



NAMES AND ADDRESSES OF ALL ADJOINING PROPERTY OWNERS ARE SET FORTH ON ATTACHED EXHIBIT "A" IN THE ORDER WHICH CORRESPONDS WITH THE PARCEL NUMBERS DEPICTED AROUND THE PERIMETER OF THIS REZONING PLAN.

PETITIONER: CROSLAND-ERWIN-ASSOCIATES
 125 SCALEYBARK ROAD
 CHARLOTTE, NC 28209
 PHONE: 704-523-0272

ARCHITECTS: LITTLE & ASSOCIATES ARCHITECTS, INC.
 5815 WESTPARK DRIVE
 CHARLOTTE, NC 28217
 PHONE: 704-525-6350

DEVELOPMENT DATA
 EXISTING ZONING: R15-PUD
 PROPOSED ZONING: R15-PUD SITE PLAN AMENDMENT
 GROSS ACREAGE: 3.5 ACRES
 MAXIMUM ALLOWABLE BUILDING AREA: 32500 sq.ft. GROSS
 PARKING REQUIRED: 145 SPACES
 PARKING PROVIDED: 145 SPACES

GENERAL PROVISIONS

All development standards established under the Charlotte/Mecklenburg Zoning Ordinance (the "Ordinance") for the R15-PUD Zoning District Classification shall be followed in connection with development taking place on the Property. The building configurations, placements, and sizes shown on this Rezoning Plan are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Rezoning Plan. Parking layouts may also be modified to accommodate final building locations.

PERMITTED USES

- 1. The property may only be devoted to a full-line grocery store.

SETBACKS

- 1. Building setbacks shall be a minimum of 40 feet off all public streets and a minimum of 35 feet off all other property lines.

BUFFERS

- 1. All development within the site will be subject to the buffer zones imposed by and depicted on this rezoning plan.
- 2. The buffer areas extending around the boundaries of the site are to remain as open space, except to the extent necessary to accommodate pedestrian pathways, walls, berms, fences (as permitted by the City/County Sign Ordinance), or utility construction. Grading may be performed and slopes and berms may be installed within these buffer areas.

LANDSCAPING & SCREENING

- 1. Buffering and/or screening shall conform with the standards and treatments specified in this Rezoning Plan and, in all instances, shall meet or exceed the requirements of the City of Charlotte Tree Ordinance. See Sheet RZ-2 for planting specifications and details.
- 2. All landscaping will comply with the City of Charlotte Tree Ordinance.
- 3. Trees in the buffer area shall be large mature trees @ 25'-0" o.c.

PARKING

- 1. The parking areas depicted on this Rezoning Plan may vary in size and location, but in all events, off-street parking will meet the minimum standards established under the City of Charlotte Zoning Ordinance.
- 2. Parking areas may be constructed inside and outside the building envelopes.

LIGHTING

- 1. A uniform lighting system will be employed throughout the site.
- 2. All direct lighting will be designed in a manner which minimizes glare towards adjacent streets and properties.
- 3. See Sheet RZ-2 for parking lot light fixture.

SIGNS

- 1. All signs erected on the project shall comply with the Charlotte/Mecklenburg County Sign Ordinance.

ACCESS POINTS (DRIVEWAYS)

- 1. The number of vehicular access points to Lawton Bluff Road shall be limited to one (1) and the number to Candlewyck Lane to one (1) as shown on this Rezoning Plan.

FIRE PROTECTION

- 1. Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of any building commences.
- 2. Fire hydrants shall be installed so that a fire truck does not have to travel more than 500 feet to the most remote accessible point of all buildings.
- 3. Fire hydrants shall be located within 500' of any parts of the building.

