

NOTES
SEE SHEET RZ3.0 FOR SITE DEVELOPMENT NOTES.

LEGEND

DEVELOPMENT AREA

ACCESS POINT

VICINITY MAP N.T.S.

SURVEY DISCLAIMER
PORTION OF TOPOGRAPHIC AND EXISTING CONDITIONS SURVEY INFORMATION PROVIDED BY ESP ASSOCIATES, P.A., PO BOX 70350, CHARLOTTE, NC 28241, (704) 585-4949, DATED AUGUST 23, 2011.

SITE SUMMARY	
TAX PARCEL NUMBER	167-172-05, 167-172-06, 167-172-07, & 167-172-10
SITE AREA	49.144 ACRES (48.16 ACRES EXCLUSIVE OF PROPOSED R/W)
EXISTING ZONING	0-1 (CD) & B-1 (CD)
PROPOSED ZONING	0-1 (CD) & 0-1 (CD) SPA
PROPOSED DENSITY	660,881 SF TOTAL BUILDING AREA (EXISTING) 928,000 SF ALLOWABLE BUILDING AREA (CONDITIONAL ZONING LIMIT) 267,119 SF ALLOWABLE BUILDING AREA REMAINING (CONDITIONAL ZONING LIMIT) 528,000 SF ADDITIONAL BUILDING SPACE (PROPOSED) 1,188,881 SF TOTAL BUILDING AREA (PROPOSED)
PROPOSED BLDG. HEIGHT	78' HT. MAX.
PROPOSED USE	COMMERCIAL OFFICE
REQUIRED YARDS:	50'/40' SETBACKS 10' SIDE YARD 20' REAR YARD

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Land Planning
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Time Warner Cable

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TIME WARNER CABLE REZONING

Charlotte
North Carolina 28217

TECHNICAL DATA SHEET
PET. # 2014-091

Project No.
4332

Issued
07/28/14

Revised
09/19/2014



SCALE: 1"= 100'

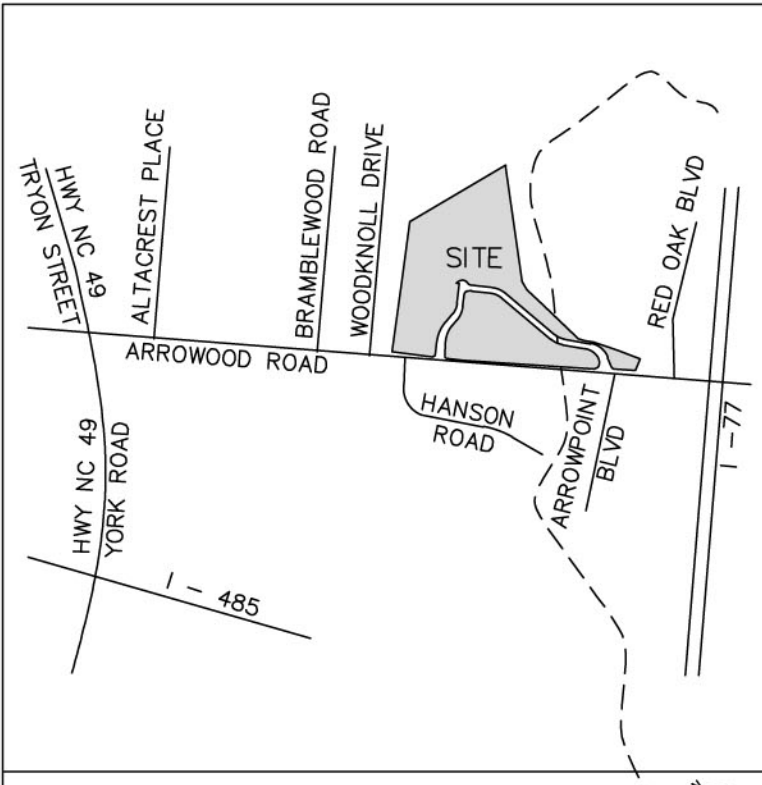
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RZ1.0

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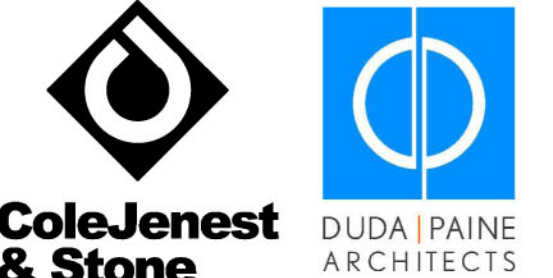
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VICINITY MAP N.T.S.

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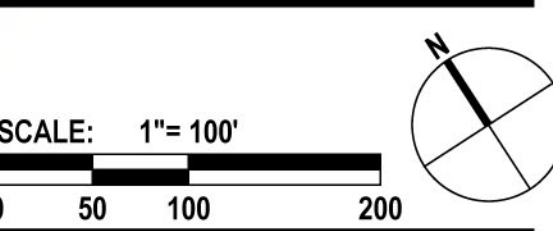
Charlotte
North Carolina 28217

**CONCEPTUAL
SITE PLAN**
PET. # 2014-091

Project No.
4332

Issued
07/28/14

Revised



RZ2.0

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PET. # 2014-091

DEVELOPMENT NOTES

SITE DEVELOPMENT DATA:
-ACREAGE: ± 85.3 ACRES
-TAX PARCEL #: 167-172-05, 167-172-06, 167-172-07, 167-172-10
-EXISTING ZONING: O-1 (CD) AND B-1 (CD)
-PROPOSED ZONING: O-1 (CD)
-EXISTING USES: OFFICE
-PROPOSED USES: OFFICE
-MAXIMUM BUILDING HEIGHT: 78'
-PARKING: PROVIDED PER SECTION 12.202 OF THE CITY OF CHARLOTTE ZONING ORDINANCE

1. GENERAL PROVISIONS:

- a. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TIME WARNER CABLE ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF AN OFFICE CAMPUS ON APPROXIMATELY 85.3 ACRE SITE LOCATED NORTH OF ARROWOOD ROAD (THE "SITE").
- b. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE O-1 ZONING CLASSIFICATION SHALL GOVERN.
- c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- a. THE SITE MAY BE DEVELOPED WITH UP TO 1,188,881 SQUARE FEET OF TOTAL OFFICE SQUARE FOOTAGE TOGETHER WITH ACCESSORY USES WHICH ARE PERMITTED OR UNDER PRESCRIBED CONDITIONS IN THE O-1 (CD) ZONING DISTRICT.
- b. THE SURFACE PARKING AREAS DEPICTED ON THE REZONING PLAN MAY VARY IN SIZE AND LOCATION. BUT IN ALL EVENTS WILL BE SUFFICIENT TO SATISFY THE MINIMUM OFF-STREET PARKING STANDARDS ESTABLISHED UNDER THE APPLICABLE ORDINANCES. PARKING AREAS MAY BE CONSTRUCTED WITHIN THE BUILDING LIMIT LINES.
- c. SQUARE FOOTAGE OF PARKING DECK STRUCTURES WILL NOT COUNT TOWARD THE TOTAL BUILD OUT SQUARE FOOTAGE FOR THE PROJECT, FOLLOWING ESTABLISHED PRECEDENT FOR THE CAMPUS.
- d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED TWELVE (12) WHICH INCLUDES EXISTING AND PROPOSED BUILDINGS AND PARKING DECKS. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE.
- e. PROJECT DEVELOPMENT AREA
- i. THE PROJECT DEVELOPMENT AREA OF THE SITE MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN AN O-1 ZONING DISTRICT.
- ii. THE TOTAL GROSS FLOOR AREA WITHIN THE PROJECT DEVELOPMENT AREA OF THE SITE WHICH MAY BE DEVOTED TO OFFICE USES CANNOT EXCEED 1,188,881 SQUARE FEET.

