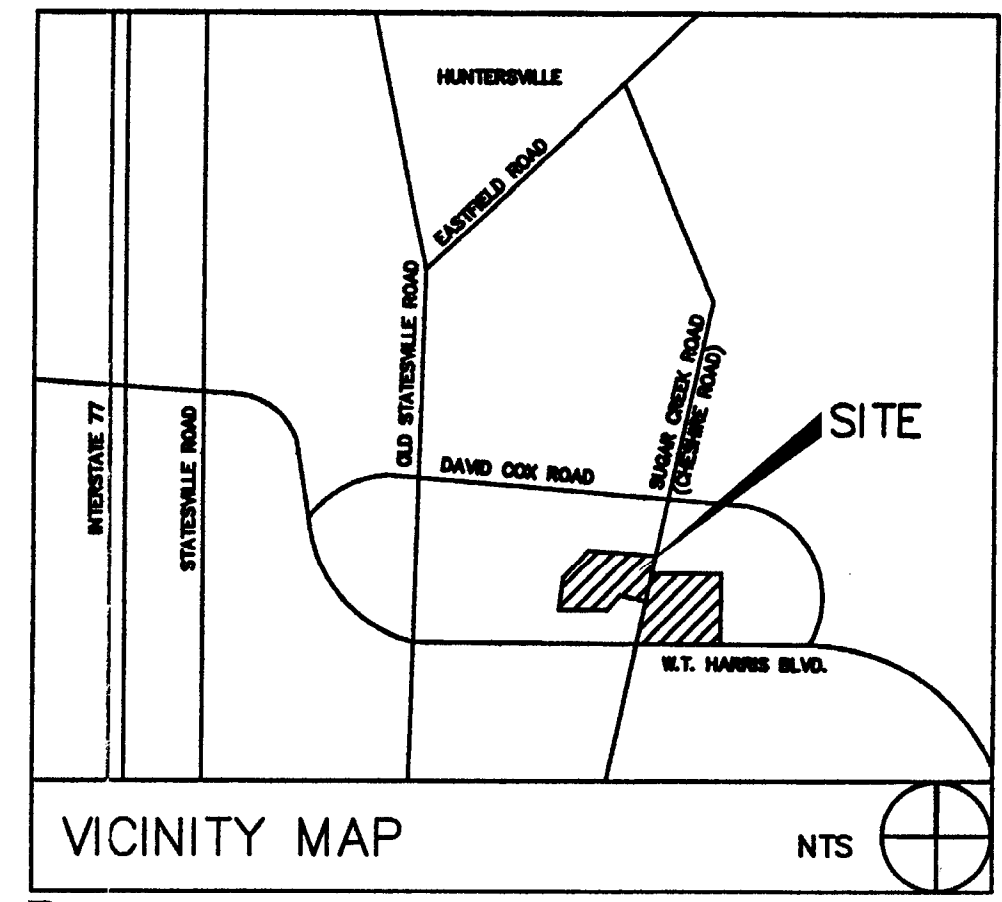
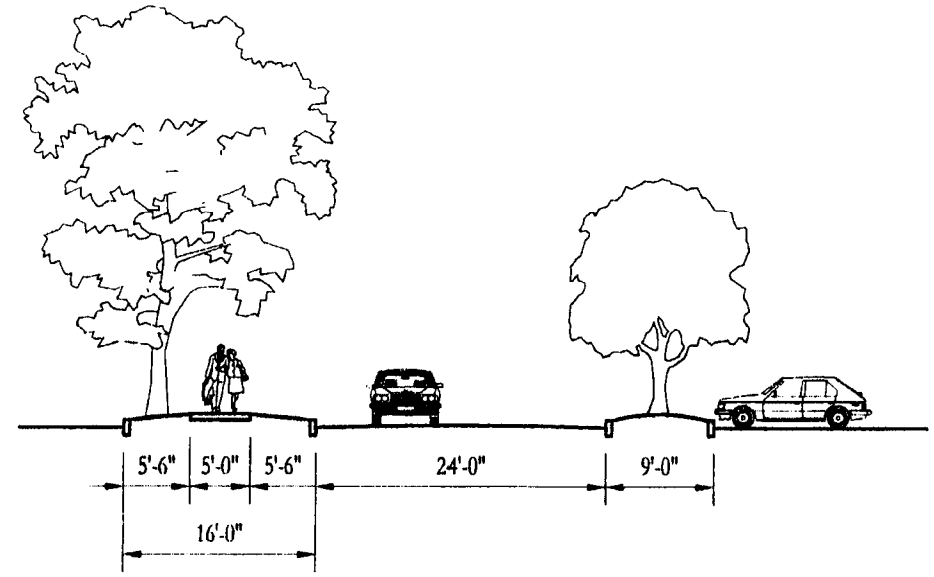
