

Sam's Mart

University Boulevard
Charlotte, N.C.

Development Standards

General Provision

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, the development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1(CD) Zoning District Classification shall be followed in connection with development taking place on the Site.

The configurations, placements and sizes of the buildings outlined on the Schematic Site Plan accompanying the Rezoning Petition are schematic in nature and, subject only to the provisions set forth below under Design Controls, may be altered or modified during design development and construction document phases within the maximum Development Area established on this Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations.

Permitted Uses

- The site may be devoted to general retail uses and general office uses except that only a sit down type restaurant use will be allowed on the Site, the intent being to prohibit a fast food/drive-through type restaurant.
- No retail uses will be allowed on the 2nd floor of any 2 story building that might be constructed on the Site.

Square Footage Restriction

The gross floor area of all buildings constructed within the Site may not exceed, in the aggregate, 38,000 square feet, 9,000 square feet of which must be devoted to general office uses.

Buffer Areas

- Buffer Areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof.

- The Petitioner reserves the right within the Buffer Areas to grade and to install pedestrian sidewalks or pathways, walls, berms, fences, and utilities.
- Where existing trees and natural vegetation are cleared to accommodate grading, pedestrian sidewalks or pathways, walls, berms, fences and the installation of utilities, the cleared, unimproved areas will be landscaped with trees and plants.

- No parking spaces, maneuvering areas or storm water detention facilities may be located within Setbacks or Buffer Areas.
- Utility installations may only cross Buffer Areas at interior angles measured at property lines which are not less than 75 degrees.

Screening and Landscape Areas

- Planting within the Landscaped Area established along NC Highway 49 will meet or exceed the requirements of the Ordinance.
- The Landscaped Area will be planted and improved in sequences which are keyed to each phase of development taking place on the Site.
- Tree protection and planting within the Site will satisfy the provisions of the Charlotte Tree Ordinance.
- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
- While the owner has reserved the right to perform grading within the Buffer Areas, the Buffer Wall set on the Technical Data Sheet may not be reduced in width.

Parking

Parking areas depicted on the Schematic Plan may vary in size and location, but in all events, off street parking will meet the minimum standards established under the Ordinance.

Lighting

- All freestanding lighting fixtures installed within the Site will be uniform in design.
- The maximum height of any freestanding lighting fixture, including its base, shall not exceed 25 feet in height.
- All direct lighting within the Site (except street lights which may be erected along NC Highway 49) will be designed such that direct illumination does not extend past any property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards NC Highway 49 and adjacent properties.
- Wall pack lighting fixtures will not be allowed to be installed on any building elevation which abuts residentially used or zoned property.

Signs

- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- Up to two freestanding monumental type identification signs may be erected on the Site. These signs may not exceed 30 feet in height or 100 square feet of copy in area.

Access Points (Driveways)

- Only 1 vehicular access point on NC Highway 49 will be allowed and it will be located within the area generally depicted on the Technical Data Sheet.
- This access will be limited to right-in, right-out movements.
- The placement and configuration of this access point are subject to minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and the North Carolina Department of Transportation.
- Petitioner will install at its expense a lane on NC Highway 49 to accommodate vehicles entering the Site from the westerly most driveway of the shopping center (which lies to the west of the Site) to the collector street which the Petitioner will construct.
- The Petitioner will dedicate and construct a standard collector street from NC 49 to the northerly boundary of the site as indicated on the revised plan dated June 25, 1998.

- The Petitioner will construct a 5-foot sidewalk at the edge of the NC 49 R.O.W. along the frontage of the site subject to the approval of NCDOT.

**Petition #98-40
For Public Hearing**

Technical Data Sheet

Fred R. ...

DATE: December 19, 1997
PROJECT NO: 17253
REVISIONS:

January 8, 1998: Revised per client discussion
March 20, 1998: Revised per Planning Commission review

April 10, 1998: Revised per discussion with client
May 5, 1998: Revised per Planning Commission review
June 25, 1998: Revised per Planning Commission review

