

SITE DEVELOPMENT STANDARDS

General Provision

Unless more stringent standards are established by this Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Ordinance (the "Ordinance") for the B-1 zoning district shall apply to the proposed development.

Permitted Uses

Parcel I may only be used for the development and operation of a site down type restaurant containing no more than 8,000 square feet of heated space.

Buffers

1. The buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.303 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof.

Screening and Landscaped Areas

- 1. Where a buffer or landscaped area established along W.T. Harris Boulevard and Research Drive... 2. Landscaped areas will be planted and improved in accordance with the provisions of the Ordinance...

Lighting

- 1. All existing lighting fixtures installed within the Site will be uniform in design. 2. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 25 feet in height.

Signs

- 1. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance, unless more restrictive requirements are imposed below.

Fire Protection

- 1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. 2. Fire hydrants will be located within 750 feet of any building constructed on the Site.

Architectural Controls

- 1. Solid waste container areas will be enclosed on all four sides by a brick wall with one side being a hinged wooden gate. 2. All mechanical equipment including roof top equipment shall be screened from view from streets and adjoining residential properties.

Storm Water Management and Stream Corridor Controls

- 1. The Floodway Fringe District on the site shall remain undisturbed except as necessary to provide for the installation of storm water management facilities.

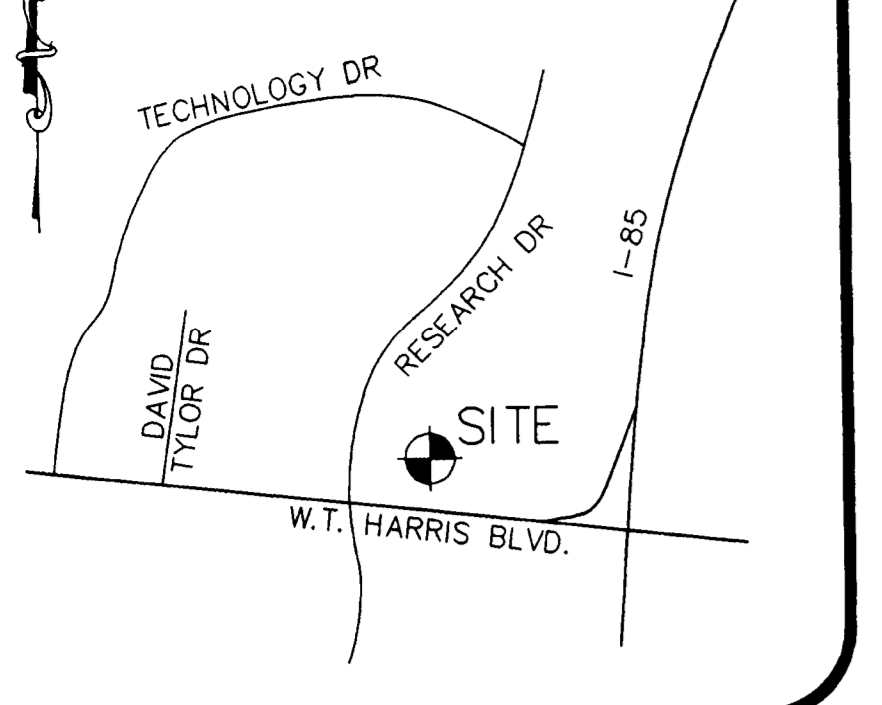
Greenway Dedication

The Rezoning Petitioner agrees to dedicate the area shown on this Schematic Site Plan as a greenway to Mecklenburg County for greenway purposes within 30 days following receipt of a permit from the County Parks and Recreation Commission for the dedication.

