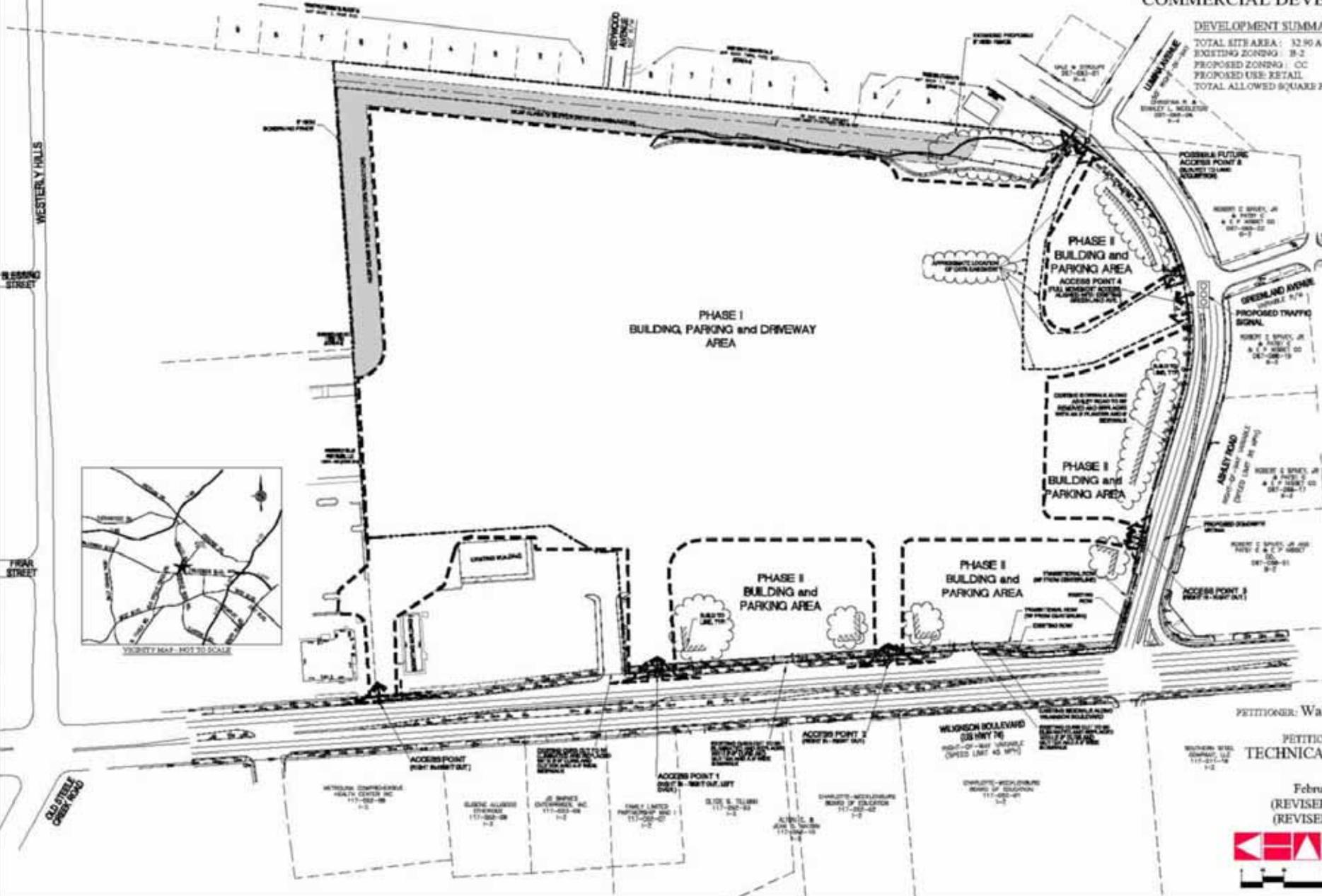


CHARLOTTE WEST COMMERCIAL DEVELOPMENT

DEVELOPMENT SUMMARY
 TOTAL SITE AREA: 32.90 ACRES
 EXISTING ZONING: B-2
 PROPOSED ZONING: CC
 PROPOSED USE: RETAIL
 TOTAL ALLOWED SQUARE FOOTAGE: 550,000 S.F.



**FOR PUBLIC
HEARING**

PETITIONER: Wal-Mart Stores, Inc.
 PETITION NO. 2004-52
TECHNICAL DATA SHEET
 RZ-1
 February 23, 2004
 (REVISED April 12, 2004)
 (REVISED June 16, 2004)



CHARLOTTE WEST COMMERCIAL DEVELOPMENT



**FOR PUBLIC
HEARING**

PETITIONER: Wal-Mart Stores, Inc.

PETITION NO. 2004-52
**SCHEMATIC SITE PLAN
RZ-2**

February 23, 2004
(REVISED April 12, 2004)
(REVISED April 22, 2004)
(REVISED JUNE 16, 2004)

 **Kimley-Horn
and Associates, Inc.**



WILKINSON BOULEVARD
(US HWY 74)
RIGHT-OF-WAY VARIABLE
(SPEED LIMIT 45 MPH)

ASHEY ROAD
RIGHT-OF-WAY VARIABLE
(SPEED LIMIT 25 MPH)

GREENLAND AVENUE
VARIABLE S.R. 74
APPROXIMATE
LOCATION OF
MONUMENT SIGN

ADDED ADDITIONAL PAVEMENT
AND LANDSCAPING

LUMMA AVENUE
S.R. 700-707 WEST

WESTWOOD AVENUE
S.R. 778

WESTERLY HILLS

BLESSING STREET

FRIAR STREET

OLD STEELE
CREEK ROAD

CHARLOTTE WEST COMMERCIAL DEVELOPMENT



FRONT PERSPECTIVE



FRONT ELEVATION



PARTIAL SITE PLAN



**FOR PUBLIC
HEARING**

PETITIONER: Wal-Mart Stores, Inc.

PETITION NO. 2004-52
BUILDING ELEVATIONS
RZ-7

April 12, 2004
(REVISED April 22, 2004)



11911 Freedom Drive, Suite 1120
Reston, VA 20190
703.668.0086

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CHARLOTTE WEST COMMERCIAL DEVELOPMENT



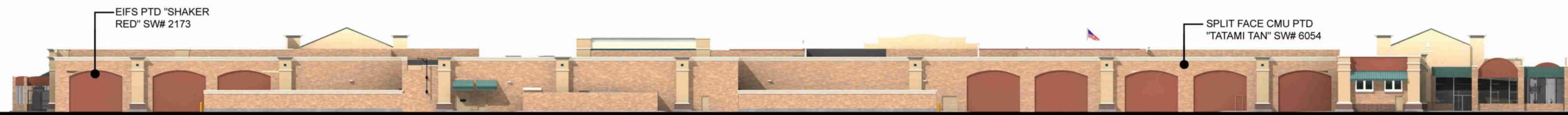
TLE PERSPECTIVE



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

EIFS PTD "INTERACTIVE CREAM" SW# 6113

EIFS PTD "SHAKER RED" SW# 2173

EIFS PTD "FOOTHILLS" SW# 2033

EIFS PTD "NOBILITY BLUE" SW #1504

EIFS PTD "CANYON CLAY" SW # 6054

SPLIT FACE CMU PTD "TATAMI TAN" SW# 6054

ORNAMENTAL FENCE "TRICORN BLACK" SW# 2126

EIFS PTD "INTERACTIVE CREAM" SW# 6113

SPLIT FACE CMU PTD "TATAMI TAN" SW# 6054

ORNAMENTAL FENCE "TRICORN BLACK" SW# 2126

EIFS PTD "SHAKER RED" SW# 2173

SPLIT FACE CMU PTD "TATAMI TAN" SW# 6054

EIFS PTD "INTERACTIVE CREAM" SW# 6113

ORNAMENTAL FENCE "TRICORN BLACK" SW# 2126



PETITIONER: Wal-Mart Stores, Inc.

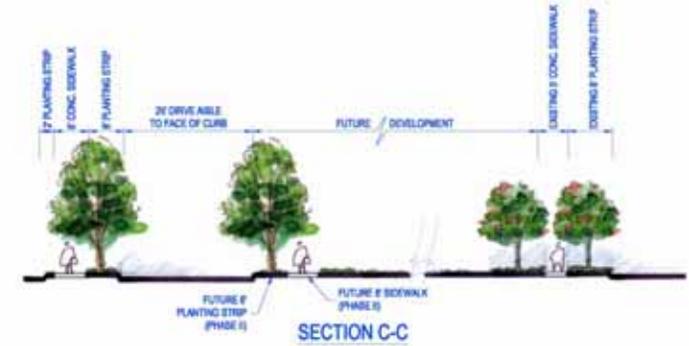
PETITION NO. 2004-52
BUILDING ELEVATIONS
RZ-6
April 12, 2004



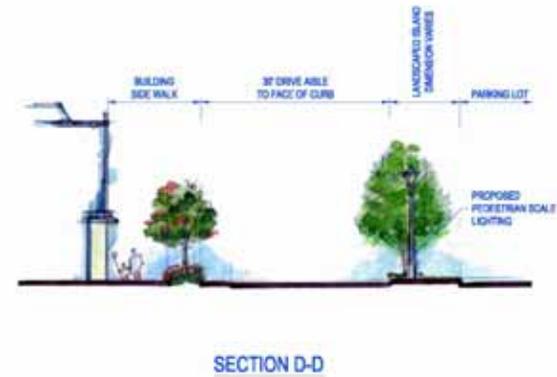
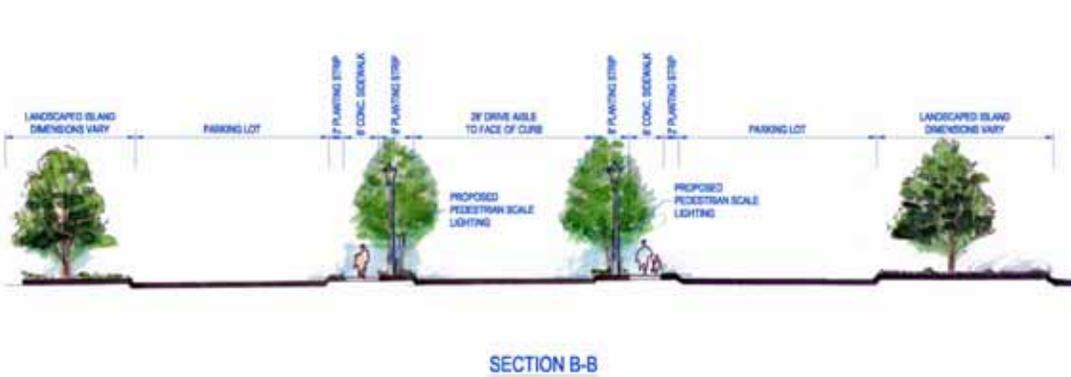
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CHARLOTTE WEST COMMERCIAL DEVELOPMENT



