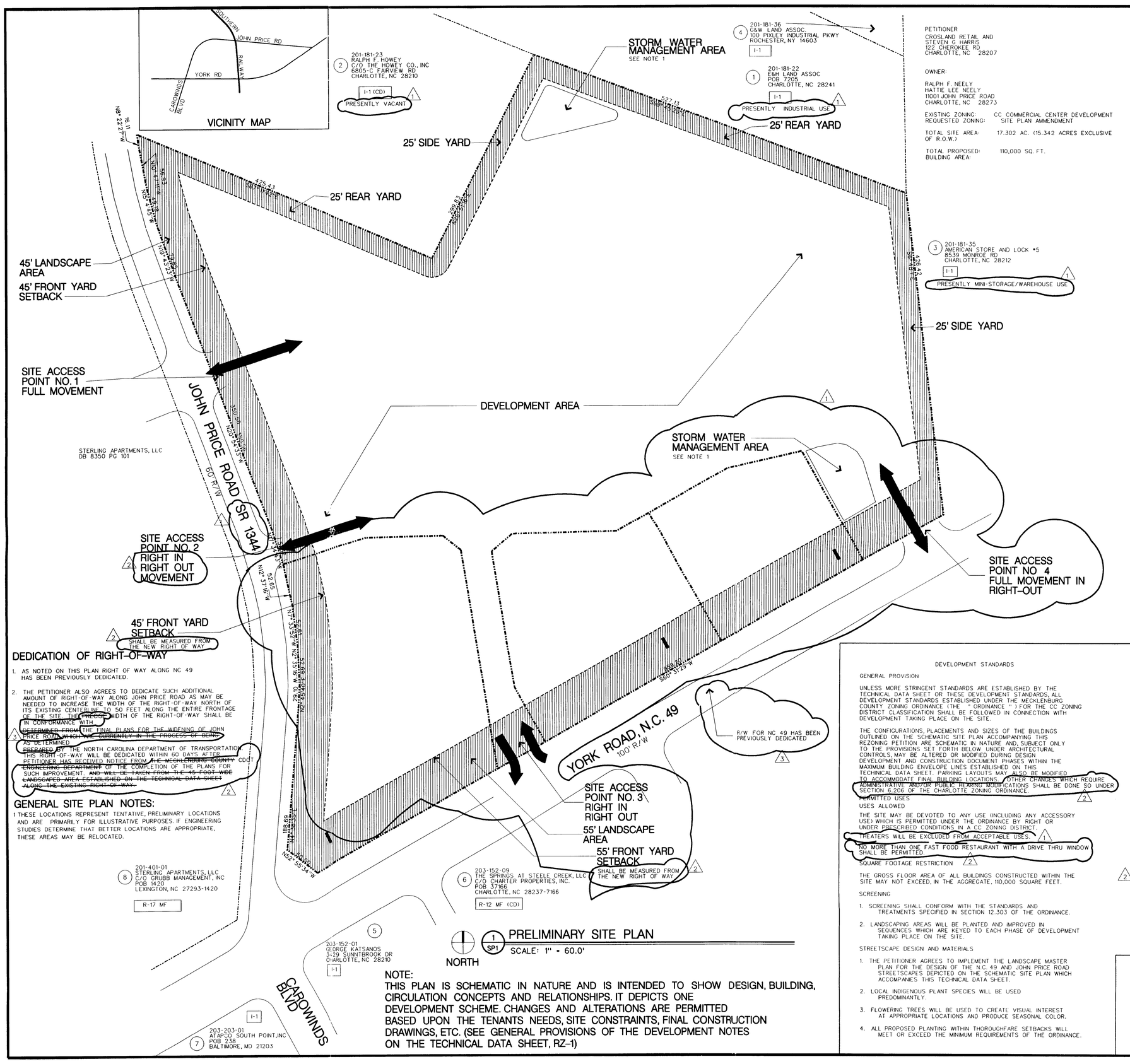

PRELIMINARY SITE PLAN
SCALE: 1" = 60.0'

