

ADJACENT PROPERTY OWNERS

143-01-07 (D.R. 2146-180)	Francis H. Hicklin Forest Street Charlotte, N. C. 28555
143-01-03 (D.R. 3748-847)	Marsh Realty Company P. O. Box 5759 Charlotte, N. C.
143-01-13 (D.R. 9704-782)	Jeffrey Carroll Jones & Wife 412 Tarrant Road Charlotte, N. C.
143-01-02 (D.R. 4718-589)	Walter Chade & Wife 715 and 104 Lane Charlotte, N. C.
143-01-03 (D.R. 1531-060)	T. J. Beverly & Wife 312 Tarrant Road Charlotte, N. C.
143-01-12 (D.R. 3287-993)	J. R. Novak & Wife 108 Tarrant Road Charlotte, N. C.
143-01-05 (D.R. 8604-1004-360)	Mrs. J. E. Novak & R. C. Dept. of Transportation 108 Tarrant Road Charlotte, N. C.
143-01-06 (D.R. 4547-442)	Charlotte Hotel, Ltd. Part. 127 400 N. East Expressway Wilmington, N. C.

ATTACHED TO ADMINISTRATIVE
APPROVAL DATED 9/12/90
BY MARTIN R. CRANTON, JR./JMC

cont.

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DEVELOPMENT DATA

Existing Zoning	R-9MF
Proposed Zoning	I-1-CD
Total Site Area	25.48 ACRES
Total Number of Buildings	9
Total Building Square Footage	305,000 Square Feet
Parking Required (at 3.53/1000 SF)	864 Spaces
Parking Provided	1014 Spaces
Building Use	Office/Showroom/TV Station

NOTE: The study buildings are a maximum of 20 feet in height. The two-story buildings on the site will be a maximum of 40 feet.

CONDITIONAL REQUIREMENTS

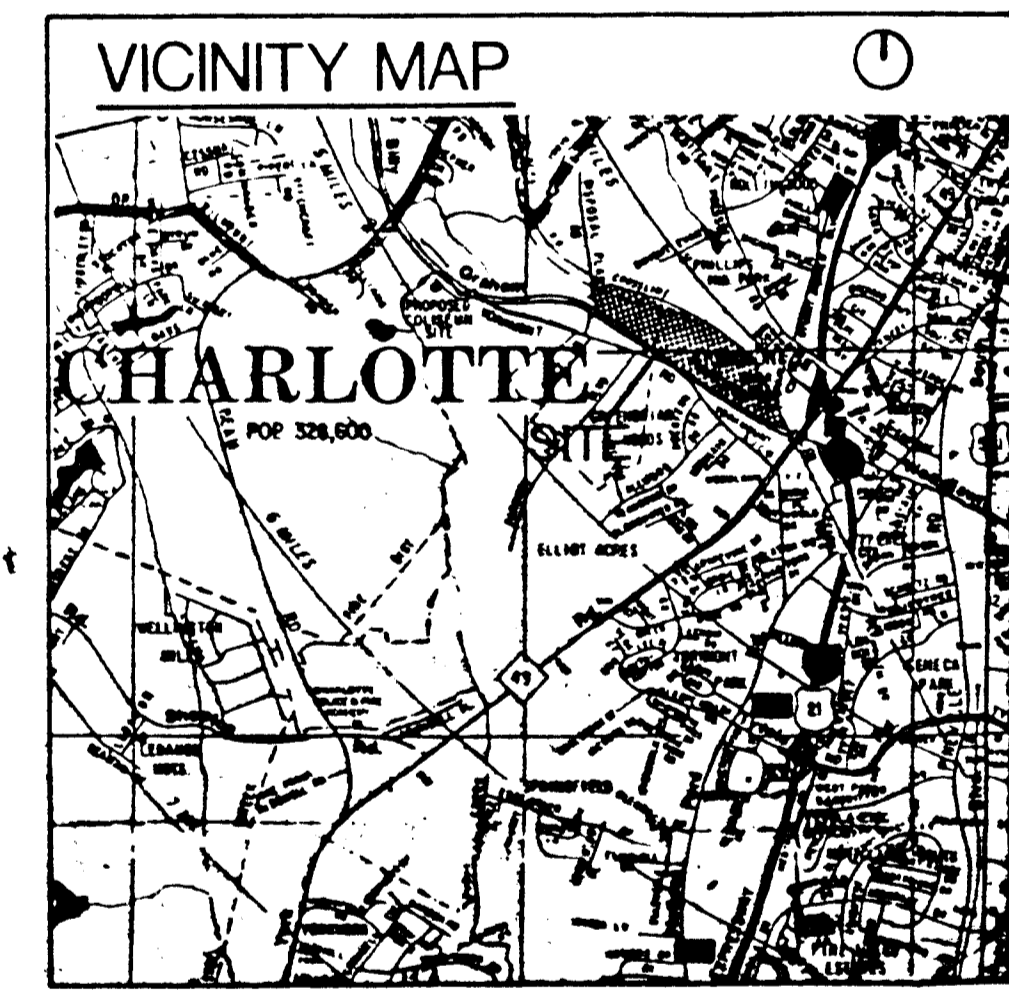
- The zoning applicant agrees to construct a new street connecting Dwight Evans Road to Tarrant Road via an overpass over the Southern Railway and through the proposed development.
- The new street will be constructed to Charlotte Engineering Standards within a 50' right-of-way and a 40 foot street section from the Tarrant Road to the bridge connecting with a 60' right-of-way and 40' street width to Dwight Evans Road. The new street is expected to be beneficial to area traffic.
- Once bridge and connector roads to Dwight Evans are completed, access to the site will be limited to the following: 170,000 SF 1000 Warehouse, 145,000 SF 503 Office, 500 Warehouse, or 230,000 SF 1000 Warehouse.
- All signs will be made to fit the proposed buildings into the existing natural landscape. This will be accomplished by preserving existing natural vegetation and maintaining setbacks along the Billy Graham Parkway right-of-way where possible.
- Where possible existing natural vegetation will remain undisturbed.
- Where possible building floor elevations will be established lower than floor elevations along the right-of-way. This will assist in creating natural berms, maintaining existing vegetation and screening the parking from public view.

cont.

