

METES AND BOUNDS LEGAL DESCRIPTION

BEING ALL OF LOT 3, AS RECORDED IN MAP BOOK 55, PAGE 7, MECKLENBURG COUNTY REGISTRY (MCR), SITUATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND #4 REBAR, THE EASTERN CORNER OF LOT 3, AS RECORDED IN MAP BOOK 55, PAGE 7, MCR, SAID REBAR BEING IN THE WESTERLY RIGHT OF WAY OF MONROE RD. (90' RIGHT OF WAY), THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, DEPARTING SAID RIGHT OF WAY AND WITH THE NORTHERLY LINE OF THE BRUMIT DEVELOPMENT COMPANY, LLC TRACT (DEED BOOK 26830, PAGE 50, MCR), S 71°08'19" W, 209.98' TO A SET #6 REBAR WITH PLASTIC CAP, PASSING THROUGH FOUND #4 REBARS AT 170.39' AND 180.08';

THENCE, WITH THE WESTERLY LINE OF THE GOLDEN TRIANGLE #1 LLC TRACT, (DEED BOOK 27658, PAGE 172 MCR), N 38°02'48" W, 506.48' TO A SET #8 REBAR WITH PLASTIC CAP, ON THE SOUTHERLY RIGHT OF WAY LINE OF ORCHARD LAKE DRIVE (A 63' PUBLIC RIGHT OF WAY PER MAP BOOK 55, PAGE 7, MCR)

THENCE, WITH SAID RIGHT OF WAY OF ORCHARD LAKE DR., N 40°03'51" E, 147.75' TO A FOUND MAG NAIL IN SIDEWALK;

THENCE, CONTINUING WITH SAID RIGHT OF WAY, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 218.76', A CENTRAL ANGLE OF 10°40'03" FOR AN ARC DISTANCE OF 40.73', AND SUBTENDED BY A CHORD WITH A BEARING AND DISTANCE OF N 45°25'03" E, 40.67' TO A FOUND MAG NAIL IN SIDEWALK;

THENCE, CONTINUING WITH SAID RIGHT OF WAY, N 50°25'22" E, 29.88' TO A FOUND MAG NAIL IN SIDEWALK;

THENCE, CONTINUING WITH SAID RIGHT OF WAY, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00', A CENTRAL ANGLE OF 91°42'50" FOR AN ARC DISTANCE OF 32.01', AND SUBTENDED BY A CHORD WITH A BEARING AND DISTANCE OF S 89°43'19" E, 28.70' TO A FOUND MAG NAIL IN SIDEWALK, IN THE WESTERLY RIGHT OF WAY OF MONROE ROAD, (A 90' PUBLIC RIGHT OF WAY PER DEED BOOK 4921, PAGE 619, MCR)

THENCE, WITH THE WESTERN RIGHT OF WAY OF MONROE RD. THE FOLLOWING TWELVE (12) COARSES:

S 37°51'49" E, 46.30' TO A FOUND MAG NAIL IN SIDEWALK;

S 38°12'28" E, 51.80' TO A FOUND MAG NAIL IN SIDEWALK;

S 35°24'10" E, 53.57' TO A FOUND MAG NAIL IN SIDEWALK;

S 34°57'57" E, 55.86' TO A FOUND MAG NAIL IN SIDEWALK;

S 34°07'35" E, 57.34' TO A FOUND MAG NAIL IN SIDEWALK;

S 33°11'54" E, 50.68' TO A FOUND MAG NAIL IN SIDEWALK;

S 31°26'48" E, 49.58' TO A FOUND MAG NAIL IN SIDEWALK;

S 31°02'20" E, 52.93' TO A FOUND MAG NAIL IN SIDEWALK;

S 30°15'40" E, 54.99' TO A FOUND MAG NAIL IN SIDEWALK;

S 28°34'52" E, 53.09' TO A FOUND MAG NAIL IN SIDEWALK;

S 27°34'26" E, 56.36' TO A FOUND MAG NAIL IN SIDEWALK;

S 25°36'04" E, 12.03' TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 2.971 ACRES OR 129,426 SQUARE FEET, MORE OR LESS, ACCORDING TO THAT ALTA-ACSM PREPARED BY THE SURVEY COMPANY, INC., SIGNED BY MICHAEL C. SAWHILL, NC PLS L-3223, ORIGINALLY ISSUED OCTOBER 9, 2014, TO WHICH REFERENCE IS MADE.

SCHEDULE B - SECTION 2 EXCEPTION NOTES

PER THAT FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBERED 144V46870, DATED AUGUST 08, 2014 AT 8:00 AM, NUMBERS BELOW CORRESPOND TO THE SCHEDULE B - SECTION 2 EXCEPTION COMMITMENT NUMBERS. ONLY THOSE ITEMS RELATING TO THIS SURVEY ARE ADDRESSED:

- BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTER SHOWN ON MAP OR PLAT RECORDED IN MAP BOOK 55, PAGE 7. (SHOWN ON SURVEY)
- 30' EASEMENT (15' ON EITHER SIDE) OF ABOVE GROUND ELECTRICAL LINES, 15' EASEMENT (7.5' ON EITHER SIDE) OF BELOW GROUND ELECTRICAL LINES. RECORDED IN BOOK 27883 PAGE 515. (EASEMENTS NOT PLOTTED)
- DRAINAGE AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED IN BOOK 28087 PAGE 130. (DOES NOT AFFECT SUBJECT PROPERTY)
- POST CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES OPERATIONS AND MAINTENANCE AGREEMENT AND EASEMENT AGREEMENT RECORDED IN BOOK 28503, PAGE 875. DOES NOT AFFECT SUBJECT; EXISTING STORMWATER DETENTION & BMP PONDERS ARE SHOWN HEREON.
- EASEMENTS TO JOHN CROSSLAND COMPANY RECORDED IN BOOK 4201, PAGE 106, AS AMENDED IN BOOK 4228, PAGE 876. (DO NOT AFFECT SUBJECT PROPERTY)
- MEMORANDUM OF ACTION RECORDED IN BOOK 4850, PAGE 838 AND IN CONNECTION WITH CONSENT JUDGMENT RECORDED IN BOOK 4921, PAGE 619 AFFECTS SUBJECT PROPERTY; PUBLIC RIGHT OF WAY OF MONROE RD. IS SHOWN HEREON.
- EASEMENT AGREEMENT BY AND BETWEEN CHSSEL ROCK INVESTORS, LLC AND THE CITY OF CHARLOTTE RECORDED IN BOOK 27203, PAGE 41. (DOES NOT AFFECT SUBJECT PROPERTY)

