

Parcel 18313C99

Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Deed Book	Deed Page
18313227	DOSSCO Inc.	6827 Fairview Rd. Ste C	Charlotte	NC	28210-3364	8625	82
18313228	DOSSCO Inc.	6827 Fairview Rd. Ste C	Charlotte	NC	28210-3364	8625	82
18313229	DOSSCO Inc.	6827 Fairview Rd. Ste C	Charlotte	NC	28210-3364	8625	82
18313230	DOSSCO Inc.	6827 Fairview Rd. Ste C	Charlotte	NC	28210-3364	8625	82
18313240	Edwin B Edleman	541 Medears Dr	Charlotte	NC	28211-6066	8295	960
18313241	Edwin B Edleman	541 Medears Dr	Charlotte	NC	28211-6066	8295	960
18313242	Robert W Gohman and Judy C Gohman	4173 Carolina Ln	Charlotte	NC	28211-7006	9310	967
18313243	Anthony G Giordano and Deborah M Giordano	7001 Whitehall Ct	Charlotte	NC	28211	8221	721
18313244	Orbit Limited Partnership	2209 Theford Ct	Charlotte	NC	28211	8540	684
18313245	Orbit Limited Partnership	2209 Theford Ct	Charlotte	NC	28211	8540	684
18313246	R Stephen Pace and Jacquelyn S Pace	6719 Fairview Rd # C	Charlotte	NC	28210-3323	5290	698
18313247	Pace Development Group Inc.	6719 Fairview Rd # C	Charlotte	NC	28210-3323	8058	414
18313248	Steven Hugh Jaynes	6725 Fairview Rd. Ste A	Charlotte	NC	28210-3357	9256	768
18313249	Steven H Jaynes and Sharon E Jaynes	559 Stratfordshire Dr	Matthews	NC	28105	4891	581
18313250	725 Fairview LLC	1329 East Morehead St	Charlotte	NC	28204	15202	443
18313251	John E Jr Hodges and Stephanie G Hodges	6725-A Fairview Rd	Charlotte	NC	28210	18223	397
18313252	Corporation CHS	8300 Fairview Rd	Charlotte	NC	28226	10230	469
18313253	CHS Corporation	8300 Fairview Rd	Charlotte	NC	28226	10230	469
18313254	CHS Corporation	8300 Fairview Rd	Charlotte	NC	28226	10230	469
18313255	CHS Corporation	8300 Fairview Rd	Charlotte	NC	28226	10230	469
18313256	Prendegast Inc.	4438 Fairview Dr North	Charlotte	NC	28226	8626	153
18313257	Leonard M Fox and Karen A Fox	219 Bentley Oaks Ln	Charlotte	NC	28270	5971	271
18313258	Binson, Conrad Hawkins and Partnership	6733 Fairview Rd. Ste D	Charlotte	NC	28210-3359	8614	827
18313260	S&G Development Inc.	6805 Fairview Rd. Ste D	Charlotte	NC	28210-3359	11114	306
18313261	S&G Development Inc.	6805 Fairview Rd. Ste D	Charlotte	NC	28210-3359	11114	306
18313262	S&G Development Inc.	6805 Fairview Rd. Ste D	Charlotte	NC	28210-3359	11114	306
18313263	David S Howey	6805 Fairview Rd	Charlotte	NC	28210	11114	307
18313264	Eugene K Ehmann and David Stan Howey	6805-C Fairview Rd	Charlotte	NC	28210	7615	133
18313265	Eugene K Ehmann and David Stan Howey	6805-C Fairview Rd	Charlotte	NC	28210	7615	133
18313266	Eugene K Ehmann and David Stan Howey	6805-C Fairview Rd	Charlotte	NC	28210	7615	133
18313267	Eugene K Ehmann and David Stan Howey	2244 L Mason Dr	Charlotte	NC	28226	7615	133
18313268	Deacon Holdings LLC	6743-A Fairview Rd	Charlotte	NC	28210	19050	988
18313269	Deacon Holdings LLC	6743-A Fairview Rd	Charlotte	NC	28210	19050	988
18313270	Gribble Development LLC	6743 Fairview Rd #C	Charlotte	NC	28210	17097	341
18313271	Harry E Munson and Dorothy C Munson	6743 Fairview Rd #D	Charlotte	NC	28210	16251	749
18313272	Allen Pa Prevette	4728 Park Rd	Charlotte	NC	28209	18516	307
18313273	Allen Prevette	4728 Park Rd	Charlotte	NC	28209	18516	307
18313274	P J Properties and % R Stephen Pace	6719 Fairview Rd # C	Charlotte	NC	28210-3323	5247	873
18313275	P J Properties and % R Stephen Pace	6719 Fairview Rd # C	Charlotte	NC	28210-3323	5247	873
18313276	Sharon W Lawing	6801 Fairview Rd. Ste A	Charlotte	NC	28210-3399	10948	743
18313277	Sharon W Lawing	6801 Fairview Rd. Ste B	Charlotte	NC	28210-3399	10948	743
18313278	L & B Partnership	6801 Fairview Rd. Ste C	Charlotte	NC	28210-3399	10211	581
18313279	L & B Partnership	6801 Fairview Rd. Ste C	Charlotte	NC	28210-3399	10211	581
18313280	David S Howey	6805 Fairview Rd. Ste C	Charlotte	NC	28210-3359	7664	794
18313281	David S Howey	6805 Fairview Rd. Ste C	Charlotte	NC	28210-3359	7664	794
18313282	David S Howey	6805 Fairview Rd. Ste C	Charlotte	NC	28210-3359	7664	794
18313283	David S Howey	6805 Fairview Rd. Ste C	Charlotte	NC	28210-3359	7664	794
18313284	Call LLC	6809 Fairview Rd # B	Charlotte	NC	28210-3373	8020	805
18313285	Call LLC	6809 Fairview Rd # B	Charlotte	NC	28210-3373	8020	805
18313286	Call LLC	6809 Fairview Rd # B	Charlotte	NC	28210-3373	8020	805
18313287	Call LLC	6809 Fairview Rd # B	Charlotte	NC	28210-3373	8020	805
18313288	Doaco Inc.	6827 Fairview Rd	Charlotte	NC	28210	8905	229
18313289	Doaco Inc.	6827 Fairview Rd	Charlotte	NC	28210	8905	229
18313290	G Bryan Wall and Rosemary Simpson Wall (HW)	2001 Valencia Ter	Charlotte	NC	28226	11982	957
18313291	George Bryan Wall and Rosemary S Wall	6813 Fairview Rd. Ste D	Charlotte	NC	28210-3362	7126	148
18313292	Robert W Gohman and Judy C Gohman	4010 Carmeuse Ln	Charlotte	NC	28210-4907	10548	328
18313293	Robert W Gohman and Judy C Gohman	4010 Carmeuse Ln	Charlotte	NC	28210	10548	328
18313294	William H Gill and Phyllis D Gill	6831 Fairview Rd. Ste C	Charlotte	NC	28210-3386	5298	682
18313295	William H Gill and Phyllis D Gill	6831 Fairview Rd. Ste D	Charlotte	NC	28210-3386	7817	583
18313296	Call LLC	6845 Fairview Rd	Charlotte	NC	28210	11544	278
18313297	Call LLC	6845 Fairview Rd	Charlotte	NC	28210	11544	278
18313298	Call LLC	6845 Fairview Rd	Charlotte	NC	28210	11544	278
18313299	Call LLC	6845 Fairview Rd	Charlotte	NC	28210	11544	278

