

Colony Place

Colony and Rea Road

Charlotte, North Carolina

ASTON
properties

Signs

1. A master signage and graphics system will be implemented throughout the Site.
2. Detached signage shall be ground-mounted or monument-type signage and may be incorporated into the brick screen wall located along Rea Road and Colony Road.
3. Detached signage shall not exceed 120 square feet in size and will be no more than 24 feet in height as measured from the final grade.
4. All signage shall conform to the attached exhibit located on Sheet 3 of 3, Detail 1 and the requirements of Chapter 13 of the Ordinance.

Access Points (Driveways)

1. Vehicular access to Rea Road shall be limited to one full movement driveway as generally depicted on the Technical Data Sheet.
2. Vehicular access to Colony Road shall be limited to one right-turns only driveway and one full movement driveway, as generally depicted on the Technical Data Sheet.
3. 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.
4. Petitioner shall provide for a potential future vehicular access to the abutting property located to the east as generally indicated on the Technical Data Sheet. The pavement within such future connection shall terminate at the edge of the curb of the driveway leading into the Site from Colony Road and which lies between Building Envelopes 1 and 5 as generally indicated on the Schematic Site Plan. The vehicular connection may be extended onto the abutting property by the owner of such abutting property upon its redevelopment for residential purposes. In such event, the Petitioner shall create an opening in the screen wall which lies along and parallel to the easterly property line of the Site and provide for the extension of the vehicular access from the terminus point to the easterly property line.

Public Infrastructure Improvements

1. The Petitioner shall convey right-of-way measuring 35 feet from the centerline of Rea Road and Colony Roads prior to the issuance of any building permits on the Site if such right-of-way does not presently exist.
2. The Petitioner shall provide a left turn lane into the Site on Colony Road. The engineering, design and construction of this left turn lane will be the responsibility of the Petitioner and will be designed in accordance with the specifications of the Charlotte Department of Transportation. Said improvement to be constructed prior to the issuance of a certificate of occupancy on the first building.
3. The Petitioner shall provide a left turn lane into the Site on Rea Road. The engineering, design and construction of this left turn lane will be the responsibility of the Petitioner and will be designed in accordance with the specifications of the Charlotte Department of Transportation.
4. The Petitioner commits to working with CDOT in order to accommodate an additional westbound left turn lane on Rea Road at the intersection of Rea and Colony Roads. The Petitioner recognizes that the location and design of the additional left turn lane will be determined by CDOT. It is further recognized that the additional lane may impact the future curb line along Rea Road from which building setbacks are measured and, in turn, necessitate modifications to the proposed buildings located near the intersection.

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.

Storm Water Management

1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte and will not be located in the setback.
2. Subject only to the next succeeding sentence, the Petitioner agrees to provide storm water detention for the 2 and 10-year storm events to pre-development conditions. In addition to this amount of storm water detention, the Petitioner agrees to provide for increased detention for the 25, 50 and 100-year storm events, such that post-development runoff does not exceed that produced by the existing zoning's (R-3) land cover. In lieu of the increased detention, the Petitioner reserves the right to provide a detailed engineering study, completed by a professional engineer licensed in North Carolina, which shows that the downstream drainage system is sufficient to convey the increase in flow due to the change in zoning classification and will remain in compliance with current standards.

Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, the Schematic Plan and these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet 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.
2. 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.

DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Aston Properties, Inc. to accommodate development of a village type shopping center to be known as Colony Place on a 10.403 acre site located on the northeastern corner of the intersection formed by Rea Road and Colony Road (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 Neighborhood Services (NS) Zoning Classification shall govern all development taking place on this Site.

Permitted Uses

The Site may be devoted to office, retail and restaurant uses (including any accessory uses) as permitted in the NS Zoning Classification with the exception of the following disallowed uses.

- Restaurants with drive-through facilities
- Convenience stores
- Car washes

Automobile service stations

Except as otherwise provided above, drive-in window services shall be permitted as accessory uses and shall be designed in accordance with the requirements of Section 12.413 of the Ordinance. Drive-in window services shall be limited to no more than two tenants within the development project.

Setbacks, Sideyards, and Rear Yards

All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the Neighborhood Services District (NS).

Architectural Controls

1. The elevations of the buildings constructed on the Site in Building Envelopes 2 through 5 shall be constructed in substantial compliance and with similar materials as the architectural renderings set forth on "Exhibit A" which accompanies this Zoning Petition Set.
2. The rear elevation of the building in Building Envelope #1 will be constructed of masonry material similar to the front elevation.
3. The building materials for all aforementioned elevations which shall be constructed in substantial compliance with the architectural renderings set forth as "Exhibit A" include brick as the primary construction material with architectural concrete block, EIFS, natural or manufactured stone, slate, architectural metals and copper accents.
4. No off-street parking spaces may be located between any building constructed on the Site and Rea Road or Colony Road.
5. Buildings constructed on the Site along Rea Road and Colony Road will contain windows which face these streets and large expanses of solid walls for these buildings will be avoided through the introduction of articulated facades and other specially designed architectural elements.
6. Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque 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.
7. No more than one building may be located within Building Envelopes 1, 2, 3 and 5. No more than 2 buildings may be located within Building Envelope 4.
8. The design treatment of the proposed development shall include, at a minimum, the following amenities as generally indicated on the Schematic Site Plan:
 - a. a roundabout at the three-way intersection of the Site's access points,
 - b. a courtyard/plaza area featuring paving materials that are different and distinct from the paving materials within the parking areas,
 - c. a pedestrian promenade extending from the sidewalk along Rea Road, to the edge of the roundabout located at the three-way intersection of the Site's access points and then to the screen wall located along and parallel to the easterly project edge.
 - d. in-ground and/or potted landscape materials located throughout the courtyard/plaza area,
 - e. a courtyard/plaza area between the two buildings in Envelope 4, and
 - f. a water feature located in the courtyard/plaza area of Envelope 1.
9. No merchandise signs or promotional signs shall be displayed within the shadow box windows fronting Colony Road.
10. Signage facing Colony Road on buildings fronting Colony Road shall be of white individual letters, which will be internally lit with no exposed or uncovered neon.
11. Only tenant identification signs will be allowed on building exteriors fronting Colony Road.
12. The detached monument sign located at the northern Colony Road entrance across from Wake Hurst Road shall be limited to three tenant identifications. This detached monument sign shall be lit by ground mounted lights directed at the sign. The sign shall be placed perpendicular to Colony Road.

13. Buildings shall be designed in height with Streetscape Treatments of the cloud tower building.

1. The streetscape treatment along Rea Road and Colony Road will conform to Section 11.507 of the Ordinance and include large maturing trees, decorative trees, supplemental shrubbery and a brick screen wall of approximately three feet in height, all as generally depicted by Detail B & C, which forms a part of the Schematic Site Plan.
2. The Petitioner shall cause to be installed on the Site six-foot wide sidewalks and eight-foot wide planting strips along its frontage on Rea Road, all as generally depicted by Detail B, which forms a part of the Schematic Site Plan. The existing sidewalk and planting strip on Colony Road which have already been installed will be preserved except as necessary to install driveways to serve the Site.
3. Petitioner shall add substantial evergreen landscaping along the Colony Road side of the 3 foot brick wall. These plantings shall be approximately 6 feet in height and will be planted in alternating pattern to the existing street trees.