GENERAL NOTES

- THIS SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83 (2011).
- ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
- THIS PLAT IS FOR RECORDATION AS PER G.S. 47-30, AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- THIS PROPERTY IS LOCATED WITHIN FLOODZONE (X) AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 3710457100K, EFFECTIVE DATE MARCH 02, 2009.
- THE SUBJECT PROPERTY IS ZONED L-1 (CD) WITH BUILDING SETBACKS AS FOLLOWS:
FRONT: 20 FEET
SIDE: N/A FEET
REAR: 28.5 FEET CLASS "B" BUFFER
- ONE-FOOT CONTOUR INTERVALS SHOWN. ELEVATIONS ARE REFERENCED TO NAVD83 DATUM.
- THE AREA OF THIS PARCEL IS ±129,426 SQUARE FEET OR ±2.971 ACRES.

REFERENCES

- MAP TITLED "ORCHARD PARK" BY R.B. PHARR AND ASSOCIATES, DATED MARCH 1, 2012, RECORDED IN MAP BOOK 55, PAGE 7, OF THE MECKLENBURG COUNTY REGISTRY.
- MAP TITLED "ORCHARD PARK" BY DESIGN RESEARCH GROUP, PROJECT: 337-001, DATED JUNE 23, 2011. (NOT OF PUBLIC RECORD)
- MAP TITLED "ORCHARD PARK" BY DESIGN RESEARCH GROUP, PROJECT: 337-001, DATED MAY 31, 2011. (NOT OF PUBLIC RECORD)

TREE TABLE

| # | SIZE AND TYPE | # | SIZE AND TYPE | # | SIZE AND TYPE | # | SIZE AND TYPE |
|----|----------------|----|-----------------|----|---------------|-----|---------------|
| 1 | 3" OAK | 28 | 3" OAK | 56 | 7" MAPLE | 82 | 2" CATALPA |
| 2 | 3" OAK | 29 | 3" OAK | 55 | 8" OAK | 83 | 2" OAK |
| 3 | 3" OAK | 30 | 3" OAK | 57 | 6" OAK | 84 | 2" OAK |
| 4 | 12" OAK | 31 | 3" OAK | 58 | 6" OAK | 85 | 2" OAK |
| 5 | 4" OAK | 32 | 14" PINE | 59 | 5" OAK | 86 | 2" CATALPA |
| 6 | 8" OAK | 33 | 14" PINE | 60 | 4" GUM | 87 | 2" OAK |
| 7 | 6" OAK | 34 | 2" OAK | 61 | 13" PINE | 88 | 2" CATALPA |
| 8 | 6" OAK | 35 | 6" OAK | 62 | 12" PINE | 89 | 2" OAK |
| 9 | 14" OAK | 36 | 12" OAK | 63 | 5" OAK | 90 | 2" CEDAR |
| 10 | 12" OAK | 37 | 15" GUM | 64 | 4" OAK | 91 | 2" CEDAR |
| 11 | 4" OAK | 38 | 10" GUM | 65 | 5" OAK | 92 | 2" CATALPA |
| 12 | 4" OAK | 39 | 12" GUM | 66 | 5" OAK | 93 | 2" OAK |
| 13 | 12" OAK | 40 | 6" GUM | 67 | 4" OAK | 94 | 2" CEDAR |
| 14 | 5" OAK | 41 | 4" GUM | 68 | 5" OAK | 95 | 2" OAK |
| 15 | 3" OAK | 42 | 10" GUM | 69 | 2" OAK | 96 | 2" CATALPA |
| 16 | 7" OAK | 43 | 8" OAK | 70 | 2" OAK | 97 | 2" OAK |
| 17 | TRIPLE 24" OAK | 44 | 3" GUM | 71 | 2" CEDAR | 98 | 2" CEDAR |
| 18 | 20" OAK | 45 | 6" OAK | 72 | 2" CATALPA | 99 | 2" CATALPA |
| 19 | 6" OAK | 46 | 8" OAK | 73 | 3" MAGNOLIA | 100 | 2" CATALPA |
| 20 | 6" OAK | 47 | 12" PINE | 74 | 3" MAGNOLIA | 101 | 2" CEDAR |
| 21 | 13" PINE | 48 | 6" OAK | 75 | 3" MAGNOLIA | 102 | 2" OAK |
| 22 | 6" OAK | 49 | 6" OAK | 76 | 2" OAK | 103 | 2" CATALPA |
| 23 | 2" OAK | 50 | 8" OAK | 77 | 2" CEDAR | 104 | 2" OAK |
| 24 | 3" OAK | 51 | 4" OAK | 78 | 2" CEDAR | 105 | 2" CEDAR |
| 25 | 3" OAK | 52 | 4" OAK | 79 | 2" CEDAR | 106 | 2" OAK |
| 26 | 3" OAK | 53 | DOUBLE 18" PINE | 80 | 2" CATALPA | 107 | 2" CATALPA |
| 27 | 2" OAK | 54 | 5" OAK | 81 | 2" OAK | | |