Parcel 18313C98

Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Deed Book	Deed Page
18313215	William L Jr O'Connor and Patricia M O'Connor	5916 Bentway Dr	Charlotte	NC	28226	4766	326
18313216	William L Jr O'Connor and Patricia M O'Connor	5916 Bentway Dr	Charlotte	NC	28226	4766	326
18313217	William L Jr O'Connor and Patricia M O'Connor	5916 Bentway Dr	Charlotte	NC	28226	4766	326
18313218	William L Jr O'Connor and Patricia M O'Connor	5916 Bentway Dr	Charlotte	NC	28226	4766	326
18313219	William E Jr Harrington and Susan Harrington	6701 Fairview Rd. Ste A	Charlotte	NC	28210-3378	5003	752
18313220	William E Harrington and Susan Harrington	6701 Fairview Rd # B	Charlotte	NC	28210-3378	4796	318
18313221	J Kenneth Jr Dowd and Linda M Dowd	6701 Fairview Rd	Charlotte	NC	28210	5003	496
18313222	J Kenneth Jr Dowd and Linda M Dowd	6701 Fairview Rd	Charlotte	NC	28210	4796	223
18313223	James H Mullen and Thomas D Waters & Ws	6707 Fairview Rd. Ste A	Charlotte	NC	28210-3354	9063	333
18313224	James H Mullen and Thomas D Waters & Ws	6707 Fairview Rd. Ste A	Charlotte	NC	28210-3354	9063	333
18313225	M David Silverman and Lorrin L & Shara Silverman	6707 Fairview Rd. Ste C	Charlotte	NC	28210-3354	7140	214
18313226	Thomas D Waters and Claudia S Waters	6707 Fairview Rd #B	Charlotte	NC	28210	14850	755

SITE DATA

EXISTING ZONING:	R-15 MF (CD), O-2		
PROPOSED ZONING:	MUDD-O		
SITE AREA:	± 7.04 AC (GROSS)		
PROPOSED USES			
USE	MAX. SF	PARKING REQUIRED	PARKING PROVIDED
RETAIL	79,700 SF	133 SPACES	EXCEEDS 133 SPACES
OFFICE	117,600 SF	196 SPACES	EXCEEDS 196 SPACES
MULTIFAMILY	154 UNITS	154 SPACES	EXCEEDS 154 SPACES
HOTEL	120 ROOMS	60 SPACES	EXCEEDS 60 SPACES
RESTAURANT	TBD	TBD	EXCEEDS 1 SPACE PER 150 SF MIN.
INCLUDED PARCELS*		PARCEL AREA	EXISTING ZONING
183-133-04 (PORTION OF)		11,770 +/- SF	O-2
183-133-05		236 +/- SF	O-2
183-133-07 (PORTION OF)		189,519 +/- SF	R-15 MF
183-133-23		28,540 +/- SF	O-2
183-133-24		32,439 +/- SF	O-2
183-133-25 THRU 27		40,456 +/- SF	O-2
* AREA OF SAVINGS PLACE ASSUMED PUBLIC ROW WHICH OCCURS WITHIN THE LIMITS OF PETITION ARE INCLUDED WITHIN THE RESPECTIVE PARCELS AS SHOWN.			