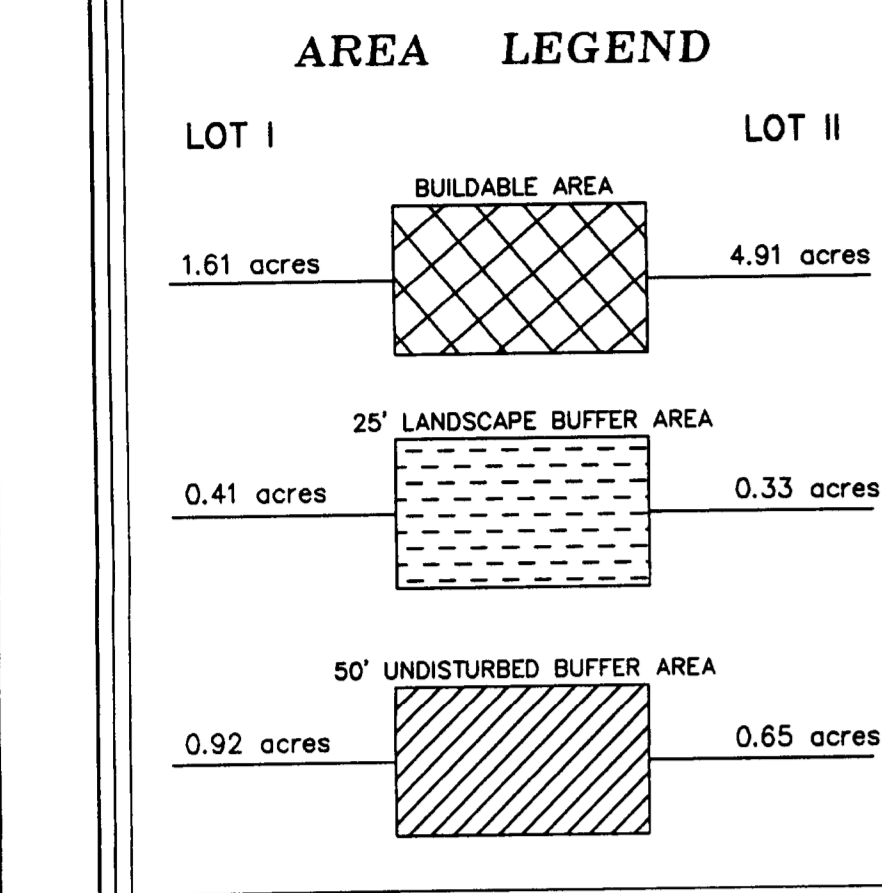
TABULATION table with columns: APPLICANT (SPRINGHILL SMC CORPORATION), TAX NUMBER (47-141-12), EXISTING ZONING (RE-2), PROPOSED ZONING (LOT I - B-1 CONDITIONAL, LOT II - O-1 CONDITIONAL), JURISDICTION (CITY OF CHARLOTTE).

GENERAL NOTES

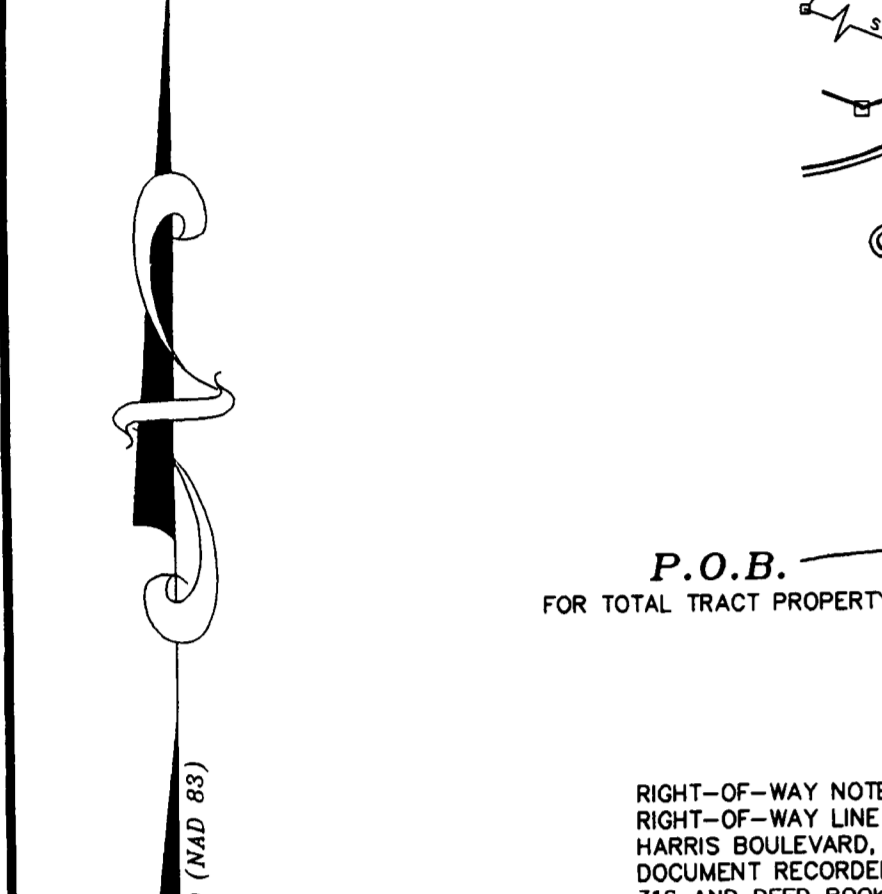
- 1. REFERENCES: PLAT BOOK 1, PAGE 142; PLAT BOOK 15, PAGE 128; DEED BOOK 5764, PAGE 0068...



