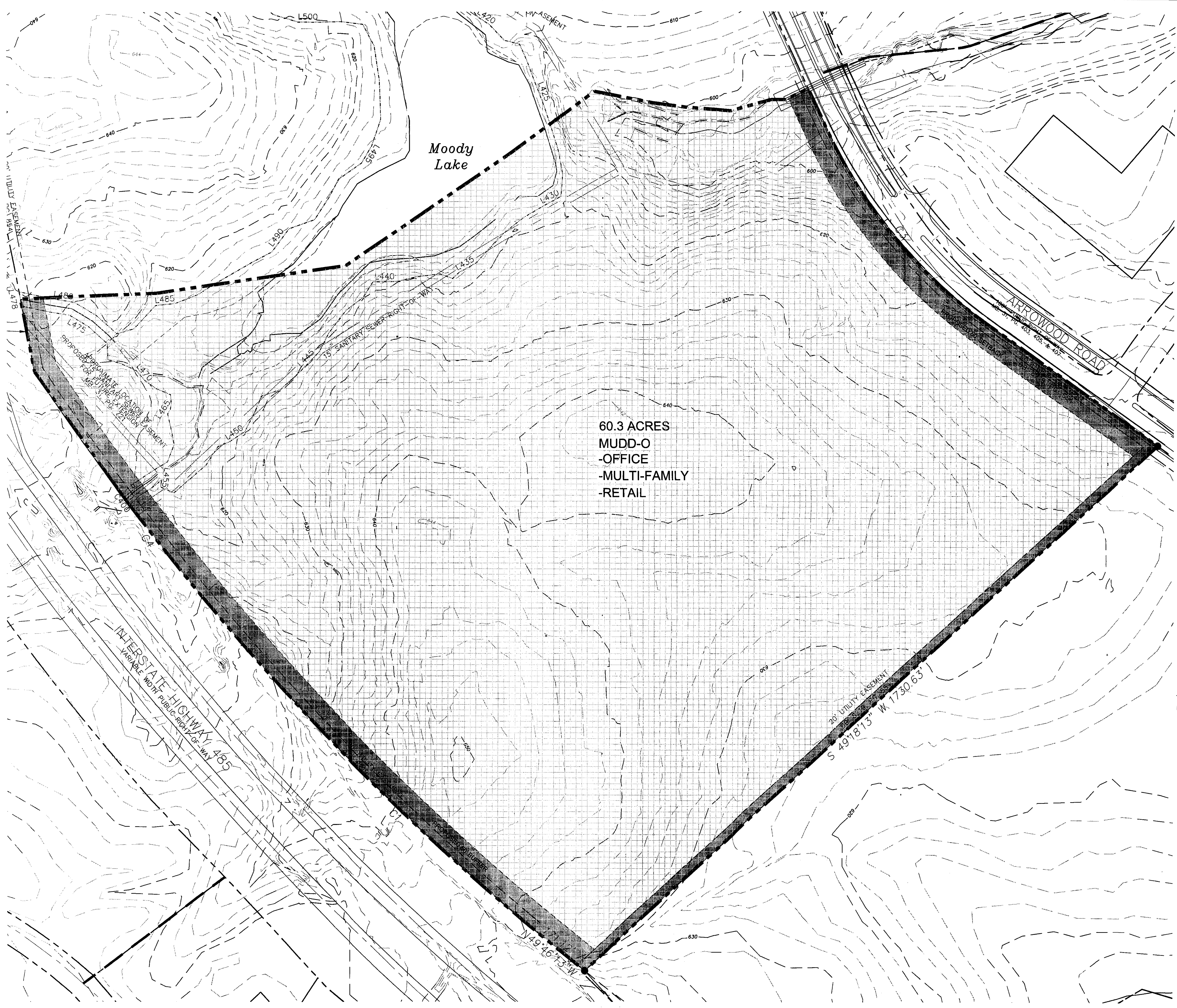


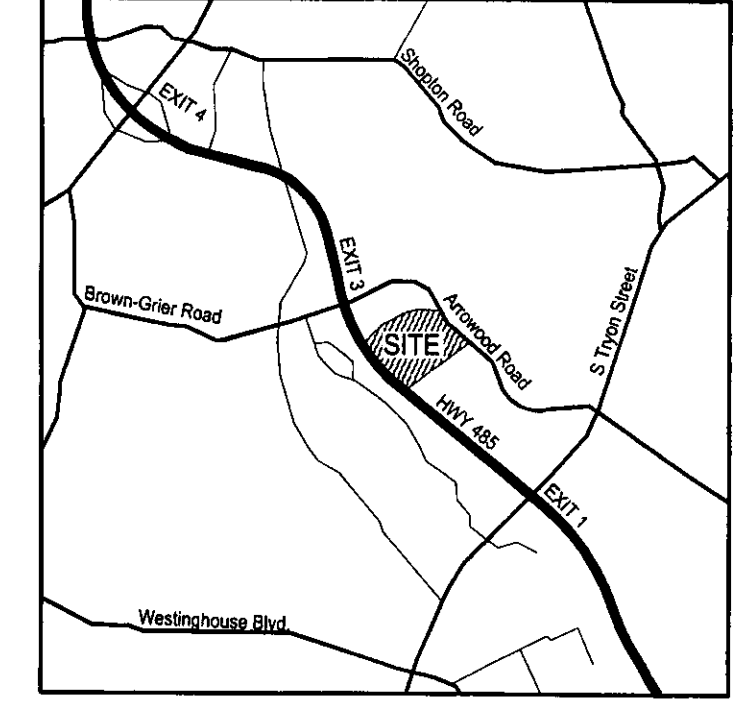


- SITE DEVELOPMENT SUMMARY:**
- 1) TAX PARCEL ID #: A PORTION OF 201-451-05
- 2) DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING DISTRICTS:
SOUTHWEST DISTRICT
- 3) TOTAL SITE SF (ACREAGE): +/- 2,630,000 SF (60.3 AC)
- 4) EXISTING ZONING & USES: CONDITIONAL BUSINESS PARK - BP(CD)
-VACANT
- 5) PROPOSED ZONING & PERMITTED USES:
MIXED USE DEVELOPMENT DISTRICT (OPTIONAL) "MUDD-O"
-OFFICE
-MULTIFAMILY
-RETAIL
- 6) DIMENSIONAL REQUIREMENT:
MINIMUM SETBACK REQUIREMENTS: 14 FEET FROM BACK OF CURB
MINIMUM SIDE YARD REQUIREMENTS: 0 FEET
MINIMUM REAR YARD REQUIREMENTS: 0 FEET
MAXIMUM BUILDING HEIGHT REQUIREMENTS: 180 FEET
BUFFER REQUIREMENTS: 75 FEET
(CLASS B BUFFER REDUCED PER SECTION 12.302(8) OF ORDINANCE)
- 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:
60,000 SQFT
- 8) PROPOSED MULTI-FAMILY DENSITY:
25 UNITS PER ACRE
- 9) REQUIRED URBAN OPEN SPACE:
18,600 SQFT MINIMUM
- 10) PROVIDED NATURAL AREA:
10% MIN. 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:

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2008-053

WHITEHALL CORPORATE CENTER - PHASE II
CHARLOTTE, NC

AMERICAN ASSET CORPORATION

TECHNICAL DATA SHEET

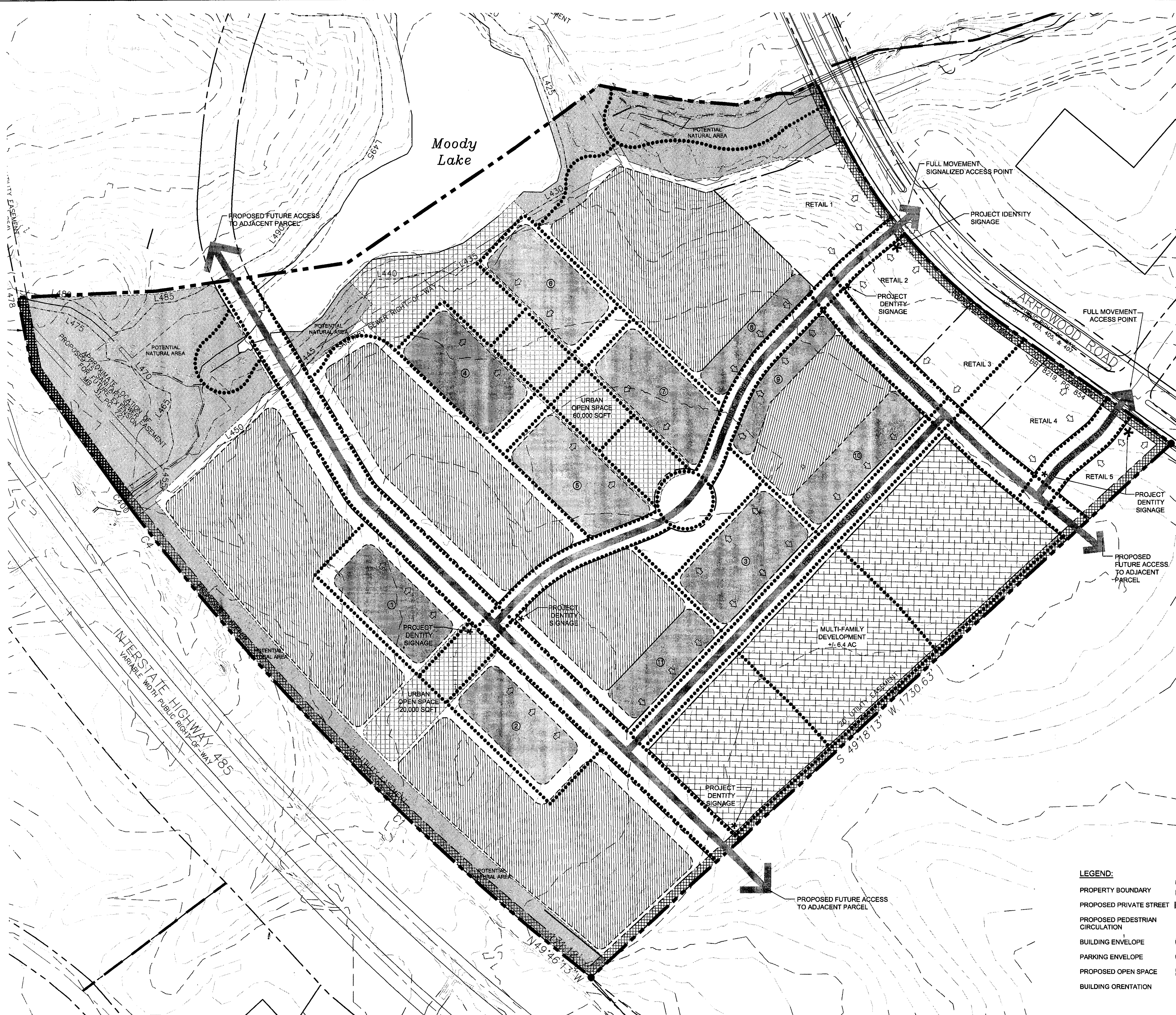
REVISIONS:
03-20-08 REVISIONS PER CITY COMMENTS

DATE: 01/25/2008
DESIGNED BY: CHK-AM
DRAWN BY: HS
CHECKED BY: CHK-RP
SCALE: 1"=100'-0"
PROJECT #: 100605

SHEET #:
TDS.1.0

LandDesign®

223 N Graham Street, Charlotte, NC 28202
V: 704.333.0335 F: 704.332.3246
www.LandDesign.com



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 BACK OF CURB
MINIMUM SIDE YARD REQUIREMENTS: 0 FEET
MINIMUM REAR YARD REQUIREMENTS: 0 FEET
MAXIMUM BUILDING HEIGHT REQUIREMENTS: 180 FEET, 75 FEET
BUFFER REQUIREMENTS: (CLASS B BUFFER REDUCED PER SECTION 12.302(8) OF ORDINANCE)

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:
60,000 SQFT

8) PROPOSED MULTI-FAMILY DENSITY:
25 UNITS PER ACRE

9) REQUIRED URBAN OPEN SPACE:
18,600 SQFT MINIMUM

10) PROVIDED NATURAL AREA:
10% MIN. 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:

PROPERTY BOUNDARY

PROPOSED PRIVATE STREET

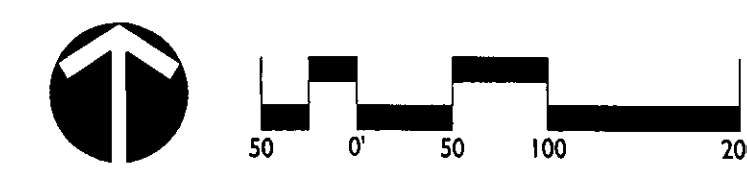
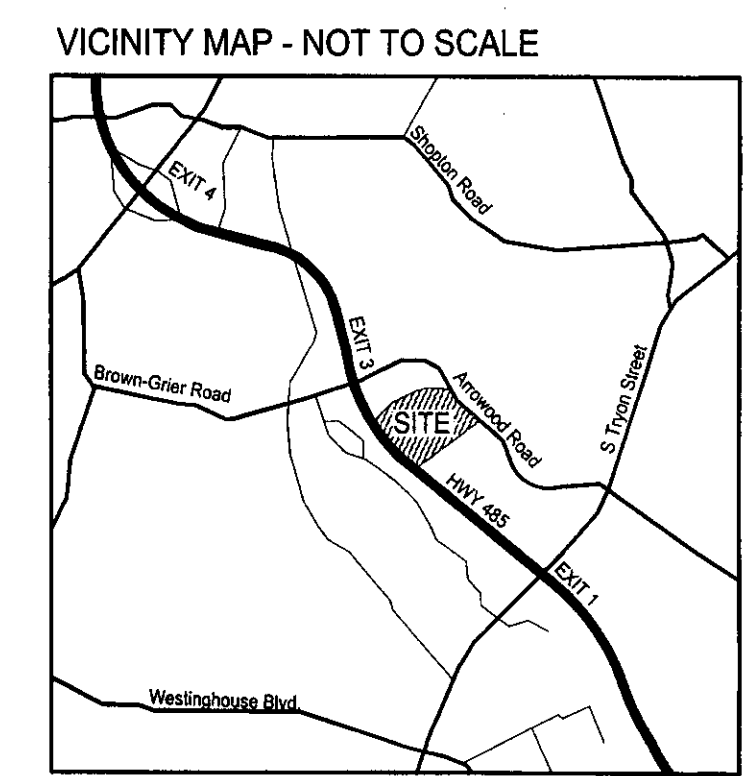
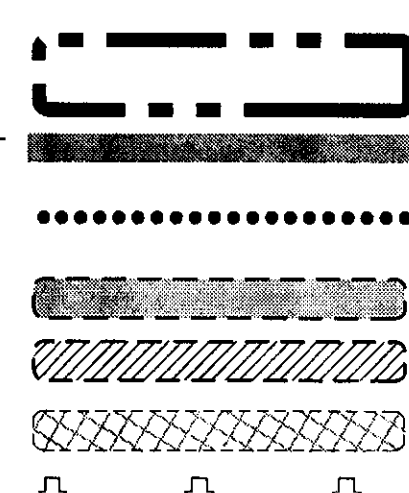
PROPOSED PEDESTRIAN CIRCULATION