LEGEND

LINE TYPES USED:

- STORM DRAIN
- CURB
- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- UNDERGROUND NATURAL GAS
- WATER LINE
- SANITARY SEWER LINE
- FENCE LINE
- TEMP. CONST. EASEMENT

HATCHES USED:

- ASPHALT
- CONCRETE
- BUILDING
- TREE SAVE EASEMENT
- GRAVEL

SYMBOLS USED:

- STORM MANHOLE
- DROP INLET
- CATCH BASIN
- FOUND PROPERTY CORNER
- SET 5/8" REBAR OR PK NAIL
- CALCULATED POINT
- CONTROL POINT
- ELECTRIC METER
- LIGHT POLE
- POWER POLE
- ELECTRIC TRANSFORMER
- NATURAL GAS METER
- SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- CABLE BOX
- WATER VALVE
- WATER METER
- WATER VAULT
- FIRE HYDRANT
- BORE HOLE
- PARKING COUNT
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- SIGN
- HANDICAPPED PARKING
- FOUND MAG NAIL
- MAP BOOK
- PAGE
- DEED BOOK
- ELECTRIC

SURVEYORS ALTA CERTIFICATION

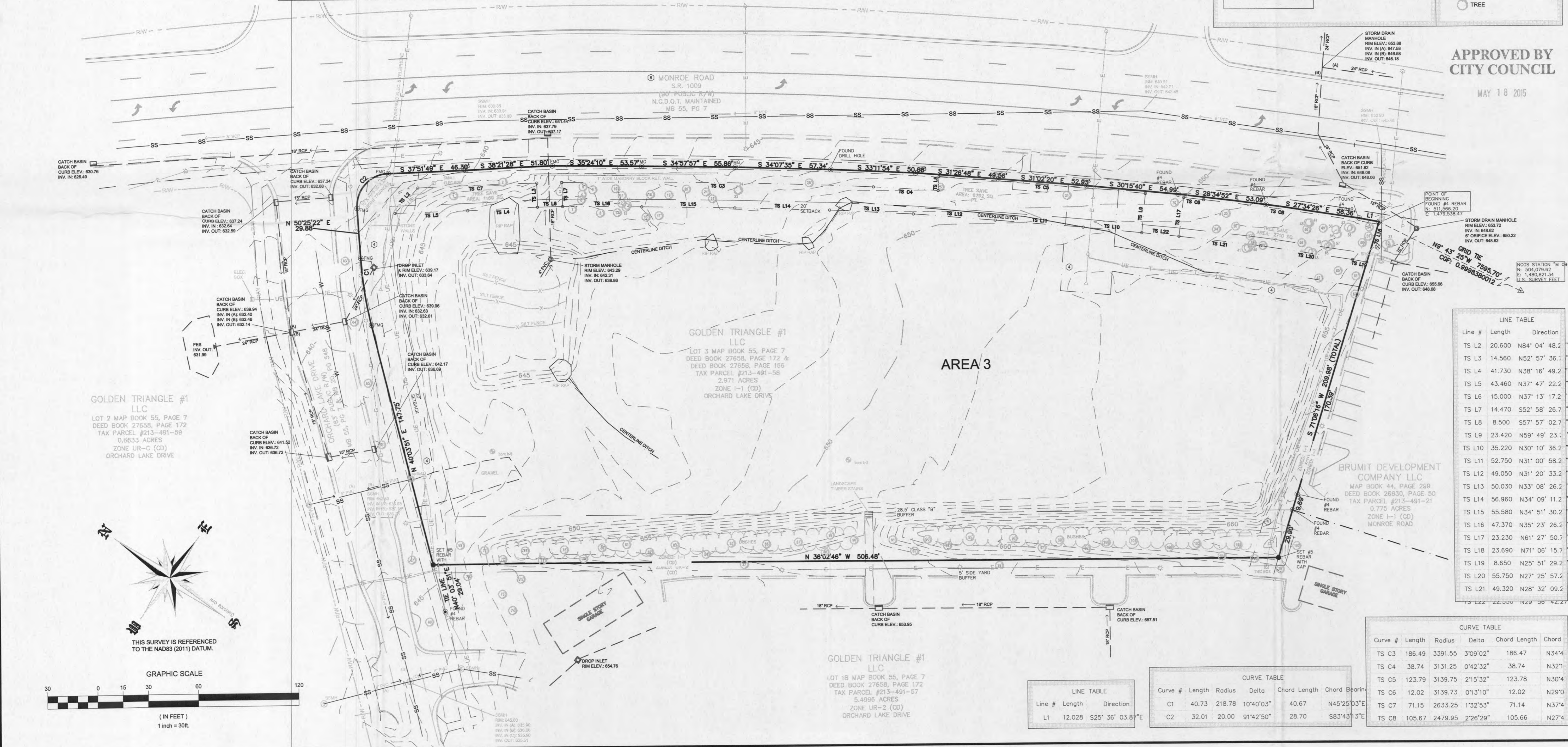
TO MGP RETAIL CONSULTING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSRS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(b), 7(c), 8, 9, 11(a), 13, 14, & 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 5, 2014.

