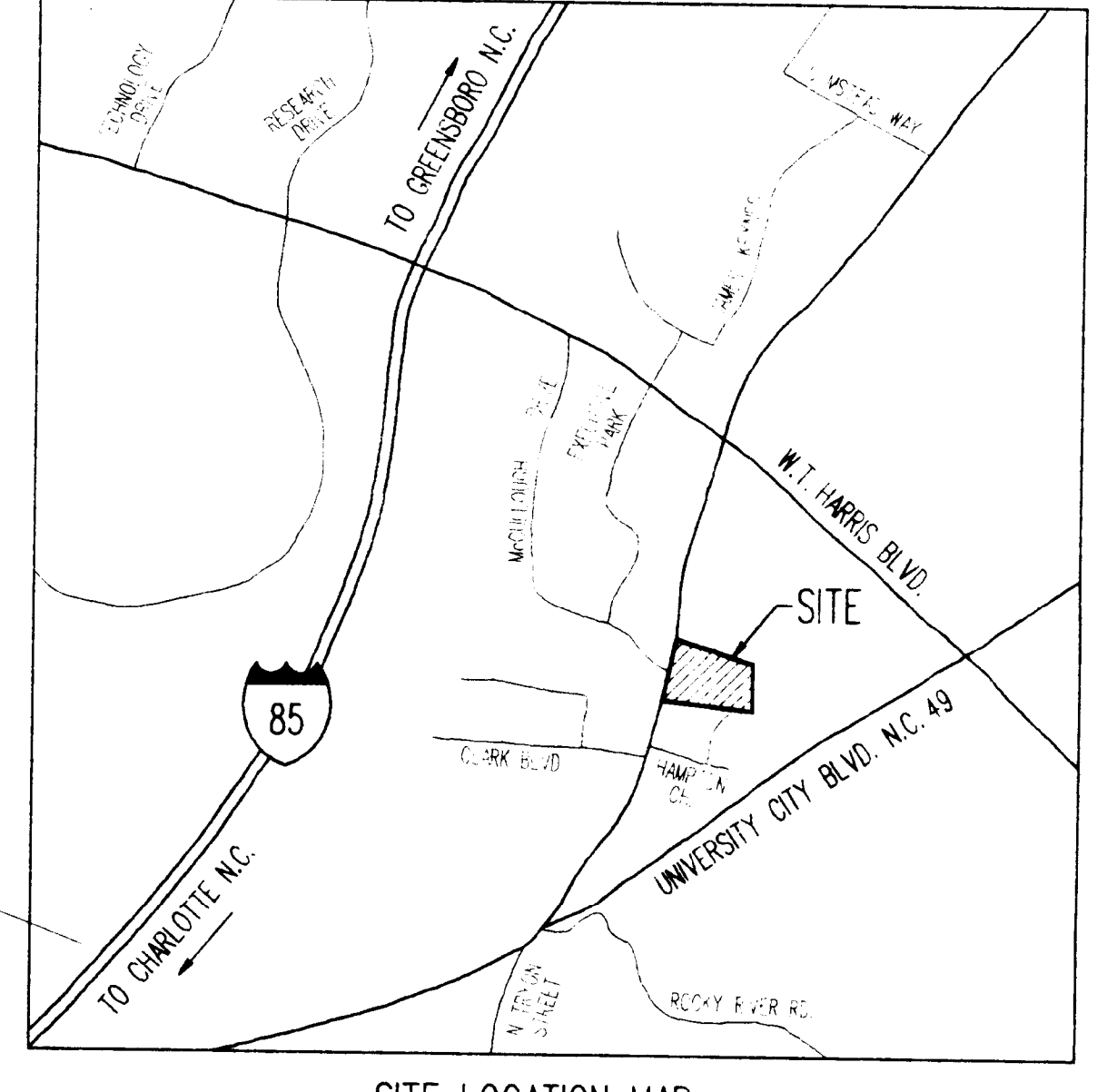
