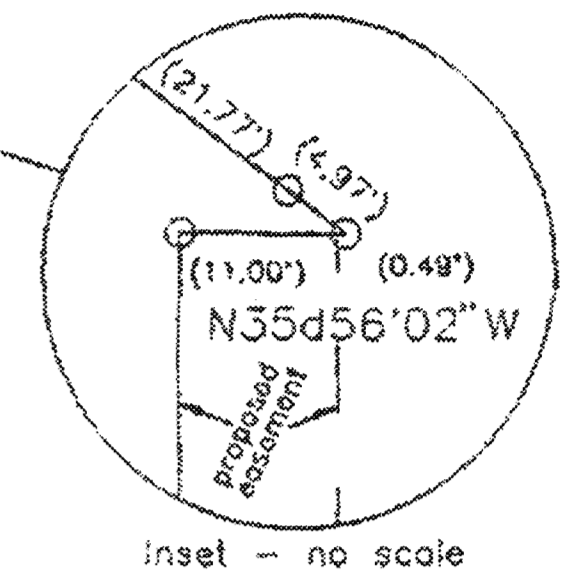
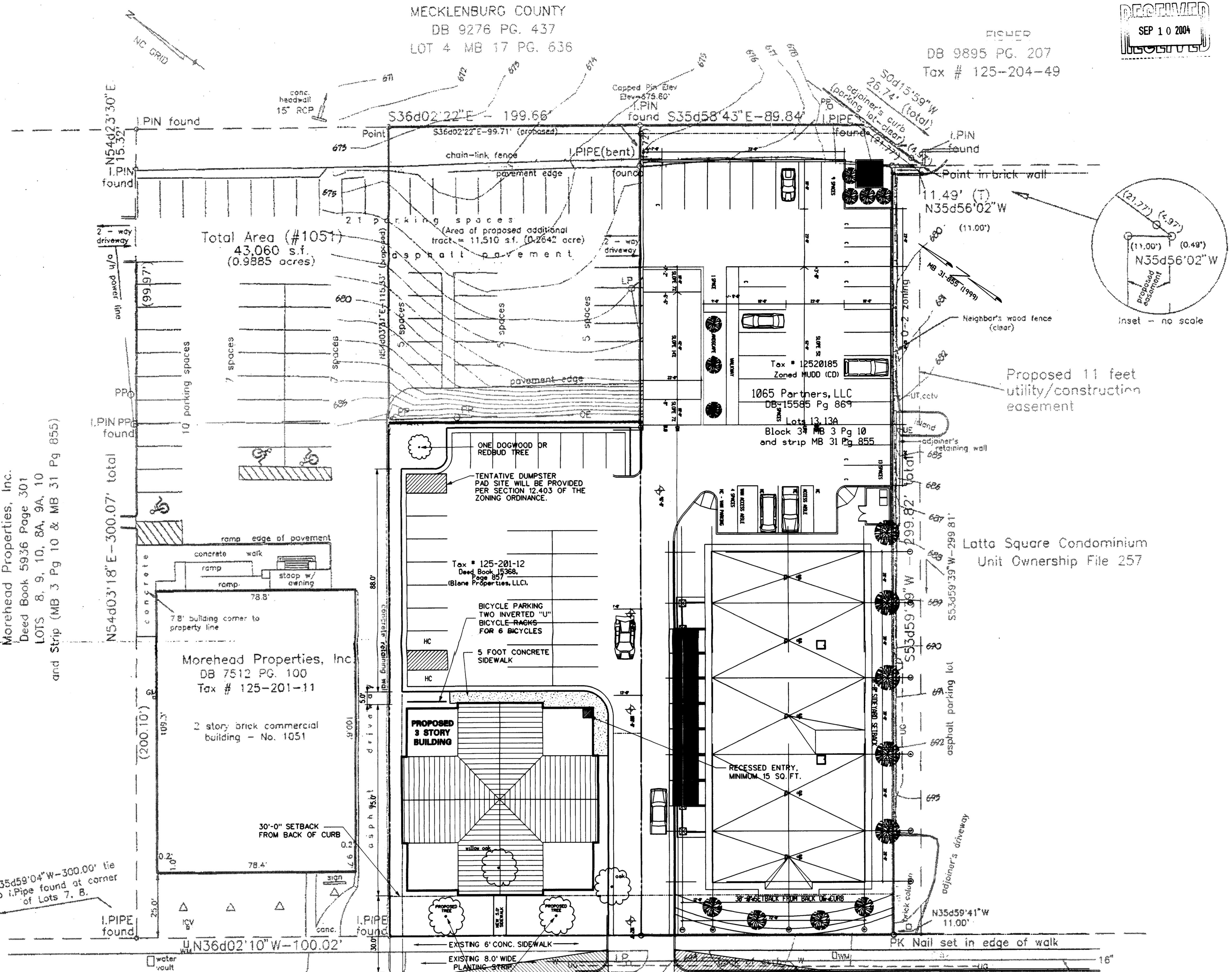


FILED DB 9895 PG. 207 Tax # 125-204-49

MECKLENBURG COUNTY DB 9276 PG. 437 LOT 4 MB 17 PG. 636



GENERAL PROVISIONS

These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Blane Properties, LLC to accommodate redevelopment of that 0.459 acre site located off East Morehead Street and which is more particularly described on the Rezoning Site Plan (the "Site").

Development of the Site will be governed by the Rezoning Site Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Site Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Mixed Use Development District (MUDD) Zoning Classification shall govern the development of the Site.

The development depicted on the Rezoning Site Plan is schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configuration, placement, and size of the building footprints outlined on the Rezoning Site Plan are schematic in nature, and subject to the provisions set forth below under Design and Performance Standards, may be altered or modified during design development and construction phases within the maximum development area boundaries established on the Rezoning Site Plan. Street and parking layouts may also be modified to accommodate final building locations. Ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance.

PERMITTED USES

The Site may be devoted to office, residential use and any accessory uses that are permitted in the MUDD Zoning district.

MAXIMUM BUILDING AREA/PERMITTED USES

The total maximum gross building area that will be developed on the Site is 18,000 square feet.

Surface and/or structured parking is not a part of and shall not count towards the maximum building area noted above.

Buildings shall not exceed 60 feet in height above average grade along the East Morehead Street front building elevation.

SETBACKS, SIDE YARDS AND REAR YARDS

The new building and parking areas located on the Site shall be setback from the right-of-way line along East Morehead Street a minimum of 14 feet. Canopies, overhangs and/or balcony projections may extend up to four feet into the 14 foot setback. The building shall also satisfy or exceed the rear yard and side yard requirements established under the Ordinance for the MUDD Zoning District. The building and parking areas may be located within the development area boundaries as outlined on the Rezoning Site Plan.

DESIGN AND PERFORMANCE STANDARDS

- New development will conform to Section 9.8506 of the Ordinance. The existing 6 foot sidewalk and 8 foot planting strip along East Morehead Street may remain and fulfill the streetscape requirements outlined in Section 9.8506(d).
- All trees located within the right-of-way for East Morehead Street and the 14 foot setback will be preserved and will be protected during the grading and construction process.
- All roof mounted mechanical equipment placed on new buildings will be screened from view at grade from adjoining public rights-of-way and abutting properties.
- Any new lighting attached to a building shall be decorative, capped and downwardly directed. Standard, square-shaped, "wall-pack" type lighting will not be permitted.
- Wall-mounted decorative light fixtures such as sconces are permitted.
- Buildings shall not exceed 60 feet in height above average grade along the East Morehead Street front building elevation.

PARKING

All new off street parking and loading facilities will meet the standards established under the Ordinance. One space per 600 gross square feet equals 30 total. Thirty parking spaces are provided. Parking shall be screened in accordance with section 12.303. Parking lot will be screened from view per section 12.303.

