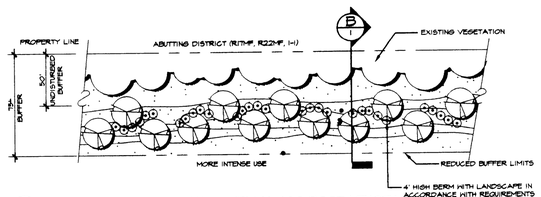
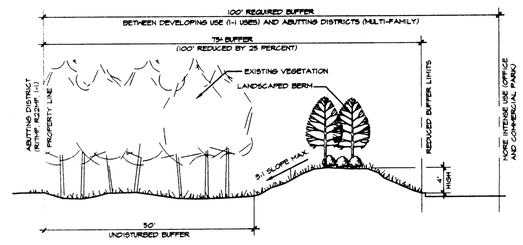
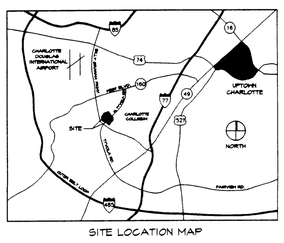


A/1 REDUCED BUFFER PLAN - TYPICAL 100 FOOT LENGTH
N.T.S.



B/1 REDUCED BUFFER SECTION - TYPICAL
N.T.S.



SITE LOCATION MAP

TECHNICAL DATA SHEET
LAKEPOINTE CORPORATE CENTER

CHARLOTTE, NORTH CAROLINA

REZONING
FOR
CHILDRESS KLEIN
PROPERTIES
CHARLOTTE, NORTH CAROLINA

FEBRUARY 4, 1997
REVISED SEPTEMBER 28, 1998
PETITION #98-125
FOR PUBLIC HEARING

ADJACENT OWNERSHIP INFORMATION

#1. B.H. McCoy, H.M. McCoy and E.R. McCoy III (owners)
521 Clanton Road NC
Charlotte, N.C. 28211
Tax ID#: 145-042-05 Deed:4415-217 Zoning: I1

#2. T.R. Collins (owner)
2.5 Copper Lane
Mooresville, N.C. 28115
Tax ID#: 145-042-02 Deed:5066-446 Zoning: R22MF

#3. L.M. Cooper (by entirety) (owner)
5815 West Boulevard
Charlotte, N.C. 28208
Tax ID#: 145-061-45 Deed:1899-520 Zoning: R22MF

#4. J. Cooper (by entirety) (owner)
5415 West Boulevard
Charlotte, N.C. 28208
Tax ID#: 145-061-42 Deed:2016-48 Zoning: R22MF

#5. Brian Potts Alexander, Jr. (et-al by will) (owners)
5420 West Boulevard
Charlotte, N.C. 28208
Tax ID#: 145-061-40 Deed:1801-522 Zoning: R22MF

#6. Z. Hoode, et al (owners)
5517 West Boulevard
Charlotte, N.C. 28208
Tax ID#: 145-061-37 Deed:5607-16 Zoning: R22MF

#7. D. Hoode (owner)
5525 West Boulevard
Charlotte, N.C. 28208
Tax ID#: 145-061-55 Deed:1242-112 Zoning: R22MF

#8. M.B.J. Stanley (owner)
5049 Vista Street NE
Washington, D.C. 20018
Tax ID#: 145-061-21 Deed:1747-29 Zoning: R22MF

#9. E.A. Davis (Estate) (owner)
4804 Rebecca Avenue
Charlotte, N.C. 28208
Tax ID#: 145-061-13 Deed:2686-41 Zoning: R22MF

#10. L. J. Stinson (owner)
2517 Rebecca Avenue
Charlotte, N.C. 28208
Tax ID#: 145-061-14 Deed:5484-670 Zoning: R22MF

#11. S. Cummings (by entirety) (owner)
2504 Rebecca Avenue
Charlotte, N.C. 28208
Tax ID#: 145-061-21 Deed:5007-500 Zoning:R22MF

#12. R.E. Grant (owner)
2501 Rebecca Avenue
Charlotte, N.C. 28208
Tax ID#: 145-061-16 Deed:4462-116 Zoning:R22MF

#13. J.N. Pope (owner)
2414 Rebecca Avenue
Charlotte, N.C. 28208
Tax ID#: 145-061-15 Deed:5452-158 Zoning: R22MF

#14. J.N. Pope (owner)
2414 Rebecca Avenue
Charlotte, N.C. 28208
Tax ID#: 145-061-12 Deed:5515-154 Zoning: R22MF

#15. G.D. Barley (by entirety) (owner)
2411 Rebecca Avenue
Charlotte, N.C. 28208
Tax ID#: 145-061-11 Deed:1212-504 Zoning: R22MF

