

Little & Associates Architects

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CROSLAND CORNERS SHOPPING CENTER, U.S. 521
CHARLOTTE, NORTH CAROLINA
EXHIBIT "A"
TECHNICAL DATA SHEET

Division President
VRETOS
Job Captain
GOPPOLD
Drawn By
NCV
Date Drawn
7-23-98
Drawing File Name
03909000-VZ-01A.DWG
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No. 1 Date 08/17/98
No. 2 Date 09/16/98
No. 3 Date 10/09/98
No. 4 Date 10/21/98
No. 5 Date 12/21/98
No. 6 Date 12/24/98
No. 7 Date 12/28/98
No. 8 Date
No. 9 Date
No. 10 Date
Issue Date: 10-4-98

Project Number
03-9009-00
Sheet Of
RZ-01

DEVELOPMENT NOTES

GENERAL PROVISIONS: Unless more stringent standards are established by these Development Standards or the Technical Data Sheet, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the B-1 District zoning classification shall be followed in connection with development taking place on the Site.

PERMITTED USES:

- 1. The total floor area of all structures placed on the Site cannot exceed 80,000 square feet.
- 2. Except as otherwise provided under Paragraphs 3 and 4 below, the Site may be devoted to any use (including an accessory use) which is permitted by right or under prescribed conditions in a B-1 District under the Ordinance.
- 3. No more than 2 outparcels may be established on Parcel A.
- 4. No more than 1 fast food drive through restaurant and 1 convenience/gasoline station may be developed on the Site.

PHASING REQUIREMENT:

- 1. No building permit for any development on the Site may be applied for earlier than the second anniversary, December 7, 2000, of the date on which this Rezoning Petition is approved.

LANDSCAPING AND SCREENING AND BUFFER AREAS:

- 1. Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance, subject, however to the provisions of Section 12.302 thereof and Paragraph 7 below.
- 2. Petitioner reserves the right within the Buffer Areas to grade and install pedestrian sidewalks or pathways, walls, berms, fences, and utilities.
- 3. Where existing trees and natural vegetation are cleared to accommodate grading, pedestrian sidewalks or pathways, walls, berms, fences and the installation of utilities, the cleared, unimproved areas will be landscaped with trees and shrubs.
- 4. No parking spaces, maneuvering areas or storm water detention facilities may be located within Buffer Areas.
- 5. Utility installations may only cross Buffer Areas at interior angles measured at property lines which are not less than 75 degrees.
- 6. Double rows of hardwood trees together with accent landscaping will be planted on the Site along new US 521.
- 7. In satisfying the planting requirements for the 75 foot Class B Buffer Area depicted on this Technical Data Sheet for the Site, the Petitioner agrees to plant 18 trees per 100 linear feet rather than the 12 trees prescribed under the Ordinance.

SCREENING AND LANDSCAPE AREAS:

- 1. Plantings within the landscaped areas established along US Highway 521 and the Lancaster Highway will meet or exceed the requirements of the Ordinance.
- 2. Landscaped areas will be planted and improved in sequences which are keyed to each phase of development taking place on the Site.
- 3. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

PARKING:

- 1. The parking areas depicted on the Schematic Site Plan Exhibit "B" accompanying this Technical Data Sheet may vary in size and location, but in all events, off-street parking will meet the minimum standards established under Chapter 12 of the Ordinance.
- 2. Parking areas may be constructed within the Building, Parking and Maneuvering development envelopes areas.

STREET, DRIVEWAYS AND SIDEWALKS:

- 1. The roadway improvements to the driveway into the Site will be made by the Owner or Owners in accordance with the recommendations of Petitioner's traffic consultant and the engineering and design of each driveway must be approved by the Mecklenburg County Engineering Department and NCDOT.

LIGHTING:

- 1. A uniform lighting system will be employed throughout the Site.
- 2. All lighting within the Site will be designed such that substantial direct illumination does not extend beyond any property line. Consideration will be given to the impact of lighting both within and without 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 streets and properties.
- 3. The maximum height of light poles shall be 30 ft. including base.

SIGNS:

- 1. A master signage and graphics system will be adopted and implemented throughout the Site.

FIRE PROTECTION:

- 1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.
- 2. Fire hydrants will be located within 300 feet of any building constructed on the Site.

ARCHITECTURAL CONTROLS:

- 1. The front and side elevations of all buildings constructed within the Parcel will be designed so as to be architecturally compatible through the use of similar building materials, colors and architectural elements. At least 80% of all the exterior opaque vertical surfaces of the front and side elevations of the main shopping center and at least 50% of all exterior opaque vertical surfaces of all other buildings constructed on the Parcel will be brick.
- 2. The rear elevations of all buildings forming a part of the main shopping center building on Parcel A (i.e., outparcels excluded) will be constructed of concrete block and painted to match the color of the front and side elevations.