Screening and Landscaping Areas

1. The Petitioner shall cause to be installed within the setback areas along Rea Road and Colony Road plants, trees and other materials in accordance with the Ordinance and Detail B & C, which forms a part of the Schematic Site Plan, and shall thereafter maintain or cause to be maintained all such materials (including replacement of all dead or dying plants).
2. Internal areas of the Site shall be landscaped in accordance with the requirements of the City Code and the Schematic Plan.
3. The landscape area along the rear project edge shall conform to the standards and treatments delineated in the Schematic Site Plan, and in Detail A and will include large maturing trees and a brick screen wall of approximately six feet in height and will be installed in the entire landscape area.
4. The height of any screening materials located at the corner of Rea Road and Colony Road shall comply with the provisions of Section 12.109 of the Ordinance to maintain clear sight triangles.
5. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
6. All other screening and landscaping shall conform to the standards of the Ordinance.
7. The finished floor elevations of all buildings located along Colony Road shall be at 3 feet, 6 inches or less in height above the nearest edge of curb.

Parking and Loading

Off street parking and loading will meet the standards established under the Ordinance.

Lighting

1. The petitioner shall provide pedestrian-scale lighting along Colony Road and Rea Road subject to the approval of a right-of-way encroachment agreement by the City of Charlotte. The petitioner shall install or cause to be installed such lighting in accordance with the Schematic Site Plan and shall thereafter maintain or cause to be maintained all such lighting. All pedestrian-scale lighting will be capped to direct lighting downward.
2. The maximum height of any freestanding lighting fixture erected on the Site (other than street lights on public rights-of-way) including its base, shall not exceed 25 feet. All parking lot lighting shall be designed such that direct illumination does not extend past any property line.
3. No wall pack light fixtures will be allowed on any structures constructed on the Site. However, wall-mounted decorative light fixtures such as sconces are permitted.

SITE DATA:

TOTAL SITE AREA: 10.4 AC
EXISTING ZONING: R-3
PROPOSED ZONING: N-5
PROPOSED USE: RETAIL / OFFICE / RESTAURANT
PROPOSED MAXIMUM BUILDING AREA: 99,999 SF
PROPOSED MINIMUM REQ. PARKING SPACES: 166.67
PROPOSED PARKING SPACES: 400 (+ -)
PROPOSED F.A.R.: 22

CUNNANE LAND LLC
4200 REA ROAD
CHARLOTTE NC 28226
DB.10.050 PG.438
TAX#211-241-20
ZONED-R-8MF (CD)
PETITION #99-43

THOMAS A. GUARINO
ANNE N. GUARINO
4200 REA ROAD
CHARLOTTE NC 28226
DB.7099 PG.322
TAX#211-241-13
ZONED-R-3

ROBERT A. JACOBS
4240 REA ROAD
CHARLOTTE NC 28226
DB.8211 PG.679
TAX#211-241-06
ZONED-R-3

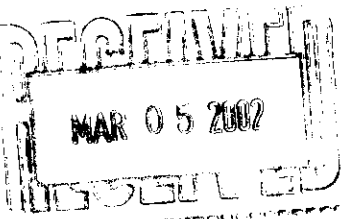
NOTE:

Minimum building/ parking setbacks on Colony Road and Rea Road shall be 14 feet from back of curb (except shall not encroach street right-of-way).

CUNNANE LAND LLC
4200 REA ROAD
CHARLOTTE NC 28226
DB.10.050 PG.438
TAX#211-241-20
ZONED-R-8MF (CD)
PETITION #99-43

APPROVED BY CITY COUNCIL

DATE 3/18/02



FOR PUBLIC HEARING

TECHNICAL DATA SHEET

ZONING PETITION NO.

2002-18

LandDesign



223 North Graham Street
Charlotte, NC 28202

Phone: 704.333.0325
Phone: 704.376.7777
Fax: 704.332.3246
Fax: 704.376.8235

SHEET 1 OF 3

Scale: 1"=50'-0"

North

Per Planning Commissions
Comments
Revision 5: 01/18/02
Revision 6: 03/01/02

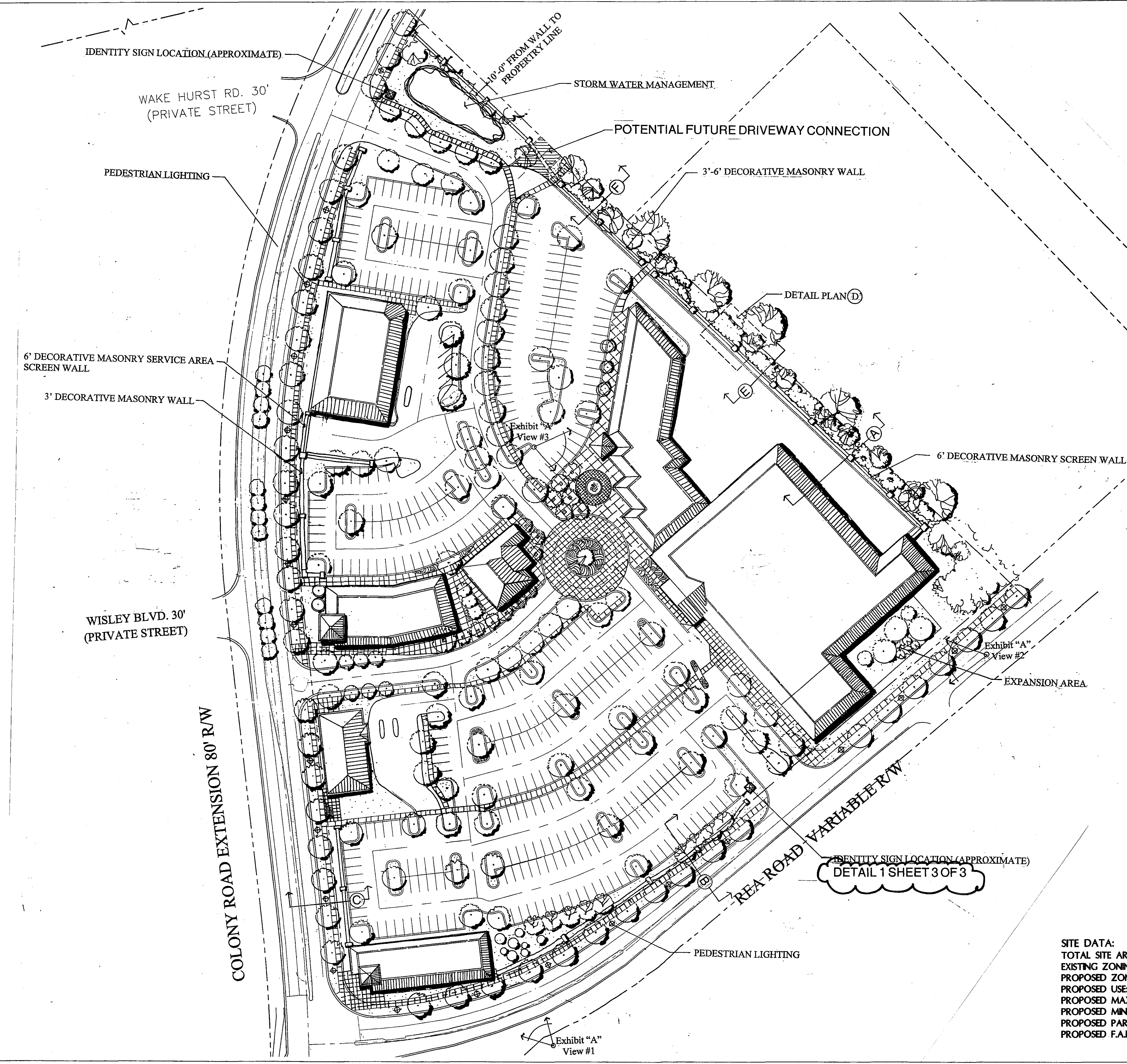
Date: 11/01/01
Project Number: 1001039
Revision 1: 11/07/01
Revision 2: 11/09/01
Revision 3: 11/16/01
Revision 4: 11/21/01