PETITIONER:

PAPPAS-TATE, L.L.C.
6000 FAIRVIEW RD., STE. 125
CHARLOTTE, NORTH CAROLINA 28210
(704) 716-3900

CONSULTANTS:

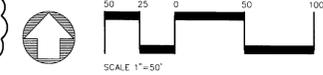
KENNEDY, COVINGTON, LOBDELL & HICKMAN, L.L.P.
HEART TOWER, 47th FLOOR
214 NORTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 331-7598

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CHARLOTTE, NORTH CAROLINA 28217
(704) 525-6350

NOTE:

THIS TECHNICAL DATA SHEET (05-24-06) WILL REPLACE THE PREVIOUSLY SUBMITTED SCHEMATIC SITE PLAN (03-20-06)

PETITION #: 2006-42



Pappas-Tate Property Rezoning

PROJECT TEAM
PRINCIPAL IN CHARGE: J. Gamble, ASLA
PROJECT MANAGER: C. Chastain, RLA
DRAWN BY: C. Chastain, RLA

NO.	REVISION	DATE
1	RESUBMITTAL REVISION	02/20/06
2	RESUBMITTAL REVISION	03/20/06
3	RESUBMITTAL REVISION	05/24/06

Technical Data Sheet

126.9514.00

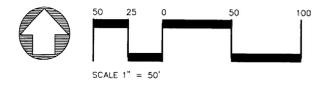
5/24/06 RZ-1

EXISTING TREE SURVEY AND ZONING PETITION BOUNDARY



NOTE:
THIS DEVELOPMENT STANDARDS & TREE SURVEY PLAN (05-24-06) WILL REPLACE THE PREVIOUSLY SUBMITTED DEVELOPMENT STANDARDS & TREE SURVEY PLAN (03-20-06)

THIS EXHIBIT INDICATES THE ASSUMED METES AND BOUNDS OF THE PROPOSED ZONING BOUNDARY ASSOCIATED WITH THE PETITION. IT SHOULD NOT BE CONSTRUED AS A LEGAL DEVICE FOR PROPERTY SUBDIVISION OR CONVEYANCE.



MUDD OPTIONAL DEVELOPMENT STANDARDS LIVE OAK MIXED USE REDEVELOPMENT

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 - O (MUDD-O) Zoning Classification, subject to the Optional Provisions provided below, shall govern all development taking place on this Site.

1. STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH ARE SET FORTH ON EXHIBITS ACCOMPANYING THE TECHNICAL DATA SHEET.

The ultimate layout of the development proposed for the Site and the parcels or lots forming parts thereof, the exact alignments of streets, thoroughfares and points of access, the configurations and placements of parking areas and the precise locations, heights and masses of buildings and parking decks and other individual site elements to be constructed have not been determined. As a consequence, the graphics which accompany the Technical Data Sheet are schematic in nature and are not to be considered as final specific site development plans but rather as preliminary graphic representations of the types and quality of development proposed, it being understood that the exact configurations, placements and sizes of streets, driveways, parking areas and decks, buildings and other individual site elements may be altered or modified within the limits prescribed by the Technical Data Sheet and the Ordinance during the design and construction phases. All such changes are subject to approval per Section 6.206(2) of the Ordinance. Without limiting the generality of the foregoing, buildings generally depicted on the Schematic Site Plan may be combined or separated provided that the maximum number of buildings may not be increased above the number of buildings generally depicted on the Schematic Site Plan (it being understood that structures such as ATMs, kiosks, enclosed service areas and the like shall not be considered in connection with the number of buildings).

2. Permitted Uses and Maximum Development

The Site may be devoted to office, retail, commercial, hotel, restaurant, and/or residential uses along with associated accessory uses and surface and/or structured parking and service areas as allowed under the Ordinance in a MUDD District; subject, however, to the following development restrictions and provisions:

- a. Up to 197,700 square feet of gross floor area (as hereinafter defined) for retail, commercial, restaurant, and/or office uses may be developed on the Site, subject to the following limitations for certain uses:
 - Up to 79,700 square feet of gross floor area (as hereinafter defined) for retail, commercial and/or restaurant uses may be developed on the Site.
 - Up to 118,000 square feet of gross floor area (as hereinafter defined) for office uses may be developed on the Site.
- b. A hotel with up to 120 rooms may be developed on the Site. In the event the hotel is not developed or a hotel with a lesser number of hotel rooms is developed, residential uses may be developed in lieu of hotel rooms. In such an event, one residential unit may be developed for each hotel room that is not constructed.
- c. Up to 154 residential units may be constructed on the Site. Additional residential units may be developed at the rate of one residential unit for each 250 square feet of floor area so converted. Furthermore, additional residential units may be developed at greater than the above referenced limitations by shifting residential units permitted in connection with Petition No. 2006-022 approved on April 17, 2006 (Petition No. 2006-022) concerning development adjacent to this Site as part of an overall unified development. Such shifting of residential units to this Site may take place at any time during the development process for this Site; provided, however, such shifting shall be documented by Administrative Site Plan approvals regarding this Petition and Petition No. 2006-022 issued by the Planning Director.
- d. No gasoline sales facilities shall be permitted on the Site.
- e. Buildings within the Site shall be designed so as to ensure construction of a minimum of two stories of improvements with heated floor area. It is understood that uses within a building may be phased such that portions of the building will consist of "shelved" space for future occupancy (i.e. subject to individual unit space finishing) prior to completion based upon market demand and project needs.

3. Setbacks and Yards

- a. The building setback along Sharon Road will be at least 67 feet in width and include an 8-foot landscaped area (2-foot planting strip). The building setback along Fairview Road will be a maximum of 15 feet in width and a maximum of 100 feet in widthland include an 8-foot sidewalk and a 10-foot planting strip. A parking setback along Fairview Road will be at least 14 feet in width as measured from the existing right-of-way of Fairview Road.
- b. The Site shall be viewed as a unified development plan. As such, 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 public street frontage or side and/or rear yards as part of a unified development plan. In addition, the Site can be viewed as a unified development plan in conjunction with the adjoining Live Oak tract subject to such adjoining tract being rezoned to the MUDD-O zoning classification (Rezoning Petition Number 2006-23). As such, yards will not be required between buildings located on the Site and buildings located on the adjoining Live Oak tract.

4. Optional Development Provisions

The Petitioner hereby seeks the right through the MUDD-Optional process to obtain deviations from the strict application of the Ordinance as follows:

- a. In the event public streets or portions of public streets are located within the interior of the Site or if portions of the existing public streets are abandoned through the appropriate process and converted to private streets, and/or the proposed streets are developed as private streets, the Petitioner seeks the following Optional provisions:
 - Allowance of a limited amount of parking and maneuvering between buildings and abutting public or private streets, as generally depicted on the Schematic Site Plan.
 - A reduction in the width of the required setback along interior public or private streets 10 feet from the nearest face of building or other the back of curb or outside edge of tree grade or planting area, whichever is greater.
 - Allowance for substitution of street tree planting in tree wells covered by tree grates in lieu of a 5-foot planting strip.
 - Use of a "hammerhead" (curb ground device) in lieu of a "curb-de-sac" if a transition from a public street to a private street is required.
- b. The Petitioner seeks the Optional provision to allow parking and maneuvering between buildings and Fairview Road, as generally depicted on the Schematic Site Plan. A 14' parking setback from the existing Fairview Road Right of Way line will be maintained.
- c. The Petitioner seeks the Optional provision to allow one or more buildings on the Site to exceed the MUDD height limit. Such building(s) shall be limited to Development Area "A" and shall not exceed 150 feet in height. Buildings located within Development Area B shall not exceed 70 feet in height. Buildings located within Development Area C shall not exceed 55 feet in height. Building height shall be as measured from average grade to roofline (exclusive of roof pitch, parapet, architectural feature or mechanical or service feature located above the roofline).
- d. The Petitioner seeks the Optional provision to allow a variation from the MUDD signage provisions in order to allow signage throughout the Site as generally described and depicted in the Signage Package attached to this Petition and incorporated herein by reference. Administrative approvals of deviations from the Signage Package may be granted by the Planning Director or Staff, subject to approval of a specific sign design, location and plan for the signs in question.
- e. The Petitioner seeks the Optional provision to allow up to two (2) drive-through window facilities within Development Areas (A, B) or (C) at the general locations indicated on the Schematic Site Plan. In the event such drive-through window facilities are constructed on the Site, they shall be limited to application as follows:
 - Drive through facilities on the Site shall not be associated with restaurants.
 - Any drive through facilities associated with banks shall be limited to either single or double travel lanes.
- f. The Petitioner seeks the Optional provision to allow blank building walls on those portions of buildings abutting structured parking.

The Petitioner may subdivide the Site and create lots within the interior of the development with no public street frontage or side and/or rear yards.

The Petitioner reserves the option to build a structured parking facility that may straddle the common property line between the Site and the adjoining tract occupied by the Terraces at SouthPark, subject to the approval of the owner of the Terraces at SouthPark site.

The bus waiting pad referenced below in Section 7.d may be located within the setback along Sharon Road.

