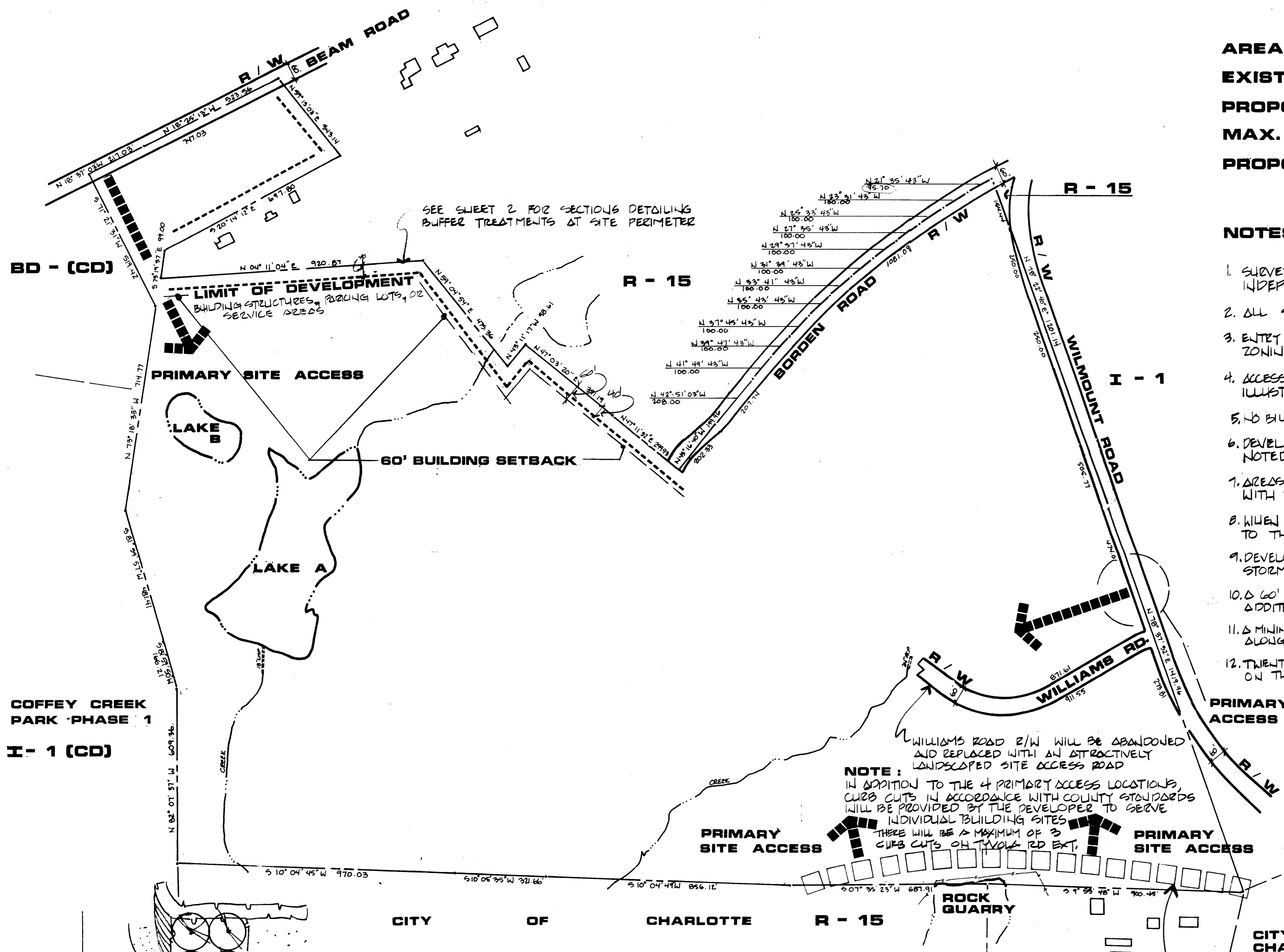


AREA WITHIN PETITION
EXISTING ZONING
PROPOSED ZONING
MAX. BUILDING AREA
PROPOSED USE

163.19 ACRES
INSTITUTIONAL R - 15
I - 1 (CD)
2,400,000 S.F.
OFFICE AND BUSINESS PARK
WITH ASSOCIATED USES
PERMITTED BY I - 1 ZONING

NOTES :

