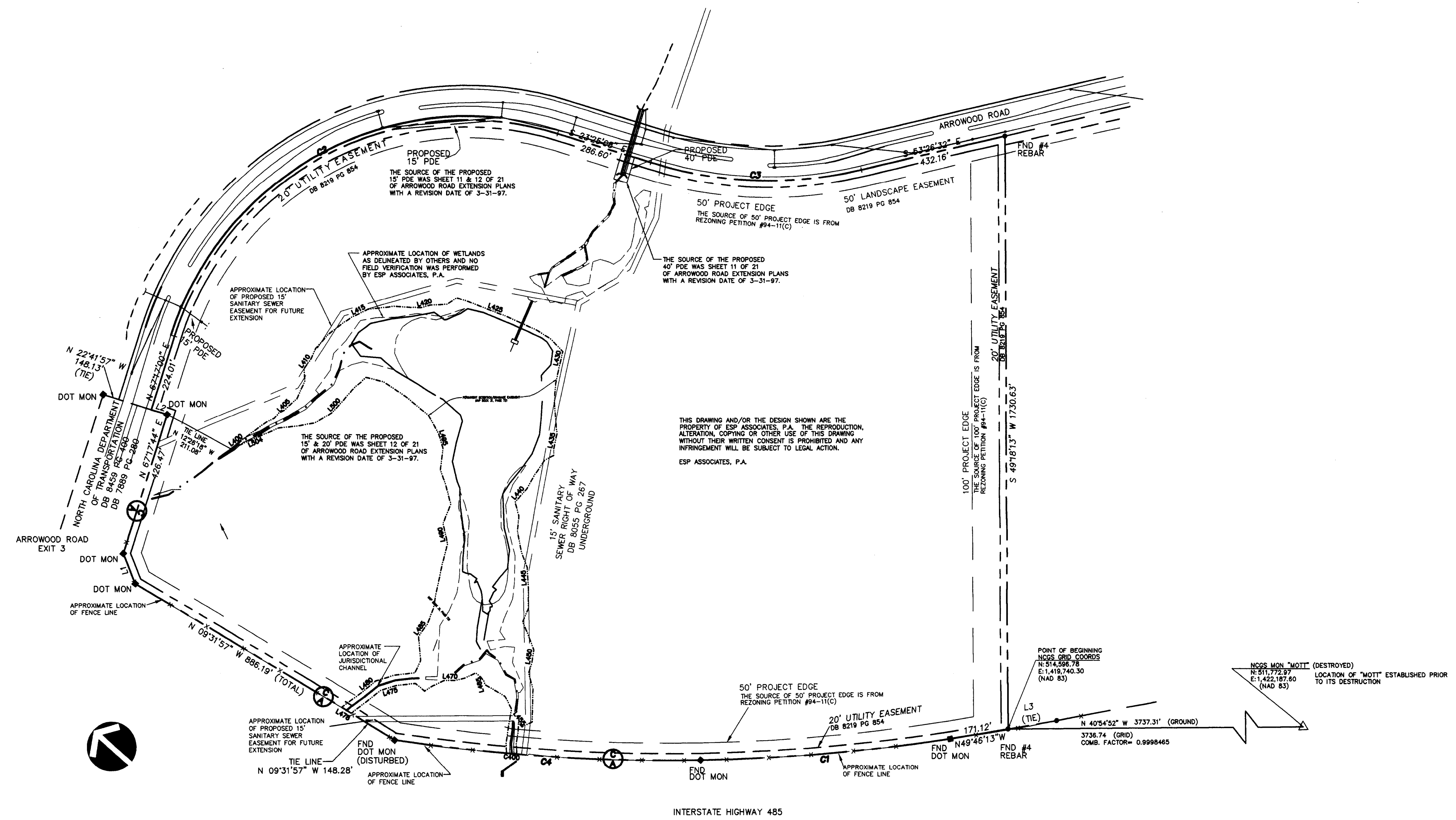


ESP ASSOCIATES, P.A.
engineering-surveying-planning

10915 Southern Loop Boulevard
Pineville, NC 28134 (704) 583-4949



- LEGEND**
- MBS = MINIMUM BUILDING SETBACK
 - PDE = PUBLIC DRAIN EASEMENT
 - CSR = CMUD SANITARY SEWER R/W
 - C.M. = CONCRETE MONUMENT
 - R/W = RIGHT-OF-WAY
 - CMUD = CHARLOTTE MECKLENBURG UTILITY DEPARTMENT
 - FND= FOUND
 - DOT MON=NORTH CAROLINA DEPARTMENT OF TRANSPORTATION MONUMENT
 - TDE= TEMPORARY DRAINAGE EASEMENT
 - (C/A) = CONTROL ACCESS

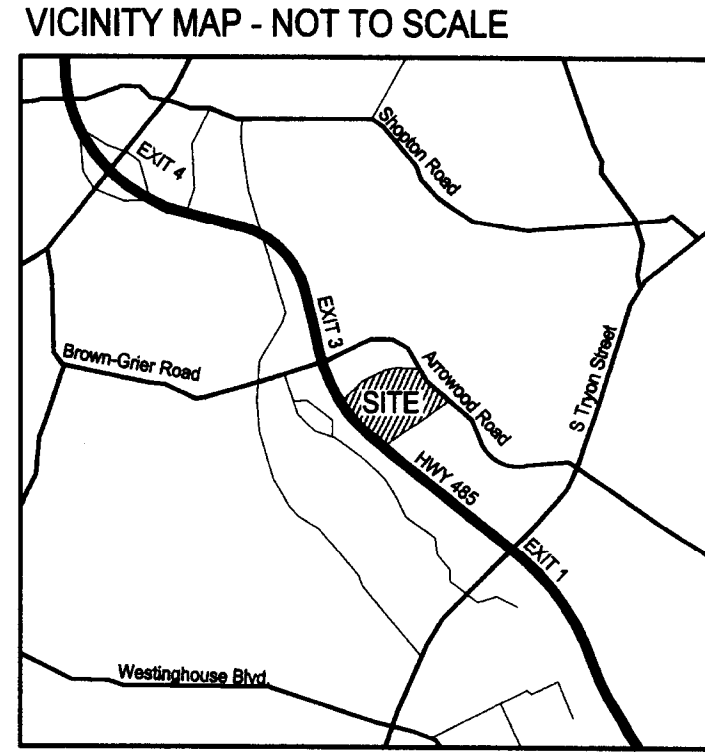
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C400	5564.29'	30.32'	15.16'	30.32'	N35°36'35"W	00°18'44"

BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	95.62'	N 22°41'54" E
L2	48.69'	N 22°41'57" W
L3	145.69'	S 49°46'13" E

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	5564.29	739.70	370.40	739.16	N 45°08'53" W	07°37'00"
C2	905.00	1410.51	893.99	1272.02	S 68°04'04" E	89°17'59"
C3	1200.00	628.81	321.80	621.64	S 38°25'50" E	30°01'24"
C4	5564.29	904.30	453.15	903.30	N 36°40'41" W	09°18'42"

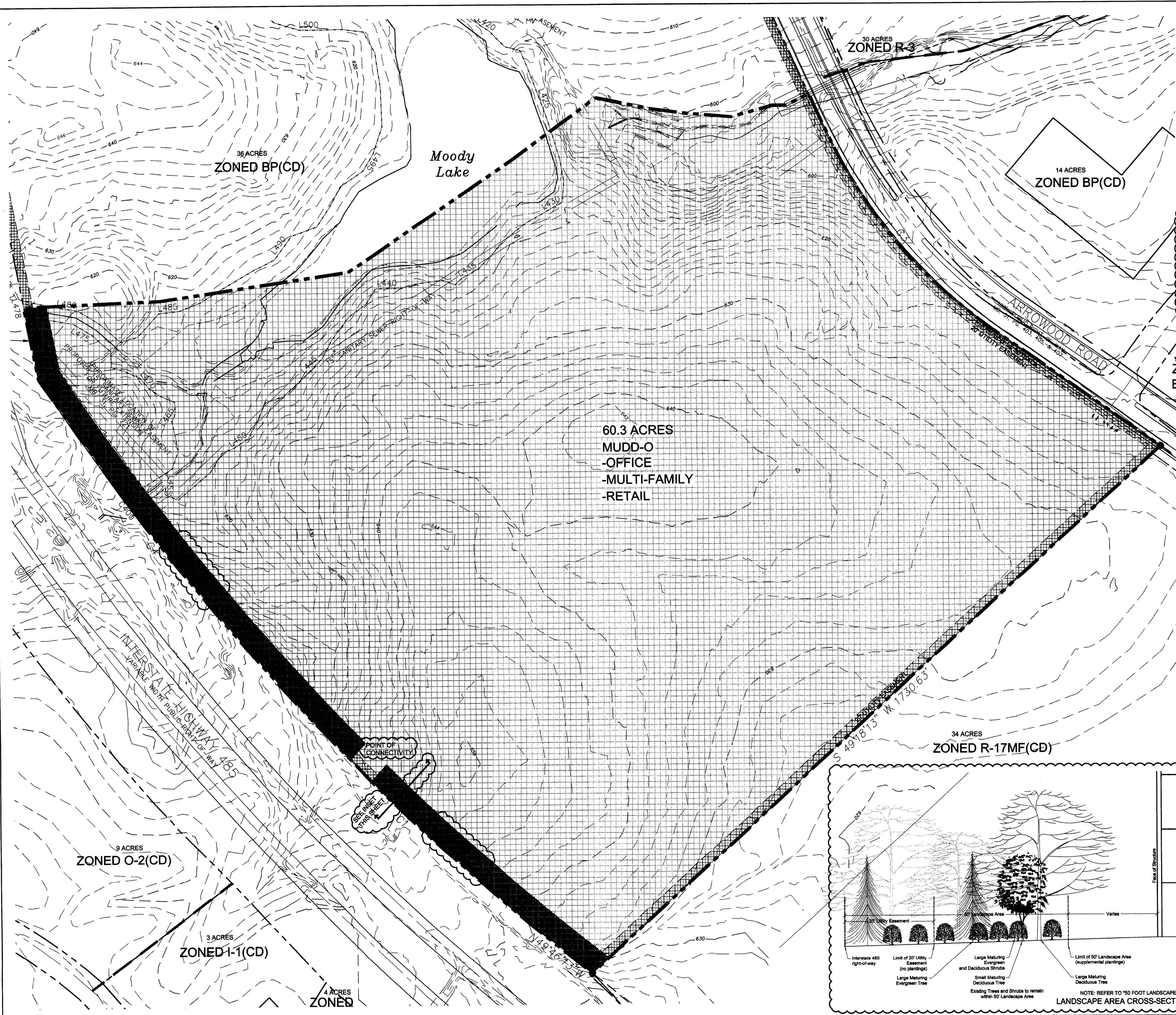
LINE TABLE		
LINE	BEARING	LENGTH
L400	S76°59'34"E	53.35'
L401	S76°19'19"E	76.57'
L402	S66°29'06"E	25.32'
L403	N89°46'06"E	19.80'
L404	S69°09'51"E	19.20'
L405	S85°09'10"E	16.77'
L406	S81°41'22"E	33.39'
L407	N73°04'49"E	31.90'
L408	N75°40'05"E	22.93'
L409	N46°40'39"E	36.84'
L410	N84°53'09"E	37.15'
L411	N73°23'50"E	32.17'
L412	S87°24'13"E	55.23'
L413	S77°24'35"E	54.97'
L414	S73°02'01"E	30.70'
L415	S66°26'59"E	50.96'
L416	S47°09'09"E	48.53'
L417	S46°59'38"E	29.77'
L418	S36°36'04"E	43.06'
L419	S36°33'29"E	35.16'
L420	S56°03'34"E	28.60'
L421	S42°39'52"E	49.18'
L422	S74°55'18"E	34.92'
L423	S22°16'30"E	38.97'
L424	S19°12'01"E	51.54'
L425	S19°33'39"E	55.34'
L426	S16°37'08"E	54.06'
L427	S16°13'15"E	52.92'
L428	S08°40'10"E	52.75'
L429	S06°26'06"W	48.31'
L430	S63°03'12"W	44.37'
L431	S61°50'41"W	51.47'
L432	S53°41'57"W	51.60'
L433	S45°18'33"W	53.72'
L434	S44°25'30"W	41.50'
L435	S62°18'00"W	43.03'
L436	S49°16'32"W	19.69'
L437	N68°33'19"W	29.90'
L438	S84°29'14"W	55.10'
L439	S78°04'42"W	43.36'
L440	N89°22'50"W	53.47'
L441	S33°59'22"W	40.71'
L442	S55°14'37"W	47.47'
L443	S39°10'37"W	62.47'
L444	S29°01'47"W	48.30'
L445	S46°12'40"W	59.86'
L446	S49°20'27"W	60.44'
L447	S72°41'30"W	43.42'
L448	S25°43'28"W	40.17'
L449	S28°43'25"W	47.67'
L450	S58°13'22"W	41.27'

LINE TABLE		
LINE	BEARING	LENGTH
L451	S69°09'41"W	27.45'
L452	S34°19'55"W	49.02'
L453	S50°54'27"W	95.06'
L454	N64°19'06"W	32.52'
L455	N10°24'21"E	16.17'
L456	S51°09'36"W	20.58'
L457	S57°58'50"W	42.05'
L458	S46°06'25"W	28.95'
L459	N46°06'25"E	27.71'
L460	N57°58'50"E	43.38'
L461	N59°49'08"E	55.99'
L462	N22°02'23"E	40.86'
L463	N08°38'10"W	33.80'
L464	N11°22'55"W	35.74'
L465	N35°05'42"E	10.70'
L466	N10°26'01"E	14.49'
L467	N02°37'43"W	19.30'
L468	N65°54'11"W	34.08'
L469	N54°12'07"W	30.20'
L470	N39°43'15"W	31.29'
L471	N64°00'35"W	37.23'
L472	N71°50'45"W	30.01'
L473	N00°39'18"W	34.64'
L474	N46°24'14"W	56.44'
L475	N57°25'54"W	48.48'
L476	N79°00'19"W	47.86'
L477	N76°26'56"W	60.86'
L478	N09°31'57"W	32.61'
L479	S76°26'56"E	72.97'
L480	S79°00'19"E	52.91'
L481	S57°25'54"E	56.93'
L482	S47°00'30"E	60.99'
L483	N74°58'24"E	39.38'
L484	N44°22'41"E	70.35'
L485	N85°36'04"E	44.41'
L486	N70°17'56"E	53.54'
L487	N58°49'45"E	37.66'
L488	N61°49'43"E	102.77'
L489	N64°11'00"E	49.92'
L490	N37°51'51"E	64.64'
L491	N72°03'54"E	60.62'
L492	N34°48'10"E	59.05'
L493	N29°36'32"E	45.39'
L494	N57°11'49"E	62.43'
L495	N32°45'06"E	44.54'
L496	N20°20'44"E	62.14'
L496A	N00°25'46"W	86.34'
L496B	N07°07'02"W	78.06'
L497	N26°45'54"W	53.46'
L498	N81°19'00"W	49.26'
L499	N89°51'58"W	50.50'
L500	N87°51'48"W	45.35'
L501	N71°48'12"W	56.96'
L502	N50°51'46"W	54.18'
L503	N45°57'53"W	54.22'
L504	N63°12'42"W	152.63'