3. ACCESS AND TRANSPORTATION:

- a. ACCESS TO THE SITE WILL BE FROM CRESCENT EXECUTIVE DRIVE AND GREEN RIDGE DRIVE IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- c. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
- d. THE PETITIONER RESERVES THE RIGHT TO CONVERT A PORTION OF GREEN RIDGE ROAD SOUTH OF BUILDING 3 (EXISTING) AND THE FUTURE BUILDING ON THE SOUTH SIDE OF THE ROAD TO A PRIVATE STREET TO ALLOW FOR A RAISED PEDESTRIAN CROSSING CONDITION WITH ALTERNATE PAVING MATERIALS (PAVERS).
- e. PER SECTION 12.206 OF THE CHARLOTTE ZONING ORDINANCE, SITE PLAN IS PERMITTED TO HAVE SEPARATION DISTANCES WHICH EXCEED 400 FEET, BUT ARE LESS THAN 1200 FEET BASED ON ESTABLISHED PRECEDENT FOR THE CAMPUS, AND THE FOLLOWING HEIGHTENED PEDESTRIAN AMENITIES:
- 1) PEDESTRIAN LIGHTING. DEVELOPER WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE LIGHTING IF SUCH ITEMS ARE PLACED IN THE PUBLIC RIGHT-OF-WAY.
- 2) A WELL-DEFINED PEDESTRIAN PATHWAY SYSTEM INCLUDING SIDEWALKS OF NO LESS THAN SIX FEET IN WIDTH
- 3) A CIRCULATORY BUS (SHUTTLE) SYSTEM THROUGHOUT THE SITE

- f. DECELERATION LANES ALONG ARROWWOOD ROAD WILL BE CONSTRUCTED AT ACCESS POINTS INTO THE SITE AS REQUIRED BY THE PUBLIC AUTHORITY HAVING JURISDICTION OVER ARROWWOOD ROAD, INCLUDING OFF-SITE IMPROVEMENTS IF SUCH AUTHORITY OWNS OR ACQUIRES THE NECESSARY RIGHTS OF WAY.
- g. ADDITIONAL RIGHT OF WAY ALONG THE SOUTHERN MARGIN OF THE SITE WILL BE DEDICATED TO THE PUBLIC AUTHORITY HAVING JURISDICTION OVER ARROWWOOD ROAD IF ANY SUCH RIGHT OF WAY IS REQUIRED TO SATISFY THE COMMITMENTS MADE BY THE PETITIONER UNDER PARAGRAPH (3) (f).

h. NOT USED

- i. FUTURE IMPROVEMENTS TO EXISTING THROUGHFARES, SPECIFICALLY I-77 AND ARROWWOOD ROAD, ARE REQUIRED UNLESS SPECIFIC THRESHOLDS RELATED TO TOTAL CONSTRUCTED BUILDING SQUARE FOOTAGES ARE MET OR EXCEEDED. PLEASE REFER TO TRAFFIC IMPACT ANALYSIS FOR MORE DETAILED INFORMATION.

- j. THE NUMBER OF VEHICULAR ACCESS POINTS TO ARROWWOOD ROAD WILL BE LIMITED TO TWO, THREE TOTAL INCLUDING TRACT II, AS SHOWN ON THIS REZONING PLAN. HOWEVER, EITHER OF THESE ACCESSSES MAY BE RELOCATED WITH RELOCATION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR PURPOSES OF REALIGNING EITHER OF THE ACCESS ROADS SO AS TO INTERSECT WITH ANY MEDIAN CUT OR CROSS-OVER THAT MAY HEREAFTER BE ESTABLISHED ON ARROWWOOD ROAD. SITE ADJUSTMENTS MAY BE MADE TO BUILDING PARCELS WITHIN THE PROJECT DEVELOPMENT AREA WHICH ARE IMPACTED BY ANY SUCH ACCESS REALIGNMENT.

- k. THE CONFIGURATIONS OF DRIVEWAYS AND ACCESS POINTS WITHIN THE SITE ARE SUBJECT TO MINOR SHIFTS OR OTHER MODIFICATIONS THAT MAY BE REQUIRED TO ACCOMMODATE FINAL SITE ENGINEERING AND CONSTRUCTION PLANS AND DESIGNS AND ARE FURTHER SUBJECT TO TRANSPORTATION AND THE CHARLOTTE DEPARTMENT OF TRANSPORTATION. THE ALIGNMENT AND LANE CONFIGURATION FOR THE PUBLIC STREET AT ENTRANCE OPPOSITE THE HANSON ROAD WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

- l. SPECIAL EMPHASIS WILL BE GIVEN TO THE DESIGN AND CONSTRUCTION OF EACH ENTRANCE TO THE SITE. FEATURES WILL INCLUDE SUCH ELEMENTS AS LANDSCAPED MEDIANS AND COORDINATED SIGNAGE MONUMENTS.
- m. THERE SHALL BE NO VEHICULAR ACCESS BETWEEN TRACT I AND THE RESIDENTIAL ZONED PROPERTY LOCATED WEST OF THE SITE.

- n. ADEQUATE SIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING STREET ENTRANCES.

- o. ANY EXISTING/PROPOSED ACCESS LOCATIONS TO PUBLIC STREETS WILL REQUIRE DRIVEWAY PERMITS TO BE SUBMITTED TO CDOT AND NCDOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATIONS AND TYPE/WIDTH OF THE DRIVEWAYS WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATION OF THE DRIVEWAY SHOWN ON THE SITE PLAN IS SUBJECT TO CHANGE IN ORDER TO ALIGN DRIVEWAYS ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
- p. ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
- q. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- r. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

4. ARCHITECTURAL STANDARDS:

- a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE DETERMINED AT A FUTURE TIME. PLEASE REFER TO EXISTING PRECEDENTS SHEET R25.9 FOR PRECEDENT.
- b. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.
- c. ALL TRASH AND UTILITY SERVICE AREAS WILL BE SCREENED.
- d. REFLECTIVE GLASS MAY NOT BE USED AS THE SOLE EXTERIOR ARCHITECTURAL ELEMENT OR DESIGN OF ANY BUILDING CONSTRUCTED WITHIN THE PROJECT.
- e. ALSO, NO BUILDING CONSTRUCTED WITHIN DEVELOPMENT AREAS SHALL EXCEED SIX STORIES IN HEIGHT AS MEASURED FROM THE HIGHEST EXISTING GROUND ELEVATION ALONG THE SITE'S WESTERLY PROPERTY LINE.
- f. THE PETITIONER INTENDS TO ACHIEVE COMPATIBILITY OF VISUAL AESTHETICS AND ARCHITECTURAL DESIGN OF BUILDING AND STRUCTURED PARKING (IF ANY) CONSTRUCTED WITHIN THE PROJECT DEVELOPMENT AREA THROUGH THE USE OF ONE OR A COMBINATION OF COLOR, MATERIAL, TEXTURE, ARCHITECTURAL FACADES, ROOFLINES,

BUILDING MASS, SCALE AND SIMILAR CRITERIA, PROVIDED, HOWEVER, THAT PETITIONER SHALL HAVE THE RIGHT TO UTILIZE VARIANT COLORS, MATERIALS, TEXTURES, ARCHITECTURAL FACADES, ROOFLINES, BUILDING MASSES AND SCALES AS LONG AS COMPATIBILITY IN AESTHETICS AND DESIGN IS ACHIEVED.

