

BUFFER REQUIREMENTS:

NOTE: THE 100' BUFFER HAS BEEN REDUCED 25% TO A 75' BUFFER REFERENCE ZONING PLAN.

A MIN. 6' HT. FENCE WILL BE CONSTRUCTED ALONG THE ENTIRE LENGTH OF THE BUFFER (REFERENCE PLAN).

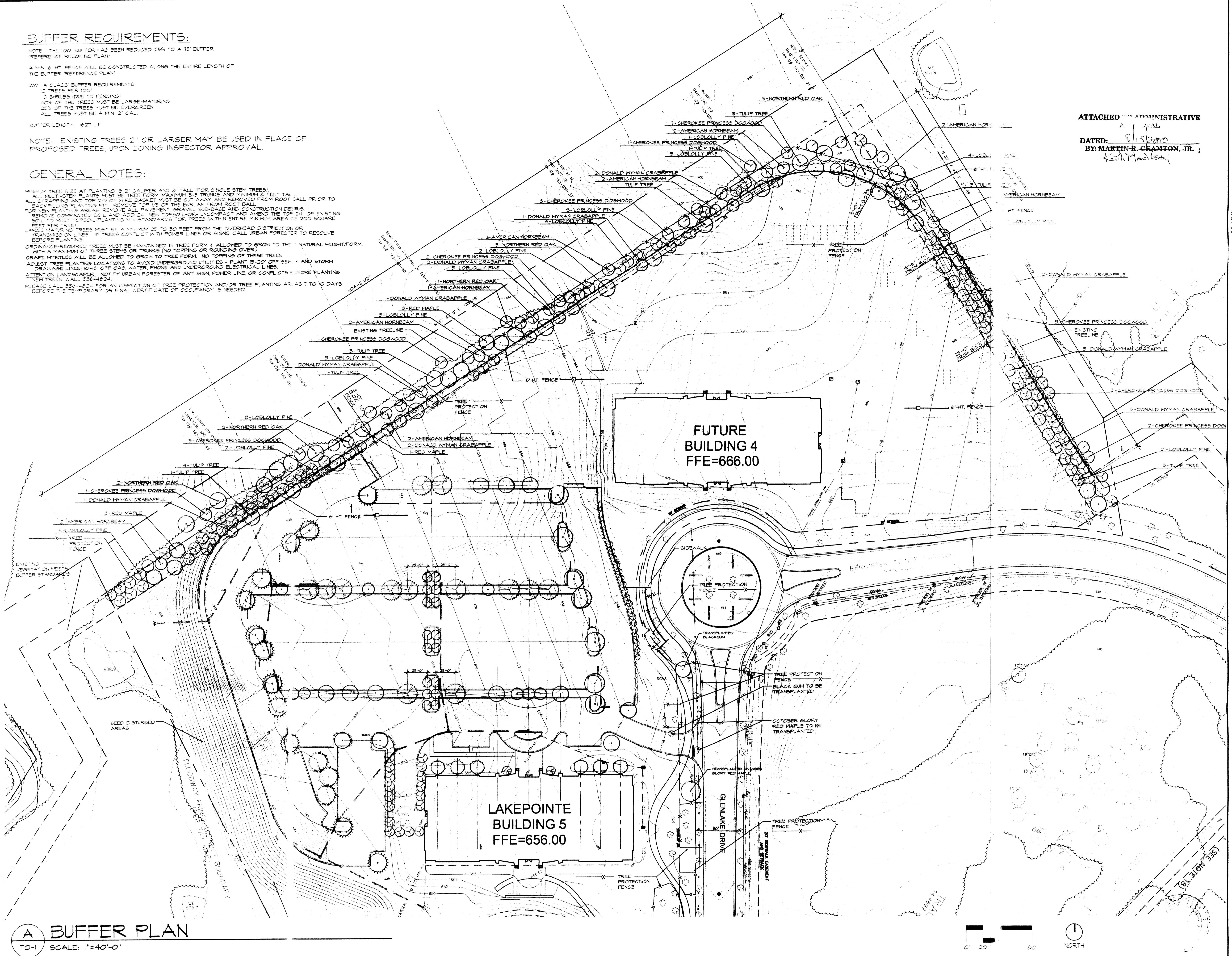
- 100' A CLASS BUFFER REQUIREMENTS
- 2 TREES PER 100'
- 5 SHRUBS PER 100'
- 40% OF THE TREES MUST BE LARGE-MATURING
- 25% OF THE TREES MUST BE EVERGREEN
- ALL TREES MUST BE A MIN. 2" CAL.

BUFFER LENGTH: 1627 LF

NOTE: EXISTING TREES 2" OR LARGER MAY BE USED IN PLACE OF PROPOSED TREES UPON ZONING INSPECTOR APPROVAL.

GENERAL NOTES:

MINIMUM TREE SIZE AT PLANTING IS 2" CALIBER AND 8' TALL (FOR SINGLE STEM TREES). ALL PLANTING MUST BE TREE FORM MAXIMUM 3" S. TRUNKS AND MINIMUM 8' FEET CAL. BACKFILLING AND TOP 2" OF FIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL. FOR NEW PLANTING AREAS REMOVE ALL EXISTING GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 3" NEW TOPSOIL OR UNCOMPACTED AND AMEND THE TOP 2" OF EXISTING SOIL. TREE FORMS TO BE PLANTED IN 3' SPACINGS FOR TREES WITHIN ENTIRE MINIMUM AREA OF 200 SQUARE FEET PER TREE. LARGE MATURING TREES MUST BE A MINIMUM 25' TO 50' FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING. ORNAMENTAL TREES MUST BE MAINTAINED IN TREE FORM & ALLOWED TO GROW TO THEIR NATURAL HEIGHT/FORM WITH A MAXIMUM OF THREE STEMS OR TRUNKS (NO TOPPING OR ROUNDING OVER). GRAPE VINES WILL BE ALLOWED TO GROW TO TREE FORM. NO TOPPING OF THESE TREES. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES - PLANT 15'-20' OFF SEWER AND STORM DRAINAGE LINES. 10'-5' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES. ATTENTION LANDSCAPER: NOTIFY URBAN FORESTER OF ANY SIGN POWER LINE OR CONFLICTS BEFORE PLANTING NEW TREES. CALL 336-482-1121. PLEASE CALL 336-482-1121 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.



ATTACHED TO ADMINISTRATIVE
 DATED: 8/15/2000
 BY: MARTIN R. CRAMTON, JR.
 Keith MacVess

REVISIONS		
NO.	DATE	ISSUE

LAKEPOINTE CORPORATE CENTER
 BUILDING 5
 CHARLOTTE, NORTH CAROLINA
 CHILDRESS KLEIN PROPERTIES

PROJECT	LAKEPOINTE CORPORATE CENTER
DATE	8/7/00
DRAWN BY	ECT
CHECKED BY	ECT
SCALE	1" = 40'-0"
SHEET	TO-1

A BUFFER PLAN
 TO-1 SCALE: 1"=40'-0"

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: August 15, 2000
 FROM: Keith H. MacVess, Zoning Program Manager
 TO: Kam Merrell, Plans Reviewer
 SUBJECT: Buffer Change to Allow Fence Instead of Berm for Petition No. 98-125 Tax Parcel # 143-041-03, 05, 06, and 09

Attached specific plan buffer plan for above mentioned rezoning petition. The plans show the substitution of a fence for a berm originally shown on the approved conditional plan. Due to the final grades of the site the construction of a berm has become impractical and would be ineffective. Since this change does not alter the relationship to the adjoining property owners we are administratively approving this revised plan. Please use this plan when evaluating request for building and certificates of occupancy.

REVISIONS

NO.	DATE	ISSUE
1		
2		
3		
4		
5		

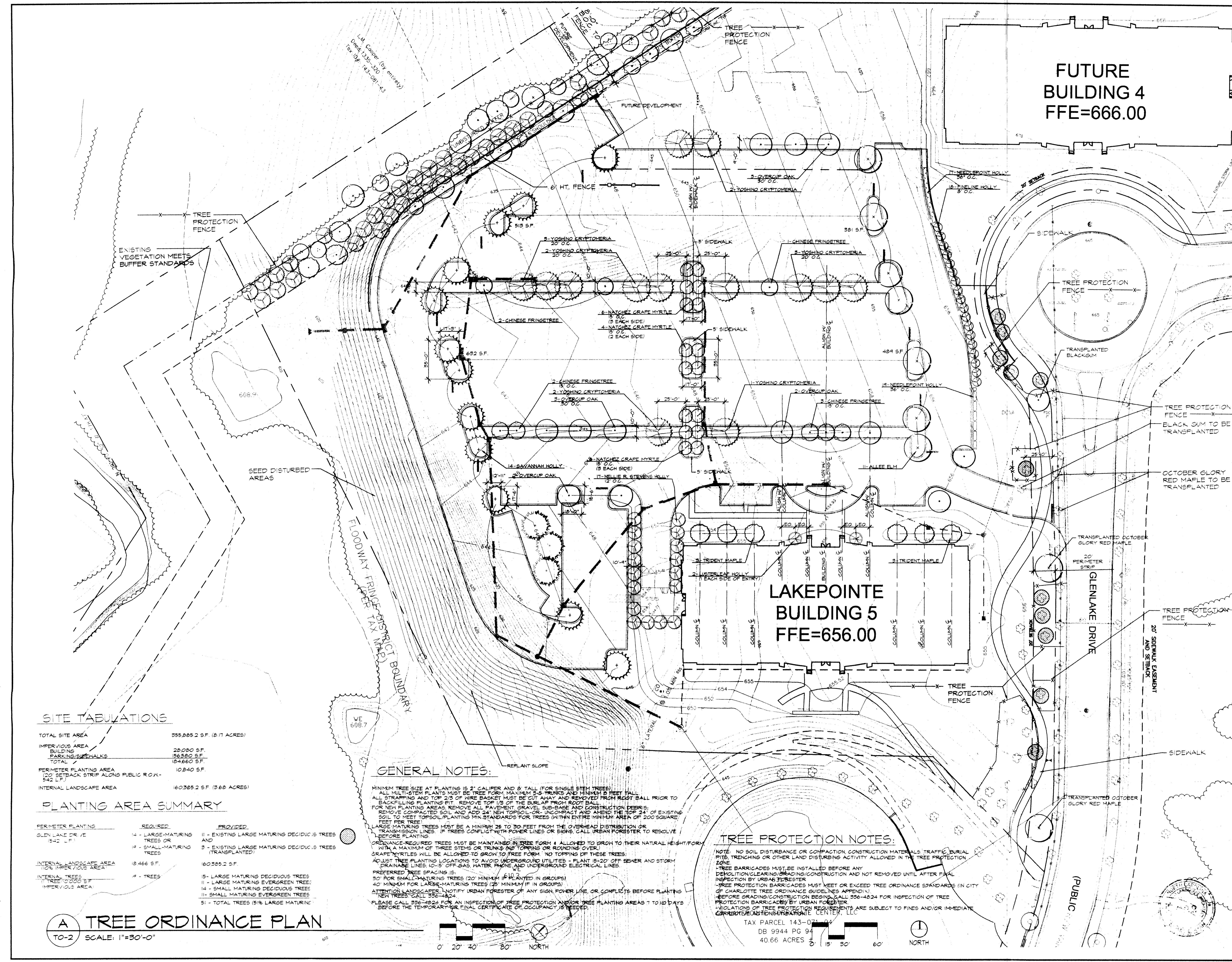
**LAKEPOINTE CORPORATE CENTER
 BUILDING 5**
 CHARLOTTE, NORTH CAROLINA
 CHILDRESS KLEIN PROPERTIES

TITLE: TREE ORDINANCE PLAN

DATE: 8/7/00
 JOB NO.: 00084
 DWG FILE: 00084QW
 DRAWN BY: ECT
 CHECKED:
 SCALE: 1" = 30'-0"
 SHEET: TO-2

FUTURE BUILDING 4
 FFE=666.00

LAKEPOINTE BUILDING 5
 FFE=656.00



SITE TABULATIONS

TOTAL SITE AREA	355,885.2 S.F. (8.11 ACRES)
IMPERVIOUS AREA	20,090 S.F.
BUILDING	156,580 S.F.
PARKING/SIDEWALKS	154,660 S.F.
TOTAL	154,660 S.F.
PERIMETER PLANTING AREA	10,840 S.F.
100' SETBACK STRIP ALONG PUBLIC ROW - 942 S.F.	
INTERNAL LANDSCAPE AREA	160,385.2 S.F. (3.66 ACRES)

PLANTING AREA SUMMARY

PERIMETER PLANTING	REQUIRED	PROVIDED
GLEN LAKE DR / VE (542' L.F.)	14 - LARGE-MATURING TREES OR 10 - SMALL-MATURING TREES (TRANSPLANTED)	11 - EXISTING LARGE MATURING DECIDUOUS TREES AND 3 - EXISTING LARGE MATURING DECIDUOUS TREES (TRANSPLANTED)
INTERNAL LANDSCAPE AREA (10% IMPERVIOUS AREA)	18,466 S.F.	160,385.2 S.F.
INTERNAL TREES (10% IMPERVIOUS AREA)	10 - TREES	15 - LARGE MATURING DECIDUOUS TREES 11 - LARGE MATURING EVERGREEN TREES 14 - SMALL MATURING DECIDUOUS TREES 11 - SMALL MATURING EVERGREEN TREES 51 - TOTAL TREES (5% LARGE MATURING)

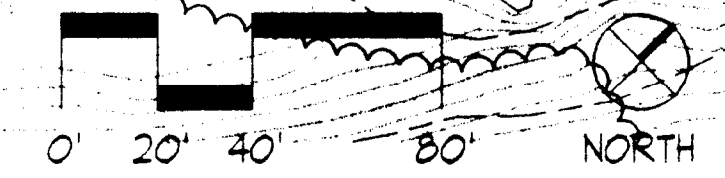
GENERAL NOTES:

MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 8' TALL (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 2-5 TRUNKS AND MINIMUM 2 FEET TALL. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL FOR NEW PLANTING AREAS. REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL OR UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 200 SQUARE FEET PER TREE). LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING. ORDINANCE-REQUIRED TREES MUST BE MAINTAINED IN TREE FORM & ALLOWED TO GROW TO THEIR NATURAL HEIGHT/FORM WITH A MAXIMUM OF THREE STEMS OR TRUNKS (NO TOPPING OR ROUNDING OVER). GRAPE MYRTLES WILL BE ALLOWED TO GROW TO TREE FORM. NO TOPPING OF THESE TREES. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES - PLANT 15'-20" OFF SEWER AND STORM DRAINAGE LINES 10'-15" OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES. PREFERRED TREE SPACING IS:
 30' FOR SMALL-MATURING TREES (20' MINIMUM IF PLANTED IN GROUPS)
 40' MINIMUM FOR LARGE-MATURING TREES (25' MINIMUM IF IN GROUPS)
 ATTENTION LANDSCAPER: NOTIFY URBAN FORESTER OF ANY SIGN, POWER LINE, OR CONFLICTS BEFORE PLANTING. PLEASE CALL 336-4824 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

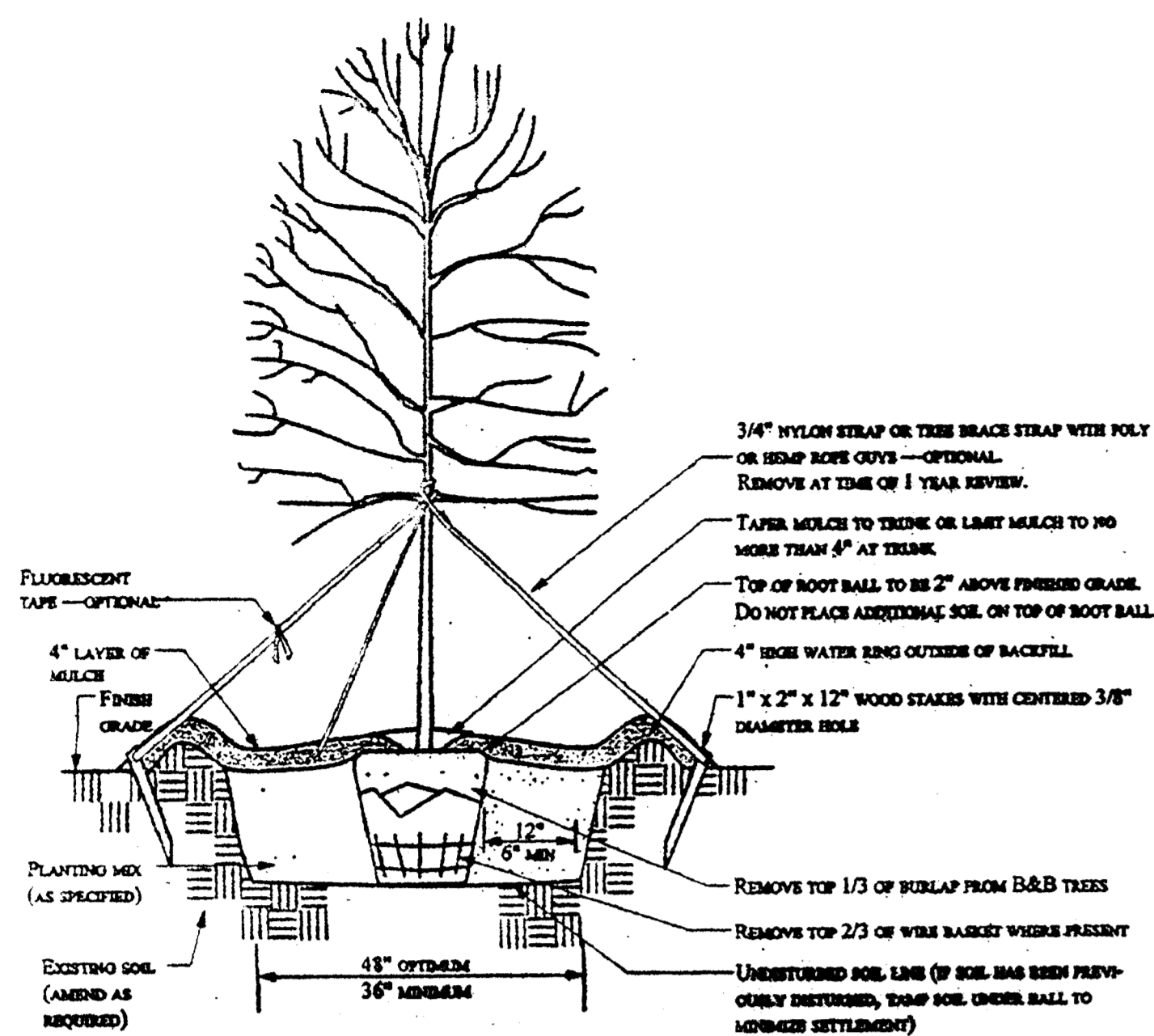
TREE PROTECTION NOTES:

NOTE: NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
 - TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING, CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.
 - TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS (IN CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES APPENDIX).
 - BEFORE GRADING/CONSTRUCTION BEGINS, CALL 336-4824 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
 - VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION BY THE CITY OF CHARLOTTE.

A TREE ORDINANCE PLAN
 TO-2 SCALE: 1"=30'-0"



TAX PARCEL 143-071-04
 DB 9944 PG 94
 40.66 ACRES



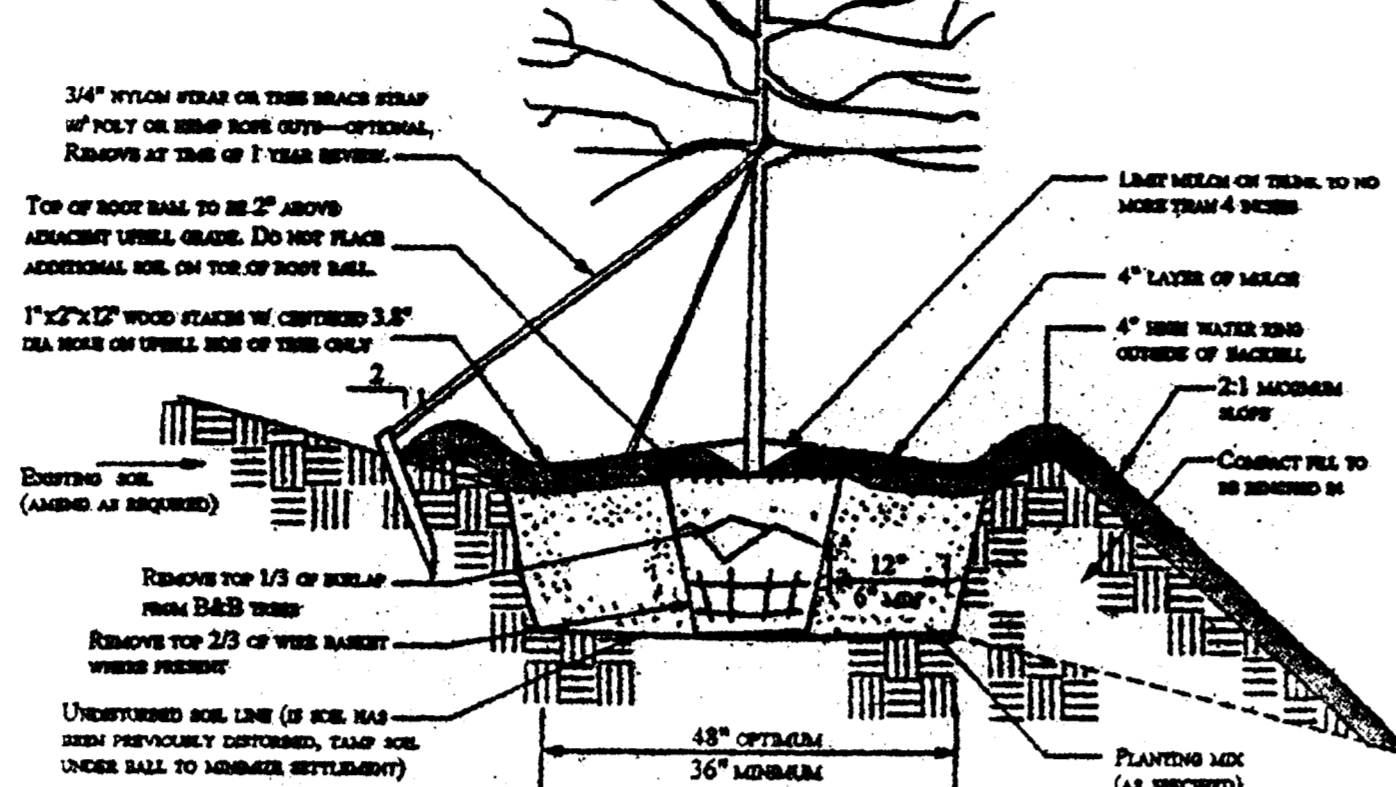
GENERAL NOTES - Single-stem tree:

- All trees are to be nursery grown, burlap and ball (B & B) preferred. Minimum tree size is 2" caliper (measured 6" above root ball), 8' minimum height.
- Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top 2/3 of wire basket, if present, and top 1/3 of burlap.
- Soak plant ball and pit immediately after installation. For mulch, use pine needles or seasoned mulch (4").
- Wrap trees from ground to lowest branches with burlap or tree wrap paper (optional). Secure near top and bottom with heavy string only.
- Staking is optional. Rubber hose and rope or wire for staking is not recommended. No wire or rope is to be in direct contact with trunk. Remove all trunk wrap, tree straps, and staking wire or rope after one growing season.
- Guy wires are not permitted in the street right-of-way.
- All trees shall meet American Standard for Nursery Stock (ANSI, 1990, Part 1, "Shade and Flowering Trees"). For example:

Caliper	Height (feet)	Min. height	Min. root ball dia.	Min. root ball depth
2"	12-14'	8'	12"	12"
3"	14-16'	10'	18"	18"
4"	16-18'	12'	24"	24"

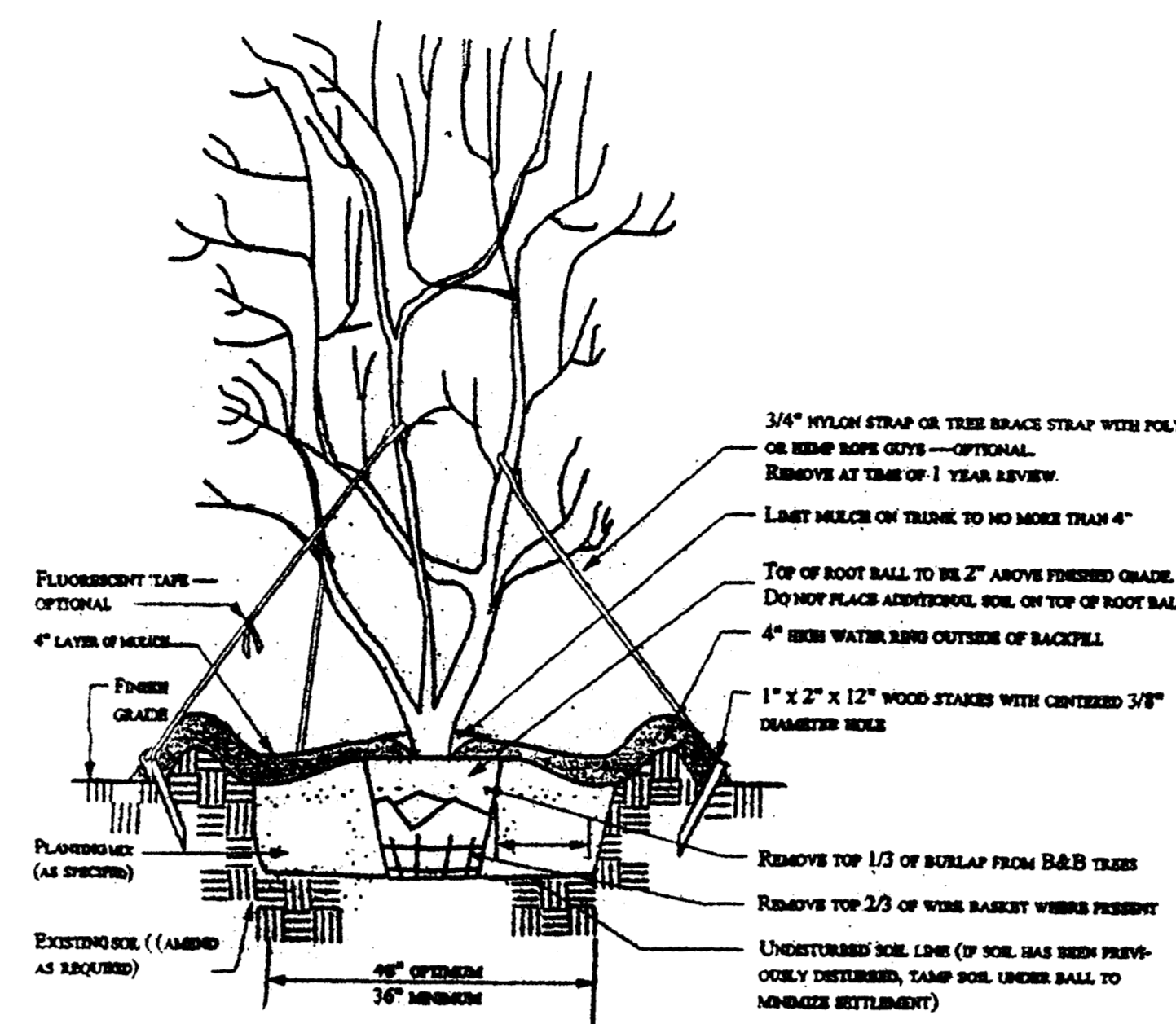
THIS DETAIL APPLIES TO BOTH SINGLE-STEM AND MULTI-STEM TREES

ORIGINAL GRADE SHOULD NOT EXCEED 2:1 SLOPE
SET TREE IN VERTICAL POSITION PRIOR TO STAKING



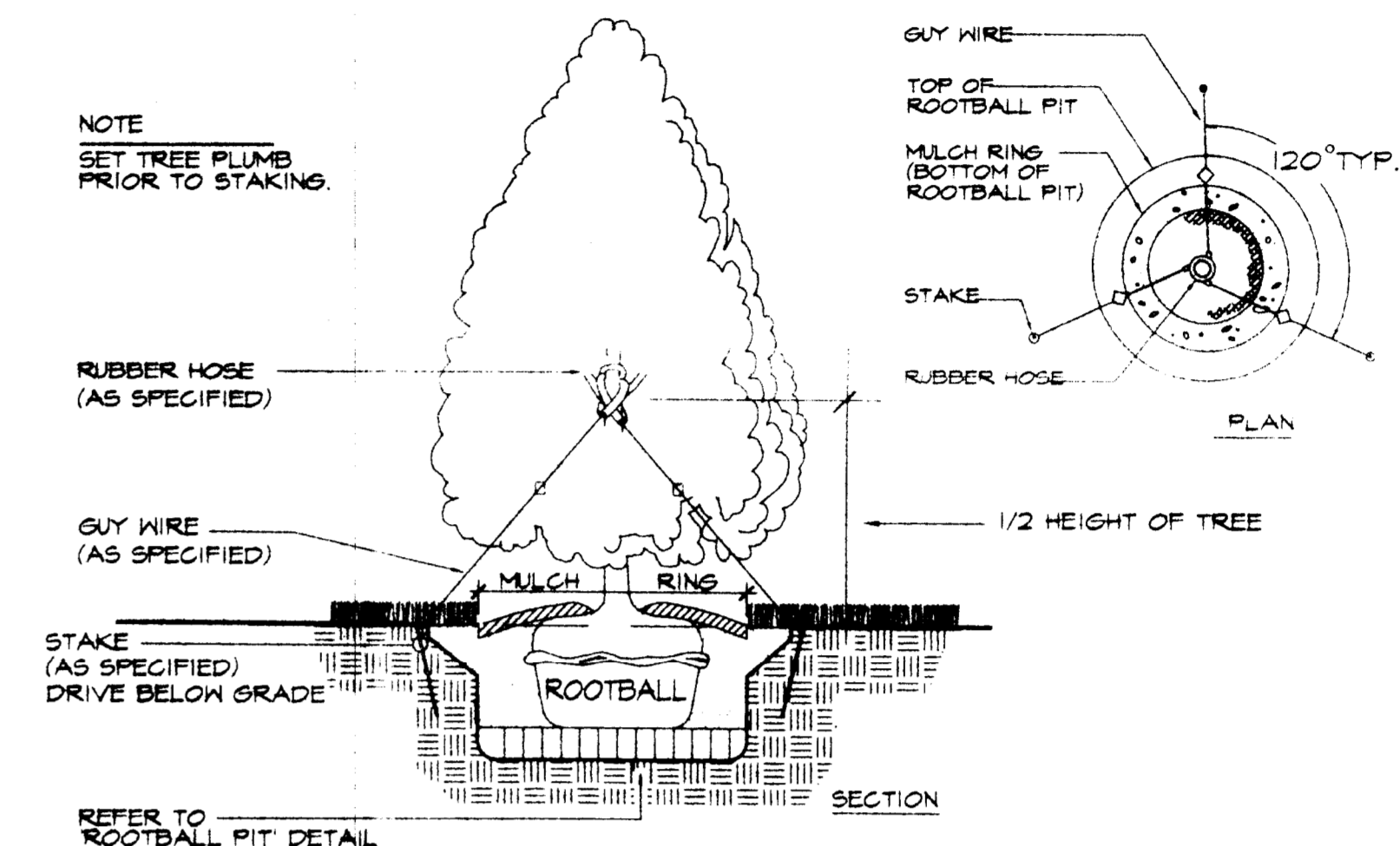
GENERAL NOTES - Tree planting on a slope:

- All trees are to be nursery grown, burlap and ball (B & B) preferred. Minimum tree size is 2" caliper (if single stem measured 6" above root ball), 8' minimum height, for multi-stem trees minimum stem size is 2" in height, with a maximum of 3 to 5 stems or trunks.
- Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top 2/3 of wire basket, if any, and top 1/3 of burlap.
- Soak plant ball and pit immediately after installation. For mulch, use pine needles or seasoned mulch (4").
- Wrap trees from ground to lowest branches with burlap or tree wrap paper (optional). Secure near top and bottom with heavy string only.
- Staking is optional. Stakes on uphill side of tree only. Rubber hose and rope or wire for staking is not recommended. No wire or rope is to be in direct contact with trunk. Remove all trunk wrap, tree straps, and staking wire or rope after one growing season.
- Guy wires are not permitted in the street right-of-way.
- All trees shall meet American Standard for Nursery Stock (ANSI, 1990, Part 1, "Shade and Flowering Trees"). For example, see Appendices 2 and 3.



GENERAL NOTES - Multi-stem tree:

- All trees are to be nursery grown, burlap and ball (B & B) preferred. Minimum tree size is 2" in height, with a maximum of 3 to 5 stems or trunks.
- Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top 2/3 of wire basket, if any, and top 1/3 of burlap.
- Soak plant ball and pit immediately after installation. For mulch, use pine needles or seasoned mulch (4").
- Wrap trees from ground to lowest branches with burlap or tree wrap paper (optional). Secure near top and bottom with heavy string only.
- Staking is optional. Rubber hose and rope or wire for staking is not recommended. No wire or rope is to be in direct contact with trunk. Remove all trunk wrap, tree straps, and staking wire or rope after one growing season.
- Guy wires are not permitted in the street right-of-way.
- All trees shall meet American Standard for Nursery Stock (ANSI, 1990, Part 1, "Shade and Flowering Trees"). For example, see Appendices 2 and 3.

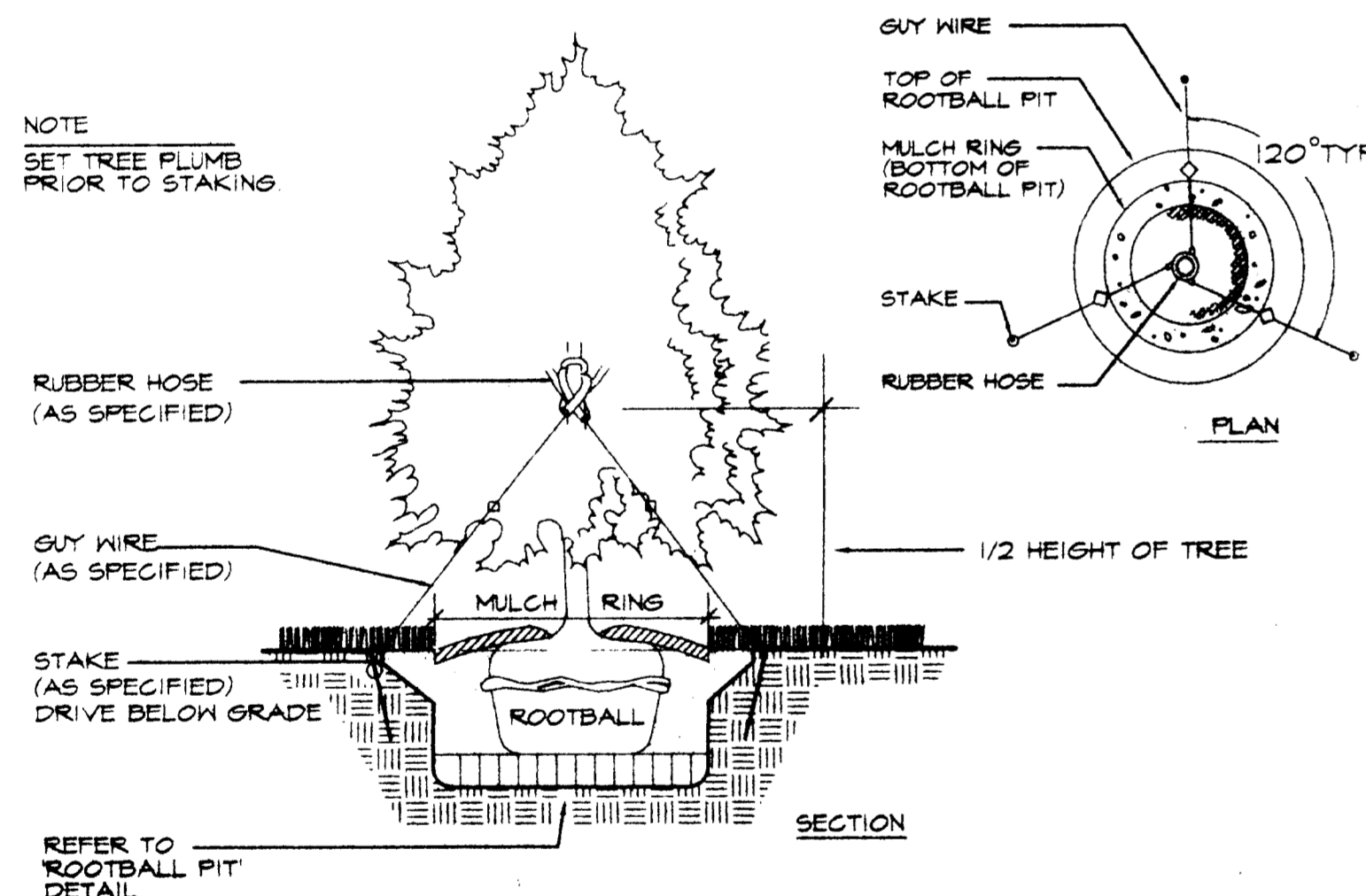


D EVERGREEN (BROADLEAF) TREE STAKING AND GUYING
TO-3 N.T.S. LPT

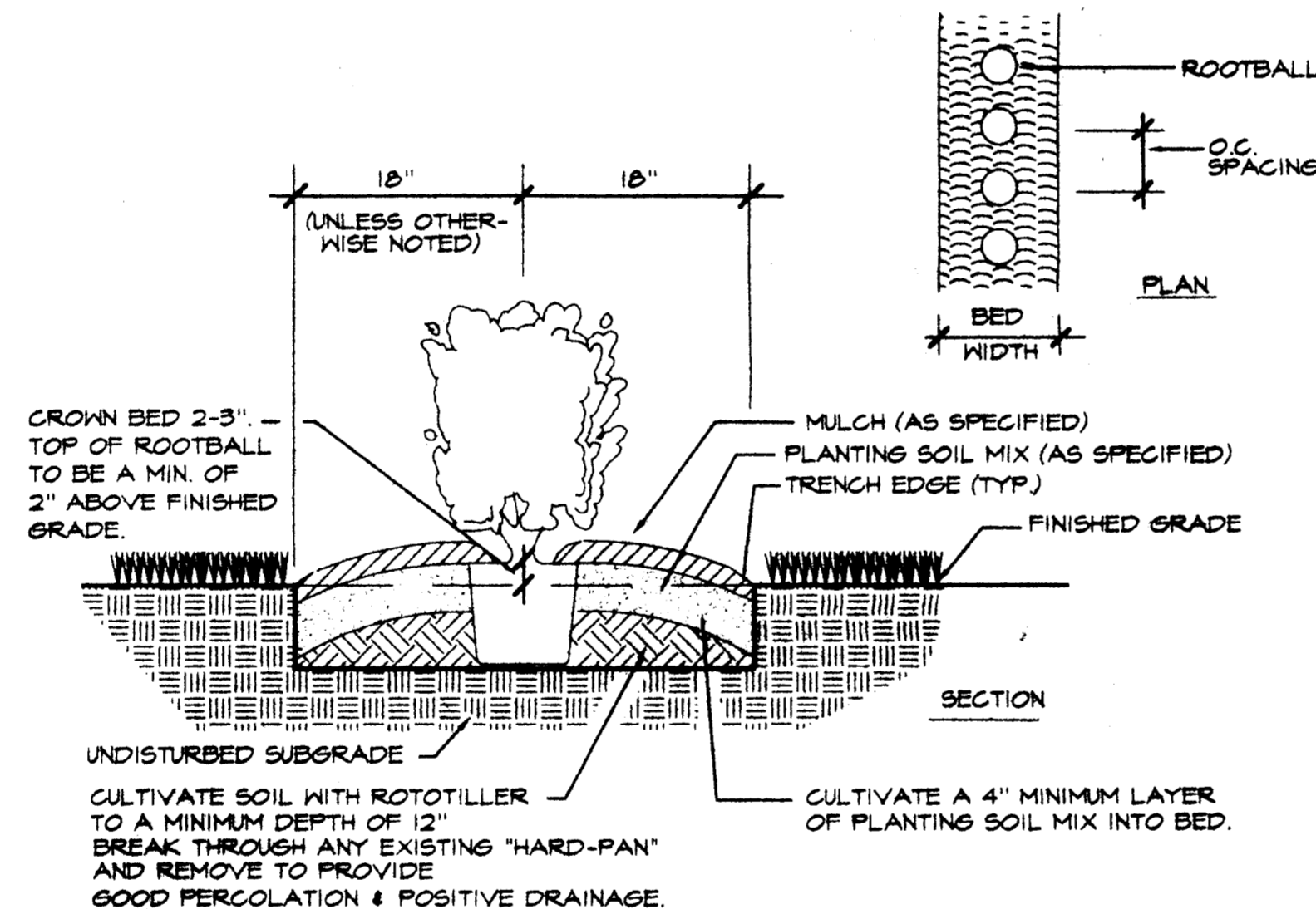
A TREE PLANTING DETAIL
TO-3 N.T.S.

B TREE PLANTING ON SLOPE DETAIL
TO-3 N.T.S.

C MULTI-TRUNK TREE PLANTING DETAIL
TO-3 N.T.S.



E EVERGREEN (CONIFER) TREE STAKING AND GUYING
TO-3 N.T.S. LPT



F HEDGE PLANTING (SINGLE ROW)
TO-3 N.T.S. LPT

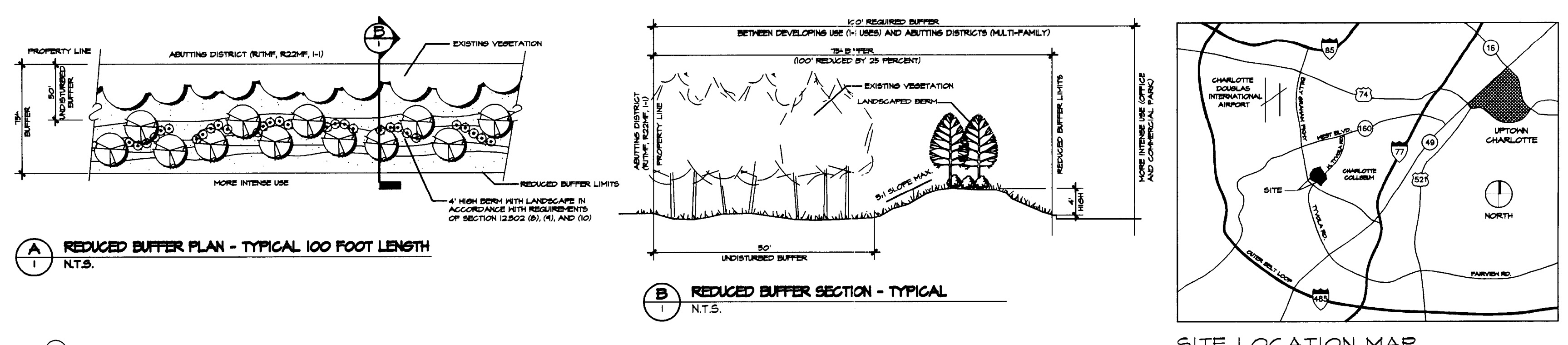
PLANT LIST

Quantity	Botanical Name	Common Name	Caliper	Height	Spread	Root	Comment
6	Acer buergerianum	Indiant Maple	3.5-4"	12-14'	6-7'	B#B	Straight trunk; dense, uniform branching; matched
6	Acer rubrum	Red Maple	2-2.5"	10-12'	5-6'	B#B	Straight trunk; dense, uniform branching; matched
16	Carpinus caroliniana	American Hornbeam	2-2.5"	9-10'	4-5'	B#B	Straight trunk; branching begins above 5'
8	Chionanthus retusus	Chinese Fringetree	7-8"	5-6'	B#B	Multi-trunk or low branching standard; dense branching	
26	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	2-2.5"	7-8'	4-5'	B#B	Standard; straight trunk; branching begins at 2'; balanced head
13	Cryptomena japonica 'Yoshino'	Yoshino Cryptomena	9-10'	4-5'	B#B	Full to ground; dense foliage; straight, tightly pruned pyramidal form	
18	Ilex cornuta 'Fine Line'	Fine Line Holly	7-8"	3-4'	B#B	Full to ground; dense foliage; straight, tightly pruned pyramidal form	
2	Ilex latifolia	Lusterleaf Holly	9-10'	4-5'	B#B	Full to ground; dense foliage; straight, tightly pruned pyramidal form	
14	Ilex x attenuata 'Savannah'	Savannah Holly	9-10'	4-5'	B#B	Full to ground; dense foliage; straight, tightly pruned pyramidal form	
17	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	9-10'	4-5'	B#B	Full to ground; dense foliage; straight, tightly pruned pyramidal form	
16	Lagerstroemia x 'Natchez'	Natchez Grape Myrtle	9-10'	6-7'	B#B	Multi-trunk (3-5 trunks); well pruned (no straight-whip trunks)	
15	Lindodendron tulipifera	Tulip Tree	2-2.5"	10-12'	4-5'	B#B	Straight trunk; dense, uniform branching; matched
18	Malus x 'Donald Wyman'	Donald Wyman Crabapple	2-2.5"	8-9'	5-6'	B#B	Standard; straight trunk; branching begins at 4'; balanced head
78	Pinus taeda	Loblolly Pine	2-2.5"	7-8'	3-4'	B#B	Straight trunk; top 1/2 min. with branching; dense form
10	Quercus lyrata	Overcup Oak	3-3.5"	14-16'	7-8'	B#B	Straight trunk; dense, uniform branching; matched
10	Quercus rubra	Northern Red Oak	2-2.5"	10-12'	5-6'	B#B	Straight trunk; dense, uniform branching; matched
11	Ulmus parvifolia 'Emer II'	Allee Elm	3-3.5"	12-14'	6-7'	B#B	Straight trunk; branching begins above 4'; dense
36	Ilex cornuta 'Needlepoint'	Needlepoint Holly	30-36"	18-24'	B#B/cont.	Full to ground; dense branching	

E PLANT LIST
TO-3

HOGOR
 LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN • ENVIRONMENTAL SERVICES
 11 EXECUTIVE PARK DR. • STE 100
 ATLANTA • GEORGIA 30329
 P. 404 | 248 | 1960
 F. 404 | 248 | 1092
 EMAIL: hogor@hogor.com
 WWW: hogor.com
 HUGHES | GOOD | O'FARLEY & RYAN
 LAKEPOINTE CORPORATE CENTER
 BUILDING 5
 CHARLOTTE, NORTH CAROLINA
 CHILDRESS KLEIN PROPERTIES
 THE BUILDING FIVE - TREE ORDINANCE DETAILS
 DATE: 8/7/00
 JOB NO.: 00084
 DWG FILE: 00084C01
 DRAWN BY: FCT
 CHECKED:
 SCALE:
 SHEET:
 TO-3
 OF





TECHNICAL DATA SHEET LAKEPOINTE CORPORATE CENTER

CHARLOTTE, NORTH CAROLINA

REZONING
FOR
**CHILDRESS KLEIN
PROPERTIES**
CHARLOTTE, NORTH CAROLINA
FEBRUARY 4, 1997
REVISED SEPTEMBER 28, 1998
PETITION #98-125
FOR PUBLIC HEARING
REVISED MARCH 25, 2003
IN ACCORDANCE WITH
ZONING PETITION # 02-074

- ADJACENT OWNERSHIP INFORMATION**
- | NO. | OWNER | ADDRESS | DATE | ZONING |
|-----|----------------------|------------------|----------|--------|
| 1. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 2. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 3. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 4. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 5. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 6. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 7. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 8. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 9. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 10. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 11. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 12. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
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| 39. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 40. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 41. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 42. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 43. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 44. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 45. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 46. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
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| 49. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |
| 50. | W. H. H. Co. (owner) | 200 S. Tryon St. | 12/15/95 | R-22MF |

PHASE 1
PETITIONER AGREES TO DEVELOP THE SITE IN ACCORDANCE WITH PHASING SCHEDULE SET FORTH BELOW:

PHASE 1
UP TO 200,000 SQUARE FEET OF SECOND FLOOR AREA MAY BE DEVELOPED AT ANY TIME AFTER THE FOLLOWING TRANSPORTATION IMPROVEMENTS HAVE BEEN COMPLETED:

(1) INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF THE BILLY GRAHAM PARKWAY AND WEST TYVOLA ROAD AND PROVISIONS OF TURN LANES AND PROTECTION LINES WHERE DEEMED APPROPRIATE BY THE NORTH CAROLINA DOT.

PHASE 2
AN ADDITIONAL 200,000 SQUARE FEET OF SECOND FLOOR AREA MAY BE DEVELOPED AT ANY TIME AFTER THE FOLLOWING TRANSPORTATION IMPROVEMENTS HAVE BEEN COMPLETED:

(1) INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF THE BILLY GRAHAM PARKWAY AND WEST TYVOLA ROAD AND PROVISIONS OF TURN LANES AND PROTECTION LINES WHERE DEEMED APPROPRIATE BY THE NORTH CAROLINA DOT.

PHASE 3
ALL OF THE REMAINING SQUARE FOOTAGE MAY BE DEVELOPED ON THE SITE AT ANY TIME AFTER THE TRANSPORTATION IMPROVEMENTS FOR PHASE 2 HAVE BEEN COMPLETED AND THE FOLLOWING ADDITIONAL TRANSPORTATION IMPROVEMENTS HAVE BEEN COMPLETED:

(1) RECONSTRUCTION OF THE BILLY GRAHAM PARKWAY THROUGH LAKE TO WEST TYVOLA ROAD AND BILLY GRAHAM PARKWAY THROUGH LAKE TO ALL REDWOOD AND TYVOLA ROAD THROUGH LAKE TO WEST TYVOLA ROAD. THE LAKE REDWOOD AND TYVOLA ROAD THROUGH LAKE TO WEST TYVOLA ROAD PROJECTS ARE CURRENTLY UNDERWAY AT THE TIME OF THIS PETITION.

PHASE 4
INSTALLATION OF TRAFFIC SIGNALS AT THE SITE EASTERN AND WESTERN ACCESS POINTS WEST TYVOLA ROAD AS GENERALLY SHOWN ON ATTACHED TECHNICAL DATA SHEET.

PHASE 5
INSTALLATION OF TRAFFIC SIGNALS AT THE SITE EASTERN AND WESTERN ACCESS POINTS WEST TYVOLA ROAD AS GENERALLY SHOWN ON ATTACHED TECHNICAL DATA SHEET.

PHASE 6
INSTALLATION OF TRAFFIC SIGNALS AT THE SITE EASTERN AND WESTERN ACCESS POINTS WEST TYVOLA ROAD AS GENERALLY SHOWN ON ATTACHED TECHNICAL DATA SHEET.

PHASE 7
INSTALLATION OF TRAFFIC SIGNALS AT THE SITE EASTERN AND WESTERN ACCESS POINTS WEST TYVOLA ROAD AS GENERALLY SHOWN ON ATTACHED TECHNICAL DATA SHEET.

PHASE 8
INSTALLATION OF TRAFFIC SIGNALS AT THE SITE EASTERN AND WESTERN ACCESS POINTS WEST TYVOLA ROAD AS GENERALLY SHOWN ON ATTACHED TECHNICAL DATA SHEET.

PHASE 9
INSTALLATION OF TRAFFIC SIGNALS AT THE SITE EASTERN AND WESTERN ACCESS POINTS WEST TYVOLA ROAD AS GENERALLY SHOWN ON ATTACHED TECHNICAL DATA SHEET.

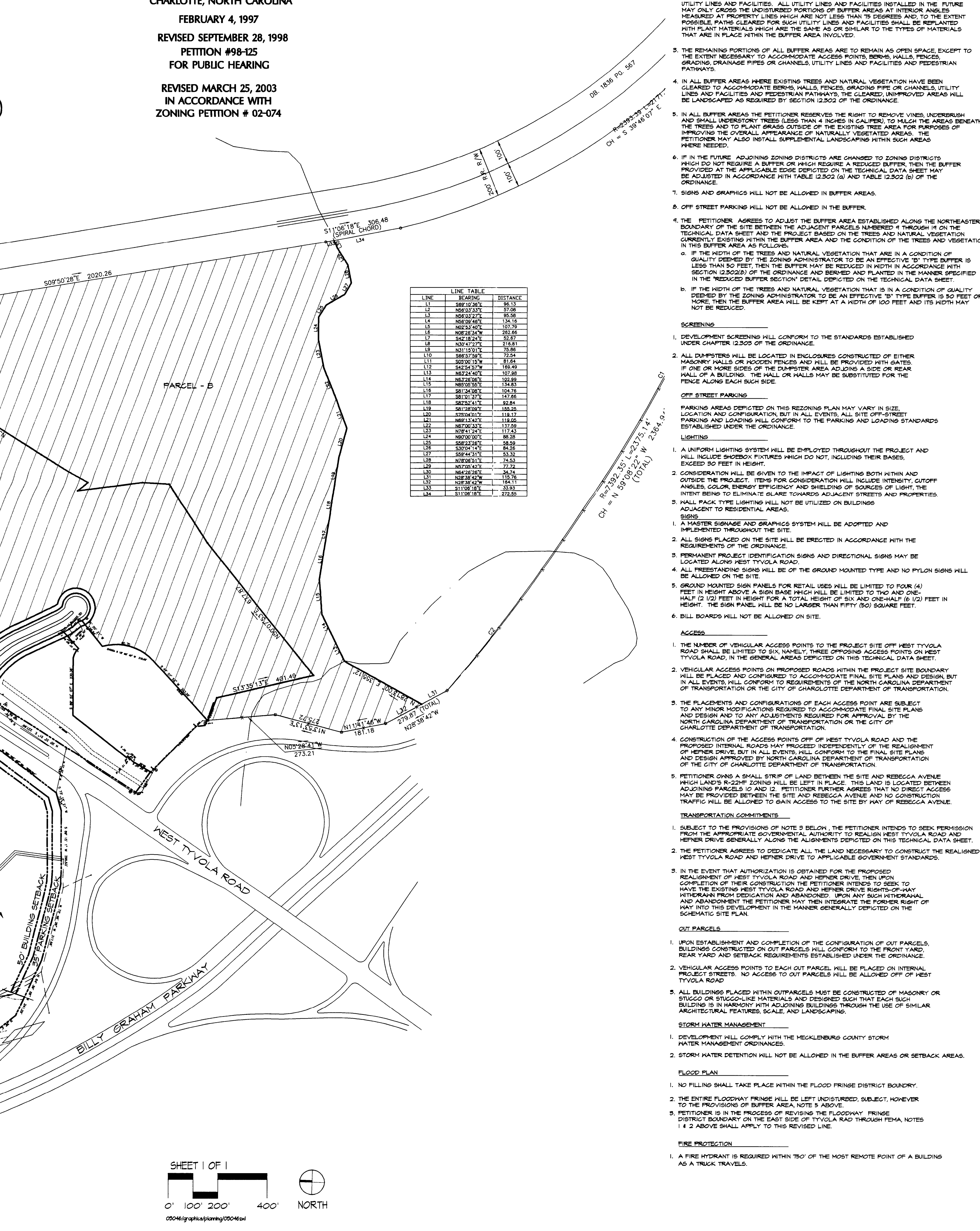
PHASE 10
INSTALLATION OF TRAFFIC SIGNALS AT THE SITE EASTERN AND WESTERN ACCESS POINTS WEST TYVOLA ROAD AS GENERALLY SHOWN ON ATTACHED TECHNICAL DATA SHEET.

SITE DATA

AREA WITHIN PETITION 147,255 ACRES (NET AREA)
3,099 ACRES (R.O.W. AREA)
PREVIOUS MAXIMUM BUILDING AREA 1,900,000 SQUARE FEET
2,665,000 SQUARE FEET

EXISTING ZONING R-22MF, I-1(CD), B
PROPOSED ZONING I-1(CD) SITE PLAN AMENDMENT AND I-1(CD) OFFICE AND COMMERCIAL PARK WITH OTHER USES PERMITTED BY I-1 ZONING

PARCELS A & B AS SHOWN ON THIS REVISED PLAN ARE NON-GOVERNED UNDER ZONING PETITION #02-074 AND ARE REFERRED TO IN SAID PETITION AS LAKEPOINTE CORPORATE CENTER SOUTH. THE REMAINING LAND AS SHOWN ON THIS REVISED PLAN REMAINS GOVERNED BY ZONING PETITION #02-074 AND IS REFERRED TO HEREIN AS PETITION #02-074 AS LAKEPOINTE CORPORATE CENTER NORTH. IN ACCORDANCE WITH ZONING PETITION #02-074, THE MAXIMUM BUILDING AREA FOR LAKEPOINTE CORPORATE CENTER SOUTH IS 1,900,000 SQUARE FEET EXCLUSIVE OF PARKING STRUCTURES AND SIGNAGE AND FOR LAKEPOINTE CORPORATE CENTER NORTH IS 2,665,000 SQUARE FEET EXCLUSIVE OF PARKING STRUCTURES. ACCORDINGLY, THIS REVISED PLAN IS SUBMITTED TO REFLECT THE REDUCTION IN MAXIMUM BUILDING AREA FOR LAKEPOINTE CORPORATE CENTER NORTH FROM 2,665,000 SQUARE FEET TO 1,900,000 SQUARE FEET EXCLUSIVE OF ANY PARKING STRUCTURES THAT MAY BE BUILT ON THE SITE. AS PROVIDED BY PETITION #02-074, THE PETITIONER RESERVES THE RIGHT TO TRANSPORTATION IMPROVEMENTS BETWEEN LAKEPOINTE CORPORATE CENTER NORTH AND LAKEPOINTE CORPORATE CENTER SOUTH AND ANY OTHER TRANSPORTATION IMPROVEMENTS THAT MAY BE REVIEWED AND APPROVED BY DOT.



APPROVED FOR ADMINISTRATIVE APPROVAL
DATED: March 14, 2003
BY: MARTIN R. CRAMTON, JR.

98-125

HGOR
HUGHES [COO] STERRY & IVAN
14000 WOODHOLLOW DRIVE SUITE 100 CHARLOTTE NC 28226
704.366.1234 FAX 704.366.1235

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: April 14, 2003

TO: Robert Brandon
Zoning Administrator

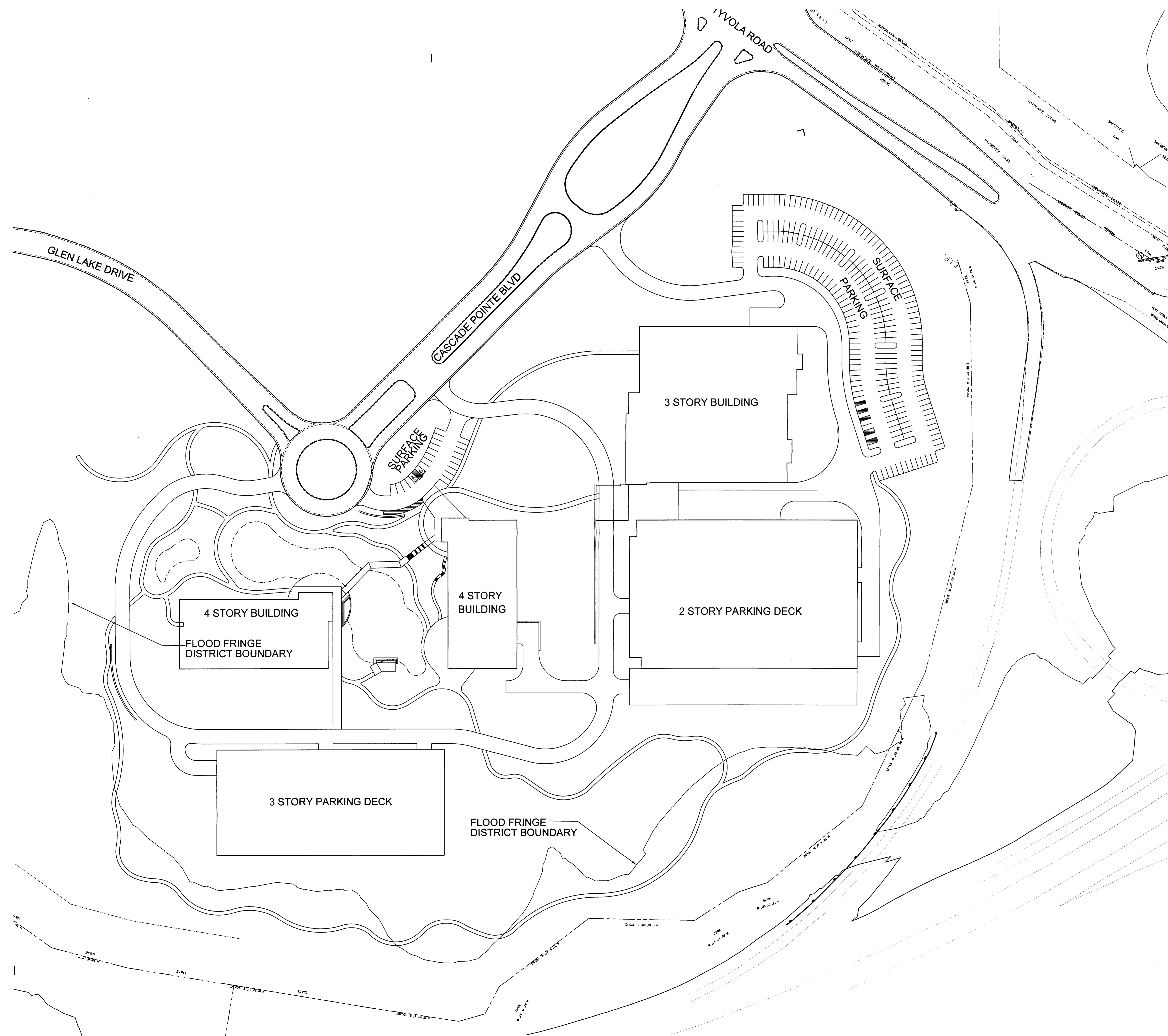
FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 98-125 LakePointe Corporate Center, LLC.

Attached is a copy of the revised plan for the above rezoning petition. The plan has been revised to allocate square footage to the remaining portion of the site since acreage on the eastern side of West Tyvola Road was rezoned under petition 2002-74. The remaining area will be developed with up to 1,900,000 square feet of building area. Please note that the schematic site plan from the original approval still applies. Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

SCHEMATIC SITE PLAN
LAKEPOINTE CORPORATE CENTER
CHARLOTTE, NORTH CAROLINA

REZONING FOR
CHILDRESS KLEIN
PROPERTIES
CHARLOTTE, NORTH CAROLINA
FEBRUARY 4, 1997
REVISED SEPTEMBER 28, 1998
PETITION #98-125
ADMINISTRATIVE AMENDMENT, FEBRUARY 2015



SCHEMATIC SITE PLAN NOTES:

1. THE CONFIGURATION PLACEMENT AND SIZE OF THE BUILDINGS AND PARKING DECKS SHOWN ON THIS SCHEMATIC SITE PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASE. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS. THIS SCHEMATIC SITE PLAN ILLUSTRATE ONE POTENTIAL PATTERN FOR THE SITE IF DEVELOPED TO THE MAXIMUM. THE AMOUNT OF DEVELOPMENT REQUESTED MAY BE LESS AND IN A PATTERN APPROPRIATE FOR AND CONSISTENT WITH THE PROJECT AS IT DEVELOPS IN THE FUTURE.
2. WHILE THE FLOOR AREA/FOOTPRINTS OF THE BUILDINGS AND PARKING DECKS AND NUMBER OF BUILDINGS AND PARKING DECKS DEPICTED MAY VARY FROM THAT SHOWN ON THIS SCHEMATIC PLAN, THE TOTAL BUILDING AREA SQUARE FOOTAGE MAY NOT EXCEED, IN THE AGGREGATE, THE MAXIMUM PERMISSIBLE SQUARE FOOTAGE ESTABLISHED ON THE TECHNICAL DATE SHEET.
3. MAXIMUM SQUARE FOOTAGE IS 1.9 MILLION FT² FOR ENTIRE DEVELOPMENT AND THE SEALED AIR CAMPUS WILL NOT EXCEED 500,000 FT².

ATTACHED TO ADMINISTRATIVE
APPROVAL

MAR 5 2015