DEDICATION OF RIGHT-OF-WAY

1. AS NOTED ON THIS PLAN RIGHT OF WAY ALONG NC 49 HAS BEEN PREVIOUSLY DEDICATED.
2. THE PETITIONER ALSO AGREES TO DEDICATE SUCH ADDITIONAL AMOUNT OF RIGHT-OF-WAY ALONG JOHN PRICE ROAD AS MAY BE NEEDED TO INCREASE THE WIDTH OF THE RIGHT-OF-WAY NORTH OF ITS EXISTING CENTERLINE TO 50 FEET ALONG THE ENTIRE FRONTAGE OF THE SITE. THE PRECISE WIDTH OF THE RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH DETERMINED FROM THE FINAL PLANS FOR THE WIDENING OF JOHN PRICE ROAD WHICH ARE CURRENTLY IN THE PROCESS OF BEING PREPARED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AS DETERMINED. THIS RIGHT-OF-WAY WILL BE DEDICATED WITHIN 60 DAYS AFTER PETITIONER HAS RECEIVED NOTICE FROM THE MECKLENBURG COUNTY CDOT ENGINEERING DEPARTMENT OF THE COMPLETION OF THE PLANS FOR SUCH IMPROVEMENT. AND WILL BE TAKEN FROM THE 45-FOOT WIDE LANDSCAPED AREA ESTABLISHED ON THE TECHNICAL DATA SHEET ALONG THE EXISTING RIGHT-OF-WAY.

GENERAL SITE PLAN NOTES:

1 THESE LOCATIONS REPRESENT TENTATIVE, PRELIMINARY LOCATIONS AND ARE PRIMARILY FOR ILLUSTRATIVE PURPOSES. IF ENGINEERING STUDIES DETERMINE THAT BETTER LOCATIONS ARE APPROPRIATE, THESE AREAS MAY BE RELOCATED.

NOTE:
THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW DESIGN, BUILDING, CIRCULATION CONCEPTS AND RELATIONSHIPS. IT DEPICTS ONE DEVELOPMENT SCHEME. CHANGES AND ALTERATIONS ARE PERMITTED BASED UPON THE TENANTS NEEDS, SITE CONSTRAINTS, FINAL CONSTRUCTION DRAWINGS, ETC. (SEE GENERAL PROVISIONS OF THE DEVELOPMENT NOTES ON THE TECHNICAL DATA SHEET, RZ-1)

PETITIONER
CROSLAND RETAIL AND
STEVEN G HARRIS
122 CHEROKEE RD
CHARLOTTE, NC 28207

OWNER:
RALPH F. NEELY
HATTIE LEE NEELY
11001 JOHN PRICE ROAD
CHARLOTTE, NC 28273

EXISTING ZONING: CC COMMERCIAL CENTER DEVELOPMENT
REQUESTED ZONING: SITE PLAN AMMENDMENT

TOTAL SITE AREA: 17.302 AC. (15.342 ACRES EXCLUSIVE OF R.O.W.)

TOTAL PROPOSED BUILDING AREA: 110,000 SQ. FT.

5. ALL SPECIFIED PLANT MATERIALS WILL MEET OR EXCEED THE MINIMUM INSTALLATION SIZES SET FORTH BELOW AND WILL MEET ALL MINIMUM REQUIREMENTS OF THE ORDINANCE. CALIPER MEASUREMENTS ARE TO BE TAKEN SIX INCHES ABOVE GROUND.
   A. CANOPY HARDWOOD TREES: 2-1/2" TO 3" CALIPER, 8' TO 10' HEIGHT
   B. LARGE EVERGREEN TREES: 3' TO 4' SPREAD, 6' TO 8' HEIGHT
   C. SMALL DECIDUOUS TREES: 1-1/2" CALIPER, 2' TO 8' HEIGHT
   D. SMALL EVERGREEN TREES: 2' TO 3' SPREAD, 4' TO 5' HEIGHT
   E. LARGE EVERGREEN SHRUBS: 3 GALLON, 24" SPREAD, 30" HEIGHT (36" HEIGHT IF REQUIRED FOR SCREENING)
6. IF PROVIDED, BERMS WILL BE GRADUAL, FLOWING AND UNDULATING AND WILL BE DESIGNED AND COORDINATED WITH PROPOSED PLANTING TO ASSURE EFFECTIVE SCREENING AND A HARMONIOUS AND AESTHETIC APPEARANCE.
7. LANDSCAPING AREAS WILL BE PLANTED AND IMPROVED IN SEQUENCES WHICH ARE KEYED TO EACH PHASE OF DEVELOPMENT TAKING PLACE ON THE SITE.
8. TREES 8" IN DIAMETER AND LARGER WHICH ARE LOCATED IN SETBACKS WILL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.

