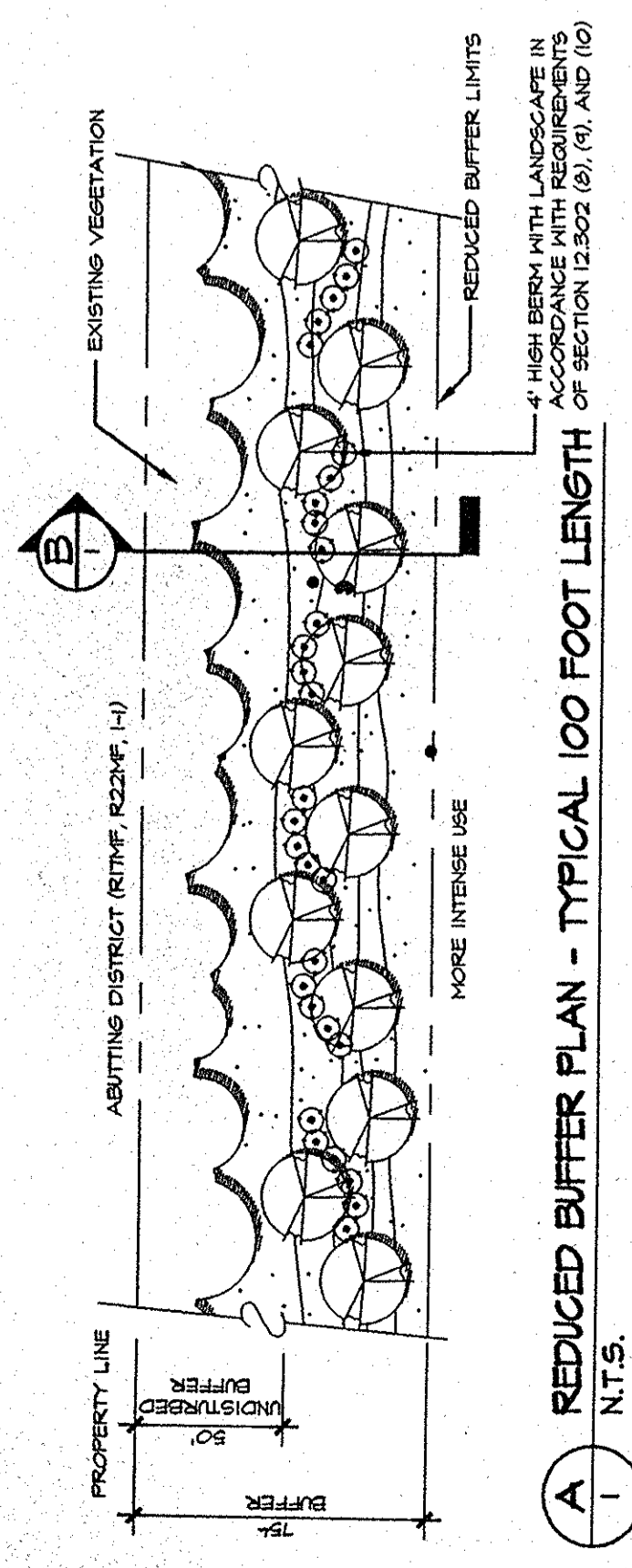
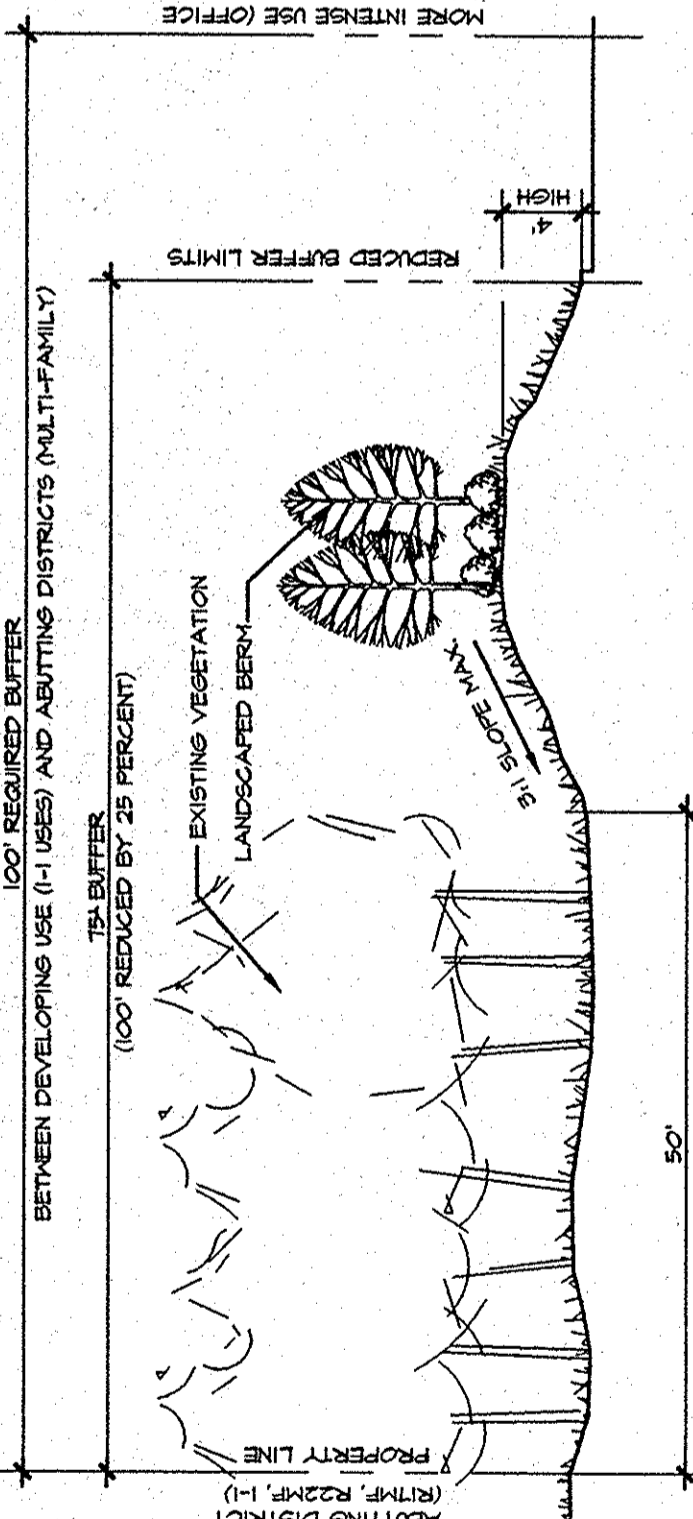
