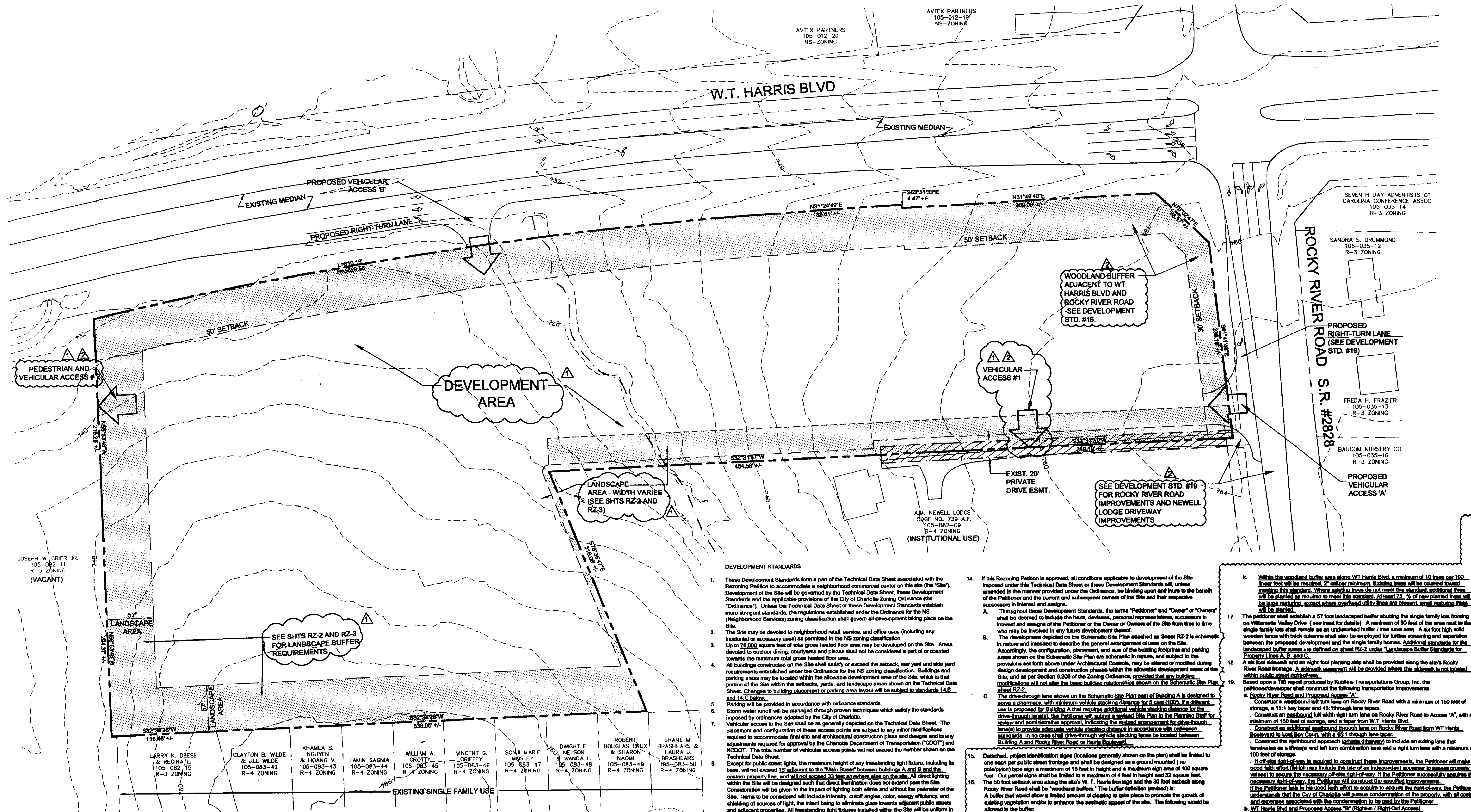


VICINITY MAP - NTS

DEVELOPMENT DATA

TOTAL SITE AREA: 12.5 ACRES
EXISTING ZONING: 0-1 (CD)
PROPOSED ZONING: NS
MAXIMUM BUILDING AREA: 78,000 S.F.
MAXIMUM BUILDING HEIGHT: 40 FT.



DEVELOPMENT STANDARDS

- 1. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition to accommodate a neighborhood commercial center on this site (the "Site").
2. The Site may be devoted to neighborhood retail, service, and office uses...
3. Up to 28,000 square feet of total gross heated floor area may be developed on the Site...
4. All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements...
5. Parking will be provided in accordance with ordinance standards...
6. Storm water runoff will be managed through proven techniques...
7. Vehicular access to the Site shall be generally depicted on the Technical Data Sheet...
8. Except for public street lights, the maximum height of any freestanding light fixture...
9. No building constructed on the Site may contain more than two stories above grade...
10. Screening will conform to the standards specified in Section 12.303 of the Ordinance...
11. All signs installed on the Site will be erected in accordance with the requirements of the Ordinance...
12. Future amendments to the Technical Data Sheet, the Schematic Site Plan and these Development Standards may be applied for by the then Owner or Owners...
13. If this Rezoning Petition is approved, all conditions associated with development of the Site...
14. 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...
15. Detached, project identification signs (locations generally shown on the plan) shall be limited to one each per public street frontage...
16. The 50-foot setback area along the site's W. T. Harris frontage and the 30-foot setback along Rocky River Road shall be "woodland buffers"...

