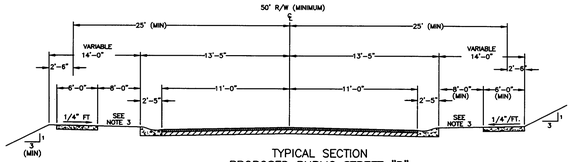
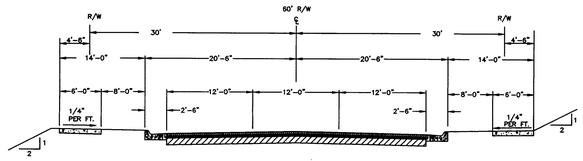
ELEVATION DIFFERENCES BETWEEN TOP OF CURB AND FINISH GRADE AT ℄		
TO FINISH GRADE OF	FOR STONEBASE	FOR HB
SUBGRADE	– 6–1/2"	– 4–1/2"
BASE COURSE	– 1/2"	– 1/2"

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET A MINIMUM OF 4' FROM THE BACK OF CURB.
2. THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.
3. FOR PLANTING STRIP SLOPE SEE GENERAL NOTE F. 2.



TYPICAL SECTION
PROPOSED PUBLIC STREET "B"



COMMERCIAL STREET

TYPICAL SECTION
PROPOSED PUBLIC STREET "A"

ELEVATION DIFFERENCES BETWEEN TOP OF CURB AND FINISH GRADE AT ℄		
TO FINISH GRADE OF	FOR STONEBASE	FOR HB
SUBGRADE	– 12"	– 7"
BASE COURSE	– 2"	– 2"
BINDER COURSE	0"	0"

GENERAL NOTES:

1. 2–INCH BITUMINOUS CONCRETE BINDER COURSE, TYPE H, IS TO BE PLACED IMMEDIATELY FOLLOWING PREPARATION OF A.B.C. PLANT MIX TO MEET NCDOT SPECIFICATIONS.
2. 2–INCH BITUMINOUS SURFACE COURSE, TYPE I–1, IS TO BE PLACED FOLLOWING BINDER COURSE.
3. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT SCHEDULE. ALL PERTINENT INFORMATION MAY BE SUBMITTED TO THE APPROPRIATE CITY/COUNTY ENGINEERING DEPT.
4. FOR OFFICE DEVELOPMENT, I–2 SHALL BE USED IN LIEU OF I–1.
5. THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FOOT.

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

Development of the Site will be governed by the Schematic Site Plan, these Development Standards and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the "Ordinance"). Unless the Schematic Site Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the CC zoning classification shall govern all development taking place on the Site. The development depicted on this Schematic Site Plan is generally schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configurations, placements, and sizes of the building footprints and lots, as well as the locations of streets and parking areas shown on the Schematic Site Plan are schematic in nature and may be altered or modified during design development and construction phases, subject to normal Staff reviews and approval.

A. PERMITTED USES

The Site may be devoted to uses which are permitted under the Ordinance by right or under prescribed conditions in the CC Zoning District. Accessory uses as permitted under the Ordinance shall be permitted on the Site.

B. MAXIMUM BUILDING AREAS AND DEVELOPMENT LIMITATIONS

The Site may be developed with up to 70,000 square feet of gross floor area subject to the following limitations and provisions:

No more than 30,000 square feet may be devoted to retail floor area.

No drive– through facilities shall be permitted on the Site.

No convenience stores and/or gasoline sales facilities shall be permitted on the site.

C. SCREENING AND LANDSCAPED AREAS

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
2. Any dumpsters located on the site shall be screened from view by a solid enclosure with a gate.
3. Roof top mechanical equipment shall be screened from public view.
4. The street trees along Highway 49 will match the street trees in Rivergate Shopping Center.

D. ARCHITECTURAL AND DESIGN STANDARDS

1. Buildings on the Site will be constructed of brick with stone or EIFS accenting.
2. Building walls oriented to public streets shall include windows.
3. Circulation and parking spaces will not be located in between buildings on the Site and abutting public streets. However, circulation and parking spaces may be located to the side of buildings and/or between buildings on the Site.
4. Buildings indicated on the Schematic Site Plan may be combined.
5. An internal sidewalk system shall be provided in accordance with Section 12.529 of the Ordinance.

E. PARKING

1. Off street vehicular and bicycle parking spaces will satisfy the minimum standards established under the Ordinance.

F. LIGHTING

1. All freestanding lighting fixtures will be uniform in design.
2. Freestanding lighting fixtures, including the base, may not exceed 25 feet and shall be fully–shielded and capped so that lighting is downwardly directed.
3. Wall pack lighting will not be allowed.

