79,395 sq.ft. 1.82 acres WATERS CONSTRUCTION C PARCEL 18313302 DI 5923-866 GREEN STRIP -- SIDEWALK 2' AREA FOR POLE RELOCATI CITY OF CHARLOTTE PARCEL 18313307 DI 4297-065 EXISTING TREES TO COUNT TOWARD BUFFER REQUIREMENTS SENTINAL REALTY PARTNERS PARCEL 18317201 DI 7528-596 BUFFER PLANTING TO OCCUR UNDER DUKE POWER EASEMENT LINES. TO BE ADDED BY DEVELOPER W/ THE CONSENT OF DUKE POWER. 30' MAXIMUM TREE HEIGHT O COUNT TOWARD BUFFER REQUIREMENT ADDITIONAL TREES TO BE ADDED BY DEVELOPER W/ THE CONSENT OF DUKE POWER -TO COUNT TOWARD BUFFER REQUIREMENTS EXISTING ACCESS ROAD TO BE MOVED INTO 68' DUKE POWER EASEMENT W/ CONSENT OF DUKE POWER. EXISTING TREES ON DUKE POWER PROPERTY TO ACT AS BUFFER KATHERINE BRECKHEIMER PARCEL 18313317 114,256 sq.ft. DI 5799-026 2.62 acres DUKE POWER CO. PARCEL 18314111 4586-617 BERNICE S. STROUPE PARCEL 18313318 EXISTING TREES ON DUKE POWER 3697-644 PROPERTY SUFFICIENT TO & WF, MARY B REDUCE REQUIRED BUFFER TO 27' AS PER SECTION 12.304 WAIVER OF BUFFER EXISTING R-3 ZONING TO REMAIN REQUIREMENT WILL BE REQUESTED AS HEAVY THOMAS LEE PHILLIPS VEGETATION EXISTS ON ADJACENT PROPERTY PARCEL 18314104 DI 4489-331 MINIMUM WALL HEIGHT SHALL BE 6 FEET WALL SHALL BE CONSTRUCTED OF BRICK. PEGGY PHILLIPS GRISSET FIRST 20 FEET OF EXISTING VEGETATION IN REAR YARD SETBACK PARCEL 18314105 ADJACENT TO THE WATERFORD CONDOMINIUMS TO REMAIN UNDISTURBED. THE REMAINING 20 FEET IN THE REAR YARD SETBACK TO BE GRADED AND LANDSCAPED, IF NECESSARY. WALL CONSTRUCTION WILL REQUIRE SOME CLEARING AND GRADING ALONG THE PROPERTY BOUNDARY. 1445-433 PARCEL 18314110 DI 6290-785 SUPPLEMENTAL PLANTING AND SCREENING SHALL BE PROVIDED ON THE WATERFORD PROPERTY IN AREAS WHERE LITTLE OR NO VEGETATION IS PRESENT. SCREENING MATERIALS WILL CONSIST OF 10-12 FEET LEYLAND CYPRESS (OR EQUAL AS RECOMMENDED BY THE PETITIONER'S LANDSCAPE ARCHITECT) PLANTED 8 FEET ON CENTER. PLANTING SHALL BE SUBJECT TO THE APPROVAL OF THE WATERFORD HOMEOWNER'S ASSOCATION AS WELL AS THE RECEIPT OF THE NECESSARY EASEMENTS FOR THE PLANTINGS FROM THE ASSOCIATION TO THE PETITIONERS. NICHOLAS GOUDES PARCEL 18315399 2688-523 LAKE AND STORM WATER MANAGEMENT AREAS TYP. THESE LOCATIONS REPRESENT TENTATIVE PRELIMINARY LOCATIONS AND ARE PRIMARILY FOR ILLUSTRATIVE PURPOSES. IF ENGINEERING STUDIES DETERMINE THAT BETTER LOCATIONS ARE APPROPRIATE, THE LAKES MAY BE LOUSE C. PHILLIPS PARCEL 18314107 1251-499 Phillips Place Property Description From the southeast corner of the intersection of Savings Place and Fairview Road proceeding PEGGY P. CROWDER PARCEL 18314112 DI 6290-785 S 68°37'52" E at a distance of 296.51' to the point of beginning and then proceeding: S 68°37'52" E 930.43' S 68°42'15" E 326.56' PATRICK-MICHAEL, I S 81°52'00" E22.67' PARCEL 18314108 5749-199 S 40°00'06" E S 49°59'54" W S 40°00'06" E S 70°58'45" W S 71°05'43" W 209.62 N 61°23'07" W N 05°52'07" W79.51 N 67 53'42" W 100.98 S 67.46'32" W S 82°42'06" W 168.80' N 55°57'04" W 197.19' S 20°27'15" W13.55' N 76°25'28" W 122.70' N 76°19'50" W 237.47' N 18°35'58" E 331.74' N 07°46'49" E 462.69 N 55*55'28" W46.14' N 29°41'43" E 323.33' Returning to Point of Beginning VICINITY MAP