DATE OF PLAT OR MAP: OCTOBER 9, 2014:

MICHAEL C. SAWHILL, PLS L-3223 DATE



APPROVED BY
CITY COUNCIL
MAY 18 2015

THE SURVEY COMPANY, INC.
4105-B STUART ANDREW BLVD
CHARLOTTE, NC 28217
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NORTH CAROLINA FIRM
REGISTRATION NUMBER C-3716

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ALTA ACSM BOUNDARY/TOPOGRAPHIC SURVEY OF:
2.971 ACRE LOT, TAX PARCEL # 213-491-58
MONROE RD. AND ORCHARD LAKE DR.
CITY OF CHARLOTTE
MECKLENBURG COUNTY - NORTH CAROLINA

LINE TABLE

| Line # | Length | Bearing | Direction |
|--------|--------|----------|-----------|
| TS L2 | 20.600 | N84° 04' | 48.2' W |
| TS L3 | 14.560 | N52° 57' | 36.3' E |
| TS L4 | 41.730 | N38° 16' | 49.2' W |
| TS L5 | 43.460 | N37° 47' | 22.2' W |
| TS L6 | 15.000 | N37° 13' | 17.2' W |
| TS L7 | 14.470 | S52° 58' | 26.7' W |
| TS L8 | 8.500 | S57° 57' | 02.7' W |
| TS L9 | 23.420 | N59° 49' | 23.3' E |
| TS L10 | 35.220 | N30° 10' | 36.2' W |
| TS L11 | 52.750 | N31° 00' | 58.2' W |
| TS L12 | 49.050 | N31° 20' | 33.2' W |
| TS L13 | 50.030 | N33° 08' | 26.2' W |
| TS L14 | 56.960 | N34° 09' | 11.2' W |
| TS L15 | 55.580 | N34° 51' | 30.2' W |
| TS L16 | 47.370 | N35° 23' | 26.2' W |
| TS L17 | 23.230 | N61° 27' | 50.7' E |
| TS L18 | 23.690 | N71° 06' | 15.7' E |
| TS L19 | 8.650 | N25° 51' | 29.2' W |
| TS L20 | 55.750 | N27° 25' | 57.2' W |
| TS L21 | 49.320 | N28° 32' | 09.2' W |
| TS L22 | 22.350 | N29° 36' | 42.2' W |

CURVE TABLE

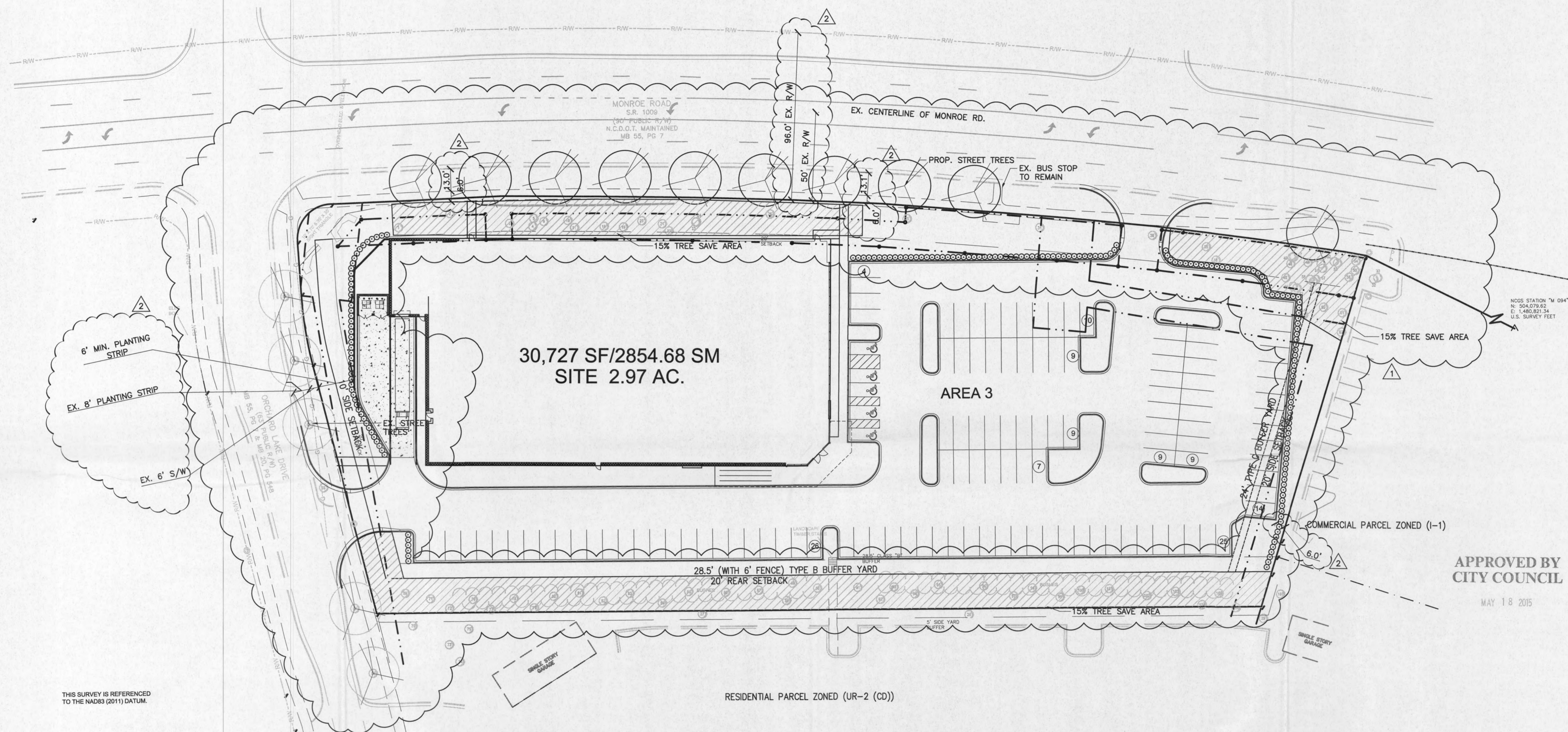
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
|---------|--------|---------|----------|--------------|---------------|
| TS C3 | 186.49 | 3391.55 | 3°09'02" | 186.47 | N34° 40' |
| TS C4 | 38.74 | 3131.25 | 0°42'32" | 38.74 | N32° 15' |
| TS C5 | 123.79 | 3139.75 | 2°15'32" | 123.78 | N30° 37' |
| TS C6 | 12.02 | 3139.73 | 0°13'10" | 12.02 | N29° 05' |
| TS C7 | 71.15 | 2633.25 | 1°32'53" | 71.14 | N37° 36' |
| TS C8 | 105.67 | 2479.95 | 2°26'29" | 105.66 | N27° 45' |