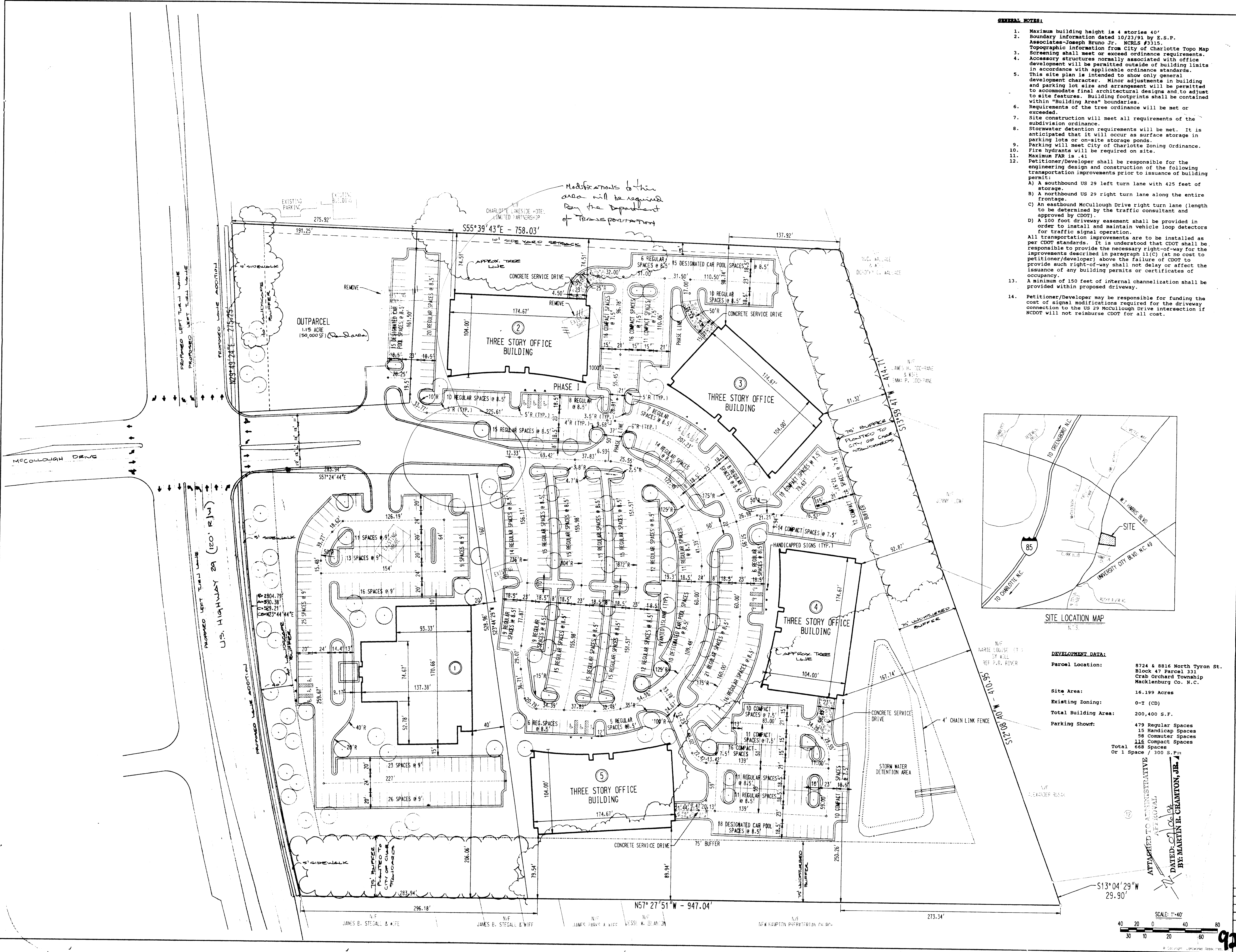