- g. THE GENERAL ARCHITECTURAL STYLE AND CONSTRUCTION MATERIALS USED IN THE DEVELOPMENT OF THE O-1 (CD) AREA OF THE SITE SHALL BE SUBSTANTIALLY SIMILAR IN QUALITY AND GENERAL IMPRESSION WITH THE FOLLOWING OFFICE PARKS WHICH ARE LOCATED NEAR THE SITE:

OAKHILL OFFICE PARK
FOREST BROOK OFFICE PARK
ARROWPOINT OFFICE PARK

- h. THE PETITIONER RESERVES THE RIGHT TO LOCATE THE SATELLITE DISH FARM WITHIN THE PROPOSED PARKING DECK ALONG ARROWWOOD ROAD. THE EQUIPMENT WOULD BE LOCATED IN A SUNKEN WELL WITHIN THE DECK TO SCREEN IT FROM THE PUBLIC RIGHT OF WAY.

5. STREETScape, BUFFERS, YARDS AND LANDSCAPING:

- a. NO BUILDING OR PARKING AREAS MAY BE PLACED WITHIN ANY BUFFER AREA ESTABLISHED ON THIS REZONING PLAN.
- b. THE EXISTING TREE COVER AND NATURAL VEGETATION WITHIN THE WESTERN BUFFER AREAS ADJACENT TO WOODRIDGE SUBDIVISION ESTABLISHED ON THE REZONING PLAN WILL BE PRESERVED. THE PETITIONER RESERVES THE RIGHT, HOWEVER, TO REMOVE VINES, UNDERBRUSH AND SMALL UNDERSTORY TREES FOR THE PURPOSE OF IMPROVING THE OVERALL APPEARANCE OF NATURALLY VEGETATED AREAS. IN ANY EVENT, ALL BUFFER AREAS SHALL BE ESTABLISHED AND MAINTAINED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS.
- c. IN THE WESTERN BUFFER AREAS ADJACENT TO WOODRIDGE SUBDIVISION WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED, ALL SUCH CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED IN ORDER TO ATTAIN THE DESIRED SCREENING RELATIONSHIPS BETWEEN THE SITE AND ADJOINING PROPERTIES EXCEPT IN AREAS WHERE THE APPLICABLE ORDINANCES OR CONSTRAINTS IMPOSED BY UTILITIES WOULD PROHIBIT SUCH LANDSCAPING.
- d. ALONG ARROWWOOD ROAD A 50 FOOT SETBACK AS MEASURED FROM THE RIGHT-OF-WAY WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. NO BUILDINGS OR PARKING AREAS MAY BE LOCATED WITHIN THE 50 FOOT SETBACK AREA AS THE SAME MAY BE RELOCATED TO ACCOMMODATE THE TRANSPORTATION IMPROVEMENTS CONTEMPLATED UNDER THE PROVISIONS OF PARAGRAPH (f). THESE SETBACK AREAS WILL BE ATTRACTIVELY LANDSCAPED WITH ELEMENTS CONSISTING OF TREES, SHRUBS, LAWNS AND/OR NATURAL VEGETATION AND WILL BE A CONTINUATION OF THE DESIGN IMPLEMENTED ADJACENT TO THE DATA CENTER.
- e. ALONG CRESCENT EXECUTIVE DRIVE A 20 FOOT SETBACK AS MEASURED FROM THE RIGHT-OF-WAY WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.
- f. ALONG GREEN RIDGE DRIVE A 40 FOOT SETBACK AS MEASURED FROM THE RIGHT-OF-WAY WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.
- g. AN FOUR (4) FOOT PLANTING STRIP AND A FIVE (5) FOOT SIDEWALK WILL BE PROVIDED ALONG THE SITE'S FRONTAGE ON CRESCENT EXECUTIVE DRIVE AND GREEN RIDGE DRIVE.
- h. THE INTERIOR ROAD SYSTEM WHICH INCORPORATES INTERMITTENT 8 FOOT WIDE MEDIANS AND WHICH ARE LANDSCAPED SO AS TO REFLECT A PARKWAY/BOULEVARD ATMOSPHERE WILL BE PRESERVED. ADDITIONAL BREAKS/CUTS IN THE MEDIANS FOR VEHICULAR ACCESS OFF OF GREEN RIDGE DRIVE MAY BE INSTALLED.
- i. A 100 FOOT CLASS B BUFFER WILL BE PROVIDED WHERE THE SITE ABUTS EXISTING SINGLE-FAMILY HOMES AS GENERALLY DEPICTED ON THE REZONING PLAN.
- j. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
- k. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS. ABOVE GROUND BACK FLOW PREVENTERS AND TRANSFORMERS MAY BE LOCATED IN THE LAST TEN FEET OF THE 35 FOOT LANDSCAPE SETBACK (I.E. THE 10 FEET OF THE LANDSCAPE SETBACK CLOSEST TO THE PROPOSED BUILDINGS).

- l. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS ARE GENERALLY DEPICTED ON THE REZONING PLAN, EXACT LOCATIONS TO BE DETERMINED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
- m. A CLASS "B" BUFFER WHICH CONTAINS A MINIMUM OF 100' IN DEPTH SHALL BE ESTABLISHED ALONG THE NORTHERLY EDGE OF THE SITE.
- n. NO BUILDINGS OR PARKING AREAS MAY BE CONSTRUCTED WITHIN THE AREA DEPICTED ON THE REZONING PLAN AS "OPEN SPACE".

- o. PROVISIONS WILL BE MADE FOR THE MAINTENANCE OF ALL BUFFER AREAS AND LANDSCAPED AREAS, EXCEPT THOSE AREAS WHICH ARE TO BE DEDICATED TO MECKLENBURG COUNTY FOR GREENWAY PURPOSES.
- p. A 75 FOOT CLASS "B" BUFFER IN ACCORDANCE WITH ORDINANCE STANDARDS SHALL BE ESTABLISHED ALONG THE WESTERLY EDGE OF THE SITE. FURTHERMORE, AN ADDITIONAL 25 FEET OF LAND AREA (NON-CLASS "B" BUFFER) SHALL ALSO BE MADE PART OF THE BUFFER, THUS MAKING FOR A 100 FOOT WIDE BUFFER AS NOTED ON THE SITE PLAN. ALL OR PORTIONS OF THIS 100' BUFFER MAY BE GRADED SO LONG AS THE PLANTING REQUIREMENTS OF THE 75' PORTION OF THE CLASS "B" BUFFER ARE MET. HOWEVER, AS NOTED ON THE PLAN, A FENCE, ERECTED IN ACCORDANCE WITH ORDINANCE STANDARDS, SHALL BE PROVIDED AT THE ENTRANCE AT HANSON ROAD WHERE INADEQUATE SPACE IS AVAILABLE TO COMPLY WITH THE 75 FOOT CLASS "B" BUFFER. THE FENCE SHALL BE LOCATED AT THE POINT NO CLOSER THAN 25 FEET FROM THE WESTERLY PROPERTY LINE WITH THE POSSIBLE EXCEPTION OF A SMALL AREA AT THE INTERSECTION (ARROWWOOD RD/STREET ENTRANCE) WHERE THE FENCE MAY BE DESIGNED AS A SIGN IDENTIFICATION FEATURE OF THE OFFICE PARK.

