

PARKWAY

Business Center

DEVELOPMENT NOTES

- The Conditional Site Plan shall consist of the Technical Data Sheet and the Illustrative Plan. The Technical Data Sheet shall contain development notes and conditions governing the development rights of the proposed plan regarding such things as the total amount of building square footage, setbacks and yards, screening, signage, points of access, etc. The Illustrative Plan is a part of the overall Conditional Site Plan and depicts a possible development plan of the building layout and parking/circulation areas. However, alterations and modifications to the scenario depicted are permitted as a matter of right based upon final design and construction details, site constraints, developer/tenant needs and the like, except however that no increase in the amount of building square footage shall be allowed nor any decrease in the proposed setbacks/yards/buffers.
- The proposed development consists of an area zoned HD(CD) containing a maximum of 180,000 SF of building space (building height not to exceed 6 stories) plus a 300 Room Hotel (200,000 SF, 12 story maximum height) and Accessory Uses (restaurant, lounge, conference facilities, gift shop, health club, tennis and swim facilities) and an area zoned B-1(CD) containing a maximum of 20,000 square feet of building space.
- The overall development shall comply with all City of Charlotte regulatory ordinances and requirements pertaining to off-street parking, screening, landscaping, signage and buffers.
- The total number of ingress/egress points to Morris Field Dr. and Eaton Circle shall be limited to three (3) as shown on the Technical Data Sheet. The exact locations may vary from that depicted as allowed by Note 1 above. All ingress/egress locations, sight triangles, design and construction shall comply with City of Charlotte and/or North Carolina Department of Transportation regulations.
- The proposed development shall observe a 75 foot buffer along the southerly boundary of the site and a 30 foot building/parking setback along the property Billy Graham Parkway frontage, other setbacks as shown.
- The 75 foot buffer area shall comply with all regulatory standards and requirements and, furthermore, shall not contain any storm water detention. (The buffer area shall remain undisturbed except for utility corridors and pedestrian hiking/jogging trails, if any.)
- It is anticipated that the proposed development will be constructed in phases. As such, all requirements for curb/gutter/sidewalk and associated drainage improvements along Morris Field Drive shall likewise be constructed in phases appropriate to the frontage area of the building(s) under construction.
- Petitioner reserves the right to transfer a maximum of 10,000 SF of building area between Parcel 1 and Parcel 2.
- As required, the petitioner shall develop a storm drainage system in accordance with the Charlotte-Mecklenburg Storm Water Design Manual and such plan shall be approved by the Engineering and Property Management's Land Development Division.
- Fire hydrants shall be located within 750', as the fire truck travel, of the most remote and accessible point of all buildings.
- The petitioner shall dedicate an additional 25' along the site's Billy Graham Parkway frontage for additional right-of-way purposes. Such dedication shall occur prior to the issuance of any building permit associated with the proposed development.
- Vehicular parking shall be prohibited in all buffer and setback areas.
- At the time that building permits are proposed for development of the site, such plans shall comply with all Federal Aviation Administration (FAA) regulations and standards governing the proposed development.
- Lighting throughout the site shall be limited to a maximum height of 35 ft. Special attention shall be given to lighting along Eaton Circle by designing such lighting in this area in a manner which will insure that lighting will not be directed towards any nearby residential areas.
- All service areas and dumpsters shall be screened in accordance with ordinance requirements/standards.
- A left-turn only lane shall be provided on Morris Field Drive to serve vehicles turning into the site. A minimum of 150' of storage capacity shall be provided as well as a 20:1 taper design. Furthermore, the petitioner shall provide a right turn lane from Morris Field Drive onto the Billy Graham Parkway, designed and constructed in accordance with the Charlotte Department of Transportation requirements.
- Structural parking, if any, shall comply with all ordinance requirements pertaining to reviews, landscaping, etc.
- The proposed hotel shall be situated on the site in a manner which physically places the building on an interior location along Morris Field Drive or the Billy Graham Parkway and not along Eaton Circle. However, in the event the height of the hotel does not exceed 40 ft., then there shall be no restriction as to the location of the hotel on the site.