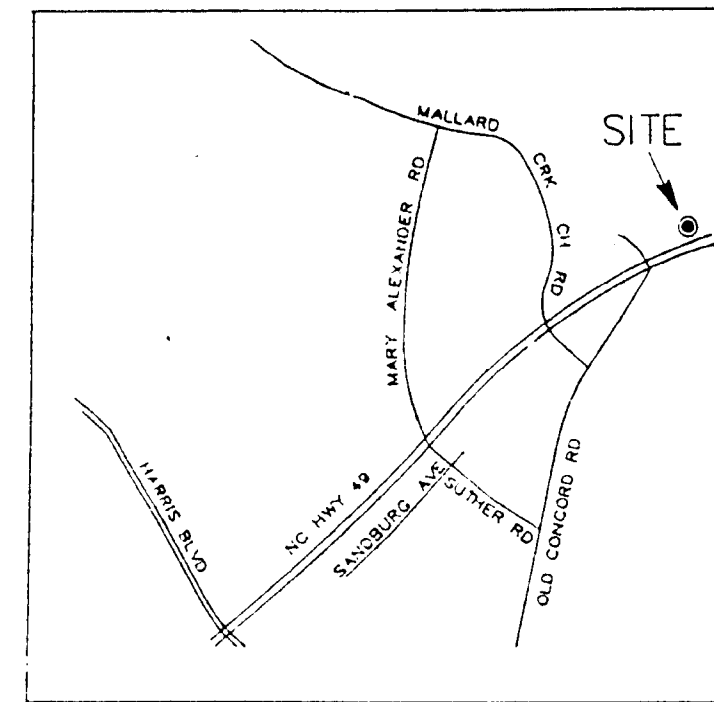
APPROVED BY CITY COUNCIL
DATE: July 20, 1998
98-40

1701 East Boulevard Charlotte, NC 28203 704/333-0325
1216 Prince Street Alexandria, VA 22314 703/549-1784

Jack R. Christian & Associates
-Surveying-
Charlotte, N.C. (704) 332-4763

Land Design
Landscape Architecture Land Planning
Urban Design Civil Engineering

SHEET NO. 1 OF 3



Vicinity Map NTS

Legal Boundary Description

Being a parcel of land in Crab Orchard Township, Mecklenburg County, North Carolina.

Beginning at a new iron pin on the northern right-of-way line of University City Boulevard (N.C. Highway #49) (180 foot right-of-way) said new iron pin bearing S74°09'56" W 761.07 feet from the centerline intersection of University City Boulevard and Pavilion Boulevard and running thence from said beginning point S68°55'43" W 502.8 feet; N 19°34'23" W 552.82 feet; N 69°00'00" E 487.61 feet; S 21°11'38" E 171.30 feet; S 21°07'37" E 380.73 feet returning to the point of beginning.

Existing Zoning CC

Site Tabulation

Total Acreage: 6.274

Existing Zoning: R-4

Proposed Zoning: B-1(CD)

Proposed Use: Retail/Office/Convenience Center

Total Building Area: ± 38,000 SF

Parking Tabulation

Required parking: 147 spaces

Parking provided: 150 spaces

Existing buildings to be removed.

Design Controls

- All buildings on the Site will be constructed so as to be architecturally compatible through the use of building materials, accent features and colors.
- Each building constructed on the Site will contain a full brick masonry exterior.
- If the Owner is able to attract a major branded service station establishment to the Site, the canopy of its facility may incorporate the company's standard design, materials and colors. While the building for this facility must satisfy the standards established under Paragraph 1 above, the elevation of the building may nevertheless incorporate accent features which include the company's logo and color.
- Dumpster areas will be enclosed on all four sides by a brick wall with one side being a hinged wooden gate. If one or more sides of a dumpster area adjoin a rear wall of a building, that rear wall may be substituted for a side.
- All mechanical equipment including roof top equipment will be screened from view from streets and adjoining residential properties.

Storm Water Management

- Storm water runoff from the Site will be managed as required by the City of Charlotte storm water regulations.
- Storm water facilities may not be installed within Setback Areas.

Fire Protection

- Adequate fire protection in the form of fire hydrants will be provided the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.
- Fire hydrants will be located within 750 feet of any building constructed on the Site.