FOR PUBLIC
HEARING



PETITIONER: Wal-Mart Stores, Inc.

PETITION NO. 2004-52
CROSS SECTIONS
RZ-5

April 12, 2004
(REVISED April 22, 2004)

CHARLOTTE WEST COMMERCIAL DEVELOPMENT



PROPOSED BIKE RACKS



PROPOSED BENCHES



The Lafayette

Pressed Pointed Tops

PROPOSED 8' HIGH METAL FENCE

LEGEND

- EXISTING SIDEWALKS:
- PROPOSED 6' SIDEWALKS: (PHASE I)
- PROPOSED PEDESTRIAN PATH



FOR PUBLIC HEARING

PETITIONER: Wal-Mart Stores, Inc.

PETITION NO. 2004-52
PEDESTRIAN CIRCULATION PLAN
RZ-4

February 23, 2004
(REVISED April 12, 2004)
(REVISED April 22, 2004)
(REVISED June 16, 2004)



REZONING CONDITIONAL NOTES

1. GENERAL

DEVELOPMENT TAKING PLACE ON THIS SUBJECT TO THESE DEVELOPMENT STANDARDS, THE NOTES AND DETAILS SHOWN ON THE TECHNICAL DATA SHEET (SHEET RZ-1), SCHEMATIC SITE PLAN (SHEET RZ-2), ACCOMPANYING EXHIBIT SHEETS AND ALL DEVELOPMENT REGULATIONS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE COMMERCIAL CENTER (CC) ZONING DISTRICT CLASSIFICATION. THE TOTAL OF ALL IMPROVEMENTS ON THE SITE SHALL NOT EXCEED A TOTAL OF 350,000 SQUARE FEET OF WHICH NOT MORE THAN 230,000 SQUARE FEET SHALL BE LOCATED IN PHASE I AND NOT MORE THAN 120,000 SQUARE FEET SHALL BE LOCATED ON THE OUTPARCELS DEPICTED ON THE SCHEMATIC SITE PLAN. ALL OF THE DRIVES, SIDEWALKS (INCLUDING THE SIDEWALKS FOR THE OUTPARCELS), PEDESTRIAN AMENITIES, SCREENING AND OTHER IMPROVEMENTS ILLUSTRATED OR DESCRIBED HEREIN SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE CONSTRUCTION OF THE WAL-MART SUPER CENTER (PHASE I).

2. PERMITTED USES

THE SITE MAY BE DEVELOPED FOR OFFICE, RESIDENTIAL (PROVIDED THAT SUCH RESIDENTIAL SHALL BE DEVELOPED AT A DENSITY OF UP TO 22 UNITS PER ACRE), RETAIL ESTABLISHMENTS, SHOPS, RESTAURANTS, SERVICES, AND OTHER USES PERMITTED IN THE CC DISTRICT, SPECIFICALLY TO INCLUDE A WAL-MART SUPERCENTER AND THE DEVELOPMENT OF OUTPARCELS WITHIN THE GENERAL LOCATIONS DEPICTED ON THE SCHEMATIC SITE PLAN. THE WAL-MART SUPERCENTER HAS BEEN IDENTIFIED AS PHASE I ON THE SCHEMATIC SITE PLAN. THE DEVELOPMENT OF OUTPARCELS MAY OCCUR CONCURRENTLY WITH OR FOLLOWING THE DEVELOPMENT OF PHASE I. OUTDOOR STORAGE AND/OR SEASONAL SALES ON SIDEWALKS OR PARKING AREAS SHALL NOT BE PERMITTED USES AT ANY LOCATION EXCEPT THE PALLET AND BALE STORAGE AREA AS INDICATED ON THE SITE PLAN.

3. SETBACK, SIDE AND REAR YARDS

ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, SIDE AND REAR YARD DIMENSIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CC DISTRICT. THE PETITIONER RESERVES THE RIGHT TO SUBDIVIDE THE SITE AND CREATE LOTS IN THE AREAS INDICATED AS PHASE II WITH NO SIDE AND/OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN.

