

The Bond shall secure the Petitioner's obligation to complete construction of the Culver Improvements and shall stipulate that the City may enforce the Bond if Petitioner fails to complete or cause to be completed the Culvert Improvements within nine (9) months of receipt of applicable governmental approvals for construction of the Culve Improvements, or Petitioner fails, after receipt of written notice and opportunity to cu to diligently pursue in good faith the receipt of such applicable governmental approvals Within 60 days of submission by Petitioner to CDOT of the Culvert Plans, the Culvert Estimated Costs and the Bond. Petitioner and CDOT will negotiate and recommend to the Charlotte City Council a reimbursement agreement, in form and substance reasonable acceptable to the parties, whereby the City/CDOT agrees to reimburse Petitioner for a 5815 Westpark Drive Charlotte, NC 28217 704.525.6350 F: 704.561.87

amount up to \$150,000 in connection with costs and expenses borne by Petitioner for the Culvert Improvements, which reimbursement amount represents the estimated cost of City requested improvements above and beyond those necessitated solely by Petitione project: it is acknowledged that the execution of such reimbursement agreement requires approval by the Charlotte City Council. In the event that the Charlotte City Council fails to approve the reimbursement agreement within 30 days after Petitioner and CDOT have completed their negotiation and made a recommendation to the Council, the Petiti shall be obligated only for Culvert and roadway improvements necessitated solely by the

of a dumpster area adjoin a side or rear wall of a building, then the side or rear 14. Transit Stop – Mixed Use Site

The Petitioner agrees to cooperate with Charlotte Area Transit System ("CATS") to

provide along Reames Road and Harris Boulevard at locations to be determined by the

onsiderations as to the specific locations of the bus stops. Each such bus stop shall

include the installation of a bus shelter in accordance with standard specifications of

CATS or such enhanced specifications as may be mutually acceptable to CATS and the

Petitioner. The bus stops associated with such bus service will be available for use by

Petitioner and CATS, one bus stop on Reames Road and two bus stops on Harris

Boulevard, subject to applicable review by CDOT and design and development

wall of that building may be substituted for a side

Any outdoor dining and courtyard area located on the Mixed Use Site may be

located within the established, but outside of the required, setbacks along Reames

from view from adjoining public rights-of-way and abutting properties as viewed

(d) All roof mounted mechanical equipment on the Mixed Use Site will be screened

warehousing entirely within an

wholesale sales with related

enclosed building, excluding truck

post offices

building

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the

Rezoning Petition filed by Perimeter Woods Land, LLC and Perimeter Woods Business Park

LLC (together the "Petitioner"). This Rezoning Petition and accompanying plan seeks to

accommodate development of a mixed use center on the approximately 68.2 acre undeveloped

SITE DATA

COMPONENT 1 (MIXED USE)

PETITIONER:

MECKLENBURG COUNTY

DEED 13057, PAGE 721

TAX NUMBER: 025-113-01

PETITION NUMBER: 2005-011

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES

DURING DESIGN DEVELOPMENT AND

CONSTRUCTION DOCUMENT PREPARATION.

ONLY AND DEPICTS A POSSIBLE DEVELOPMENT

SCHEME. FINAL LAYOUT WILL BE DETERMINED

PERIMETER WOODS INVESTORS, LLC.

1228 E. MOREHEAD ST., STE. 200

recycling centers, drop-off

subdivision sales offices

research uses, within an enclosed

retail establishments and business

personal and recreation services,

up to 10,000 square feet on a lot

Future amendments to the Technical Data Sheet, the Schematic Site Plan and other attachments, and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the reproduction, copying or other use of this drawing

(a) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, 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.

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Perimeter Woods

PRINCIPAL IN CHARGE Jim Gamble, ASLA PROJECT MANAGER C.Chastain, RLA

↑ | RESUBMITTAL RELASION | RESUBMITTAL REVISION 🛕 | RESUBMITTAL REVISION -RESUBMITTAL REVISION | S | RESUBMITTAL RECISION |

REMUBARITAL RELIGION 7/12/05 On Transportation Comments For Administrative Site Plan For Administrative Site Plan

RESUBMITTAL RELESSION

Technical Data Sheet

123-8047-01

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Perimeter Woods

PRINCIPAL IN CHARGE Jim Gamble, ASLA PROJECT MANAGER C.Chastain, RLA

RESUBMITTAL REVISION RESUBMITTAL REVISION RESUBMITTAL REVISION RESUBMITTAL REVISION RESUBMITTAL REVISION

RESUBMITTAL REVISION RESUBMITTAL REVISION Correction to Development Stds.