#16. L.P. Stutts (owner)
2339 Rebecca Avenue
Charlotte, N.C. 28208
Tax ID#: 145-061-10 Deed:6586-551 Zoning: R22MF

#17. J.R. Denson (owner)
4410 Harkwood Road
Charlotte, N.C. 28209
Tax ID#: 145-061-04 Deed:4184-345 Zoning: R22MF

#18. J.R. Denson (owner)
4410 Harkwood Road
Charlotte, N.C. 28209
Tax ID#: 145-061-03 Deed:5131-401 Zoning: R22MF

#19. J.N. Pope (by entirety) (owner)
5824 N. Tryola Road
Charlotte, N.C. 28209
Tax ID#: 145-061-04 Deed:1094-003 Zoning: R22MF

#20. City of Charlotte (owner)
600 E. Fourth Street
Charlotte, N.C. 28202
Tax ID#: 145-051-01 Deed:(none found) Zoning: R22MF

#21. City of Charlotte (owner)
600 E. Fourth Street
Charlotte, N.C. 28202
Tax ID#: 145-051-01 Deed:(none found) Zoning: R22MF

SITE DATA:

AREA WITHIN PETITION	147.255 ACRES (NET AREA) 3.099 ACRES (R.O.W. AREA)
MAXIMUM BUILDING AREA	2,665,000 SQUARE FEET
PREVIOUS MAXIMUM BUILDING AREA	2,500,000 SQUARE FEET
EXISTING ZONING	R-22MF, I-1(CD), BI
PROPOSED ZONING	I-1 (CD) SITE PLAN AMMENDMENT AND I-1(CD)
PROPOSED USE	OFFICE AND COMMERCIAL PARK WITH OTHER USES PERMITTED BY I-1 ZONING

PHASING OF DEVELOPMENT

PETITIONER AGREES TO DEVELOP THE SITE IN ACCORDANCE WITH PHASING SCHEDULE SET FORTH BELOW:

PHASE 1

UP TO 500,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED AT ANY TIME AFTER APPROVAL OF THIS REZONING PETITION WITH NO ADDITIONAL ROAD IMPROVEMENTS OTHER THAN THE INSTALLATIONS OF TURN LANES AND DECELERATION LANES, WHERE DEEMED APPROPRIATE BY THE NCDOT OR CDOT.

PHASE 2

AN ADDITIONAL 1,84,000 SQUARE FEET GROSS FLOOR AREA MAY BE DEVELOPED AT ANY TIME AFTER THE FOLLOWING TRANSPORTATION IMPROVEMENTS HAVE BEEN COMPLETED:

(a) INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF THE BILLY GRAHAM PARKWAY SOUTHBOUND RAMPS WITH WEST TYVOLA ROAD AS WILL BE RECOMMENDED BY THE NCDOT OR CDOT, WILL BE INCORPORATED INTO THE TYVOLA ROAD REVERSIBLE LANE SYSTEM.

(b) RELOCATION AND CONSTRUCTION OF WEST TYVOLA ROAD THROUGH THE SITE TO INCLUDE A STANDARD FOUR LANE MEDIAN DIVIDED SECTION WITH APPROPRIATE TURN LANES AT THE THREE (3) MEDIAN OPENING/ACCESS LOCATIONS WHICH ARE GENERALLY DEPICTED ON PETITIONER'S TECHNICAL DATA SHEET.

(c) INSTALLATION OF TURN LANES AT ALL THREE ACCESS POINTS ONTO WEST TYVOLA ROAD, STORAGE LANES AS DETAILED IN THE PETITIONER'S OCTOBER 1996 TRAFFIC ACCESS ANALYSIS PREPARED BY KUBILINS TRAFFIC CONSULTING, INC. WHICH CURRENTLY FORMS A PART OF PETITIONER'S REZONING PETITION.

(d) INSTALLATION OF TRAFFIC SIGNALS AT THE SITE'S EASTERN AND WESTERN ACCESS POINTS ONTO WEST TYVOLA ROAD, AS GENERALLY DEPICTED ON PETITIONER'S TECHNICAL DATA SHEET.

(e) CONSTRUCTION OF A DIRECTIONAL CROSSOVER AT THE CENTER ACCESS POINT ONTO WEST TYVOLA ROAD, AS GENERALLY DEPICTED ON PETITIONER'S TECHNICAL DATA SHEET.