Phillips Holace

PHILLIPS PLACE

General Provisions

- a. All development standards established by the City of Charlotte Zoning Ordinance (the "Ordinance") for the Commercial Center District (CC) shall
- b. The building configurations, placements and sizes as shown on the Schematic Plan are conceptual in nature and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations. Vehicular circulation may occur in the building envelopes. Turning radii shall be constructed to allow emergency vehicle access.

be followed in connection with the development to take place on this site.

- a. The total floor area of all retail facilities on the site shall not exceed 130,000 square feet. In addition, the proposed inn will contain no more than 130 rooms and the residential and mixed use transitional areas of the project will contain no more than 402 multi-family residential units.
 b. The site may be devoted to any use (including accessory uses) permitted in the CC Zoning District by the Ordinance, either by right or under proscribed conditions, except Drive-thru Restaurants.
- 3. Buffers

Permitted Uses

- a. Buffers established on this Technical Data Sheet around the perimeter of the site shall conform to the standards of Section 12.302 of the Ordinance.
 b. Buffer areas are to remain as open space, except to the extent necessary to accommodate pedestrians, access points, berms, walls, fences, drainage, utility lines and facilities.
- c. Grading may be performed and slopes may be installed within any part of the buffer area.
 d. In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading and utility
- construction, the cleared, improved areas will be landscaped as
 required by the Ordinance.

 A site plan has been submitted to the Planning Staff, in conjunction with
 the Planned Multi-Family Review, which addresses the issue of separation
 of the residential and non-residential components of the project as well as

 11. Stormwater Management
- the integration of the uses.

 4. Landscaping and Screening
- a. Screening shall conform to the standards and treatments specified in Section 12.303 of the Ordinance.
- b. Proposed landscape plantings shown on the Schematic Plan are conceptual only and subject to change based on final plans and actual site conditions.
 5. Setheoler
- a. Buildings within the CC District shall maintain a minimum setback of 35 feet from the Fairview Road right-of-way as well as minimum side and rear yard setbacks of 25 feet from any exterior property line.
 b. Residential structures shall maintain a 50 foot buffer from the rear

property line, a minimum side yard of 10 feet (5 feet in areas adjacent to

other multi-family housing), and a minimum rear yard of 40 feet.

- The property owner shall have the right to reduce the Buffer requirement by 25% if a wall, fence or berm is provided that meets the standards in Section 12.302(8) of the Ordinance.

 c. Buffering along the Duke Power Company right-of-way shall be provided in accordance with the intent and requirements of the Ordinance.

 An Alternate Buffer Plan has been submitted to and approved by the
- Building Standards Department.

 Parking
- a. Each of the parking areas depicted on the Schematic Plan may vary in size and location, but in all events, off-street parking will meet the minimum standards of the Ordinance.
- b. Parking areas may be constructed inside and outside building envelope lines.c. Parking will not be allowed within established setbacks and buffers.
- 7. Lighting
- a. A uniform lighting system will be employed throughout the site.b. All lighting within the site will be designed such that direct illumination
- does not extend beyond any property line. Light poles will be restricted to a maximum height of 35 feet.

 c. Consideration will be given to the impact of lighting on adjoining
- properties. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.

SITE DATA

Existing Zoning:	CC
Total Area:	34.49 AC
Total Retail Area:	1 3 0,000 Square Feet
Total Residential Area:	402 Units
Project Phasing:	
Phase I-Movie Theater Retail Multi-Family Residential	30,000 Square Feet 24,000 Square Feet 294 Units
Phase II-Retail Inn Multi-Family Residential	66,000 Square Feet 130 Rooms 108 Units
Total Minimum Parking	1,350 Spaces
Retail Inn	623 Spaces 130 Spaces

The F.A.R. will not exceed that allowed by the Zoning Ordinance for the CC District.