VEHICULAR ACCESS

Vehicular access shall be as generally depicted on the Rezoning Site Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation. It is the intent to eliminate existing driveway entrance and develop a combined entrance with adjacent property.

TRANSPORTATION AND CONNECTIVITY

Petitioner agrees to dedicate and convey by quitclaim deed and subject to a reservation for any necessary utility easements and a reversionary interest in any property not used for right-of-way purposes in the future) any part of the Site required to provide a minimum of 40 feet of right-of-way from the centerline of East Morehead Street, if such right-of-way does not already exist, prior to the issuance of any building permit for a new building on the Site.

Vehicular access may be provided to the abutting Mecklenburg County parcel located to the north subject to the consent of the owner of the parcel and/or across access easement. Until such time as this vehicular access connection may be made, that portion of the Site may be used as a part of the overall parking area for the Site.

STORM WATER MANAGEMENT

Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte and the Charlotte Mecklenburg Storm Water Design Manual. The Petitioner shall tie-in to the existing storm water system. The Petitioner shall have the receiving drainage system analyzed prior to the development of the Site. If it is determined that the development of this Site will cause the receiving storm drainage system to be taken out of standard, and if the impervious area of the Site is increased as a result of development, then the Petitioner will implement measures to mitigate the storm water runoff generated only by the increased impervious area. If the impervious area of the Site is not increased by this development, then the Petitioner will not be required to implement any mitigating measures.

The following agencies will be contacted prior to construction regarding wetland and water quality permits, if applicable: Section 401 Permit NCDENR - Raleigh Office Section 404 Permit US Army Corps of Engineers

FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications.

AMENDMENTS TO REZONING PLAN

Future amendments to the Rezoning Site Plan and these Development Standards may be applied for by the then Owner or Owners of the tract or tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Rezoning Site Plan will, 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 successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.

Morehead Properties, Inc. Deed Book 5936 Page 301 LOTS 8, 9, 10, 8A, 9A, 10 and Strip (MB 3 Pg 10 & MB 31 Pg 855)

Morehead Properties, Inc. DB 7512 PG. 100 Tax # 125-201-11

ONE DOGWOOD DR REDBUD TREE

TENTATIVE DUMPSTER PAD SITE WILL BE PROVIDED PER SECTION 12.403 OF THE ZONING ORDINANCE.

Tax # 125-201-12 Deed Book 15388 Page 857 (Blane Properties, LLC)

BICYCLE PARKING TWO INVERTED "U" BICYCLE-RACKS FOR 6 BICYCLES

5 FOOT CONCRETE SIDEWALK

PROPOSED 3 STORY BUILDING

RECESSED ENTRY MINIMUM 15 SQ. FT.

East Morehead Street

Class III Major Thoroughfare - See Section 12.103 City of Charlotte Zoning Ordinance