G. SIGNS

1. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
2. Detached signs shall be monument or ground mounted in style and shall not exceed 10 feet in height and 100 square feet in area.

H. TRANSPORTATION

1. The number of vehicular access points to the Site shall be limited to the number depicted on this Site Plan.
2. The placement and configuration of each access point are subject to any modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the North Carolina Department of Transportation. The exact location and alignment of driveways will be determined during the driveway and building permit review.
3. The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) those portions of the Site that may be required to provide right of way measuring 50 feet from the centerline of Highway 49 South if such right–of–way does not already exist prior to the issuance of any certificate of occupancy for the Site.
4. No certificates of occupancy for development on the Site shall be issued until Proposed Public Street "B" is constructed. Within the context of this provision, "constructed" shall mean that the street has been paved and is available for vehicular travel. Certificates of occupancy may be issued prior to the point at which Public Street "B" is accepted for maintenance by the City.
5. At the Petitioner's option, a directional crossover may be installed on Highway 49 as generally depicted on the Schematic Site Plan. Such crossover shall be subject to the review and approval of CDOT and NCDOT, include 175 feet of storage on South Tryon Street and concur with the latest edition of the NCDOT Policy on Street and Driveway Access to North Carolina Highways.
6. The Site Plan depicts the interim lanescape and median configuration of Proposed Public Street "A" as it will exist prior to closing of the Steele Creek Volunteer Fire Department median opening and modification of the intersection of Highway 49 and Proposed Public Street "A" to accommodate full movement access. In the event that the Steele Creek Volunteer Fire Department median opening is closed and the intersection of highway 49 and Proposed Public Street "A" is modified by private parties to accommodate full movement access and traffic signal control, the lanescape and median configuration on Street "A" will be modified as indicated on sheet A. CDOT and NCDOT are not participating in any of the costs associated with the modification (relocation of the intersection.) The design of Public Street "A" is subject to further review/modification by CDOT and NCDOT during the subdivision process.
7. Right–of–way radii at public street intersections will be a minimum of 30.
8. A sidewalk easement will be necessary for sidewalks located outside of the right–of–way.

I. STORM WATER MANAGEMENT

1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.
2. Surface level storm water detention will not be located in required setbacks.
3. The detention shall tie–in to the existing abutting storm water system(s).

J. FIRE PROTECTION

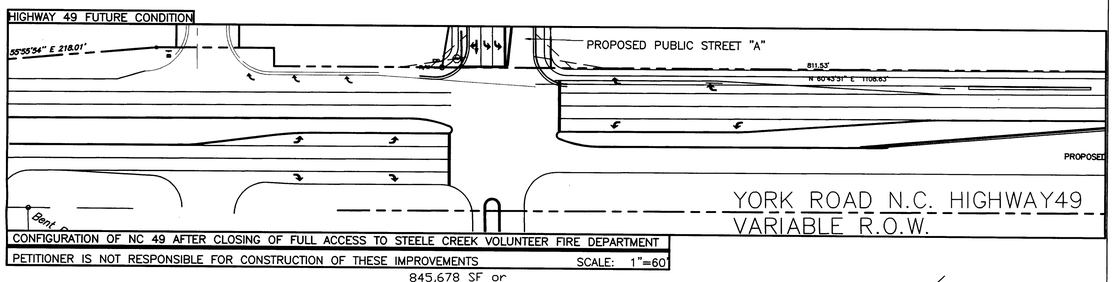
Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