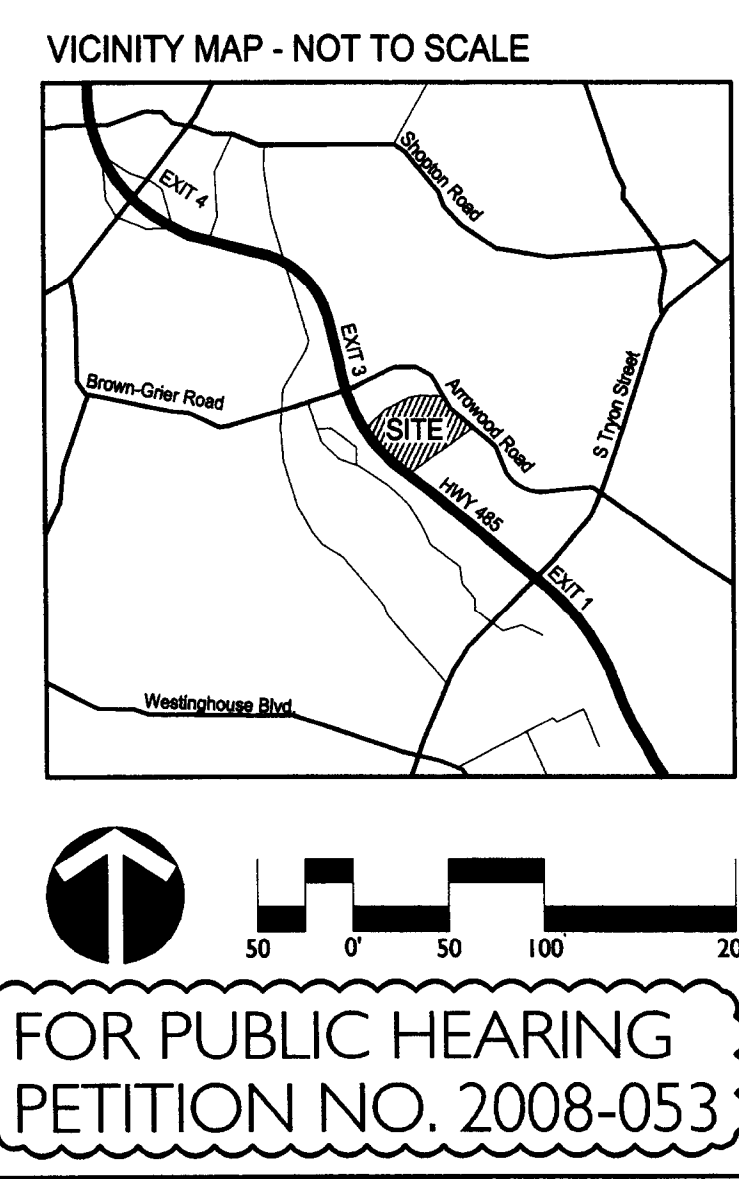
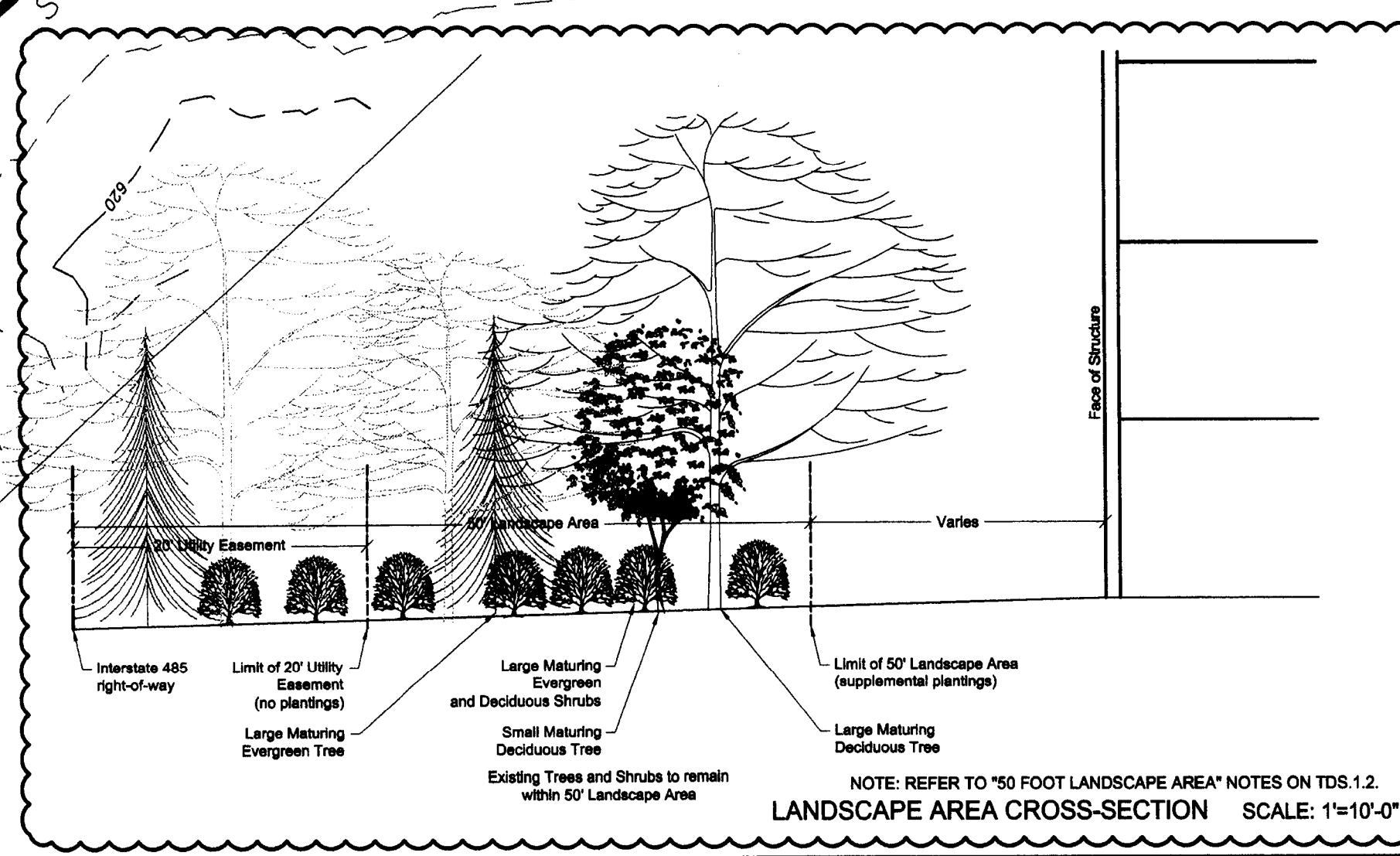
NO.	DATE	REVISION	BY
WHITEHALL CORPORATE CENTER PHASE II			
OWNER: MOODY LAKE OFFICE PARK DEVELOPMENT L.P.			
LOCATED IN STEELE CREEK TOWNSHIP MECKLENBURG COUNTY, NORTH CAROLINA			
AAC REAL ESTATE SERVICES, INC.			
5950 FAIRVIEW ROAD SUITE 200 CHARLOTTE, NC (704) 556-1632			
PROJECT NO. NG22-DET.DWG			
DATE: 07-27-99			
DRAWN BY: TFB			
CHECKED BY: CCB			
DATE OF SURVEY: 07-21-99 TO 07-24-99			
SHEET 1 OF 1			

FOR PUBLIC HEARING
PETITION NO. 2008-053

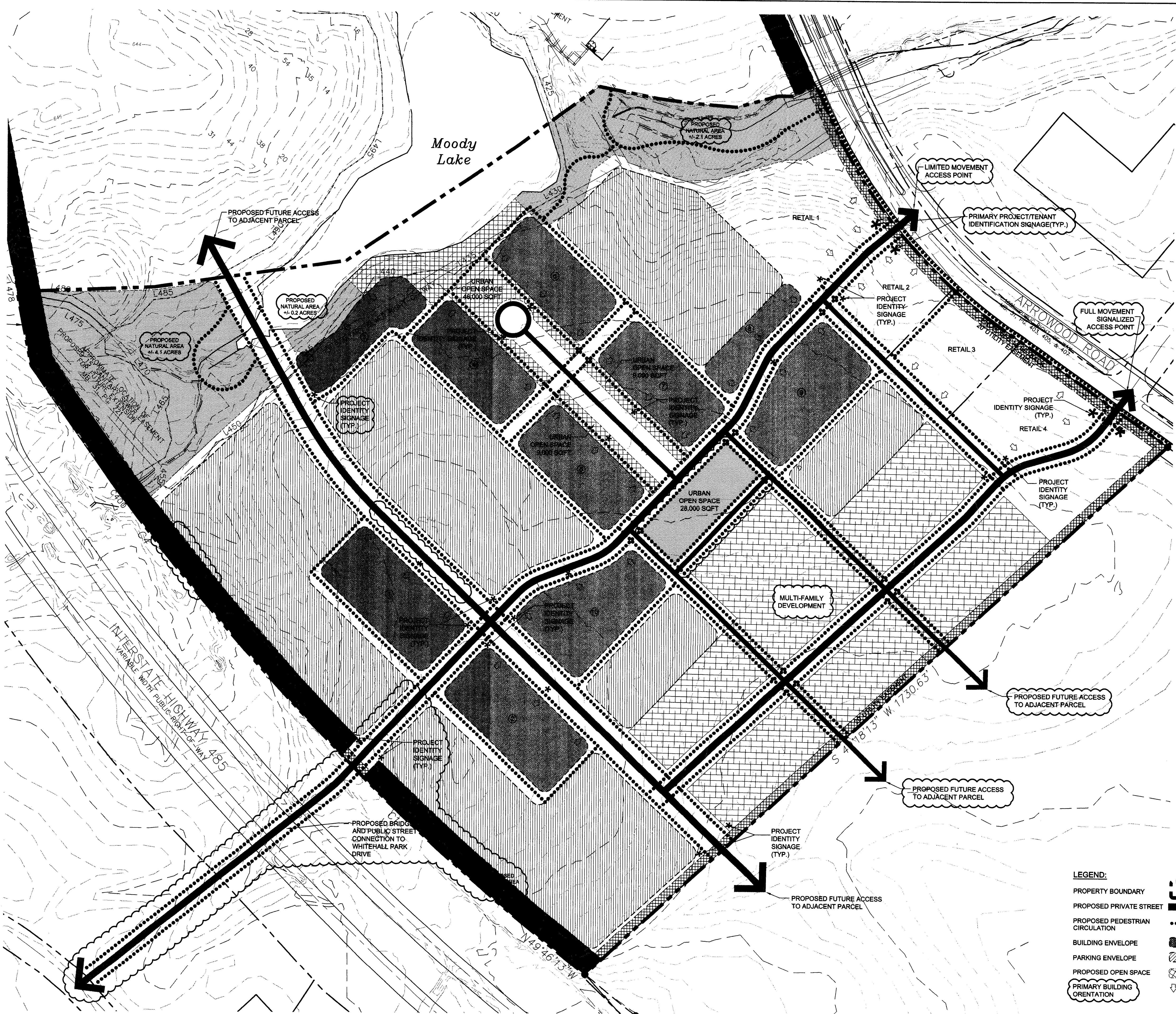


- SITE DEVELOPMENT SUMMARY:**
- 1) TAX PARCEL ID #: A PORTION OF 201-451-05
 - 2) DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING DISTRICTS: SOUTHWEST DISTRICT
 - 3) TOTAL SITE SF (ACREAGE): +/- 2,630,000 SF (60.3 AC)
 - 4) EXISTING ZONING & USES: CONDITIONAL BUSINESS PARK - BP(CD) - VACANT
 - 5) PROPOSED ZONING & PERMITTED USES: MIXED USE DEVELOPMENT DISTRICT (OPTIONAL) "MUDD-O"
 - OFFICE
 - MULTIFAMILY
 - RETAIL
 - 6) DIMENSIONAL REQUIREMENT:
 - MINIMUM SETBACK REQUIREMENTS: 14 FEET FROM PROPOSED ROW
 - MINIMUM SIDE YARD REQUIREMENTS: 0 FEET
 - MINIMUM REAR YARD REQUIREMENTS: 0 FEET
 - MAXIMUM BUILDING HEIGHT REQUIREMENTS: 180 FEET
 - 7a) PROPOSED OFFICE BUILDING SQUARE FOOTAGE: 1,800,000 SQFT
NOTE: REFER TO "PERMITTED USES" NOTE #2 ON TDS.1.1.
 - 7b) PROPOSED FREE STANDING RETAIL SQUARE FOOTAGE: 40,000 SQFT
 - 8) PROPOSED MULTI-FAMILY UNITS: 400 UNITS MAXIMUM
 - 9a) REQUIRED URBAN OPEN SPACE: 18,400 SQFT MINIMUM
 - 9b) PROVIDED URBAN OPEN SPACE: 92,000 SQFT
 - 10) PROVIDED NATURAL AREA: 6.8 ACRES (11.3% OF TOTAL PROJECT SITE)
- PARKING REQUIREMENTS:**
MINIMUM PARKING PER SECTION 9.8507 OF THE ORDINANCE
- GENERAL NOTES:**
PROPERTY BOUNDARY SURVEY PROVIDED BY:
ESP ASSOCIATES, P.A.
10915 SOUTHERN LOOP BOULEVARD
PINEVILLE, NC 28134
704.583.4949
- ADJACENT PARCEL INFORMATION & TREE COVER PROVIDED BY:
2004 MECKLENBURG COUNTY DELD. DATA.
- SEE SHEET TDS.2.3 FOR AIRPORT OVERLAY PLAN

