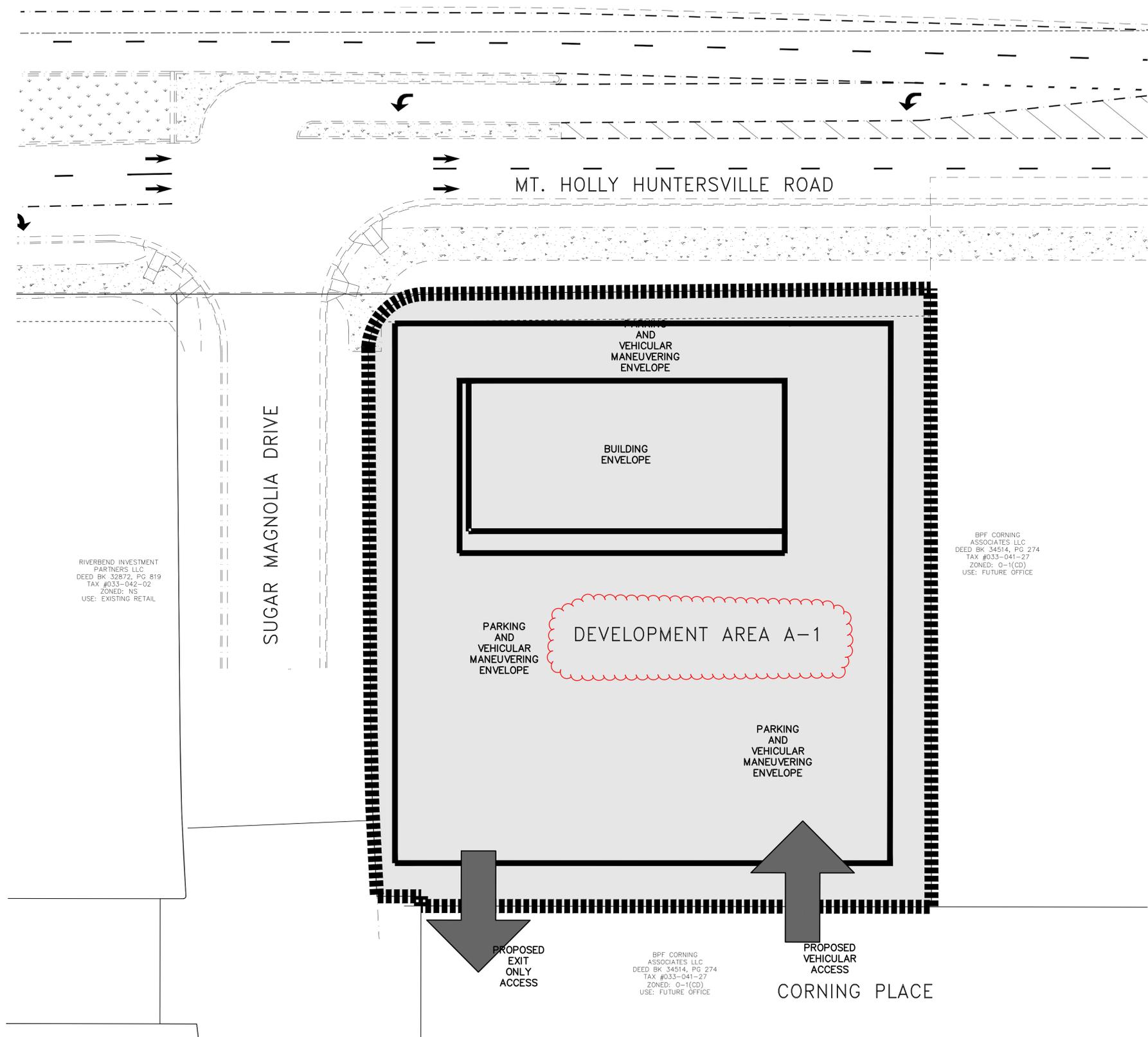


LOCATION MAP
NOT TO SCALE



RIVERBEND INVESTMENT PARTNERS, LLC
DEED BK 32872, PG 819
TAX #033-042-02
ZONED: NS
USE: EXISTING RETAIL

SUGAR MAGNOLIA DRIVE

MT. HOLLY HUNTERSVILLE ROAD

PARKING AND VEHICULAR MANEUVERING ENVELOPE

BUILDING ENVELOPE

DEVELOPMENT AREA A-1

PARKING AND VEHICULAR MANEUVERING ENVELOPE

PARKING AND VEHICULAR MANEUVERING ENVELOPE

BPF CORNING ASSOCIATES LLC
DEED BK 34514, PG 274
TAX #033-041-27
ZONED: O-1(CD)
USE: FUTURE OFFICE

PROPOSED EXIT ONLY ACCESS

BPF CORNING ASSOCIATES LLC
DEED BK 34514, PG 274
TAX #033-041-27
ZONED: O-1(CD)
USE: FUTURE OFFICE

PROPOSED VEHICULAR ACCESS

CORNING PLACE



PRELIMINARY
~~DO NOT USE FOR CONSTRUCTION~~
REZONING PETITION #:2020-162

Project: RIVERBEND VILLAGE
OUTPARCEL A-1
CHARLOTTE, N.C.

