

**DEVELOPMENT DATA**

**PART I COMMITMENT:**

DEVELOPMENT OF THE REAL ESTATE IDENTIFIED ON THIS REZONING PLAN, CONSISTING OF 2.055 ACRES, MORE OR LESS (THE "SITE"), WILL BE GOVERNED BY THE STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE OF MECKLENBURG COUNTY (THE "ORDINANCE") FOR THE B-1 (CD) ZONING DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR REZONING PLAN.

THE BUILDING FOOTPRINT AND CIRCULATION LAYOUT SHOWN ON THIS REZONING PLAN MAY BE MODIFIED FROM THAT DEPICTED TO ACCOMMODATE FINAL DESIGN AND/OR CONSTRUCTION DRAWINGS.

**PART II PERMITTED DEVELOPMENT WITHIN THE SITE:**

UP TO 15,000 SF OF BUILDING AREA MAY BE DEVELOPED ON THE SITE, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A B-1 ZONING DISTRICT.

IN THE EVENT ADJUTING PROPERTIES ARE REZONED TO USES NOT REQUIRING THE PETITIONER TO INSTALL THE BUFFER(S), THE PETITIONER RESERVES THE RIGHT TO PROVIDE AN AUTOMATED TELLER MACHINE (ATM) ON THE SITE.

THE FOLLOWING USES SHALL NOT BE PERMITTED:

- FAST FOOD RESTAURANTS
- GAS STATIONS / CONVENIENCE STORES
- SERVICE STATIONS

**PART III VEHICULAR ACCESS POINTS:**

THE NUMBER OF PERMANENT ACCESS POINTS TO/FROM ROCKY RIVER ROAD AND ADJACENT PROPERTIES SHALL BE LIMITED TO THOSE SHOWN ON THE REZONING PLAN.

THE ACCESS POINTS SHALL BE LOCATED IN THE GENERAL AREAS DEPICTED ON THE REZONING PLAN. FINAL LOCATION OF EACH ACCESS POINT IS SUBJECT TO ANY MODIFICATION REQUIRED TO ACCOMMODATE FINAL SITE CONSTRUCTION PLANS AND DESIGN, AND ARE FURTHER SUBJECT TO APPROVAL BY NCDOT AND MECKLENBURG COUNTY ENGINEERING DEPARTMENT. IN ADDITION, THE PETITIONER AGREES TO IMPROVE ROCKY RIVER ROAD TO COMMERCIAL STREET STANDARDS ALONG THE SITE'S FRONTAGE INCLUDING CURB AND GUTTER.

IT IS UNDERSTOOD THAT INITIALLY THE PETITIONER'S ACCESS POINT SHOWN ALONG ROCKY RIVER ROAD SHALL PROVIDE FOR FULL MOVEMENT ACCESS, AS PER THE IMPROVEMENTS OUTLINED ABOVE AND IN THE KUBLINS TRANSPORTATION GROUP, INC. TECHNICAL MEMORANDUM DATED OCTOBER 22, 1999. AT SUCH TIME AS THE SURROUNDING PROPERTY TO THE WEST IS DEVELOPED, PETITIONER AGREES TO EITHER RESTRICT SAID ACCESS POINT TO RIGHT-IN/RIGHT-OUT MOVEMENT ONLY OR TO ELIMINATE SAID ACCESS POINT ENTIRELY DEPENDING UPON THE LOCATION(S) AND MOVEMENT ALLOWED FOR THE APPROVED ACCESS POINTS OF THE SURROUNDING PROPERTY.

**PART IV DESIGN GUIDELINES:**

**SECTION 1. YARD RESTRICTIONS**

IN EVERY INSTANCE THE SIDE YARD, SETBACK, AND REAR YARD REQUIREMENTS IMPOSED UNDER THE ORDINANCE WILL BE SATISFIED WITH RESPECT TO DEVELOPMENT TAKING PLACE WITHIN THE SITE, UNLESS MORE STRINGENT REQUIREMENTS ARE ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS. ALL TREES GREATER THAN OR EQUAL TO EIGHT INCHES CALIPER WITHIN THE SETBACK ALONG ROCKY RIVER ROAD SHALL BE PRESERVED.

**SECTION 2. OFF STREET PARKING**

OFF STREET PARKING SHALL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

**SECTION 3. STORM WATER MANAGEMENT**

- (A) STORM WATER SHALL BE MANAGED STRICTLY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.
- (B) STORM WATER DETENTION SHALL NOT BE LOCATED WITHIN THE LANDSCAPE SETBACK ALONG W.T. HARRIS BOULEVARD. THE PETITIONER RESERVES THE RIGHT TO PROVIDE DETENTION WITHIN THE 20' SETBACK ALONG ROCKY RIVER ROAD.
- (C) IN ADDITION TO THE STANDARD DETENTION REQUIREMENTS OF THE 2 AND 10 YEAR STORM EVENTS THE PETITIONER SHALL PROVIDE 25 AND 100 YEAR STORM WATER DETENTION LIMITING RUNOFF RATES TO THOSE PRODUCED BY AN R-3 LAND COVER.