6. LANDSCAPING AND SCREENING.
- a. ALL DUMPSTER AND SERVICE AREAS WILL BE HEAVILY SCREENED FROM PUBLIC STREETS AND FROM ADJACENT PROPERTIES.
- b. ALL OPEN (NON-STRUCTURED) PARKING LOTS WILL HAVE LANDSCAPING AND PLANTED AREAS EQUAL TO AT LEAST TO PAVED AREAS SO AS TO PREVENT THE MASSING OF PAVED SURFACES.
- c. THE LANDSCAPING PROGRAM FOR PARKING AREAS WILL SATISFY THE REQUIREMENTS OF THE APPLICABLE ORDINANCES.

7. ENVIRONMENTAL FEATURES:

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- b. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH A VARIETY OF PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE APPLICABLE ORDINANCES. IN NO EVENT, HOWEVER, SHALL ANY STORM WATER MANAGEMENT SYSTEM BE LOCATED IN A REQUIRED BUFFER.
- c. NOT USED
- d. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS, INCLUDING EASEMENTS, DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND APPROVAL WITHIN THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- e. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
- f. LANDSCAPING MUST CONFORM TO CITY OF CHARLOTTE REQUIREMENTS.

8. SIGNAGE:

- a. SIGNS WILL BE PROVIDED PER THE ORDINANCE.
- b. NO OUTDOOR BILLBOARDS MAY BE PLACED ON THE SITE.
- c. ALL SIGNS MUST BE FIXED AND MAY NOT MOVE, ROTATE OR FLASH.
- d. TEMPORARY PROJECT SIGNS MAY BE LOCATED WITHIN THE SETBACK OR BUFFER AREAS ESTABLISHED ALONG ARROWWOOD ROAD.

9. LIGHTING:

- a. A UNIFORM STREET LIGHTING SYSTEM WITH UNDERGROUND SERVICE WILL BE EMPLOYED THROUGHOUT THE AREA OF THE SITE.
- b. ALL DIRECT LIGHTING WILL BE DESIGNED SUCH THAT LIGHTING IS DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
- c. ALL PARKING DECK LIGHTING WILL BE 12' IN HEIGHT AND DESIGNED SUCH THAT LIGHTING IS DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
- d. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 15 FEET IN HEIGHT.

10. FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CITY OF CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED FOR APPROVAL BY THE FIRE MARSHAL'S OFFICE BEFORE CONSTRUCTION OF THE BUILDING COMMENCES.

11. GREENWAY DEDICATION

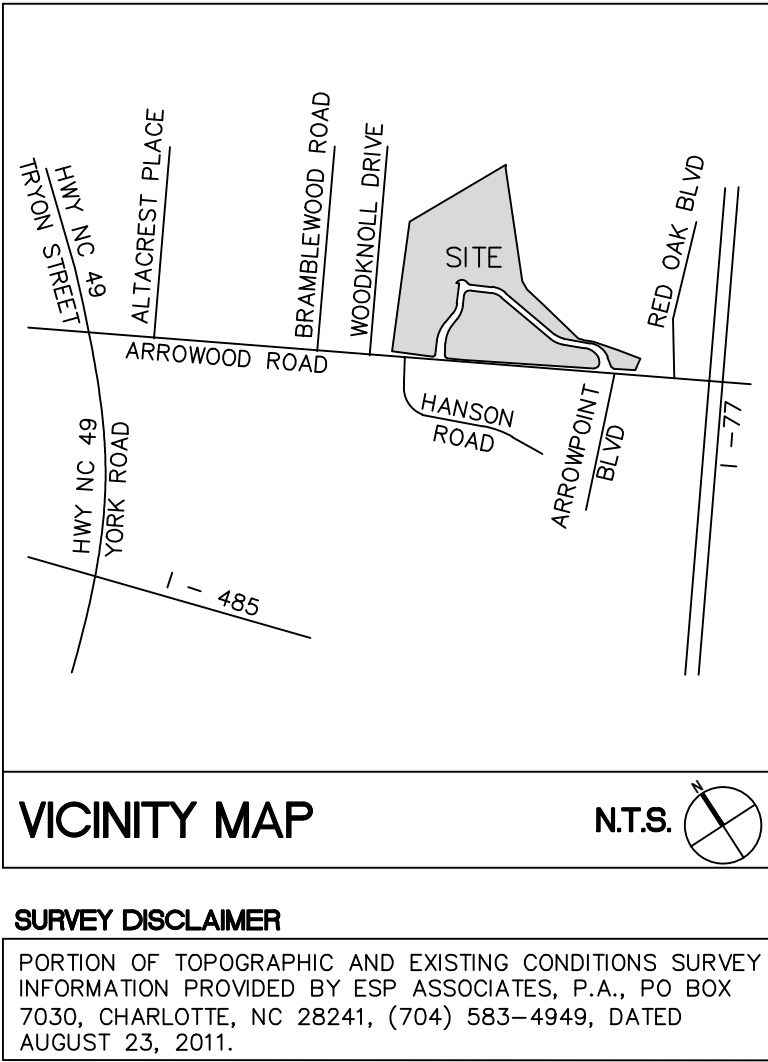
ALL OF THE LAND WITHIN THE SITE WHICH LIES WITHIN THE FLOODWAY ENCROACHMENT DISTRICT OF BIG SUGAR CREEK WILL BE DEDICATED TO MECKLENBURG COUNTY AS PART OF ITS GREENWAY PARK SYSTEM, SUBJECT ONLY TO THE PETITIONER'S RIGHT TO RETAIN MINOR PORTIONS THEREOF WHERE REQUIRED TO AVOID UNDESIRABLE IRREGULARITIES IN DIMENSIONS. A MINIMUM DEPTH OF 100' OF THE GREENWAY AREA, AS MEASURED FROM THE TOP OF THE CREEK BANK AND RUNNING PARALLEL TO THE CREEK BANK, SHALL BE DEDICATED AT THE TIME OF THE ISSUANCE OF THE FIRST BUILDING PERMIT ASSOCIATED WITH ANY DEVELOPMENT CONTAINED WITHIN THE PROJECT. THE BALANCE OF THE GREENWAY SHALL BE DEDICATED NO LATER THAN THE ISSUANCE OF THE LAST BUILDING PERMIT ASSOCIATED WITH THE DEVELOPMENT.

