

DEVELOPMENT STANDARDS

I. COMMUNITY
 The accompanying documents are a plan for the development of the site. The development of the site will be in accordance with the following standards:

II. DEVELOPMENT PROGRAM
 A. **Development Program**
 The development program shall be as set forth in the following table:

Use	Area (sq. ft.)	Notes
Office	100,000	Maximum building height 40 feet.
Residential	50,000	Maximum building height 35 feet.
Commercial	20,000	Maximum building height 30 feet.

III. BUFFER REQUIREMENTS
 A. **General**
 All buildings shall be set back from the street by a minimum of 10 feet.

IV. CITY OF CHARLOTTE ZONING ORDINANCE
 A. **Buffer Area**
 The buffer area shall be as set forth in the following table:

Use	Buffer Width (feet)
Office	10
Residential	15
Commercial	20

DEVELOPMENT STANDARDS (cont'd)

V. ACCESS AND EGRESS
 A. **Access**
 All buildings shall have direct access to the street.

VI. UTILITIES AND INFRASTRUCTURE
 A. **Utilities**
 All buildings shall be served by public utilities.

VII. SIGNAGE
 A. **Signage**
 All buildings shall have signage as set forth in the following table:

Sign Type	Maximum Area (sq. ft.)
Billboard	100
Signage	50

VIII. ENVIRONMENTAL AND LANDSCAPE
 A. **Landscaping**
 All buildings shall be landscaped as set forth in the following table:

Plant Type	Quantity
Shrub	1 per 100 sq. ft.
Tree	1 per 500 sq. ft.

DEVELOPMENT STANDARDS (cont'd)

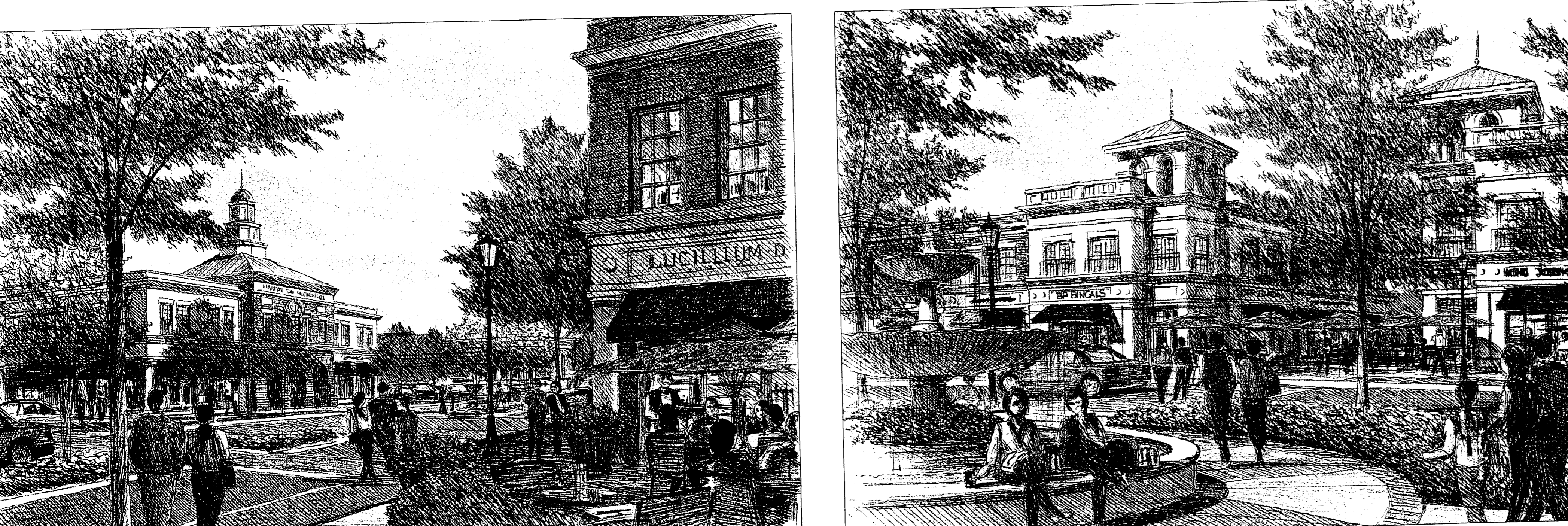
IX. ADJACENT PROPERTY OWNERS

Address	Owner Name	Contact Info
1001 N.
1002 N.