**SECTION 4. BUFFER AREAS**

- (A) THE BUFFER AREA 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.
- (B) THE PETITIONER RESERVES THE RIGHT WITHIN THE BUFFER AREA TO INSTALL PEDESTRIAN SIDEWALKS OR PATHWAYS, WALLS, BERMS, FENCES, AND UTILITY LINES AND FACILITIES.
- (C) THE BUFFER AREA IS TO REMAIN AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE SIDEWALKS OR PATHWAYS, DRAINAGE PIPES OR CHANNELS, AND UTILITY LINES/FACILITIES.
- (D) IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE PEDESTRIAN PATHS OR THE INSTALLATION OF UTILITY LINES, THE CLEARED UNIMPROVED AREAS WILL BE LANDSCAPED AS REQUIRED BY SECTION 12.302 OF THE ORDINANCE.
- (E) UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES AND, TO THE EXTENT POSSIBLE, PATHS CLEARED FOR SUCH UTILITY LINES SHALL BE REPLANTED WITH PLANT MATERIALS FROM THE ORDINANCE'S APPROVED PLANT LIST.
- (F) NO BUILDINGS, PARKING SPACES, MANEUVERING AREAS OR STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN BUFFER AREAS.
- (G) THE DEVELOPER SHALL MAKE A DILIGENT EFFORT TO PRESERVE AREAS OF REQUIRED BUFFERS WHERE SIGNIFICANT VEGETATION EXISTS. THESE AREAS SHALL REMAIN UNDISTURBED EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE THE ABOVE ITEMS OF THIS SECTION.
- (H) IN THE EVENT ADJACENT PROPERTIES ARE REZONED TO USES OTHER THAN RESIDENTIAL, THE 24' BUFFER SHALL NOT BE REQUIRED WHERE THOSE PROPERTIES ADJUT THE SITE PER SECTION 12.302 OF THE ORDINANCE.

**SECTION 5. SIDEWALKS**

5 FOOT WIDE SIDEWALKS WITH AN 8 FOOT PLANTING STRIP SHALL BE PROVIDED ALONG THE SITE'S FRONTAGE ON ROCKY RIVER ROAD.

**SECTION 6. LANDSCAPING AND SCREENING**

- (A) LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.
- (B) ALL PARKING LOTS WITHIN THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE ORDINANCE.
- (C) ALL DUMPSTERS SHALL BE SCREENED WITH SOLID ENCLOSURES AND GATES.
- (D) A FIFTY FOOT LANDSCAPE SETBACK SHALL BE ESTABLISHED ALONG THE SITE'S FRONTAGE ON W.T. HARRIS BOULEVARD. ALL TREES SIX INCHES IN CALIPER AND GREATER SHALL BE PRESERVED WITHIN THE 50 FOOT LANDSCAPE AREA.

**SECTION 7. SIGNS**

DETACHED SIGNAGE FOR THE SITE SHALL BE LIMITED TO ONE. THIS SIGN SHALL NOT EXCEED 4 FEET HEIGHT AND 50 SQUARE FEET.

ALL REMAINING SIGNAGE FOR THE SITE SHALL BE IN ACCORDANCE WITH SECTION 13 OF THE ORDINANCE.