PARCEL 1
From a point at the intersection of Eaton Circle and Morris Field Dr. curving with a R=1457.86 and a L=412.83 then:
Beginning at that point curving with a R=1457.86 and a L=204.55 then:
S 59°22'50" E 20.00'
S 34°49'09" E 23.26'
N 55°22'50" E 198.95'
S 68°36'52" E 49.73'
Then curving with a R=2710.79 and a L=267.25 then:
S 12°34'53" W 307.38'
N 78°33'02" W 300.43'
N 10°27'24" E 58.68'
Then curving with a R=200.00 and a L=119.18 then:
N 23°40'41" W 47.77'
N 23°40'41" E 289.90'
N 09°39'09" E 326.64'
Returning to Point of Beginning

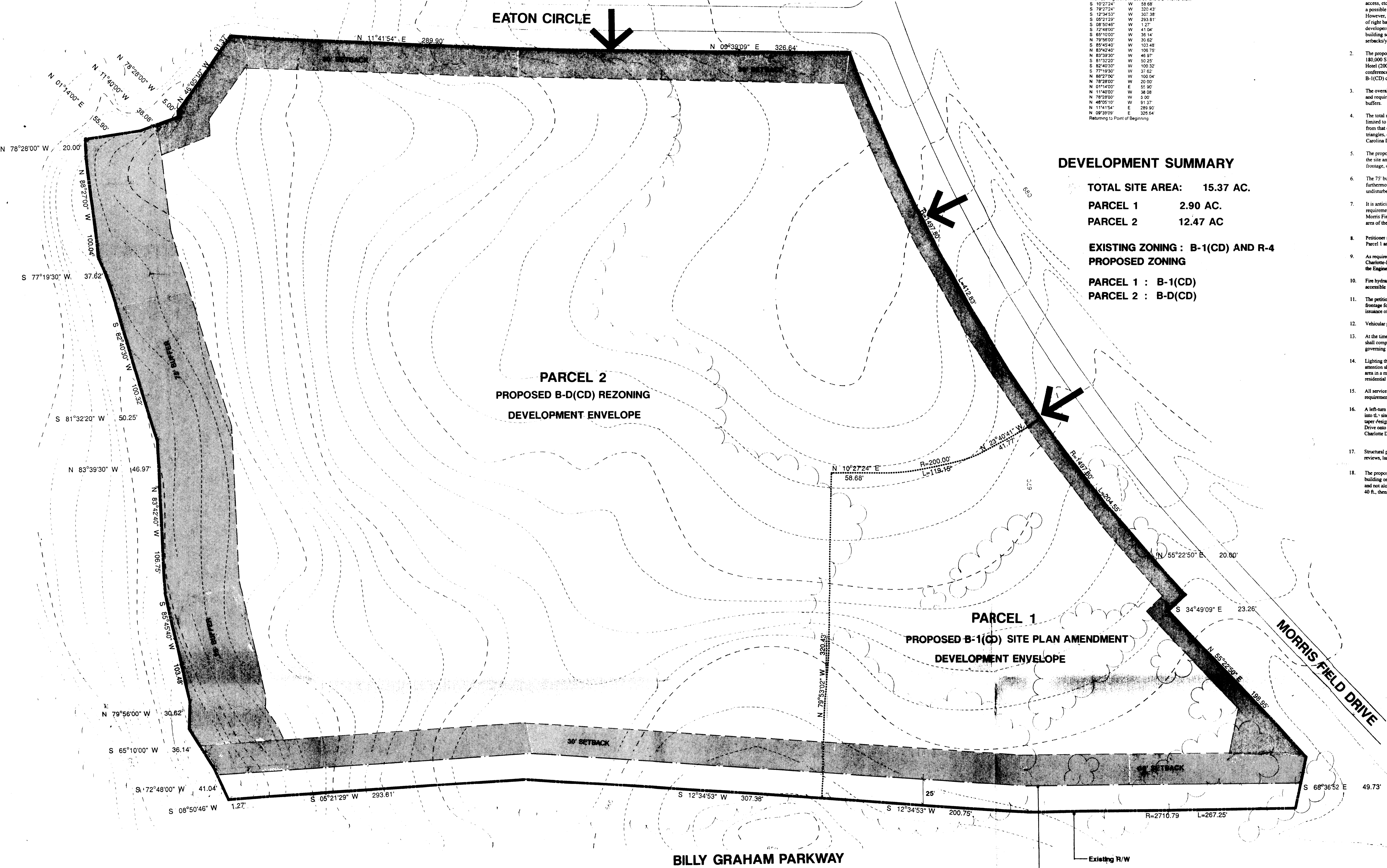
PARCEL 2
Beginning at a point at the intersection of Eaton Circle and Morris Field Dr. curving with a R=1457.86 and a L=412.83 then:
S 23°40'41" E 47.77'
Then curving with a R=200.00 and a L=119.18 then:
S 10°27'24" W 58.68'
S 78°33'02" W 300.43'
S 12°34'53" W 307.38'
S 08°50'45" W 1.27'
S 09°21'29" W 293.81'
S 68°36'52" W 49.73'
N 72°48'00" W 41.04'
S 65°10'00" W 36.14'
N 78°56'00" W 30.62'
S 85°45'40" W 100.48'
N 83°42'45" W 106.78'
N 83°39'30" W 146.97'
S 81°32'20" W 50.25'
S 82°30'00" W 100.32'
S 82°40'30" W 100.32'
S 77°32'50" W 27.52'
N 88°27'00" W 106.04'
N 78°28'00" W 30.00'
N 01°14'00" E 51.90'
N 11°40'00" W 38.08'
N 78°28'00" W 3.00'
N 48°51'10" W 151.33'
N 11°41'54" E 289.90'
N 09°39'09" E 326.64'
Returning to Point of Beginning