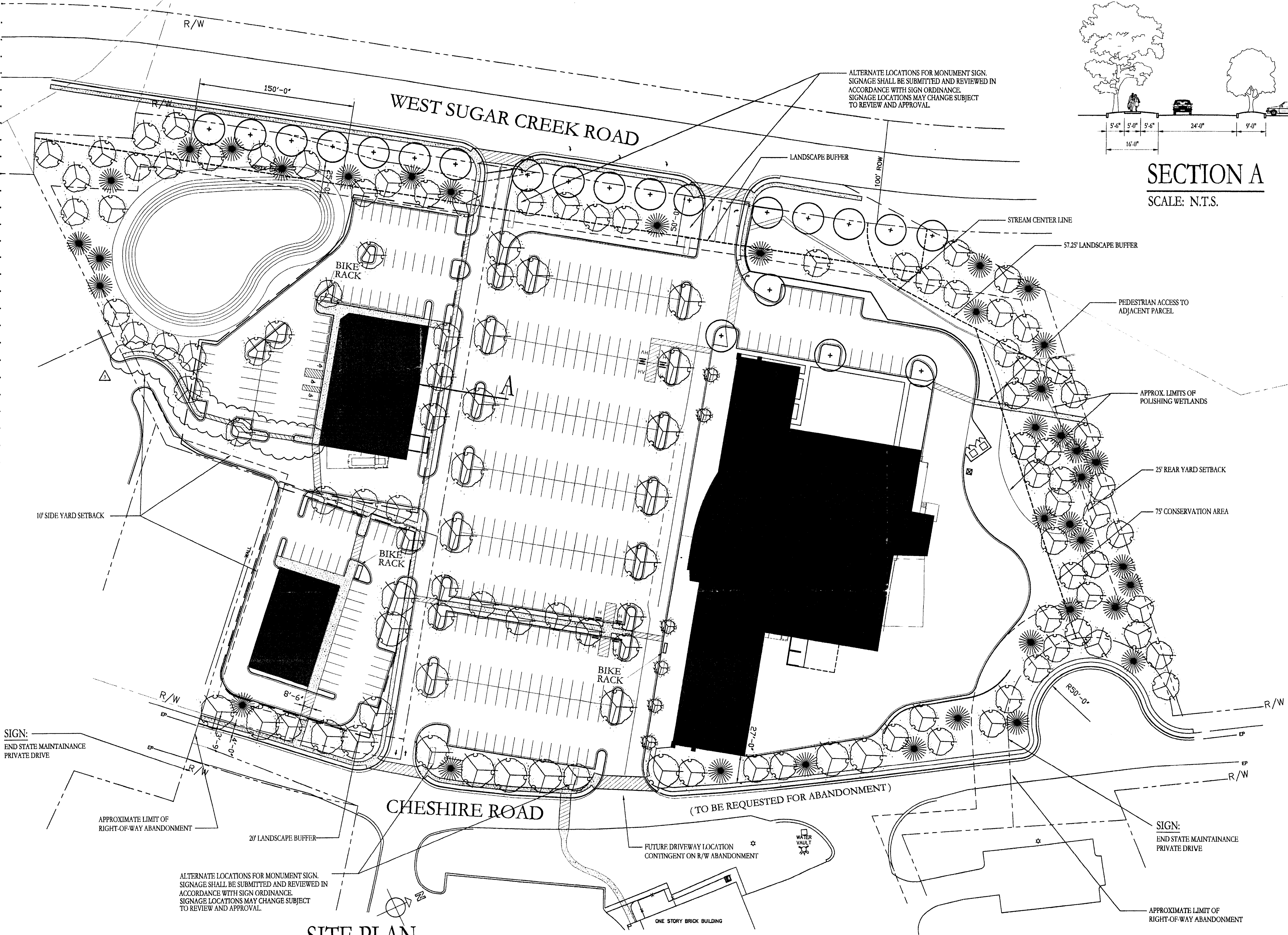