LEGEND:
PROJECT BOUNDARY: [Hatched Box Symbol]

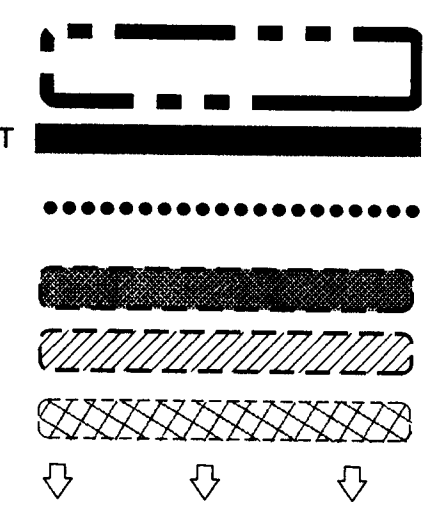


FOR PUBLIC HEARING
PETITION NO. 2008-053

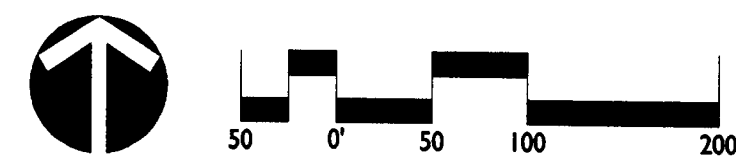
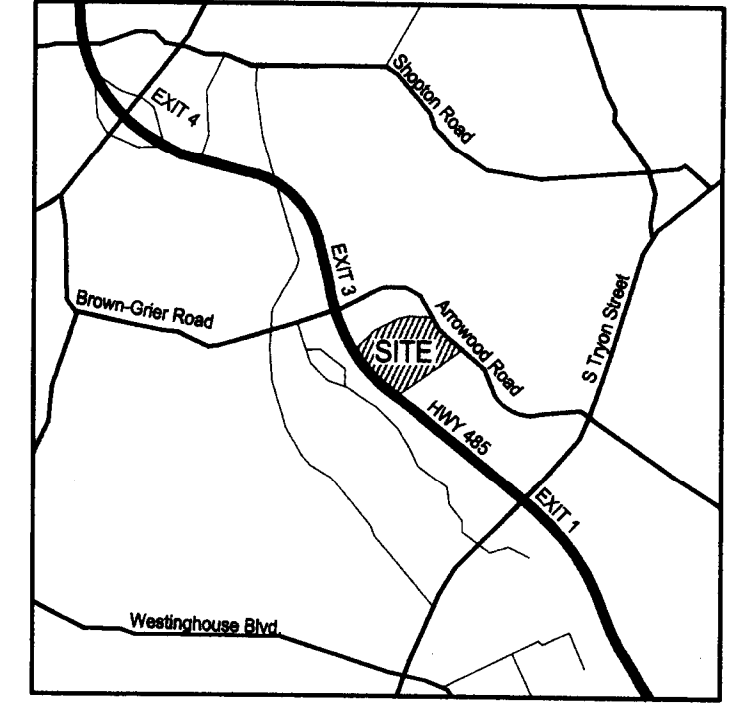


LEGEND:

- PROPERTY BOUNDARY
- PROPOSED PRIVATE STREET
- PROPOSED PEDESTRIAN CIRCULATION
- BUILDING ENVELOPE
- PARKING ENVELOPE
- PROPOSED OPEN SPACE
- PRIMARY BUILDING ORIENTATION



VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2008-053

DATE: 01/25/2008
DESIGNED BY: CHK, AM
DRAWN BY: HS
CHECKED BY: CHK, RP
SCALE: 1"=100'-0"
PROJECT #: 1006065
SHEET #:
TDS.I.1

WHITEHALL CORPORATE CENTER - PHASE II
CHARLOTTE, NC
AMERICAN ASSET CORPORATION
TECHNICAL DATA SHEET

DEVELOPMENT GUIDELINES
THE AMERICAN ASSET CORPORATION PROPERTY AT INTERSTATE HIGHWAY 485 / ARROWWOOD ROAD

WHITEHALL CORPORATE CENTER - PHASE 2 LEGAL DESCRIPTION
THAT CERTAIN PARCEL OF LAND, SITUATED, LYING AND BEING IN THE CITY OF CHARLOTTE; MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A EXISTING IRON ROD ON THE SOUTHWESTERN RIGHT OF WAY LINE OF ARROWWOOD ROAD (100' PUBLIC RIGHT OF WAY) N 53°27'10" W A DISTANCE OF 378.56 FEET TO A NEW IRON ROD BEING THE POINT AND PLACE OF BEGINNING; THENCE WITH THE NORTHERN LINE OF DEXTER AND BERTIE YARGER FAMILY LIMITED PARTNERSHIP PROPERTY AS RECORDED IN DEED BOOK 11557, PAGE 316 IN THE MECKLENBURG COUNTY REGISTER OF DEEDS, THENCE WITH THE AFORESAID LINE S 49°17'49" W A DISTANCE OF 1,730.78 FEET TO AN EXISTING IRON ROD ON THE NORTHERN RIGHT OF WAY OF INTERSTATE 485, THENCE WITH THE AFORESAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1)N 49°45'45" W A DISTANCE OF 170.95 FEET TO AN EXISTING RIGHT OF WAY DISK, 2)THENCE WITH THE ARC OF A CIRCULAR CURVE TURNING TO THE RIGHT WITH A RADIUS OF 5,564.29 FEET, AND AN ARC LENGTH OF 739.88, (CHORD: N 45°09'34" W A DISTANCE OF 739.33 FEET), TO AN EXISTING RIGHT OF WAY DISK, 3)THENCE WITH THE ARC OF A CIRCULAR CURVE TURNING TO THE RIGHT WITH A RADIUS OF 5,564.29 FEET, AND AN ARC LENGTH OF 904.11, (CHORD: N 36°41'43" W A DISTANCE OF 903.11 FEET), TO AN EXISTING RIGHT OF WAY DISK, 4)THENCE N 09°30'43" W A DISTANCE OF 164.36 FEET TO A POINT, THENCE WITH A NEW LINE RUNNING THROUGH THE PROPERTY THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) THENCE N 89°07'20" E A DISTANCE OF 302.66 FEET TO A POINT, 2) THENCE N 83°18'37" E A DISTANCE OF 426.45 FEET TO A POINT, 3) THENCE N 57°30'42" E A DISTANCE OF 447.22 FEET TO A POINT, 4) THENCE N 55°29'51" E A DISTANCE OF 229.79 FEET TO A POINT, 5) THENCE S 77°24'50" E A DISTANCE OF 132.29 FEET TO A POINT, 6) THENCE S 81°04'45" E A DISTANCE OF 74.53 FEET TO A POINT, 7) THENCE S 83°40'19" E A DISTANCE OF 100.53 FEET TO A POINT, 8) THENCE N 78°11'21" E A DISTANCE OF 95.27 FEET TO A POINT, 9) THENCE S 88°33'47" E A DISTANCE OF 30.83 FEET TO A POINT, 10) THENCE N 68°40'13" E A DISTANCE OF 58.55 FEET TO A POINT ON THE SOUTHWESTERN RIGHT OF WAY LINE OF ARROWWOOD ROAD, THENCE WITH THE AFORESAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) S 23°25'48" E A DISTANCE OF 46.59 FEET TO A NEW IRON ROD, 2)THENCE S 23°25'48" E A DISTANCE OF 22.53 FEET TO AN EXISTING IRON ROD, 3) THENCE WITH THE ARC OF A CIRCULAR CURVE TURNING TO THE LEFT WITH A RADIUS OF 1,200.00 FEET, AND AN ARC LENGTH OF 628.81, (CHORD: S 38°26'28" E A DISTANCE OF 621.64 FEET), TO AN EXISTING IRON ROD, 4) THENCE S 53°27'10" E A DISTANCE OF 432.16 FEET TO THE POINT OF BEGINNING; CONTAINING 2,628,057 SQUARE FEET OR 60.3319 ACRES.

GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET (THE "TECHNICAL DATA SHEET") ASSOCIATED WITH THE REZONING PETITION FILED BY AMERICAN ASSET CORPORATION TO ACCOMMODATE THE DEVELOPMENT OF THE WHITEHALL CORPORATE CENTER - PHASE II PROJECT.
2. DEVELOPMENT OF THE PROPERTY IDENTIFIED ON THIS TECHNICAL DATA SHEET (THE "PROPERTY" OR THE "SITE") AND THE INDIVIDUAL COMPONENTS TO BE LOCATED THEREON WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS, THE PLANS AND DRAWINGS EXPRESSLY INCORPORATED HEREIN BY REFERENCE AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THIS TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, AND SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.
3. THE DEVELOPMENT DEPICTED ON THE SCHEMATIC SITE PLAN ATTACHED AS SHEET TDS. 2.0 IS SCHEMATIC IN NATURE AND IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE AND TO ILLUSTRATE DESIGN PRINCIPALS. ACCORDINGLY, THE FINAL CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL SITE ELEMENTS AND BUILDING FOOTPRINTS OUTLINED ON THE SCHEMATIC SITE PLAN ARE SCHEMATIC AND, SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS, MAY BE ALTERED OR MODIFIED DURING DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM BUILDING/PARKING ENVELOPE LINES ESTABLISHED ON SHEET TDS.1.1. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS AND OFF-STREET PARKING SPACES MAY BE LOCATED INSIDE AND OUTSIDE BUILDING ENVELOPES TO THE EXTENT PERMITTED BY THE ORDINANCE. ALL SUCH CHANGES ARE SUBJECT TO APPROVAL AS PROVIDED UNDER CHAPTER 6 OF THE ORDINANCE.

PERMITTED USES

1. THE SITE MAY BE DEVOTED TO ANY USE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT AND TO ANY INCIDENTAL OR ACCESSORY USE IN CONNECTION THEREWITH WHICH IS PERMITTED IN THE MUDD ZONING DISTRICT.
2. NOTWITHSTANDING THE FOREGOING, RESTAURANTS WITH DRIVE-THRU WINDOWS OR SERVICE LANES SHALL NOT BE PERMITTED ON THE SITE, PROVIDED, HOWEVER THAT OTHER TYPES OF BUSINESSES LOCATED ON THE SITE MAY HAVE DRIVE-THRU WINDOWS OR SERVICE LANES AS AN ACCESSORY USE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

MAXIMUM GROSS FLOOR AREA/MAXIMUM NUMBER OF RESIDENTIAL UNITS

1. A MAXIMUM OF 1,800,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO OFFICE USES MAY BE DEVELOPED ON THE SITE. FOR PURPOSES OF THIS PARAGRAPH, "OFFICE USES" SHALL BE DEEMED TO INCLUDE PROFESSIONAL BUSINESS AND GENERAL OFFICES, BANKS AND OTHER FINANCIAL INSTITUTIONS, CLINICS, MEDICAL, DENTAL AND DOCTORS OFFICES, GOVERNMENTAL OFFICES, POST OFFICES, OPTICIANS OFFICES, AND SIMILAR USES AND HOTELS. A MAXIMUM OF 60,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL, RETAIL AND/OR RESTAURANT USES MAY BE LOCATED WITHIN THE OFFICE BUILDINGS DEVELOPED ON THE SITE, PROVIDED THAT THE GROSS FLOOR AREA OF ANY SUCH USES SHALL COUNT TOWARDS THE MAXIMUM OF 1,800,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE DEVOTED TO OFFICE USES.
2. A MAXIMUM OF 40,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVOTED TO FREE STANDING RETAIL ESTABLISHMENTS DEVELOPED ON THE SITE FOR USES PERMITTED UNDER SECTION 9.8502 OF THE ORDINANCE.

3. A MAXIMUM OF 400 MULTI-FAMILY DWELLING UNITS MAY BE DEVELOPED ON THE SITE AS DEPICTED ON THE TECHNICAL DATA SHEET. THESE MULTI-FAMILY DWELLING UNITS MAY BE RENTAL UNITS OR FOR SALE UNITS.
4. FOR PURPOSES OF THE GROSS FLOOR AREA LIMITATIONS SET OUT ABOVE, THE TERM "GROSS FLOOR AREA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF A PRINCIPAL BUILDING, AND ANY ACCESSORY BUILDINGS OR STRUCTURES ON THE SITE, MEASURED FROM THE OUTSIDE OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF PARTY WALLS; PROVIDED, HOWEVER, SUCH TERM SHALL EXCLUDE MEZZANINE SPACE, ANY SURFACE PARKING FACILITIES OR RELATED ACCESS AREAS AND AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS AND MAINTENANCE CRAWL SPACES), AND PROVIDED, FURTHER, THAT AREAS DEVOTED TO OUTDOOR DINING SHALL NOT BE INCLUDED IN THE CALCULATION OF GROSS FLOOR AREA. ADDITIONALLY, STRUCTURED PARKING FACILITIES SHALL NOT BE INCLUDED IN THE TERM "GROSS FLOOR AREA".

