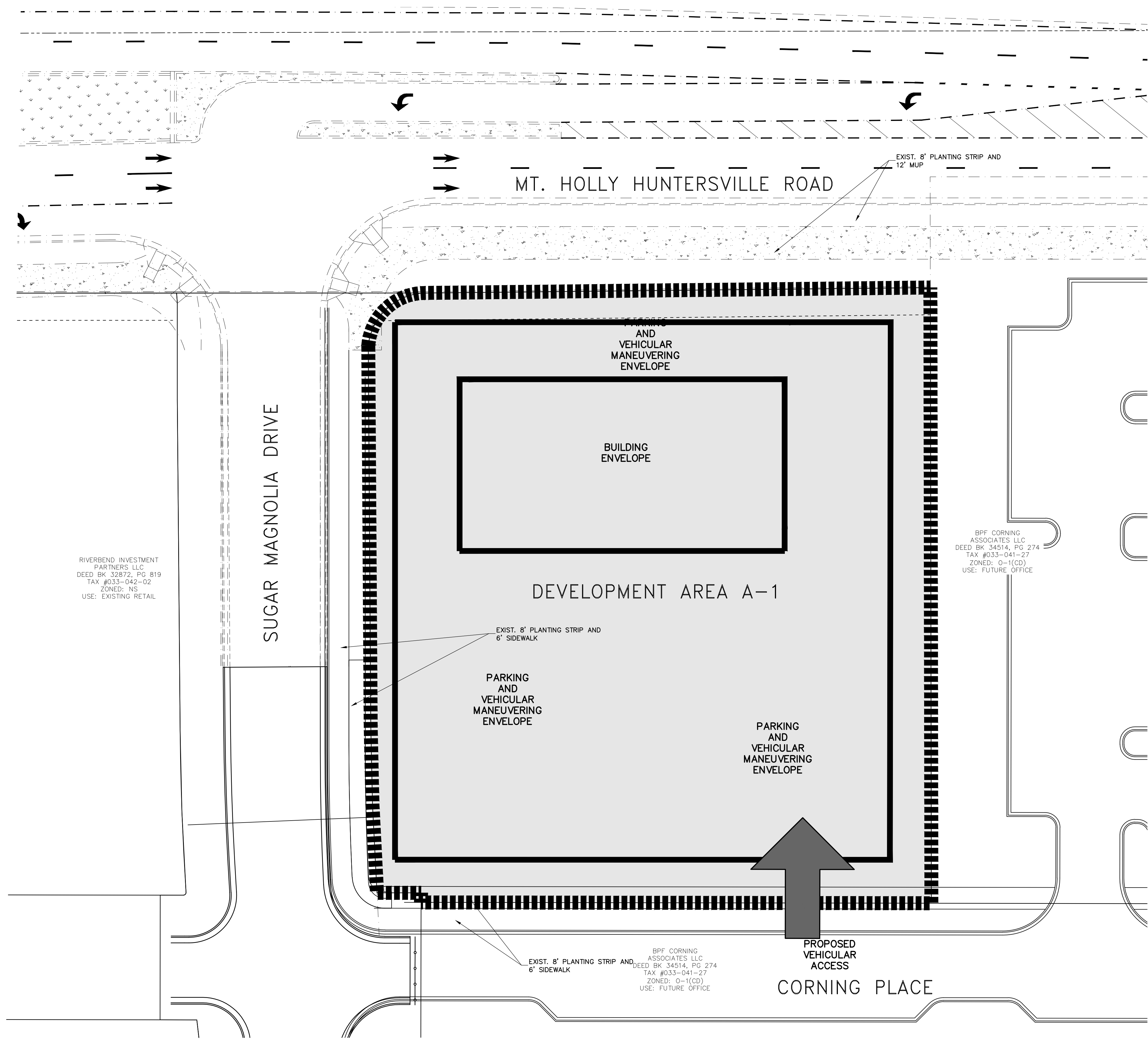
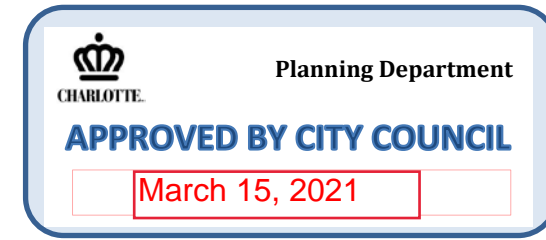


LOCATION MAP
NOT TO SCALE



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

EXIST. 8' PLANTING STRIP AND 12' MUP

PARKING AND VEHICULAR MANEUVERING ENVELOPE

BUILDING ENVELOPE

DEVELOPMENT AREA A-1

EXIST. 8' PLANTING STRIP AND 6' SIDEWALK

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

EXIST. 8' PLANTING STRIP AND 6' SIDEWALK

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.

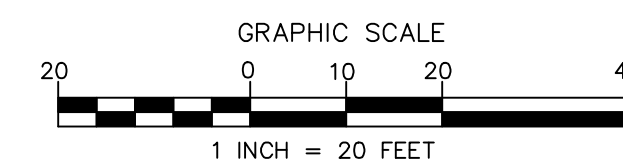
Title: TECHNICAL DATA SHEET

File #15023-0P-F-RZ.DWG Date: 08/31/20 Project Egr: FBL
LW Design By: FBL
TH Drawn By: FBL
ISAACS GROUP Scale: 1"=20'