Colony Place

Colony and Rea Road

Charlotte, North Carolina

ASTON
properties



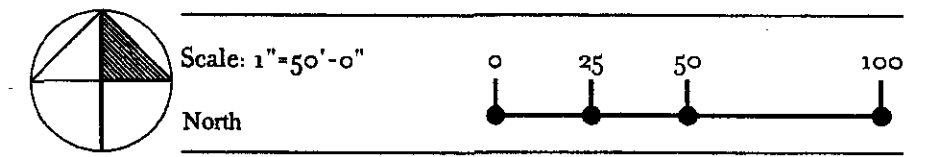
APPROVED BY CITY COUNCIL
DATE 2/18/02

FOR PUBLIC HEARING
SCHEMATIC PLAN SHEET
ZONING PETITION NO.
2002-18



223 North Graham Street
Charlotte, NC 28202
Phone: 704.333.0325
Phone: 704.376.7777
Fax: 704.332.3246
Fax: 704.376.8235

SHEET 2 OF 3



SITE DATA:
TOTAL SITE AREA: 10.4 AC
EXISTING ZONING: R-3
PROPOSED ZONING: N-S
PROPOSED USE: RETAIL / OFFICE / RESTAURANT
PROPOSED MAXIMUM BUILDING AREA: 99,999 SF
PROPOSED MINIMUM REQ. PARKING SPACES: 166.67
PROPOSED PARKING SPACES: 400 (+ -)
PROPOSED F.A.R.: .22

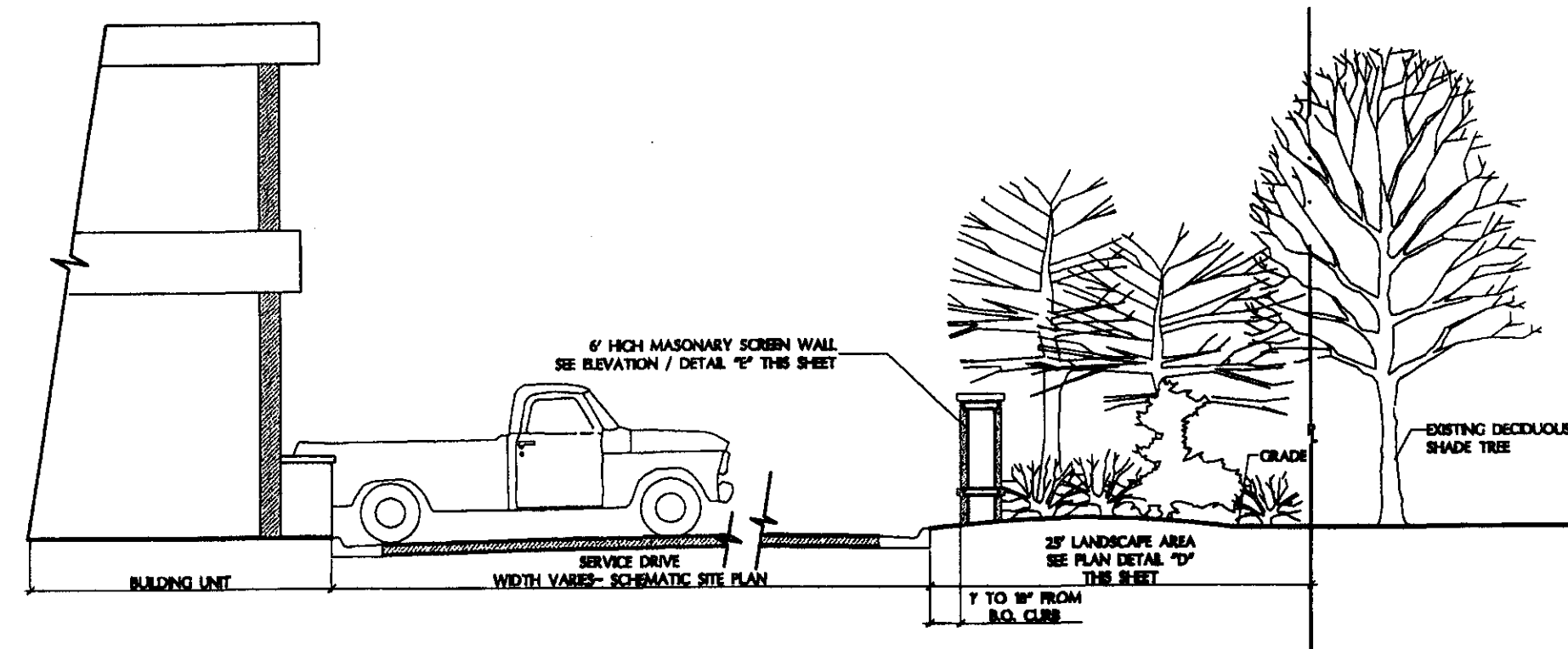
Per Planning Commissions
Comments
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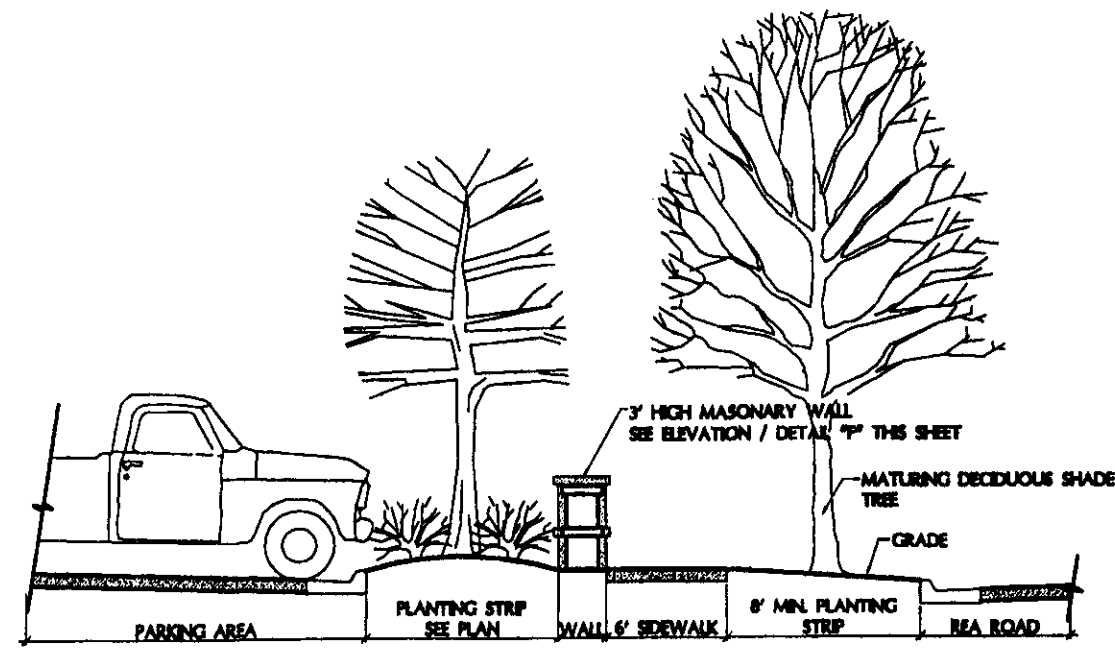
Colony Place Colony and Rea Road