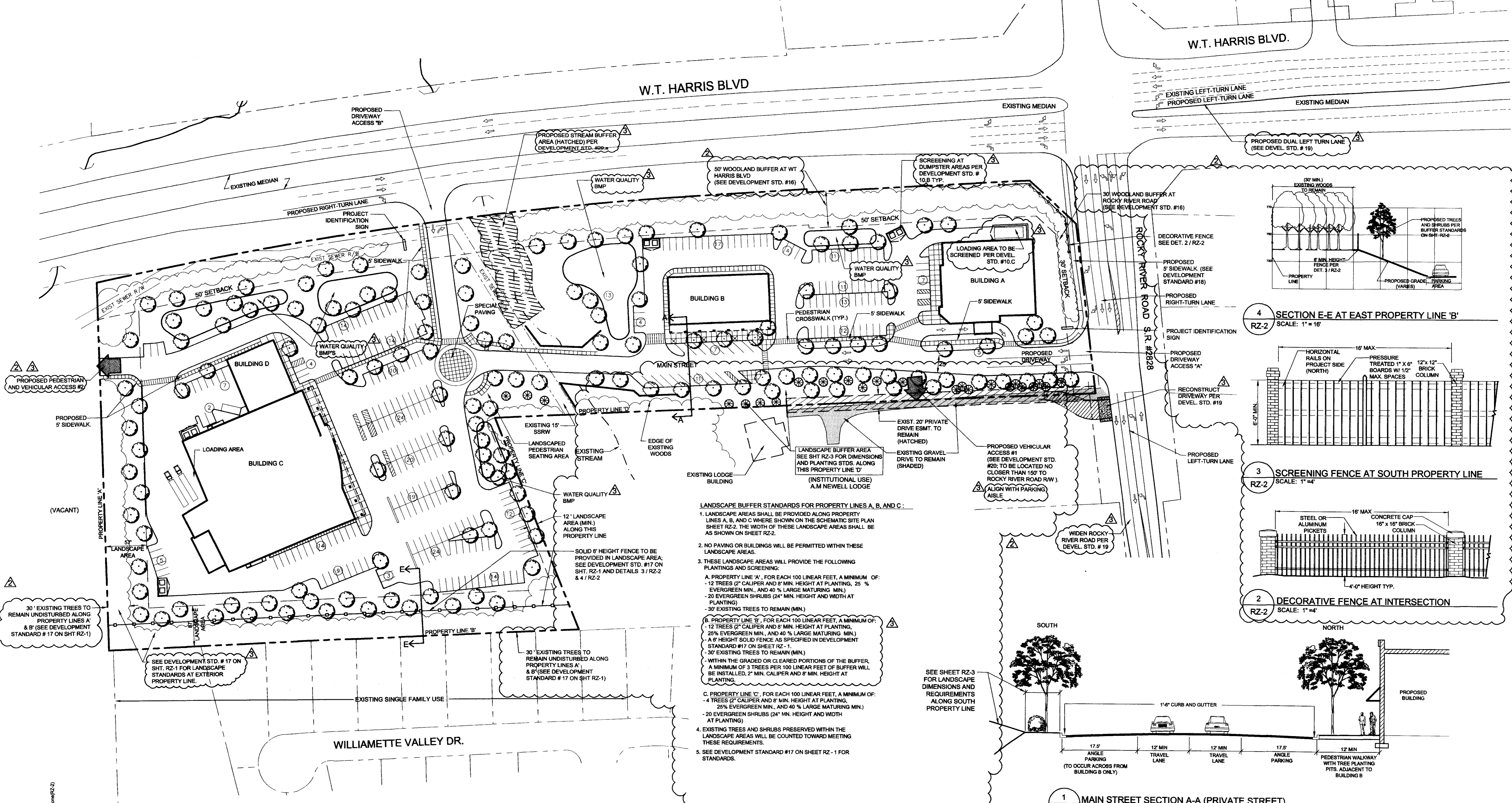
NOTE:
BOUNDARY TAKEN FROM
BOUNDARY SURVEY BY:
NEELY LAND SURVEYING
1515 MOCKINGBIRD LANE, #603
CHARLOTTE, NC 28209
(704) 529-6552

