



vegetation have been cleared to accommodate walls, berms, fences, grading, signs,

graphics, and the installation of utility construction, the cleared, unimproved areas will be landscaped with trees and shrubs.

1. Buffering and/or screening shall conform with the standards and treatments specified on this Rezoning Plan and, in all instances, shall meet or exceed the requirements of the Ordinance. Trees in the buffer area shall be a minimum of 2 inches in caliper and 8 feet in height at planting. Shrubs in the buffer areas shall be a minimum of 3 feet in height or 4 gallon plants at planting.

2. Landscaping areas within the site will be planted and improved in sequences which are keyed to the development taking place in phases. 3. All dumpsters and service areas will be heavily screened from public streets and from

5. Existing tree saves and details regarding replacement and planting, i.e. tree species selection, will be reviewed by the tree ordinance staff during grading permit review process, and clearly marked prior to commencement of grading. 1. The parking areas depicted on this Rezoning Plan may vary in size and location, but in

2. No parking shall be permitted within the designated buffer areas. Parking areas may be constructed inside and outside the building envelopes. 1. A uniform lighting system will be employed throughout the site.

2. All direct lighting will be designed in a manner which minimizes glare towards adjacent

1. All signs erected on the project shall comply with the City of Charlotte Sign Ordinance.

2. Subject to the provisions of paragraphs 2 and 4 under buffers above, within the buffer zones, project identification signs may only be located within the vicinities of the permanent access points leading to Albemarle Road and Harrisburg Road, and if applicable the eastern circumferential road. Only three such project identification signs may be located on the site. All such signs must comply with the City of Charlotte Sign

3. All detached signs must be fixed and may not move, rotate, or flash, and no sign may be mounted on the roof of any structure. 4. All free-standing building and tenant identification signs or graphics installed within building envelope 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 5. Each outparcel will be limited to one monument type sign located within the buffer area,

compatible with the center's architectural style. MAXIMUM BUILDING HEIGHT 1. The structures to be constructed may not exceed one story, and their height may not

the number to Harrisburg Road to one (1) as shown on this Rezoning Plan. The westernmos access onto Albemarle Road shall be eliminated upon completion of the eastern ROW FROM & OF HARRISBURG circumferential road. However, the configurations of driveways and access points within the site are subject to any minor modifications required to accommodate final site and ANY R.O.W DESIGNATED HERE architectural construction plans and designs and are further subject to approval by the North Carolina Department of Transportation and the Charlotte Department of

> 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 any building commences. 2. Fire hydrants shall be installed so that a fire truck does not have to travel more than 500 feet to the most remote accessible point of all buildings.

> 1. The Petitioner intends to achieve compatibility of visual aesthetics and architectural design of buildings constructed within the site through the use of one or a combination of color, material, texture, architectural facades, rooflines, building mass, scale, and similar criteria; provided, however, that the Petitioner shall have the right to utilize various colors, materials, textures, architectural facades, rooflines, building masses, and sales as long as compatibility in aesthetics and design is achieved.

2. Outparcels will be consistent with the overall center in their use of color, material, texture, architectural facades, rooflines, building mass, scale, etc. 3. Rear of shopping center to be constructed of finish materials compatible with the design and appearance of the front and side elevations. Concrete or concrete block will be

Storm water will be managed by the use of retention ponds and/or other means allowable under the Ordinance, all in accordance with plans approved by the Charlotte Engineering

1. The Petitioner agrees to reserve right-of-way shown for proposed Eastern Circumferential Road and to dedicate such area to Charlotte/State D.O.T. upon request at any time after this road project has been funded.

city's thoroughfare plan, does not include the alternate depicted on this Rezoning Plan, the Petitioner reserves the right to seek approval from the city council for a reconfiguration of the development proposed by means of a site plan amendment.

1 Construction of site improvements may not commence until two months after the awarding by the N.C. Department of Transportation of the contract for construction of the Albemarle Road widening project which occurs at this property and has already been funded.

BEMARLE CHARTER CHARTER -1 (SCD) RE

Drawn By ROMANO GOPPOLO GOODMAN Date Drawn CADD Dwg. Name 2058SIT9 Revisions No 1 Date 7/17/89
No 2 Date 7/24/89 No 3 Date 9/14/89 No 4 Date 9/19/89 9/25/89

Project Number