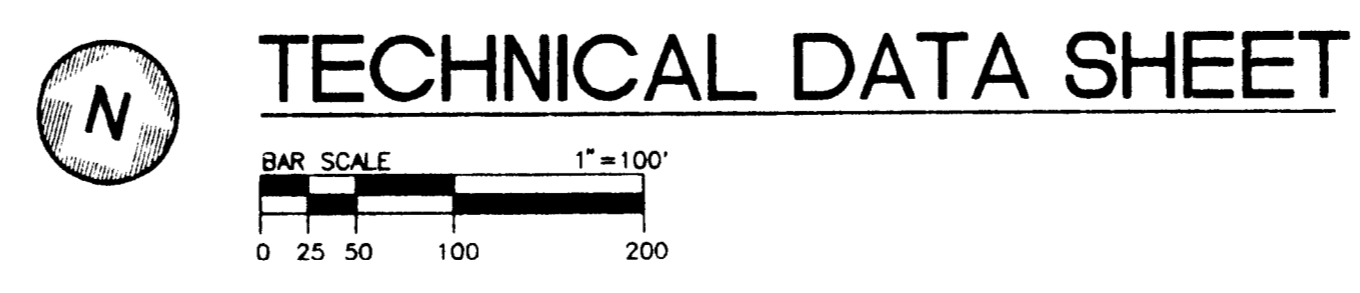
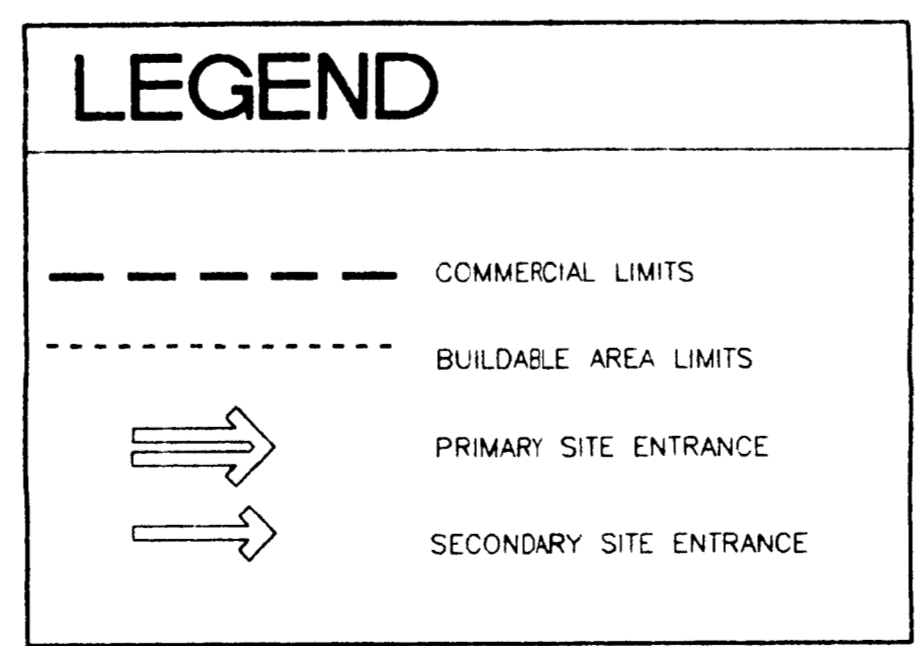


