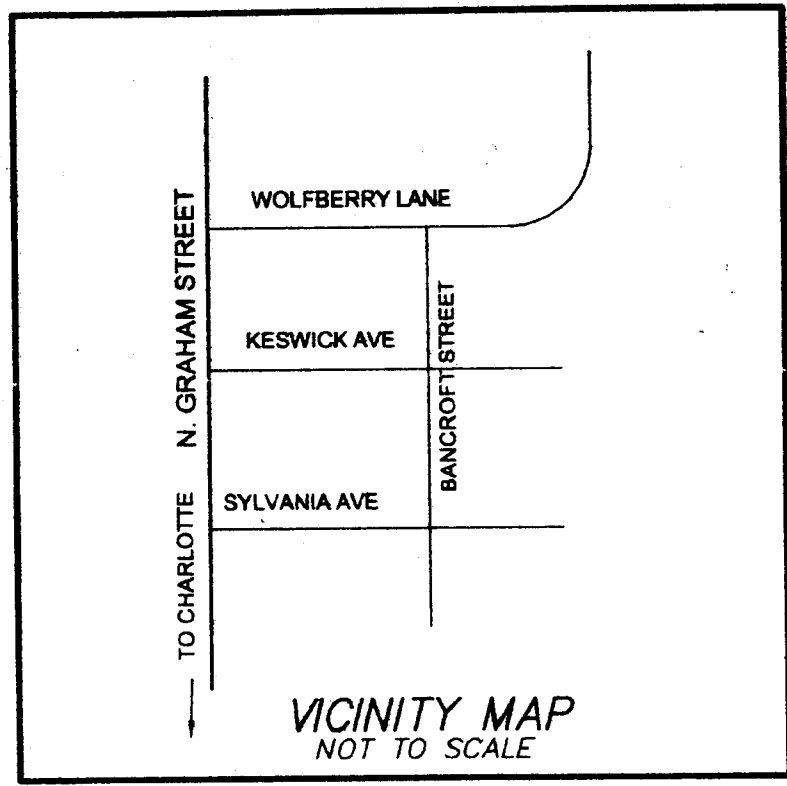


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10/7/2008 9:56:44 AM KEVIN PF AHL



DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Robert E. Mason & Associates, Inc. for an approximately .344 acre site located at the intersection of Keswick Avenue and Bancroft Street (the "Site"). The purpose of this rezoning request is to accommodate the expansion of an existing warehouse located on the abutting parcel to the west of the Site.

Unless the Rezoning Site Plan or these Development Standards establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance ("the Ordinance") for the I-2 Zoning District shall govern all development taking place on the Site.

The development depicted on the Rezoning Site Plan is intended to reflect the arrangement of the proposed use on the Site, but the final configuration, placement and size of individual Site elements may be altered or modified within the limits prescribed by Section 6.2 of the Ordinance and the standards established by the Rezoning Site Plan and these Development Standards during design development and construction phases.

1. Permitted Uses

The Site may be devoted to warehouse and manufacturing uses including the manufacture of fabricated metal products and machine shop uses along with accessory uses which are permitted under the Ordinance. Outside storage shall not be permitted.

The Site may also be devoted to any use allowed by the Ordinance under the O-2 zoning district classification.

2. Maximum Gross Floor Area

A maximum of 15,000 square feet of gross floor area may be developed on the Site.

3. Setbacks, Side Yards and Rear Yards

The building shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the I-2 zoning district. However, the Site may be viewed as a unified development site with the abutting parcel to the west and as such internal side and/or rear yards may be eliminated, subject to the normally required staff review and approval process.

4. Architectural Commitments

The proposed building addition will be substantially similar to that depicted on the architectural elevations accompanying the Rezoning Petition.

5. Vehicular Access

A. Vehicular access to the Site shall be as generally depicted on the Rezoning Site Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT").

B. The Petitioner reserves the right to seek abandonment of any alleyways located on the Site.

6. Sidewalks

Sidewalks shall be provided on the Site as generally depicted on the Rezoning Site Plan.

7. Signs

Signage placed on the Site shall comply with requirements of the Ordinance.

8. Parking

Vehicular and bicycle parking shall conform to the Ordinance.

9. Screening and Landscaping

A. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

B. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.

C. Any dumpster visible from a public street 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.

10. Tree Ordinance

Development of the Site will comply with the applicable provisions of the City of Charlotte Tree Ordinance as of the date of the approval of this Rezoning Petition.

