



- ### DEVELOPMENT STANDARDS
- Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance and the provisions of this site plan as well as other applicable codes and a firm plan for the development of the site but may be altered or modified during the design and development of the site within the minimum building and parking envelopes indicated.
 - Buffers, if required, will conform to the provisions of section 12.303.
 - Screening will conform to the provisions of section 12.303. Landscaped areas within the site will be improved as part of the overall site development. All garbage/trash enclosures, dumpsters, etc. will be screened with a solid enclosure and gates.
 - Any detached lighting on the site will not exceed 30 feet in height and will be aimed to the site away from adjoining properties and public streets.
 - Signage on the site will be permitted in accordance with applicable ordinance provisions.
 - Stormwater detention will comply with applicable standards of Charlotte-Mecklenburg Stormwater Services.
 - Parking will be provided at a rate that will meet or exceed the minimum requirements of the ordinance.
 - The buildings proposed for the site will not exceed 2 stories (40 feet) in height.
 - The proposed use of the site is for neighborhood retail uses and will be limited to a total of 70,000 sq. ft.
 - Access to the site will be provided by driveways onto Rozzelles Ferry Rd., by a driveway connection to Lawing School Rd., and by a driveway to Mt. Holly-Huntersville Rd.
 - The Petitioner will dedicate additional right-of-way along Rozzelles Ferry Rd. to provide 35' from the centerline of Rozzelles Ferry Rd. if not already present.
 - The site will meet or exceed the standards of the Charlotte Tree Ordinance with regard to street trees and interior trees.
 - Wallpack lighting will not be used on the site.
 - The site will be developed in compliance with Lake Wylie P.A. Watershed Regulations.
 - The buildings will be constructed predominantly of brick and buildings will be compatible in architecture. This in no way will restrict the design such that synthetic stucco or other material may not be used as accents.
 - Should the out parcel be purchased by a gas station, the canopy of the gas station will be broken down to allow for a pitched roof.
 - The following areas represent the Impervious Surface Limitations:
 - Calculation: TOTAL SITE AREA 335,412 +/- 234,788 S.F.
 - TOTAL ALLOWABLE IMPERVIOUS AREA 234,788 S.F.
 - 232,530 S.F.
 - To the greatest extent possible, existing trees greater than 8" diameter trunk will be preserved if to do so does not require retaining walls, extensive grading, loss of parking or drive efficiency. The existing trees shown on this plan represent the trees the Petitioner is trying to save.
 - The Petitioner will contribute \$35,000 to be used for road improvements at the intersection of Mt. Holly-Hunter on Rozzelles Ferry Road.
 - The following agencies must be contacted prior to construction regarding wetland and water quality:
 - Section 401 Permit: Raleigh Office 919-733-1766
 - Section 402 Permit: Cary, Corps of Engineers 704-271-4854
 - The following transportation improvements will be completed by the Petitioner:
 - a. Left turn lane on Mt. Holly-Huntersville Rd to Lawing School Rd.
 - b. Median on Mt. Holly-Huntersville Rd to prevent left turns into and out of Access "D"
 - c. Left turn lane on Bellhaven Blvd at Access "A" and construct Access "A" with shared left/right exit lane.
 - d. Increase left turn lane storage on Westwood at Mt. Holly-Huntersville Rd.
 - e. Develop left turn phasing for all approaches subject to CDOT approval, and construct Access "B" with shared left/right exit lane.

SITE ANALYSIS	
SHOPPING CENTER	7.80 AC.
OUTPARCEL	0.79 AC.
TOTAL	8.59 AC.
BUILDING ANALYSIS	
SHOPPING CENTER	46,000 S.F. +/-
SHOPS	18,750 S.F. +/-
SUBTOTAL	62,750 S.F. +/-
OUTPARCEL BUILDING AREA	7,250 S.F. +/-
TOTAL DEVELOPMENT BUILDING AREA	70,000 S.F.
PARKING ANALYSIS	
PARKING SHALL MEET OR EXCEED ORDINANCE REQUIREMENTS	

CHILDREY ROBINSON ASSOCIATES ARCHITECTURE
 1505 REINHARDT AVENUE
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 (704) 370-8800

PROPOSED SHOPPING CENTER
 CHARLOTTE, N.C.
 FOR: ARGUS PROPERTIES
 CHARLOTTE, NORTH CAROLINA

DATE: 12-8-99
 SHEET NUMBER: RZ-1



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DATE: 12-8-99
 SHEET NUMBER: RZ-2