THE FENCE ILLUSTRATED ALONG THE NORTHERLY PROJECT EDGE MAY MEANDER AS NECESSARY FOR THE PRESERVATION OF EXISTING TREES. THE DESIGN OF THE FENCE AS SHOWN ON THE EXHIBIT SHEET HAS BEEN REQUESTED BY ADJACENT RESIDENTS BUT DOES NOT MEET THE REQUIREMENTS OF CODE SECTION 12.303(2) (A) (N) THAT MORE THAN 20% OF THE FENCE SURFACE IS OPEN. TO PROVIDE ADDITIONAL SCREENING, THE PETITIONER AGREES TO PLANT SHRUBS AS REQUIRED FOR A CLASS B BUFFER WHICH WOULD OTHERWISE NOT BE REQUIRED UNDER CODE SECTION 12.302(B) (3). IF THE ZONING ADMINISTRATOR SHALL NOT APPROVE PETITIONER'S PROPOSED SCREENING, PETITIONER RESERVES THE RIGHT TO SEEK A VARIANCE FOR SAME FROM THE ZONING BOARD OF ADJUSTMENT.

4. TRAFFIC AND CIRCULATION PLANS

(A) PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.

(B) ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE PETITIONER SHALL ESTABLISH DRIVEWAY CONNECTIONS TO AND ACROSS THE PROPERTY WEST OF THE SITE AS DEPICTED ON THE SCHEMATIC SITE PLAN. THESE CONNECTIONS INCLUDE AN OFF-SITE DRIVEWAY ENTRANCE FROM WILKINSON TO THE REAR OF THE WAL-MART SUPERCENTER AND A CONNECTION TO A DRIVE RUNNING ACROSS THE ADJACENT PROPERTY TO WESTLEY HILLS DRIVE. EXISTING DRIVEWAY CUTS AND DRIVEWAYS SHALL BE CLOSED AT THE LOCATIONS INDICATED ON THE SCHEMATIC SITE PLAN AND REPLACED AS APPROPRIATE WITH CURB AND GUTTER.

(C) PETITIONERS, FOR THEMSELVES AND THEIR SUCCESSORS IN INTEREST, AND UPON RECEIPT OF ANY NECESSARY APPROVALS BY CDDT AND NCDOT, AGREE TO CAUSE TO BE CONSTRUCTED/INSTALLED THE FOLLOWING ROADWAY IMPROVEMENTS:

WILKINSON BOULEVARD AND ASHLEY ROAD

INCREASE STORAGE LENGTH FOR EASTBOUND (WILKINSON BOULEVARD) LEFT-TURN LANE UP TO 520 FEET. THE FINAL DETERMINATION OF STORAGE WILL BE MADE BY THE CITY.

ADD AN EXCLUSIVE LEFT-TURN LANE ON THE SOUTHBOUND (ASHLEY ROAD) APPROACH PROVIDING 360' OF STORAGE. THE ULTIMATE SOUTHBOUND LANEAGE FOR PLANNING PURPOSES IS DUAL LEFT-TURN LANES, A THROUGH LANE, AND A RIGHT-TURN LANE WITH BAY TAPER BEGINNING JUST SOUTH OF THE GREENLAND INTERSECTION. RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE ULTIMATE LANEAGE WILL BE DESIGNATED BY THE PETITIONER.

INSTALL A 6' WIDE (MINIMUM) RAISED CONCRETE MEDIAN ON ASHLEY ROAD FROM WILKINSON BOULEVARD TO GREENLAND AVENUE.

WILKINSON BOULEVARD AND ACCESS 1

PROVIDE A LEFT-OVER WITH 240 FEET OF STORAGE AND A 15:1 TAPER.

ASHLEY ROAD AND GREENLAND AVENUE/ACCESS 4

INSTALL TRAFFIC SIGNAL.

PROVIDE AN EXCLUSIVE LEFT-TURN LANE WITH 150 FEET OF STORAGE AND A 15:1 TAPER ON THE NORTHBOUND (ASHLEY ROAD) APPROACH.

PROVIDE AN EXCLUSIVE LEFT-TURN LANE WITH 150' OF STORAGE ON THE SOUTHBOUND (ASHLEY ROAD) APPROACH. THE FINAL LANEAGE IS AN EXCLUSIVE LEFT-TURN LANE AND A THROUGH LANE.

ADD AN EXCLUSIVE RIGHT-TURN LANE WITH CHANNELIZING ISLAND ON EASTBOUND (ACCESS 4) APPROACH. THE FINAL EASTBOUND LANEAGE IS A SHARED THROUGH/LEFT-TURN LANE AND EXCLUSIVE RIGHT-TURN LANE.

ASHLEY ROAD AND LUMMA AVENUE/ACCESS 5

SEE NOTE 4(C) BELOW

THE DESIGN AND ENGINEERING WORK ASSOCIATED WITH THE ROADWAY IMPROVEMENTS WILL BE HANDLED BY A REGISTERED PROFESSIONAL ENGINEER WITH ROADWAY DESIGN EXPERIENCE. THE PETITIONER SHALL DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG ASHLEY ROAD AND WILKINSON BOULEVARD AS REQUIRED TO CONSTRUCT THE ABOVE IMPROVEMENTS.

