



DEVELOPMENT DATA:
 TAX PARCEL #035-156-16
 CURRENT ZONING: B-1SCD (PETITION #87-37(C))
 PROPOSED REQUEST: ADMINISTRATIVE AMMENDMENT REQUEST
 TOTAL ACREAGE: ±22.36 ACRES
 (MINIMUM ACREAGE FOR B-1SCD DISTRICT IS 3 ACRES)

BUILDING DATA:
 PRIMARY SHOPPING CENTER: 126,000 SF MAXIMUM
 (TENANTS A, B, C, D AND LOCAL SHOPS)
 OUTPARCELS (3 TOTAL) 23,000 SF MAXIMUM
 TOTAL MAXIMUM SF PROPOSED: 149,000 SF MAXIMUM
 (SEE NOTE #2)

PARKING DATA:
 MAJOR TENANTS/SHOPS:
 REQUIRED: 1 PER 250 SF = 598
 TOTAL PARKING SHOWN: 657

- CONDITIONAL NOTES**
1. USES: SHALL BE LIMITED TO THOSE ALLOWABLE IN THE B-1 DISTRICT.
 2. MAXIMUM ALLOWABLE SQUARE FOOTAGE: THE PRIMARY DEVELOPMENT AREAS SHALL BE A MAXIMUM OF 126,000 SQUARE FEET OF RETAIL SHOPPING CENTER DEVELOPMENT. DEVELOPMENT WITHIN THE THREE OUTPARCELS SHALL NOT EXCEED A TOTAL OF 23,000 SQUARE FEET FOR A MAXIMUM TOTAL DEVELOPMENT OF 149,000 SQUARE FEET. HOWEVER, THE MAXIMUM SQUARE FOOTAGE IS TRANSFERABLE BETWEEN THE OUTPARCELS AND THE SHOPPING CENTER AS LONG AS THE TOTAL SQUARE FOOTAGE DOES NOT EXCEED 149,000 SF.
 3. PAVING AND LIGHTING: ALL PARKING AREAS SHALL BE PAVED AND SITE LIGHTING SHALL BE INWARDLY DIRECTED SO AS NOT TO REFLECT TOWARD ADJACENT PROPERTIES. NO WALL PAK LIGHTING SHALL BE ALLOWED AND ALL LIGHTING SHALL BE FULLY SHIELDED.
 4. DRIVEWAYS: SHALL BE AT THE APPROXIMATE LOCATIONS AS SHOWN ON THIS SITE PLAN AND SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT, CITY DEPARTMENT OF TRANSPORTATION, AND NCDOT REQUIREMENTS.
 5. MINIMUM SETBACK FROM THE EXTERIOR PROPERTY/R.O.W. LINES: TO ANY BUILDING SHALL BE 40'.
 6. DUKE POWER RIGHT-OF-WAY: ANY USE OF PROPERTY WITHIN THE DUKE POWER RIGHT-OF-WAY SHALL BE SUBJECT TO THE APPROVAL OF THE DUKE POWER COMPANY.
 7. STORM WATER: CONTROL OF STORM WATER FROM THE SITE SHALL CONFORM TO THE REGULATIONS SET FORTH IN THE CURRENT EDITION OF THE CHARLOTTE-MECKLENBURG STORM WATER DESIGN MANUAL.
 8. CONCEPT OF DEVELOPMENT: THE SITE PLAN DEPICTS A FIRM CONCEPT OF DEVELOPMENT; HOWEVER, FINAL SIZE AND CONFIGURATION WITHIN THE PRIMARY DEVELOPMENT AREA MAY VARY IN ACCORDANCE WITH SITE/MARKET CONDITIONS AND TENANT REQUIREMENTS, BUT IN NO EVENT SHALL THE BUILDING SQUARE FOOTAGE EXCEED AMOUNTS INDICATED AS MAXIMUM FOR THE PRIMARY DEVELOPMENT AREA OR FOR THE OUTPARCELS.
 9. ARCHITECTURAL DESIGN: THE SHOPPING CENTER SHALL BE BUILT OUT OF DECORATIVE MASONRY BRICK, SPECIALTY MASONRY MATERIALS, STUCCO OR OTHER SIMILAR MATERIALS. OWNER WILL REQUIRE THE OUTPARCEL BUILDINGS TO USE SIMILAR BUILDING MATERIALS AND COLORS AS THE BUILDINGS IN THE PRIMARY DEVELOPMENT AREA. DEVELOPER WILL SUBMIT TO PLANNING STAFF FOR APPROVAL OF ALL BUILDING ELEVATIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT.
 10. SCREENING: SCREENING OF THE PARKING AND SERVICE AREAS AND THE BERM AND LANDSCAPE IMPROVEMENTS ASSOCIATED WITH THE 56.25 FOOT REDUCED CLASS B BUFFER SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
 11. ALL DUMPSTER/RECYCLE CONTAINERS: SHALL BE ENCLOSED WITH A SOLID SCREEN FENCE AND GATE OR LOCATED WITHIN AN ENCLOSED SERVICE AREA.
 12. SIGNAGE: ALL PERMANENT SIGNS ERECTED ON THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE AND IN ACCORDANCE WITH THE FOLLOWING:
 WITHIN THE BUFFER ZONES, PERMANENT PROJECT IDENTIFICATION SIGNS MAY ONLY BE LOCATED WITHIN THE VICINITY OF THE ACCESS POINTS LEADING TO OLD PLANK ROAD, HIGHWAY 16 AND BELHAVEN BOULEVARD, AND ONLY TWO SUCH PROJECT IDENTIFICATION SIGNS MAY BE LOCATED ON THE OVERALL SITE. THE HEIGHT AND LOCATION FOR ALL SIGNAGE WILL MEET THE CURRENT ORDINANCE REQUIREMENTS, WHEN THE SITE AND/OR OUTPARCEL DEVELOPS.
 EACH OUTPARCEL WILL BE ALLOWED ONE FREE STANDING TENANT IDENTIFICATION SIGN. ALL FREESTANDING SIGNS OR GRAPHICS INSTALLED WITHIN BUILDING AREAS WILL BE COMPLEMENTARY IN SCALE AND APPEARANCE TO THE STRUCTURE WHICH THEY IDENTIFY AND EACH SIGN AFFIXED TO A STRUCTURE WILL BE COMPATIBLE WITH ITS ARCHITECTURAL DESIGN.
 THE DEVELOPER WILL REQUIRE THAT ALL SIGNS IN THE PRIMARY DEVELOPMENT AREA AND THE OUTPARCELS TO BE HEAVILY LANDSCAPED WITH FLORAL, SHRUBS, AND UNDERSTORY TREES WITH THE HEIGHT OF THE UNDERSTORY TREES TO BE NO LESS THAN EIGHT (8) FEET.