TECHNICAL DATA SHEET
HARRIS BLVD. / ROCKY RIVER ROAD SITE
PETITIONER: PRIMAX PROPERTIES

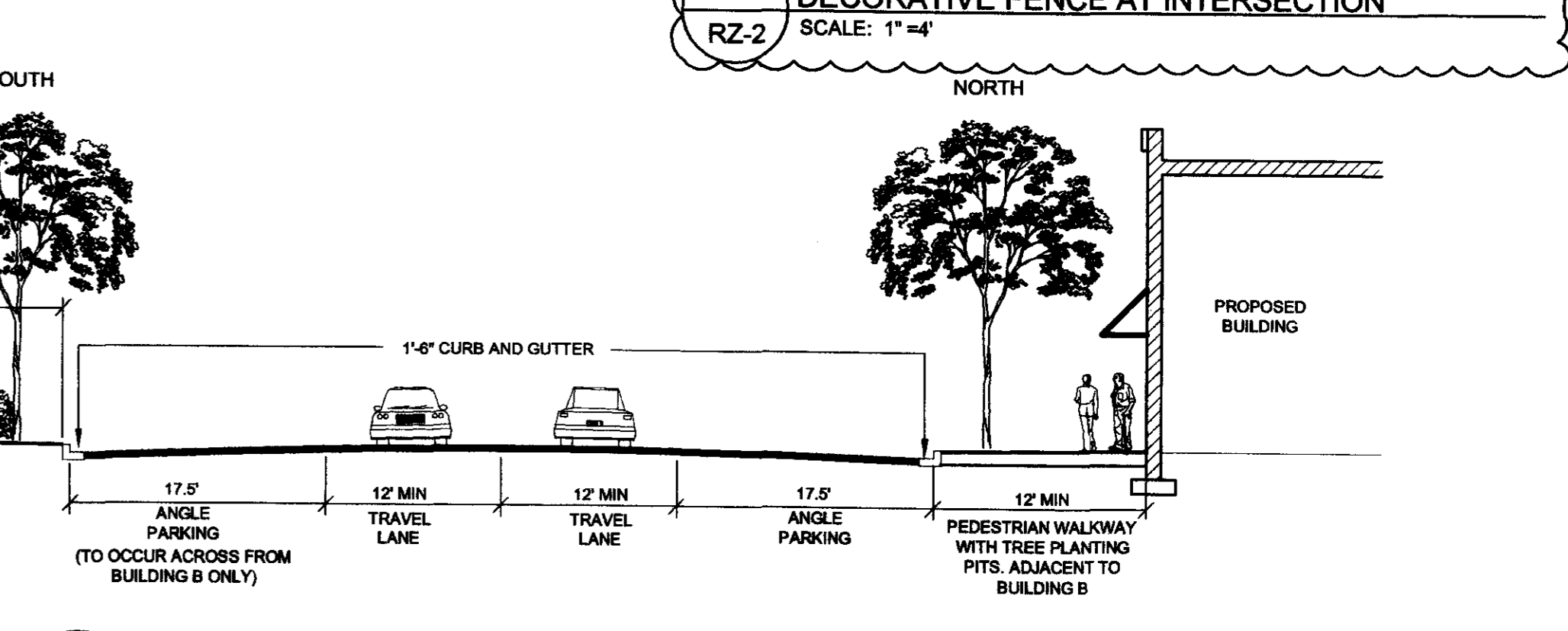
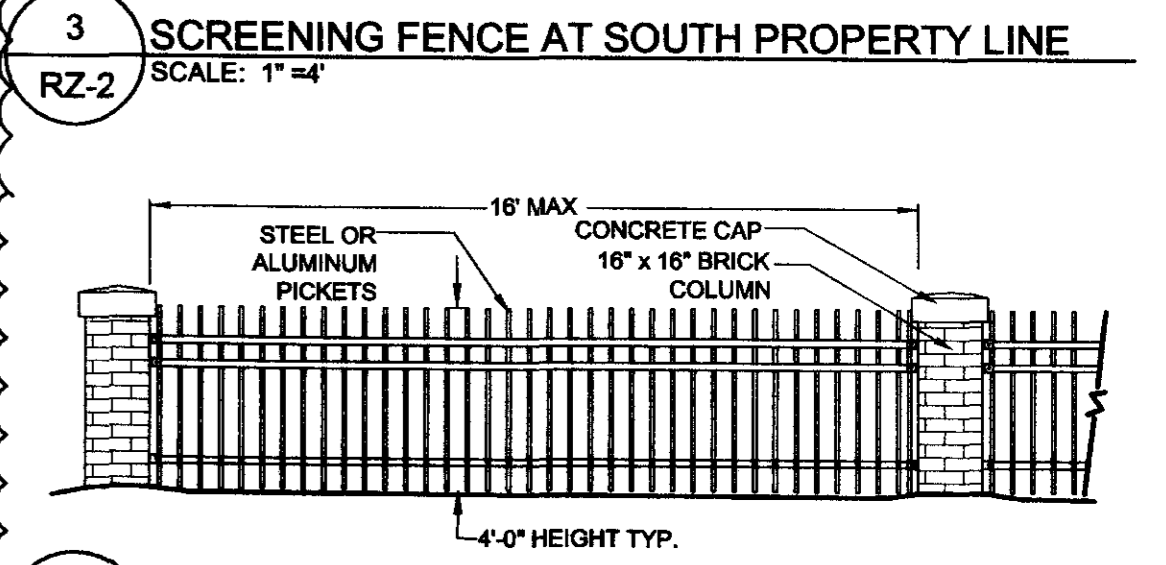
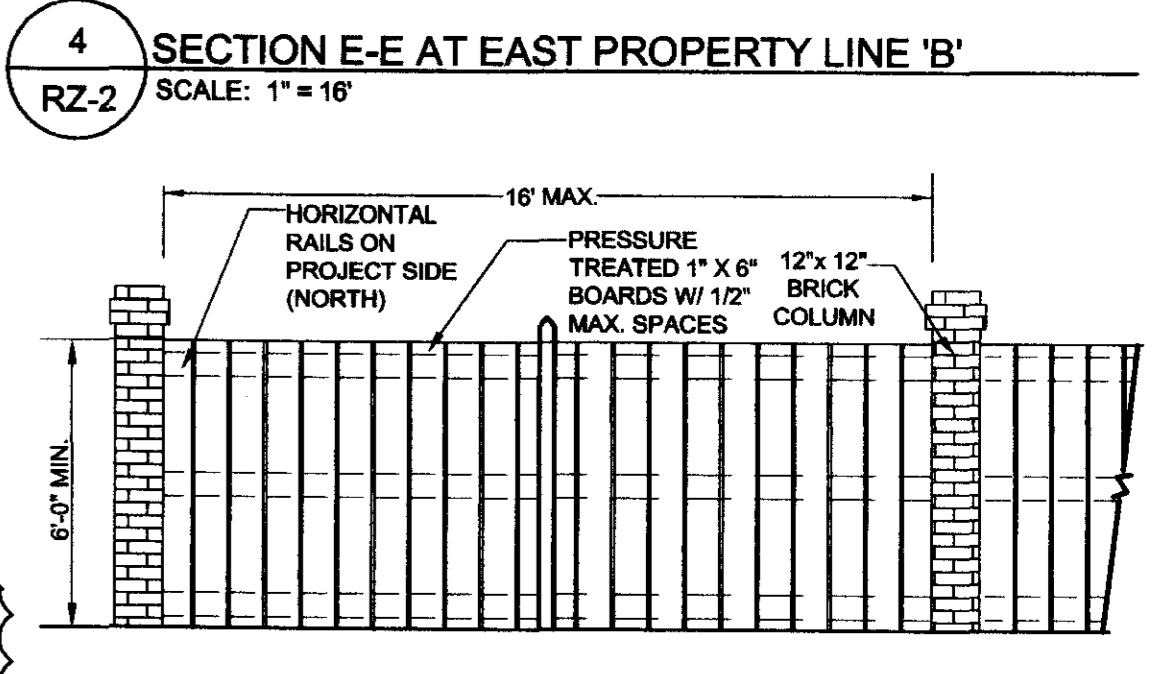
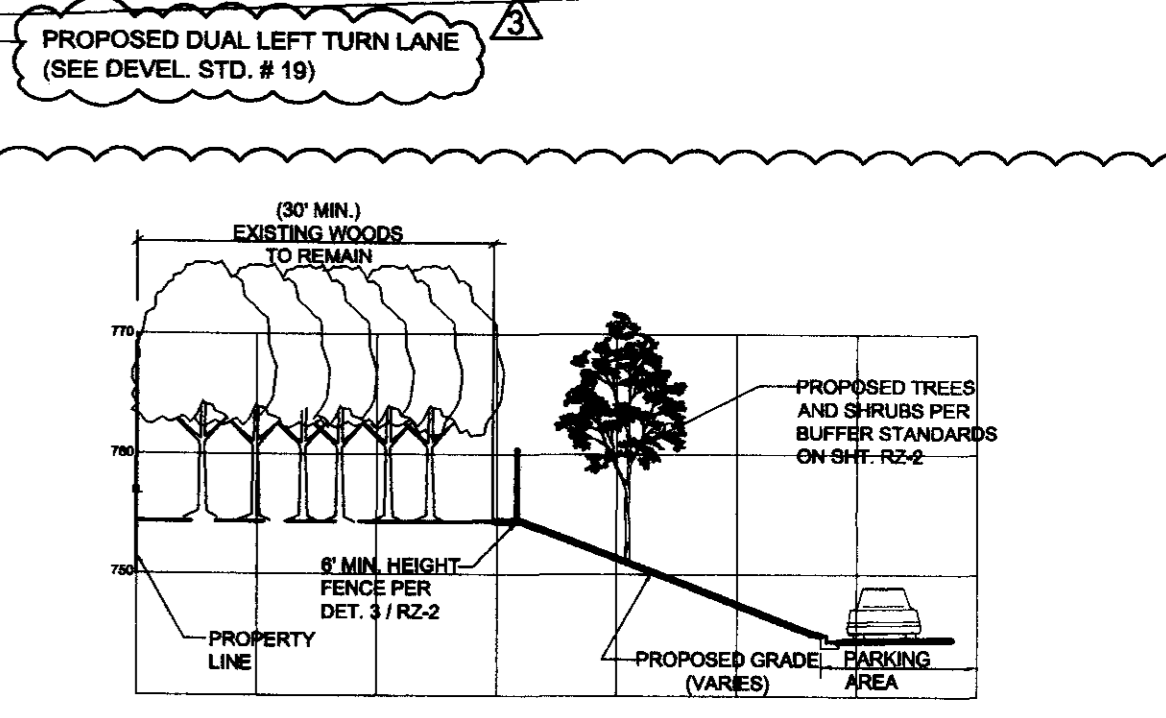
DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
420 Hawthorne Lane