(S3) THE PETITIONER WILL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH THE INITIAL DESIGN AND INITIAL INSTALLATION OF THE TRAFFIC SIGNAL DESCRIBED IN PARAGRAPHS (c) AND (d) ABOVE. HIGH COST SHALL INCLUDE THE TRAFFIC SIGNALS INTERCONNECT CABLE, AND POSSIBLE RELOCATION OF THE EXISTING OVERHEAD UNITY DISTRIBUTION (SAFETY AT THE INTERSECTION OF THE SOUTH BOUND RAMP AND REQUIRED SOLELY TO ACCOMMODATE THE PROJECT. HOWEVER, THE PARTIES AGREE AND PROVIDED FURTHER TO A DISTRICT ACT OF THE CITY OF CHARLOTTE AND MADE AVAILABLE TO HELP TO PAY SUCH COSTS THAT NO STATE, CITY OR PRIVATE FUNDS HAVE BEEN AVAILABLE TO HELP TO PAY SUCH COSTS.

WHILE THE ADDITIONAL DEVELOPMENT APPROVED FOR PHASE 2 MAY BE CONSTRUCTED CONTEMPORANEOUSLY WITH THE REQUIRED TRANSPORTATION IMPROVEMENTS, NO CERTIFICATES OF OCCUPANCY MAY BE ISSUED FOR ANY OF THIS ADDITIONAL DEVELOPMENT UNTIL THE IMPROVEMENTS HAVE BEEN COMPLETED.

PHASE 3

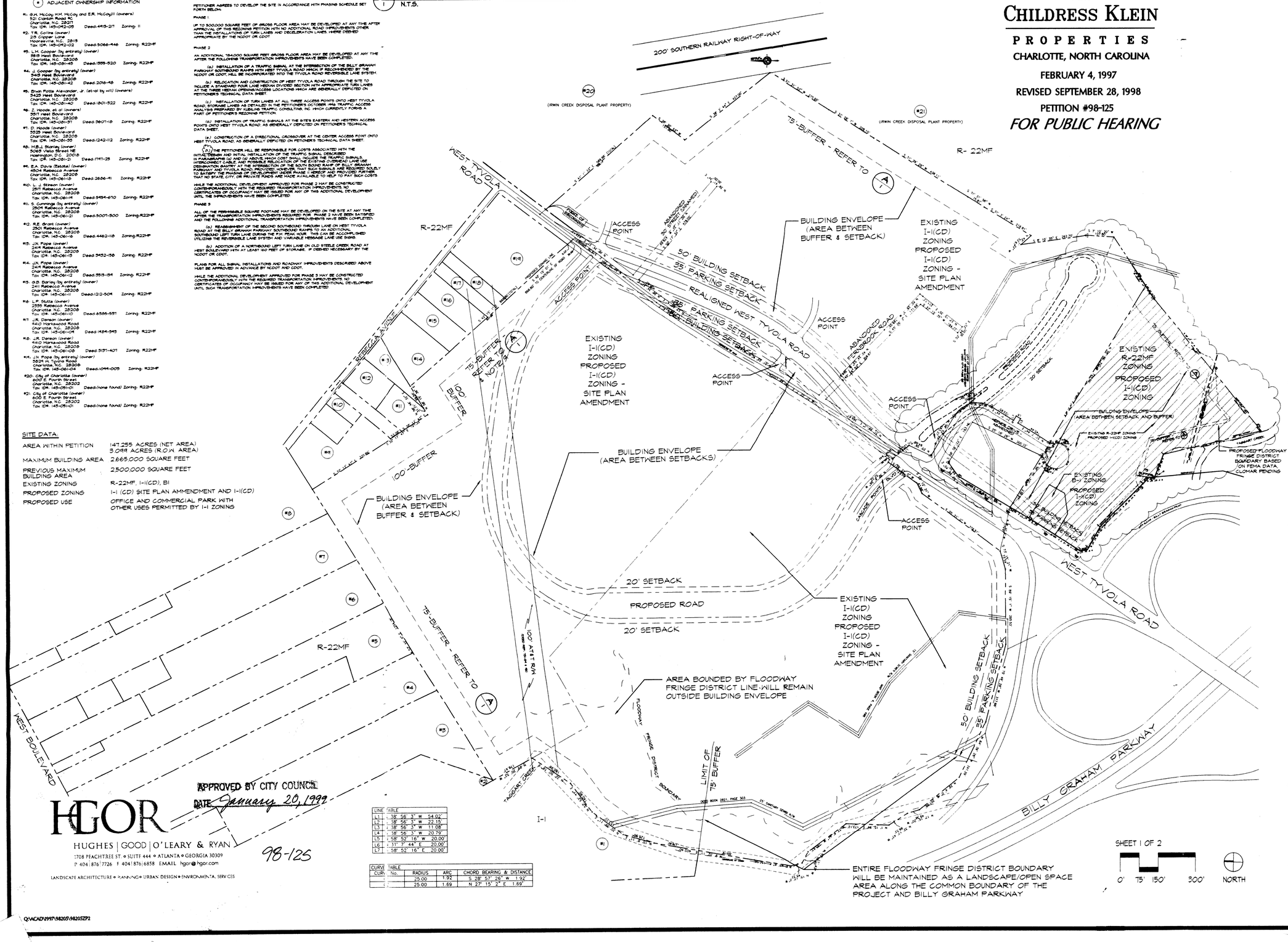
ALL OF THE REMAINIBLE SQUARE FOOTAGE MAY BE DEVELOPED ON THE SITE AT ANY TIME AFTER THE TRANSPORTATION IMPROVEMENTS REQUIRED FOR PHASE 2 HAVE BEEN SATISFIED AND THE FOLLOWING ADDITIONAL TRANSPORTATION IMPROVEMENTS HAVE BEEN COMPLETED:

(a) REALIGNMENT OF THE SECOND SOUTHBOUND THROUGH LANE ON WEST TYVOLA ROAD AT THE BILLY GRAHAM PARKWAY SOUTHBOUND RAMPS TO AN ADDITIONAL SOUTHBOUND LEFT TURN LANE DURING THE PM PEAK HOUR. THIS WILL BE ACCOMPLISHED UTILIZING THE REVERSIBLE LANE SYSTEM AND VARIABLE MESSAGE LANE USE SIGNS.

(b) ADDITION OF A NORTHBOUND LEFT TURN LANE ON OLD STEELE CREEK ROAD AT WEST BOULEVARD WITH AT LEAST 160 FEET OF STORAGE, IF DEEMED NECESSARY BY THE NCDOT OR CDOT.

PLANS FOR ALL SIGNAL INSTALLATIONS AND ROADWAY IMPROVEMENTS DESCRIBED ABOVE MUST BE APPROVED IN ADVANCE BY NCDOT AND CDOT.

WHILE THE ADDITIONAL DEVELOPMENT APPROVED FOR PHASE 3 MAY BE CONSTRUCTED CONTEMPORANEOUSLY WITH THE REQUIRED TRANSPORTATION IMPROVEMENTS, NO CERTIFICATES OF OCCUPANCY MAY BE ISSUED FOR ANY OF THIS ADDITIONAL DEVELOPMENT UNTIL SUCH TRANSPORTATION IMPROVEMENTS HAVE BEEN COMPLETED.



LINE TABLE		
L1	S 38° 56' 3" W	54.02'
L2	S 38° 56' 3" W	22.16'
L3	S 38° 56' 3" W	11.08'
L4	S 38° 56' 3" W	20.79'
L5	S 58° 52' 16" W	20.00'
L6	S 31° 7' 44" E	20.00'
L7	S 58° 52' 16" E	20.00'

CURVE TABLE				
CURV	No.	RADIUS	ARC	CHORD BEARING & DISTANCE
		25.00	1.92	S 28° 57' 26" W 1.92'
		25.00	1.69	N 27° 15' 2" E 1.69'

APPROVED BY CITY COUNCIL
DATE January 20, 1999
98-125

HGOR
HUGHES | GOOD | O'LEARY & RYAN
1708 PEACHTREE ST. • SUITE 444 • ATLANTA • GEORGIA 30309
P 404|876|7726 F 404|876|6858 EMAIL hgor@hgor.com
LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN • ENVIRONMENTAL SERVICES

Q:\ACAD\1997\98205\98205ZP2

DEVELOPMENT STANDARDS:

GENERAL

ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE MECKLENBURG COUNTY ZONING ORDINANCE (THE "ORDINANCE") FOR THE I-1 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE. THE CONFIGURATION, PLACEMENT, NUMBER AND ALIGNMENT OF THE BUILDINGS COMPRISING THE DEVELOPMENT AS SHOWN ON THE SCHEMATIC SITE PLAN MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING ENVELOPES ESTABLISHED ON THIS TECHNICAL DATA SHEET, SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW.

PERMITTED USES

1. EXCEPT AS OTHERWISE PROVIDED BELOW, THE SITE MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN AN I-1 ZONING DISTRICT.
2. NO FAST FOOD RESTAURANTS (I.E. RESTAURANTS WITH DRIVE-THROUGH SERVICES) WILL BE ALLOWED.
3. (S1) RETAIL USES WITHIN THE SITE SHALL BE LIMITED TO 70,000 S.F. FOR EACH SIDE OF TYVOLA ROAD FOR A TOTAL OF 140,000 S.F.

