

PARCEL - B
 A PORTION OF #201-043-01
 DEVELOPMENT LP MOODY LAKE OFFICE PARK
 AND GENERAL COUNSEL
 AMERICAN ASSET CORPORATION
 3708 ARCO CORPORATE DR. SUITE 350
 CHARLOTTE, NC 28273
 EXISTING ZONING: O-2(CD)
 EXISTING USE: VACANT
 PROPOSED ZONING: O-2(CD)S.P.A.
 TOTAL AREA: 1.97 AC
 AREA TO BE REZONED: 1.97 AC

PARCEL - A
 #201-043-08 AND A PORTION OF #201-043-01
 DEVELOPMENT LP MOODY LAKE OFFICE PARK
 AND GENERAL COUNSEL
 AMERICAN ASSET CORPORATION
 3708 ARCO CORPORATE DR. SUITE 350
 CHARLOTTE, NC 28273
 EXISTING ZONING: B-1(CD)O-2(CD)
 EXISTING USE: VACANT
 PROPOSED ZONING: B-2(CD)
 TOTAL AREA: 4.62 AC
 AREA TO BE REZONED TO B-2(CD): 4.6218 AC

SITE INFORMATION
 TAX PARCEL ID #: 201-043-08 AND A PORTION OF 201-043-01
 EXISTING ZONING: B-1(CD) & O-2(CD)
 PROPOSED ZONING: B-2(CD) & O-2(CD)S.P.A.
 SITE AREA TO BE REZONED: 6.597 AC

B-2(CD) DISTRICT REQUIREMENTS

- (1) MINIMUM LOT AREA: NA
- (2) MINIMUM SETBACK: 20'
- (3) MINIMUM SIDE YARDS:
 -RESIDENTIAL BUILDINGS (EXCEPT AS PROVIDED BELOW)
 -PLANNED MULTI-FAMILY DEVL. ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND
 -NONRESIDENTIAL 5'
- (4) MINIMUM REAR YARD:
 -RESIDENTIAL BUILDINGS (EXCEPT AS PROVIDED BELOW)
 -PLANNED MULTI-FAMILY DEVL. ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND
 -NONRESIDENTIAL 20'
- (5) MAXIMUM HEIGHT: HOTEL USE = 60-FEET
 ALL OTHER USES = 24-FEET
- (6) MAXIMUM FLOOR AREA RATIO: 1.0

O-2(CD)S.P.A. DISTRICT REQUIREMENTS

- (1) MINIMUM LOT AREA: NA
- (2) MINIMUM SETBACK: 20'
- (3) MINIMUM SIDE YARDS:
 -DETACHED DWELLINGS
 -OTHER RES. DWELLINGS OR BUILDINGS(EXCEPT AS PROVIDED BELOW)
 -PLANNED MULTI-FAMILY DEVL. ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND
 -NONRESIDENTIAL 5'
- (4) MINIMUM REAR YARD:
 -DETACHED DWELLINGS
 -OTHER RES. DWELLINGS OR BUILDINGS(EXCEPT AS PROVIDED BELOW)
 -PLANNED MULTI-FAMILY DEVL. ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND
 -NONRESIDENTIAL 20'
- (5) MAXIMUM HEIGHT: TWO-STORIES, NO GREATER THAN 24-FEET
- (6) MAXIMUM FLOOR AREA RATIO: 1.0

SITE DEVELOPMENT DATA

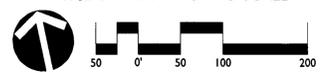
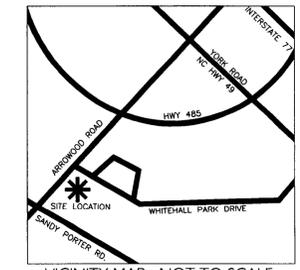
- TOTAL AREA: 6.597 ACRES
- PROPOSED ZONING: B-2(CD) & O-2(CD)S.P.A.
- TOTAL OPEN SPACE: 1.88 AC
- PROPOSED USES: REFER TO THE "PERMITTED USES" SECTION ON THE DEVELOPMENT NOTES AND GUIDELINES SHEET FOR A LISTING OF THE ALLOWANCES AND EXCLUSIONS OF USES
- PROPOSED SQUARE FOOTAGE: REFER TO THE "MAXIMUM GROSS BUILDING AREA" SECTION ON THE DEVELOPMENT NOTES AND GUIDELINES SHEET FOR A LISTING OF THE PROPOSED SQUARE FOOTAGE
- PARCEL A: PROPOSED ZONING: B-2(CD)
 REFER TO SHEET L2 FOR PROPOSED DEVELOPMENT TOTALS
- MAXIMUM BUILDING HEIGHT: 24 FEET FOR ALL USES EXCEPT HOTEL WHICH CAN BE 60 FEET
- PARCEL B: PROPOSED ZONING: O-2(CD)S.P.A.
 REFER TO SHEET L2 FOR PROPOSED DEVELOPMENT TOTALS
- MAXIMUM BUILDING HEIGHT: TWO-STORIES, NO GREATER THAN 24-FEET

NOTES
 1. VEHICULAR PARKING SHALL BE PROVIDED PER THE ORDINANCE.
 2. BICYCLE PARKING SHALL BE PROVIDED PER THE ORDINANCE.

