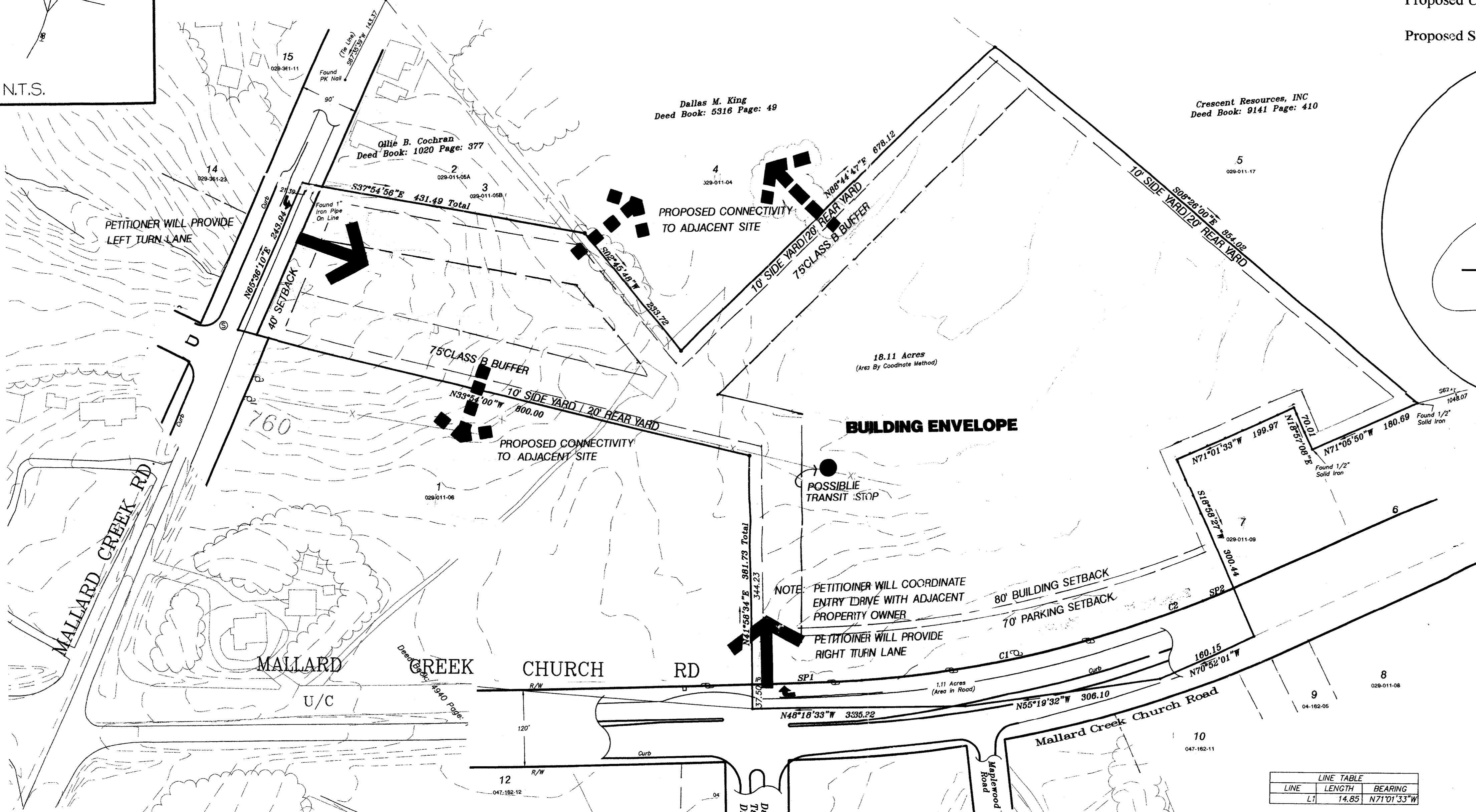
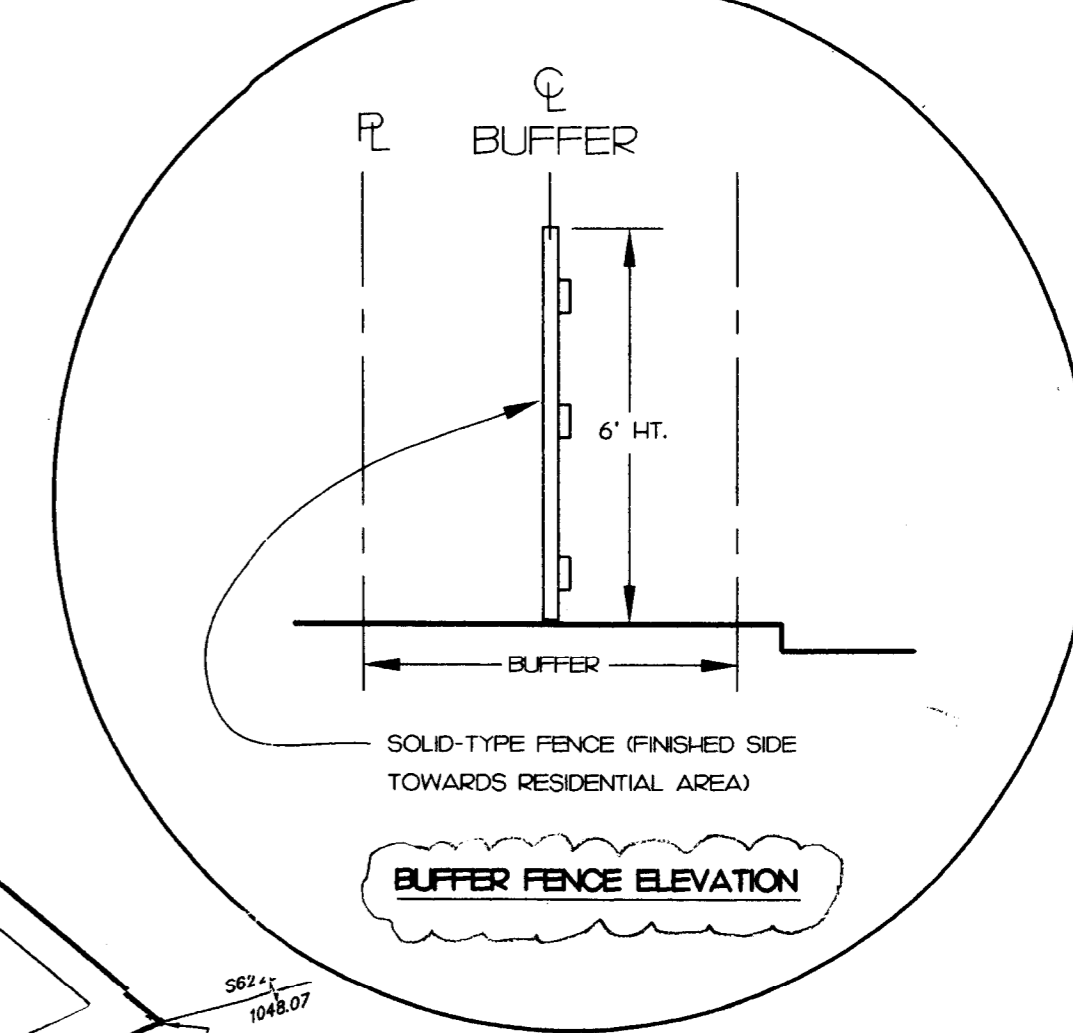


