

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
2. Access to the site will be provided by driveway connections to Archdale Drive, Farnhurst Drive, and High Meadow Lane as generally depicted on this site. Transportation improvements, if any are needed as determined by a Traffic Impact Analysis, will be incorporated into the site development process as the various portions of the site are developed. Exact driveway locations and configurations are subject to CDOT review.
3. The proposed use of the property will be for the development of the site to accommodate a mixed-use development that will include a combination of retail, restaurant, office, and residential uses along with associated parking, open space, and service areas. The Petitioner reserves the right to convert office floor area to residential floor area so long as the resulting traffic generation is traffic neutral. This conversion is limited to the areas of the site indicated on the site plan. The Petitioner reserves the right to locate various uses within various multistory buildings as generally indicated on the site plan. These buildings may have retail, office, or residential uses on the ground floor so long as the total development rights for these various uses are not exceeded.
4. All dumpsters will be screened with solid enclosures and gates.
5. The Petitioner will install an internal sidewalk system that will connect the buildings on the site with sidewalks on the adjacent public street as required by Section 12.529.
6. All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along interior driveways, sidewalks, and parking areas. Site lighting will be limited to 25 feet in height and will be shielded or capped. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
7. Six foot sidewalks and eight foot planting strips will be provided along Archdale Drive, Farnhurst Drive, and High Meadows Lane.

- June 26 2006, Initial submission.  
September 19, 2006, revised per staff comments. (2)

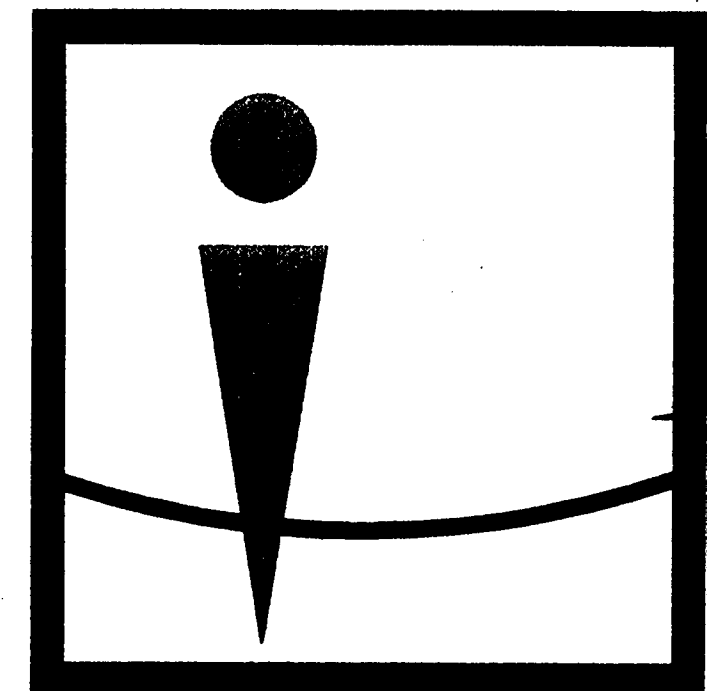
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169-183-02, 169-271-03, 169-271-02,  
169-271-01, 169-183-03, 169-183-05  
SITE AREA: Approx. 23.05 Acres  
EXISTING ZONING O-1/B-1

PARKING REQUIRED FOR OFFICE / RETAIL 1 / 350  
PARKING REQUIRED FOR HOTEL @ .5/UNIT  
PARKING REQUIRED FOR RESIDENTIAL @ 1.5/UNIT

HOTELS: 240 ROOMS  
RESIDENTIAL: 357 UNITS  
OFFICE: 68,000 S.F.  
RETAIL: 24,000 S.F. W/ OPTIONAL RETAIL +23,000 S.F  
RECREATIONAL AMENITY (CLUBHOUSE): 5,000 S.F.