- GENERAL NOTES**
1. Maximum building height is 4 stories 40'.
  2. Boundary information dated 10/23/81 by E.S.P. Associates-Joseph Bruno Jr., RES# 31315.
  3. Topographic information from City of Charlotte Topo Map Screening shall meet or exceed ordinance requirements.
  4. Accessory structures normally associated with office development will be permitted outside of building limits in accordance with applicable ordinance standards.
  5. This site plan is intended to show only general development character. Minor adjustments in building and parking lot size and arrangement will be permitted to accommodate final architectural designs and to adjust to site features. Building footprints shall be contained within "Building Area" boundaries.
  6. Requirements of the tree ordinance will be met or exceeded.
  7. Site construction will meet all requirements of the subdivision ordinance.
  8. Stormwater detention requirements will be met. It is anticipated that it will occur as surface storage in parking lots or drainage swales ponds.
  9. Fire hydrants will be required on site.
  10. Maximum FAS is .41.
  11. The Engineer/Developer shall be responsible for the engineering design and construction of the following transportation improvements prior to issuance of building permits:
    - A) A southbound US 29 left turn lane with 425 feet of storage.
    - B) A northbound US 29 right turn lane along the entire frontage.
    - C) An eastbound McCullough Drive right turn lane (length to be determined) by the traffic consultant and approved by CDOT.
    - D) A 100 foot driveway assessment shall be provided in order to install and maintain vehicle loop detectors for traffic signal operation.
  12. All transportation improvements are to be installed as per CDOT standards. It is understood that CDOT shall be responsible to provide the necessary right-of-way for the petitioner/developer above the failure of CDOT to provide such right-of-way shall not delay or affect the issuance of any building permits or certificates of occupancy.
  13. A minimum of 150 feet of internal channelization shall be provided within proposed driveway.
  14. The petitioner/developer may be responsible for funding the cost of signal modifications required for the driveway intersection if MCDOT will not reimburse CDOT for all cost.