Title: TECHNICAL DATA SHEET

File #15023-09-F-RZ.DWG Date: 08/31/20 Project Egr: FBL

Design By: FBL

Drawn By: FBL

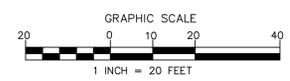
Scale: 1"=20'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

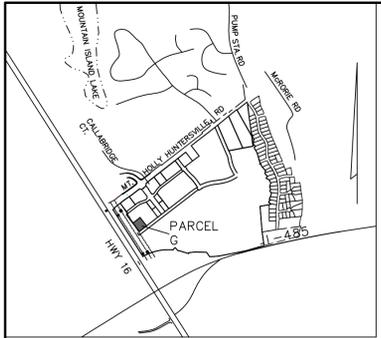
THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

RZ1.0

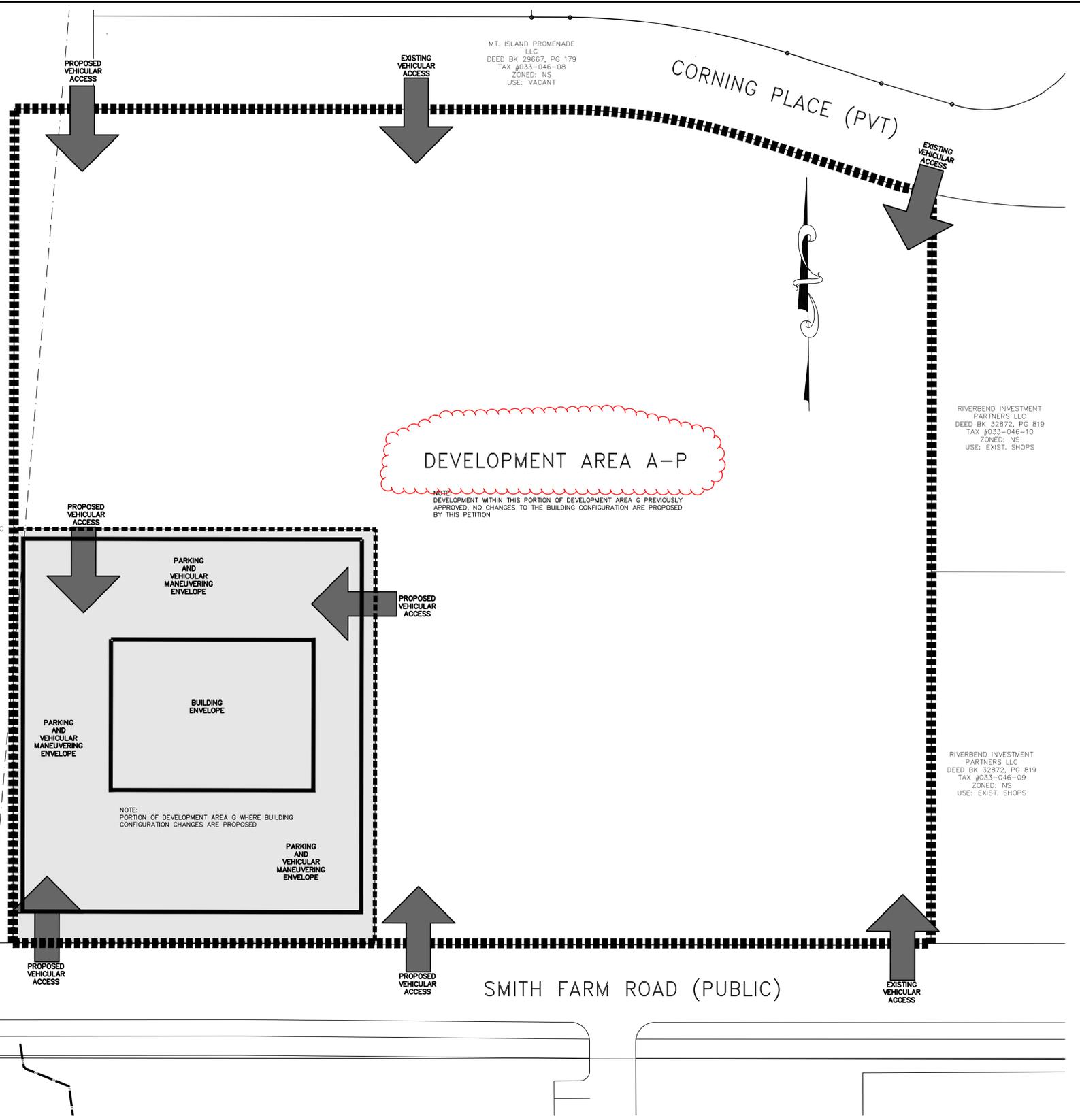
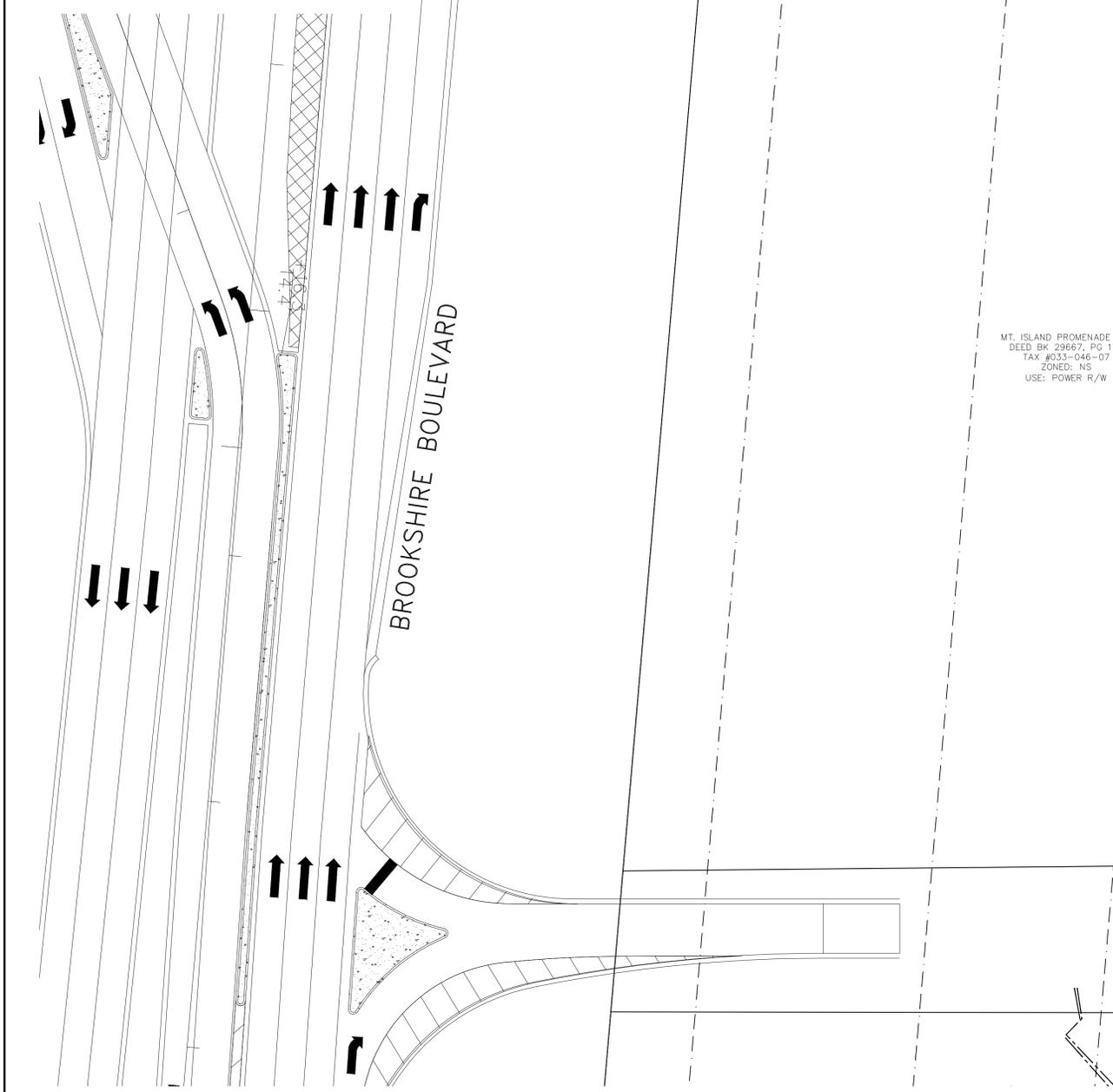
NO.	BY	DATE	REVISION
1	CBH	1/11/21	REVISED PER COMMENTS