(D) ALL ROADWAY IMPROVEMENTS WILL BE MADE IN ACCORDANCE WITH REGULATIONS, STANDARDS AND POLICES ESTABLISHED BY THE CITY OF CHARLOTTE AND THE NCDOT. THE DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THESE IMPROVEMENTS, AND ALL OTHER ASSOCIATED INTERSECTION AND ROADWAY MODIFICATIONS NECESSARY AS A RESULT OF THESE IMPROVEMENTS AS DETERMINED BY CDDT AND NCDOT, TO INCLUDE BUT NOT BE LIMITED TO: LANE REALIGNMENTS, MEDIAN MODIFICATIONS, UTILITY RELOCATION, TRAFFIC SIGNAL MODIFICATIONS AND INTERSECTION, PAVEMENT MARKINGS, AND RIGHT-OF-WAY ACQUISITION/DEDICATION.

(E) ACCESS WILL NOT BE ESTABLISHED BETWEEN THE SITE AND THE TERMINUS OF HEYWORTH AVENUE AS A PART OF THIS DEVELOPMENT. IT IS ANTICIPATED THAT THIS PARTICULAR ACCESS TO THE SITE WILL BE FURTHER EVALUATED BY THE CITY OF CHARLOTTE IN THE FUTURE AND PETITIONER SHALL NOT CREATE ANY PHYSICAL IMPEDIMENT TO THE FUTURE ESTABLISHMENT OF SUCH ACCESS (EXCEPT THE FENCE ILLUSTRATED ON THE TECHNICAL DATA SHEET). PETITIONER AGREES TO BUILD A SMALL GATE IN THE FENCE ADJACENT TO THE HEYWORTH AVENUE CONNECTION, PROVIDED THAT PETITIONER SHALL HAVE THE RIGHT TO KEEP SUCH GATE LOCKED AT ANY OF ALL TIMES AS PETITIONER MAY DETERMINE IN ITS ABSOLUTE DISCRETION. PETITIONERS, FOR THEMSELVES AND THEIR SUCCESSORS IN INTEREST, AGREE TO CONSTRUCT A VEHICULAR ACCESS FROM THE EXISTING TERMINUS OF HEYWORTH AVENUE TO THE SITE UPON A MAJORITY VOTE OF THE CHARLOTTE CITY COUNCIL, DIRECTING THEM TO DO SO WITHIN 3 YEARS OF THE ADOPTION OF THIS ZONING PERMIT.

(F) THE INTERNAL DRIVES WITHIN THE SITE SHALL INCLUDE TRAFFIC-CALMING DEVICES KNOWN AS RAISED "SPEED TABLES" TO BE LOCATED AT THE LOCATIONS INDICATED ON THE SCHEMATIC SITE PLAN.

(G) PETITIONER SHALL CONSTRUCT A DRIVE TO THE NORTH-EAST CORNER OF THE SITE, AS ILLUSTRATED ON THE SCHEMATIC SITE PLAN. IN ORDER TO DO SO, IT IS NECESSARY FOR THE PETITIONER TO ACQUIRE A STRIP OF PROPERTY (AS SHOWN ON THE SCHEMATIC SITE PLAN) NOW EXISTING BETWEEN THE SITE AND ASHLEY ROAD FROM A THIRD PARTY AND THE PETITIONER PRESENTLY HAS THE STRIP OF PROPERTY UNDER CONTRACT.

(H) PETITIONER SHALL BUILD CERTAIN INTERNAL DRIVES TO STANDARDS ADEQUATE FOR FULL SIZE BUS TRAVEL, RESERVE AN AREA IN PHASE ONE FOR A CHARLOTTE AREA TRANSIT STOP, AND CONSTRUCT AN ADJACENT CART CORRAL ALL AS ILLUSTRATED ON THE SCHEMATIC SITE PLAN. THE PETITIONER SHALL CONVEY TO CATS FOR THE BENEFIT OF CATS AND ITS EMPLOYEES AND CUSTOMERS; (1) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE PRIVATE DRIVE AS ILLUSTRATED IN THE SCHEMATIC SITE PLAN TO ASHLEY DRIVE; (2) AN EASEMENT FOR THE LOCATION OF APPROPRIATE CATS STORAGE AT THE LOCATION(S) INDICATED ON THE TECHNICAL DATA SHEET (SUCH STORAGE TO BE SUBJECT TO THE APPROVAL OF PETITIONER WHICH SHALL NOT BE UNREASONABLY WITHHELD); (3) AN EASEMENT FOR THE LOCATION OF A BUS SHELTER AT THE LOCATION INDICATED ON THE TECHNICAL DATA SHEET. THE FORM AND CONTENT OF EACH OF THE EASEMENTS DESCRIBED ABOVE SHALL BE MUTUALLY SATISFACTORY WITH COUNSEL FOR CATS AND COUNSEL FOR THE PETITIONER.

