

GREENBERG FARROW ARCHITECTURE

ARCHITECTURE ENGINEERING DEVELOPMENT

1755 THE EXCHANGE / ATLANTA, GEORGIA 30339
VOICE 770/303.1033 FAX 770/303.2335

PROJECT INFORMATION

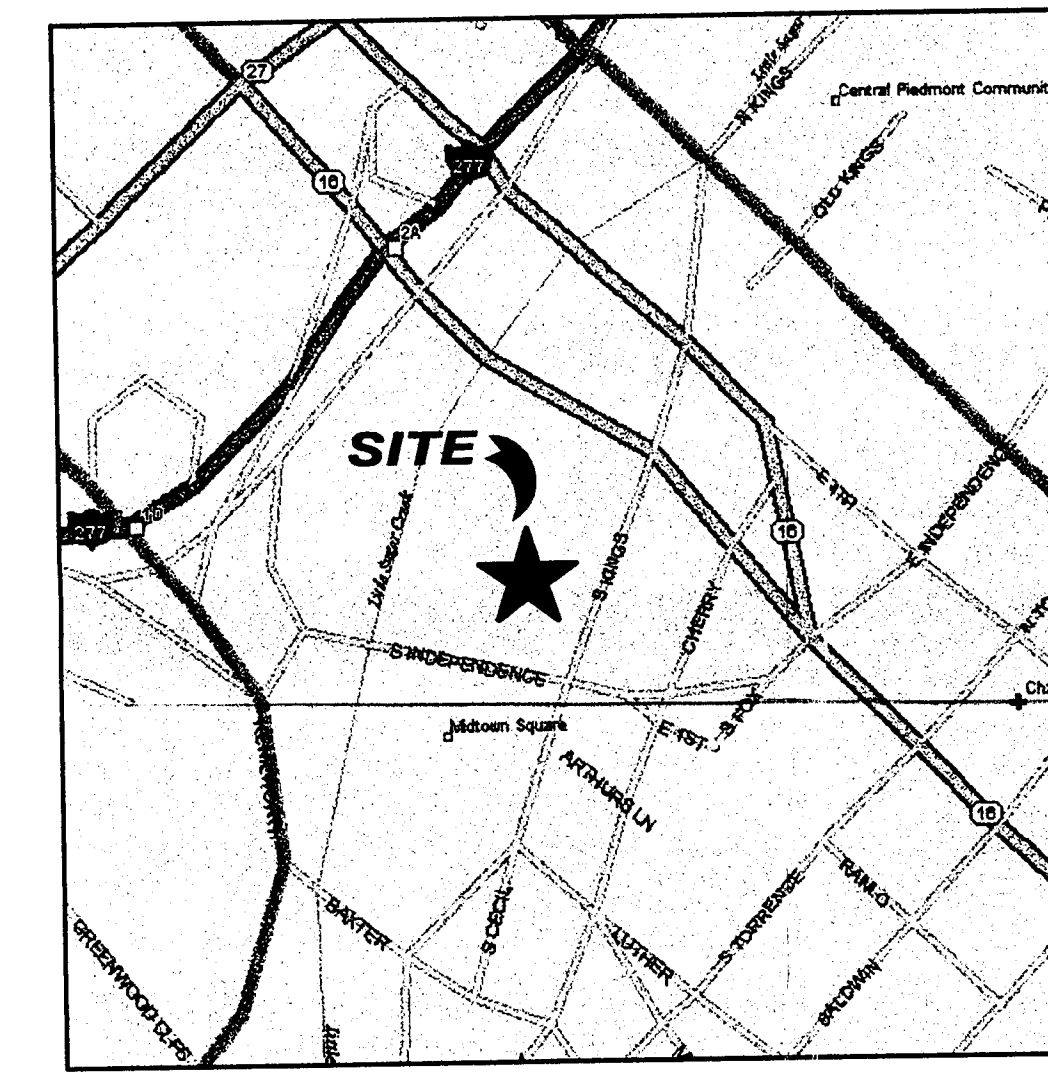
SITE AREA	
EXPO DESIGN CENTER	8.86 ACRES
WENDY'S	1.26 ACRES
TOTAL	10.12 ACRES

BUILDING AREA	
EXPO DESIGN CENTER	90,100 SF
WENDY'S	3,400 SF
POSSIBLE FUT. RETAIL @ KINGS DR.	6,500 SF
TOTAL	100,000 SF

PARKING SUMMARY		
USER	RATIO REQUIRED	SPACES REQ'D
EXPO DESIGN CENTER	1 SP/250 SF	361
WENDY'S	1 SP/75 SF	46
		407

ZONING CLASSIFICATION	
EXISTING ZONING	B-2
PROPOSED ZONING	B-2 (CD)

