

SITE DATA

EXISTING ZONING
REQUESTED ZONING
TOTAL SITE AREA
TOTAL PROPOSED BUILDING AREA
TOTAL PROPOSED PARKING

DC COMMERCIAL
 SITE PLAN AMENDMENT
 5.05 AC.
 38,222 SQ. FT.
 PARKING WILL BE BASED ON A MINIMUM OF 1 SPACE PER 250 SQ. FT.

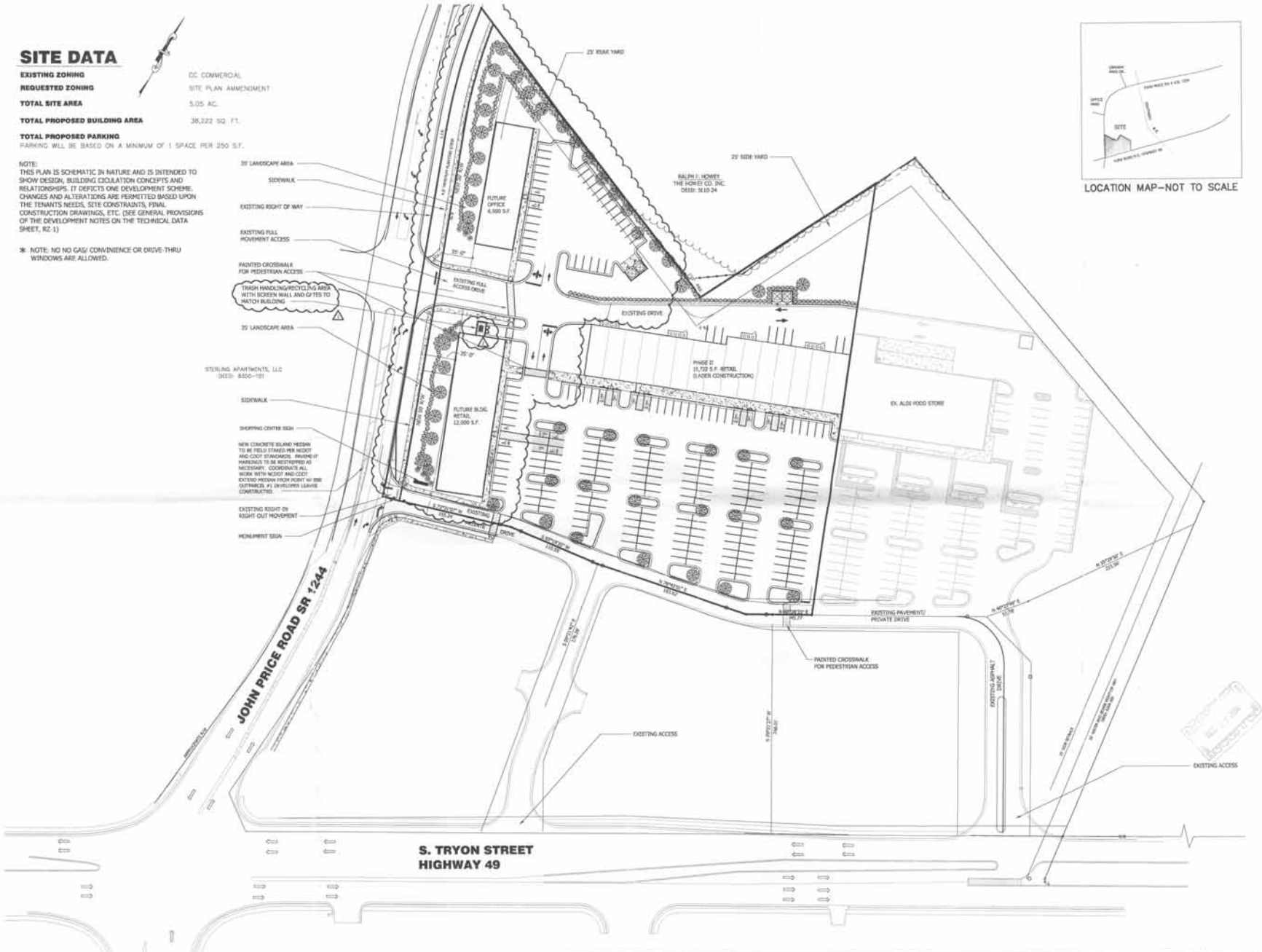
NOTE:
 THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW DESIGN, BUILDING CIRCULATION CONCEPTS AND RELATIONSHIPS. IT DEPICTS ONE DEVELOPMENT SCHEME. CHANGES AND ALTERATIONS ARE PERMITTED BASED UPON THE TENANTS NEEDS, SITE CONSTRAINTS, FINAL CONSTRUCTION DRAWINGS, ETC. (SEE GENERAL PROVISIONS OF THE DEVELOPMENT NOTES ON THE TECHNICAL DATA SHEET, K2-1)

* NOTE: NO NO CASI, CONVENIENCE OR DRIVE-THRU WINDOWS ARE ALLOWED.



