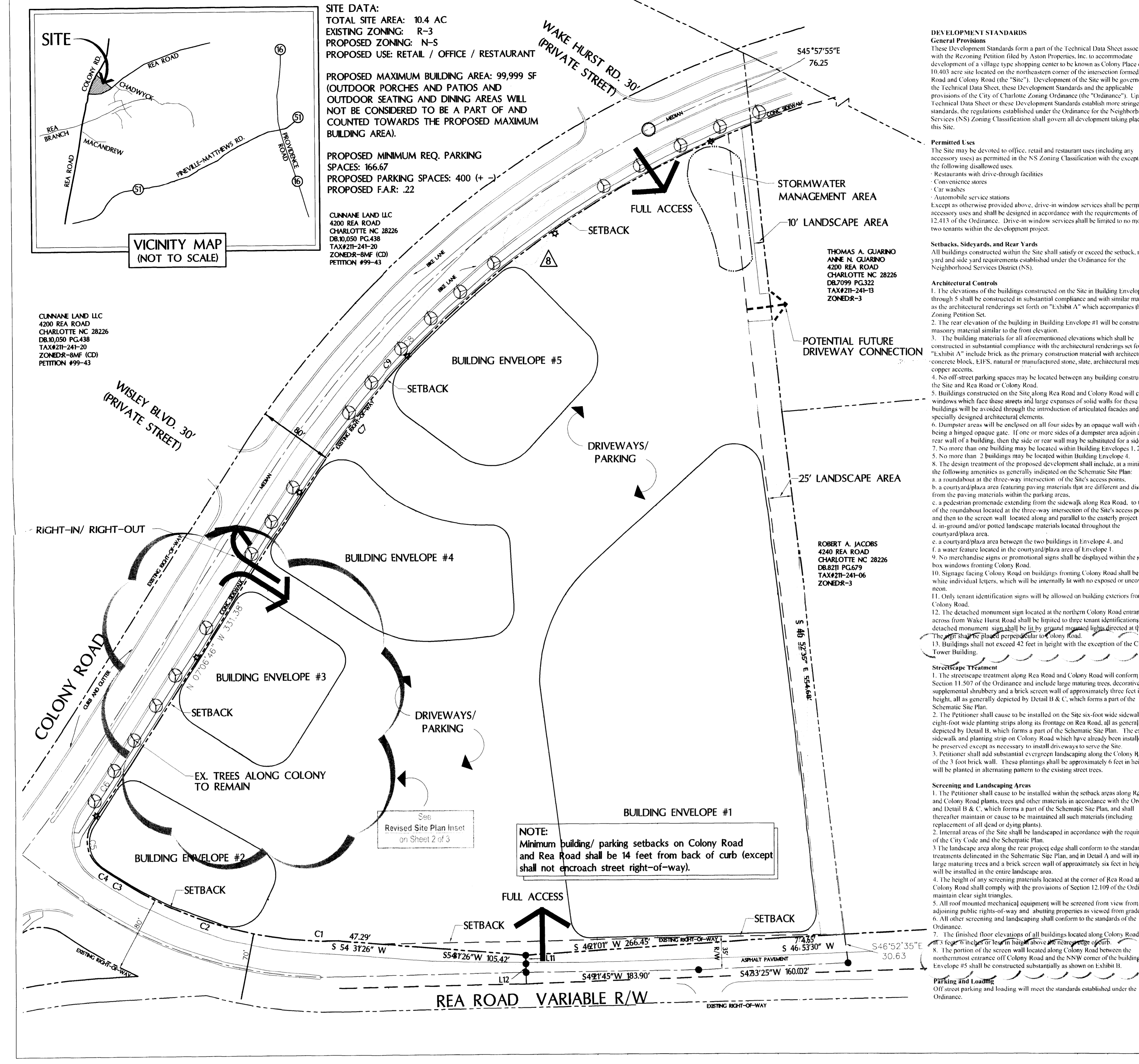


Colony Place Colony and Rea Road

Charlotte, North Carolina

ASTON
PROPERTIES



- General Provisions:**
- The Petitioner shall provide pedestrian scale lighting along Colony Road and Rea Road subject to the approval of a right of way encroachment agreement by the City of Charlotte. Specifically, the Petitioner shall install or cause to be installed a minimum of two pedestrian scale light fixtures along the Site's frontage on Rea Road, and a minimum of three pedestrian scale light fixtures along the Site's frontage on Colony Road, and the Petitioner shall thereafter maintain or cause to be maintained all such light fixtures. The spacing of such pedestrian scale light fixtures will be determined by the Petitioner and CDOT. All pedestrian scale light fixtures will be capped to direct lighting downwards.
 - The maximum height of any freestanding lighting fixture located on the Site (other than street lighting) shall be limited to 25 feet in height and shall not exceed 25 feet. All lighting shall be designed such that direct illumination does not exceed past any property line.
 - No wall pack light fixtures will be allowed on any structures constructed on the Site. However, wall-mounted decorative light fixtures such as sconces are permitted.
- Signs:**
- A master signage and graphics system will be implemented throughout the Site.
 - Detached signage shall be provided in accordance with the following:
 - Detached signage shall be located along Rea Road and Colony Road.
 - Detached signage shall not exceed 120 square feet in size and will be no more than 24 feet in height as measured from the final grade.
 - All signage shall conform to the attached exhibit located on Sheet 2 of 3, Detail A and the provisions of Section 12.109 of the Ordinance.
- Access Points (Driveways):**
- A vehicular access to Rea Road shall be limited to one full movement driveway as generally depicted on the Technical Data Sheet.
 - Vehicular access to Colony Road shall be limited to one right-turn only driveway and one full movement driveway, as generally depicted on the Technical Data Sheet. The placement and configuration of these access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and any adjustments required for approval by the Charlotte Department of Transportation.
 - The Petitioner shall provide for a potential future vehicular access to the abutting property located to the east as generally indicated on the Technical Data Sheet. The pavement within such future connection shall terminate at the edge of the curb of the driveway leading into the Site from Colony Road and which lies between Building Envelopes 1 and 5 as generally indicated on the Schematic Site Plan. The vehicular connection may be extended into the abutting property by the owner of such abutting property upon its redevelopment for residential purposes. In such event, the Petitioner shall create an opening in the screen wall which lies along and parallel to the easterly property line of the Site and provide for the extension of the vehicular access from the terms point to the easterly property line.
- Public Infrastructure Improvements:**
- The Petitioner shall convey rights of way measuring 35 feet from the centerline of Rea Road and Colony Road prior to the issuance of any building permits on the Site of which it is a part.
 - The Petitioner shall provide a left turn lane into the Site on Rea Road. The engineering, design and construction of this left turn lane will be the responsibility of the Petitioner and will be designed in accordance with the specifications of the Charlotte Department of Transportation. Said improvement will be constructed prior to the issuance of a certificate of occupancy for the first building on the Site.
 - The Petitioner shall provide a left turn lane into the Site on Rea Road. The engineering, design and construction of this left turn lane will be the responsibility of the Petitioner and will be designed in accordance with the specifications of the Charlotte Department of Transportation.
 - The Petitioner commits to working with CDOT in order to accommodate an additional westbound left turn lane on Rea Road at the intersection of Rea and Colony Roads. The Petitioner recognizes that the location and design of the additional left turn lane will be determined by CDOT. It is further recognized that the additional lane may impact the future curb line along Rea Road from which building setbacks are measured and, in turn, necessitate modifications to the proposed building setbacks located near the intersection.
- Fire Protection:**
- Adequate fire protection in the form of fire hydrants will be provided to the Site in accordance with the provisions of the Charlotte Fire Department's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.
- Storm Water Management:**
- Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte and will not be located in the setback.
 - Subject only to the extent necessary, the Petitioner agrees to provide storm water retention for the 2, 5, 10, 25 and 100 year storm events, such that the retention of storm water detention, the Petitioner agrees to provide for increased detention for the 2, 5, 10, 25 and 100 year storm events, such that the retention of storm water detention does not exceed that produced by the existing zoning's (R-3) land cover. In lieu of the increased detention, the Petitioner reserves the right to provide a detailed engineering study, completed by a professional engineer licensed in North Carolina, which shows that the downstream drainage system is sufficient to convey the increase in flow due to the change in zoning classification and will remain in compliance with storm water standards.
- Amendments to Schematic Plan:**
- Future amendments to the Technical Data Sheet, the Schematic Plan and these Development Standards may be applied for by the Site Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
- Binding Effect of the Recurring Documents and Definitions:**
- If this Recurring Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and apply to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - Throughout these Development Standards, the terms "Petitioner" and "owner" or "owners" shall be deemed to include the Petitioner's personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: July 16, 2003
BY: MARTIN CRAMER, ASTON, JR.

FOR PUBLIC HEARING
TECHNICAL DATA SHEET
ZONING PETITION NO.
2002-18

LandDesign

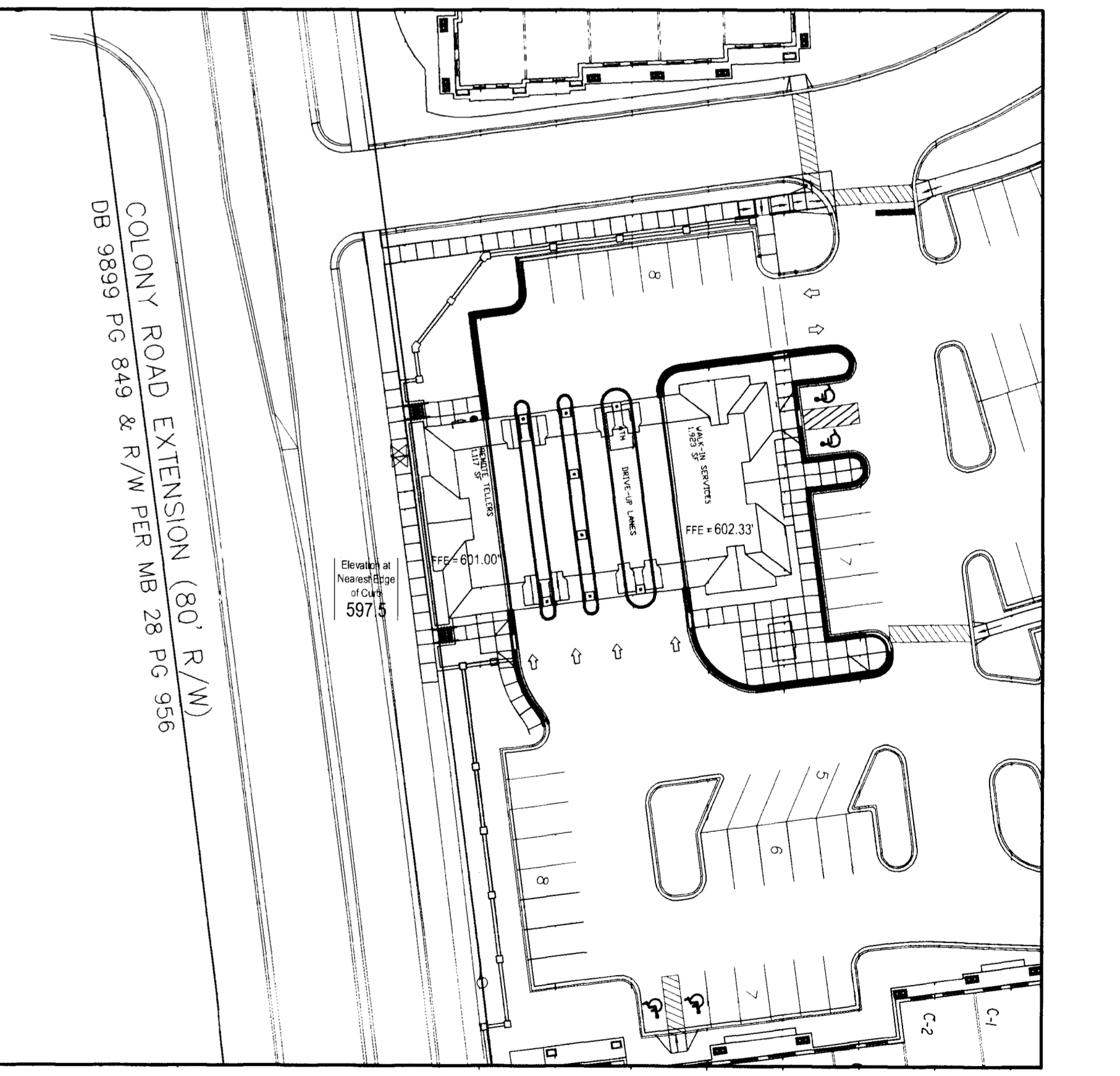
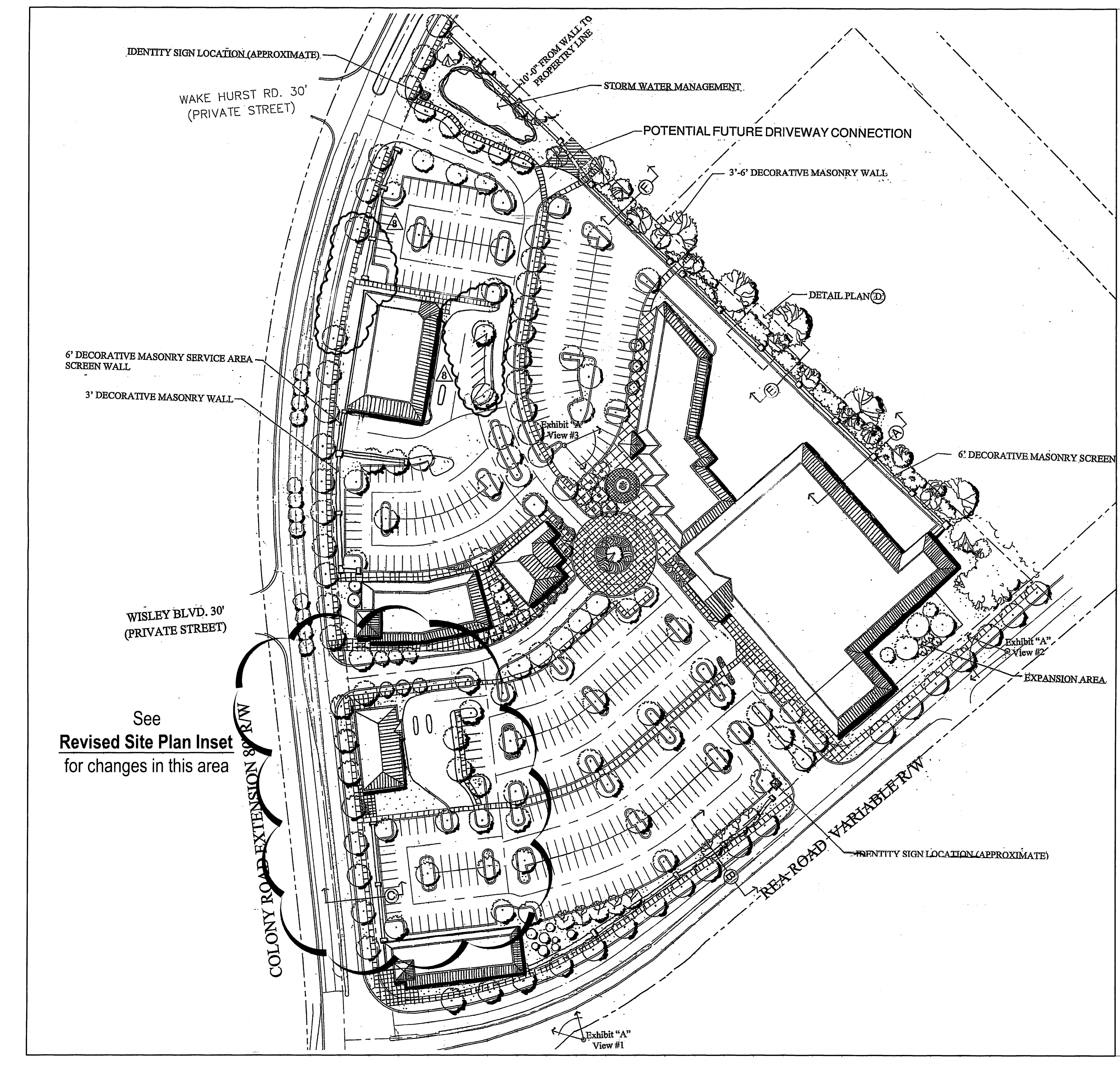
223 North Graham Street
Charlotte, NC 28202
Phone: 704.333.0335
Fax: 704.376.7777
704.333.8249
704.376.8245

SHEET 1 OF 3
Scale: 1" = 50'-0"
Per Planning Commission Comments: Date: 11/01/01
Revision 1: 01/18/02 Project Number: 1002039
Revision 2: 03/01/02 Project Number: 1002039
Revision 3: 11/11/02 Project Number: 1002039
Revision 4: 03/11/03 Project Number: 1002039

Colony Place Colony and Rea Road

Charlotte, North Carolina

ASTON
PROPERTIES



Revised Site Plan Inset

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: July 16, 2003
BY: MARTIN CRAMER, ASTON, JR.

SITE DATA:
TOTAL SITE AREA: 10.4 AC
EXISTING ZONING: R-3
PROPOSED ZONING: N-5
PROPOSED USE: RETAIL / OFFICE / RESTAURANT

PROPOSED MAXIMUM BUILDING AREA: 99,999 SF
SPACES: 166.67
PROPOSED PARKING SPACES: 400 (+/-)
PROPOSED F.A.R.: .22

PROPOSED MINIMUM REQ. PARKING SPACES: 166.67
PROPOSED PARKING SPACES: 400 (+/-)
PROPOSED F.A.R.: .22

FOR PUBLIC HEARING
SCHEMATIC PLAN SHEET
ZONING PETITION NO.
2002-18

LandDesign

223 North Graham Street
Charlotte, NC 28202
Phone: 704.333.0335
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704.333.8249
704.376.8245

SHEET 2 OF 3
Scale: 1" = 50'-0"
Per Planning Commission Comments: Date: 11/01/01
Revision 1: 01/18/02 Project Number: 1002039
Revision 2: 03/01/02 Project Number: 1002039
Revision 3: 11/11/02 Project Number: 1002039
Revision 4: 03/11/03 Project Number: 1002039

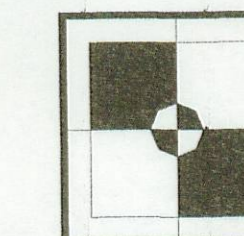
Colony Place

at the intersection of
Colony Road & Rea Road

Exhibit A
to the
Technical Data Sheet

FOR PUBLIC HEARING
Petition No: 2002-18

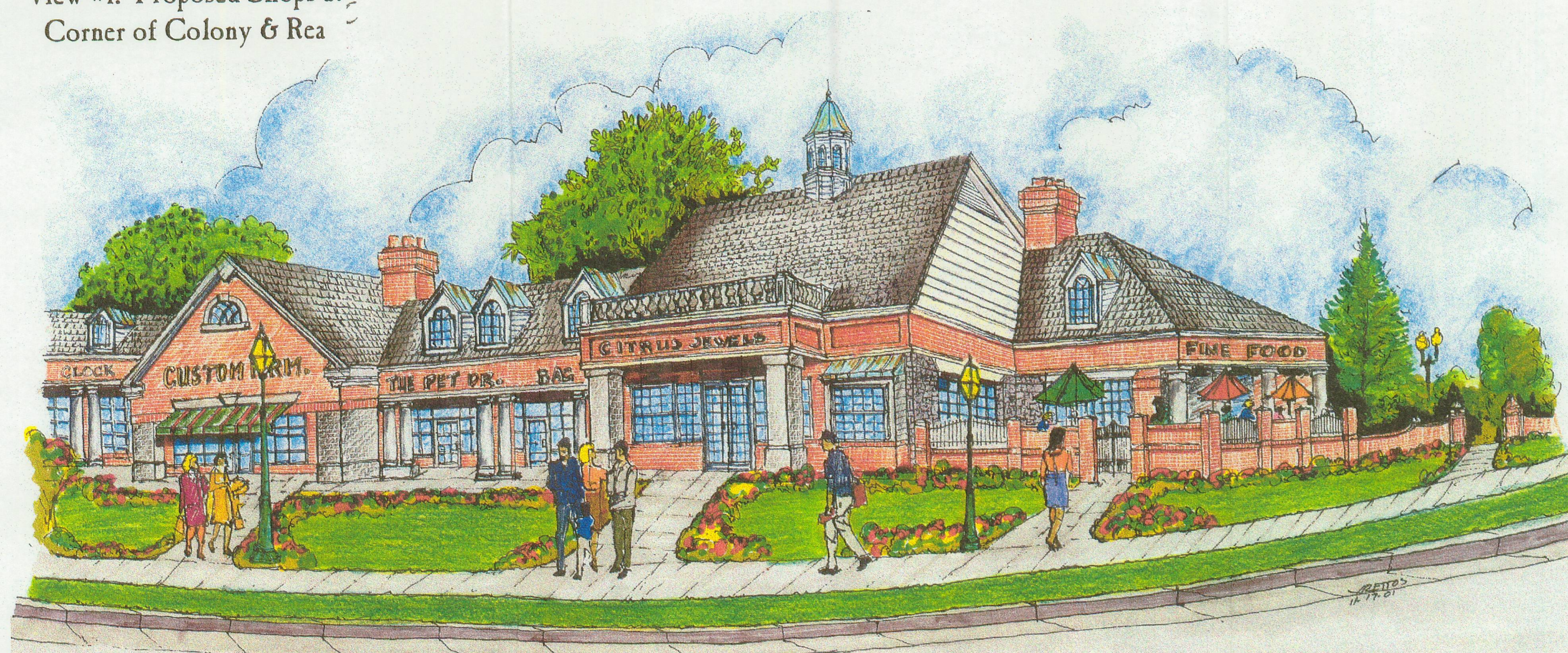
LandDesign



ONE on ONE DESIGN

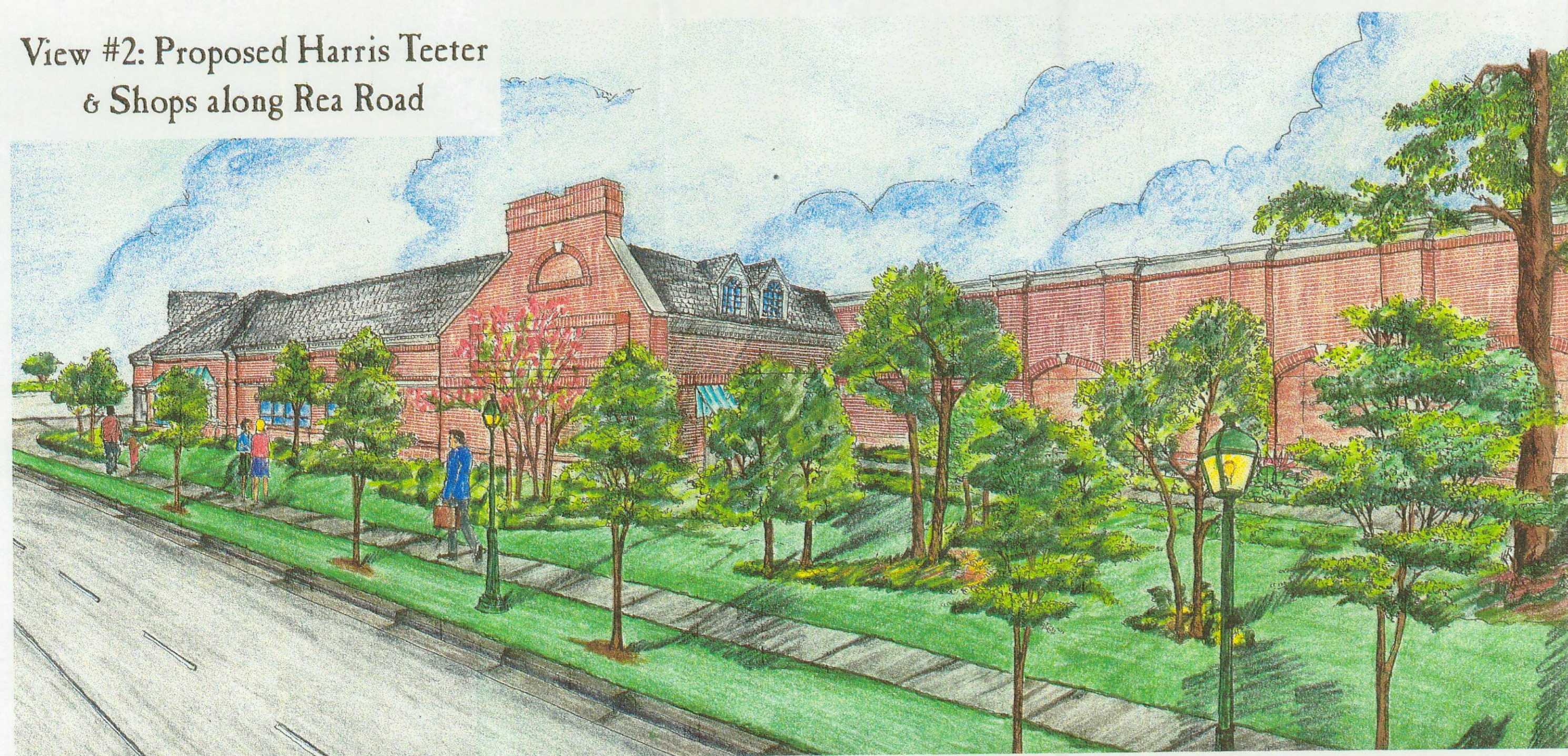
Design
Resource Group

View #1: Proposed Shops at