PROPOSED ZONING
RETAIL, RESTURANT, OFFICE

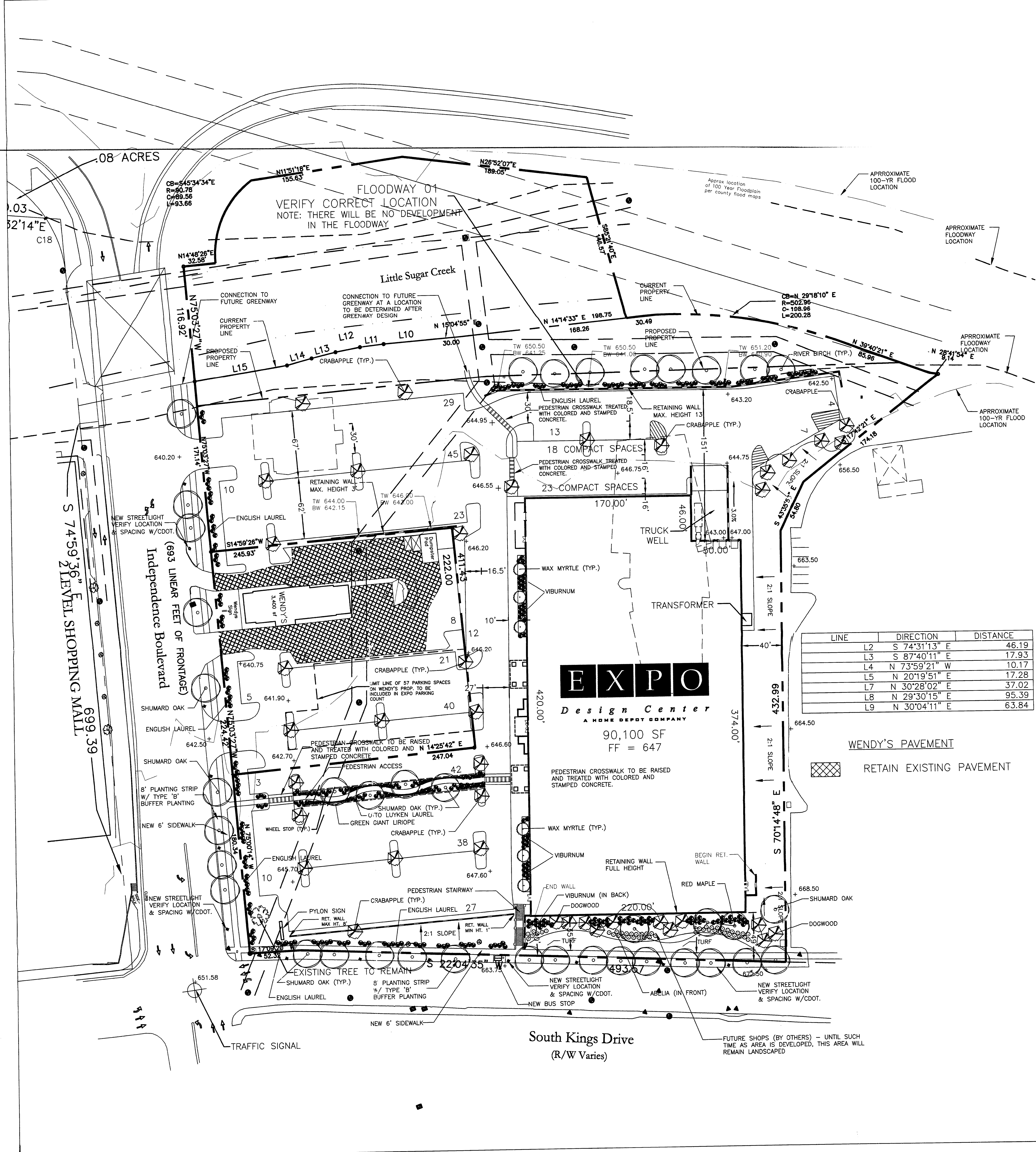


LOCATION MAP

EXPO DESIGN CENTER/WENDY'S RESTAURANT
Development Standards
February 15, 2003

- General**
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-2 zoning district classification shall be followed in connection with development taking place on the Site.
The configuration, placement, and size of the Expo Design Center, as outlined on this Technical Data Sheet, is believed to be final. However, in order to provide for some flexibility, minor alterations may be allowed as provided below under Architectural Controls. Parking layout may also be modified to accommodate final building location.
- Permitted Uses**
(a) The Site may be devoted to retail, restaurant and office uses, including any accessory use, as permitted under the Ordinance by right or prescribed conditions. Outdoor sales are allowed in accordance with the Ordinance. However, no outdoor storage will be allowed.
(b) The gross floor area of all buildings constructed on the site may not exceed, in the aggregate, 100,000 square feet. Of this total, approximately 3,400 square feet is contained within the existing Wendy's restaurant and the Site.
- Setback, Side and Rear Yards**
All buildings constructed on the site shall satisfy or exceed the setback, side and rear yard dimensions established under the Ordinance for the B-2 district. The Expo Design Center will be considered to be part of a unified development plan in conjunction with the existing Wendy's restaurant. The Expo Design Center, setbacks and/or yards are not required between the Wendy's restaurant and the Expo Design Center.
- Pedestrian Amenities**
(a) Walkways and pedestrian crossings will be installed throughout the Site in the manner generally depicted on the Schematic Site Plan.
(b) A pedestrian promenade will extend from Independence Boulevard to the Expo Design Center along the alignment generally depicted on the Technical Data Sheet. The width of the promenade at any point will dimension at least 14 feet. The promenade will include a five foot serpentine sidewalk with meandering planting strips on either side of the sidewalk. The width of the planting strips will vary due to the serpentine curve of the promenade. However, in no instance will the width of the planting strip be less than one foot. Curbs stops will be provided between parking spaces and the planting strips along the sidewalk.