**SECTION 8. LIGHTING**

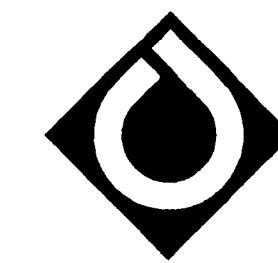
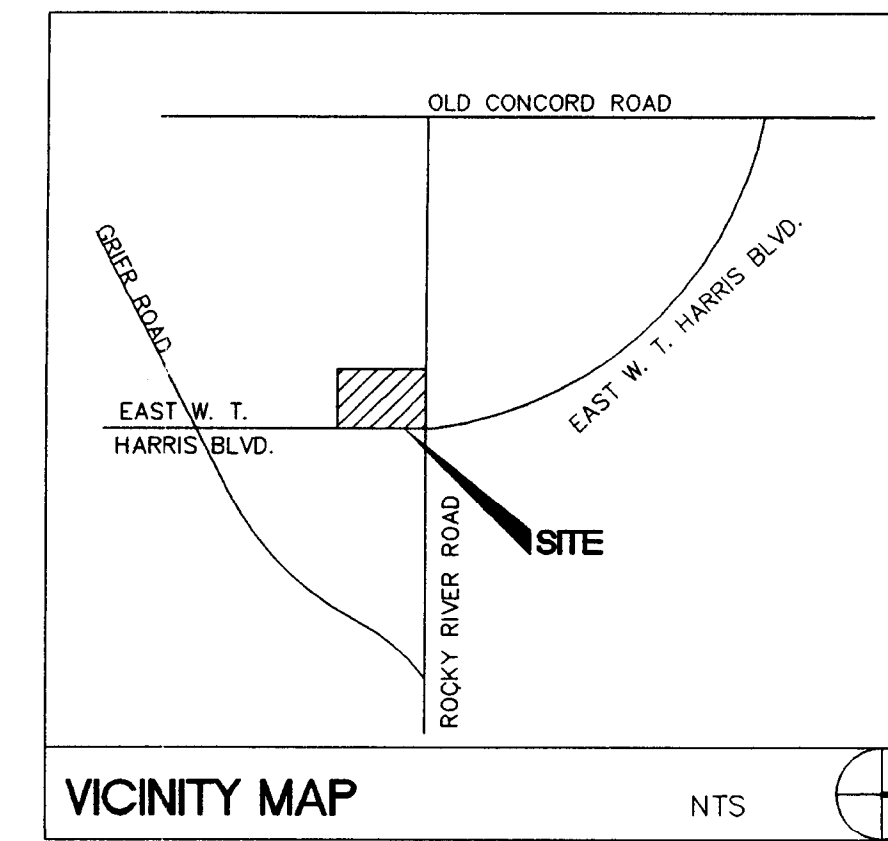
ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN AND SHALL BE SHIELDED IN A MANNER SO AS TO NOT CAUSE GLARE ONTO ADJACENT RESIDENTIAL PROPERTIES. THESE LIGHT FIXTURES SHALL NOT EXCEED 20 FEET HEIGHT. "WALL PAK" TYPE LIGHTING SHALL NOT BE ALLOWED.

**ADJACENT PROPERTY OWNERS**

- A. 105-011-04 McLAUGHLIN, PEGGY LOVE  
442 UNION STREET SOUTH  
CONCORD, NORTH CAROLINA 28025-5560
- B. 105-021-29 HARRIS BOULEVARD INVESTMENT INC.  
BOX 506560  
CHARLOTTE, NORTH CAROLINA 28256
- C. 105-022-03 CAROLINA CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS  
POST OFFICE BOX 25848  
CHARLOTTE, NORTH CAROLINA 28229-5848
- D. 105-022-02 DRUMMOND, SANDRA S.  
9014 WILLOW TRACE COURT  
HUNTERSVILLE, NORTH CAROLINA 28078
- E. 105-014-01 HECHENBLEIKNER, RICHARD V. ET AL  
601 COLVILLE ROAD  
CHARLOTTE, NORTH CAROLINA 28207-2307
- F. 105-011-01 HECHENBLEIKNER, HERBERT  
2654 CHILTON PLACE  
CHARLOTTE, NORTH CAROLINA 28207-2654

**SITE SUMMARY**

- TAX PARCEL # 105-011-03  
105-011-09
- EXISTING ZONING R-3
- PROPOSED ZONING B-1 (CD)
- TOTAL ACREAGE 2.055 ACRES
- YARDS REQUIRED 20' SETBACK  
ZERO OR 4' SIDE YARD\*  
10' REAR YARD  
50' LANDSCAPE SETBACK ALONG W. T. HARRIS BLVD.  
\* PER SECTION 9.805 OF THE ORDINANCE