Corner of Colony & Rea



ASTON
properties

View #2: Proposed Harris Teeter
& Shops along Rea Road



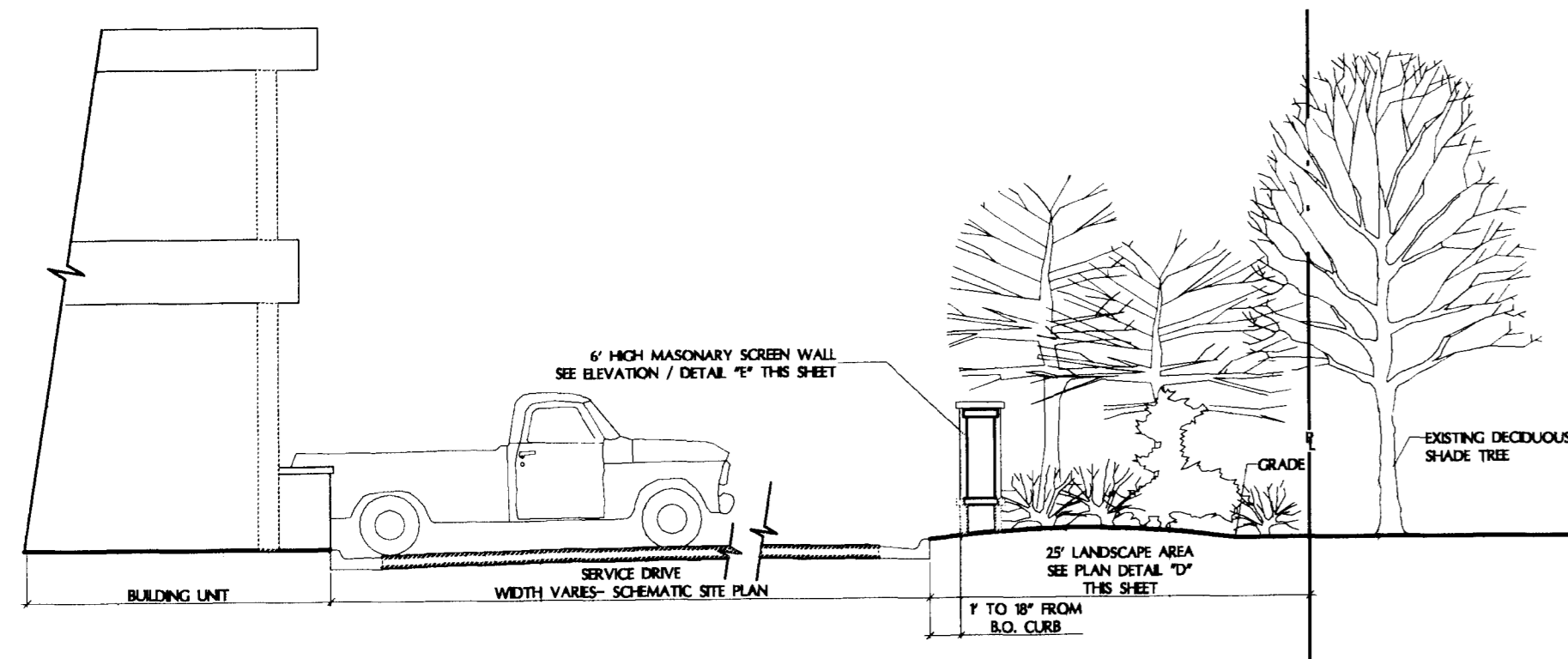
View #3: Proposed
Plaza Shops



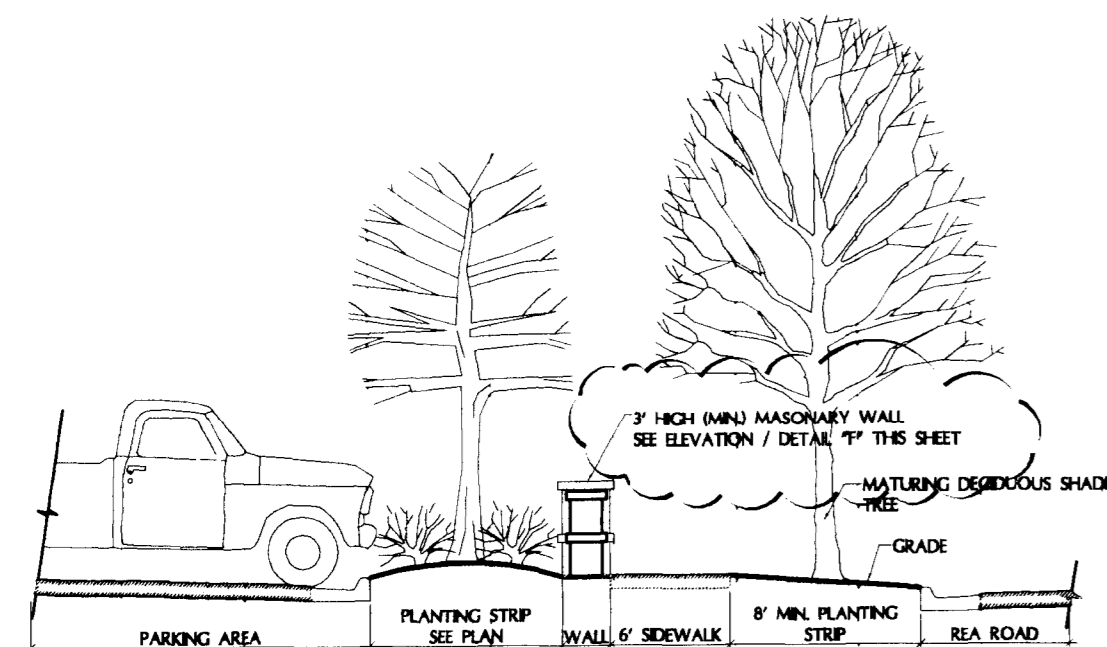
ASTON
properties

Colony Place
Colony and Rea Road
Charlotte, North Carolina

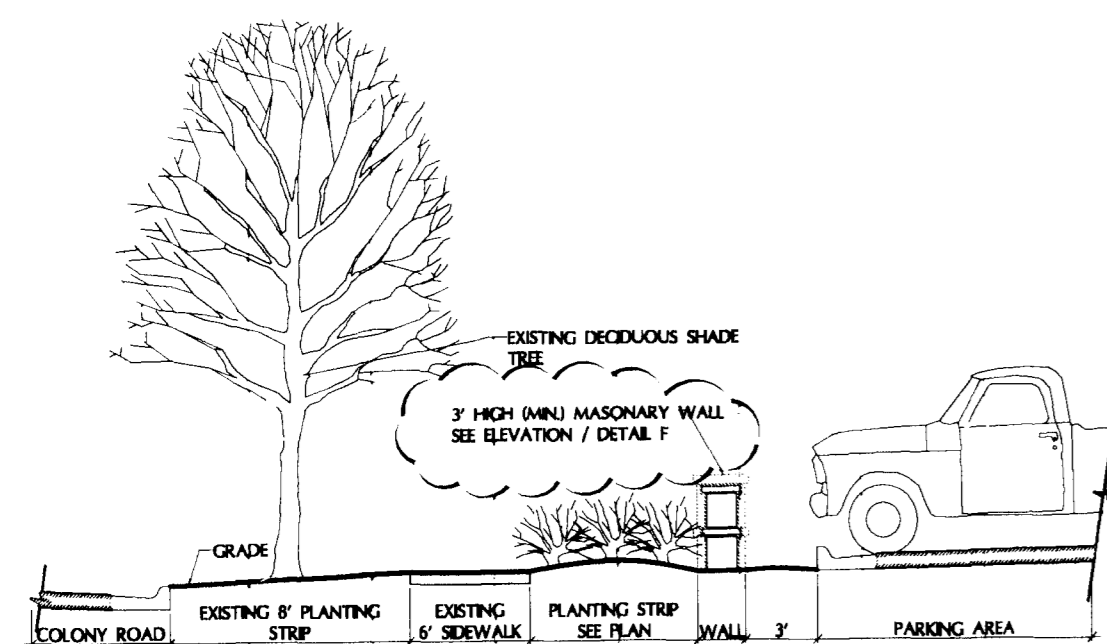
ASTON
properties



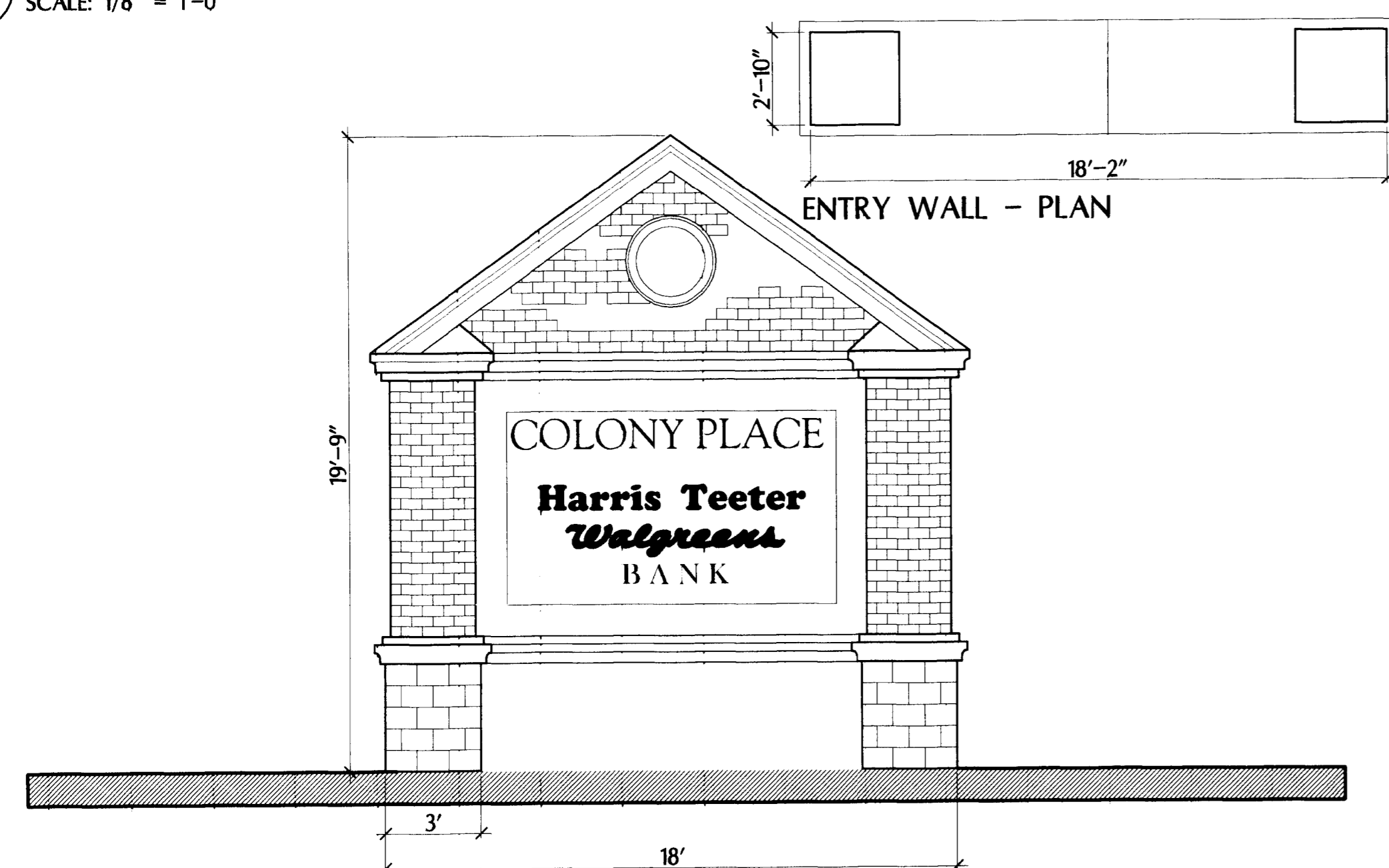
A SERVICE ROAD & SCREEN WALL SECTION
SCALE: 1/8" = 1'-0"



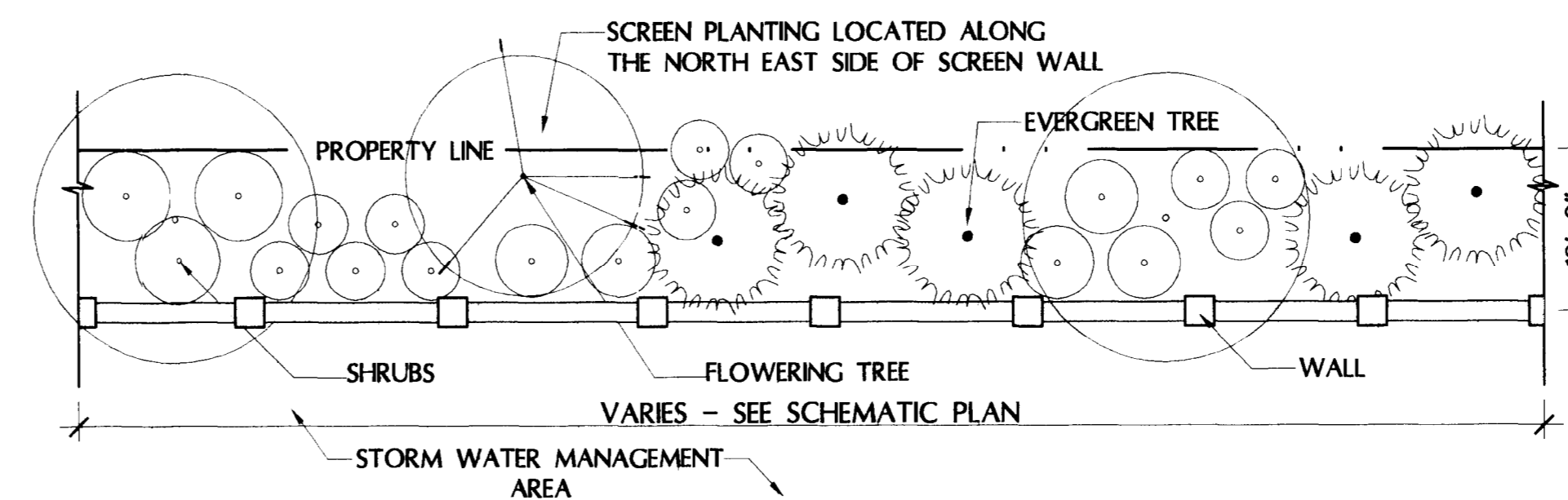
B PARKING AREA / REA RD. RELATIONSHIP SECTION
SCALE: 1/8" = 1'-0"