Charlotte, North Carolina

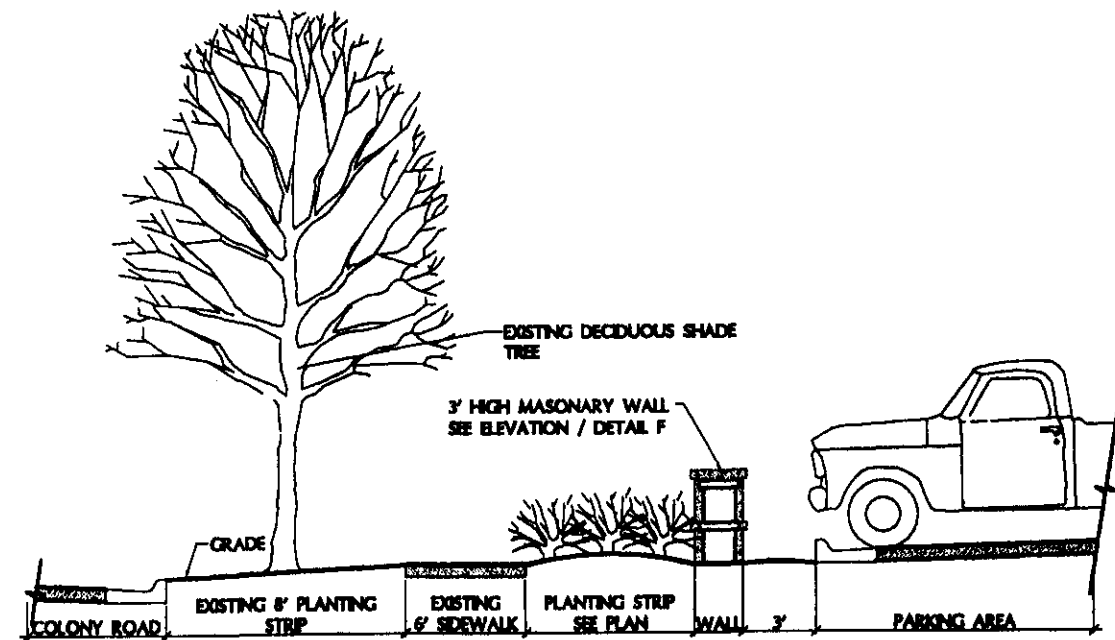
ASTON
properties



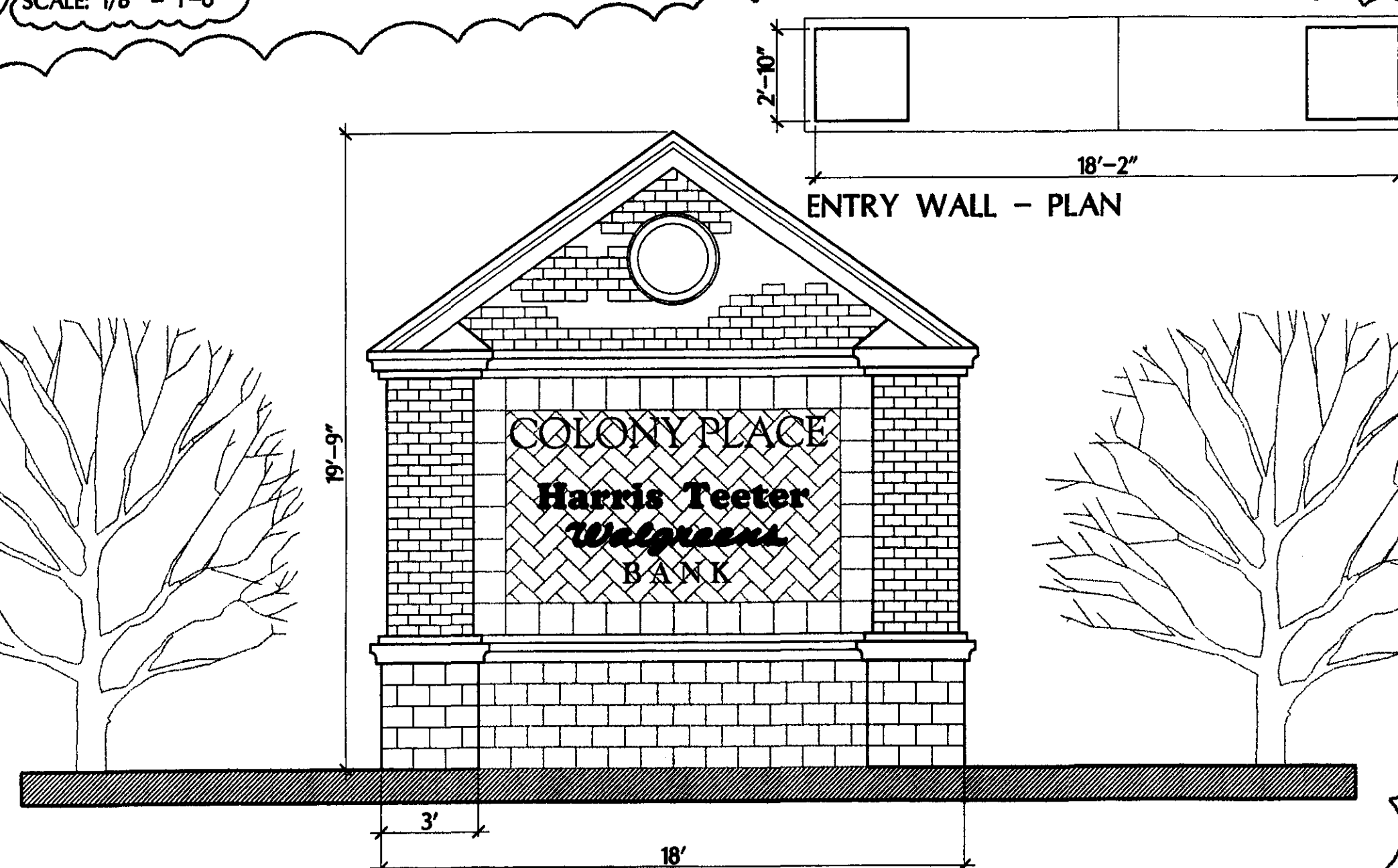
A SERVICE ROAD & SCREEN WALL SECTION
SCALE: 1/8" = 1'-0"



