

TWO-WAY ENTRANCE, 24' WIDTH

ADD (2) FLOWERING DOGWOOD, 7'-8' HT.

20' BUFFER

CLINTON McROY ATKINSON
129-062-01
D.B. 3203, Pg. 271

(2) STALLS, 8.5' x 18.5'

14' CAP. VAN SPACE

ONE-STORY BLDG.
1390 SF
RUTH GORMAN
129-062-15

ONE-STORY STORAGE BLDG.
560 SF

EXIST. 20" CEDAR

ADD (1) FLOWERING DOGWOOD, 7'-8' HT.

1291 - EVA PROPERTIES
129-062-14
D.B. 13315, Pg. 515

ADD (1) LACEBARK ELM, 2 1/2" DBH.

CLASS 'C' BUFFER -- MIN. (20) SHRUBS / 100'
NOTE: ACTUAL PLANTING PLAN TO BE MORE DETAILED USING SPECIES FROM APPROVED LIST (APPENDIX, CHARLOTTE-MECKLENBURG ZONING ORDINANCE)

DARREL & VICKIE HANSON
129-062-02
D.B. 19403, Pg. 274

DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Michael Berglass, DDS to accommodate reuse of the existing structure located on an approximately 0.436 acre site located at 3410 Central Avenue (the "Site"). The Site is currently zoned R-22MF and the purpose of this Petition is to request rezoning to the NS district.

Unless the Rezoning Site Plan or these Development Standards sheets accompanying this Rezoning Petition establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance ("the Ordinance") for the NS Zoning District shall govern all development taking place on the Site.

Development on the Site will be restricted to reuse of the existing structure for professional office purposes.

1. Permitted Uses

The Site may be devoted to dental, medical and other professional office uses as permitted in the NS zoning district. Incidental or accessory uses which are permitted under the Ordinance by right or under prescribed conditions in the NS zoning district are permitted.

2. Setbacks, Side Yards and Rear Yards

All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the NS zoning district.

3. Vehicular Access

- (a) Vehicular access to the Site shall be as generally depicted on the Rezoning Site Plan. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("C-DOT") and/or the North Carolina Department of Transportation ("NC-DOT") including alterations to accommodate any right of way needs and/or construction easements.
- (b) Prior to the issuance of a building permit for any building to be constructed on the Site, the Petitioner shall dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) that portion of the Site immediately adjacent to Central Avenue as required to provide right of way measuring 40 feet from the existing centerline of Central Avenue if such right of way does not currently exist.

4. Lighting

- (a) The maximum height of any freestanding light fixtures erected on the Site shall not exceed fifteen (15) feet.
- (b) All lighting fixtures installed within the Site shall be full cut-off fixtures, capped and downward directed.

5. Signs

Any detached signs placed on the Site will not exceed seven feet in height, 21 square feet in copy area and shall comply with requirements of the Ordinance.

6. Amendments to Rezoning Plan

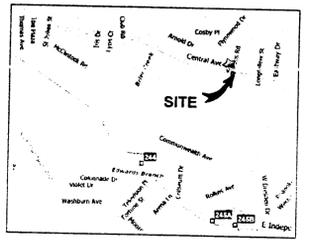
Future amendments to the Technical Data Sheet, the Schematic Site Plan, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

7. Binding Effect of the Rezoning Documents and Definitions

- (a) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- (b) Throughout these Development Standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners 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.

SITE DATA TABLE

Tax Parcel:	129-062-15
Site Area:	0.436 acres
Existing Zoning:	R-22MF
Proposed Zoning:	NS
Proposed Use:	Reuse of the existing structure for professional office purposes

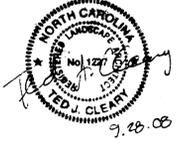


08-157

3410 Central Avenue
Charlotte, North Carolina

September 25, 2008
scale: 1/8" = 1'-0"

Site Plan for the
Dental Office of
Dr. Michael Berglass, DDS



704.502.3033