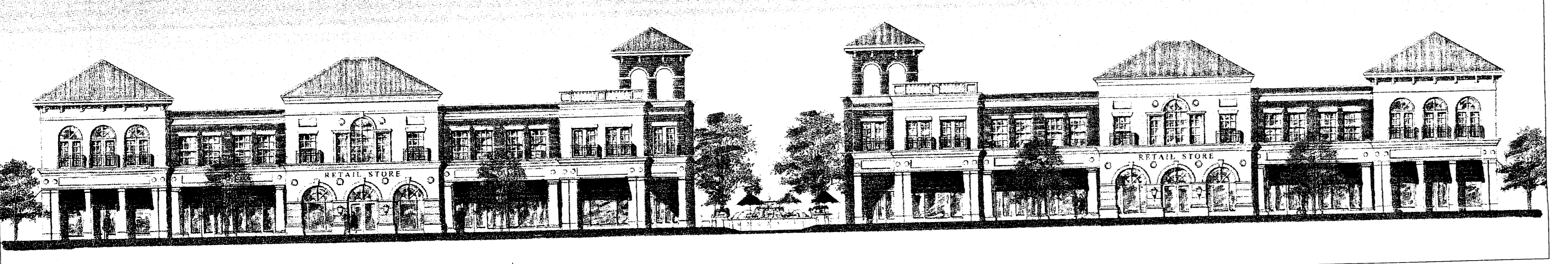
X. APPROVED BY CITY COUNCIL
 DATE: 11/16/23

SCALE: 1" = 100'

