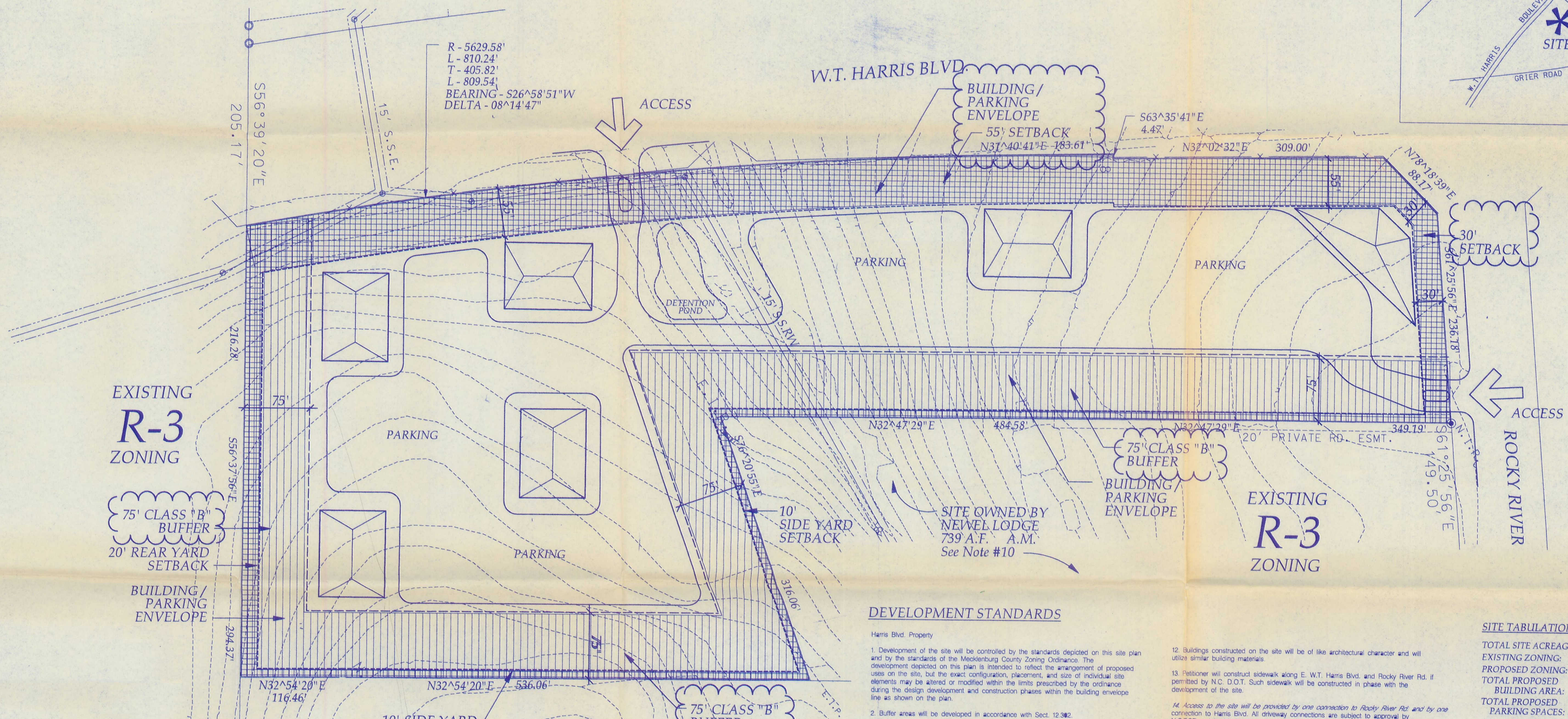
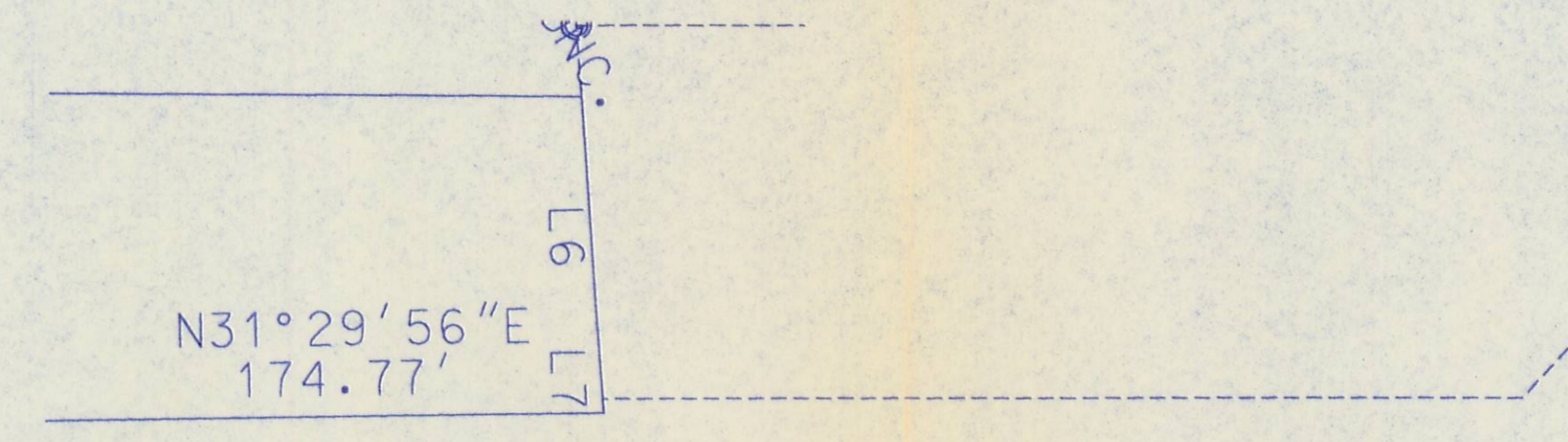