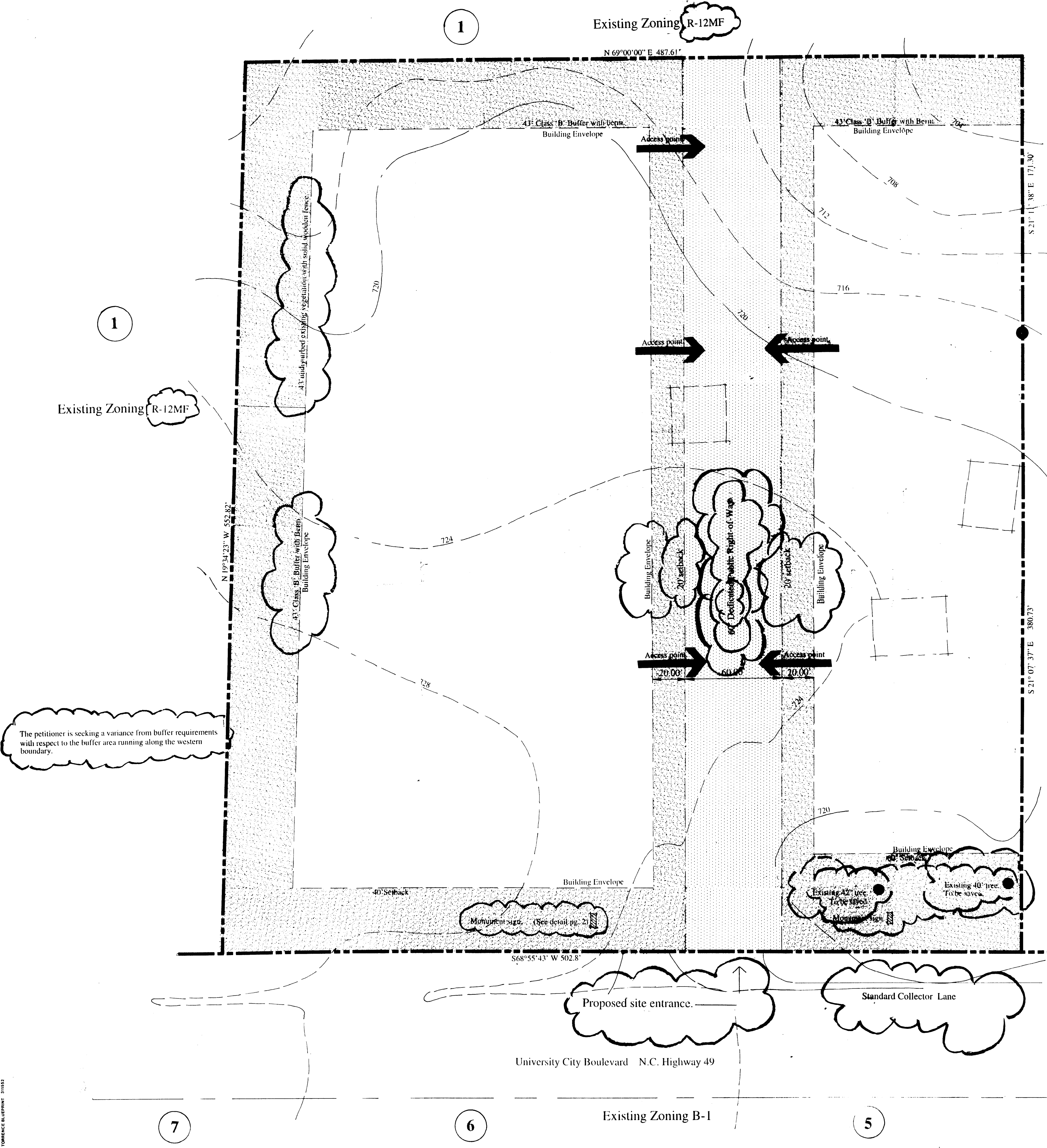
Amendments

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the Owner or Owners of the parcel or parcels involved in accordance with Chapter 6 of the Ordinance.

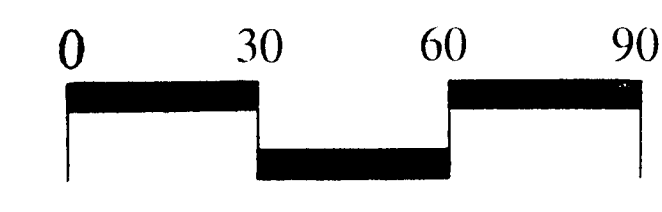
Binding Effect of the Rezoning Application

If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supporting documents shall, unless amended in the manner provided under the Ordinance, be binding upon the entire to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective heirs, and devisees, personal representatives, successors in interest and assigns.

