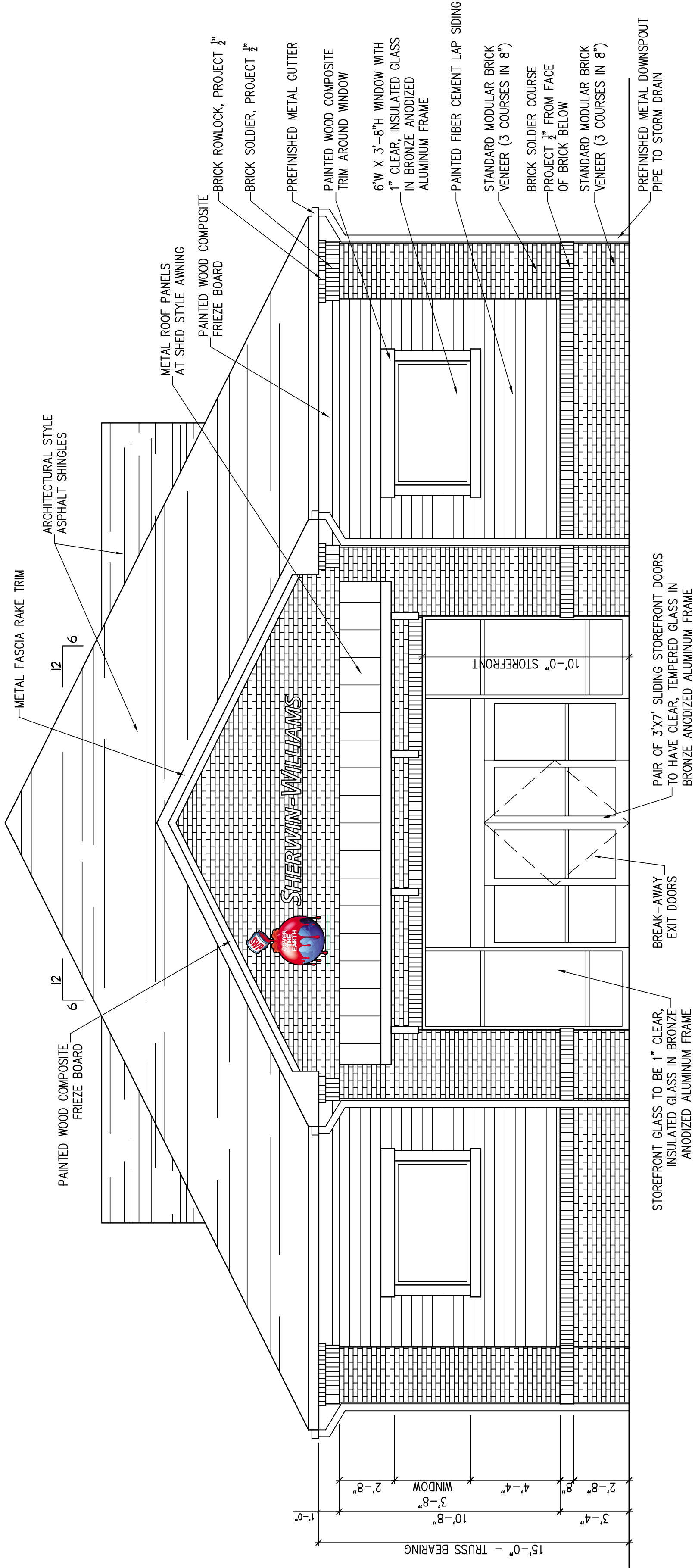


RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

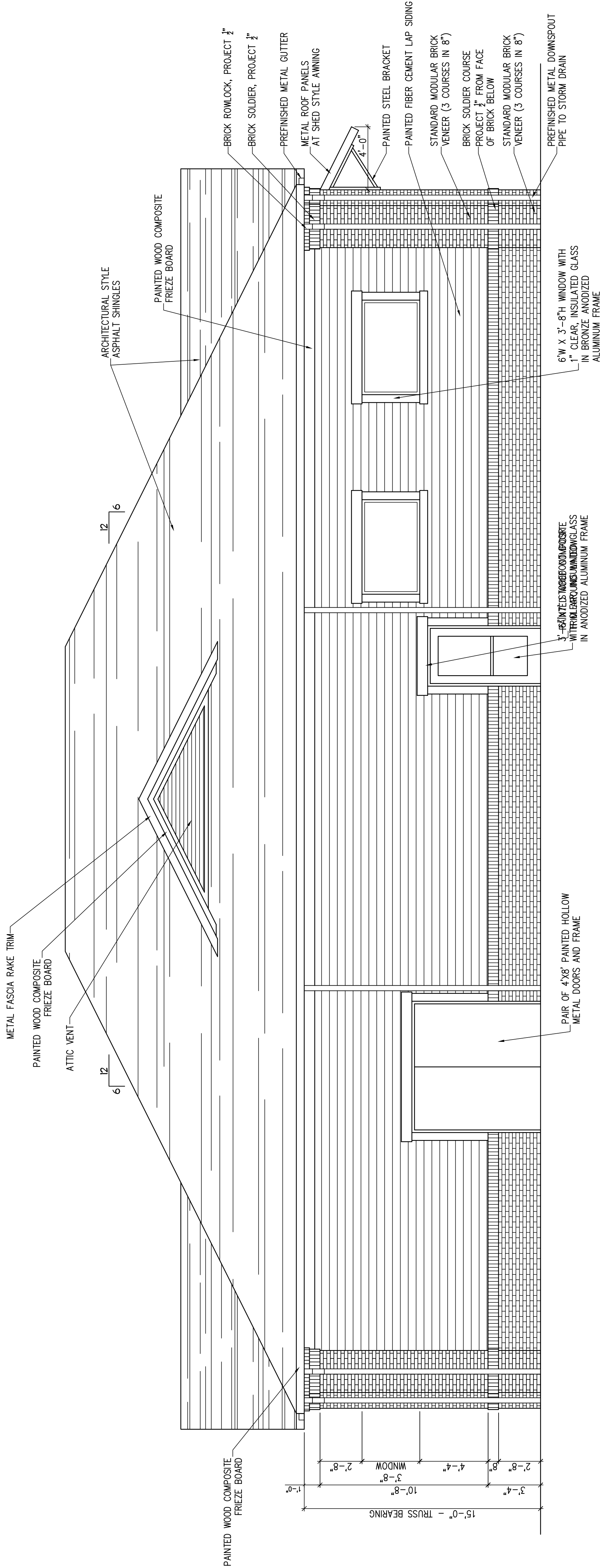
NOTE: THESE DRAWINGS ARE  
PRELIMINARY CONCEPTUAL  
DRAWINGS ONLY AND ARE SUBJECT  
TO APPROVAL BY LOCAL AUTHORITIES

