

**DEVELOPMENT STANDARDS**

**PART I**  
 Development of the real estate (the "Site") identified on this Technical Data Sheet RZ-1, prepared by Little & Associates Architects, consisting of 3.97 acres, more or less, and its individual components will be governed by the conditions of these Development Standards, the Technical Data Sheet, and the applicable provisions of the City of Charlotte Official Zoning Ordinance (the "Ordinance").

The building configurations, placements, and sizes shown on Sheet RZ-2, which accompanies this rezoning plan, are schematic in nature and may be altered and/or modified during development and construction document phases within the maximum building area established on this Rezoning Plan. Parking may also be modified to accommodate final building configurations.

**PART II**  
 Permitted Development Within the Site

(a) It is the intent of the Petitioner to create within the site a high quality development, devoted to uses allowed in B-1 zoning under the Ordinance and that gasoline sales will be prohibited. No uses which provide repair or maintenance of automobiles, such as tire stores, tune-up or quick lube shops, automotive electronics or stores, or general repair shops will be permitted on the site. If any use, such as a restaurant or a branch bank is located on the site and that use has a drive-through service, then any speakers or menu boards associated with such a use will be located as far away from the adjacent multifamily site as is reasonably practical and any such facilities will be oriented away from the multifamily site and designed in such a way so as not to be audible at the property line. This restriction will be a requirement for any tenant which occupies this site. If the site is used for a use without drive-through service, then no outside speakers will be permitted. Gross floor area of all buildings will not exceed 20,125 square feet. The use restrictions contained on this site plan will be incorporated into all leases for any use to be located on this site, and if sold, those restrictions will be incorporated into any deed for the transfer of property.

**PART III**  
 Design Guidelines

**Section 1. Access Points**

(a) It is the intent of the Petitioner to create within the site of high quality development, three access points, located in the general areas depicted, as shown on the Technical Data Sheet. There will be one access point from Prosperity Church Road (right in/right out only), one two access points from Mallard Creek Road (right in/right out each intersection).

(b) The Petitioner shall provide a driveway within the site and subject to any modifications required to accommodate the final site and architectural/engineering construction plans and designs and are further subject to approval by CDOT and NCDOT.

**Section 2. Yard Restrictions**

(a) In every instance, the side yard, rear yard, setback requirements imposed under the Ordinance will be satisfied on the Site.

**Section 3. Stormwater Management**

(a) Stormwater on this Site will be managed strictly in accordance with the requirements of the City of Charlotte Engineering Department. In no case will a required or non-required storm detention basin occur within any setback or buffer, unless no feasible alternative is available.

**Section 4. General Design Provisions**

(a) Parking: The parking areas depicted on Sheet RZ-2 may vary in size and location, but in every event, parking will be provided in the minimum amount established under the Ordinance. Parking will be permitted only on the site shown on this Technical Data Sheet.

(b) Lighting: All lighting within the property shall be designed such that direct illumination does not extend beyond the property lines. Consideration will be given to the impact of lighting both within and without the perimeter of the site. Wall pack type lighting on buildings will not be allowed on building elevations which face a residential area. Lighting on the site will be limited to 16 feet in height along the perimeter of the site adjacent to the multifamily development, and 20 feet elsewhere on the site.

(c) Signs: All signs placed on the site will be erected in accordance with the Ordinance. The attached signage along Mallard Creek Road and Prosperity Church Road will be limited to ground-mounted poster signs, limited to 7 feet in height and 50 square feet in area.

(d) Trash Handling: All dumpster areas will be screened in accordance with requirements of the Ordinance. Each dumpster area will be enclosed on all four sides by a fence and a hinged gate which are constructed of brick, wood, masonry, or any combination thereof unless one or more sides of the dumpster area join the rear of a building. In this case, the rear wall will be substituted for the fence along each such side. Dumpsters which serve the site will be located as far from the adjacent multifamily development as is practical and still be able to serve the site, and the side of trash from the dumpsters will be limited to the hours of 7:00 a.m. to 7:00 p.m.

(e) Sidewalks: The developer shall construct a required five-foot sidewalk, a minimum of 8 feet behind the back of curb along both roadways - where finished topography permits.

(f) Architecture: The developer to coordinate building materials for each parcel. Architecture will be compatible or complementary. Buildings on the site will be constructed of brick or decorative masonry as a major building material.