ADJACENT OWNERS

- 1 #201-021-04 WILLIAM STAFFORD JR. GORDON & ALLICE GORDON 9928 HATFIELD RD. CHARLOTTE, NC 28210 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY
- 2 #201-473-01 THOMAS JOSEPH BRENNAN 3627 SANDY PORTER RD. CHARLOTTE, NC 28273 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY
- 3 #201-473-02 JAMES STEWART GREER & ELIZABETH G. GREER PO BOX 38701 CHARLOTTE, NC 28278 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY
- 4 #201-473-03 WILLIAM S. III GORDON & PATRICIA D. GORDON 3819 SANDY PORTER RD. CHARLOTTE, NC 28273 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY
- 5 #201-471-01 DORTHY CAROL GALLANT PO BOX 734 HARPER'S FERRY, WV 25425 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY
- 6 #201-041-01 ARROWOOD VILLAGE INVESTORS LLC 125 SCALEY BARK RD, CHARLOTTE, NC 28209 EXISTING ZONING: B-1(CD) EXISTING USE: VACANT
- 7 #201-043-07 DEVELOPMENT LP MOODY LAKE OFFICE PARK AND GENERAL COUNSEL AMERICAN ASSET CORPORATION 3708 ARCO CORPORATE DR. SUIT 350 CHARLOTTE, NC 28273 EXISTING ZONING: B-1 (CD) EXISTING USE: VACANT
- 8 #201-043-06 LP SERVICE RETAIL AT WHITEHALL II 3700 ARCO CORPORATE DR. SUIT 350 CHARLOTTE, NC 28273 EXISTING ZONING: B-1 (CD) EXISTING USE: VACANT
- 9 #201-043-09 LP SERVICE RETAIL AT WHITEHALL II 3700 ARCO CORPORATE DR. SUIT 350 CHARLOTTE, NC 28273 EXISTING ZONING: B-1 (CD) EXISTING USE: VACANT
- 10 #201-043-05 LLC AAC REAL ESTATE SERVICE RETAIL AT WHITEHALL 3800 ARCO CORPORATE DR. CHARLOTTE, NC 28273 EXISTING ZONING: B-1 (CD) EXISTING USE: COMMERCIAL
- 11 #201-043-98 LP SERVICE RETAIL AT WHITEHALL II 3700 ARCO CORPORATE DR. SUIT 350 CHARLOTTE, NC 28273 EXISTING ZONING: B-1 (CD) EXISTING USE: VACANT
- 12 #201-043-02 LLC WHITEHALL CORPORATE CENTER #5 & AMERICAN ASSET CORPORATION 3700 ARCO CORPORATE DR. SUIT 350 CHARLOTTE, NC 28273 EXISTING ZONING: O-2 (CD) EXISTING USE: VACANT
- 13 #201-043-10 LLC WHITEHALL CORPORATE CENTER #5 & AMERICAN ASSET CORPORATION 3700 ARCO CORPORATE DR. SUIT 350 CHARLOTTE, NC 28273 EXISTING ZONING: O-2 (CD) EXISTING USE: VACANT

JUN 2 9 2008



FOR PUBLIC HEARING
 PETITION NO. 2008-090

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE B-2 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THAT PORTION OF THE SITE DESIGNATED AS PARCEL A, AND ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR THE O-2 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THAT PORTION OF THE SITE DESIGNATED AS PARCEL B.

THE DEVELOPMENT DEPICTED ON THE ILLUSTRATIVE SITE PLANS IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE FINAL CONFIGURATIONS, PLACEMENTS AND SIZES OF THE INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY CHAPTER 6 OF THE ORDINANCE AND THE STANDARDS ESTABLISHED ON THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. STREET LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

PERMITTED USES

- 1. SUBJECT TO THE EXCEPTIONS NOTED BELOW IN PARAGRAPH 3, PARCEL A MAY BE DEVOTED TO ANY USE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE B-1 ZONING DISTRICT AND TO A MAXIMUM 125 ROOM HOTEL/MOTEL, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED IN THE B-1 ZONING DISTRICT.
- 2. SUBJECT TO THE EXCEPTIONS NOTED BELOW IN PARAGRAPH 3, PARCEL B MAY BE DEVOTED TO ANY USE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE O-2 ZONING DISTRICT TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED IN THE O-2 ZONING DISTRICT.
- 3. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THE FOLLOWING USES SHALL NOT BE PERMITTED ON THE SITE:
 - (A) RESTAURANTS WITH DRIVE-THRU WINDOWS;
 - (B) CONVENIENCE STORES;
 - (C) CAR WASHES;
 - (D) AUTOMOBILE SERVICE STATIONS;
 - (E) DWELLINGS, DETACHED OR MULTI-FAMILY;
 - (F) BOARDING HOUSES; AND
 - (G) FUNERAL HOMES.
- 4. EXCEPT AS PROVIDED ABOVE, DRIVE-THRU WINDOW SERVICES SHALL BE PERMITTED AS AN ACCESSORY USE ON THE SITE, PROVIDED, HOWEVER, THAT A MAXIMUM OF ONE TENANT OR USER MAY UTILIZE DRIVE-THRU WINDOW SERVICES.

MAXIMUM GROSS BUILDING AREA

- 1. IN THE EVENT THAT THE SITE IS DEVELOPED IN ACCORDANCE WITH THE ILLUSTRATIVE SITE PLAN, PARCEL A MAY BE DEVELOPED WITH A MAXIMUM 125 ROOM, 83,500 SQUARE FOOT HOTEL/MOTEL AND A BUILDING CONTAINING A MAXIMUM OF 7,500 SQUARE FEET OF GROSS BUILDING AREA DEVOTED TO USES PERMITTED IN THE B-1 ZONING DISTRICT. ADDITIONALLY, PARCEL B MAY BE DEVELOPED WITH A BUILDING CONTAINING A MAXIMUM OF 10,000 SQUARE FEET OF GROSS BUILDING AREA DEVOTED TO USES PERMITTED IN THE O-2 ZONING DISTRICT.
- 2. IN THE EVENT THAT THE SITE IS DEVELOPED IN ACCORDANCE WITH THE ILLUSTRATIVE SITE PLAN-ALTERNATIVE PLAN, PARCEL A MAY BE DEVELOPED WITH A BUILDING CONTAINING A MAXIMUM OF 7,500 SQUARE FEET OF GROSS BUILDING AREA DEVOTED TO USES PERMITTED IN THE B-1 ZONING DISTRICT, AND A BUILDING CONTAINING A MAXIMUM OF 15,000 SQUARE FEET OF GROSS BUILDING AREA DEVOTED TO USES PERMITTED IN THE B-1 ZONING DISTRICT. ADDITIONALLY, PARCEL B MAY BE DEVELOPED WITH A BUILDING CONTAINING A MAXIMUM OF 55,000 SQUARE FEET OF GROSS BUILDING AREA DEVOTED TO USES PERMITTED IN THE O-2 ZONING DISTRICT.

