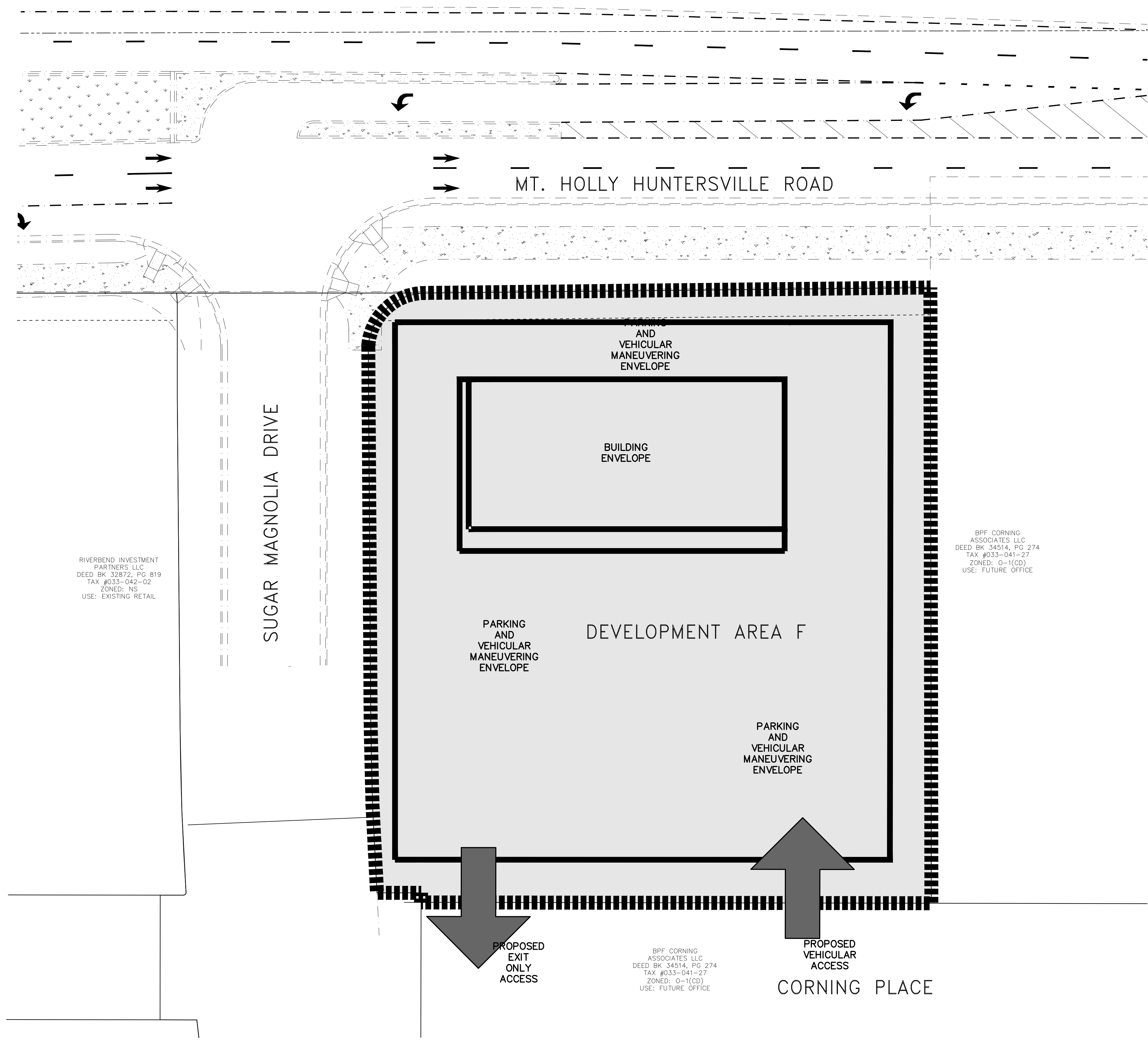


LOCATION MAP
NOT TO SCALE



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

DEVELOPMENT AREA F

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

PROPOSED EXIT ONLY ACCESS

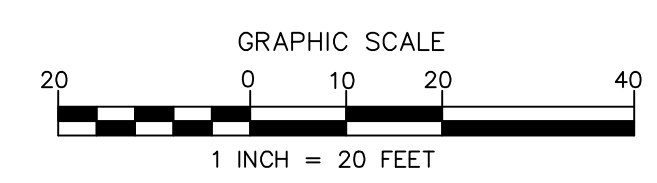
BPF CORNING ASSOCIATES LLC
DEED BK 34514, PG 274
TAX #033-041-27
ZONED: O-1(CD)
USE: FUTURE OFFICE