- Throughout these Development Standards, the terms "Petitioner" or "Owners," shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and the Owners.



90' R.O.W.

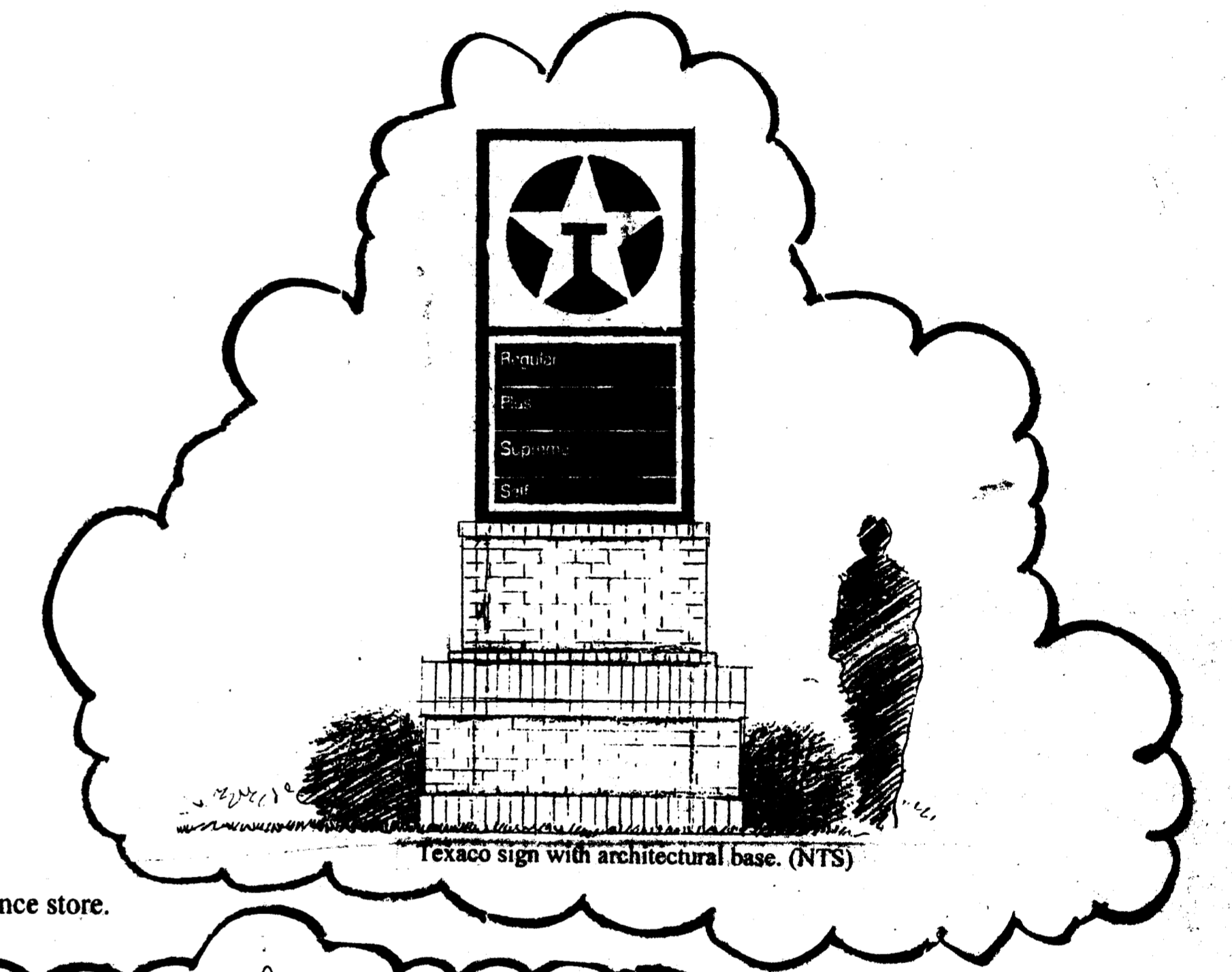
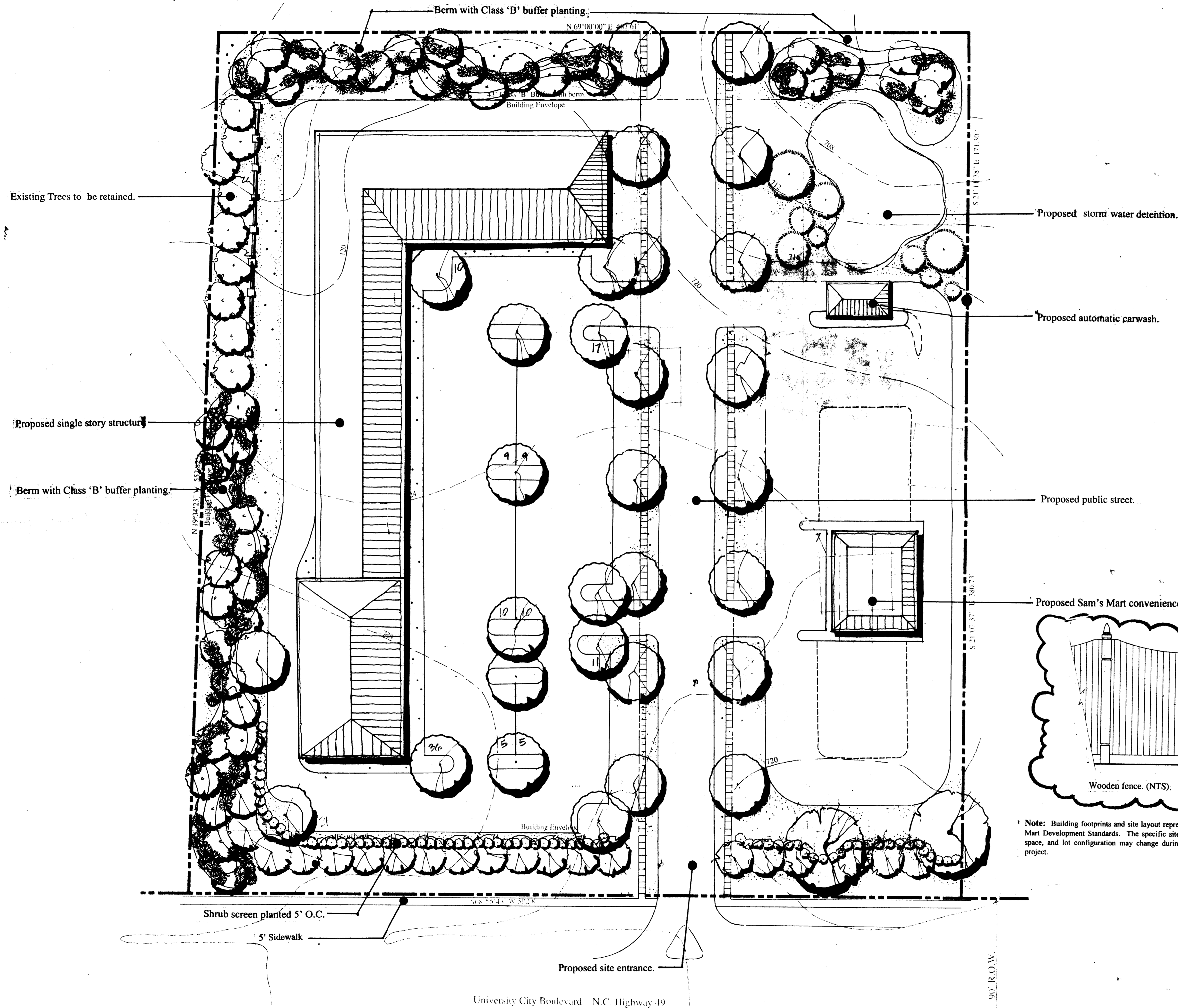


