

Parcel 18313C99

Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Deed Book	Deed Page
18313227	DOSCO Inc.	6827 Fairview Rd., Ste. C	Charlotte	NC	28210-3384	6825	82
18313228	DOSCO Inc.	6827 Fairview Rd., Ste. C	Charlotte	NC	28210-3384	6825	82
18313229	DOSCO Inc.	6827 Fairview Rd., Ste. C	Charlotte	NC	28210-3384	6825	82
18313230	DOSCO Inc.	6827 Fairview Rd., Ste. C	Charlotte	NC	28210-3384	6825	82
18313240	Edwin B Eddleman	541 Medears Dr	Charlotte	NC	28211-6066	6295	960
18313241	Robert J McGrath and Jan H McGrath	3642 Arbor Way	Charlotte	NC	28211-6066	6295	960
18313243	Anthony L. Giordano and Deborah M Giordano	7001 Whitemarsh Ct	Charlotte	NC	28211-3706	6310	957
18313244	Orbit Limited Partnership	2209 Theford Ct	Charlotte	NC	28211	5540	884
18313246	R Stephen Pace and Jacquelyn S Pace	6719 Fairview Rd # C	Charlotte	NC	28210-3323	5290	698
18313247	Paca Development Group Inc.	6719 Fairview Rd # C	Charlotte	NC	28210-3323	5290	698
18313248	Shawn Hugh Jaynes	6725 Fairview Rd., Ste. A	Charlotte	NC	28210-3357	5256	768
18313250	Steven H. Jaynes and Sharon E. Jaynes	559 Stratfordshire Dr	Matthews	NC	28105	4881	581
18313251	John E Jr Hodge and Stephanie G Hodge	6725-D Fairview Rd	Charlotte	NC	28204	15202	443
18313252	Corporation CHS	8300 Fairview Rd	Charlotte	NC	28226	10230	469
18313253	CHS Corporation	8300 Fairview Rd	Charlotte	NC	28226	10230	469
18313254	CHS Corporation	8300 Fairview Rd	Charlotte	NC	28226	10230	469
18313255	CHS Corporation	8300 Fairview Rd	Charlotte	NC	28226	10230	469
18313256	Prendegast Inc.	4436 Fairview Dr North	Charlotte	NC	28226	6626	153
18313257	Leonard M Fox and Karen A Fox	219 Bentley Oaks Ln	Charlotte	NC	28270	5971	271
18313258	Brinson Conrad Hawkins and Partnership	6719 Fairview Rd., Ste. D	Charlotte	NC	28210-3359	8614	827
18313260	S&G Development Inc.	6805 Fairview Rd., Ste. D	Charlotte	NC	28210-2702	11114	306
18313261	S&G Development Inc.	6805 Fairview Rd., Ste. D	Charlotte	NC	28210-2702	11114	306
18313262	S&G Development Inc.	6805 Fairview Rd., Ste. D	Charlotte	NC	28210-2702	11114	306
18313263	S&G Development Inc.	6805 Fairview Rd., Ste. D	Charlotte	NC	28210-2702	11114	306
18313264	Eugene K Ehmman and David Stan Howey	6805 C Fairview Rd	Charlotte	NC	28210	11114	327
18313265	Eugene K Ehmman and David Stan Howey	6805 C Fairview Rd	Charlotte	NC	28210	11114	327
18313266	Eugene K Ehmman and David Stan Howey	6805 C Fairview Rd	Charlotte	NC	28210	11114	327
18313267	Eugene K Ehmman and David Stan Howey	6805 C Fairview Rd	Charlotte	NC	28210	11114	327
18313268	Deacon Holdings LLC	6743-A Fairview Rd	Charlotte	NC	28210	16050	988
18313269	Deacon Holdings LLC	6743-A Fairview Rd	Charlotte	NC	28210	16050	988
18313270	Deacon Holdings LLC	6743-A Fairview Rd	Charlotte	NC	28210	16050	988
18313271	Harry E Minerva Development LLC	6743 Fairview Rd #C	Charlotte	NC	28210	17097	341
18313272	Allen D&S Pa Prviate	4728 Park Rd	Charlotte	NC	28209	18516	307
18313273	Allen Prviate	4728 Park Rd	Charlotte	NC	28209	18516	307
18313274	P J Properties and R Stephen Pace	6719 Fairview Rd # C	Charlotte	NC	28210-3323	5247	873
18313275	P J Properties and R Stephen Pace	6719 Fairview Rd # C	Charlotte	NC	28210-3323	5247	873
18313276	Sharon W Lawing	6801 Fairview Rd., Ste. B	Charlotte	NC	28210-3399	10948	743
18313277	Sharon W Lawing	6801 Fairview Rd., Ste. B	Charlotte	NC	28210-3399	10948	743
18313278	L & B Partnership	6801 Fairview Rd., Ste. C	Charlotte	NC	28210-3399	10211	581
18313279	L & B Partnership	6801 Fairview Rd., Ste. C	Charlotte	NC	28210-3399	10211	581
18313280	David S Howey	6805 Fairview Rd., Ste. C	Charlotte	NC	28210-2702	7664	794
18313281	David S Howey	6805 Fairview Rd., Ste. C	Charlotte	NC	28210-2702	7664	794
18313282	David S Howey	6805 Fairview Rd., Ste. C	Charlotte	NC	28210-2702	7664	794
18313283	David S Howey	6805 Fairview Rd., Ste. C	Charlotte	NC	28210-2702	7664	794
18313284	Cell LLC	6809 Fairview Rd # B	Charlotte	NC	28210-2703	8020	805
18313285	Cell LLC	6809 Fairview Rd # B	Charlotte	NC	28210-2703	8020	805
18313286	Cell LLC	6809 Fairview Rd # B	Charlotte	NC	28210-2703	8020	805
18313287	Cell LLC	6809 Fairview Rd # B	Charlotte	NC	28210-2703	8020	805
18313288	Cell LLC	6809 Fairview Rd # B	Charlotte	NC	28210-2703	8020	805
18313289	Dosco Inc.	6827 Fairview Rd	Charlotte	NC	28210	6905	229
18313290	Dosco Inc.	6827 Fairview Rd	Charlotte	NC	28210	6905	229
18313291	G Byan Wall and Rosemary Simpson Wall (HW)	2001 Valencia Ter	Charlotte	NC	28226	11882	957
18313292	George Bryan Wall and Rosemary S Wall	6813 Fairview Rd., Ste. D	Charlotte	NC	28210-3362	7128	148
18313293	Robert W Gopherman and Judy C Gopherman	4010 Camouette Ln	Charlotte	NC	28210-4807	10548	328
18313294	Robert W Gopherman and Judy C Gopherman	4010 Camouette Ln	Charlotte	NC	28210	10548	328
18313295	William H Gill and Phyllis D Gill	6831 Fairview Rd., Ste. C	Charlotte	NC	28210-3386	5269	882
18313296	William H Gill and Phyllis D Gill	6831 Fairview Rd., Ste. D	Charlotte	NC	28210-3386	7817	583
18313297	Cell LLC	6845 Fairview Rd	Charlotte	NC	28210	11544	278
18313298	Cell LLC	6845 Fairview Rd	Charlotte	NC	28210	11544	278
18313299	Cell LLC	6845 Fairview Rd	Charlotte	NC	28210	11544	278

Parcel 18313C98

Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Deed Book	Deed Page
18313215	William L J O'Connor and Patricia M O'Connor	5916 Benway Dr	Charlotte	NC	28226	4766	326
18313216	William L J O'Connor and Patricia M O'Connor	5916 Benway Dr	Charlotte	NC	28226	4766	326
18313217	William L J O'Connor and Patricia M O'Connor	5916 Benway Dr	Charlotte	NC	28226	4766	326
18313218	William L J O'Connor and Patricia M O'Connor	5916 Benway Dr	Charlotte	NC	28226	4766	326
18313219	William E Jr Harrington and Susan Harrington	6701 Fairview Rd., Ste. A	Charlotte	NC	28210-3378	5003	752
18313220	William E Harrington and Susan Harrington	6701 Fairview Rd # B	Charlotte	NC	28210-3378	4796	318
18313221	J Kenneth J Dowd and Linda M Dowd	6701 Fairview Rd	Charlotte	NC	28210	5003	496
18313222	J Kenneth J Dowd and Linda M Dowd	6701 Fairview Rd	Charlotte	NC	28210	5003	496
18313223	James II Mullen and Thomas D Waters & W	6707 Fairview Rd., Ste. A	Charlotte	NC	28210	4796	223
18313224	James E Mullen and Thomas D Waters & W	6707 Fairview Rd., Ste. A	Charlotte	NC	28210	11544	278
18313225	M David Swerman and Lorin L & Share Swerman	6707 Fairview Rd., Ste. C	Charlotte	NC	28210-3354	9063	333
18313226	Thomas D Waters and Claudia S Waters	6707 Fairview Rd #B	Charlotte	NC	28210-3354	7140	214
18313227	Thomas D Waters and Claudia S Waters	6707 Fairview Rd #B	Charlotte	NC	28210	14850	755