**DEVELOPER DATA**

Parcel Location: 8724 & 8816 North Tryon St. Block 47 Parcel 333 Crab Orchard Township Mecklenburg Co. N.C.

Site Area: 14.159 Acres

Existing Zoning: O-1 (CO)

Total Building Area: 200,400 S.F.

Parking Shows:

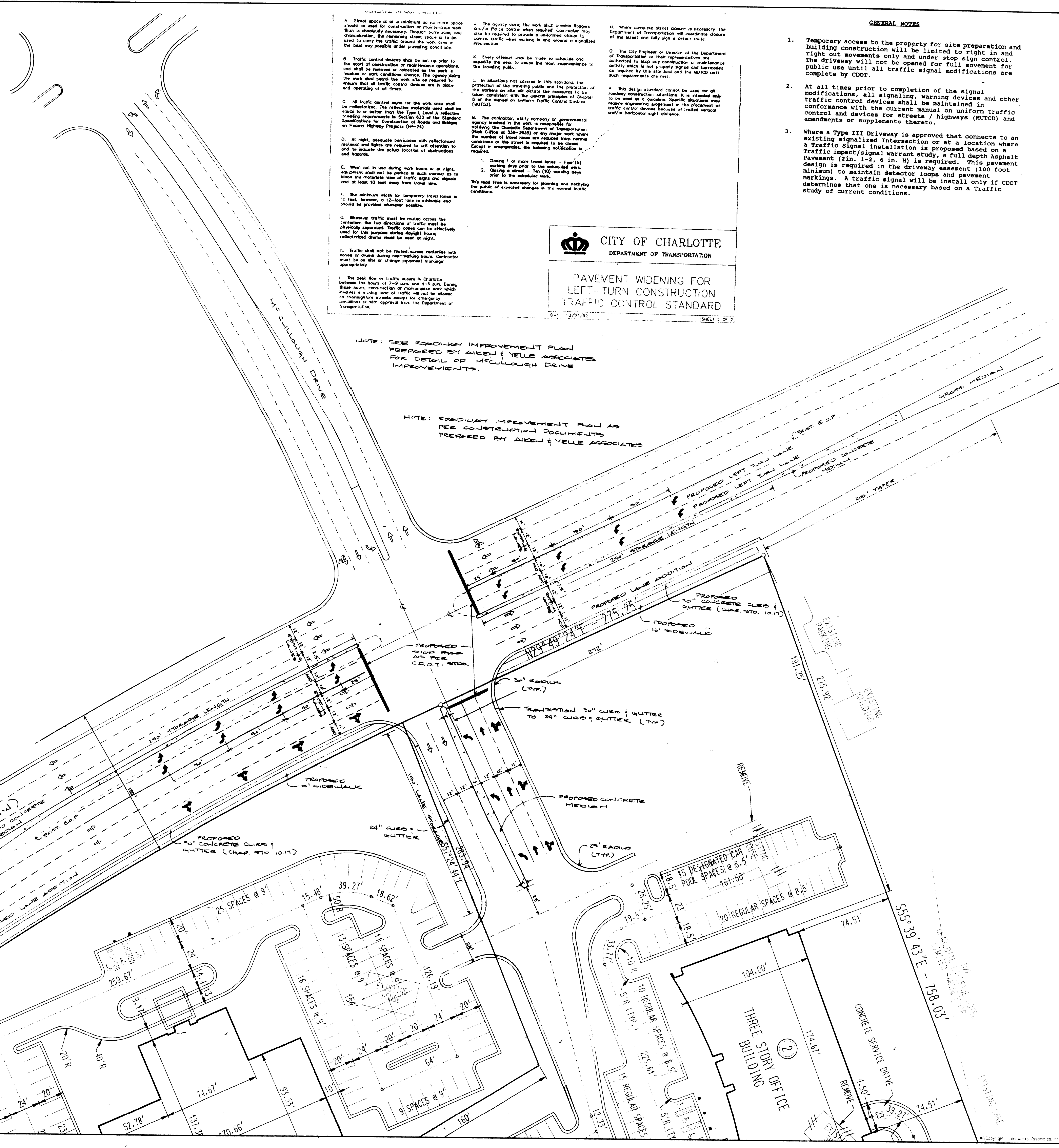
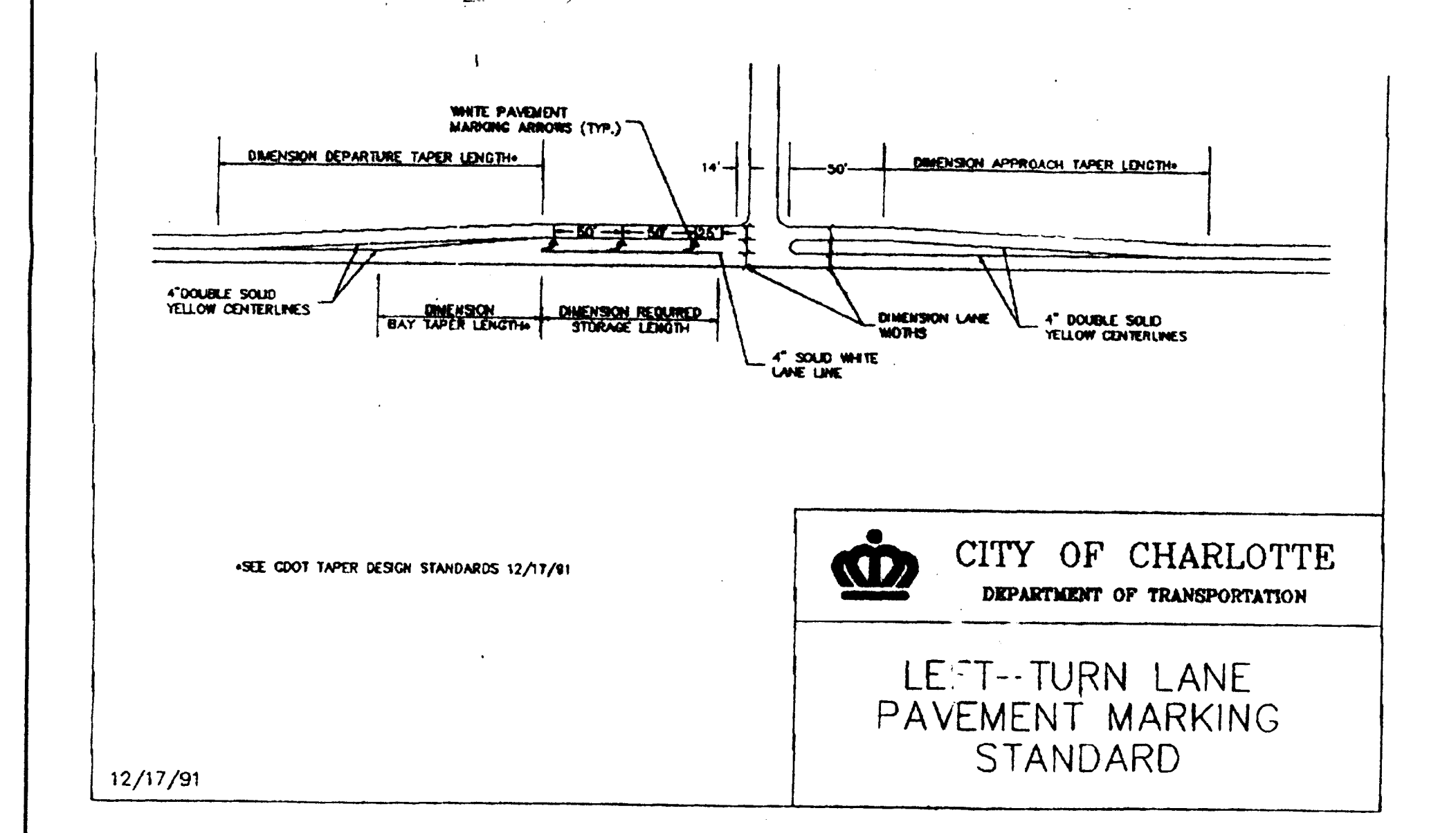
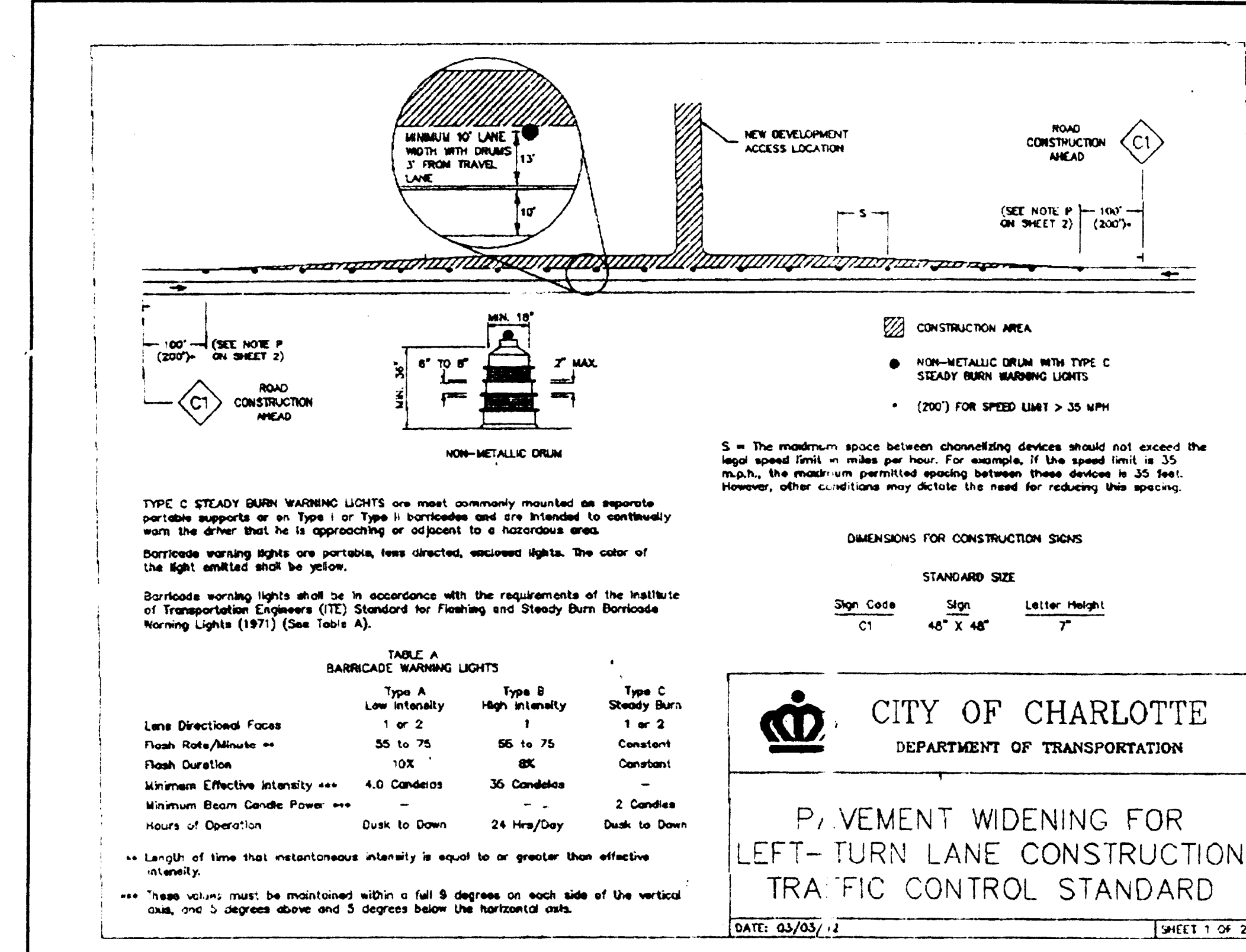
- 479 Regular Spaces
- 15 Handicap Spaces
- 188 Compact Spaces
- 116 Compact Spaces