NOTE:
REZONING SHALL NOT IMPACT THE PERMITTING OR ABILITY TO OBTAIN A CO FOR ANY OTHER BUILDING WITHIN THE DEVELOPMENT.



LOCATION MAP
NOT TO SCALE



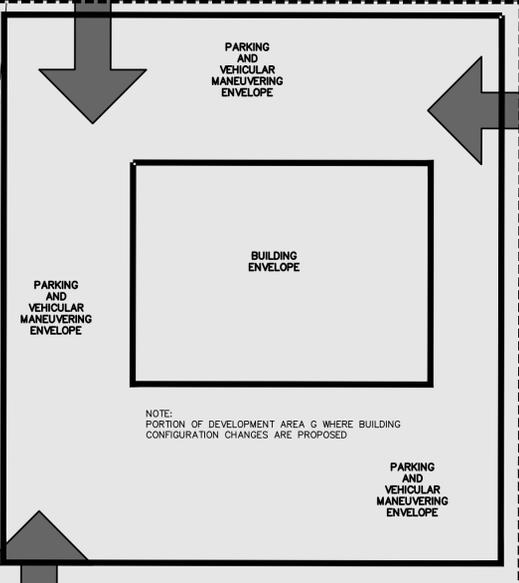
MT. ISLAND PROMENADE
LLC
DEED BK 29667, PG 179
TAX #033-046-08
ZONED: NS
USE: VACANT

CORNING PLACE (PVT)

DEVELOPMENT AREA A-P

NOTE:
DEVELOPMENT WITHIN THIS PORTION OF DEVELOPMENT AREA G PREVIOUSLY
APPROVED, NO CHANGES TO THE BUILDING CONFIGURATION ARE PROPOSED
BY THIS PETITION

MT. ISLAND PROMENADE LLC
DEED BK 29667, PG 179
TAX #033-046-07
ZONED: NS
USE: POWER R/W



BUILDING
ENVELOPE

NOTE:
PORTION OF DEVELOPMENT AREA G WHERE BUILDING
CONFIGURATION CHANGES ARE PROPOSED

PARKING
AND
VEHICULAR
MANEUVERING
ENVELOPE

RIVERBEND INVESTMENT
PARTNERS LLC
DEED BK 32872, PG 819
TAX #033-046-10
ZONED: NS
USE: EXIST. SHOPS

RIVERBEND INVESTMENT
PARTNERS LLC
DEED BK 32872, PG 819
TAX #033-046-09
ZONED: NS
USE: EXIST. SHOPS

SMITH FARM ROAD (PUBLIC)

PRELIMINARY
DO NOT USE FOR CONSTRUCTION
REZONING PETITION #:2020-162

Project: RIVERBEND VILLAGE
OUTPARCEL A-P
CHARLOTTE, N.C.

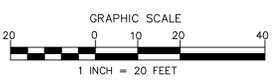
Title: TECHNICAL DATA SHEET

File #15023-0P-F-RZ.DWG Date: 08/31/20 Project Egn: FBL
LJ Design By: FBL
Civil Engineering Design and Surveying Drawn By: FBL
Scale: 1"=20'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ2.0

NOTE:
REZONING SHALL NOT IMPACT THE PERMITTING OR ABILITY TO OBTAIN A CO FOR ANY OTHER
BUILDING WITHIN THE DEVELOPMENT.