PROPOSED VEHICULAR ACCESS

CORNING PLACE



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

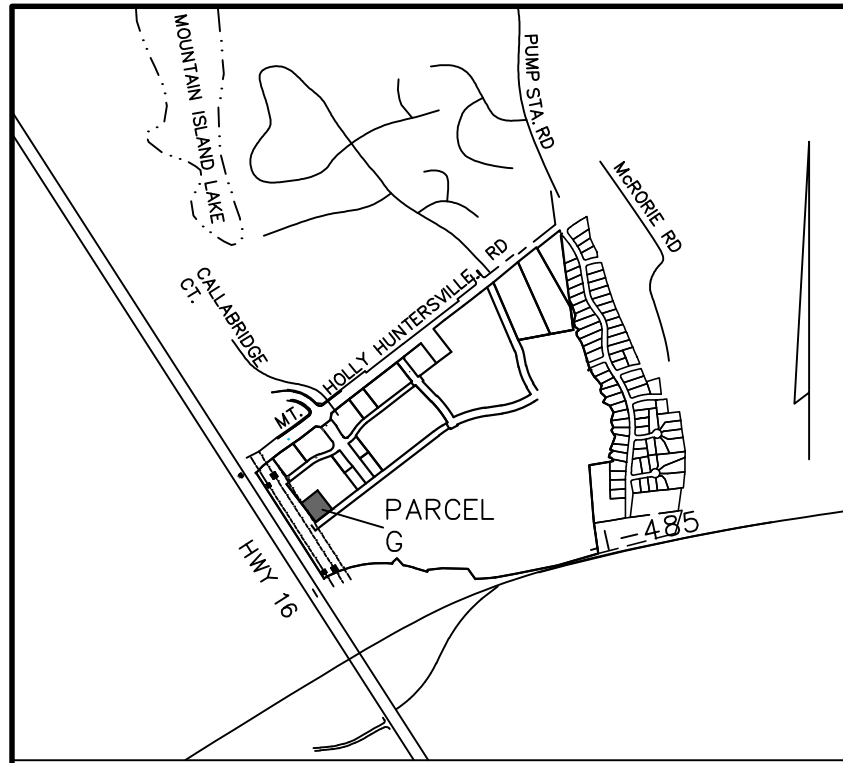