- Access without existing natural vegetation will be revegetated with appropriate trees and shrubs. Plant materials selected will blend with the remaining natural landscape.
- Individual building drives and parking areas will be landscaped with evergreen and flowering trees and shrubs. All landscaping and screening will meet or exceed the Charlotte zoning ordinance.
- No extensive vegetation buffer will be established using existing and planted trees and shrubs. This buffer will blend with the existing "airlineage" integrity and maintain the view from the Billy Graham Parkway.
- All buildings will be constructed of brick and glass in order to preserve a harmony of materials with site and the existing urban landscape.
- A sign factor may be located adjacent to the right-of-way for public information.
- Signs shall be located on site with:
- Signs shall be located as indicated on the drawings. There will be 10' low side sign 10' high by 8' feet wide by 2' feet high for building identification and 10' high by 20' feet wide for building identification and 10' high by 20' feet wide for building identification.
- There will be one four side sign gateway sign 8' feet square by 10' feet high. This sign will be placed from the Billy Graham Parkway.
- Reference signs will be located at each entrance for Dwight Evans Road and Tarrant Road adjacent to the right-of-way. Entrance signs will be 2' feet wide by 1' feet high by 20' feet long.
- All signage and sign locations represent intentions and close approximations which may vary somewhat when actually designed.

GENERAL NOTES

- The plan indicates the general character of the proposed development. Showing building arrangements and relationships. It is not intended, however, to indicate the precise location and configuration of the proposed buildings, parking, drive, trees, and planting.
- Parking, circulation, and building locations are subject to show adjustments as final design and measurements to save space, reduce grading, and accommodate site conditions.
- The total development shall meet the requirements of the Charlotte storm water detention ordinance.
- All easements, rights-of-way, set backs, side and rear yards, shall comply with the City of Charlotte and the North Carolina requirements for Charlotte I-1-CD, from 20' Side, Rear, 10' and for adjoining residential districts from 30' Side, 20' Side, 10' Rear, 20', and for adjoining residential districts from 40' Side, 20' Side, 20' Rear, 20' will maintain.
- If County property is annexed by the City, the buildings will remain 20' and back.
- The total site is not within a regulatory floodplain.
- Fire hydrants will be located in accordance with code.



GATEWAY PARK DEVELOPMENT
FOR
CHARTER PROPERTIES
CHARLOTTE, NC

APPROVED BY CITY COUNCIL

dellinger/lee ASSOCIATES
architects and planners

REVISION DATE:
10-12-85
9-8-90
8-1-90

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

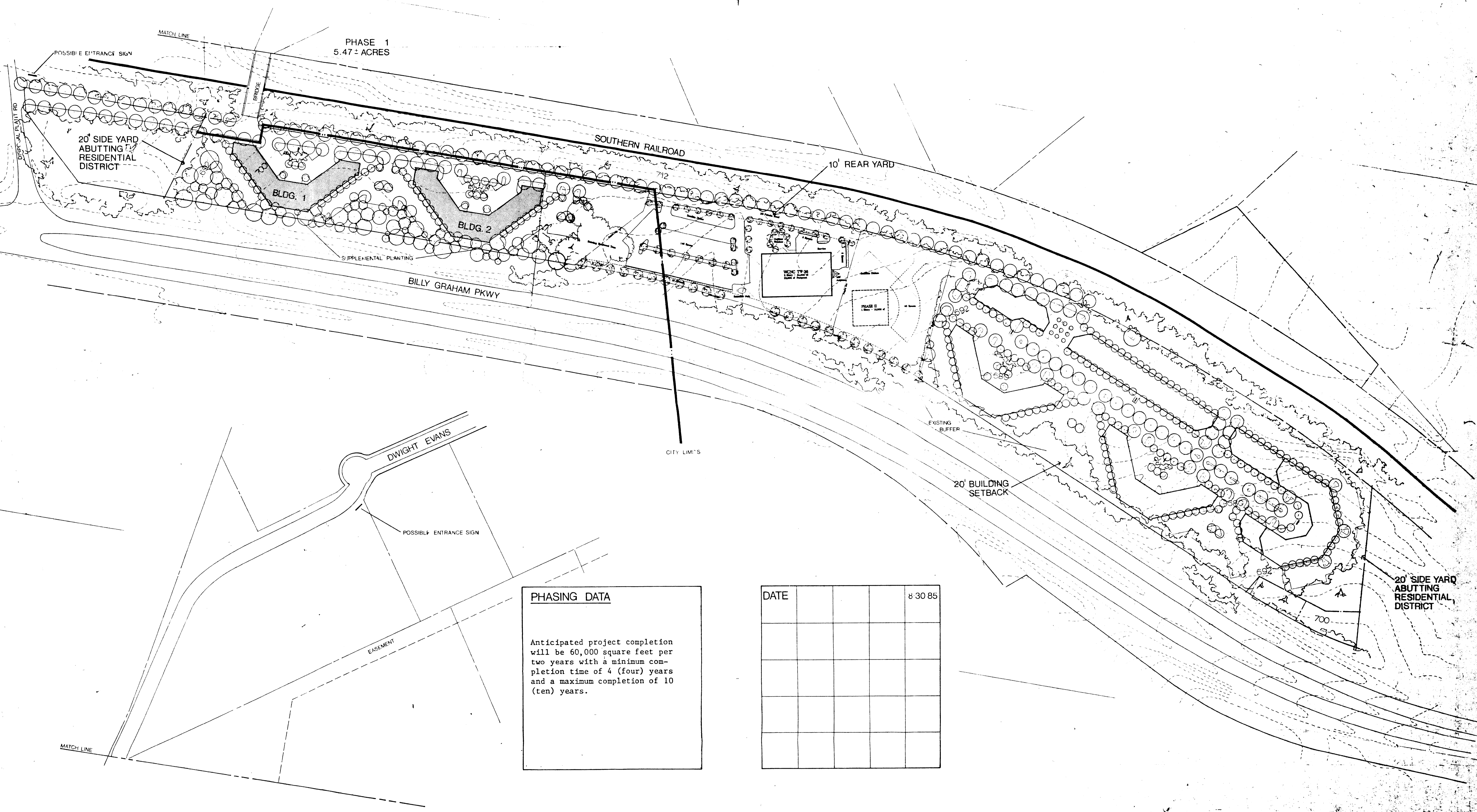
DATE: September 12, 1990
FROM: Martin R. Cranton, Jr., Planning Director
TO: Robert Brandon, Zoning Administrator