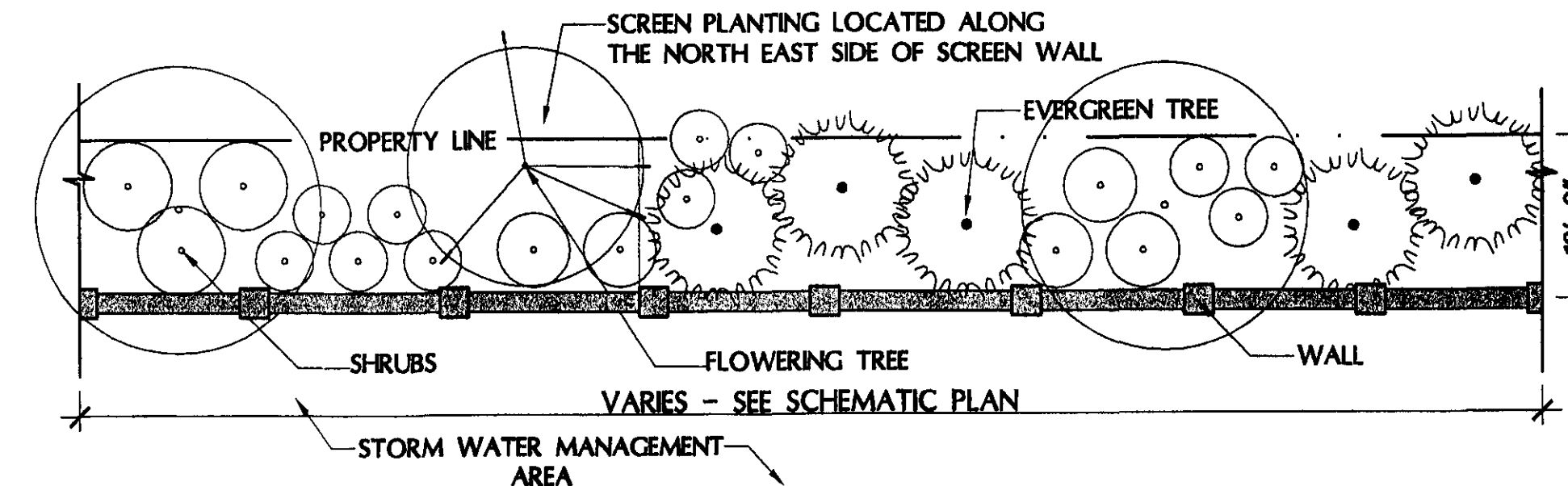
B PARKING AREA / REA RD. RELATIONSHIP SECTION
SCALE: 1/8" = 1'-0"



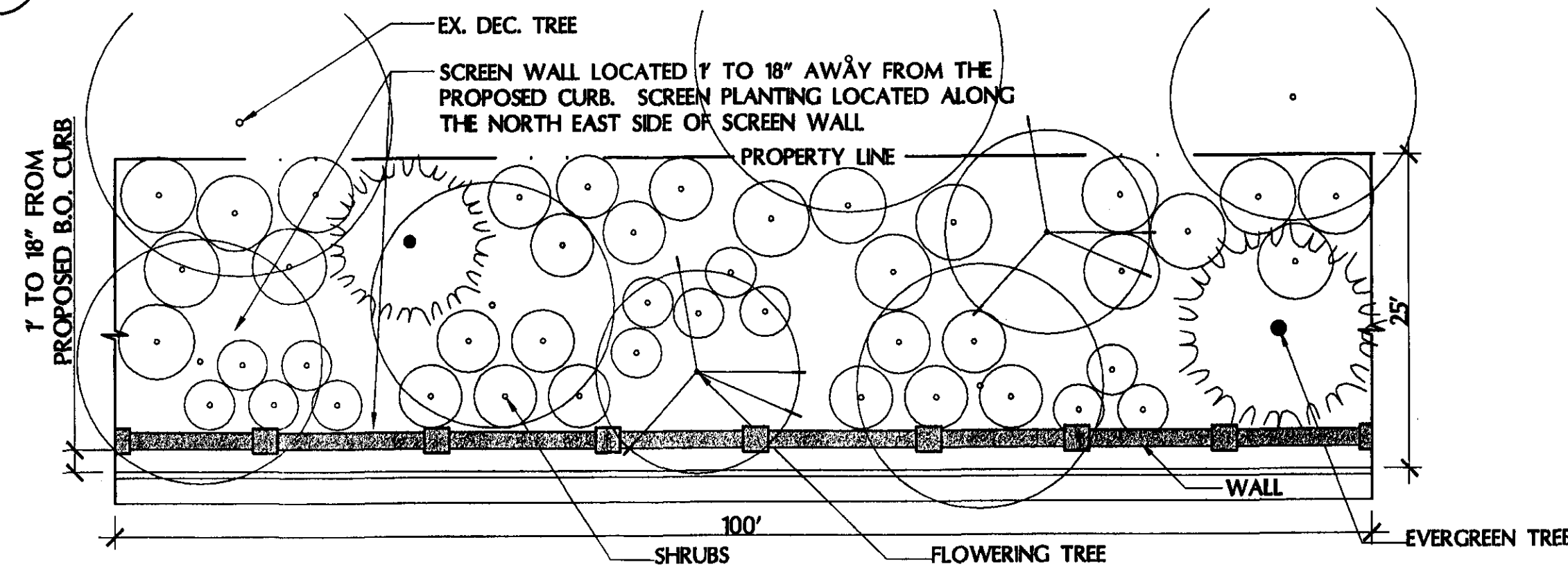
C PARKING AREA / COLONY RD. RELATIONSHIP SECTION
SCALE: 1/8" = 1'-0"



