

CONDITIONAL NOTES (REVISED/UPDATED FROM PETITION #2003-03)

- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE PROVISIONS OF THE CHARLOTTE ZONING ORDINANCE AND THE PROVISIONS OF THIS SITE PLAN, AS WELL AS OTHER APPLICABLE CODES AND ORDINANCES. THE BUILDING, PARKING, AND LANDSCAPING CONFIGURATION SHOWN ON THE SITE PLAN REPRESENTS A FIRM PLAN FOR THE DEVELOPMENT OF THE SITE, BUT MAY BE ALTERED OR MODIFIED DURING THE DESIGN AND DEVELOPMENT OF THE SITE WITHIN THE MAXIMUM BUILDING AND PARKING ENVELOPES INDICATED.
- BUFFERS WILL CONFORM TO OR EXCEED THE PROVISIONS OF THE SECTION 12.303.
- SCREENING WILL CONFORM TO THE PROVISIONS OF SECTION 12.303 LANDSCAPED AREAS WITHIN THE SITE WILL BE IMPROVED AS PART OF THE OVERALL SITE DEVELOPMENT. ALL GARBAGE/TRASH DISPOSAL AREAS, DUMPSTERS, RECYCLE UNITS ETC. (LOCATIONS TO BE DETERMINED BASED ON FINAL TENANT REQUIREMENTS) WILL BE SCREENED WITH A SOLID ENCLOSURE AND GATES.
- ANY DETACHED LIGHTING ON THE SITE WILL NOT EXCEED 15' IN HEIGHT AND WILL BE AIMED INTO THE SITE AWAY FROM ADJOINING PROPERTIES AND PUBLIC STREETS. LIGHTING TO BE 90° ON CENTER SHOE BOX DOWNCAST LIGHTING.
- SIGNAGE ON THE SITE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ORDINANCE PROVISIONS.
- NO "WAL-PAK" LIGHTING ALLOWED ON BUILDINGS. PEDESTRIAN LEVEL LIGHTING SHALL BE PROVIDED INTERNALLY ON THIS SITE.
- MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 40 FEET.
- FLAT ROOFS NOT PERMITTED IN THIS DEVELOPMENT. ALL ROOFS SHALL HAVE RESIDENTIAL ARCHITECTURAL FEATURES.
- AN EASEMENT WILL BE PROVIDED FOR ANY SIDEWALK OR STREET TREES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY OF HAMPTON CHURCH ROAD.
- PARKING AND LOADING REQUIREMENTS WILL COMPLY WITH CHAPTER 12 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- THE REQUIRED CLASS B BUFFER DEPTH, AS INDICATED, WILL REMAIN WOODED. THE PORTION REDUCED BY THE SOLID SCREEN FENCE, LIKEWISE REMAIN WOODED, BUT THERE MAY BE MINOR CLEARING TO INSTALL THE FENCE. THE REQUIRED SCREENING FENCE WILL BE PLACED AS GENERALLY SHOWN ON THIS PLAN.
- BUILDINGS A AND B SHALL BE ORIENTED WITH THE BUILDING ENTRANCES AND FRONT WINDOWS FACING SHOPPING CENTER DRIVE.
- A DETAILED LANDSCAPE PLAN SHALL BE PROVIDED FOR THE PLAN REVIEW AND PERMITTING PROCESS.
- ALL ABOVE GRADE UTILITIES AND BACKFLOW PREVENTERS SHALL BE LOCATED OUTSIDE OF THE 20' SETBACK AND CLASS B BUFFERS AND WILL ALSO BE SCREENED WITH EVERGREEN SHRUBS.
