

1 FOR PUBLIC HEARING, Petition # 2002-103 :

ILLUSTRATIVE SITE & REZONING PLAN

FOR

BROOKDALE COMMERCIAL CENTER

CITY of CHARLOTTE / MECKLENBURG COUNTY, NORTH CAROLINA

Prepared for:
APS INVESTMENTS, LLC
 Charlotte, North Carolina

June 12, 2002

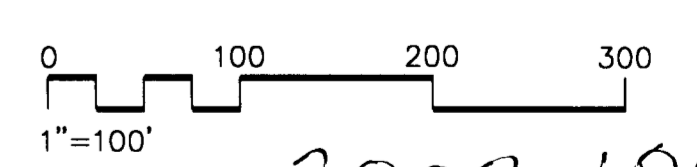
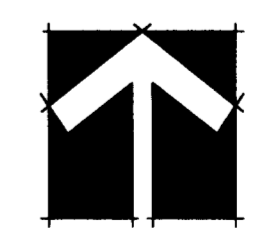
Prepared by:
LITTLE AND ASSOCIATES ARCHITECTS, INC.
 Charlotte, North Carolina

- 1 Revision #1: August 16, 2002
- 2 Revision #2: September 16, 2002
- 3 Revision #3: December 06, 2002

1 **COMMERCIAL CENTER DEVELOPMENT SUMMARY**
 (CITY of CHARLOTTE/MECKLENBURG COUNTY)

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|--|--------------------------|
| AREA '1' (SITE AREA) | ± 9.58 Acres |
| PROPOSED ZONING | 'CC' - Commercial Center |
| MAXIMUM COMMERCIAL AREA | 50,000 sf |
| PROPOSED HOTEL (INCLUDING MAX. ACCESSORY RETAIL ALLOWED) | 120 ROOMS |

- NOTE:
1. Refer to Commercial Center District (CC) of the City of Charlotte Zoning Ordinance Section 11.402 for a list of permitted uses.
 2. Actual location of City/County boundary is under dispute. Areas depicted may change based on resolution.
 3. The size, shape, and location of buildings, parking lots, curb, curb cuts, landscaping and outparcel property as depicted on the illustrative site plan are conceptual in nature and as such are subject to change. Any modifications however, will be in compliance with the parameters established by the Zoning Ordinance. Additionally, any changes to the plan must abide by the design standards set forth in the City of Charlotte Zoning Ordinance. All plans must have all required approvals prior to beginning specific site development.
 4. This plan was created from electronic data and survey information (topography, utilities, etc.) provided by Meade Gunnell Engineering & Surveying, P.C. of Cornelius, NC, (704) 655-7290. Job #568.10 dated April 17, 2002. Additionally, GIS Information provided by Mecklenburg County and Cabarrus County was used in the production of this plan. This property has been determined to not be located within a special flood hazard area, refer to survey noted above for additional information.
 5. Site amenities such as benches, bike racks, landscaping, etc. shall be provided throughout the development. Locations of amenities are to be determined based on site developer.
 6. Parking shall be provided and meet, at a minimum, the standards of the Zoning Ordinance.
 7. All interior site sidewalks shall have a minimum width of 5'-0", except in instances where sidewalks are directly adjacent to "head-in" parking, in which case the sidewalk shall have a minimum width of 6'-0".
 8. There shall be no "wall pack" type light fixtures. We will be utilizing "shoe-box" low cut off type fixtures in service areas. Site lighting poles shall be 30' in height, which will be consistent with the rest of the development.
 9. Enclosures with gates shall be provided for dumpsters.
 10. A 5'-0" sidewalk shall be provided along Rocky River Road with configuration the same across the entire development which is a 5'-0" planting strip from highway edge to sidewalk, a 5'-0" sidewalk, and then a 15'-0" setback to the buildings allowing for additional landscaping.
 11. No restaurants with drive-thru service or gas station/convenience will be constructed on the site.
 12. The buildings shall utilize brick, eifs, storefronts/windows, and metal and/or synthetic slate roofing in character with the overall development. The development shall use ROSEDALE on Gilead Road in Huntersville as a basis for the design development for the commercial development.
 13. 100 foot right-of-way required at Rocky River Road shall be provided. Any additional right-of-way required would be dedicated and conveyed prior to the issuance of a building permit.
 14. Parcel owned by others shall have 4,850 S.F. per prorated site area. The parcel owned by others is 0.93 acres = 9.7% of the site. (9.7% of 50,000 S.F. is 4,850 S.F.)
 15. Prior to obtaining a Certificate of Occupancy in Mecklenburg County, Petitioner will complete construction of a left turn lane from Rocky River Road onto Hood Road (construction will be done to NCDOT and CDOT standards). Road improvements are subject to acquisition of right-of-way.



2002-10/12



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APPROVED BY CITY COUNCIL

DATE 12/19/02