NOTE: THIS DESIGN IS THE PROPERTY OF  
CUMMINGS CONSTRUCTION  
CORPORATION. IT CANNOT BE USED OR  
DUPLICATED BY ANYONE WITHOUT THE  
WRITTEN APPROVAL OF CUMMINGS  
CONSTRUCTION CORPORATION.

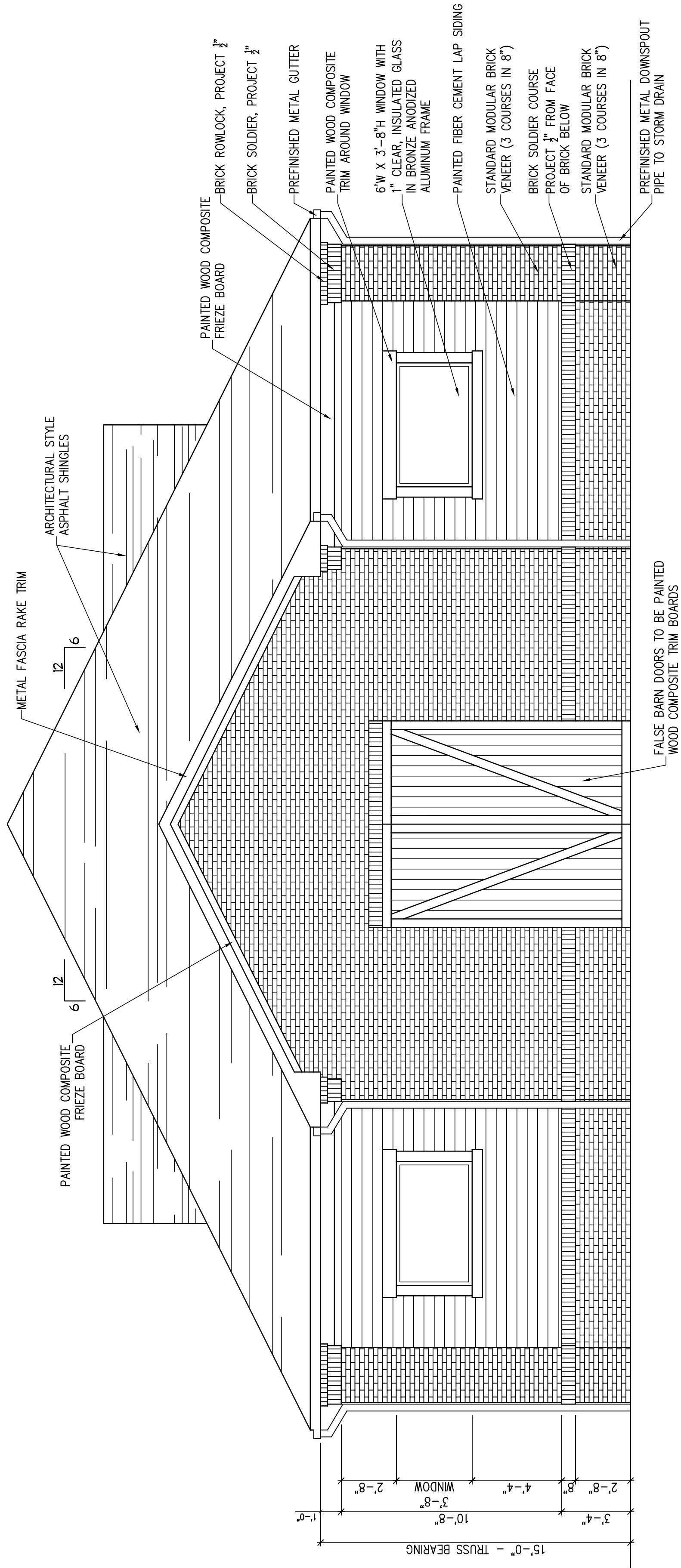
PRELIMINARY PLANS  
NOT FOR CONSTRUCTION