(g) In the event that an outdoor drive through speaker box is located on the future retail property, the Petitioner shall ensure the following specification shall be employed as a requirement for its installation:

Outdoor drive through speaker box shall be located as far away from adjoining residential property as functions possible. Speaker box shall be installed and designed to ensure that it is not audible from the property line adjoining the residential property and the actual speaker itself will be directed away from the residential property. This shall be accomplished by an audio technician tuning the speaker system, at the time of installation, utilizing a decibel meter at the subject property line in such a manner that the speaker box is not audible from several points along the property line. Results shall be recorded and documented on logs on premises for review. Volume controls shall be designed so only a qualified technician shall be able to adjust the speaker volume pursuant to the above described procedures. Employees of the user shall have no access to such controls at any time. System shall be constructed one maintained so access is only achievable by the audio technician.

(h) Landscaping and screening shall, at a minimum, satisfy the requirements of the Ordinance (Section 12, Part 3).

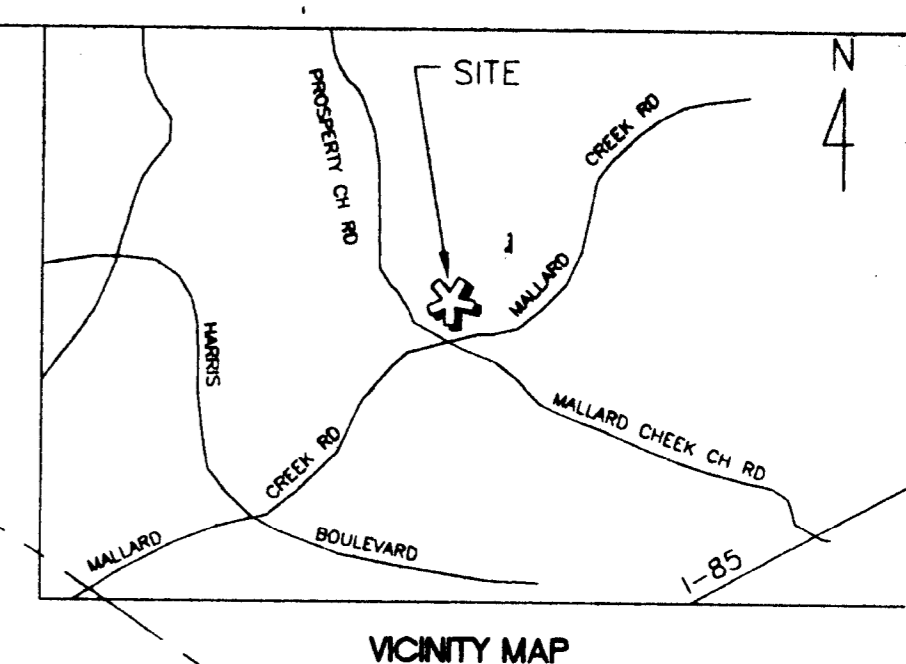
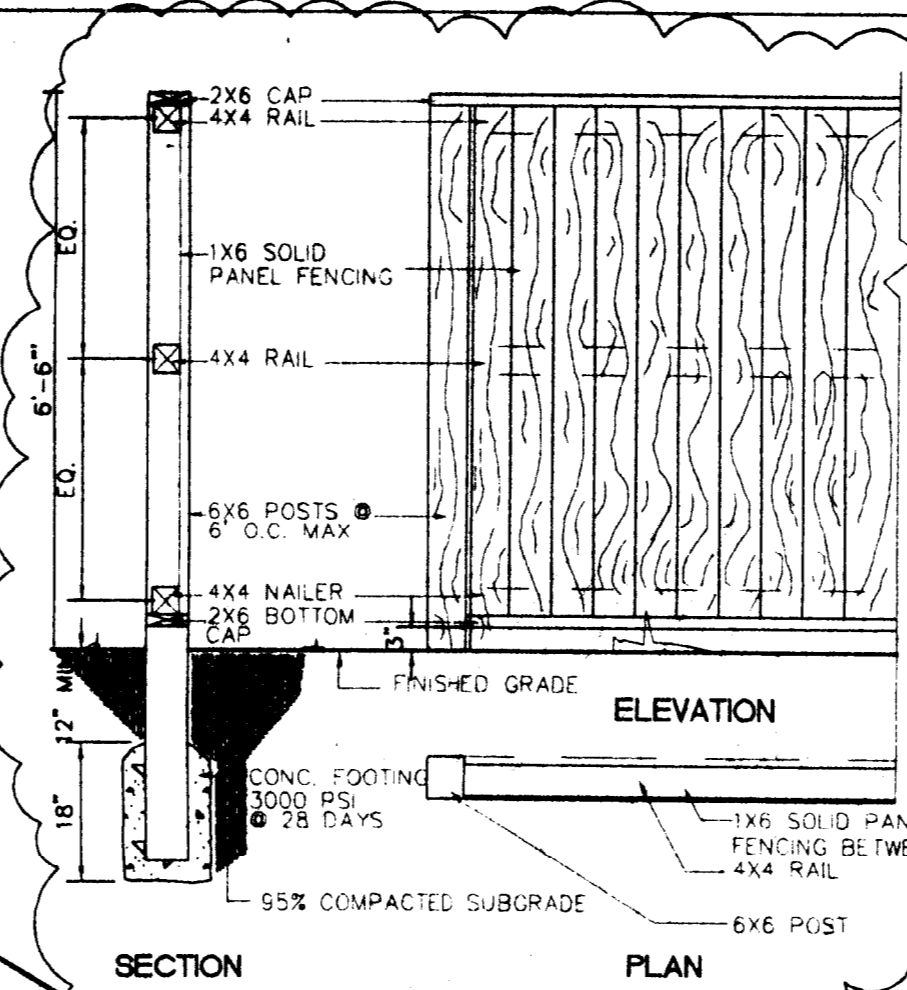
**Section 6. Buffer Areas**