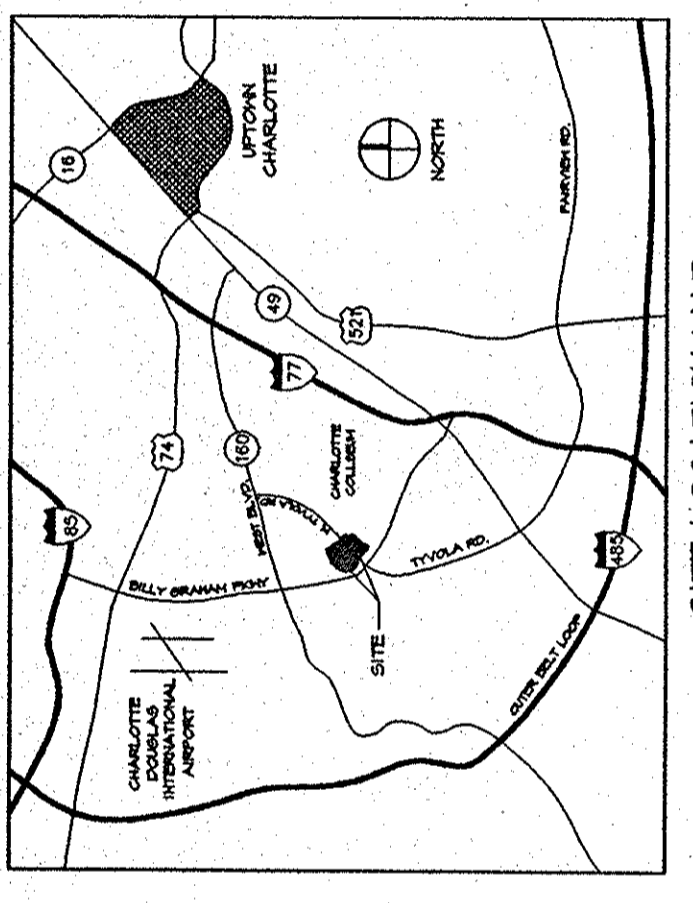