SITE DATA

EXISTING ZONING: R-15 MF (CD), O-2
 PROPOSED ZONING: MUDD-O
 SITE AREA: ± 7.04 AC (GROSS)

USE	SQUARE FOOTAGE (1)	MUDD PARKING REQUIREMENTS	MIN. PARKING PROVIDED WITH RESIDENTIAL (2)	MIN. PARKING PROVIDED WITHOUT RESIDENTIAL (2)
RETAIL/REST.	79,700 SF	133 SPACES @ 1 PER 600 SF	229 SPACES @ 2.87 PER 1,000 SF	237 SPACES @ 2.97 PER 1,000 SF
OFFICE	118,000 SF	196 SPACES @ 1 PER 600 SF	314 SPACES @ 2.69 PER 1,000 SF	329 SPACES @ 2.79 PER 1,000 SF
MULTIFAMILY	154 UNITS	154 SPACES @ 1 PER UNIT	154 SPACES @ 1 PER UNIT	N/A
HOTEL	120 ROOMS	60 SPACES @ .5 PER ROOM	60 SPACES @ .5 PER ROOM	60 SPACES @ .5 PER ROOM

*MINIMUM PARKING PROVIDED IS SUBJECT TO CONVERSION RATES AS DEFINED IN SECTION 2c WITHIN THE ACCOMPANYING DEVELOPMENT STANDARDS.
 (2) MINIMUM PARKING PROVIDED IS SUBJECT TO REDUCTION AS DEFINED IN SECTION 2f OF THE DEVELOPMENT STANDARDS.

INCLUDED PARCELS*	PARCEL AREA	EXISTING ZONING
183-133-04 (PORTION OF)	11,770 +/- SF	O-2
183-133-05	236 +/- SF	O-2
183-133-07 (PORTION OF)	189,519 +/- SF	R-15 MF
183-133-23	28,540 +/- SF	O-2
183-133-24	32,439 +/- SF	O-2
183-133-25 THRU 27	40,456 +/- SF	O-2

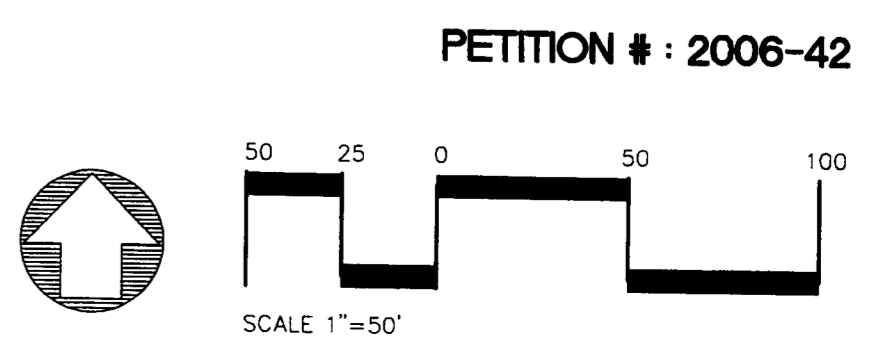
* AREA OF SAVINGS PLACE ASSUMED PUBLIC ROW WHICH OCCURS WITHIN THE LIMITS OF PETITION ARE INCLUDED WITHIN THE RESPECTIVE PARCELS AS SHOWN.

PETITIONER:
 PAPPAS-TATE, L.L.C.
 6000 FAIRVIEW RD., STE. 125
 CHARLOTTE, NORTH CAROLINA 28210
 (704) 716-3900

CONSULTANTS:
 KENNEDY, COVINGTON, LOBELLE & HICKMAN, L.L.P.
 HEARST TOWER, 47th FLOOR
 214 NORTH TRYON STREET
 CHARLOTTE, NORTH CAROLINA 28202
 (704) 331-7598

LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING
 5815 WESTPARK DRIVE
 CHARLOTTE, NORTH CAROLINA 28217
 (704) 525-6350

NOTE:
 THIS TECHNICAL DATA SHEET (07-27-06)
 WILL REPLACE THE PREVIOUSLY SUBMITTED
 SCHEMATIC SITE PLAN (06-19-06)



Pappas-Tate Property
 Rezoning
 APPROVED BY
 CITY COUNCIL
 JUL 17 2006

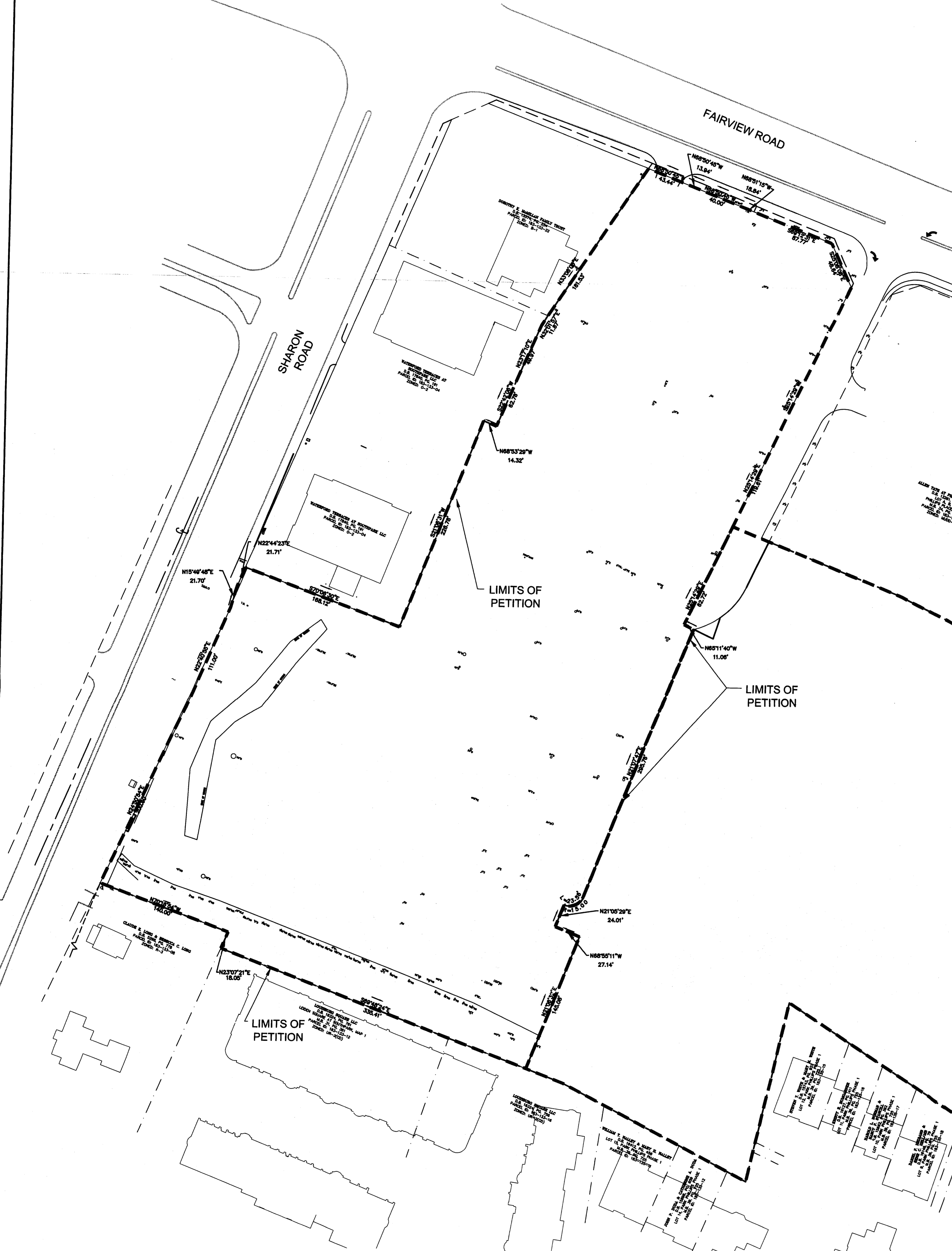
PRINCIPAL IN CHARGE
 J. Gamble, ASLA
 PROJECT MANAGER
 C. Chastain, RLA
 DRAWN BY
 C. Chastain, RLA

NO.	REVISION	DATE
1	RESUBMITTAL REVISION	02/20/06
2	RESUBMITTAL REVISION	03/20/06
3	RESUBMITTAL REVISION	05/24/06
4	RESUBMITTAL REVISION	6/19/06
5	FINAL RESUBMITTAL AS APPROVED 7:17:06	7/27/06

Technical Data
 Sheet

126.9514.00
 5/24/06
 RZ-1

EXISTING TREE SURVEY AND ZONING PETITION BOUNDARY



NOTE:
THIS DEVELOPMENT STANDARDS & TREE SURVEY PLAN (07-27-06) WILL REPLACE THE PREVIOUSLY SUBMITTED DEVELOPMENT STANDARDS & TREE SURVEY PLAN (06-19-06)

THIS EXHIBIT INDICATES THE ASSUMED METES AND BOUNDS OF THE PROPOSED ZONING BOUNDARY ASSOCIATED WITH THE PETITION. IT SHOULD NOT BE CONSTRUED AS A LEGAL DEVICE FOR PROPERTY SUBDIVISION OR CONVEYANCE.