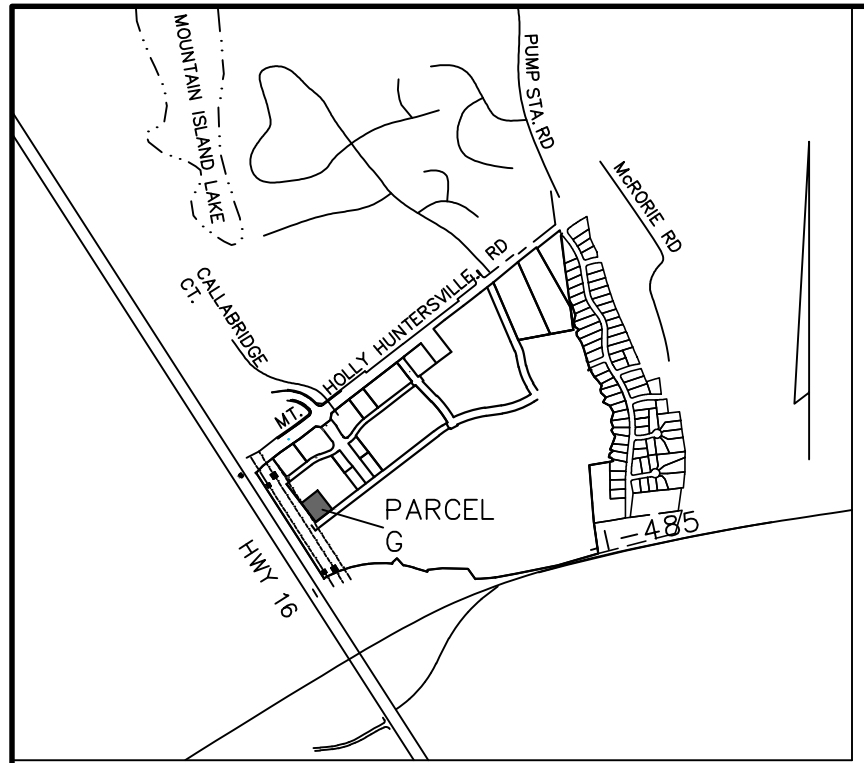
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.0

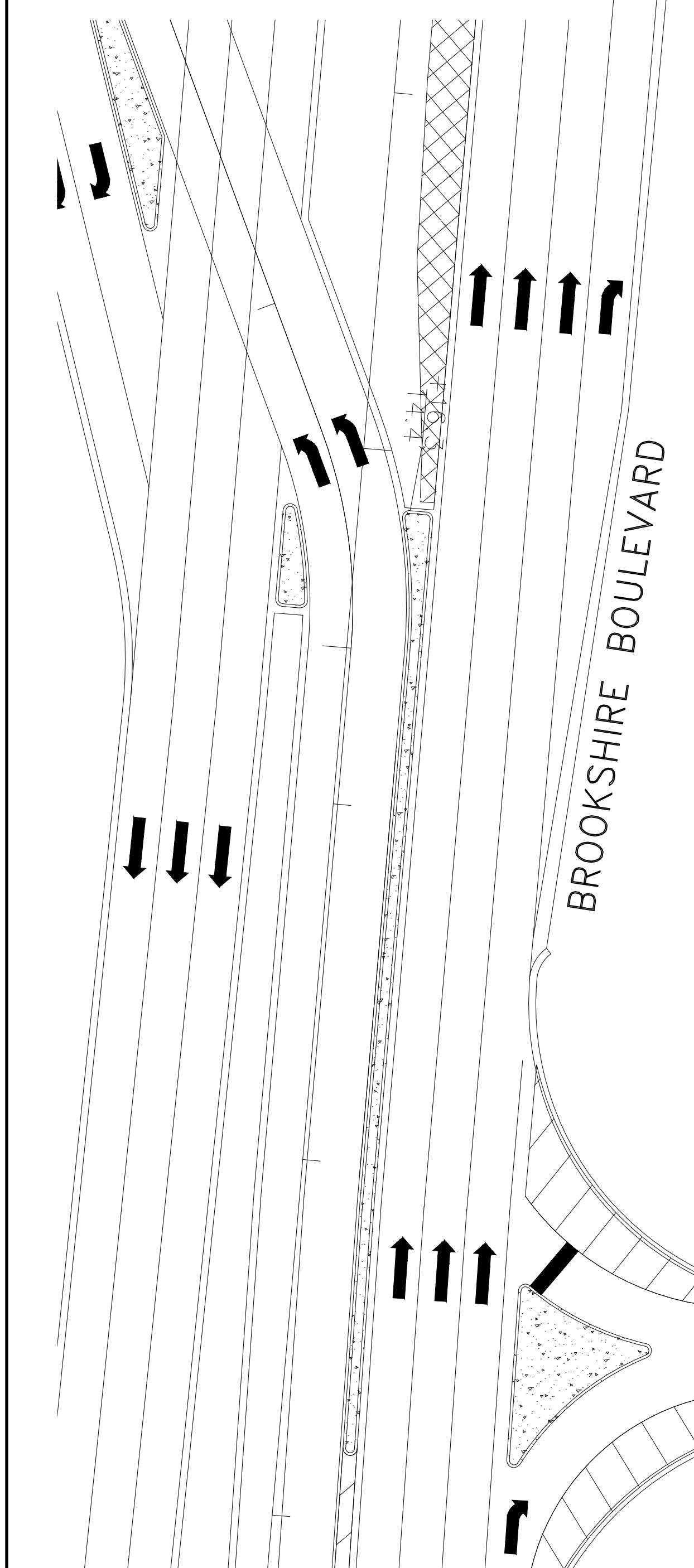
NOTE:
"REZONING SHALL NOT IMPACT THE PERMITTING OR ABILITY TO OBTAIN A CO FOR ANY OTHER BUILDING WITHIN THE DEVELOPMENT."