50 FOOT LANDSCAPE AREA

1. A 50 FOOT LANDSCAPE AREA SHALL BE ESTABLISHED ON THOSE PORTIONS OF THE SITE'S FRONTAGE ALONG INTERSTATE 485 THAT ARE MORE PARTICULARLY DEPICTED ON THE TECHNICAL DATA SHEET, AND SUCH LANDSCAPE AREA SHALL MEET THE TREE AND SHRUB REQUIREMENTS OF A CLASS B BUFFER. AN EXISTING 20 FOOT UTILITY EASEMENT IS LOCATED WITHIN THE AREA SUBJECT TO THE 50 FOOT LANDSCAPE AREA, AND THIS 20 FOOT UTILITY EASEMENT MAY BE LOCATED WITHIN THE 50 FOOT LANDSCAPE AREA. NO TREES AND SHRUBS SHALL BE REQUIRED TO BE INSTALLED WITHIN THE 20 FOOT UTILITY EASEMENT PROVIDED THAT THE 50 FOOT LANDSCAPE AREA OTHERWISE MEETS THE TREE AND SHRUB REQUIREMENTS OF A CLASS B BUFFER.
2. NO BUILDINGS, PARKING SPACES OR STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN THE 50 LANDSCAPE AREA DESCRIBED ABOVE.
3. EXISTING TREES GREATER THAN 8 INCHES IN CALIPER AND SHRUBS GREATER THAN 36 INCHES IN HEIGHT LOCATED WITHIN THE 50 FOOT LANDSCAPE AREA BUT OUTSIDE OF THE EXISTING 20 FOOT UTILITY EASEMENT SHALL BE PRESERVED. EXISTING TREES AND SHRUBS SHALL BE CONSIDERED IN DETERMINING THE 50 FOOT LANDSCAPE AREA'S COMPLIANCE WITH THE TREE AND SHRUB REQUIREMENTS OF A CLASS B BUFFER.

SETBACKS, SIDE YARDS AND REAR YARDS

1. ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD-O DISTRICT.
2. ALL PUBLIC AND PRIVATE STREETS SHALL BE DESIGNED WITH A MINIMUM BUILDING AND PARKING SETBACK OF FOURTEEN (14) FEET.

SCREENING AND LANDSCAPING AREAS

3. DEVELOPMENT OF THE SITE WILL COMPLY WITH CHAPTER 21 OF THE TREE ORDINANCE.
4. LANDSCAPE AREAS WILL BE PLANTED ON THE SITE TO MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
5. STREET TREES SHALL BE INSTALLED ALONG ALL PUBLIC AND PRIVATE STREETS PER SECTION 21-14C(3) OF THE CHARLOTTE TREE ORDINANCE.
6. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN THE ORDINANCE.

SCREENING AND LANDSCAPING AREAS (CONT)

7. LANDSCAPE AREAS AND SETBACKS SHALL BE MAINTAINED BY THE OWNER OR OWNERS THE SITE.

OPTIONAL PROVISIONS

1. PURSUANT TO SECTIONS 9.8508 THROUGH 9.8512 OF THE ORDINANCE, THE PETITIONER REQUESTS THE APPROVAL OF THE FOLLOWING OPTIONAL PROVISIONS:
 - 1.1. THE PETITIONER REQUESTS A DEVIATION FROM SECTION 9.8508(2) OF THE ORDINANCE FOR THOSE BUILDINGS LOCATED WITHIN BUILDING ENVELOPES 1 THRU 7 AS DEPICTED ON SHEET TDS.1.1. MORE SPECIFICALLY, THESE BUILDINGS MAY EXTEND UP TO 190 FEET IN HEIGHT. BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE GRADE ALONG EACH FACADE OF THE BUILDING TO THE ROOF LINE, BUT NOT INCLUDING SKY LIGHTS AND ROOF STRUCTURES FOR ELEVATORS, STAIRWAYS, TANKS, HEATING, VENTILATION AND AIR-CONDITIONED EQUIPMENT, OR SIMILAR EQUIPMENT FOR THE OPERATION AND MAINTENANCE OF A BUILDING.
- 1.2. THE PETITIONER REQUESTS A DEVIATION FROM SECTION 9.8504 OF THE ORDINANCE. IN ADDITION TO THE USES PERMITTED BY SECTION 9.8504, THE PETITIONER SHALL BE ALLOWED THE USE OF SIGNAGE, BULLETIN BOARDS, KIOSKS AND SIMILAR STRUCTURES FOR COMMERCIAL AND OFFICE USES.
- 1.3. THE PETITIONER REQUESTS A DEVIATION FROM SECTION 9.8506(2)(C) OF THE ORDINANCE TO ALLOW FOR UNIQUE SIGNAGE SYSTEMS ON THE SITE. IN ADDITION TO THE SIGNAGE STANDARDS PERMITTED UNDER SECTION 9.8506(2)(C), THE PETITIONER SHALL BE ALLOWED TO CONSTRUCT TWO DETACHED, GROUND-MOUNTED PROJECT/TENANT IDENTIFICATION SIGNS IN THE LOCATIONS GENERALLY DEPICTED ON SHEET TDS.1.1. THE PRIMARY PROJECT/TENANT IDENTIFICATION SIGN LOCATED ALONG ARROWWOOD ROAD MAY BE UP TO 18-FEET IN HEIGHT AND HAVE 216 SQUARE FEET IN SIGNAGE AREA PER SIDE FOR A DOUBLE SIDED ENTRANCE SIGN. ALL OTHER DETACHED PROJECT/TENANT IDENTIFICATION SIGNS SHALL BE LIMITED TO 7-FEET IN HEIGHT AND 60 SQUARE FEET IN SIGNAGE AREA PER SIDE. PROJECT/IDENTIFICATION SIGNS MAY NOT BE LOCATED WITHIN THE PUBLIC RIGHTS-OF-WAY OR SIGHT TRIANGLES. THE PETITIONER RESERVES THE RIGHT TO SEEK ADDITIONAL DETACHED PROJECT/TENANT IDENTIFICATION SIGNS TO BE PLACED ALONG PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE PLANNED DEVELOPMENT FLEXIBILITY OPTION IN SECTION 13.110 OF THE ORDINANCE.
- 1.4. IN ADDITION TO THE SIGNAGE STANDARDS PERMITTED UNDER SECTION 9.8506(2)(C) OF THE ORDINANCE, THE PETITIONER SHALL BE ALLOWED TO CONSTRUCT ONE MONUMENT STYLE BUILDING IDENTIFICATION SIGN FOR EACH OF THE BUILDINGS PROPOSED TO BE DEVELOPED ON THE SITE. THESE SIGNS MUST BE LOCATED ALONG INTERIOR STREETS AND MAY BE UP TO 7-FEET IN HEIGHT AND HAVE UP TO 60 SQUARE FEET IN SIGNAGE AREA PER SIDE. IN ADDITION, WAY FINDING AND DIRECTIONAL SIGNS MAY BE PERMITTED IN ACCORDANCE WITH THE ORDINANCE REQUIREMENTS FOR THE MUDD ZONING DISTRICT. THIS SIGNAGE SHALL BE LOCATED OUTSIDE OF ALL REQUIRED SIGHT TRIANGLES.
- 1.5. THE PETITIONER REQUESTS THAT DRIVE-THRU WINDOWS OR SERVICE LANES BE PERMITTED AS AN ACCESSORY USE TO BUSINESSES LOCATED ON THE SITE OTHER THAN A RESTAURANT AS PROVIDED ABOVE UNDER "PERMITTED USES".

PARKING FACILITIES

1. OFF STREET PARKING AND ON STREET PARKING SHALL MEET THE MINIMUM REQUIREMENTS OF THE ORDINANCE.
2. BIKE RACKS WILL BE PROVIDED PER THE ORDINANCE.
3. SHARED PARKING BETWEEN THE OFFICE AND MULTI-FAMILY USES SHALL BE ALLOWED PER ORDINANCE REQUIREMENTS.
4. THE STRUCTURED PARKING FACILITIES DEPICTED ON SHEET TDS.2.0 MAY BE SUBSTITUTED WITH SURFACE PARKING AREAS AT THE DISCRETION OF THE PETITIONER.

TRANSPORTATION IMPROVEMENTS

1. INTERNAL PRIVATE STREETS SHALL BE CONSTRUCTED AND MAINTAINED TO MEET THE CHARLOTTE DEPARTMENT OF TRANSPORTATIONS DESIGN STANDARDS.
2. TRANSPORTATION IMPROVEMENTS, AS DETERMINED BY A TRAFFIC IMPACT STUDY AND AGREED UPON BY THE PETITIONER, THE CITY OF CHARLOTTE AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, WILL BE INCORPORATED INTO THE SITE DEVELOPMENT PROCESS AS THE VARIOUS PORTIONS OF THE SITE ARE DEVELOPED.
3. AS SET FORTH BELOW, THIS PROJECT SHALL BE DEVELOPED IN CERTAIN PHASES TIED TO THE COMPLETION OF CERTAIN ROADWAY IMPROVEMENTS AS DESCRIBED BELOW SUCH THAT NO FINAL CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL IMPROVEMENTS REQUIRED BY EACH PHASE ARE FULLY COMPLETE AND OPERATIONAL.
 - 3.1. PHASE I - BASED UPON THE EXISTING ZONING OF THE OVERALL SITE (THE AREA WITHIN THIS REZONING PETITION AS WELL AS THE REMAINDER OF PARCELS 20145105 AND 20145106), THE FOLLOWING CONSTRUCTION IS PERMITTED WITHOUT THE CONSTRUCTION OF ANY OFF-SITE IMPROVEMENTS:
 - UP TO 400 DWELLING UNIT APARTMENTS
 - UP TO 300 ROOM HOTEL
 - UP TO 1,210,000 SF GENERAL OFFICE
 - UP TO 20,000 SF SHOPPING CENTER
 - 3.1. IF ACTUAL COUNT VOLUMES AT THE PROJECT DRIVEWAYS AT THE COMPLETION OF PHASE I ARE FOUND TO BE LESS THAN THOSE IDENTIFIED IN THE TRAFFIC IMPACT STUDY (1,479 FOR THE AM PEAK HOUR OR 1,884 FOR THE PM PEAK HOUR), THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT AN ADDITIONAL AMOUNT OF GENERAL OFFICE, SHOPPING CENTER, HOTEL OR APARTMENTS WITHOUT THE CONSTRUCTION OF ANY OTHER IMPROVEMENTS BEYOND THOSE REQUIRED BY PHASE I ABOVE, PROVIDED THAT THE EXPECTED TRIP GENERATION BASED UPON THE ACTUAL COUNT DATA AT THE PROJECT DRIVEWAYS REMAINS LESS THAN THE VOLUMES IDENTIFIED ABOVE.
 - 3.2. THE PETITIONER RESERVES THE RIGHT TO MODIFY THE BUILDING AREAS AS LONG AS THE REVISED DENSITIES DO NOT INCREASE THE TRIP GENERATION FOR PHASE 1 OF THE DEVELOPMENT SPECIFIED IN 2.1.
 - 3.3. PHASE II - BASED UPON THE PROPOSED ZONING OF THE OVERALL SITE (THE AREA WITHIN THIS REZONING PETITION AS WELL AS THE REMAINDER OF PARCEL 20145105 AND 20145106), THE FOLLOWING GENERAL OFFICE AND SHOPPING CENTER CONSTRUCTION IS PERMITTED IN CONJUNCTION WITH THE CONSTRUCTION OF THE REQUIRED OFF-SITE IMPROVEMENTS:
 - UP TO 1,165,000 SF GENERAL OFFICE
 - UP TO 25,000 SF SHOPPING CENTER
4. THE FOLLOWING IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT INDICATED ABOVE:
 - 4.1. BROWN GRIER ROAD
 - CONSTRUCTION OF A WESTBOUND RIGHT-TURN LANE ON BROWN GRIER ROAD AT GALLANT LANE THAT EXTENDS BACK TO SANDY PORTER ROAD
 - ADJUSTMENT OF THE SIGNAL TIMING TO DISABLE THE EASTBOUND LEFT-TURN PROTECTED PHASING ON BROWN GRIER ROAD AT GALLANT LANE DURING THE PM PEAK HOUR
 - CONSTRUCTION OF AN EASTBOUND RIGHT-TURN LANE ON BROWN GRIER ROAD AT SANDY PORTER ROAD WITH 150 FEET OF STORAGE
 - 4.2. ARROWWOOD ROAD
 - CONSTRUCTION OF AN ADDITIONAL WESTBOUND LEFT-TURN LANE ON ARROWWOOD ROAD AT I-485 OUTER LOOP RAMP WITH 250 FEET OF STORAGE
 - RESTRIPING OF THE EXISTING WESTBOUND RIGHT-TURN LANE TO INCLUDE A SHARED THROUGH RIGHT-TURN LANE ON ARROWWOOD ROAD AT SANDY PORTER ROAD
 - ADDITION OF PROTECTED PHASING TO THE WESTBOUND LEFT-TURN MOVEMENT ON ARROWWOOD ROAD AT I-485 OUTER LOOP RAMP
 - CONSTRUCTION OF AN ADDITIONAL SOUTHBOUND LEFT-TURN LANE ON I-485 OUTER LOOP RAMP AT ARROWWOOD ROAD WITH 250 FEET OF STORAGE
 - ADDITION OF YIELD CONTROL TO THE EASTBOUND RIGHT-TURN MOVEMENT ON I-485 OUTER LOOP RAMP AT ARROWWOOD ROAD
 - MODIFICATION OF THE NORTHBOUND RIGHT-TURN LANE ON I-485 INNER LOOP RAMP AT ARROWWOOD ROAD TO BE FREE-FLOW INTO AN ADDITIONAL LANE ON ARROWWOOD ROAD THAT DROPS AS A RIGHT-TURN LANE AT DRIVEWAY #4
 - CONSTRUCTION OF AN ADDITIONAL EASTBOUND LEFT-TURN LANE ON ARROWWOOD ROAD AT I-485 INNER LOOP RAMP WITH 300 FEET OF STORAGE
 - ADDITION OF PROTECTED PHASING TO THE EASTBOUND LEFT-TURN MOVEMENTS ON ARROWWOOD ROAD AT I-485 INNER LOOP RAMP
 - ADDITION OF YIELD CONTROL TO THE WESTBOUND RIGHT-TURN MOVEMENT ON ARROWWOOD ROAD AT I-485 INNER LOOP RAMP
 - CONSTRUCTION OF A BI-DIRECTIONAL CROSSOVER ON ARROWWOOD ROAD AT DRIVEWAY #2/WHITEHALL EXECUTIVE CENTER DRIVE WITH 150' OF STORAGE
 - CONSTRUCTION OF AN EASTBOUND RIGHT-TURN LANE ON ARROWWOOD ROAD AT DRIVEWAY #2 WITH 150 FEET OF STORAGE