NO.	BY	DATE	REVISION

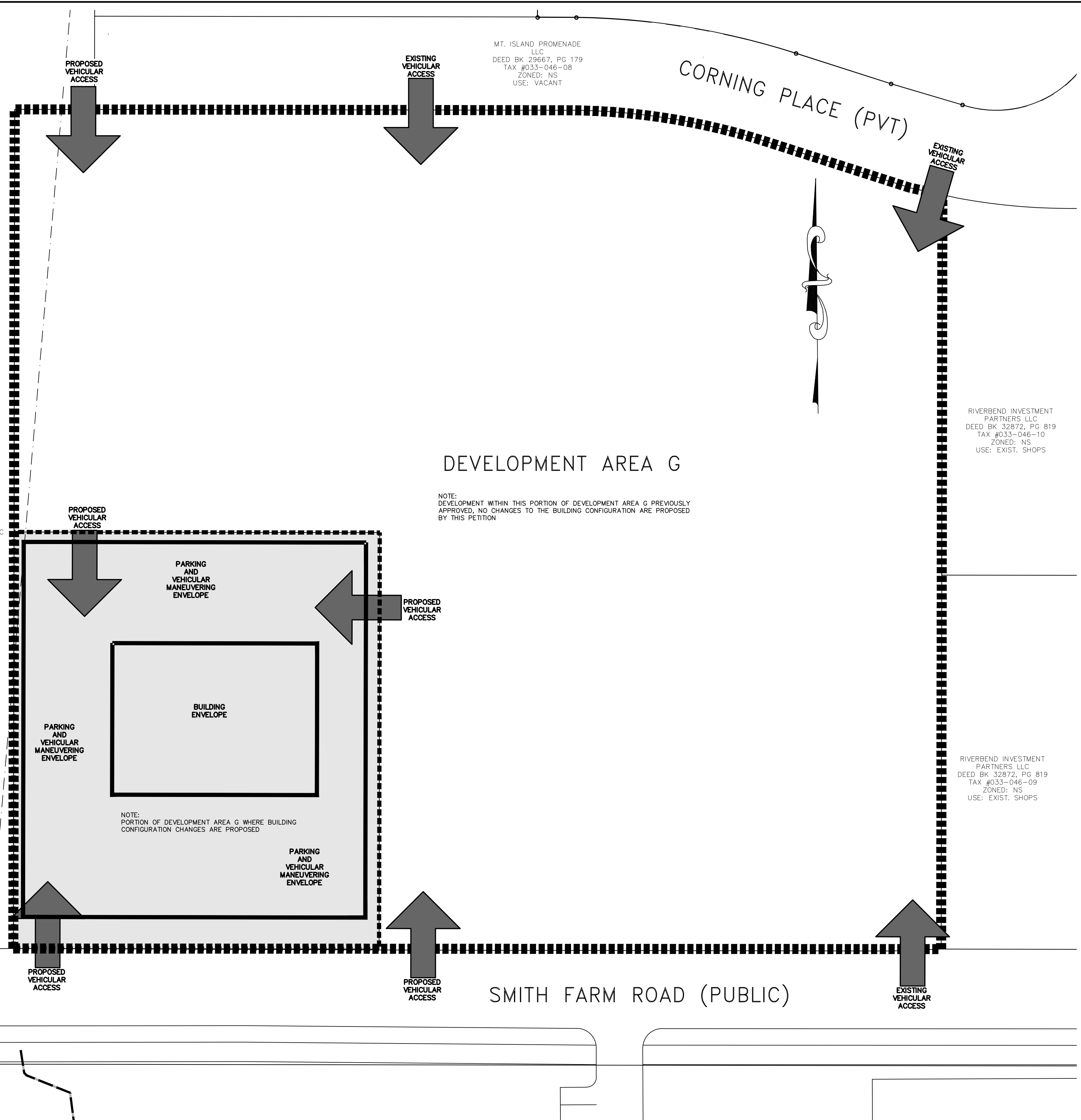
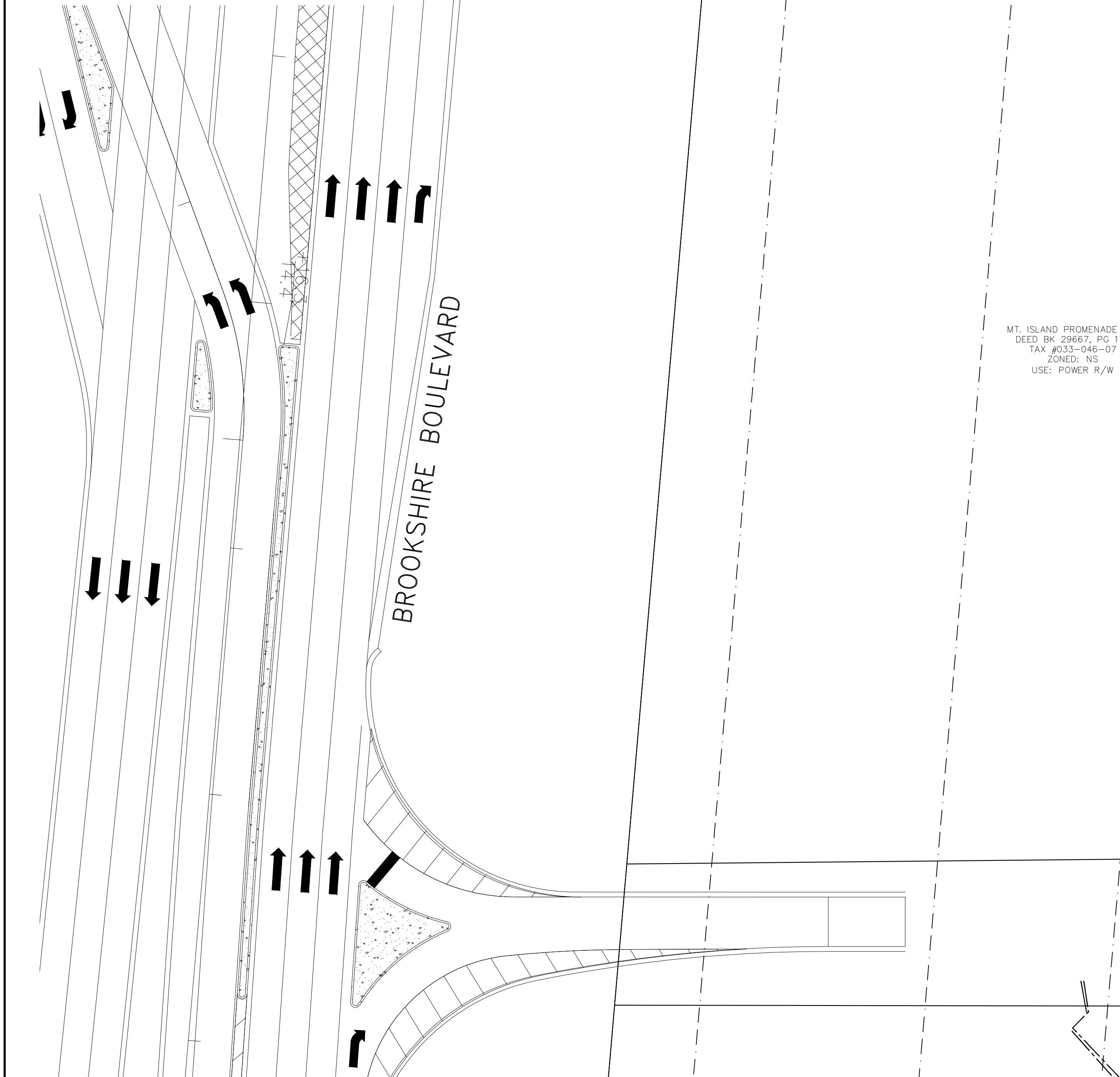
PRELIMINARY
DO NOT USE FOR CONSTRUCTION