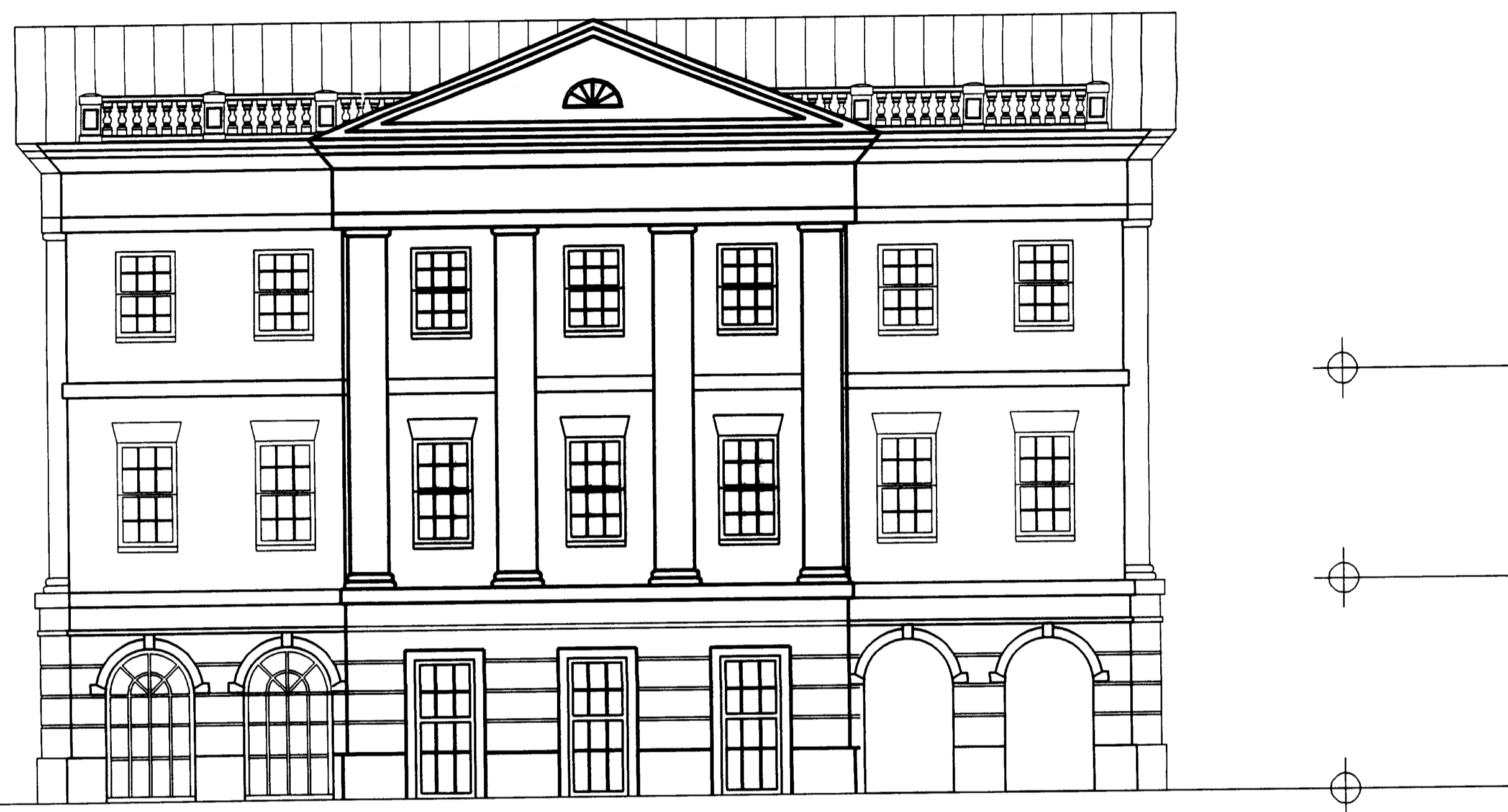
- LEGEND a/c air conditioner ch. chond conc. concrete I.PIN iron survey stake L.R curve length & radius MB,DB record map and deed references PKS PK (surveyors) nail set PP power pole s.f. square feet (by coordinates) WM water meter X spot elevation (FF=finish floor) Δ yard light UG underground gasoline UE underground electric UT underground television tele telephone pedestal catv cable television

SCALE: 1" = 40.0'