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APPROVED BY CITY COUNCIL
 DATE: 10/15/04



**SOUTH TRYON
 RETAIL CENTER**

SOUTH 49 PARTNERS, L.L.C.

CHARLOTTE, N.C.

date: 10.15.04
 status: FOR PUBLIC HEARING
PETITION #: 2004-132
 REVISIONS:
 10.11.2004 per Charlotte Mecklenburg Planning Commission
 12.15.2004 per Charlotte Mecklenburg Planning Commission

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**REZONING
 SITE
 PLAN**

RZ.1

SOUTH 49 PARTNERS

SOUTH TRYON RETAIL CENTER

DEVELOPMENT NOTES

PETITION 2004-132

GENERAL PROVISION

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all Development Standards established under the City of Charlotte Zoning Ordinance ("Ordinance") for the CC Zoning District classification shall be followed in connection with development taking place on the site. These standards and the site plan will control the development of only that portion of the site included in Petition 2004-132. The remainder of the site will be controlled by the provisions and portions of Petition 99-120 as amended.

The configurations, placements and sizes of the buildings outlined on the schematic site plan incorporating the rezoning actions 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 the 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 2.006 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.

SCREENING

1. Screening shall conform to the standards and treatments specified in Section 13.303 of the Ordinance.

STREETSCAPE AND LANDSCAPE

1. The Petitioner agrees to implement the landscaping for the site and minimums depicted on the schematic site plan. Landscaping areas will be planted and irrigated with each phase of development taking place on the site and compliance with the standards that would apply to each site shall be the sole responsibility of the developer of each site within the overall shopping center site plan.

2. Local indigenous plant species will be used predominantly and will be consistent with landscaping already installed elsewhere on the shopping center site.

3. Flowering trees will be used to create visual interest at appropriate locations and practice seasonal color.

4. If provided, berms will be gradual, flowing and undulating and will be designed and coordinated with proposed planting to ensure effective screening and a harmonious and aesthetic appearance.

5. Trees 8" in diameter and larger which are located in setbacks will be preserved.

MARKING

1. Parking areas depicted on the 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 expense 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 used to provide adequate growing space for canopy trees.

5. All parking lot areas shall comply with the provisions of the approved site plan and applicable Ordinances, and detailed parking plans will be submitted with applications for corresponding building permits.

6. Bicycle parking will be provided for the development allowed by the Petition at a rate of one bicycle space for each 20-vehicle parking space.

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) will 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 fixtures of light, the intent being to eliminate glare towards N.C. 49, John Price Rd, 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 jacks are used they will have shielding so as to prevent light from spilling onto adjacent property. This will be limited to the rear of the shopping center.

SIGNS

1. All signs placed on the site will meet or exceed the requirements of the Ordinance.

2. Detached signs on John Price Rd. that identify individual tenants will be monument type signs limited to 7' maximum height and 30 sq. ft. each face.

FIRE PROTECTION

1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Department's specifications.

2. Fire hydrants will be located within 500 feet of any building constructed on the site.

ARCHITECTURAL CONTROLS

1. Outskirts areas will be screened in accordance with the requirements of the Ordinance with solid masonry and glass.

2. Buildings facing John Price Road will include four solid architectural and will be minimum 75% brick, other acceptable materials for the remainder include synthetic stucco, decorative CMU, stone and glass.

STORM WATER MANAGEMENT

A previously approved master storm water management plan and facilities for the shopping center site will be utilized for the development of the area covered by this site plan. The site has recently been reviewed and approved by Stormwater Services for a master storm water drainage plan and has received construction permits pursuant to that approved plan. The Petitioner believes that this master plan will not create any more impervious cover than was included in the calculations for the approved master stormwater plan. The Petitioner will conduct its analysis of the proposed development against the approved plan and if the proposed development exceeds that already approved as part of the master plan, the Petitioner will make necessary modifications to the master plan so as to ensure that the downstream drainage system(s) will not be over-run or compromised.