- 3. No building constructed on the Parcel may contain more than 1 story (above grade) nor may it exceed 30 feet (above grade) in height.

- 4. Dumpster areas will be screened in accordance with the requirements of the Ordinance. Dumpster areas will be closed on all four sides by a wooden fence or brick wall with one side being a hinged gate. If one or more sides of a dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the fence along each side.
- 5. No wall pack lighting fixtures will be allowed on Site. However, low cutoff wall mounted fixtures will be allowed.

TRAFFIC SIGNAL

- 1. The owners will fund the installation of a traffic signal at the intersection between US 521 and Old US 521 when one is warranted.

STORMWATER MANAGEMENT

- 1. All stormwater runoff from the Site will be managed through a variety of proven standards approved by Mecklenburg County.
- 2. No above ground stormwater facilities may be constructed within setback areas or between the front elevations of fronting on new US 521 and public streets.

FOR PUBLIC HEARING
PETITION NO. 98 - 55(C)

APPROVED BY COUNTY COMMISSION

DATE 12-7-98

Crosland Retail

THE CROSLAND GROUP, INC.

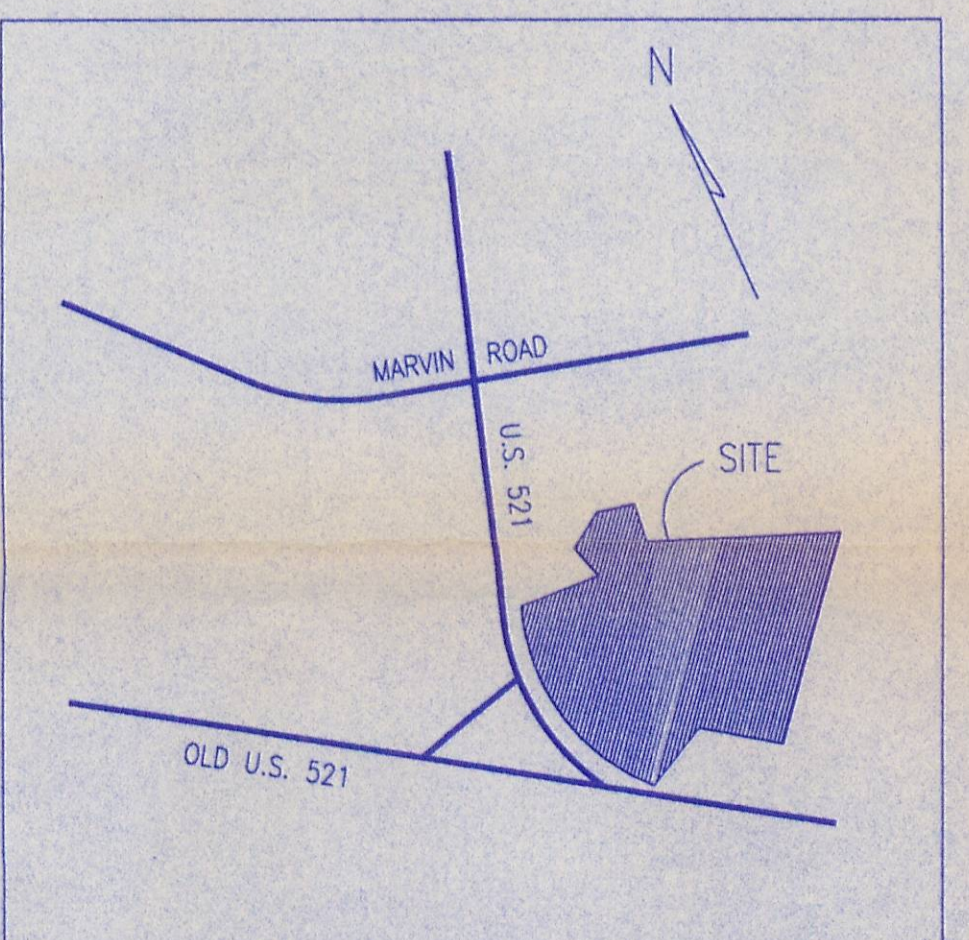
125 Scalesboro Road Charlotte, NC 28209
(704)523-0272