PROPERTY OWNER
GOLDEN TRIANGLE #1, LLC
8514 MCALPINE PARK DR
SUITE 190
CHARLOTTE, NC 28211

PREPARED FOR:
LITTLE DIVERSIFIED CONSULTING
5815 WESTPARK DRIVE
CHARLOTTE, NC 28217
DAVE POWLEN, RLA
(704) 619-0767
(704) 636-9440

PROJECT NUMBER: LTL59
SURVEYED BY: ST
DRAWN BY: CCG
CHECKED BY: MCS
ISSUE DATE: 10/09/2014
REVISIONS:
1. ADDED T&S & STORM INFO - 10/09/14

RZ-1
DAD FILE: LTL59.DWG

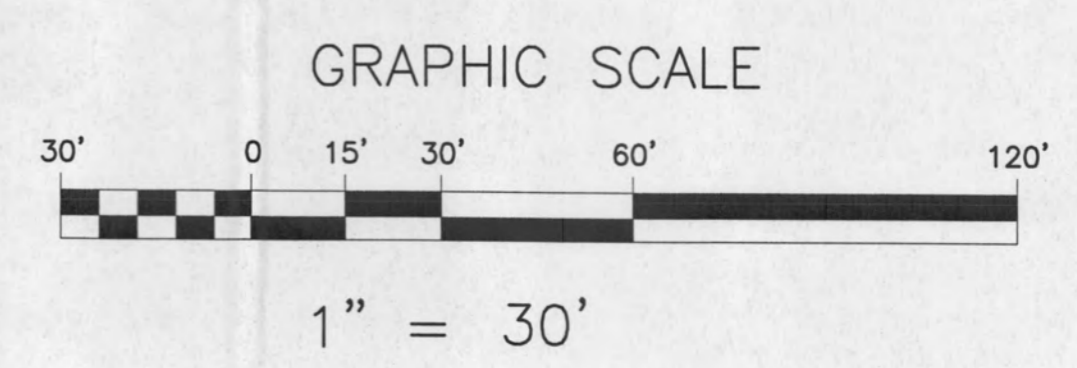


**APPROVED BY
CITY COUNCIL**

MAY 18 2015

DEVELOPMENT DATA TABLE:

| | |
|---------------------------|---------------------|
| A. SITE ACREAGE: | 2.971 |
| B. TAX PARCEL: | 213-491-58 |
| C. EXISTING ZONING: | I1-CD |
| D. PROPOSED ZONING: | I1-(CD)SPA |
| E. EXISTING USE: | VACANT |
| F. PROPOSED USE: | GROCERY |
| G. RESIDENTIAL UNITS: | 0 |
| H. RETAIL SQUARE FOOTAGE: | 30,727 SF |
| I. FLOOR AREA RATIO: | 0.80 |
| J. BUILDING STORIES: | 1 |
| K. MAX. BLDG HEIGHT: | 35' |
| L. PARKING REQUIRED: | 110 |
| M. PARKING PROVIDED: | 110 |
| N. OPEN SPACE PROVIDED: | 36,993 SF (0.85 AC) |



ISSUE FOR

ISSUE DATE
12/22/14

| REVISIONS | DATE |
|-----------|------------------------|
| 1 | CITY COMMENTS 03/20/15 |
| 2 | CITY COMMENTS 04/24/15 |
| 3 | CITY COMMENTS 04/27/15 |

PROJECT TEAM

PRINCIPAL IN CHARGE:
David Powlen, RLA

PROJECT MANAGER:
Shane Brandwood, RLA

DESIGN TEAM:
GSB

PROJECT NAME:
**Monroe Road
Site Plan Amendment**

PROJECT NUMBER:
122.3347.00

SHEET TITLE:
**SITE PLAN
PETITION #2015-036**

SHEET NUMBER:
RZ-2

1. Development Data Table:

- A. Site acreage: 2.971
- B. Tax parcel: 213-491-58
- C. Existing zoning: I1-CD
- D. Proposed zoning: I1-(CD)SPA
- E. Existing use: Vacant
- F. Proposed use: Grocery
- G. Residential units: 0
- H. Retail square footage: 30,727 SF
- I. Floor area ratio: 0.80
- J. Building stories: 1
- K. Max. bldg height: 35'
- L. Parking required: 110
- M. Parking provided: 110
- N. Open space provided: 36,993 SF (0.85 AC)

2. General Provisions

A. Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the 'Ordinance') for the I-1 zoning districts shall be followed in connection with development taking place on the Site. The Rezoning Plan is subject to modifications during the design development stages as provided below.

B. Deleted

C. The layout, locations, sizes and formulations of the development/site elements depicted on the rezoning plan are graphic representations of the proposed development. Changes to the rezoning plan not anticipated by the rezoning plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

D. Alterations to the conditional plan are subject to Section 6.207, Alterations to Approval.

3. Optional Provisions

4. Permitted Uses

4.1 Permitted Uses and Maximum Development In Commercial and Industrial Buildings, I-1(CD)

A. The Site designated may be developed with a FAR of .8 as allowed by the I-1 zoning district.

B. Proposed use shall be a grocery store.

4.2 Setbacks, Side Yards, Rear Yards and Maximum Height

A. Area 3 will provide a 20 foot setback from the right-of-way line of Orchard Lake Drive.

B. Along Monroe Road, a 20 foot setback from the future right-of-way for Monroe Road.

C. Buffers for portions of the Site are set forth in Section 8.1.

D. Parking or maneuvering will be allowed to the side or behind buildings.

E. All other side and rear yards will be provided as required by I-1 zoning district.

F. Decks shall not extend into any required rear yards. However, at-grade patios may be located in whole or in part within required rear yards.