PARKING

1. PARKING AREAS DEPICTED ON THIS TECHNICAL DATA SHEET MAY VARY IN SIZE AND LOCATION, BUT IN ALL EVENTS, OFF STREET PARKING WILL MEET OR EXCEED THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
2. ALL PARKING AREA LANDSCAPING WILL MEET OR EXCEED THE MINIMUM STANDARDS OF THE ORDINANCE.
3. LANDSCAPING WILL BE PROVIDED AROUND THE PERIPHERY OF EACH PARKING LOT SO AS TO PROVIDE ADEQUATE SCREENING AS REQUIRED BY THE ORDINANCE.
4. EACH EXPANSIVE PARKING AREA WILL PROVIDE LANDSCAPE MEDIANS AND ISLANDS THAT MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE. WHERE APPROPRIATE, WIDE LANDSCAPE ISLANDS AND MEDIANS WILL BE SIZED TO PROVIDE ADEQUATE GROWING AREAS FOR CANOPY TREES.
5. ALL PARKING LOT AREAS SHALL COMPLY WITH THE PROVISIONS OF THE APPROVED SITE PLAN AND APPLICABLE COUNTY ORDINANCES, AND DETAILED PARKING PLANS WILL BE SUBMITTED WITH APPLICATIONS FOR CORRESPONDING BUILDING PERMITS.

LIGHTING

1. A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE.
2. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREET LIGHTS WHICH MAY BE ERECTED ALONG N.C. 49 OR JOHN PRICE ROAD) SHALL 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 N.C. 49, JOHN PRICE ROAD AND ADJACENT PROPERTIES.
3. THE MAXIMUM HEIGHT OF ANY OUTSIDE LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30 FEET IN HEIGHT.
4. IF WALL PAKS ARE USED THEY WILL HAVE SHIELDING SO AS TO PREVENT LIGHT FROM SPILLING ONTO ADJACENT PROPERTY. THEY WILL BE LIMITED TO THE REAR OF THE SHOPPING CENTER. NO WALL PAKS WILL BE PERMITTED ON THE OUTPARCELS.

SIGNS

1. ALL SIGN PLACED ON THE SITE WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
2. SIGNS ON JOHN PRICE ROAD WILL BE 7' MAXIMUM HEIGHT AND 50 SF EACH FACE.
3. ONLY ONE DETACHED SIGN IS ALLOWED FOR EACH OUTPARCEL.

ACCESS POINTS (DRIVEWAYS)

1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE WILL BE LIMITED TO THE NUMBER DEPICTED ON THIS TECHNICAL DATA SHEET.
2. CURRENTLY, THE DESIGN FOR THE WIDENING OF N.C. 49 CONTEMPLATES A MEDIAN RUNNING FROM CAROWINDS BOULEVARD/JOHN PRICE ROAD IN A NORTHEASTERLY DIRECTION ALONG THE CENTERLINE OF N.C. 49 BEYOND THE SITE'S NORTHEASTERN BOUNDARY. PETITIONER INTENDS TO REQUEST A MEDIAN CUT FOR ITS PRIMARY ACCESS TO THE SITE FROM N.C. 49 AND THEREFORE RESERVES THE RIGHT TO RELOCATE THE ACCESS DRIVEWAYS SHOWN ON THIS TECHNICAL DATA SHEET TO POINTS APPROVED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT. CDOT.
3. THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT, CDOT, AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4. PETITIONER SHALL EXTEND THE PLANNED CONCRETE MEDIAN IN JOHN PRICE ROAD NORTHWARD SUCH THAT IT WILL ESTABLISH DRIVEWAY NUMBER 2 AS A RIGHT IN/RIGHT OUT ONLY MOVEMENT. FURTHERMORE, THE PETITIONER SHALL CONSTRUCT A LEFT TURN LANE AT DRIVEWAY 1. THIS LEFT TURN LANE SHALL BE DESIGNED WITH A MINIMUM 150 FEET OF STORAGE, A 20:1 BAY TAPER AND 45:1 THROUGH LANE TAPER