ADMINISTRATIVE SITE PLAN AMENDMENT TO REZONING PETITION NO. 2006-005

IN THE EVENT THAT THIS REZONING PETITION IS APPROVED BY CITY COUNCIL, PETITIONER WILL SEEK AND OBTAIN AN ADMINISTRATIVE SITE PLAN AMENDMENT TO THE APPROVED CONDITIONAL REZONING PLAN RELATING TO REZONING PETITION NO. 2006-005 TO REDUCE THE AMOUNT OF THE ALLOWABLE GROSS BUILDING AREA UNDER SUCH CONDITIONAL REZONING PLAN SUCH THAT THE TOTAL MAXIMUM GROSS BUILDING AREA PERMITTED UNDER THIS REZONING PETITION AND REZONING PETITION NO. 2006-005 IS 290,000 SQUARE FEET, OF WHICH A MAXIMUM OF 45,000 SQUARE FEET MAY BE DEVOTED TO USES ALLOWED IN THE B-1 ZONING DISTRICT. THE 45,000 SQUARE FEET OF B-1 USES WOULD BE IN ADDITION A HOTEL/MOTEL USE.

SETBACKS, SIDE YARDS AND REAR YARDS

- 1. ALL BUILDINGS CONSTRUCTED WITHIN PARCEL A SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED IN THE ORDINANCE FOR THE B-2 ZONING DISTRICT, AND ALL BUILDINGS CONSTRUCTED WITHIN PARCEL B SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED IN THE ORDINANCE FOR THE O-2 ZONING DISTRICT.

BUFFERS

- 1. THE BUFFER ALONG SANDY PORTER ROAD WILL BE A WOODLAND BUFFER (AS DEFINED IN PARAGRAPH 2 BELOW) AND SHALL REMAIN UNDISTURBED EXCEPT AS PROVIDED BELOW. THIS WOODLAND BUFFER SHALL BE 100 FEET IN WIDTH FROM THE EXISTING RIGHT-OF-WAY. IT WILL PROVIDE PROTECTION FOR EXISTING TREES AND VEGETATION, SIGNIFICANT SCREENING OF THE VIEWS OF THE WHITEHALL BUILDINGS FROM THE RESIDENCES ALONG SANDY PORTER ROAD, AND A NATURAL CONNECTION TO THE WHITEHALL PRESERVATION. NOTWITHSTANDING THE FOREGOING, THIS BUFFER WILL INCORPORATE A MULCH WALKING TRAIL, AND A VEHICULAR ACCESS POINT FROM SANDY PORTER ROAD AS DEPICTED ON THE TECHNICAL DATA SHEET.
- 2. A WOODLAND BUFFER IS DEFINED AS A BUFFER TO WHICH THE FOLLOWING RESTRICTIONS APPLY:
 - (A) TREES AND SHRUBS MAY BE HAND PRUNED ONLY. NO HEAVY EQUIPMENT OR VEHICLES SHALL BE ALLOWED IN THESE AREAS.
 - (B) ANY PLANT MATERIAL REMOVED SHALL BE CUT FLUSH WITH THE GROUND. NO DISTURBANCE OF THE SOIL SHALL BE PERMITTED, EXCEPT THAT THE SOIL MAY BE DISTURBED IN CONNECTION WITH THE INSTALLATION OF THE MULCH TRAIL REFERENCED ABOVE.
 - (C) NO TREE LIMB REMOVAL, WITH THE EXCEPTION OF DEAD OR DISEASED LIMBS.
 - (D) WEEDS AND VINES MAY BE REMOVED.
 - (E) DEAD OR DISEASED TREES AND MATERIALS MAY BE REMOVED.
 - (F) MULCH MAY BE APPLIED TO THESE AREAS.
- 3. THE SIZE AND WIDTH OF THE WOODLAND BUFFER MAY NOT BE REDUCED.
- 4. THE DEVELOPMENT WILL INCLUDE OPEN SPACE WITHIN THE WOODLAND BUFFER THAT MAY BE USED BY AREA RESIDENTS AS WELL AS TENANTS WITHIN THE DEVELOPMENT AND THE ADJACENT WHITEHALL CORPORATE CENTER.

LANDSCAPING AREAS

- 1. ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
- 2. LANDSCAPING WILL INCORPORATE A VARIETY OF MATERIALS AND INCLUDE SPECIMEN TREES THAT WILL PROVIDE A UNIQUE ENVIRONMENT WITHIN THE DEVELOPMENT.
- 3. IN APPROPRIATE AREAS NEAR THE WOODLAND BUFFERS, NATIVE VEGETATION THAT PROVIDES WILDLIFE FOOD AND HABITAT MAY BE INSTALLED.
- 4. THE INTERNAL DRIVE FROM SANDY PORTER ROAD TO WHITEHALL PARK DRIVE WILL BE HEAVILY LANDSCAPED WITH A FULL MEDIAN.
- 5. THE STREETSCAPE FOR THE MAIN DRIVE CONNECTING SANDY PORTER RD. AND WHITEHALL PARK DR. THROUGH THE SITE WILL HAVE A PEDESTRIAN FOCUS WITH DIAGONAL ON-STREET PARKING TO MODERATE TRAFFIC SPEED, MARKED CROSS WALKS, AND BENCHES.

BUILDING MASSING

- 1. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON PARCEL A SHALL BE 24 FEET, EXCEPT THAT A HOTEL BUILDING MAY HAVE A MAXIMUM HEIGHT OF 60 FEET.

2. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON PARCEL B SHALL BE TWO STORIES, NO GREATER THAN 24 FEET IN HEIGHT (EXCLUDING ROOF ELEMENTS AND MECHANICAL EQUIPMENT).

ARCHITECTURAL CONTROLS

- 1. THE DUMPSTER AREAS WILL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. THE DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY A PRECAST, EIFS OR BRICK (OR COMBINATION) WALL WITH ONE SIDE BEING A HINGED GATE. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJOIN A BUILDING WALL, THE WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG SUCH SIDE.
- 2. ALL MECHANICAL EQUIPMENT, INCLUDING ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW AT GRADE.
- 3. THE BUILDING DESIGNS FOR ALL BUILDINGS ON PARCELS A AND B WILL INCLUDE MINIMUM 5 FOOT PERIMETER WALKWAYS, AND WILL FEATURE PRECAST, EIFS OR BRICK EXTERIOR.
- 4. RESTAURANT TENANTS INTERESTED IN HAVING OUTDOOR SEATING WILL BE PROVIDED AN OUTDOOR PATIO AREA.
- 5. ELEVATIONS FOR EACH BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR ITS REVIEW AND APPROVAL TO ENSURE THAT THE DESIGN OF EACH BUILDING IS CONSISTENT WITH THE ARCHITECTURAL DESIGN AND CHARACTER OF THE EXISTING BUILDINGS LOCATED WITHIN THE CENTRE GREEN AT WHITEHALL DEVELOPMENT. SUCH APPROVAL TO NOT BE UNREASONABLY WITHHELD. THE ELEVATIONS OF THE PROPOSED HOTEL/MOTEL TO BE LOCATED ON PARCEL A ARE ATTACHED HERETO. THE APPROVAL OF THIS REZONING PETITION SHALL BE DEEMED TO BE THE APPROVAL OF THE ELEVATIONS OF THE PROPOSED HOTEL/MOTEL BUILDING ON PARCEL A BY THE PLANNING DEPARTMENT. ALL OTHER BUILDINGS WILL BE REQUIRED TO OBTAIN THE APPROVAL OF THE PLANNING DEPARTMENT AS NOTED ABOVE.