NO.	BY	DATE	REVISION
1	CBH	1/11/21	REVISED PER COMMENTS

CONDITIONAL DEVELOPMENT NOTES:

SITE DEVELOPMENT DATA:

SITE DEVELOPMENT DATA:

- ACREAGE: ± 6.11 ACRES
-TAX PARCEL #: 03-086-11 AND 03-046-01
-EXISTING ZONING: NS SPA
-PROPOSED ZONING: NS SPA
-EXISTING USES: VACANT
-PROPOSED USES: RETAIL, EDEE (RESTAURANTS), GENERAL AND MEDICAL OFFICE USES, A FINANCIAL INSTITUTION, PERSONAL SERVICE USES, AND OTHER COMMERCIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).

I. GENERAL PROVISIONS:

- a. SITE LOCATION: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PLAN FILED BY LANDMARK DEVELOPMENT PROPERTIES, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A COMMERCIAL BUILDINGS WITH UP TO 60,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED IN THE NS ZONING DISTRICT ON APPROXIMATELY 6.11 ACRES SITE LOCATED AT 384 CORNING PLACE AND 402 MT HOLLY HUNTERSVILLE ROAD (THE "SITE").
b. ZONING DISTRICTS/ORDINANCE: DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NS ZONING CLASSIFICATION SHALL GOVERN.

d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY PER DEVELOPMENT AREA - THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON:

- DEVELOPMENT AREA A-1:
- DEVELOPMENT AREA A-1 IS CURRENTLY VACANT (NO EXISTING BLDG'S).
- DEVELOPMENT AREA A-1 SPA WILL ALLOW UP TO TWO (2) PRINCIPLE BUILDINGS.
- TWO (2) PRINCIPAL BUILDINGS WERE ALLOWED IN DEVELOPMENT AREA A-1 BY REZONING PETITION NO. 2016-128.
DEVELOPMENT AREA A-P:
- THE DEVELOPMENT AREA A-P IS VACANT WITH NO EXISTING PRINCIPLE BUILDINGS.
- DEVELOPMENT AREA A-P SPA WILL BE ALLOWED TO HAVE UP TO 10 PRINCIPLE BUILDINGS.
- 19 PRINCIPLE BUILDINGS WERE PREVIOUSLY ALLOWED IN DEVELOPMENT AREA A WHICH INCLUDED DEVELOPMENT AREA A-P BY REZONING PETITION NO. 2016-128.
- DEVELOPMENT AREA A (NOT INCLUDING DEVELOPMENT AREA A-P) HAS 10 EXISTING PRINCIPAL BUILDINGS.
- THE PORTION OF DEVELOPMENT AREA A NOT INCLUDED IN THIS SPA WILL BE ALLOWED TO HAVE UP TO 12 PRINCIPAL BUILDINGS.

ACCESSORY BUILDINGS AND STRUCTURES LOCATED IN EACH DEVELOPMENT AREA SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON EACH DEVELOPMENT AREA. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED IN EACH DEVELOPMENT AREA.

RELATION TO THE PREVIOUSLY APPROVED REZONING PETITION (2016-128): THIS REZONING PETITION AMENDS THE PREVIOUSLY APPROVED CONDITIONAL PLAN (2016-128) FOR THE TWO PARCELS INCLUDED IN THIS PETITION TO ALLOW ADDITIONAL USES WITH ACCESSORY DRIVE-THROUGH WINDOWS WITHOUT ANY INCREASE TO THE PREVIOUSLY APPROVED SQUARE FOOTAGE. THE PETITION ALSO USES WITH AN ACCESSORY DRIVE-THROUGH WINDOW WITHIN DEVELOPMENT AREA A-1 AND ONE ADDITIONAL USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW WITHIN DEVELOPMENT AREA A-P (DEVELOPMENT AREA A-P IS CURRENTLY ALLOWED TO HAVE A FINANCIAL INSTITUTION WITH AN ACCESSORY DRIVE-THROUGH WINDOW, THIS PETITION ADDS ONE ADDITIONAL USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW TO DEVELOPMENT AREA A-P).

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- a. DEVELOPMENT AREA A-1 MAY BE DEVELOPED WITH UP TO 8,000 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL, GENERAL AND MEDICAL OFFICE USES, FINANCIAL INSTITUTION, EDEE, PERSONAL SERVICE USES AND OTHER COMMERCIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT.
i. ONLY ONE USE WITH AN ACCESSORY DRIVE-THRU WINDOW WILL BE ALLOWED IN DEVELOPMENT AREA A-1 BY THIS SPA.

DEVELOPMENT AREA A-1 WAS PREVIOUSLY ALLOWED TO HAVE 8,000 SQUARE FEET OF GROSS FLOOR AREA PER REZONING PETITION NO. 2016-128. DEVELOPMENT AREA A-1 IS CURRENTLY VACANT. USES WITH ACCESSORY DRIVE-THRU WINDOWS WERE NOT ALLOWED IN DEVELOPMENT AREA A-1 BY REZONING PETITION NO. 2016-128.