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Site Data

Acres	11.3
Existing Zoning	CC: Site Plan Amendment
Proposed Maximum Square Footage	80,000
Maximum Allowed Square Footage under Current Zoning	126,000

Development Standards
 General Provisions
 All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for CC shall be followed in connection with development taking place on the Site unless more stringent standards are established by these Development Standards.

The configurations, placements and sizes of the buildings depicted on the Conditional Rezoning Site Plan 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 Conditional Rezoning Site Plan. Parking layouts may also be modified to accommodate the final building locations.

Permitted Uses
 The site may be devoted to the following uses, which are permitted by right in the CC zoning district: retail, restaurant, office, banking and personal services, as well as any incidental or accessory uses. Notwithstanding the foregoing, convenience stores and gasoline sales facilities shall not be permitted on the Site, and a maximum of one restaurant with drive-thru facilities may be located on the Site.

Abandonment of Cheshire Road Right of Way
 Petitioner seeks abandonment of that portion of the Cheshire road right of way designated on the Conditional Rezoning site Plan. If Petitioner seeks abandonment of the relevant portion of the Cheshire Road right of way by NCDOT and the City of Charlotte, and such abandonment is approved, then the Owner of the Site, its successors and assigns, shall be responsible for the maintenance and repair of the "Private Street". The Owner of the Site will grant to the owners of real property located on Cheshire Road a perpetual, non-exclusive access easement over, across and upon the Private Street for the purposes of ingress, egress and regress. The access easements will be memorialized in a written instrument recorded in the Mecklenburg County Public Registry. Additionally, any utility services located within the abandoned right of way area shall be abandoned or relocated in a manner that will not disrupt the provision of utilities to area residents or businesses.

In the event that the abandonment of the relevant portion of the Cheshire Road right of way is approved, building and parking setbacks on the Site along such right of way area may be reduced to 20 feet as depicted on the Conditional Rezoning Plan.

Landscaping
 All landscaping will meet or exceed the requirements of the Ordinance.

Parking
 The parking area depicted on this Conditional Rezoning Site Plan may vary in size and location, but in all events, off street parking will meet the minimum standards established under the Ordinance.

Bicycle Amenities
 A bicycle rack will be provided in front of each building located on the site. The location of each bicycle rack is subject to change based upon final site engineering and tenants needs.

Sidewalks
 Sidewalks shall be provided generally in the manner depicted on the Technical Data Sheet and in conformity with Section 12.529 of the Ordinance.

- Lighting**
- A uniform lighting system will be employed throughout the Site.
 - No wall "pik" lighting shall be allowed.
 - The maximum height of parking lot pole lights shall be 35 feet.

- Signs**
- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
 - Detached signage shall be limited to ground mounted type signs which shall be a maximum of 7 feet in height and 50 square feet in area.

Access Points (Driveways)
 1. The number of vehicular access points to the Site shall be limited to the number depicted on this Conditional Rezoning Site Plan.
 2. 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 Charlotte Department of Transportation.

Fire Protection
 1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshall's specifications. Plans for each building to be constructed on the Site will be submitted to the Fire Marshall's office for approval before the construction of the building commences.

Architectural Controls
 1. The dumpster areas will be screened in accordance with the requirements of the Ordinance. The 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. All buildings located on the Site will be architecturally compatible and similar in color and materials. Signage shall conform to the provisions of the Ordinance and the above note under Signs.

Storm Water Management
 1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the County Engineering Department. No stormwater detention to be located within the setbacks with the exception of the area south of the more southerly driveway as generally depicted on the Conditional Rezoning Site Plan.
 2. Storm water detention facilities will not be located within the buffer areas.

Amendments
 Future amendments to the Conditional Rezoning Site Plan and these Development Standards may be applied for by the Owner or Owners of the Site in accordance with Section 6.206 of the Ordinance.

Binding Effect of the Rezoning Application
 1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Conditional Rezoning Site Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent Owners of the Site and their respective heirs, devisees, personal representatives, successors in interest and assigns.
 2. Throughout these Development Standards, the term "Petitioner" or "Owner", shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and the Owner.

SITE PLAN
 SCALE: 1"=50'

Legend

BUILDING AND PARKING ENVELOPE	
EXISTING BUILDING	
PROPOSED BUILDING	
SIDEWALK	
PAINTED PEDESTRIAN CROSS WALK	
BIKE RACK	

FOR PUBLIC HEARING EXISTING ZONING - CC
 PETITION NO. 2002-81 REQUEST - CC Site Plan Amendment

Revisions

Revision	Date
1 Review Comments	6/20/02
2 Consultant comments	8/15/02
3 Approval comments	12/10/02

Site Plan
 2002-81
 APPROVED BY CITY COUNCIL
 DATE 10/23/02

Project No.	01-064
Drawn By:	CAD
Checked By:	GHV
Issue Date:	04.10.02

RZ-1