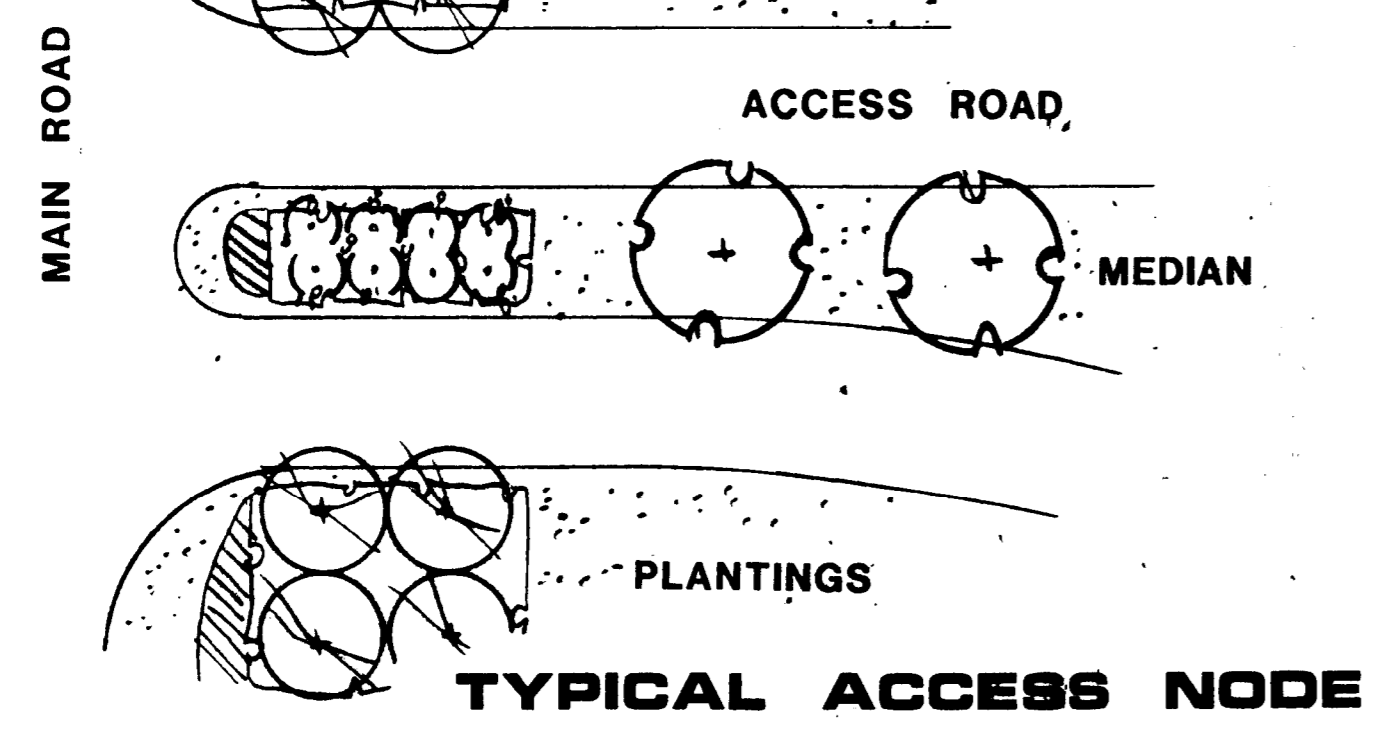
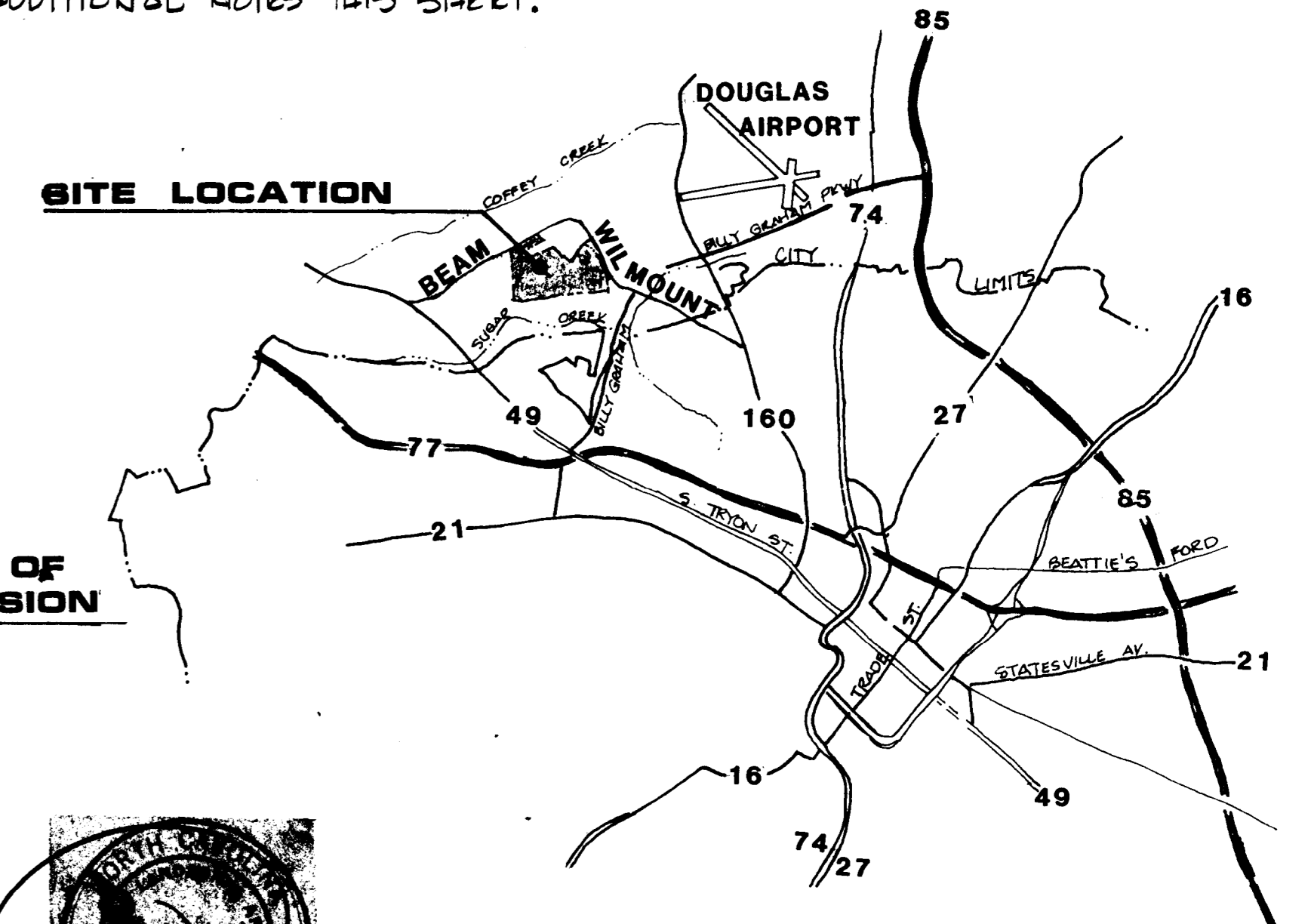
1. SURVEY INFORMATION TAKEN FROM SURVEY BY R.B. PHARR & ASSOC., 212 INDEPENDENCE BLVD., CHARLOTTE, NC DATED MARCH 27, 1985.
 2. ALL SITE PARKING WILL BE IN COMPLIANCE WITH THE APPROPRIATE ZONING ORDINANCES.
 3. ENTRY & IDENTIFICATION SIGNS WILL BE LOCATED IN ACCORDANCE WITH APPLICABLE ZONING ORDINANCES.
 4. ACCESS TO PROPERTY IS FROM 4 PRIMARY LOCATIONS SHOWN ON THE PLAN. THESE ARE ILLUSTRATIVE, AND AS FURTHER DETAILED STUDIES ARE DONE MAY BE ADJUSTED.
 5. NO BILLBOARDS WILL BE ALLOWED.
 6. DEVELOPMENT AREA SETBACKS WHERE SHOWN SHALL BE A MIN. OF 40', EXCEPT AS NOTED ELSEWHERE, OR AS REQUIRED BY ZONING ORDINANCES.
 7. AREAS ALONG STREET RIGHT OF WAYS WILL BE LANDSCAPED IN AN ATTRACTIVE MANNER WITH TREES, SHRUBS, GROUND COVERS, & LAWN.
 8. WHEN TYVOLA RD IS EXTENDED THRU THE SITE, PROVISION FOR ACCESS POINTS TO THE SITE WILL BE MADE.
 9. DEVELOPMENT IS TO COMPLY WITH MECKLENBURG COUNTY ORDINANCES CONCERNING STORM WATER MANAGEMENT.
 10. A 60' FOOT WIDE RIGHT-OF-WAY FOR TYVOLA ROAD EXTENSION WILL BE DEDICATED, AND AN ADDITIONAL 20 FEET WILL BE RESERVED FOR RIGHT-OF-WAY PURPOSES ON EACH SIDE OF THE CENTERLINE.
 11. A MINIMUM 35 FOOT GREEN SPACE, INCORPORATING THE PRIMARY SITE ACCESS LOCATIONS, WILL BE MAINTAINED ALONG THE WESTERLY SIDE OF THE TYVOLA ROAD EXTENSION RIGHT-OF-WAY.
 12. TWENTY FEET OF ADDITIONAL RIGHT-OF-WAY ALONG BEAM ROAD AND WILMOUNT ROAD, AS SHOWN ON THE SITE PLAN WILL BE DEDICATED.
 13. THREE PRIMARY SITE ACCESS LOCATIONS FROM TYVOLA ROAD EXTENSION WILL BE ALLOWED.
 14. NO PARKING AREA IN THE VICINITY OF TYVOLA ROAD EXTENSION WILL HAVE DIRECT ACCESS TO TYVOLA ROAD EXTENSION, BUT WILL ACCESS EITHER INTERIOR ROADS OR THE PRIMARY SITE ACCESS ROADS.
- SEE ADDITIONAL NOTES THIS SHEET.



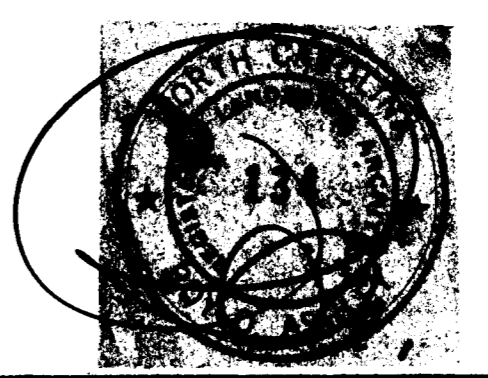
NOTE :
 IN ADDITION TO THE 4 PRIMARY ACCESS LOCATIONS, CURB CUTS IN ACCORDANCE WITH COUNTY STANDARDS WILL BE PROVIDED BY THE DEVELOPER TO SERVE INDIVIDUAL BUILDING SITES. THERE WILL BE A MAXIMUM OF 3 CURB CUTS ON TYVOLA RD EXT.

ADDITIONAL NOTES :

15. ALL PARKING AREAS WITHIN 100 FEET OF THE RIGHT OF WAY OF TYVOLA ROAD EXTENSION WILL HAVE A MINIMUM OF 10% PLANTING AND LANDSCAPE AREAS.
16. NO BUILDING EXCEEDING TWO STORIES IN HEIGHT SHALL BE LOCATED WITHIN 50 FEET OF THE TYVOLA ROAD EXTENSION WESTERLY RIGHT-OF-WAY LINE.
17. THE TWO EXISTING LAKES SHOWN ON THE SITE PLAN WILL BE PRESERVED, BUT MAY BE RE-SHAPED AND RE-DESIGNED.



