

DEVELOPMENT STANDARDS

General Provisions
 Unless more stringent standards are established by the Schematic Site Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 zoning district classification shall be followed in connection with development taking place on Parcel 1 and Parcel 2. All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the O-1 zoning district classification shall be followed in connection with development taking place on Parcel 3. The development depicted on the Schematic Site Plan is schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configurations, placements, and sizes of the building footprints, driveways and parking areas are schematic in nature and, subject to the provisions set forth below, may be altered or modified during design development and construction phases subject to the normal staff review process.

Permitted Uses
Parcel 1
 Parcel 1 may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in the B-1 Zoning District with the exception of automobile service stations and car washes, convenience stores and restaurants with drive through facilities.
Parcel 2
 Parcel 2 may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in the B-1 Zoning District with the exception of fast food restaurants and restaurants with drive thru services.
Parcel 3
 Parcel 3 may be devoted to general office uses or to one hotel/motel use.

Building Limitations
Parcel 1
 Parcel 1 may be developed with up to 60,000 square feet of gross floor area subject to the following limitations and provisions:
 • No more than 25,000 square feet shall be devoted to retail/restaurant uses.
 • No more than two uses on the Site may include drive through facilities.
 • Uses on the Site that may include drive through facilities are limited to a pharmacy and a bank/financial institution.
Parcel 2
 Parcel 2 may be developed with up to 25,000 square feet of office/retail space.
Parcel 3
 Parcel 3 may be devoted to general office uses or to one hotel/motel use subject to the following limitations and provisions:
 • If a hotel/motel is constructed on Parcel 3, then it may contain no more than 130 rooms, together with any incidental or accessory uses permitted under the Ordinance which the developer may elect to provide for such facility.
 • Should fewer than 130 hotel rooms be developed on Parcel 3, then general office space may be developed on the Site at the rate of 200 square feet of office space for each hotel room eliminated, up to a maximum of 26,000 square feet of additional office space.

Setbacks, Side Yards and Rear Yards
 All buildings constructed within Parcel 1 and 2 of the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the B-1 Zoning District. All buildings constructed within Parcel 3 of the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the O-1 Zoning District. The Site may be viewed as a unified development plan. As such, setbacks, side yards and rear yards will not be required between buildings located on the Site. The Developer reserves the right to subdivide the Site and create lots within the interior of the development with no side and/or rear yards as part of a unified development plan, subject to the normal Staff review and approval process.

Screening and Landscaping Areas
 1. The Owner shall install within the setback areas required by the Zoning Ordinance along Arrowwood Road and Sandy Porter Road plants, trees and other materials in accordance with the Ordinance and shall thereafter maintain or cause to be maintained all such materials (including replacement of all dead or dying plants).
 2. The setback along Arrowwood Road shall include landscaping elements decoratively arranged and shall include large maturing trees, decorative/ornamental trees and evergreen shrubs. A minimum of 6 trees and 40 shrubs per 100 linear feet shall be included in the setback. Trees shall be a minimum of two inches caliper at planting and shrubs shall be 2 1/2 feet tall at planting. Internal areas of the Site shall be landscaped in accordance with the requirements of the City Code.
 3. The frontage along Sandy Porter Road shall be a tree preservation strip of 100 feet in width as measured from the new right-of-way line. Existing trees located within the 100 foot strip that are 6 inches DBH or greater shall be preserved. The tree preservation area shall include walking trails and benches and may include tables, extended wetland (direction ponds), and storm water detention ponds. Installation of these items within the 100 foot strip shall be done in a manner that does not cause the removal of trees 6 inches DBH or greater.
 4. Landscape areas will be planted and improved in sequences which are keyed to each phase of development taking place on the Site and will meet or exceed the requirements of the Ordinance.
 5. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
 6. All roof mounted mechanical equipment will be screened from view from adjoining public right-of-way and abutting properties as viewed from grade.
 7. Brick screen walls may be used in lieu of shrubbery to screen parking areas adjacent to Arrowwood Road.

Parking
 Off street vehicular and bicycle parking will meet the minimum standards established under the Ordinance.

Lighting
Parcel 1
 • The maximum height of any freestanding lighting fixture (other than street lights on public rights-of-way) including its base, shall not exceed 25 feet.
 • All parking lot lighting shall be fully-shielded and downwardly directed.
 • Any lighting attached to a building shall be copped and downwardly directed.
 • No wall pack light fixtures will be allowed on any structure.
 • Wall-mounted decorative light fixtures such as sconces are permitted.
Parcel 2 and Parcel 3
 • The maximum height of any freestanding lighting fixture (other than street lights on public rights-of-way), including its base, shall not exceed 30 feet.
 • All parking lot lighting shall be fully-shielded and downwardly directed.
 • Any lighting attached to a building shall be copped and downwardly directed.
 • No wall pack light fixtures will be allowed on any structure.
 • Wall-mounted decorative light fixtures such as sconces are permitted.

Signs
 1. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
 2. Detached signs erected along Arrowwood Road, Exum and Sandy Porter Road will be ground mounted monument type signs, may not exceed 7 feet in height and may not contain more than 50 square feet of copy area.
 3. Detached signs erected along the I-485 right-of-way will be ground mounted monument type signs, may not exceed 16 feet in height and may not contain more than 75 square feet of copy area.

Access / Transportation
 1. Access to the Site shall be as generally depicted on the Schematic Site Plan.
 2. The placement and configuration of these access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and for the North Carolina Department of Transportation. The existing edge of pavement, pavement markings, medians, sidewalks, and curb and gutter shall be shown on driveway and construction site plans.
 3. The parking lot for each of the establishments located on the Site must be configured in such fashion as to allow internal vehicular interconnectivity. Vehicular and/or pedestrian connectivity will be provided between Parcel 1 of the Site and the Olympic Corporate Center II site subject to the approval of the owner of the Olympic Corporate Center II site.
 4. Subject to the approval of the North Carolina Department of Transportation, the Petitioner shall install or cause to be installed standard 24" curb and gutter and associated storm drainage along the Site's frontage on Arrowwood Road and Sandy Porter Road.
 5. The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) prior to the issuance of any building permit those portions of the Site immediately abutting the following roadways as required to provide right of way as outlined below if each right-of-way does not presently exist:
 Arrowwood Road
 65 feet from centerline for a distance of 500 feet from Sandy Porter Road, then tapering back at a rate of 45:1 to the existing right-of-way width of 50 feet, whichever is greater.
 Sandy Porter Road
 45 feet from centerline for a distance of 300 feet from Arrowwood Road, then tapering back at a rate of 20:1 to the existing right-of-way width of 35 feet, whichever is greater.
 6. Prior to the issuance of any certificate of occupancy for any buildings on the Site, the following road improvements shall be provided:
 a. Steele Creek Road & Brown-Grier Road
 • Construct an exclusive northbound left turn lane on Steele Creek Road with a minimum of 175' of storage and a 20:1 taper.
 • Construct an additional southbound left turn lane to provide dual lefts on Arrowwood Road each with 200' of storage and a 15:1 taper.
 • Construct a second southbound through lane on Sandy Porter Road to accept the proposed dual westbound lefts from Arrowwood Road. The new through lane should terminate as a right turn lane at Road History Lane. This provides for approximately a 200' transition lane for the dual left turn lanes.
 b. Arrowwood Road & Whitehall Park Drive/Proposed Access "P"
 • Construct Proposed Access "P" to operate as a bi-directional crossover with a single existing lane for right only movement. This driveway connection shall be subject to the review and approval of NCDOT and conform with the latest edition of the NCDOT Policy on Street and Driveway Access to North Carolina Highways.
 c. Sandy Porter Road & Proposed Access "A"
 • Construct Proposed Access "A" with two existing lanes. The through lane shall terminate as a right turn lane and construct a left turn lane with 150 feet of internal storage. This driveway connection shall be subject to the review and approval of NCDOT and conform with the latest edition of the NCDOT Policy on Street and Driveway Access to North Carolina Highways.
 • Construct a southbound left turn lane on Sandy Porter Road with 150 feet of storage and a 15:1 taper with 45:1 taper with 45:1 taper (top).
 d. Sandy Porter Road & Proposed Access "B"
 • Construct Proposed Access "B" with a single existing lane to operate under right-in/right-out movement only.
 • Extend the existing median on Sandy Porter Road to restrict left turn movement out of the site.
 e. Arrowwood Road & Proposed Access "C"
 • Construct Proposed Access "C" with a single existing lane to operate under right-in/right-out movement only.
 • A minimum of 100 feet of internal channelization will be provided at Access C.
 7. Drive through facilities shall conform to Section 12.413 of the Ordinance.

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 to the Fire Marshal's office for approval before the construction of that building commences.

Architectural Controls and Restrictive Covenants
 1. All buildings constructed on the Site shall be architecturally compatible in appearance through the use of substantially similar building materials, colors and design (giving due consideration to the use of each building). The Petitioner agrees to record restrictive covenants governing the use and development of the Site prior to the issuance of any building permit for improvements to the Site. The restrictive covenants will be enforced by a Property Owners Association and will provide for the establishment of:
 a. A Property Owners Association;
 b. Use restrictions on the property;
 c. Common area maintenance; and
 d. An Architectural Design Review Committee.
 2. The Architectural Design Review Committee shall have responsibility for adopting and implementing guidelines for all development taking place within the Site. Each application for a building permit must be accompanied by a letter which states that the plans for the relevant building have been approved by the Architectural Design Review Committee. Key areas to be addressed by these guidelines will include landscaping, open space and signage criteria. In addition, all development will be subject to the following provisions:
 a. Dumpster areas will be enclosed on all four sides by a brick wall with one side being a hinged wooden gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.
 b. At least 75% of the area of the exterior surface area of each building (with doors and windows to be excluded from such calculation) shall consist of brick materials, with no single elevation containing less than 50% brick material.
 c. If the developer is able to attract a major branded service station establishment to Parcel 2 of the Site, the canopy of its facility may incorporate the company's standard design, materials and colors. While the building for this facility must satisfy the standards established under Paragraph b. above, the elevations of the building may nevertheless incorporate accent features which include the company's logo and colors.
 d. If a hotel/motel is constructed on the Site, its design shall incorporate internal corridors and exterior corridors shall be prohibited.
 e. Windows located within the lower 15 feet of buildings located on Parcel 1 of the Site shall not contain spandrel glass.
 f. The Charlotte Mecklenburg Planning Commission shall review and comment on the final design of Parcel 1 of the Site.

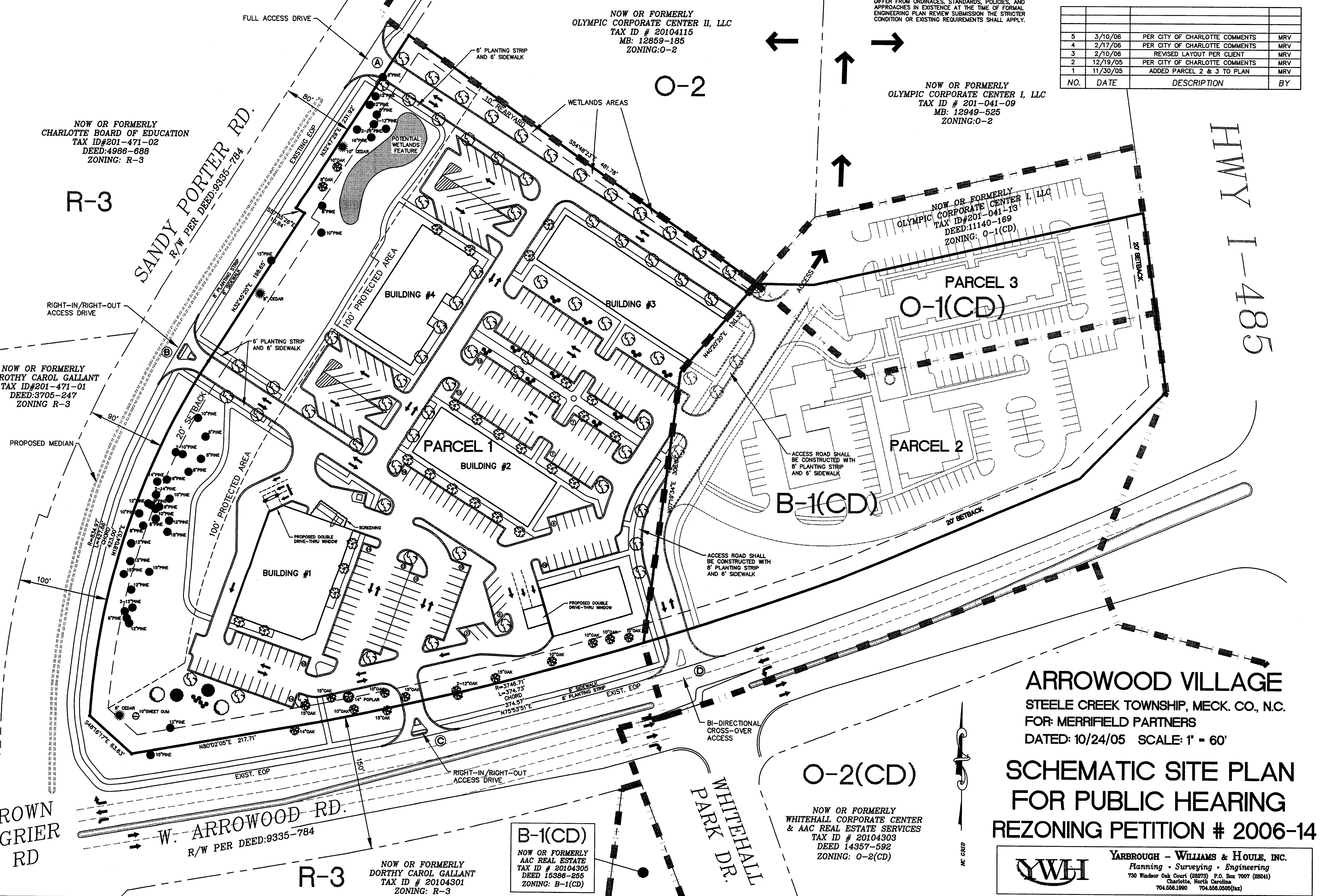
Storm Water Management
 1. Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual. Storm level storm water detention, if provided, may be located in the common open space but shall not be located in the setback required by the ordinance.
 2. In addition to the above provisions that apply to the entire Site, the following additional provisions shall apply only to Parcel 1 of the Site. The Petitioner shall control and treat the entire runoff volume for the 24-hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates shall match pre-development rates for the 2-year and 10-year 6-hour storm events. The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc.) shall be incorporated into the Site and designed to have an 85% average annual removal for Total Suspended Solids generated from Parcel 1 of the development according to specifications in the most recent version of the N.C. Department of Environment and Natural Resources Best Management Practices Manual. Design standards shall be met according to the City of Charlotte BMP Manual, when available. Water quality system, measures and methods not approved or included within the NCDENR BMP Manual shall be approved by the City of Charlotte Land Development and City of Charlotte Storm Water Services divisions.

Sidewalks
 1. The Petitioner shall install a six foot sidewalk with a minimum eight foot planting strip along the Site's frontage on Arrowwood Road and Sandy Porter Road and the sidewalk may consider, at more occupationally depicted on the Schematic Site Plan, the Petitioner shall install internal sidewalks on the Site that will provide pedestrian connections between the various buildings located thereon and Arrowwood Road and Sandy Porter Road.
 2. The Petitioner shall install a six foot sidewalk with a minimum eight foot planting strip along one side of Access P.
 3. Internal sidewalk along parking spaces shall be seven feet in width to accommodate vehicle bumper overhang or at least five feet in width with a two foot planting strip to provide unobstructed pedestrian access.

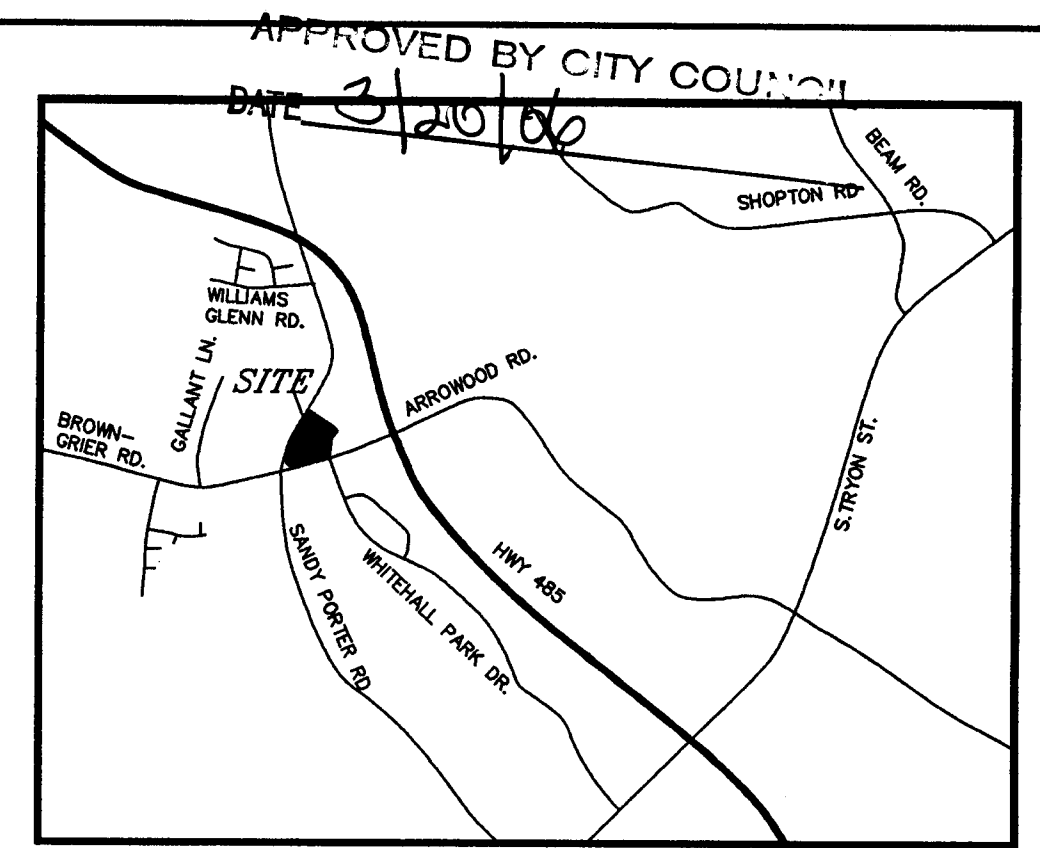
Amendments to Resubmitting Plan
 Future amendments to the Schematic Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

SITE DATA TABLE

PARCEL 1	TAX ID# 201-041-01	-8.254 ACRES
TOTAL SITE ACREAGE	-R-3	
EXISTING ZONING	-B-1 (CD)	
PROPOSED ZONING	-B-1 (CD)	
USE: OFFICE/COMMERCIAL - SEE DEVELOPMENT STANDARDS		
PARCEL 2	TAX ID# 201-041-10	-2.942 ACRES
TOTAL SITE ACREAGE	-B-1(CD)	
EXISTING ZONING	-B-1(CD) SITE PLAN	
PROPOSED ZONING	AMMENDMENT	
USE: OFFICE/COMMERCIAL - SEE DEVELOPMENT STANDARDS		
PARCEL 3	TAX ID# 201-041-10	-0.996 ACRES
TOTAL SITE ACREAGE	-O-1(CD)	
EXISTING ZONING	-O-1(CD) SITE PLAN	
PROPOSED ZONING	AMMENDMENT	
USE: OFFICE/HOTEL - SEE DEVELOPMENT STANDARDS		



- NOTES:**
- THE EXISTING EDGE OF PAVEMENT, PAVEMENT MARKINGS, MEDIAN, SIDEWALK, CURB AND GUTTER ON WEST ARROWOOD ROAD, SANDY PORTER ROAD, AND WHITEHALL PARK DRIVE SHOULD BE SHOWN ON THE SITE PLAN. CDOT WILL DETERMINE THE CURB/GUTTER LOCATIONS FOR THESE ROADWAYS DURING THE BUILDING/DRIVEWAY PERMIT PROCESS THAT WILL ACCOMMODATE THE FUTURE CROSS SECTION AND INCLUDE BIKE LANES.
 - A MEDIAN WILL BE REQUIRED TO PHYSICALLY RESTRICT PROHIBIT LEFT-TURN MOVEMENTS AT THE PROPOSED RIGHT-IN/RIGHT-OUT DRIVEWAYS ON ARROWWOOD ROAD AND SANDY PORTER ROAD. THE MEDIAN ON ARROWWOOD ROAD MUST BE CONSTRUCTED BETWEEN THE ARROWWOOD/SANDY PORTER AND ARROWWOOD/WHITEHALL PARK INTERSECTIONS. THE MEDIAN ON SANDY PORTER ROAD MUST BE CONSTRUCTED BETWEEN THE ARROWWOOD/SANDY PORTER INTERSECTION AND THE PROPOSED FULL MOVEMENT DRIVEWAY AT THE NORTHERN END OF THE PROPERTY. THIS CONSTRUCTION INCLUDES ANY NECESSARY ADJUSTMENTS ON THE APPROACH AND DEPARTURE ENDS OF THE MEDIAN TO MAINTAIN LANE/CROSS SECTION ALIGNMENT THROUGH INTERSECTIONS AND THE FULL ACCESS DRIVEWAY.
 - INTERNAL SIDEWALK ALONG PARKING SPACES SHOULD BE 7 FEET WIDE TO ACCOMMODATE VEHICLE BUMPER OVERHANG, OR AT LEAST 5-FEET OF SIDEWALK WITH 2-FOOT PLANTING STRIP SHOULD BE CONSTRUCTED TO PROVIDE UNOBSTRUCTED PEDESTRIAN ACCESS.
 - BICYCLE PARKING SHOULD BE PROVIDED TO MEET THE AMENDED PARKING SECTION OF THE ZONING CODE. IT IS REQUESTED THAT CONFORMANCE WITH ALL CURRENT PARKING STANDARDS BE ACKNOWLEDGED ON THE SITE PLAN.
 - THE PETITIONER ACKNOWLEDGES THAT OTHER STATUTES, ORDINANCES, POLICES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA, FOR EXAMPLE THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT. SITE CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTARY REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.



GRAPHIC SCALE
 1 inch = 60 ft.

NO.	DATE	DESCRIPTION	BY
5	3/10/06	PER CITY OF CHARLOTTE COMMENTS	MRV
4	2/17/06	PER CITY OF CHARLOTTE COMMENTS	MRV
3	2/10/06	REVISED LAYOUT PER CLIENT	MRV
2	12/19/05	PER CITY OF CHARLOTTE COMMENTS	MRV
1	11/30/05	ADDED PARCEL 2 & 3 TO PLAN	MRV

ARROWOOD VILLAGE
 STEELE CREEK TOWNSHIP, MECK. CO., N.C.
 FOR: MERRIFIELD PARTNERS
 DATED: 10/24/05 SCALE: 1" = 60'

SCHEMATIC SITE PLAN
FOR PUBLIC HEARING
REZONING PETITION # 2006-14

YARBROUGH - WILLIAMS & HOULE, INC.
 Planning - Surveying - Engineering
 730 Windsor Oak Court (28270) P.O. Box 7007 (28241)
 Charlotte, North Carolina
 704.566.1990 704.566.0006(fax)