NO.	DATE	DESCRIPTION
1		

200 S COLLEGE ST
 SUITE 720
 CHARLOTTE, NC 28202
 PH: 704.334.7926
 F: 704.334.7926
 www.stewart-eng.com

STEWART

WESTLAKE MARKET PLACE
 NC HIGHWAY 16 / BELHAVEN BLVD.
 CHARLOTTE, NORTH CAROLINA

DIANONN DEVELOPMENT, L.L.C.
 CHARLOTTE, NORTH CAROLINA

ADMINISTRATIVE
 SITE PLAN
 AMENDMENT
 REQUEST

DATE: 07.31.07

DATE: August 23, 2007

BY: DEBRA D. CAMPBELL OF 1

**CHARLOTTE - MECKLENBURG
 PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION**

DATE: August 23, 2007
 FROM: Debra Campbell
 Planning Director

TO: Gary Huss
 Zoning Supervisor

SUBJECT: Administrative approval for Petition No. 1987-37(c) by Waters Incorporated of Charlotte.

Attached is a revised plan for the above petition. The plan has been revised to show a minor change in the site layout and to re-allocate square footages between parcels. Since these changes are minor, I am administratively approving this revised plan. Please use the attached plan when evaluating requests for building permits and certificates of occupancy.
 Note that all other ordinance requirements still apply.