APPROVED BY COUNTY COMMISSION
 DATE 6/17/85
 8527(c)

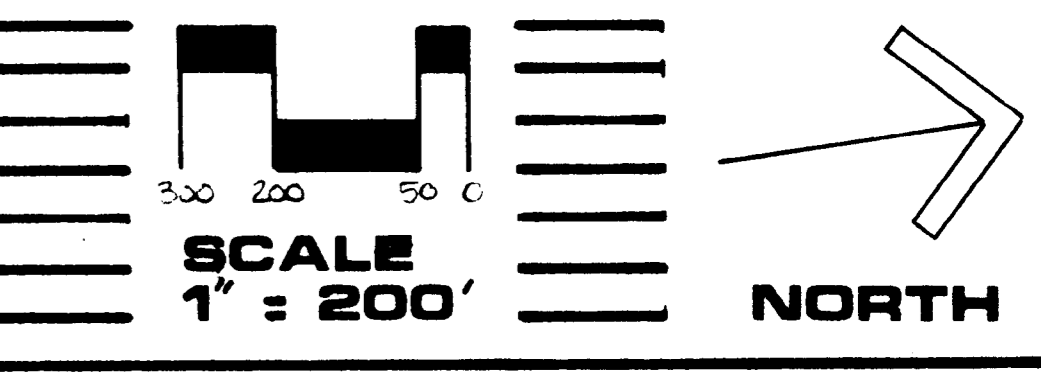


CHARLOTTE AREA

PROPOSED REZONING
PETITION NUMBER
FOR TRAMMELL CROW COMPANY
CHARLOTTE, NORTH CAROLINA

ROY ASHLEY AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS & LAND PLANNERS
ATLANTA, GEORGIA

REVISIONS:
 5-9-85
 5-20-85-NOTES
DATE:
 4 / 1 / 85



AREA WITHIN PETITION 163.19 ACRES
EXISTING ZONING INSTITUTIONAL R - 15
PROPOSED ZONING I - 1 (CD)
MAX. BUILDING AREA 2,400,000 S.F.
PROPOSED USE OFFICE AND BUSINESS PARK WITH ASSOCIATED USES PERMITTED BY I - 1 ZONING

NOTES :

1. SURVEY INFORMATION TAKEN FROM SURVEY BY R. S. PHARR & ASSOCIATES, 212 INDEPENDENCE BLVD., CHARLOTTE, NC DATED 3/27/1985.
2. ALL SITE PARKING WILL BE IN COMPLIANCE WITH THE APPROPRIATE ZONING ORDINANCES.
3. ENTRY AND IDENTIFICATION SIGNS WILL BE LOCATED IN ACCORDANCE WITH APPLICABLE ZONING ORDINANCES.
4. ACCESS TO THE PROPERTY IS FROM 4 PRIMARY LOCATIONS AS SHOWN ON THE PLAN. THESE ARE ILLUSTRATIVE, AND AS FURTHER DETAILED STUDIES ARE DONE, MAY BE ADJUSTED.
5. NO BILLBOARDS WILL BE ALLOWED.
6. DEVELOPMENT AREA SETBACKS WHERE SHOWN SHALL BE A MINIMUM OF 40 FEET, EXCEPT AS NOTED ELSEWHERE, OR AS REQUIRED BY ZONING ORDINANCES.
7. AREAS ALONG STREET RIGHT-OF-WAY WILL BE LANDSCAPED IN AN ATTRACTIVE MANNER WITH TREES, SHRUBS, GROUNDCOVERS, AND LAWNS.
8. WHEN TYVOLA ROAD IS EXTENDED THROUGH THE SITE, PROVISION FOR ACCESS POINTS TO THE SITE WILL BE MADE.
9. DEVELOPMENT IS TO COMPLY WITH NECKLESBURG COUNTY ORDINANCES CONCERNING STORM WATER MANAGEMENT.
10. A 60 FOOT WIDE RIGHT-OF-WAY FOR TYVOLA ROAD EXTENSION WILL BE DEDICATED, AND AN ADDITIONAL 20 FEET WILL BE RESERVED FOR RIGHT-OF-WAY PURPOSES ON EACH SIDE OF CENTERLINE.
11. A MINIMUM 35 FOOT GREEN SPACE, INCORPORATING THE PRIMARY SITE ACCESS LOCATIONS WILL BE MAINTAINED ALONG THE WESTERLY SIDE OF THE TYVOLA ROAD EXTENSION RIGHT-OF-WAY.
12. TWENTY-FEET OF ADDITIONAL RIGHT-OF-WAY ALONG BEAM ROAD AND WILMOUNT ROAD, AS SHOWN ON THE SITE PLAN WILL BE DEDICATED.
13. THREE PRIMARY SITE ACCESS LOCATIONS FROM TYVOLA ROAD EXTENSION WILL BE ALLOWED.
14. NO PARKING AREA IN THE VICINITY OF TYVOLA ROAD EXTENSION WILL HAVE DIRECT ACCESS TO TYVOLA ROAD EXTENSION, BUT WILL ACCESS IN EITHER INTERIOR ROADS OR THE PRIMARY SITE ACCESS ROADS.
15. ALL PARKING AREAS WITHIN 100 FEET OF THE TYVOLA ROAD EXTENSION RIGHT-OF-WAY WILL HAVE A MINIMUM OF 10% PLANTING AND LANDSCAPE AREAS.
16. NO BUILDING EXCEEDING TWO STORIES IN HEIGHT SHALL BE LOCATED WITHIN 50 FEET OF THE TYVOLA ROAD EXTENSION WESTERLY RIGHT-OF-WAY LINE.
17. THE TWO EXISTING LAKES SHOWN ON THE SITE PLAN WILL BE PRESERVED, BUT MAY BE RE-SHAPED AND RE-DESIGNED.

PROPOSED RE-ZONING FOR TRAMMELL CROW COMPANY PETITION NUMBER 87 - 98 CHARLOTTE, NORTH CAROLINA

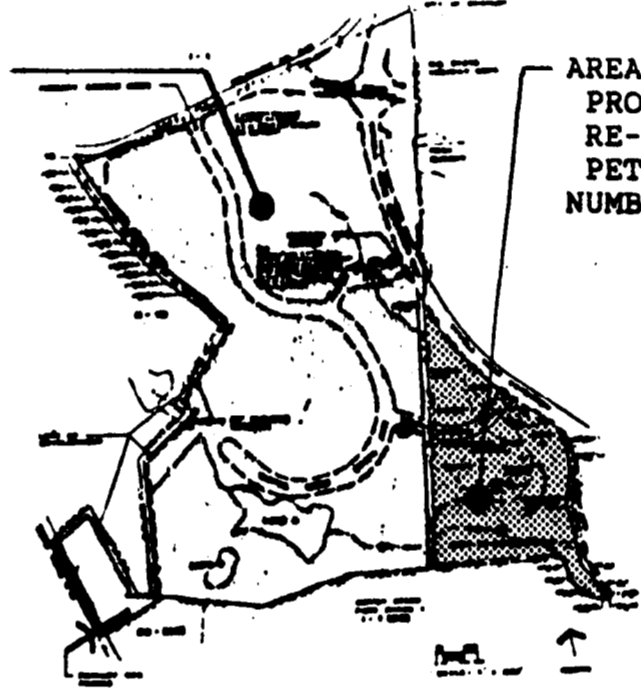
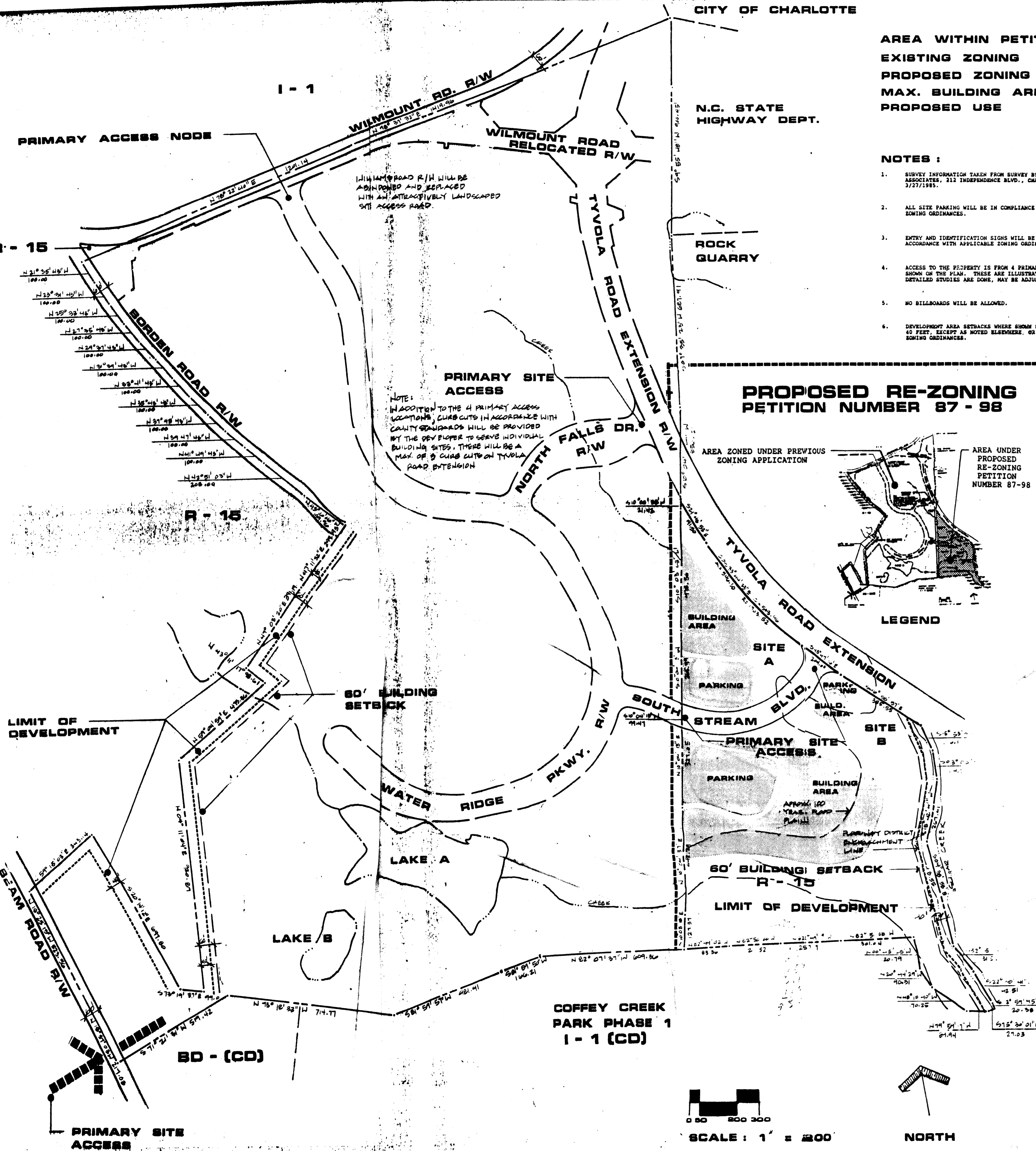
AREA WITHIN PETITION 30.298 ACRES
EXISTING ZONING R - 15
PROPOSED ZONING I - 1 (CD)
MAX. BUILDING AREA 445,600 S.F.
PROPOSED USE OFFICE AND BUSINESS PARK WITH ASSOCIATED USES PERMITTED BY I - 1 ZONING

