

PROJECT BOUNDARY AND EXISTING CONDITIONS INFORMATION SHOWN PER MECKLENBURG COUNTY AERIAL MAPPING (GIS) DATA.

DEVELOPMENT STANDARDS

- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. THIS PROPOSAL IS INTENDED TO ENABLE THE DEVELOPMENT OF A MULTI-USE DEVELOPMENT SITE COMPOSED OF RETAIL AND SERVICE USES AND MULTIFAMILY HOUSING.
- THE SITE MAY BE DEVELOPED FOR ANY USE ALLOWED IN THE CC AND R-17 MF DISTRICTS AS ALLOWED BY THE ORDINANCE WITH THE STANDARDS OF THOSE DISTRICTS AND THE RESTRICTIONS OF THIS SITE PLAN AS NOTED BELOW. THE PETITIONER WILL PROVIDE PEDESTRIAN CONNECTIONS FROM WITHIN THE SITE TO OTHER SITE ELEMENTS AND USES AND TO PUBLIC SIDEWALKS. THE PROPOSED USE OF THE SITE IS FOR THE ESTABLISHMENT OF A SMALL NEIGHBORHOOD RETAIL CENTER AND MULTIFAMILY HOUSING.
- RETAIL USES MAY INCLUDE USES SUCH AS GENERAL MERCHANDISE, HARDWARE, BUSINESS SERVICES, BANKS, CIVIC, DRY CLEANERS, PERSONAL SERVICES, RESTAURANT, GAS STATION, OR SIMILAR DAILY CONVENIENCE USES DESIGNED AND INTENDED TO SERVE THE RESIDENTS IN THE SURROUNDING COMMUNITY. THE USES THAT MAY LOCATE ON AN OUT PARCEL WILL BE DESIGNED AS PART OF THE OVERALL DEVELOPMENT IN TERMS OF CONSISTENT LANDSCAPING, SIGNAGE, AND ARCHITECTURAL STYLE. MORE THAN ONE USE OR TYPE OF USE MAY LOCATE ON AN OUT PARCEL SO LONG AS THE USES ARE LOCATED WITHIN THE SAME STRUCTURE.
- BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302 OF THE ZONING ORDINANCE. REQUIRED BUFFERS ON THE SITE MAY BE ELIMINATED OR REDUCED IF THE ADJOINING PARCELS ARE REZONED SUCH THAT BUFFERS ARE NO LONGER REQUIRED AND INTERNAL BUFFERS MAY BE WAIVED WITHIN THE CC PORTION OF THE SITE.
- STORMWATER DETENTION FACILITIES WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF CHARLOTTE/MECKLENBURG STORMWATER SERVICES.
- ANY DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 30 FEET IN HEIGHT.
- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. NO FREESTANDING POLE SIGNS WILL BE PERMITTED. PYLON SIGNS MAY BE UTILIZED TO IDENTIFY THE PROJECT AND TENANTS WITHIN THE PROJECT.
- PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE. PARKING AREAS TO SERVE USES ON THE SITE WILL BE SITED GENERALLY TOWARD THE CENTER OF DEVELOPMENT SITES SO THAT BUILDINGS MAY ORIENT TO EITHER INTERNAL OR EXTERNAL STREETS.
- ACCESS TO THE SITE WILL BE PROVIDED VIA DRIVEWAY CONNECTIONS TO NATIONS FORD RD. AND TYVOLA RD.
- SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
- NO WALL PACKS WILL BE INSTALLED ON BUILDINGS WITHIN THE SITE ON ANY WALLS THAT ARE ADJACENT TO RESIDENTIALLY ZONED LAND OR PUBLIC STREET RIGHTS-OF-WAY, BUT ARCHITECTURAL LIGHTING ON BUILDINGS WILL BE PERMITTED.
- ALL DUMPSTERS ON THE SITE WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- THROUGHOUT THIS REZONING PETITION, THE TERMS 'OWNER', 'OWNERS', 'PETITIONER' OR 'PETITIONERS' SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUB-LESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

SITE DATA TABLE PARCELS A & B

TAX PARCEL NOS.: 167-072-03, 04, 05, 06, 07 & 08
 TOTAL SITE AREA: ±11.9 ACRES
 EXISTING ZONING: R-4
 PROPOSED ZONING: CC (CD)
 EXISTING USE: VACANT/SINGLE FAMILY RESIDENTIAL
 PROPOSED USE:
 PARCEL A: COMMERCIAL/RETAIL
 PARCEL B: MULTI-FAMILY RESIDENTIAL
 MAXIMUM DEVELOPED SQUARE FOOTAGE: 35,000 SF
 SETBACKS:
 PARCEL A: FRONT: 35'
 SIDE: 25'
 REAR: 25'
 PARCEL B: FRONT: 35'
 SIDE: 25'
 REAR: 25'
 MAXIMUM BUILDING HEIGHT: 40' *

SITE DATA TABLE PARCEL C

TAX PARCEL NOS.: 167-073-28
 TOTAL SITE AREA: ±7.1 ACRES
 EXISTING ZONING: R-4
 PROPOSED ZONING: R-17 MF (CD)
 EXISTING USE: VACANT
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 SETBACKS:
 FRONT: 30'
 SIDE: 10'
 REAR: 40'
 MAXIMUM BUILDING HEIGHT: 40' *

* A BUILDING MAY BE ERRECTED TO A HEIGHT IN EXCESS OF 40' PROVIDED THE MINIMUM SIDE YARD IS INCREASED 1' FOR EVERY 2' IN BUILDING HEIGHT IN EXCESS OF 40'. IF THE BUILDING ABUTS A RESIDENTIAL USE OR ZONING IT MAY NOT BE CONSTRUCTED ABOVE THE 40' LIMIT UNLESS THE SIDE AND/OR REAR YARD WHICH ADJOINS THE RESIDENTIAL USE OR ZONING IS INCREASED 1' FOR EACH FOOT IN BUILDING HEIGHT ABOVE 40'.

ColeJenest & Stone
 Shaping the Environment
 Realizing the Possibilities
 Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design
 200 South Tryon Street, Suite 1400 Charlotte, NC 28202
 704.376.1555 • 704.376.7851 • www.colejeneststone.com

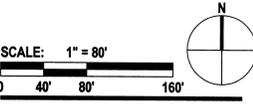
MarkPiercePoole Properties, Inc.
 1001 Morehead Square Drive
 Suite 195
 Charlotte, North Carolina 28203

Tyvola Road Property

TECHNICAL DATA SHEET
 Petition #2008-056

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