Total Or 1 Space / 100 S.F.

DATE: 12/28/99  
 DRAWN: [Signature]  
 CHECKED: [Signature]  
 SHEET NUMBER: 92-5-C-1

**Landworks Associates, Inc.**  
 ONE MECA WAY, SUITE 300  
 NORCROSS, GEORGIA 30093  
 (404)564-5615 FAX:564-5528

**THE PRADO**  
 PREPARED BY REGEN, INC.  
 DEVELOPED BY REGEN, INC.  
 CHARLOTTE, NORTH CAROLINA  
 PROJECT NO. 92-5-C-1



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 PROJECT NO. 92-5-C-1

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

DATE: July 28, 1999

TO: Robert Brinson, Zoning Administrator

FROM: [Signature], Planning Director

RE: [Project Name]

ADMINISTRATIVE APPROVAL FOR SECTION 92-5 BY REGAIN, INC. IS BEING FURNISHED TO THE PLANNING COMMISSION FOR REVIEW AND APPROVAL. THE PLANNING COMMISSION WILL REVIEW THE MATTER IN THE MONTH OF AUGUST 1999. THE PLANNING COMMISSION WILL REVIEW THE MATTER IN THE MONTH OF AUGUST 1999. THE PLANNING COMMISSION WILL REVIEW THE MATTER IN THE MONTH OF AUGUST 1999.

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 CHARLOTTE, NORTH CAROLINA  
 PROJECT NO. 92-5-C-1

92-5

Alkon & Yelle Associates, PA  
Professional Engineers & Land Surveyors  
5500 Old Forest Road  
Charlotte, North Carolina 27012  
919-781-0781

AYES

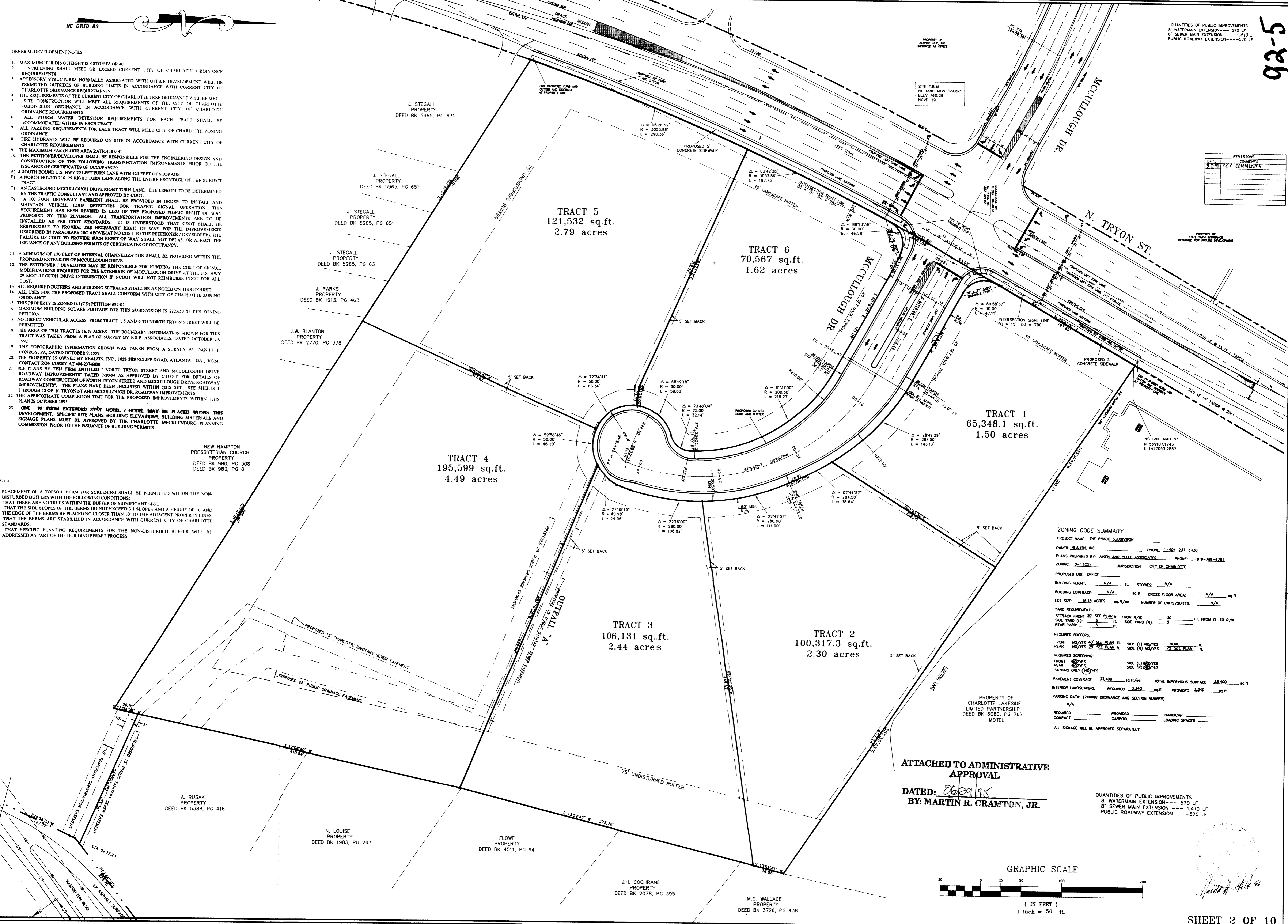
DRAWN BY: *AY*  
CHECKED BY: *AY*  
SCALE: AS SHOWN  
PLAN NEW 1" = 50'  
DATE: 06/29/95