- THE DEVELOPER SHALL PROVIDE A PRIVATE AISLE DRIVE STUB TO THE WESTERLY PROPERTY LINE FOR FUTURE DEVELOPMENT FOR CROSS ACCESS PURPOSES. THE FINAL LOCATION OF THIS DRIVEWAY STUB WILL BE DETERMINED DURING PLAN REVIEW FOR CONSTRUCTION OF THE FIRST BUILDING.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED OF EXTERIOR MASONRY MATERIALS, SUCH AS BRICK, STUCCO, DECORATIVE CONCRETE BLOCK, ETC. A UNIFIED ARCHITECTURAL THEME UTILIZING SIMILAR MATERIALS, COLORS AND ACCENTS, ETC. SHALL BE UTILIZED. THE ATTACHED BUILDING ELEVATION IS HEREBY MADE A PART OF THE SITE PLAN CONDITIONS. THE ELEVATION IS INTENDED TO ILLUSTRATE THE OVERALL GENERAL ARCHITECTURAL THEME AND STYLE WITH RESPECT WITH MASSING, HEIGHT, VARIOUS BUILDING ELEMENTS/DETAILS, ETC. SUCH BUILDING FEATURES CAN BE ALTERED AT THE DISCRETION OF THE PETITIONER/DEVELOPER DEPENDING UPON FINAL ENGINEERING AND CONSTRUCTION DESIGNS, TENANTS NEEDS, ETC. SO LONG AS SUCH ALTERATIONS ARE MINOR AND INCIDENTAL IN CHARACTER AND DO NOT REMOVE THE BASIC, OVERALL ARCHITECTURAL THEME AS ILLUSTRATED.
- THE ATTACHED BUILDING ELEVATION IS HEREBY MADE A PART OF THE SITE PLAN IN THE EVENT THE BUILDING TO BE CONSTRUCTED SHOULD AT ANY TIME OR TIMES AFTER ITS INITIAL OCCUPATION PERMANENTLY VACATED BY ANY OCCUPANT, THE OWNER OR OWNERS OR FORMER OCCUPANT THEREOF SHALL IMPLEMENT THE FOLLOWING BUILDING VACANCY MITIGATION PROCEDURES:
 - THE EXTERIOR OF THE BUILDING, ASSOCIATED PARKING LOT, OUTSIDE LIGHTING, LANDSCAPING AND IRRIGATION SYSTEMS SHALL CONTINUE TO BE OPERATED, MAINTAINED, SECURED, REPAIRED OR REPLACED IN THE SAME MANNER AS WHEN THE BUILDING WAS OCCUPIED.
 - ALL EXTERIOR BUSINESS SIGNS SHALL BE REMOVED AND EXTERIOR BUILDING SURFACES SHALL BE REPAIRED AND REPAINTED TO PROVIDE A NEAT APPEARANCE WITHIN 45 DAYS AFTER THE BUILDING HAS BEEN PERMANENTLY VACATED BY ANY OCCUPANT FOR A PERIOD LONGER THAN 6 MONTHS FOR ANY REASON OTHER THAN FIRE OR SOME OTHER CASUALTY, OR ALTERATIONS, REMODELING, ADDITIONS AND/OR SIMILAR CONSTRUCTION ACTIVITIES.
 - TRASH AND LITTER SHALL BE REMOVED ON A REGULAR BASES AT LEAST ONCE A WEEK.
 - FURTHERMORE, SHOULD THE BUILDING BE PERMANENTLY VACATED FOR A PERIOD OR LONGER THAN 6 MONTHS, THE PETITIONER/OWNER SHALL NOT, THROUGH DILIGENT EFFORTS TO RE-OCCUPY THE BUILDING, DISALLOW ANY SIMILAR OR COMPETITIVE USE FROM OCCUPYING THE VACATED BUILDING.