ACCESS

1. Access to the site will be provided by driveway connections to John Price Rd. and externally to other portions of the site as generally depicted on the site plan.

2. The Petitioner will comply with the original transportation commitments from Petition 99-120 to the extent that these commitments apply to the Petitioner's portion of the overall shopping center site, subject to any modifications of those commitments that may be requested by the Petitioner and approved by CDOT.

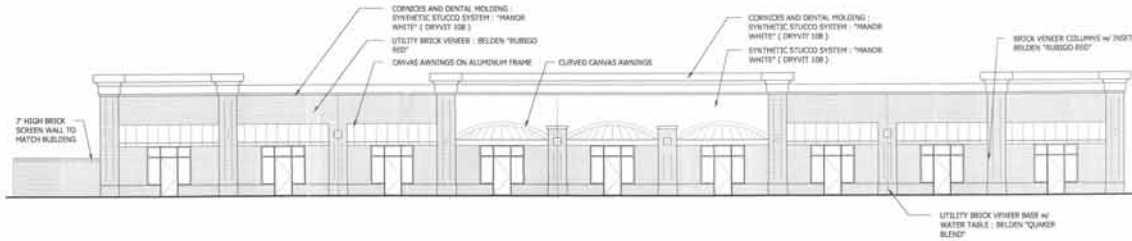
SITE LEGAL DESCRIPTION:

That certain tract or parcel of land known as Lots 5 and 6, "A Revision of Southern Holdings Carwinds, Mac 1" as shown in Map Book 27, Page 461 of the Mecklenburg County Public Registry situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at an existing iron rod located in easterly margin of the variable public right of way of John Price Road, said point being the northwest corner of Lot 1, 1/4 Revision of Southern Holdings Carwinds, Mac 1" as shown in Map Book 27, Page 461 of the Mecklenburg County Public Registry and run thence with the westerly margin of John Price Road with three (3) courses and distances as follows: (1) with the arc of a circular curve to the left having a radius of 59.30 feet, an arc length of 44.63 feet (chord: North 18 23 West 44.64 feet) to an existing iron rod; (2) North 20 03 51 West 292.27 feet to an existing iron rod; (3) with the arc of a circular curve to the right having a radius of 652.00 feet, an arc length of 131.47 feet (chord: North 14 17 30 West 131.25 feet) to an existing iron rod; said point being in the westerly line of the David S. Hovens property as described in deed book 10120 page 124 of said registry, thence with the southwesterly and southeasterly lines of the David S. Hovens property as follows: (1) South 67 11 36 East 402.13 feet to an existing iron rod; (2) North 29 52 36 East 284.86 feet to an existing iron rod; said point being the northeast corner of Lot 6, thence with the westerly line of Lot 4, South 21 20 23 East 312.14 feet to an existing iron rod in the northerly line of Lot 3, thence with the northerly line of Lot 3 and Lot 2, South 60 36 33 West, passing an existing iron rod on line at 40.80 feet, said existing iron rod being the common property corner of South 49 Partners, LLC reference deed book 12462, page 196 and ECKM LLC and JMW LLC reference deed book 14221, page 996, and M.H. Marks reference deed book 15212, page 93 to an existing iron rod for a total distance of 79.67 feet; thence with the northerly line of Lot 1 (the M.H. Marks property described in deed book 15212, page 93) South 78 43 01 West 183.62 feet to an existing iron rod; said point being the northeast corner of Lot 1, thence with the northerly line of Lot 1 with two (2) courses and distances as follows: (1) South 83 19 23 West 110.05 feet to an existing iron rod; (2) South 79 31 07 West 132.24 feet to the point and place of BEGINNING, containing 219,907 square feet or 5,000 acres of land as shown on a survey prepared by G. B. Phair & Associates, P.A. dated October 9, 2003 and revised March 28, 2003 (Map W-25459).

October 5, 2004, Submission
Forward per staff comments, October 15, 2004
Revised per zoning Committee approval, 12-14-04

02 FRONT ELEVATION - RETAIL / RESTAURANT BUILDING



01 FRONT ELEVATION - OFFICE BUILDING



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**REZONING -
FRONT ELEVATIONS**

RZ.2

SEA No. 201079-001

CDOT No. 021019-049