TRANSPORTATION IMPROVEMENTS (CONT)

- 4.2. ARROWWOOD ROAD (CONT)
 - CONSTRUCTION OF A DIRECTIONAL CROSSOVER ON ARROWWOOD ROAD AT DRIVEWAY #3 WITH 150 FEET OF STORAGE
 - CONSTRUCTION OF AN EASTBOUND RIGHT-TURN LANE ON ARROWWOOD ROAD AT DRIVEWAY #3 WITH 150 FEET OF STORAGE
 - CONSTRUCTION OF A YIELD-CONTROLLED EASTBOUND RIGHT-TURN LANE ON ARROWWOOD ROAD AT DRIVEWAY #4 THAT EXTENDS BACK TO THE FREE-FLOW RIGHT-TURN LANE ON I-485 INNER LOOP RAMP
 - PROVISION FOR DUAL SOUTHBOUND LEFT-TURN LANES, ONE THROUGH LANE, AND ONE THROUGH/RIGHT-TURN LANE ON THE FUTURE SHOFTON-ARROWWOOD COLLECTOR ROAD AT ARROWWOOD ROAD
 - INSTALLATION OF A TRAFFIC SIGNAL (WHEN WARRANTS ARE MET) AT THE DRIVEWAY #1/WHITEHALL EXECUTIVE CENTER DRIVE AT ARROWWOOD ROAD INTERSECTION
 - CONSTRUCTION OF AN ADDITIONAL WESTBOUND LEFT-TURN LANE ON ARROWWOOD ROAD AT DRIVEWAY #1/WHITEHALL EXECUTIVE CENTER DRIVE WITH 150 FEET OF STORAGE
 - ADDITION OF PROTECTED-ONLY PHASING TO THE WESTBOUND AND EASTBOUND LEFT-TURN MOVEMENTS ON ARROWWOOD ROAD AT DRIVEWAY #1/WHITEHALL EXECUTIVE CENTER DRIVE
 - RESTRIPING OF THE SOUTHBOUND APPROACH ON WHITEHALL EXECUTIVE CENTER DRIVEWAY AT ARROWWOOD ROAD TO RIGHT-TURN ONLY
- 4.3. SOUTH TRYON
 - CONSTRUCTION OF AN ADDITIONAL NORTHBOUND LEFT-TURN LANE ON S. TRYON STREET AT WHITEHALL PARK DRIVE WITH 225 FEET OF STORAGE
 - CONSTRUCTION OF AN ADDITIONAL WESTBOUND RIGHT-TURN LANE ON I-485 INNER LOOP RAMP AT S. TRYON STREET WITH 500 FEET OF STORAGE
 - RESTRIPING OF THE EXISTING WESTBOUND RIGHT-TURN LANE ON I-485 INNER LOOP RAMP AT S. TRYON STREET TO INCLUDE A SHARED LEFT/RIGHT-TURN LANE
- 4.3. ADDITIONAL ONSITE IMPROVEMENTS
 - CONSTRUCTION OF DUAL NORTHBOUND LEFT-TURN LANES ON DRIVEWAY #1 AT ARROWWOOD ROAD WITH 175 FEET OF STORAGE
 - CONSTRUCTION OF A NORTHBOUND THROUGH LANE ON DRIVEWAY #1 AT ARROWWOOD ROAD
 - CONSTRUCTION OF A YIELD-CONTROLLED NORTHBOUND RIGHT-TURN LANE ON DRIVEWAY #1 AT ARROWWOOD ROAD WITH 150 FEET OF STORAGE
 - ADDITION OF PROTECTED-ONLY PHASING TO THE NORTHBOUND AND SOUTHBOUND LEFT-TURN MOVEMENTS ON DRIVEWAY #1/WHITEHALL EXECUTIVE CENTER DRIVE AT ARROWWOOD ROAD
 - INSTALLATION OF A TRAFFIC SIGNAL (WHEN WARRANTS ARE MET) AT THE DRIVEWAY #4/SHOFTON-ARROWWOOD COLLECTOR ROAD (FUTURE) AT ARROWWOOD ROAD INTERSECTION
 - CONSTRUCTION OF DUAL NORTHBOUND LEFT-TURN LANES ON DRIVEWAY #4 AT ARROWWOOD ROAD WITH 500 FEET OF STORAGE
 - CONSTRUCTION OF ONE NORTHBOUND THROUGH LANE AND ONE THROUGH/RIGHT-TURN LANE ON DRIVEWAY #4 AT ARROWWOOD ROAD
5. IF ACTUAL COUNT VOLUMES AT THE PROJECT DRIVEWAYS AT THE COMPLETION OF PHASE II ARE FOUND TO BE LESS THAN THOSE IDENTIFIED IN THE TRAFFIC IMPACT STUDY (2,774 FOR THE AM PEAK HOUR OR 3,440 FOR THE PM PEAK HOUR), THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT AN ADDITIONAL AMOUNT OF GENERAL OFFICE, SHOPPING CENTER, HOTEL OR APARTMENTS WITHOUT THE CONSTRUCTION OF ANY OTHER IMPROVEMENTS BEYOND THOSE REQUIRED BY PHASE I ABOVE, PROVIDED THAT THE EXPECTED TRIP GENERATION BASED UPON THE ACTUAL COUNT DATA AT THE PROJECT DRIVEWAYS REMAINS LESS THAN THE VOLUMES IDENTIFIED ABOVE.
6. IT WILL BE THE RESPONSIBILITY OF THE PETITIONER TO ACQUIRE THE RIGHT OF WAY NECESSARY TO CONSTRUCT THESE ROAD IMPROVEMENTS. IF, AFTER GOOD FAITH EFFORT, THE PETITIONER IS UNABLE TO ACQUIRE ADEQUATE RIGHT OF WAY FOR TRANSPORTATION IMPROVEMENTS REQUIRED BY THE CITY AND/OR NCDOT, THE CITY OF CHARLOTTE AND/OR NCDOT WILL UTILIZE THE APPROPRIATE ACQUISITION MEASURES TO ACQUIRE THE NECESSARY RIGHT OF WAY, THE COSTS OF WHICH WILL BE PAID BY THE PETITIONER. THROUGH ALL REASONABLE EFFORTS, IF THE CITY OF CHARLOTTE AND/OR NCDOT ARE UNABLE TO ACQUIRE NECESSARY ROW, THE PETITIONER SHALL BE REQUIRED TO COMPLETE ONLY THOSE IMPROVEMENTS FOR WHICH EXISTING ROW IS SUFFICIENT. ADDITIONALLY, THE PETITIONER SHALL BE RELIEVED OF ANY RESPONSIBILITY TO COMPLETE THESE IMPROVEMENTS SHOULD ROW BECOME AVAILABLE IN THE FUTURE.
7. THE COMPLETED TRAFFIC IMPACT STUDY ASSUMES THAT THE GRADE SEPARATED CONNECTION TO WHITEHALL PARK DRIVE FROM THE SITE AND THE SHOFTON-ARROWWOOD COLLECTOR ROAD WILL BE OPERATIONAL AT TOTAL BUILD OUT OF THE SITE. THE PETITIONER IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THESE TWO IMPROVEMENTS SHOULD THEY NOT BE COMPLETED BY OTHERS.
8. THE PETITIONER AGREES TO CONTRIBUTE UP TO \$1.1 MILLION OR FIFTY PERCENT (50%), WHICHEVER IS LESS, OF THE COSTS OF AN OVERPASS AS GENERALLY DEPICTED ON THE SITE PLAN THAT SPANS I-485 TO PROVIDE ACCESS FROM THE SITE TO WHITEHALL PARK DRIVE. THIS CONTRIBUTION WILL BE NOT BE MADE PRIOR TO THE ONSET OF ANY CONSTRUCTION ASSOCIATED WITH PHASE II OF THE PROJECT AS OUTLINED ABOVE.
9. SHOULD THE CITY OF CHARLOTTE OR NCDOT, WITHIN THREE YEARS OF THE APPROVAL OF THIS PETITION, DETERMINE THAT THIS PROPOSED OVERPASS IS NOT A VIABLE TRANSPORTATION OPTION OR HAVE NOT BEGUN THE CONSTRUCTION OF SAID OVERPASS, THE PETITIONER SHALL BE RELIEVED OF ANY AND ALL OBLIGATIONS OR RESPONSIBILITIES, INCLUDING BUT NOT LIMITED TO THE RESERVATIONS OF RIGHTS-OF-WAY OR ANY FINANCIAL BURDENS, TO PURSUE THE ULTIMATE CONSTRUCTION OF THIS OVERPASS OR ANY OF THE ROADS THAT SERVE THIS PROPOSED OVERPASS.
10. SHOULD THE CITY OF CHARLOTTE OR NCDOT, WITHIN THREE YEARS OF THE APPROVAL OF THIS PETITION, DETERMINE THAT THE PROPOSED ARROWOOD-SHOFTON COLLECTOR ROAD IS NOT A VIABLE TRANSPORTATION OPTION OR HAVE NOT BEGUN THE CONSTRUCTION OF SAID COLLECTOR ROAD, THE PETITIONER SHALL BE RELIEVED OF ANY AND ALL OBLIGATIONS OR RESPONSIBILITIES, INCLUDING BUT NOT LIMITED TO THE RESERVATIONS OF RIGHTS-OF-WAY OR ANY FINANCIAL BURDENS, TO PURSUE THE ULTIMATE CONSTRUCTION OF THIS COLLECTOR ROAD OR ANY OF THE ROADS THAT SERVE THIS PROPOSED COLLECTOR ROAD.

LIGHTING

1. UNLESS STREET LIGHTING IS PROVIDED ALONG PRIVATE STREETS, PETITIONER AGREES TO INSTALL PEDESTRIAN SCALE LIGHTING ALONG INTERNAL PRIVATE STREETS, BUT MAY EXCLUDE PEDESTRIAN SCALE LIGHTING FROM RESIDENTIAL ALLEYS. THE MAXIMUM HEIGHT OF ANY FREESTANDING PEDESTRIAN LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 15 FEET.
2. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREET LIGHTS WHICH MAY BE ERECTED ALONG ARROWWOOD ROAD) SHALL BE FULLY SHIELDED AND DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND OUTSIDE OF THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES.
3. NO WALL PACK LIGHT FIXTURES WILL BE ALLOWED ON ANY STRUCTURES PLACED ON THE SITE.

SIGNS

1. EXCEPT AS PROVIDED UNDER "OPTIONAL PROVISIONS", ALL SIGNAGE INSTALLED ON THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE SIGN ORDINANCE.
2. TEMPORARY CONSTRUCTION SIGNAGE CANNOT BE LOCATED WITHIN THE REQUIRED SETBACK, AND MUST BE REMOVED NO LATER THAN 60 DAYS FOLLOWING THE RECEIPT OF THE CERTIFICATE OF OCCUPANCY FOR THE STRUCTURE ADDRESSED BY THE SIGNAGE.

URBAN OPEN SPACE

1. IN URBAN OPEN SPACE AREAS LOCATED WITHIN THE PROPERTY THE PETITIONER SHALL CONSTRUCT IMPROVEMENTS TO INCLUDE THE FOLLOWING ITEMS:
 - A. LARGE AND/OR SMALL MATURING TREES
 - B. LANDSCAPE AREAS
 - C. COURTYARDS
 - D. BENCHES
 - E. SIDEWALKS AND/OR PATHWAYS
 - F. PEDESTRIAN LIGHTING
 - G. SPECIALTY PAVING MATERIALS

URBAN OPEN SPACE (CONT)

2. IN URBAN OPEN SPACE AREAS LOCATED WITHIN THE PROPERTY THE PETITIONER MAY CONSTRUCT IMPROVEMENTS TO POTENTIALLY INCLUDE THE FOLLOWING ITEMS:
 - A. WATER FEATURE(S)
 - B. OUTDOOR DINING AREAS
 - C. UNIQUE LIGHTING CONCEPTS
 - D. TERRACED PLAZAS AND/OR PATIOS
 - E. ACCESSORY STRUCTURES (KIOSKS, VENDORS, ETC.)
 - F. PLANNED COMMUNITY EVENTS
 - G. ART/SCULPTURES
3. ADDITIONALLY, THE PETITIONER, AT ITS DISCRETION, MAY HOLD COMMUNITY EVENTS IN THE URBAN OPENS AREAS.

ARCHITECTURAL CONTROLS

1. ALL OFFICE BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS AND DESIGN (GIVING DUE CONSIDERATIONS TO THE USE OF EACH BUILDING).
2. THE FIRST FLOOR OF ALL BUILDINGS SHALL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN SCALE INTEREST AND ACTIVITY.
3. BUILDING ELEVATIONS FOR EACH BUILDING TO BE DEVELOPED ON THE SITE SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION DURING THE SITE PLAN APPROVAL PHASE PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR EACH BUILDING. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR EACH BUILDING, THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT SHALL HAVE THE OPPORTUNITY TO REVIEW THE PROPOSED ELEVATIONS AGAINST THE APPROVED CONDITIONAL PLANS TO ASSURE COMPLIANCE WITH DESIGN PRINCIPALS ILLUSTRATED ON THE PLANS.
4. EXCEPT AS PROVIDED UNDER "OPTIONAL PROVISIONS", THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 150 FEET.

SOLID WASTE

1. THE PETITIONER SHALL SUBMIT A SOLID WASTE MANAGEMENT PLAN TO MECKLENBURG COUNTY PRIOR TO INITIATING LAND CLEARING AND/OR CONSTRUCTION ACTIVITIES ON THE SITE. THE SOLID WASTE MANAGEMENT PLAN SHALL INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES, AND THE PLAN WILL SPECIFY THAT ALL LAND CLEARING AND INERT DEBRIS SHALL BE TAKEN TO A PROPERLY PERMITTED FACILITY. THE PLAN SHALL ALSO STATE THAT MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF ALL FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.
2. OFFICE, RETAIL, AND MULTI-FAMILY COMPLEXES MUST MEET ALL REQUIREMENTS AS STATED IN THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPST, COMPACTOR AND RECYCLING AREAS.