SITE DATA

Site Area: 17.99 Acres
 Existing Zoning: R-3
 Proposed Zoning: O-1 (CD)
 Proposed Use: General Office Uses
 Proposed Square Footage: 275,000 SF



DEVELOPMENT STANDARDS

General Provisions

Unless more stringent standards are established by the Technical Plan or three Development Standards, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the O-1 zoning district classification shall be followed in connection with development taking place on the Site.

Permitted Uses

The Site may be developed to general office and branch bank and medical offices (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in an O-1 Zoning District.

Square Footage Restrictions

The gross floor area of all buildings constructed within the Site may not exceed, in the aggregate, 275,000 square feet.

Buffers

1. Buffer areas established on this Technical Plan shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304 thereof.
2. Buffer areas shall remain as open space and, subject to the provisions of Paragraph (3) below, will be left undisturbed. Buffer will be left undisturbed where significant existing vegetation exists.
3. No buildings, parking spaces, maneuvering areas or storm water detention facilities may be located within buffer areas. Fence will be located per sec. 12.302 (see elevation detail).
4. Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or pathways or the installation of utilities, the cleared, unimproved areas will be landscaped with trees and shrubs.
5. The width of the buffer areas depicted on the Technical Plan may be reduced.
6. Should any abutting property subsequently be rezoned to a zoning district classification which would not give rise to a buffer requirement on the Site, Petitioner reserves the right to eliminate the buffer area abutting any such property.
7. Petitioner reserves the right to waive buffers in the event that adjacent properties are also rezoned to compatible use.