LEGAL DESCRIPTIONS

PARCEL : Beginning at a point located in the centerline of the right of way of US Highway 521, said point being in the corner of John White, now or formerly, and Annie Jo Howfield, said point is described in Deed recorded at Book 2505, page 183 of the Mecklenburg Public Registry and running thence from said point N 65°18'00" E 38 feet to an old iron pipe; thence N 65°18'00" E 100.1 feet to an old iron pipe; thence S 78°23'00" E 102.1 feet to an existing stone by a white oak; thence S 32°14'00" W 103.22 feet to an old iron pipe; thence S 34°12'30" E 799.81 feet to an iron; thence S 65°18'00" W 692.24 feet to an iron; thence S 65°18'00" W 120 feet to an iron; thence S 65°18'00" W 222.79 feet; thence N 6°36'33" W 31.53 feet along right of way of U.S. Highway 521 thence along the right-of-way of U.S. Highway 521 in a northerly direction with the arc of a circular curve to the right having a radius of 1,332.39 feet an arc length of xxxxx feet (having a chord bearing and length N 13-20-15 E 908.08); thence S 78-41-00 E 146.51 feet; thence N 17-4-00 W 85.330' to the point of beginning, containing 12.72 acres.

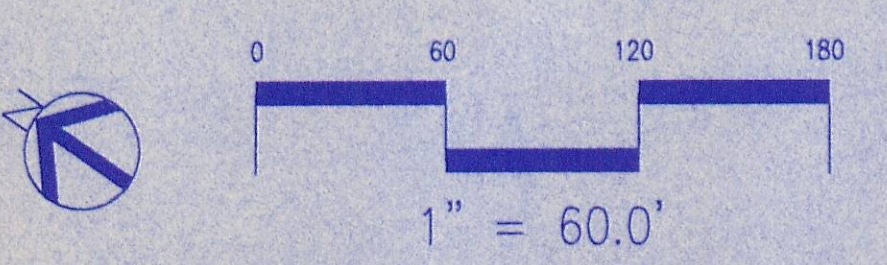
SITE TABULATIONS

PARCEL	MAXIMUM ALLOWABLE BUILDING AREA	APPROXIMATE SITE AREA
	80,000	12.72 AC.