FIRE PROTECTION

1. ALL NEW BUILDINGS SHALL COMPLY WITH THE LAND USE REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT.
2. ALL NEW BUILDINGS SHALL COMPLY WITH THE WATER SUPPLY REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT.
3. ALL NEW BUILDINGS SHALL COMPLY WITH THE ACCESS REQUIREMENTS OF THE NORTH CAROLINA STATE FIRE CODE AND THE CHARLOTTE FIRE DEPARTMENT.

INTERNAL SIDEWALKS AND PRIVATE STREETS

1. INTERNAL SIDEWALKS AND PRIVATE STREETS SHALL BE DESIGNED TO MEET THE STANDARDS OF THE CITY OF CHARLOTTE URBAN STREET DESIGN GUIDELINES ADOPTED OCTOBER 22, 2007.
2. AS CONCEPTUALLY DEPICTED ON THE SCHEMATIC SITE PLAN, THE PETITIONER SHALL INSTALL INTERNAL SIDEWALKS ON THE SITE THAT WILL PROVIDE PEDESTRIAN CONNECTIONS BETWEEN OFFICE BUILDINGS AND FROM BUILDINGS TO SIDEWALKS ALONG STREETS WITHIN THE DEVELOPMENT.

THE STORM WATER MANAGEMENT

1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE TO THE EXTENT THAT THE SITE IS NOT VESTED OR GRANDFATHERED FROM THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE.
2. NOTWITHSTANDING THE FOREGOING, THE PETITIONER RESERVES THE RIGHT TO REQUEST A VARIANCE FROM THE PROVISIONS OF THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
3. THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:
 - SECTION 401 PERMIT NCEHNR - RALEIGH OFFICE (919) 733-1786
 - SECTION 404 PERMIT US ARMY CORPS OF ENGINEERS (704) 271-4854

FIVE YEAR VESTED RIGHT

1. PURSUANT TO SECTION 1.110 OF THE ORDINANCE, A 5 YEAR VESTED RIGHT IS GRANTED FOR THE DEVELOPMENT PROJECT APPROVED UNDER THIS REZONING PETITION DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.

AMENDMENTS TO REZONING PLAN

1. FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE SCHEMATIC SITE PLAN MAY BE APPLIED FOR BY THE OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH SECTION 6.206 OF THE ORDINANCE.

BINDING EFFECT OF THE REZONING APPLICATION

1. IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL, 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 HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTERESTS AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" OR "OWNER", SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER AND OWNER.

FOR PUBLIC HEARING
PETITION NO. 2008-053

LandDesign®

223 N Graham Street
Charlotte, NC 28202
V: 704.331.0225 F: 704.332.1246
www.LandDesign.com

WHITEHALL CORPORATE CENTER - PHASE II

CHARLOTTE, NC

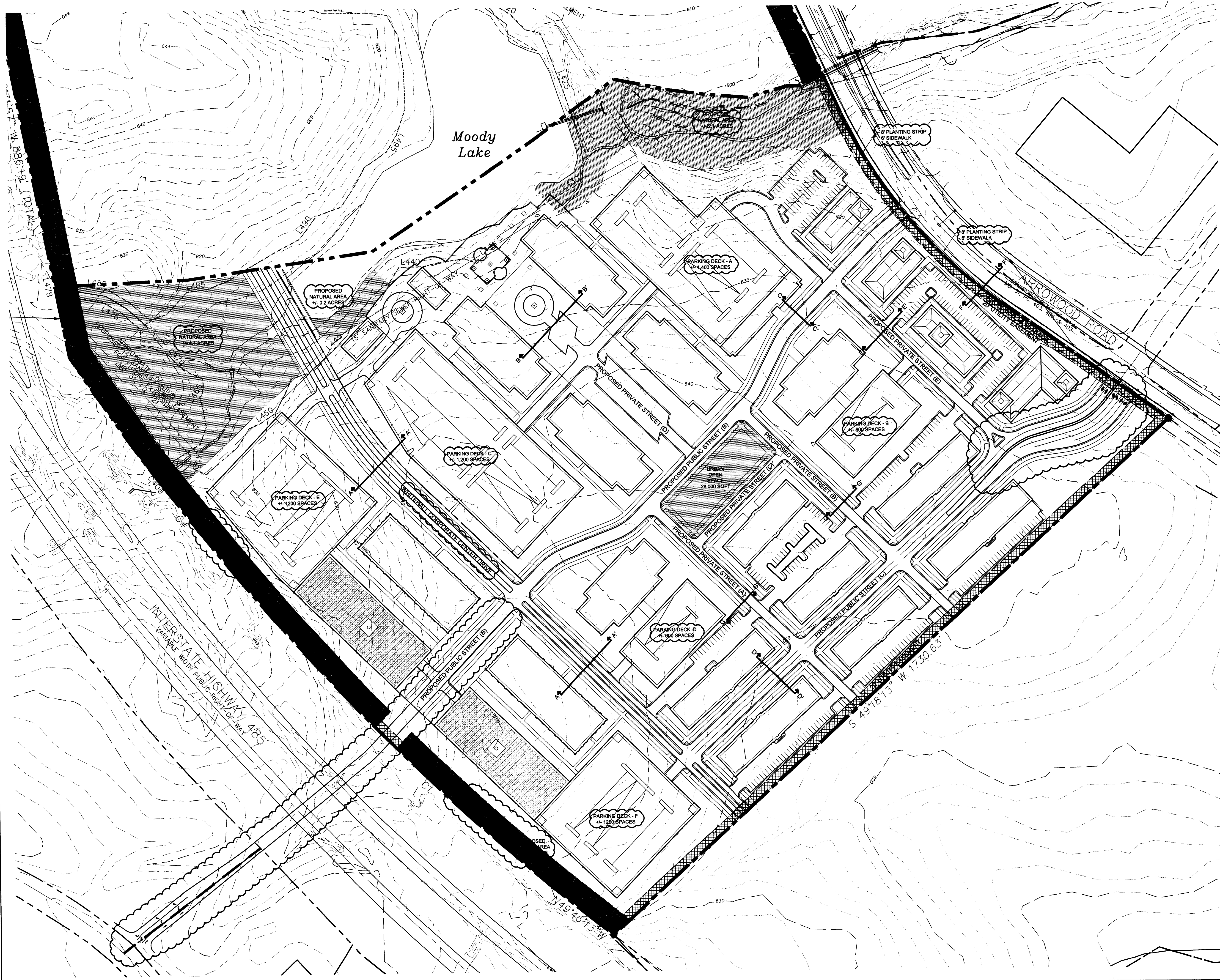
AMERICAN ASSET CORPORATION

DEVELOPMENT NOTES

REVISIONS:
DATE: 01/25/2008
DESIGNED BY: AK, AN
DRAWN BY: HS
CHECKED BY: CH, RP
O.C. BY: RP
SCALE: 1"=100'-0"
PROJECT #: 106645

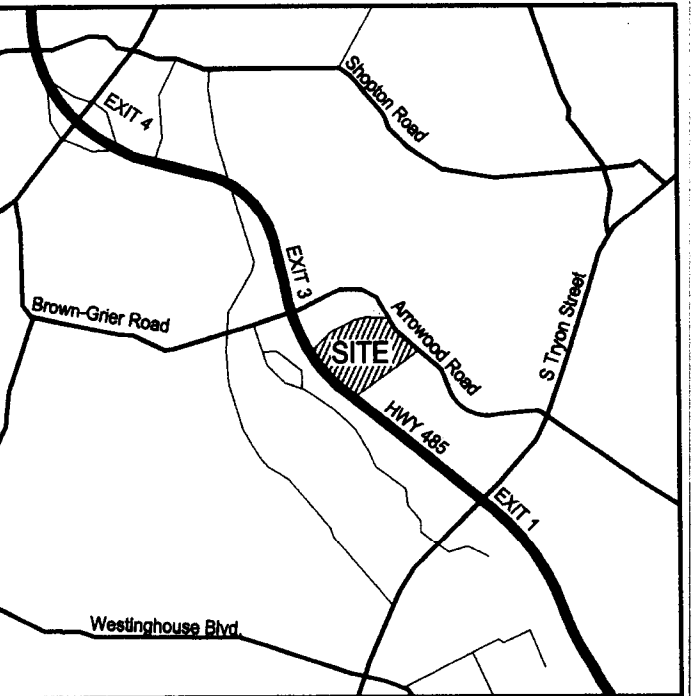
SHEET #:

TDS.1.2

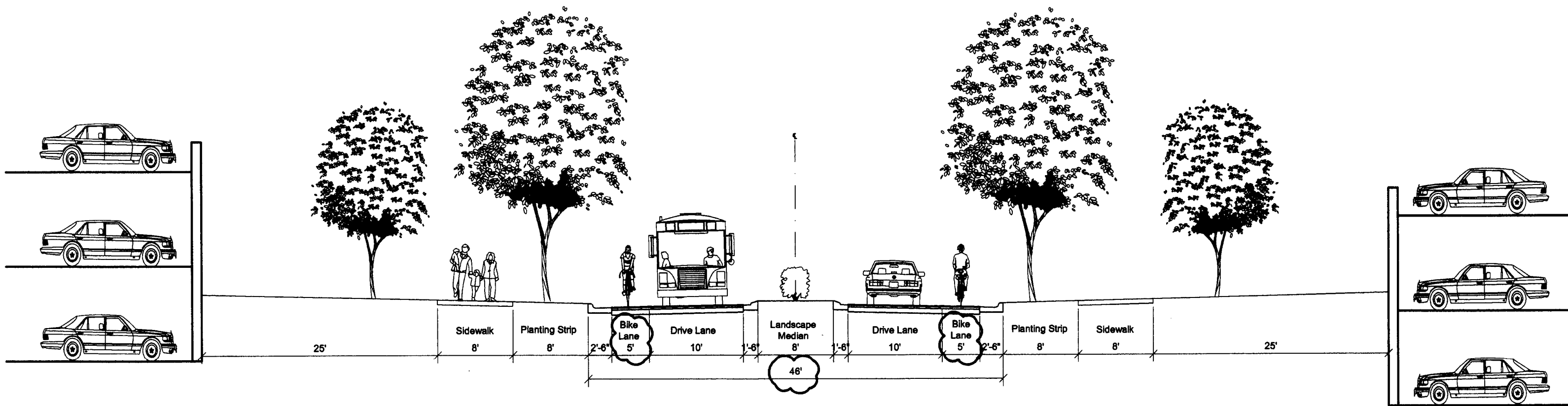


NOTE: THE ILLUSTRATIVE SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

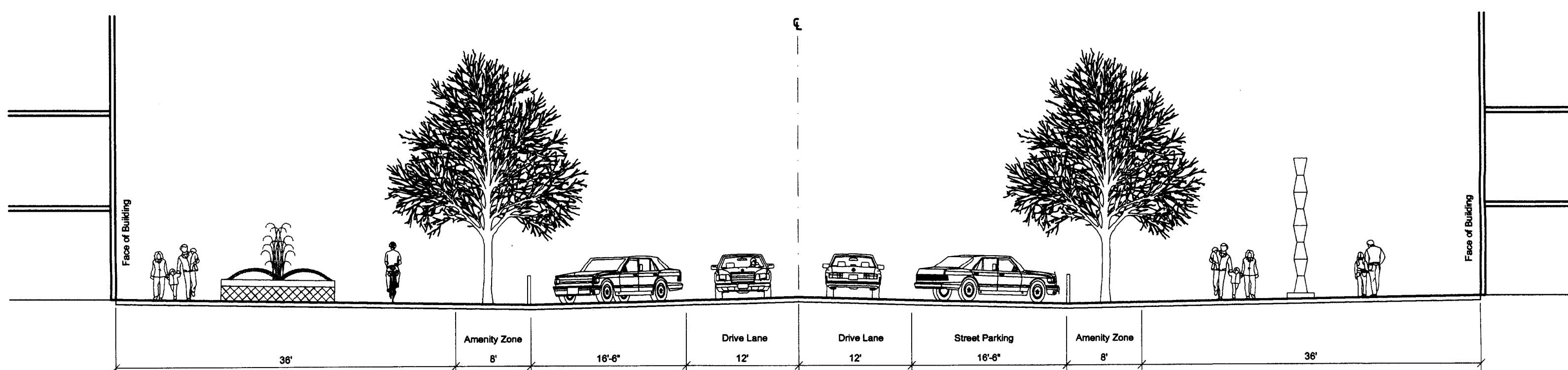
VICINITY MAP - NOT TO SCALE



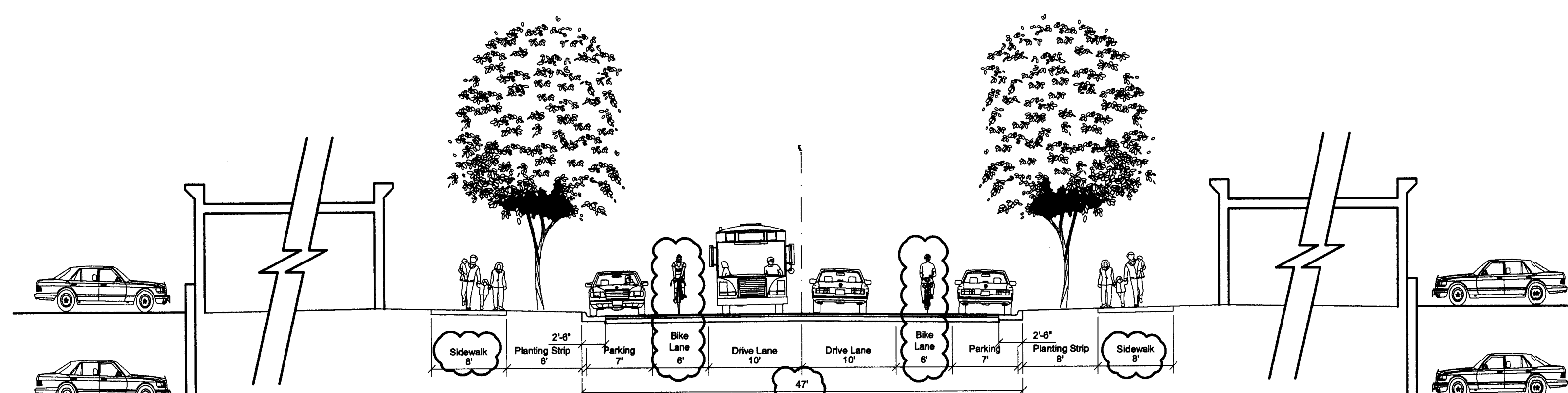
FOR PUBLIC HEARING
PETITION NO. 2008-053