BUFFER AREAS

1. BUFFER AREAS ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ZONING ORDINANCE, SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 AND TO THE PROVISIONS OF SECTION 12.302 (8) THE FOLLOWING PARAGRAPHS 2 THROUGH 8 OF THIS SUBSECTION.
2. THE EXTERIOR 50 FEET OF ALL BUFFER AREAS ARE TO REMAIN IN THEIR UNDISTURBED CONDITIONS EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE ACCESS POINTS AND UTILITY LINES AND FACILITIES. ALL UTILITY LINES AND FACILITIES INSTALLED IN THE FUTURE MAY ONLY CROSS THE UNDISTURBED PORTIONS OF BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES AND, TO THE EXTENT POSSIBLE, PATHS CLEARED FOR SUCH UTILITY LINES AND FACILITIES SHALL BE REPLANTED WITH PLANT MATERIALS WHICH ARE THE SAME AS OR SIMILAR TO THE TYPES OF MATERIALS THAT ARE IN PLACE WITHIN THE BUFFER AREA INVOLVED.
3. THE REMAINING PORTIONS OF ALL BUFFER AREAS ARE TO REMAIN AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE ACCESS POINTS, BERMS, WALLS, FENCES, GRADING, DRAINAGE PIPES OR CHANNELS, UTILITY LINES AND FACILITIES AND PEDESTRIAN PATHWAYS.
4. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE BERMS, WALLS, FENCES, GRADING PIPES OR CHANNELS, UTILITY LINES AND FACILITIES AND PEDESTRIAN PATHWAYS, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED AS REQUIRED BY SECTION 12.302 OF THE ORDINANCE.
5. IN ALL BUFFER AREAS THE PETITIONER RESERVES THE RIGHT TO REMOVE VINES, UNDERBRUSH AND SMALL UNDESIRABLE TREES (TREES THAN 4 INCHES IN CALIPER), TO MULCH THE AREAS BENEATH THE TREES AND TO PLANT GRASS OUTSIDE OF THE EXISTING TREE AREA FOR PURPOSES OF IMPROVING THE OVERALL APPEARANCE OF NATURALLY VEGETATED AREAS. THE PETITIONER MAY ALSO INSTALL SUPPLEMENTAL LANDSCAPING WITHIN SUCH AREAS WHERE NEEDED.
6. IF IN THE FUTURE ADJOINING ZONING DISTRICTS ARE CHANGED TO ZONING DISTRICTS WHICH DO NOT REQUIRE A BUFFER OR WHICH REQUIRE A REDUCED BUFFER, THEN THE BUFFER PROVIDED AT THE APPLICABLE EDGE DEPICTED ON THE TECHNICAL DATA SHEET MAY BE ADJUSTED IN ACCORDANCE WITH TABLE 12.302 (a) AND TABLE 12.302 (b) OF THE ORDINANCE.
7. SIGNS AND GRAPHICS WILL NOT BE ALLOWED IN BUFFER AREAS.
8. OFF STREET PARKING WILL NOT BE ALLOWED IN THE BUFFER.
4. THE PETITIONER AGREES TO ADJUST THE BUFFER AREA ESTABLISHED ALONG THE NORTHEASTERLY BOUNDARY OF THE SITE BETWEEN THE ADJACENT PARCELS NUMBERED 4 THROUGH 18 ON THE TECHNICAL DATA SHEET, AND OF THE PROJECT BASED ON THE TREES AND NATURAL VEGETATION CURRENTLY EXISTING WITHIN THE BUFFER AREA AND THE CONDITION OF THE TREES AND VEGETATION IN THIS BUFFER AREA AS FOLLOWS:
   a. IF THE WIDTH OF THE TREES AND NATURAL VEGETATION THAT ARE IN A CONDITION OF QUALITY DEEMED BY THE ZONING ADMINISTRATOR TO BE AN EFFECTIVE "B" TYPE BUFFER IS LESS THAN 50 FEET, THEN THE BUFFER WILL THAT BE REDUCED IN WIDTH IN ACCORDANCE WITH SECTION 12.302(8) OF THE ORDINANCE AND BERMED AND PLANTED IN THE MANNER SPECIFIED IN THE "REDUCED BUFFER SECTION" DETAIL DEPICTED ON THE TECHNICAL DATA SHEET.
   b. IF THE WIDTH OF THE TREES AND NATURAL VEGETATION THAT IS IN A CONDITION OF QUALITY DEEMED BY THE ZONING ADMINISTRATOR TO BE AN EFFECTIVE "B" TYPE BUFFER IS 50 FEET OR MORE, THEN THE BUFFER AREA WILL BE KEPT AT A WIDTH OF 100 FEET AND ITS WIDTH MAY NOT BE REDUCED.