- THE FOLLOWING CONDITIONS SHALL APPLY TO ALL DEVELOPMENT TAKING PLACE WITHIN THIS SUBJECT 18.6 ACRE TRACT IN ADDITION TO ALL APPLICABLE CONDITIONS IMPOSED UPON DEVELOPMENT OF THIS TRACT UNDER THE AMENDED AND COMPLETELY RESTATED DEVELOPMENT PROGRAM FOR THE ARBORETUM, DATED OCTOBER 31, 1994.
- BUILDING HEIGHTS WITHIN THE SUBJECT TRACT WILL NOT EXCEED 45 FEET ABOVE FINISH FLOOR WITH A MAXIMUM OF TWO STORIES.
  - NO TRASH PICK-UP WILL BE ALLOWED BETWEEN THE HOURS OF 9 P.M. AND 7 A.M.
  - PERMITTED COMMERCIAL DEVELOPMENT WITHIN THE SOUTHWEST QUADRANT OF THE ARBORETUM (THE FORMER B-1SCD TRACT) CONSISTING OF THE SUBJECT TRACT AND THE ADJOINING EXISTING SHOPPING CENTER TRACT, CANNOT EXCEED, IN THE AGGREGATE, A TOTAL OF 600,000 SQUARE FEET.
  - SPECIAL LANDSCAPING WITHIN THE DESIGNATED AREAS OF THE SOUTHERN AND WESTERN BUFFERS OF THE SUBJECT TRACT DEPICTED ON THIS TECHNICAL DATA SHEET SHALL BE INSTALLED IN ACCORDANCE WITH CROSS SECTION R-T/R-T.
  - MEDIAN AND CURB CUT DESIGNS ARE TO COMPLY WITH REQUIREMENTS OF LOCAL AUTHORITIES.
  - ALL DUMPSTERS AND SERVICE EQUIPMENT VISIBLE FROM ANY STREET WILL BE SCREENED WITH BRICK ENCLOSURES, INCLUDING GATES.
  - ALL METERS AND ELECTRICAL EQUIPMENT WILL BE INTERIOR WHERE ALLOWED BY CODE. ALL OUTSIDE METERS WILL BE SCREENED WITH LANDSCAPING OR BRICK WALLS. NO BACKFLOW PREVENTER WILL BE INSTALLED ABOVE GROUND IN BUFFER OR SETBACK AREAS UNLESS REQUIRED BY LOCAL AUTHORITIES.
  - LIGHTING WILL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST THE PROPERTY LINE. LIGHT POLES SHALL NOT EXCEED 35' IN HEIGHT ABOVE GRADE.
  - ALL BUILDING HEIGHTS INCLUDE APPENDAGES SUCH AS PENTHOUSES AND BUILDING PARAPETS.
  - BUILDABLE AREA LIMITS DEFINE THE AREA WITHIN WHICH BUILDINGS ARE PERMITTED. COMMERCIAL LIMITS DEFINE AREAS IN WHICH PARKING AND OFF-STREET PARKING IS PERMITTED.
  - ALL OFF-STREET PARKING AND LOADING AREAS WILL COMPLY WITH CITY OF CHARLOTTE CODES AND STANDARDS.
  - ALL BERM HEIGHTS AND LOCATIONS ARE SUBJECT TO D.O.T. APPROVAL FOR VISIBILITY ANGLES.
  - LIGHT POLE STANDARDS WITHIN 200 FEET OF HIGHWAY 51 AND PROVIDENCE ROAD WILL BE NO HIGHER THAN THE STREET LIGHT STANDARDS.
  - ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHALL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHALL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.
  - FIRE HYDRANTS SHALL BE LOCATED WITHIN 750 FT., AS THE FIRE TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS.
  - WITH RESPECT TO THE 75 FOOT BUFFER DEPICTED ALONG THE WESTERN BOUNDARY OF THE SITE, THE PETITIONER RESERVES THE RIGHT TO REDUCE THE WIDTH OF THAT BUFFER IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 12.302(B) AND 12.304 OF THE CHARLOTTE ZONING ORDINANCE.
  - NO PARKING WILL BE ALLOWED WITHIN THE BUFFER AREAS ESTABLISHED ON THIS PLAN. PROVIDED, HOWEVER, PARKING MAY TAKE PLACE OUTSIDE THE ULTIMATE BUFFER ALLOWED FOR THE WESTERN BOUNDARY, IF THE BUFFER IS REDUCED BELOW 75 FEET PURSUANT TO THE PROVISIONS OF PARAGRAPH 15 ABOVE.
  - ACCESS FROM WILLOW POINT DRIVE WILL BE PROHIBITED BETWEEN 9:00 P.M. AND 9:00 A.M. BY WAY OF A GATE OR OTHER SIMILAR TRAFFIC CONTROL MECHANISM.
  - A 50 FOOT LANDSCAPED BUFFER IS REQUIRED ADJACENT TO HIGHWAY 51.

SECTION "R-T"



PETITIONER: CHILDRESS KLEIN PROPERTIES  
EXISTING ZONING - B-1 SCD  
REQUESTED ZONING - CC DISTRICT TO ACCOMMODATE A SITE PLAN AMENDMENT TO THE ARBORETUM B-1 SCD SITE PLAN FOR THE SOUTHWEST QUADRANT  
LAND AREA: 18.60 ACRES