- b. DEVELOPMENT AREA A-P MAY BE DEVELOPED WITH UP TO 60,000 SQUARE FEET OF RETAIL, EDEE, GENERAL OR MEDICAL OFFICE USES, FINANCIAL INSTITUTIONS, AND PERSONAL SERVICE USES AND OTHER COMMERCIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT.
i. WITHIN DEVELOPMENT AREA A-P UP TO TWO (2) USES WITH AN ACCESSORY DRIVE-THROUGH WINDOWS WILL BE ALLOWED. ONE OF THE ALLOWED ACCESSORY DRIVE-THROUGH WINDOWS MAY ONLY BE USED IN CONJUNCTION WITH A FINANCIAL INSTITUTION OR A RETAIL USE, THE OTHER ALLOWED ACCESSORY DRIVE-THROUGH WINDOW MAY BE USED FOR A RETAIL OR EDEE USE.

DEVELOPMENT AREA A-P WAS PART OF DEVELOPMENT AREA A OF REZONING PETITION NO. 2016-128. DEVELOPMENT AREA A WAS APPROVED FOR UP TO 226,000 SQUARE FEET OF GROSS FLOOR AREA. DEVELOPMENT AREA A-P IS CURRENTLY VACANT. DEVELOPMENT AREA A-P CAN BE DEVELOPED WITH UP TO 60,000 SQUARE FEET OF GROSS FLOOR AREA ALLOCATED TO DEVELOPMENT AREA A BY REZONING PETITION NO. 2016-128. THE REMAINING 166,000 SQUARE FEET OF GROSS FLOOR AREA HAS BEEN ALLOCATED TO THE PORTION OF DEVELOPMENT AREA A NOT INCLUDED IN THIS PETITION.

DEVELOPMENT AREA A, INCLUDING DEVELOPMENT AREA A-P, MAY CURRENTLY HAVE UP TO SIX (6) USES WITH ACCESSORY DRIVE-THRU WINDOWS (OF THE ALLOWED USES WITH ACCESSORY DRIVE-THRU WINDOWS THREE (3) MAY BE FOR EDEE, THE OTHER THREE (3) MAY BE FOR RETAIL, BANK, AND OFFICE USES).

THE FOLLOWING USES WITH ACCESSORY DRIVE-THRU WINDOWS HAVE BEEN CONSTRUCTED OR APPROVED FOR CONSTRUCTION WITHIN DEVELOPMENT AREA A: FREDDY'S, TACO BELL, DUNKIN DONUTS, CHICK-FIL-A, AND HARRIS TEETER. A BANK USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW IS ALLOWED BUT HAS NOT BEEN CONSTRUCTED. THIS ALLOWED USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW HAS BEEN ALLOCATED TO DEVELOPMENT AREA A-P AND IS BEEN MODIFIED TO INCLUDE A RETAIL USE.

THE FOLLOWING USES ARE NOT ALLOWED TO BE LOCATED ON THIS SITE: FINANCIAL INSTITUTIONS WITH ACCESSORY DRIVE-THRU WINDOWS.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSIDERED AS A LIMITATION ON FAR REQUIREMENTS), THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA (FLOOR AREA AS DEFINED BY THE ORDINANCE) FOR THE SITE: SERVICE OR STRUCTURED PARKING FACILITIES, AND ALL LOADING DOCK AREAS (OPEN OR ENCLOSED), AND OUTDOOR SEATING OR SERVICE AREAS (PARKING WILL PROVIDED FOR OUTDOOR SEATING AREAS ASSOCIATED WITH A RESTAURANT).

3. ACCESS AND TRANSPORTATION:

- a. VEHICULAR ACCESS TO THE SITE WILL BE FROM SMITH FARM ROAD AND CORNING PLACE IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
b. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT AND/OR CDOT AS APPLICABLE IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
c. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT AND/OR CDOT AS APPLICABLE IN ACCORDANCE WITH PUBLISHED STANDARDS.
d. ALL PREVIOUS ROADWAY IMPROVEMENTS HAVE BEEN CONSTRUCTED AND APPROVED PER REZONING PETITION NO. 2016-128.
e. ALL TRANSPORTATION IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE PETITIONER, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT ALLOW A ROAD TO BE POSTED FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
f. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY REQUIRED RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE LAST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