Setbacks, Side Yards and Rear Yards

1. All buildings constructed within the Site shall satisfy or exceed the rear yard and side yard requirements established under the Ordinance for the O-1 Zoning District.
2. A 70-80 foot building and parking setback will be established along Mallard Creek Church Road, all as depicted on the Technical Data Sheet.
3. The petitioner reserves the right to reduce Mallard Creek Church Road and Mallard Creek Church Road setbacks to 30' with an approved transit friendly development plan.
4. Stormwater detention will not be located within setback.
5. The following agencies must be contacted prior to construction regarding wetland and water quality permits:
 - 401404 Permit NCDENR - Raleigh Office 919 733-1786
 - 401404 Permit U. S. Army Corps of Engineers 704 271-4854

Screening and Landscaped Areas

1. The Owner shall install or cause to be installed within the landscaped areas established along Mallard Creek Church Road plants, trees and other materials in accordance with the landscaping specifications established on the Technical Plan and shall thereafter maintain or cause to be maintained all such materials (including replacement of dead or dying plants and trees).
2. Landscaped areas will be planted and improved in sequences which are keyed to each phase of development taking place on the Site.
3. Plantings within landscaped areas will meet or exceed the requirements of the Ordinance.

Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

4. All trees within the setback 6' and larger will be preserved and a 5-foot wide sidewalk with an 8-foot planting strip will be provided along Mallard Creek Church Road.

Parking

Off street parking will meet the minimum standards established under the Ordinance.

Lighting

1. All freestanding lighting fixtures installed within the Site will be uniform in design.
2. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 20 feet in height. No wall pack type lighting fixtures will be allowed.
3. All direct lighting within the Site (except street lights which may be erected along Mallard Creek Church Road) shall be designed such that direct illumination does not extend past 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 Mallard Creek Church Road and adjacent properties.

Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

Access Points (Driveways)

1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Plan.
2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the County Engineering Department and the North Carolina Department of Transportation.

Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County 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.

Architectural Controls and Restrictive Covenants

1. Dumpster areas will be enclosed on all four sides by a brick wall with one side being a hinged wooden gate. If one or more sides of a dumpster area adjoin a rear wall of a building, the rear wall may be substituted for a side.
2. All mechanical equipment including roof top equipment shall be screened from view from streets adjoining residential properties.
3. At least 80% of all the exterior opaque vertical surfaces of the front, side and rear elevations of all buildings constructed on the Site will consist of brick materials.

Storm Water Management

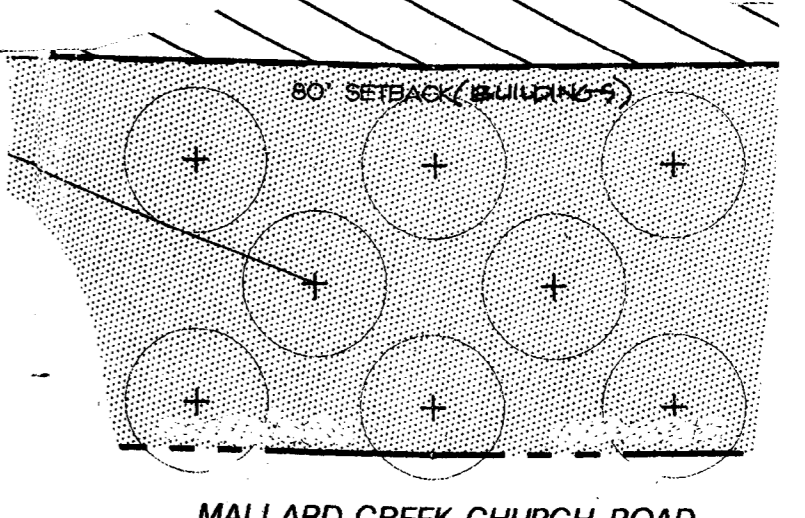
Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the Mecklenburg County Engineering Department.

Sidewalks

The petitioner will install a system of 5' wide sidewalks within the site to facilitate a pedestrian friendly development, generally as depicted on the Schematic Plan.