G. The maximum building height for buildings will be 35 feet. Building height will be measured as defined by the City of Charlotte Zoning Ordinance.

5. Transportation

5.1 Vehicular Access

A. Orchard Lake Drive vehicular access - only one vehicular access point will be allowed to Orchard Lake Drive.

B. Monroe Road vehicular access shall be limited to only one (1) access point. Should the property be subdivided, parcels fronting Monroe Rd will need to share one (1) common driveway.

C. The site shall be designed to provide vehicular connectivity between all parcels between Monroe Rd. and Orchard Lake Drive to allow access to all new parcels created.

D. The existing CATS bus pad, bench and bike rack along the site's Monroe Rd. frontage shall remain or be relocated at the petitioner's expense.

E. The vehicular access points to the Site shall be located in the general area depicted on this Rezoning Plan. The configuration and ultimate location of these are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any minor adjustments required for approval by the Charlotte Department of Transportation and the North Carolina Department of Transportation.

F. If Area 3 is subdivided in the future each of the parcels will be designed to allow vehicular interconnectivity between the parcels so that the proposed driveway along Monroe Road and the driveway on Orchard Lake Drive will directly or indirectly allow access to each of the parcels created.

5.2 Right-of-Way Reservation and Transportation Improvements PER REZONING PETITION 2009-023

A. The Petitioner shall reserve that portion of the Site located along Monroe Road as may be necessary to provide for right-of-way extending 50 feet from the existing centerline as generally depicted on the Rezoning Technical Data Sheet; said reservation to be recorded when a record map for the dedication of Orchard Lake Drive occurs.

5.3 Parking PER REZONING PETITION 2009-023

A. Off-street parking will satisfy the standards established under the Ordinance for each of the zoning categories requested specifically Sections 9.408 and 12.201. Limitations on the location of parking areas are set forth in Section 4.2 D above.

B. Deleted

C. The maximum and minimum off-street parking ratios specified in section 12.202 of the Ordinance will be followed.

6. Architectural Standards and Performance Standards for I-1(CD)

A. The site will be developed with a building or buildings fronting on Orchard Lake Drive or Monroe Road. Building materials will include brick, glass and wood. Parking or maneuvering for parking and service will not be allowed between any building constructed on this portion of the Site and Monroe Road (but parking and maneuvering can be located to the side or behind such buildings).

B. The facade facing Monroe Rd shall include a combination of clear glass, awnings, sunshades, and changes in materials or similar architectural elements in combination with landscaping to provide visual interest along Monroe Road, at the pedestrian level.

C. To ensure a uniform buffer between Development Area 3 and the multi-family area to the south, at a minimum a 38 foot Class B Buffer, reduced by the use of either a berm, fence or wall to 28.5 feet, as Indicated on the Rezoning Plan, will be provided at the rear of Area 3. The Class B Buffer is to be installed as development occurs within Area 3. If Development Area 3 is subdivided then each individual parcel within Area 3 will be responsible for its portion of the 28.5 foot Class B buffer as part of development of that parcel. If an industrial use is developed on Area 3 then the size and planting standards of the buffer will be increased per the zoning regulation for the parcel on which the industrial use is located. If the Industrial use is located on all of Area 3 then the entire buffer will be increased in size.

7. Streetscape, Landscaping and Screening

A. Interior landscaping and screening shall meet or exceed the standards in the Ordinance.

B. Deleted

C. Dumpster areas and recycling areas (if any) will be enclosed by walls constructed with materials similar to or identical to the siding materials utilized on the buildings within the area the dumpster enclosure is located in with one side being a decorative wooden gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

D. Deleted

E. Storm Water facilities will be screened from view from a public street unless constructed as an amenity or feature (i.e. wet pond or rain garden with plantings).

F. Deleted

G. Deleted

7.1 Tree Ordinance

A. The Site shall conform to the City of Charlotte Tree Ordinance.

B. Within the 20 foot setback along Monroe Road, trees eight (8) inches or greater DBH (Diameter Breast Height) will be preserved. Existing trees within the setback may be removed for the installation of required roadway, utility improvements and proposed streetscape improvements.

7.2 Streetscape Treatment, Lighting, Sidewalks and Utilities PER REZONING PETITION 2009-023

A. Along the Site's frontage on Monroe Road, the Petitioner shall replace the existing sidewalk with a new six (6) foot sidewalk behind a 13 foot planting strip. The location of the sidewalk may meander to preserve existing trees within the setback. The Petitioner proposes to transplant the existing Crepe Myrtles along Monroe Road into the newly created 13 foot planting strip. The transplanting or planting of these street trees would occur in the late fall or winter, and will be coordinated with the removal of the existing sidewalk and installation of the new sidewalk. If the existing Crepe Myrtles cannot be transplanted or die new trees or replacement Crepe Myrtles that meet the standards of the City of Charlotte Tree Ordinance shall be installed within such planting strip. The Petitioner shall replace the existing sidewalk along Monroe Road in Area 3 prior to issuance of a final certificate of occupancy in Development Area 3.

If NCDOT does not allow the Petitioner to transplant the existing Crepe Myrtles or to plant new trees in the Right-of-way within the planting strip, the Petitioner shall then either plant the Crepe Myrtles or plant new trees in the 20 foot setback for Development Area along Monroe Road.

B. Along the entire length of Orchard Lake Drive, an eight (8) foot planting strip and six (6) foot sidewalk will be provided.