INSET DRIVE-THRU OPTION B

THIS SCHEMATIC SITE PLAN (3-21-07) WILL

BY: DERRA L

BELI

REPLACE THE PREVIOUSLY SUBMITTED

SCHEMATIC SITE PLAN (11-21-06)

GRAPHIC SCALE

1 inch = 100 ft.

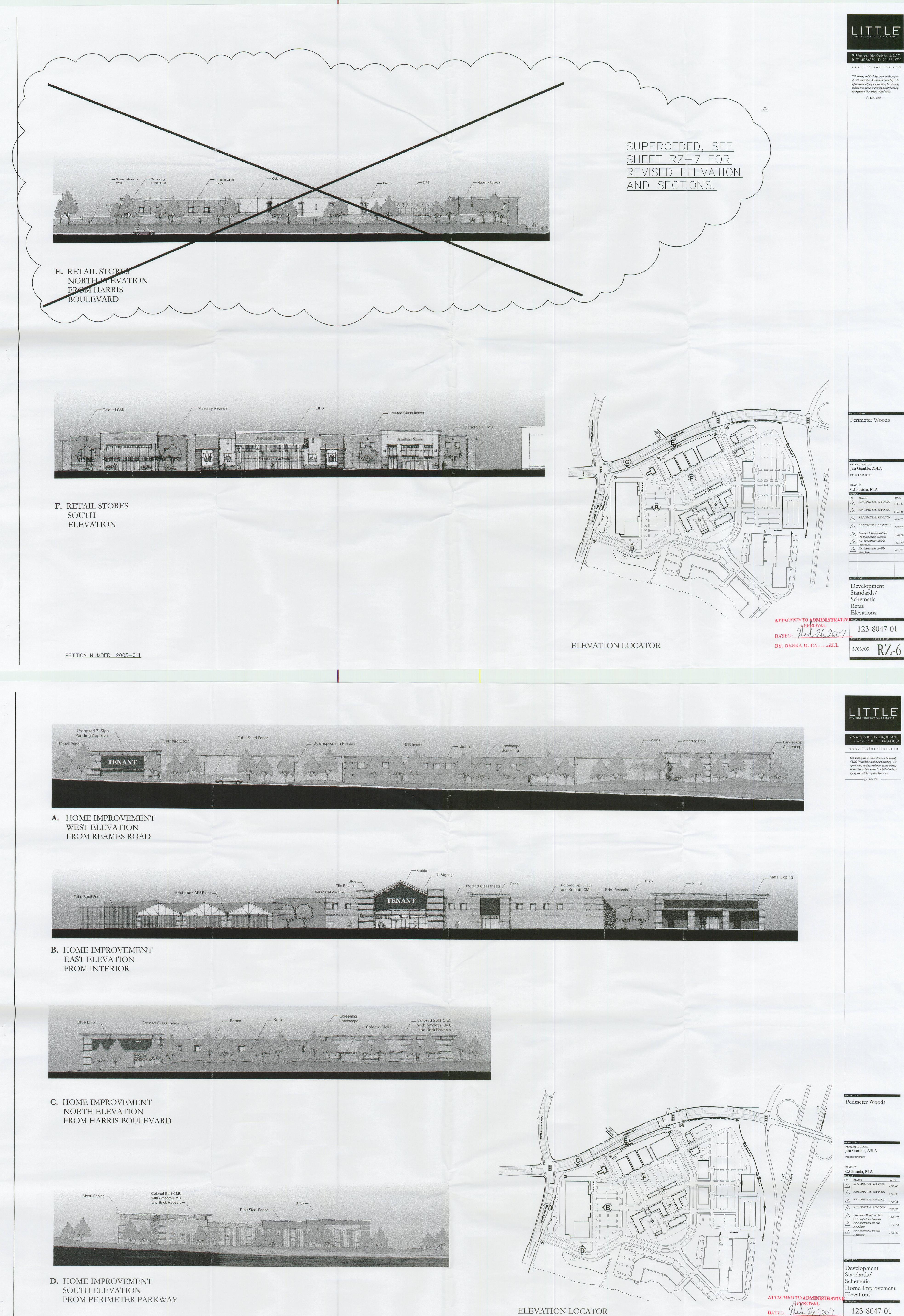
NOTE:

For Administrative Site Plan

Schematic

Site Plan ATTACHED TO ADMINISTRATIVE

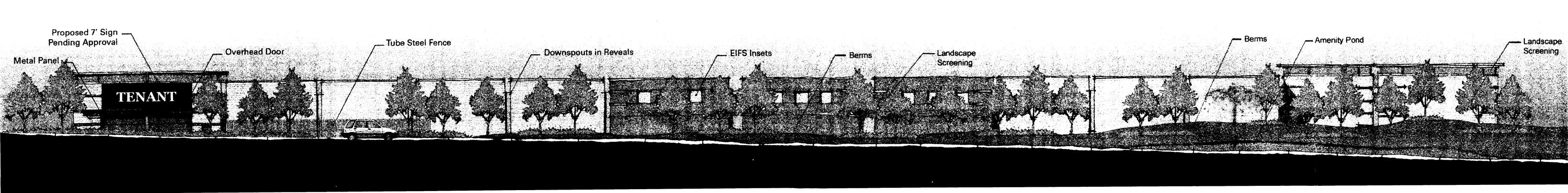
-123-8047-01



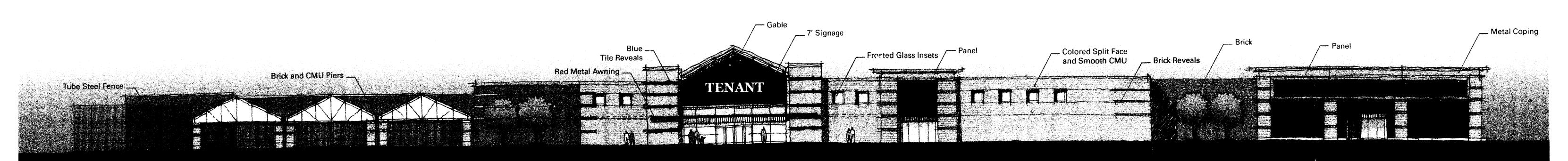
PETITION NUMBER: 2005-011

ISSUE DATE SHEET NUMBER 3/03/05 RZ-5

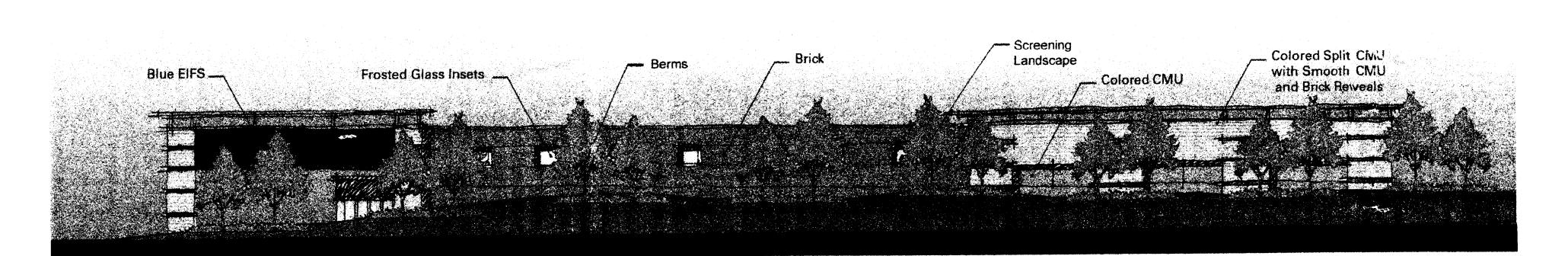
BY: DEBRA D. CAMPBELL



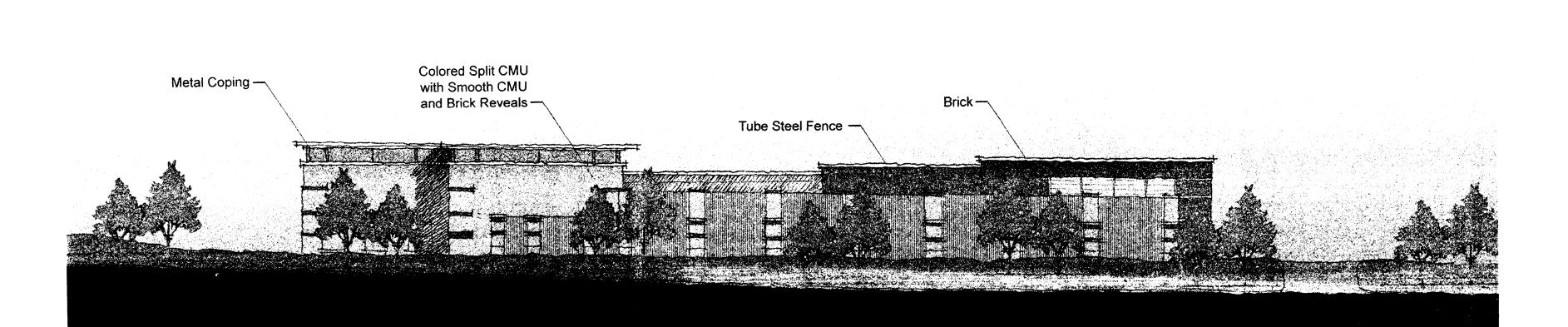
A. HOME IMPROVEMENT WEST ELEVATION FROM REAMES ROAD