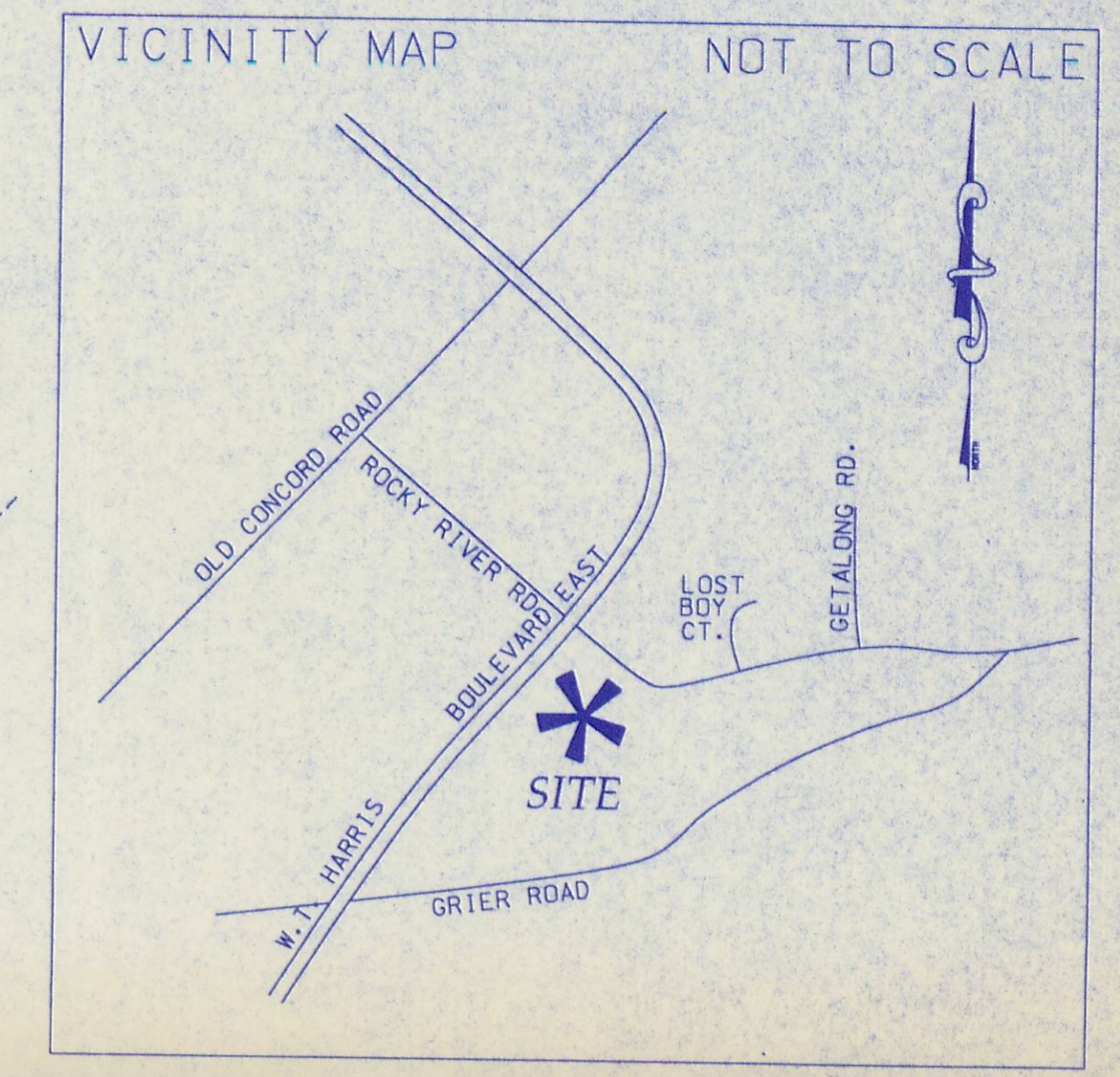