- MUDD OPTIONAL DEVELOPMENT STANDARDS**
LIVE OAK MIXED USE DEVELOPMENT
(25.06)
- Development of the Site will be governed by the Technical Data Sheet, these Development Standards, and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Mixed Use Development Optional District (MUDD-O) Zoning Classification, subject to the Optional Provisions provided below, shall govern all development taking place on the Site.
- STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH ARE SET FORTH ON EXHIBITS ACCOMPANYING THE TECHNICAL DATA SHEET.**

The ultimate layout of the development proposed for the Site and the parcels or lots forming parts thereof, the exact alignment of streets, thoroughfares and points of access, means of buildings and placements of parking areas and the precise locations, heights and constructed have not been determined. As a consequence, the graphics which accompany the Technical Data Sheet are schematic in nature and are not to be considered as final specific site development plans but rather as preliminary graphic representations of the configuration, placement and uses of streets, driveways, parking areas and docks, proposed by the Technical Data Sheet and the Ordinance during the design development and construction phases. All such changes are subject to approval per Section 2.04(c) of the Ordinance. Without limiting the generality of the foregoing, buildings generally of maximum number of buildings may not be increased above the number of buildings generally depicted on the Schematic Site Plan (in being understood that structures such as ATMs, kiosks, enclosed service areas and the like shall not be considered in connection with the number of buildings).
 - Permitted Uses and Maximum Development**

The Site may be developed to office, retail, commercial, hotel, restaurant, and/or residential use along with associated accessory uses and surface and/or structured parking and service areas as allowed under the Ordinance in a MUDD District, subject, however, to the following development restrictions and provisions:

 - Up to 197,700 square feet of gross floor area (as hereinafter defined) for retail, commercial and/or restaurant uses may be developed on the Site, subject to the following limitations for certain uses and to the conversion rights described below:
 - Up to 79,700 square feet of gross floor area (as hereinafter defined) for retail, commercial and/or restaurant uses may be developed on the Site.
 - Up to 118,000 square feet of gross floor area (as hereinafter defined) for office uses may be developed on the Site.
 - Up to 10,000 square feet of the 79,700 square feet of gross floor area (as hereinafter defined) for retail uses may be converted to additional office space at a conversion rate of one square foot of retail space for every square foot of office space.
 - A hotel with up to 120 rooms may be developed on the Site. In the event the hotel is not developed or a hotel with a lesser number of hotel rooms is developed, residential units may be developed in lieu of hotel rooms. In such an event, residential units may be developed for each hotel room that is not constructed.
 - Up to 154 residential units may be constructed on the Site. Additional residential units may be developed by converting up to 10,000 square feet of gross floor area of retail and/or restaurant uses to residential units at the rate of one residential unit for each 100 square feet of area as converted and converting up to 30,000 square feet of office floor area to residential units at the rate of one residential unit for every 100 square feet of office floor area so converted. Furthermore, additional residential units may be developed in greater than the above-referenced 2006-022 conversion process for this Site as part of an overall unified development. Such additional residential units shall be developed at any time during the development process for this Site, provided, however, such buildings shall be developed in accordance with the MUDD-O zoning classification (Rezoning Petition No. 2006-022) issued by the Planning Director.
 - No gasoline sales facilities shall be permitted on the Site.
 - Buildings within the Site shall be designed so as to ensure construction of a minimum of two stories of improvements with design floor area. It is understood that uses within a building may be phased such that portions of the building will consist of "shell" space for future occupancy (i.e. subject to individual subject space spinning) prior to completion based upon market demand and project needs.

Parking may be provided by way of surface or structured parking facilities subject to compliance with the parking lot set forth on the Technical Data Sheet. Compliance with the parking lot set forth on the Technical Data Sheet shall not reflect that the number of parking spaces shall decrease proportionately with the decrease in the development based upon the above-referenced conversion process. Additionally, (i) surface parking associated with development within Development Area A and (ii) surface parking associated with development within Development Areas B and C and (iii) surface parking associated with development within Development Areas B and C and portions of property covered by the MUDD-O zoning classification (Rezoning Petition No. 2006-022) shall be located on the Site, provided, however, development shall adhere to all traffic and landscaping development standards associated with the Petition, and as applicable, in the development standards associated with the Petition.
 - Setbacks and Yards**
 - Buildings and parking shall not be located within a landscaped/striped area extending 22 feet wide from the back of the existing curb along Sharon Road and such landscaped/striped area shall include a 6 foot sidewalk and two (2) landscaped/striped areas extending 35 feet from the back of the existing curb along Sharon Road and such landscaped/striped area shall include a 6 foot sidewalk and two (2) landscaped/striped areas extending 35 feet from the back of the existing curb along Sharon Road. To the extent that any protection requirements apply to the Petition, it is understood that such protection areas shall only apply with respect to the eight foot planting strip to be located along Sharon and Fairview Road.
 - The Site shall be viewed as a unified development plan. As such, yards will not be required between buildings located on the Site. The Developer reserves the right to subdivide the Site and create lots within the interior of the development plan in connection with the MUDD-O zoning classification (Rezoning Petition No. 2006-022). As such, yards will not be required between buildings located on the Site and buildings located on the adjoining Live Oak tract.
 - Optional Development Provisions**

The Petitioner hereby seeks the right through the MUDD-Optional process to obtain deviations from the strict application of the Ordinance as follows:

 - In the event public streets or portions of public streets are located within the interior of the Site, or if portions of the existing public streets are abandoned through the appropriate process and converted to private streets, and/or the proposed streets are developed as private streets, the Petitioner seeks the following Optional provisions:
 - Allowance of a limited amount of parking and maneuvering between buildings and along public or private streets, as generally depicted on the Schematic Site Plan.
 - In relation to the width of the required setback along interior public (or private) streets to ten feet from the nearest face of building to either the back of curb or edge of tree grade or planting area, whichever is greater. Street trees along the private drives may be placed either in planting islands along the proposed angled parking, or within tree grasses within the sidewalk area within the conditions as described above.
 - Allowance for substitution of street tree planting in tree walls covered by tree grasses in lieu of a 5 foot planting strip.
 - Use of a "hauseroom" turn around design in lieu of a "tail-de-queue" if a transition from a public street to a private street is required.
 - The Petitioner seeks the Optional provision to allow parking and maneuvering between buildings and Fairview Road, as generally depicted on the Schematic Site Plan. A 22' parking setback from the existing Fairview Road Right of Way line will be maintained.
 - The Petitioner seeks the Optional provision to allow one or more buildings on the Site to exceed the MUDD height limit. Such buildings (i) shall be limited to Development Area "A" and shall not exceed 150 feet in height. Buildings located within Development Area B shall not exceed 125 feet in height. Buildings located within Development Area C shall not exceed 75 feet in height. Building height shall be as measured from average grade to roof/gutter line, exclusive of roof pitch, parapet, architectural feature or mechanical or service feature located above the roof line.
 - The Petitioner seeks the Optional provision to allow a variation from the MUDD signage provisions in order to allow signage throughout the Site as generally described and depicted in the Signage Package attached to this Petition and
 - Design and Performance Standards**
 - The proposed buildings and development will comply with all applicable Ordinance requirements except as noted above under Optional Development Provisions.
 - All sidewalks installed within the interior of the Site located between the face of the sidewalk and the north-south private extension of the existing Savings Place from Sharon Road and the proposed private extension of the existing Savings Place from Sharon Road shall be at least four feet in width as measured from the tree grade, or back of the existing curb on the Site. All other sidewalks within the Site will be a minimum of six feet in width.
 - Streets within the Site may be either public or private. Regardless of whether the internal streets are public or private, they shall remain open and accessible to the public.
 - A tree foot landscape edge will be established along a portion of the southerly side of the Site as generally depicted on the Technical Data Sheet. The landscaping within the 10 foot area shall include a minimum, 4 large maturing trees and 20 weeping shrubs per 100 linear feet.
 - A unified streetscape plan will be implemented along the Site's frontages on Sharon Road and Fairview Road in accordance with the specifications for streetscape and signage set forth on the Schematic Site Plan. The Petitioner shall submit a streetscape and signage plan to the Planning Director for review and approval.
 - All project develop, pedestrian scale lighting will be installed along both internal streets and along the perimeter of the Site.
 - All front-facing lighting and all exterior lighting on buildings will be fully shielded and downward directed. No wall type lighting shall be used, but attached decorative lighting fixtures such as sconces may be used.
 - All dumpsters, loading areas and service areas will be screened in accordance with Section 13.01 of the Ordinance.
 - Off-street vehicular parking will be provided which meets or exceeds the requirements of the Ordinance.
 - On premises directional and instructional signage will be permitted in accordance with Section 13.06 of the Ordinance.
 - A stub street and pedestrian connection shall be provided to the Long's Cleaners site generally as depicted on the Schematic Site Plan. The stub street and pedestrian connection shall be extended onto the Long's Cleaners site (Tr. Parcel 183-103) subject to the approval of the owner of the Long's Cleaners site.
 - A pedestrian connection shall be provided to the Louisa Square development site generally as depicted on the Schematic Site Plan. The pedestrian connection shall extend onto the Louisa Square subject to the approval of the owner of the Louisa Square site.
 - Areas generally depicted on the Schematic Site Plan as "Open Space" will include decorative paving, benches and seating areas, landscaping features and/or other amenities such as fountain or decorative water features.
 - Petitioner shall install evergreen plant material such as (i) Leyland Cypress or (ii) other evergreen vegetation reasonably acceptable to the Planning Staff. Market Street as generally depicted on the Technical Data Sheet within 18 months of issuance of the final certificate of occupancy for such parking facility. In the event that construction of the liner shops is "held-in condition" along such edge of the Louisa Square site, such area shall not be begun within 18 months period.
 - Storm Water Management**
 - Storm Water runoff and treatment systems for the Site may be designed, constructed, and function as a unified storm water management system in conjunction with the proposed infrastructure development as described in adjoining Petition No. 2006-22. Runoff shall not be redirected from its existing and/or natural flow.
 - The Petitioner shall control and treat the entire runoff volume for the post development 1 year 24 hour storm. Run off from down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates shall match pre-development rates for the 2 year and 10 year 6 hour storm events. The Petitioner will perform a downstream flow analysis of the immediately adjacent properties to determine whether additional peak control is needed, and if so, for multiple types of structural storm water treatment systems and devices (for example: wet ponds, extended detention wetlands, bio-retention, sand filter devices, grass swales, rain gardens and proprietary methods including chambered structures utilizing both approved (per NCDEM BMP Manual) and unapproved methods (proprietary pre-manufactured devices) may be incorporated into the design. Approved methods will be designed and constructed to achieve an average 85% Total Suspended Solids (TSS) removal to treat the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. Unapproved methods shall follow the requirements indicated in "c" below.
 - As available, the use of proprietary pre-manufactured devices to be used shall be approved and selected by the City of Charlotte Storm Water Services (CSWS) prior to being incorporated into the project design and shall be incorporated into the design of the storm water management system. CSWS will provide the Petitioner or its representative, a minimum of four choices of proprietary device brands for consideration of use on the project. The Petitioner or its representative create the right to request consideration of proprietary device brands not currently provided by CSWS for consideration of use on the project. The Petitioner agrees to purchase, operate and maintain the devices selected by CSWS, and enter a not limited to, the following:
 - Where multiple storm water treatment devices (BMPs) will be utilized to meet the storm water quality requirements within the project, the design of the project shall utilize no more than two (2) proprietary devices of a particular brand name within the project unless agreed in advance by CSWS.
 - All proprietary pre-manufactured storm water treatment devices (BMPs) must be appropriately designed and sized to treat the water quality runoff flow rate from the 1-year, 6-hour storm for Charlotte, utilizing a TR55 based modeling program to create a type II - center weighted storm with the appropriate local rainfall statistics.
 - All proprietary pre-manufactured storm water treatment devices (BMPs) shall be located within the storm water system design upstream of any storm water detention for the purpose of ensuring the opportunity for storm water quality treatment monitoring occurs first prior to detention.
 - All proprietary pre-manufactured storm water treatment devices (BMPs) shall be designed to include monitoring access manholes and sampling conduits within the storm drainage system and project design that are located independently and immediately upstream and downstream of each storm water treatment device (BMP). Access manholes and sampling conduit locations shall be reviewed and approved by CSWS.
 - The Petitioner shall grant a temporary monitoring and maintenance easement to the City of Charlotte to allow for access to the treatment devices (BMPs) by the City. The length of the monitoring period will be established upon the approval of the easement monitoring period by the City of Charlotte will provide monitoring data results to the Petitioner or its representative.
 - The Petitioner shall provide proper operation and maintenance (O&M) of all storm water treatment devices within the project during the life of the project, and the O&M agreement for the devices shall be filed to the Declaration of Covenants, Conditions and Restrictions for the property. Upon request, the Petitioner will provide annual copies of the O&M report to the City of Charlotte, upon completion of the monitoring period as conducted by the City of Charlotte.
 - Transportation Comments**
 - The number of vehicular access points to the Site shall be limited to the number of access points shown on the Schematic Site Plan. If it is acknowledged that the proposed right of access along the southern boundary of Sharon Road may be deleted at the option of the Petitioner. Furthermore, Petitioner shall provide the connection to the Technical Data Sheet.
 - The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte, provided, however, it is acknowledged that the location of access points to the Site and the left-of-way movement into the Site from Fairview Road are critical to the design and development plan contemplated by this Petition.
 - The Petitioner reserves the right to request abandonment of public streets within and immediately adjacent to the Site, through the normal right-of-way abandonment process.
 - Prior to the issuance of a certificate of occupancy for any building within Development Area B, the Petitioner shall construct a bus waiting pad per the CAITS Development Standard 06.01A along with appropriate street lighting near the waiting pad. As per the MUDD-O provision noted above in Section 4.4, the bus waiting pad may be located within the setback on Sharon Road.
 - Transportation Comments**

In the event of approval of this Petition, the Petitioner agrees to undertake or cause to be undertaken, the following transportation improvements:

 - Fairview Road & Savings Place**
 - Construct a break in the median to allow for left turn movement into the site via Savings Place.
 - Construct a "bump-out" island on Savings Place to restrict left turn movement onto Fairview Road.
 - Install appropriate signage to restrict northbound left turn movement from Savings Place to Fairview Road.
 - Sharon Road & Market Place (Access "A")**
 - Install a traffic signal to be coordinated with the Fairview/Sharon signal and to include pedestrian crossings. The Petitioner will fund all design, installation and signal installation costs (including intersection). Apartments are proposed signalized intersection. When the Old Towne improvements, the owner or owners of that site may be required to extend the northbound left turn lane storage and any other necessary signal modifications in order to keep the access open. When the Old Towne improvements, the owner or owners of that site may be required to extend the northbound left turn lane into the Site.
 - Construct a break in the median to allow for left turn movement into the site onto southbound Sharon Road.
 - Install appropriate signage to restrict southbound left turn movement on Sharon Road into the Site.
 - Restrict the pavement to provide for a northbound left turn lane into the Old Towne Access.
 - Construct Market Street with two lanes outbound and one lane inbound.
 - Provide a minimum 6' wide pedestrian refuge median on Sharon Road at the proposed signalized intersection.
 - Construct a new access to the Old Towne Apartments that aligns with Market Place (Access "A") that will allow for movement of SU-30 (design vehicles).

Final certificate of occupancy for buildings on this Site resulting in greater than 110,000 square feet of gross floor area of commercial uses shall not be issued until the transportation improvements set forth in items (i) and (ii) above are completed, provided, however, Petitioner may undertake such improvements earlier in the development process.

The Petitioner agrees to make the following financial contribution when development exceeds 110,000 square feet of gross floor area as defined above in Section 2) devoted to commercial uses, such financial contribution to be used in connection with certain improvements at the Fairview Road and Colony Road intersection. The maximum contribution to the City would be \$175,000 for design and construction costs widening the south leg of Colony Road to add dual turn lanes. The financial contribution would be payable when building permits issued for this Site exceed 110,000 square feet of gross floor area (as defined above in Section 2) devoted to commercial uses. This payment obligation would stand for a maximum of five years from the date of the Contribution Date. If the financial contribution would be less than the amount of the Contribution Date. If the financial contribution would be less than the amount of the Contribution Date, the financial contribution would be the amount of such five year period and construction of the most improvements at Fairview Road and Colony Road described above has begun, the financial contribution would become payable. If period, the financial contribution obligation will expire. Should the estimated cost of return the difference to the Petitioner or its designee upon determination of the final cost of the project by the end of the five year term period.
 - Future Amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Tract or Tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.**
 - Binding Effect of the Rezoning Documents and Definitions**
 - If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon the Site and their respective successors in interest and assigns.
 - Throughout these Development Standards, the terms, "Petitioner" and "owner" shall be deemed to include the heirs, devisees, personal representatives, Site from time to time who may be involved in any future development thereof.