REZONING PETITION #:XXXX-XXX

Project:	RIVERBEND VILLAGE OUTPARCEL F CHARLOTTE, N.C.	Project Egr:	FBL
Title:	TECHNICAL DATA SHEET	Design By:	FBL
File #15023-0P-F-RZ.DWG	Date: 08/31/20	Drawn By:	FBL
THE ISAACS GROUP CIVIL ENGINEERING DESIGN AND SURVEYING		Scale:	1"=20'
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217		RZ1.0	
PHONE (704) 527-3440 FAX (704) 527-8335			



LOCATION MAP
NOT TO SCALE



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

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

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

DEVELOPMENT AREA G

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

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

REZONING PETITION #:XXXX-XXX

Project: RIVERBEND VILLAGE
OUTPARCEL G
CHARLOTTE, N.C.

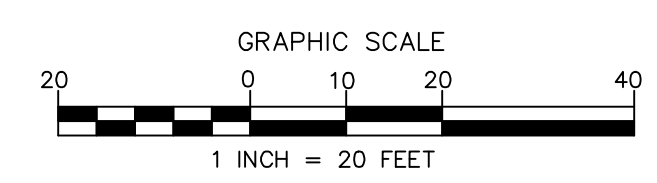
TECHNICAL DATA SHEET

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

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 F AND UP TO 60,000 SQUARE FEET OF GROSS FLOOR AREA WITHIN DEVELOPMENT AREA G.
- 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 FORMATIONS 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. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 10 ON DEVELOPMENT AREA G AND NOT TO EXCEED ONE (1) IN DEVELOPMENT AREA F. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE.

- 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 F AND ONE ADDITIONAL USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW WITHIN DEVELOPMENT AREA G (DEVELOPMENT AREA G 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 G).