BUILDING ENVELOPE

PARKING ENVELOPE

PROPOSED OPEN SPACE

BUILDING ORIENTATION



FOR PUBLIC HEARING
PETITION NO. 2008-053

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

REVISIONS:
03-20-08 REVISIONS PER CITY COMMENTS

DATE: 01/05/2008
DESIGNED BY: CHK/AM
DRAWN BY: HS
CHECKED BY: CHK/RP
Q.C. BY: RP/OT
SCALE: 1"=100'
PROJECT #: 1006065

DEVELOPMENT GUIDELINES
THE AMERICAN ASSET CORPORATION PROPERTY AT INTERSTATE HIGHWAY 485 / ARROWOOD 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 ARROWOOD 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°02'34" 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 76°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 66°40'13" E A DISTANCE OF 58.55 FEET TO A POINT ON THE SOUTHWESTERN RIGHT OF WAY LINE OF ARROWOOD ROAD, THENCE WITH THE AFORESAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) S 23°25'46" E A DISTANCE OF 46.59 FEET TO A NEW IRON ROD, 2)THENCE S 23°25'46" 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 FOR THE "WHITEHALL CORPORATE CENTER - PHASE II" SUBMITTED BY THE AMERICAN ASSET CORPORATION (THIS "TECHNICAL DATA SHEET"). 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 CONDITIONS OF THIS TECHNICAL DATA SHEET AND THOSE 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, THE DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT (MUDD-O) CLASSIFICATIONS SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

2.THE DEVELOPMENT DEPICTED ON THE SCHEMATIC SITE PLAN ATTACHED AS TDS.2.0 IS SCHEMATIC IN NATURE AND IS INTENDED ONLY TO DESCRIBE THE POSSIBLE ARRANGEMENT OF USES ON THE SITE AND ILLUSTRATE DESIGN PRINCIPALS. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING FOOTPRINTS OUTLINED ON THE ILLUSTRATIVE SITE PLAN ARE SCHEMATIC AND, SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS AND RESTRICTIVE COVENANTS, MAY BE ALTERED OR MODIFIED DURING DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM BUILDING/PARKING ENVELOPE LINES ESTABLISHED ON THE 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 PER THE ORDINANCE.

PERMITTED USES
1. THE SITE MAY BE DEVELOPED FOR ANY USES AND ITS ACCESSORY USES WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS UNDER THE ORDINANCE FOR MIXED USE DEVELOPMENT DISTRICT, SUBJECT, HOWEVER, TO THE FOLLOWING VARIATION(S) FROM THE MIXED USE DEVELOPMENT DISTRICT (MUDD) MINIMUM STANDARDS FOR DESIGN AND DEVELOPMENT AS PART OF THIS MUDD (OPTIONAL) APPLICATION IN CONNECTION WITH DEVELOPMENT OF THE SITE IN ACCORDANCE WITH THE TECHNICAL DATA SHEET AND THE CONCEPTUAL SCHEMATIC SITE PLAN TO WHICH THESE DEVELOPMENT STANDARDS ARE ATTACHED:

2. UP TO 1,800,000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE USES MAY BE DEVELOPED ON THE SITE. "OFFICE" USES WITHIN THIS CONTEXT SHALL INCLUDE GENERAL, PROFESSIONAL, AND MEDICAL OFFICES, BANKS OR OTHER FINANCIAL INSTITUTIONS, HOTELS AND SIMILAR USES. OF THAT TOTAL, UP TO 25,000 SQUARE FEET OF THE GROUND FLOOR COMMERCIAL, RETAIL AND/OR RESTAURANT USES MAY BE LOCATED WITHIN THE OFFICE BUILDINGS ON THE SITE.

3. UP TO 60,000 SQUARE FEET OF GROSS FLOOR AREA FOR FREE STANDING RETAIL ESTABLISHMENTS MAY BE DEVELOPED ON THE SITE FOR USES PERMITTED BY SECTION 9.8502 OF THE ORDINANCE.

4. THE PETITIONER REQUESTS A DEVIATION FROM SECTION 9.8505(5) OF THE ORDINANCE FOR BUILDINGS LOCATED WITHIN BUILDING ENVELOPES 1 THRU 7 DEPICTED ON TDS.1.1. THESE BUILDINGS MAY EXTEND UP TO 180-FEET IN HEIGHT. BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE GRADE ALONG EACH FAÇADE OF THE BUILDING TO THE ROOF LINE, EXCLUSIVE OF THE PARAPET, ARCHITECTURAL FEATURE OR MECHANICAL/SERVICE FEATURE LOCATED ABOVE THE ROOF LINE.

5. 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.

6. THE PETITIONER REQUESTS A DEVIATION FROM SECTION 9.8506(2.C.1.B.1) OF THE ORDINANCE TO ALLOW FOR UNIQUE SIGNAGE SYSTEMS ON THE SITE. IN ADDITION TO THE SIGNAGE STANDARDS PERMITTED BY 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 TDS.1.1. THE PRIMARY PROJECT/TENANT IDENTIFICATION SIGN ALONG ARROWOOD ROAD MAY BE UP TO 18-FEET IN HEIGHT AND 216 SQUARE FEET IN SIGNAGE AREA SIZE (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 SIZE. PROJECT/IDENTIFICATION SIGNS MAY NOT BE LOCATED WITHIN THE PUBLIC RIGHTS-OF-WAY OR SIGHT TRIANGLES. 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.

7. IN ADDITION TO THE SIGNAGE STANDARDS PERMITTED BY SECTION 9.8506(2.C.), THE PETITIONER SHALL BE ALLOWED TO CONSTRUCT ONE MONUMENT STYLE BUILDING IDENTIFICATION SIGN FOR EACH OF THE BUILDINGS PROPOSED FOR THE SITE. THESE SIGNS MUST BE LOCATED ALONG INTERIOR STREETS AND MAY BE UP TO 7-FEET IN HEIGHT AND 60 SQUARE FEET IN SIZE. IN ADDITION, WAY FINDING AND DIRECTIONAL SIGNS MAY BE PERMITTED IN ACCORDANCE WITH THE ORDINANCE REQUIREMENTS FOR THE MUDD DISTRICT. THIS SIGNAGE SHALL BE LOCATED OUTSIDE OF ALL REQUIRED SIGHT TRIANGLES.

8. THE SIGNS GENERALLY DEPICTED ON TDS.1.1 ARE CONCEPTUAL IN NATURE. THE LOCATIONS OF THESE SIGNS MAY BE ALTERED. HOWEVER, IN NO EVENT WILL THE NUMBER OF SIGNS OUTLINED ON TDS.1.1 BE INCREASED WITHOUT RECEIPT OF AN ADMINISTRATIVE APPROVAL FROM THE PLANNING DEPARTMENT. ADMINISTRATIVE APPROVALS OF DEVIATIONS FROM THE STANDARDS FOR SIGNAGE SET FORTH IN THESE REZONING NOTES MAY BE GRANTED BY THE PLANNING DEPARTMENT. THIS SIGNAGE SHALL BE LOCATED OUTSIDE OF ALL REQUIRED SIGHT TRIANGLES.

9. THE PETITIONER REQUESTS THE OPTIONAL PROVISION TO ALLOW BLANK BUILDING WALLS ON THOSE PORTIONS OF BUILDINGS ABUTTING OR DIRECTLY ORIENTED TO PARKING STRUCTURES.

BUFFERS
1. NO BUILDINGS, PARKING SPACES OR STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN THE 20-FOOT BUFFER LOCATED ALONG INTERSTATE 485.

2. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE WALLS, FENCES, PEDESTRIAN SIDEWALKS OR PATHWAYS OR THE INSTALLATION OF UTILITY LINES OR FACILITIES, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS.

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 STREETS SHALL BE DESIGNED WITH A MINIMUM BUILDING AND PARKING SETBACK OF FOURTEEN (14) FEET.

SCREENING AND LANDSCAPING AREAS

1. SITE WILL COMPLY WITH CHAPTER 21 OF THE TREE ORDINANCE.

2. LANDSCAPE AREAS WILL BE PLANTED ON THE SITE TO MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.

3. STREET TREES SHALL BE INSTALLED ALONG ALL PUBLIC STREETS PER SECTION 21-14 C(3) OF THE CHARLOTTE TREE ORDINANCE.

4. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN THE ORDINANCE. REQUIRED LANDSCAPE OF TREES AND SHRUBS LOCATED WITHIN THE BUFFER AREA SHALL CONFORM TO THE ORDINANCE.

5. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

6. TO THE EXTENT ECONOMICALLY FEASIBLE, THE PETITIONER SHALL EXERCISE REASONABLE EFFORTS TO PRESERVE ALL TREES 8 INCHES IN CALIPER OR GREATER WITHIN THE SETBACKS ALONG THE ROADWAYS EXCEPT TO THE EXTENT THAT SUCH PRESERVATION CONFLICTS WITH THE INSTALLATION OR REPLACEMENT OF UTILITIES, DRIVEWAY ACCESS AND OTHER SIMILAR SITE ELEMENTS. BUFFERS, SCREENING, AND SETBACKS WILL MEET THE MINIMUM REQUIREMENTS OF CHAPTER 21 OF THE CITY OF CHARLOTTE TREE ORDINANCE; AS WELL AS CHAPTER 12.3 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

7. ALL BUFFERS AND SETBACKS SHALL BE MAINTAINED BY THE OWNER AS TREE PRESERVATION AREAS THAT MAY BE SUPPLEMENTED TO ENHANCE THE APPEARANCE OF THE PROJECT. LIKEWISE, BUFFERS AND SETBACKS TO BE MAINTAINED BY THE PROPERTY OWNER MAY BE MODIFIED AS ALLOWED IN THE ORDINANCE.

PARKING FACILITIES

1. OFF STREET PARKING AND ON STREET PARKING SHALL MEET THE MINIMUM AND MAXIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

2. BIKE RACKS WILL BE PROVIDED PER THE ORDINANCE.

3. SHARED PARKING BETWEEN THE OFFICE AND MULTI-FAMILY USES SHALL BE ALLOWED.

4. THE STRUCTURED PARKING FACILITIES DEPICTED ON TDS.2.0 MAY BE SUBSTITUTED WITH SURFACE PARKING AREAS AT THE DISCRETION OF THE PETITIONER.

LIGHTING

1. 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 ARROWOOD 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

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 ADDED 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
- H. ART/SCULPTURES

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 OPPORTUNITIES
- C. UNIQUE LIGHTING CONCEPTS
- D. TERRACED PLAZAS AND/OR PATIOS
- E. ACCESSORY STRUCTURES (KIOSKS, VENDORS, ETC.)
- F. PLANNED COMMUNITY EVENTS

3. AMENITY SPACE(S) SHALL BE USED FOR FESTIVAL, SPECIAL EVENTS, CONCERTS OR OTHER ACTIVITIES DESIRED BY THE DEVELOPER. WHEN AMENITY SPACE IS NOT USED FOR SAID ACTIVITIES, THE SPACE SHALL BE ALLOWED FOR THE USE OF VEHICULAR PARKING AND MANEUVERING.

ARCHITECTURAL CONTROLS AND RESTRICTIVE COVENANTS

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 THE OFFICES LOCATED IN THE DEVELOPMENT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT DURING THE SITE PLAN APPROVAL PHASE PRIOR TO ISSUANCE OF BUILDING PERMITS. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT SHALL HAVE THE OPPORTUNITY TO REVIEW THE PROPOSED PLANS AGAINST THE APPROVED CONDITIONAL PLANS TO ASSURE COMPLIANCE WITH DESIGN PRINCIPALS ILLUSTRATED ON THE PLANS.

SOLID WASTE

1. THE PETITIONER SHALL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. THE PLAN SHALL SPECIFY 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 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 DUMPSTER, 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.

AIR QUALITY

1. DEVELOPMENT OF THIS SITE MAY REQUIRE SUBMISSION OF AN ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION TO MCAQ DUE TO POSSIBLE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE. A LETTER OF NOTIFICATION AND THE REQUIRED FORMS WILL BE MAILED DIRECTLY TO THE PETITIONER BY MCAQ.

2. THE PROPOSED PROJECT MAY BE SUBJECT TO CERTAIN AIR QUALITY PERMIT REQUIREMENTS IN ACCORDANCE WITH MECKLENBURG COUNTY AIR POLLUTION CONTROL ORDINANCE (MCAPCO) REGULATION 2.0805 - "PARKING FACILITIES". A LETTER OF NOTIFICATION AND COPY OF THE REGULATIONS WILL BE MAILED DIRECTLY TO THE PETITIONER BY MCAQ.

INTERNAL SIDEWALKS AND PUBLIC STREETS

1. INTERNAL SIDEWALKS AND PUBLIC 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.

STORM WATER QUANTITY CONTROL

THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

STORM WATER QUALITY TREATMENT

THE DEVELOPMENT WILL MAKE USE OF EXISTING MOODY LAKE AND JOHNSTON LAKE FOR STORM WATER QUANTITY AND QUALITY CONTROL OF THE DEVELOPMENT'S RUNOFF. THE FOLLOWING STANDARDS SHALL BE MET AND PROVIDED FOR BY THE LAKES. THE FOLLOWING STANDARDS ARE BASED ON THE PERFORMANCE OF THE EXISTING LAKES AND DO NOT PROPOSE IMPROVEMENTS TO ENHANCE THE PERFORMANCE OF THE LAKES.

1. 75% TOTAL SUSPENDED SOLIDS (TSS) REMOVAL EFFICIENCY SHALL BE PROVIDED FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR A 1" RAINFALL EVENT. THE TSS REMOVAL EFFICIENCY SHALL BE BASED ON AN ANALYSIS OF POND SURFACE AREA, DESIGN PARTICLE SIZE OF SUSPENDED SOLIDS, SETTLING VELOCITY AND DISCHARGE RATE OF POND OF DESIGN STORM EVENT. CALCULATIONS SUPPORTING THIS REQUIREMENT HAVE BEEN SUBMITTED AND APPROVED THROUGH THE CITY OF CHARLOTTE STORM WATER SERVICES AS PART OF THE REZONING PROCESS).

2. PERMANENT POOL SURFACE AREA SHALL MEET OR EXCEED MINIMUM SAVDA RATIO AS REQUIRED BY NCDEM-BEST MANAGEMENT PRACTICES DESIGN MANUAL, JULY 2007.

3. ENCROACHMENTS OF IMPERVIOUS AREA WITHIN AN AREA SURROUNDING MOODY LAKE MEASURED FROM THE LAKE EDGE, DEFINED AS ELEVATION 614.50, HORIZONTALLY OUTWARD FOR A DISTANCE OF 35-FEET SHALL BE CAPTURED AND TREATED PRIOR TO BEING DISCHARGED TO MOODY LAKE BY WAY OF AN INFILTRATION TYPE BMP. THIS SECONDARY TREATMENT SHALL PROVIDE FOR A "TREATMENT TRAIN" APPROACH FOR IMPERVIOUS AREAS WITHIN THE LIMITS PREVIOUSLY DESCRIBED.

FOR PORTIONS OF THE PROPOSED DEVELOPMENT WHICH DO NOT DRAIN TO MOODY OR JOHNSTON LAKE, OR CANNOT BE ROUTED TO THE LAKES, THOSE AREAS SHALL CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MECKLENBURG COUNTY BMP DESIGN MANUAL, JULY 2007 OR NORTH CAROLINA DIVISION OF WATER QUALITY STORMWATER BEST MANAGEMENT PRACTICES MANUAL, JULY 2007. USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

VOLUME AND PEAK CONTROL

THE DEVELOPMENT WILL MAKE USE OF EXISTING MOODY LAKE AND JOHNSTON LAKE FOR STORM WATER QUANTITY CONTROL OF THE DEVELOPMENT'S RUNOFF. THE FOLLOWING STANDARDS SHALL BE MET AND PROVIDED FOR BY THE LAKES. THE FOLLOWING STANDARDS ARE BASED ON THE PERFORMANCE OF THE EXISTING LAKES AND DO NOT PROPOSE IMPROVEMENTS TO ENHANCE THE PERFORMANCE OF THE LAKES.