SUBJECT: Administrative Approval for Petition #85-71 by Charter Properties Tax Parcel #143-02-01, 02, 04, 143-012-01, and 143-282-13

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to show two new buildings that will be used by WNCN-TV. We feel that this type use is in keeping with the intent of the approved rezoning plan. We have also clarified the notes on the plan so that two story buildings may be built throughout the site so long as the total square footage of 305,000 sq. ft. is not exceeded. Pursuant to my authority as outlined in the zoning ordinance, I am administratively approving this plan. Please use it when evaluating requests for building permits.

MRC/jrm:sls
Attachment

1:100 1 2



PHASING DATA

Anticipated project completion will be 60,000 square feet per two years with a minimum completion time of 4 (four) years and a maximum completion of 10 (ten) years.

DATE				8 30 85

DEVELOPMENT DATA

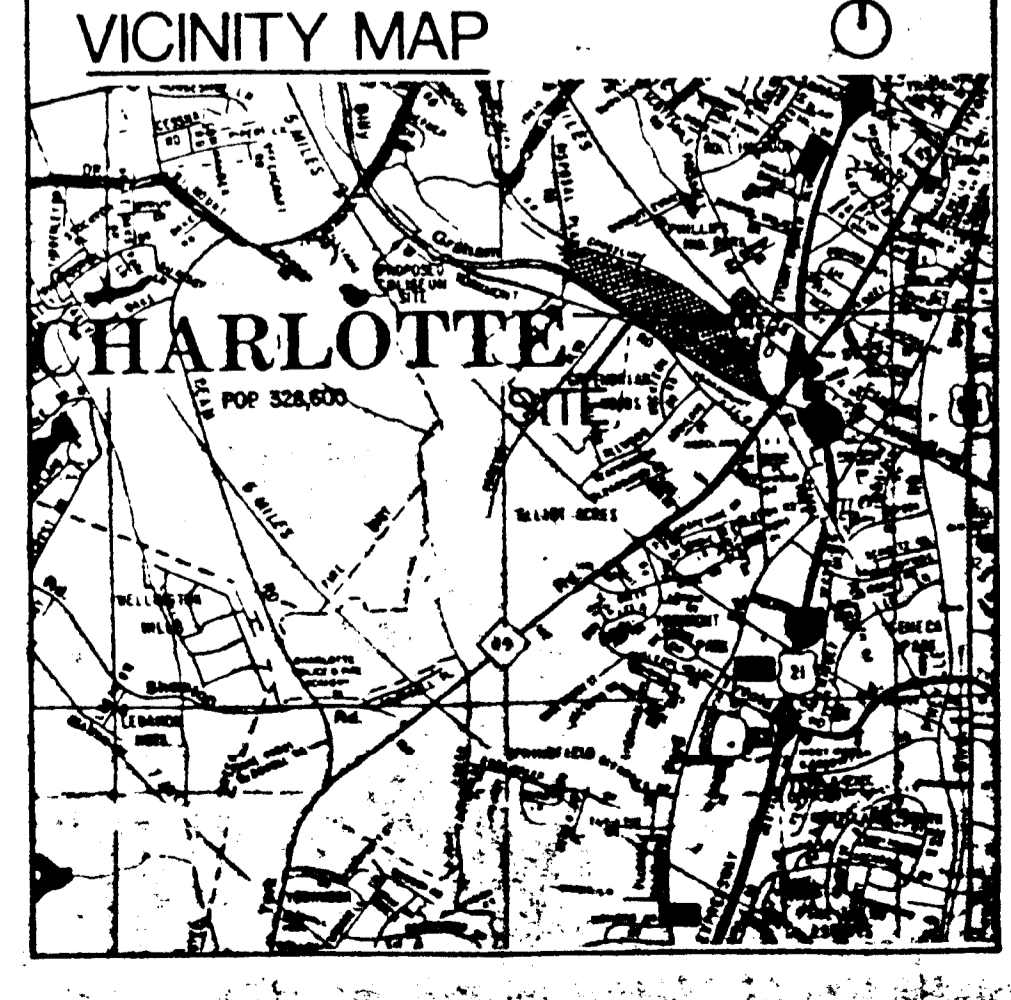
Existing Zoning	B-1-RF
Proposed Zoning	I-1-CZ
Total Site Area	25.46 ACRES
Total Number of Buildings	2
Total Building Square Footage	305,000 Square Feet
Parking Required (Per 3.33/1000SF)	1016 Spaces
Parking Provided	1016 Spaces
Building Use	Office/Showroom / TV Station

NOTE: One story buildings are a maximum of 28 feet in height. Two story buildings on the site will be a maximum of 40 feet.