LIGHTING

- 1. ALL PEDESTRIAN-SCALE LIGHTING WILL BE CAPPED AND FULLY SHIELDED TO DIRECT LIGHTING DOWNWARD AND/OR AWAY FROM ADJOINING PROPERTIES.
- 2. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE ERRECTED ON THE SITE (OTHER THAN STREET LIGHTS ON PUBLIC RIGHTS-OF-WAY) INCLUDING ITS BASE, SHALL NOT EXCEED 25 FEET. LIGHTING LEVELS IN THE PARKING FIELDS WILL BE DESIGNED TO MINIMUM INDUSTRY OR CITY OF CHARLOTTE STANDARDS. ALL LIGHTING WILL BE CAPPED AND FULLY SHIELDED TO DIRECT LIGHTING DOWNWARD AND/OR AWAY FROM ADJOINING PROPERTIES.
- 3. WALL PAK LIGHTING SHALL BE PROHIBITED.

SIGNS

- 1. ALL SIGNS PLACED ON THE SITE SHALL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- 2. DETACHED SIGNAGE WILL BE GROUND-MOUNTED OR MONUMENT TYPE SIGNAGE.
- 3. ALL DETACHED SIGNS WILL INCORPORATE THE DESIGN FEATURES ESTABLISHED WITH THE ARCHITECTURE OF THE BUILDINGS SO THAT THESE ELEMENTS ARE INTEGRATED INTO THE DEVELOPMENT.
- 4. ALL DETACHED SIGNS SHALL HAVE EXTERNAL LIGHTING.

UNIFIED DEVELOPMENT

THE SITE AND THE ADJOINING SITE SUBJECT TO REZONING PETITION NO. 2006-005 SHALL BE DEVELOPED AS A UNIFIED DEVELOPMENT.

AMENDMENTS

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, THE ILLUSTRATIVE SITE PLANS AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH SECTION 6.206 OF THE ORDINANCE.

ACCESS POINTS

- 1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THOSE SHOWN ON THE TECHNICAL DATA SHEET.
- 2. THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- 3. VEHICULAR ACCESS TO SANDY PORTER ROAD SHALL BE LIMITED TO ONE RIGHT-IN / RIGHT-OUT DRIVEWAY AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.
- 4. VEHICULAR ACCESS TO ARROWOOD ROAD SHALL BE LIMITED TO ONE RIGHT-IN / RIGHT-OUT DRIVEWAY AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.
- 5. A MINIMUM OF 150 FEET OF INTERNAL CHANNELIZATION (MEASURED FROM THE RIGHT-OF-WAY) WILL BE PROVIDED AT THE ENTRANCES TO THE SITE FROM SANDY PORTER ROAD AND ARROWOOD ROAD AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.
- 6. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND /OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S).

PARKING

- 1. THE PARKING AREA DEPICTED ON TECHNICAL DATA SHEET AND ILLUSTRATIVE SITE PLANS MAY VARY IN SIZE AND LOCATION, BUT IN ALL EVENTS, OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS SET FORTH IN THE ORDINANCE.
- 2. BIKE PARKING WILL BE PROVIDED TO MEET THE STANDARDS SET FORTH IN THE ORDINANCE.

BINDING AFFECT OF THE REZONING APPLICATION

- 1. IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTERESTS AND ASSIGNS.
- 2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" OR "OWNER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER AND OWNER.

SIDEWALKS

- 1. SIDEWALKS SHALL BE PROVIDED GENERALLY IN THE MANNER DEPICTED ON THE ILLUSTRATIVE SITE PLANS AND IN CONFORMITY WITH SECTION 12.529 OF THE ORDINANCE.
- 2. PETITIONER SHALL INSTALL A 6 FOOT WIDE SIDEWALK WITH AN 8 FOOT WIDE PLANTING STRIP PARALLEL TO THE SITE'S FRONTAGE ON ARROWOOD ROAD AND SANDY PORTER ROADS.
- 3. ALL INTERNAL SIDEWALKS AT THE FRONT OF PARKING SPACES SHOULD BE AT LEAST 7 FEET WIDE TO ACCOMMODATE VEHICLE BUMPER OVERHANG. WHERE THE WALK IS NOT 7 FEET WIDE THE WALK WILL BE AT LEAST 5 FEET WIDE WITH A 2-FOOT PLANTING STRIP TO PROVIDE UNOBSTRUCTED PEDESTRIAN ACCESS.

FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHALL'S SPECIFICATIONS. PLANS FOR EACH BUILDING CONSTRUCTED ON THE SITE WILL BE SUBMITTED TO THE FIRE MARSHALL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THE BUILDING COMMENCES.