1. PEAK RUNOFF CONTROL SHALL BE PROVIDED FOR THE 2-YEAR, 10-YEAR, 25-YEAR, 50-YEAR AND 100-YEAR, 6-HOUR DESIGN STORM EVENTS. RELEASE RATES FOR THESE STORM EVENTS SHALL APPROXIMATE RELEASE RATES OF THE UNDEVELOPED PROJECT SITE OR, FOR EXISTING SITE IMPERVIOUS AREA, AN APPROXIMATION OF A 50% WOODED, 50% GRASSED.

FOR PORTIONS OF THE PROPOSED DEVELOPMENT WHICH DO NOT DRAIN TO MOODY OR JOHNSTON LAKE, OR CANNOT BE ROUTED TO THE LAKES, THOSE AREAS SHALL CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS. THOSE AREAS SHALL ALSO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6-HR STORM AND PERFORM A DOWNSTREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND, IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR A DOWNSTREAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR AND 25-YR, 6-HOUR STORMS.

STREAM BUFFERS

THE S.W.I.M. STREAM BUFFER REQUIREMENTS APPLY AS DESCRIBED IN THE CITY OF CHARLOTTE ZONING ORDINANCE, CHAPTER 12. IN ADDITION, INTERMITTENT AND PERENNIAL STREAMS WITHIN THE PROJECT BOUNDARY SHALL BE DELINEATED BY A CERTIFIED PROFESSIONAL USING U.S. ARMY CORPS OF ENGINEERS AND N.C. DIVISION OF WATER QUALITY METHODOLOGY AND SHALL BE SHOWN IN THE SITE PLAN SUBMITTAL ALONG WITH ALL BUFFER AREAS.

ALL PERENNIAL AND INTERMITTENT STREAMS DRAINING LESS THAN 50 ACRES SHALL HAVE A MINIMUM 30-FOOT VEGETATED BUFFER INCLUDING A 10-FOOT ZONE ADJACENT TO THE BANK. DISTURBANCE OF THE BUFFER IS ALLOWED; HOWEVER, ANY DISTURBED AREA MUST BE RE-VEGETATED AND DISTURBANCE OF THE 10-FOOT ZONE ADJACENT TO THE BANK SHALL REQUIRE STREAM BANK STABILIZATION USING BIOENGINEERING TECHNIQUES AS SPECIFIED IN THE DESIGN MANUAL.

ALL STREAMS DRAINING GREATER THAN OR EQUAL TO 50 ACRES AND LESS THAN 300 ACRES SHALL HAVE A 35-FOOT BUFFER WITH TWO (2) ZONES, INCLUDING STREAM SIDE AND UPLAND. STREAMS DRAINING GREATER THAN OR EQUAL TO 300 ACRES AND LESS THAN 640 ACRES SHALL HAVE A 50-FOOT BUFFER WITH THREE (3) ZONES, INCLUDING STREAM SIDE, MANAGED USE AND UPLAND.

STREAMS DRAINING GREATER THAN OR EQUAL TO 640 ACRES SHALL HAVE A 100-FOOT BUFFER, PLUS 50% OF THE AREA OF THE FLOOD FRINGE BEYOND 100 FEET. THIS BUFFER SHALL CONSIST OF THREE (3) ZONES, INCLUDING STREAM SIDE, MANAGED USE AND UPLAND.

ALL BUFFERS SHALL BE MEASURED FROM THE TOP OF THE BANK ON BOTH SIDES OF THE STREAM. THE USES ALLOWED IN THE DIFFERENT BUFFER ZONES AS DESCRIBED IN THE S.W.I.M. STREAM BUFFER REQUIREMENTS IN THE ZONING ORDINANCE, CHAPTER 12, AS WELL AS THE OTHER PROVISIONS OF THE S.W.I.M. ORDINANCE SHALL APPLY (EXCEPT BUFFER WIDTHS).

IT IS ACKNOWLEDGED THAT MOODY LAKE IS DEFINED AS A WET POND USED AS A STRUCTURAL BMP AND IS THEREFORE NOT SUBJECT TO S.W.I.M. BUFFER REQUIREMENTS.

NATURAL AREA

1. NATURAL AREA SHALL BE PROVIDED WITHIN AREAS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. PROVISIONS FOR ENCROACHMENTS SHALL BE ALLOWED FOR SELECTIVE CLEARING, GRADING, AND STORM WATER IMPROVEMENTS. HOWEVER, REMAINING NATURAL AREA SHALL BE A MINIMUM OF 10% OF THE PROJECT SITE.

ADDITIONAL NOTES:

THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:

SECTION 401 PERMIT NCDEMNR - RALEIGH OFFICE (919) 733-1786
SECTION 404 PERMIT US ARMY CORPS OF ENGINEERS (704) 271-4854

AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, THE ILLUSTRATIVE SITE PLAN AND THESE DEVELOPMENT STANDARDS 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

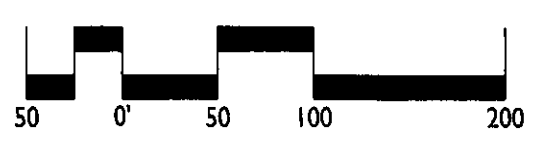
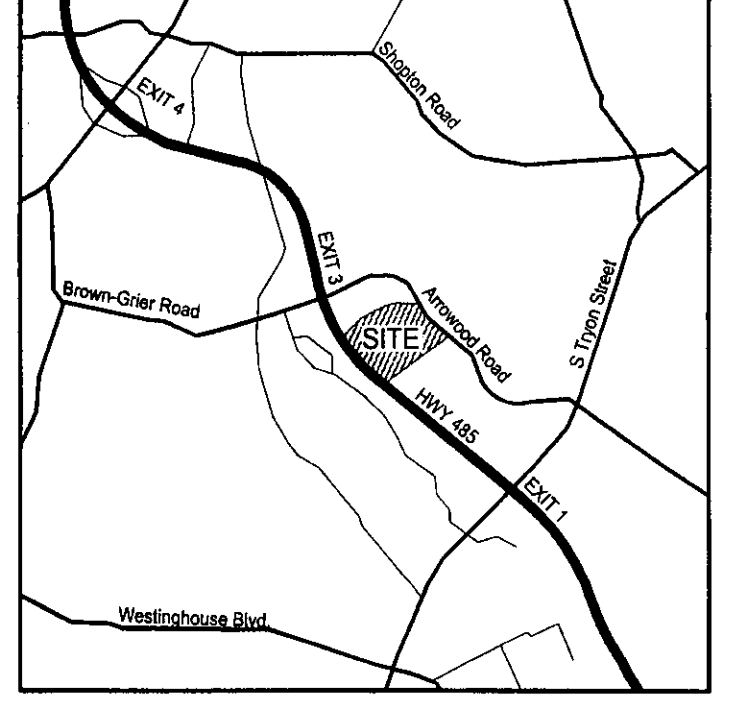
1. IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT 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.



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

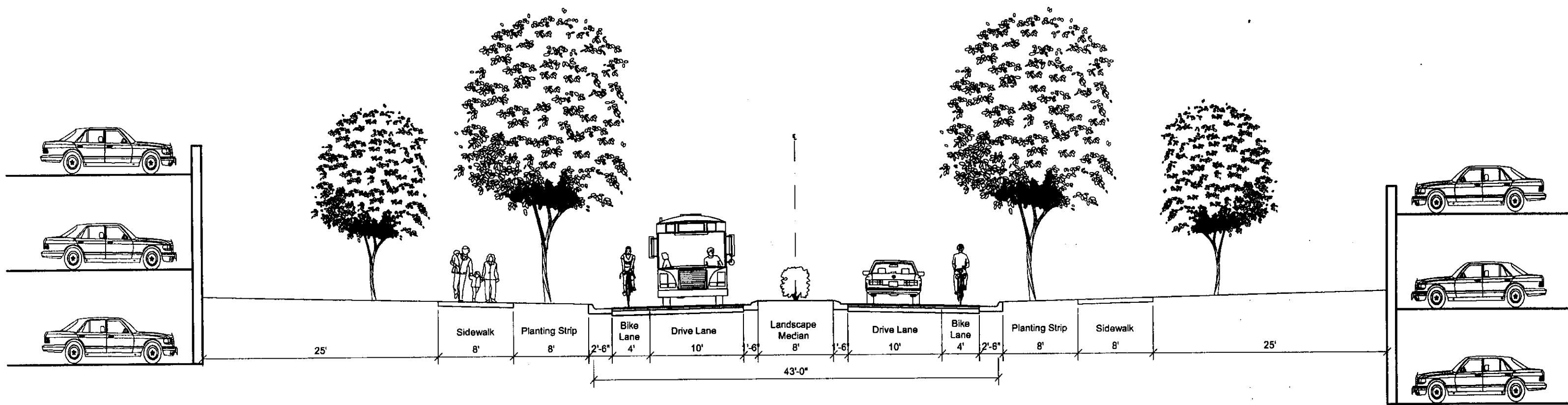
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DRAWN BY: HS
CHECKED BY: CHK
SCALE: 1"=100'-0"
PROJECT #: 100865
SHEET #:

REVISIONS:
03/20/08 - REVISIONS PER CITY COMMENTS

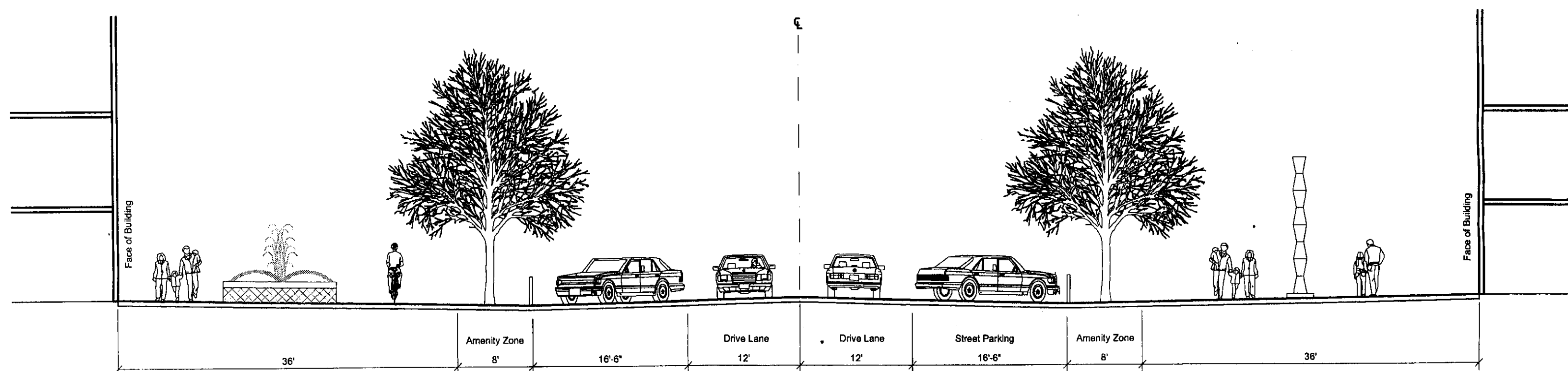
WHITEHALL CORPORATE CENTER - PHASE II

CHARLOTTE, NC
AMERICAN ASSET CORPORATION

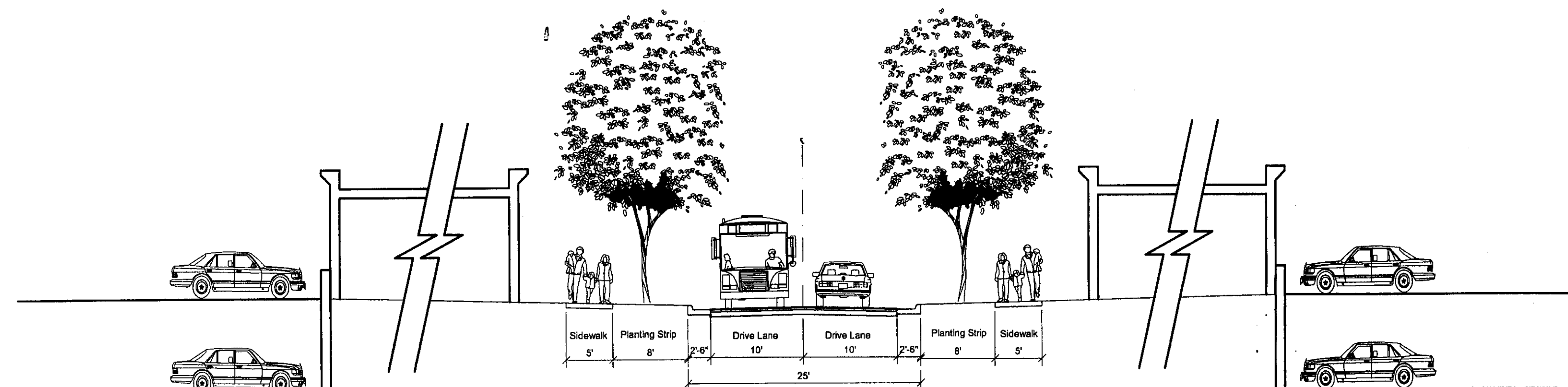
CONCEPTUAL SCHEMATIC SITE PLAN



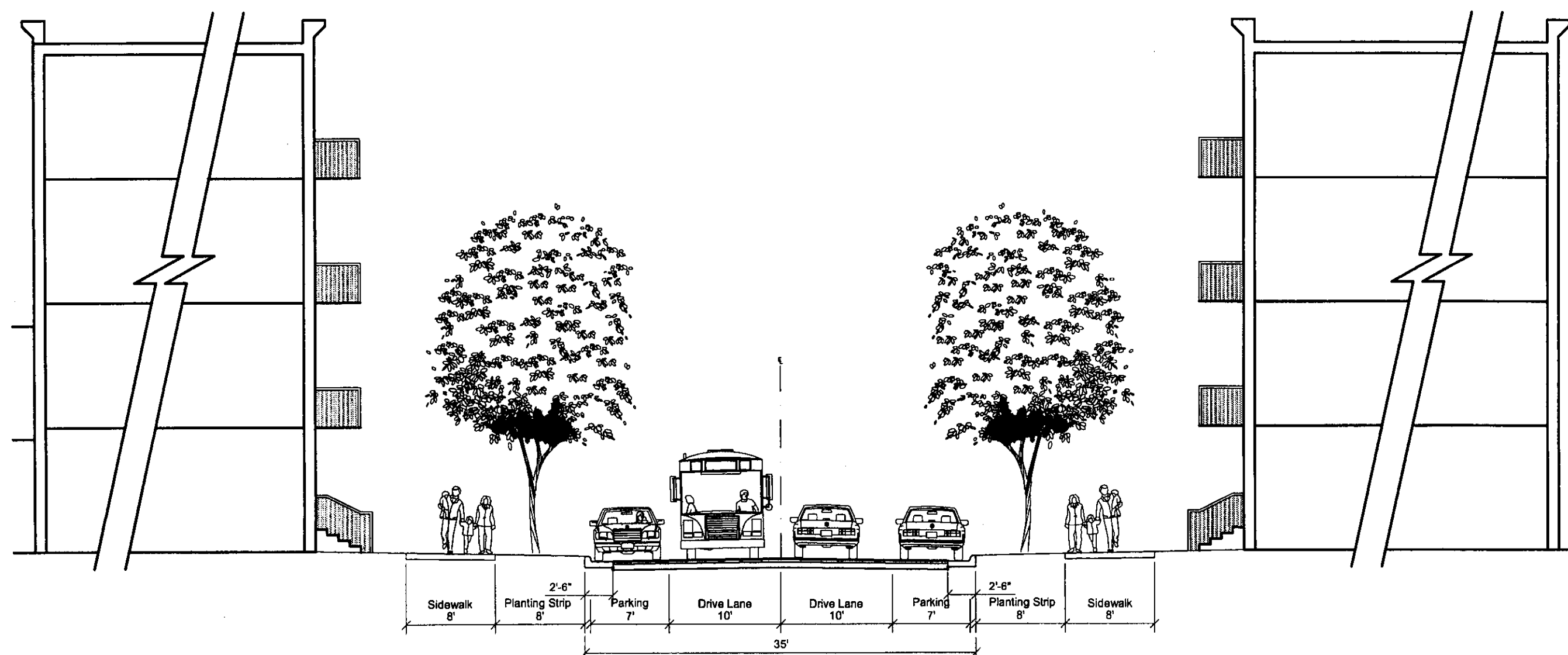
PROPOSED PUBLIC STREET (A)
A - A' Cross-Section



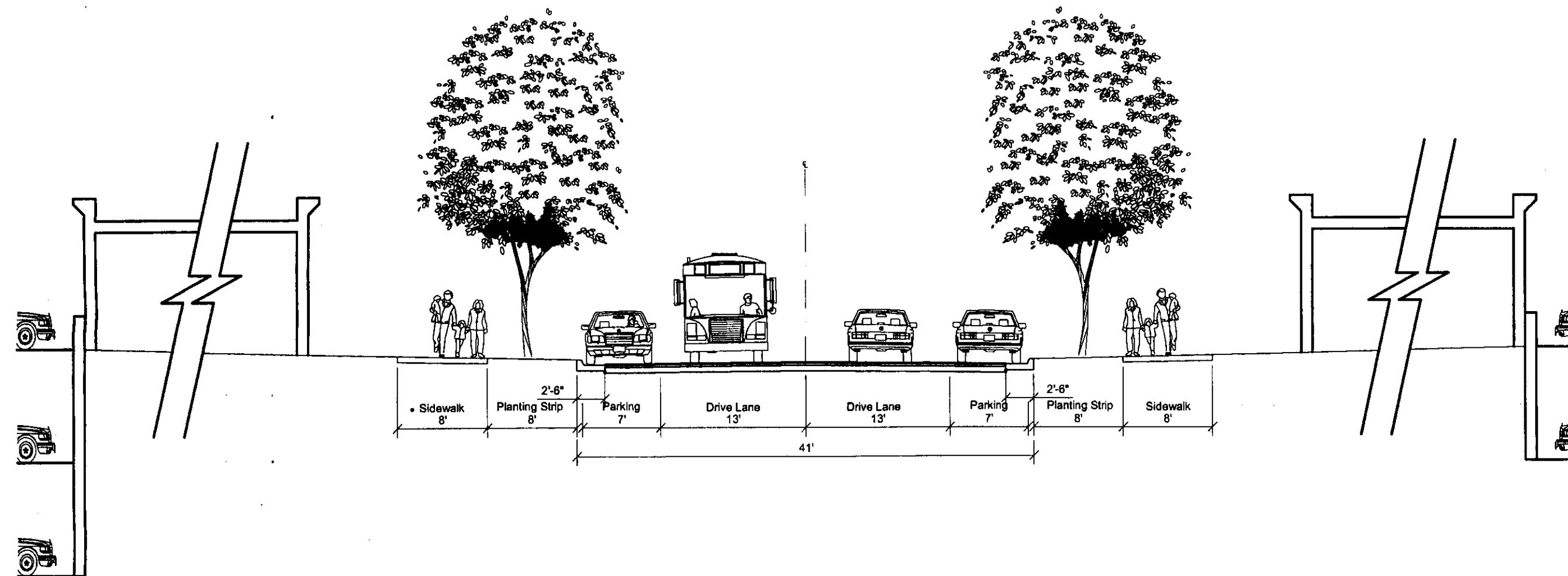
URBAN OPEN SPACE / PARKING AREA
B - B' Cross-Section



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



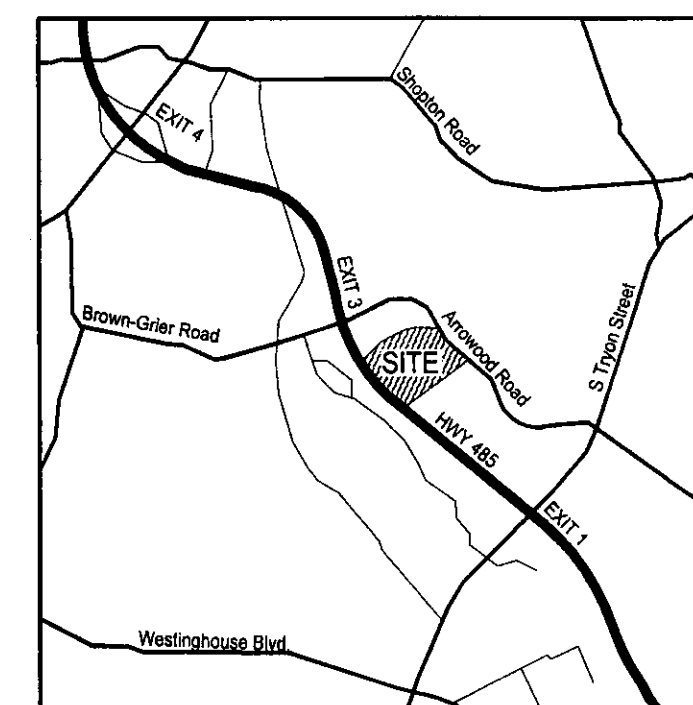
PROPOSED PUBLIC STREET (A)
A - A' Cross-Section



PROPOSED PUBLIC STREET (A)
A - A' 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

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TYPICAL CROSS SECTIONS

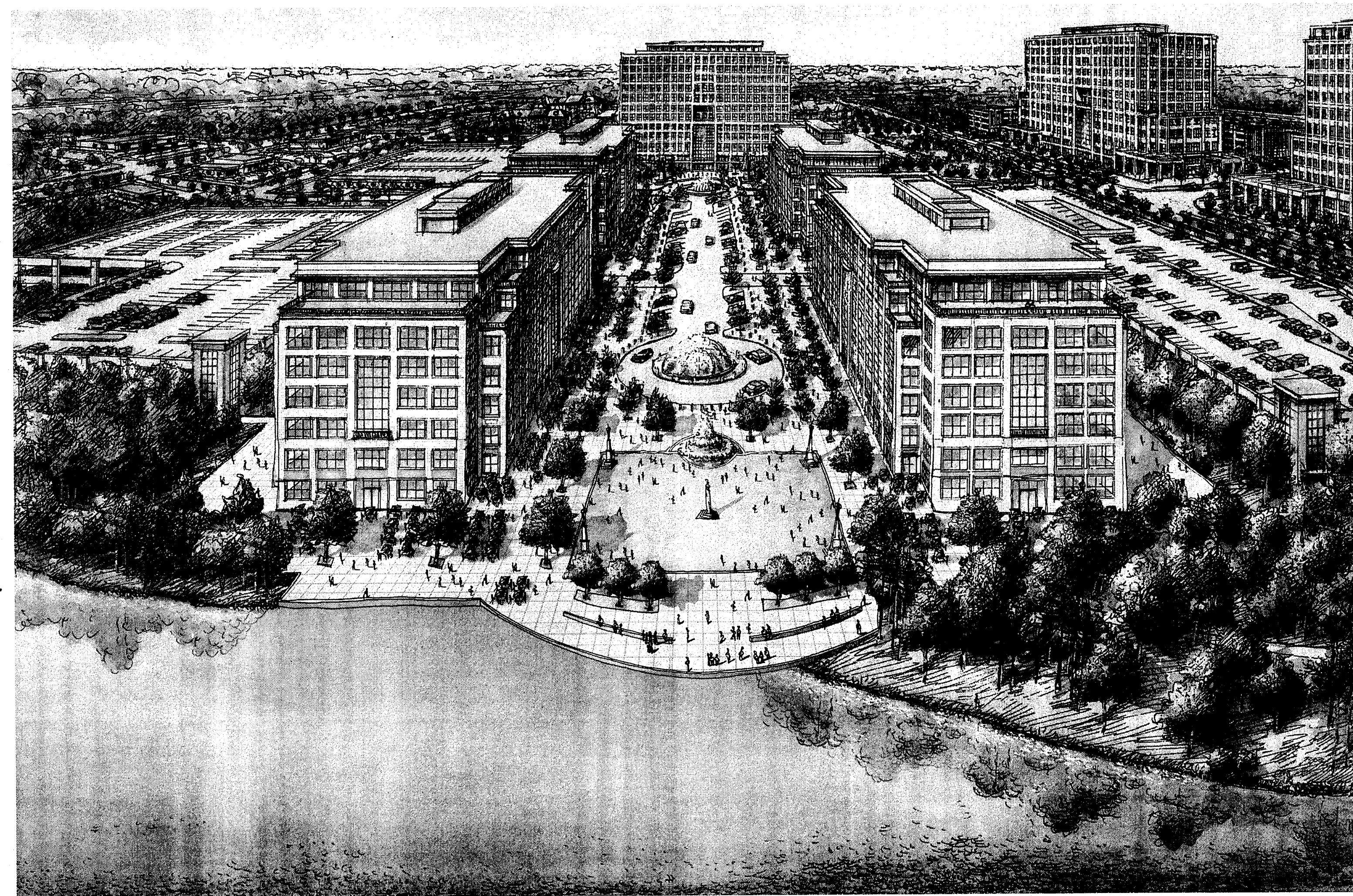
REVISIONS:
03/21/08 - REVISIONS PER CITY COMMENTS

DATE: 01/25/2008
DESIGNED BY: CHK, AM
DRAWN BY: HS
CHECKED BY: CHK, RP
Q.C. BY: RP
SCALE: 1"=10'-0"
PROJECT #: 100665
SHEET #:

TDS.2.1



BIRDSEYE PERSPECTIVE TOWARD THE NORTH



PERSPECTIVE OF AMENITY SPACE AT MOODY LAKE

FOR PUBLIC HEARING
PETITION NO. 2008-053

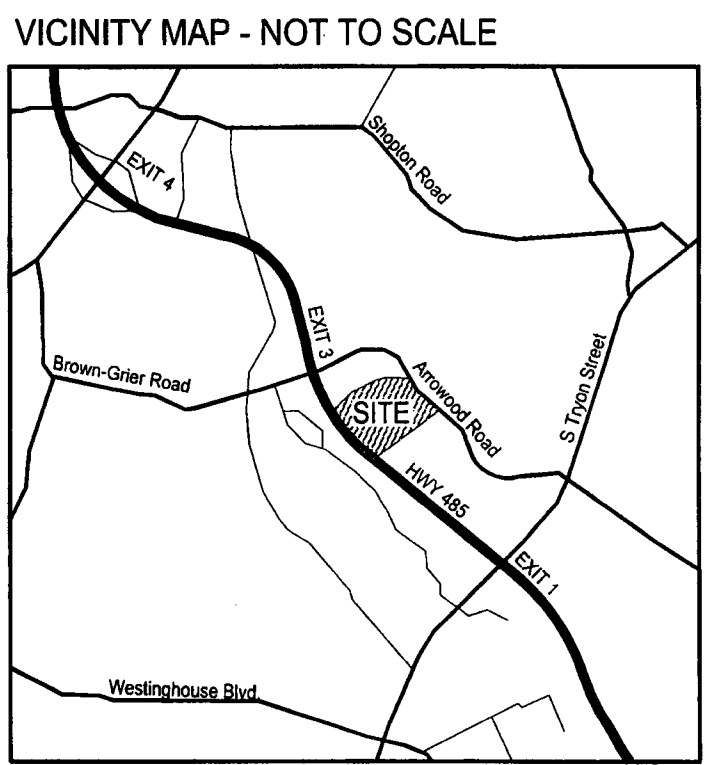
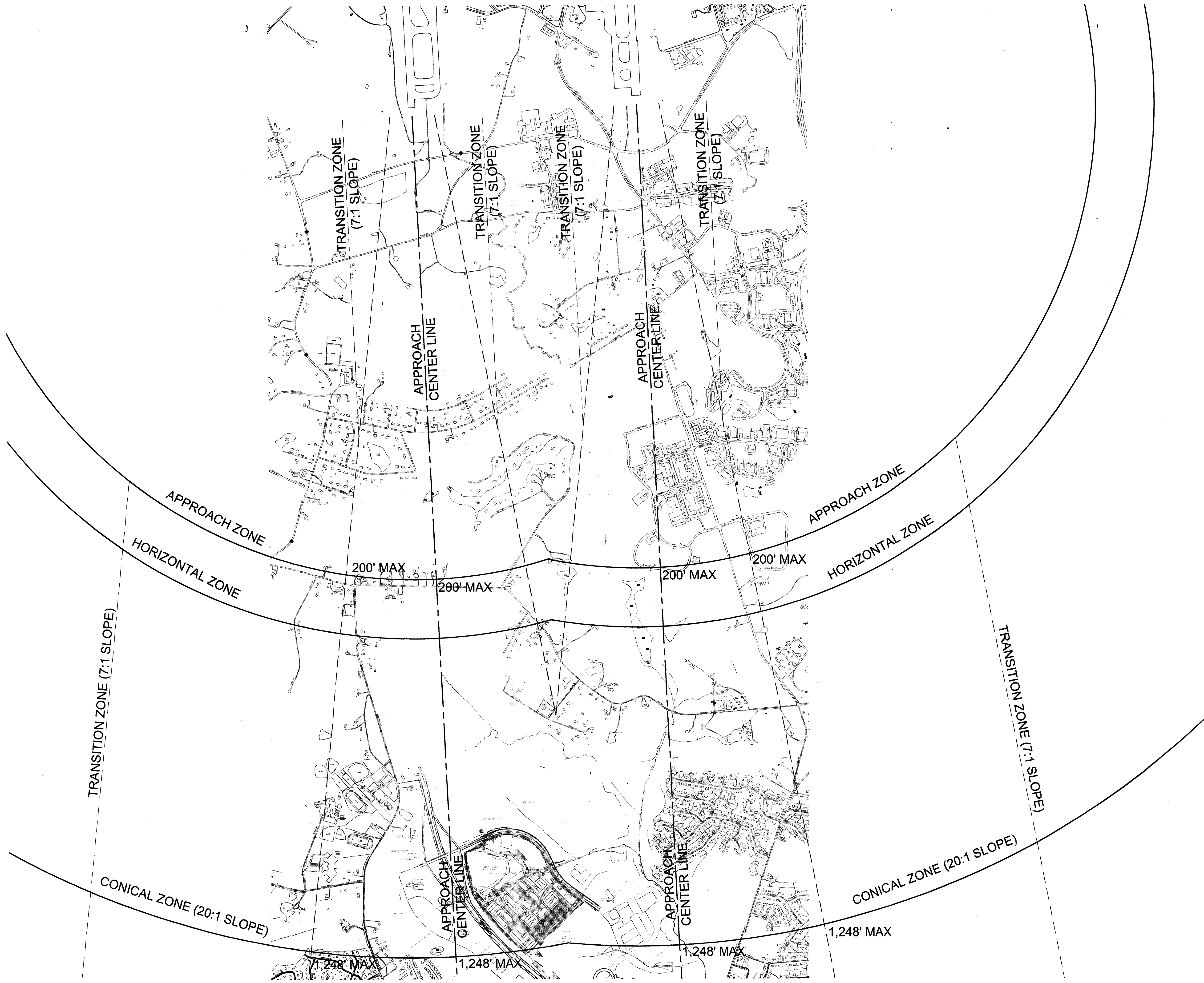
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DRAWN BY: HS
CHECKED BY: CHK RP
SCALE: 1"=40'
PROJECT #: 106605
SHEET #:

TDS.2.2

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PERSPECTIVES

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FOR PUBLIC HEARING
PETITION NO. 2008-053

REVISIONS:

DATE: 01/25/2008
DESIGNED BY: CHK/HJS
CHECKED BY: CHK/HJS
O.C. BY: RP
SCALE: 1"=1000'-0"
PROJECT #: 1006045

SHEET #
TDS. 2.3

WHITEHALL CORPORATE CENTER - PHASE II
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AIRPORT OVERLAY PLAN