5. Design and Performance Standards

- a. The proposed buildings and development will comply with all applicable Ordinance requirements except as noted above under Optional Development Provisions.
- b. All sidewalks installed within the interior of the Site located between the face of buildings and proposed private drives as depicted on the technical data sheet shall be at least ten feet in width as measured from the outside of tree grates or back of adjoining curb on the Site.
- c. Streets within the Site may be either public or private. Regardless of whether the internal streets are public or private, they shall remain open and accessible to the public.
- d. A ten foot landscape edge will be established along a portion of the southerly side of the Site as generally depicted on Cross Section 1 on Sheet RZ-3. The landscaping within the 10 foot area shall include as a minimum, a large maturing tree and 30 evergreen shrubs per 100 linear feet.
- e. A unified streetscape plan will be implemented along the Site's frontages on Sharon Road and Fairview Road in accordance with the specifications for spacing and planting area approved by the Urban Forester.
- f. As the project develops, pedestrian scale lighting will be installed along both interior streets and streets that border the Site.
- g. All freestanding lighting and all exterior lighting on buildings will be fully shielded and downward directed. No wall "up" type lighting shall be used, but attached decorative lighting fixtures such as sconces may be used.
- h. All dumpsters, loading areas and service areas will be screened in accordance with Section 12.303 of the Ordinance.
- i. Off-street vehicular parking will be provided which meets or exceeds the requirements of the Ordinance.
- j. On premises directional and instructional signage will be permitted in accordance with Section 13.106 of the Ordinance.
- k. A stub street and pedestrian connection shall be provided to the Long's Cleaners site generally as depicted on the Schematic Site Plan. The stub street and pedestrian connection shall be extended onto the Long's Cleaners site (Tax Parcel 183-133-08) subject to the approval of the owner of the Long's Cleaners site.
- l. A pedestrian connection shall be provided to the Lousburg Square development site generally as depicted on the Schematic Site Plan. The pedestrian connection shall be extended onto the Lousburg Square subject to the approval of the owner(s) of the Lousburg Square site.
- m. Areas generally depicted on the Schematic Site Plan as "Public Open Space" will include decorative paving, benches and seating area, landscaping features and/or other amenities such as fountains or decorative architectural features.

6. Storm Water Management

- a. Storm Water runoff and treatment systems for the Site may be designed, constructed, and function as a unified storm water management system in conjunction with the proposed infrastructure development as described in adjoining Petition No. 2006-22. Runoff shall not be redirected from its existing and/or natural flow.
- b. The Petitioner shall control and treat the entire runoff volume for the post development 1 year 24 hour storm. Run off draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2 year and 10 year 6 hour storm events. The Petitioner will perform a downstream flood analysis of the immediate adjacent properties to determine whether additional peak control is needed, and if so, for what level of storm frequency, or if a downstream analysis is not performed, control a maximum of the 10 year and 25 year six hour storm. The use of the following types of structural storm water treatment systems and devices (for example, wet ponds, extended detention wetlands, bio-retention, sand filter devices, grass swales, rain gardens and proprietary methods including chambered structures) utilizing both approved (per NCDENR BMP Manual) and unapproved methods (proprietary pre-manufactured devices) may be incorporated into the Site. Approved methods will be designed and constructed to achieve an average 85% Total Suspended Solids (TSS) removal to treat the entire post-development runoff volume for the runoff generated from the first 1/4 inch of rainfall. Unapproved methods shall follow the requirements indicated in "c" below.
- c. As available, the use of proprietary pre-manufactured devices to be used shall be approved and selected by the City of Charlotte Storm Water Services (CSWS) prior to being incorporated in to the project design and must be incorporated into the CSWS test pilot BMP study program. CSWS will provide the Petitioner or it's representative, a minimum of four choices of proprietary device brands for consideration of use on the project. The Petitioner or its representatives reserve the right to request consideration of proprietary device brands not currently approved by CSWS for consideration of use on the project. The Petitioner shall enter a purchase, operate and maintain the devices selected by CSWS, and enter a monitoring agreement with CSWS. Some of the study program criteria are, but not limited to, the following:
 - Where multiple storm water treatment devices (BMPs) will be utilized to meet the storm water quality requirements within the project, the design of the project shall utilize no more than two (2) proprietary devices of a particular brand name within the project unless agreed to in advance by CSWS.
 - All proprietary pre-manufactured storm water treatment devices (BMPs) must be appropriately designed and sized to treat the water quality runoff flow rate from the 1-year, 6-hour storm for Charlotte, NC. The runoff flow rate for this design storm shall be derived utilizing a TR-55 based modeling program to create a type II - center weighted storm with the appropriate local rainfall intensities.
 - All proprietary pre-manufactured storm water treatment devices (BMPs) shall be located within the storm water system design upstream of any storm water detention structures to ensure that the opportunity for storm water quality treatment monitoring occurs first prior to detention.
 - All proprietary pre-manufactured storm water treatment devices (BMPs) shall be designed to include monitoring access manholes and sampling conduits within the storm drainage system and project design that are located independently and immediately upstream and downstream of each storm water treatment device (BMP). Access manhole and sampling conduit locations shall be reviewed and approved by CSWS.
 - The Petitioner shall grant a temporary monitoring and maintenance easement to the City of Charlotte to allow for access to the treatment devices (BMPs) by the City. The length of the monitoring period will be established upon the approval of the easement agreement. The City of Charlotte will provide monitoring data results to the Petitioner or it's representatives.
 - The Petitioner shall provide proper operation and maintenance (O&M) of all storm water treatment devices within the project during the life of the project, and the O&M agreement for the devices shall be tied to the Declaration of Covenants, Conditions and Restrictions for the Site. Upon request, the Petitioner will provide annual copies of the maintenance report to the City of Charlotte, upon completion of the monitoring period as conducted by the City of Charlotte.