(a) Exterior buffer areas for all new development will be provided in accordance with Section 12.302 of the Ordinance. The outside 20 feet of the buffer area will remain undeveloped, but the other portions of the buffer area may be graded as part of the development of the site. Planting of the buffer area along the property line of the adjoining multifamily development will be accomplished as part of the initial development of the site, even if the portion of the site adjacent to the multifamily development is not immediately occupied by a building.

(b) The petitioner may provide a permanent screen wall or fence along a portion of the Class 'B' buffer, thereby reducing the required buffer width by 25% (10.75 feet) to a total width of 32.25 feet adjacent to the wall or fence. See Fence detail, this sheet.

**PART IV**  
 Binding Effect of the Rezoning Application

Section 1. If the petitioner's Rezoning Petition is approved, the development program established under these Development Standards and the Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and more to the benefit of the petitioner and each of the Owners and their respective heirs, devisees, personal representatives, successors in interest and assigns.



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The drawings and the design shown here are the property of Little & Associates Architects. The professional engineer or other use of the drawing without the written consent of Little & Associates Architects will be held to be null and void.

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 Business (704) 365-7337  
 FAX (704) 365-3215

**CVS/Pharmacy**  
 Mallard Creek Road and Prosperity Church Rd  
 CHARLOTTE, NC

**TECHNICAL DATA SHEET**

Project:	CVS/Pharmacy Mallard Creek Road and Prosperity Church Rd
Sheet:	RZ-1
Division President:	J. HENSON
Job Captain:	T. TEUSCHER
Drawn By:	N. AMER
Date Drawn:	11-18-98
Drawing File Name:	9802-RZ1A
Revision:	No. 1 Date 11-18-98 No. 2 Date 12-21-98 No. 3 Date 1-21-99 No. 4 Date 1-28-99 Issue Date: SEPT. 30, 1998