NO.	BY	DATE	REVISION
1	CBH	1/11/21	REVISED PER COMMENTS
2	CBH	2/18/21	REVISED PER COMMENTS

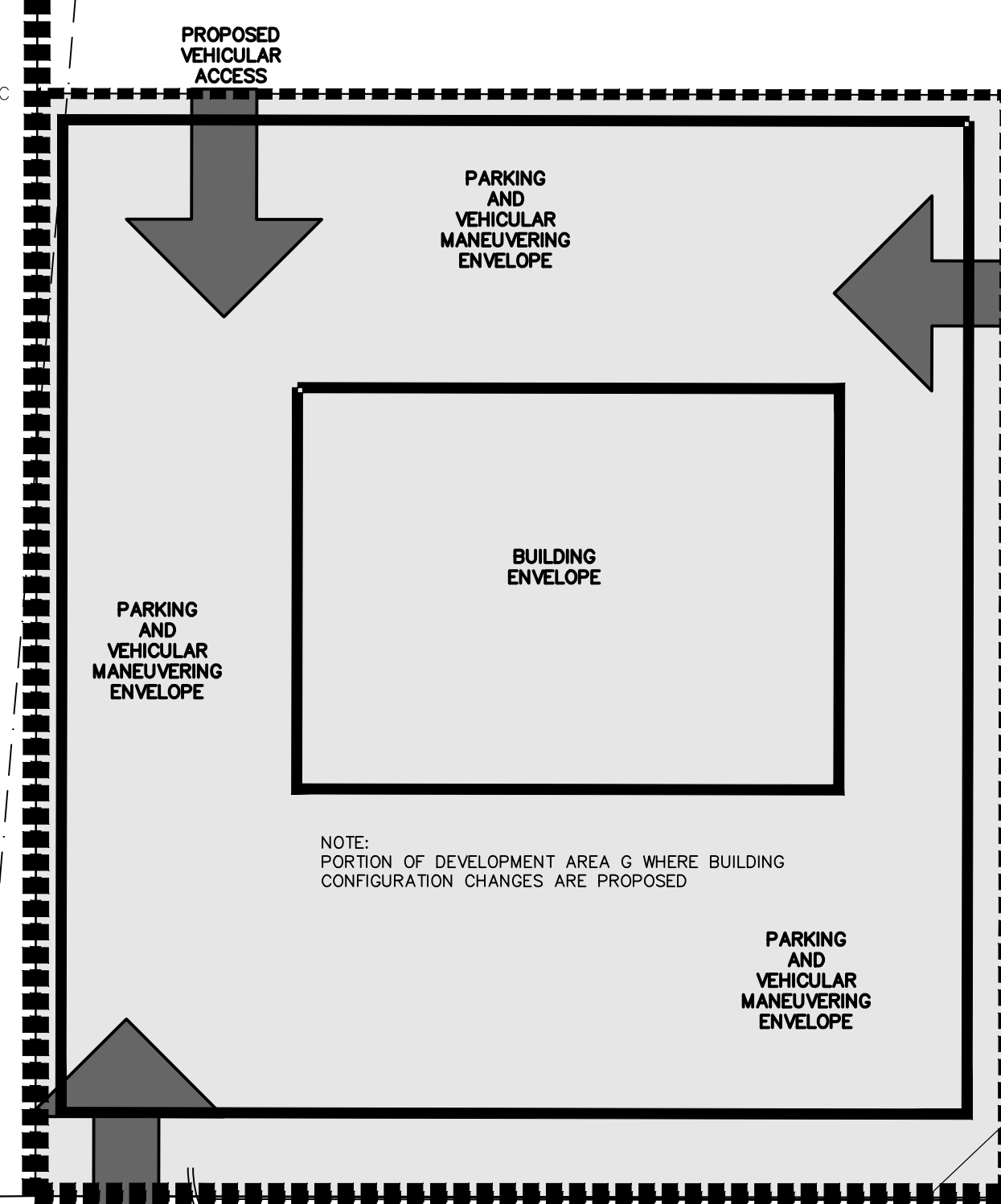


LOCATION MAP
NOT TO SCALE



BROOKSHIRE BOULEVARD

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



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

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

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

CORNING PLACE (PVT)

SMITH FARM ROAD (PUBLIC)

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

EXIST. 6' PLANTING STRIP AND 10' MUP

EXIST. 8' PLANTING STRIP AND 6' SIDEWALK

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

Design By: FBL

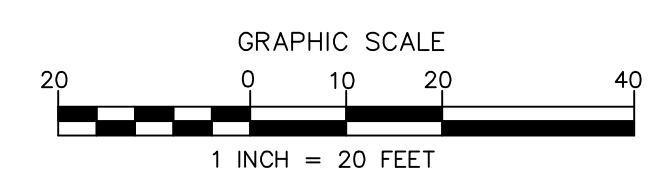
Drawn By: FBL

Scale: 1"=20'

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

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:

- ACREAGE: ± 6.11 ACRES
--TAX PARCEL # 033-046-11 AND 033-046-01
--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).
--PROHIBITED USES: THE FOLLOWING USE IS NOT PERMITTED ON THE SITE: AUTOMOTIVE SERVICE STATIONS WITH OR WITHOUT A CONVENIENCE STORE.
--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 8,000 SQUARE FEET OF GROSS FLOOR AREA WITHIN DEVELOPMENT AREA A-1 AND UP TO 60,000 SQUARE FEET OF GROSS FLOOR AREA WITHIN DEVELOPMENT AREA A--PORTION INCLUDED IN THIS PETITION (KNOWN AS 'DEV. AREA A-P').
--MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
--PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

- A. SITE LOCATION: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LANDMARK DEVELOPMENT PROPERTIES, LLC ('PETITIONER') TO ACCOMMODATE THE DEVELOPMENT OF A COMMERCIAL BUILDINGS WITH UP TO 68,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED IN THE NS ZONING DISTRICT ON APPROXIMATELY ± 6.11 ACRE SITE LOCATED AT 3842 CORNING PLACE AND 4102 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.
C. GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE 'DEVELOPMENT/SITE ELEMENTS') SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.
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 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 BUILDING(S) LOCATED IN EACH DEVELOPMENT AREA.
E. 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 ALLOWS ONE USE 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 (PREVIOUSLY APPROVED AS PART OF DEVELOPMENT AREA A), 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.