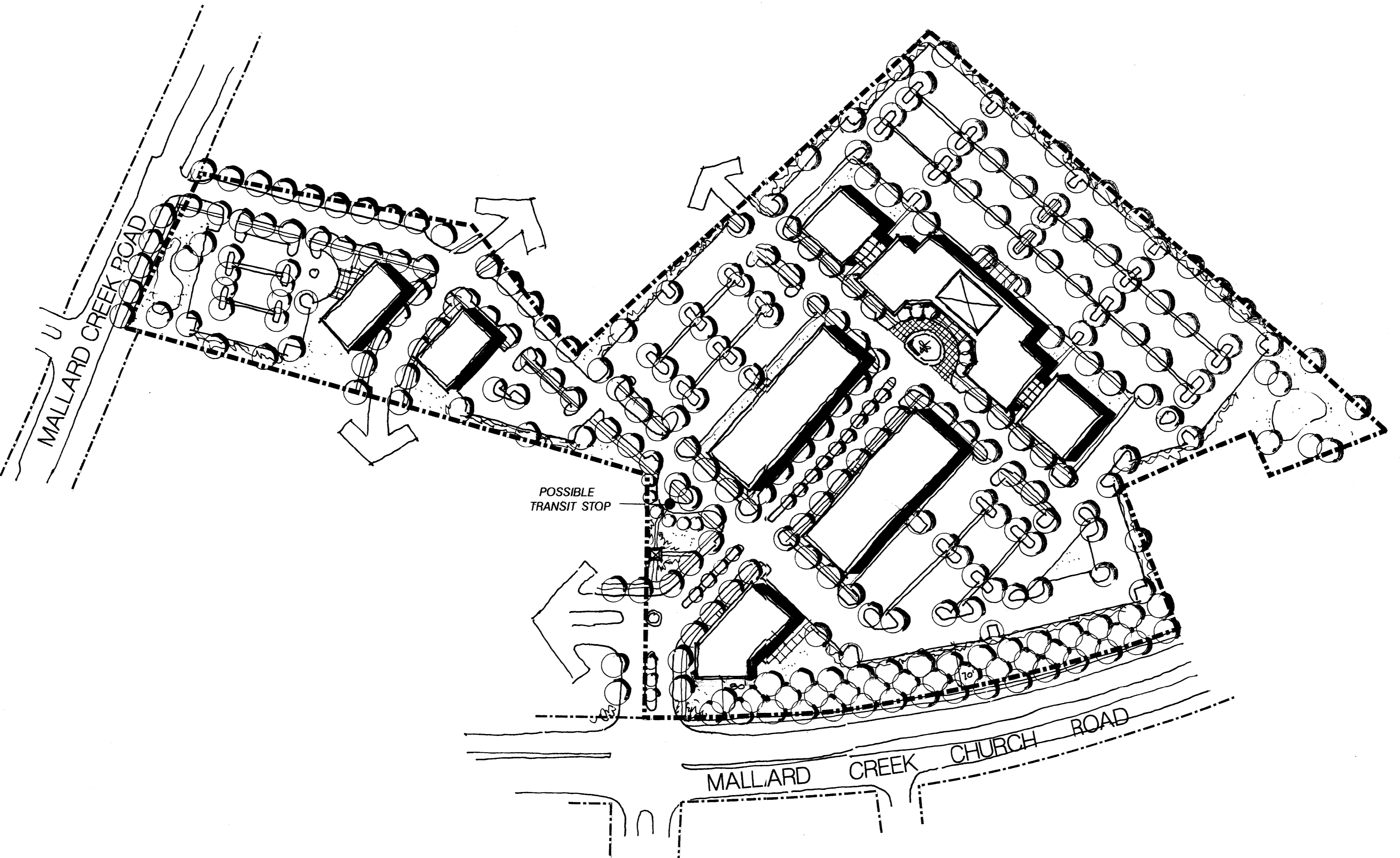
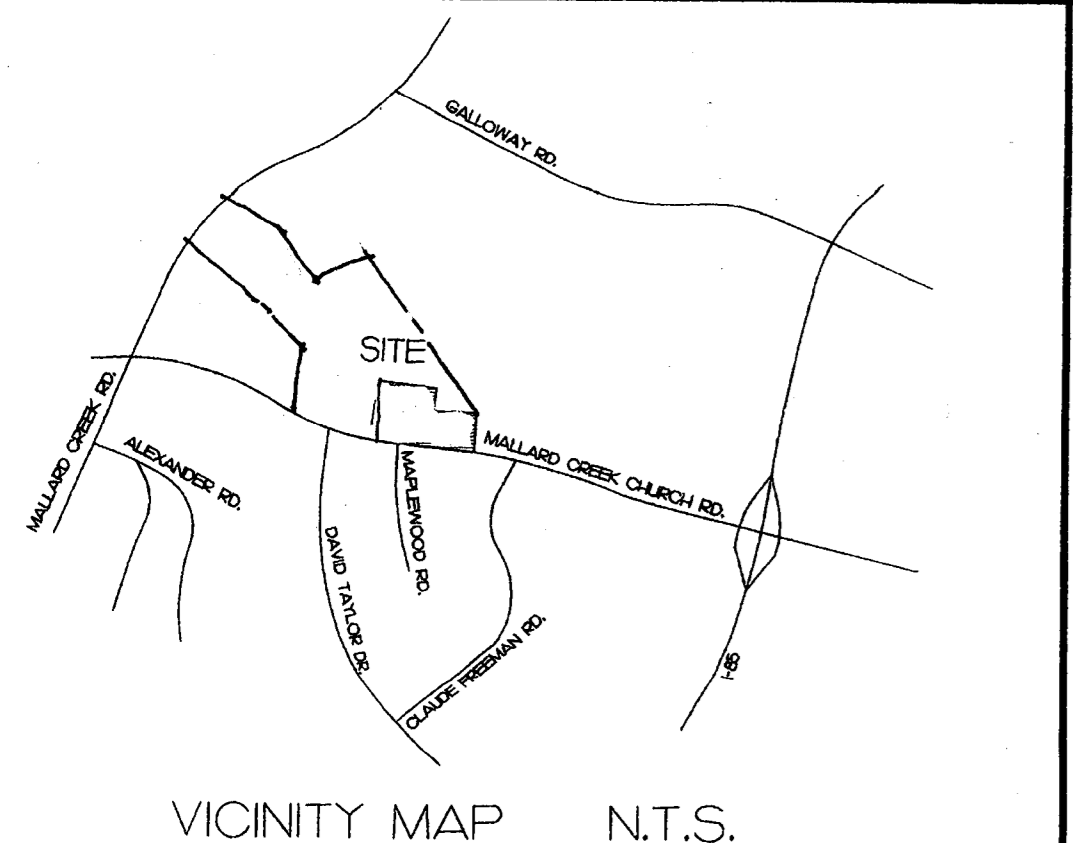
NOTE: PETITIONER/DEVELOPER WILL INSTALL CURB AND GUTTER ALONG MALLARD CREEK CHURCH ROAD