# TECHNICAL DATA SHEET LAKEPOINTE CORPORATE CENTER CHARLOTTE, NORTH CAROLINA

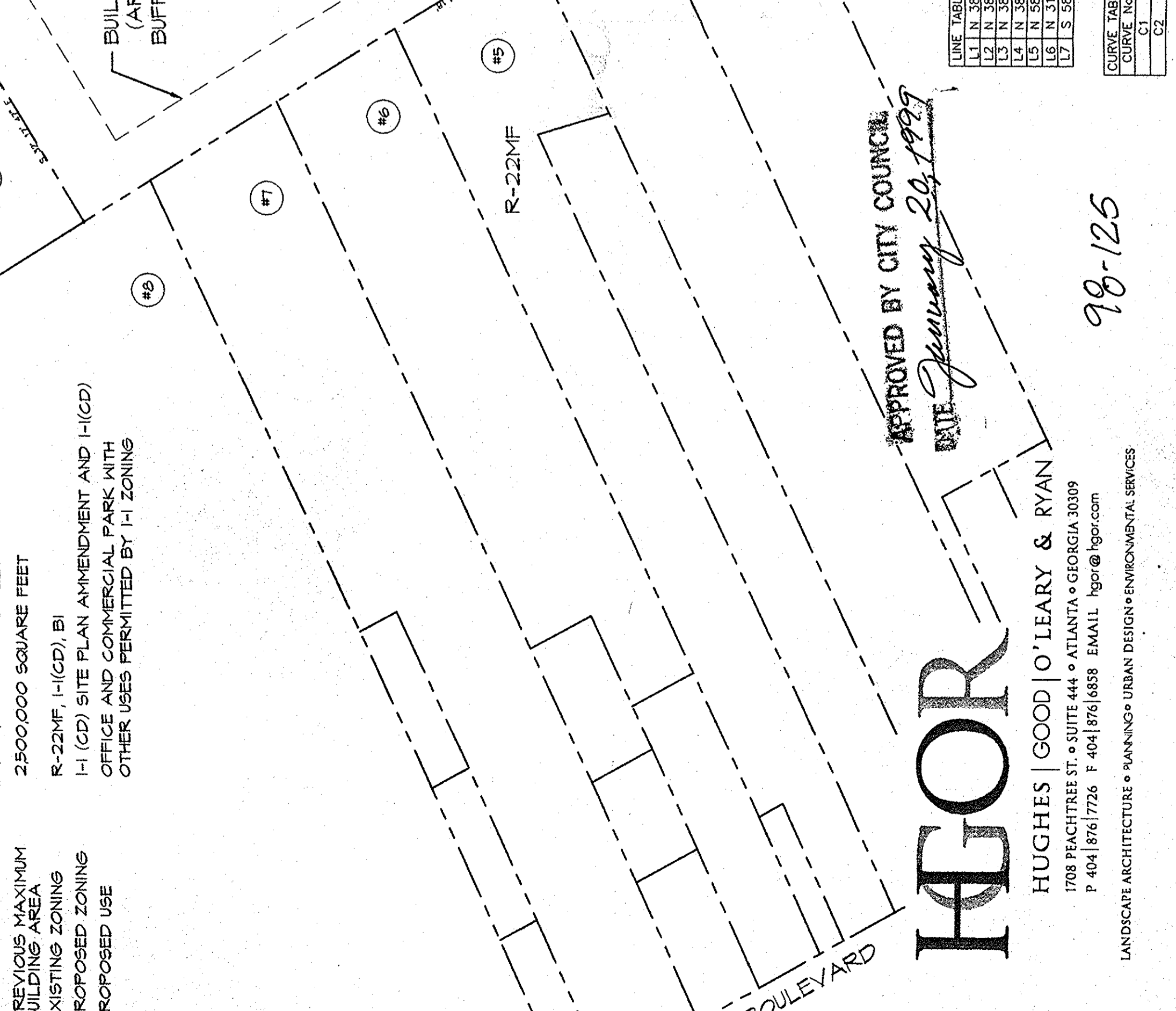
REZONING  
FOR  
**CHILDRESS KLEIN**  
**PROPERTIES**  
CHARLOTTE, NORTH CAROLINA  
FEBRUARY 4, 1997  
REVISED SEPTEMBER 28, 1998  
PETITION #98-125  
FOR PUBLIC HEARING