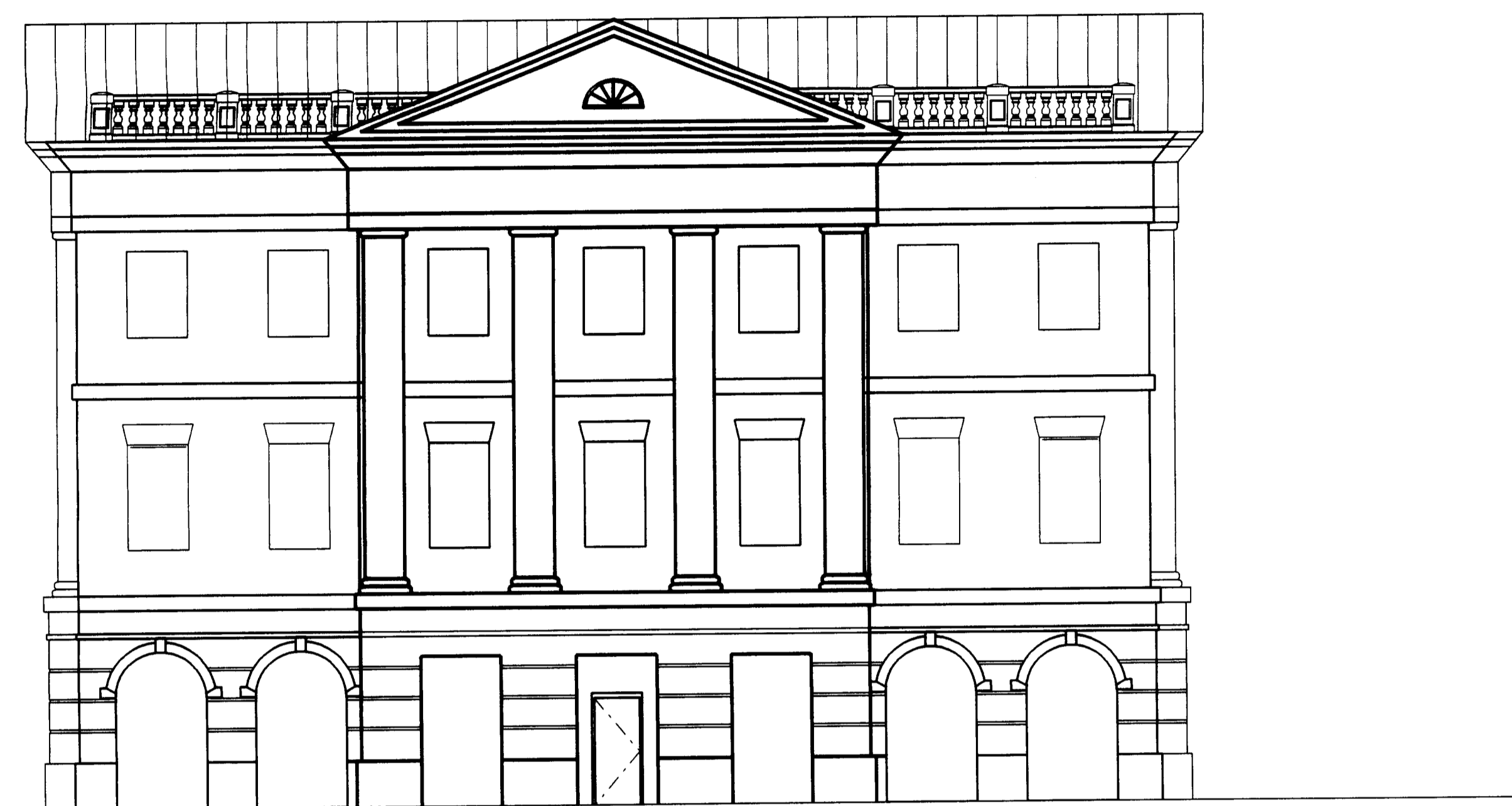
BLANE PROPERTIES, LLC

OFFICE BUILDING 1057 EAST MOREHEAD STREET, CHARLOTTE, NC

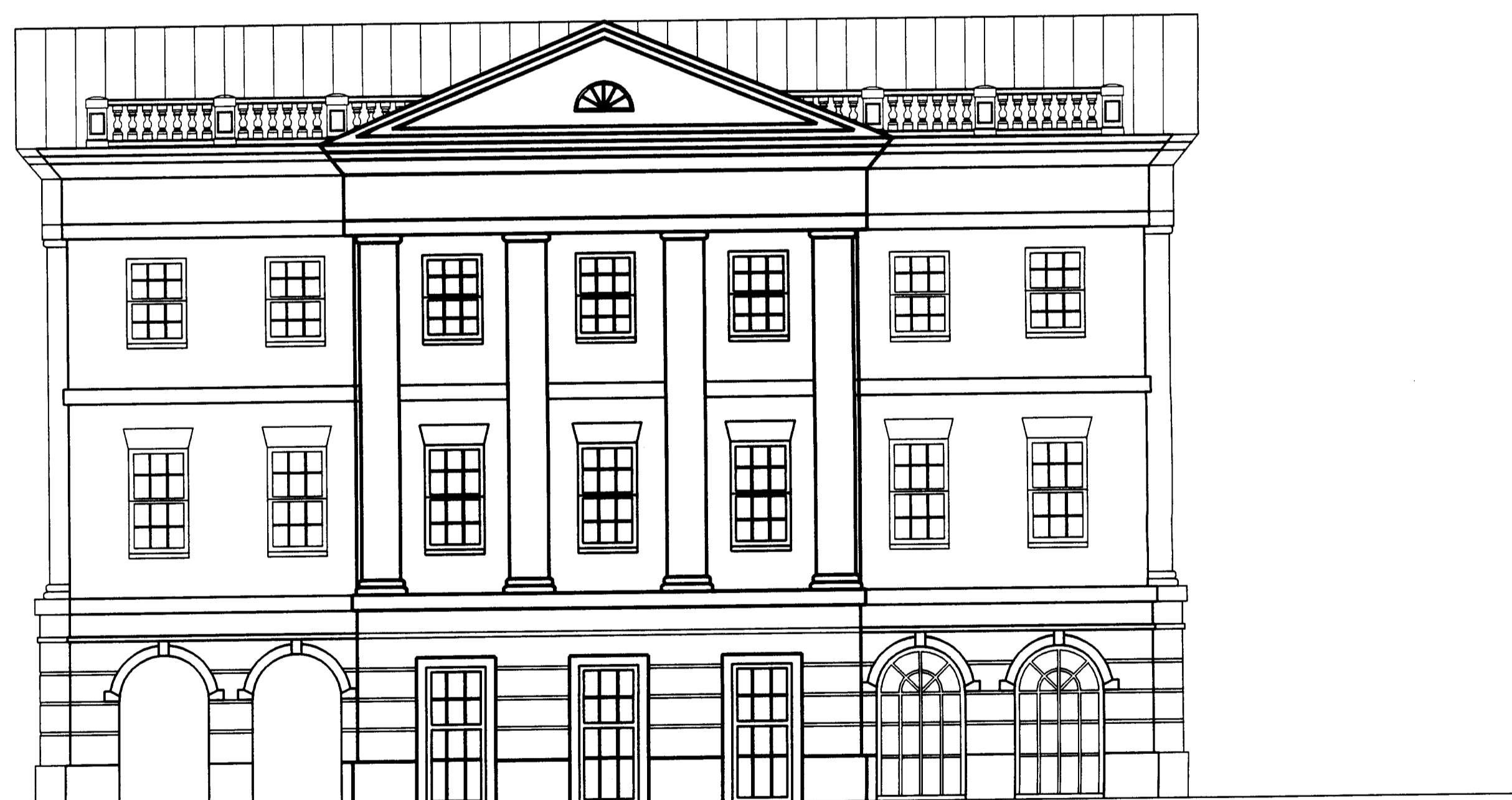
APPROVED BY CITY COUNCIL DATE 9/2/04



East Elevation



West Elevation



North Elevation



South Elevation

# **BLANE PROPERTIES, LLC**

**OFFICE BUILDING  
1057 EAST MOREHEAD STREET, CHARLOTTE, NC**

APPROVED BY CITY COUNCIL  
DATE 9/22/04

September 9, 2004