

General Provisions

The development depicted on the attached Conceptual Schematic Site Plans is schematic in nature, not to be considered as specific development plans but rather as preliminary graphic representations of the types of development and alignments proposed for the Site, and intended to describe the general arrangement of buildings, parking, and other site features. The proposed development shall conform to the City of Los Angeles Standards, the configuration, placement, and size of the building footprints as well as the locations of the private streets and driveways outlined on the Schematic Site Plans are conceptual in nature, and, subject to the provisions set forth below under Design and Performance Standards, may be altered or modified during the design process. The proposed development shall conform to the City of Los Angeles Standards, the configuration, placement, and size of the building footprints as well as the locations of the private streets and driveways outlined on the Schematic Site Plans are conceptual in nature, and, subject to the provisions set forth below under Design and Performance Standards, may be altered or modified during the design process. The proposed development shall conform to the City of Los Angeles Standards, the configuration, placement, and size of the building footprints as well as the locations of the private streets and driveways outlined on the Schematic Site Plans are conceptual in nature, and, subject to the provisions set forth below under Design and Performance Standards, may be altered or modified during the design process. The proposed development shall conform to the City of Los Angeles Standards, the configuration, placement, and size of the building footprints as well as the locations of the private streets and driveways outlined on the Schematic Site Plans are conceptual in nature, and, subject to the provisions set forth below under Design and Performance Standards, may be altered or modified during the design process.

Parking layouts may be modified to accommodate final building locations and ancillary facilities, and subject to the provisions set forth below under Design and Performance Standards, parking spaces may be located inside or outside the Building/Parking Envelopes or Parking Envelopes generally depicted on the Conceptual Schematic Site Plan. The design intent is that sidewalks generally depicted on the Conceptual Schematic Site Plan are intended to reflect the design intent that sidewalks generally depicted on the development on the Site but the specific locations of such sidewalks may be subject to minor variations that do not materially change the design intent generally depicted on the Conceptual Schematic Site Plan. The dimensions and specific locations of the Building/Parking Envelopes and Parking Envelopes generally depicted on the Conceptual Schematic Site Plan may be subject to minor variations that do not materially change the design intent generally depicted on the Conceptual Schematic Site Plans.

3. **Setbacks, Yards, Landscaping and Buffers**
 - (a) All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the O-1 Zoning District.
 - (b) The Site shall be viewed as a unified development plan. As such, yards will not be required between buildings 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 office tract.
 - (c) All screening, landscaping and tree save areas shall conform to the standards of the Zoning Ordinance and Tree Ordinance.
 - (d) The common open space areas located on the MX-2 (Innovative) Property to the west and

- certain landscaping and streetscape improvements located along the common access drive extending from Ardrey Kell Road to the Site serves as an alternative buffer treatment between the Site and the abutting MX-2 (Innovative) Property. This alternative buffer treatment was approved by the Zoning Administrator by letter dated February 10, 2004.

Design and Performance Standards

- (a) No off-street parking or vehicular maneuvering (except within service areas) shall be permitted between Blakeney Professional Drive and the buildings on the Site as depicted on the Conceptual Schematic Site Plans. Parking and vehicular maneuvering shall be located to the side of such buildings and any such parking and vehicular maneuvering to the side of such buildings may be located closer to Blakeney Professional Drive than such buildings.
- (b) Buildings will be connected to a sidewalk system in substantially the same manner set forth on the Conceptual Schematic Site Plans.
- (c) Dumpster areas will be enclosed on all four sides by an opaque wall with one side being an opaque gate. If opaque gates are used, the gates shall be adjacent to the side of a building, then the side or rear wall of that building may be substituted.
- (d) Buildings on the Site will feature four-sided architecture that will avoid large expanses of blank, unarticulated walls. Buildings located on the Site will be similar in appearance to existing office buildings located in the Blakeney office park located within the southwestern quadrant of the intersection of Road 100 and Highway 101. The primary exterior building materials to be employed in the construction of the buildings will be brick, stone and/or EIFS. Buildings on the Site will not exceed four stories in height.
- (e) The exterior elevations of any above grade structured parking facility will conform to Section 12.212 of the Ordinance. Any underground parking structure shall conform to Section 12.213 of the Ordinance.
- (f) Service areas shall be screened with plantings, berms or a wall consisting of brick or stone materials generally compatible with the materials of the buildings to which such walls relate.