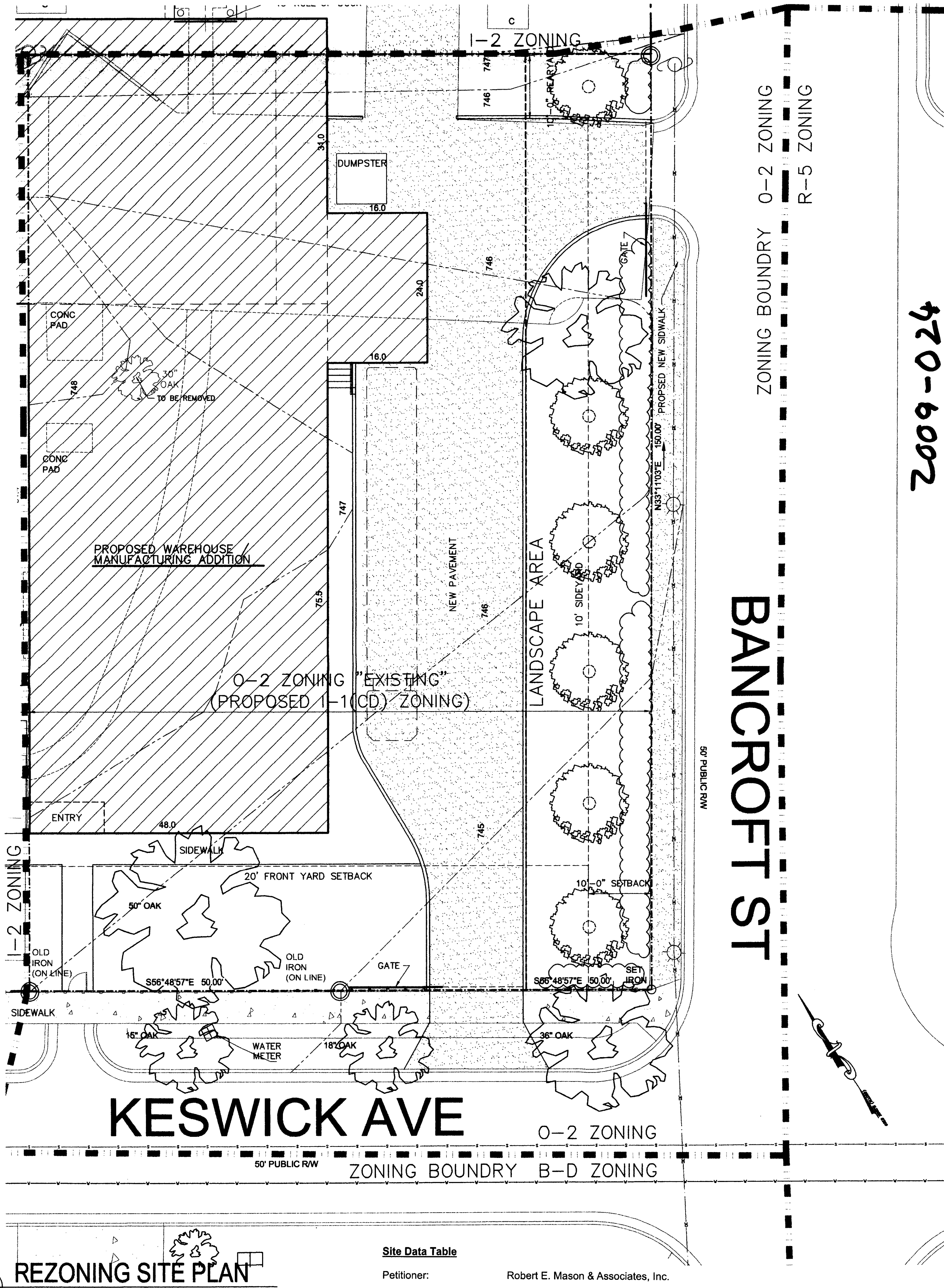
11. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet and Schematic Site Plans 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.

12. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Site Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current owner 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.