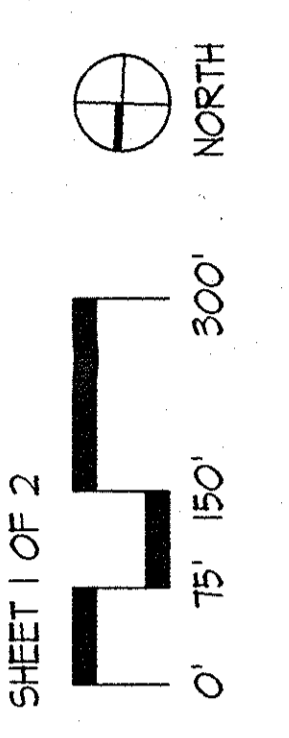
- PHASES OF DEVELOPMENT
- PHASE I: 1. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN. 2. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - PHASE II: 1. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN. 2. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - PHASE III: 1. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN. 2. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
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  - PHASE VII: 1. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN. 2. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - PHASE VIII: 1. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN. 2. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - PHASE IX: 1. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN. 2. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - PHASE X: 1. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN. 2. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
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  - PHASE XII: 1. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN. 2. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
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- ADJACENT OWNERSHIP INFORMATION
- 1. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 2. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 3. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 4. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
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  - 6. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 7. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 8. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 9. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 10. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 11. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 12. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 13. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 14. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 15. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 16. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 17. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 18. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 19. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.
  - 20. 100' BUFFER WITH LANDSCAPE IN THE INTERIOR OF THE BUFFER AREA AS SHOWN ON THE ATTACHED SITE PLAN.

- SITE DATA
- AREA WITHIN PETITION: 147,258 SQUARE FEET (3.38 ACRES)
  - MAXIMUM BUILDING AREA: 2,665,000 SQUARE FEET
  - EXISTING ZONING: R-22MF, I-1(CD), B1
  - PROPOSED ZONING: I-1(CD) SITE PLAN AMENDMENT AND I-1(CD) OFFICE AND COMMERCIAL PARK WITH OTHER USES PERMITTED BY I-1 ZONING