NOTES :

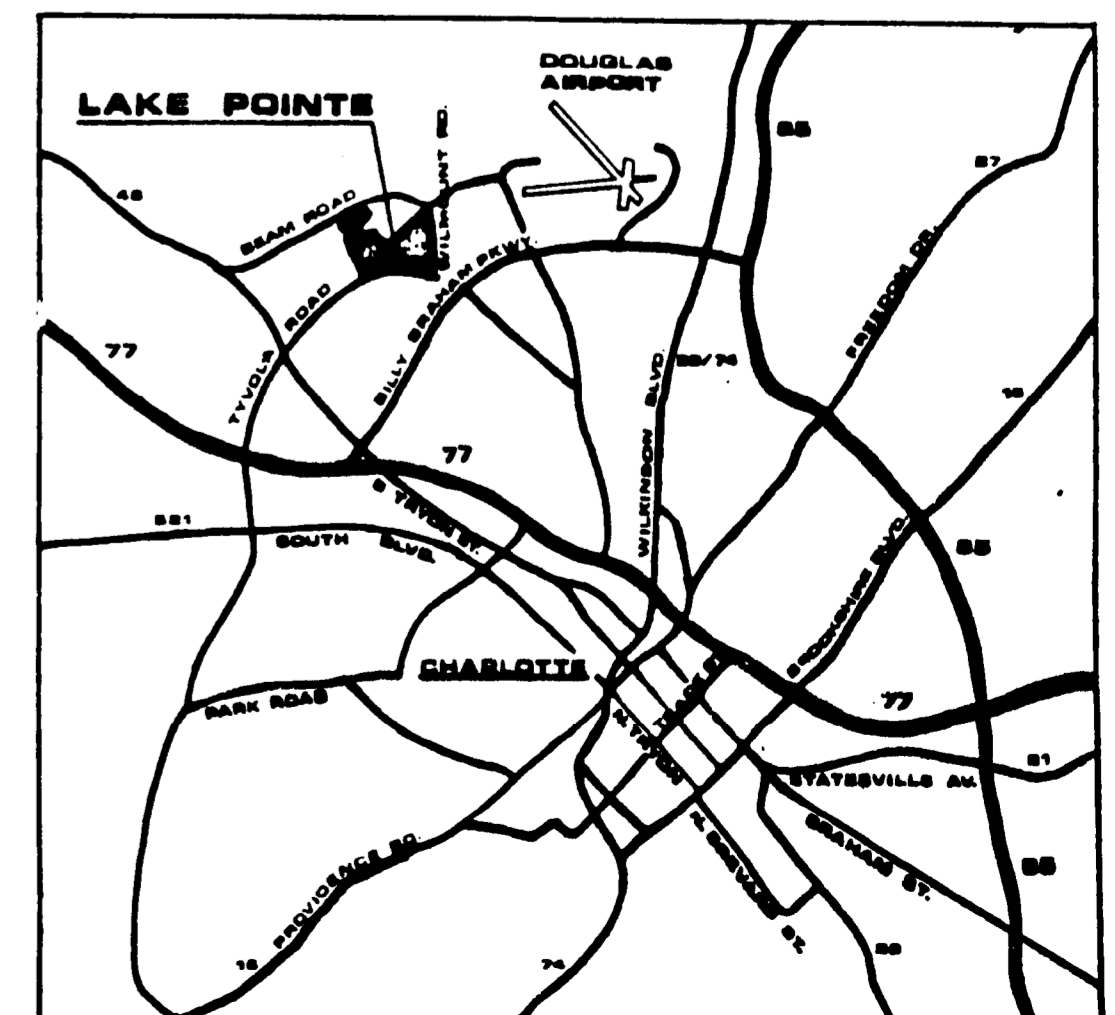
1. SURVEY INFORMATION TAKEN FROM SURVEY BY CONCORD ENGINEERING & SURVEYING, INC. 45 SPRING STREET SW, CONCORD, NC 28015.
2. ALL SITE PARKING WILL BE IN COMPLIANCE WITH THE APPROPRIATE ZONING ORDINANCES.
3. ENTRY AND IDENTIFICATION SIGNS WILL BE LOCATED IN ACCORDANCE WITH APPLICABLE ZONING ORDINANCES.
4. ACCESS TO THE PROPERTY IS FROM 2 PRIMARY LOCATIONS SHOWN ON THE PLAN. THESE ARE AS PER APPROVED ROADWAY CONSTRUCTION DOCUMENTS.
5. NO BILLBOARDS WILL BE ALLOWED.
6. AREAS ALONG STREET RIGHTS OF WAY WILL BE LANDSCAPED IN AN ATTRACTIVE MANNER WITH STREET AND SHADE TREES, SHRUBS, GROUNDCOVERS, AND LAWNS.
7. ACCESS POINT FROM TYVOLA ROAD WILL BE MADE IN ACCORDANCE WITH APPROVED ROADWAY CONSTRUCTION DOCUMENTS.
8. DEVELOPMENT AREA SET BACKS, WHERE SHOWN, SHALL BE A MINIMUM OF 40 FEET, EXCEPT AS NOTED ELSEWHERE, OR AS REQUIRED BY ZONING ORDINANCES.
9. DEVELOPMENT IS TO COMPLY WITH THE CITY OF CHARLOTTE ORDINANCES CONCERNING STORM WATER MANAGEMENT.
10. A MINIMUM 35 FOOT GREEN SPACE, INCORPORATING THE PRIMARY SITE ACCESS LOCATION WILL BE MAINTAINED ALONG THE WESTERLY SIDE OF THE TYVOLA ROAD EXTENSION RIGHT-OF-WAY.
11. NO PARKING AREA IN THE VICINITY OF TYVOLA ROAD EXTENSION WILL HAVE DIRECT ACCESS TO TYVOLA ROAD EXTENSION, BUT WILL ACCESS EITHER INTERIOR ROADS OR THE PRIMARY SITE ACCESS ROADS.
12. ALL PARKING AREAS WITHIN 100 FEET OF THE TYVOLA ROAD EXTENSION RIGHT-OF-WAY WILL HAVE A MINIMUM OF 10% PLANTING AND LANDSCAPE AREAS.
13. A PEDESTRIAN SIDEWALK WILL BE INSTALLED ALONG THE WESTERLY SIDE OF THE TYVOLA ROAD EXTENSION RIGHT-OF-WAY THE ENTIRE LENGTH OF THE DEVELOPMENT.
14. PORTIONS OF THE FLOODWAY WILL BE DEDICATED TO THE NECKLESBURG COUNTY GREENWAY SYSTEM IN ACCORDANCE WITH A LETTER FROM THE PETITIONER TO MARCY BRUNSDORF OF THE GREENWAY COMMISSION, DATED DECEMBER 21, 1987.