SOLID WASTE

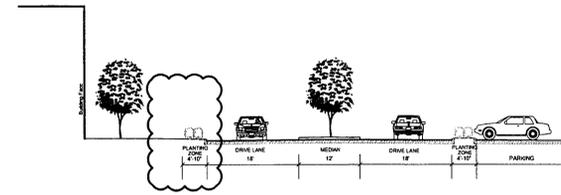
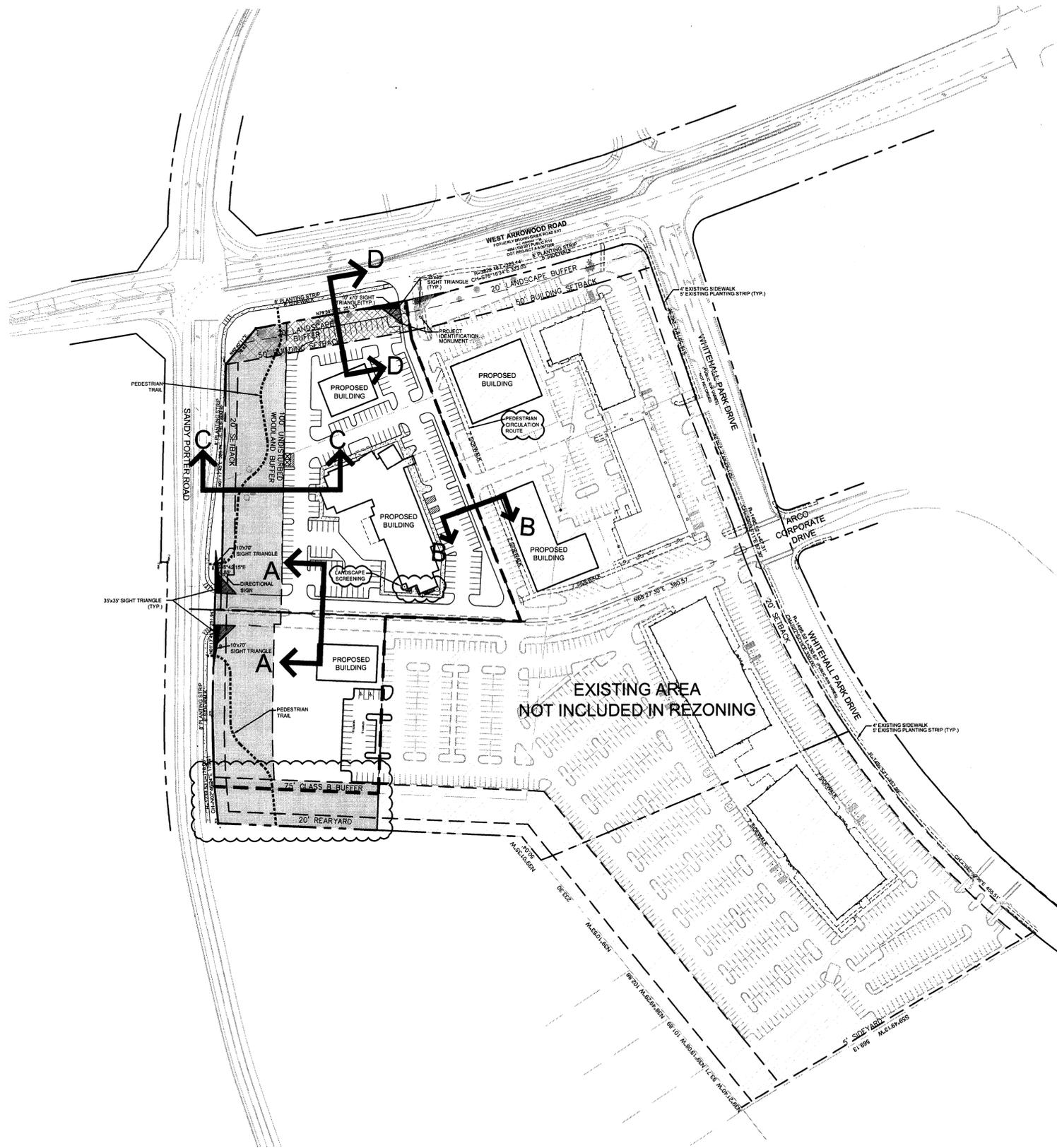
MECKLENBURG COUNTY SOLID WASTE REQUESTS THE PETITIONER SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING LAND CLEARING AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ADDITIONALLY, THE PLAN SHOULD SPECIFY THAT ALL LAND CLEARING AND INERT DEBRIS SHALL BE TAKEN TO A PROPERLY PERMITTED FACILITY. THE PLAN SHALL ALSO STATE THAT MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF ALL FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.

STORM WATER MANAGEMENT

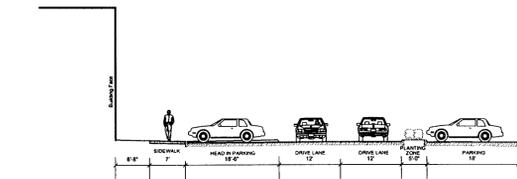
1. PETITIONER WILL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). PETITIONER WILL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE PROPOSED DEVELOPMENT. IF IT IS FOUND THAT THE PROPOSED DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING. IF THE RECEIVING DRAINAGE SYSTEM(S) IS ALREADY OUT OF STANDARD, PETITIONER'S PROPOSED DEVELOPMENT WILL BE DESIGNED SO AS TO NOT PLACE THE DOWNSTREAM SYSTEM(S) FURTHER OUT OF STANDARD.

- 2. SUBJECT TO PARAGRAPHS 3 AND 4 BELOW, PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- 3. NOTWITHSTANDING THE FOREGOING, PETITIONER SHALL BE ENTITLED TO THE BENEFIT OF ANY VESTED RIGHT THAT EXEMPTS OR EXCLUDES THE SITE FROM THE APPLICATION OF THE POST CONSTRUCTION CONTROLS ORDINANCE, AND TO THE BENEFIT OF ANY EXEMPTIONS OR EXCLUSIONS SET FORTH IN THE POST CONSTRUCTION CONTROLS ORDINANCE THAT ARE APPLICABLE TO THE SITE.
- 4. NOTWITHSTANDING THE FOREGOING, PETITIONER RESERVES THE RIGHT TO REQUEST A VARIANCE FROM THE PROVISIONS OF THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE IN THE EVENT THAT THE SITE IS NOT EXEMPTED OR EXCLUDED FROM THE POST CONSTRUCTION CONTROLS ORDINANCE.
- 5. THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:

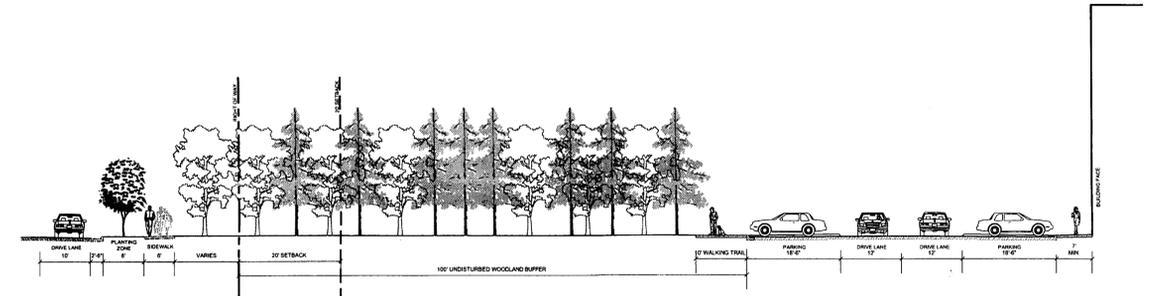
SECTION 401 PERMIT NCDEHNR-RALEIGH OFFICE (919) 733-1786
SECTION 404 PERMIT U.S. ARMY CORPS OF ENGINEERS (704) 271-4854



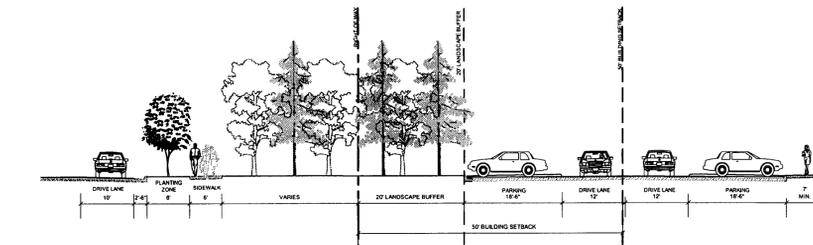
SECTION A-A SCALE: 1/16"=1'-0"



SECTION B-B SCALE: 1/16"=1'-0"

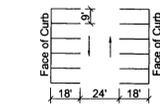


SECTION C-C SCALE: 1/16"=1'-0"

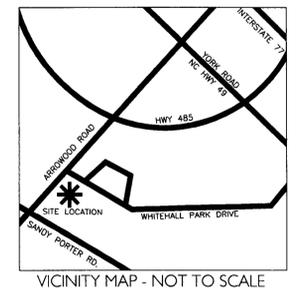


SECTION D-D SCALE: 1/16"=1'-0"

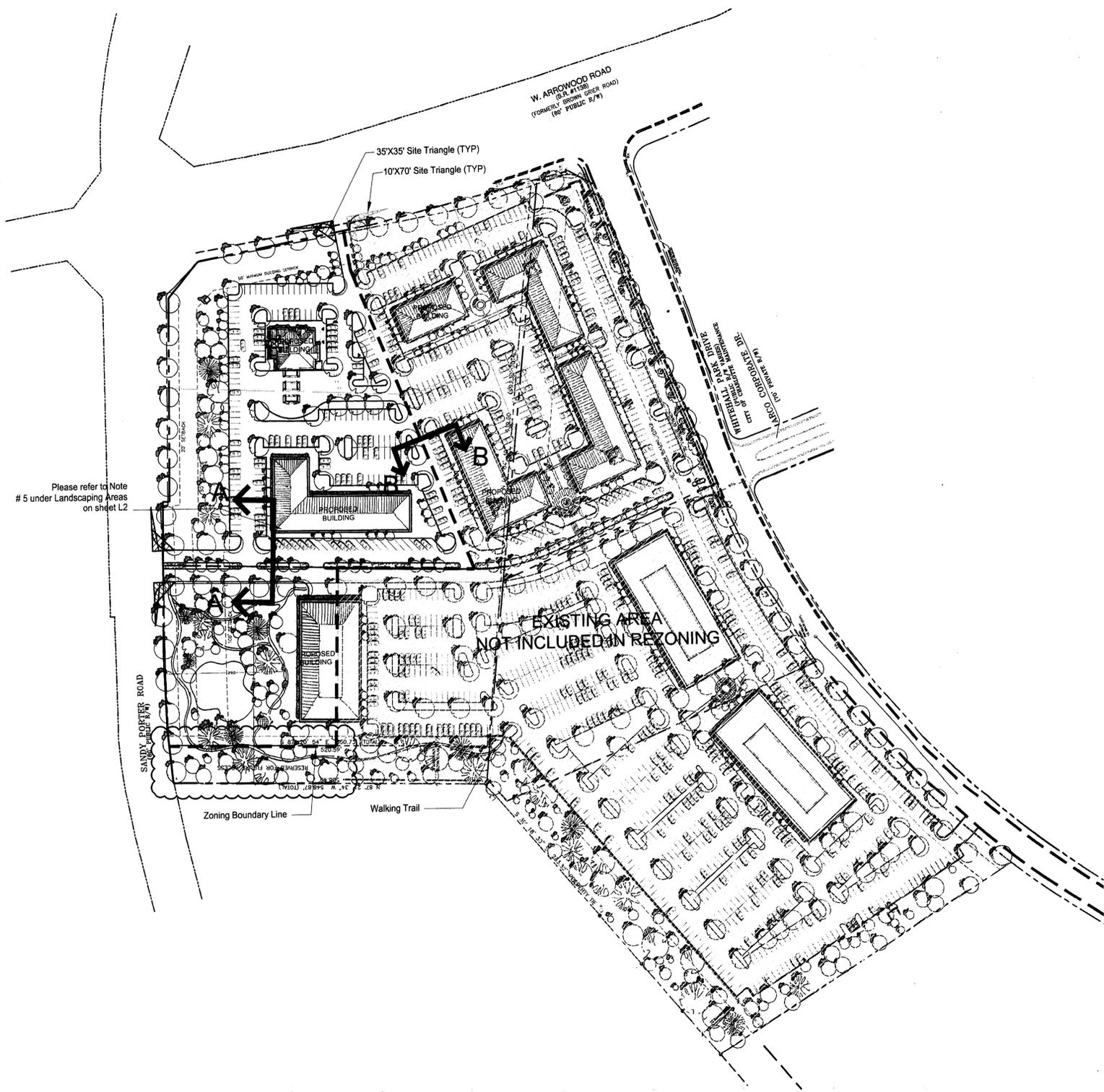
NOTE:
THE ILLUSTRATIVE SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.