C. A pedestrian connection via a concrete sidewalk will be provided between the site and the land to the south of the property. The final location of the proposed pedestrian connection will be determined in the field. The pedestrian connection will be installed in phases as part of the development of these sites. When development occurs on either site the sidewalk will be extended through the buffer and will be connected to the sidewalk network to provide a pedestrian connection to Monroe Road.

D. Sidewalks will connect from the Interior of the Site to exterior sidewalks as required by Section 12.529 of the Ordinance.

8. Environmental Features

8.1 Buffers/Tree Save Areas and Open Space Improvements

A. Any required buffers shall be established in accordance with the standards of Section 12.302 of the Ordinance and as specified in section 6.C. above.

B. No buildings, parking or storm water facilities may be located within buffers. However, storm water facilities will be allowed to enter, cross and drain into the 1100 foot buffer in order to improve and maintain the existing drainage in the area.

C. Deleted.

D. In the event the abutting properties should be rezoned or used in a manner so as to not require such a buffer, the required buffers for this property may be adjusted accordingly to meet the minimum requirements for buffering and screening per the Ordinance.

E. Proposed Tree Save areas have been indicated on the Rezoning Plan. Existing vegetation within the identified tree save areas will be preserved and protected during construction, except as otherwise referenced in these Development Standards.

F. Deleted.

8.2 Storm Water Management/Wetlands and Grading PER REZONING PETITION 2009-023

A. Development on the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance effective as of the date of approval of this Petition.

B. Any jurisdictional wetlands or streams, if present, shall be protected or proper environmental permits obtained prior to their disturbance.

C. Location, size, and type of any Storm water Management Systems depicted on the Rezoning Plan is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points consistent with the above standards.

D. The Petitioner reserves the right to provide regional storm water detention and water quality treatments for the entire site within the storm water and water quality structures installed in the multi-family area.

9. Parks, Greenways and Open Space

10. Fire Protection

11. Signage

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

12. Lighting PER REZONING PETITION 2009-023

A. All parking lot light fixtures will be fully shielded and full cut off type fixtures. Light fixtures will be limited to a maximum height of 25 feet within Area 3.

B. No wall 'pak' lighting will be allowed however decorative down lighting and accents lights will be allowed.

13. Phasing

14. Other

14.1 Solid Waste Management Plan.

A. The Petitioner shall submit a Solid Waste Management Plan to Mecklenburg County Solid Waste Department prior to initiating demolition and/or construction activities to include, at a minimum that all land clearing and inert debris shall be taken to a property permitted facility. The plan shall also state that monthly reporting of all tonnage disposed and recycled will be made to the Mecklenburg County Solid Waste Program. The report shall include the identification and location of all facilities receiving disposed or recycled materials.

14.2 Amendments to Rezoning Plan

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

14.3 Binding Effect of the Rezoning

A. If this Rezoning Petition is approved, all conditions applicable to development of the Site Imposed under these development standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

14.4 Other

A. An administrative amendment will be submitted for Petition 2009-23 to adjust development rights that may be amended by Petition 2015-36 prior to a decision on petition 2015-36.

**APPROVED BY
CITY COUNCIL**

MAY 18 2015

ISSUE FOR

ISSUE DATE

12/22/14

REVISIONS

| NO. | REVISIONS | DATE |
|-----|---------------|----------|
| 1 | CITY COMMENTS | 03/20/15 |
| 2 | CITY COMMENTS | 04/24/15 |
| 3 | CITY COMMENTS | 04/27/15 |

PROJECT TEAM

PRINCIPAL IN CHARGE
David Powlen, RLA
PROJECT MANAGER
Shane Brandwood, RLA
DESIGN TEAM
GSB

PROJECT NAME

**Monroe Road
Site Plan Amendment**

PROJECT NUMBER

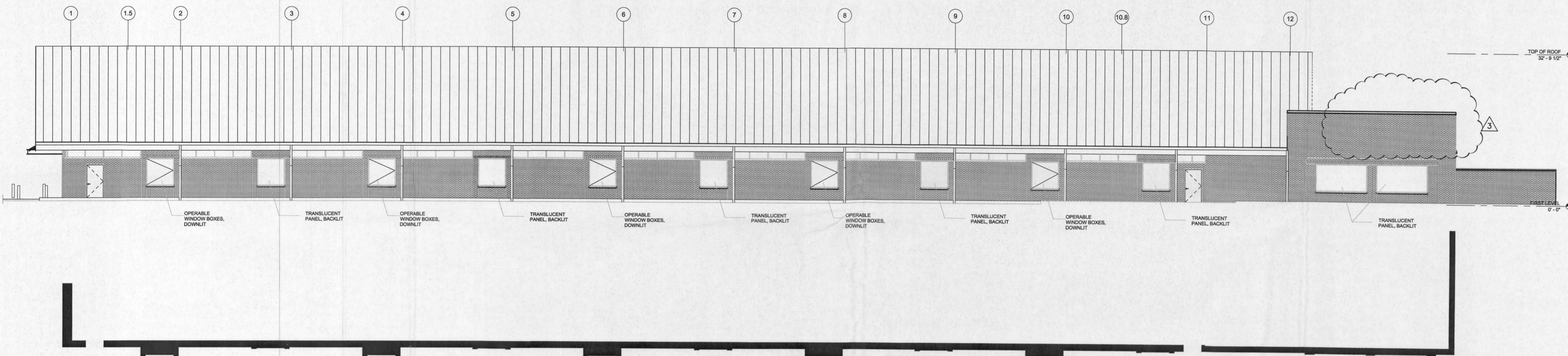
122.3347.00

SHEET TITLE

**REZONING NOTES
PETITION #2015-036**

SHEET NUMBER

RZ-3



MONROE RD. ELEVATION
SCALE: 3/32" = 1'-0"