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- a. DEVELOPMENT AREA F 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 F.
- b. DEVELOPMENT AREA G 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. UP TO TWO (2) USES WITH AN ACCESSORY DRIVE-THROUGH WINDOW WILL BE ALLOWED IN DEVELOPMENT AREA G. ONE OF THE ALLOWED ACCESSORY DRIVE-THROUGH WINDOWS MAY ONLY BE USED IN CONJUNCTION WITH A FINANCIAL INSTITUTION, THE OTHER ALLOWED ACCESSORY DRIVE-THROUGH WINDOW MAY BE USED FOR A RETAIL OR EDEE USE.
 - ii. 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 SHALL 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.

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, EPS, 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 F AND G 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 F 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 SO AS TO SCREEN THE ROOFTOP HVAC UNITS. OTHER ARCHITECTURAL TREATMENTS SUCH AS WAIN SCOTIONS 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 SPANDREL GLASS SHALL BE USED.
- e. THE SERVICE SIDE OF THE BUILDING SHALL NOT BE ORIENTED TO SMITH FARM ROAD OR CORNING PLACE.

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 F 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 PUBLIC STREETS (SMITH FARM ROAD AND 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.
- 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.

6. ENVIRONMENTAL FEATURES:

- a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE. COMPLIANCE WITH THE PCO WAS APPROVED FOR THESE TWO DEVELOPMENT AREAS AS PART OF THE APPROVAL OF THE RIVERBEND MASTER PLAN.
- b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE. COMPLIANCE WITH THE TREE ORDINANCE FOR THESE TWO DEVELOPMENT AREAS WAS APPROVED AS PART OF THE DEVELOPMENT OF THE RIVERBEND MASTER PLAN.
- 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:

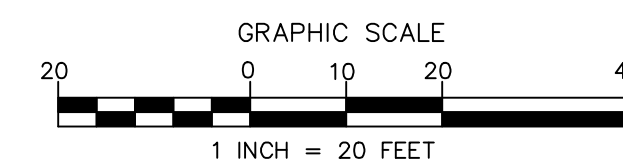
- a. ALL NEW ATTACHED AND DETACHED LIGHTING SHALL BE FULLY SHIELDED DOWNWARDLY DIRECTED AND FULL CUT OFF FIXTURE TYPE LIGHTING EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
- b. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING 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.



NO.	BY	DATE	REVISION

PRELIMINARY
DO NOT USE FOR CONSTRUCTION
REZONING PETITION #:XXXX-XXX

NOTE SHEET

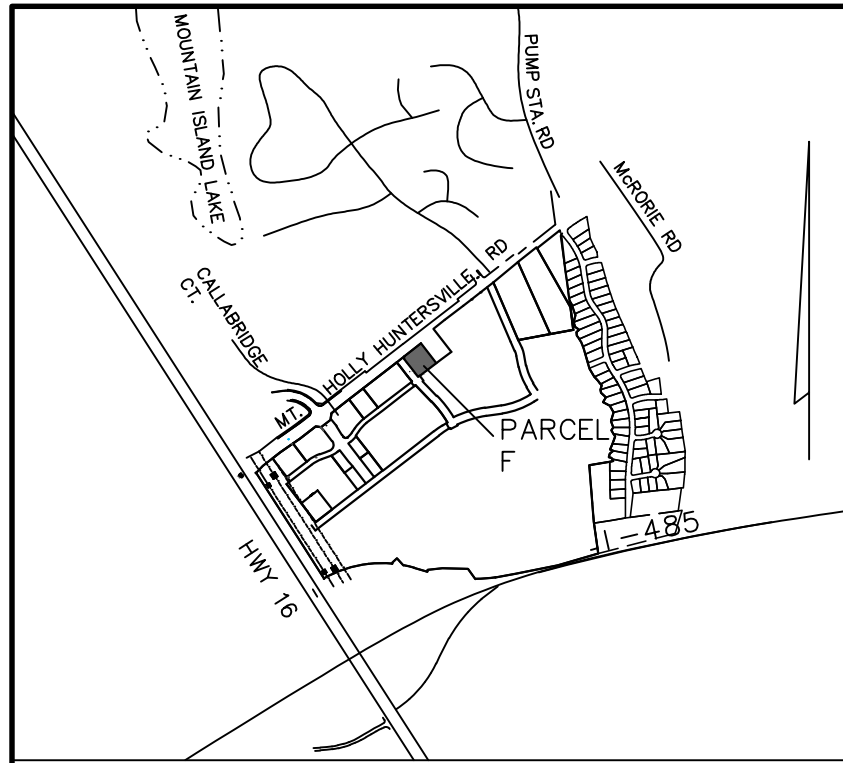
Project: RIVERBEND VILLAGE
OUTPARCEL F AND G
CHARLOTTE, N.C.