SHERWIN WILLIAMS WILLIAMS POND ROAD CHARLOTTE, NORTH CAROLINA			
REVISIONS	SCALE	DRAWN BY: CTC	
9/16/2016	9/7/2016	NOTED	JCB NO.
PROPOSED NEW FACILITY - EXTERIOR ELEVATIONS			
DATE	6/11/2016	SHEET NO.	B-2



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

SHERWIN WILLIAMS			
WILLIAMS POND ROAD			
CHARLOTTE, NORTH CAROLINA			
REVISIONS	SCALE	DRAWN BY:	CTC
9/16/2016	9/7/2016	NOTED	JOB NO.
PROPOSED NEW FACILITY - EXTERIOR ELEVATIONS			SHEET NO.
DATE	6/1/2016	B-3	



A. PERMITTED USES

- Permitted uses shall be Retail, Office or Bank, however, the following uses will not be permitted on the Site:
  - Convenience stores,
  - Gasoline sales,
  - Retail tenants of over 4,500 square feet in size, and
  - Drive-through window facilities as an accessory to any establishment, with the sole exception of a bank or financial institution

- The gross floor area of this building will not exceed 4,500 square feet.

B. SETBACKS, SIDE YARDS AND REAR YARDS

- Building shall satisfy or exceed the setback, rear yard and side yard per NS zoning.
- Building setbacks on the Site shall be measured from the proposed curb line of the abutting public streets.

C. SCREENING AND STREETScape TREATMENT

- Ground mounted mechanical equipment shall be screened from public view with shrubbery.

D. DESIGN AND PERFORMANCE STANDARDS

- The exterior elevations of each of the buildings to be constructed on the Site will be designed and constructed such that they are substantially similar to the elevations depicted on Sheets B1, B2 & B3.
- No part of the building may exceed 35 feet in height as measured from the building finished floor level.

E. TREE SAVE AREA

- The Site shall comply with the City of Charlotte Tree Ordinance.

F. LIGHTING

- Existing exterior lighting will remain.
- Lighting on the exterior walls of the building for security & pedestrian traffic will be allowed with no direct projection beyond the property line(s).

G. SIGNS

- Signage shall conform to the provisions of the Ordinance.

H. PARKING

- Existing parking to remain & no additional parking will be added.

I. ON SITE SIDEWALK/PLANTING STRIP

- Existing sidewalk, planting strip & trees to remain along Elm Lane & Williams Pond Rd.
- Additional shrubs shall be added along existing fence to provide more screening for parking consistent with Section 12.303 of the Zoning Ordinance.

J. RIGHT-OF-WAY DEDICATION

- The Petitioner agrees to dedicate that portion of the Site that may be required to provide CDOT right of way at Elm Ln. or Williams Pond Rd., if such right-of- way does not exist already, prior to the issuance of occupancy permit

K. ACCESS POINTS (DRIVEWAYS)/ ROAD IMPROVEMENTS

- All existing shall remain & not be modified.

L. FIRE PROTECTION

- Adequate fire protection in the form of fire hydrants exists and will not be modified.

M. STORM WATER MANAGEMENT

- The property owner shall comply with the Charlotte City Council approved & adopted Post Construction Storm Water Ordinance.

N. AMENDMENTS TO REZONING PLAN

- Future amendments to this site and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6.207 of the Ordinance.

O. BINDING EFFECT OF THE REZONING APPLICATION

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under Rezoning Petition # 2016.013 will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns. Throughout these Development Standards, the terms Petitioner and Owner(s) 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.

DEVELOPMENT DATA TABLE

- Site Acreage: 38,998 SF (.89 acres)
- Tax Parcel included in Rezoning: 22910116
- Existing Zoning (including overlays and vesting): NS - Neighborhood Services
- Proposed Zoning: (including overlays and vesting: NSSPA - Neighborhood Services
- Existing and Proposed Uses: Office, Retail, Bank

