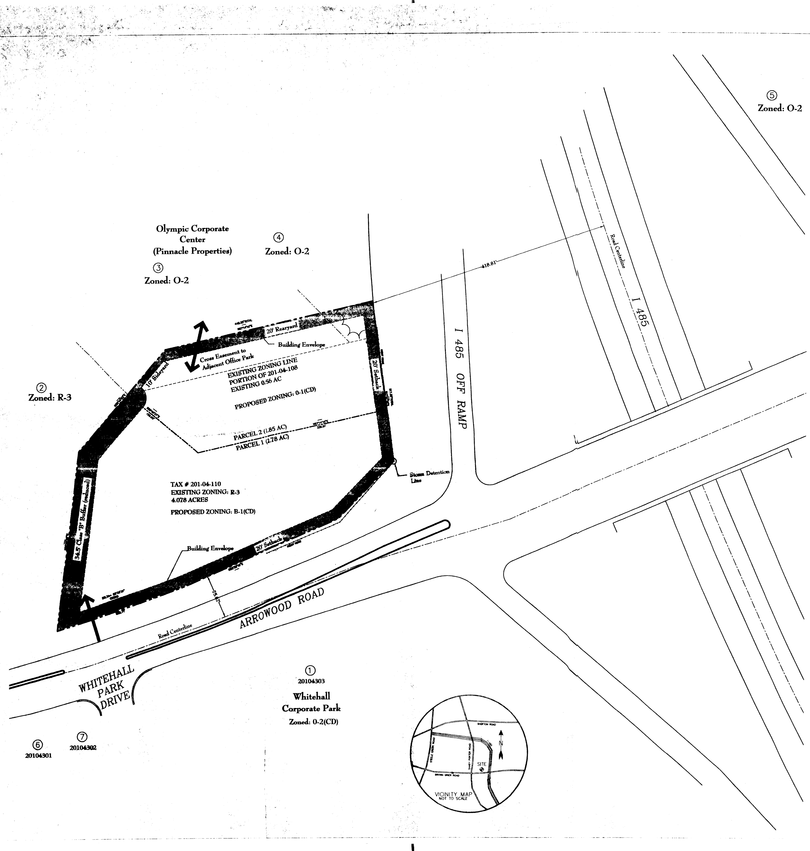

SITE DATA

TOTAL SITE AREA	4.63 AC		
Parcel 1	2.78 AC	Proposed Zoning: B-1(CD)	
Parcel 2	1.85 AC	Proposed Zoning: O-1(CD)	
EXISTING ZONING	R-3 and O-2		

ADJACENT PROPERTY OWNER LIST:

1) Tax Parcel ID# 201-04-303 Whitehall Development, Limited Partnership c/o AAC Mortgage 5970 Fairview Road, #600, Charlotte, NC 28210
2) Tax Parcel ID# 201-04-101 Dorothy Carol Gallant (by Will) PO Box 734 Harper's Ferry, WV 25425
3) Tax Parcel ID# 201-04-108 Dora T. Price 4109 Sandy Porter Road, Charlotte, NC 28273
4) Tax Parcel ID# 201-04-109 James W. Price 4109 Sandy Porter Road, Charlotte, NC 28273
5) Tax Parcel ID# 201-45-101 Whitehall Development, Limited Partnership 125 Scaleybark Road, #3A Charlotte, NC 28209 (704) 556-1990
6) Tax Parcel ID# 201-04-301 Dorothy Carol Gallant (by will) P.O. Box 734, Harper's Ferry, WV 25425
7) Tax Parcel ID# 201-04-302 Whitehall Development, Limited Partnership 125 Scaleybark Road, #3A Charlotte, NC 28209 (704) 556-1990

GENERAL NOTES:

1. Boundary information provided by Yarborough Williams and Associates, Inc., 11/26/99 730 Windsor Oak Court Charlotte, NC 28273 (704) 556-1990
2. Topographic and Planimetric data provided by Mecklenburg County GIS department
3. The site, as more particularly stated below, shall comply with B-1 and O-1 zoning regulations in the City of Charlotte Zoning Ordinance

DEVELOPMENT STANDARDS

Refer to Sheet 3 "Development Standards"