PROPOSED SUBDIVISION  
LAYOUT PLAN

THE PRADO SUBDIVISION  
CITY OF CHARLOTTE, NORTH CAROLINA

QUANTITIES OF PUBLIC IMPROVEMENTS  
8" WATERMAIN EXTENSION --- 570 LF  
8" SEWER MAIN EXTENSION --- 1,410 LF  
PUBLIC ROADWAY EXTENSION --- 570 LF

DATE	REVISIONS



- GENERAL DEVELOPMENT NOTES
- MAXIMUM BUILDING HEIGHT IS 4 STORIES OR 40'
  - SCREENING SHALL MEET OR EXCEED CURRENT CITY OF CHARLOTTE ORDINANCE REQUIREMENTS
  - ACCESSORY STRUCTURES NORMALLY ASSOCIATED WITH OFFICE DEVELOPMENT WILL BE PERMITTED OUTSIDES OF BUILDING LIMITS IN ACCORDANCE WITH CURRENT CITY OF CHARLOTTE ORDINANCE REQUIREMENTS
  - THE REQUIREMENTS OF THE CURRENT CITY OF CHARLOTTE TREE ORDINANCE WILL BE MET
  - SITE CONSTRUCTION WILL MEET ALL REQUIREMENTS OF THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE IN ACCORDANCE WITH CURRENT CITY OF CHARLOTTE ORDINANCE REQUIREMENTS
  - ALL STORM WATER DETENTION REQUIREMENTS FOR EACH TRACT SHALL BE ACCOMMODATED WITHIN EACH TRACT
  - ALL PARKING REQUIREMENTS FOR EACH TRACT WILL MEET CITY OF CHARLOTTE ZONING ORDINANCE
  - FIRE HYDRANTS WILL BE REQUIRED ON SITE IN ACCORDANCE WITH CURRENT CITY OF CHARLOTTE REQUIREMENTS
  - THE PETITIONER/DEVELOPER SHALL BE RESPONSIBLE FOR THE ENGINEERING DESIGN AND CONSTRUCTION OF THE FOLLOWING TRANSPORTATION IMPROVEMENTS PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY
  - A SOUTH BOUND U.S. HWY 29 LEFT TURN LANE WITH 425 FEET OF STORAGE
  - A NORTH BOUND U.S. 29 RIGHT TURN LANE ALONG THE ENTIRE FRONTAGE OF THE SUBJECT TRACT
  - AN EASTBOUND MCCULLOUGH DRIVE RIGHT TURN LANE. THE LENGTH TO BE DETERMINED BY THE TRAFFIC CONSULTANT AND APPROVED BY CDOT
  - A 100 FOOT DRIVEWAY EASEMENT SHALL BE PROVIDED IN ORDER TO INSTALL AND MAINTAIN VEHICLE LOOP DETECTORS FOR TRAFFIC SIGNAL OPERATION. THIS REQUIREMENT HAS BEEN REVISED IN LIEU OF THE PROPOSED PUBLIC RIGHT OF WAY PROPOSED BY THIS REVISION. ALL TRANSPORTATION IMPROVEMENTS ARE TO BE INSTALLED AS PER CDOT STANDARDS. IT IS UNDERSTOOD THAT CDOT SHALL BE RESPONSIBLE TO PROVIDE THE NECESSARY RIGHT OF WAY FOR THE IMPROVEMENTS. THE FAILURE OF CDOT TO PROVIDE RIGHT OF WAY SHALL NOT DELAY OR AFFECT THE ISSUANCE OF ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY.
  - A MINIMUM OF 150 FEET OF INTERNAL CHANNELIZATION SHALL BE PROVIDED WITHIN THE PROPOSED EXTENSION OF MCCULLOUGH DRIVE
  - THE PETITIONER / DEVELOPER MAY BE RESPONSIBLE FOR FUNDING THE COST OF SIGNAL MODIFICATIONS REQUIRED FOR THE EXTENSION OF MCCULLOUGH DRIVE AT THE U.S. HWY 29 MCCULLOUGH DRIVE INTERSECTION IF CDOT WILL NOT REIMBURSE CDOT FOR ALL COST.
  - ALL REQUIRED BUFFERS AND BUILDING SETBACKS SHALL BE AS NOTED ON THIS EXHIBIT
  - ALL USES FOR THE PROPOSED TRACT SHALL CONFORM WITH CITY OF CHARLOTTE ZONING ORDINANCE
  - THIS PROPERTY IS ZONED D-1 (CO) PETITION #2-05
  - MAXIMUM BUILDING SQUARE FOOTAGE FOR THIS SUBDIVISION IS 222,650 SF PER ZONING PETITION
  - NO DIRECT VEHICULAR ACCESS FROM TRACT 1, 5 AND 6 TO NORTH TRYON STREET WILL BE PERMITTED
  - THE AREA OF THIS TRACT IS 16.19 ACRES. THE BOUNDARY INFORMATION SHOWN FOR THIS TRACT WAS TAKEN FROM A PLAT OF SURVEY BY E.S.F. ASSOCIATES, DATED OCTOBER 23, 1992
  - THE TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM A SURVEY BY DANIEL F. CONROY, P.A. DATED OCTOBER 9, 1992
  - THE PROPERTY IS OWNED BY REALTY, INC., 1023 FERNCLIFF ROAD, ATLANTA, GA, 30324. CONTACT FOR CURVE AT 404-237-4480
  - SEE PLANS BY THIS FIRM ENTITLED "NORTH TRYON STREET AND MCCULLOUGH DRIVE ROADWAY IMPROVEMENTS" DATED 7-20-94 AS APPROVED BY C.D.O.T. FOR DETAILS OF ROADWAY CONSTRUCTION OF NORTH TRYON STREET AND MCCULLOUGH DRIVE ROADWAY IMPROVEMENTS. THE PLANS HAVE BEEN INCLUDED WITHIN THIS SET. SEE SHEETS 1 THROUGH 12 OF N. TRYON ST. AND MCCULLOUGH DR. ROADWAY IMPROVEMENTS
  - THE APPROXIMATE COMPLETION TIME FOR THE PROPOSED IMPROVEMENTS WITHIN THIS PLAN IS OCTOBER 1995
  - ONE 79 ROOM EXTENDED STAY MOTEL / HOTEL MAY BE PLACED WITHIN THIS DEVELOPMENT. SPECIFIC SITE PLANS, BUILDING ELEVATIONS, BUILDING MATERIALS AND SIGNAGE PLANS MUST BE APPROVED BY THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION PRIOR TO THE ISSUANCE OF BUILDING PERMITS