VICINITY MAP (n.t.s.)



AREA LEGEND

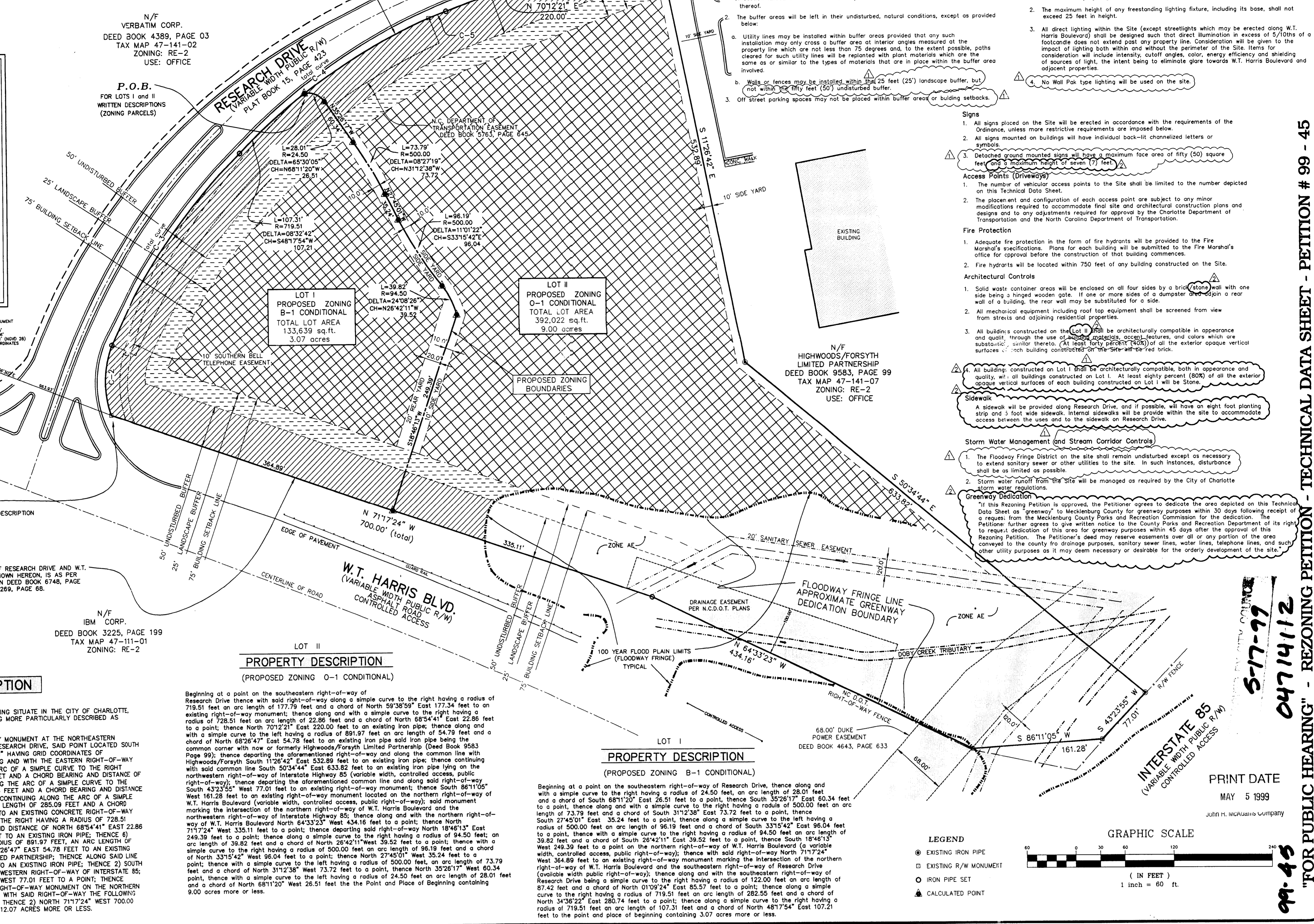


PROPERTY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY OF RESEARCH DRIVE... BEING THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE CITY OF CHARLOTTE...