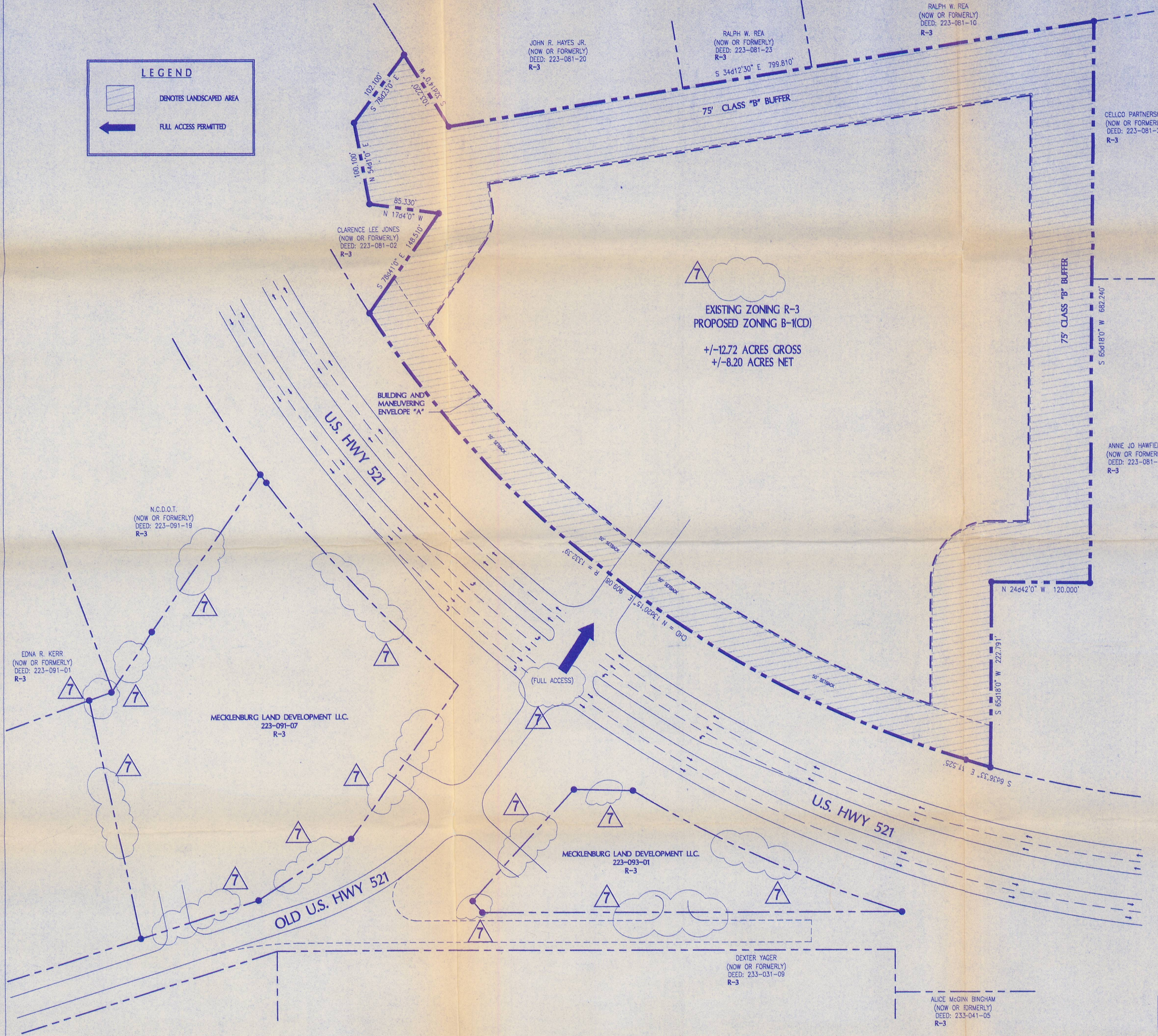
VICINITY MAP

GRAPHIC SCALE

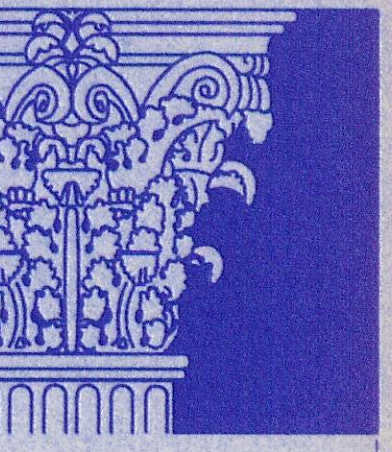


1" = 60.0'

LEGEND
DENOTES LANDSCAPED AREA
FULL ACCESS PERMITTED



Crosland Corners Shopping Center, U.S. 521
CHARLOTTE, NC



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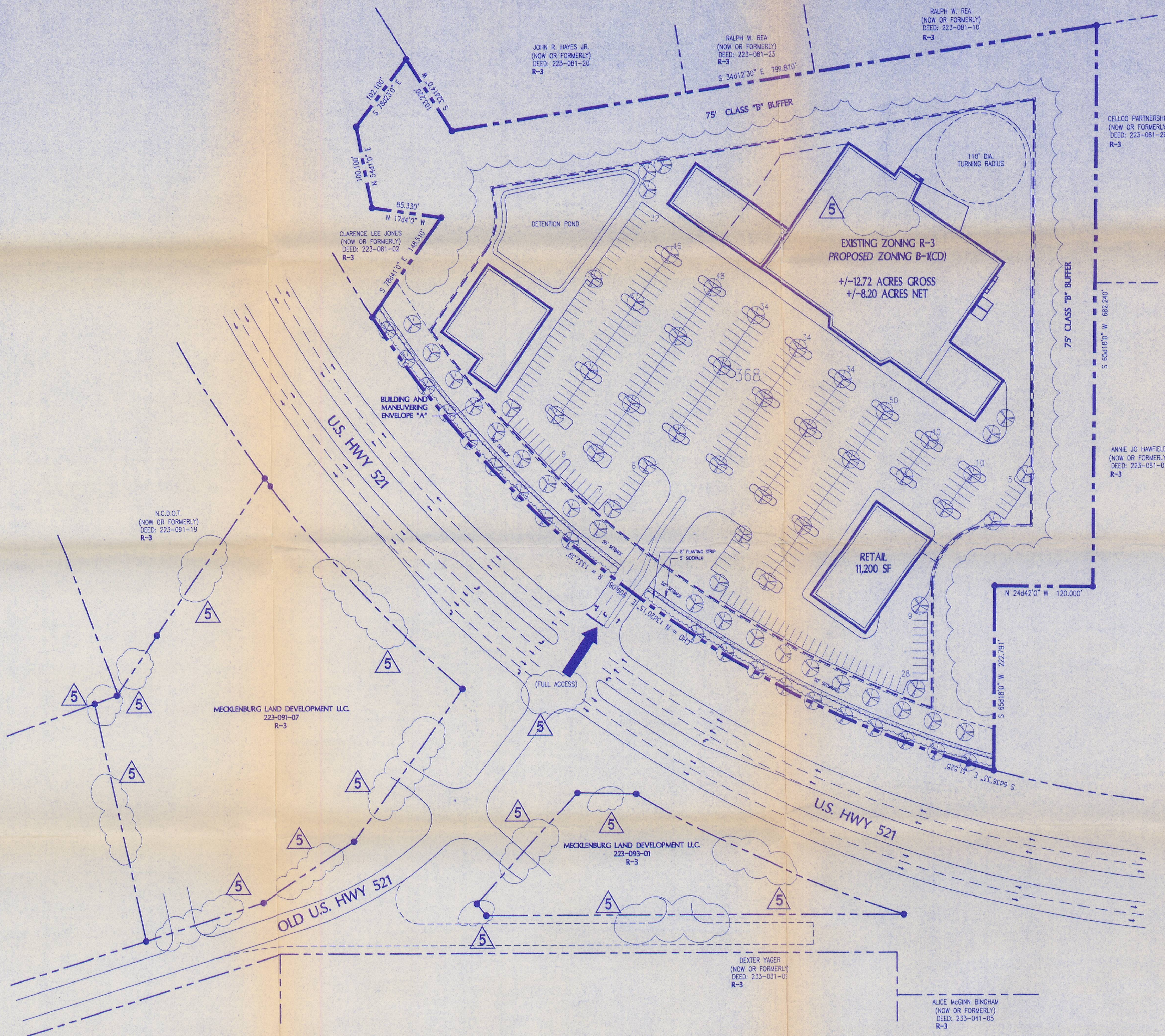
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Project: CROSLAND CORNERS SHOPPING CENTER, U.S. 521
CHARLOTTE, NORTH CAROLINA
Sheet Title: EXHIBIT "B" SCHEMATIC SITE PLAN

