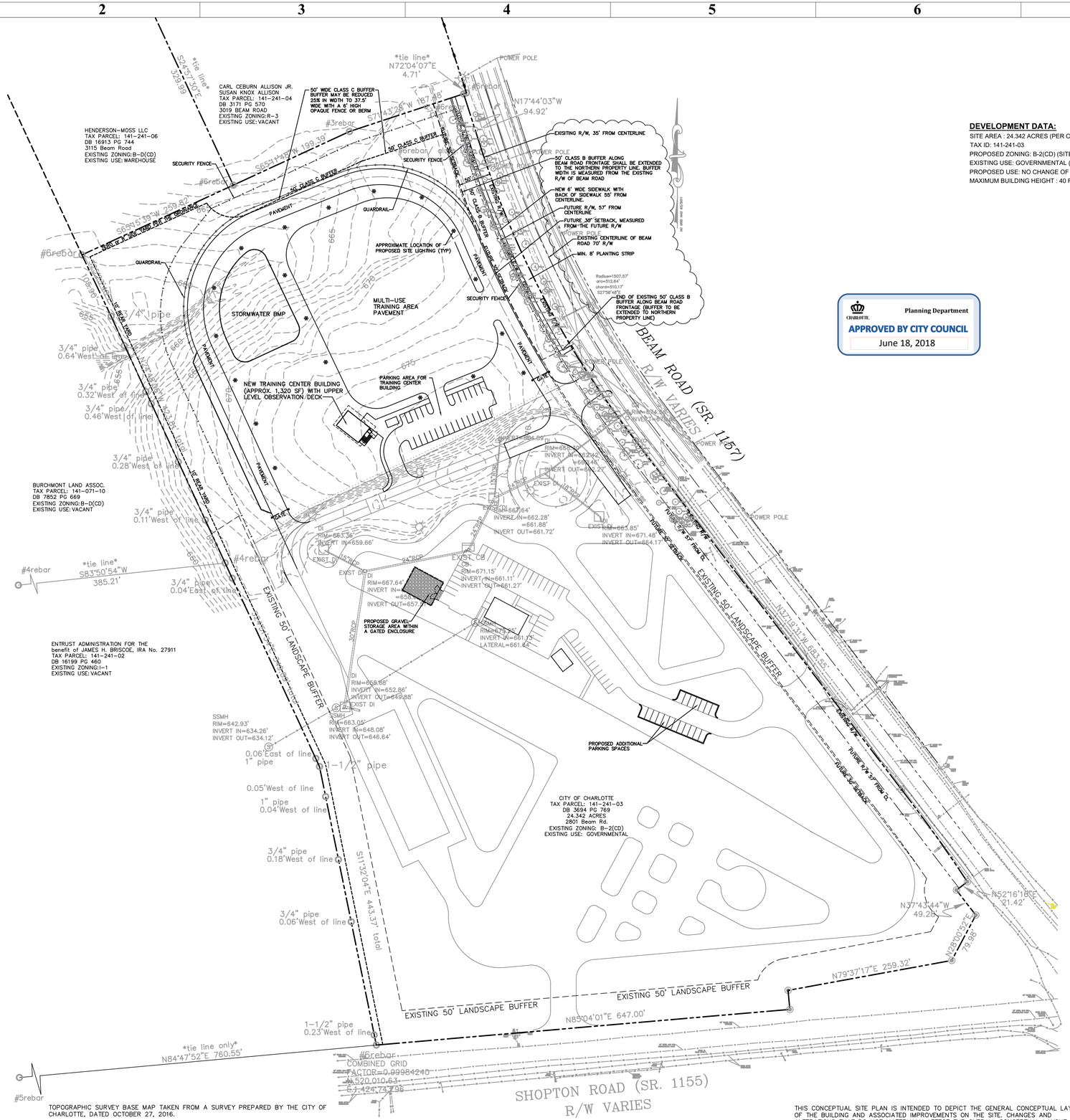

TOPOGRAPHIC SURVEY BASE MAP TAKEN FROM A SURVEY PREPARED BY THE CITY OF CHARLOTTE, DATED OCTOBER 27, 2016.

TREE SURVEY ALONG BEAM ROAD TAKEN FROM A TREE SURVEY PREPARED BY THE CITY OF CHARLOTTE, DATED APRIL 3, 2018.

THIS CONCEPTUAL SITE PLAN IS INTENDED TO DEPICT THE GENERAL CONCEPTUAL LAYOUT OF THE BUILDING AND ASSOCIATED IMPROVEMENTS ON THE SITE. CHANGES AND ALTERATIONS THAT DO NOT MATERIALLY AFFECT THE OVERALL CONCEPTUAL LAYOUT SHALL BE PERMITTED BASED UPON FINAL DESIGN AND CONSTRUCTION DRAWINGS

SCALE: 1" = 80'

DEVELOPMENT DATA:

SITE AREA : 24.342 ACRES (PER CITY OF CHARLOTTE BOUNDARY SURVEY)
TAX ID: 141-241-03
PROPOSED ZONING: B-2(CD) (SITE PLAN AMENDMENT)
EXISTING USE: GOVERNMENTAL (TRAINING FACILITY)
PROPOSED USE: NO CHANGE OF USE
MAXIMUM BUILDING HEIGHT : 40 FEET

CHARLOTTE Planning Department
APPROVED BY CITY COUNCIL
June 18, 2018

DEVELOPMENT STANDARDS

January 22, 2018

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by the City of Charlotte, (the "Petitioner") to accommodate the development of an expansion to the Vehicle Operations Center on that approximately 24.32 acres located at the intersection of Beam Road and Shopton Road. The improvements are depicted on the Rezoning Plan (hereinafter referred to as the "Site").

B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the B-2 District zoning district shall govern the development and use of the Site.

C. One new building is to be developed on the Site.

D. Omitted

E. Future amendments to the Rezoning Plan and/or 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. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance, provided, however, that such alterations do not directly contradict provisions herein relating to exterior building materials and off-street parking requirements.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. The Site will be used as a training facility for all branches of government, including the Police and Fire Departments, and will primarily be used for driver training.

B. The proposed governmental use building will function as both a training facility and an observation platform.

C. Surface parking to accommodate the proposed use.

3. TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT.

B. Omitted

4. ARCHITECTURAL STANDARDS

A. The maximum building height is 40 feet.

B. Omitted

5. STREETSCAPE AND LANDSCAPING/URBAN OPEN SPACE

A. Omitted

B. Omitted

C. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage.

6. ENVIRONMENTAL FEATURES

A. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

B. Omitted

C. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

8. LIGHTING

A. The maximum height of any freestanding lighting fixture installed on the Site shall be 31 feet.

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. If this Rezoning Petition is approved, all conditions applicable to the use and 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 Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

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

C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

PETITION # 2018-007
SUBMITTAL JUNE 1, 2018

1. THIS DRAWING IS THE PROPERTY OF A.L.R. ARCHITECTURE, P.A. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

2. MATERIALS, DIMENSIONS AND ALL OTHER CONDITIONS WHICH ARE NOT OTHER WISE DEFINED ON THIS DRAWING SHALL BE CONSTRUED AS HAVING THE SAME MEANING AS SIMILARLY INDICATED CONDITIONS WHICH ARE MORE FULLY DEFINED ELSEWHERE ON THIS PROJECT OR OTHER DRAWINGS FOR THIS PROJECT.

Revisions

No.	Date	Descrip.

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SITE PLAN

SHEET TITLE:

RZ-1
SHEET NUMBER:

PROJECT# 1609.04

DATE: 06/10/2018