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Pappas-Tate Property Rezoning

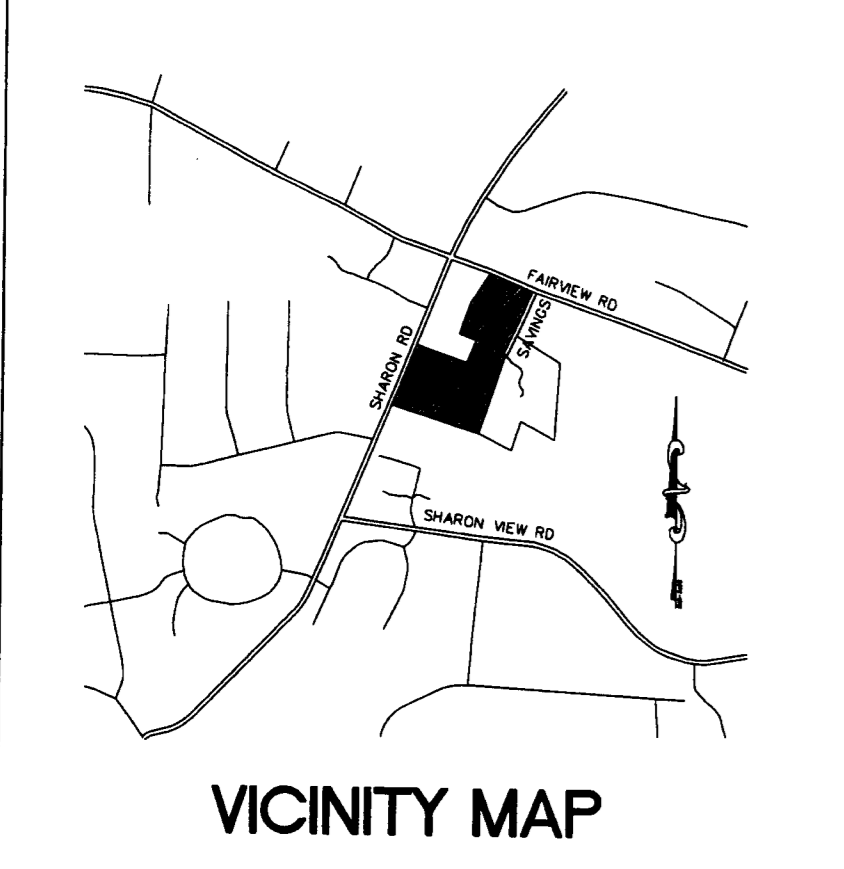
PRINCIPAL IN CHARGE
J. Gamble, ASLA

PROJECT MANAGER
C. Chastain, RLA

DRAWN BY
C. Chastain, RLA

NO.	REVISION	DATE
1	RESUBMITTAL REVISION	2/20/06
2	RESUBMITTAL REVISION	3/20/06
3	RESUBMITTAL REVISION	5/24/06
4	RESUBMITTAL REVISION	6/19/06
5	FINAL RESUBMITTAL AS APPROVED 7:17:06	7/27/06

Development Standards and Tree Survey, and Zoning Petition Boundary
126.9514.00
05/24/06 RZ-2
PETITION #: 2006-42



VICINITY MAP

SIGNALIZED INTERSECTION

RIGHT IN/ RIGHT OUT

PROPOSED LEFT OVER

PLAZA OPEN SPACE

PLAZA OPEN SPACE

EXISTING ZONING = R-15MF (CD)
 PROPOSED ZONING = MUDD-O
 +/- 4.717 AC
 PENDING PER PETITION # 2006-22

PLAZA/PIAZZA

D
 SEE SHEET RZ-4 FOR SECTIONS

PROPOSED RIGHT OUT

PLAZA OPEN SPACE

PROPOSED SIGNALIZED INTERSECTION

PEDESTRIAN PROMENADE

PROPOSED RIGHT/IN

AREA ENLARGEMENT SEE SHARON ROAD STREETSCAPE RZ-4

PROPOSED DRIVE-THRU OPTION 2/RZ-4

VEHICULAR CONNECTION

PARKING STRUCTURE

PEDESTRIAN CONNECTION

B

PLAZA OPEN SPACE

C

RETAIL RESIDENTIAL

RETAIL RESIDENTIAL

RETAIL RESIDENTIAL

15' PARKING SETBACK

15' PARKING SETBACK

A

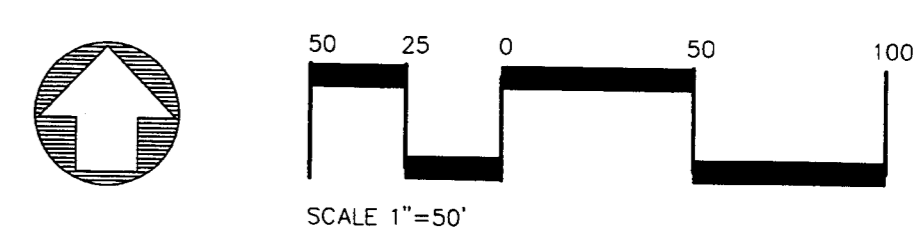
SAVINGS PLACE

SHARON ROAD

PETITION # : 2006-42

NOTE:
 THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND DEPICTS A POSSIBLE DEVELOPMENT SCHEME. FINAL LAYOUT WILL BE DETERMINED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PREPARATION.

NOTE:
 THIS SCHEMATIC SITE PLAN (07-27-06) WILL REPLACE THE PREVIOUSLY SUBMITTED SCHEMATIC SITE PLAN (06-19-06)



Pappas-Tate Property Rezoning

PRINCIPAL IN CHARGE
 J. Gamble, ASLA
 PROJECT MANAGER
 C. Chastain, RLA
 DRAWN BY
 C. Chastain, RLA

NO.	REASON	DATE
△	RESUBMITTAL REVISION	2/20/06
△	RESUBMITTAL REVISION	3/20/06
△	RESUBMITTAL REVISION	5/24/06
△	RESUBMITTAL REVISION	6/19/06
△	FINAL RESUBMITTAL AS APPROVED 7/27/06	