ADDITIONAL NOTES :

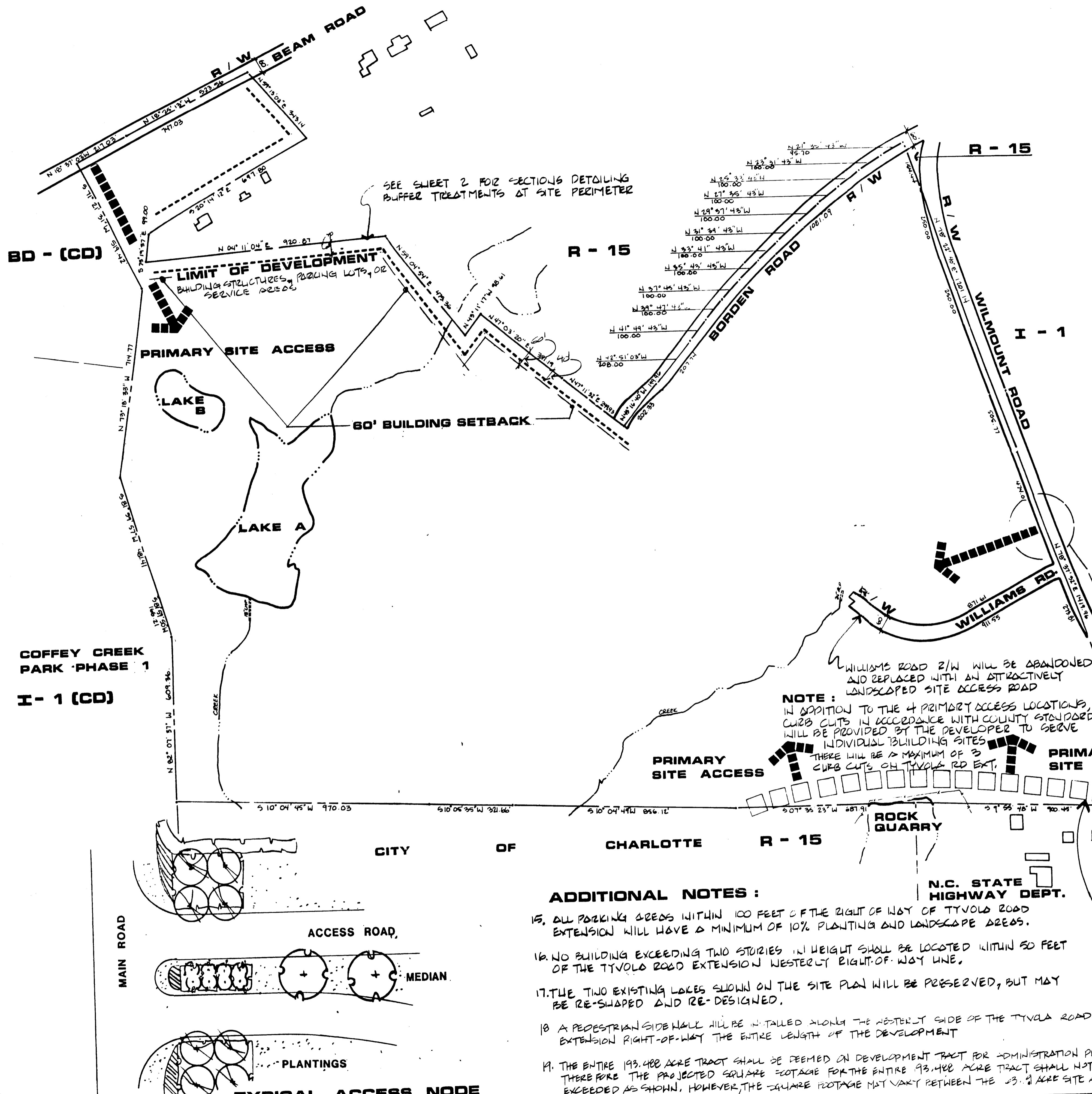
1. EXISTING ZONING NOT A PART OF THIS RE-ZONING APPLICATION.
2. THE ENTIRE 193.488 ACRE TRACT SHALL BE DEEMED ONE DEVELOPMENT TRACT FOR ADMINISTRATION PURPOSES; THEREFORE THE PROJECTED SQUARE FOOTAGE FOR THE ENTIRE 193.488 ACRE TRACT SHALL NOT BE EXCEEDED AS SHOWN. HOWEVER, THE SQUARE FOOTAGE MAY VARY BETWEEN THE 163.19 ACRE SITE AND THE 30.298 ACRE SITE.