APPROVED BY CITY COUNCIL

597 Spaces

LEGEND ACCESS BUFFER SETBACK $\sim\sim\sim$ EXISTING TREES RETENTION POND FENCE ____ BUILDABLE AREA _____ MULTI-FAMILY / COMMERCIAL (PHASE I) COMMERCIAL/MIXED USE TRANSITIONAL (PHASE II) Scale: 1"=100'

- a. A master signage system will be adopted and implemented throughout the site.
- All signs placed on the site will be erected in accordance with the requirements of the Ordinance.
 Permanent detached project identification signs for the unified development
- Permanent detached project identification signs for the unified developme contemplated on the site shall be erected in accordance with the provisions of the Ordinance.

Fire Protection

- Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshall's specifications. Plans for each building will be submitted to the Fire Marshall's office for approval before construction of the particular building commences.
- b. Fire hydrants will be located within 750 feet of any building constructed on the site.
 10. Architectural Controls
 a. In general, buildings in the residential areas will be constructed to a height of no more than 40 feet unless the provisions of Section 9.305(1)(7) will be
 - met. However, building heights in the retail and transitional areas may be increased provided the provisions of Section 11.405(6) will be met.

 All dumpster areas will be screened in accordance with the requirements of the Ordinance. Each dumpster area will be enclosed on all four sides by a wooden fence or brick wall with one side being a hinged gate. If one or more sides of the dumpster area adjoin a rear wall of a building, the rear wall will be substituted for the fence along each such side.
- c. All roof top equipment will be screened.
 d. The appearance of the front elevations of the retail buildings within the CC District will be generally consistent with the elevations depicted by Exhibit A, prepared by TBA2 Architects, which accompanied the original Rezoning documents. Final dimensions and locations of design features

may change to satisfy tenant requirements.

 a. Stormwater runoff from the site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte. No detention facilities shall be located in buffer or setback areas.
 Access Points

- a. The number of access points to the site will be limited to those shown and will be located in the general areas depicted on this Technical Data Sheet.
 b. The configurations of access points within the site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs, and are further subject to approval by C.D.O.T. and the City of Charlotte Engineering Department.
- c. The internal spine road to service the project to be built in accordance with standards for private streets.
 d. There shall be no vehicular access from Phillips Place to Sharonview Road.
- ect Phasing

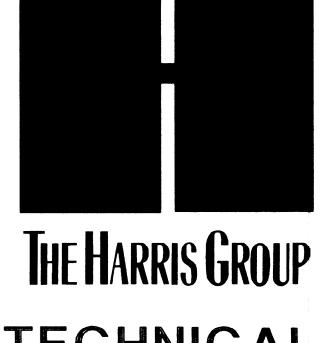
 Phase I: Construction of the retail may begin once grading has
- commenced on the multi-family portion of the site however certificates of occupancy will not be issued for the retail buildings until building permits have been pulled for the multi-family buildings.

 a. Phase II: Construction on Phase II may commence once building permits
- have been received for the multi-family units in Phase I.

 Site Improvements

 The Petitioner will wider Fairview Road along the frontage of the proper
- a. The Petitioner will widen Fairview Road along the frontage of the property to provide a seperate right turn lane into Phillips Place. This widening will accommodate a future third eastbound through lane along Fairview Road.
 b: The Petitioner will construct a new left turn lane in the median of
- b: The Petitioner will construct a new left turn lane in the median of southbound Cameron Valley Parkway a distance of 180 feet plus taper.c. The Petitioner will extend the existing westbound left turn lane along
- The Petitioner will extend the existing westbound left turn lane alon Fairview Road at Cameron Valley Parkway to 310 feet plus taper.





TECHNICAL
DATA SHEET

DATE: C					
PROJECT N	VO:	14072			
REVISIONS:					
09-16-94	FOR	PUBLIC	HEA	RING	
11-23-94	PKG.	STRUC	T. LO	C. & I	DEVEL
11-29-94	LINE	S 14a-	c TO	DEVEL	. NOT
01-09-96	FOR	REZONI	NG A	MENDM	ENT
01-19-96	FOR	ADMINIS	STRAT	IVE PI	AN
03-15-96	FOR	PUBLIC	HEA	RING	

Landscape Architecture
Urban Design

VA 22314

703/549-7784

703/549-7784

Land Planning
Civil Engineering