DEVELOPMENT SUMMARY

TOTAL SITE AREA: 15.37 AC.
PARCEL 1 2.90 AC.
PARCEL 2 12.47 AC

EXISTING ZONING : B-1(CD) AND R-4
PROPOSED ZONING

PARCEL 1 : B-1(CD)
PARCEL 2 : B-D(CD)

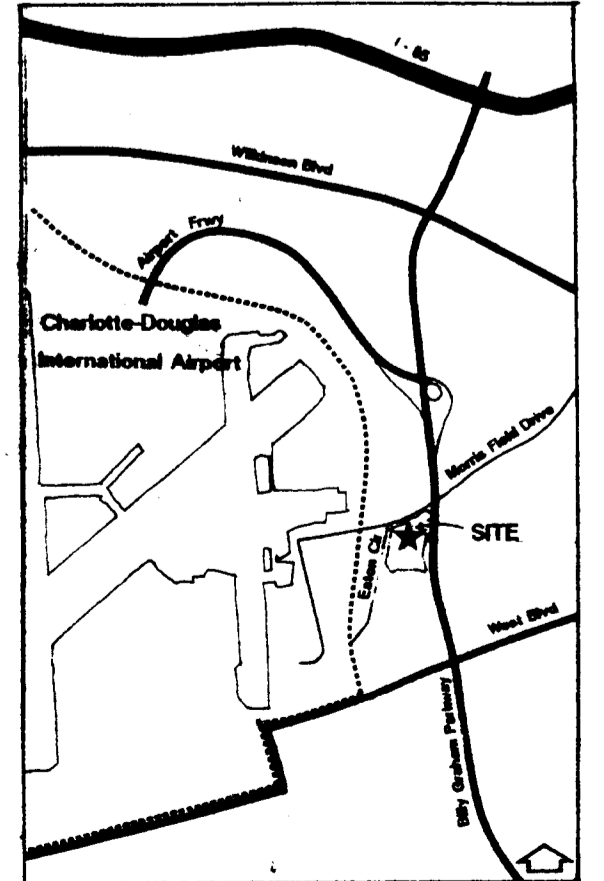


FAA CONTROL ELEVATIONS
The Federal Aviation Administration (FAA) Part 77 Imaginary Surfaces, as referenced in the Charlotte City Code (specifically, Article III Airport Zoning, Section 4-44 Zones) and shown on the Charlotte-Douglas International Airport Zoning Map, dated January 1, 1993, limit the height elevation at this site to 899 feet mean sea level (MSL). Therefore, any structure erected on the site can not exceed 899 feet MSL.

TECHNICAL DATA SHEET

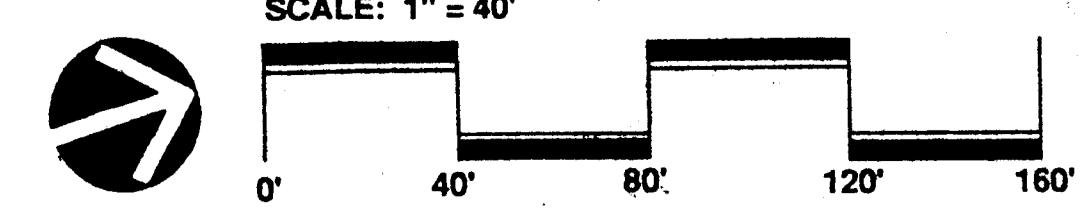
Paul Design

DATE:	06/05/95
PROJECT NO:	15155
REVISIONS:	06/06/95
	August 14, 1995
	"As For Public Hearing"
	Petition # 95-71
	August 28, 1995
	September 29, 1995
	Notes #15 & #18
	October 9, 1995
	note # 18



VICINITY MAP

ROBERT G. YOUNG, INC.
PLANNING CONSULTANT
704/ 334-9157



Land Design Inc.
Landscape Architecture Land Planning Urban Design
SHEET NO. _____ OF _____