- STORM WATER NOTES**
- THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
 - FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMP) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) 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 MECKLENBURG COUNTY BMP DESIGN MANUAL, JULY 2007 OR NORTH CAROLINA DIVISION OF WATER QUALITY STORMWATER BEST MANAGEMENT PRACTICES MANUAL, JULY 2007. USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.
 - FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM RUNOFF VOLUME. DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.
 - THERE ARE NO S.W.I.M. BUFFER STREAMS ASSOCIATED WITH THIS PROPERTY.
 - FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6-HR STORM AND PERFORM A DOWNSREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSREAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR AND 25-YR, 6-HR STORMS.
 - FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2 AND 10-YR, 6-HR STORM.
 - LOCATION, SIZE AND TYPE OF ANY STORMWATER MANAGEMENT SYSTEMS DEPICTED ON REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:
 - SECTION 401 PERMIT NCDENR - RALEIGH OFFICE (919) 733-1786
 - SECTION 404 PERMIT US ARMY CORPS OF ENGINEERS (704) 271-4854

DEVELOPMENT DATA

TAX PARCEL NO'S: 049-104-06

TOTAL ACRES: #7.50 AC.

CURRENT ZONING: B-1 (CD) PER PETITION #2003-03

PROPOSED ZONING: B-1(CD) SITE PLAN AMENDMENT

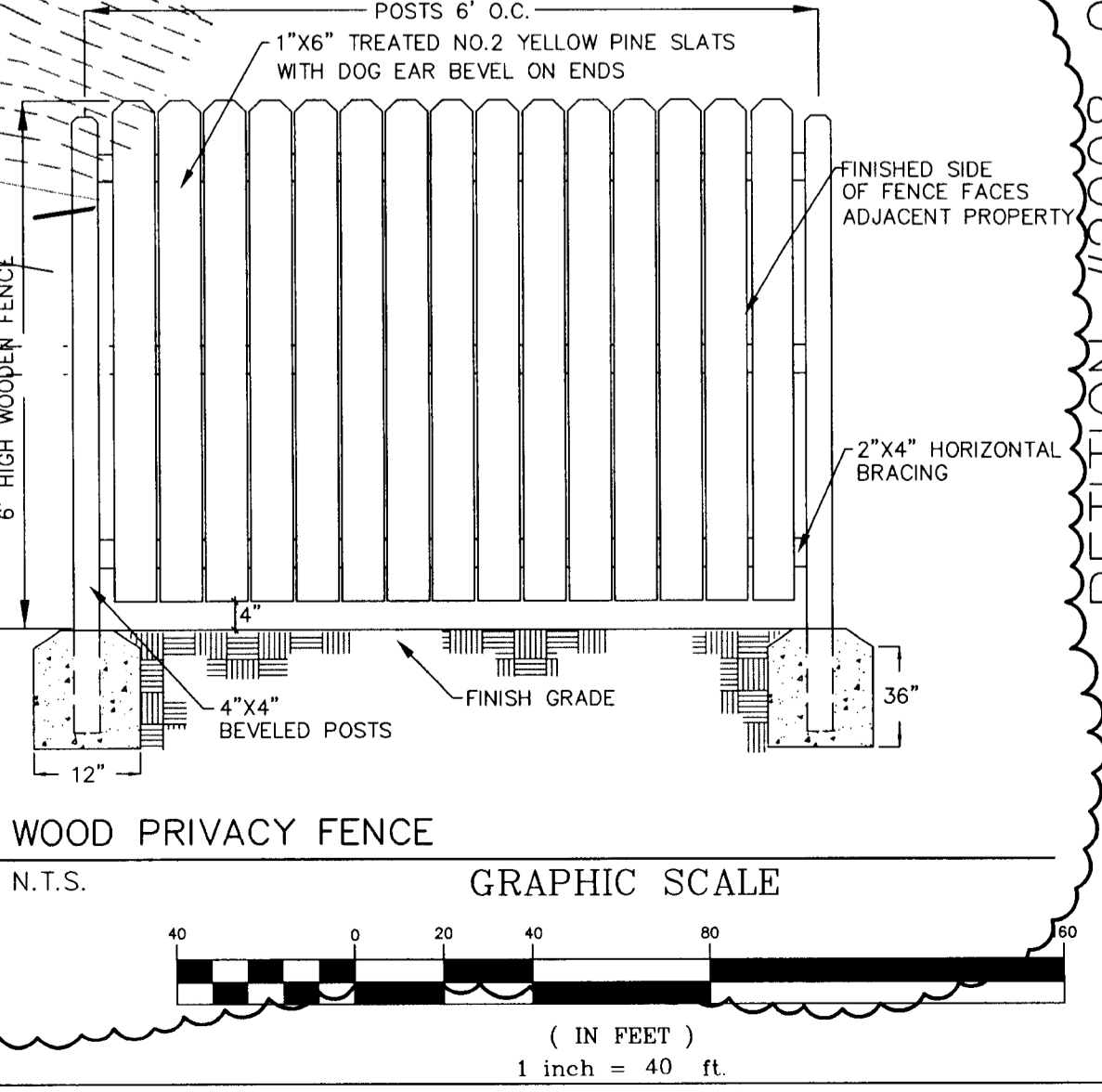
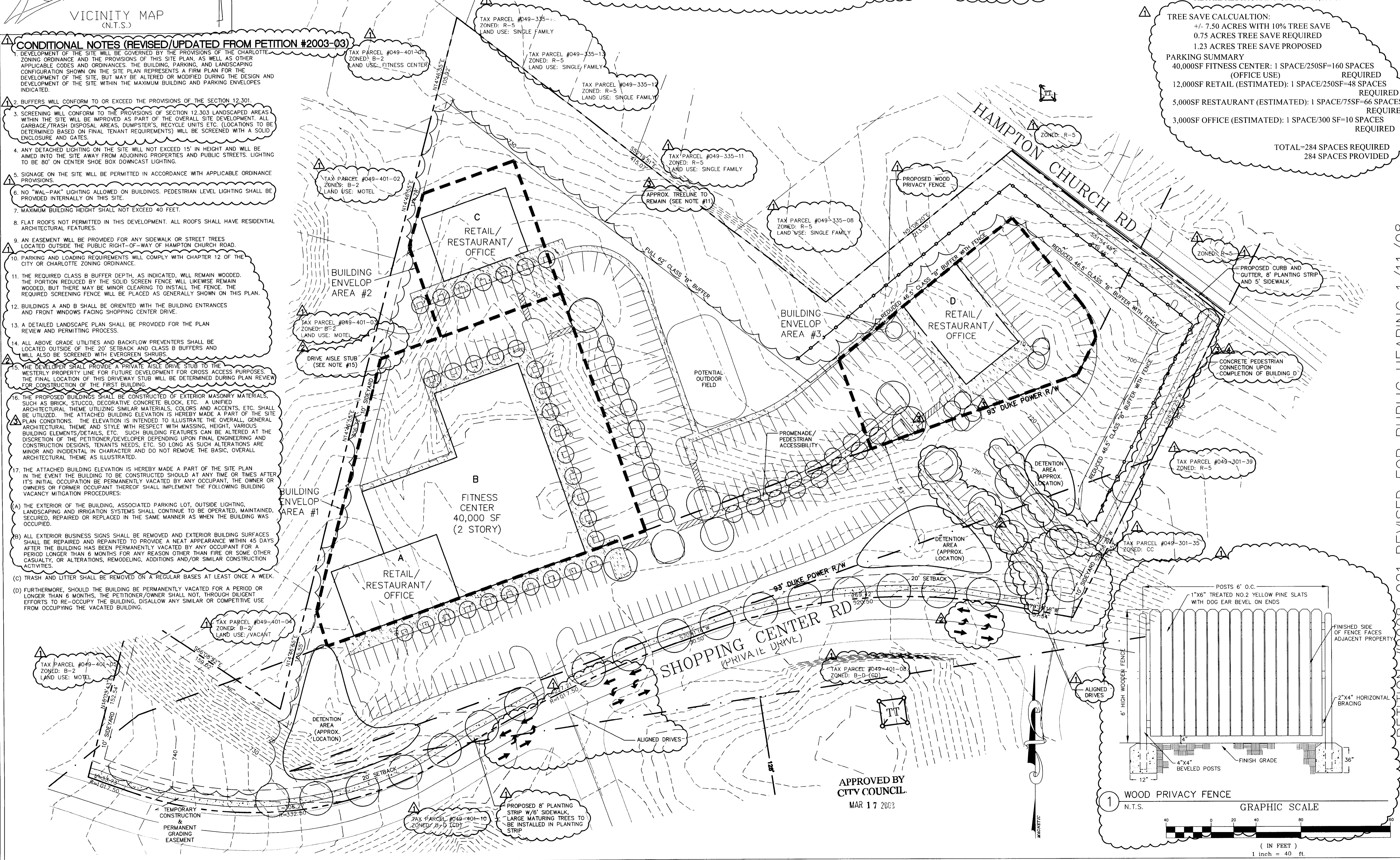
CURRENT ALLOWED USAGE: PER PETITION #2003-03
OFFICE: 44,400 SF
RETAIL/RESTAURANT: 22,800 SF