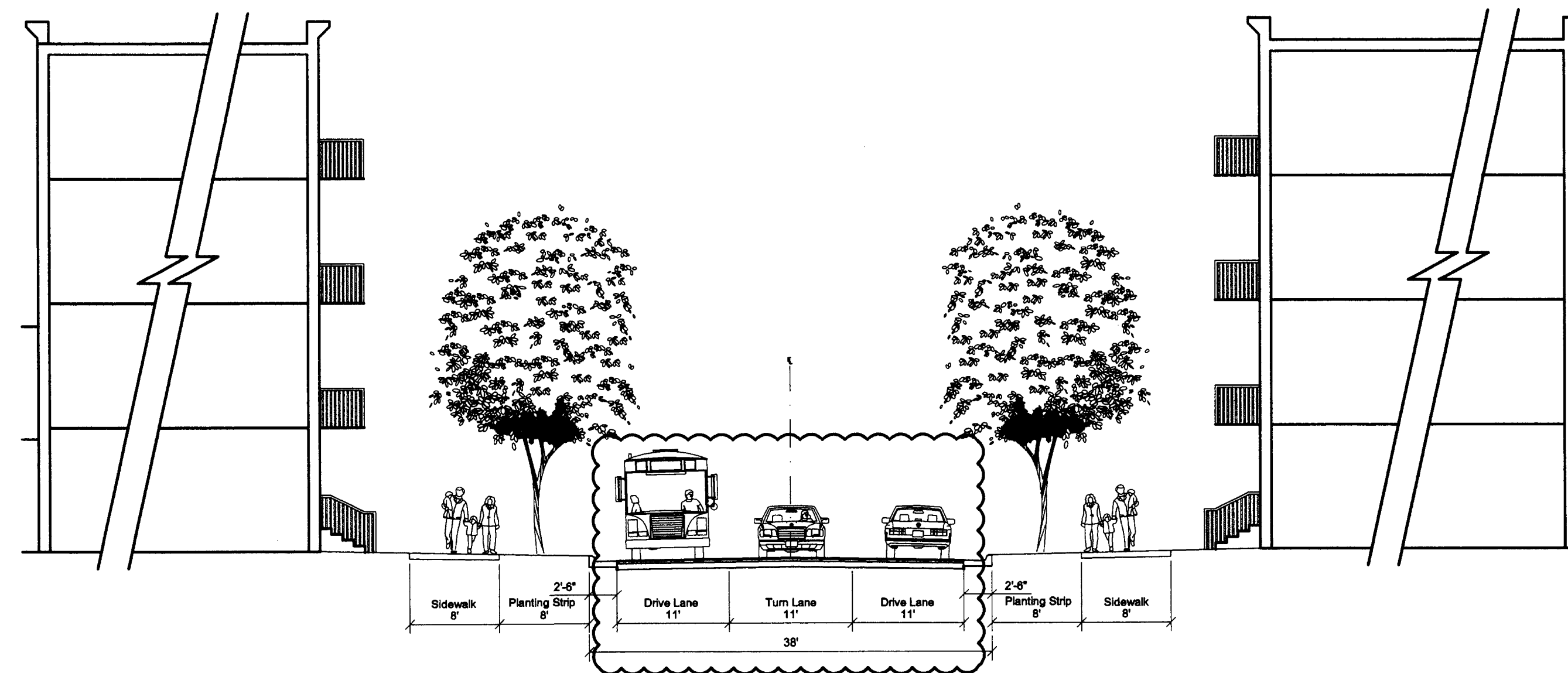
WHITEHALL CORPORATE CENTER DRIVE
A - A' Cross-Section



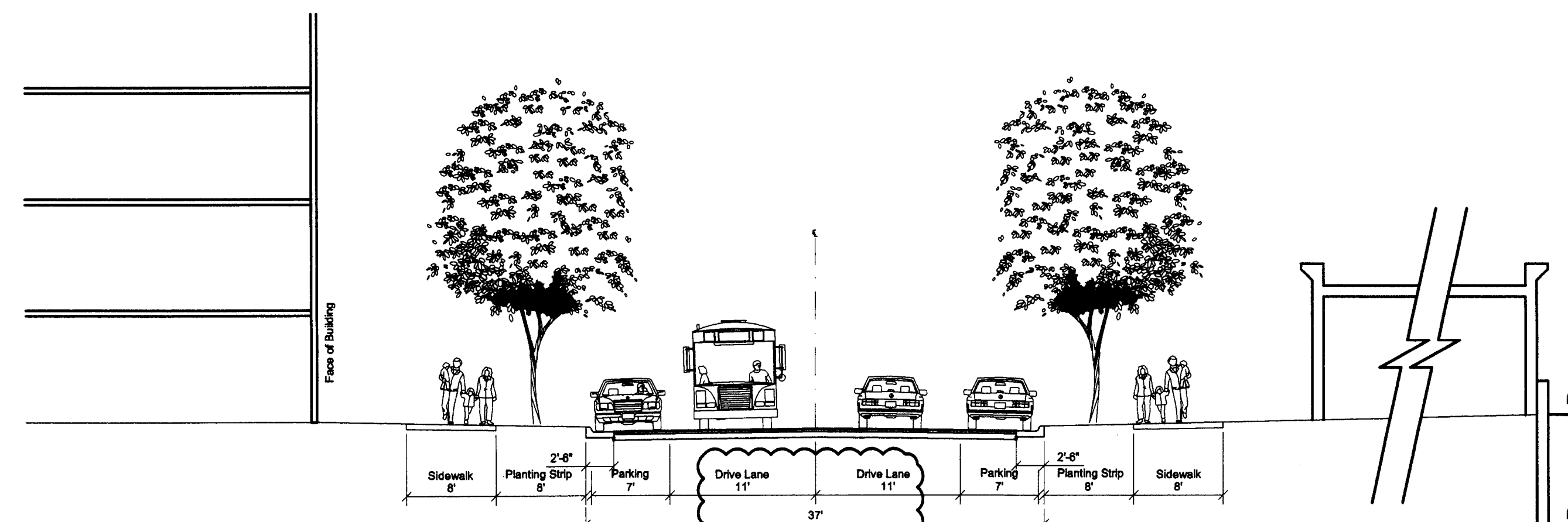
PROPOSED PRIVATE STREET (D)
B - B' Cross-Section



PROPOSED PUBLIC STREET (B)
C - C' Cross-Section



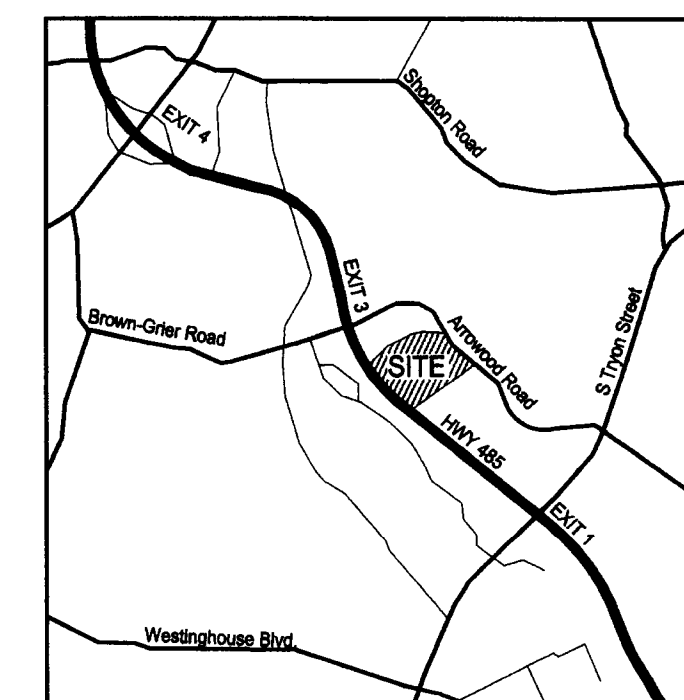
PROPOSED PUBLIC STREET (C)
D - D' Cross-Section



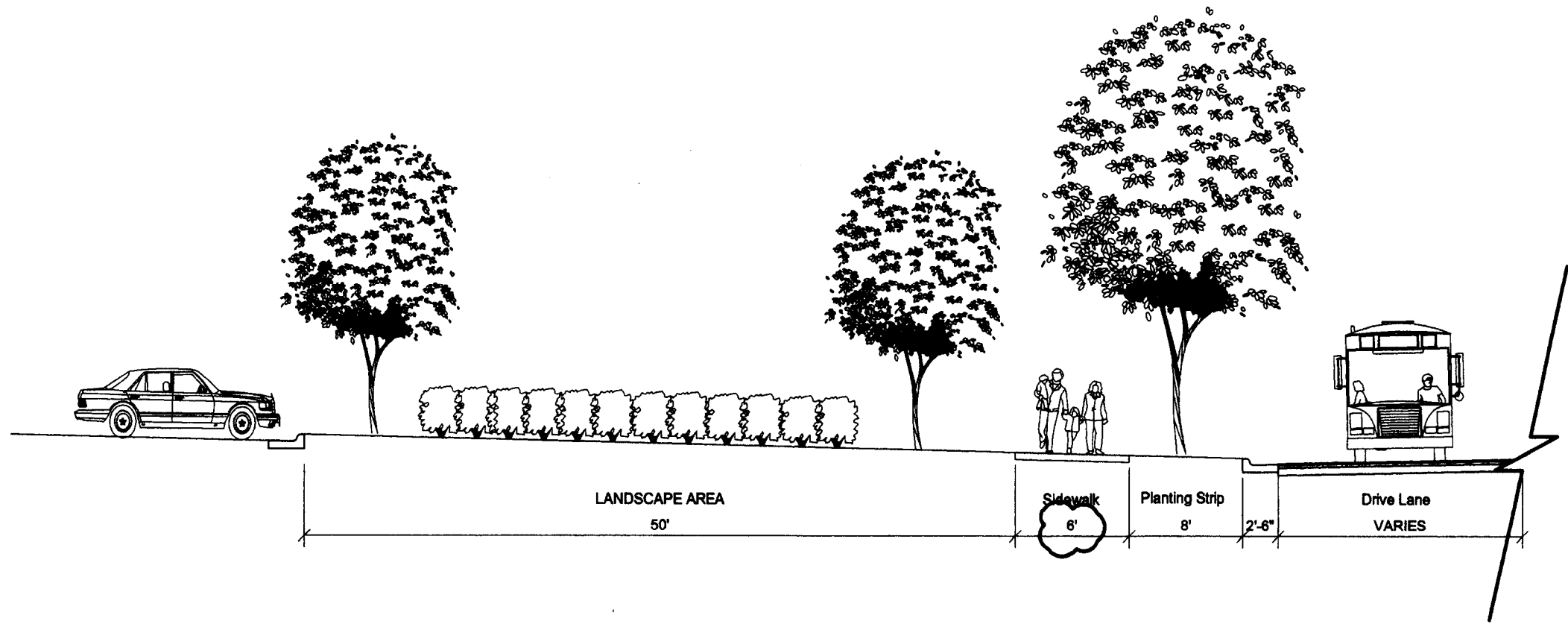
PROPOSED PRIVATE STREET (E)
E - E' Cross-Section

NOTE:
1. THE ILLUSTRATIVE SECTIONS ARE SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.
2. PROPOSED STREET CROSS SECTION WIDTHS ARE DESIGNED TO MEET THE CITY OF CHARLOTTE URBAN STREET DESIGN GUIDELINES ADOPTED OCTOBER 22, 2007.

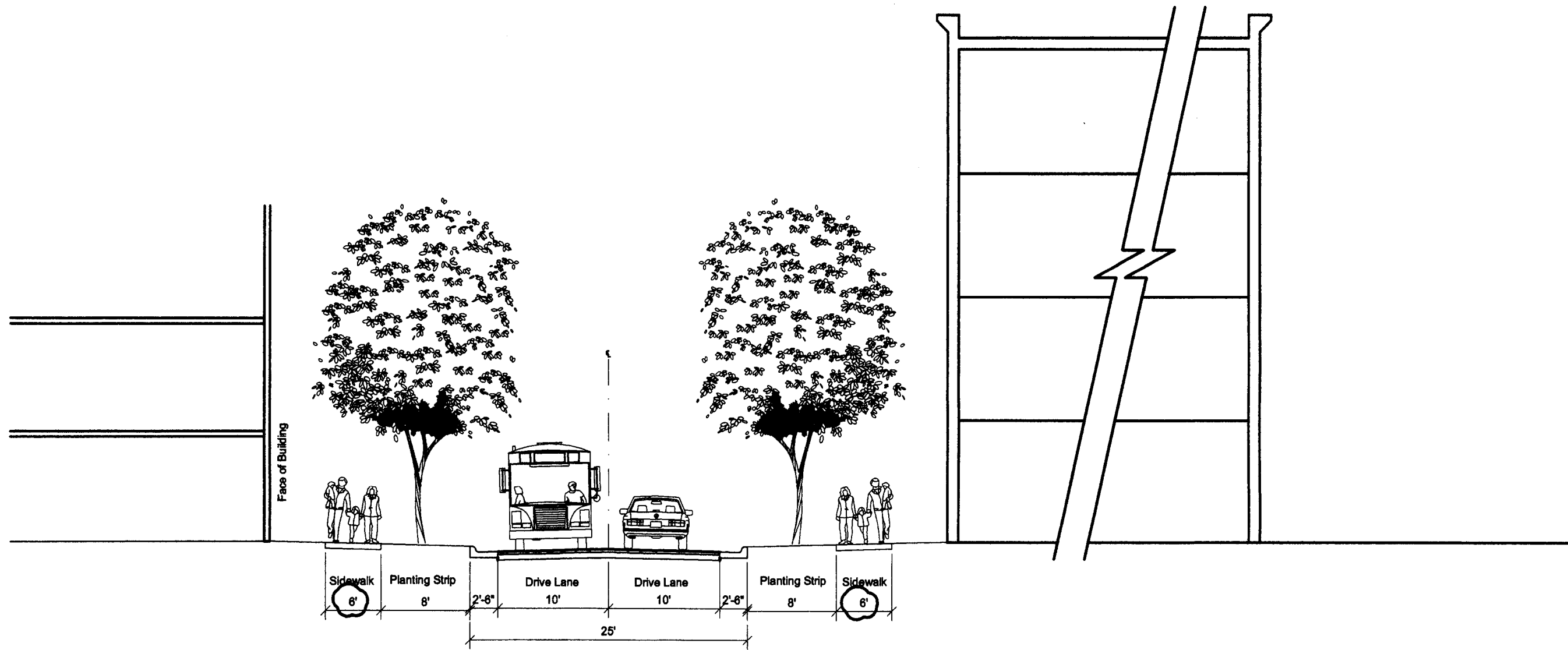
VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2008-053