LEGEND



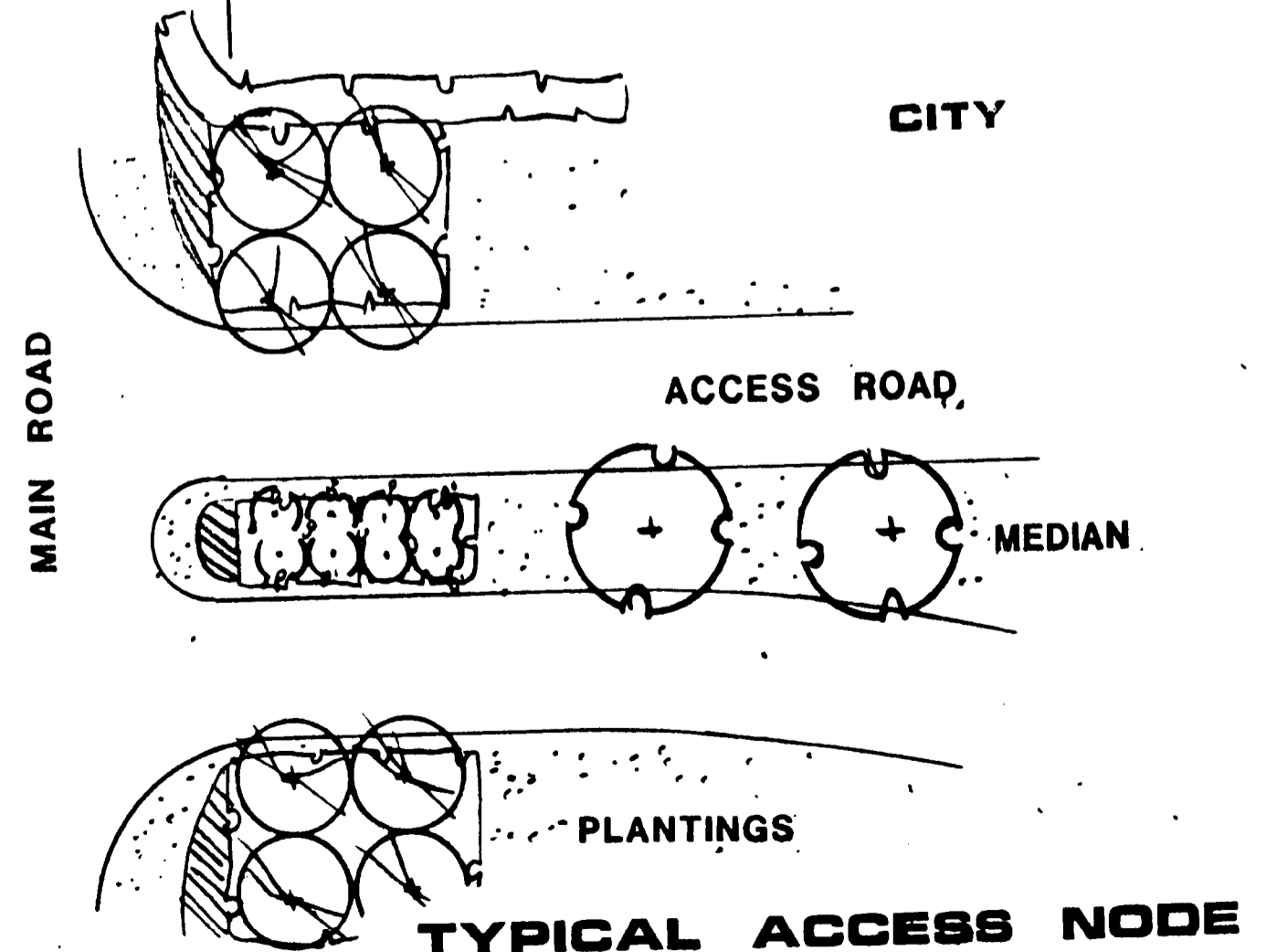
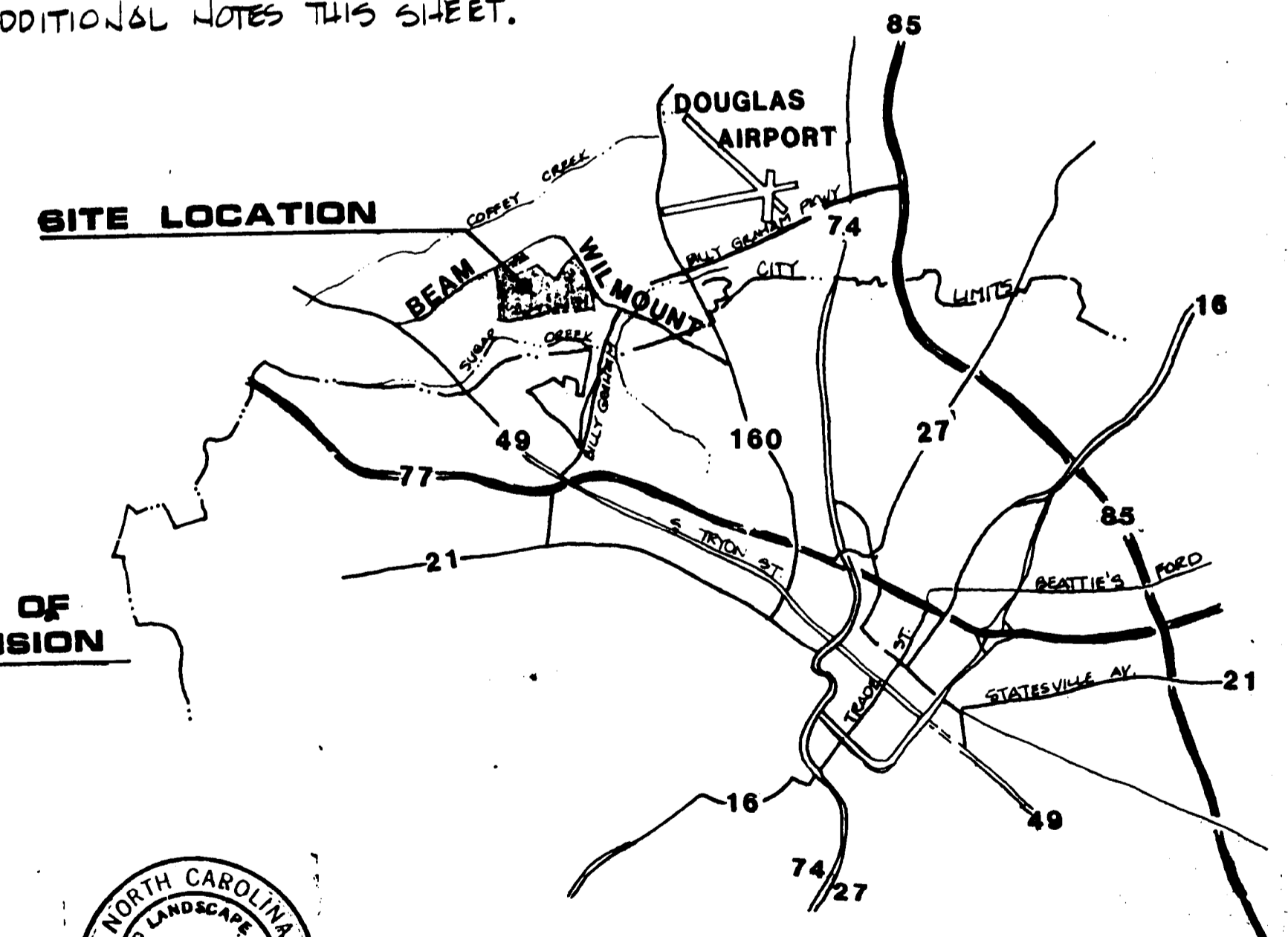
CHARLOTTE AREA



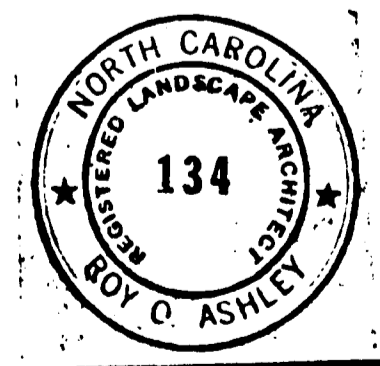
AREA WITHIN PETITION 163.19 ACRES
EXISTING ZONING INSTITUTIONAL R - 15
PROPOSED ZONING I - 1 (CD)
MAX. BUILDING AREA 2,400,000 S.F.
PROPOSED USE OFFICE AND BUSINESS PARK WITH ASSOCIATED USES PERMITTED BY I - 1 ZONING

- NOTES :**
1. SURVEY INFORMATION TAKEN FROM SURVEY BY R.B. PHARR & ASSOC. 212 INDEPENDENCE BLVD. CHARLOTTE, NC DATED MARCH 27, 1985.
 2. ALL SITE PARKING WILL BE IN COMPLIANCE WITH THE APPROPRIATE ZONING ORDINANCES.
 3. ENTRY & IDENTIFICATION SIGNS WILL BE LOCATED IN ACCORDANCE WITH APPLICABLE ZONING ORDINANCES.
 4. ACCESS TO PROPERTY IS FROM 4 PRIMARY LOCATIONS SHOWN ON THE PLAN. THESE ARE ILLUSTRATIVE, AND AS FURTHER DETAILED STUDIES ARE DONE MAY BE ADJUSTED.
 5. NO BILLBOARDS WILL BE ALLOWED.
 6. DEVELOPMENT AREA SETBACKS WHERE SHOWN SHALL BE A MIN. OF 40', EXCEPT AS NOTED ELSEWHERE, OR AS REQUIRED BY ZONING ORDINANCES.
 7. AREAS ALONG STREET RIGHT OF WAYS WILL BE LANDSCAPED IN AN ATTRACTIVE MANNER WITH TREES, SHRUBS, GROUND COVERS, & LAWN.
 8. WHEN TYVOLA RD. IS EXTENDED THROUGH THE SITE, PROVISION FOR ACCESS POINTS TO THE SITE WILL BE MADE.
 9. DEVELOPMENT IS TO COMPLY WITH MECKLENBURG COUNTY ORDINANCES CONCERNING STORM WATER MANAGEMENT.
 10. A 60' FOOT WIDE RIGHT-OF-WAY FOR TYVOLA ROAD EXTENSION WILL BE DEDICATED, AND AN ADDITIONAL 20 FEET WILL BE RESERVED FOR RIGHT-OF-WAY PURPOSES ON EACH SIDE OF THE CENTERLINE.
 11. A MINIMUM 35 FOOT GREEN SPACE, INCORPORATING THE PRIMARY SITE ACCESS LOCATIONS, WILL BE MAINTAINED ALONG THE WESTERLY SIDE OF THE TYVOLA ROAD EXTENSION RIGHT-OF-WAY.
 12. TWENTY FEET OF ADDITIONAL RIGHT-OF-WAY ALONG BEAM ROAD AND WILMOUNT ROAD, AS SHOWN ON THE SITE PLAN WILL BE DEDICATED.
 13. THREE PRIMARY SITE ACCESS LOCATIONS FROM TYVOLA ROAD EXTENSION WILL BE ALLOWED. NO PARKING AREA IN THE VICINITY OF TYVOLA ROAD EXTENSION WILL HAVE DIRECT ACCESS TO TYVOLA ROAD EXTENSION, BUT WILL ACCESS EITHER INTERIOR ROADS OR THE PRIMARY SITE ACCESS ROADS.
- SEE ADDITIONAL NOTES THIS SHEET.