K. AMENDMENTS TO REZONING PLAN

Future amendments to this Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

L. BINDING EFFECT OF THE REZONING APPLICATION

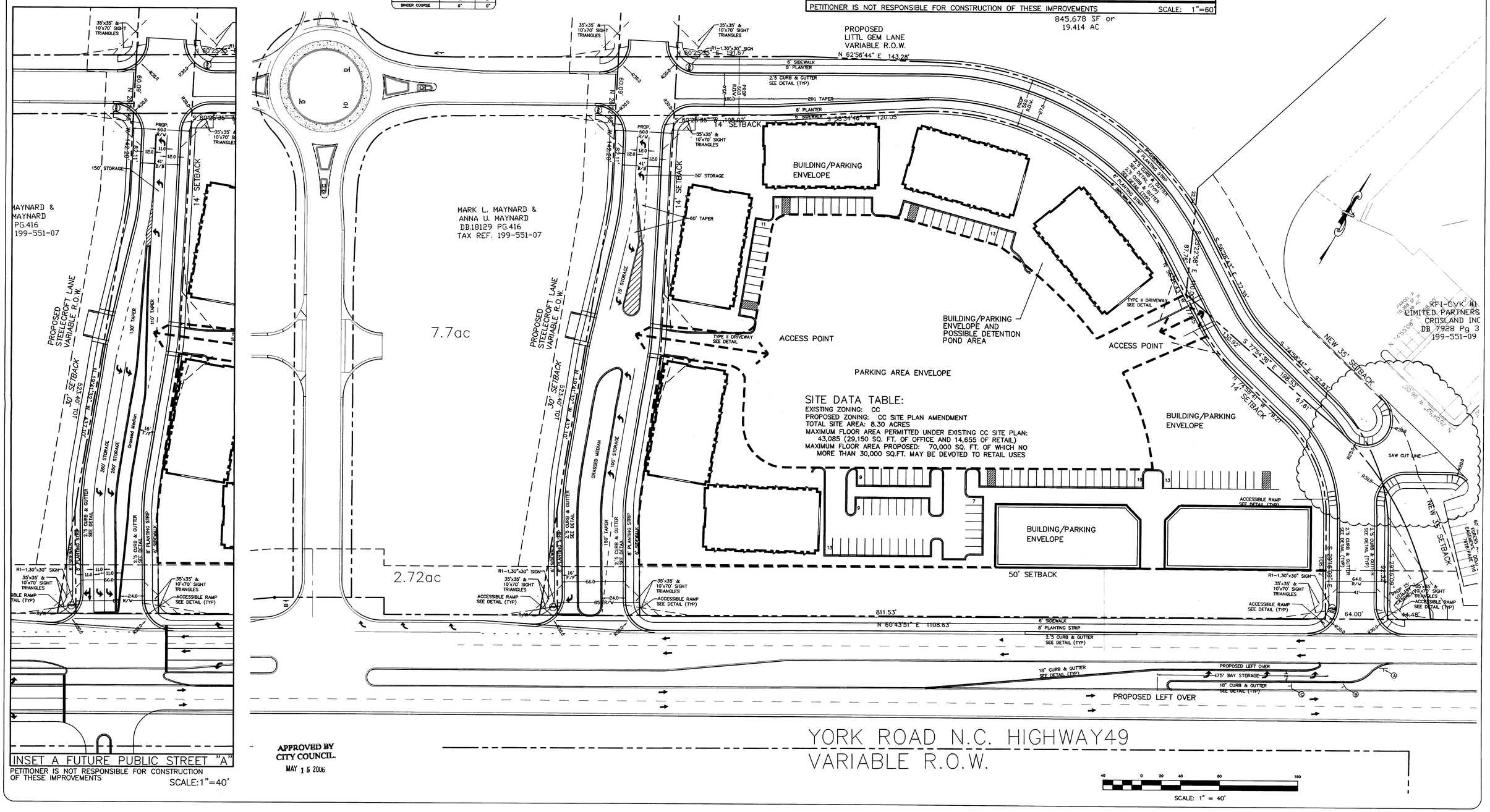
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



CONFIGURATION OF NC 49 AFTER CLOSING OF FULL ACCESS TO STEELE CREEK VOLUNTEER FIRE DEPARTMENT

PETITIONER IS NOT RESPONSIBLE FOR CONSTRUCTION OF THESE IMPROVEMENTS SCALE: 1"=60

845,678 SF or
19.414 AC



INSET A FUTURE PUBLIC STREET "A"

PETITIONER IS NOT RESPONSIBLE FOR CONSTRUCTION OF THESE IMPROVEMENTS SCALE:1"=40'

APPROVED BY CITY COUNCIL.
MAY 15 2006

	DATE	DESCRIPTION
1.	2-24-06	PER CITY COMMENTS
2.	3-24-06	PER CITY COMMENTS
3.	4-24-06	PER CITY COMMENTS
4.	5-24-06	PER CITY COMMENTS
5.	6-24-06	PER CITY COMMENTS
6.	7-24-06	PER CITY COMMENTS
7.	8-24-06	PER CITY COMMENTS

PROJECT MANAGER
DRAWN BY
DESIGN BY
CHECKED BY
APPROVED BY
FILE NAME
DRAWING SCALE
HORIZ. 1"=40'
PROJECT DATE
PROJECT NUMBER
PLOT DATE

GEOSCIENCE GROUP, P.A. Incorporated
Soils Engineering
Geotechnical Engineering
Environmental Engineering
Construction Materials Testing
Geological Services
Mining Engineering
Blasting Consultation
Forensic Engineering
Expert Witness

STEELECROFT
MERRIFIELD PARTNERS
CHARLOTTE, NORTH CAROLINA

"FOR PUBLIC HEARING"
REZONING PETITION 2006–44

C1