Site Data Table

Petitioner:	Robert E. Mason & Associates, Inc.
Tax Parcels:	079-102-06 and 079-102-07
Current Zoning:	O-2
Proposed Zoning:	I-1(CD)
Property Areas:	.344 acres
Proposed Use:	Warehouse, Manufacturing, Machine Shop

PF AHL
ARCHITECTS

1200 THE PLAZA, SUITE E
CHARLOTTE, NC 28205
704 342 1065 FAX 704 342 1093

RE MASON
REZONING
KESWICK STREET
CHARLOTTE, NC 28206

Square Footage:

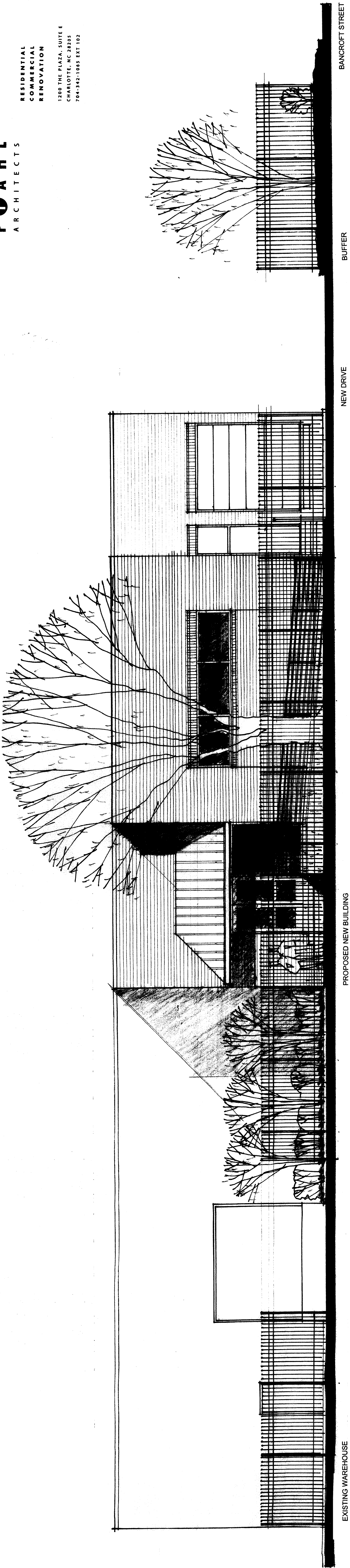
1st Floor:	0000
Addition:	0000
Total:	00000

ISSUE DATE
29 DECEMBER 2008

SHEET TITLE
SITE
OPTION-1b

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SHEET NUMBER
C1.2



EXISTING WAREHOUSE

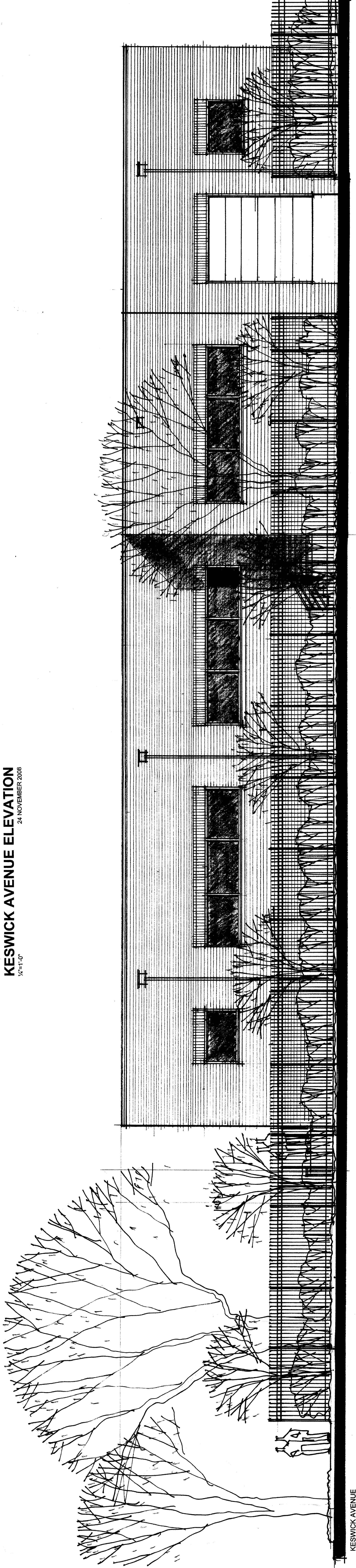
PROPOSED NEW BUILDING

BUFFER

NEW DRIVE

BANCROFT STREET

PROPOSED
KESWICK AVENUE ELEVATION
1/4"=1'-0"
24 NOVEMBER 2008



KESWICK AVENUE

PROPOSED
BANCROFT STREET ELEVATION
1/4"=1'-0"
24 NOVEMBER 2008