

**DEVELOPMENT DATA**

EXISTING ZONING (By Tax Parcel)	HICD1
(PARCEL I) 143-012-01	HICD1
(PARCEL IV) 143-012-02	R-17MF
(PARCEL II) 143-012-03	R-17MF
(PARCEL III) 143-012-04	R-17MF
PROPOSED ZONING	HICD1 SITE PLAN AMENDMENT (PARCEL I) AND HICD (PARCELS III/IV)
TOTAL SITE AREA	25.76 ACRES
SITE AREA DEVELOPED	19.96 ACRES
SITE AREA TO BE REZONED	0.54 ACRES
SITE AREA TO BE AMENDED	2.0 ACRES
BUILDING AREA DEVELOPED	209,588 SQUARE FEET
BUILDING AREA IN SITE I, II, III, IV, AND V	95,412 SQUARE FEET (NO CHANGE)
TOTAL BUILDING AREA	305,000 SQUARE FEET (NO CHANGE)

**DEVELOPMENT STANDARDS**

- PERMITTED USES SHALL BE: OFFICE, OFFICE FLEX SPACE, OFFICE DISTRIBUTION AND (SHOWROOM, RADIO AND TELEVISION STATIONS INCLUDING RELATED DISHES, TOWERS AND ANTENNAS). LOADING DOCKS SHALL BE ORIENTED AWAY FROM THE BILLY GRAHAM PARKWAY.
 

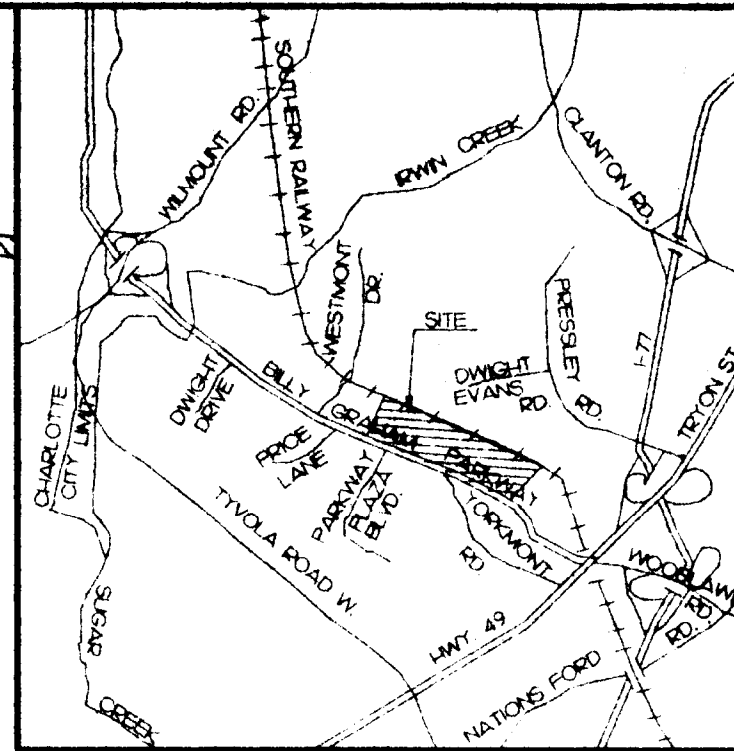
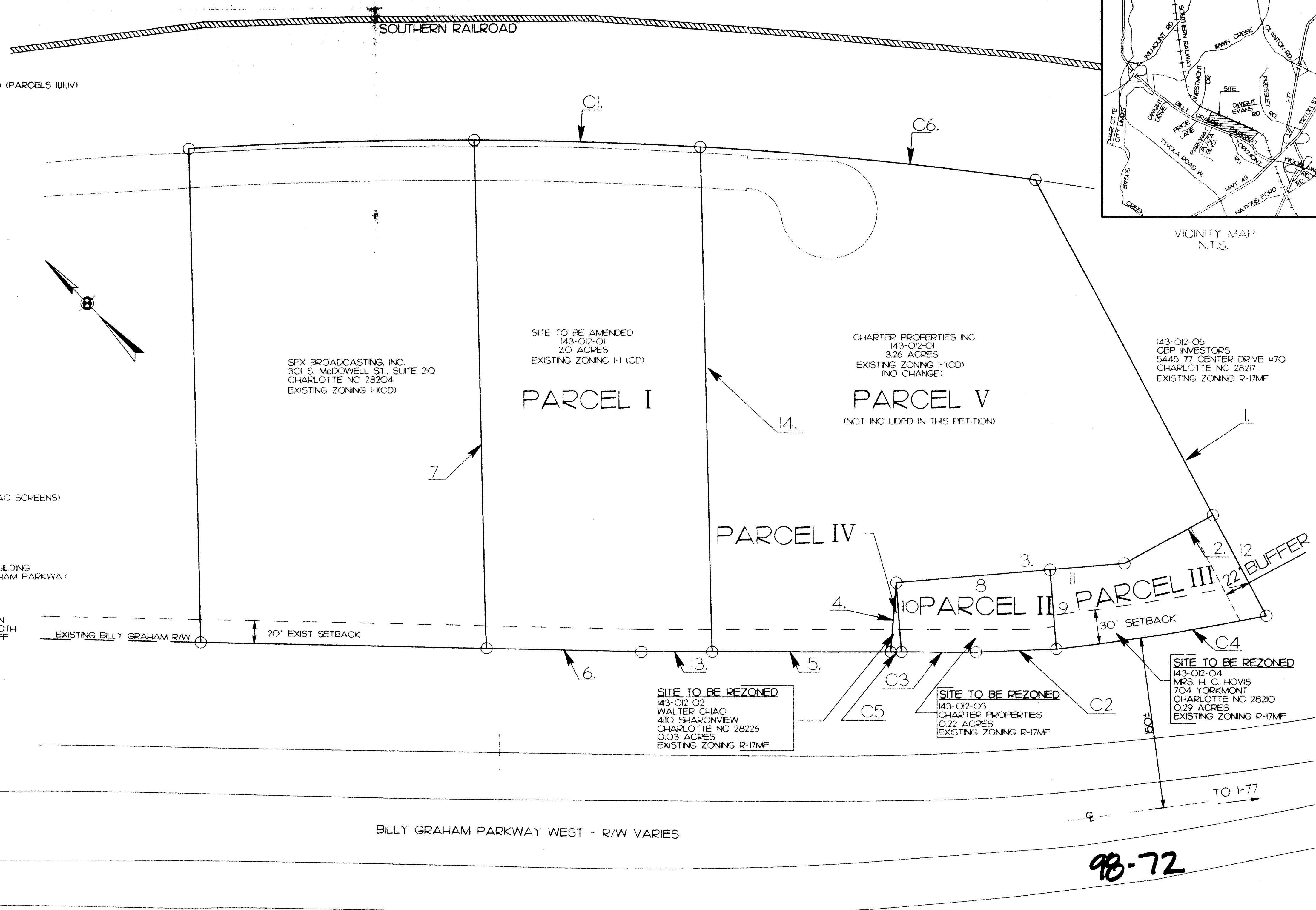
IN ADDITION, PARCEL I MAY BE DEVOTED TO A HOTEL/MOTEL USE. HOWEVER, IF THE SITE IS DEVOTED TO THIS USE, THE FOLLOWING CONDITIONS AND RESTRICTIONS SHALL APPLY:

  - THE HOTEL/MOTEL FACILITY MAY NOT CONTAIN MORE THAN 80 GUEST ROOMS.
  - THE HOTEL FACILITY MAY NOT EXCEED 4 STORES IN HEIGHT.
  - THE FOLLOWING RESTRICTIONS WILL APPLY TO ANY ACCESSORY USES ALLOWED IF A HOTEL/MOTEL USE IS SELECTED.
    - NO FOOD OR BEVERAGE SERVICES WILL BE ALLOWED WHICH ARE AVAILABLE TO THE GENERAL PUBLIC. HOWEVER, A COMPLIMENTARY CONTINENTAL BREAKFAST AND COMPLIMENTARY BEVERAGE AND HORS D'OEUVRES IN THE EARLY EVENING, MAY BE PROVIDED FOR PATRONS AND THEIR GUESTS.
    - THE HOTEL/MOTEL MAY PROVIDE MEETING FACILITIES AND A SWIMMING POOL. HOWEVER, THE MEETING FACILITIES MAY NOT EXCEED, IN THE AGGREGATE, 1500 SQUARE FEET IN AREA.
    - NO FREESTANDING IDENTIFICATION SIGN WILL BE ALLOWED TO BE ERRECTED ALONG BILLY GRAHAM PARKWAY. HOWEVER, A MONUMENT IDENTIFICATION SIGN NOT TO EXCEED 50 SQ FT. ON EITHER SIDE, MAY BE ERRECTED ALONG THE PRIVATE DRIVE TO THE REAR OF THE SITE.
    - ALL MECHANICAL EQUIPMENT, INCLUDING ROOF TOP UNITS INSTALLED ON ANY HOTEL/MOTEL FACILITY, SHALL BE SCREENED FROM THE NORMAL VIEW OF A PERSON STANDING ALONG BILLY GRAHAM PARKWAY AT ITS CURRENTLY EXISTING GRADE.
    - AT LEAST 80% OF THE EXTERIOR ELEVATION BUILDING MATERIAL (EXCLUDING WINDOWS, DOORS, AND HVAC SCREENS) TO BE EMPLOYED IN THE CONSTRUCTION OF ANY SUCH HOTEL/MOTEL WILL BE BRICK.
    - ANY DUMPSTER AREAS MUST BE ENCLOSED ON ALL FOUR SIDES BY A WOODEN FENCE, BLOCK OR BRICK WALL, WITH ONE SIDE BEING A HINGED GATE.