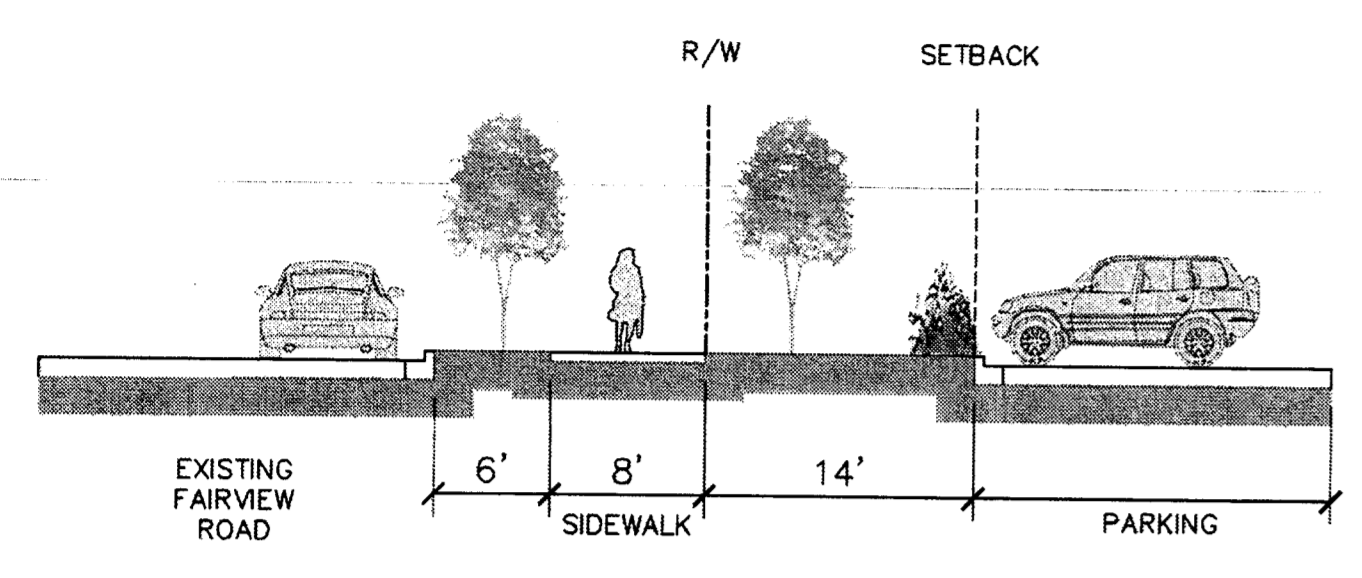
Schematic Site Plan

126.9514.00

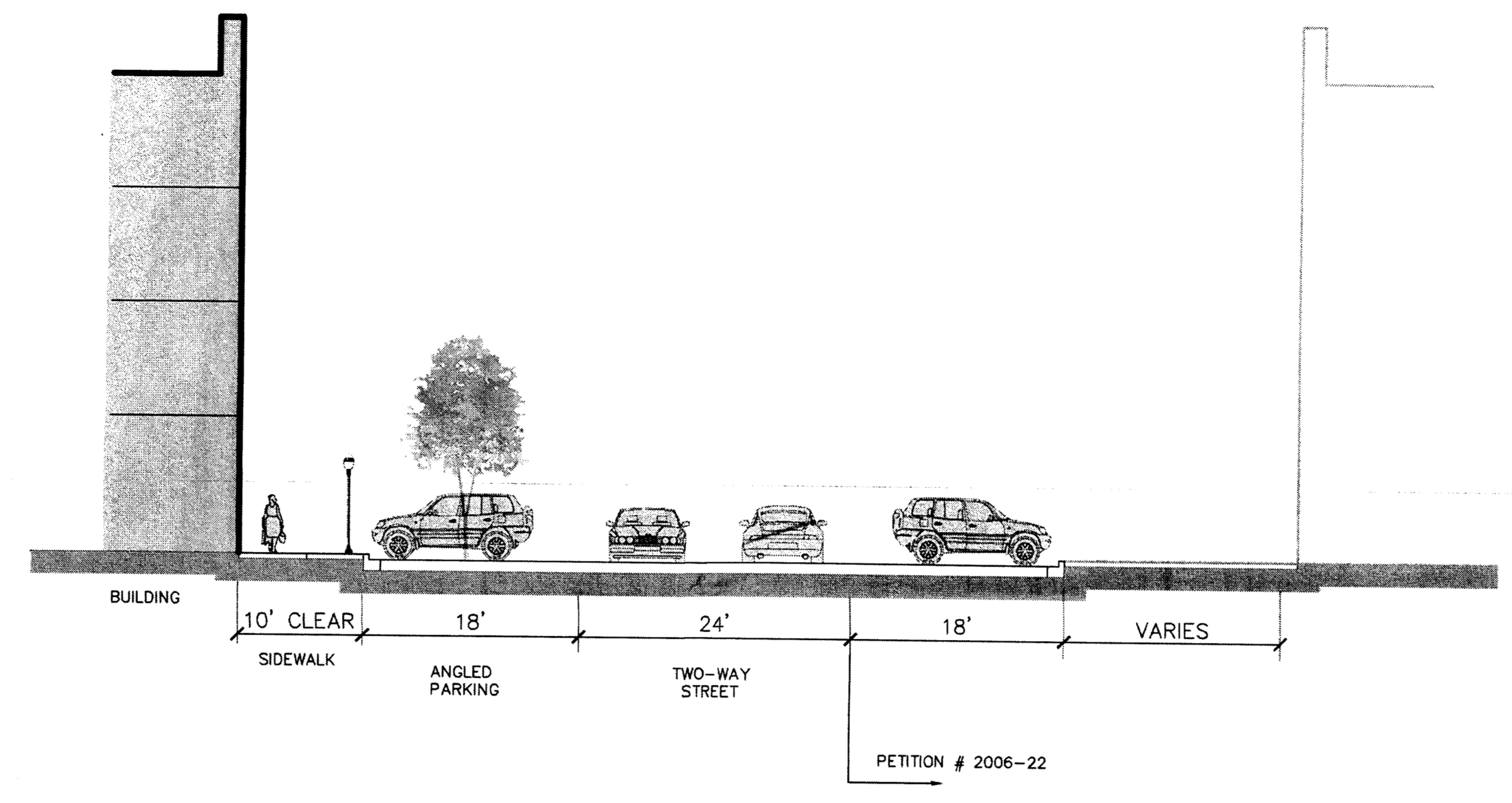
06/15/06 RZ-3

NOTE:
THIS SCHEMATIC SECTION PLAN (07-27-06)
WILL REPLACE THE PREVIOUSLY SUBMITTED
SCHEMATIC SECTION PLAN (06-19-06)

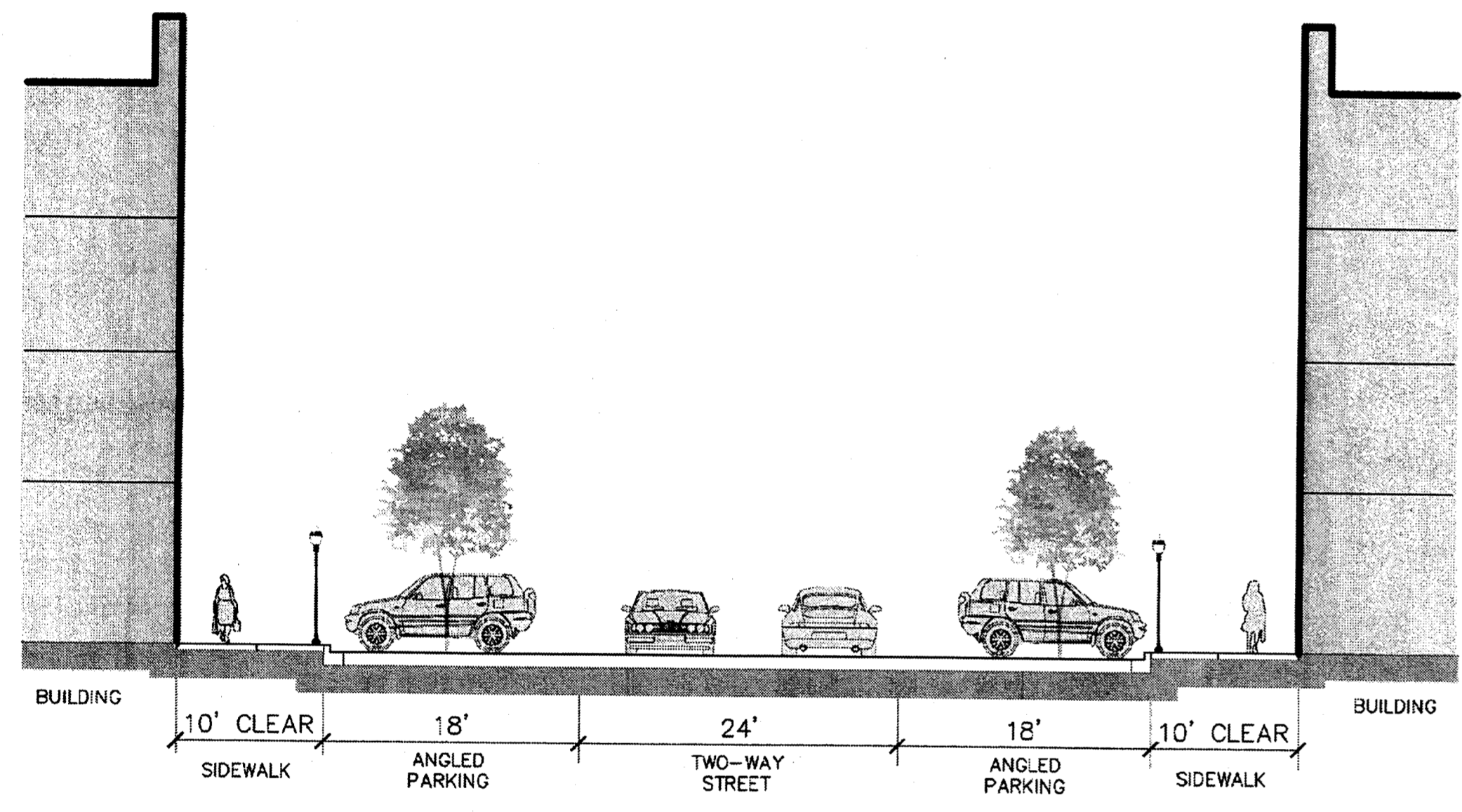
PETITION #: 2006-42



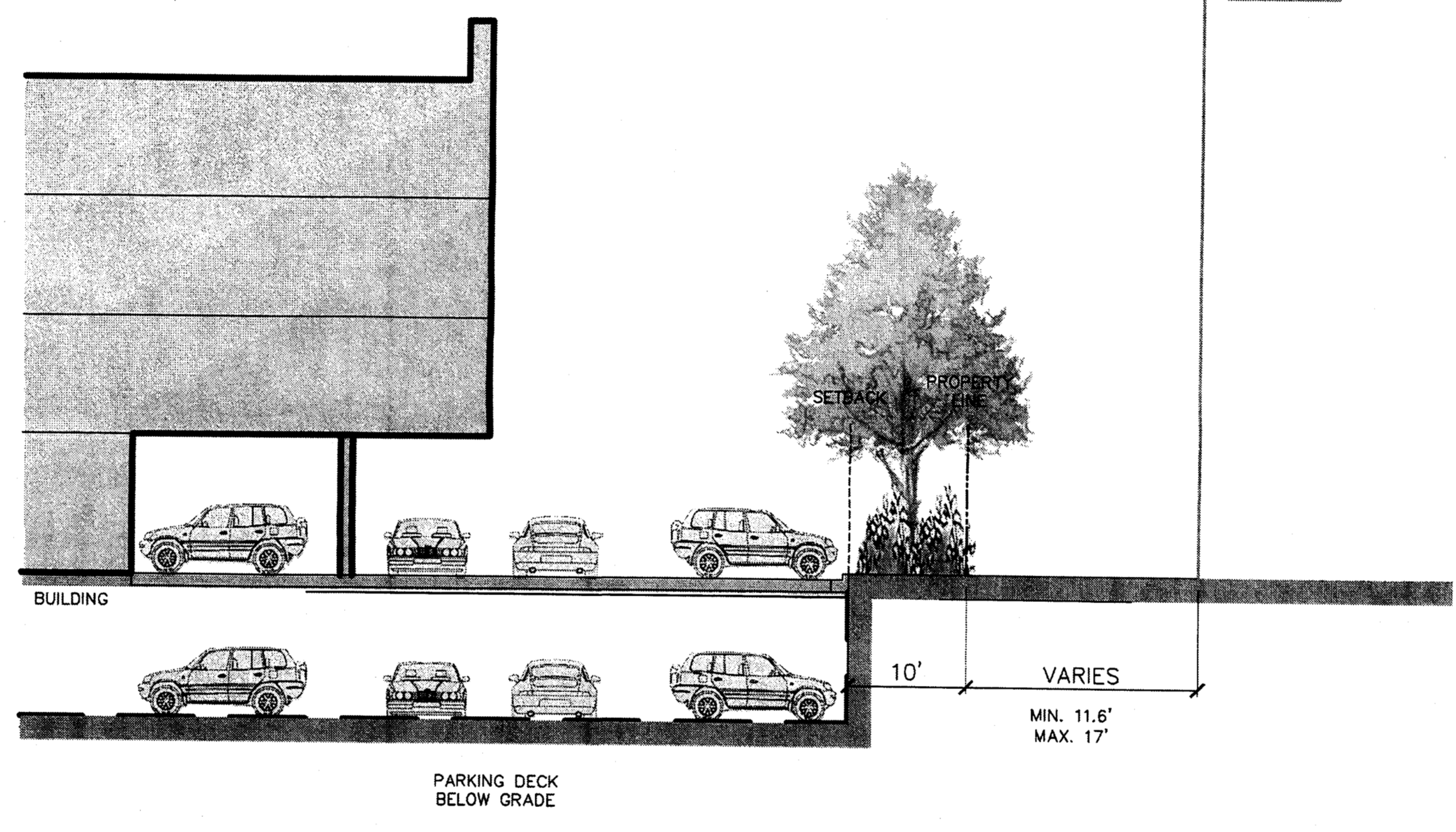
SECTION "A"
1"=10'