12. AMENDMENTS TO THE REZONING PLAN:

FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

13. BINDING EFFECT OF THE REZONING APPLICATION:

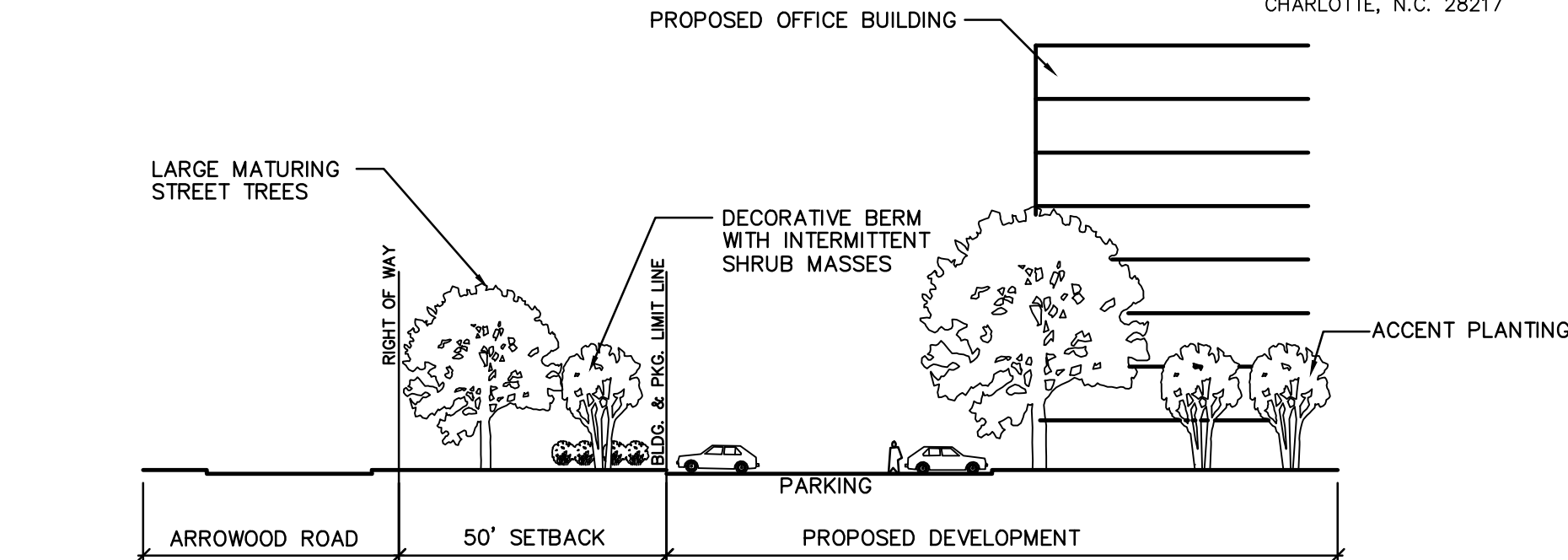
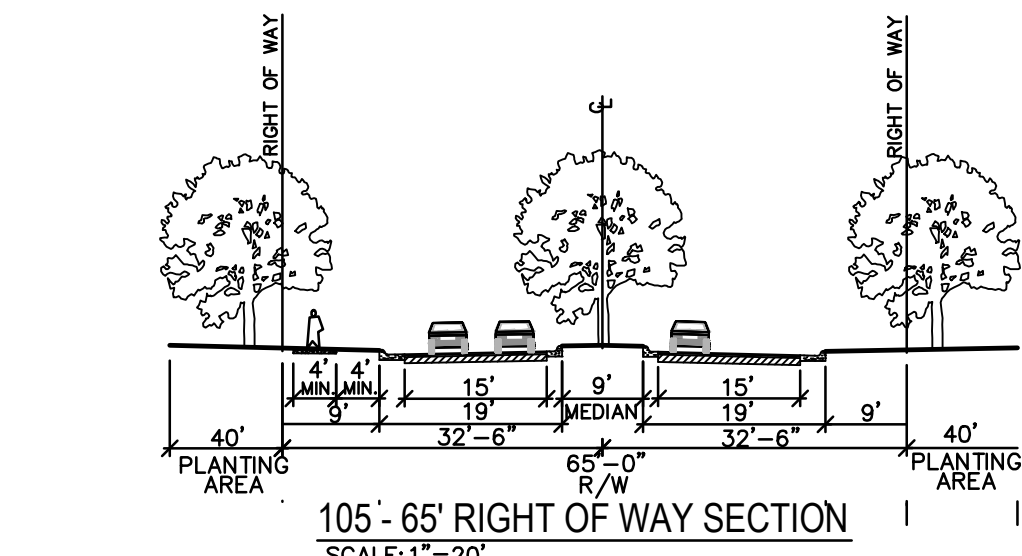
IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



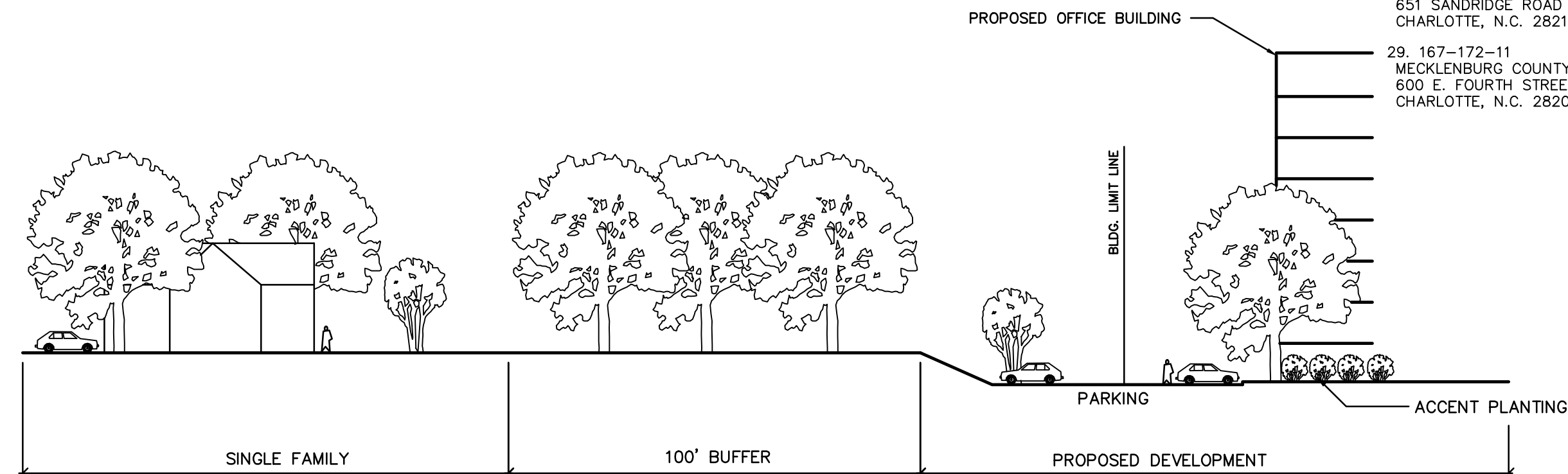
ADJOINING PROPERTY OWNERS

(PETITION VS 93-9 AND 87-9)