FIRE PROTECTION

1. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO 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.
2. FIRE HYDRANTS WILL BE LOCATED WITHIN 500 FEET OF ANY BUILDING CONSTRUCTED ON THE SITE.

ARCHITECTURAL CONTROLS

1. DUMPSTER AREAS WILL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY A WOODEN FENCE OR BRICK WALL WITH ONE SIDE BEING A HINGED GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG EACH SUCH SIDE.
2. ALL MECHANICAL EQUIPMENT INCLUDING ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW.
3. THE SHOPPING CENTER SHALL BE CONSTRUCTED PRIMARILY OF BRICK. OUTPARCEL BUILDINGS SHALL BE DESIGNED WITH COMPLEMENTARY BRICK OR OTHER MASONRY MATERIALS, FEATURES AND COLORS, BUT SHALL NOT RESTRICT OUTPARCEL TENANTS FROM THEIR NORMAL COLORS, LOGO IDENTITY, ETC.

STORM WATER MANAGEMENT

1. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH THE EXISTING DETENTION AREA, WHICH SATISFY THE STANDARDS IMPOSED BY THE COUNTY ENGINEERING DEPARTMENT.
2. NO STORM WATER DETENTION TO BE PLACED IN SETBACK AREAS OR BUFFERS.

DEVELOPMENT STANDARDS

GENERAL PROVISION

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE MECKLENBURG COUNTY ZONING ORDINANCE (THE " ORDINANCE ") FOR THE CC 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 THIS REZONING PETITION ARE SCHEMATIC IN NATURE AND, SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THIS TECHNICAL DATA SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS. OTHER CHANGES WHICH REQUIRE ADMINISTRATIVE AND/OR PUBLIC HEARING MODIFICATIONS SHALL BE DONE SO UNDER SECTION 6.206 OF THE CHARLOTTE ZONING ORDINANCE.

PERMITTED USES

USES ALLOWED

THE SITE MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A CC ZONING DISTRICT.

THEATERS WILL BE EXCLUDED FROM ACCEPTABLE USES.

NO MORE THAN ONE FAST FOOD RESTAURANT WITH A DRIVE THRU WINDOW SHALL BE PERMITTED.

SQUARE FOOTAGE RESTRICTION

THE GROSS FLOOR AREA OF ALL BUILDINGS CONSTRUCTED WITHIN THE SITE MAY NOT EXCEED, IN THE AGGREGATE, 110,000 SQUARE FEET.

SCREENING

1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
2. LANDSCAPING AREAS WILL BE PLANTED AND IMPROVED IN SEQUENCES WHICH ARE KEYED TO EACH PHASE OF DEVELOPMENT TAKING PLACE ON THE SITE.

STREETSCAPE DESIGN AND MATERIALS

1. THE PETITIONER AGREES TO IMPLEMENT THE LANDSCAPE MASTER PLAN FOR THE DESIGN OF THE N.C. 49 AND JOHN PRICE ROAD STREETSCAPES DEPICTED ON THE SCHEMATIC SITE PLAN WHICH ACCOMPANIES THIS TECHNICAL DATA SHEET.
2. LOCAL INDIGENOUS PLANT SPECIES WILL BE USED PREDOMINANTLY.
3. FLOWERING TREES WILL BE USED TO CREATE VISUAL INTEREST AT APPROPRIATE LOCATIONS AND PRODUCE SEASONAL COLOR.
4. ALL PROPOSED PLANTING WITHIN THOROUGHFARE SETBACKS WILL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE ORDINANCE.