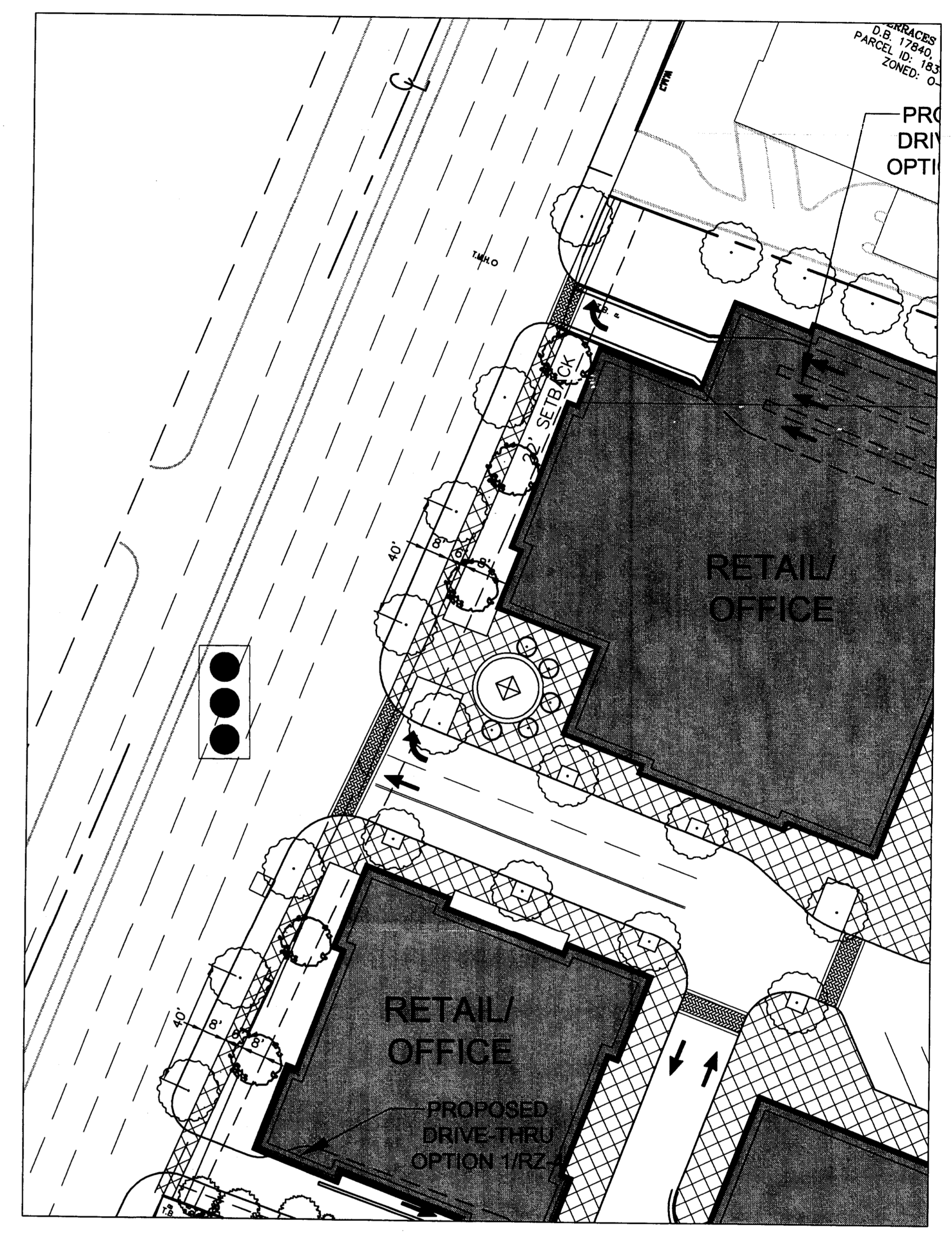
SECTION "B"
1"=10'



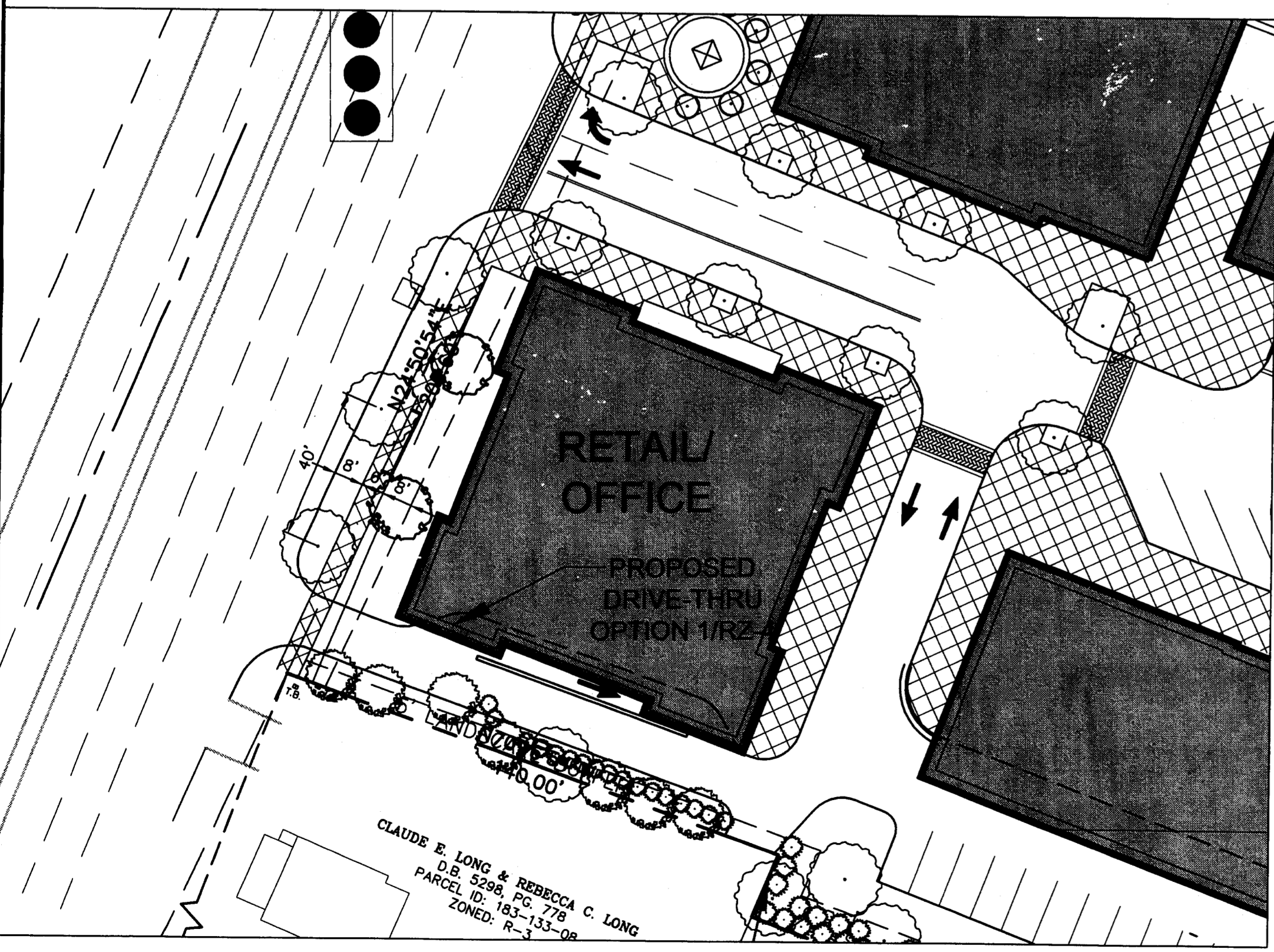
SECTION "C"
1"=10'