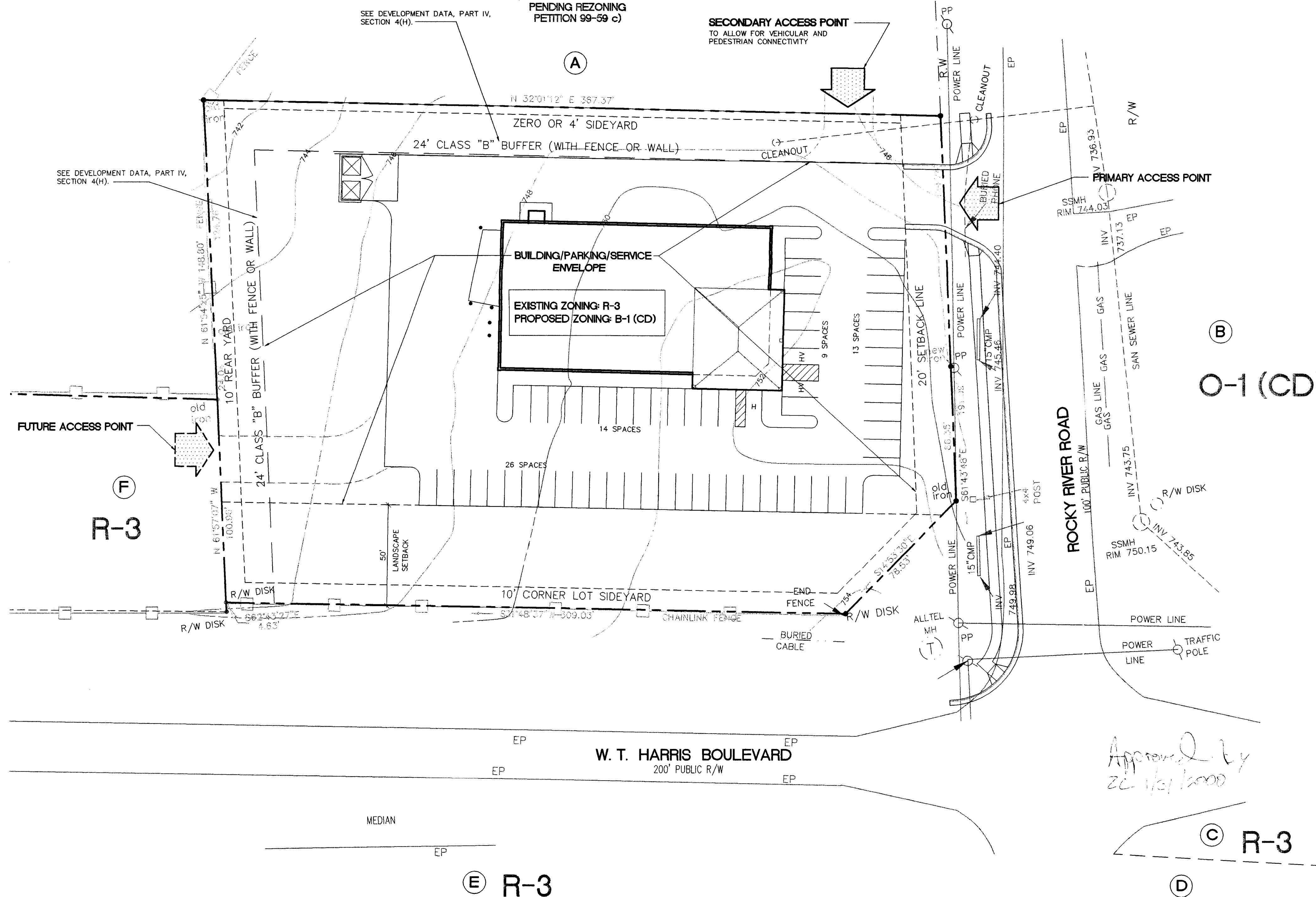
**ColeJenest & Stone**

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

112 South Tryon Street  
Suite 300  
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North Carolina  
28284  
Tele 704.376.1555  
Fax 704.376.7851

**R-3**

(NEW SHOPPING CENTER  
PENDING REZONING  
PETITION 99-59 c)



**AVTEX**  
COMMERCIAL  
PROPERTIES, INC.  
PO DRAWER 10287  
GREENVILLE, SC 29603  
864-271-1900

**CVS PHARMACY**

MECKLENBURG COUNTY, NORTH CAROLINA

**REZONING PLAN  
PETITION 99-60(c)**

1806  
06/28/99 - FOR CMPC REVIEW

- ◆ Issued
  - 01/20/99 - ADD DEVELOPMENT DATA NOTES
  - 11/19/99 - REVISE SITE LAYOUT; FOR ZONING COMMITTEE
  - 08/20/99 - FOR PUBLIC HEARING
  - 08/13/99 - FOR CMPC REVIEW
  - 08/10/99 - FOR OWNER REVIEW

◆ Revised

SCALE: 1"=30'  
0 15' 30' 60'

**RZ1 1**

◆ Sheet of

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**NOTES**

- REFERENCE SURVEY PREPARED BY CAROLINA SURVEYORS, INC.; P. O. BOX 267, PINEVILLE, NC 28134; DATED JULY 27, 1998.
- TOPOGRAPHY OBTAINED FROM MECKLENBURG COUNTY ENGINEERING AND MAPPING; CD-ROM TOPO H / PLAN H, DATED MARCH 26, 1999.

Approved by  
20-109-1000