Parking

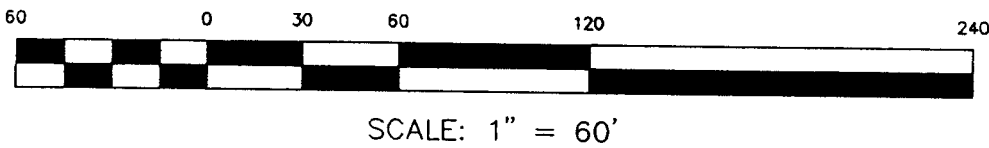
- Parking may be provided by way of surface or structured parking facilities subject to compliance with the parking ratio standards established under the Ordinance.

Streetscape Treatment

The streetscape treatment along the portion of Blakeney Professional Drive that falls within the Site will include sidewalks which are at least 6 feet in width and planting strips which are at least 8 feet in width. The planting strips will contain a tiered mix of lush landscape materials including large maturing trees, shrubs, grass and ground cover.

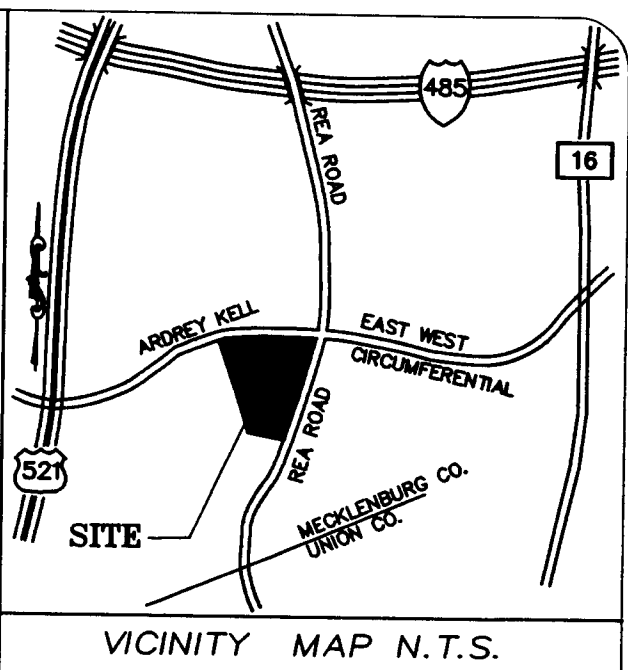
7. **Storm Water Management**
Storm water runoff from the Site will be managed off-site through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual. The off-site storm water runoff management system that will serve the Site is located adjacent to Flat Branch Creek along the eastern boundary of Tract 1-B of the Blakeney/Landen Master Plan. During the permitting stage of the development, the Petitioner shall have such off-site receiving drainage system, located directly downstream from the Site at the existing receiving channel and pipe abutting the Site, analyzed to insure that it will not be taken out of standard due to the development contemplated by this site plan amendment. If it is found that the development contemplated by this amendment will cause such receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention on Site or otherwise take such reasonable steps as may be needed to prevent this from occurring. Should the existing receiving drainage system be deemed to be out of standard prior to the development of this Site, the Petitioner agrees to provide adequate detention to insure that such drainage system will not be additionally over burdened; it is expressly understood, however, that in no event shall the Petitioner be required to correct any current problems with the existing receiving drainage system.
8. **Vehicular Access and Roadways; Transportation Commitments**
 - (a) Vehicular access shall be as generally depicted on the Technical Data Sheet.
 - (b) The placements and configurations of these access points are subject to any minor modifications required by the City of Charlotte and the State of North Carolina, and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
9. **Bicycle Parking**
Bicycle parking spaces (bike racks) shall be provided in accordance with the Ordinance.
10. **Fire Protection**
Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications.
11. **Signs**
Signage on the Site shall conform to the Blakeney Master Signage Program.
12. **Utilities**
The electrical distribution system for the Site, including all power lines serving buildings constructed on the Site, and other utilities serving such buildings will be installed underground if approved by the various utilities involved.