HOTELS: 240 ROOMS  
RESIDENTIAL: 428 UNITS  
RETAIL: 24,000 S.F. W/ OPTIONAL RETAIL +23,000 S.F.  
RECREATIONAL AMENITY (CLUBHOUSE): 5,000 S.F.

HOTELS: 240 ROOMS  
RESIDENTIAL: 357 UNITS  
OFFICE: 91,000 S.F.  
RETAIL: 17,000 S.F. W/ OPTIONAL RETAIL +23,000 S.F.  
RECREATIONAL AMENITY (CLUBHOUSE): 5,000 S.F.



**Overcash • Demmitt**  
*Architects*

**1520 south boulevard suite 200  
charlotte north carolina 28203  
voice • 7 0 4 . 3 3 2 . 1 6 1 5  
fax • 7 0 4 . 3 3 2 . 0 1 1 7  
web • w w w . o d a r c h . c o m**

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SEP 20 2006  
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**Rezoning Petition 06-131**

**Archdale  
Mixed Use  
Development  
"MONTPARNASSE"  
Catellus  
Group, LLC**

CHARLOTTE, NORTH CAROLINA

[illegible]

# SITE PLAN

## SP1.1

## 01. PROPOSED SITE MASTER PLAN

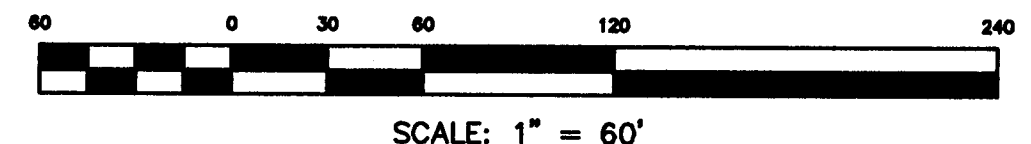
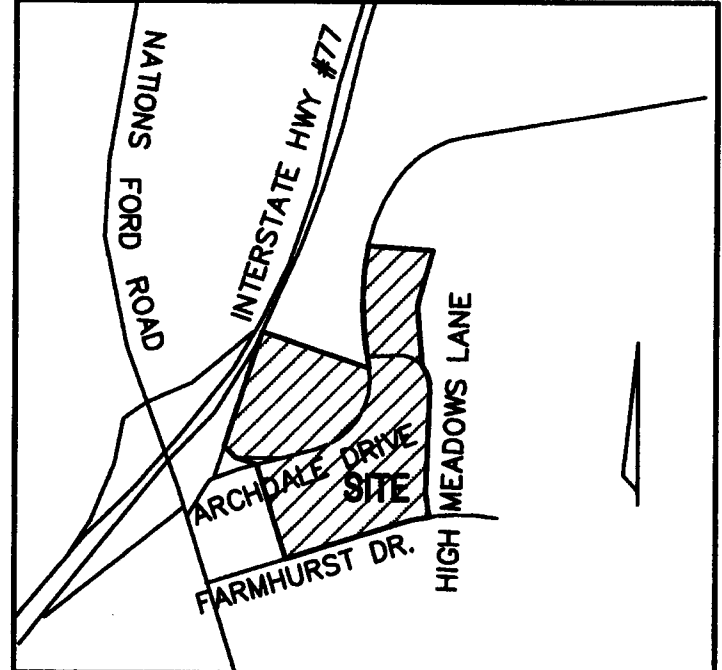
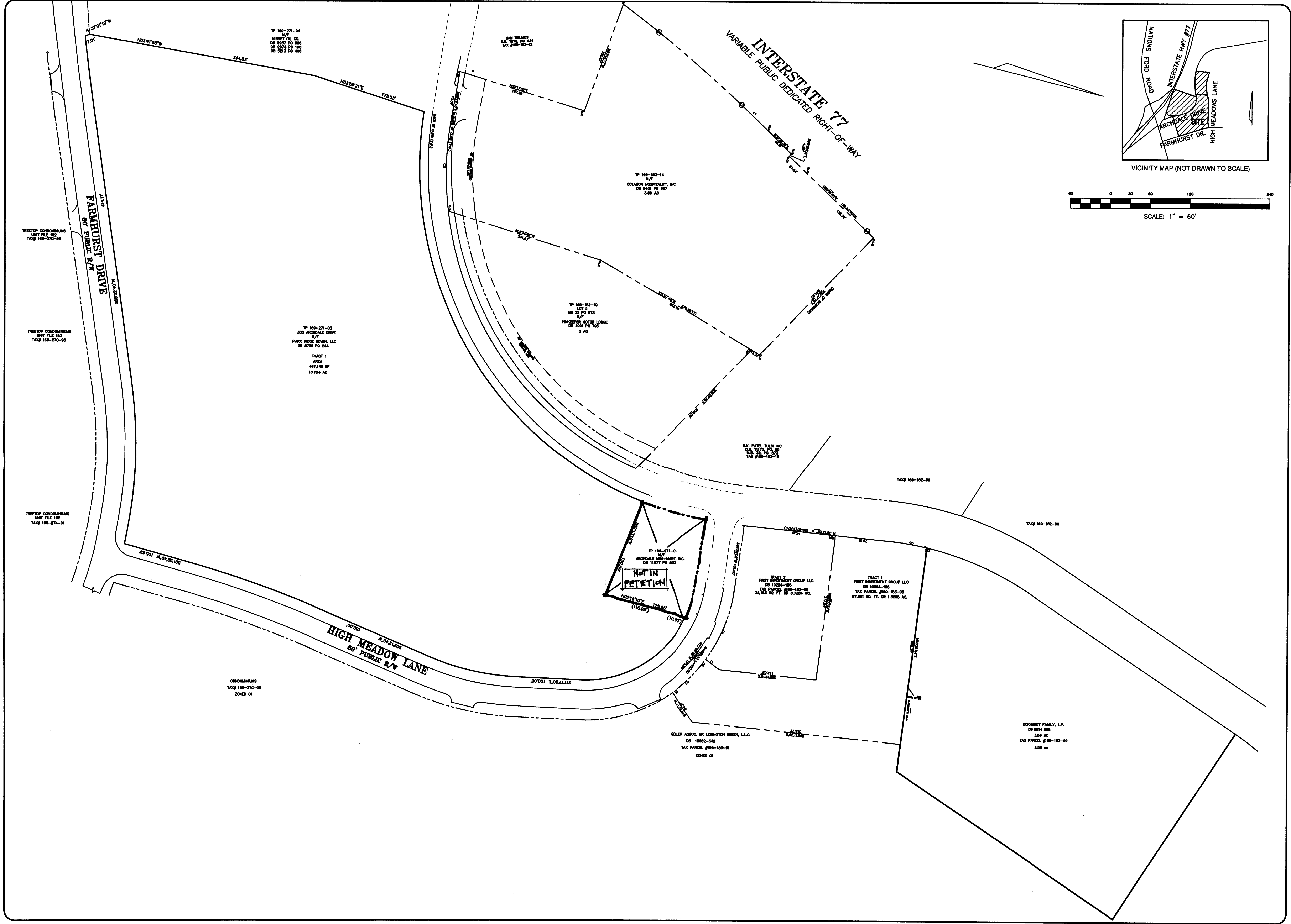
1" = 80'

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ODA No. 062007 CADD File: 1926-SP1.dwg









DATE	
DRAWN BY	
CHECKED BY	
PROJECT NAME	
PROJECT NUMBER	
APPROVED BY	
DATE	

**GEOSCIENCE GROUP**  
INCORPORATED  
10000 WILLOW CREEK DRIVE  
CHARLOTTE, NC 28214

ARCHDALE MIXED USE DEVELOPMENT  
CHARLOTTE, NORTH CAROLINA  
CATELLUS GROUP, LLC

FOR PUBLIC HEARING  
PETITION No. 06-131