APPROVED BY CITY COUNCIL
DATE 12/18/00

00-143
12-7-00

LEGEND

ACCESS POINT
SETBACK
BUFFER
① ADJACENT PROPERTY OWNER

0 60 120 180
Scale: 1"= 60'

2000-143

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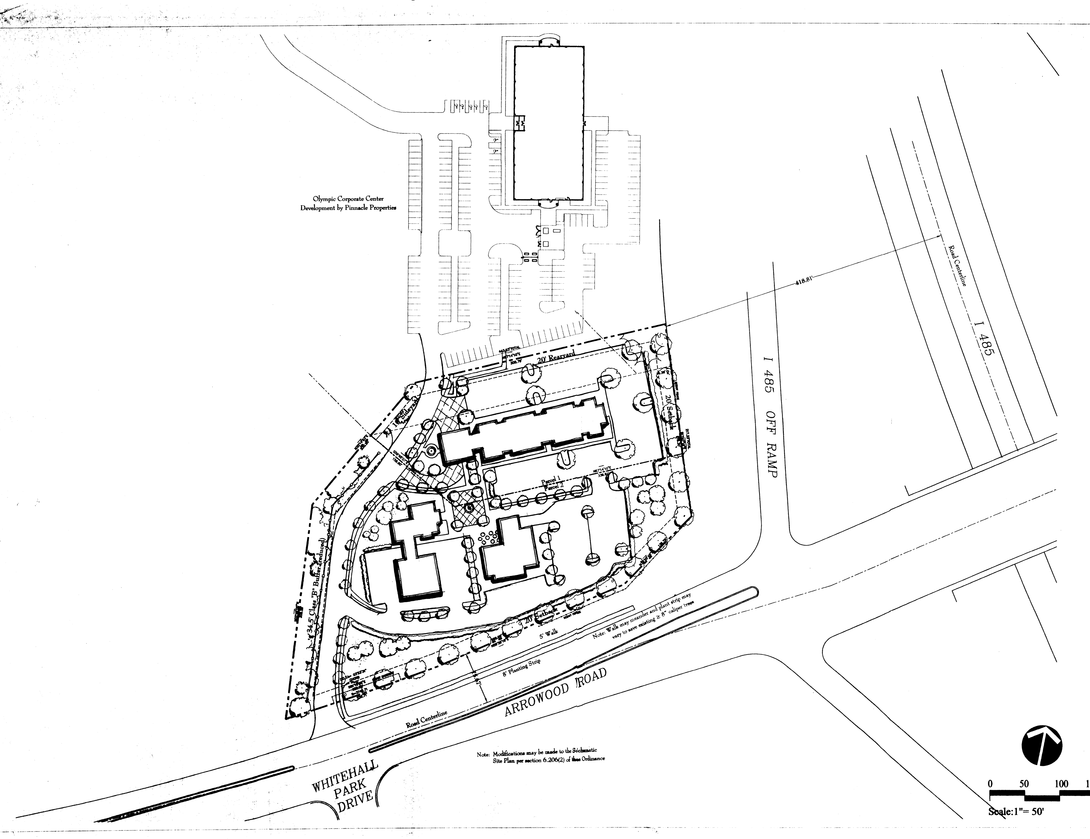
Land Planning
Landscape Architecture
Civil Engineering
Surveying
Transportation
Urban Design
Charlotte, NC 704.333.0325
Raleigh, NC 919.828.3441
Charleston, SC 843.881.9310
Atlanta, GA 770.393.9999
Jacksonville, FL 904.399.1990
www.landdesign.com

Olympic Corporate Center
Technical Data Sheet
Petitioner: Crosland Commercial
Owner: Whitehall Development LP
Petition # 00-143 For Public Hearing

REVISIONS
4/10/00
7/28/00
10/18/00
3/20/00

DATE: 04/5/00
DES: rp
DRW: dvbh
SCALE: 1" = 60'
PROJECT/FILE NO.: 109921
SHEET NO.: SHEET 1 OF 3



Olympic Corporate Center
Schematic Site Plan
Petitioner: Crosland Commercial
Owner: Whitehall Development LP
Petition # 00-143 For Public Hearing

REVISIONS
4/10/00
7/28/00
10/18/00
3/20/00

DATE: 03/07/00
DES: rp
DRW: dvbh
SCALE: 1" = 50'
PROJECT/FILE NO.: 109921
SHEET NO.: SHEET 2 OF 3

DEVELOPMENT STANDARDS

General Provision

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 zoning district classification shall be followed in connection with development taking place on Parcel 1. All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the O-1 zoning district classification shall be followed in connection with development taking place on Parcel 2.

