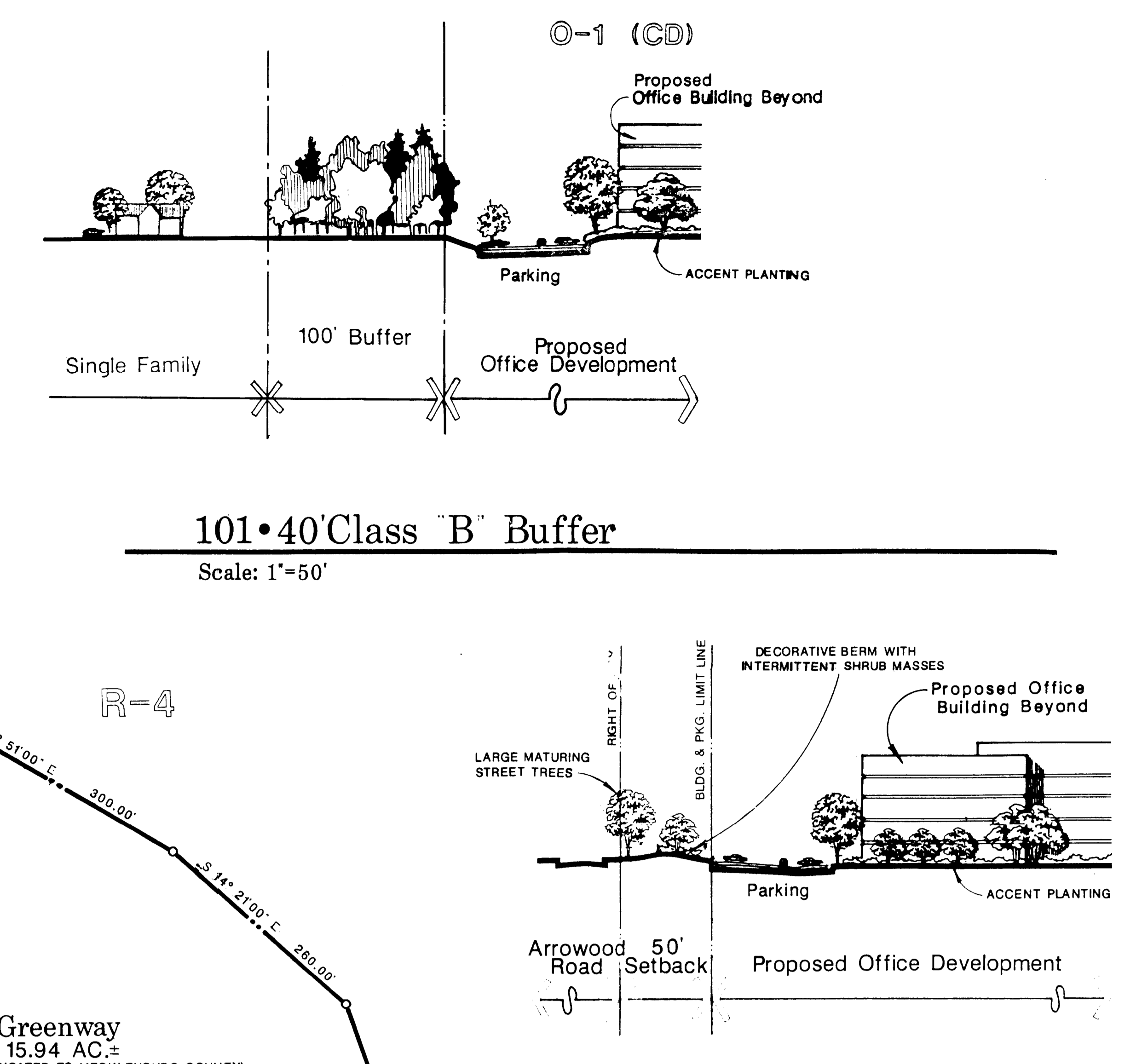
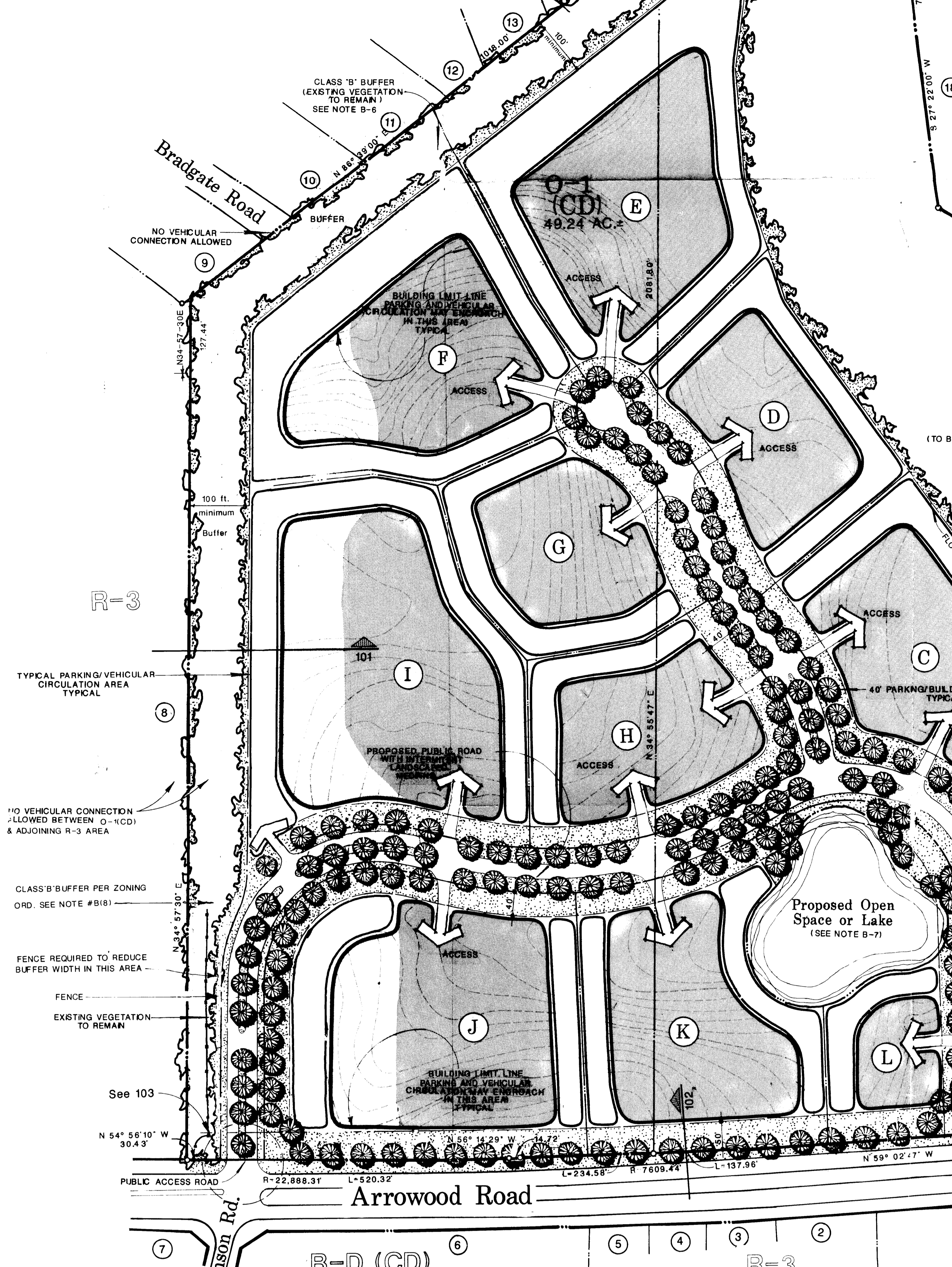


103 Proposed Traffic Lane Layout
(Public Access Road at Hanson Road)

Scale: 1"=50'

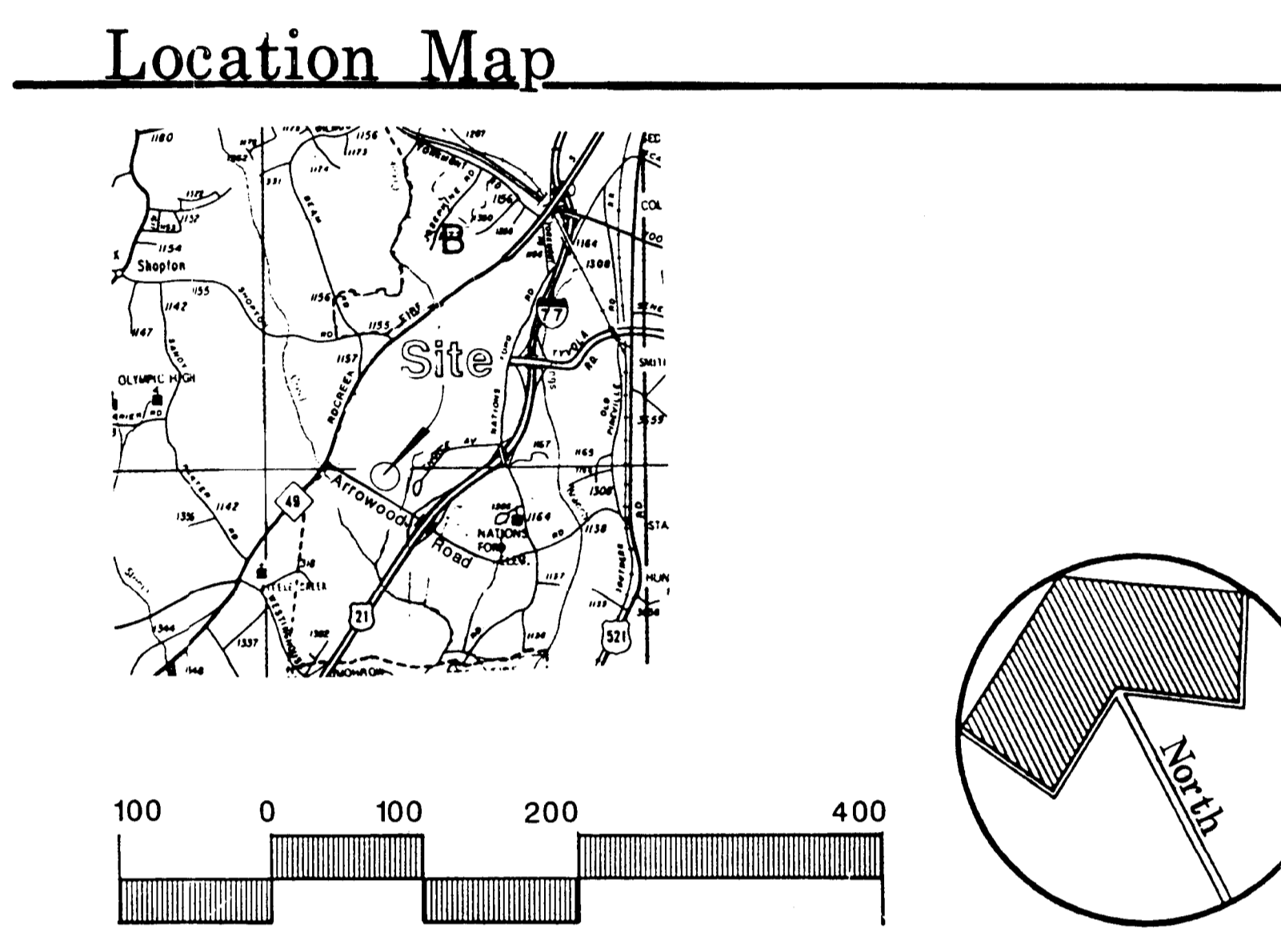


Development Data

Existing Zoning	R-12(CD) and O-15(CD)
Proposed Zoning	O-1(CD) (site plan amend.)
Site Acreage	10.15± AC.
Exist. O-15(CD)	INCLUDES 15.94 AC. IN GREENWAY 65.17± AC.
Total	75.32± AC.
Proposed O-1(CD)	INCLUDES 15.94 AC. IN GREENWAY 75.32± AC.
Building Area	808,000 S.F. Maximum

Adjoining Property Owners

1	103-022-01 Arrowwood Associates 122 E. Stenwall St. Charlotte, N.C. 28202	17	167-121-07 C.W. & Lucy Mae Barnes 2208 Parkview Lane Castalia, N.C. 28054
2	203-011-18 John Samuel & wife Inez D. Ashton 1845 Hanson Road Charlotte, N.C. 28210	18	167-181-06 Chace M. Shrum 5317 Sharon Creek Road Charlotte, N.C. 28210
3	203-011-17 John Samuel & wife Inez D. Ashton 1845 Hanson Road Charlotte, N.C. 28210	19	167-181-03 Honey Properties Inc P.O. Box 34540 Charlotte, N.C. 28235
4	203-011-16 R.A. McCallum, Jr. 8739 Sharonbrook Dr. Charlotte, N.C. 28210		
5	203-011-15 Carl N. & W. Nancy G. Switzer 1227 Arrowood Road Charlotte, N.C. 28227		
6	203-011-14 Arrowwood Associates 122 E. Stenwall St. Charlotte, N.C. 28202		
7	203-011-03 Polly Parcin Hanson 2105 Sharon Lane Charlotte, N.C. 28211		
8	167-163-04 The Episcopal Diocese of N.C. P.O. Box 17025 Raleigh, NC 27619		
9	167-211-26 Ray Lee Lowery, Jr. 7120 Bradgate Road Charlotte, N.C. 28210		
10	167-213-01 Thomas Allen Deaver 2990 E. Tom Hall St. Mt. Mill, S.C. 29715		
11	167-213-09 Charles Farnas & wife Maxine Kelly White 2516 Manford Court Charlotte, N.C. 28210		
12	167-213-10 Lito & wife Janice W. Blake, Jr. 2515 Manford Court Charlotte, N.C. 28210		
13	167-213-15 Eddie L. & wife Mary P. Weathers 1801 Hancock Drive Charlotte, N.C. 28210		
14	167-214-01 Jeffrey F. Hill 1720 Hancock Drive Charlotte, N.C. 28210		
15	167-214-04 Janette W. Jordan 1609 Old Tower Court Charlotte, N.C. 28210		
16	167-214-19 The Carolina Department of Transportation 20 E. 4th Street Wilmington, N.C. 28402		



<p>Project Manager: GER</p> <p>Design By: DEW</p> <p>Checked By: LRM</p> <p>Date: 11-1-88</p> <p>Project Number: 88074 & 92078</p>	<p>Revisions:</p> <p>12-02-88 REVISIONS PER CMPG STAFF COMMENTS.</p> <p>12-23-88 REVISIONS TO DELETE A PORTION OF R-12(CD) AND INCREASE S.F. OF OFFICE PROPORTIONATELY (PETITION#93-9)</p> <p>2-11-89 REVISIONS TO DELETE ALL SINGLE FAMILY CONVERTING TO O-1(BUFFER) CHANGED NOTES & DEVELOPMENT DATA PER CMPG STAFF REVIEW.</p> <p>2-20-93 REVISIONS TO REFLECT ADDITIONAL CMPG STAFF COMMENTS.</p> <p>3-24-93 REVISIONS TO REFLECT CONDITIONS APPROVED BY PLANNING COMMISSION</p>		<p>DPR ASSOCIATES Landscape Architects Design • Planning • Research 2036 East Seventh Street Charlotte, NC 28204 704/332-1204</p>	<p>Rezoning Plan • Petition No. 93-9</p> <p>Arrowood Road Site For Withrow Capital Inc.</p> <p>Charlotte, North Carolina</p>	<p>SITE PLAN</p> <p>APPROVED BY CITY COUNCIL DATE 11/17/1993 93-9</p>	<p>Scale: 1/4" = 1'</p> <p>Sheet R of T</p>
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Development Notes

- General Provisions**
 - Development of the site and its individual building components will be governed by the conditions of this Rezoning Plan and all zoning, subdivision, sign, tree and other development ordinances of the City of Charlotte which may apply from time to time (the "applicable ordinances") and as when building permits are requested for development taking place within the Site.
 - All buildings constructed on the Site within the O-1 (CD) area will be located within the maximum building limit lines established on this Rezoning Plan for each Building Parcel forming a part of the O-1 (CD) area, subject to the Petitioner's right to make minor adjustments in the location of the various building limit lines of the Building Parcels during design development and construction phase, provided that they are consistent with the engineering constraints of the relocation of either of the public access roads as provided under Paragraph (B) and subject to the Petitioner's right to combine Building Parcels if market conditions dictate. Parking layouts may also be modified to accommodate final building locations.
 - The parking areas depicted on this Rezoning Plan may vary in size and location, but in all events will be sufficient to satisfy the minimum off-street parking standards established under the applicable ordinance. Parking areas may be constructed within the building limit lines.
 - Throughout this Rezoning Application, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner.
- Buffer Areas, Setbacks and Open Space**
 - No buildings or parking areas may be placed within any buffer area established on this Rezoning Plan.
 - The existing tree cover and natural vegetation within the northerly buffer areas established on the Rezoning Plan will be preserved except where clearance is necessary to accommodate walking/jogging trails, the installation of utility lines. The Petitioner reserves the right, however, to remove trees for the purpose of improving the visual appearance of the northerly buffer areas, provided such removal is in accordance with Ordinance requirements.
 - In the northerly buffer areas where existing trees and natural vegetation have been cleared to accommodate drainage of the installation of utility lines, all such cleared, unimproved areas shall be landscaped in order to attain the desired screening relationship between the Site and the adjacent properties except in areas where the applicable ordinance or constraints imposed by utilities would prohibit such landscaping.
 - No buildings or parking areas may be located within the 50 foot minimum setback area provided on this Rezoning Plan off of Arrowood Road. This setback shall be measured from the right of way for Arrowood Road as the same may be relocated to accommodate transportation improvements contemplated under the provisions of Paragraph (F) of this Rezoning Application. The area shall be landscaped with elements consisting of trees, shrubs, lawn and/or natural vegetation.
 - Provisions will be made for the maintenance of all buffer areas and landscaped areas, except those areas which are to be dedicated to Mecklenburg County for Greenway purposes.
 - The design of the interior road system will incorporate intermittent medians which will be landscaped so as to reflect a parkway/boulevard atmosphere. Medians shall be designed to be a minimum of 8' wide.
 - A class "B" buffer which contains a minimum of 100' in depth shall be established along the northerly edge of the site.
 - No buildings or parking areas may be constructed within the area depicted on the Rezoning Plan as "open space or lake." If a dam in installation in this area, a physical separation may be provided between the dam and the proposed public street, the proposed lake may be eliminated, or the street below the proposed lake may remain private.
- Continued at end of Development Notes.**
- Landscaping and Screenings**
 - All dumpsters and service areas will be heavily screened from public streets and from adjacent properties.
 - All open (non-structured) parking lots will have landscaping and planted areas equal to at least 10% of their paved areas so as to prevent the marking of paved surfaces.
 - The landscaping program for parking areas will satisfy the requirements of the applicable ordinance.
- Signs**
 - No outdoor billboards may be placed on the Site.
 - All signs must be fixed and may not move, rotate or flash.
 - Temporary project signs may be located within the setback or buffer areas established along Arrowood Road.
 - All permanent signs placed on the Site will be erected in accordance with the applicable ordinance.
- Access Points**
 - The number of vehicular access points to Arrowood Road will be limited to two, as shown on this Rezoning Plan. However, either of these accesses may be relocated with the prior approval of the North Carolina Department of Transportation and the Charlotte Department of Transportation for purposes of realigning either of the access roads so as to intersect with any median cut or cross-over that may hereafter be established on Arrowood Road. Site adjustments may be made to Building Parcels within the O-1 (CD) area which are impacted by any such access realignment.
- Configurations of driveways and access points** within the Site area subject to minor shifts or other modifications that may be required to accommodate final site engineering and construction plans and designs and are further subject to approval by the North Carolina Department of Transportation and the Charlotte Department of Transportation. The alignment and lane configuration for the public street entrance opposite the Hanson Road will be subject to final review and approval by the North Carolina Department of Transportation and the Charlotte Department of Transportation.
- Special emphasis will be given to the design and construction of each entrance to the Site. Features will include such elements as landscaped medians and coordinated signage monuments.
- There shall be no vehicular access between the Site and any adjoining property.
- Lighting**
 - A uniform street lighting system with underground service will be employed throughout the O-1 (CD) area of the Site.
 - All direct lighting within Parcels E, F, I and J of the Site will be designed such that lighting is directed away from adjacent residential properties.
- Fire Protection**

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for each building will be submitted for approval by the Fire Marshal's office before construction of the building commences.
- Permitted Uses**
 - O-1 (CD) Area**
 - The O-1 (CD) area of the Site may be devoted to any use (including any accessory use) which is permitted by the applicable ordinance, as prescribed conditions in an O-1 Zoning District.
 - The total gross floor area within the O-1 (CD) area of the Site which may be devoted to office uses cannot exceed 808,000 square feet.
 - Improvements to Address Traffic Impact**
 - In order to improve existing road conditions and address the impact which the development proposed on the Site will have on Arrowood Road, the Petitioner commits to making the following roadway improvements at its sole cost and expense:
 - A turning lane will be provided for eastbound traffic on Arrowood Road to accommodate left turn movements into the Site at each public access road located at a median cut on Arrowood Road.
 - Deceleration lanes along Arrowood Road will be constructed at access points into the Site as required by the public authority having jurisdiction over Arrowood Road, including off-site improvements if such authority owns or acquires the necessary rights of way.
 - Additional right of way along the southern margin of the site will be dedicated to the public authority having jurisdiction over Arrowood Road if any such right of way is required to satisfy the commitments made by the Petitioner under Paragraph (1)(b).
 - The owner will fund the installation of a traffic signal at Hanson Road and Arrowood Road intersection at such time as the Charlotte Department of Transportation deems that traffic generated by the owner's development would warrant the signal.
 - Storm Water Management**

Storm water run-off from the Site will be managed through a variety of proven techniques which satisfy the standards imposed by the applicable ordinance. To the extent, however, shall any storm water management system locate in any required buffer.

Storm water detention requirements for interior parcels not adjacent to regulated floodway may be met by providing permanent pipe drainage easements through the regulated floodway (Greenway) to handle the storm water flow, or by providing on-site detention. Retention and pipe sizes and locations will be determined once the final site plan and construction documents are complete and are subject to review and approval by the City of Charlotte Engineering Department.
 - Architectural Controls**
 - Roof-top mechanical and electrical equipment and ground-mounted transformers will be screened.
 - All trash and utility service areas will be screened.
 - Reflective glass may not be used as the sole exterior architectural element or design of any building constructed within Building Parcels Numbers E, F and I.
 - No building constructed within Building Parcels Numbers E and F shall exceed five stories in height. Also, no building constructed within Building Parcel I shall exceed five stories in height as measured from the highest existing ground elevation along the site's westerly property line.
- The Petitioner intends to achieve compatibility of visual aesthetics and architectural design of buildings and structured parking (if any) constructed within the O-1 (CD) area through the use of one or a combination of color, material, texture, architectural features, rooflines, building mass, scale and similar criteria; provided, however, the Petitioner shall have the right to utilize variant colors, materials, textures, architectural features, rooflines, building mass and scales as long as compatibility in aesthetics and design is achieved.**
- The general architectural style and construction materials used in the development of the O-1 (CD) area of the Site shall be substantially similar in quality and general impression with the following office parks which are located near the Site:
 - The Oakhill Office Park
 - The Forest Brook Office Park and
 - The Arrowpoint Office Park
- Dedication of a Portion of the Site for Greenway Purposes**
 - All of the land within the Site which lies within the Floodway Encroachment District of Big Sugar Creek will be dedicated to Mecklenburg County as part of its Greenway Park System, subject only to the Petitioner's right to retain some portions thereof where required to avoid some irregularities in alignment. All or portions of this 100' of Greenway area, as measured from the top of the creek bank and running parallel to the creek bank, shall be dedicated at the time of the issuance of the first building permit associated with any development contained within Parcels B, C, P, or R. The balance of the Greenway area depicted on the plan shall be dedicated no later than the development of all of parcels B, C, D, and E.
- (Continued)**

<p>Project Manager: GER</p> <p>Design By: TPM</p> <p>Checked By: LRM</p> <p>Date: 11-1-88</p> <p>Project Number: 88074 & 92078</p>	<p>Revisions:</p> <p>12-12-88 REVISIONS PER CMPG STAFF COMMENTS.</p> <p>2-11-89 REVISIONS TO DELETE A PORTION OF R-12(CD) AND INCREASE S.F. OF OFFICE PROPORTIONATELY (PETITION#93-9)</p> <p>2-11-89 REVISIONS TO REFLECT CMPG STAFF REVIEW COMMENTS.</p> <p>2-20-93 REVISIONS TO REFLECT ADDITIONAL CMPG STAFF COMMENTS.</p> <p>3-24-93 REVISIONS TO REFLECT CONDITIONS APPROVED BY PLANNING COMMISSION</p> <p>4-14-93 REVISIONS TO REFLECT NOTES (B) 2, (K) 3 & 4, AND (B) 8.</p>		<p>DPR ASSOCIATES Landscape Architects Design • Planning • Research 2036 East Seventh Street Charlotte, NC 28204 704/332-1204</p>	<p>Rezoning Plan • Petition No. 93-9</p> <p>Arrowood Road Site For Withrow Capital Inc.</p> <p>Charlotte, North Carolina</p>	<p>Notes</p>	<p>Scale: 1/4" = 1'</p> <p>Sheet RZ-2 of T-2</p>
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