7. Transportation Commitments

- a. The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet.
- b. 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 the City of Charlotte and/or the North Carolina Department of Transportation.
- c. The Petitioner reserves the right to request abandonment of public streets within and immediately adjacent to the Site, through the normal right-of-way abandonment process.
- d. Prior to the issuance of a certificate of occupancy for any development within Development Area B, the Petitioner shall construct a bus waiting pad as per CATS Development Standard 60.01.1 along with appropriate street lighting near the waiting pad. As per the MUDD-O provision noted above in Section 4.i, the bus waiting pad may be located within the setback on Sharon Road.

8. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Tract or Tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Documents and Definitions

- a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan 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.
- b. Throughout these Development Standards, the terms, "Petitioner" and "owner" 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.

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NO.	REASON	DATE
1	RESUBMITTAL/REVISION	2/20/06
2	RESUBMITTAL/REVISION	3/20/06
3	RESUBMITTAL/REVISION	5/24/06

PROJECT NAME
Pappas-Tate Property Rezoning

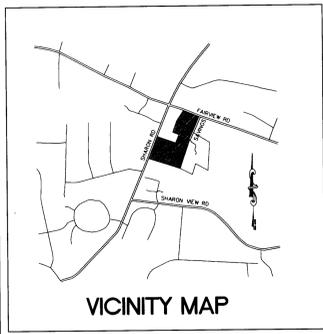
PROJECT TEAM
PRINCIPAL IN CHARGE: J. Gamble, ASLA
PROJECT MANAGER: C. Chastain, RLA
DRAWN BY: C. Chastain, RLA

PROJECT NO.
126.9514.00

ISSUE DATE
05/24/06

SHEET NUMBER
RZ-2

PETITION #
2006-42



SIGNALIZED INTERSECTION

FAIRVIEW ROAD

SHARON ROAD

RETAIL/RESIDENTIAL HOTEL

PUBLIC OPEN SPACE

PARKING STRUCTURE

POTENTIAL FUTURE PROPERTY LINE

PEDESTRIAN CONNECTION

PRESERVED TREE

EXISTING ZONING = R-15MF (CD)
 PROPOSED ZONING = MUDD-O
 +/- 4.717 AC
 PENDING PER PETITION # 2006-22

PROPOSED SIGNALIZED INTERSECTION

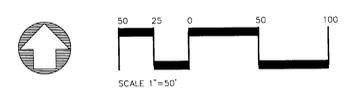
AREA ENLARGEMENT SEE SHARON ROAD STREETSCAPE/RZ-4

SEE SHEET RZ-4 FOR SECTIONS

PETITION # : 2006-42

NOTE:
 THIS SCHEMATIC SITE PLAN (05-24-06) WILL REPLACE THE PREVIOUSLY SUBMITTED SCHEMATIC SITE PLAN (03-20-06)

NOTE:
 THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND DEPICTS A POSSIBLE DEVELOPMENT SCHEME. FINAL LAYOUT WILL BE DETERMINED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PREPARATION.



PROJECT NAME
Pappas-Tate Property Rezoning

PROJECT TEAM
 PRINCIPAL ARCHITECT
 J. Gamble, ASLA
 PROJECT MANAGER
 C. Chastain, RLA
 DRAWN BY
 C. Chastain, RLA

NO.	REASON	DATE
1	RESUBMITTAL REVISION	2/20/06
2	RESUBMITTAL REVISION	3/20/06
3	RESUBMITTAL REVISION	5/24/06

SHEET TITLE
Schematic Site Plan

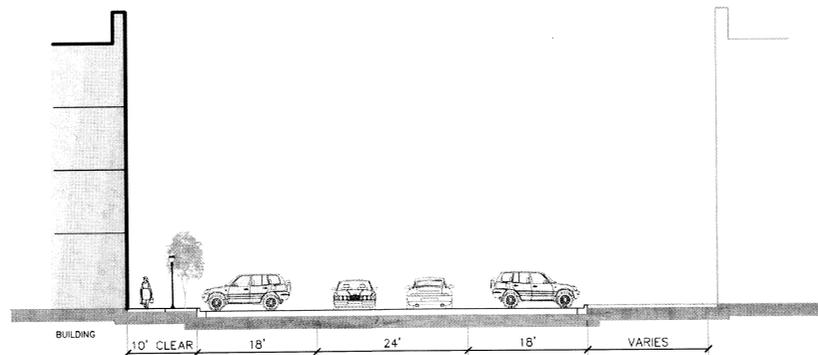
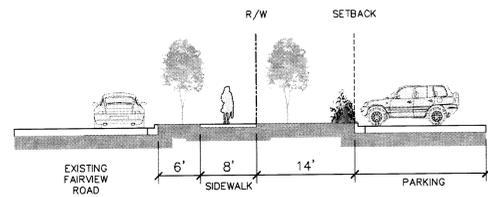
PROJECT NO.
126.9514.00