B. HOME IMPROVEMENT EAST ELEVATION FROM INTERIOR

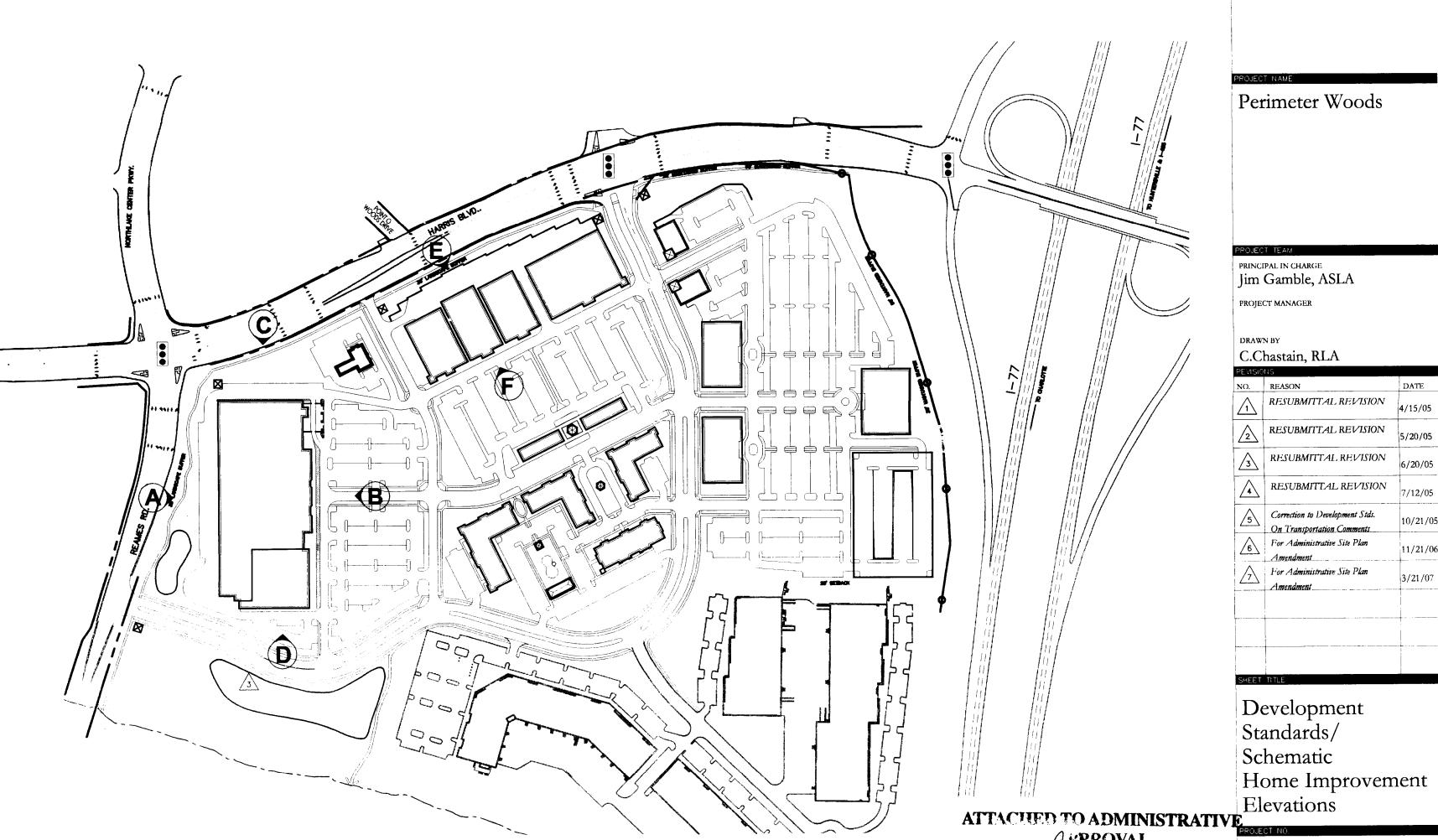


C. HOME IMPROVEMENT NORTH ELEVATION FROM HARRIS BOULEVARD



D. HOME IMPROVEMENT SOUTH ELEVATION FROM PERIMETER PARKWAY

PETITION NUMBER: 2005-011



ELEVATION LOCATOR

