

SITE PLAN

SITE DATA
 Tax Parcel: 141-102-05 (portion of)
 Existing Zoning: B-1
 Proposed Zoning: B-2 (CD)
 Total Site Acreage: 1.66 ac.
 Max. Building Height: 40'

B. OFF STREET PARKING

Off street parking shall meet the minimum standards established under the Ordinance.

C. STORM WATER MANAGEMENT

Storm water shall be managed in accordance with the requirements of the City of Charlotte.

D. SIDEWALKS

1. A 5 foot wide sidewalk and an 8 foot wide planting strip will be installed along Shopton Road.
2. Petitioner may meander sidewalk to save existing trees so long as the 8' min. planting strip is maintained.

E. LANDSCAPING, SCREENING AND TREE PRESERVATION

- (1) Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance.
- (2) Landscaping will be installed in stages in accordance with the Ordinance as the Site is developed.
- (3) All dumpsters or trash receptacle "corrals," if provided, will be screened with solid enclosures with gates. Pursuant to Section 12.403 of the Ordinance, if public trash collection is provided to the Site, any required dumpsters, trash receptacles and recycling facilities will be located in the areas generally depicted on the Schematic Site Plan, provided, however, other improvements, such as parking and landscaping areas may be located in such areas in the event private roll-out trash collection is used.

F. SIGNS

- (1) All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

H. LIGHTING

- (1) All freestanding lighting fixtures installed will be uniform in design and the maximum height of any such lighting fixture, including its base, may not exceed 20 feet in height.
- (2) All direct lighting within the site will be capped to project light downward and otherwise designed such that direct illumination does not extend past any adjacent property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency, and shielding sources of light, the intent being to eliminate glare towards public streets and adjacent properties.

V. FIRE HYDRANTS

Fire hydrants shall be located within 750 feet of the most remote point of buildings as the truck travels.

II. AMENDMENTS TO THE REZONING PLAN:

The owner or owners of the Site, in accordance with the Ordinance, may apply for future amendments to this Technical Data Sheet and these Development Standards.

VI. BINDING EFFECT OF THE REZONING PETITION:

If the Petitioner's rezoning petition is approved, the development program established under these Development Standards and this Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" 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.

DEVELOPMENT STANDARDS

I. GENERAL COMMITMENT:

A. Development of the real estate identified on this Site Plan, consisting of 1.66 acres, more or less (the "Site"), will be governed by the standards established under the zoning ordinance of the City of Charlotte (the "Ordinance") for the B-2 Zoning District unless more stringent standards are established by these Development Standards or this Site Plan.

B. The configurations, placements, and sizes of the office building, garage, parking areas and driveways shown on the Site Plan are schematic in nature and may be altered and/or modified based upon final design, development and construction documents and site and topographical constraints, in accordance with Section 6.206(2) of the Ordinance.

II. PERMITTED DEVELOPMENT WITHIN THE SITE:

The Site may be developed as any use allowed in the B-1 District and a 37,000 square foot gravel area for sales and outside storage of Motor Vehicles (cars, boats, jet skis and RVs), and a garage to be used for repair or cleaning of motor vehicles, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the B-2 Zoning District.

III. VEHICULAR ACCESS POINTS:

A. The number of access points to/from the Site shall be limited to those shown on the Site Plan.

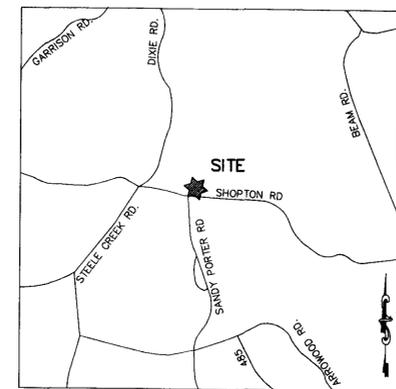
B. Access points shall be located in the general areas depicted on this Site Plan. Final location of each access point is subject to any modifications required to accommodate final site and construction plans/design, and site/topographic constraints.

IV. DESIGN GUIDELINES:

A. YARD RESTRICTIONS AND BUFFER REQUIREMENTS

(1) In every instance the side yard, setback, and rear yard requirements imposed under the Ordinance will be satisfied with respect to the development taking place within the Site, unless more stringent requirements are established under these Development Standards.

(2) Buffer areas shall be maintained along portions of the Site boundary in the manner shown on this Site Plan and in accordance with the standards of the Ordinance. In the event that an adjacent parcel is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, then the Petitioner may reduce or eliminate, as the case may be, the buffers set out on the Site Plan accordingly.



SITE LOCATION NOT TO SCALE

4232 SHOPTON ROAD REZONING
 MECKLENBURG COUNTY, NORTH CAROLINA

ELLIS GROUP REALTY, INC.
 10402 QUIET BAY COURT
 CHARLOTTE, NC 28278

Design Resource Group
 1230 West Morehead Street, Suite 214
 Charlotte, NC 28208
 704.343.0608 fax 704.358.3093
 www.drgrp.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

DRG

REZONING PETITION
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FOR PUBLIC HEARING



Scale: 1" = 50'
 Date: 14 OCT. 2003
 Project No.: 170-001
 Revisions: