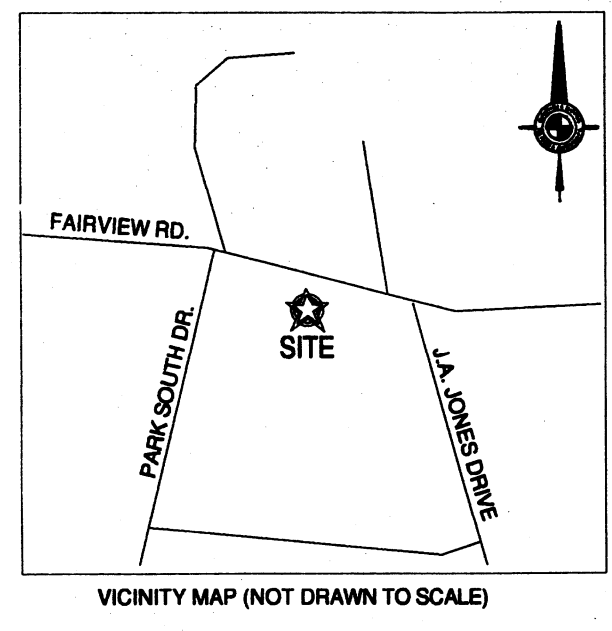


REFERENCE:  
MAP 22-342



**FAIRVIEW ROAD**  
(VARIABLE WIDTH PUBLIC R/W)

**TRACT 1**  
78,245 sq. ft.  
1.7963 acres  
FAIRVIEW PLAZA ASSOCIATES LIMITED PARTNERSHIP  
MAP 22-342  
DEED(S): 04278-350, 04637-155, 9869-952,  
9172-041, 8022-217  
TAX PARCEL(S): 179-02-237, 239 & 202  
EXISTING ZONING: O-3(CD)  
PROPOSED ZONING: MUDD-O

**TRACT 2**  
4,135 sq. ft.  
0.0949 acres  
PROPOSED AREA TO BE  
REMOVED FROM DEDICATION

FAIRVIEW PLAZA ASSOCIATES LIMITED PARTNERSHIP  
MAP 22-342  
DEED(S): 04278-350, 04637-155  
TAX PARCEL(S): 179-02-239 & 202  
ZONED: O-3(CD)

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N22°42'20"E	4.36
L-2	S21°06'56"W	2.81
L-3	S72°36'06"E	49.90
L-4	S11°15'08"E	10.46

CURVE TABLE				
LINE	BEARING	CORD	RADIUS	LENGTH
C-1	N68°20'43"E	34.44	25.00	37.99
C-2	S69°59'26"E	110.27	1172.22	110.31
C-3	S68°17'16"E	28.91	997.05	28.92
C-4	S42°01'46"E	20.50	20.00	21.52
C-5	S40°21'05"E	30.38	23.71	32.98
C-6	S10°17'42"W	8.77	32.63	8.80
C-7	S18°09'53"W	30.76	300.34	30.78
C-8	S12°13'34"W	31.68	395.78	31.69
C-9	S01°01'53"W	75.05	305.13	75.24
C-10	S09°26'26"W	36.75	500.72	36.76

**LEGEND**  
S.D.M.H. - STORM DRAIN  
MANHOLE  
R/W - RIGHT-OF-WAY  
SQ. FT. - SQUARE FEET  
C&G - CURB AND GUTTER  
EX. NAIL - EXISTING NAIL  
CONC. - CONCRETE

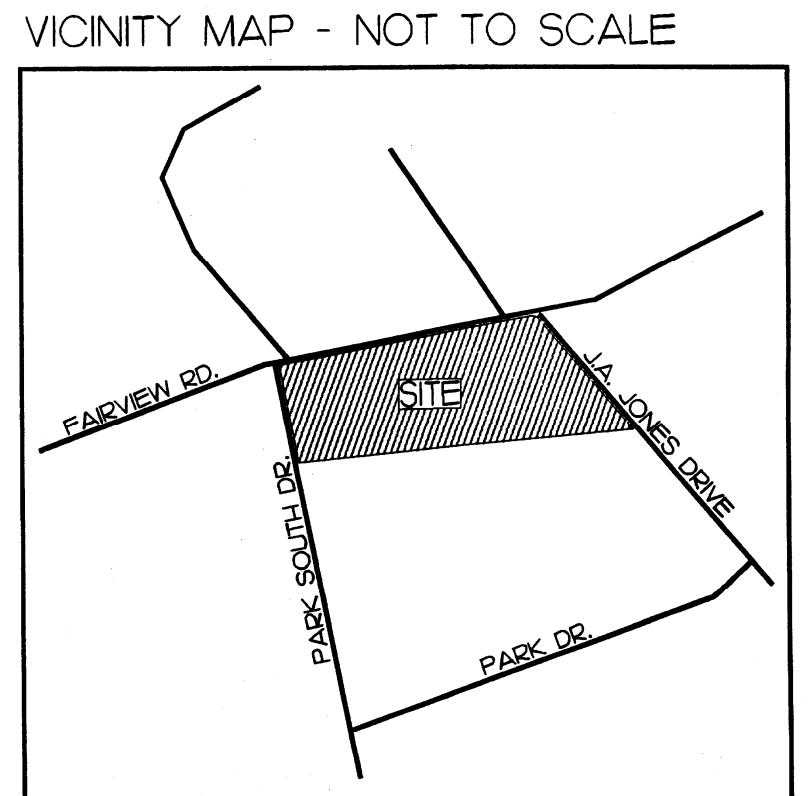
**LINETYPE LEGEND**  
PROPERTY LINE:  
RIGHT-OF-WAY CURRENT:  
RIGHT-OF-WAY PROPOSED:

AREA TABLE		
TRACT	SQ. FT.	ACRES
1	4135	0.0949
2	78245	1.7963
TOTAL	82380	1.8912

REVISIONS		REZONING MAP FOR:	
		<b>FAIRVIEW PLAZA ASSOCIATES LIMITED PARTNERSHIP</b> 5930 - 5970 FAIRVIEW ROAD CHARLOTTE, NC	
		<b>R.B. PHARR &amp; ASSOCIATES, P.A.</b> SURVEYING & MAPPING 420 HAVTHORNE LANE CHARLOTTE, NC 28204 TEL: (764) 376-2186	
CREW:	DRAWN:	SCALE:	DATE:
	S.M.	1" = 30'	JANUARY 30, 2006
		FILE NO.:	JOB NO.:
		XX-3042	67071

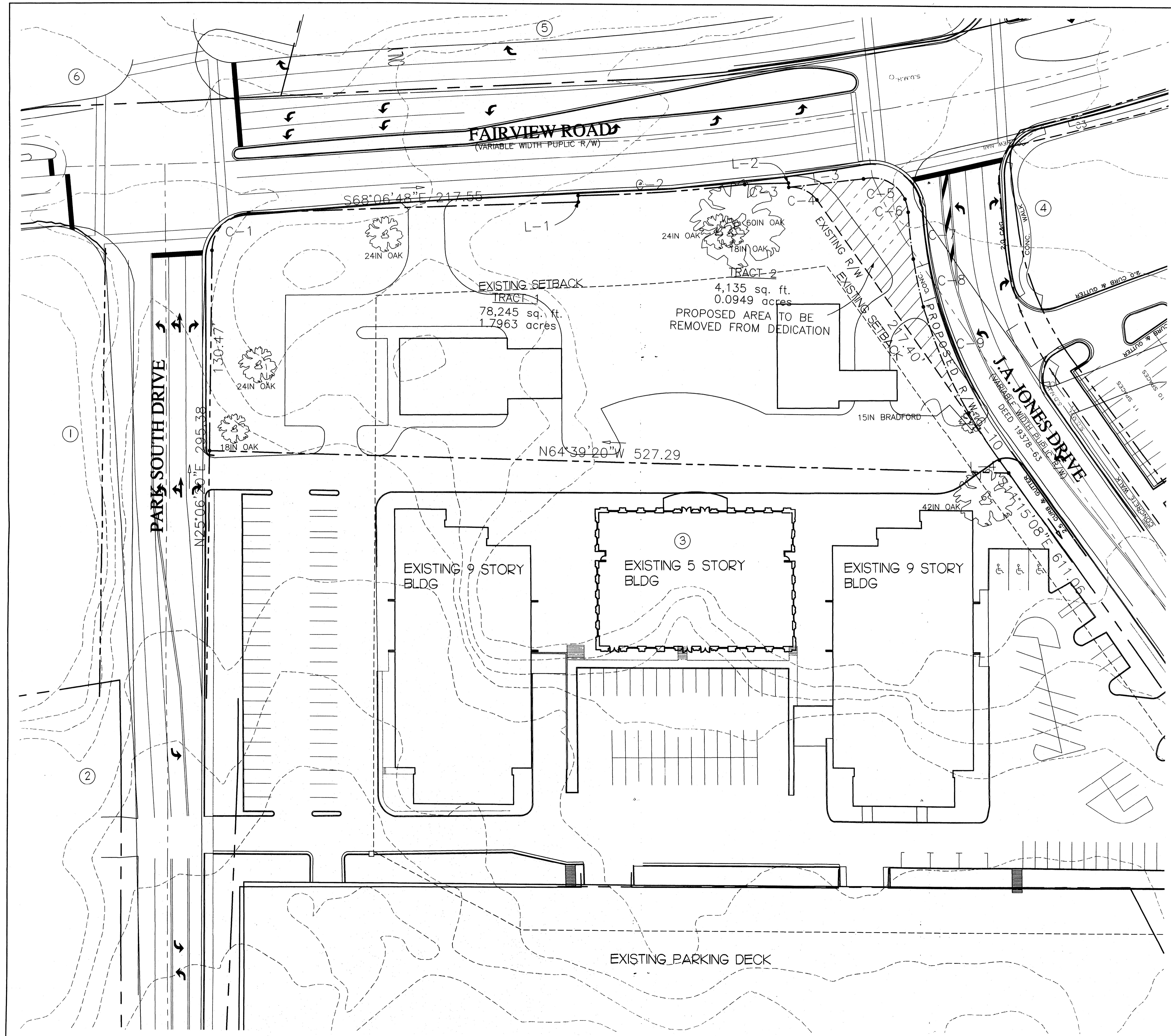
**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004. PANEL # 3701590226E

APPROVED BY  
CITY COUNCIL  
JUL 17 2006



FOR PUBLIC HEARING  
PETITION NO. 2006-074

REVISIONS:  
05/19/06 REVISIONS PER CITY COMMENTS



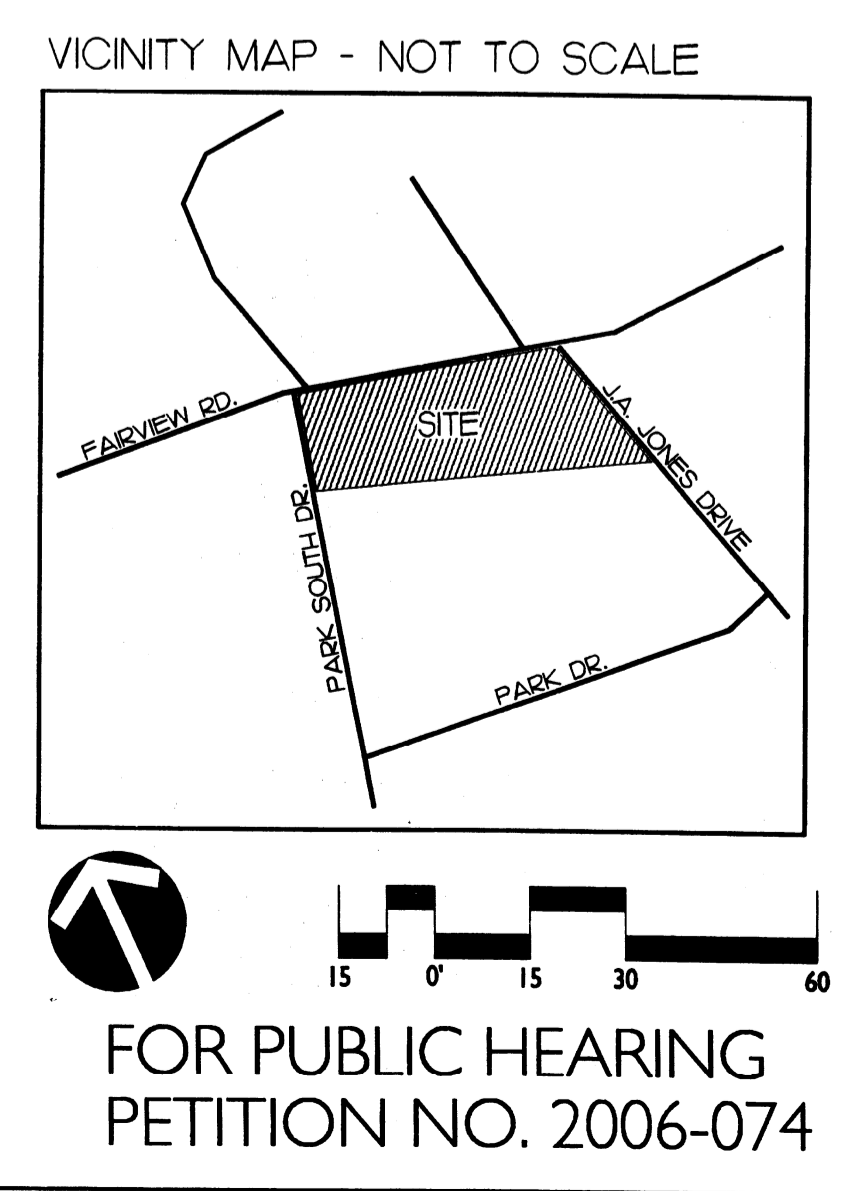
**SITE INFORMATION**  
 TAX PARCEL ID# 179-02-237 AND A PORTION OF 179-02-239 and 179-02-202  
 EXISTING ZONING: O-3(CD)  
 EXISTING USE: OFFICE  
 SITE AREA TO BE REZONED: 1.89 AC

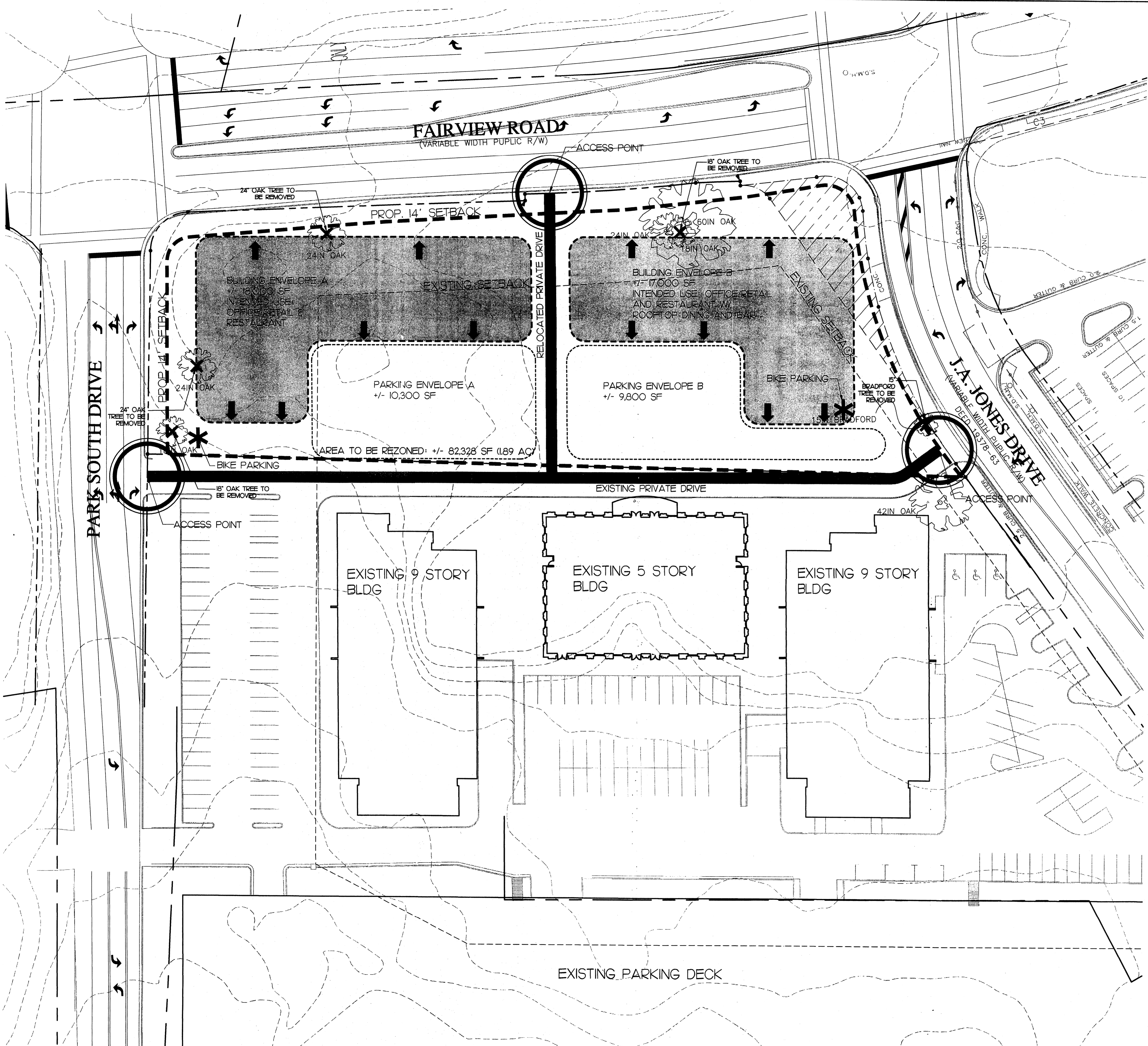
**ADJACENT OWNERS**

① #17-25-215 HOUSING AUTHORITY CITY OF CHARLOTTE P.O. BOX 36795 CHARLOTTE, NC 28202 EXISTING ZONING: R-45MF EXISTING USE: MULTI-FAMILY	④ #179-01-184 6060 FAIRVIEW ASSOCIATES, LLC 6060 JA JONES DR STE 408 CHARLOTTE, NC 28287-3290 EXISTING ZONING: O-3 EXISTING USE: OFFICE
② #17-25-213 CAROLINA LP CNL RETIREMENT PCI NORTH CNL CENTER AT CITY COMMONS 450 SOUTH ORANGE AVE. ORLAND, FL 32801 EXISTING ZONING: R-22MF(CD) EXISTING USE: MULTI-FAMILY	⑤ #177-06-225 CRECENT RESOURCES LLC PEDMONT TOWN CENTER ONE LLC 400 NORTH TRYON ST #1300 CHARLOTTE, NC 28202 EXISTING ZONING: MUDD-O EXISTING USE:
③ #179-02-239 AND #179-02-202 FAIRVIEW PLAZA ASSOCIATES LIMITED PARTNERSHIP 3800 ARCO CORPORATE DR STE 200, CHARLOTTE, NC 28273 EXISTING ZONING: O-3(CD) EXISTING USE: OFFICE	⑥ #177-06-201 TRP PARKVIEW PROPERTY LLC AND TRP INVESTMENTS LLC 772 BURK OAK DR WESTMONT, IL 60559 EXISTING ZONING: O-1 EXISTING USE: OFFICE

**NOTES:**  
 ADJACENT PARCEL, PLANIMETRIC INFORMATION OUTSIDE OF THE PROJECT  
 BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY:  
 MECKLENBURG COUNTY  
 ENGINEERING & BUILDING STANDARDS DEPARTMENT  
 DELD (DEMOGRAPHIC, EMPLOYMENT AND LAND DEVELOPMENT)  
 INFORMATION SYSTEM

BOUNDARY SURVEY PROVIDED BY:  
 R.B. PHARR & ASSOCIATES, P.A., CHARLOTTE, NC  
 DATED: JANUARY 30, 2006





**DEVELOPMENT SUMMARY**

TAX PARCEL ID: 179-02-237  
 A PORTION OF 179-02-239  
 A PORTION OF 179-02-202

TOTAL SITE SF (ACREAGE): +/- 82,328.40 SF (1.89 AC)

EXISTING ZONING & USES: OFFICE DISTRICTS - O-3(CD)  
 - OFFICE

PROPOSED ZONING & PERMITTED USES: MIXED USE DEVELOPMENT DISTRICTS - MUDD(CD)  
 - OFFICE / RETAIL  
 - RESTAURANTS

MINIMUM SETBACK REQUIREMENT: 14 FEET  
 MINIMUM SIDYARD REQUIREMENT: 0 (10' BUILDING SEPARATION REQUIRED ADJACENT TO RESIDENTIAL USE)  
 MINIMUM REAR YARDS REQUIREMENT: 0 (10' BUILDING SEPARATION REQUIRED ADJACENT TO RESIDENTIAL USE)

MAXIMUM BUILDING HEIGHT: SEE NOTES 1, 2 AND 3 UNDER "MAXIMUM BUILDING HEIGHT" IN THE DEVELOPMENT STANDARDS

**DEVELOPMENT TOTALS**

PROPOSED BUILDING USES & SQUARE FOOTAGE:  
 - OFFICE/RETAIL: 17,000 SF  
 - RESTAURANTS/ROOFTOP DINING: 18,000 SF  
 - OUTDOOR DINING: 2,500 SF

**VEHICLE / BICYCLE PARKING REQUIREMENTS:**

REQUIRED PARKING: 1 SPACE PER 150 SF OF FLOOR AREA DEVOTED TO RESTAURANT USES AND 1 SPACE PER 350 SF OF FLOOR AREA DEVOTED TO OTHER USES.  
 \* SEE PARKING NOTE TDS11 IN THIS SET

PROVIDED PARKING:

REQUIRED HANDICAP PARKING: HANDICAP PARKING SHALL BE PROVIDED PER DETAIL #50.10A OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS

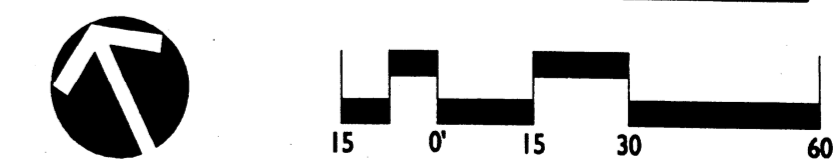
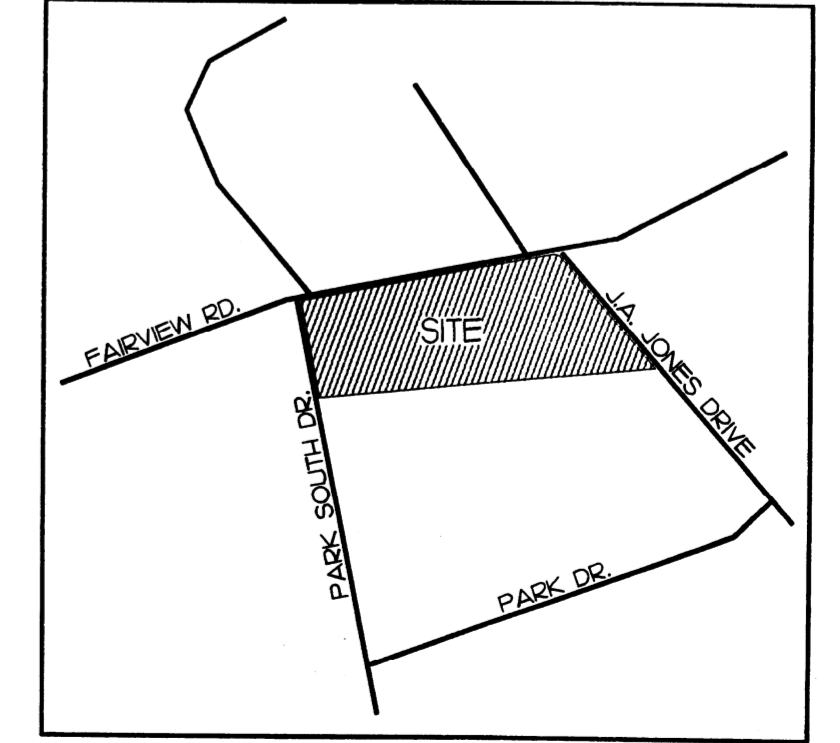
REQUIRED LOADING SPACES: 0 (LESS THAN 50,000 GROSS SF)  
 PROVIDED LOADING SPACES: 0

REQUIRED BICYCLE PARKING: BICYCLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.

**LEGEND**

- BUILDING ORIENTATION
- BUILDING ENVELOPE
- PARKING ENVELOPE
- TREE TO BE REMOVED

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING  
 PETITION NO. 2006-074

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY FAIRVIEW PLAZA ASSOCIATES TO ACCOMMODATE THE REDEVELOPMENT OF THAT APPROXIMATELY 1.89 ACRE SITE LOCATED ON THE SOUTH SIDE OF FAIRVIEW ROAD BETWEEN PARK SOUTH DRIVE AND J.A. JONES DRIVE AND WHICH IS MORE PARTICULARLY DEPICTED ON THE TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN (THE "SITE").

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE.

PERMITTED USES

- 1) THE SITE MAY BE DEVOTED TO THE FOLLOWING USES AND TO ANY ACCESSORY USES ALLOWED IN THE MUDD ZONING DISTRICT:
A. ART GALLERIES.
B. BARBER AND BEAUTY SHOPS.
C. COLLEGES, UNIVERSITIES, COMMERCIAL SCHOOLS, SCHOOLS PROVIDING ADULT TRAINING IN ANY OF THE ARTS, SCIENCES, TRADES AND PROFESSIONS.
D. EQUIPMENT SALES, RENTAL AND LEASING WITHIN AN ENCLOSED BUILDING.
E. INDOOR RECREATION, LIMITED TO SPAS AND YOGA STUDIOS.
F. LABORATORIES, DENTAL, MEDICAL AND OPTICAL.
G. PROFESSIONAL BUSINESS AND GENERAL OFFICES SUCH AS BANKS, CLINICS, MEDICAL, DENTAL AND DOCTORS' OFFICES, VETERINARY CLINICS, GOVERNMENT OFFICES, POST OFFICES, OPTICIANS' OFFICES, AND SIMILAR USES, PROVIDED, HOWEVER, THAT VETERINARY CLINICS WITH OUTDOOR RUNS SHALL NOT BE PERMITTED.
H. REPAIR OR SERVICING OF ANY ARTICLE WITHIN AN ENCLOSED BUILDING, THE SALE OF WHICH IS PERMITTED IN THE DISTRICT.
I. RESTAURANTS, INCLUDING ROOFTOP TERRACES FOR DINING AND BAR AREAS, OUTDOOR DINING AND OPEN AIR OR SIDEWALK CAFES.
J. RETAIL SALES LIMITED TO THOSE USES PERMITTED IN THE B-1 ZONING DISTRICT, PROVIDED, HOWEVER, THAT GAS STATIONS, CONVENIENCE STORES AND RESTAURANTS WITH DRIVE THROUGH WINDOWS SHALL NOT BE PERMITTED ON THE SITE.
K. STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASTS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS, AND DESIGNERS OF ORNAMENTAL AND PRECIOUS JEWELRY.

MAXIMUM BUILDING AREA

AS MORE PARTICULARLY DEPICTED ON THE TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN, A MAXIMUM OF TWO FREESTANDING BUILDINGS MAY BE CONSTRUCTED ON THE SITE, AND EACH BUILDING SHALL BE LOCATED WITHIN ITS RESPECTIVE BUILDING ENVELOPE. THE MAXIMUM GROSS BUILDING AREA OF THE BUILDING TO BE LOCATED WITHIN BUILDING ENVELOPE A SHALL BE 18,000 SQUARE FEET, AND THE MAXIMUM GROSS BUILDING AREA OF THE BUILDING TO BE LOCATED WITHIN BUILDING ENVELOPE B SHALL BE 17,000 SQUARE FEET. THE AREA OF ANY ROOFTOP TERRACE FOR DINING AND BAR AREAS SHALL BE CONSIDERED AND COUNTED TOWARDS THE MAXIMUM GROSS BUILDING AREA OF THE BUILDING ON WHICH IT IS LOCATED. HOWEVER, OTHER OUTDOOR PORCHES, PATIOS, SEATING AND DINING AREAS SHALL NOT BE CONSIDERED TO BE A PART OF AND SHALL NOT BE COUNTED TOWARDS THE MAXIMUM GROSS BUILDING AREA OF ANY BUILDING LOCATED ON THE SITE.

MAXIMUM BUILDING HEIGHT

- 1) EACH BUILDING LOCATED ON THE SITE SHALL BE LIMITED TO TWO STORIES AND A MAXIMUM HEIGHT OF 50 FEET ABOVE AVERAGE GRADE ALONG FAIRVIEW ROAD.
2. NOTWITHSTANDING THE TERMS OF PARAGRAPH 1 ABOVE, THE BUILDING LOCATED WITHIN BUILDING ENVELOPE A MAY HAVE A PARTIAL BASEMENT FLOOR WITH AN INSPECTION AREA AS DEPICTED ON THE ATTACHED ELEVATIONS AND THE DETAIL SET OUT ON THE TECHNICAL DATA SHEET, AND THE MAXIMUM HEIGHT OF THIS BUILDING MAY EXCEED 50 FEET ABOVE AVERAGE GRADE ALONG PARK SOUTH DRIVE AND ALONG THE PRIVATE DRIVE LOCATED TO THE REAR OF THE SITE.
3) NOTWITHSTANDING THE TERMS OF PARAGRAPH 1 ABOVE, A ROOFTOP TERRACE FOR DINING AND BAR AREAS MAY BE LOCATED ON EITHER BUILDING LOCATED ON THE SITE.

SETBACKS, SIDE YARDS AND REAR YARDS

AS MORE PARTICULARLY DEPICTED ON THE TECHNICAL DATA SHEET, THE BUILDINGS AND PARKING AREAS LOCATED ON THE SITE SHALL BE SETBACK A MINIMUM OF 14 FEET FROM THE BACK OF THE EXISTING OR PROPOSED CURB LINES ALONG FAIRVIEW ROAD, PARK SOUTH DRIVE AND J.A. JONES DRIVE. THE BUILDINGS LOCATED ON THE SITE SHALL ALSO SATISFY OR EXCEED THE REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT. THE BUILDINGS AND THE PARKING AREAS SHALL BE LOCATED WITHIN THEIR RESPECTIVE ENVELOPES AS DEPICTED ON THE TECHNICAL DATA SHEET.

CANOPIES, AWNINGS AND SIMILAR ARCHITECTURAL ACCENTS MAY BE CONSTRUCTED OF RIGID OR FLEXIBLE MATERIAL DESIGNED TO COMPLEMENT THE STREETScape OF THE AREA, AND THEY MAY EXTEND FROM THE BUILDINGS UP TO ONE HALF OF THE WIDTH OF THE SETBACK AREA IN FRONT OF THE BUILDINGS, OR NINE FEET, WHICHEVER IS LESS, AND THEY MAY NOT BE CLOSER THAN TWO FEET TO THE BACK OF THE CURB. GROUND SUPPORTS FOR THESE FEATURES ARE NOT PERMITTED IN THE MINIMUM SETBACK, SIDEWALK OR IN THE PUBLIC RIGHT OF WAY. IN NO INSTANCE SHALL SUCH FEATURES EXTEND OVER OR INTERFERE WITH THE GROWTH OR MAINTENANCE OF ANY REQUIRED TREE PLANTINGS. MINIMUM OVERHEAD CLEARANCE SHALL BE EIGHT FEET. IF A CANOPY, AWNING, CORNICE OR OTHER APPURTENANCE EXTENDS INTO THE PUBLIC RIGHT OF WAY, AN ENCROACHMENT AGREEMENT FROM CDOT OR NCDOT, AS THE CASE MAY BE, SHALL BE REQUIRED.

DESIGN AND PERFORMANCE STANDARDS

- 1) NEW BUILDINGS SHALL CONFORM TO SECTION 9.8506 OF THE ORDINANCE. PETITIONER SHALL INSTALL A MINIMUM 6 FOOT SIDEWALK AND A MINIMUM 8 FOOT PLANTING STRIP ALONG THE SITE'S FRONTAGE ON FAIRVIEW ROAD, PARK SOUTH DRIVE AND J.A. JONES DRIVE.
2) LANDSCAPING ALONG THE SITE'S FRONTAGE ON FAIRVIEW ROAD, PARK SOUTH DRIVE AND J.A. JONES DRIVE WILL MEET THE MINIMUM STANDARDS OF THE ORDINANCE.
3) ALL ROOF MOUNTED MECHANICAL EQUIPMENT PLACED ON ANY NEW BUILDING CONSTRUCTED ON THE SITE WILL BE SCREENED FROM VIEW AT GRADE FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES.
4) THE MAXIMUM HEIGHT OF ANY NEW FREESTANDING LIGHTING FIXTURES (INCLUDING ITS BASE) INSTALLED WITHIN THE PARKING AREAS LOCATED ON THE SITE SHALL BE 20 FEET. ALL SUCH FREE STANDING LIGHTING FIXTURES SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUT-OFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES.
5) ANY LIGHTING ATTACHED TO THE NEW BUILDINGS SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED. STANDARD "WALL-PAK" TYPE LIGHTING WILL NOT BE PERMITTED.
6) WALL-MOUNTED DECORATIVE LIGHT FIXTURES SUCH AS SCONCES ARE PERMITTED.
7) THE ELEVATIONS ATTACHED TO THE TECHNICAL DATA SHEET ARE INTENDED TO PORTRAY THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, CHARACTER AND ELEMENTS OF THE NEW BUILDINGS TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, THE NEW BUILDINGS CONSTRUCTED ON THE SITE SHALL BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE BUILDINGS DEPICTED ON THE ATTACHED ELEVATIONS IN TERMS OF THEIR ARCHITECTURAL STYLE, CHARACTER AND ELEMENTS. CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER ARE PERMITTED BASED UPON FINAL DESIGN/CONSTRUCTION DRAWINGS.

TREE PRESERVATION

AS DEPICTED ON THE TECHNICAL DATA SHEET, PETITIONER SHALL PRESERVE AN EXISTING 60 INCH OAK TREE AND AN EXISTING 24 INCH OAK TREE LOCATED BETWEEN BUILDING ENVELOPE B AND FAIRVIEW ROAD. THE BUILDING TO BE CONSTRUCTED WITHIN BUILDING ENVELOPE B SHALL BE LOCATED A MINIMUM OF 8 FEET FROM THE BASE OF THE 24 INCH OAK TREE AND A MINIMUM OF 12 FEET FROM THE BASE OF THE 60 INCH OAK TREE. PETITIONER SHALL ENGAGE A CERTIFIED ARBORIST TO PREPARE AND IMPLEMENT A TREE PRESERVATION PLAN FOR THESE TREES, AND PETITIONER SHALL SUBMIT A COPY OF THE TREE PRESERVATION PLAN TO THE CITY OF CHARLOTTE URBAN FORESTRY DIVISION.

SCREENING

ANY DUMPSTER VISIBLE FROM A PUBLIC STREET OR FROM AN ADJOINING PARCEL OF LAND WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJOIN A REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG EACH SUCH SIDE.

PARKING

- VEHICULAR PARKING SHALL BE PROVIDED AT THE FOLLOWING RATE:
1) A MINIMUM OF 1 PARKING SPACE PER 150 SQUARE FEET OF FLOOR AREA SHALL BE PROVIDED FOR ANY RESTAURANT USE LOCATED ON THE SITE. FOR PURPOSES OF CALCULATING THE PARKING REQUIREMENTS ONLY, OUTDOOR DINING AREAS SHALL BE CONSIDERED TO BE RESTAURANT FLOOR AREA.
2) A MINIMUM OF 1 PARKING SPACE PER 350 SQUARE FEET OF FLOOR AREA SHALL BE PROVIDED FOR ALL OTHER USES LOCATED ON THE SITE.
3) VEHICULAR PARKING REQUIREMENTS SHALL BE MET BY THE PROVISION OF PARKING SPACES ON THE SITE AND IN ACCORDANCE WITH SECTIONS 9.8507 AND 12.203 OF THE ORDINANCE. VEHICULAR PARKING SPACES WILL BE PROVIDED ON ADJOINING OR NEARBY PARCELS OF LAND LOCATED WITHIN 1,600 FEET OF THE PERMITTED USE(S) PURSUANT TO A WRITTEN PARKING LEASE WITH A MINIMUM TERM OF NINE YEARS. PETITIONER SHALL SUBMIT THE WRITTEN PARKING LEASE TO THE ZONING ADMINISTRATOR AND/OR THE CHARLOTTE DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY NEW BUILDING CONSTRUCTED ON THE SITE.

RIGHT OF WAY ABANDONMENT

PETITIONER HAS FILED WITH CDOT A PETITION TO ABANDON THE EXCESS RIGHT OF WAY FOR J.A. JONES DRIVE LOCATED ALONG THE EASTERN EDGE OF THE SITE AND MORE PARTICULARLY DEPICTED ON THE TECHNICAL DATA SHEET. IF THIS RIGHT OF WAY AREA IS ABANDONED BY THE CITY OF CHARLOTTE, THEN THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN. IF THIS RIGHT OF WAY AREA IS NOT ABANDONED, THEN THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH ALTERNATIVE B ATTACHED TO THE TECHNICAL DATA SHEET.

VEHICULAR ACCESS/INTERNAL SIDEWALKS

- 1) VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT 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 CDOT AND/OR NCDOT.
2) INTERNAL SIDEWALKS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN.

URBAN PLAZA

THE URBAN PLAZA SHALL BE IMPROVED IN ACCORDANCE WITH THE ORDINANCE. SUCH IMPROVEMENTS MAY INCLUDE, WITHOUT LIMITATION, CONCRETE PAVERS, LANDSCAPING, BENCHES AND OUTDOOR DINING AREAS.

STORM WATER MANAGEMENT

- 1) PETITIONER SHALL CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2 YEAR AND 10 YEAR, 6 HOUR STORM.
2) PETITIONER SHALL CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES ("BMPs") TO ACHIEVE 85% TOTAL SUSPENDED SOLID REMOVAL FOR THE ENTIRE POST DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT TECHNIQUES IS OPTIONAL.

DEMOLITION

PETITIONER SHALL CONTACT MECKLENBURG COUNTY LUESA REGARDING ASBESTOS, POTENTIAL FUEL OIL STORAGE TANKS AND THE ABANDONMENT OF WELLS PRIOR TO DEMOLISHING ANY EXISTING STRUCTURES ON THE SITE.

FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS.

SIGNS

ALL SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 9.8506(2)(C) OF THE ORDINANCE AND THE APPLICABLE REQUIREMENTS OF THE CITY OF CHARLOTTE SIGN ORDINANCE.

AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND 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.

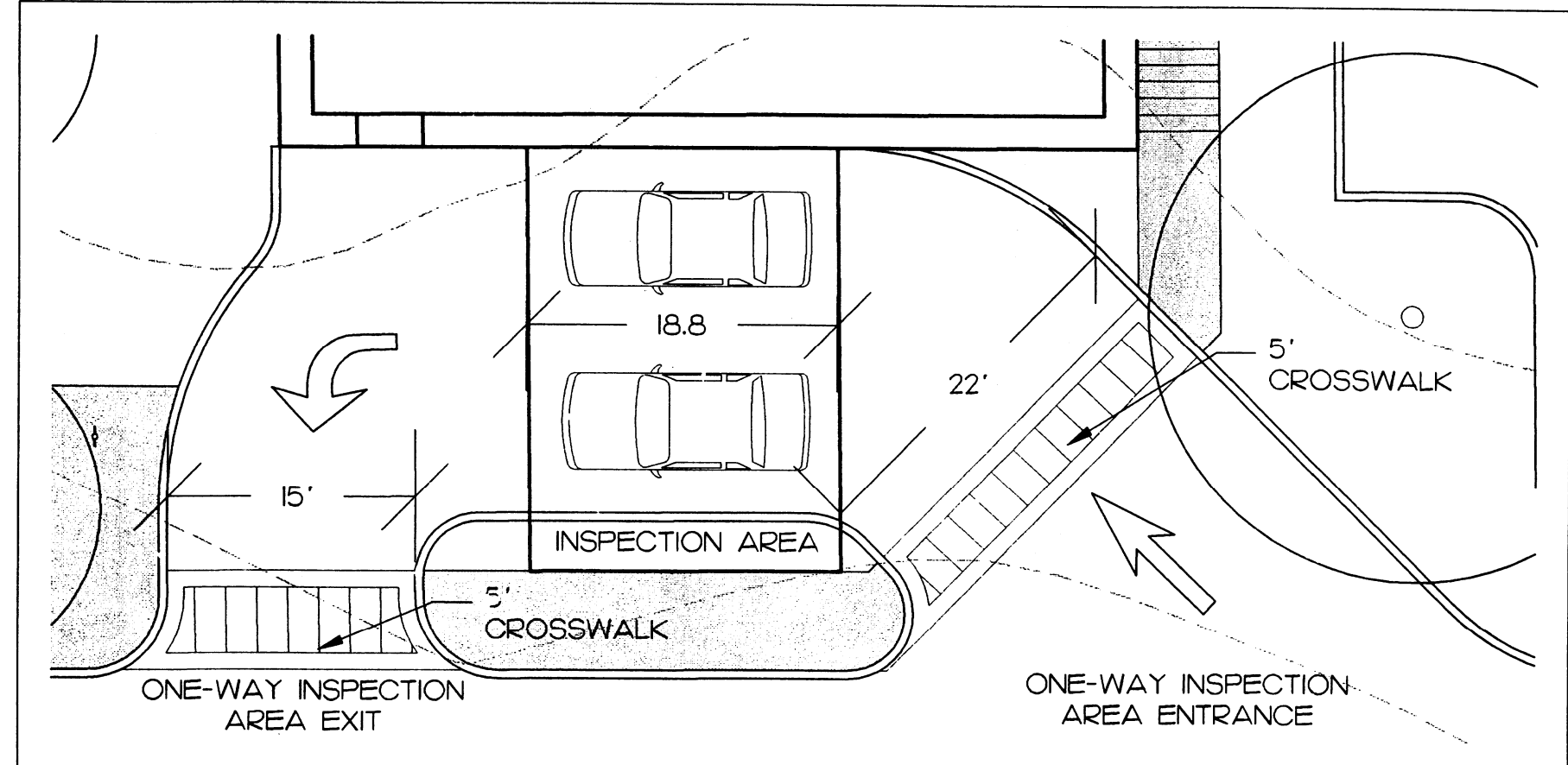
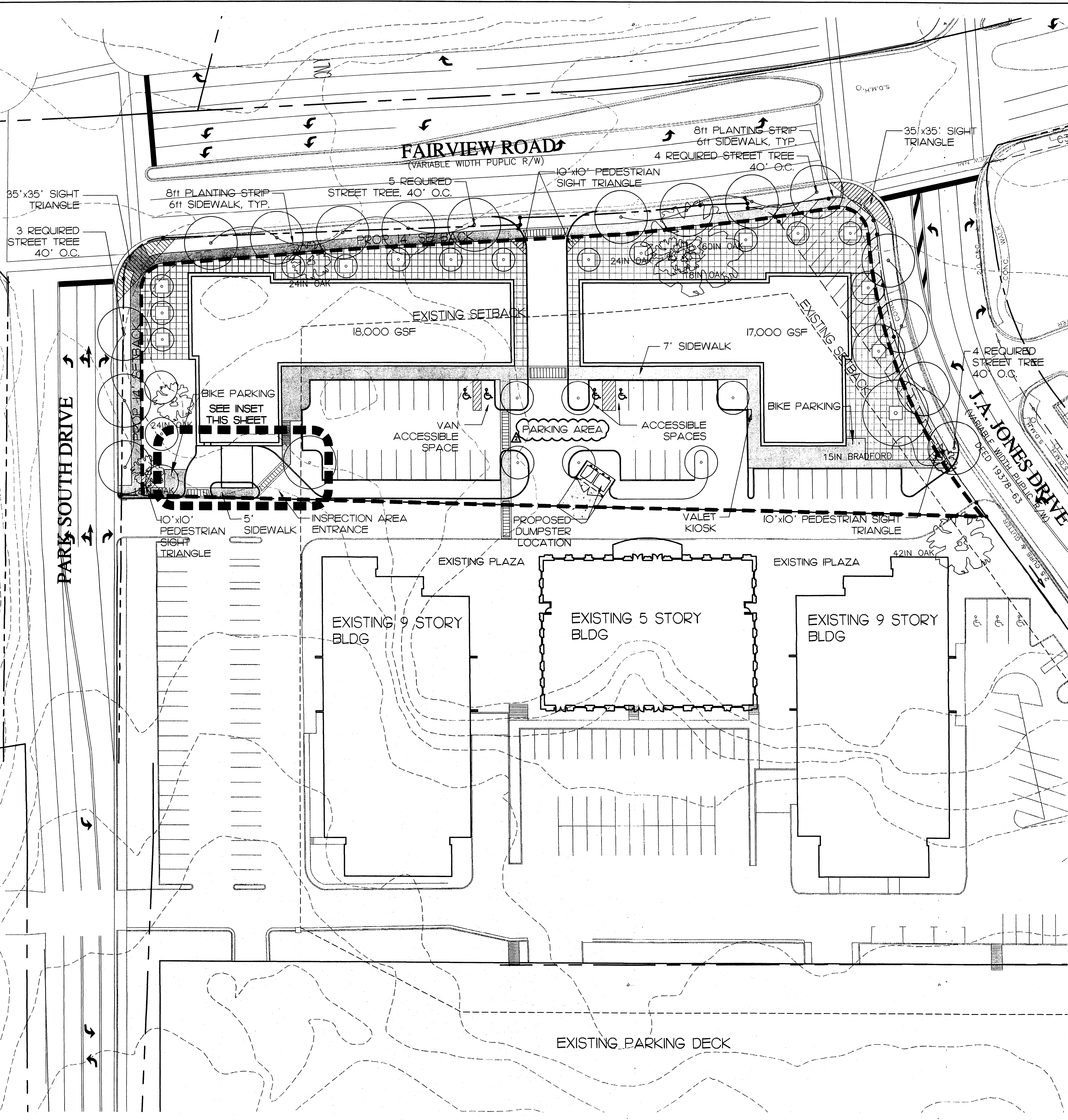
BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

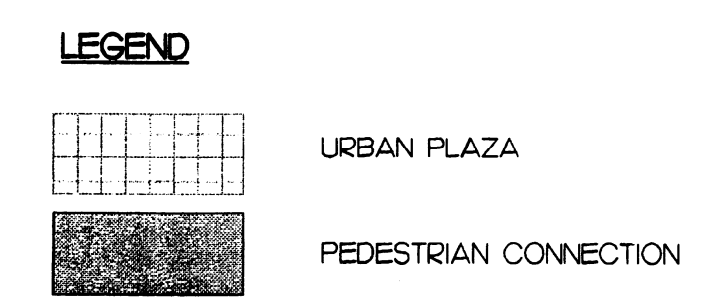
THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



FOR PUBLIC HEARING
PETITION NO. 2006-074

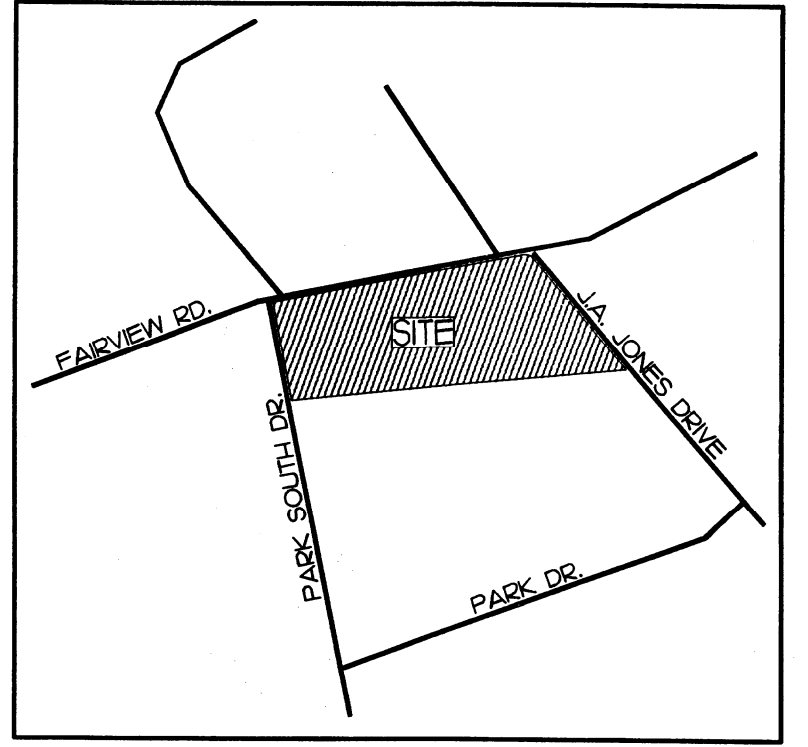


INSPECTION AREA ENTRANCE LAYOUT SCALE 1"=10'-0"

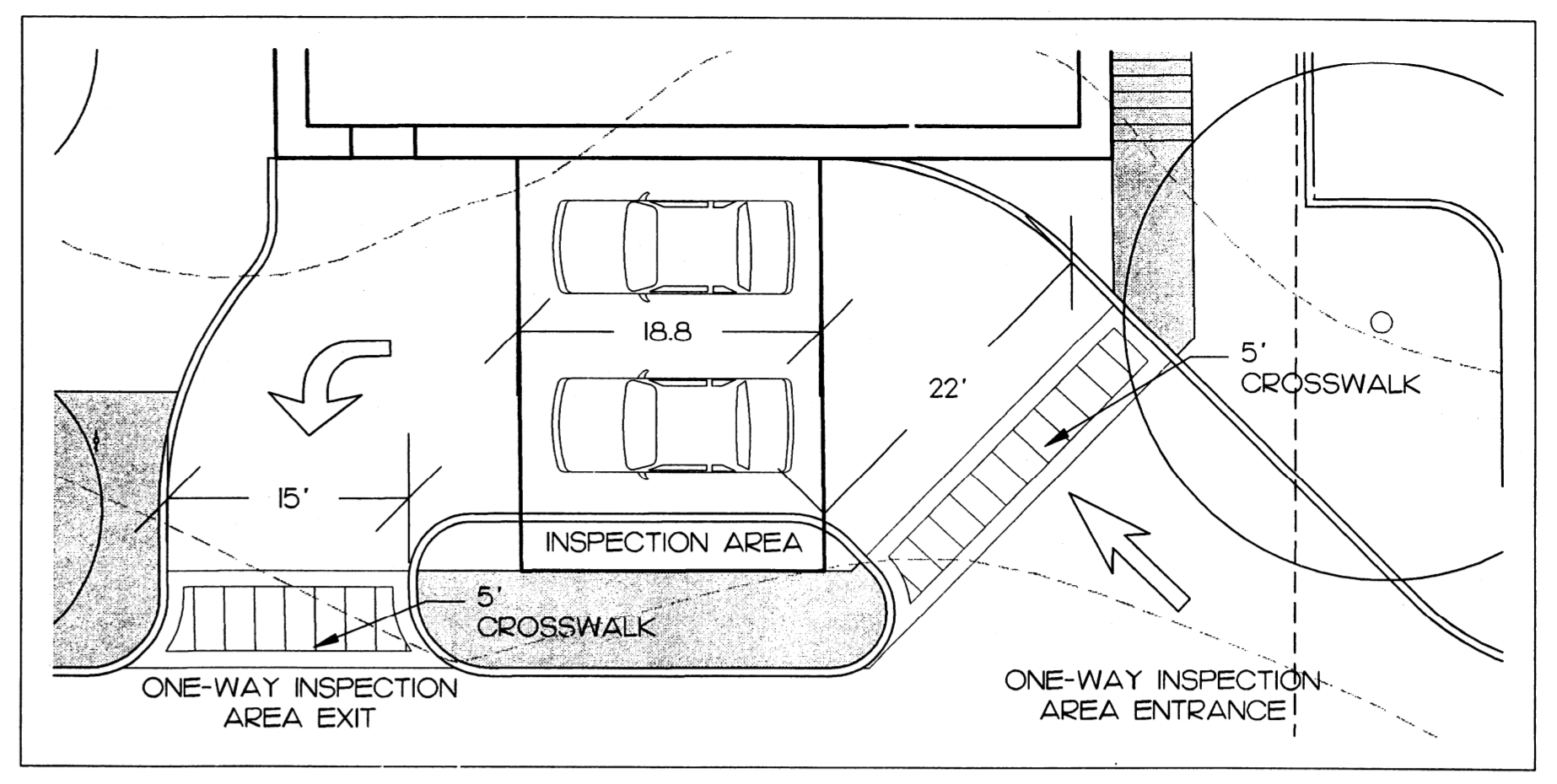


**NOTE:** THE ILLUSTRATIVE SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

VICINITY MAP - NOT TO SCALE



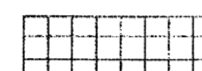

FOR PUBLIC HEARING PETITION NO. 2006-074

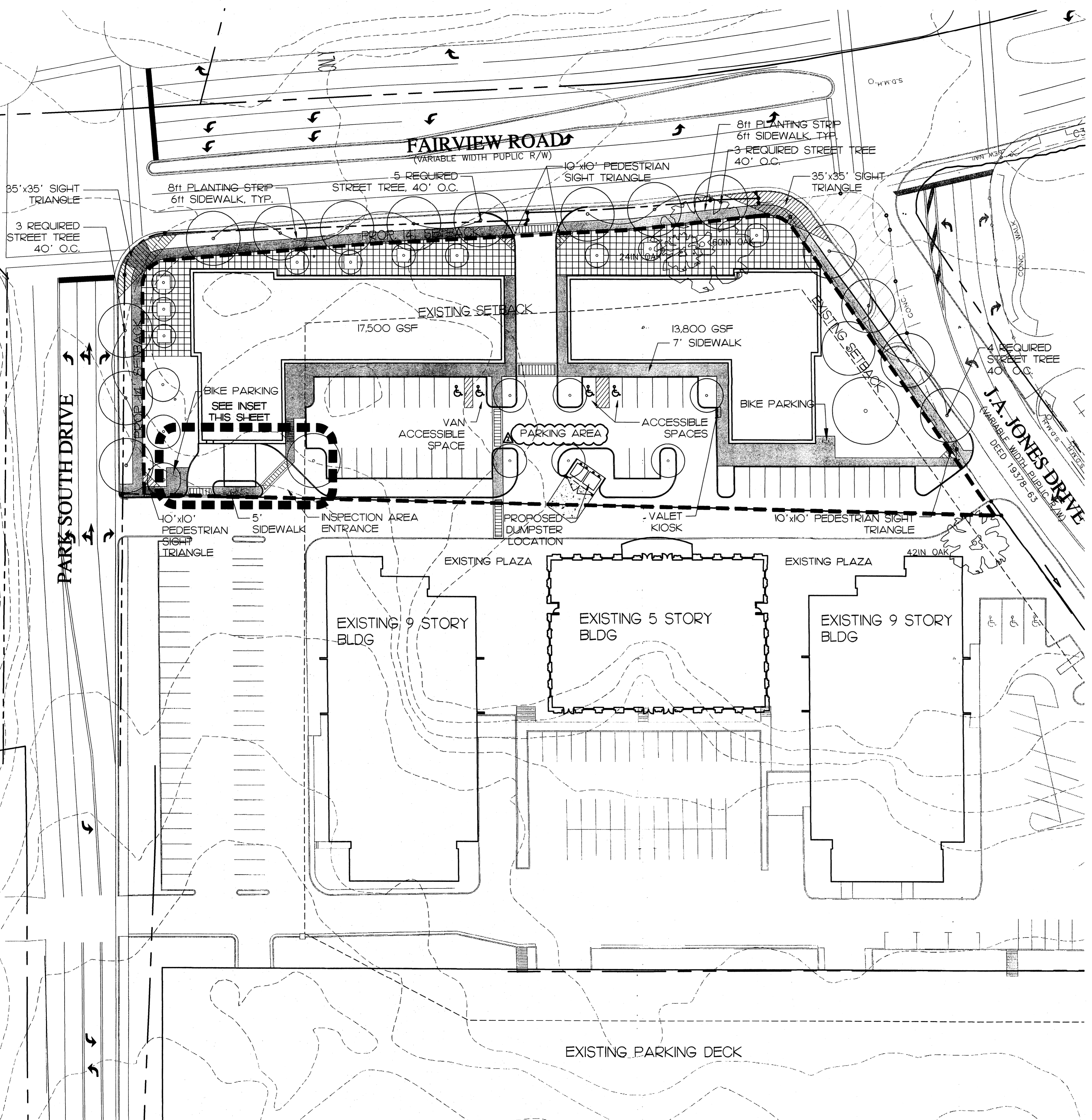


INSPECTION AREA ENTRANCE LAYOUT

SCALE 1/40'-0"

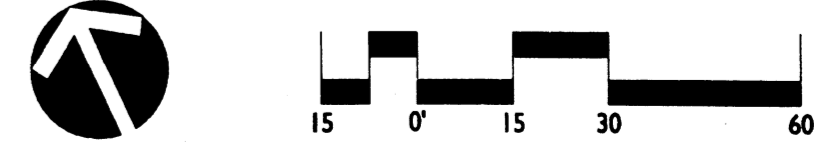
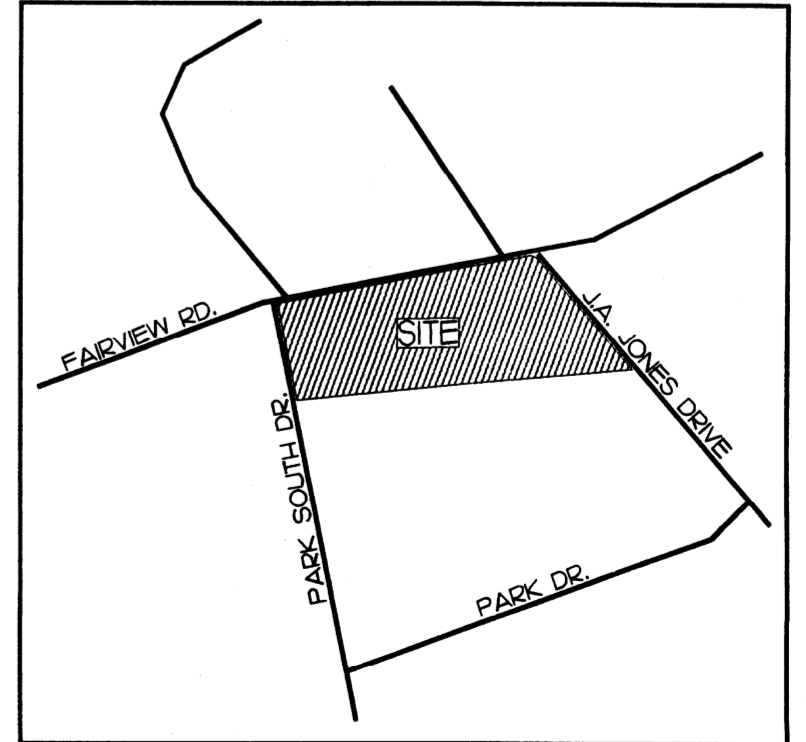
LEGEND

-  URBAN PLAZA
-  PEDESTRIAN CONNECTION

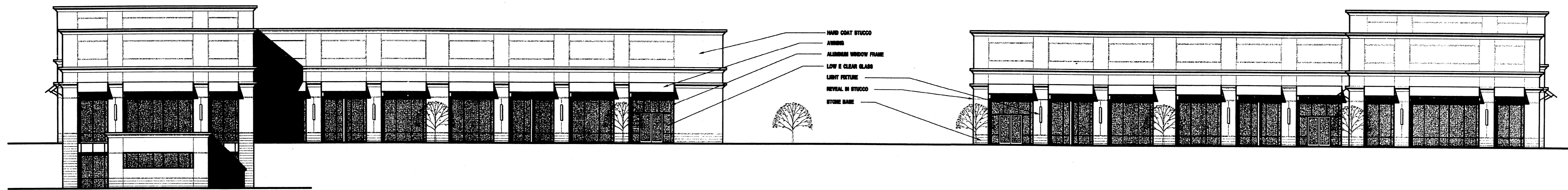


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VICINITY MAP - NOT TO SCALE



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 PETITION NO. 2006-074



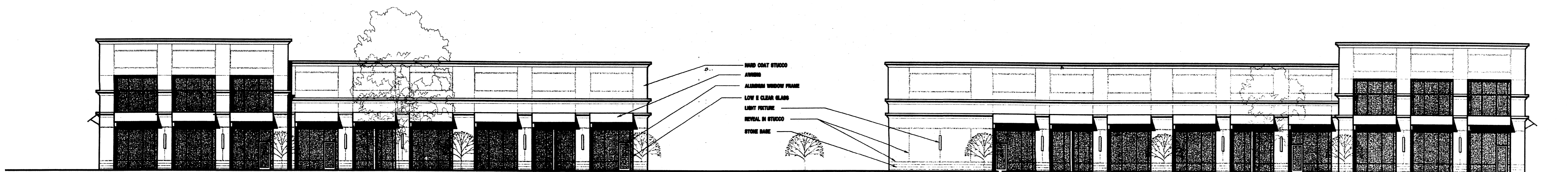
PARKING LOT ELEVATION



PARK SOUTH DRIVE ELEVATION



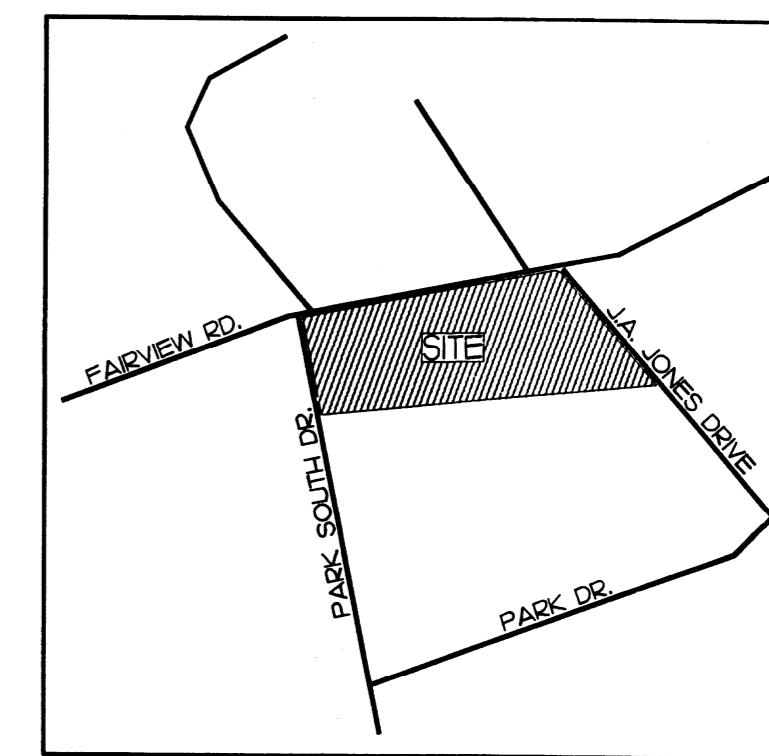
J.A. JONES DRIVE ELEVATION



FAIRVIEW ELEVATION



VICINITY MAP - NOT TO SCALE



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PETITION NO. 2006-074