5. PEDESTRIAN AND BICYCLE AMENITIES ARCHITECTURAL DESCRIPTION AND COMMENTS

(A) WALKWAYS AND PEDESTRIAN CROSSINGS WILL BE INSTALLED THROUGHOUT THE SITE IN THE AREAS GENERALLY DEPICTED ON THE PEDESTRIAN CIRCULATION PLAN (SHEET RZ-4). THESE IMPROVEMENTS WILL BE INSTALLED IN PHASES KEYS TO DEVELOPMENT TAKING PLACE ON THE SITE.

(B) PEDESTRIAN AMENITIES WILL BE INSTALLED THROUGHOUT THE SITE AT LOCATIONS GENERALLY DEPICTED ON THE PEDESTRIAN CIRCULATION PLAN. THESE IMPROVEMENTS WILL BE INSTALLED IN PHASES KEYS TO DEVELOPMENT TAKING PLACE ON THE SITE.

(C) THE WAL-MART SUPERCENTER SHALL BE LOCATED WITHIN THE BUILDING AND PARKING AREAS INDICATED ON THE TECHNICAL DATA SHEET. THE ARCHITECTURAL ELEMENTS INCLUDED IN THE EXHIBIT SHEETS DEPICT A "MAIN STREET" DESIGN FOR THE WAL-MART SUPERCENTER AND THE PETITIONER COMMITS TO THE CONSTRUCTION OF A BUILDING SUBSTANTIALLY CONSISTENT WITH THIS DESIGN. THE BUILDING MATERIALS AND ARCHITECTURAL ELEMENTS INDICATED ARE INTENDED TO AVOID A "BIG BOX" LOOK FOR THE FRONT ELEVATION OF THE BUILDING AND TO CREATE PARTICULAR ARCHITECTURAL INTEREST FOR THE SOUTHEAST CORNER OF THE WAL-MART BUILDING.

(D) PETITIONER SHALL PROVIDE FOR THE INSTALLATION OF BICYCLE RACK(S) WITHIN THE GENERAL LOCATIONS DEPICTED ON THE PEDESTRIAN CIRCULATION PLAN (SHEET RZ-4). THESE RACKS SHALL HAVE THE CAPACITY FOR NOT LESS THAN 50 BICYCLES AND SHALL INCLUDE SECURED BIKE RACKS FOR EMPLOYEES.

6. SERVICE ZONES AND MECHANICAL AREAS

(A) BUILDING SERVICE AREAS, INCLUDING TRASH AND LOADING ZONES, WILL BE LOCATED WITH DUE REGARD FOR VISIBILITY AND ADJACENT USES. SUCH AREAS WILL BE APPROPRIATELY SCREENED FROM PUBLIC VIEW THROUGH THE USE OF WALLS, FENCES, RETAINING WALLS OR OTHER ELEMENTS. A PALLET STORAGE AREA WILL BE CONSTRUCTED TO THE REAR OF THE WAL-MART SUPER CENTER AT THE SPECIFIC LOCATION AND UTILIZING THE DESIGN AND MATERIALS AS SET FORTH ON THE EXHIBIT SHEET.

(B) MECHANICAL EQUIPMENT OR OTHER UTILITY HARDWARE ON THE ROOFS OF BUILDINGS WILL BE SCREENED FROM ADJUTING PROPERTY AND FROM PUBLIC VIEW FROM A PUBLIC STREET. WHEN LOCATED ON THE GROUND, SUCH EQUIPMENT WILL BE SCREENED THROUGH THE USE OF WALLS, FENCES, RETAINING WALLS OR OTHER ELEMENTS.

(C) ALL SCREENING TECHNIQUES WILL BE EFFECTIVE DURING ALL SEASONS OF THE YEAR.

(D) SCREENING SHALL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE.

7. TREE ORDINANCE

PETITIONER SHALL COMPLY WITH THE PROVISIONS OF THE CHARLOTTE TREE ORDINANCE.

8. SIGNS AND LIGHTING

(A) ALL SIGNS PLACED ON THE SITE SHALL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. SIGNAGE SHALL BE AS ILLUSTRATED IN THE ATTACHED ARCHITECTURAL ELEVATIONS AND ANY FREE-STANDING SIGN SHALL BE GROUND MOUNTED (NO POLE SIGNS).

(B) THE MAXIMUM HEIGHT OF LIGHT POLES, (INCLUDING THEIR BASES) WITHIN PARKING AREAS MAY NOT EXCEED 42 FEET. ALL OUTDOOR LIGHT FIXTURES WILL BE CAPPED SO AS TO REDUCE ILLUMINATION OF THE NIGHT SKY.

(C) PEDESTRIAN SCALE LIGHTING FIXTURES WILL BE INSTALLED ALONG SIDEWALKS WITHIN THE AREAS GENERALLY DEPICTED ON THE PEDESTRIAN CIRCULATION PLAN.

(D) ANY LIGHTING FIXTURE ATTACHED TO A BUILDING SHALL BE DOWNWARDLY DIRECTED.