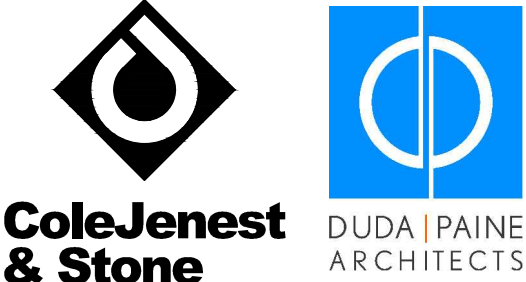
- | | |
|--|---|
| 1. 167-168-30
DENNIS A. & JOAN D. BAXTER
7729 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 | 17. 167-168-20
GABRIEL ASSOMANI & PAULA TATE
7619 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 |
| 2. 167-168-29
ROBERT M. & DEBORAH A. GILLIAM
7719 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 | 18. 167-168-19
TEDDY K. & GERGINA B. AGYEAMANG
7713 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 |
| 3. 167-168-28
ROY & MARLENY CRISANTO
7713 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 | 19. 167-168-18
DORIS A. FOOTE
7607 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 |
| 4. 167-168-27
NAKISHA BOSAH & CHRISTOPHER FINLEY
7707 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 | 20. 167-168-17
BRYANT L. PARHAM
7549 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 |
| 5. 167-168-26
BROADWAY WENDELL WILKIE
7701 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 | 21. 167-168-16
SHAQUANNA POTTS
7543 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 |
| 6. 167-168-25
JOSEPH W. DIXON
7649 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 | 22. 167-168-15
ROBERTO E. MENDOZA & ALBA LUIZ RODRIGUEZ MORALES
7537 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 |
| 7. 167-168-24
VANESSA G. LUSTER
7643 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 | 23. 167-168-14
LATONYA S. ROSE
7531 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 |
| 8. 167-168-23
NADIA PFALZGRAF
7637 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 | 24. 167-168-13
LISA PFALZGRAF
7527 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 |
| 9. 167-168-22
JEROME & ROBIN W. STRAYHORN
7631 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 | 25. 167-168-12
EDWIN CAMPOS
7523 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 |
| 10. 167-168-21
WILLIE J. MOBLEY & SHARON MOORE
7625 WOODKNOLL DRIVE
CHARLOTTE, N.C. 28217 | 26. 167-211-26
ROY LEE LOWERY, JR.
7526 BRADGATE ROAD
CHARLOTTE, N.C. 28210 |
| | 27. 167-213-01
HUONG T. HA
7525 BRADGATE ROAD
CHARLOTTE, N.C. 28210 |
| | 28. 167-213-09
DOUGLAS G. AND SHANNON M. LEE
7516 MANFORD COURT
CHARLOTTE, N.C. 28210 |
| | 29. 167-213-10
JANIS W. & OTTO BLAKE JR.
7515 MANFORD COURT
CHARLOTTE, N.C. 28210 |
| | 30. 167-213-15
EDDIE L. AND MARY P. WEATHERS
1515 RANCHWOOD DRIVE
CHARLOTTE, N.C. 28210 |
| | 31. 167-214-01
AUDREY F. HILL
1520 RANCHWOOD COURT
CHARLOTTE, N.C. 28210 |
| | 32. 167-214-04
JESSIE R. JORDAN
1609 OLD TOWNE COURT
CHARLOTTE, N.C. 28210 |
| | 33. 167-214-10
MECKLENBURG COUNTY
600 E. FOURTH STREET
CHARLOTTE, N.C. 28202 |
| | 34. 167-172-03
RAY B. SHRUM
651 SANDRIDGE ROAD
CHARLOTTE, N.C. 28210 |
| | 35. 167-172-11
MECKLENBURG COUNTY
600 E. FOURTH STREET
CHARLOTTE, N.C. 28202 |



102 - 50' SETBACK SECTION
SCALE: 1"=30'



101 - 100' CLASS "B" BUFFER
SCALE: 1"=30'



Shaping the Environment
Realizing the Possibilities

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url= www.colejeneststone.com



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TIME WARNER
CABLE
REZONING

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North Carolina 28217

DEVELOPMENT
NOTES

PET. # 2014-091

Project No.

4332

Issued

07/28/14

Revised

09/19/2014

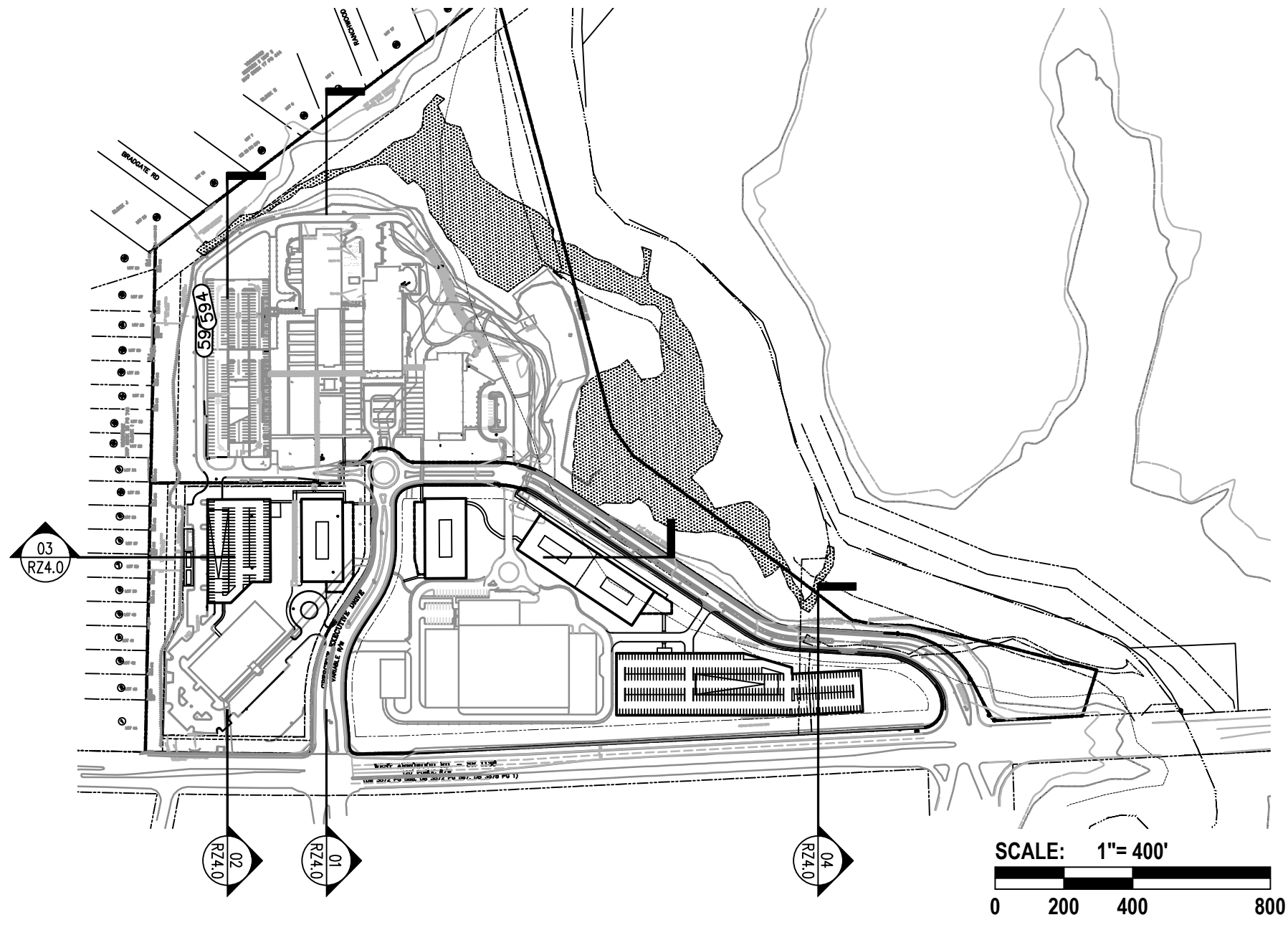


RZ3.0

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VICINITY MAP

N.T.S.