Scale: 1" = 60'
0 60 120 240
APPROVED BY CITY COUNCIL
DATE 10/18/14
Sheet Number



SCHEMATIC SITE PLAN
HARRIS BLVD. / ROCKY RIVER ROAD SITE
 PETITIONER: PRIMAX PROPERTIES, LLC
 CHARLOTTE, NORTH CAROLINA



- LANDSCAPE BUFFER STANDARDS FOR PROPERTY LINES A, B, AND C:**
- LANDSCAPE AREAS SHALL BE PROVIDED ALONG PROPERTY LINES A, B, AND C WHERE SHOWN ON THE SCHEMATIC SITE PLAN SHEET RZ-2. THE WIDTH OF THESE LANDSCAPE AREAS SHALL BE AS SHOWN ON SHEET RZ-2.
 - NO PAVING OR BUILDINGS WILL BE PERMITTED WITHIN THESE LANDSCAPE AREAS.
 - THESE LANDSCAPE AREAS WILL PROVIDE THE FOLLOWING PLANTINGS AND SCREENING:
 - A. PROPERTY LINE 'A', FOR EACH 100 LINEAR FEET, A MINIMUM OF:
 - 12 TREES (2" CALIPER AND 8' MIN. HEIGHT AT PLANTING, 25% EVERGREEN MIN., AND 40% LARGE MATURING MIN.)
 - 20 EVERGREEN SHRUBS (24" MIN. HEIGHT AND WIDTH AT PLANTING)
 - 30' EXISTING TREES TO REMAIN (MIN.)
 - B. PROPERTY LINE 'B', FOR EACH 100 LINEAR FEET, A MINIMUM OF:
 - 12 TREES (2" CALIPER AND 8' MIN. HEIGHT AT PLANTING, 25% EVERGREEN MIN., AND 40% LARGE MATURING MIN.)
 - A 6' HEIGHT SOLID FENCE AS SPECIFIED IN DEVELOPMENT STANDARD #17 ON SHEET RZ-1.
 - 30' EXISTING TREES TO REMAIN (MIN.)
 - WITHIN THE GRADED OR CLEARED PORTIONS OF THE BUFFER, A MINIMUM OF 3 TREES PER 100 LINEAR FEET OF BUFFER WILL BE INSTALLED, 2" MIN. CALIPER AND 8' MIN. HEIGHT AT PLANTING.
 - C. PROPERTY LINE 'C', FOR EACH 100 LINEAR FEET, A MINIMUM OF:
 - 4 TREES (2" CALIPER AND 8' MIN. HEIGHT AT PLANTING, 25% EVERGREEN MIN., AND 40% LARGE MATURING MIN.)
 - 20 EVERGREEN SHRUBS (24" MIN. HEIGHT AND WIDTH AT PLANTING)
 - EXISTING TREES AND SHRUBS PRESERVED WITHIN THE LANDSCAPE AREAS WILL BE COUNTED TOWARD MEETING THESE REQUIREMENTS.
 - SEE DEVELOPMENT STANDARD #17 ON SHEET RZ-1 FOR STANDARDS.

REVISIONS
 7-19-04 BLDGS A&B: DRIVEWAY CONNECTION TO WEST
 8-16-04 PER STAFF REVIEW, FOR PUBLIC HEARING
 10-6-04 TURN LANES AND WIDENING AT HARRIS BLVD & ROCKY RIVER ROAD
 ADD WATER QUALITY BMP'S, RELOCATE EXIST. DRIVEWAY AT NEWELL LODGE

Project Manager
 TM
 Drawn By
 CG
 Checked By
 Date
 7-1-04
 Project Number
 04037.22

DPR
 DESIGN-PLANNING RESEARCH

DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 420 Hawthorne Lane
 Charlotte, NC 28204
 704/332-1204

