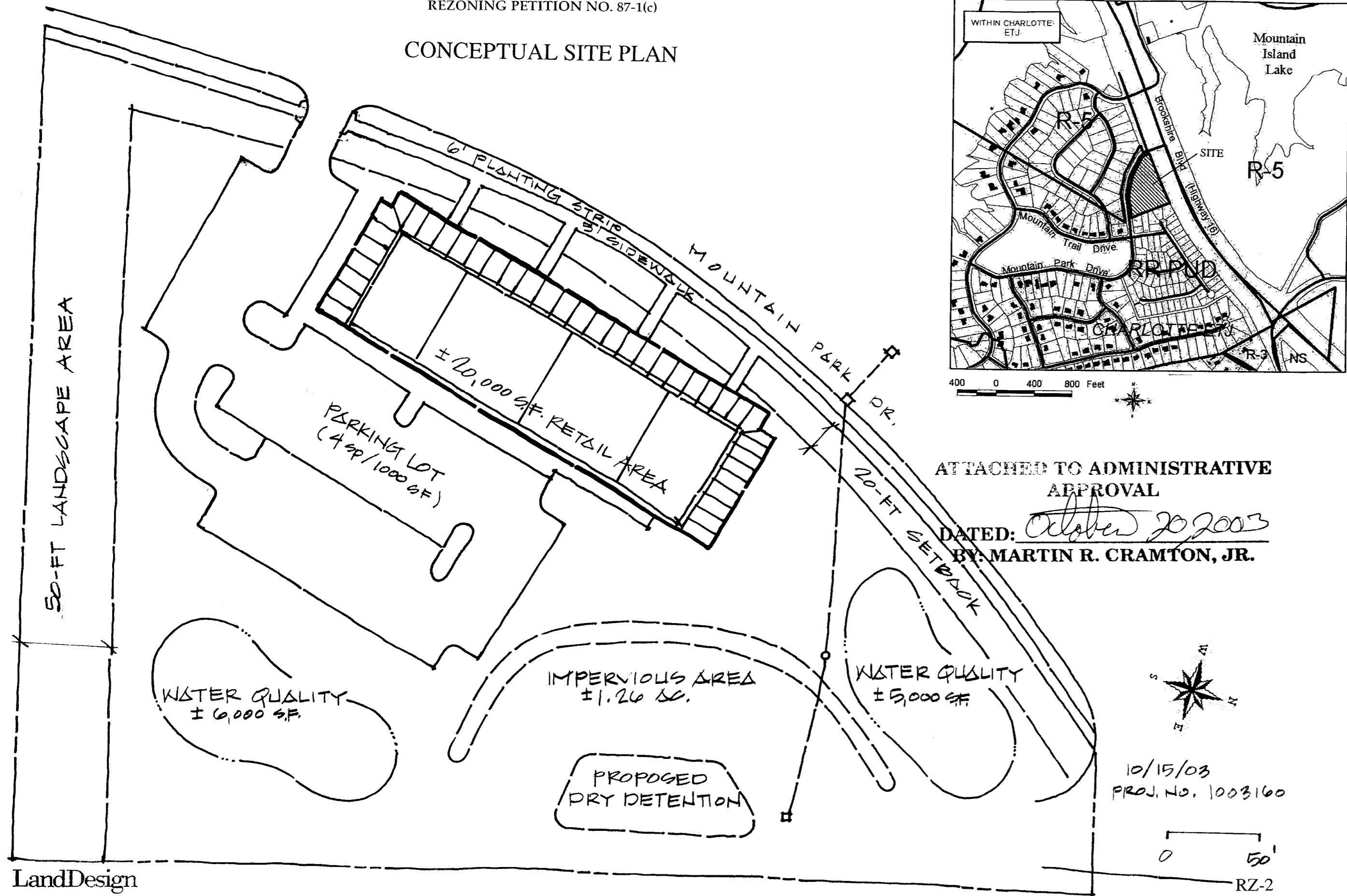


CONCEPTUAL SITE PLAN

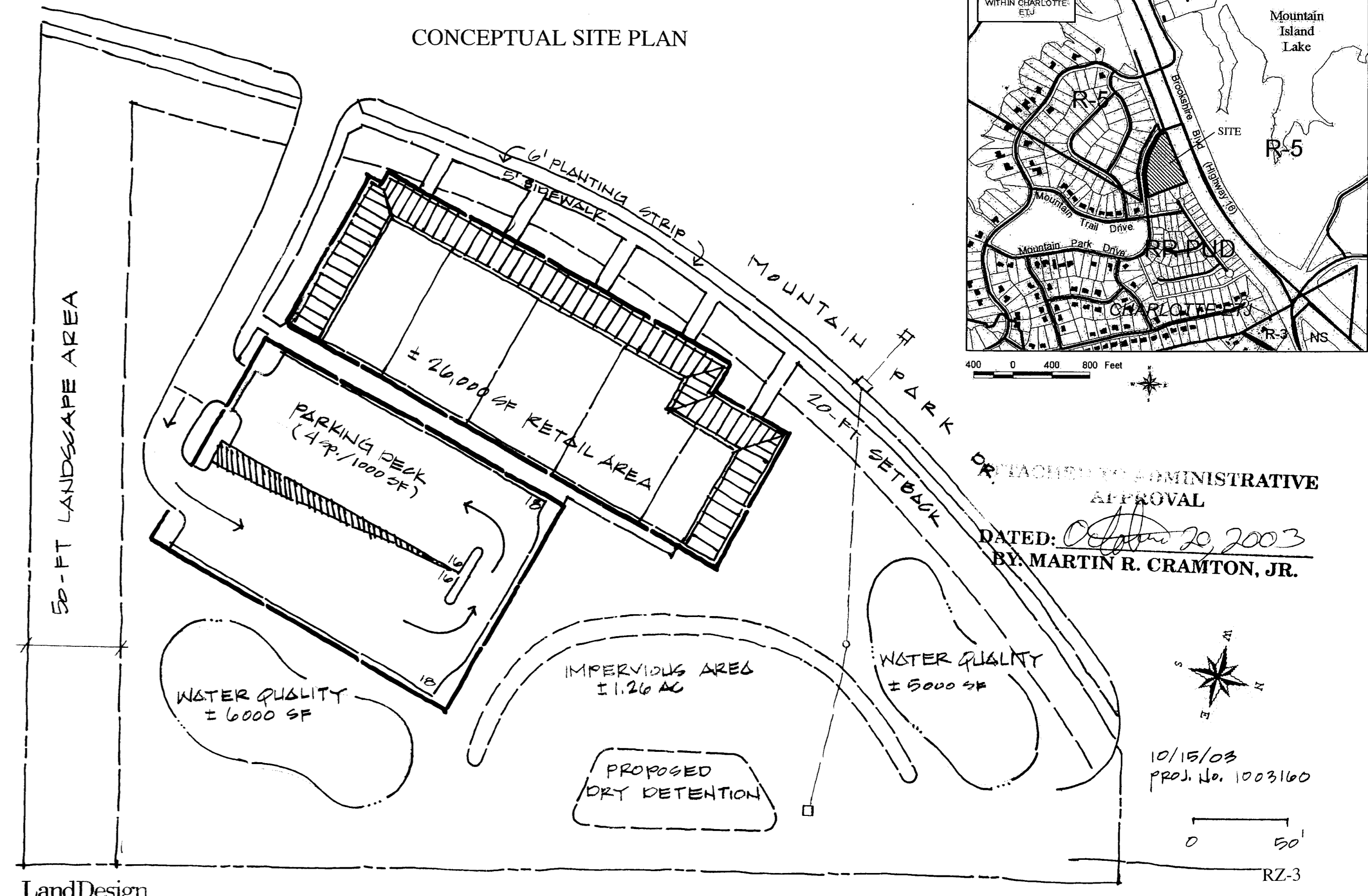


ATTACHED TO ADMINISTRATIVE  
APPROVAL  
DATED: *October 20, 2003*  
BY: MARTIN R. CRAMTON, JR.

10/15/03  
PROJ. NO. 1003160  
RZ-2

LandDesign  
223 N Graham Street  
Charlotte, NC 28202

CONCEPTUAL SITE PLAN



ATTACHED TO ADMINISTRATIVE  
APPROVAL  
DATED: *October 20, 2003*  
BY: MARTIN R. CRAMTON, JR.

10/15/03  
PROJ. NO. 1003160  
RZ-3

LandDesign

ADMINISTRATIVE SITE PLAN AMENDMENT  
REZONING PETITION NO. 87-1(c)

DEVELOPMENT STANDARDS

These Development Standards apply to that certain vacant 4.2 acre ± portion of a larger tract which was rezoned by the Mecklenburg County Board of Commissioners in 1987 (See Rezoning Petition No. 87-1(c)) and which is located west of Mountain Park Drive and the western margin of the right-of-way for Brookshire Boulevard-NC Highway 16 and north of 5 existing residential lots (the "Site").