4. ARCHITECTURAL STANDARDS:

- a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS SIDING (SUCH AS HARDI-PANCK), STUCCO, DECORATIVE BLOCKS, ARCHITECTURAL METAL PANELS, UNFINISHED WOOD, AND OTHER BUILDING MATERIALS THAT MAY BE USED ON WINDOWS, DOORS AND PROMINENT FEATURES.
b. BUILDING ELEVATIONS WITHIN DEVELOPMENT AREA A-1 AND A-P WILL HAVE BUILDING ELEVATIONS DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFF-SETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
c. BUILDINGS LOCATED ALONG MT. HOLLY HUNTERSVILLE ROAD WITHIN DEVELOPMENT AREA A-1 SHALL CONTAIN TRANSLUCENT GLASS WINDOWS ALONG THE ELEVATIONS WHICH FACE MT. HOLLY HUNTERSVILLE ROAD. EXPANSION OF SOLID WALLS EXCEEDING 20 LINEAR FEET WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES AND OTHER SPECIALLY DESIGNED ARCHITECTURAL ELEMENTS, INCLUDING THE USE OF TRANSLUCENT GLASS WINDOWS PLACED SO AS NOT TO INHIBIT THE USE OF THE BUILDING BY THE USER. BUILDINGS MAY CONTAIN GABLE ROOFS, PARTIAL GABLE ROOFS AND/OR PARAPET WALLS TO SCREEN THE ROOFTOP HVAC UNITS. OTHER ARCHITECTURAL TREATMENTS SUCH AS WALL SECTIONS CONTAINING DIFFERENT BUT COMPLEMENTARY BUILDING MATERIALS, COLORS, OR TEXTURES MAY BE USED TO ENHANCE THE ARCHITECTURE OF THE BUILDING.
d. ALL EXTERIOR WALLS AND SURFACES SHALL BE CONSTRUCTED WITH A MINIMUM OF 50 PERCENT MASONRY MATERIALS (BRICK, STONE, PRE-CAST OR POURED CONCRETE OR OTHER MASONRY MATERIALS). NO ALUMINUM OR VINYL SIDING OR SPANDREL GLASS SHALL BE USED.
e. THE SERVICE SIDE OF THE BUILDING SHALL NOT BE OPEN TO THE STREET OR FRONTYARD.
f. ANY DRIVE-THRU LANES THAT ARE LOCATED BETWEEN THE PROPOSED BUILDINGS AND AN ABUTTING PUBLIC STREET, EXCEPT BROOKSHIRE BLVD., WILL BE SCREENED FROM VIEW BY A LOW MASONRY WALL OF 2.5 FEET.
g. THE BUILDINGS LOCATED ALONG RIVERBEND VILLAGE DRIVE, BETWEEN PRIVATE STREET CORNING PLACE AND SMITH FARM ROAD SHALL CONTAIN TRANSLUCENT GLASS WINDOWS ALONG THE ELEVATION WHICH FACES THE MAIN ENTRANCE DRIVE. EXPANSION OF SOLID WALLS EXCEEDING 20 LINEAR FEET WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES AND OTHER SPECIALLY DESIGNED ARCHITECTURAL ELEMENTS, INCLUDING THE USE OF TRANSLUCENT GLASS WINDOWS PLACED SO AS NOT TO INHIBIT THE USE OF THE BUILDING BY THE USER. BUILDINGS MAY CONTAIN GABLE ROOFS, PARTIAL GABLE ROOFS AND/OR PARAPET WALLS TO SCREEN THE ROOFTOP HVAC UNITS. OTHER ARCHITECTURAL TREATMENTS SUCH AS WALL SECTIONS CONTAINING DIFFERENT BUT COMPLEMENTARY BUILDING MATERIALS, COLORS, OR TEXTURES MAY BE USED TO ENHANCE THE ARCHITECTURE OF THE BUILDING. BUILDINGS ALONG THIS PORTION OF RIVERBEND VILLAGE DRIVE WILL HAVE OPERABLE DOORS TO RIVERBEND VILLAGE DRIVE OPEN TO CUSTOMERS DURING NORMAL BUSINESS HOURS. THIS STANDARD REGARDING OPERABLE DOORS WILL ALSO APPLY TO BUILDINGS WITH FRONTAGE ON BOTH SIDES OF SMITH FARM ROAD BETWEEN BROOKSHIRE FREEWAY AND THE INTERSECTION OF RIVERBEND VILLAGE DRIVE.

5. STREETScape, BUFFERS, YARDS AND LANDSCAPING:

- a. A 24-FOOT LANDSCAPE SETBACK AS MEASURED FROM THE FUTURE BACK OF CURB ALONG MT. HOLLY HUNTERSVILLE ROAD WILL BE ESTABLISHED ALONG DEVELOPMENT AREA A-1 FRONTAGE ON MT. HOLLY HUNTERSVILLE ROAD. AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK SHALL BE PROVIDED WITHIN THE LANDSCAPE SETBACK. THE SIDEWALK SHALL BE LOCATED ON THE RIGHT OF WAY OF THE ROAD AND THE PLANTING STRIP SHALL BE LOCATED ON THE LEFT OF WAY OF THE ROAD.
b. ALONG THE SITES FRONTAGE ON EACH OF THE ABUTTING SUGAR MAGNOLIA DRIVE THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN. ALONG THE SITES FRONTAGE ON SMITH FARM THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK AND AN EIGHT (8) FOOT SIDEWALK AND A 10 FOOT MUP WILL BE PROVIDED ON THE OPPOSITE SIDE OF SMITH FARM ROAD BY DEVELOPMENT THAT OCCURS ON THAT SIDE OF THE ROAD.
c. ALONG THE SITES FRONTAGE ON THE INTERNAL PRIVATE DRIVE, SUGAR MAGNOLIA DRIVE AND SUGAR HOLLOW DRIVE, THE PETITIONER SHALL PROVIDE A SIDEWALK ON BOTH SIDES AS GENERALLY DEPICTED ON THE REZONING PLAN.
d. THE PETITIONER WILL PROVIDE A SIDEWALK NETWORK THAT LINKS THE PROPOSED BUILDING ON THE SITE TO THE SIDEWALK ALONG EACH OF THE ABUTTING PUBLIC STREETS IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.
e. ABOVE-GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW.
f. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE BUILDING.
g. ALL PUBLIC BUILDING ENTRANCES, EXCEPT THOSE FOR FIRE EXITS AND LOADING, WILL CONNECT DIRECTLY TO THE SIDEWALKS PROVIDED ALONG THE ADJOINING PUBLIC STREET OR TO A PRIVATE STREET/DRIVE OR TO AN OPEN SPACE.
h. METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL.

6. ENVIRONMENTAL FEATURES:

- a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.
b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
c. THE LOCATION, SIZE, AND TYPE OF STORMWATER 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 STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCUSSION POINTS.

7. SIGNAGE:

- a. AS ALLOWED BY THE ORDINANCE.

8. LIGHTING:

- a. ALL NEW ATTACHED AND DETACHED LIGHTING SHALL BE FULLY SHIELDED DOWNWARDLY DIRECTED AND FULL CUT OFF FIXTURE TYPE LIGHTING EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
b. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, ERRECTED IN THE PARKING AREAS WITHIN DEVELOPMENT AREAS F AND G SHALL NOT EXCEED 31 FEET. ALL FREESTANDING PARKING LOT LIGHTING FIXTURES WITHIN THESE DEVELOPMENT AREAS WILL BE UNIFORM IN DESIGN TO THE LIGHTING FIXTURES INSTALLED IN THE OTHER PORTIONS OF RIVERBEND.