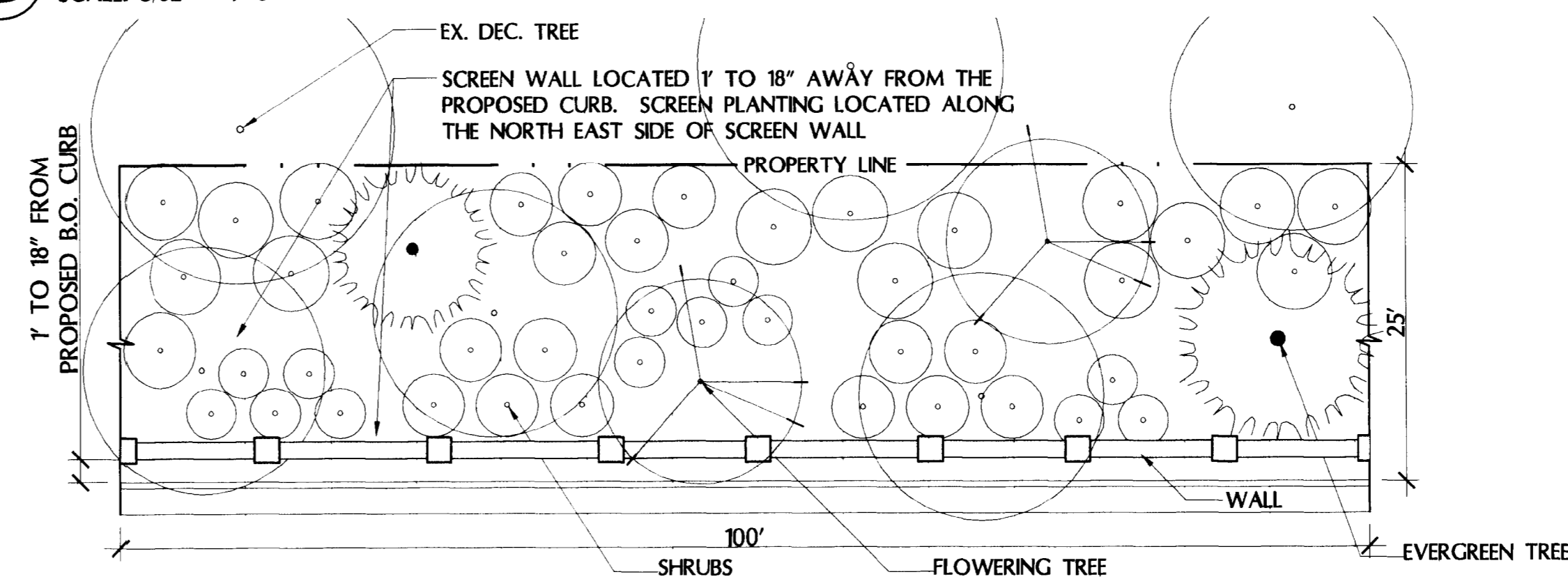
C PARKING AREA / COLONY RD. RELATIONSHIP SECTION
SCALE: 1/8" = 1'-0"



1 MONUMENT SIGNAGE ELEVATION
SCALE: 1/4" = 1'-0"

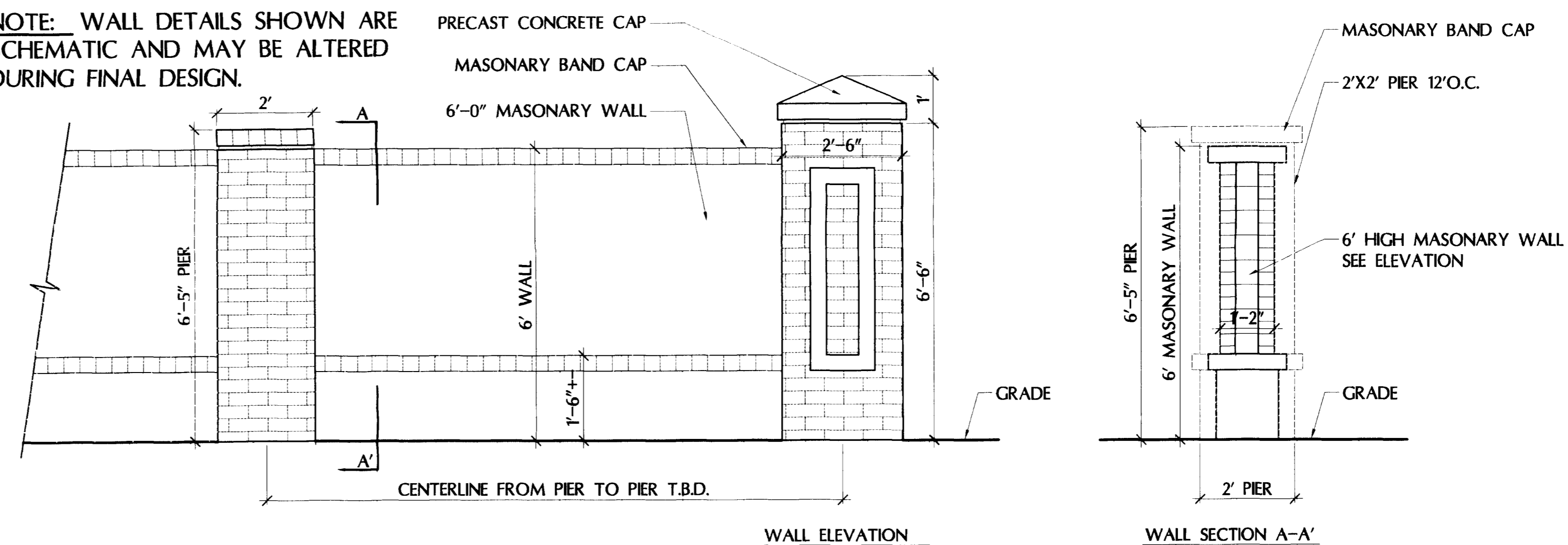


G 10' PLANTING PLAN FOR LANDSCAPE AREA - TYP.
SCALE: 3/32" = 1'-0"

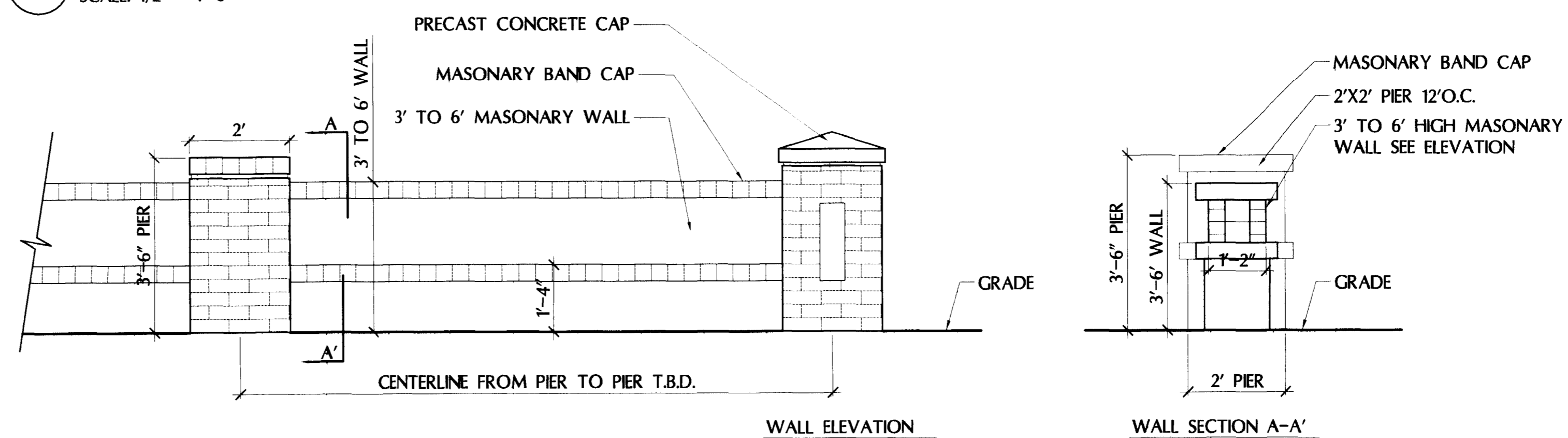


D 25' PLANTING PLAN FOR LANDSCAPE AREA - TYP.
SCALE: 3/32" = 1'-0"

NOTE: WALL DETAILS SHOWN ARE SCHEMATIC AND MAY BE ALTERED DURING FINAL DESIGN.



E 6'-0" HIGH DECORATIVE MASONRY WALL ELEVATION & SECTION
SCALE: 1/2" = 1'-0"



F 3' TO 6' HIGH DECORATIVE MASONRY WALL ELEVATION & SECTION
SCALE: 1/2" = 1'-0"

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: July 16, 2003
BY: MARTIN J. ASTON, JR.