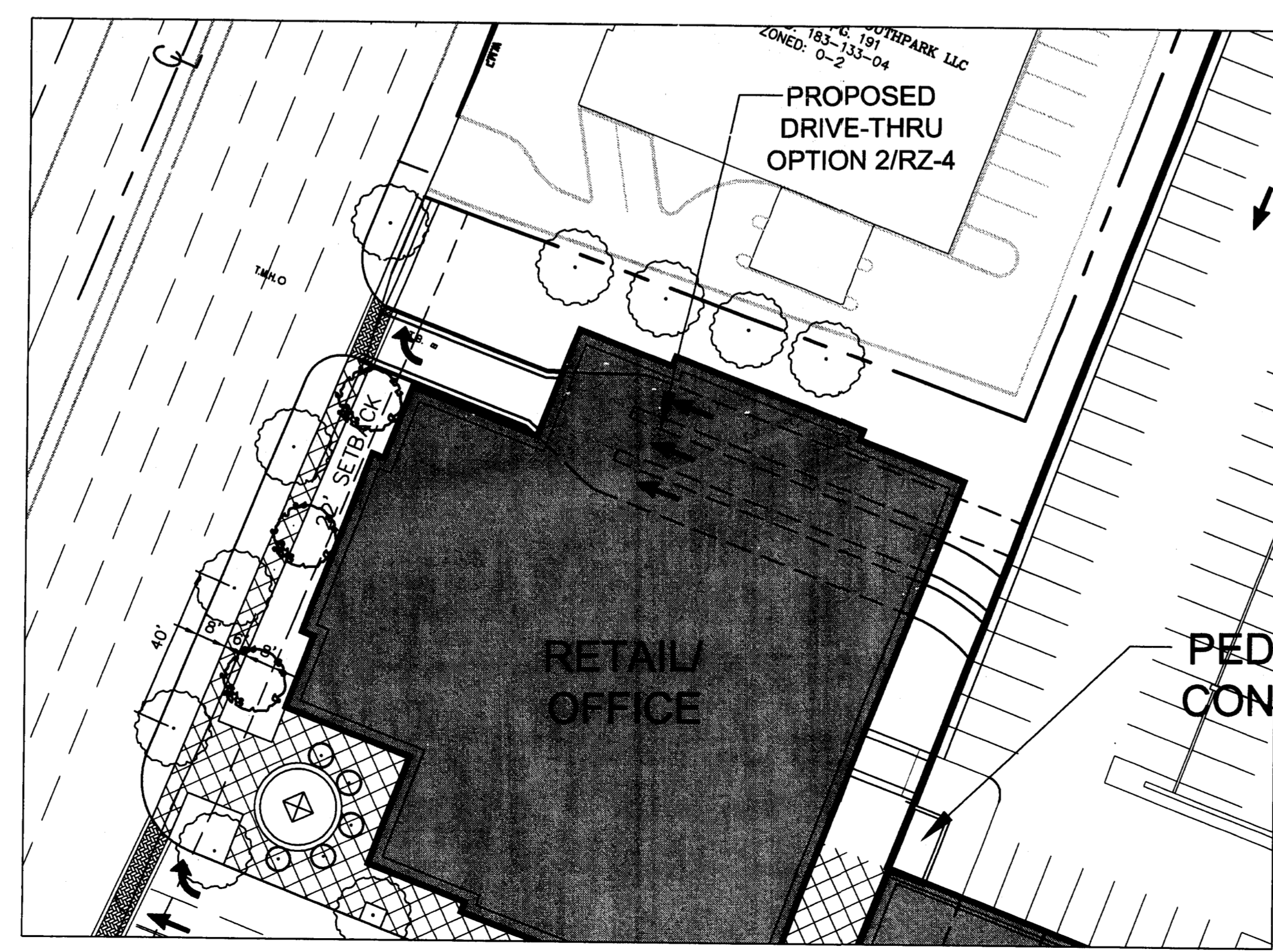
SECTION "D"
1"=10'



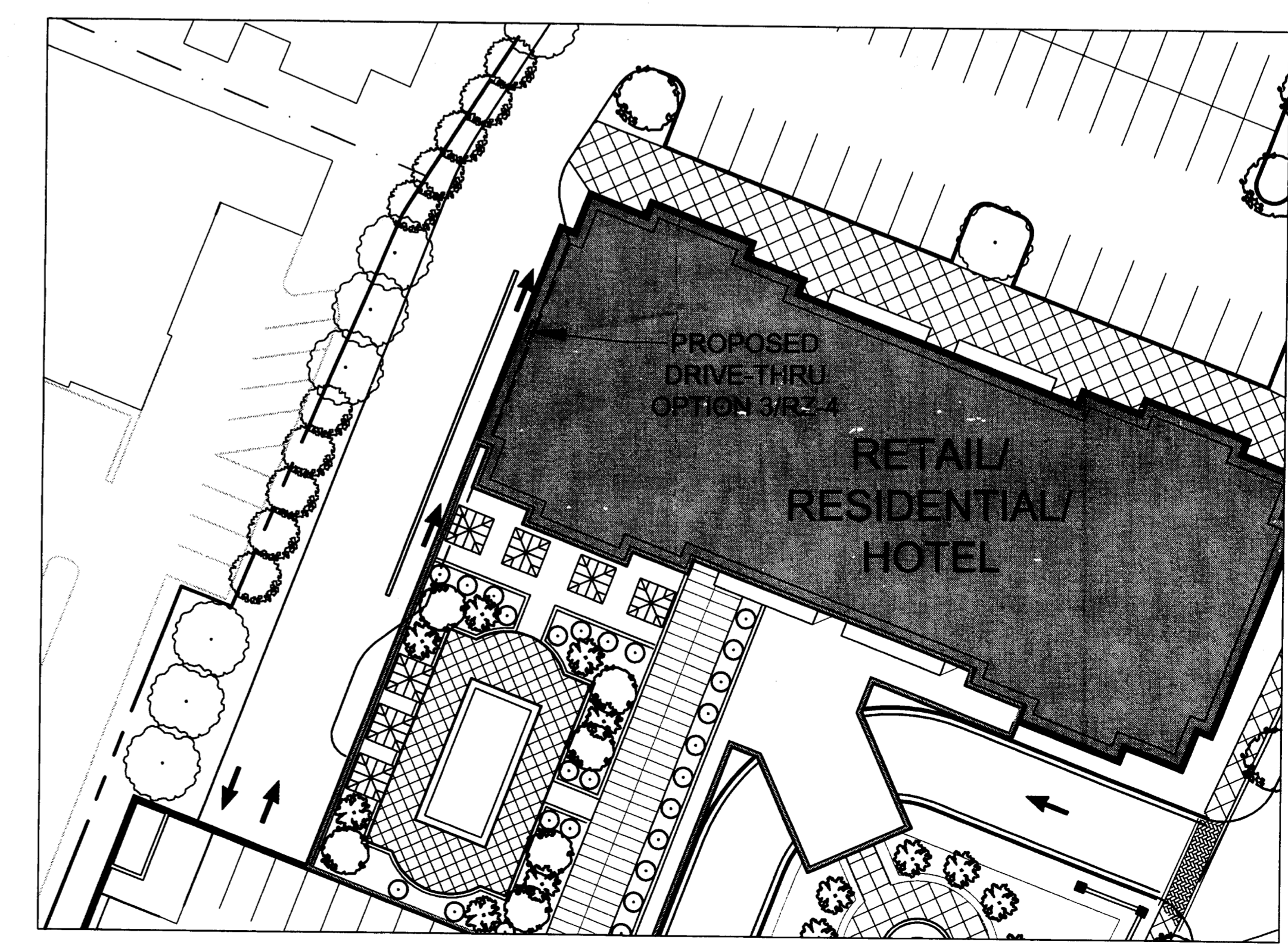
SHARON ROAD STREETSCAPE
SCALE: 1"=30'



DRIVE-THRU
OPTION 1
SCALE: 1"=30'



DRIVE-THRU
OPTION 2
SCALE: 1"=30'



DRIVE-THRU
OPTION 3
SCALE: 1"=30'

Pappas-Tate Property
Rezoning

PRINCIPAL IN CHARGE
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PROJECT MANAGER
C. Chastain, RLA
DRAWN BY
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△	FINAL RESUBMITTAL AS APPROVED 7-17-06	7/27/06

Schematic Sections

126.9514.00

05/24/06 RZ-4