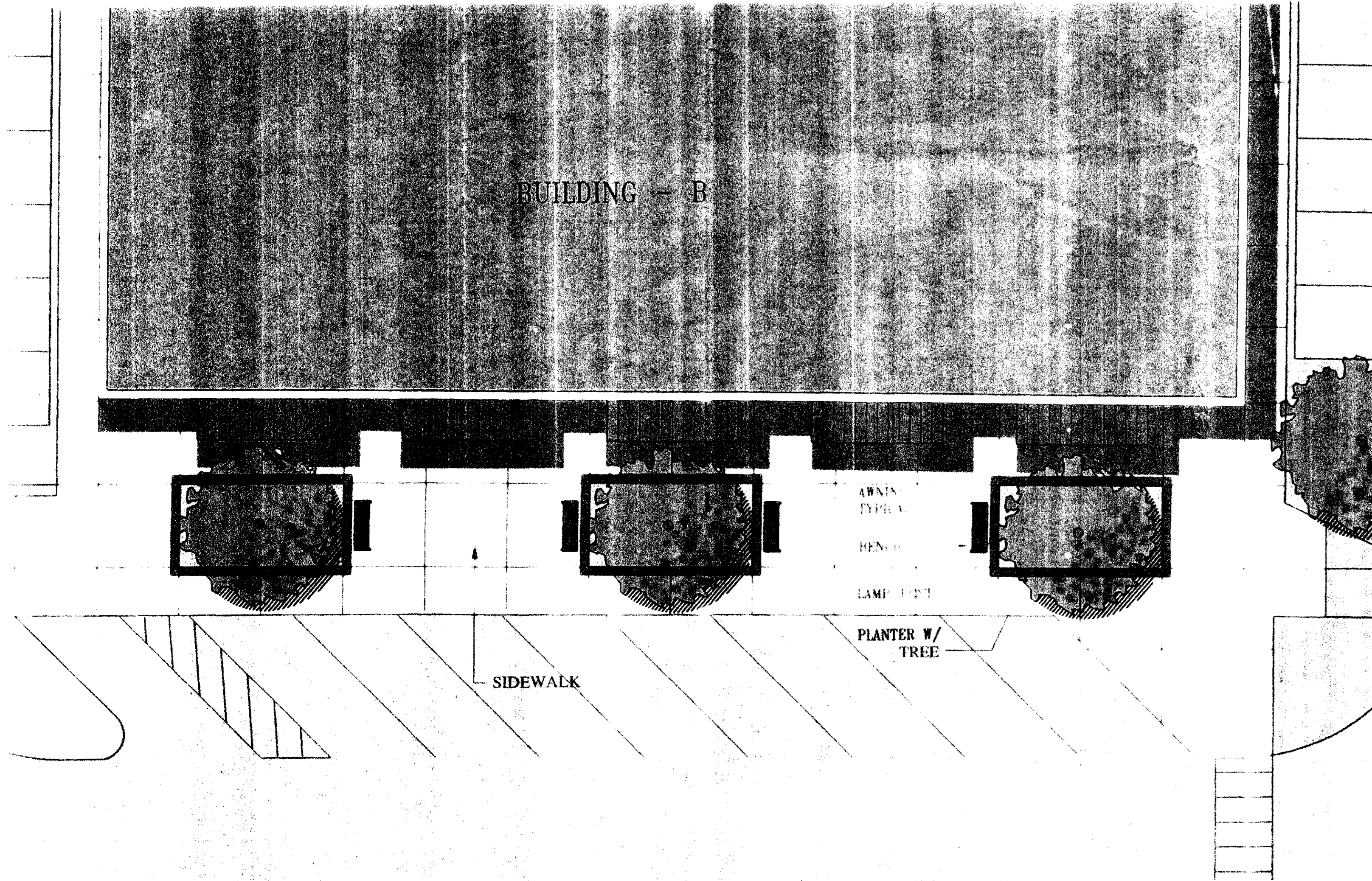
PRIMAX
 PROPERTIES, LLC

APPROVED BY CITY COUNCIL
 DATE 8/18/04

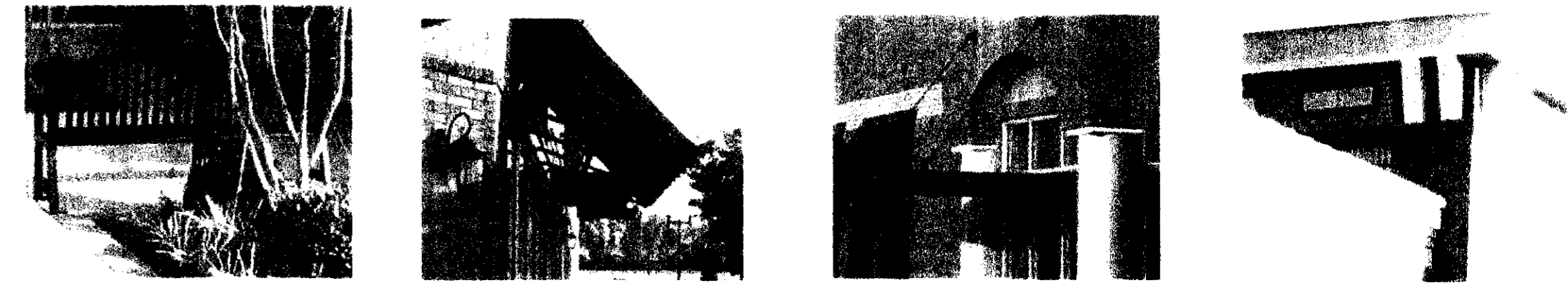
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Sheet Number
RZ-2 of 5
 FOR PUBLIC HEARING
 PETITION # 2004-090