(E) ALL OUTDOOR LIGHTING FIXTURES ERRECTED WITHIN THE SITE WILL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND BEYOND THE OUTERMOST BOUNDARY OF THE SITE. LIGHTING FIXTURES SHALL INCLUDE FLAT LENSES, SHADES AND RELATED FEATURES INTENDED TO ACHIEVE "NIGHT SKY FRIENDLY" STANDARDS.

9. STORM WATER MANAGEMENT

THE SITE IS PRESENTLY COVERED WITH EXISTING BUILDINGS, PAVEMENT AND RELATED IMPERVIOUS SURFACES, MOST OF WHICH SHALL BE DEMOLISHED IN CONNECTION WITH THE RE-DEVELOPMENT OF THE SITE. PETITIONER SHALL BE ENTITLED TO USE THE EXISTING STORM WATER AND DRAINAGE FACILITIES LOCATED ON THE SITE AS PROVIDED UNDER APPLICABLE DEVELOPMENT STANDARDS. IF THE CITY OF CHARLOTTE STORM WATER SERVICES (CSWS) SHOULD DETERMINE THAT THE DEVELOPMENT OF THIS SITE WILL TAKE THE EXISTING STORM WATER SYSTEM OUT OF STANDARD, PETITIONER SHALL PROVIDE ADEQUATE DETENTION TO PREVENT THIS FROM OCCURRING. PETITIONER AGREES TO COORDINATE WATER QUALITY EFFORTS (BMP'S, NET DETENTION, LEVEL SPREADERS, ETC) WITH CSWS IN ACCORDANCE WITH APPLICABLE DEVELOPMENT STANDARDS. UNDERGROUND DETENTION WILL BE UTILIZED TO ENSURE THAT PETITIONER'S STORM WATER SYSTEM IS WITHIN APPLICABLE STANDARDS. PETITIONER'S STORMWATER SYSTEM SHALL BE DEVELOPED TO ACCOMMODATE PHASE ONE AND THE OUTPARCELS.

10. FIRE PROTECTION

PLANS FOR ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE SUBMITTED TO THE FIRE MARSHAL FOR APPROVAL BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PHASE I BUILDING.

11. OUTPARCEL DEVELOPMENT

(A) DEVELOPMENT OF THE OUTPARCELS SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE ORDINANCE FOR THE COMMERCIAL CENTER ZONING DISTRICT CLASSIFICATION, PROVIDED THAT SUCH OUTPARCELS SHALL BE DEEMED PART OF A UNIFIED DEVELOPMENT PLAN WITH THE RIGHT TO DEVELOP SAME WITH NO SIDE AND/OR REAR YARDS.

(B) BUILDINGS CONSTRUCTED ON ANY OUTPARCEL SHALL NOT EXCEED FOUR STORES IN HEIGHT.

(C) NO MORE THAN THREE OF THE OUTPARCELS SHALL FEATURE DRIVE-THROUGH WINDOWS OF WHICH NOT MORE THAN TWO OUTPARCELS SHALL HAVE DRIVE-THROUGH WINDOWS IN CONNECTION WITH OPERATION OF RESTAURANTS. DRIVE THROUGHS SHALL BE DESIGNED SO THAT VEHICULAR CIRCULATION IS INTERNAL TO THE SITE AND NOT ORIENTED TO THE STREET.

(D) THE INTERIOR SIDEWALKS (AS DESCRIBED IN NOTE 1 ABOVE) SHALL BE COMPLETED AS A PART OF THE CONSTRUCTION OF IMPROVEMENTS TO BE LOCATED ON THE RESPECTIVE OUTPARCELS.

(E) THE TOTAL OF IMPROVEMENTS LOCATED ON THE OUTPARCELS SHALL NOT EXCEED 120,000 SQUARE FEET.

(F) BUILDINGS SHALL BE CONSTRUCTED TO THE "BUILD TO" LINES AS INDICATED ON THE TECHNICAL DATA SHEET. THE SIDE OF BUILDINGS FACING ASHLEY ROAD AND/OR WILKINSON BOULEVARD SHALL NOT INCLUDE LARGE EXPANSES OF BLANK WALLS, BUT SHALL INSTEAD FEATURE WINDOWS, DOORS, AND OTHER ARCHITECTURAL FEATURES; IT SHALL NOT BE A REQUIREMENT, HOWEVER, THAT SUCH DOORS ARE OPERABLE ENTRANCES TO THE BUILDING NOR SHALL FAUX WINDOWS BE PROHIBITED. PARKING AND VEHICULAR MANUEVERING SHALL NOT BE PERMITTED IN THE SETBACK BETWEEN BUILDING AND THE STREET.

(G) THE SCHEMATIC SITE PLAN INCLUDES A CONCEPTUAL PLAN ILLUSTRATING POSSIBLE LOCATIONS OF BUILDINGS, PARKING, DRIVE-THROUGHS, LANDSCAPING AND SIMILAR IMPROVEMENTS WITHIN THE OUTPARCELS. THIS CONCEPTUAL PLAN IS INTENDED AS A GENERAL GUIDE IN THE BUILDING PERMIT PROCESS AND TO ILLUSTRATE THE INTENDED RELATIONSHIP OF SUCH IMPROVEMENTS TO EACH OTHER, PUBLIC STREETS AND OTHER FEATURES OF THE SITE. THIS CONCEPTUAL PLAN IS NOT INTENDED TO REQUIRE A SPECIFIC LANDSCAPING PLAN, PARKING LOT DESIGN OR REQUIRE THE LOCATION OF BUILDINGS AT THE SPECIFIC LOCATIONS INDICATED. THE BUILDINGS ILLUSTRATED ON THE SCHEMATIC SITE PLAN MAY BE INCREASED IN NUMBER UP TO A TOTAL OF TEN BUILDINGS.

12. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

(A) IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.

(B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE CURRENT OWNER OR OWNERS OF THE PARTICULAR BUILDING AREA WITHIN THE SITE WHICH MAY BE INVOLVED IN ANY FUTURE USE OR DEVELOPMENT.

CHARLOTTE WEST COMMERCIAL DEVELOPMENT

FOR PUBLIC HEARING

PETITIONER: Wal-Mart Stores, Inc.

PETITION NO. 2004-52

NOTES SHEET

RZ-3

February 23, 2004

(REVISED April 12, 2004)

(REVISED April 22, 2004)

(REVISED June 16, 2004)

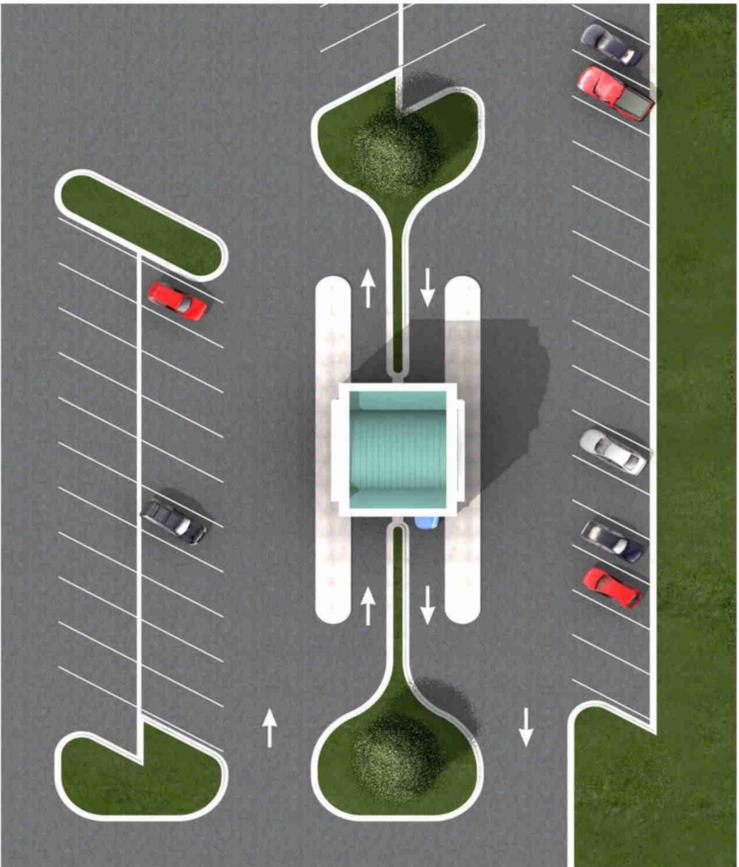
(REVISED June 24, 2004)



CHARLOTTE WEST COMMERCIAL DEVELOPMENT



DRIVE-THRU PHARMACY PERSPECTIVE



DRIVE-THRU PHARMACY PARTIAL SITE PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



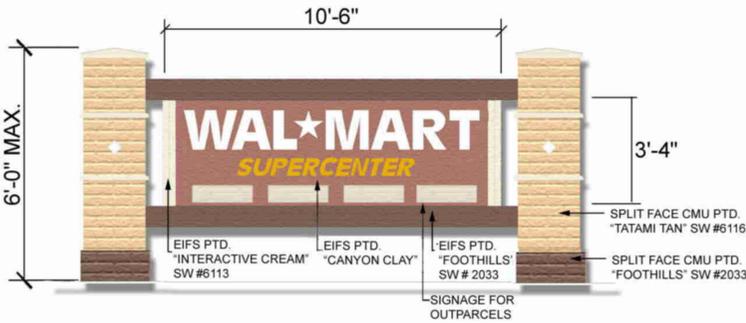
RIGHT ELEVATION



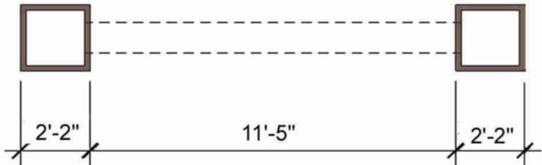
PALLET AND BALE STORAGE PERSPECTIVE



PLAZA PERSPECTIVE



MONUMENT SIGN ELEVATION



MONUMENT SIGN PLAN



**FOR PUBLIC
HEARING**

PETITIONER: Wal-Mart Stores, Inc.

PETITION NO. 2004-52
BUILDING DETAILS
RZ-9

April 12, 2004
(REVISED April 22, 2004)



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