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DUDA PAINE ARCHITECTS

Time Warner Cable®

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TIME WARNER CABLE REZONING

Charlotte
North Carolina 28217

SITE CROSS SECTIONS

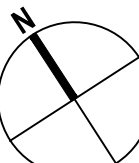
PET. # 2014-091

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Revised

09/19/2014

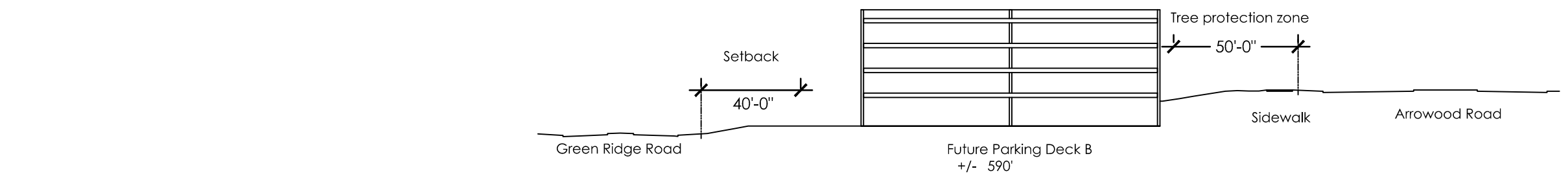


RZ4.0

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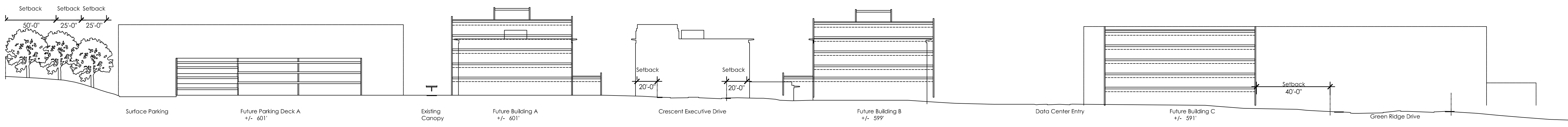
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04
RZ4.0

Site Section through Future Parking Deck B

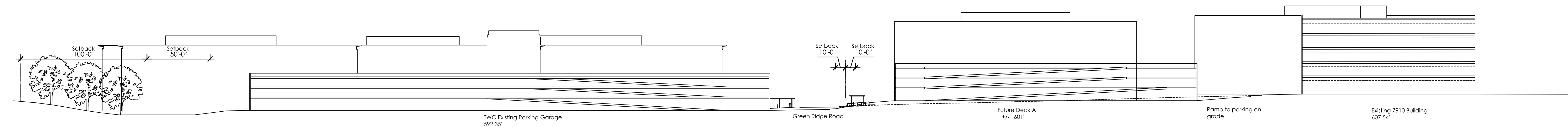
Scale: 1" = 50'-0"



03
RZ4.0

Site Section through Future Buildings 4-6 and Parking Deck A

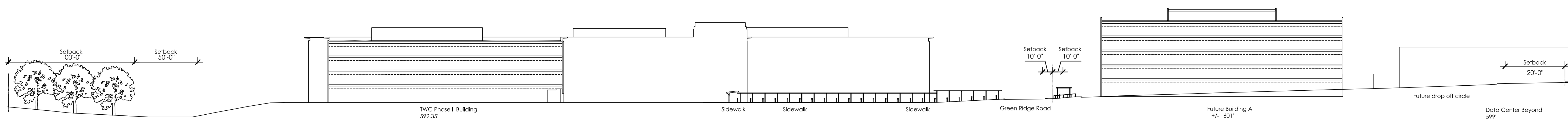
Scale: 1" = 50'-0"



02
RZ4.0

Site Section through Future Parking Deck A

Scale: 1" = 50'-0"



01
RZ4.0

Site Section through Future Building 4

Scale: 1" = 50'-0"



107 - EXISTING TIME WARNER CABLE CAMPUS LOOKING NORTH EAST
SCALE: N/A



DENSE LANDSCAPING
BUFFER BETWEEN
GARAGE AND
ADJACENT
RESIDENTIAL
SUBDIVISION

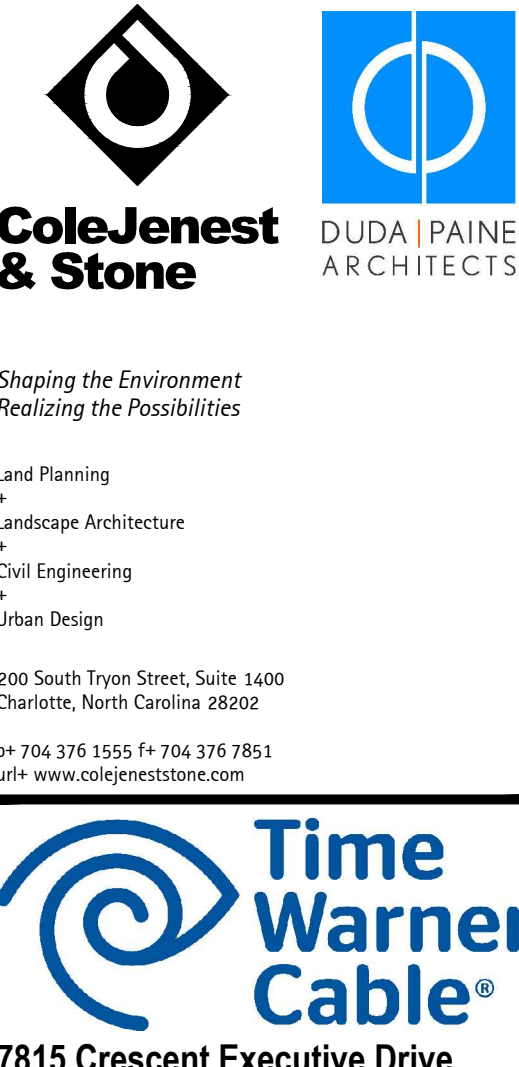
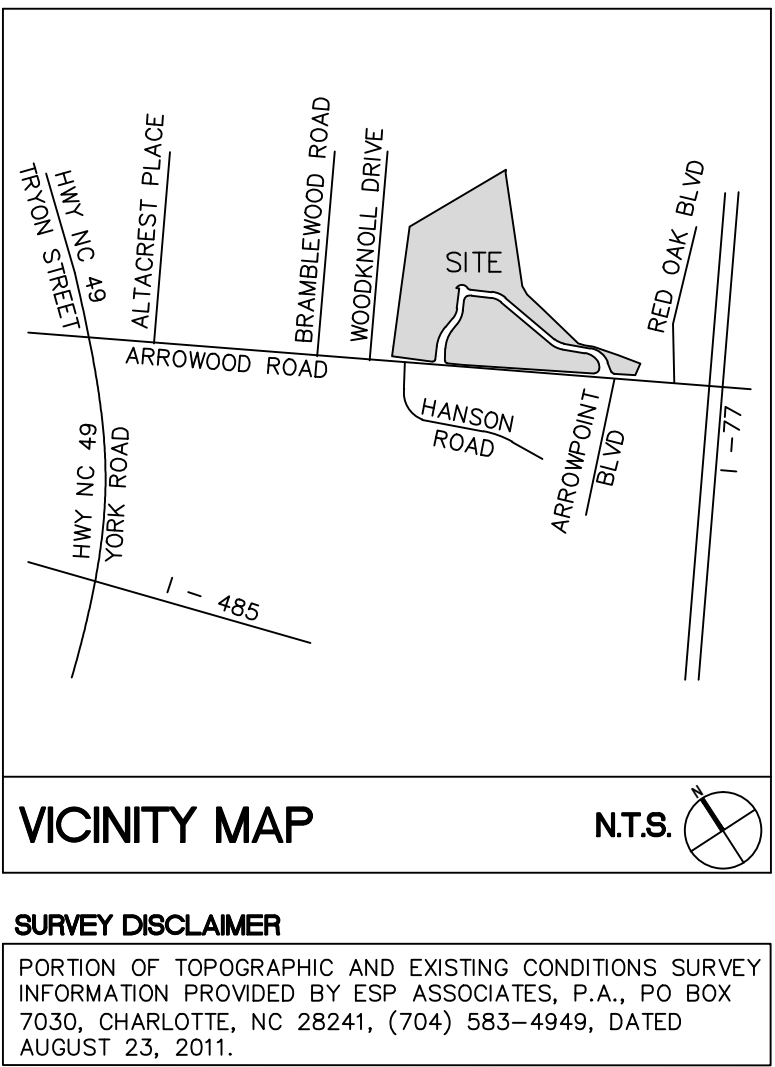
LUSH GARDENS
AND WATER
FEATURES
SURROUNDED BY
WALKING PATHS