LINE TABLE				CURVE TABLE				SPIRAL TABLE					
LINE	LENGTH	BEARING	CHORD	CURVE	LENGTH	RADIUS	BEARING	CHORD	SPIRAL	LENGTH	RADIUS	A	THE TA
LS	14.85	N71°01'33"W		CT	457.80	1842.86	258°11'14"E	456.63	SP	200.00	1209.96	618.04	63.00000°
				C2	23.86	1849.86	267°13'42"E	93.85	SP2	200.00	1209.96	618.04	63.00000°



TYPICAL STREETSCAPE ALONG MALLARD CREEK CHURCH ROAD

APPROVED BY COUNTY COMMISSION
 DATE August 17, 1999



REZONING PETITION

JOHN ADAMS PROPERTY

PETITIONER: JOHN W. ADAMS 600 WEST MORRIS STREET CHARLOTTE, NORTH CAROLINA

DESIGN RESOURCE GROUP, PA

Landscape Architecture • Civil Engineering
 Land Planning

500 East Boulevard
 Suite 102
 Charlotte, NC 28203
 Ph.: (704) 343-0608
 Fax: (704) 358-3093
 E-Mail: drgroup@aunet.com

PETITION #99-41(C)

TECHNICAL PLAN

FOR PUBLIC HEARING



Scale: 1" = 100'

Date: 20 APRIL 1999

Revisions:

9 JUNE 1999 PER CMPC COMMENTS

16 AUGUST 1999 FINAL REVISION

20 DECEMBER 1999

Sheet 1 of 2

REZONING PETITION

JOHN ADAMS PROPERTY

PETITIONER: JOHN W. ADAMS 600 WEST MORRIS STREET CHARLOTTE, NORTH CAROLINA

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PETITION #99-41(C)

SCHEMATIC PLAN

FOR PUBLIC HEARING



Scale: 1" = 100'

Date: 20 APRIL 1999

Revisions:

9 JUNE 1999 PER CMPC COMMENTS

16 AUGUST 1999 FINAL REVISION

Sheet 2 of 2