FOR PUBLIC HEARING
PETITION NUMBER 99-120
PETITIONER CROSLAND RETAIL AND STEVEN G HARRIS

APPROVED BY CITY COUNCIL
DATE 11-15-99

CHILDREY ROBINSON ASSOCIATES ARCHITECTURE
3828 KENILWORTH AVENUE
CHARLOTTE, N.C. 28204
(704) 376-8000

PRELIMINARY SITE PLAN
YORK ROAD N.C. 49
FOR:
CROSLAND RETAIL AND
STEVEN G HARRIS
CHARLOTTE, NORTH CAROLINA

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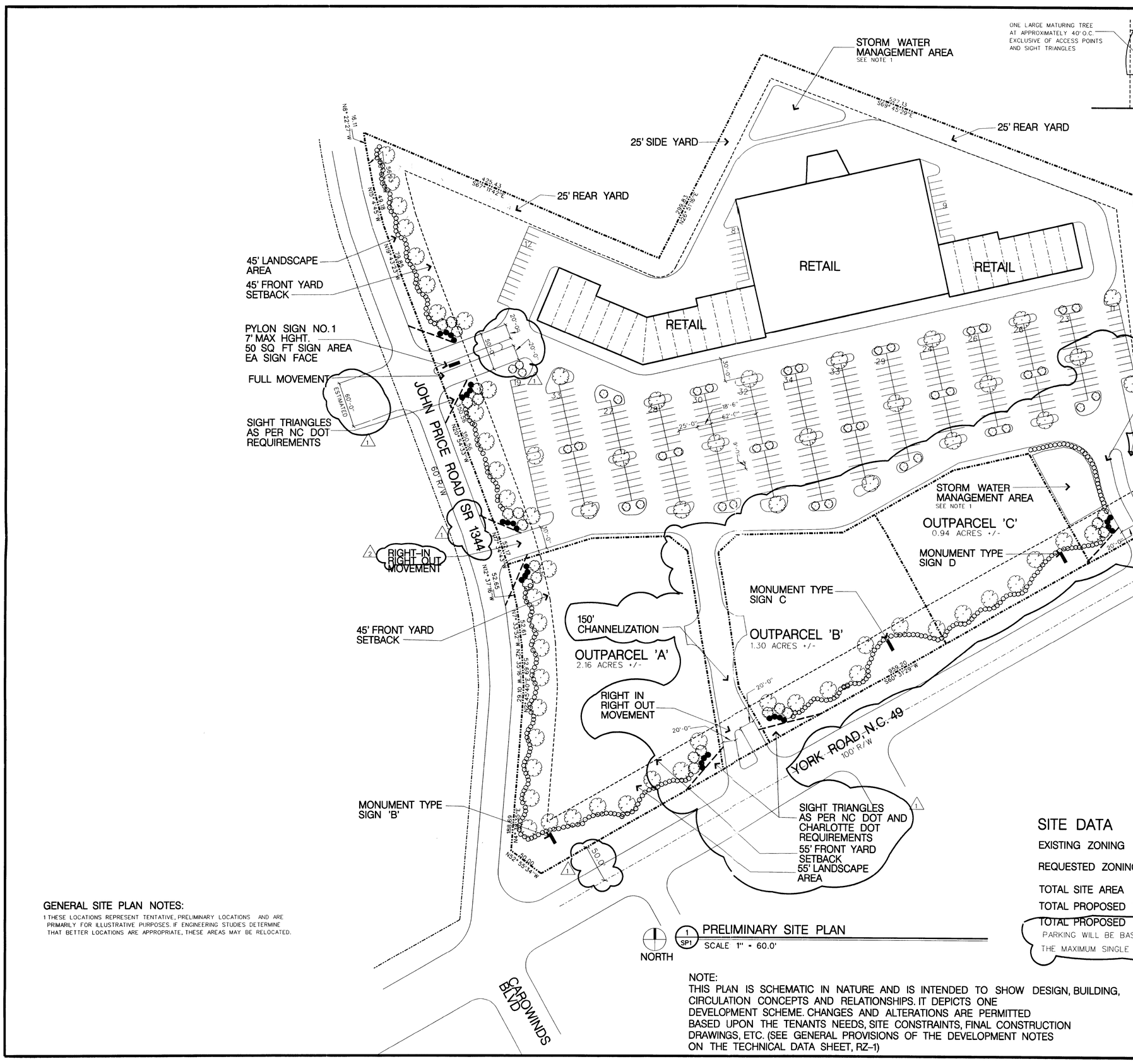
1 9-17-99 STAFF REVIEW COMMENTS
2 11-4-99 STAFF REVIEW COMMENTS
3 1-13-00 STAFF REVIEW COMMENTS

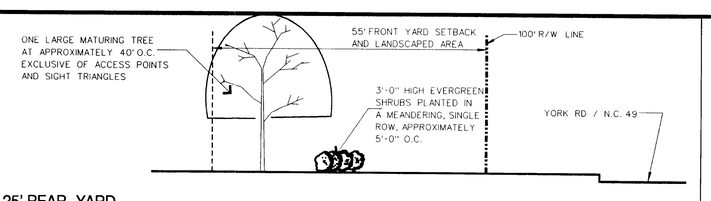
DATE 5-6-99

SHEET TITLE TECHNICAL DATA SHEET

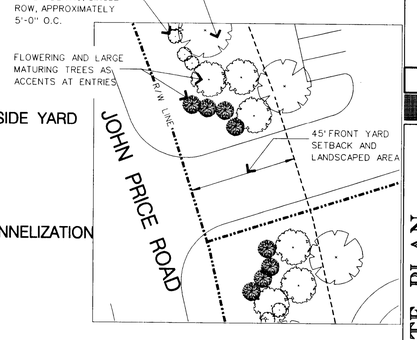
SHEET NUMBER RZ-1 OF



PRELIMINARY SITE PLAN
SCALE 1" = 60.0'



YORK RD PERIMETER PLANTING SCHEDULE
NOT TO SCALE



JOHN PRICE RD PERIMETER PLANTING DETAIL
SCALE: 1" = 30.0'

SITE DATA

EXISTING ZONING	CC COMMERCIAL CENTER DEVELOPMENT
REQUESTED ZONING	SITE PLAN AMMENDMENT
TOTAL SITE AREA	15.342 ACRES
TOTAL PROPOSED BUILDING AREA	110,000 SQ. FT.
TOTAL PROPOSED PARKING	400-460 SPACES (EXCLUDING OUTPARCEL PARKING)

PARKING WILL BE BASED ON A MINIMUM OF 1 SPACE PER 200 S.F.
THE MAXIMUM SINGLE TENANT SIZE WILL BE 65,000 S.F.

GENERAL SITE PLAN NOTES:

1 THESE LOCATIONS REPRESENT TENTATIVE, PRELIMINARY LOCATIONS AND ARE PRIMARILY FOR ILLUSTRATIVE PURPOSES. IF ENGINEERING STUDIES DETERMINE THAT BETTER LOCATIONS ARE APPROPRIATE, THESE AREAS MAY BE RELOCATED.

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FOR PUBLIC HEARING
PETITION NUMBER 99-120
PETITIONER CROSLAND RETAIL AND STEVEN G. HARRIS

CHILDREY ROBINSON ASSOCIATES ARCHITECTURE
3828 KENILWORTH AVENUE
CHARLOTTE, N.C. 28204
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PRELIMINARY SITE PLAN
YORK ROAD N.C. 49
FOR:
CROSLAND RETAIL AND
STEVEN G HARRIS
CHARLOTTE, NORTH CAROLINA

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SHEET TITLE SITE PLAN NOTES

SHEET NUMBER RZ-2 OF