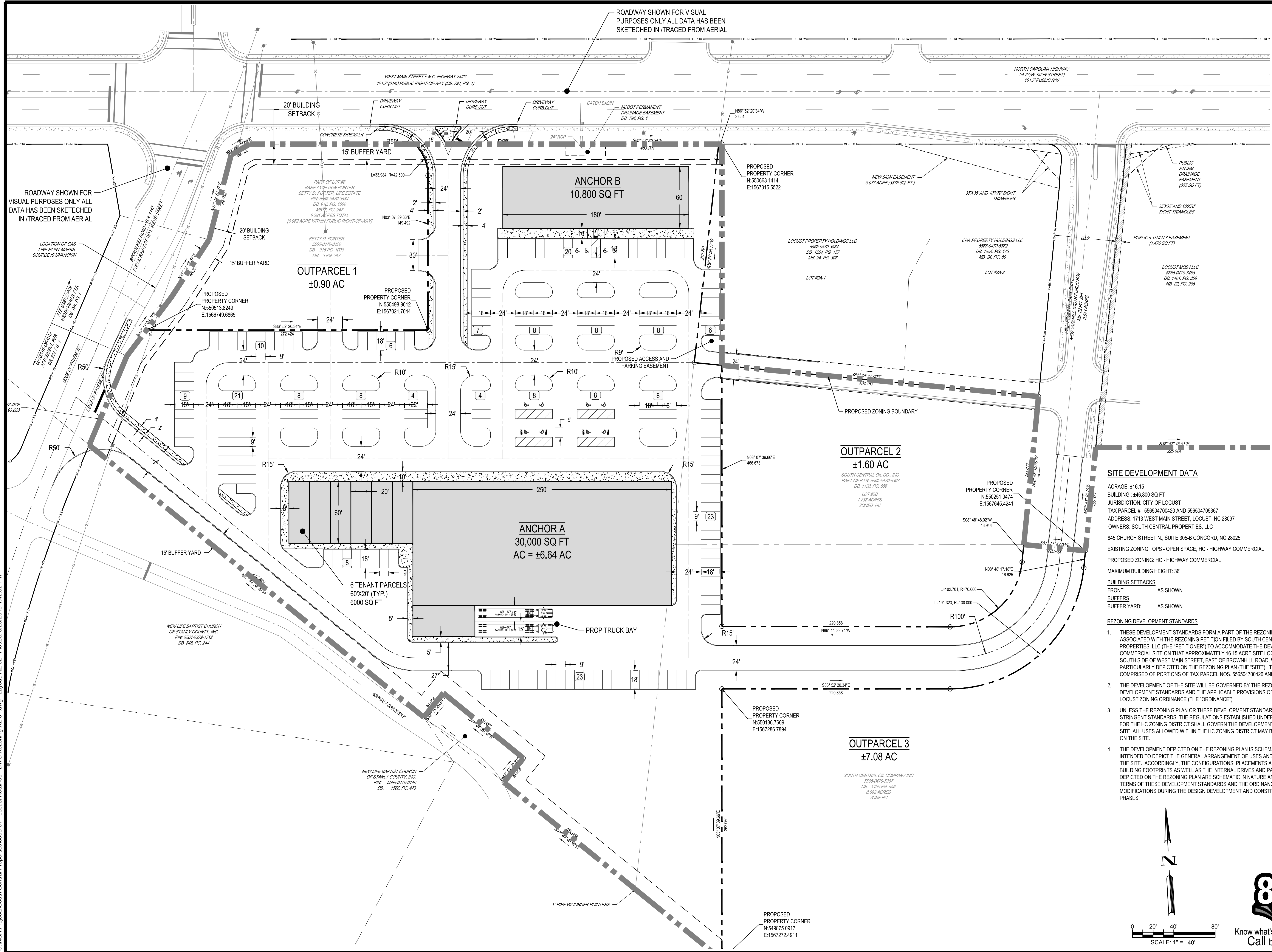


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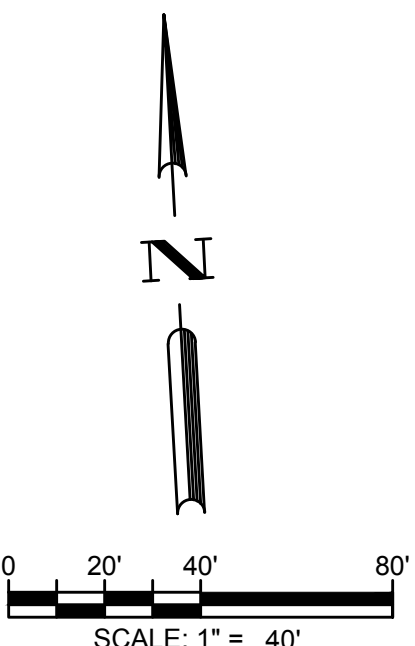


SITE DEVELOPMENT DATA

ACRAGE: ±16.15
BUILDING : ±46,800 SQ FT
JURISDICTION: CITY OF LOCUST
TAX PARCEL #: 556504700420 AND 556504705367
ADDRESS: 1713 WEST MAIN STREET, LOCUST, NC 28097
OWNERS: SOUTH CENTRAL PROPERTIES, LLC
845 CHURCH STREET N., SUITE 305-B CONCORD, NC 28025
EXISTING ZONING: OPS - OPEN SPACE, HC - HIGHWAY COMMERCIAL
PROPOSED ZONING: HC - HIGHWAY COMMERCIAL
MAXIMUM BUILDING HEIGHT: 36'
BUILDING SETBACKS
FRONT: AS SHOWN
BUFFERS
BUFFER YARD: AS SHOWN

REZONING DEVELOPMENT STANDARDS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SOUTH CENTRAL PROPERTIES, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A COMMERCIAL SITE ON THAT APPROXIMATELY 16.15 ACRE SITE LOCATED ON THE SOUTH SIDE OF WEST MAIN STREET, EAST OF BROWNHILL ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF PORTIONS OF TAX PARCEL NOS. 556504700420 AND 556504705367.
- THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF LOCUST ZONING ORDINANCE (THE "ORDINANCE").
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE HC ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE. ALL USES ALLOWED WITHIN THE HC ZONING DISTRICT MAY BE INCORPORATED ON THE SITE.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.



NOT FOR CONSTRUCTION
FILE NUMBER: 6565-01
DATE: 05/20/2019
RZ-02

DESIGNED BY: LL

DRAWN BY: LL

REVIEWED BY: ECH

DATE

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DESCRIPTION

DESIGNED BY: LL

DRAWN BY: LL

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