Permitted Uses

Parcel 1. Parcel 1 may be devoted to any use (including any accessory use) which is permitted under the Ordinance in a B-1 Zoning District that is set forth below under the schedule of approved uses for Parcel 1. Fast food restaurants and restaurants with drive thru services shall not be permitted on Parcel 1.

Parcel 2. Parcel 2 may be devoted to general office uses or to one hotel/motel use.

Building Limitations

1. No more than 25,000 square feet of office/retail space may be constructed on Parcel 1.

2. If a hotel/motel is constructed on Parcel 2, then it may contain no more than 130 rooms, together with any incidental or accessory uses permitted under the Ordinance which the developer may elect to provide for such facility.

3. Should fewer than 130 hotel rooms be developed on Parcel 2, then general office space may be developed on the Site at the rate of 200 square feet of office space for each hotel room eliminated, up to a maximum of 20,000 square feet of additional office space.

Buffers

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 12.304 thereof.

2. Buffer areas shall remain as open space.

3. Petitioner reserves the right to install utilities within buffer areas. However, utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.

4. No buildings, parking spaces, maneuvering areas or storm water detention facilities may be located within buffer areas.

5. 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.

Setbacks, Side Yards and Rear Yards.

All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the B-1 Zoning District.

Screening and Landscaping Areas

1. The Owner shall install or cause to be installed within the set back areas established along Arrowood Road plants, trees and other materials in accordance with the Ordinance and shall thereafter maintain or cause to be maintained all such materials (including replacement of all dead or dying plants). The plants and trees to be installed within the set back areas established along Arrowood Road shall include yellow oak, two to three inches in caliper, planted 50' on center. Internal areas of the Site shall be landscaped in accordance with the requirements of the City Code.

2. Landscape areas will be planted and improved in sequences which are keyed to each phase of development taking place on the Site and will meet or exceed the requirements of the Ordinance.

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

4. All roof mounted mechanical equipment will be screened from view.

5. All trees 8 inches in caliper or greater shall be preserved within the setbacks along the roadways.

Parking

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

Lighting

1. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 30 feet.

2. All direct lighting within the Site (except streetlights which may be erected along Arrowood Road Extension) shall be 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 without the perimeter of the Site. Lighting from the canopy of the convenient store shall be directed so as to minimize glare onto public rights-of-way. Same for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light; the intent being to eliminate glare towards Arrowood Road Extension and adjacent properties.

3. No wall pack light fixtures will be allowed on any structures placed on the Site.

Signs

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

2. Only one detached sign will be allowed per establishment.

3. Detached signs erected along Arrowood Road Extension will be ground mounted monument type signs, may not exceed 16 feet in height and may not contain more than 75 square feet of copy area.

4. Detached signs erected along the I-485 right-of-way will be ground mounted monument type signs, may not exceed 16 feet in height and may not contain more than 75 square feet of copy area.

Access Points (Driveways)

1. The number of vehicular access points to Arrowood Road Extension from the Site shall be limited to the one access point which currently exists within the area generally depicted on the Technical Data Sheet opposite Whitehall Park Drive.

2. The placement and configuration of this 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 Charlotte Department of Transportation and the North Carolina Department of Transportation.

3. The parking lots for each of the establishments placed on the Site must be configured in such fashion as to allow internal vehicular traffic to move from one parcel to another parcel.

4. Access to Arrowood Road is generally shown on this plan as a full movement access which would permit left turn movements into the Site and also permit left turn movements out of the Site. CDOT has indicated that the access off of Arrowood Road may need to be modified so as to permit left turns into the Site but prohibit left turns out of the Site (a "left over" design). The Petitioner's traffic consultant is submitting a design for this access point which is believed to safe and acceptable, and which permits both left turns in and left turns out of the Site at Arrowood Road. However, Petitioner agrees that the design of a full movement access point is subject to CDOT or NCDOT approval and if such approval is not received then the petitioner will be permitted to install the "left over" design as indicated by CDOT or NCDOT.

Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for such 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. All buildings constructed on the Site shall be architecturally compatible in appearance through the use of substantially similar building materials, colors and design (giving due consideration to the use of such buildings). The Petitioner agrees to record restrictive covenants governing the use and development of the Site prior to the issuance of any building permit for improvements to the Site. The restrictive covenants will be enforced by a Property Owners Association and will provide for the establishment of:

a. A Property Owners Association;
b. Use restrictions on the property;
c. Common area maintenance; and
d. An Architectural Design Review Committee.

2. The Architectural Design Review Committee shall have responsibility for adopting and implementing guidelines for all development taking place within the Site. Each application for a building permit must be accompanied by a letter which states that the plans for the relevant building have been approved by the Architectural Design Review Committee. Key areas to be addressed by these guidelines will include landscaping, open space and signage criteria. In addition, all development will be subject to the following provisions:

a. 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 side or rear wall of a building, then the side or rear wall may be substituted for a side.

b. At least 75% of the non total of the exterior surface area of each building (with doors and windows to be excluded from such calculation) shall consist of brick materials, with an single elevation containing less than 50% brick materials.

c. If a developer is able to attract a major branded service station establishment to the Site, the canopy of its facility may incorporate the company's standard design, materials and colors. While the building for this facility must satisfy the standards established under Paragraph b. above, the elevations of the building may nevertheless incorporate accent features which include the company's logo and colors.

d. If a hotel/motel is constructed on the Site, its design shall incorporate interior corridors and exterior corridors shall be prohibited.

Storm Water Management

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte.

Storm water detention shall be allowed within the setback fronting the Interstate 485 off ramp along the Site's eastern boundary line north of the point designated on the Technical Data Sheet as "Storm Water Detention Line". No storm water detention shall be allowed within the setback along Arrowood Road west of the point designated on the Technical Data Sheet as "Storm Water Detention Line".

Schedule of Approved Uses for Parcel 1

Automotive service stations, including minor adjustments, repairs and lubrication
Barber and beauty shops
Clinics, medical, dental and optical
Clinics, veterinary
Cultural facilities
Dry cleaning and laundry establishments, up to 4,500 square feet on a lot
Personal Instructions
Florist, retail
Government buildings
Health institutions
Highway and railroad rights of way
Indoor recreation
Jewelers, retail
Laboratories, dental, medical and optical
Offices
Parks, greenways and arboretums
Post offices
Printing and publishing, up to 5,000 square feet
Religious institutions
Repair or servicing of any article, within an enclosed building (the sale of which is permitted in the district
Restaurants (exclude fast food restaurants and restaurants with drive thru services)
Retail establishments and businesses, personal and recreation services
Studios for artists, designers, photographers, musicians, sculptors, gemologists, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental and practical jewelry
Telephone kiosks

Uses Permitted Under Prescribed Conditions
(as set forth in the Ordinance)

Car washes
Off-street parking
Open space recreational uses
Public utility structures
Public utility transmission and distribution lines

Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

Transportation Commitments

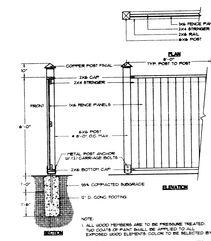
1. A minimum of 150 feet of internal demarcation (measured from the right of way) will be implemented at the entrance to the Site from Arrowood Road.

2. Subject to the approval of the North Carolina Department of Transportation, the Petitioner shall install or cause to be installed standard 24" curb and gutter and associated storm drainage along the Site's frontage on Arrowood Road.

Sidewalks

Petitioner shall install a 5' sidewalk with a minimum 8' planting strip along the Site's frontage on Arrowood Road, and the sidewalk may meander. As more conceptually depicted on the Schematic Site Plan, the Petitioner shall install internal sidewalks on the Site that will provide pedestrian connections between the various buildings located thereon and to the sidewalk installed along Arrowood Road.

FENCE DETAIL



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Olympic Corporate Center
Development Standards
Petitioner: Crosland Commercial
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