- DEVELOPMENT STANDARDS
1. ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE REGULATIONS OF SECTION 12.202 OF THE ZONING ORDINANCE SHALL BE APPLIED TO THE PROVISIONS OF SECTION 12.202 (B) THROUGH (G) OF THIS ORDINANCE.
  2. THE EXTERIOR 50 FEET OF ALL BUFFER AREAS ARE TO REMAIN IN THEIR UNDISTURBED STATE. THE EXTERIOR 50 FEET OF ALL BUFFER AREAS ARE TO REMAIN IN THEIR UNDISTURBED STATE. THE EXTERIOR 50 FEET OF ALL BUFFER AREAS ARE TO REMAIN IN THEIR UNDISTURBED STATE.
  3. THE REMAINING PORTIONS OF ALL BUFFER AREAS ARE TO BE OPEN SPACE EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE ACCESS POINTS, BENCHES, WALLS, FENCES, AND OTHER STRUCTURES. THE REMAINING PORTIONS OF ALL BUFFER AREAS ARE TO BE OPEN SPACE EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE ACCESS POINTS, BENCHES, WALLS, FENCES, AND OTHER STRUCTURES.
  4. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN IDENTIFIED, THE PETITIONER SHALL MAINTAIN AND PROTECT SUCH TREES AND NATURAL VEGETATION. THE PETITIONER SHALL MAINTAIN AND PROTECT SUCH TREES AND NATURAL VEGETATION.
  5. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN IDENTIFIED, THE PETITIONER SHALL MAINTAIN AND PROTECT SUCH TREES AND NATURAL VEGETATION. THE PETITIONER SHALL MAINTAIN AND PROTECT SUCH TREES AND NATURAL VEGETATION.
  6. IF IN THE FUTURE, ADJACENT ZONING DISTRICTS ARE CHANGED TO ZONING DISTRICTS THAT PERMIT A HIGHER DENSITY OF DEVELOPMENT, THE PETITIONER SHALL MAINTAIN AND PROTECT SUCH TREES AND NATURAL VEGETATION.
  7. SIGNAGE AND GRAPHS WILL NOT BE ALLOWED IN BUFFER AREAS.
  8. THE PETITIONER AGREES TO ADJUST THE BUFFER AREA ESTABLISHED ALONG THE NORTHEASTERN BOUNDARY OF THE SITE BETWEEN THE ADJACENT PARCELS NUMBERED 4 THROUGH 13 ON THE CURRENTLY EXISTING ZONING MAP TO THE BUFFER AREA AND THE CONDITION OF THE TREES AND VEGETATION IN THE BUFFER AREA AS FOLLOWS:
  9. THE BUFFER AREA ESTABLISHED ALONG THE NORTHEASTERN BOUNDARY OF THE SITE BETWEEN THE ADJACENT PARCELS NUMBERED 4 THROUGH 13 ON THE CURRENTLY EXISTING ZONING MAP TO THE BUFFER AREA AND THE CONDITION OF THE TREES AND VEGETATION IN THE BUFFER AREA AS FOLLOWS:
  10. THE BUFFER AREA ESTABLISHED ALONG THE NORTHEASTERN BOUNDARY OF THE SITE BETWEEN THE ADJACENT PARCELS NUMBERED 4 THROUGH 13 ON THE CURRENTLY EXISTING ZONING MAP TO THE BUFFER AREA AND THE CONDITION OF THE TREES AND VEGETATION IN THE BUFFER AREA AS FOLLOWS:
  11. THE BUFFER AREA ESTABLISHED ALONG THE NORTHEASTERN BOUNDARY OF THE SITE BETWEEN THE ADJACENT PARCELS NUMBERED 4 THROUGH 13 ON THE CURRENTLY EXISTING ZONING MAP TO THE BUFFER AREA AND THE CONDITION OF THE TREES AND VEGETATION IN THE BUFFER AREA AS FOLLOWS:
  12. THE BUFFER AREA ESTABLISHED ALONG THE NORTHEASTERN BOUNDARY OF THE SITE BETWEEN THE ADJACENT PARCELS NUMBERED 4 THROUGH 13 ON THE CURRENTLY EXISTING ZONING MAP TO THE BUFFER AREA AND THE CONDITION OF THE TREES AND VEGETATION IN THE BUFFER AREA AS FOLLOWS:
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  14. THE BUFFER AREA ESTABLISHED ALONG THE NORTHEASTERN BOUNDARY OF THE SITE BETWEEN THE ADJACENT PARCELS NUMBERED 4 THROUGH 13 ON THE CURRENTLY EXISTING ZONING MAP TO THE BUFFER AREA AND THE CONDITION OF THE TREES AND VEGETATION IN THE BUFFER AREA AS FOLLOWS:
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SHEET 1 OF 2