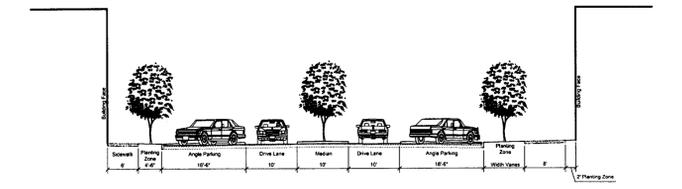
TYPICAL PARKING STANDARDS SCALE: NTS



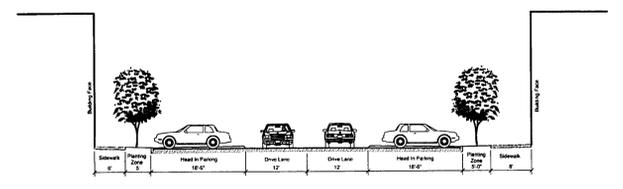
FOR PUBLIC HEARING
PETITION NO. 2008-090



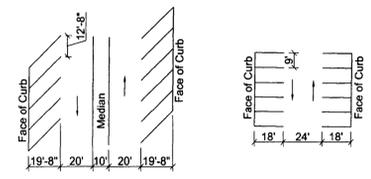
Please refer to Note # 5 under Landscaping Areas on sheet L2



SECTION A-A SCALE: 1/16"=1'-0"

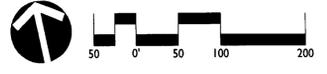
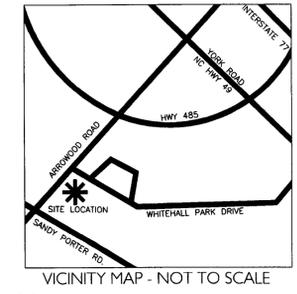


SECTION B-B SCALE: 1/16"=1'-0"



TYPICAL PARKING STANDARDS SCALE: NTS

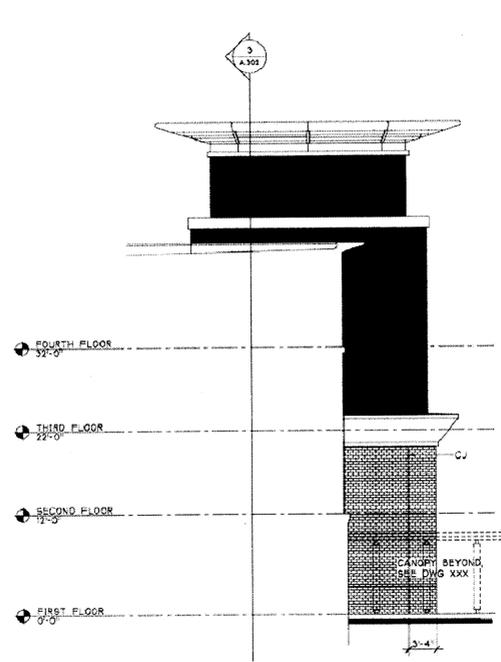
NOTE:
THE ILLUSTRATIVE SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.



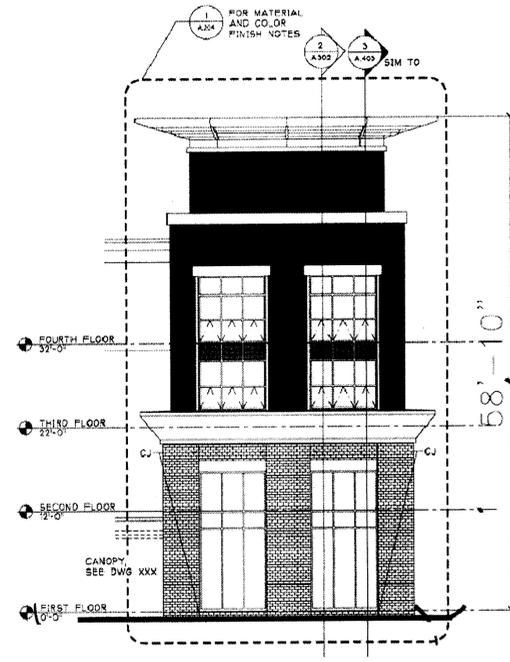
FOR PUBLIC HEARING
PETITION NO. 2008-090

CENTRE GREEN AT WHITEHALL
RETAIL OFFICE SITE
AAC REAL ESTATE SERVICES, INC.
ILLUSTRATIVE SITE PLAN - ALTERNATE PLAN

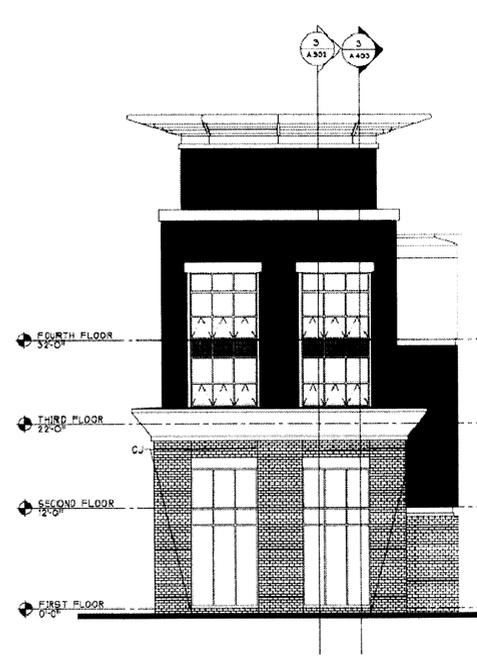
DATE: MARCH 24, 2008
DESIGNED BY: [unreadable]
DRAWN BY: MB
CHECKED BY: CHK
O.C. BY: CHK
SCALE: 1/16"=1'-0"
PROJECT #: 1008113
SHEET #



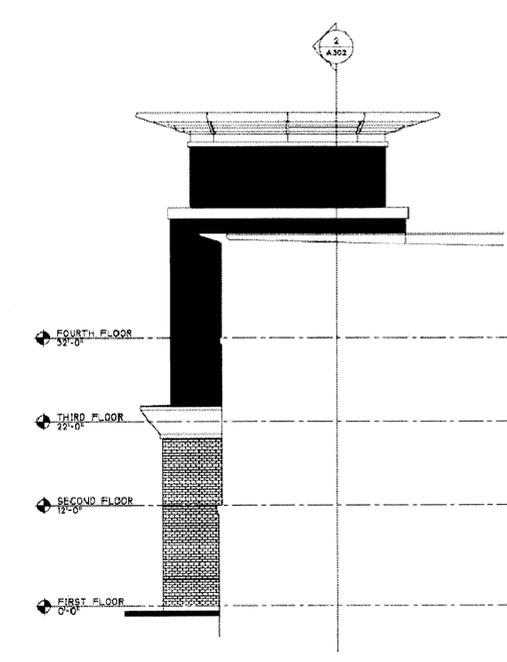
1 TOWER ELEVATION LOOKING NORTH
SCALE 1"=10'-0"



