

Development Standards

1. General Provisions:

Except as otherwise provided below, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 District Classification shall be followed in connection with the development taking place on the site.

The building configurations, placements, and sizes shown on the Schematic Site Plan are schematic in nature and may be altered or modified during design development and construction document phases within the building envelope lines established on the Schematic Plan. Parking layouts may also be modified to accommodate final building locations. Vehicular circulation may occur within the building envelopes.

2. Buffer

a. The buffers established on the Schematic Plan shall conform to the standards of Sections 12.302 and 12.304 of the Ordinance.

b. In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walls, slopes, berms, fences, grading, and the installation of utility construction, the cleared, unimproved areas will be landscaped as required by the Ordinance.

3. Landscape And Screening

a. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

b. Proposed landscape plantings shown on the Schematic Site Plan are conceptual only and subject to change based on final plans and actual site conditions.

c. All dumpsters will be screened with solid enclosures and gates.

4. Parking

a. The parking areas depicted on the Schematic Site Plan may vary in size and location, but in all events off-street parking will meet the minimum standards established under the Ordinance.

b. Parking areas may be constructed inside the building envelope.

c. Parking will not be allowed within the established setbacks and buffers.

5. Lighting

a. A uniform lighting system will be employed throughout the Site.

b. The maximum height of any light fixture, including its base, shall not exceed 20 feet.

6. Signs

a. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

7. Fire Protection

a. Adequate fire protection in the form of fire hydrants will be provided to the County Marshall's specifications.

8. Stormwater Management

a. Stormwater runoff from the Site will be managed through the techniques which satisfy the standards imposed by the City of Charlotte. Stormwater controls may not be placed in setback or buffer area.

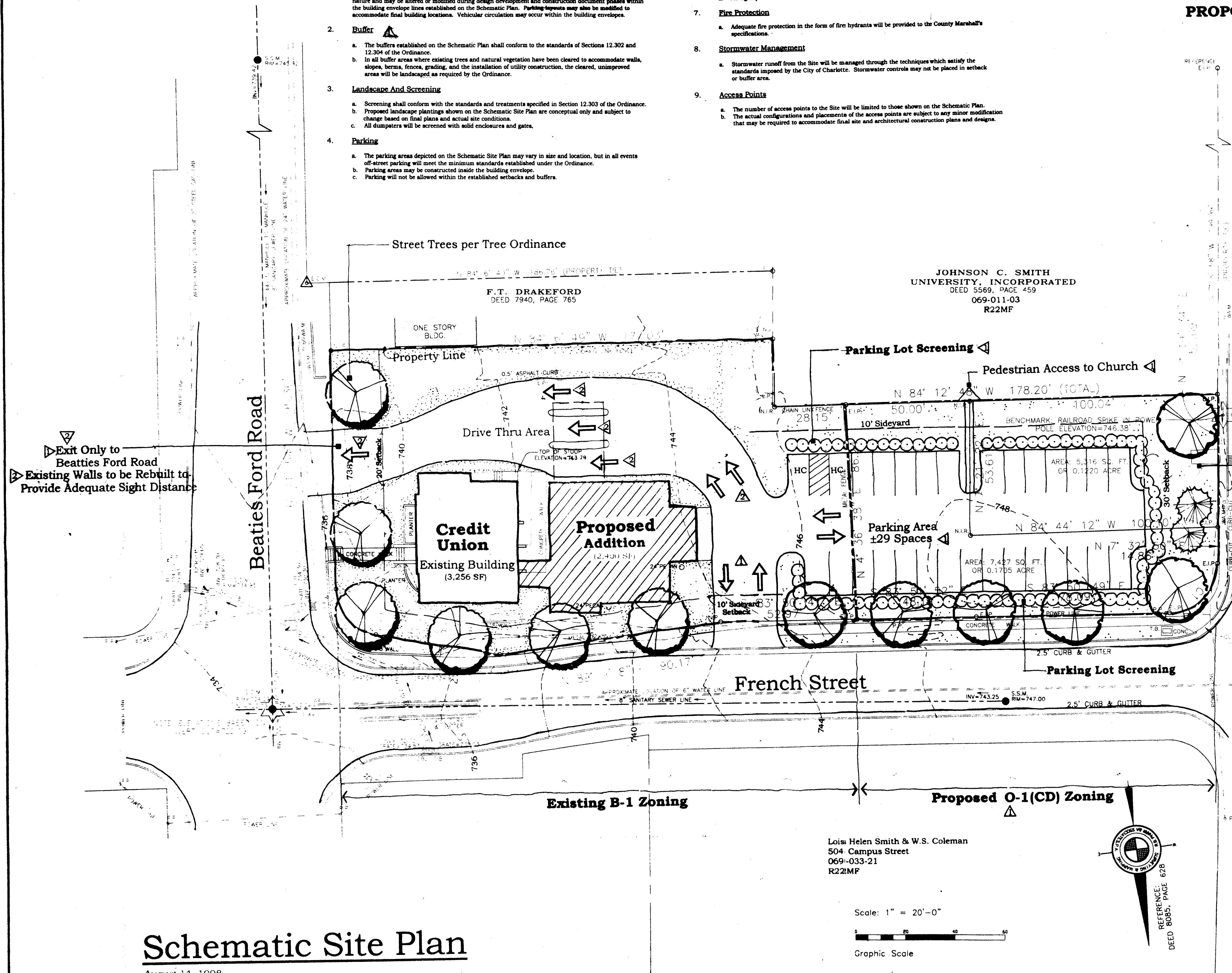
9. Access Points

a. The number of access points to the Site will be limited to those shown on the Schematic Plan.

b. The actual configurations and placements of the access points are subject to any minor modification that may be required to accommodate final site and architectural construction plans and designs.

▷ SITE DATA

TOTAL SITE AREA: 0.2925 AC
EXISTING ZONING: R22 -MF
PROPOSED ZONING: O-1 (CD)
PROPOSED USE: PARKING AREA



NEIGHBORING CONCEPTS
 1230 WEST MOREHEAD STREET
 CHARLOTTE, NC 28208
 704-374-0916

Caleb Peeler
 421 Campus Street
 069-035-57
 R22MF

K.D. Robinson
 423 Campus Street
 069-035-58
 R22MF

Class C Buffer

Earl Jeeter, Jr. & Marie Jeeter
 429 Campus Street
 069-035-59
 R22MF

APPROVED BY CITY COUNCIL
 DATE 9-19-99

069 011 01, 02, 99

Northwest Corridor Community
 Real Estate Corporation
 503 Campus Street
 069-034-31
 R22MF

TOTAL AREA: 35,913 SQ. FT.
 OR 0.8245 ACRE.

PREPARED BY:

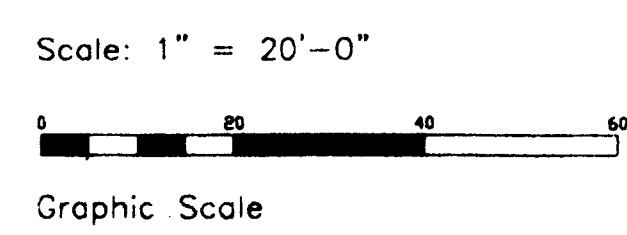
 Wirth & Associates

SCHOOL WORKERS
 FEDERAL CREDIT UNION
 CHARLOTTE

Schematic Site Plan

August 14, 1998
 February 10, 1999
 March 3, 1999

Lois Helen Smith & W.S. Coleman
 504 Campus Street
 069-033-21
 R22MF



▷ FOR PUBLIC HEARING
Petition No: 99-31