Scale 1" = 30'

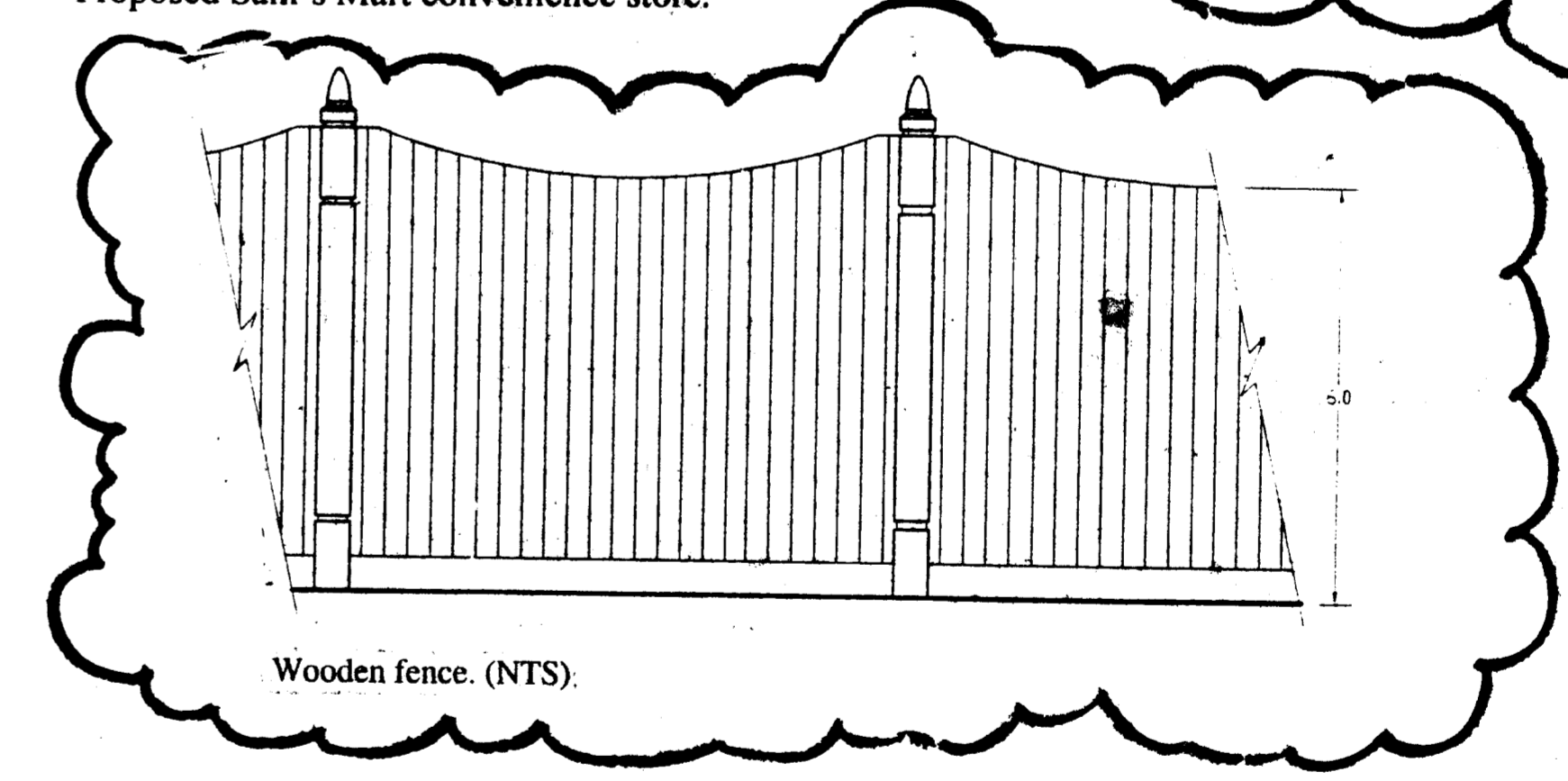
DOMINANCE BLUEPRINT 211521

Sam's Mart

University Boulevard
Charlotte, N.C.



Texaco sign with architectural base. (NTS)



Wooden fence. (NTS)

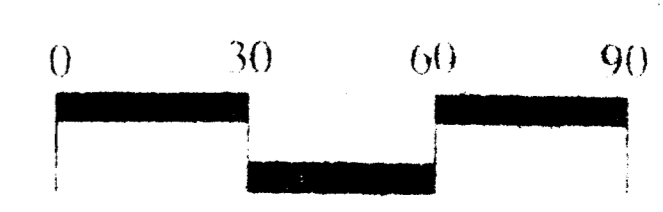
¹ Note: Building footprints and site layout represent one alternative permitted under the Sam's Mart Development Standards. The specific site layout of buildings, driveways, paving, open space, and lot configuration may change during detailed design and planning phases of the project.

Petition #98-40
For Public Hearing
Schematic Plan

Fred Krump

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Scale 1" = 30'

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Land Design
Landscape Architecture Land Planning
Urban Design Civil Engineering