1. GENERAL PROVISIONS

Development of the Site will be governed by these Development Standards and the provisions of the Mecklenburg County Zoning Ordinance that were applicable to the R-PUD District as of March 9, 1987 the date on which Rezoning Petition No. 87-1(c) was approved (the "Ordinance"). Unless these Development Standards establish more stringent standards, the commercial regulations established under the Ordinance for the R-PUD Zoning District shall govern all development taking place on the Site.

2. CONCEPTUAL DEVELOPMENT SCENARIOS

Two conceptual site plans (Sheet RZ-2 and RZ-3) accompany these Development Standards. They depict two conceptual scenarios as to how the Site might be developed in a manner which is consistent with these Development Standards. The configurations, placements and sizes of the buildings and parking areas depicted on these conceptual site plans are schematic in nature and not intended to be specific site development plans but rather two examples as to how the Site might be planned in a manner which is consistent with these Development Standards. Should the Developer opt to develop the Site in a manner which is not depicted on Sheet RZ-2 and Sheet RZ-3, it may seek and obtain an administrative site plan amendment to do so in accordance with the provisions of Section 6 of the City of Charlotte Zoning Ordinance so long as the maximum permissible impervious cover restriction and all other standards established under these Development Standards are satisfied.

3. PERMITTED USES

- A. Except as otherwise prohibited below under Section 4, the Site may be devoted to general retail and office uses.
- B. Subject to satisfaction of the maximum permissible impervious cover restriction under of Section 6, the Site may be developed with up to 26,000 square feet of general retail and office uses.

4. PROHIBITED USES

The following activities are prohibited on the Site:

- A. The storage or sale of petroleum or chemical products for commercial purposes and the storage of petroleum or chemical products over 50 gallons for personal use and stored in an approved container;
- B. The building or operation of private wastewater treatment plants discharging to Mountain Island Lake;
- C. The building or operation of a sanitary or demolition landfill;
- D. The storage of any hazardous substance as that term is defined in the Federal Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 45 U.S.C. Section 9601(14) and 42 U.S.C. Section 9602;
- E. The landfarming of petroleum contaminated soils;
- F. The maintenance of a "junkyard," as that term is defined in the North Carolina General Statutes §136-143(4); and
- G. The building or operation of commercial agricultural operations within 1,000 feet of Mountain Island Lake's full pond level.

5. STORM WATER TREATMENT

Storm water management shall be provided for all impervious surfaces. Facilities shall provide quantity and quality by use of two retention areas designed per the latest edition of the Storm water-Best Management Practices by the North Carolina Department of Environment and Natural Resources. Water Quality Treatment areas where shown are schematic and subject to change based on final design. In addition to water quality treatment, quantity detention shall also be provided to alternate the 2 and 10 year storm event over 24 hours in the locations shown on the plans.

6. MAXIMUM PERMISSIBLE IMPERVIOUS COVER

No more than 30% of the Site may consist of impervious cover as that term is defined in the current zoning ordinance for the City of Charlotte.

7. STREETScape TREATMENT

The streetscape treatment along the eastern margin of Mountain Park Drive shall include large maturing trees planted 50 feet on center and a sidewalk having a width of at least 5 feet and a planting strip between the sidewalk and Mountain Park Drive having a width of at least 6 feet.

8. HEIGHT RESTRICTION

No building constructed on the Site may exceed 2 stories in height.

9. LANDSCAPED AREA

A 50 foot wide landscaped area shall be established along the southern boundary of the Site which shall be planted with the same trees and shrubs required for a Class B buffer under the current City of Charlotte Zoning Ordinance.

10. STAFF APPROVAL

The Developer agrees to submit final plans with elevations to the Staff of the Charlotte-Mecklenburg Planning Commission for review prior to the issuance of any building permit for construction proposed on the Site so that Staff may be assured that such development satisfies the conditions imposed under these Development Standards.

ATTACHED TO ADMINISTRATIVE  
APPROVAL  
DATED: *October 20, 2003*  
BY: MARTIN R. CRAMTON, JR.

87-1(c)  
10/15/03 RZ-1

CHARLOTTE - MECKLENBURG  
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: October 20, 2003

TO: Robert Brandon  
Zoning Administrator

FROM: *MRC*  
Martin R. Cramton, Jr.  
Planning Director

SUBJECT: Administrative Approval for Petition No. 87-1(C) by Mattox Family Trust.

Attached are copies of the revised plans for the retail portion of the above rezoning petition. The plan has been revised to limit the uses and impervious cover and show two development scenarios for this 4.20 acre site. These changes will reduce the allowable square footage from the presently approved plan. Since these changes do not alter the intent of the development and are minor, I am administratively approving these revised plans. Please use these revised plans when evaluating requests for building permits and certificates of occupancy.