ATTACHED TO ADMINISTRATIVE 123-8047-01 BY: DEBRA D. CAMPBELL

DIVERSIFIED ARCHITECTURAL CONSULTING

15 Westpark Drive Charlotte, NC 28217 - 704.525.6350 - F: 704.561.8700

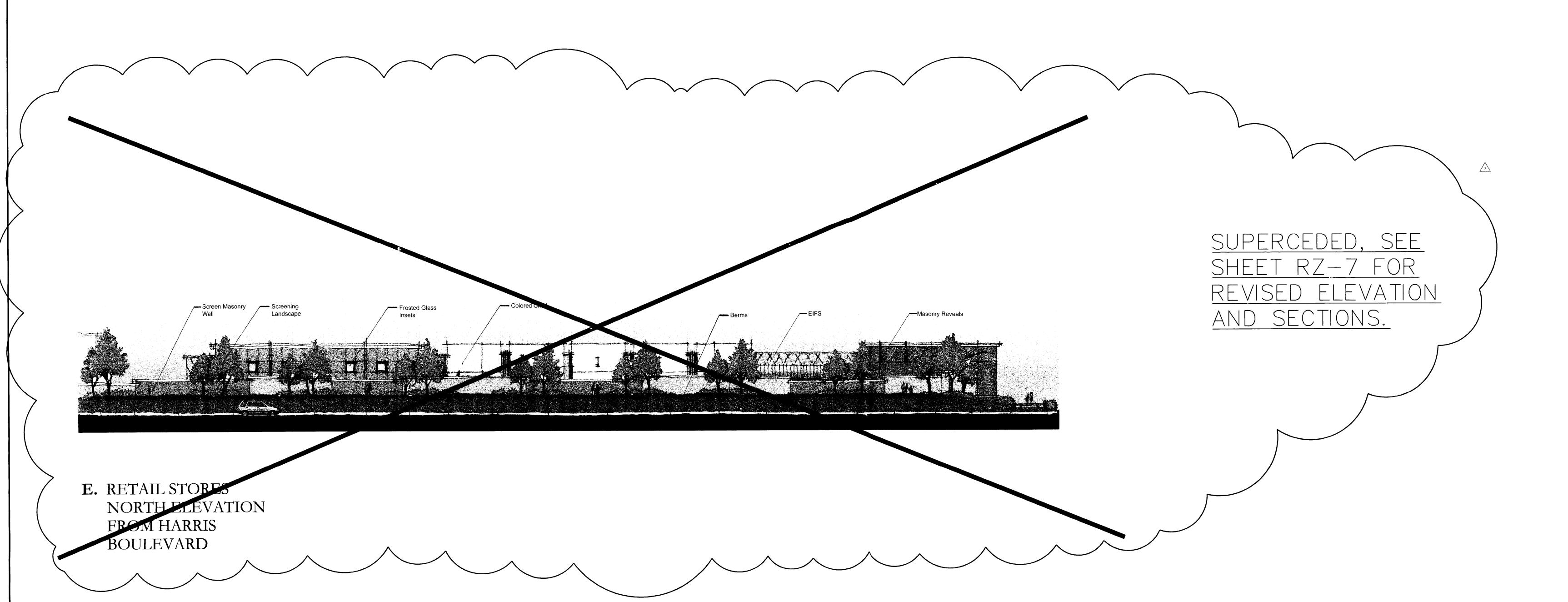
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RESUBMITTAL REVISION