SEATING AREAS IN
GARDENS

COVERED WALKWAYS

PATHWAY LIGHTING



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TIME WARNER CABLE REZONING

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EXISTING PRECEDENTS PET. # 2014-091

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09/19/2014



ALUMINUM PANELS
AND SOFFITS

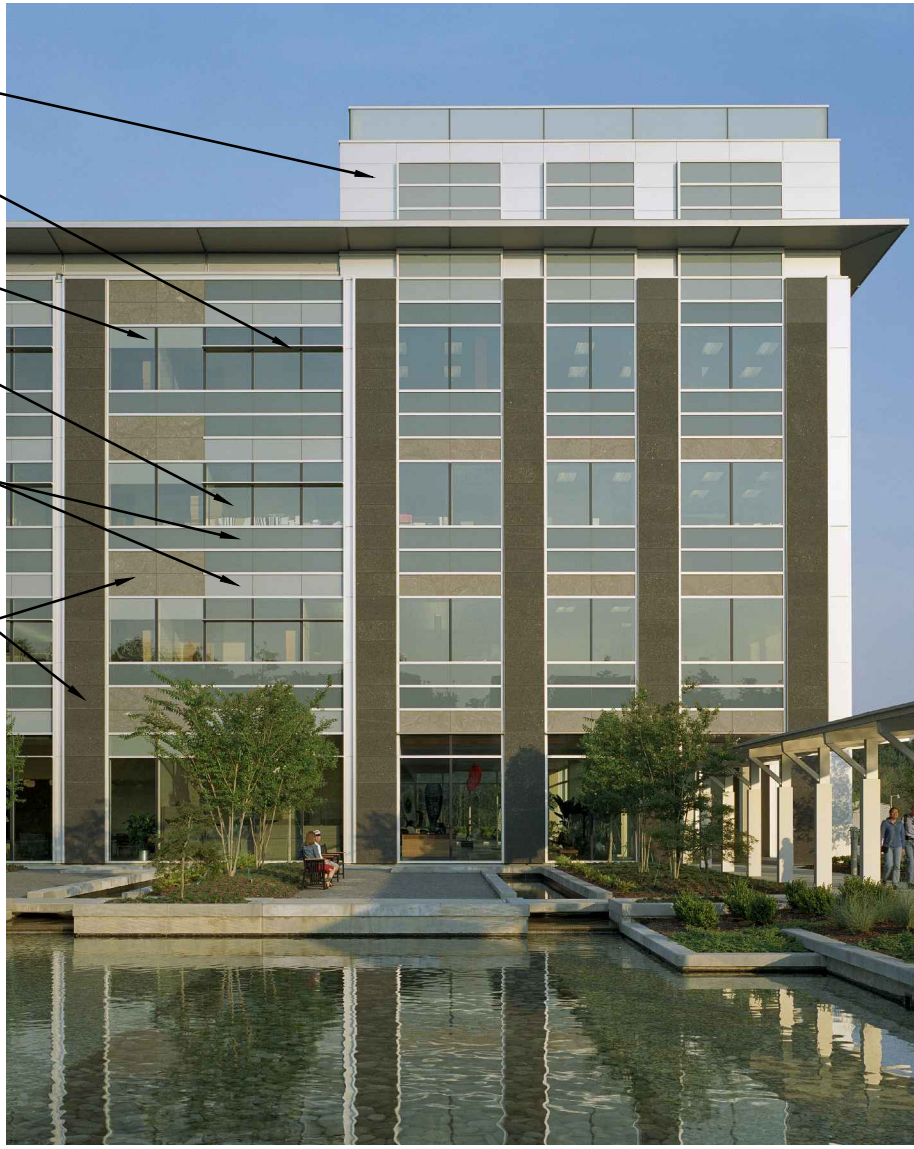
PAINTED ALUMINUM
FINS AND
MULLIONS

LOW-E VISION
GLASS WITH
CERAMIC FRIT

LOW-E VISION
GLASS

SPANDREL GLASS
IN THREE SHADES
OF BLUE

STONE PANELS IN
ALUMINUM
SUB-FRAME



104 - EXISTING BUILDING FINISH MATERIALS
SCALE: N/A



ARCHITECTURAL
LIGHTING

ARCHITECTURAL
PRECAST CONCRETE
GARAGE WITH
SPANDREL PANELS
AND REVEAL
PATTERNS ON ALL
FOUR SIDES

ALUMINUM PANELS

PAINTED ALUMINUM
FINS AND
MULLIONS

SPANDREL GLASS
IN THREE SHADES
OF BLUE

EVERGREEN
LANDSCAPING
BUFFER

PAINTED
GUARDRAILS

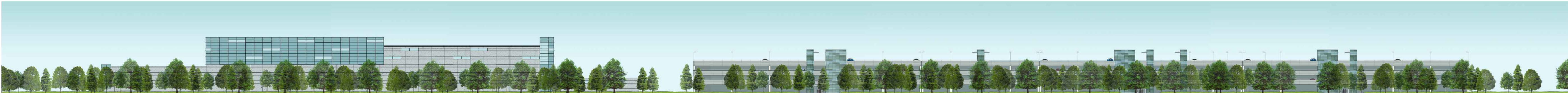
LANDSCAPING
BUFFER OF
EVERGREENS AND
DECIDUOUS TREES

PERIMETER FENCE
FOR DATA CENTER
SECURITY

105 - EXISTING DATA CENTER FINISH MATERIALS
SCALE: N/A



106 - EXISTING GARAGE FINISH MATERIALS
SCALE: N/A



102 - PROPOSED CAMPUS ELEVATION ALONG ARROWOOD ROAD
SCALE: N/A



ROOFTOP
EQUIPMENT IS
SCREENED FROM
VIEW

COVERED WALKWAYS

COVERED ENTRY

101 - EXISTING CAMPUS ELEVATION ALONG GREEN RIDGE DRIVE
SCALE: N/A



RZ5.0

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