98-125

**HGOR**  
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SCHEMATIC SITE PLAN  
**LAKEPOINTE CORPORATE CENTER**

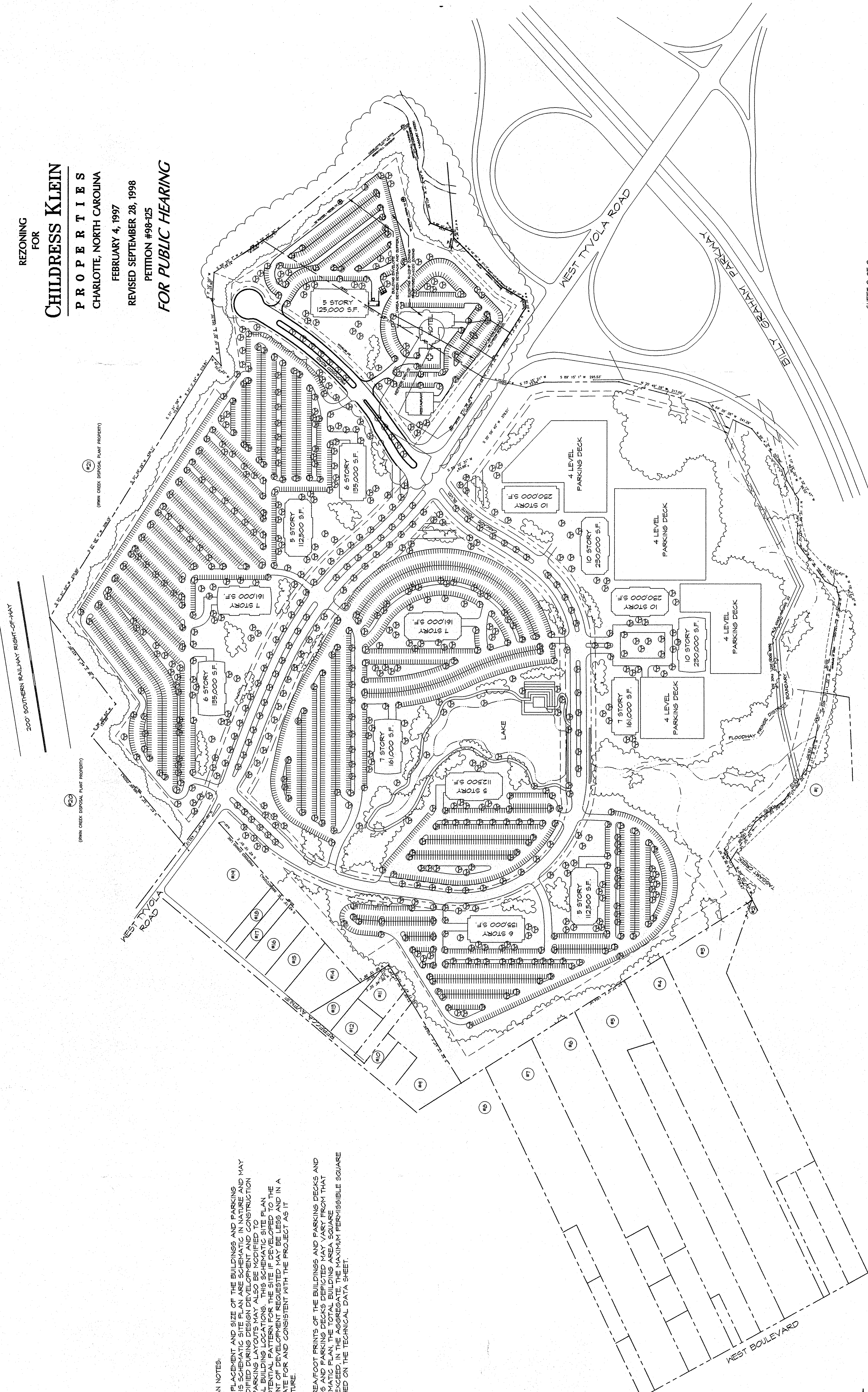
CHARLOTTE, NORTH CAROLINA

REZONING  
 FOR  
**CHILDRESS KLEIN**

**PROPERTIES**  
 CHARLOTTE, NORTH CAROLINA

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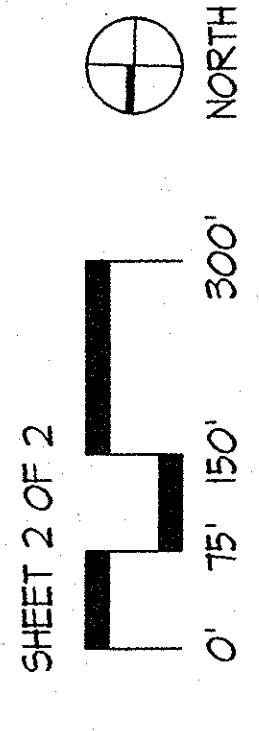
**FOR PUBLIC HEARING**



SCHEMATIC SITE PLAN NOTES.

1. THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDINGS AND PARKING DECKS SHOWN ON THIS SCHEMATIC SITE PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASE. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS. THIS SCHEMATIC SITE PLAN ILLUSTRATES ONE POTENTIAL PATTERN FOR THE SITE IF DEVELOPED TO THE MAXIMUM. THE AMOUNT OF DEVELOPMENT REQUESTED MAY BE LESS AND IN A FUTURE PHASE OR AND CONSISTENT WITH THE PROJECT AS IT DEVELOPS IN THE FUTURE.

2. WHILE THE FLOOR AREA/FOOT PRINTS OF THE BUILDINGS AND PARKING DECKS AND NUMBER OF BUILDINGS AND PARKING DECKS DEPICTED MAY VARY FROM THAT SHOWN ON THIS SCHEMATIC PLAN, THE TOTAL BUILDING AREA SQUARE FOOTAGE MAY NOT EXCEED, IN THE AGGREGATE, THE MAXIMUM PERMISSIBLE SQUARE FOOTAGE ESTABLISHED ON THE TECHNICAL DATA SHEET.



SHEET 2 OF 2

**HGOR**

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