Title: **NOTE SHEET**

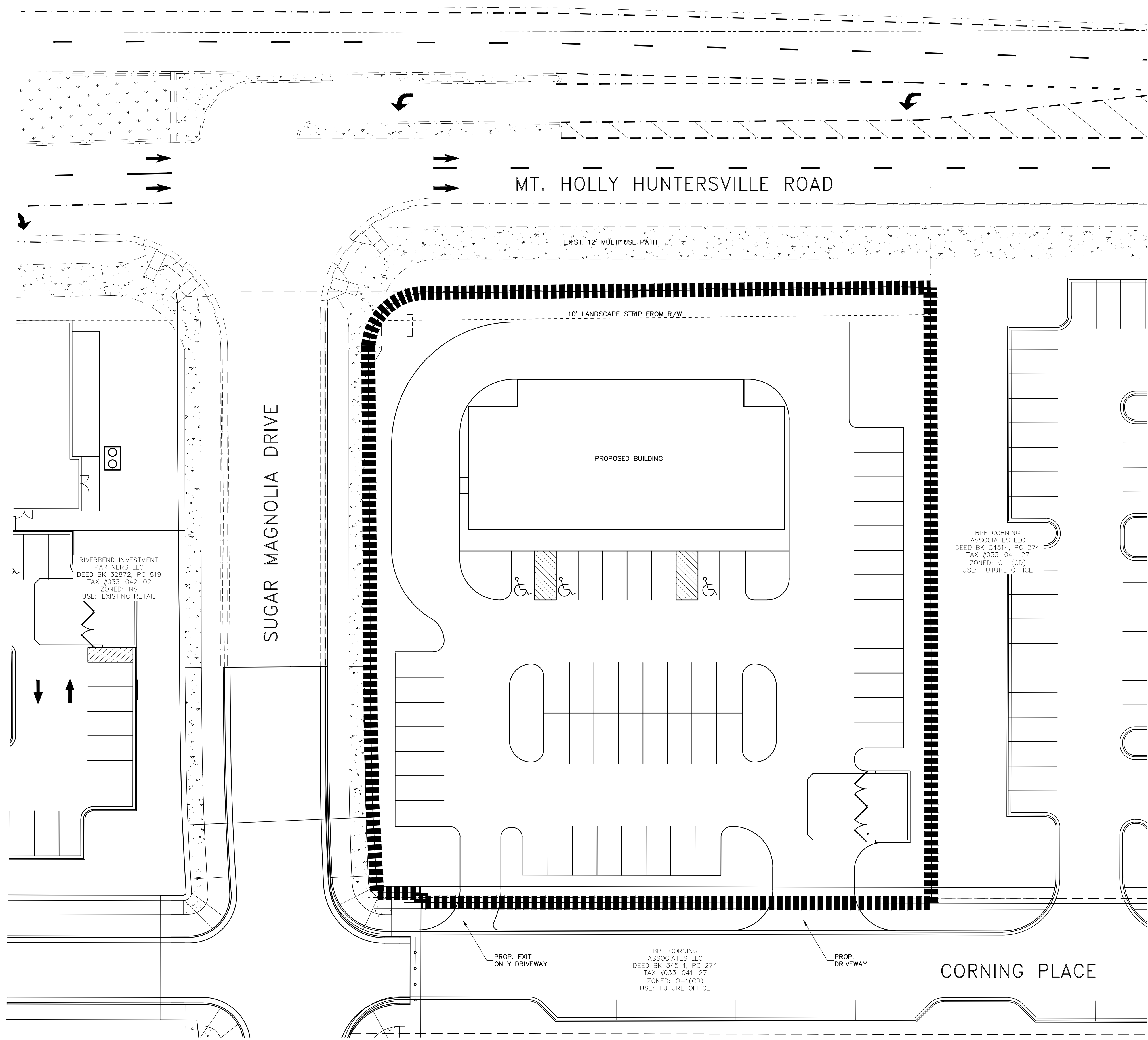
File #15023-09-F-RZ.DWG Date: 09/29/20 Project Egr: FBL
Design By: FBL
Drawn By: FBL
Scale: 1"=N.T.S.

