
±15.136 ACRES

- CONDITIONAL NOTES**
1. **USES:** SHALL BE LIMITED TO THOSE ALLOWABLE IN THE B-1 DISTRICT.
 2. **MAXIMUM ALLOWABLE SQUARE FOOTAGE:** THE PRIMARY DEVELOPMENT AREAS SHALL CONSIST OF A MAXIMUM OF 264 MULTI-FAMILY UNITS AND A MAXIMUM OF 30,000 SQUARE FEET OF RETAIL WITH TWO OUT PARCELS. DEVELOPMENT WITHIN THE TWO OUTPARCELS SHALL NOT EXCEED A TOTAL OF 25,000 SQUARE FEET FOR A MAXIMUM TOTAL RETAIL DEVELOPMENT OF 55,000 SQUARE FEET. HOWEVER, THE MAXIMUM SQUARE FOOTAGE IS TRANSFERABLE BETWEEN THE OUTPARCELS AND THE SHOPPING CENTER AS LONG AS THE TOTAL SQUARE FOOTAGE DOES NOT EXCEED 55,000 SF.
 3. **PAVING AND LIGHTING:** ALL PARKING AREAS SHALL BE PAVED AND SITE LIGHTING FOR BOTH THE MULTI-FAMILY AND RETAIL DEVELOPMENTS SHALL BE INWARDLY DIRECTED SO AS NOT TO REFLECT TOWARD ADJACENT PROPERTIES. NO WAL PAK LIGHTING SHALL BE ALLOWED AND ALL LIGHTING SHALL BE FULLY SHIELDED.
 4. **DRIVEWAYS:** SHALL BE AT THE APPROXIMATE LOCATIONS AS SHOWN ON THIS SITE PLAN AND SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT, CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION, AND NCDOT REQUIREMENTS.
 5. **MINIMUM SETBACK FROM THE EXTERIOR PROPERTY/R.O.W. LINES:** TO ANY BUILDING SHALL BE 40'.
 6. **DUKE ENERGY RIGHT-OF-WAY:** ANY USE OF PROPERTY WITHIN THE DUKE ENERGY RIGHT-OF-WAY SHALL BE SUBJECT TO THE APPROVAL OF THE DUKE ENERGY COMPANY.
 7. **STORM WATER:** CONTROL OF STORM WATER AND WATER QUALITY FROM THE SITE SHALL CONFORM TO THE REGULATIONS SET FORTH IN THE CURRENT EDITION OF THE POST CONSTRUCTION STORM WATER ORDINANCE.
 8. **CONCEPT OF DEVELOPMENT:** THE SITE PLAN DEPICTS A FIRM CONCEPT OF DEVELOPMENT; HOWEVER, FINAL SIZE AND CONFIGURATION WITHIN THE PRIMARY DEVELOPMENT AREA MAY VARY IN ACCORDANCE WITH SITE/MARKET CONDITIONS AND TENANT REQUIREMENTS, BUT IN NO EVENT SHALL THE BUILDING SQUARE FOOTAGE OR TOTAL NUMBER OF UNITS EXCEED AMOUNTS INDICATED AS MAXIMUM FOR THE RETAIL AND MULTI-FAMILY DEVELOPMENT AREA OR FOR THE OUTPARCELS.
 9. **ARCHITECTURAL DESIGN:** THE RETAIL DEVELOPMENT SHALL BE BUILT OUT OF DECORATIVE MASONRY BRICK, SPECIALTY MASONRY MATERIALS, STUCCO OR OTHER SIMILAR MATERIALS. OWNER WILL REQUIRE THE OUTPARCEL BUILDINGS TO USE SIMILAR BUILDING MATERIALS AND COLORS AS THE BUILDINGS IN THE PRIMARY DEVELOPMENT AREA. DEVELOPER WILL SUBMIT TO PLANNING STAFF FOR APPROVAL OF ALL BUILDING ELEVATIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT.
 10. **SCREENING:** SCREENING OF THE PARKING AND SERVICE AREAS AND THE BERM AND LANDSCAPE IMPROVEMENTS ASSOCIATED WITH THE 56.25 FOOT REDUCED CLASS B BUFFER SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
 11. **ALL DUMPSTER/RECYCLE CONTAINERS:** SHALL BE ENCLOSED WITH A SOLID SCREEN FENCE AND GATE OR LOCATED WITHIN AN ENCLOSED SERVICE AREA.
 12. **SIGNAGE:** ALL PERMANENT SIGNS ERECTED ON THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE AND IN ACCORDANCE WITH THE FOLLOWING:

WITHIN THE BUFFER ZONES, PERMANENT PROJECT IDENTIFICATION SIGNS MAY ONLY BE LOCATED WITHIN THE VICINITY OF THE ACCESS POINTS LEADING TO OLD PLANK ROAD, HIGHWAY 16 AND BELHAVEN BOULEVARD, AND ONLY TWO SUCH PROJECT IDENTIFICATION SIGNS MAY BE LOCATED ON THE OVERALL SITE. THE HEIGHT AND LOCATION FOR ALL SIGNAGE WILL MEET THE CURRENT ORDINANCE REQUIREMENTS, WHEN THE SITE AND/OR OUTPARCEL DEVELOPS.

EACH OUTPARCEL WILL BE ALLOWED ONE FREE STANDING TENANT IDENTIFICATION SIGN. ALL FREESTANDING SIGNS OR GRAPHICS INSTALLED WITHIN BUILDING AREAS WILL BE COMPLEMENTARY IN SCALE AND APPEARANCE TO THE STRUCTURE WHICH THEY IDENTIFY AND EACH SIGN AFFIXED TO A STRUCTURE WILL BE COMPATIBLE WITH ITS ARCHITECTURAL DESIGN.

THE DEVELOPER WILL REQUIRE THAT ALL SIGNS IN THE PRIMARY DEVELOPMENT AREA AND THE OUTPARCELS TO BE HEAVILY LANDSCAPED WITH FLOWERS, SHRUBS, AND UNDERSTORY TREES WITH THE HEIGHT OF THE UNDERSTORY TREES TO BE NO LESS THAN EIGHT (8) FEET.



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CONDITIONAL REZONING REQUEST
WESTLAKE APARTMENTS AND RETAIL SHOPS
DIANONN DEVELOPMENT INC.
CHARLOTTE, NORTH CAROLINA
MECKLENBURG COUNTY

ILLUSTRATIVE
REZONING
SITE PLAN

DATE: 04.25.08
SCALE: HORIZ: 1" = 60'
JOB NO. X7051.01
SHEET: 1