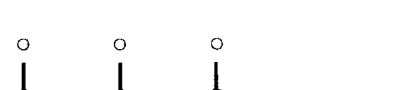
FOR PUBLIC HEARING
SCHEMATIC DETAILS
ZONING PETITION NO.
2002-18



223 North Graham Street
Charlotte, NC 28204
Phone: 704.333.0325
Phone: 704.376.2277
Fax: 704.332.3246
Fax: 704.376.8235

SHEET 3 OF 3

Scale: As Shown



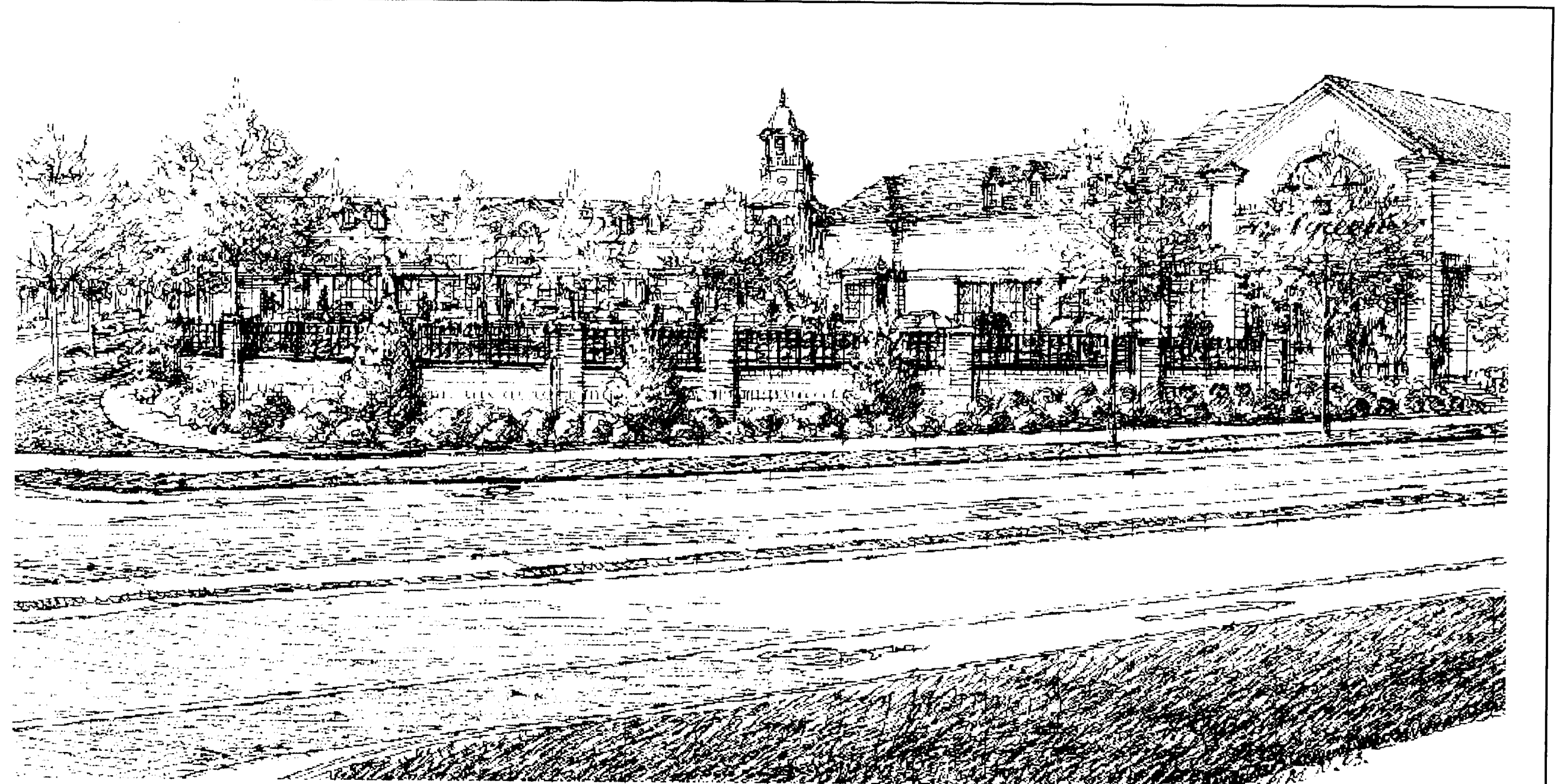
Per Planning Commissions Comments
Revision 5: 01/18/02
Revision 6: 03/01/02
Revision 7: 11/13/02
Revision 8: 03/31/03

Date: 11/01/01
Project Number: 1001039
Revision 1: 11/04/01
Revision 2: 11/16/01
Revision 3: 11/21/01

Colony Place

Colony and Rea Road

Charlotte, North Carolina



Schematic Plan

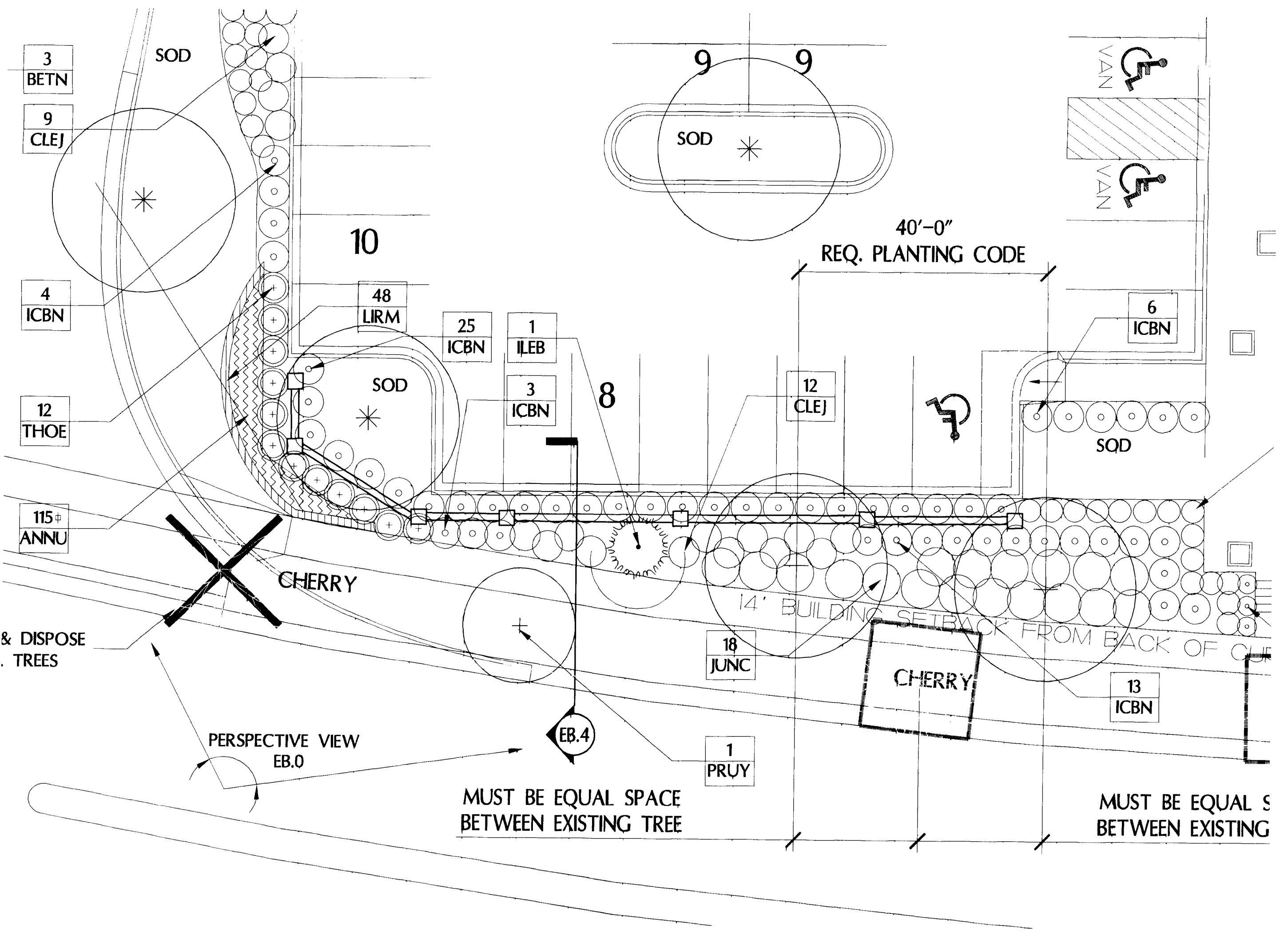
Modified Wall Section between
Northernmost Entrance on Colony Road
and NNW Corner of Building Envelope #5