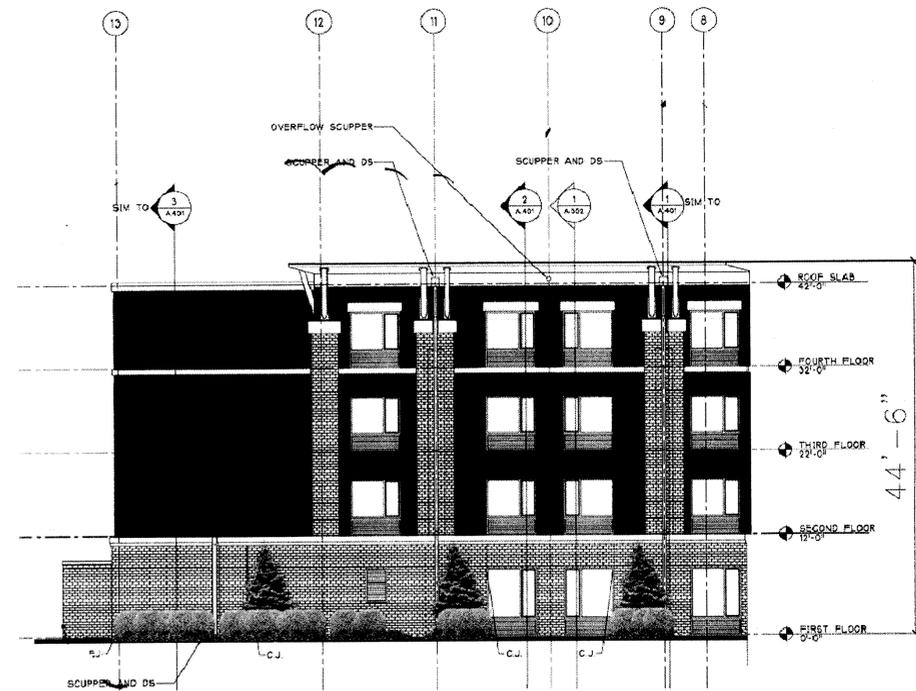
2 TOWER ELEVATION LOOKING WEST
SCALE 1"=10'-0"



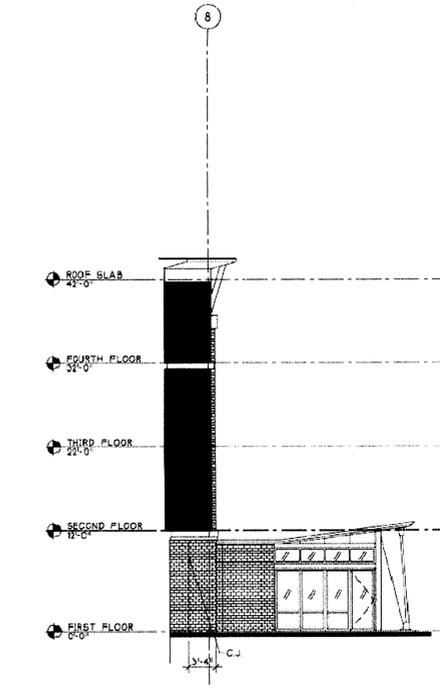
3 TOWER ELEVATION LOOKING SOUTH
SCALE 1"=10'-0"



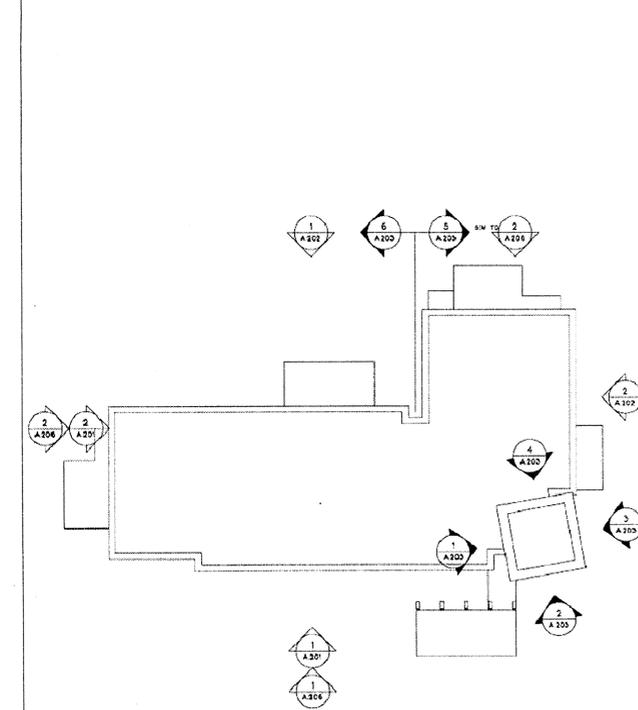
4 TOWER ELEVATION LOOKING EAST
SCALE 1"=10'-0"



5 BUILDING ELEVATION LOOKING NORTH
SCALE 1"=10'-0"



6 CANOPY ELEVATION LOOKING SOUTH
SCALE 1"=10'-0"



KEY PLAN
N.T.S.

NOTE: THE ILLUSTRATIVE ELEVATIONS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT BUILDING MASSING, ORIENTATION AND CIRCULATION RELATIONSHIPS.

FOR PUBLIC HEARING
PETITION NO. 2008-090

CENTRE GREEN AT WHITEHALL
RETAIL OFFICE SITE
AAC REAL ESTATE SERVICES, INC.
BUILDING ELEVATION

REVISIONS:
05/16/08 REVISIONS PER CITY COMMENTS
06/20/08 REVISIONS PER CITY COMMENTS

DATE: MARCH 24, 2008
DESIGNED BY: AM
DRAWN BY: AM
CHECKED BY: CHK
SCALE: N.T.S.
PROJECT #: 1008113
SHEET #:

L5 of 5