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

RZ3.0



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. 12' MULTI-USE PATH

10' LANDSCAPE STRIP FROM R/W

PROPOSED BUILDING

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

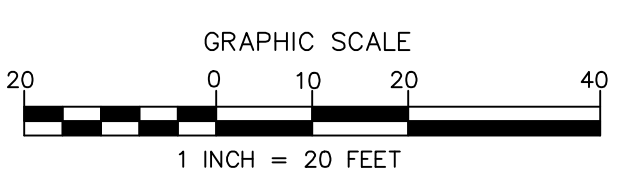
PROP. EXIT ONLY DRIVEWAY

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

PRELIMINARY
DO NOT USE FOR CONSTRUCTION
REZONING PETITION #:XXXX-XXX

Project: RIVERBEND VILLAGE OUTPARCEL F
CHARLOTTE, N.C.

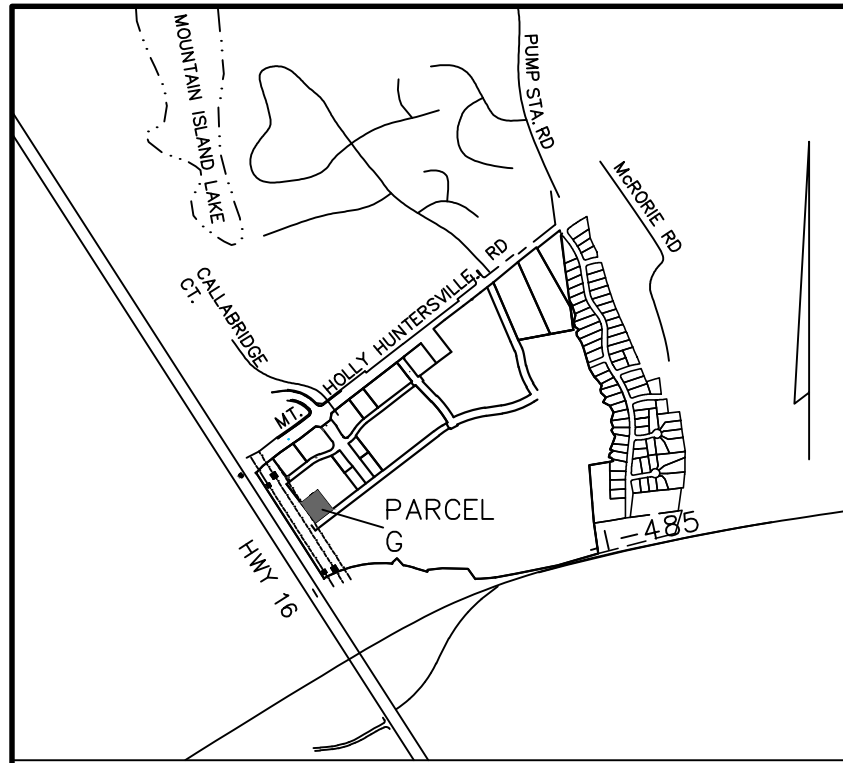
Title: SCHEMATIC SITE PLAN

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

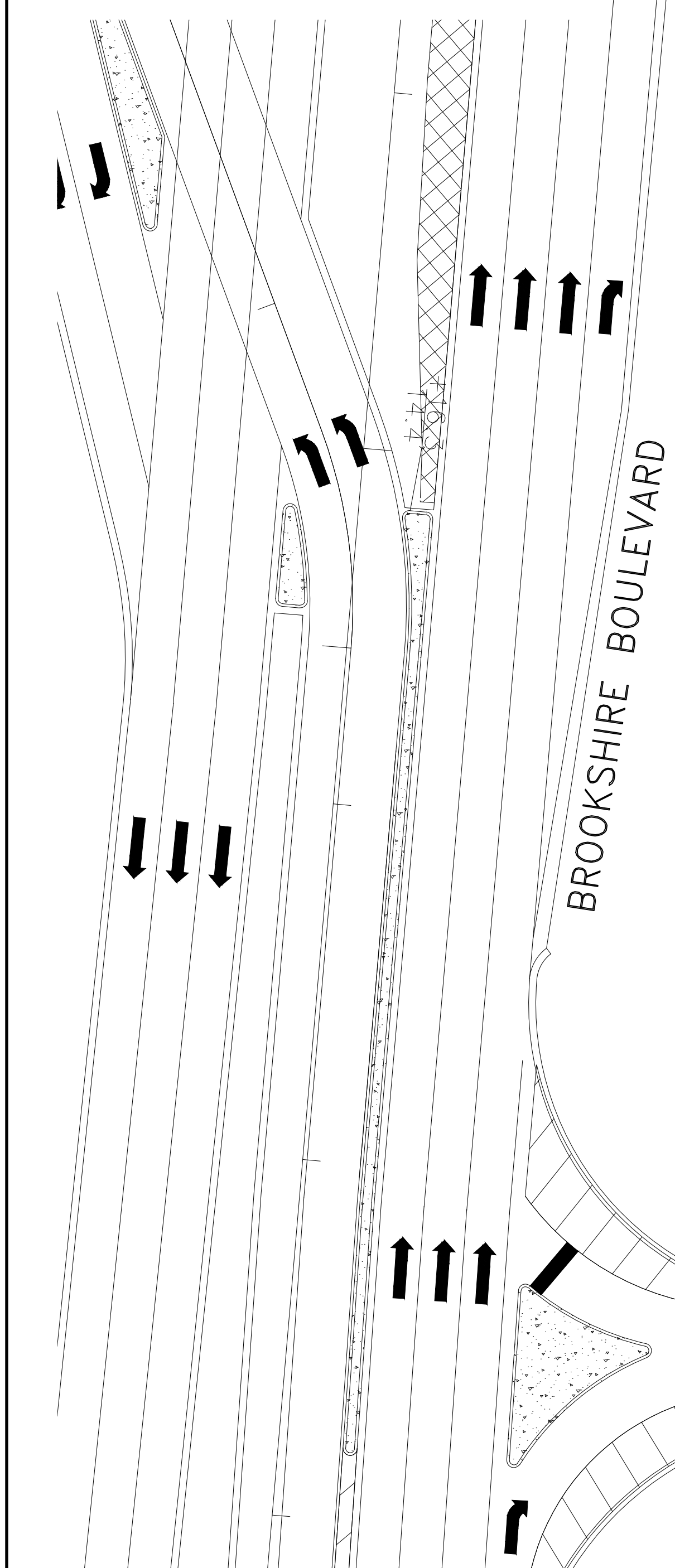
THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

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

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

FUTURE BUILDING G1-A

FUTURE BUILDING G-2

FUTURE BUILDING G-3

PROPOSED BUILDING

FUTURE BUILDING G-4

FUTURE BUILDING G-5

PROP. DRIVEWAY

PROP. DRIVEWAY

PROP. DRIVEWAY

EXIST. EP

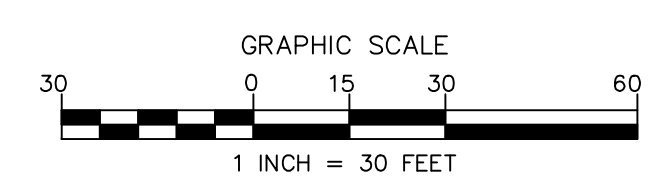
EXIST. EP

EXIST. EP

11

13

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



NO.	BY	DATE	REVISION

PRELIMINARY
DO NOT USE FOR CONSTRUCTION
REZONING PETITION #:XXXX-XXX

Project: RIVERBEND VILLAGE
OUTPARCEL G
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