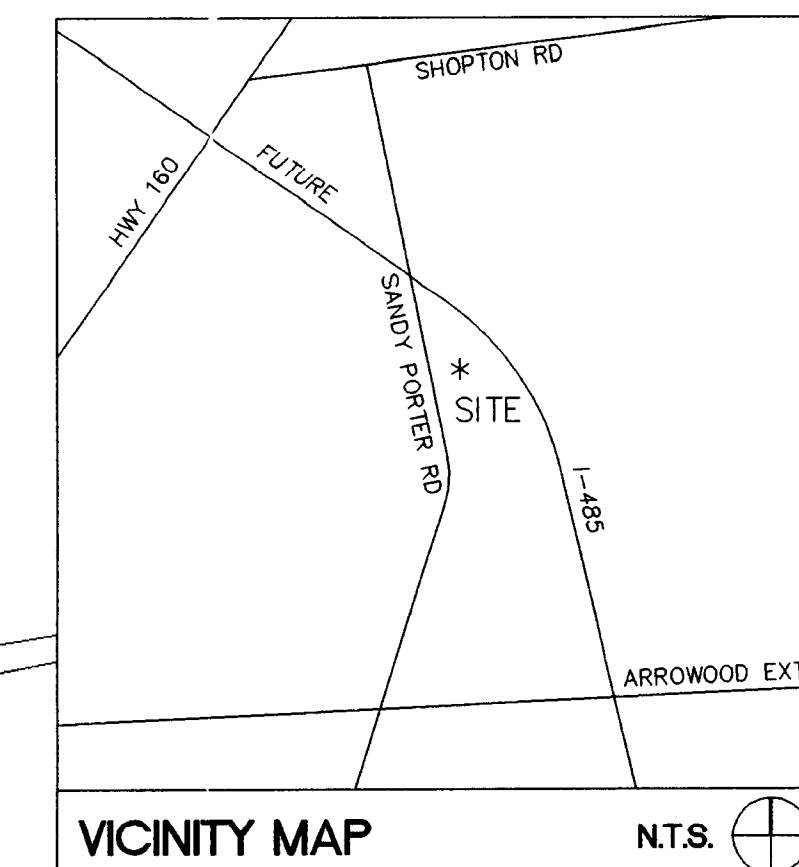


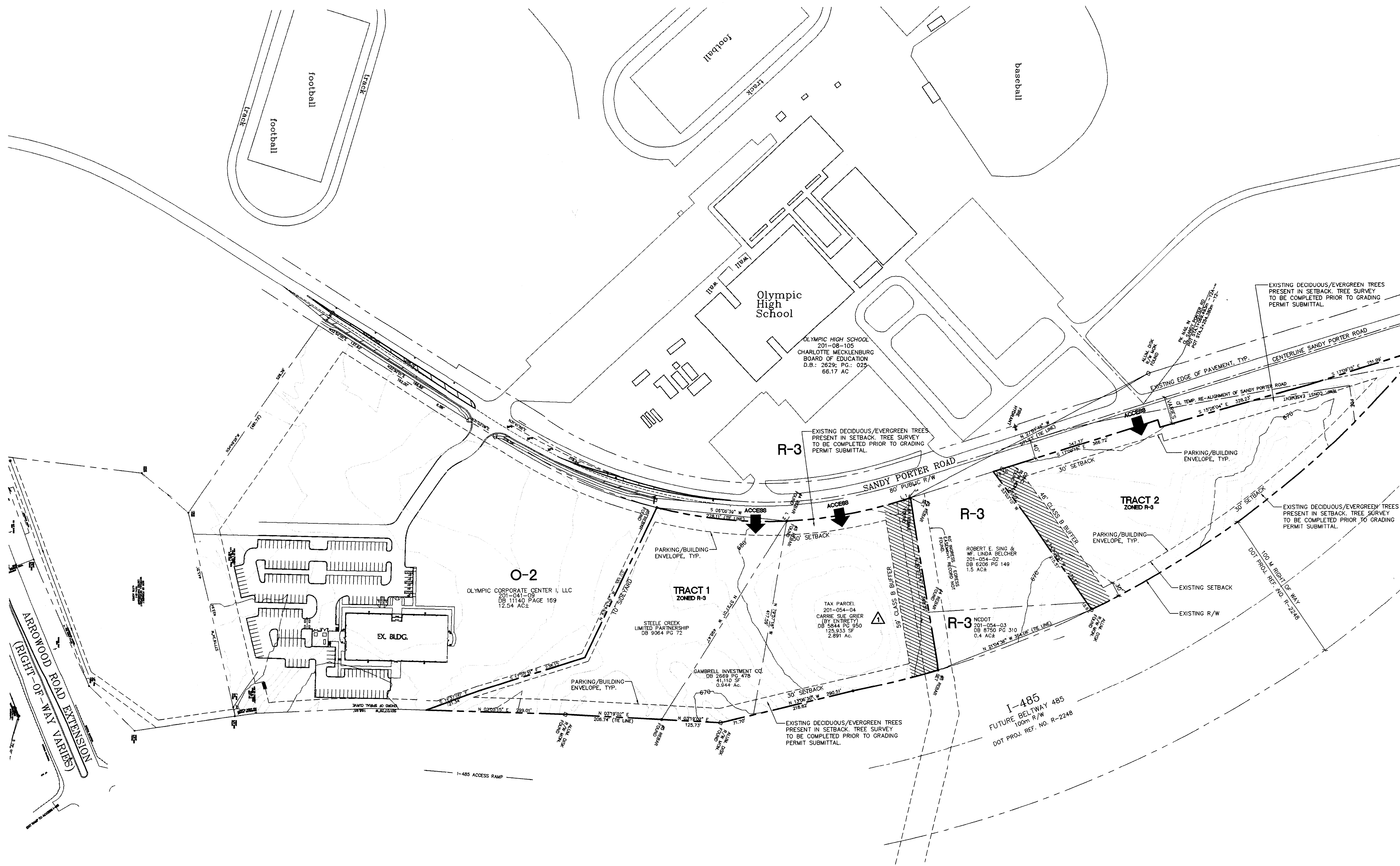
# ColeJenest & Stone

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

112 South Tryon Street  
Suite 300  
Charlotte  
North Carolina  
28284  
Tele 704.376.1555  
Fax 704.376.7851



VICINITY MAP N.T.S.  
EXISTING SITE INFORMATION OBTAINED FROM BOUNDARY SURVEY TAX PAGES 201-054-01 & 201-054-05 DATED OCTOBER 17, 2000. BOUNDARY SURVEY TAX PARCEL 201-54-04 DATED JANUARY 19, 2001 BY VOLMER AND ASSOCIATES, P.A. AND MECKLENBURG COUNTY TOPO.



SITE SUMMARY TRACT 1	
EXISTING ZONING:	R-3
PROPOSED ZONING:	O-1 (CD)
SITE ACREAGE:	6.79 AC
OWNER:	OLYMPIC CORPORATE CENTER II, LLC

SITE SUMMARY TRACT 2	
EXISTING ZONING:	R-3
PROPOSED ZONING:	O-1 (CD)
SITE ACREAGE:	4.27 AC
OWNER:	OLYMPIC CORPORATE CENTER II, LLC

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## OLYMPIC CORPORATE CENTER II, LLC

C/O PINNACLE PROPERTIES, LLC  
801 E. TRADE ST.  
SUITE 200  
CHARLOTTE, NC 28202  
704-377-9151

## OLYMPIC TECHNOLOGY PARK

FOR PUBLIC HEARING  
PETITION# 01-060

## TECHNICAL DATA SHEET

### DEVELOPMENT STANDARDS

(INTERSTATE 485 AT SANDY PORTER ROAD)

#### General Provisions

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 O-1 zoning district classification shall be followed in connection with development taking place on the Site.

#### Permitted Uses

The Site may be devoted to any uses allowed by right or under prescribed conditions (including any accessory use) in the O-1 zoning district except for motels and hotels.

#### 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 O-1 Zoning District.

#### Buffers/Setbacks

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. The Petitioner reserves the right to eliminate, or to reduce as the case may be, the buffers and setbacks provided along the edges of Tracts 1 and Tract 2 as depicted on the Technical Data Sheet in the event that the adjoining parcel or parcels of land are rezoned to a zoning district that eliminates or reduces the buffer and/or setback requirements on Tract 1 and/or Tract 2.
3. Buffer areas shall remain as open space. No buildings, parking spaces, maneuvering areas or storm water detention facilities may be located within buffer areas.
4. The 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.
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 to meet the requirements of the buffer provisions of the zoning ordinance.

#### Screening and Landscaping Areas

1. Site shall conform to the City of Charlotte Tree Ordinance.
2. Landscaped 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. The petitioner will preserve trees 8" in caliper within the setbacks along Sandy Porter Road and I-485 except where grading is required for site improvements. Trees 8" and greater are protected under the City of Charlotte Tree Ordinance.