NOTE :
 IN ADDITION TO THE 4 PRIMARY ACCESS LOCATIONS, CURB CUTS IN ACCORDANCE WITH COUNTY STANDARDS WILL BE PROVIDED BY THE DEVELOPER TO SERVE INDIVIDUAL BUILDING SITES. THERE WILL BE A MAXIMUM OF 3 CURB CUTS ON TYVOLA RD EXT.



- ADDITIONAL NOTES :**
15. ALL PARKING AREAS WITHIN 100 FEET OF THE RIGHT OF WAY OF TYVOLA ROAD EXTENSION WILL HAVE A MINIMUM OF 10% PLANTING AND LANDSCAPE AREAS.
 16. NO BUILDING EXCEEDING TWO STORIES IN HEIGHT SHALL BE LOCATED WITHIN 50 FEET OF THE TYVOLA ROAD EXTENSION WESTERLY RIGHT-OF-WAY LINE.
 17. THE TWO EXISTING LAKES SHOWN ON THE SITE PLAN WILL BE PRESERVED, BUT MAY BE RE-SHAPED AND RE-DESIGNED.
 18. A PEDESTRIAN SIDEWALK SHALL BE INSTALLED ALONG THE WESTERLY SIDE OF THE TYVOLA ROAD EXTENSION RIGHT-OF-WAY THE ENTIRE LENGTH OF THE DEVELOPMENT.
 19. THE ENTIRE 193,488 ACRE TRACT SHALL BE DEEMED ON DEVELOPMENT TRACT FOR ADMINISTRATION PURPOSES; THEREFORE THE PROJECTED SQUARE FOOTAGE FOR THE ENTIRE 193,488 ACRE TRACT SHALL NOT BE EXCEEDED AS SHOWN, HOWEVER, THE SQUARE FOOTAGE MAY VARY BETWEEN THE 33,111 ACRE SITE AND THE 20,298 ACRE SITE.