1 CONCEPTUAL STREETSCAPE DETAILS
BUILDING B



2 CONCEPTUAL BUILDING & STREETSCAPE CHARACTERISTICS
BUILDING B

SITE DETAILS

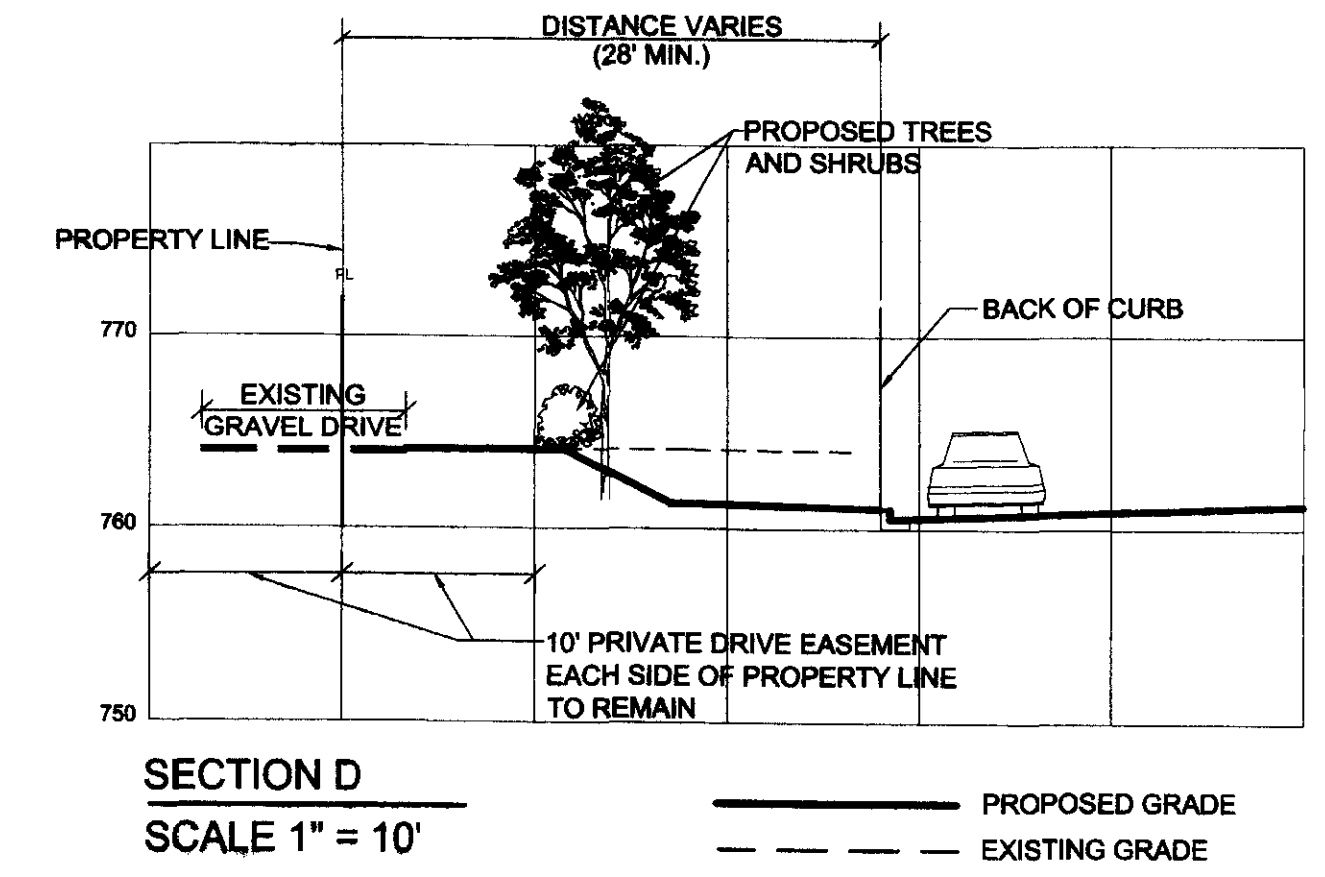
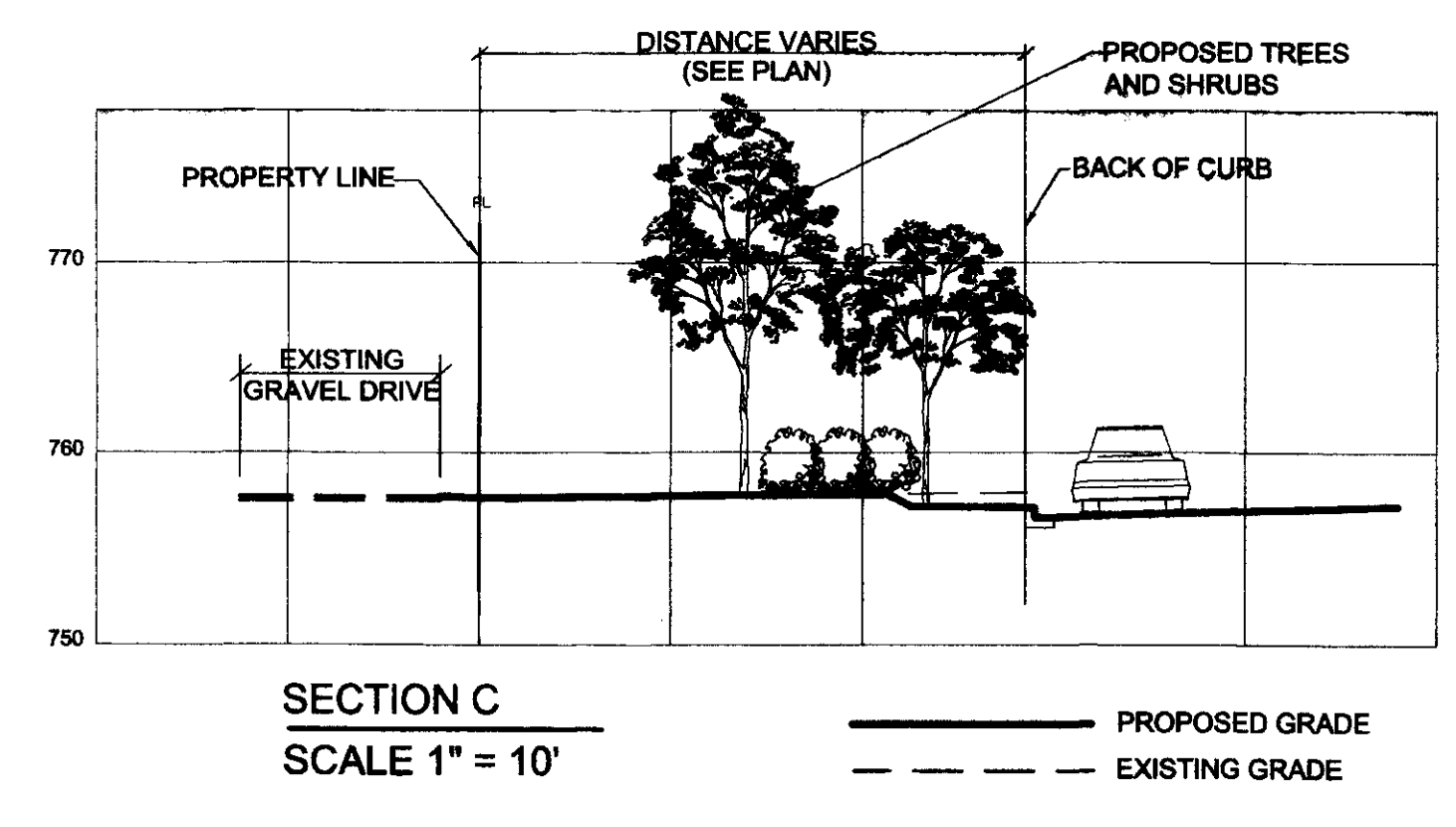
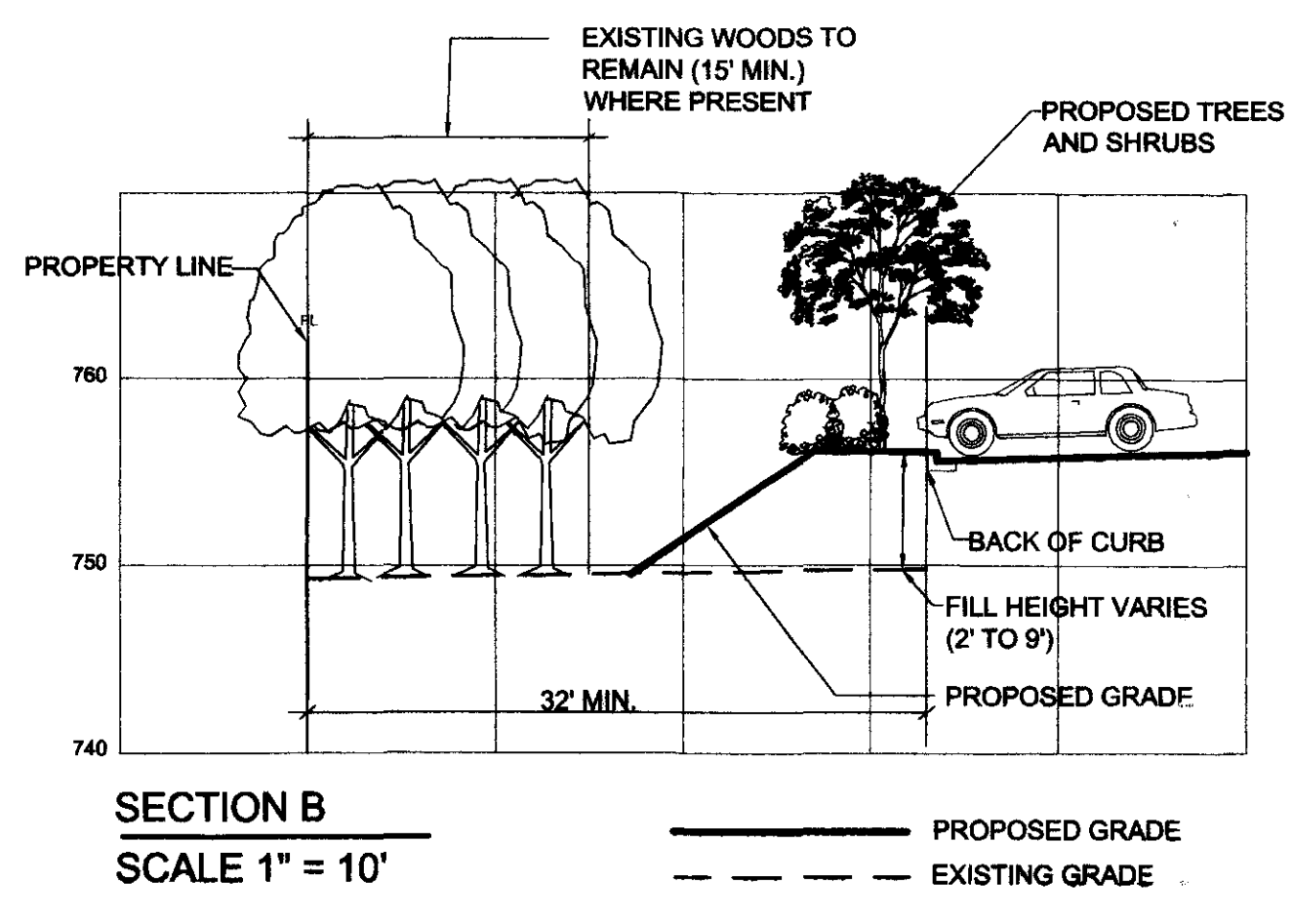
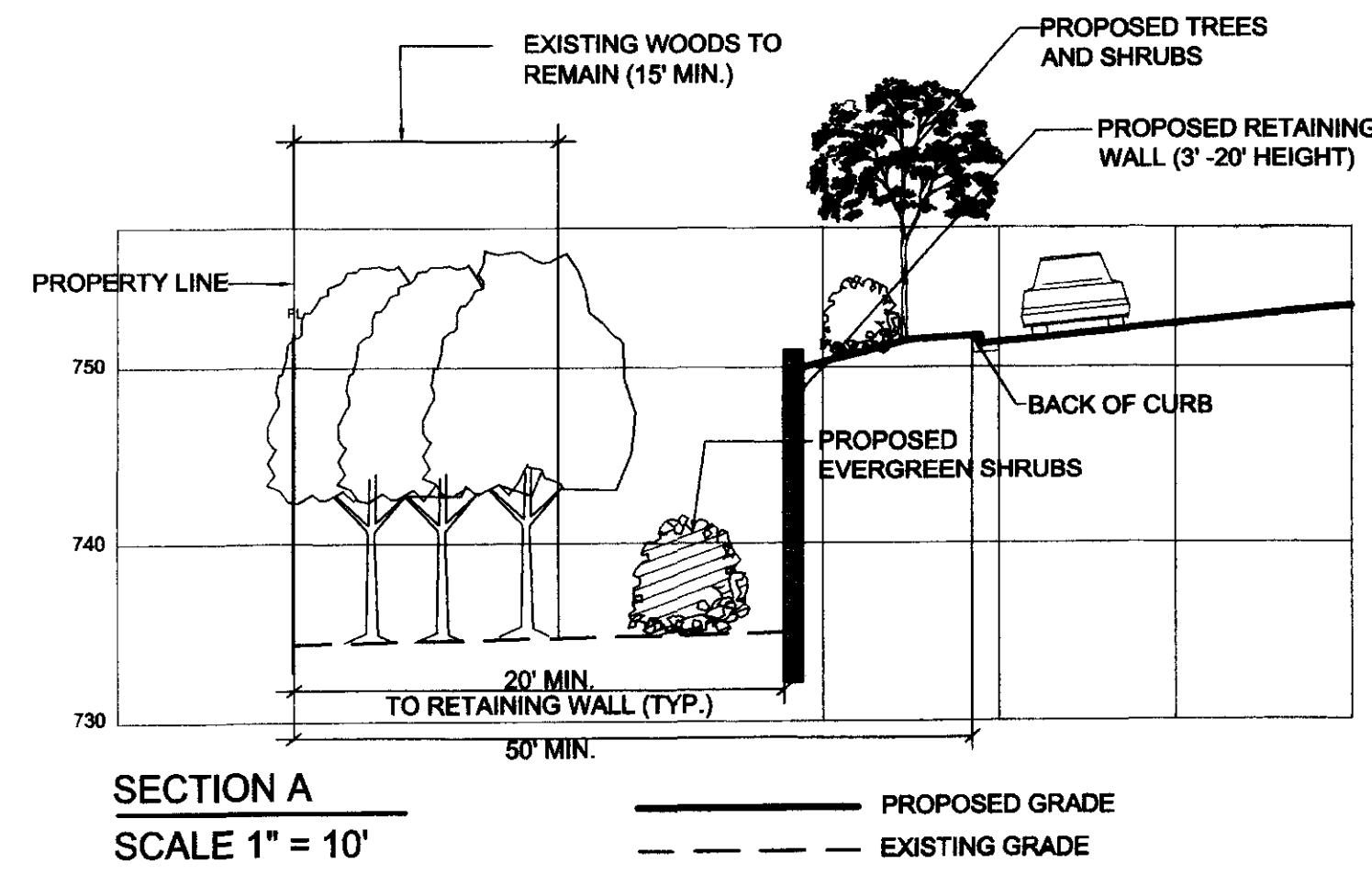
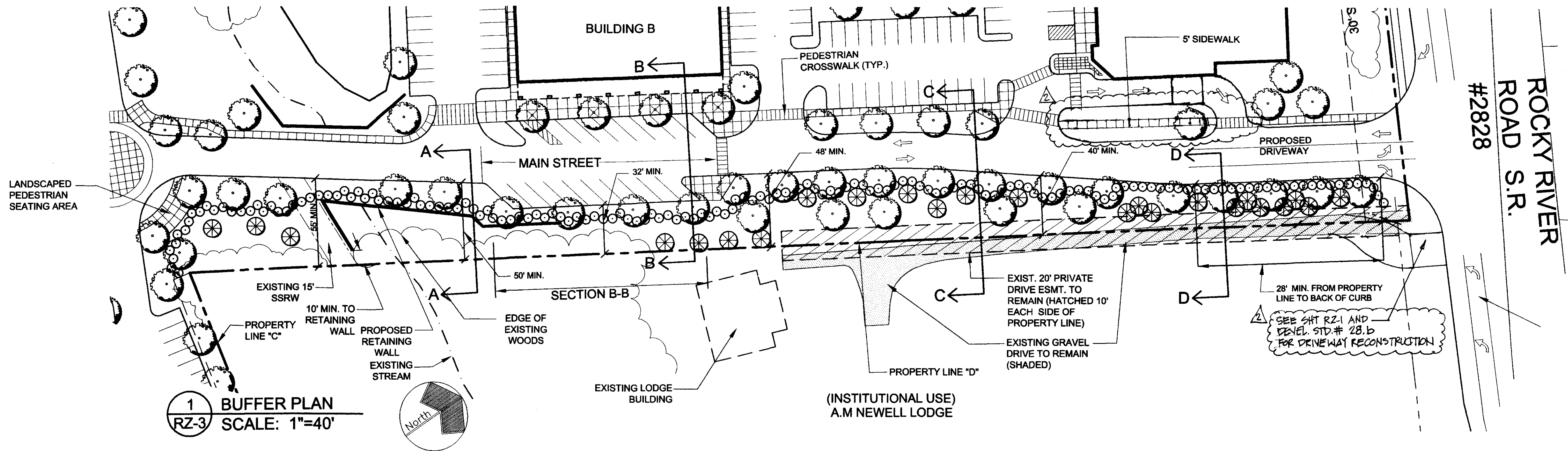
HARRIS BLVD. / ROCKY RIVER ROAD SITE