SCREENING

1. DEVELOPMENT SCREENING WILL CONFORM TO THE STANDARDS ESTABLISHED UNDER CHAPTER 12.506 OF THE ORDINANCE.
2. ALL DUMPSTERS WILL BE LOCATED IN ENCLOSURES CONSTRUCTED OF EITHER MASONRY WALLS OR WOODEN FENCES AND WILL BE PROVIDED WITH GATES. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJOINS A SIDE OR REAR WALL OF A BUILDING, THE WALL OR WALLS MAY BE SUBSTITUTED FOR THE FENCE ALONG EACH SUCH SIDE.

OFF STREET PARKING

PARKING AREAS DEPICTED ON THIS REZONING PLAN MAY VARY IN SIZE, LOCATION AND CONFIGURATION, BUT IN ALL EVENTS, ALL SITE OFF-STREET PARKING AND LOADING WILL CONFORM TO THE PARKING AND LOADING STANDARDS ESTABLISHED UNDER THE ORDINANCE.

LIGHTING

1. A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE PROJECT AND WILL INCLUDE SHOEBOX FIXTURES WHICH DO NOT, INCLUDING THEIR BASES, EXCEED 30 FEET IN HEIGHT.
2. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND OUTSIDE THE PROJECT. 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.
3. (S2) WALL PACK TYPE LIGHTING WILL NOT BE UTILIZED ON BUILDINGS ADJACENT TO RESIDENTIAL AREAS.

SIGNS

1. A MASTER SIGNAGE AND GRAPHICS SYSTEM WILL BE ADOPTED AND IMPLEMENTED THROUGHOUT THE SITE.
2. ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
3. PERMANENT PROJECT IDENTIFICATION SIGNS AND DIRECTIONAL SIGNS MAY BE LOCATED ALONG WEST TYVOLA ROAD.
4. ALL FREESTANDING SIGNS WILL BE OF THE GROUND MOUNTED TYPE AND NO PYLON SIGNS WILL BE ALLOWED ON THE SITE.
5. GROUND MOUNTED SIGN PANELS FOR RETAIL USES WILL BE LIMITED TO FOUR (4) FEET IN HEIGHT ABOVE A SIGN BASE WHICH WILL BE LIMITED TO TWO AND ONE-HALF (2 1/2) FEET IN HEIGHT FOR A TOTAL HEIGHT OF SIX AND ONE-HALF (6 1/2) FEET IN HEIGHT. THE SIGN PANEL WILL BE NO LARGER THAN FIFTY (50) SQUARE FEET.
6. BILL BOARDS WILL NOT BE ALLOWED ON SITE.

ACCESS

1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE PROJECT SITE OFF WEST TYVOLA ROAD SHALL BE LIMITED TO SIX, NAMELY, THREE OPPOSING ACCESS POINTS ON WEST TYVOLA ROAD, IN THE GENERAL AREAS DEPICTED ON THIS TECHNICAL DATA SHEET.
2. (S3) VEHICULAR ACCESS POINTS ON PROPOSED ROADS WITHIN THE PROJECT SITE BOUNDARY WILL BE PLACED AND CONFIGURED TO ACCOMMODATE FINAL SITE PLANS AND DESIGN, BUT IN ALL EVENTS, WILL CONFORM TO REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION.
3. (S3) THE PLACEMENTS AND CONFIGURATIONS OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE PLANS AND DESIGN AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION.
4. (S4) CONSTRUCTION OF THE ACCESS POINTS OFF OF WEST TYVOLA ROAD AND THE PROPOSED INTERNAL ROADS MAY PROCEED INDEPENDENTLY OF THE REALIGNMENT OF HEFNER DRIVE, BUT IN ALL EVENTS, WILL CONFORM TO THE FINAL SITE PLANS AND DESIGN APPROVED BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION.
5. PETITIONER OWNS A SMALL STRIP OF LAND BETWEEN THE SITE AND REBECCA AVENUE WHICH LAND'S R-22MF ZONING WILL BE LEFT IN PLACE. THIS LAND IS LOCATED BETWEEN ADJOINING PARCELS 2 AND 12. PETITIONER FURTHER AGREES THAT NO DIRECT ACCESS MAY BE PROVIDED BETWEEN THE SITE AND REBECCA AVENUE AND NO CONSTRUCTION TRAFFIC WILL BE ALLOWED TO GAIN ACCESS TO THE SITE BY WAY OF REBECCA AVENUE.