- C. THE FOLLOWING USE IS NOT ALLOWED ON THE SITE: AUTOMOTIVE SERVICE STATIONS WITH OR WITHOUT A CONVENIENCE STORE.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED 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: SURFACE 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 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 BOND 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-PANK), STUCCO, EIFS, DECORATIVE BLOCK, ARCHITECTURAL METAL PANELS AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS.
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. EXPANSIONS 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 RETAIL BUILDINGS MUST BE ARCHITECTURALLY INTEGRATED TO COMPLEMENT ONE ANOTHER BY USING SIMILAR EXTERIOR MATERIALS. THE AGGREGATE SUM OF ALL EXTERIOR VERTICAL WALL SURFACES, EXCLUSIVE OF WINDOWS AND DOORS, 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 SPANDEL GLASS SHALL BE USED.
E. THE SERVICE SIDE OF THE BUILDING SHALL NOT BE ORIENTED TO SMITH FARM ROAD OR CORNING PLACE.
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. EXPANSIONS 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. THE 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 12-FOOT MULTI-USE PATH (MUP) WILL BE LOCATED WITHIN THE LANDSCAPE SETBACK. STREET TREES MAY BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY IF NCDOT DOES NOT ALLOW STREET TREES TO BE LOCATED IN THE R/W FOR MT. HOLLY-HUNTERSVILLE ROAD.
B. ALONG THE SITE'S FRONTAGE ON EACH OF THE ABUTTING SUGAR MAONJIA 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 SITE'S 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 PLANTING STRIP 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 SITE'S FRONTAGE ON THE INTERNAL PRIVATE STREETS SHALL HAVE A SIX (6) FOOT WIDE PLANTING STRIPS AND A FIVE (5) FOOT WIDE SIDEWALKS 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 PRINCIPAL 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 DISCHARGE 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, ERECTED 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

RIVERBEND VILLAGE
OUTPARCEL A-1 AND A-P
CHARLOTTE, N.C.

NOTE SHEET

File #15023-09-F-RZDWG Date: 09/29/20 Project Egr: FBL
Design By: FBL
Drawn By: FBL
Scale: 1"=N.T.S.

ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335
RZ3.0

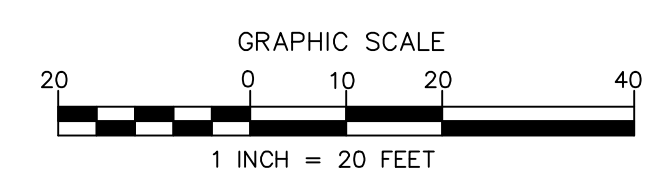
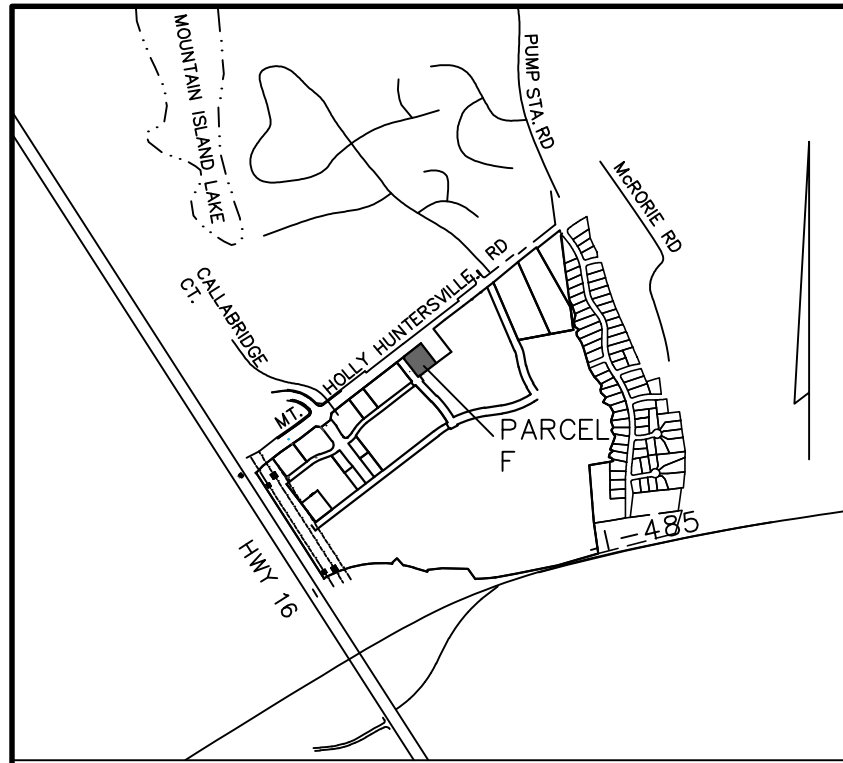
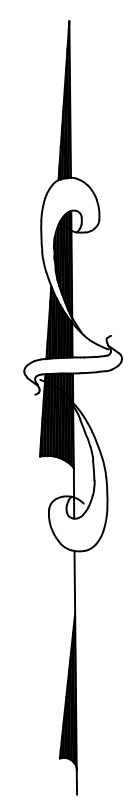
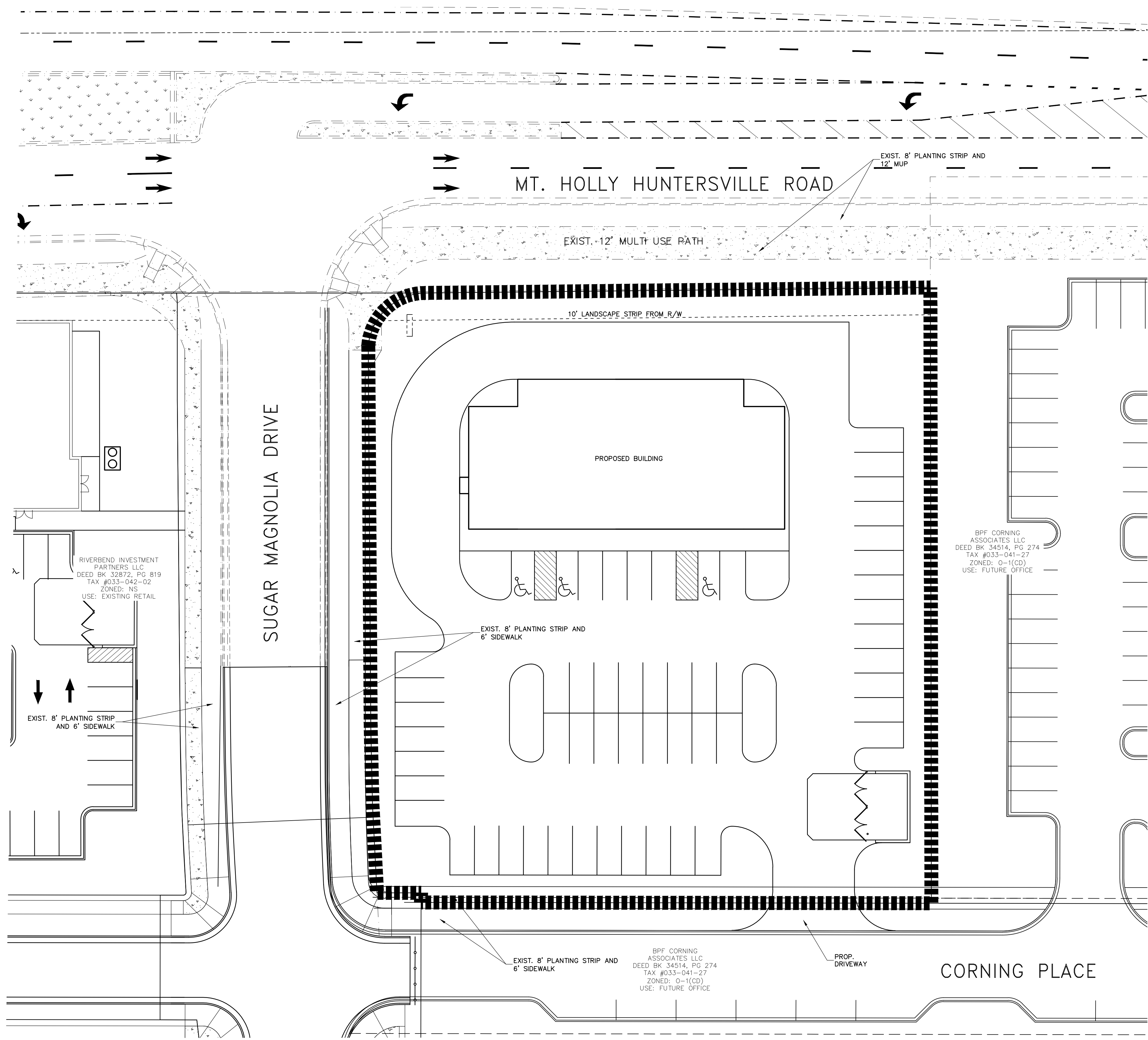


Table with 2 columns: NO., BY, DATE, REVISION. Row 1: 1, CBH, 1/11/21, REVISED PER COMMENTS.



LOCATION MAP
NOT TO SCALE



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

EXIST. 8' PLANTING STRIP AND 6' SIDEWALK

SUGAR MAGNOLIA DRIVE

EXIST. 8' PLANTING STRIP AND 6' SIDEWALK

10' LANDSCAPE STRIP FROM R/W

MT. HOLLY HUNTERSVILLE ROAD

EXIST. -12' MULTI USE PATH

EXIST. 8' PLANTING STRIP AND 12' MUP

PROPOSED BUILDING

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

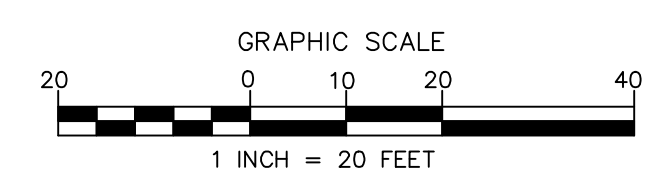
EXIST. 8' PLANTING STRIP AND 6' SIDEWALK