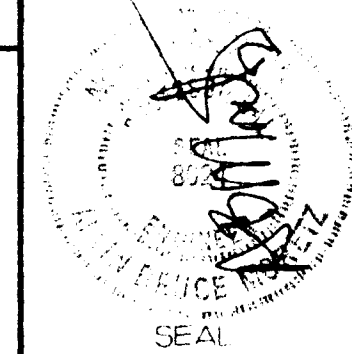
IF PARCEL I IS NOT DEVELOPED FOR A HOTEL/MOTEL USE, THEN IT MAY BE DEVOTED TO ONE OR MORE OF THE FOLLOWING USES: OFFICE, OFFICE FLEX SPACE, OFFICE DISTRIBUTION AND SHOWROOM, RADIO AND TELEVISION STATIONS INCLUDING RELATED DISHES, TOWERS AND ANTENNAS, WITH A RENTABLE BUILDING AREA OF NO MORE THAN 30,000 SQ. FT. LOADING DOCKS SHALL BE ORIENTED AWAY FROM THE BILLY GRAHAM PARKWAY.
- A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE.
 

ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREETLIGHTS WHICH MAY BE ERRECTED ALONG THE PRIVATE DRIVE WHICH PROVIDES ACCESS FOR THE SITE), SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. 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 PROPERTIES.

DETACHED LIGHTS SHALL NOT EXCEED 30 FT. IN HEIGHT.
- HEIGHT: 40 FEET WITH INCREASES AS PERMITTED BY CODE.
- PARKING: AS REQUIRED BY CODE.
- SETBACKS, SIDE AND REAR YARDS: AS REQUIRED BY CODE. BUFFER AREAS WILL MEET SECTION 12.302 OF THE ZONING ORDINANCE. HOWEVER, A VARIANCE MAY BE REQUESTED TO REDUCE THE BUFFERS NEXT TO ADJACENT MULTIFAMILY AT THE EAST END OF THE SITE, SINCE THIS MULTIFAMILY LAND HAS NO ACCESS.
- AREAS WITHOUT EXISTING NATURAL VEGETATION WILL BE REVEGETATED WITH APPROPRIATE TREES AND SHRUBS. PLANT MATERIALS SELECTED WILL BLEND WITH THE EXISTING NATURAL AND LANDSCAPED AREAS OF THE DEVELOPED SITE.
- INDIVIDUAL BUILDINGS, DRIVES AND PARKING AREAS WILL BE LANDSCAPED WITH DECIDUOUS, EVERGREEN AND FLOWERING TREES AND SHRUBS. ALL LANDSCAPING AND SCREENING WILL MEET THE CHARLOTTE ZONING ORDINANCE AND TREE ORDINANCE WHERE APPLICABLE.
- SITE AREA TO BE SUBDIVIDED FOR OWNER / USERS NOT YET IDENTIFIED.
- SCREENING WILL BE COMPARABLE TO WHAT HAS ALREADY BEEN ESTABLISHED WITHIN WOOD RIDGE CENTER. SCREENING WILL MEET CODE REQUIREMENTS ALONG THE FRONTAGE WITH BILLY GRAHAM PARKWAY. SCREENING WILL COMPLY WITH SECTION 12.303 OF THE ZONING ORDINANCE.
- ALL BUILDINGS WILL BE CONSTRUCTED OF A MASONARY OR PRECAST CONCRETE, TYPE MATERIAL AND GLASS IN ORDER TO INSURE A HARMONY OF MATERIALS WITH SITE AND THE EXISTING URBAN FABRIC.
- NO BILLBOARDS WILL BE LOCATED ON THIS SITE.
- THE TOTAL DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE CHARLOTTE STORM WATER DETENTION ORDINANCE. NO DETENTION WILL BE IN ANY REQUIRED BUFFER OR SETBACK.
- THE TOTAL SITE IS NOT WITHIN A REGULATORY FLOODPLAIN.
- FIRE HYDRANTS WILL BE LOCATED IN ACCORDANCE WITH CODE.
- ALL SIGNAGE WILL COMPLY WITH THE ZONING ORDINANCE. NO DETACHED SIGNAGE WILL BE ALLOWED OTHER THAN THE MONUMENT SIGN REFERENCED IN 10.(iii) ABOVE.
- ON PARCEL I A VARIANCE MAY BE REQUESTED FOR DELETION OF THE REQUIRED BUFFER AT THE REAR OF THE PARCEL (ADJACENT TO THE RAILROAD TRACKS) OR A WAIVER THROUGH SECTION 12.304 OF THE ZONING ORDINANCE.