TRANSPORTATION COMMITMENTS

1. SUBJECT TO THE PROVISIONS OF NOTE 3 BELOW, THE PETITIONER INTENDS TO SEEK PERMISSION FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY TO REALIGN WEST TYVOLA ROAD AND HEFNER DRIVE GENERALLY ALONG THE ALIGNMENTS DEPICTED ON THIS TECHNICAL DATA SHEET.
2. THE PETITIONER AGREES TO DEDICATE ALL THE LAND NECESSARY TO CONSTRUCT THE REALIGNED WEST TYVOLA ROAD AND HEFNER DRIVE TO APPLICABLE GOVERNMENT STANDARDS.
3. (S3) IN THE EVENT THAT AUTHORIZATION IS OBTAINED FOR THE PROPOSED REALIGNMENT OF WEST TYVOLA ROAD AND HEFNER DRIVE, THEN UPON COMPLETION OF THEIR CONSTRUCTION THE PETITIONER INTENDS TO SEEK TO HAVE THE EXISTING WEST TYVOLA ROAD AND HEFNER DRIVE RIGHTS-OF-WAY WITHDRAWN FROM DEDICATION AND ABANDONED. UPON ANY SUCH WITHDRAWAL AND ABANDONMENT THE PETITIONER MAY THEN INTEGRATE THE FORMER RIGHT OF WAY INTO THIS DEVELOPMENT IN THE MANNER GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN.

OUT PARCELS

1. UPON ESTABLISHMENT AND COMPLETION OF THE CONFIGURATION OF OUT PARCELS, BUILDINGS CONSTRUCTED ON OUT PARCELS WILL CONFORM TO THE FRONT YARD, REAR YARD AND SETBACK REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE.
2. VEHICULAR ACCESS POINTS TO EACH OUT PARCEL WILL BE PLACED ON INTERNAL PROJECT STREETS. NO ACCESS TO OUT PARCELS WILL BE ALLOWED OFF OF WEST TYVOLA ROAD.
3. (S5) ALL BUILDINGS PLACED WITHIN OUTPARCELS MUST BE CONSTRUCTED OF MASONRY OR STUCCO OR STUCCO-LIKE MATERIALS AND DESIGNED SUCH THAT EACH SUCH BUILDING IS IN HARMONY WITH ADJOINING BUILDINGS THROUGH THE USE OF SIMILAR ARCHITECTURAL FEATURES, SCALE, AND LANDSCAPING.

STORM WATER MANAGEMENT

1. DEVELOPMENT WILL COMPLY WITH THE MECKLENBURG COUNTY STORM WATER MANAGEMENT ORDINANCES.
2. STORM WATER DETENTION WILL NOT BE ALLOWED IN THE BUFFER AREAS OR SETBACK AREAS.

FLOOD PLAN

1. NO FILLING SHALL TAKE PLACE WITHIN THE FLOOD FRINGE DISTRICT BOUNDRY.
2. THE ENTIRE FLOODWAY FRINGE WILL BE LEFT UNDISTURBED, SUBJECT, HOWEVER TO THE PROVISIONS OF BUFFER AREA, NOTE 3 ABOVE.
3. (S3) PETITIONER IS IN THE PROCESS OF REVISING THE FLOODWAY FRINGE DISTRICT BOUNDARY ON THE EAST SIDE OF TYVOLA ROAD THROUGH FEMA. NOTES 1 & 2 ABOVE SHALL APPLY TO THIS REVISED LINE.