PROPERTY DESCRIPTION

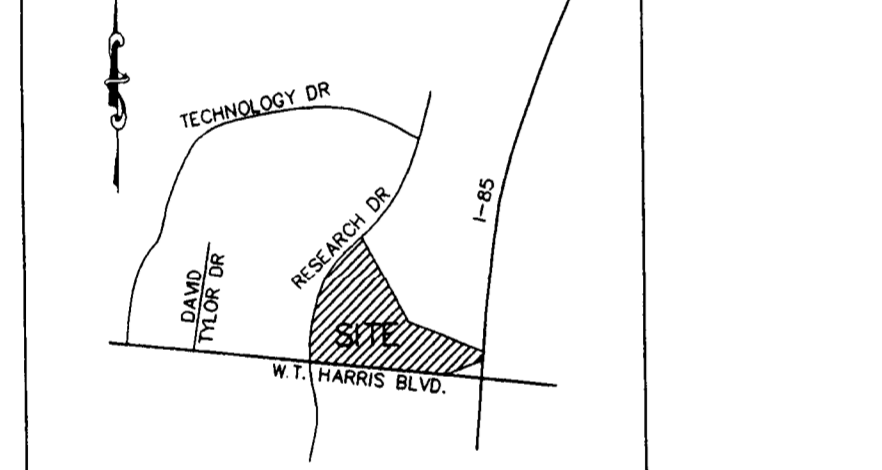
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FOR PUBLIC HEARING - REZONING PETITION - TECHNICAL DATA SHEET - PETITION # 99 - 45

McAdams logo and contact information for The John R. McAdams Company, Inc., including address and phone numbers.