(c) Pedestrian amenities on the Site will include a pedestrian crosswalk extending from the front of the Expo Design Center to the future greenway along Little Sugar Creek generally as indicated on the Schematic Site Plan. The pedestrian crosswalk depicted on the Technical Data Sheet will be stamped concrete to simulate a brick pattern.
- Architectural Controls**
(a) The accompanying rendering of the Expo Design Center is intended to portray the basic character of each of the four elevations of the building.
(b) The first five feet above ground elevation of the westerly and creek side of the retaining/screen wall located along the westerly portion of the Site, as generally depicted on the Technical Data Sheet, will be brick veneer.
- Greenway**
The Petitioner agrees to negotiate in good faith with the Mecklenburg County Parks and Recreation Department for the purchase and sale to the County for greenway purposes that portion of the Site which generally lies west of the parking area and retaining wall as depicted on the Technical Data Sheet. The Petitioner further agrees to refrain from developing any part of that property other than those improvements which are contemplated by the Technical Data Sheet. Petitioner, however, expressly retains the right to reserve easements over all or any portion of that area for drainage, any grading necessitated by the installation of the proposed retaining wall, sanitary sewer, waterlines, telephone and such other utility purposes and for purposes of providing access from the Expo Design Center to the greenway, as depicted on the Technical Data Sheet.

LINE	DIRECTION	DISTANCE
L2	S 74°31'13" E	46.19
L3	S 87°40'11" E	17.93
L4	N 73°59'21" W	10.17
L5	N 20°19'51" E	17.28
L7	N 30°28'02" E	37.02
L8	N 29°30'15" E	95.39
L9	N 30°04'11" E	63.84



PETITIONER
HOME DEPOT U.S.A., INC.

TECHNICAL DATA SHEET
REVISED 2/14/02

APPROVED BY CITY COUNCIL
DATE 2/14/02

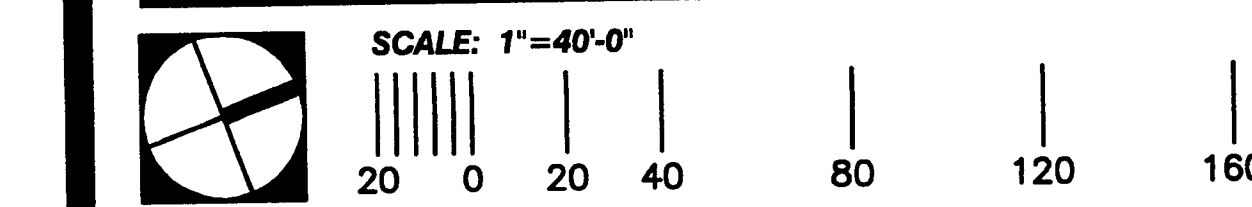
DATE	ISSUE/REVISION RECORD	INITIALS
10/30/01	NEW SCHEME W/ WENDY'S	GHW
01/15/02	PRELIMINARY LANDSCAPE PLAN	GHW
01/29/02	REV. PER CITY COMMENTS	GHW
02/12/02	REVISED PEDESTRIAN ACCESS	GAR
02/14/02	REVISE ENTRANCE TO EXPO & PED. ACCESS	BWO
02/26/02	OVERLAY SURVEY	BWO