9. AMENDMENTS TO THE REZONING PLAN:

- a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

10. BINDING EFFECT OF THE REZONING APPLICATION:

- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER 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.

PRELIMINARY
DO NOT USE FOR CONSTRUCTION
REZONING PETITION #: 2020-162

NOTE SHEET
Project: RIVERBEND VILLAGE OUTPARCEL A-1 AND A-P
Title:
File #15023-09-F-RZDWG Date: 09/29/20 Project Egn: FBL
Design By: FBL
Drawn By: FBL
Scale: 1"=N.T.S.
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335
RZ3.0

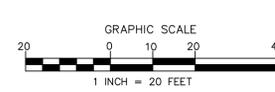
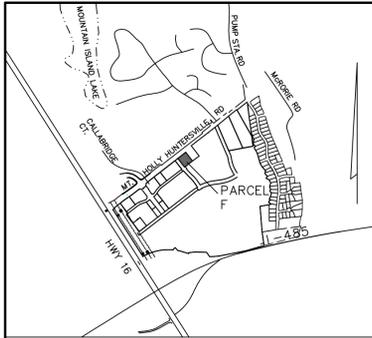
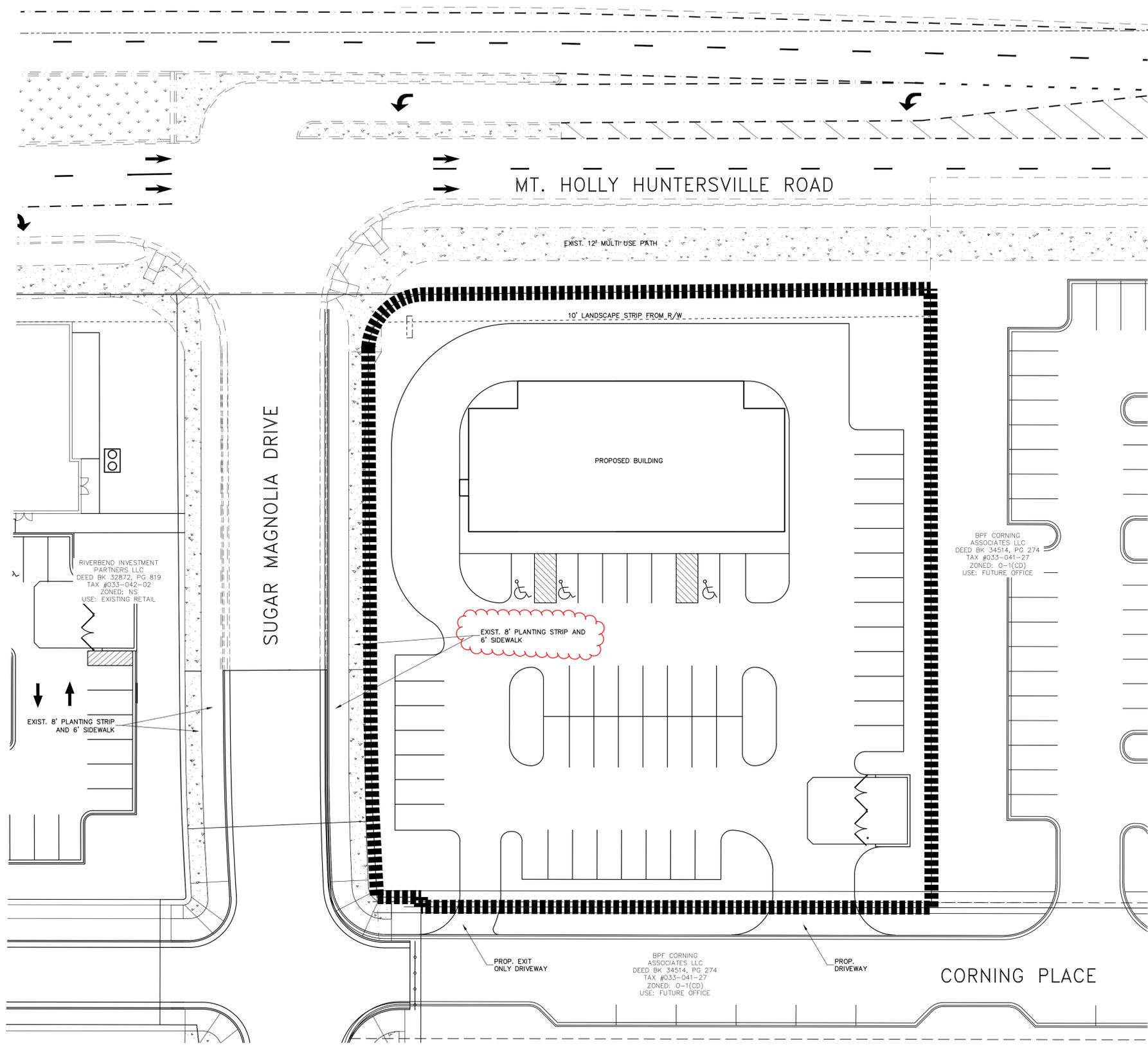


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LOCATION MAP
NOT TO SCALE



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

REZONING PETITION #:2020-162

Project: RIVERBEND VILLAGE
OUTPARCEL A-1
CHARLOTTE, N.C.