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

PROP. DRIVEWAY

CORNING PLACE

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

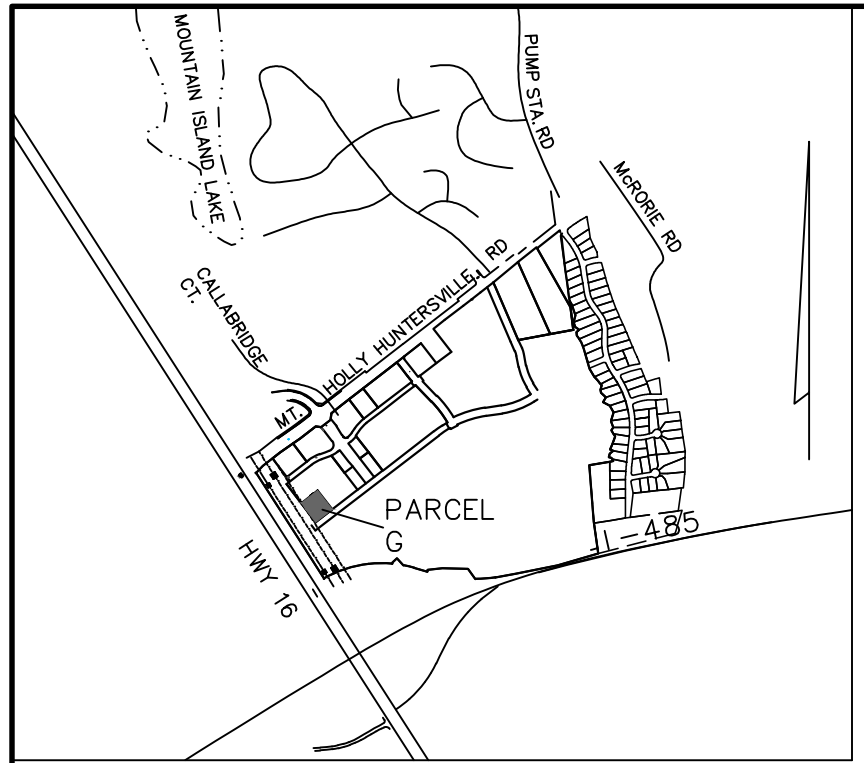


NO.	BY	DATE	REVISION
1	CBH	1/11/21	REVISED PER COMMENTS
2	CBH	2/18/21	REVISED PER COMMENTS

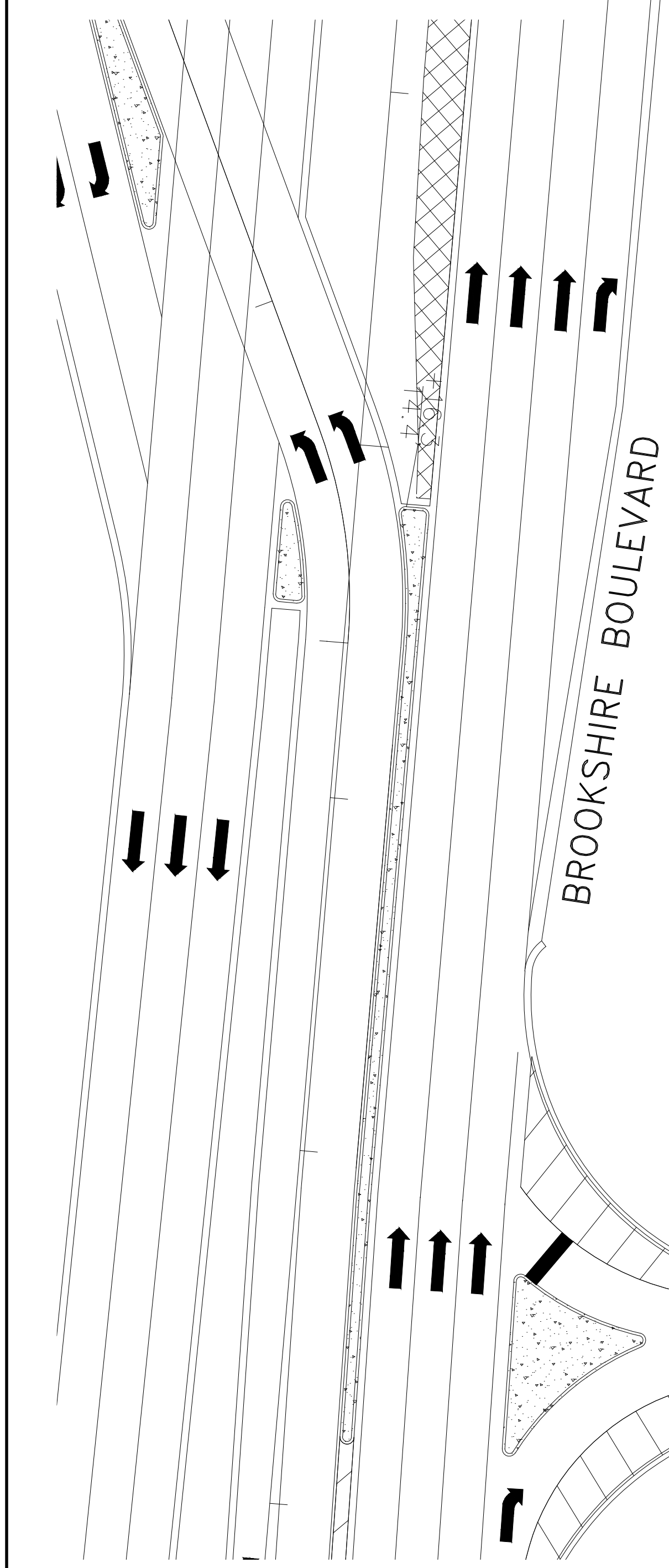
PRELIMINARY
DO NOT USE FOR CONSTRUCTION

REZONING PETITION #:2020-162

Project:	RIVERBEND VILLAGE OUTPARCEL A-1 CHARLOTTE, N.C.	Project Egr:	FBL
Title:	SCHEMATIC SITE PLAN	Design By:	FBL
File #15023-0P-F-RZ.DWG	Date: 08/31/20	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	



LOCATION MAP
NOT TO SCALE



BROOKSHIRE BOULEVARD

SMITH FARM ROAD (PUBLIC)

CORNING PLACE (PVT)