1000 NORTH HARRIS BLVD. / ROCKY RIVER ROAD



PRIMAX
ARCHITECTURE
PLANNING & INTERIORS

PRIMAX



BUFFER NOTES AT PROPERTY LINE 'D'

1. A LANDSCAPED BUFFER SHALL BE PROVIDED ALONG THE EASTERN PROPERTY LINE ADJACENT TO THE A.M. NEWELL LODGE PROPERTY. THIS BUFFER SHALL VARY IN WIDTH AS SHOWN ON THE BUFFER PLAN 1/RZ-3, AND SECTIONS ON SHEET RZ-3.
2. NO PAVING OR BUILDINGS WILL BE PERMITTED WITHIN THIS BUFFER.
3. THE BUFFER WILL PROVIDE THE FOLLOWING PLANTINGS FOR EACH 100 LINEAR FEET, AT A MINIMUM:
 -8 TREES (2" CALIPER AND 8' MIN. HEIGHT AT PLANTING, 40% EVERGREEN MIN., AND 40% LARGE MATURING MIN.)
 -20 EVERGREEN SHRUBS (24" MIN. HEIGHT AND WIDTH AT PLANTING)
4. EXISTING TREES AND SHRUBS WITHIN THE BUFFER WILL BE COUNTED TOWARD MEETING THESE STANDARDS.
5. EXISTING WOODS WILL BE PRESERVED UNDISTURBED WITHIN THE BUFFER WHERE INDICATED ON THE BUFFER PLAN AND SECTIONS ON SHEET RZ-3.

dpr\04037\Cad\Plan\04037_1_04 REVISED.dwg Layout: Rzone(RZ-3)

Revisions	
1	8-16-04 SHEET ADDED
2	10-6-04 DRIVE THROUGH LANE TO MATCH RZ-2; DRIVEWAY LABEL AT LODGE DRIVEWAY

Project Manager: TM
 Drawn By: CC
 Checked By:
 Date: 7-1-04
 Project Number: 04037.22