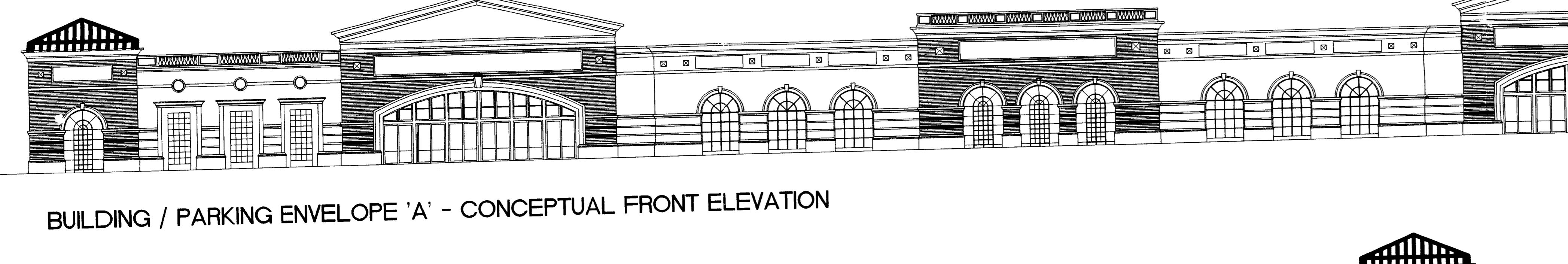
RZ1.0 of 5.0



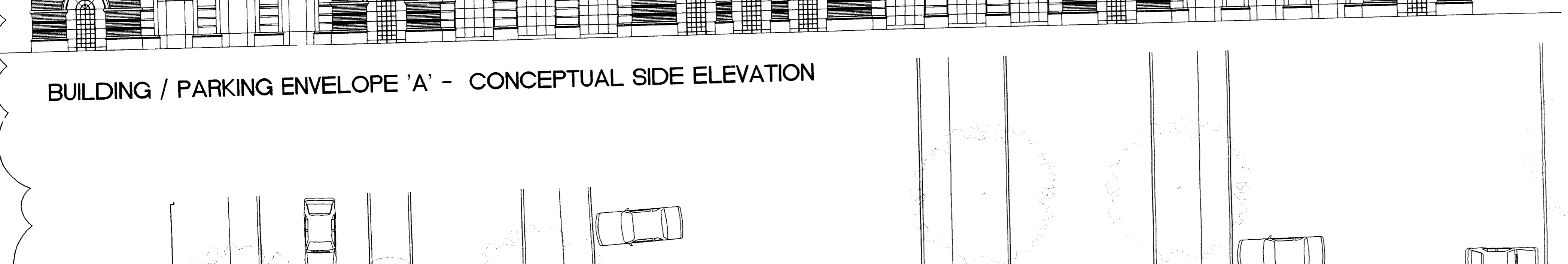
BUILDING / PARKING ENVELOPE 'C' AND 'D' - CONCEPTUAL STREETSCAPE PERSPECTIVES



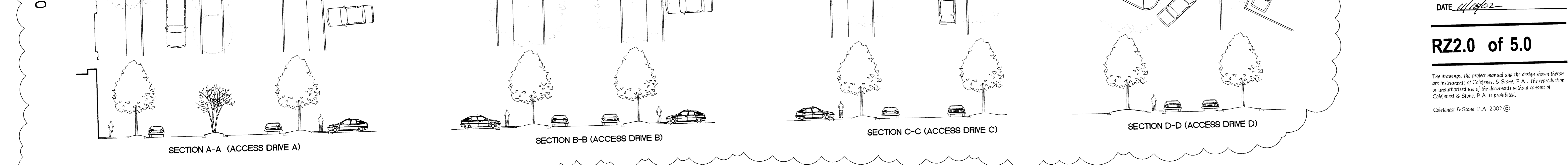
BUILDING / PARKING ENVELOPE 'C' AND 'D' - CONCEPTUAL ELEVATIONS



BUILDING / PARKING ENVELOPE 'A' - CONCEPTUAL FRONT ELEVATION



BUILDING / PARKING ENVELOPE 'A' - CONCEPTUAL SIDE ELEVATION



SCHEMATIC INTERNAL ACCESS DRIVE CROSS SECTIONS

ColeJonestone
 Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design

112 South Tryon Street
 Suite 300
 Charlotte, North Carolina 28284
 Tel: 704.376.1555
 Fax: 704.376.7851
 www.colejonestone.com

LINCOLN HARRIS
 CHARLOTTE
 North Carolina 28284

22-111

NORTHCREST

02-111

Charlotte
 North Carolina 28284

TECHNICAL DATA SHEET

Project No. 2234
 Issued 07/26/23

Managing Principal: BCJ
 Team Manager: TAD
 Project Lead: GSJ

APPROVED BY CITY COUNCIL
 DATE: 11/16/23

SCALE: 1" = 100'

RZ1.0 of 5.0

Charlotte
 North Carolina

ColeJonestone
 Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design

112 South Tryon Street
 Suite 300
 Charlotte, North Carolina 28284
 Tel: 704.376.1555
 Fax: 704.376.7851
 www.colejonestone.com

LINCOLN HARRIS
 Charlotte
 North Carolina

NORTHCREST

Charlotte
 North Carolina

EXHIBIT A

Project No. 2234
 Issued 07/26/23

Managing Principal: BCJ
 Team Manager: TAD
 Project Lead: GSJ

Revised 09/04/23

APPROVED BY CITY COUNCIL
 DATE: 11/16/23

RZ2.0 of 5.0

Charlotte
 North Carolina

LINCOLN HARRIS

Charlotte
North Carolina

NORTHCREST

Charlotte
North Carolina

CONCEPTUAL SCHEMATIC SITE PLAN

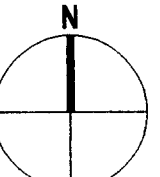
Project No.
2234

Issued
07/25/02

Issued For Construction
Managing Principal: BJC Date: _____
Team Manager: TAD Date: _____
Project LACE: GSJ Date: _____

Revised
▲ 09/02/02
▲ 10/03/02
▲ 11/14/02
▲ 01/07/03 ADDED EASEMENT LABELS

CONTEXT OF CONCEPTUAL SCHEMATIC SITE PLAN
The development depicted on this Conceptual Schematic Site Plan is merely schematic in nature, and except as otherwise specified in the Development Standards, is intended only to describe the possible arrangements of uses, building elements on the Site and the schematic depictions of the uses, structures and building elements set forth on this Conceptual Schematic Site Plan should be reviewed in conjunction with the provisions of the Development Standards. Consequently, except as otherwise expressly specified on the Technical Data Sheet and in the Development Standards, it is not intended to represent the final or intended layout of the development proposed, the exact alignment of streets, thoroughfares and points of access, the numbers, configuration and placement of buildings, the configuration and placement of parking areas and the heights and masses of buildings have not been finally determined. Depictions of such elements on this Conceptual Schematic Site Plan are not intended to be specific site development plans but rather preliminary graphic representations of the types and quality of development proposed. They may therefore be altered or modified during design development and construction document phases so long as the maximum building envelope lines established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters of the accompanying Development Standards, the general depictions set forth on Exhibit A to the Rezoning Plan and Section 6.206 (2) of the Ordinance.



SCALE: 1" = 60'
0 30 60 120

RZ3.0 of 5.0

The drawings, the project manual and the design shown thereon are instruments of Colejest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of Colejest & Stone, P.A. is prohibited.
Colejest & Stone, P.A. 2002 ©

APPROVED BY CITY COUNCIL
DATE 11/14/02