1 MONUMENT SIGNAGE ELEVATION
SCALE: 1/4" = 1'-0"

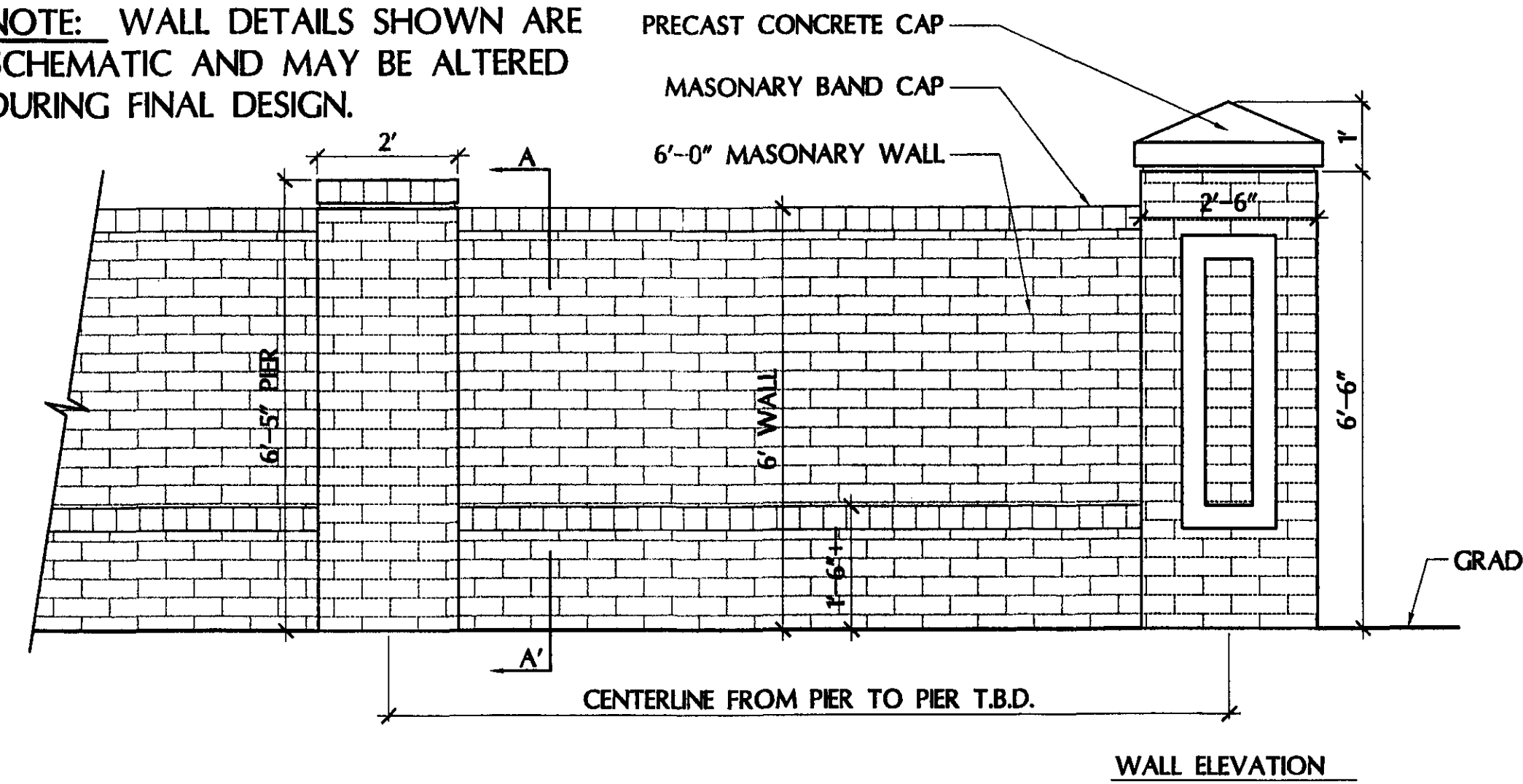


G 10' PLANTING PLAN FOR LANDSCAPE AREA - TYP.
SCALE: 3/32" = 1'-0"