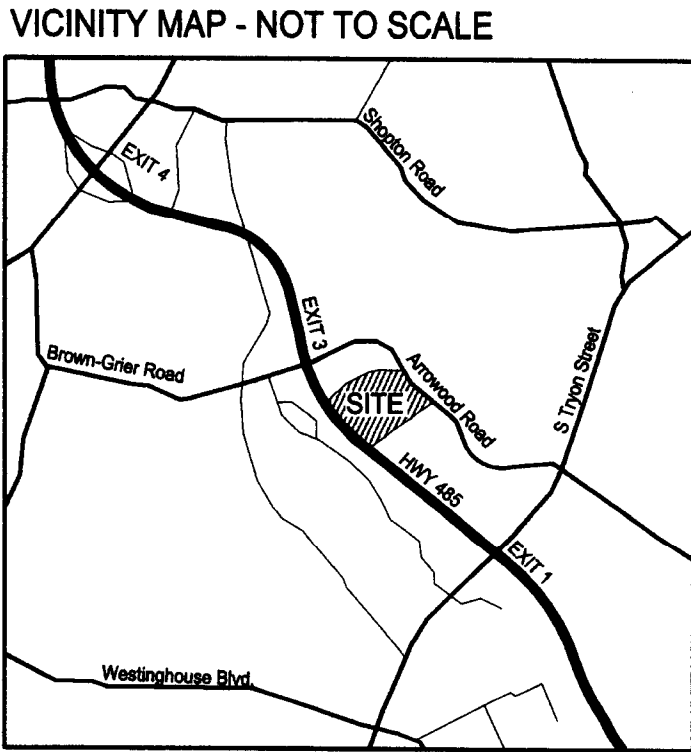


ARROWWOOD ROAD
F - F' Cross-Section

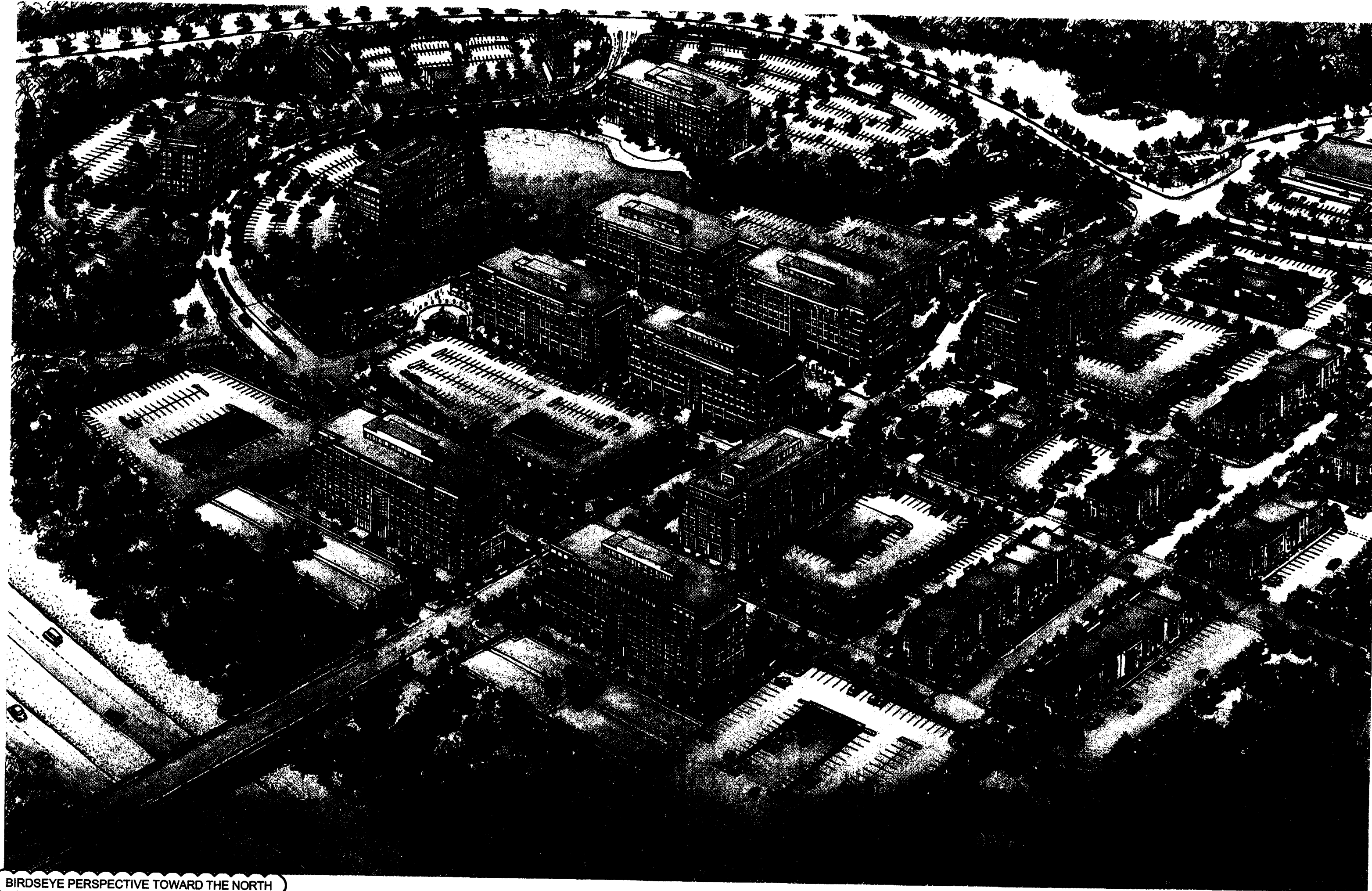


PROPOSED PRIVATE STREET (A) AND (B)
G - G' Cross-Section

NOTE:
1. THE ILLUSTRATIVE SECTIONS ARE SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.
2. PROPOSED STREET CROSS SECTION WIDTHS ARE DESIGNED TO MEET THE CITY OF CHARLOTTE URBAN STREET DESIGN GUIDELINES ADOPTED OCTOBER 22, 2007.



FOR PUBLIC HEARING
PETITION NO. 2008-053



BIRDSEYE PERSPECTIVE TOWARD THE NORTH



PERSPECTIVE OF AMENITY SPACE AT MOODY LAKE

FOR PUBLIC HEARING
PETITION NO. 2008-053

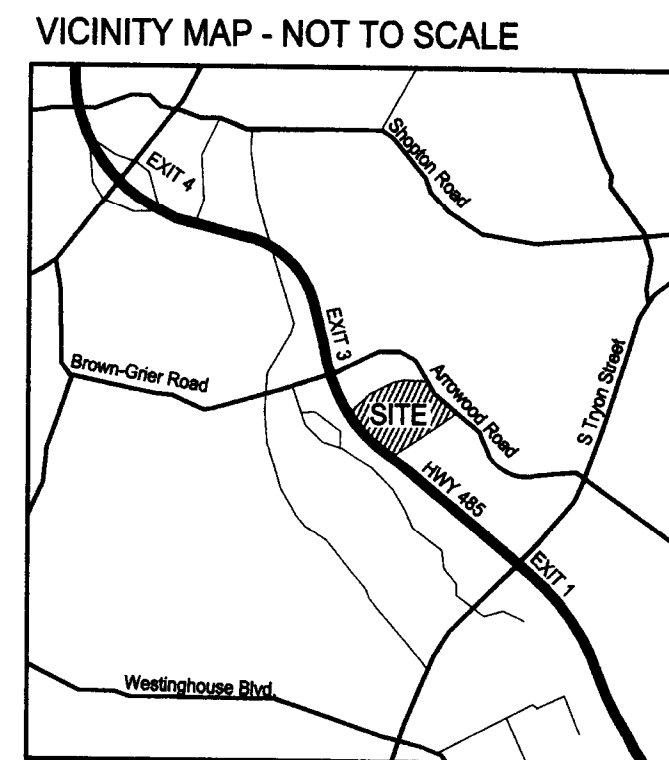
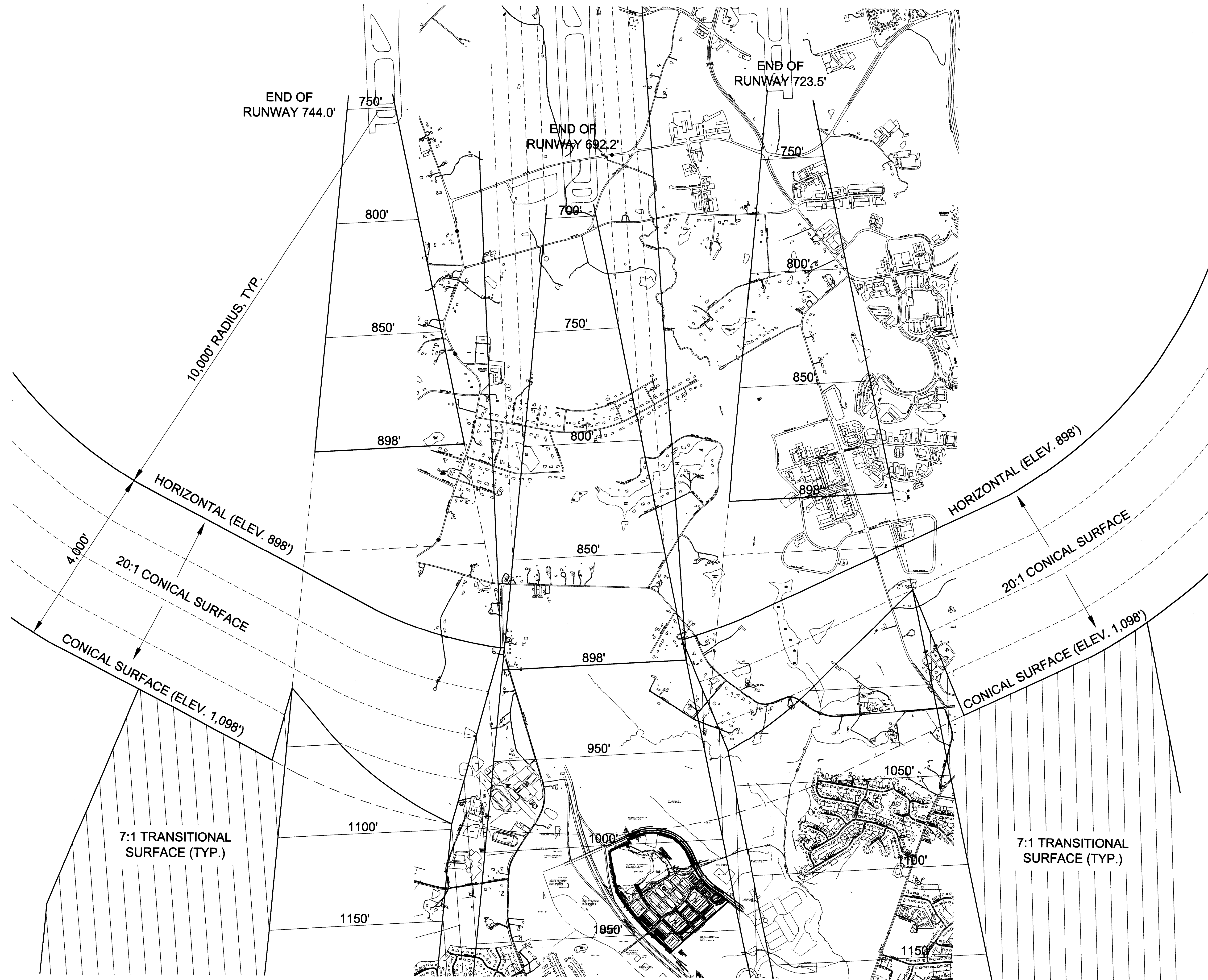
DATE: 01/25/2008
DESIGNED BY: CHK
DRAWN BY: HS
CHECKED BY: CHK RJP
SCALE:
PROJECT #: 1006065
SHEET #:
TDS.2.2

REVISIONS:
01/09/09 REVISIONS PER CITY COMMENTS

WHITEHALL CORPORATE CENTER - PHASE II
CHARLOTTE, NC
AMERICAN ASSET CORPORATION
PERSPECTIVES

LandDesign®

223 N. Graham Street, Charlotte, NC 28202
P: 704.333.0325 F: 704.333.3246
www.LandDesign.com



FOR PUBLIC HEARING
PETITION NO. 2008-053

REVISIONS:
01/09/09 - REVISIONS PER CITY COMMENTS

DATE: 01/25/2008
DESIGNED BY: CHK, HS
DRAWN BY: CHK, HS
CHECKED BY: CHK
SCALE: 1"=1000'-0"
PROJECT #: 1066065
SHEET #:

TDS. 2.3

WHITEHALL CORPORATE CENTER - PHASE II
CHARLOTTE, NC
AMERICAN ASSET CORPORATION
AIRPORT OVERLAY PLAN

LandDesign®
223 N Graham Street Charlotte, NC 28202
T: 704.333.0025 F: 704.332.1246
www.LandDesign.com