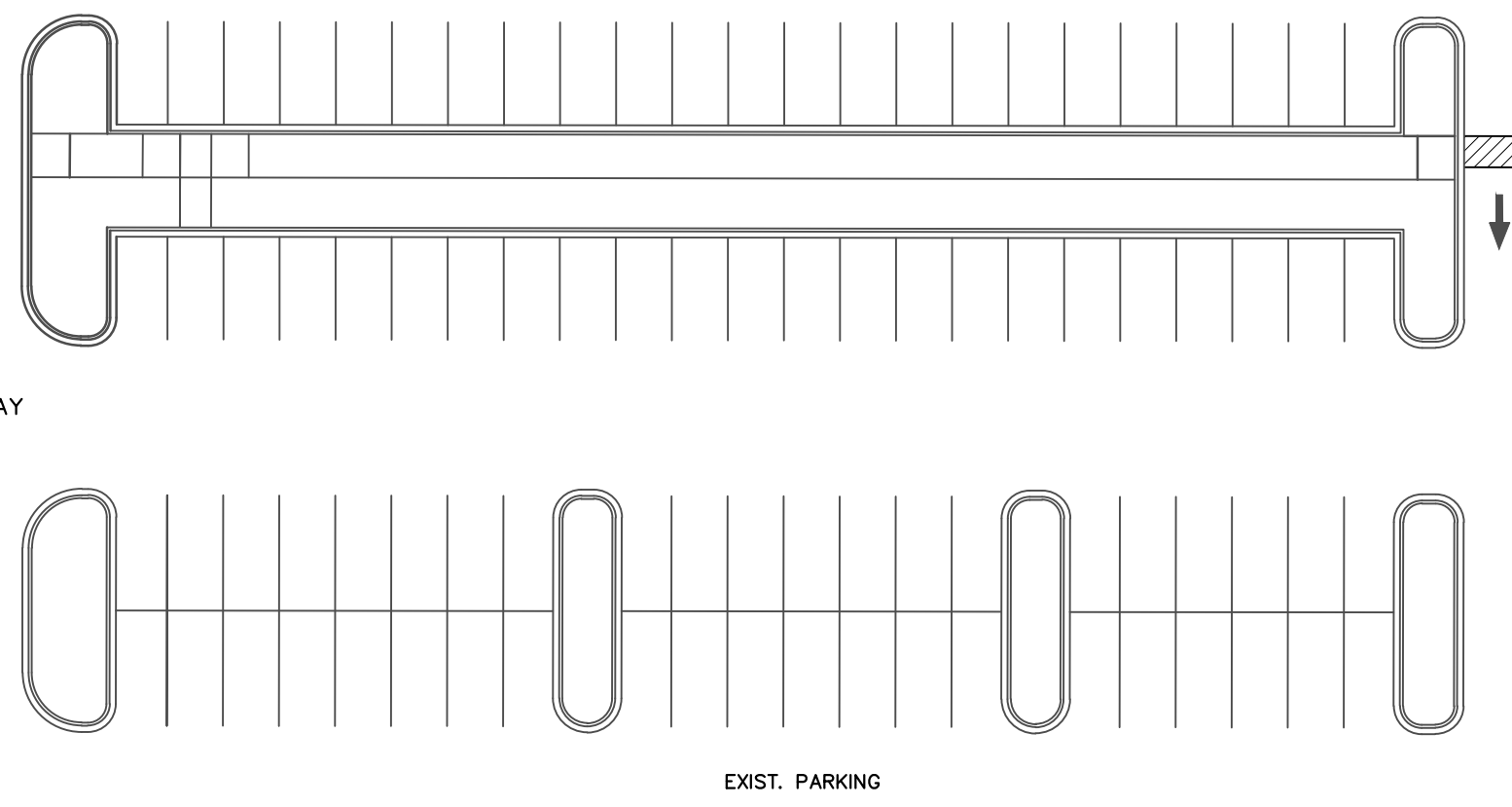
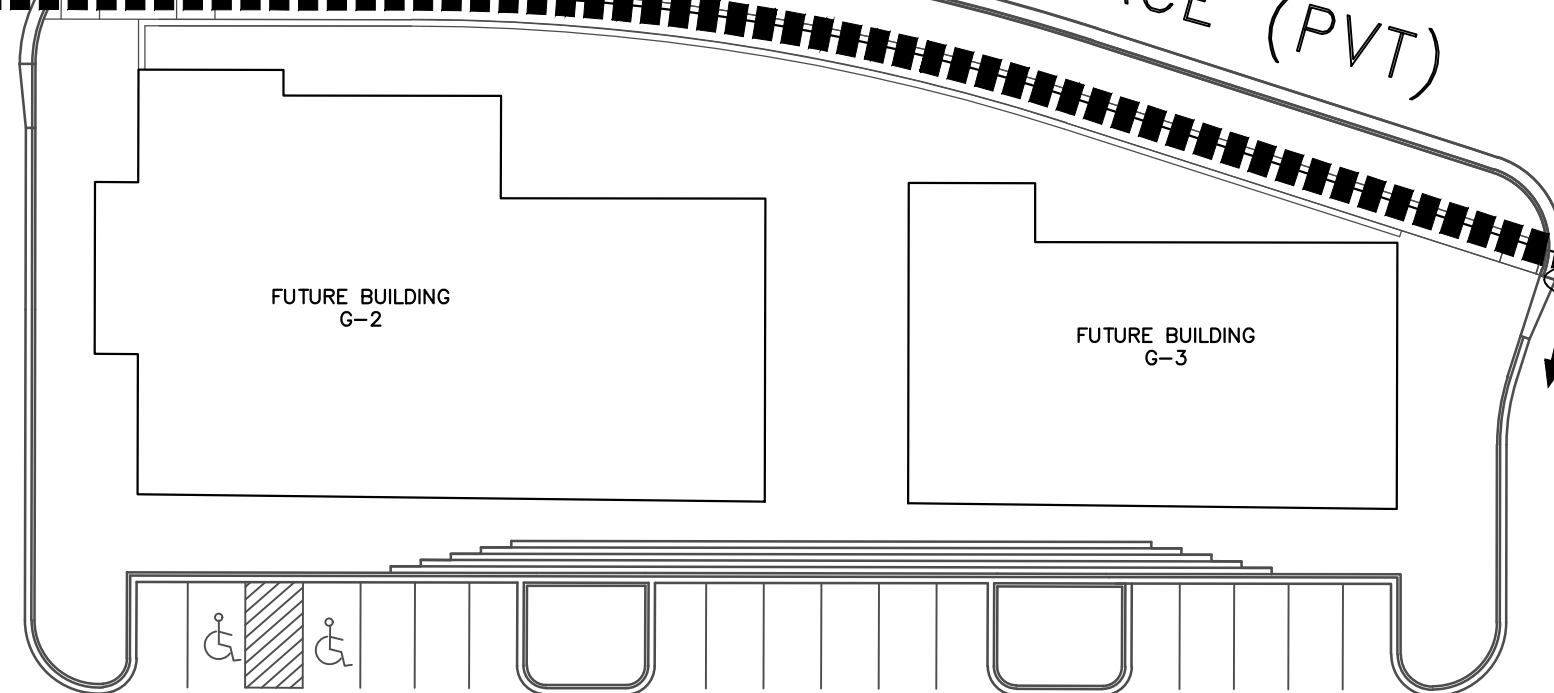
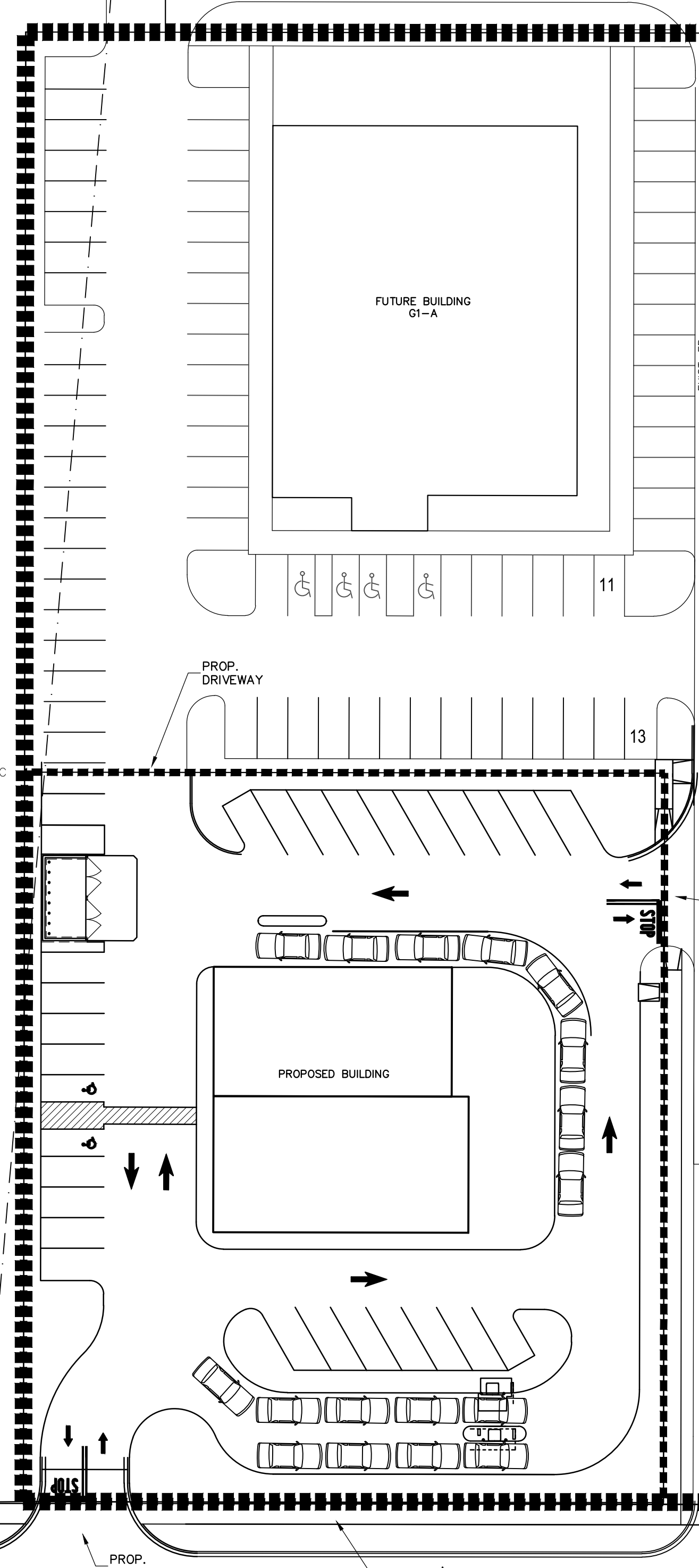
MT. ISLAND PROMENADE LLC
DEED BK 29667, PG 179
TAX #033-046-07
ZONED: NS
USE: POWER R/W

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

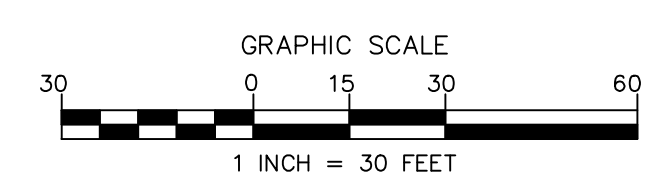
RIVERBEND INVESTMENT PARTNERS LLC
DEED BK 32872, PG 819
TAX #033-046-10
ZONED: NS
USE: EXIST. SHOPS

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

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



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

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 CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335
RZ5.0