ISSUE DATE SHEET NUMBER
 05/24/06 **RZ-3**

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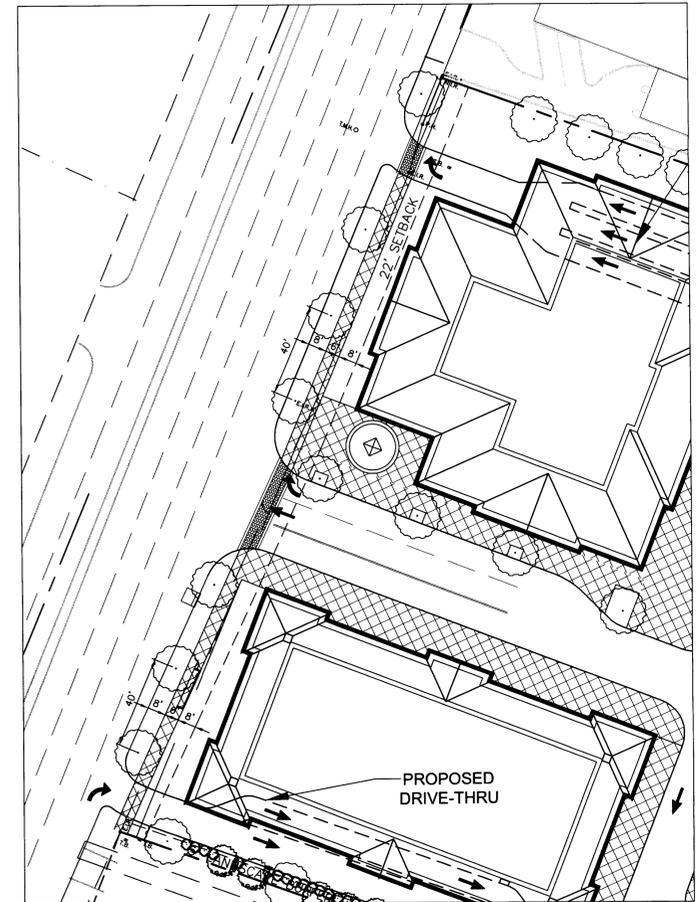
NOTE:
THIS SCHEMATIC SECTION PLAN (05-24-06)
WILL REPLACE THE PREVIOUSLY SUBMITTED
SCHEMATIC SECTION PLAN (03-20-06)

PETITION #: 2006-42

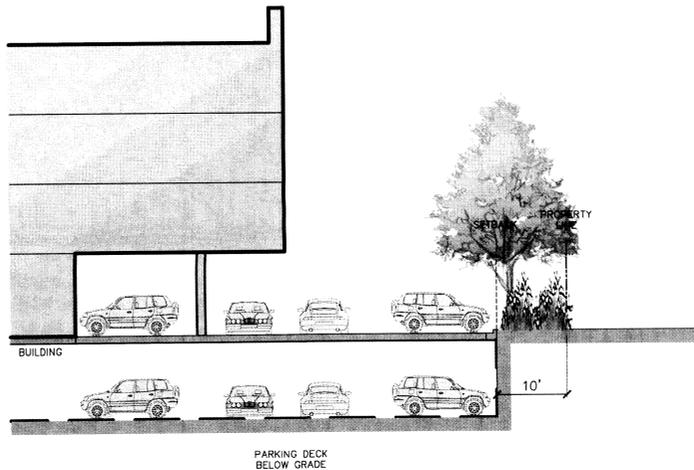
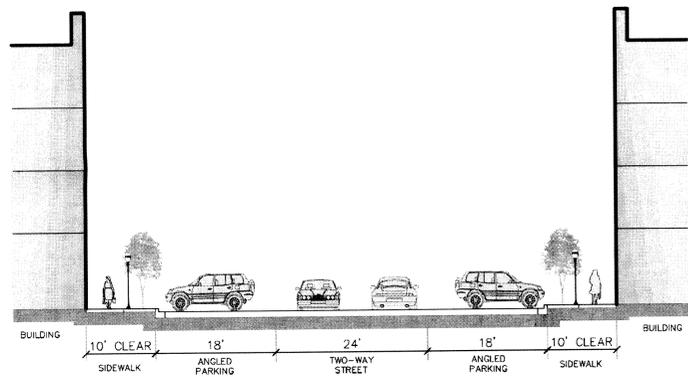


SECTION "A"
1"=10'

SECTION "B"
1"=10'