SITE PLANNER
SITE DEV. COORDINATOR
R. E. MARKET
R. E. AGENDA NAME

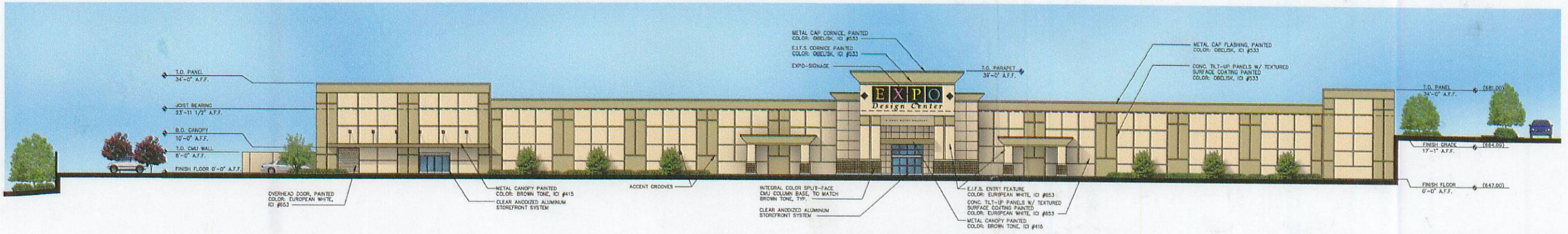
BRETT W. OLIVER
CHUCK BORYSIK
NORTH CAROLINA
CHARLOTTE

EXPO CHARLOTTE NC
Design Center NWC S. KINGS DR. & INDEPENDENCE BLVD.
A HOME DEPOT COMPANY

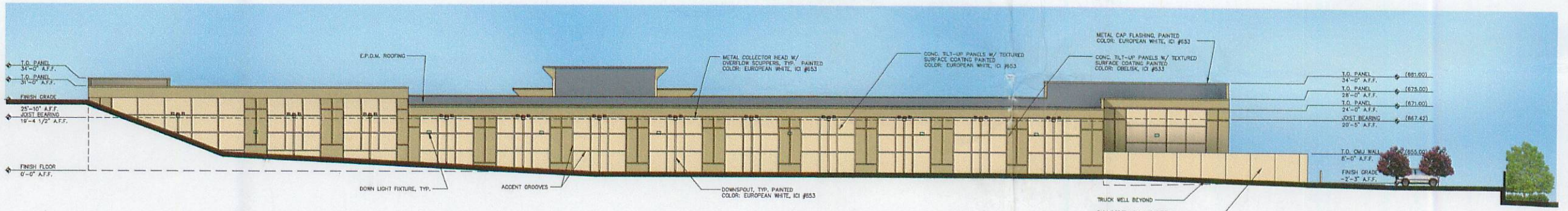
GFA PROJECT NUMBER 2000 0631.00



EX NC-11
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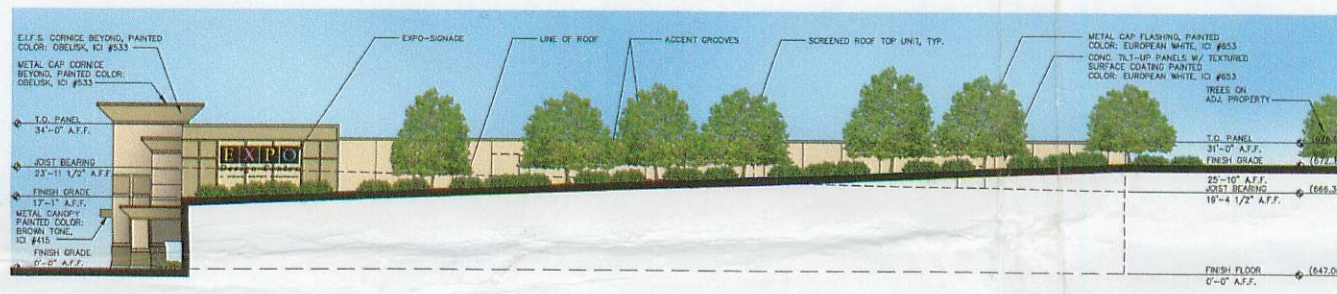
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

EXPO DESIGN CENTER
 CHARLOTTE, NORTH CAROLINA

RFPA PROJECT NUMBER 20000651.0
 15 FEBRUARY 2002