O-1(CD) Site Plan Amendment



2006-161

RECEIVED
SEP 14 2006
BY:



PROJECT MANAGER	DRAWING SCALE	REV.	DATE
DESIGN BY	PROJECT DATE		
APPROVED BY	PROJECT NUMBER		
	PHASE / TASK		
FILE NAME	PLOT DATE		

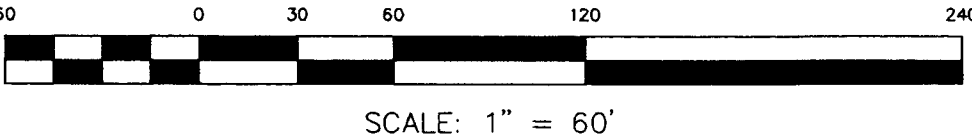
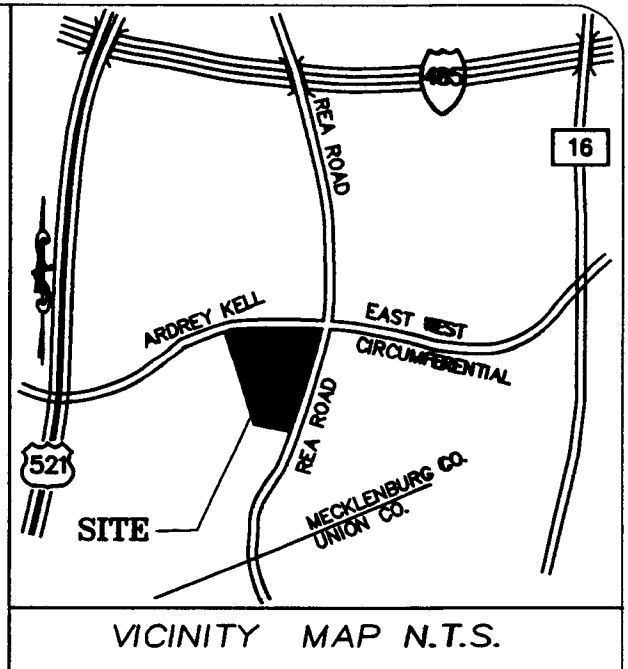
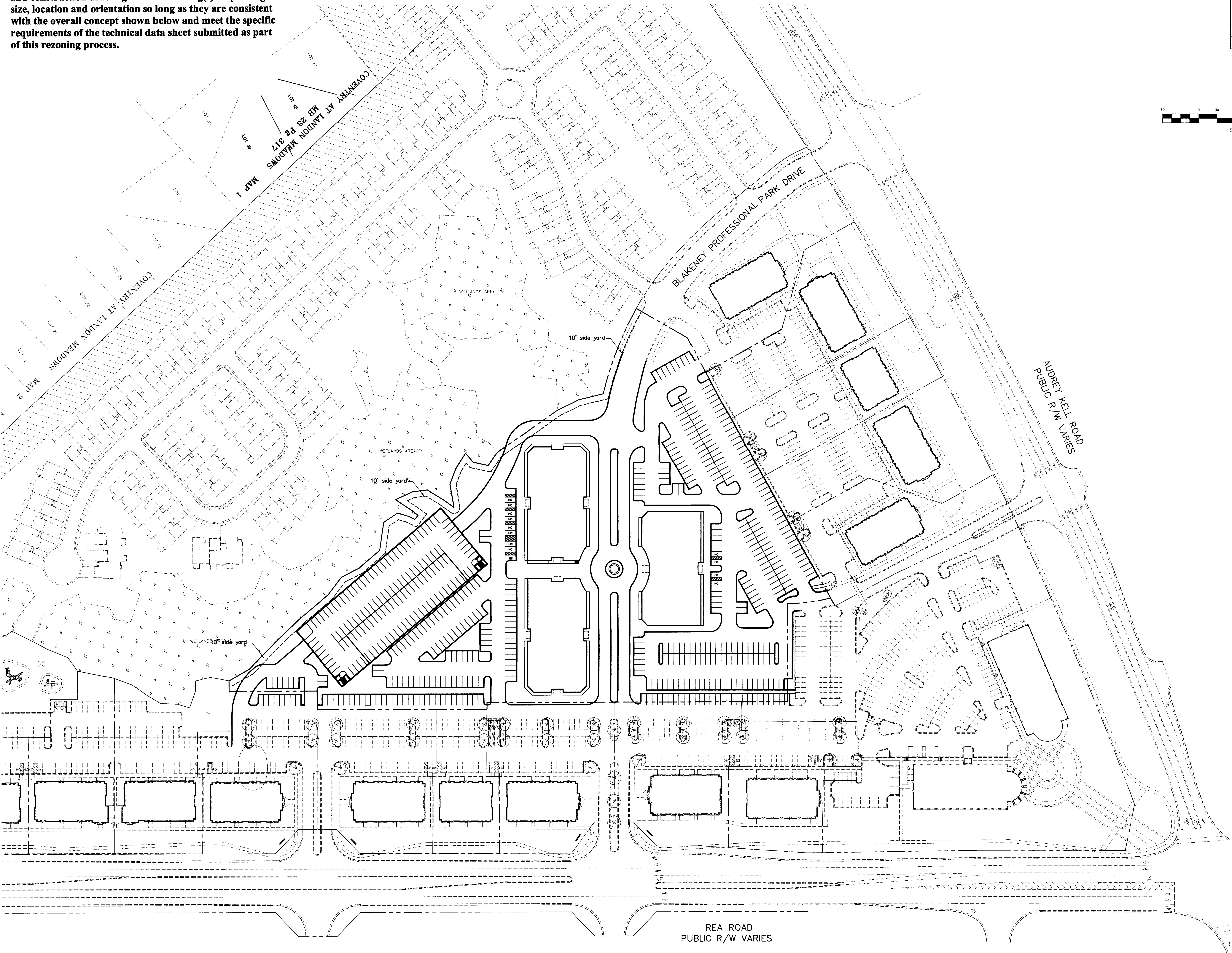
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BLAKENEY PROFESSIONAL OFFICE PARK
MERRIFIELD PARTNERS
CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

C1.1

This conceptual site plan is intended to depict the general conceptual layout of the building(s) on the site. Changes and alterations which do not materially affect the overall conceptual layout shall be permitted based upon final design and construction drawings. These building(s) may change in size, location and orientation so long as they are consistent with the overall concept shown below and meet the specific requirements of the technical data sheet submitted as part of this rezoning process.



DATE	
REV	
DRAWING DATE	
PROJECT DATE	
PROJECT NAME	
PROJECT NUMBER	
PROJECT TYPE	
PROJECT LOCATION	
PROJECT OWNER	
PROJECT ARCHITECT	
PROJECT ENGINEER	
PROJECT LANDSCAPE ARCHITECT	
PROJECT CIVIL ENGINEER	
PROJECT ELECTRICAL ENGINEER	
PROJECT MECHANICAL ENGINEER	
PROJECT PLUMBING ENGINEER	
PROJECT FIRE ENGINEER	
PROJECT STRUCTURAL ENGINEER	
PROJECT TRAFFIC ENGINEER	
PROJECT ENVIRONMENTAL ENGINEER	
PROJECT GEOTECHNICAL ENGINEER	
PROJECT HISTORIC PRESERVATION	
PROJECT OTHER	

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ILLUSTRATIVE PLAN

C1.2