Petitioner : Richard V. Hechenbleikner, et al

April 27, 1998; Revised June 19, 1998; Final Revisions: July 27, 1998

"For Public Hearing" Petition No. 98-36(C)



EXISTING
R-3
ZONING

EXISTING
R-3
ZONING

EXISTING
R-3
ZONING

DEVELOPMENT STANDARDS

- Harris Blvd. Property
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design, development and construction phases within the building envelope line as shown on the plan.
 - Buffer areas will be developed in accordance with Sect. 12.38.2.
 - Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. No storm water detention will occur within any required buffer area. In view of the topography of the site, Petitioner reserves the right to locate a portion of the required stormwater detention within the setback along Harris Blvd. If no feasible alternative can be developed.
 - Any detached lighting on the site will be limited to 20 feet in height.
 - Signage will be permitted in accordance with applicable Zoning standards.
 - Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
 - Screening will conform to the applicable standards of Sect. 12.38.3 of the Zoning ordinance.
 - Buildings will not exceed 40 feet or three stories in height.
 - The site may be developed for any use allowed in the O-1 district in accordance with the standards of the districts of this site plan, except that no more than one hotel may be erected on the site.
 - The Petitioner reserves the right to seek a variance from the application of the buffer standards along that portion of the site that adjoins the property owned by Newell Lodge No. 739 A.F. & A.M. as noted on the site plan, and for the entrance to the site from Rocky River Rd.
 - No wall packs will be installed on buildings within the site.
 - Buildings constructed on the site will be of like architectural character and will utilize similar building materials.
 - Petitioner will construct sidewalk along E. W.T. Harris Blvd. and Rocky River Rd. if permitted by N.C. D.O.T. Such sidewalk will be constructed in phase with the development of the site.
 - Access to the site will be provided by one connection to Rocky River Rd. and by one connection to Harris Blvd. All driveway connections are subject to approval by N.C. D.O.T. and by Mecklenburg County. At the time that the connection to Harris Blvd. is constructed, the Petitioner will construct a 12 foot wide turn/acceleration lane on Harris Blvd., 35' in length, with a 18" pavement taper. Petitioner may allow access to the adjoining property to the east from the Petitioner's driveway to Rocky River Rd. by virtue of an existing easement.
 - All dumpsters on the site will be screened with a solid enclosure with gates.
 - The Petitioner will stabilize and maintain the small stream that crosses the site to prevent erosion. The Petitioner will contact NCDENR and the US Army Corps of Engineers for 401/404 and wetlands permits, if required.
 - The Petitioner will preserve existing trees with a 4-inch or larger caliper within the setback along Harris Blvd. and along Rocky River Road. Grading within the setback area will be limited to no more than the inside 10 feet in those areas adjacent to building and parking construction and areas for stormwater detention.
 - The rights-of-way along Harris Blvd. and Rocky River Rd. meet or exceed that specified by the Thoroughfare Plan, there no additional right-of-way is required.
 - 7/27/98. As recommended by Zoning Committee

SITE TABULATION

TOTAL SITE ACREAGE:	12.5 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	O-1 (CD)
TOTAL PROPOSED BUILDING AREA:	150,000 SF
TOTAL PROPOSED PARKING SPACES:	AS REQUIRED BY ORDINANCE STANDARDS
MAXIMUM HEIGHT:	40'
ACCESS POINTS:	1 ROCKY RIVER ROAD 1 W.T. HARRIS BLVD.

APPROVED BY COUNTY COMMISSION
DATE August 11, 1998
98-36(c)

NOTE: BOUNDARY SURVEY BY:
NEELY LAND SURVEYING
1515 MOCKINGBIRD LANE, #803
CHARLOTTE, NORTH CAROLINA 28205
(704) 528-6552

TECHNICAL DATA SHEET

Harris Blvd. Development

REGENBOGEN ASSOCIATES
Land Planning - Landscape Architecture - Graphic Design
4112 Old Pineville Rd. - Charlotte, NC - 28204
Phone (704) 525-7878 - Fax (704) 523-3640