CHARLOTTE AREA

PROPOSED REZONING
PETITION NUMBER
FOR TRAMMELL CROW COMPANY
CHARLOTTE, NORTH CAROLINA

ROY ASHLEY AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS & LAND PLANNERS
ATLANTA, GEORGIA

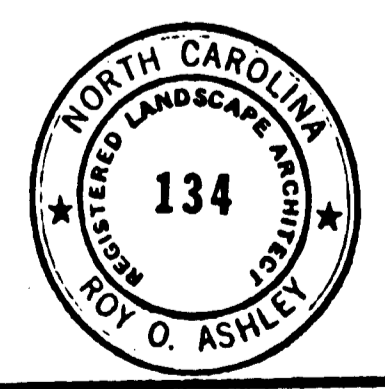
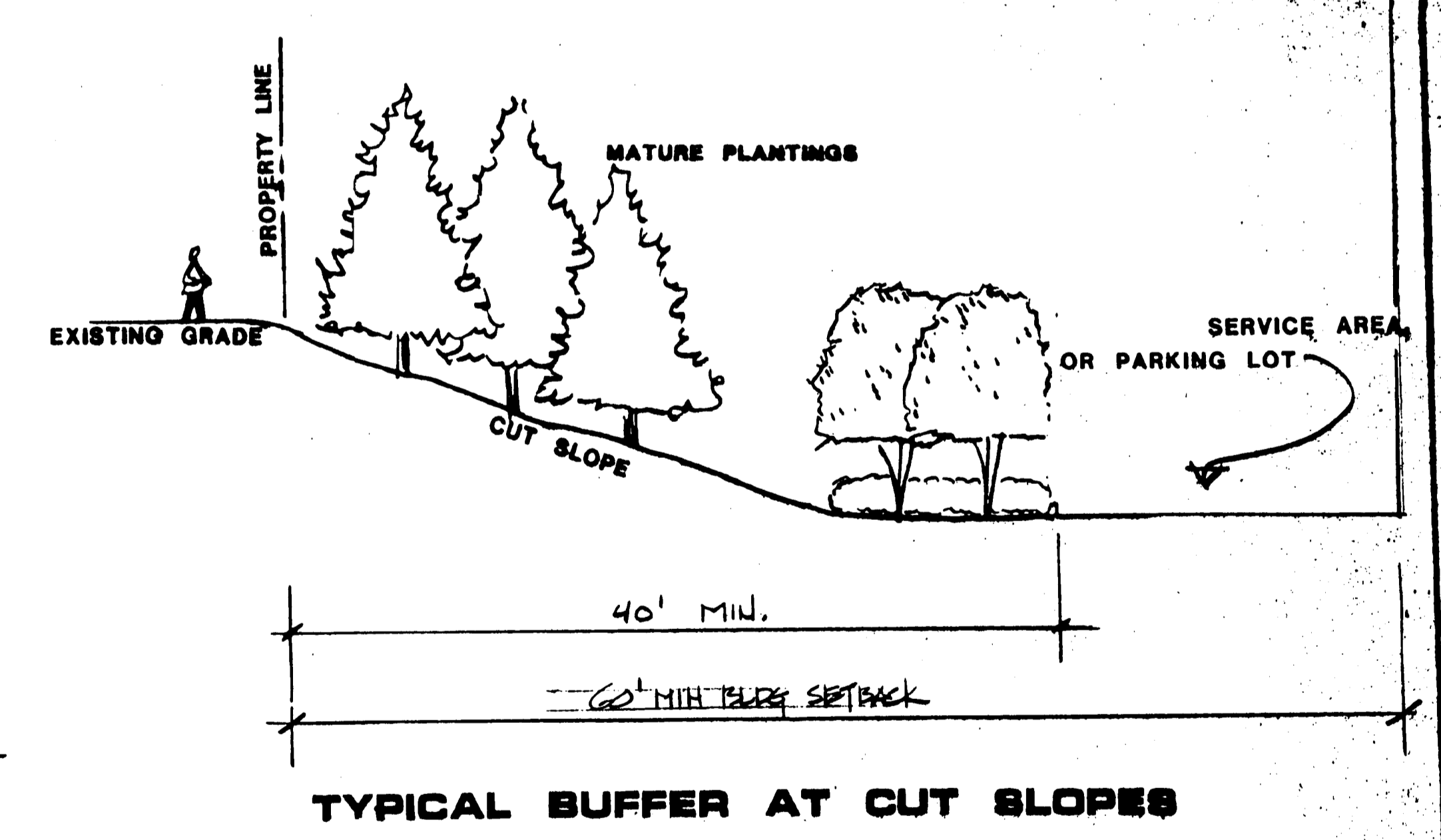
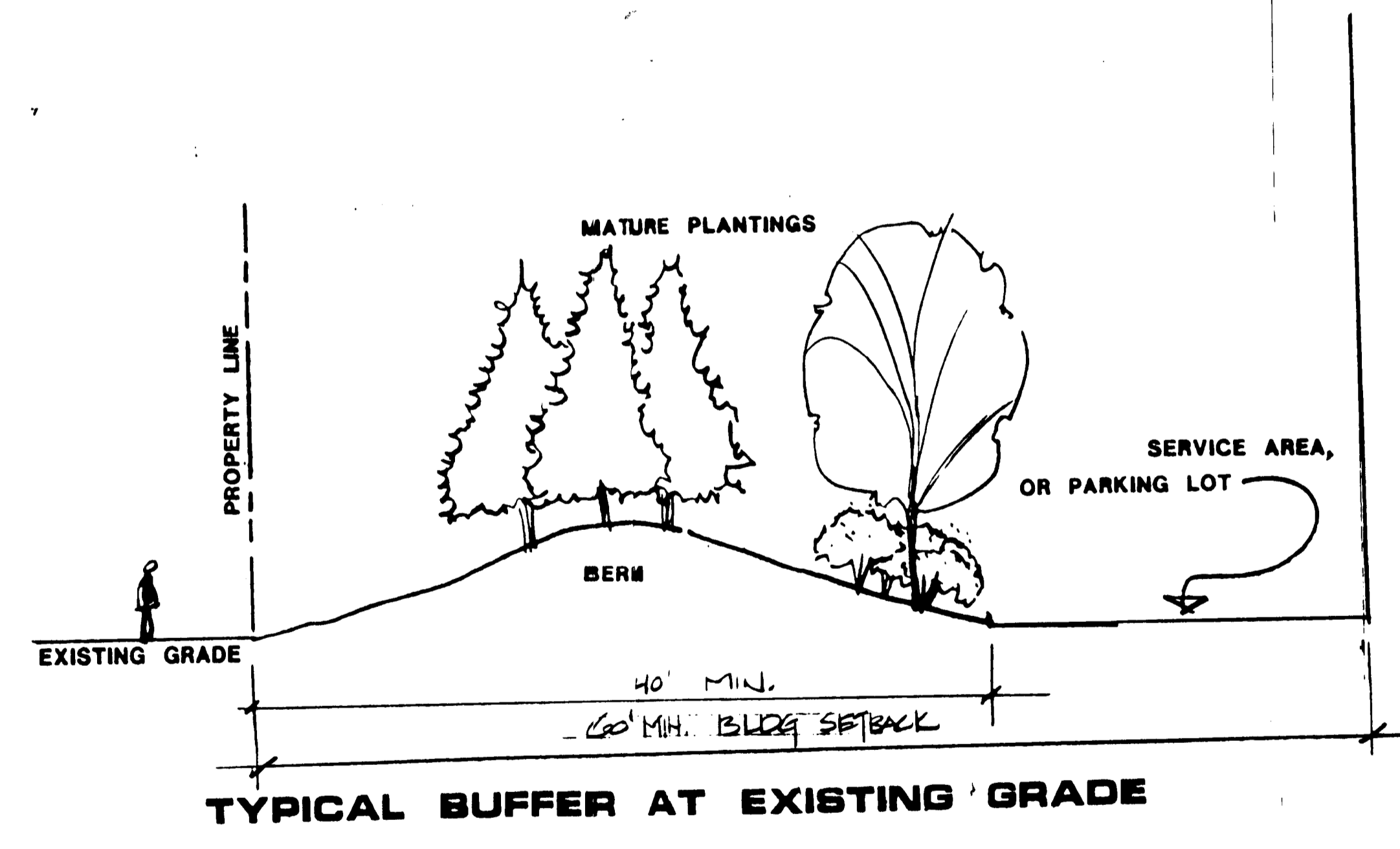
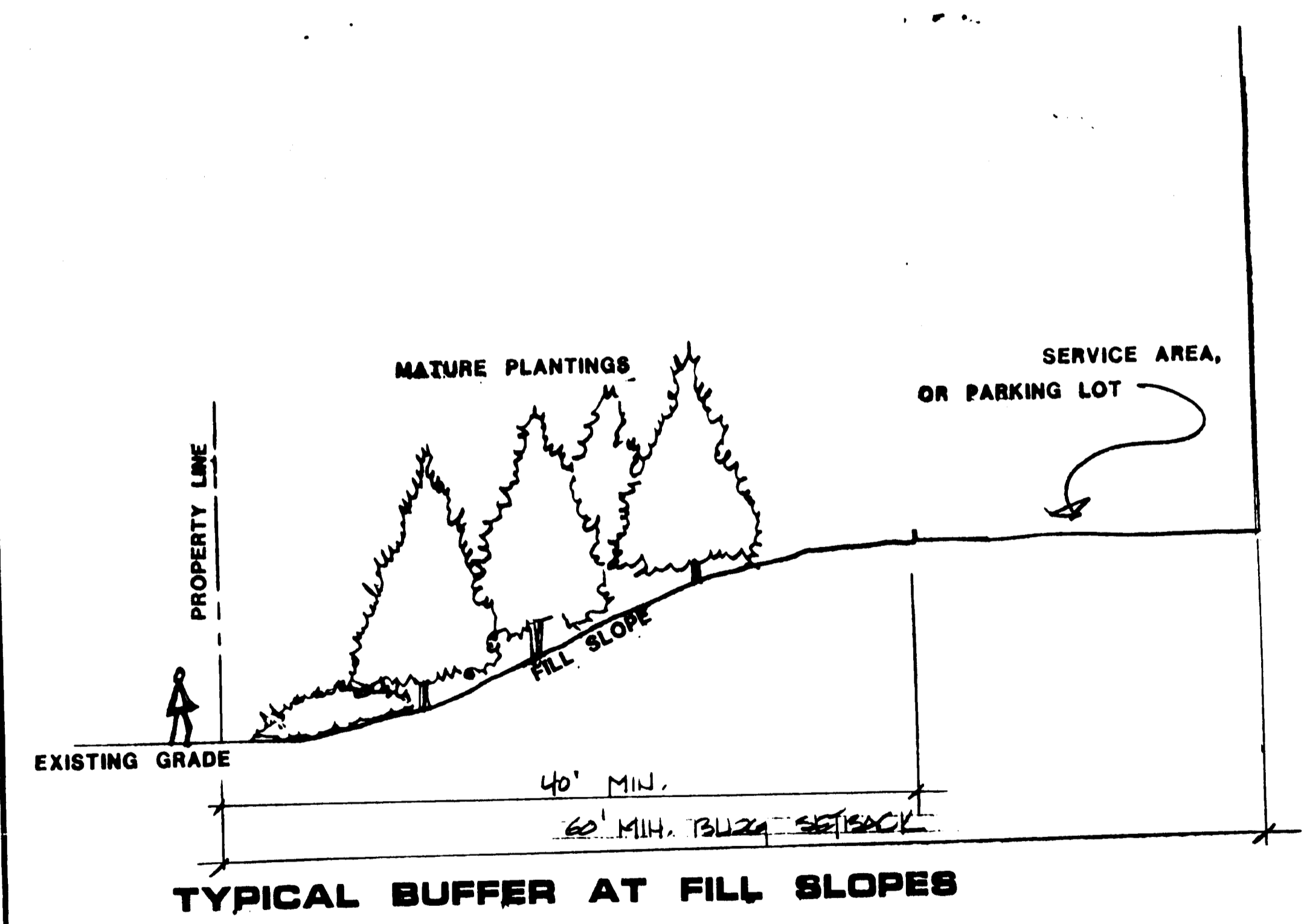
REVISIONS:	DATE:
5-9-85	4/1/85
5-20-85 NOTES	
1-13-88 NOTES	



NOTES :

1. ADJACENT RESIDENTIAL PROPERTIES WILL BE PROTECTED FROM SERVICE AREAS, LOADING DOCKS, TRASH CONTAINERS AND PARKING AREAS. SCREENING WILL BE ACCOMPLISHED BY THE USE OF EXISTING NATURAL FEATURES (TREES SAVES), OR BERMS AND/OR LANDSCAPED AREAS WHERE NATURAL VEGETATION IS INSUFFICIENT.
2. PLANTINGS SHOWN ARE ILLUSTRATIVE AND MAY INCLUDE SOME, ALL, OR COMBINATIONS OF, PLANT MATERIALS AND/OR BERMS AS FURTHER SITE PLAN DEVELOPMENT IS DONE. DEPICTED PLANT SIZES ARE THOSE REACHED AT MATURITY.
3. SECTIONS SHOWN ARE ONLY ILLUSTRATIVE AND DEPICT SOLUTIONS TO VARIOUS SITUATIONS THAT MAY OCCUR AT THE SITE PERIMETER.
4. IN THE EVENT PROPOSED BUILDINGS FRONT ON ADJACENT PROPERTIES, AN ATTRACTIVE LANDSCAPE WILL BE DEVELOPED.
5. IF THE PROPOSED BUILDINGS REAR ON ADJACENT PROPERTIES, AN EFFECTIVE SCREEN WILL BE MAINTAINED, WHERE NATURAL VEGETATION IS INSUFFICIENT.

**ILLUSTRATIVE SECTIONS OF TYPICAL SITE EDGE CONDITIONS
OF 40 FT. RESTRICTION OF DEVELOPMENT**



**PROPOSED REZONING
PETITION NUMBER
FOR TRAMMELL CROW COMPANY
CHARLOTTE, NORTH CAROLINA**

**ROY ASHLEY AND
ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
LAND PLANNERS
ATLANTA, GEORGIA**

REVISIONS	DATE :
5-9-85	4 / 1 / 85

SCALE
1" = 10'

NORTH