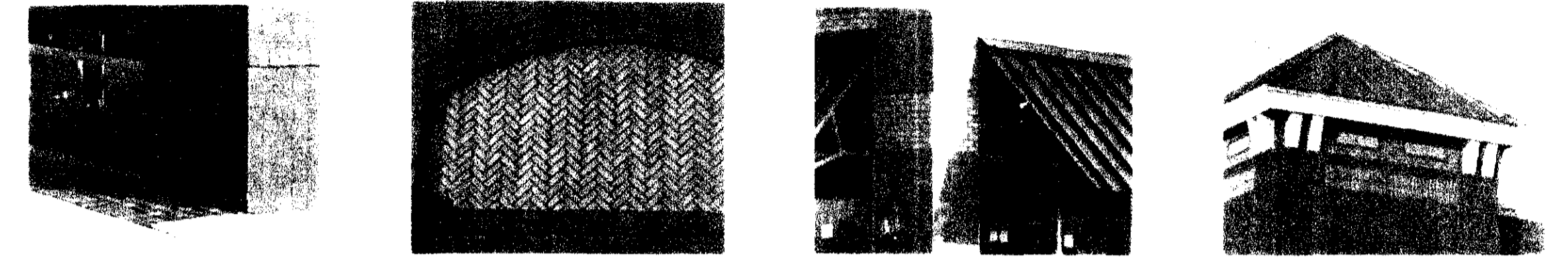
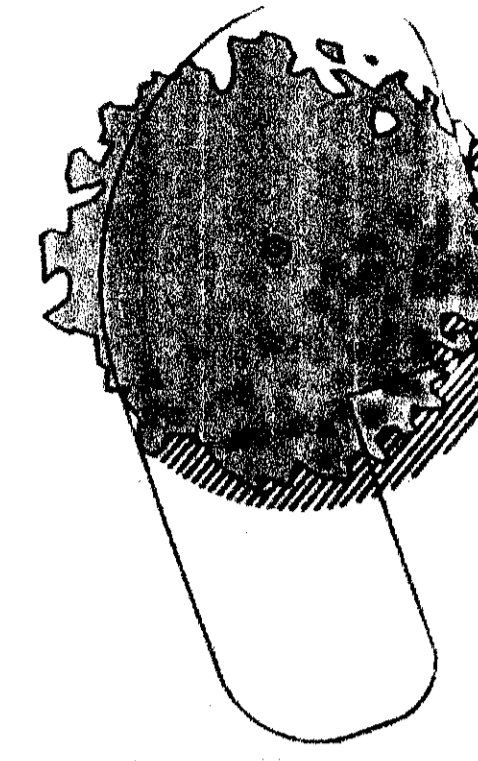
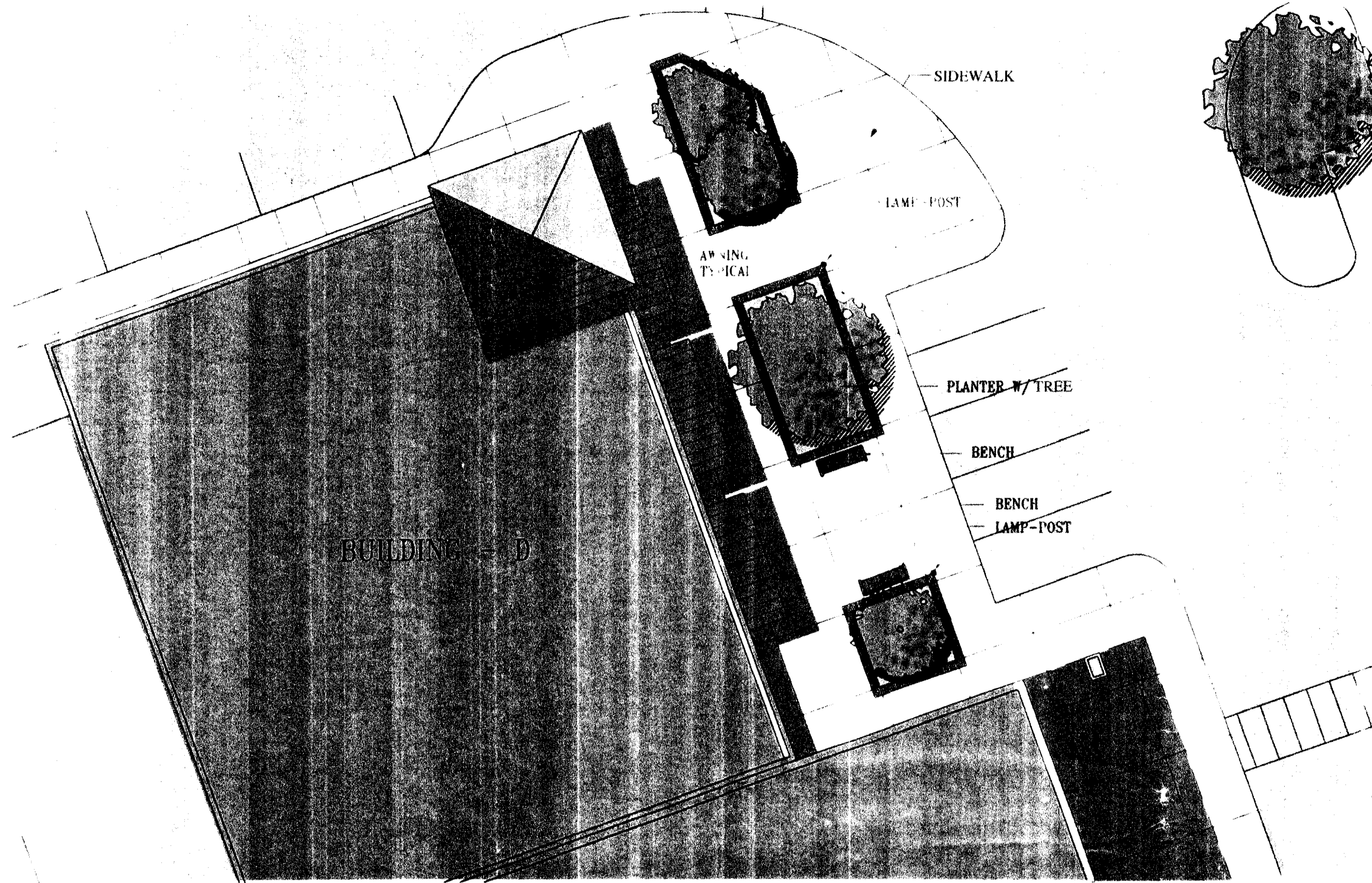


DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 420 Hawthorne Lane
 Charlotte, NC 28204
 704/332-1204

SITE DETAILS
HARRIS BLVD. / ROCKY RIVER ROAD SITE
 PETITIONER: PRIMAX PROPERTIES, LLC
 CHARLOTTE, NORTH CAROLINA



APPROVED BY CITY COUNCIL
[Signature]
 Sheet Number
RZ-3 of 5
 FOR PUBLIC HEARING
 PETITION # 2004-090



1 CONCEPTUAL STREET SCAPE DETAILS BUILDING D

2 CONCEPTUAL BUILDINGS STREET SCAPE CHARACTER BUILDING D

SITE DETAILS

HARRIS BLVD. / ROCKY RIVER ROAD SITE

PHOTO COURTESY OF ROCKY RIVER CITY



PRIMAX