Exhibit B

Colony Place
Charlotte, North Carolina

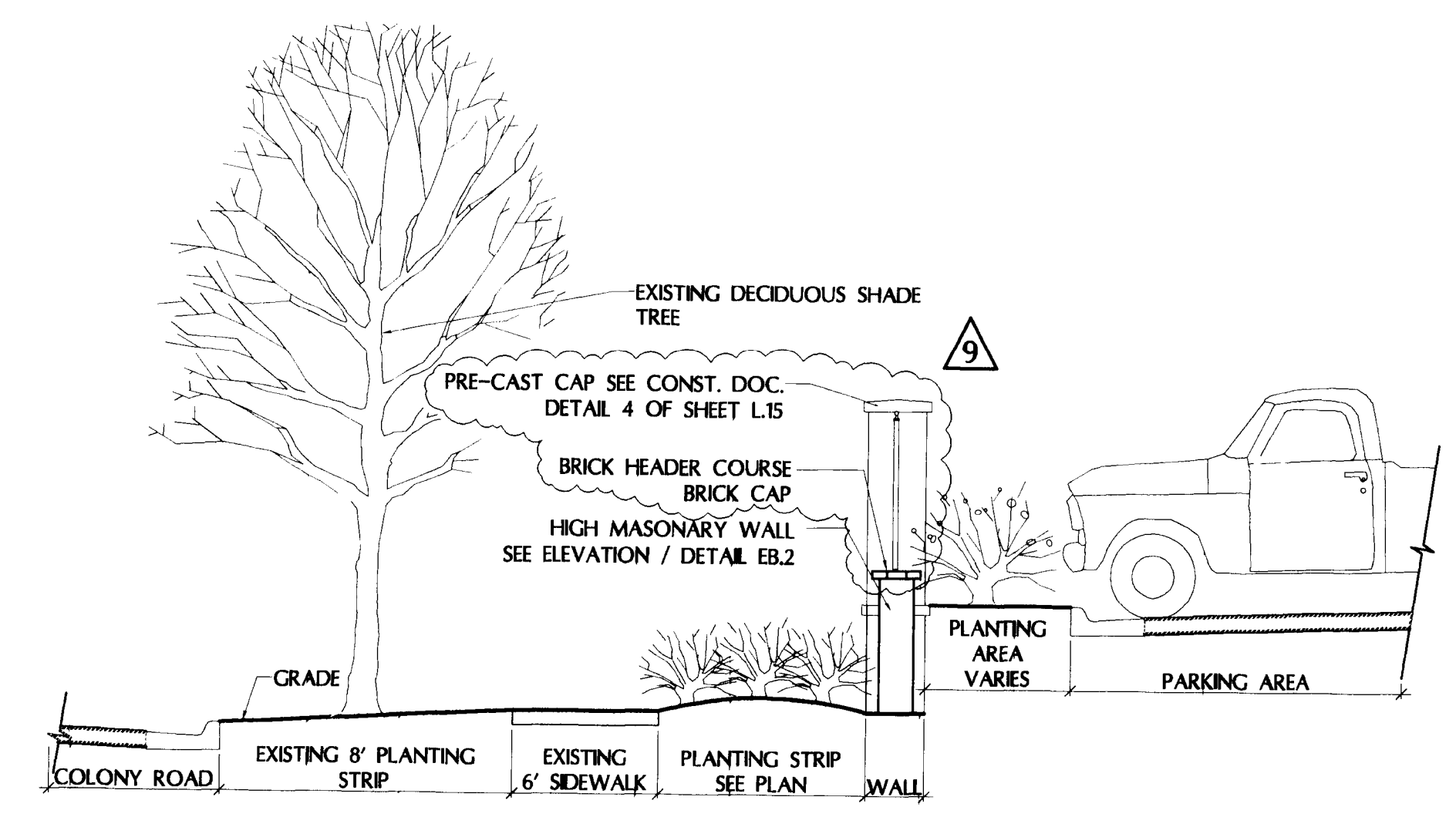
Plant	Type	Quantity	Size	Notes
ACQ	Acacia	1	12-18"	...
ACR	Acacia	1	12-18"	...
BETN	Betula	3	12-18"	...
CAE	Calluna	9	12-18"	...
CHRY	Cherry	2	12-18"	...
CLJ	Claytonia	12	12-18"	...
COF	Cornus	4	12-18"	...
EAT	Eucalyptus	1	12-18"	...
LAN	Lamb	1	12-18"	...
QUP	Quercus	1	12-18"	...
RAZ	Rosa	1	12-18"	...
SHR	Shrub	1	12-18"	...
SPR	Spirea	1	12-18"	...
TRU	Thuja	1	12-18"	...
YU	Yucca	1	12-18"	...

EB.0 MASONRY WALL @ COLONY ROAD SCHEMATIC PERSPECTIVE
SCALE: N.T.S.

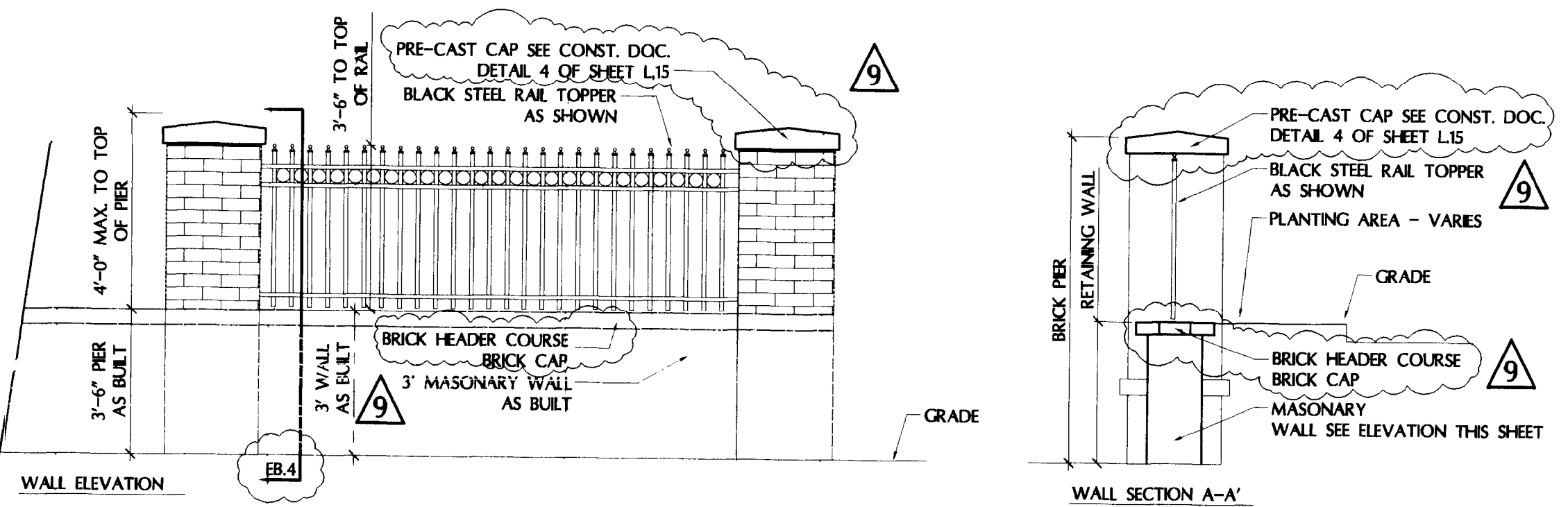


EB.1 MASONRY WALL @ COLONY ROAD PLAN W/ PLANTING
SCALE: N.T.S.

EB.3 PLANTING SCHEDULE



EB.4 MASONRY WALL @ COLONY ROAD SECTION
SCALE: N.T.S.



EB.5 MASONRY WALL @ COLONY ROAD ELEVATION
SCALE: N.T.S.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: July 6, 2003
BY: MATT RAMTON, JR.

FOR PUBLIC HEARING
ADDITIONAL SCHEMATIC DETAILS
ZONING PETITION NO.
2002-18



223 North Graham Street
Charlotte, NC 28202
Phone: 704.333.0325
Phone: 704.376.2222
Fax: 704.332.3246
Fax: 704.376.8235

EXHIBIT B
Scale: As Shown

Per Planning Commission Comments
Revision 5: 01/18/02
Revision 6: 03/01/02
Revision 7: 11/13/02
Revision 8: 03/31/03
Revision 9: 05/12/03
Date: 04/03/03
Project Number:
Revision 1: 11/07/01
Revision 2: 11/09/01
Revision 3: 11/16/01
Revision 4: 11/21/01