FIRE PROTECTION

1. A FIRE HYDRANT IS REQUIRED WITHIN 750' OF THE MOST REMOTE POINT OF A BUILDING AS A TRUCK TRAVELS.

SCHEMATIC SITE PLAN
LAKEPOINTE CORPORATE CENTER

CHARLOTTE, NORTH CAROLINA

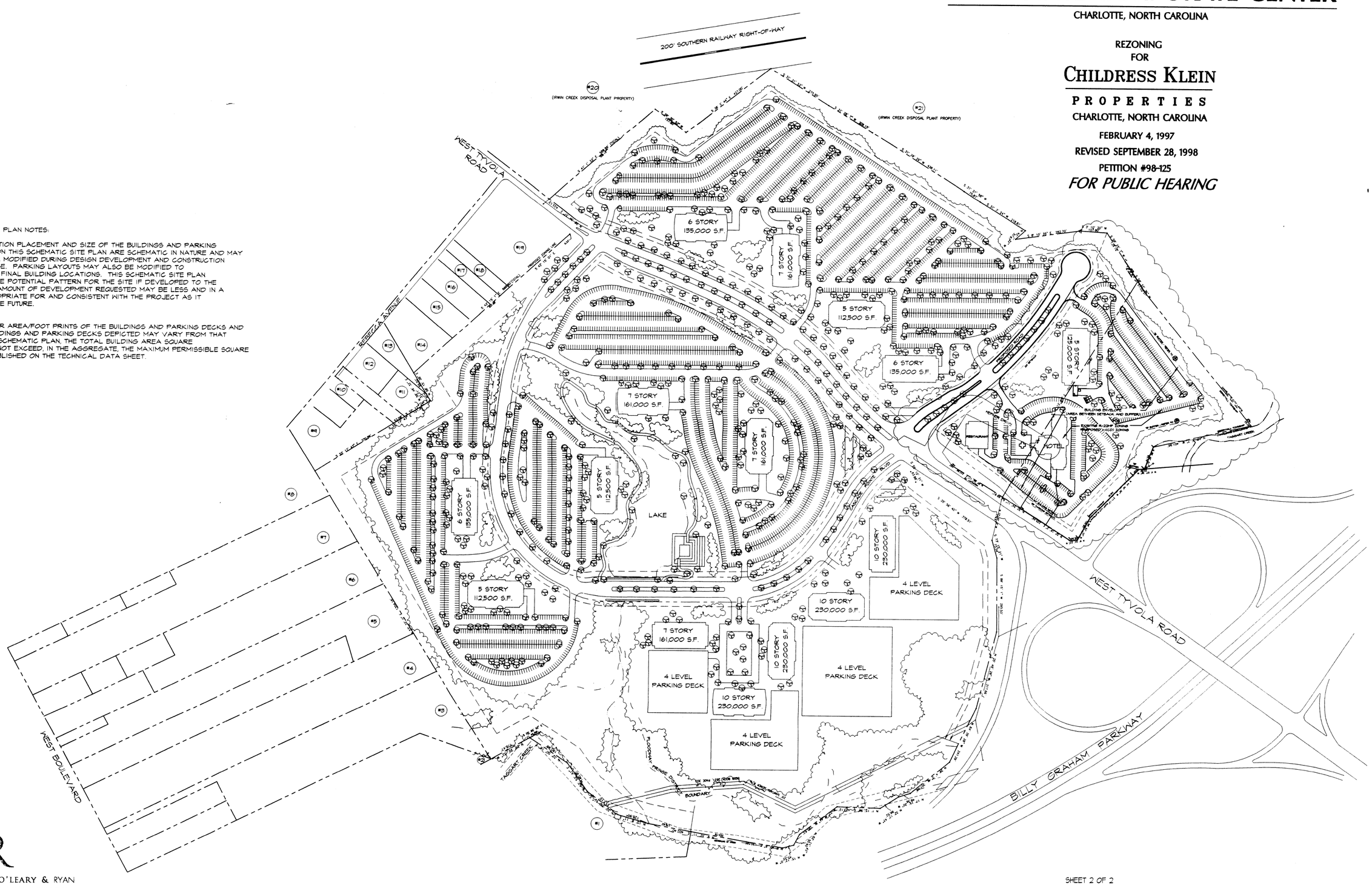
REZONING
FOR
CHILDRESS KLEIN
PROPERTIES
CHARLOTTE, NORTH CAROLINA

FEBRUARY 4, 1997
REVISED SEPTEMBER 28, 1998
PETITION #98-125
FOR PUBLIC HEARING

SCHEMATIC SITE PLAN NOTES:

1. THE CONFIGURATION PLACEMENT AND SIZE OF THE BUILDINGS AND PARKING DECKS SHOWN ON THIS SCHEMATIC SITE PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASE. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS. THIS SCHEMATIC SITE PLAN ILLUSTRATES ONE POTENTIAL PATTERN FOR THE SITE IF DEVELOPED TO THE MAXIMUM. THE AMOUNT OF DEVELOPMENT REQUESTED MAY BE LESS AND IN A PATTERN APPROPRIATE FOR AND CONSISTENT WITH THE PROJECT AS IT DEVELOPS IN THE FUTURE.

2. WHILE THE FLOOR AREA/FOOT PRINTS OF THE BUILDINGS AND PARKING DECKS AND NUMBER OF BUILDINGS AND PARKING DECKS DEPICTED MAY VARY FROM THAT SHOWN ON THIS SCHEMATIC PLAN, THE TOTAL BUILDING AREA SQUARE FOOTAGE MAY NOT EXCEED, IN THE AGGREGATE, THE MAXIMUM PERMISSIBLE SQUARE FOOTAGE ESTABLISHED ON THE TECHNICAL DATA SHEET.



HGOR
HUGHES | GOOD | O'LEARY & RYAN
1708 PEACHTREE ST. • SUITE 444 • ATLANTA • GEORGIA 30309
P 404|876|7726 F 404|876|6858 EMAIL hgor@hgor.com
LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN • ENVIRONMENTAL SERVICES

Q:\ACAD\1997\98205\98205ZP2