**APPROVED BY
CITY COUNCIL**
MAY 18 2015

ISSUE FOR

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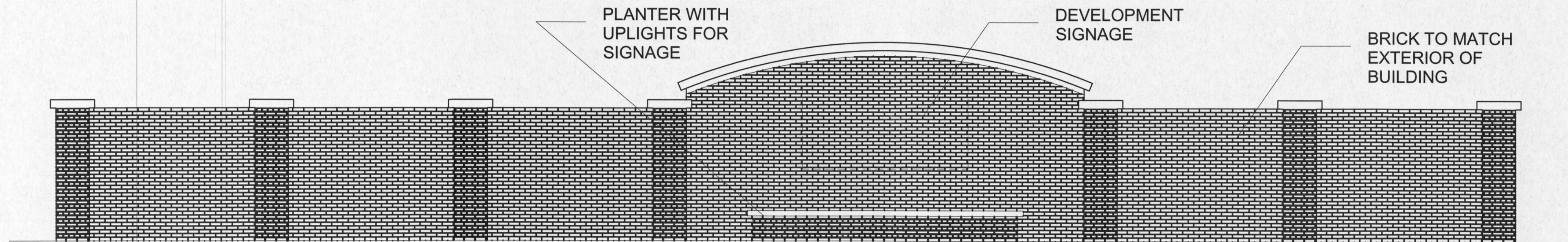
122.3347.00

SHEET TITLE

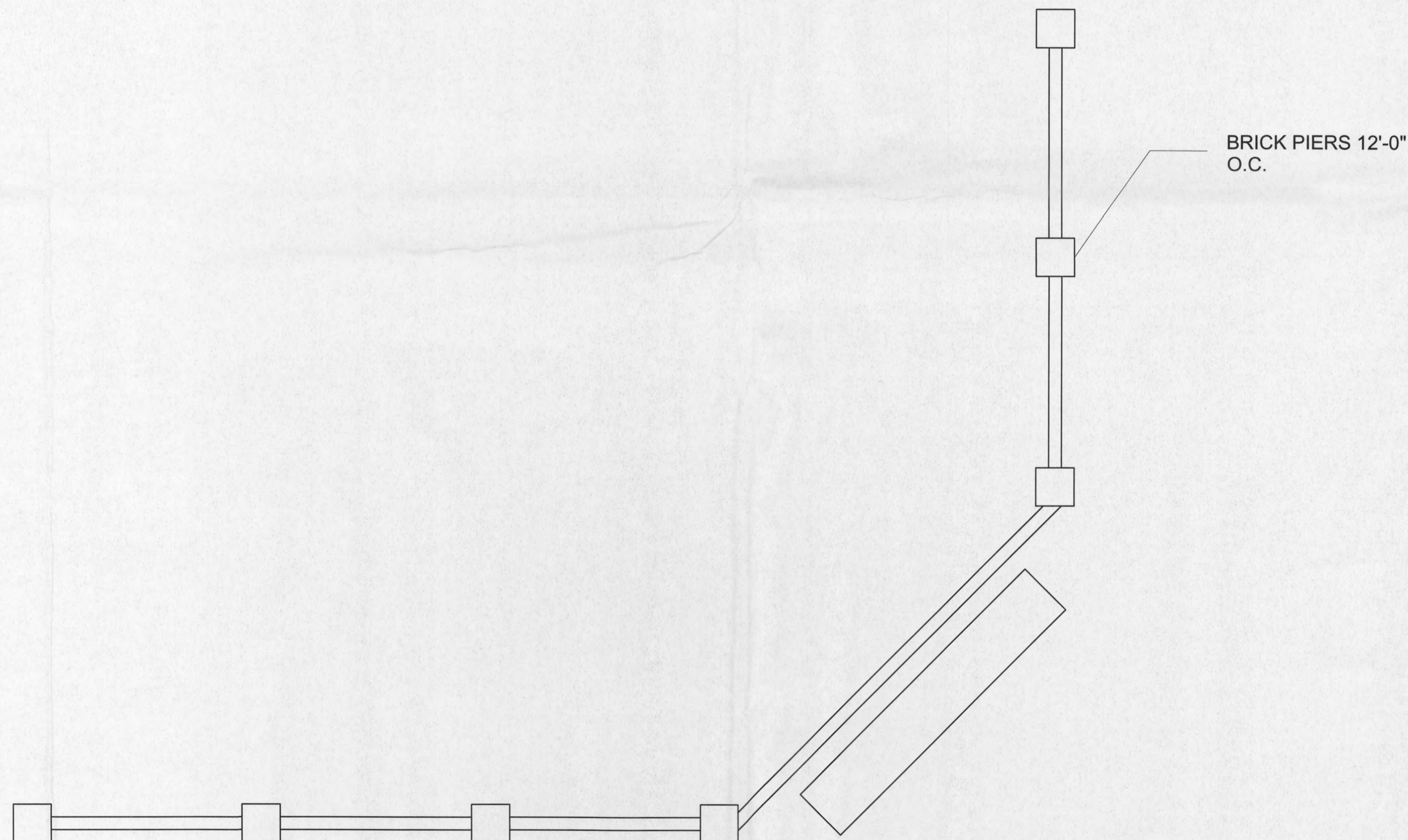
**BUILDING
ELEVATIONS
PETITION #2015-036**

SHEET NUMBER

RZ-4



2 ORCHARD LAKE DRIVE
SCALE: 1/4" = 1'-0"



APPROVED BY
CITY COUNCIL
MAY 18 2015

1 SCREEN WALL PLAN
SCALE: 1/4" = 1'-0"

ISSUE FOR

ISSUE DATE

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REVISIONS

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Monroe Road
Site Plan Amendment

PROJECT NUMBER

122.3347.00

SHEET TITLE

SITE PLAN
PETITION #2015-036

SHEET NUMBER

RZ-5 2