- CONDITIONAL REQUIREMENTS**
- The zoning applicant agrees to construct a new street connecting Dwight Evans Road to Treatment Plant Road via an overpass near the Southern Railway and through the proposed development.
 - The new street will be constructed to Charlotte Engineering Standards within a 30' right-of-way and a 40 foot access section from Dwight Plant Road to the bridge connecting with a 60' right-of-way and 40' street north to Dwight Evans Road. The new street is expected to be beneficial to area traffic.
 - Until bridge and connector roads to Dwight Evans are completed, access to the site will be limited to the following: 124,000 SF, 1001 Office, 161,000 SF, 501 Office, 501 Warehouse, or 230,000 SF, 1001 Warehouse.
 - All efforts will be made to fit the proposed buildings into the existing natural landscape. This will be accomplished by preserving existing natural vegetation and minimizing earthwork along the Billy Graham Parkway right-of-way where possible.
 - Where possible existing natural vegetation will remain undisturbed.
 - Where possible building floor elevations will be established lower than the elevations along the right-of-way. This will assist in creating a natural barrier, maintaining existing vegetation and screening the parking from public view.

- cont.**
- Areas without existing natural vegetation will be revegetated with appropriate trees and shrubs. Plant materials selected will blend with the existing natural landscape.
 - Individual buildings, drives and parking areas will be landscaped with evergreen and flowering trees and shrubs. All landscaping and screening will need to adhere to Charlotte Zoning Ordinance. An extensive vegetation buffer will be established using existing and planted trees and shrubs. This buffer will blend with the existing "irregular" integrity and maintain the view from the Billy Graham Parkway.
 - All buildings will be constructed of brick and stone in order to insure a harmony of materials with the existing urban fabric.
 - A large feature may be located adjacent to the right-of-way for public enjoyment.
 - No billboards will be located on this site.
 - Signs shall be located as indicated on the drawings. There will be 10 two sided pyramid signs 12 feet high by 6 feet wide by 2 feet thick for building identification and park directory.
 - There will be one four sided multi colored sign 8 feet square by 10 feet high. This sign will be viewed from the Billy Graham Parkway.
 - Entrance signs will be located at each entrance (at Dwight Evans Road and Treatment Plant Road) adjacent to the right-of-way. Entrance signs will be 2 feet wide by 3 feet high by 20 feet long.
 - All signs and sign locations represent intentions and close approximations which may vary somewhat when officially designed.

- GENERAL NOTES**
- The plan indicates the general character of the proposed development. Showing building arrangements and relationships. It is not intended, however, to delineate the precise location and configuration of the proposed buildings, parking, drives, trees, and plantings.
 - Parking, circulation, and building locations are subject to minor adjustment at final design as necessary to save trees, reduce grading, and accommodate site conditions.
 - The total development shall meet the requirements of the Charlotte storm water detention ordinance.
 - All easements, rights-of-way, set backs, side and rear yards, shall comply with the City of Charlotte and the North Carolina requirements for Charlotte I-1-CZ. Front 20', Side none, Rear 10', and for adjoining residential districts Front 20', Side 20'. Refer to drawings. All property in the County will comply with the North Carolina setback requirements for I-1-CZ. Front 40', Side 10', Rear 20', and for adjoining residential districts Front 40', Side 20', Rear 20' until annexation.
 - If County property is annexed by the City, the buildings will observe 20'-0" set back.
 - The total site is not within a regulatory floodplain.
 - Fire hydrants will be located in accordance with code.



GATEWAY PARK DEVELOPMENT
FOR
CHARTER PROPERTIES
CHARLOTTE, NC

dl DELINGER/LEE ASSOCIATES
architects and planners

DEVELOPMENT DATA	
Project Name	Charte Properties
Project Address	1015 Graham Parkway, Charlotte, NC
Project Number	1015
Project Date	1-1-95
Project Status	Proposed
Project Type	Residential
Project Area	2.00 Acres
Project Volume	100,000 sq. ft.
Project Density	50 units/acre

CONDITIONAL REQUIREMENTS

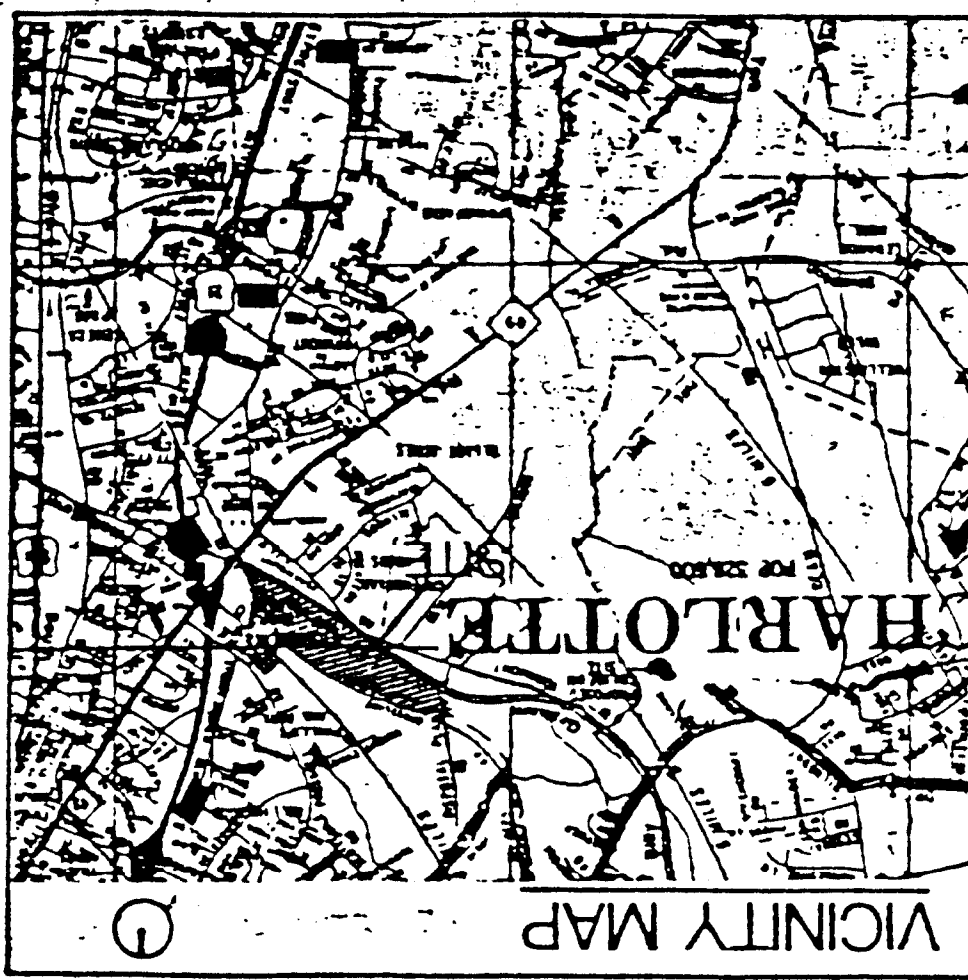
- The applicant shall provide a site plan showing the location of all buildings, parking areas, and other structures on the site.
- The applicant shall provide a site plan showing the location of all trees to be removed and the location of all trees to be planted.
- The applicant shall provide a site plan showing the location of all utility lines and structures on the site.
- The applicant shall provide a site plan showing the location of all easements and encroachments on the site.
- The applicant shall provide a site plan showing the location of all setbacks and other zoning requirements on the site.

cont.

- The applicant shall provide a site plan showing the location of all buildings, parking areas, and other structures on the site.
- The applicant shall provide a site plan showing the location of all trees to be removed and the location of all trees to be planted.
- The applicant shall provide a site plan showing the location of all utility lines and structures on the site.
- The applicant shall provide a site plan showing the location of all easements and encroachments on the site.
- The applicant shall provide a site plan showing the location of all setbacks and other zoning requirements on the site.

GENERAL NOTES

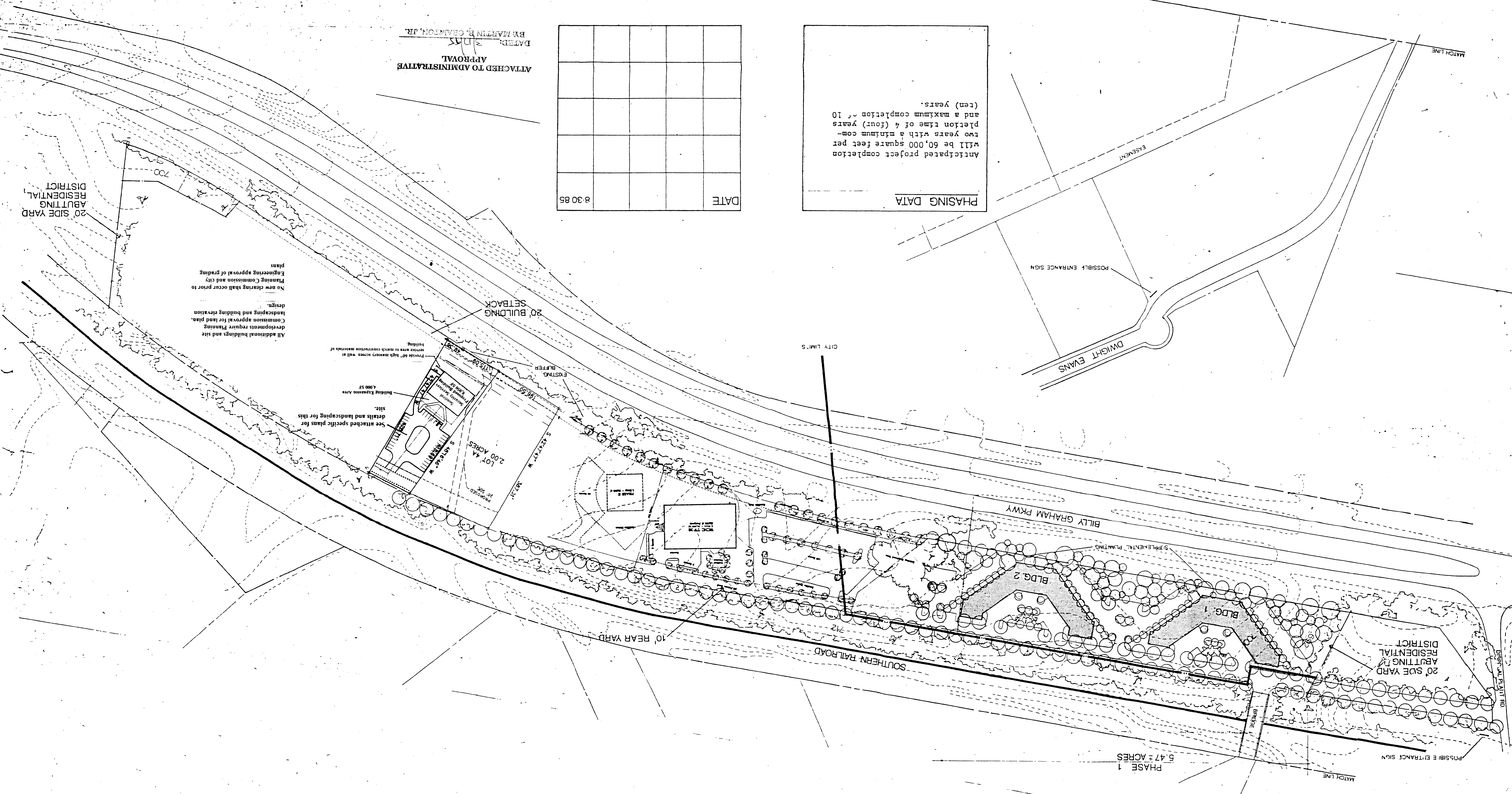
- The applicant shall provide a site plan showing the location of all buildings, parking areas, and other structures on the site.
- The applicant shall provide a site plan showing the location of all trees to be removed and the location of all trees to be planted.
- The applicant shall provide a site plan showing the location of all utility lines and structures on the site.
- The applicant shall provide a site plan showing the location of all easements and encroachments on the site.
- The applicant shall provide a site plan showing the location of all setbacks and other zoning requirements on the site.



FOR DEVELOPMENT PARK GATEWAY CHARTER PROPERTIES
Architects
Poetsch + Partners
Charlotte, NC

1:100 2:2

REVISION DATE
MARCH 3, 1995



Attached is a revised site plan for the above mentioned rezoning portion. The plan has been revised to show the specific site plan for Sonitrol Corporation. Also included are the specific plans for Sonitrol. The specific plans for Sonitrol include building elevations that show compliance with the conditional plan notes regarding the use of brick and glass as the prominent building materials. These plans also include a specific landscaping plan. Along the Billy Graham Parkway the landscape plan calls for nine large maturing trees and the maturing trees. Three of the nine large maturing trees will be part of the 10 mitigation trees required by the tree ordinance. The tree ordinance requires that the applicant provide a site plan showing the location of the required trees. The planting shall be in conjunction with the tree ordinance. If the proposed tree planting becomes crowded the number of trees required to be planted by Sonitrol as required by Planning may be reduced. In addition, based on final appearance from Billy Graham Parkway. These shrubs will be planted in mulched beds and coordinated with the location of the required trees.

The remaining undeveloped portion of the site has been modified to show no proposed buildings. As the remainder of the site develops each specific building layout will require Planning staff approval. The Planning staff must also be involved in the approval of any grading and or clearing permits. This involvement is necessary to assure that the notes from the conditional plan regarding tree preservation are complied with.

Since these changes are minor I am administratively approving these revised plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

SUBJECT: Administrative Approval for Petition No. 85-71 by Charter Properties, Inc. Tax Parcel # 143-021-02,04 and 143-282-13

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Charton, Jr.
Planning Director

DATE: March 17, 1995

INTER-OFFICE COMMUNICATION
PLANNING COMMISSION
CHARLOTTE-MECKLENBURG

CITY OF CHARLOTTE

Requirements for Tree Planting:

- A. 1 Large maturing tree per 40' of dedicated R.O.W., Billy Graham Parkway,
165' ÷ 40 = 4.1 trees within 25' of right-of-way line.
- B. No parking space more than 60' from shade tree.
- C. 1 tree/10,000 sq. ft. of impervious area.

Impervious Area:

Building	8,034 SF
Paving	13,375 SF
Total	21,409 SF

Internal Tree Requirements = 3

MINIMUM TREE SIZE IS 2" CAL., 8' HEIGHT
TOTAL LANDSCAPED AREA 27925 SF

TREE PROTECTION BARRICADES SHOWN ON GRADING PLAN

POETZSCH & PARTNERS
ARCHITECTS
1530 ELIZABETH AVENUE
(704) 372-1860

THE FWA GROUP, P.A.

Two NationsBank Plaza
300 South Tryon Street
Charlotte, North Carolina 28280
704 332 7004

10 Pope Avenue Executive Park
Post Office Box 3910
Hickory, North Carolina 28633
803 785 2499



POETZSCH & PARTNERS
ARCHITECTS

Drawing Updates

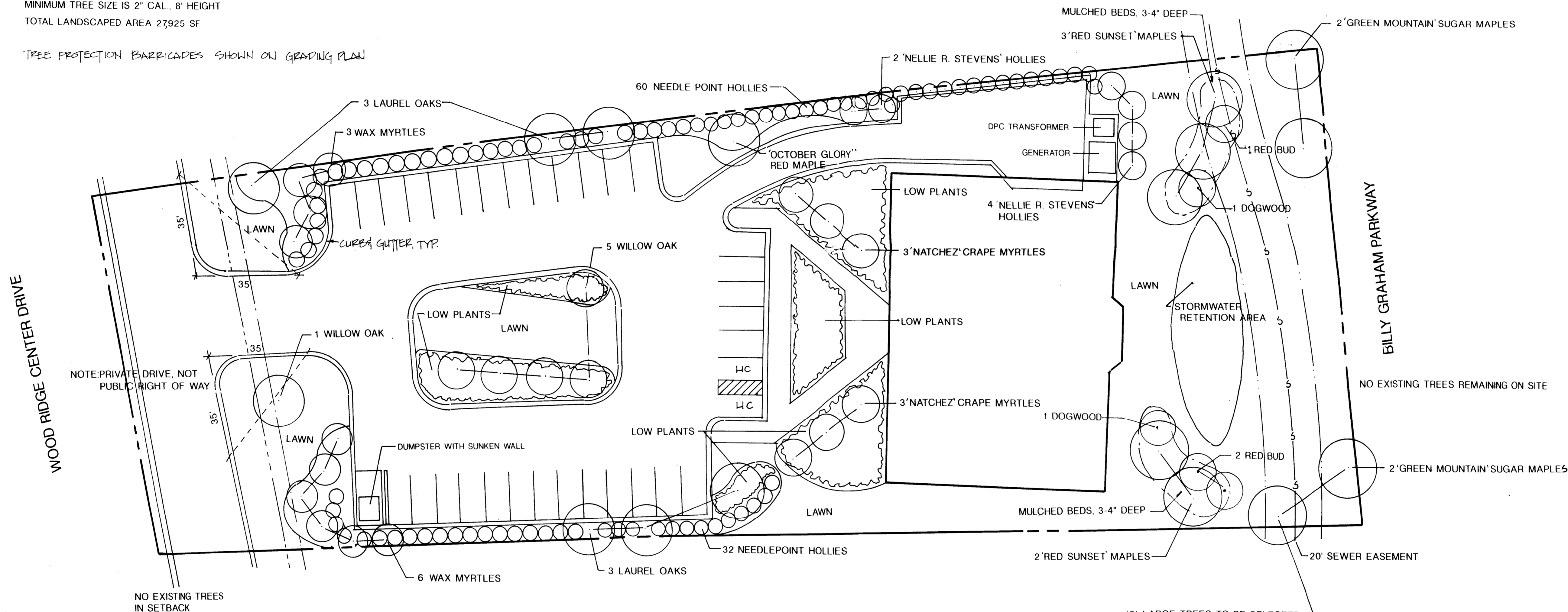
SONITROL
CHARLOTTE HEADQUARTERS

Revisions

"LANDSCAPE PLAN"
PHASE ONE

Drawn By: [Signature]
Approved By: [Signature]
Sheet Number

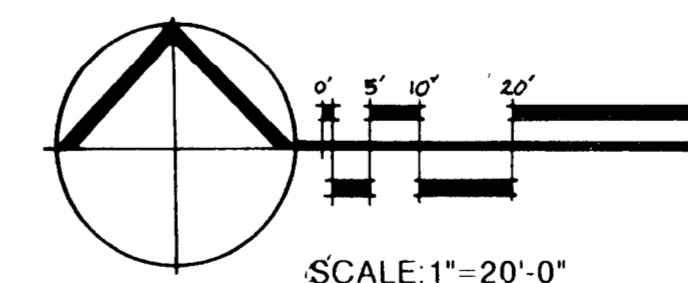
Date: 28 FEBRUARY 1995
Project Number: 1854.01



PLANT LIST

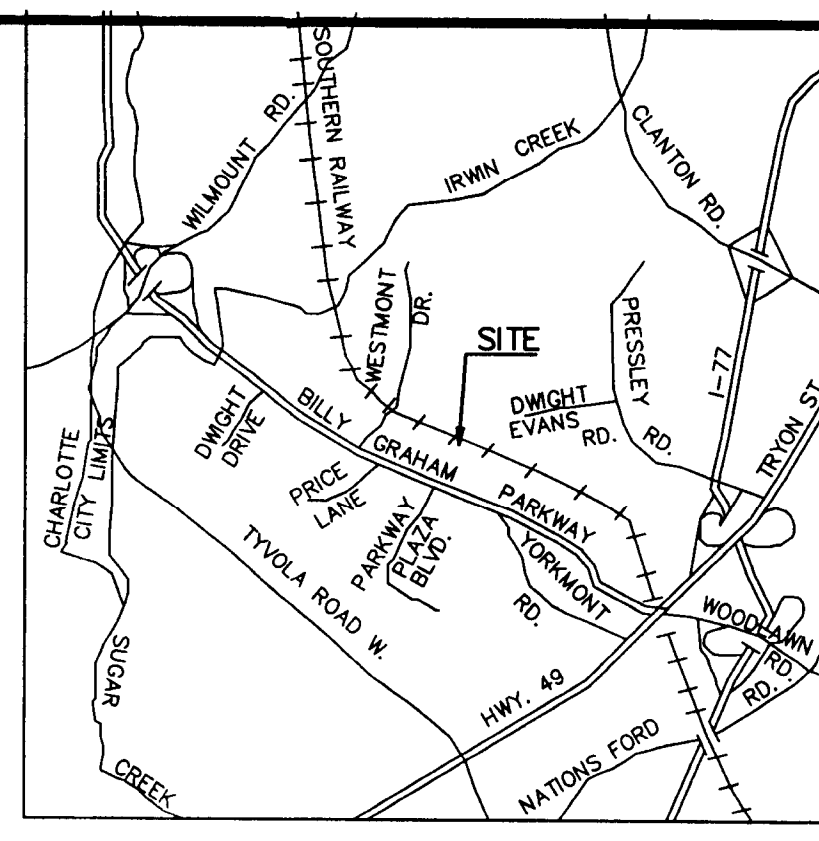
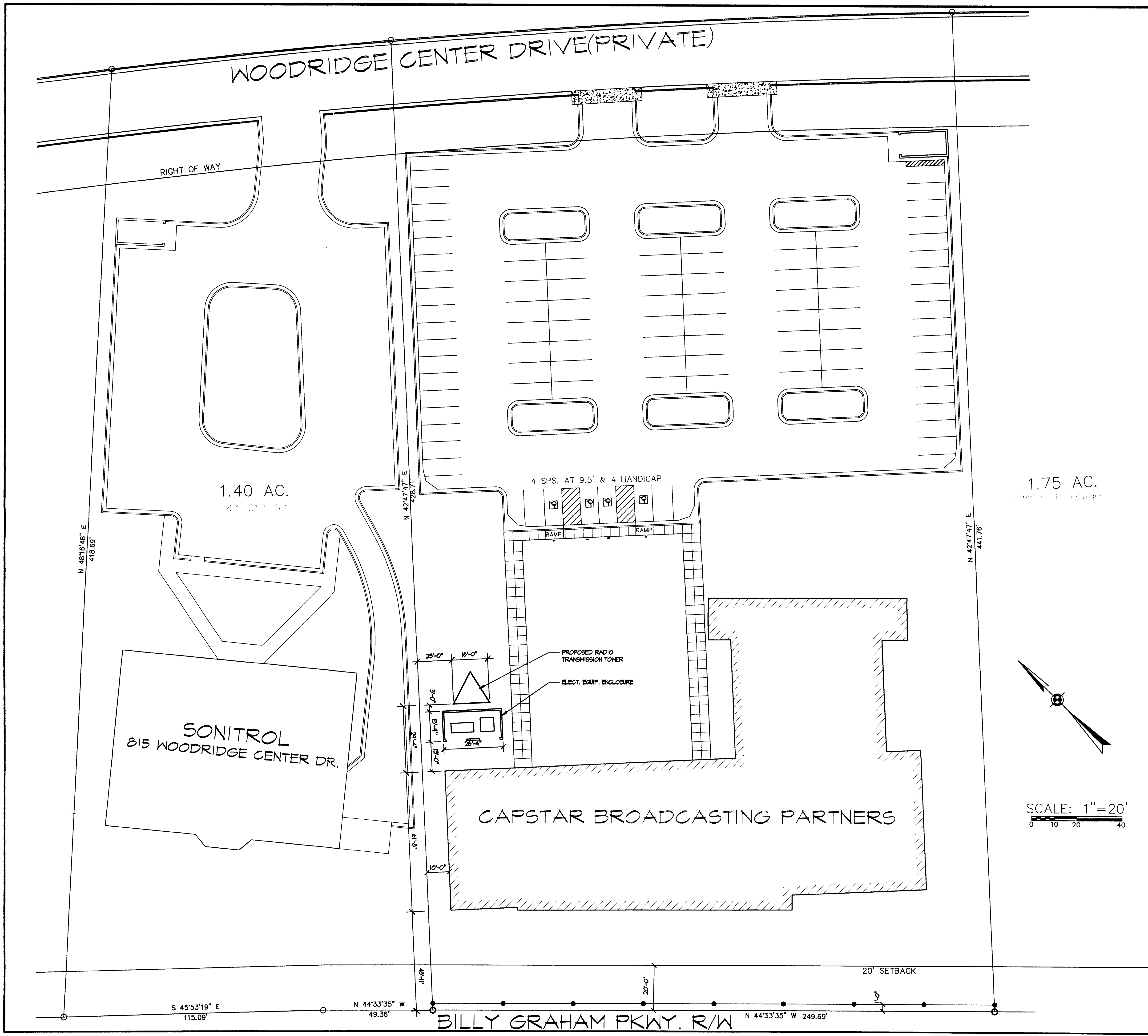
QUANTITY	BOTANICAL NAME Common Name	HEIGHT	SPREAD	CALIPER	ROOT	SPACING	COMMENTS
2	TREES ACER RUBRUM "OCTOBER GLORY" October Glory Red Maple	12'-14'	2'-10" x 3'	2" O.C.	20' O.C.	10' O.C.	Straight Central Leader
5	ACER RUBRUM RED SUNSET Red Sunset Maple	12'-14'	2'-10" x 3'	2" O.C.	20' O.C.	10' O.C.	Straight Central Leader
4	ACER SACCHARINUM "GREEN MOUNTAIN" Green Mountain Sugar Maple	12'-14'	2'-10" x 3'	2" O.C.	20' O.C.	10' O.C.	Straight Central Leader
6	LAGERSTROEMIA INDICA "NATCHEZ" Natchez Crape Myrtle	8'-10'	1' Min. Stem 1' Min. Stem	1 1/2" O.C.	15' O.C.	10' O.C.	5 stems. Tree form Limbed-up 3'-4'
6	QUERCUS PHELLOS Willow Oak	12'-14'	2'-10" x 3'	2" O.C.	20' O.C.	10' O.C.	Straight central leader
6	QUERCUS HEMISPHERICA Laurel Oak	12'-14'	2'-10" x 3'	2" O.C.	20' O.C.	10' O.C.	Semi-evergreen tree Central, straight, ascending leader
92	SHRUBS ILEX CORNUTA NEEDLEPOINT Needlepoint Holly	3'-4'	24" x 30"	2" O.C.	5' O.C.	5' O.C.	Heavy Hedge Plants
6	ILEX "NELLIE R. STEVENS" Nellie R. Stevens Holly	6'-8'	3' x 4'	2" O.C.	10' O.C.	10' O.C.	Heavy, Pyramidal
9	MYRTICA CERIFERA "WAX MYRTLE" Wax Myrtle	8'-10'	1' Min. Stem	1 1/2" O.C.	15' O.C.	10' O.C.	Multi-stem, heavy, Bush Form 4-5 stems, minimum Full height to ground
	LAWN Robert II Fescue						