Division President
VRETTOS
Job Captain
GOPFOLD
Drawn By
NCV
Date Drawn
7-23-98
Drawing File Name
03900900/RZ-02R3.DWG
Revisions
No. 1 Date 09/17/98
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No. _____ Date _____
Issue Date: 10-4-98

Project Number
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Sheet of
RZ-02



LEGEND

- DENOTES LANDSCAPED AREA
- FULL ACCESS PERMITTED
- RESTRICTED ACCESS PERMITTED

NOTE:
THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW DESIGN, BUILDING CIRCULATION CONCEPTS AND RELATIONSHIPS.

IT DEPICTS ONE DEVELOPMENT SCENARIO. CHANGES AND ALTERATIONS IN BUILDING CONFIGURATION, SIZE AND LAYOUT ARE PERMITTED BASED UPON TENANT NEEDS, SITE CONSTRAINTS, FINAL CONSTRUCTION DRAWINGS, ETC. (SEE GENERAL PROVISIONS OF THE DEVELOPMENT NOTES ON THE "TECHNICAL DATA SHEET").

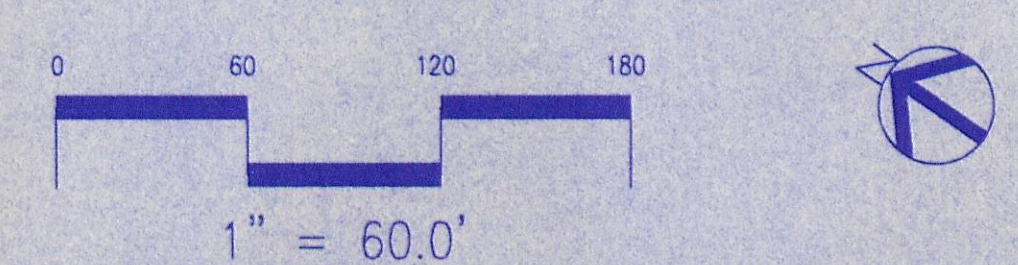
PETITIONER RESERVES THE RIGHT TO MAKE CHANGES TO LANDSCAPE SHOWN ON THIS SCHEMATIC SITE PLAN ALONG NEW U.S. 521 BASED ON FINAL BUILDING ARRANGEMENT. SUBJECT TO THE APPROVAL OF ZONING ADMINISTRATION AND PLANNING STAFF.

**FOR PUBLIC HEARING
PETITION NO. 98 - 55(C)**

Crosland Corners Shopping Center, U.S. 521

CHARLOTTE, NC

GRAPHIC SCALE



Crosland Retail
THE CROSLAND GROUP, INC.

125 Scalespark Road Charlotte, NC 28209
(704)523-0272