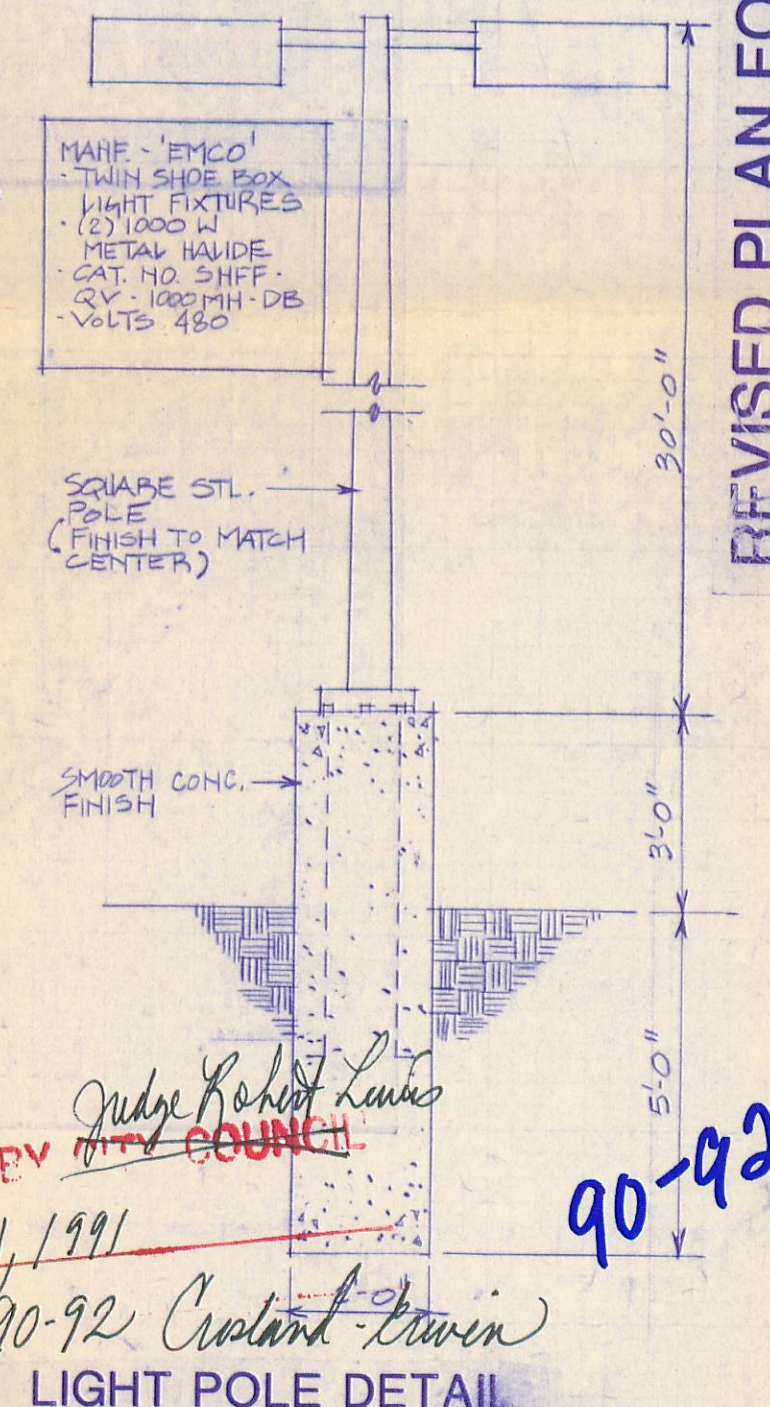
ARCHITECTURAL CONTROLS

- 1. The Petitioner intends to achieve compatibility of visual aesthetics and architectural design of buildings constructed within the site through the use of one or a combination of color, material, texture, architectural features, rooflines, building mass, scale, and similar criteria.
- 2. Height of building shall be limited to one story in height and not to exceed 36'-0".
- 3. The finish of the rear and side walls shall be brick veneer.

STORM WATER MANAGEMENT

- 1. Storm water will be managed by the use of retention ponds and/or other means allowable under the Ordinance, all in accordance with plans approved by the City of Charlotte Engineering Department.

APPROVED BY *Judge Robert Lewis*
 DATE *July 4, 1991*
 90-92 *Crosland-Erwin*



REVISED PLAN FOR PUBLIC HEARING

Little & Associates Architects

5815 Westpark Drive
 Charlotte, NC 28217
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Crosland-Erwin-Associates

Project: CANDLEWYCK SHOPPING CENTER
 Sheet Title: SITE PLAN AMENDMENT

V.P. In Charge: *V.ETROS*
 Project Architect: *V.ETROS*
 Drawn By: *J. HATLEY*
 Date Drawn: *07-1-1991*
 Cadd Dwg. Name: *90-92*

Revisions:

No. 1	Date	11-5-90
No. 2	Date	11-16-90
No. 3	Date	1-12-91
No. 4	Date	1-13-91
Issue Date	10-2-90	

Project Number: **2103**
 Sheet of: **RZ-1A**