QTY.	BOTANICAL NAME Common Name	HT.	CALIPER	COMMENTS
3	TREES CERCIS CANADENSIS "Forest Pansy" Red Bud	8-10'	2-2 1/2"	Straight central leader
2	CORNUS FLORIDA Flowering Dogwood	8-10'	2-2 1/2"	Straight Central Leader



NOTE: STORM PIPE SIZES ARE APPROXIMATE.
LANDSCAPING IS PRELIMINARY.
NC DOT ROW BOLLARDS AND CABLE
WILL BE PROVIDED.

(9) LARGE TREES TO BE SELECTED
AND APPROVED BY CITY AND
ARCHITECTURAL REVIEW COMMITTEE
FOR WOOD RIDGE CENTER



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. CURRENT ZONING: I-1-C-D (PETITION #85-71)
2. PROJECT ADDRESS:
CAPSTAR BROADCASTING PARTNERS
WOODRIDGE CENTER DR.
CHARLOTTE, NC
3. OWNER ADDRESS:
CAPSTAR BROADCASTING PARTNERS
501 S. McDOWELL ST.
SUITE 210
CHARLOTTE, NC 28204
4. BUILDING OUTSIDE DIMENSIONS REFERENCE
OUTSIDE FACE OF FINISHED EXTERIOR WALLS.

THE LAWRENCE GROUP, INC.
Architects/Engineers/Planners
St. Louis: 319 North 7th Street
Suite 100
St. Louis, MO 63102
314.231.3100
New York: 264 West 57th Street
15th Floor
New York, NY 10018
212.764.2424
Charlotte: 20700 N. Main Street
Cornelius, NC 28031
P.O. Box 1836
Davidson, NC 28036
704.896.1866
Consultants:

Architect / Engineer Seal

Project Title:

CHARLOTTE, NC

A NEW TOWER FOR:
Canstar Broadcasting Partners
WOODRIDGE CENTER DRIVE

Drawing Title:

No.	Revision	Date

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: July 10, 1998
BY: MARTIN R. CRAMTON, JR.

This drawing and design on it, as an instrument of service, is the property of the architect and may be used for this specific project and shall not be loaned, copied or reproduced without the consent of the architect.

Project Number: 97084
Drawing Number: A1.1
Issue Date: JULY 7, 1998

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: July 10, 1998
TO: Robert Brandon, Zoning Administrator
FROM: Martin R. Cramton, Jr., Planning Director
SUBJECT: Administrative Approval for Petition No. 85-71 by Charter Properties Tax parcel 143-012-08.

Attached is a copy of the proposed office building with an accessory radio transmission tower. The purpose of this plan is to show the location of the accessory tower. Proposed building elevations should be submitted at the time of permitting to insure compatibility with surrounding development. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