Title: **SCHEMATIC SITE PLAN**

File #15023-09-F-RZ.DWG Date: 08/31/20 Project Egr: FBL

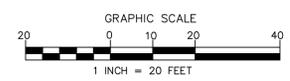
THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

Design By: FBL
Drawn By: FBL
Scale: 1"=20'

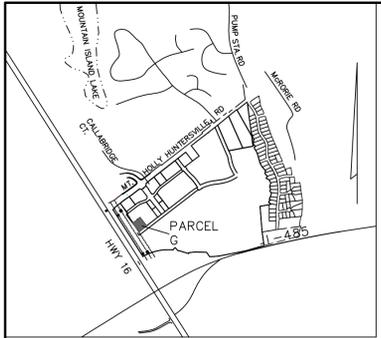
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ4.0

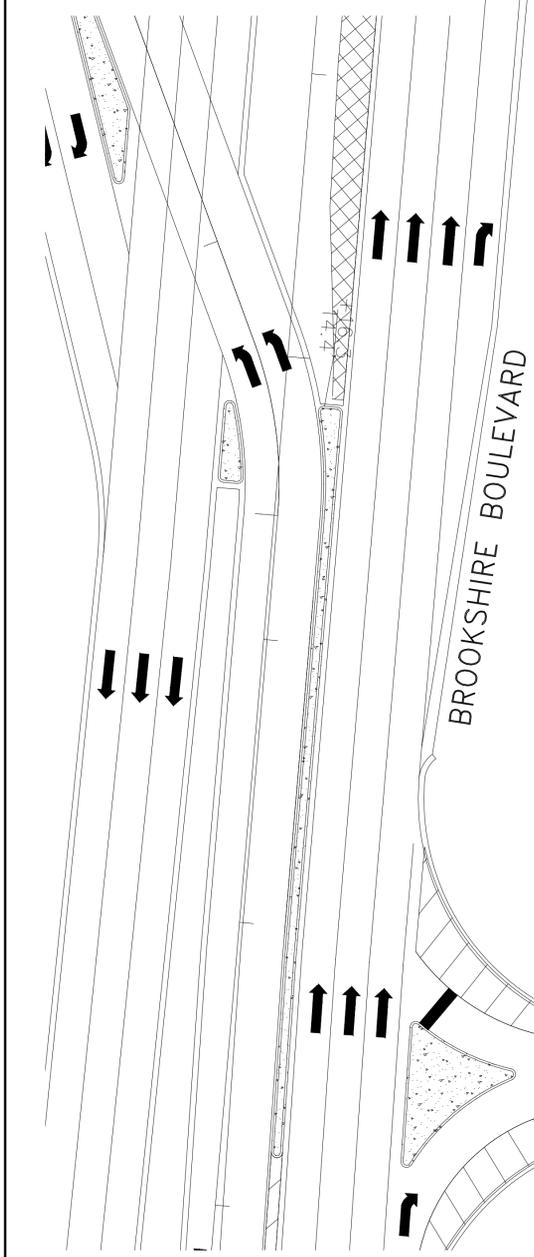
NOTE:
"REZONING SHALL NOT IMPACT THE PERMITTING OR ABILITY TO OBTAIN A CO FOR ANY OTHER BUILDING WITHIN THE DEVELOPMENT."



NO.	BY	DATE	REVISION
1	CBH	1/11/21	REVISED PER COMMENTS



LOCATION MAP
NOT TO SCALE



BROOKSHIRE BOULEVARD

SMITH FARM ROAD (PUBLIC)

MT. ISLAND PROMENADE LLC
DEED BK 29667, PG 179
TAX #033-046-07
ZONED: NS
USE: POWER R/W

MT. ISLAND PROMENADE LLC
DEED BK 29667, PG 179
TAX #033-046-08
ZONED: NS
USE: VACANT

RIVERBEND INVESTMENT PARTNERS LLC
DEED BK 32872, PG 819
TAX #033-046-10
ZONED: NS
USE: EXIST. SHOPS

RIVERBEND INVESTMENT PARTNERS LLC
DEED BK 32872, PG 819
TAX #033-046-09
ZONED: NS
USE: EXIST. SHOPS

CORNING PLACE (PVT)

FUTURE BUILDING G-2

FUTURE BUILDING G-3

FUTURE BUILDING G1-A

EXIST. PARKING

EXIST. PARKING

EXIST. PARKING

EXIST. PARKING

FUTURE BUILDING G-4

FUTURE BUILDING G-5

NOTE:
BUILDINGS LABELED G-2, G-3, G-4, AND G-5 ON THIS SHEET HAVE BEEN PREVIOUSLY APPROVED AND ARE NOT CHANGING WITH THIS PETITION, THEREFORE BUILDING PERMITS FOR THESE BUILDINGS MAY BE ISSUED PRIOR TO THE APPROVAL OF THIS PETITION

PROPOSED BUILDING

PROP. DRIVEWAY

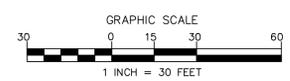
PROP. DRIVEWAY

EXIST. EP

EXIST. EP

PROP. DRIVEWAY

NOTE:
REZONING SHALL NOT IMPACT THE PERMITTING OR ABILITY TO OBTAIN A CO FOR ANY OTHER BUILDING WITHIN THE DEVELOPMENT.



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

REZONING PETITION #:2020-162

Project: RIVERBEND VILLAGE
OUTPARCEL A-P
CHARLOTTE, N.C.

Title: SCHEMATIC SITE PLAN

File #15023-0P-F-RZ.DWG Date: 08/31/20 Project Egr: FBL

Design By: FBL

Drawn By: FBL

Scale: 1"=20'

8720 RED OAK BOULEVARD, SUITE 420
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PHONE (704) 527-3440 FAX (704) 527-8335

ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

RZ5.0

NO.	BY	DATE	REVISION
1	CBH	1/11/21	REVISED PER COMMENTS