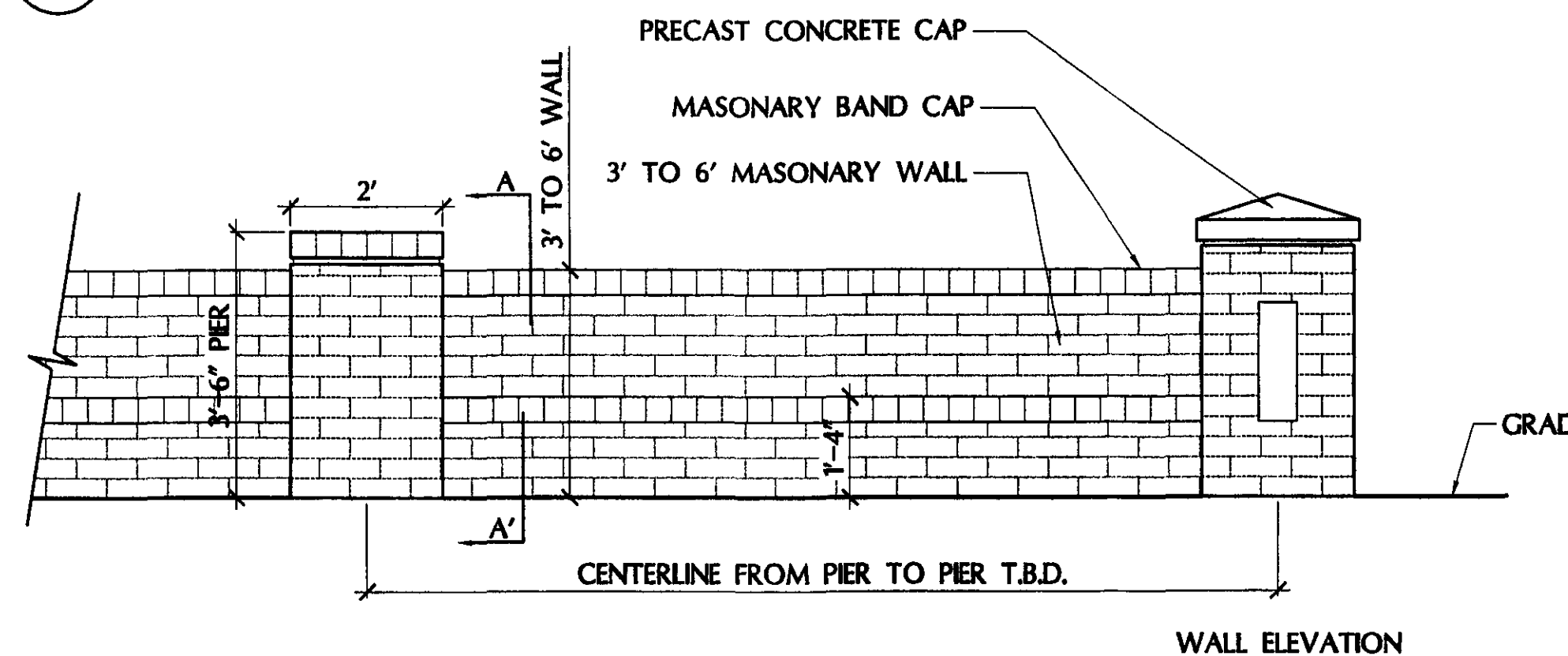


D 25' PLANTING PLAN FOR LANDSCAPE AREA - TYP.
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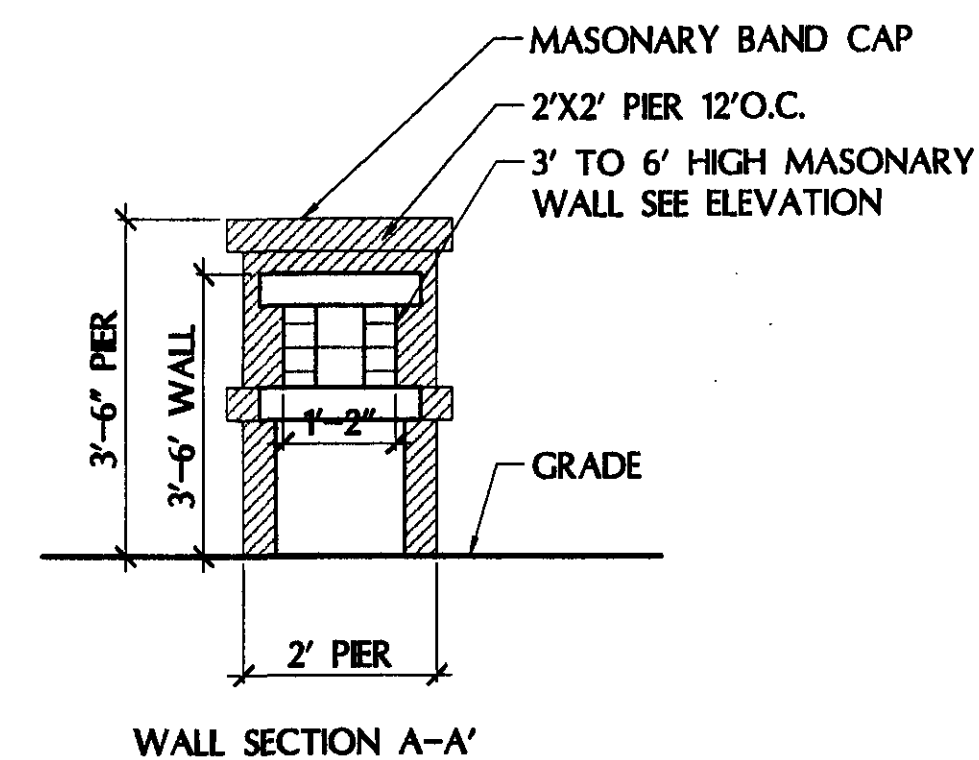
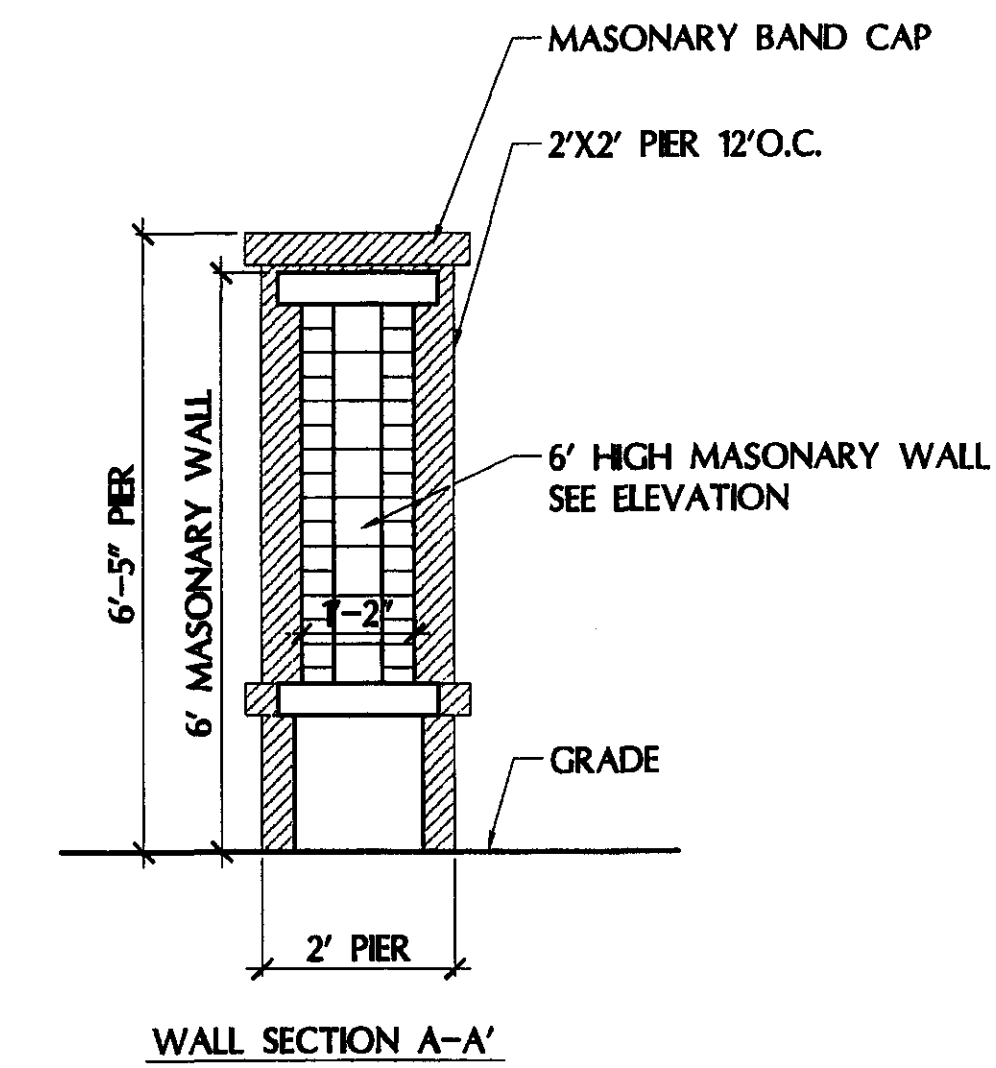
NOTE: WALL DETAILS SHOWN ARE SCHEMATIC AND MAY BE ALTERED DURING FINAL DESIGN.



E 6'-0" HIGH DECORATIVE MASONRY WALL ELEVATION & SECTION
SCALE: 1/2" = 1'-0"



F 3' TO 6' HIGH DECORATIVE MASONRY WALL ELEVATION & SECTION
SCALE: 1/2" = 1'-0"