PROPOSED USE: PER PETITION #2003-03
FITNESS: 40,000 SF
RETAIL/RESTAURANT/OFFICE: 20,000 SF

TREE SAVE CALCULATION:
+/- 7.50 ACRES WITH 10% TREE SAVE
0.75 ACRES TREE SAVE REQUIRED
1.23 ACRES TREE SAVE PROPOSED

PARKING SUMMARY
40,000SF FITNESS CENTER: 1 SPACE/250SF=160 SPACES REQUIRED
12,000SF RETAIL (ESTIMATED): 1 SPACE/250SF=48 SPACES REQUIRED
5,000SF RESTAURANT (ESTIMATED): 1 SPACE/75SF=66 SPACES REQUIRED
3,000SF OFFICE (ESTIMATED): 1 SPACE/300 SF=10 SPACES REQUIRED

TOTAL=284 SPACES REQUIRED
284 SPACES PROVIDED



APPROVED BY
CITY COUNCIL
MAR 17 2008

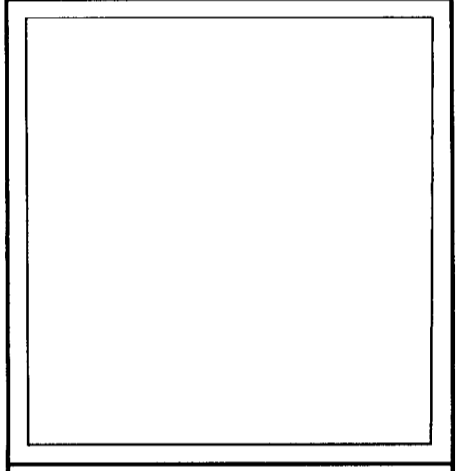
PETITION #2008-021 REVISED FOR PUBLIC HEARING 1/11/08

NO.	DATE	DESCRIPTION
1	1-11-08	REVISED FOR PUBLIC HEARING ON 1-11-08
2	2-08-08	REVISED PER CDOT
3	2-22-08	REVISED PER PREPARING STAFF ANALYSIS
4	2-28-08	GRAVEL TO CONCRETE
5	3-18-08	REVISED TO ADD TO NOTE #16 ATTACH ELEVATIONS
6	3-18-08	REVISED TO CHANGE PED. CONNECTION FROM

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STEWART

ENGINEERS ARCHITECTS



SITE PLAN AMENDMENT
REQUEST TO PETITION 2003-03
MIXED USE RETAIL/OFFICE
ILLUSTRATIVE SITE PLAN
CHARLOTTE, NC

PRELIMINARY SITE PLAN

DATE:	10.10.07
SCALE:	HORIZ: 1" = 40'
JOB NO.	X7064.00
SHEET:	1 OF 1