#### Parking

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

#### 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 building erected on the Site.

#### 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 street lights which may be erected along Sandy Porter Road) 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. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards Sandy Porter Road and adjacent properties.

#### Access Points (Driveways)

1. The total number of vehicular access points to the Site shall be limited to those depicted on the Technical Data Sheet.
2. The placement and configuration of access points 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 City of Charlotte Department of Transportation or the North Carolina Department of Transportation.
3. Internal vehicular access will be provided between Tract 1 and the existing office development immediately to the south of Tract 1. The parking facilities on Tract 1 will be designed so that in the event that the adjoining parcel or parcels of land to the north of Tract 1 are rezoned and developed for non-residential uses, internal vehicular access will be provided between these parcels. The parking facilities on Tract 2 will be designed so that in the event that the adjoining parcel or parcels of land to the south of Tract 2 are rezoned and developed for non-residential uses, internal vehicular access will be provided between these parcels.

#### Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte 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

1. Dumpster areas will be enclosed on all four sides, with one side being a hinged gate and the other three sides being a masonry wall. 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.
2. 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 each building).

#### Storm Water Management

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

#### 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.

#### Sidewalks

1. The petitioner shall install a 5' sidewalk with a minimum 8' planting strip along the site's frontage on Sandy Porter Road, and the sidewalk may meander to save trees within the setbacks.
2. The petitioner shall install internal sidewalks on the site that will provide a pedestrian connection between each building located thereon and the sidewalk adjacent to Sandy Porter Road.

2168.01

02/26/01

◆ Issued

06/13/01 PER OWNER AND CMPC COMMENTS  
04/19/01 PER CMPC COMMENTS

◆ Revised

SCALE: 1" = 100'  
0 50 100 200

RZ1

◆ Sheet of

APPROVED BY CITY COUNCIL  
DATE 6/18/01

01-060  
6-18-01

ORIGINAL