APPROVED BY CITY COUNCIL
DATE 3/18/02

FOR PUBLIC HEARING
SCHEMATIC DETAILS
ZONING PETITION NO.
2002-18

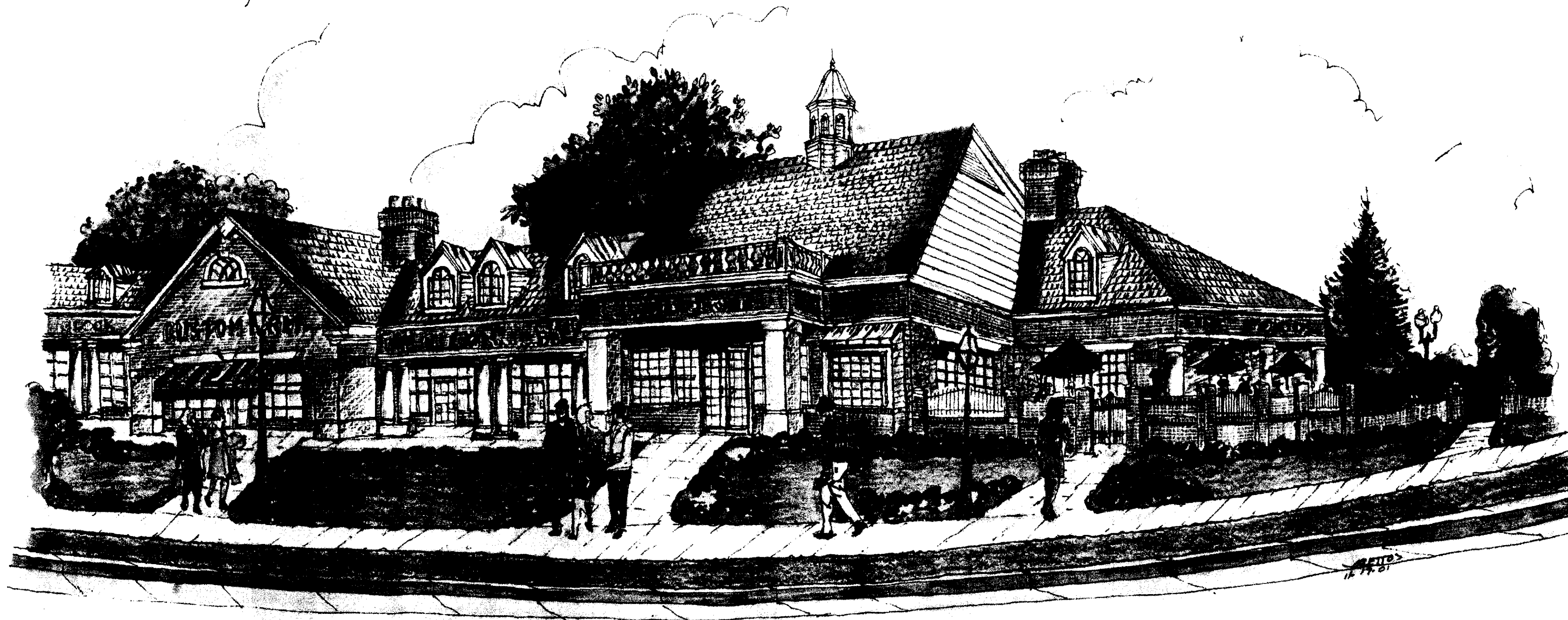
LandDesign
243 North Graham Street
Charlotte, NC 28202
Phone: 704.333.0325
Fax: 704.332.3246

SHEET 3 OF 3
Scale: As Shown

Per Planning Commissions
Comments
Revision 5: 01/18/02
Revision 6: 03/01/02

Date: 11/01/01
Project Number: 1001039
Revision 1: 11/09/01
Revision 2: 11/16/01
Revision 3: 11/21/01

View #1: Proposed Shops at
Corner of Colony & Rea



ASTON
properties

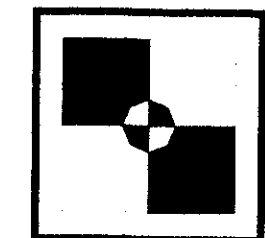
Colony Place

at the intersection of
Colony Road & Rea Road

Exhibit A
to the
Technical Data Sheet

FOR PUBLIC HEARING
Petition No: 2002-18

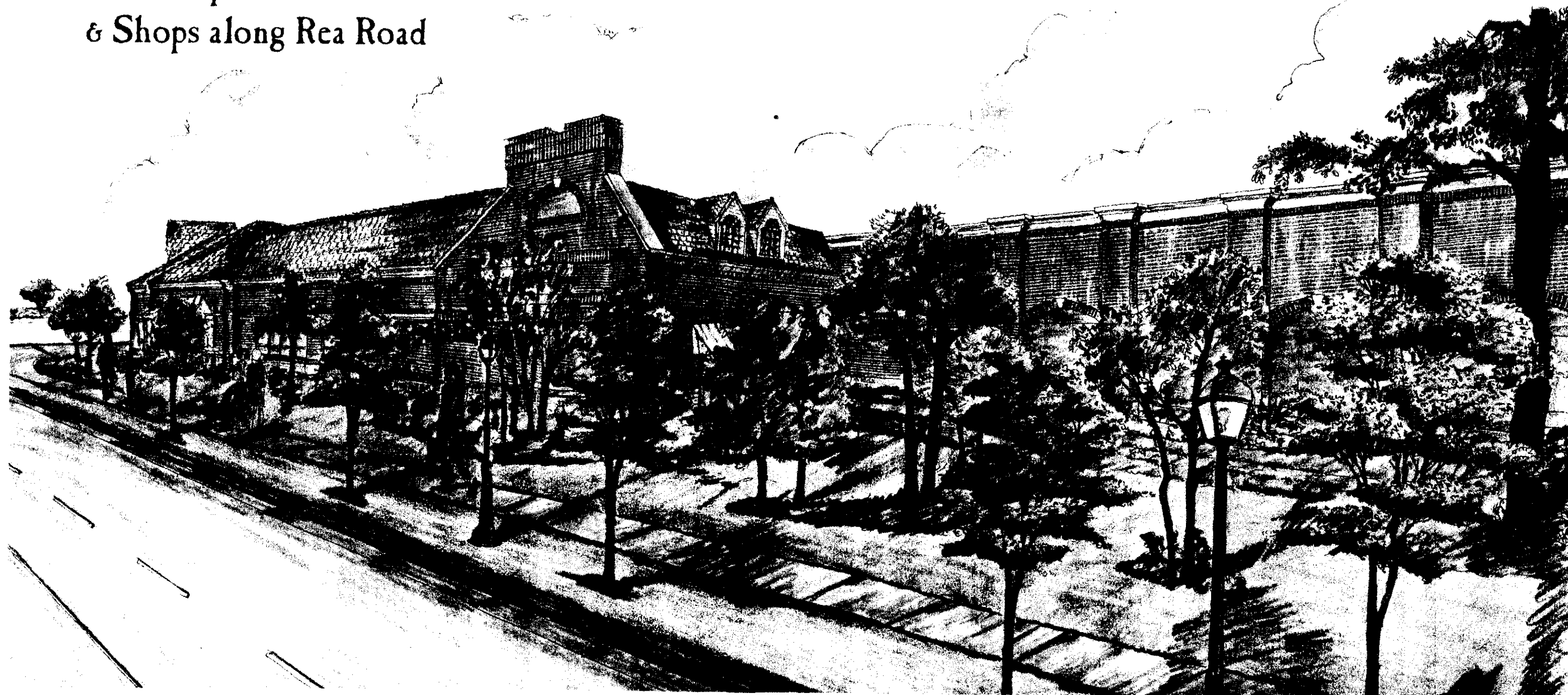
LandDesign



ONE on ONE DESIGN

Resource Group

View #2: Proposed Harris Teeter
& Shops along Rea Road



View #3: Proposed
Plaza Shops



ASTON
properties