NOTE  
 PLACEMENT OF A TOPSOIL BERM FOR SCREENING SHALL BE PERMITTED WITHIN THE NON-DISTURBED BUFFERS WITH THE FOLLOWING CONDITIONS:  
 A. THAT THERE ARE NO TREES WITHIN THE BUFFER OF SIGNIFICANT SIZE.  
 B. THAT THE SIDE SLOPES OF THE BERMS DO NOT EXCEED 3:1 SLOPES AND A HEIGHT OF 10' AND THE EDGE OF THE BERMS BE PLACED NO CLOSER THAN 10' TO THE ADJACENT PROPERTY LINES.  
 C. THAT THE BERMS ARE STABILIZED IN ACCORDANCE WITH CURRENT CITY OF CHARLOTTE STANDARDS.  
 D. THAT SPECIFIC PLANTING REQUIREMENTS FOR THE NON-DISTURBED BUFFER WILL BE ADDRESSED AS PART OF THE BUILDING PERMIT PROCESS.

CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION  
INTER-OFFICE COMMUNICATION

DATE: June 29, 1995  
 FROM: *Martin R. Cramton, Jr.*  
 Planning Director

TO: Robert Brandon  
 Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 90-5 by Realty, Inc. Tax Parcel # 040-331-03

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to change the layout from a series of buildings on one large lot to a six lot subdivision. This new six lot subdivision will be located on a new public street. In addition to the change in the layout of the buildings and parking we are submitting a revised site plan. The revised site plan shows a new 100 foot wide driveway easement for a hotel or motel is a use allowed in the zoning. The new driveway easement is restricted in its size we feel it is in keeping with the intent of the approved plan. Since this change is minor we are submitting a revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

92-5