DATE	20 DECEMBER 1997
NO.	143-012-01
REVISIONS	
DATE	12/20/97
BY	ABM
DESCRIPTION	REVISED PARCEL I TRIVITZER
DATE	12/20/97
BY	ABM
DESCRIPTION	REVISED PARCEL I TRIVITZER
DATE	12/20/97
BY	ABM
DESCRIPTION	REVISED PARCEL I TRIVITZER



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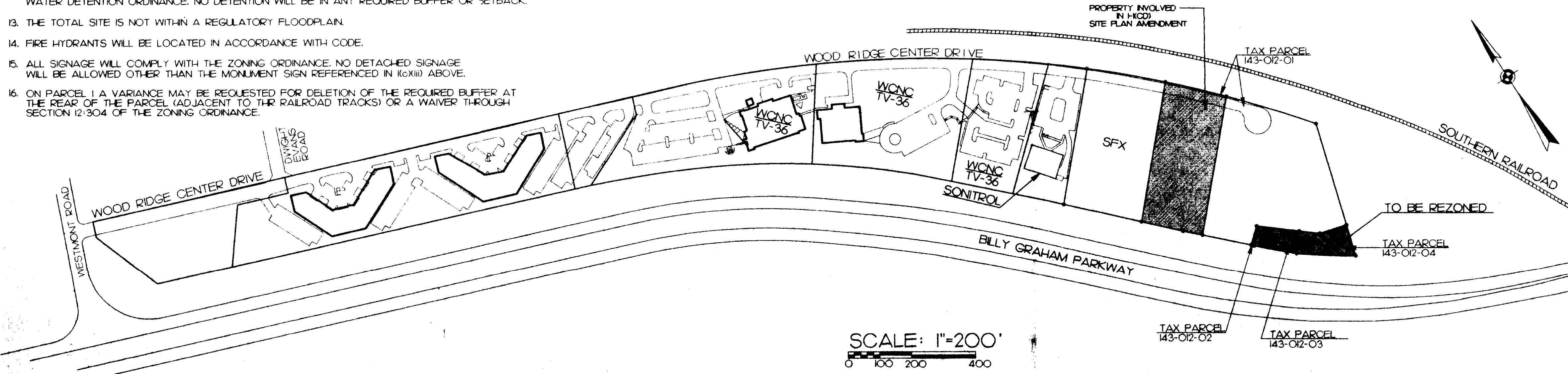
PROJECT  
**WOODRIDGE CENTER**  
 CHARLOTTE, NORTH CAROLINA

SCALE: 1"=50'

APPROVED BY CITY COUNCIL  
 DATE **October 21, 1998**

CURVE	RADIUS	LENGTH	TANGENT	ANGLE	CHORD	BEARING
C1	3718.77	197.31	-----	-----	197.29	N 44°06'46" W
C2	2179.83	-----	-----	-----	70.20'	N 49°41'39" W
C3	SPIRAL	-----	-----	-----	65.35'	N 47°55'33" W
C4	2179.83	185.22'	-----	-----	185.16'	N 55°04'03" W
C5	SPIRAL	-----	-----	-----	9.5'	N 47°55'33" W
C6	3718.77	293.68	-----	-----	293.60'	N 40°19'50" W

LINE #	LENGTH	BEARING
1	329.39'	S 16°04'09" W
2	87.87'	N 74°32'27" W
3	200.09'	N 50°42'12" W
4	60.89'	S 48°48'40" W
5	65.53'	N 45°51'47" W
6	135.46'	N 44°33'35" W
7	441.76'	N 42°47'47" E
8	135.25'	S 50°42'12" W
9	69.38'	S 38°51'30" W
10	62.99'	S 39°01'39" W
11	64.84'	S 50°42'12" W
12	98.77'	S 16°04'09" W
13	61.71'	N 57°05'43" W
14	438.75'	S 42°47'47" W



SCALE: 1"=200'

SHEET TITLE  
**SITE PLAN AMENDMENT & REZONING PETITION FOR PUBLIC HEARING #98-72**

DRAWN BY	ABM
CHECKED BY	ABM
PROJECT NUMBER	54-96
SHEET NUMBER	01 OF 01