



CHARLOTTE FIRE DEPARTMENT
500 Dalton Av.
Charlotte, N.C. 28231-1097

Plan Review Sheet

Petitioner: Whitehall Corp. Center Dev
Petition Number: 2015-066
Fire Plans Examiner: J. Wright
Telephone: 704-432-1752

Date Reviewed: 08/18/15
Submittal: 1
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FDM: 91825

Remarks :

Private street shall have an unobstructed width of 20' and no vertical obstructions less than 13'-8" from finish grade. Road shall be able to support 80k pounds. Finally, 30' inside 42' outside turn radii shall be met.

DEVELOPMENT STANDARDS
July 28, 2015

GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Moody Lake Office Park Development Limited Partnership (the "Petitioner") to accommodate a multi-use development that could contain office, medical office, hotel, retail and other uses, as well as an eating, drinking and entertainment establishment Type 1 and/or Type 2 with outdoor entertainment on that approximately 19.11 acre site located on the southeast quadrant of the I-485 and West Arrowwood Road interchange, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the MUD zoning district shall govern the development and use of the Site.
- C. The alignment of the internal public street providing vehicular access into the Site from West Arrowwood Road that is designated as a "drum road" on the Rezoning Plan may be modified to accommodate the final locations of buildings and other improvements constructed on the Site provided that this internal public street maintains the point of connection to West Arrowwood Road and the point of terminus generally depicted on the Rezoning Plan. Additionally, the boundaries of Envelope A (as defined below) and Envelope B (as defined below) may be modified to accommodate a modification of the alignment of the internal public street as noted above. Accordingly, portions of this internal street may be located within Envelope A (as defined below) and/or Envelope B (as defined below).

Road shall have an unobstructed width of 20' with no vertical obstruction less than 13'8". Turn radii shall be 30' inside and 42' outside. All access roads shall be able to support 80k pounds.

All petition comments are to address occupancy compatibility with surrounding properties and or building tenants only. Changes of use, as determined by all or some N.C. State Codes, will require determination by the appropriate code enforcement. Comments by staff will be based on an initial review of conceptual and/or preliminary drawings and project information, and therefore are not to be considered as binding. Submittal of additional information, or a later more detailed evaluation of the plans, including an evaluation made by a field inspector after building permits have been issued, may result in a change in interpretation by the Department as to the application of the NC State Fire Code and Ordinances to the project.

department. For a preliminary Fire Code design meeting, please contact Randy Turner @704-336-3814 or Jeff Wright @ 704-432-1752.

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