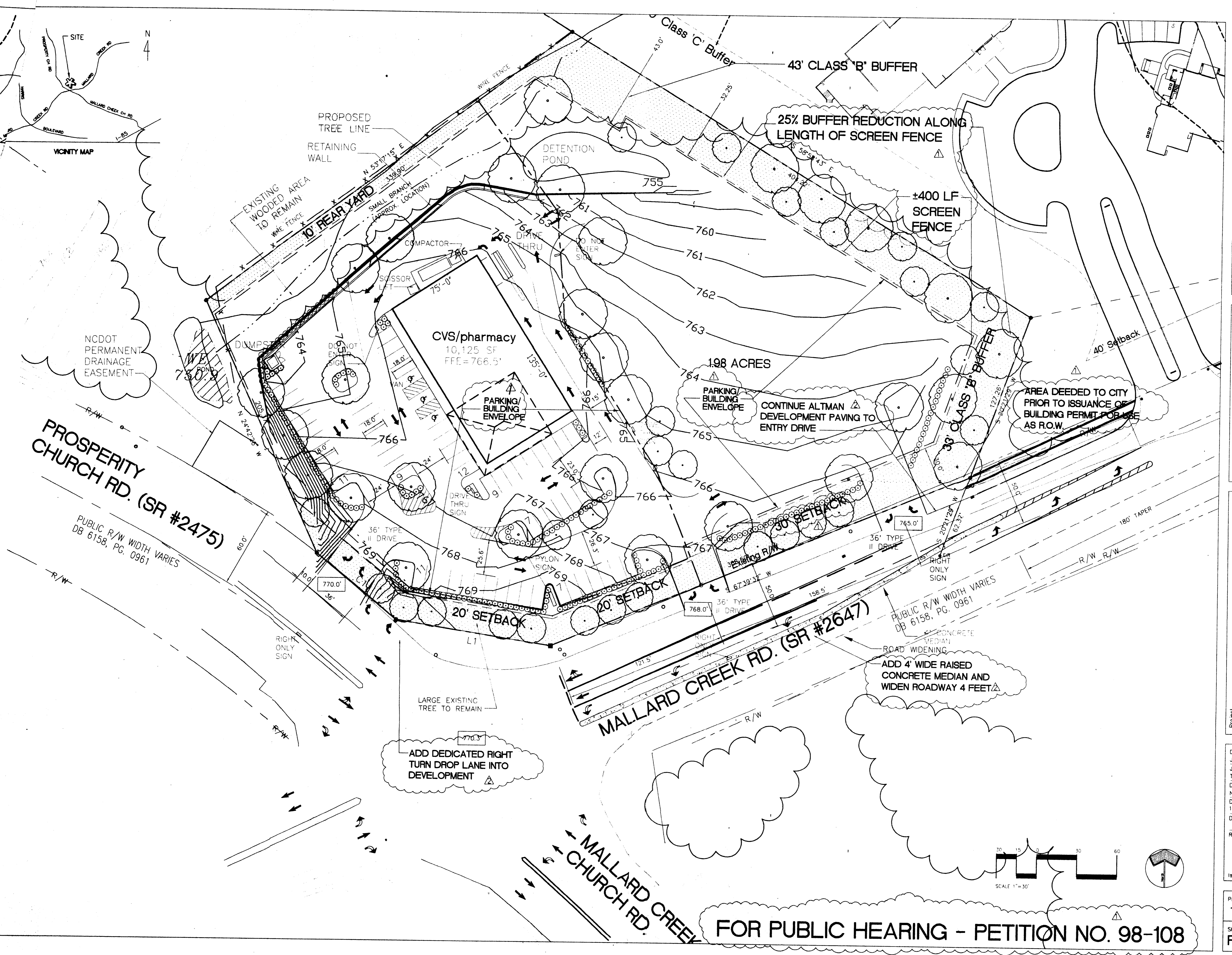
Project Number: **18-9802-00**  
 Sheet: **RZ-1** of **2**

**FOR PUBLIC HEARING - PETITION NO. 98-108**

APPROVED BY CITY COUNCIL  
 DATE February 15, 1999

**SITE DATA**

SITE AREA:	397 ACRES
EXISTING ZONING:	R-3
TOTAL ALLOWED SQUARE FOOTAGE:	20,125 SF
PROPOSED ZONING/DEVELOPMENT:	B-1 (CD)



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**CVS/Pharmacy**  
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 CHARLOTTE, NC

**SCHEMATIC SITE PLAN**

Project:	CVS/Pharmacy Mallard Creek Road and Prosperity Church Rd
Sheet:	RZ-2
Division President:	J. HENSON
Job Captain:	T. TEUSCHER
Drawn By:	N. AMER
Date Drawn:	11-18-98
Drawing File Name:	9802-RZ2A
Revision:	No. 1 Date 11-18-98 No. 2 Date 12-21-98 No. 3 Date 1-21-99 No. 4 Date 1-28-99 Issue Date: SEPT. 30, 1998

Project Number: **18-9802-00**  
 Sheet: **RZ-2** of **2**

**FOR PUBLIC HEARING - PETITION NO. 98-108**