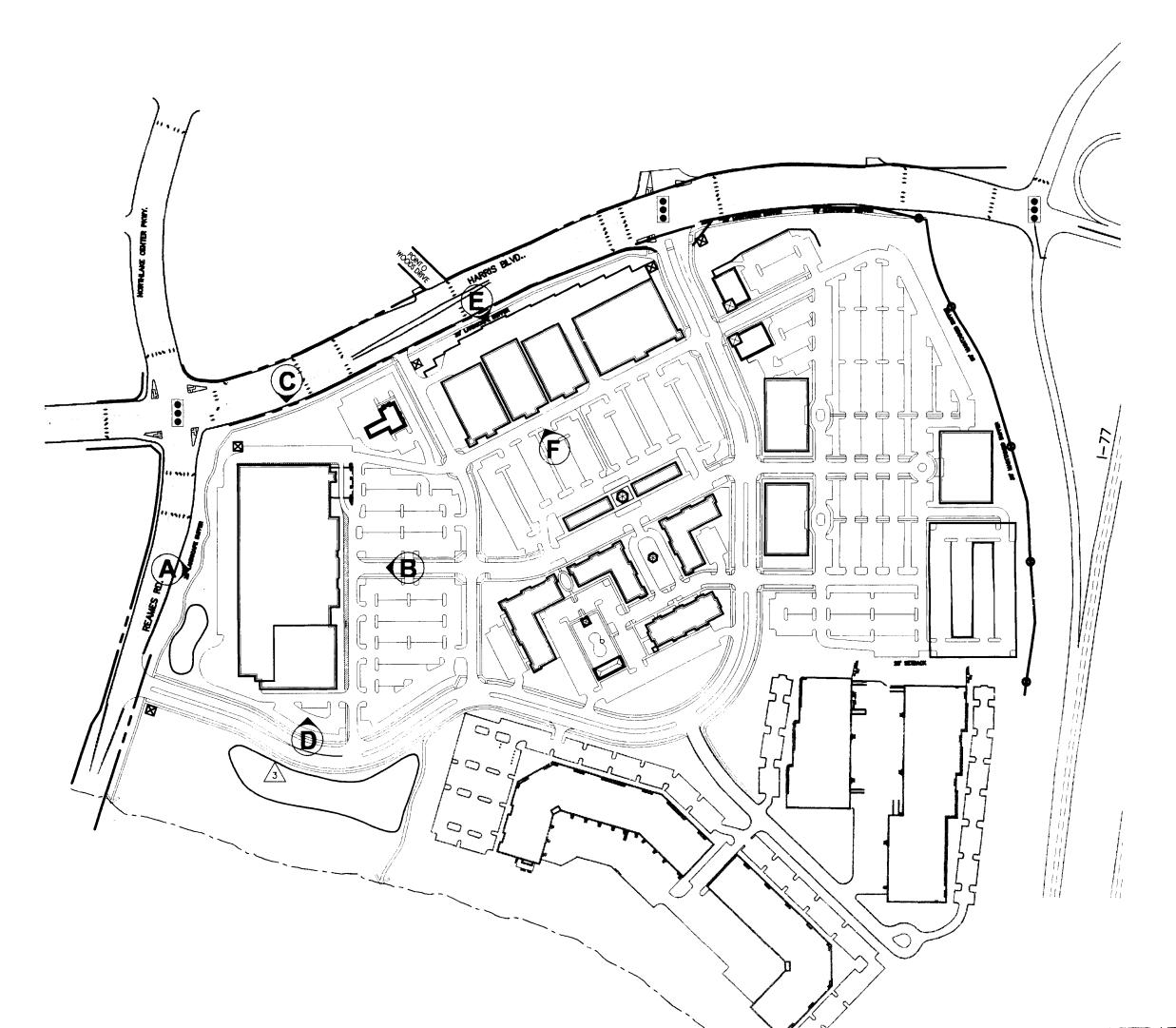
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Colored CMU

F. RETAIL STORES SOUTH ELEVATION



ELEVATION LOCATOR

principal in charge Jim Gamble, ASLA

C.Chastain, RLA

Development Standards/ Schematic Retail

123-8047-01

BY. DEBRA D. CA... LELL