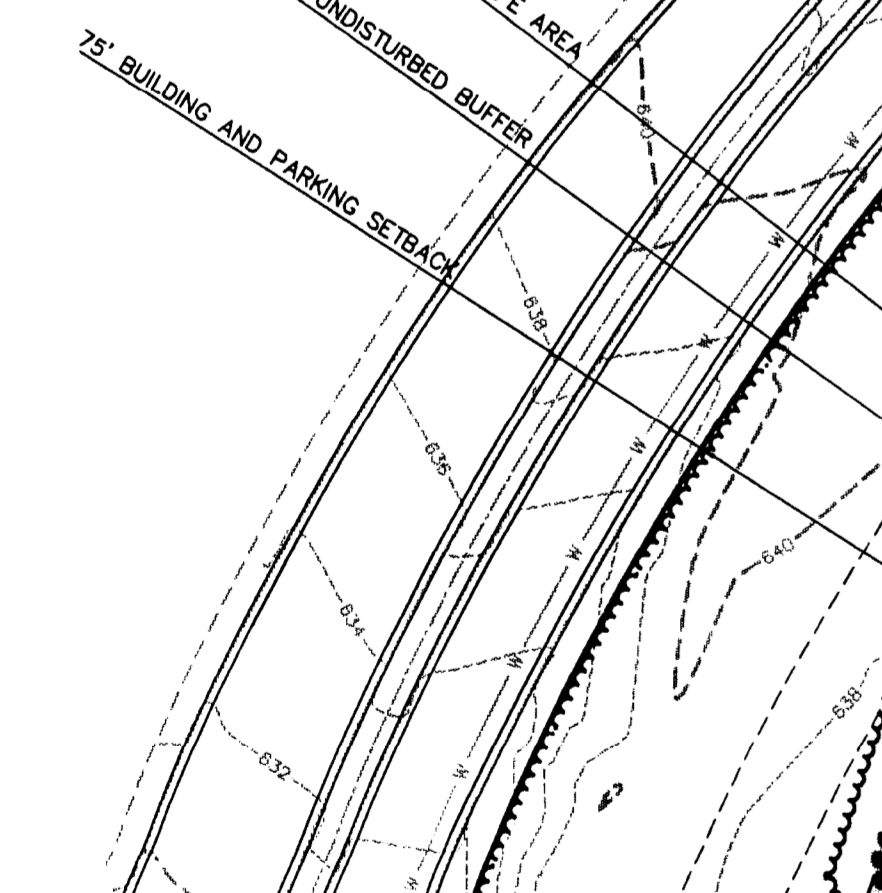
VICINITY MAP



VICINITY MAP



AREA LEGEND

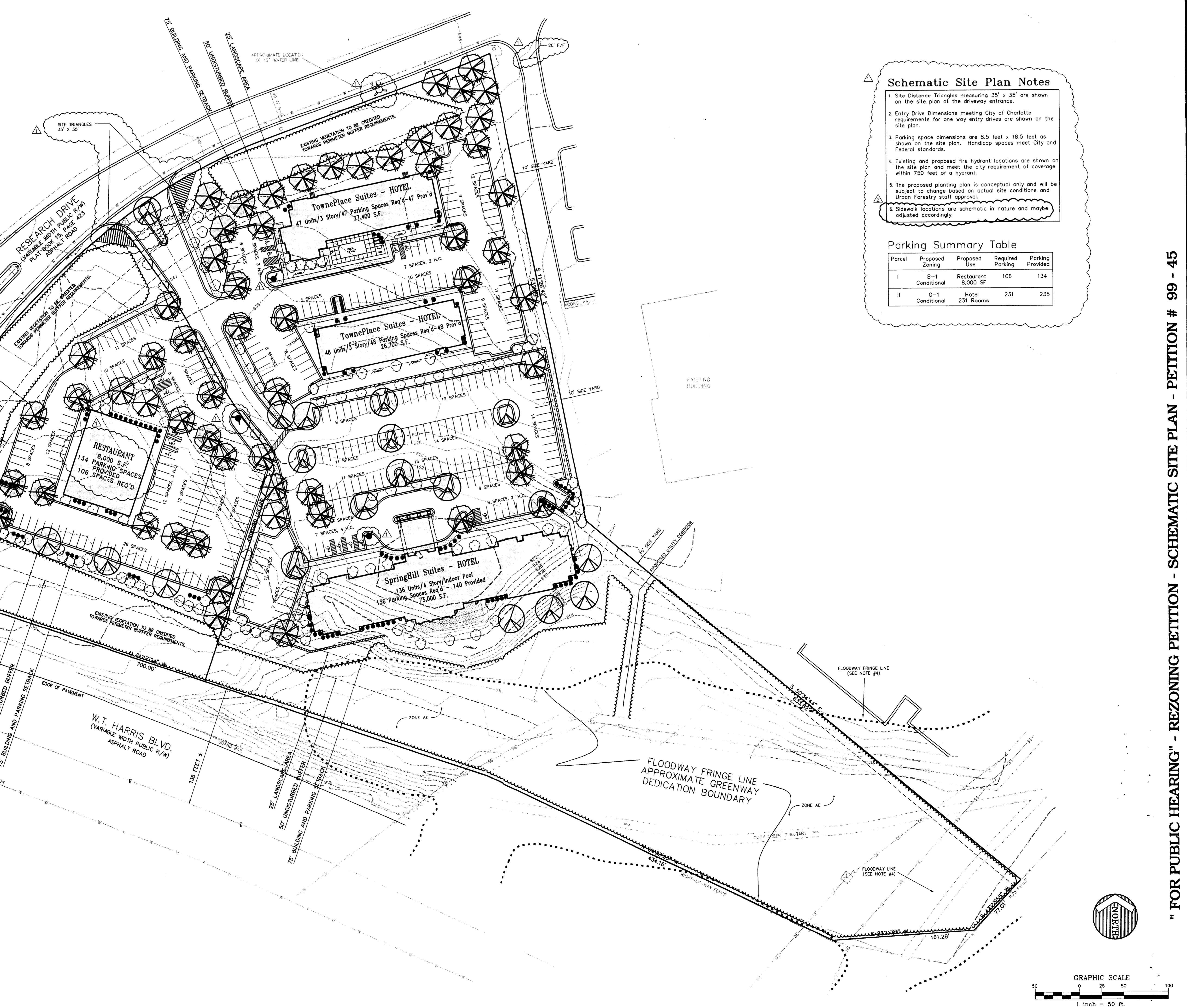


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Schematic Site Plan Notes

- 1. Site Distance Triangles measuring 35' x 35' are shown on the site plan of the driveway entrance. 2. Entry Drive Dimensions meeting City of Charlotte requirements for one way entry drive are shown on the site plan.

Parking Summary Table

Table with 5 columns: Parcel, Proposed Zoning, Proposed Use, Required Parking, Parking Provided. Includes data for Restaurant, Hotel, and Conditional uses.

FOR PUBLIC HEARING - REZONING PETITION - SCHEMATIC SITE PLAN - PETITION # 99 - 45

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