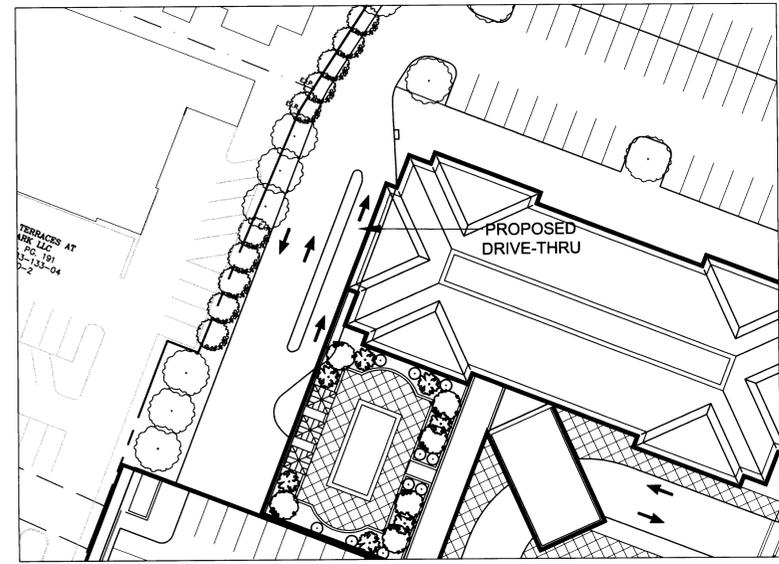
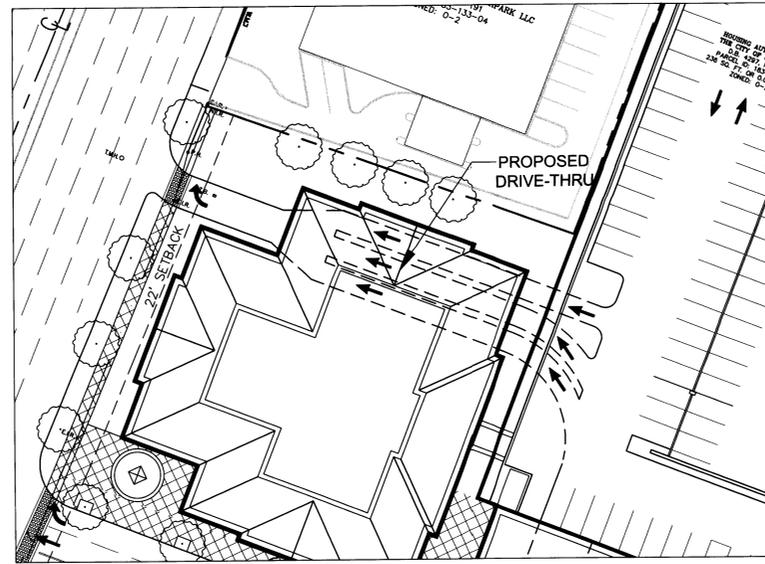
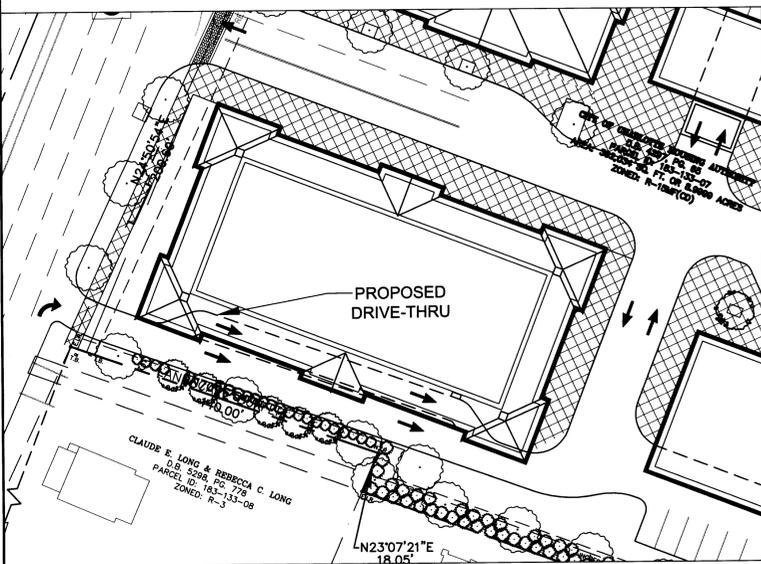


SHARON ROAD STREETSCAPE
SCALE: 1"=30'



SECTION "C"
1"=10'

SECTION "D"
1"=10'



DRIVE-THRU
OPTION 1
SCALE: 1"=30'

DRIVE-THRU
OPTION 2
SCALE: 1"=30'

DRIVE-THRU
OPTION 3
SCALE: 1"=30'

PROJECT NAME
Pappas-Tate Property
Rezoning

PROJECT TEAM
PRINCIPAL IN CHARGE
J. Gamble, ASLA
PROJECT MANAGER
C. Chastain, RLA
DRAWN BY
C. Chastain, RLA

NO.	REASON	DATE
1	RESUBMITTAL REVISION	5/20/06
2	RESUBMITTAL REVISION	5/24/06

SHEET TITLE
Schematic Sections

PROJECT NO.
126.9514.00

DATE
05/24/06

SHEET NUMBER
RZ-4

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