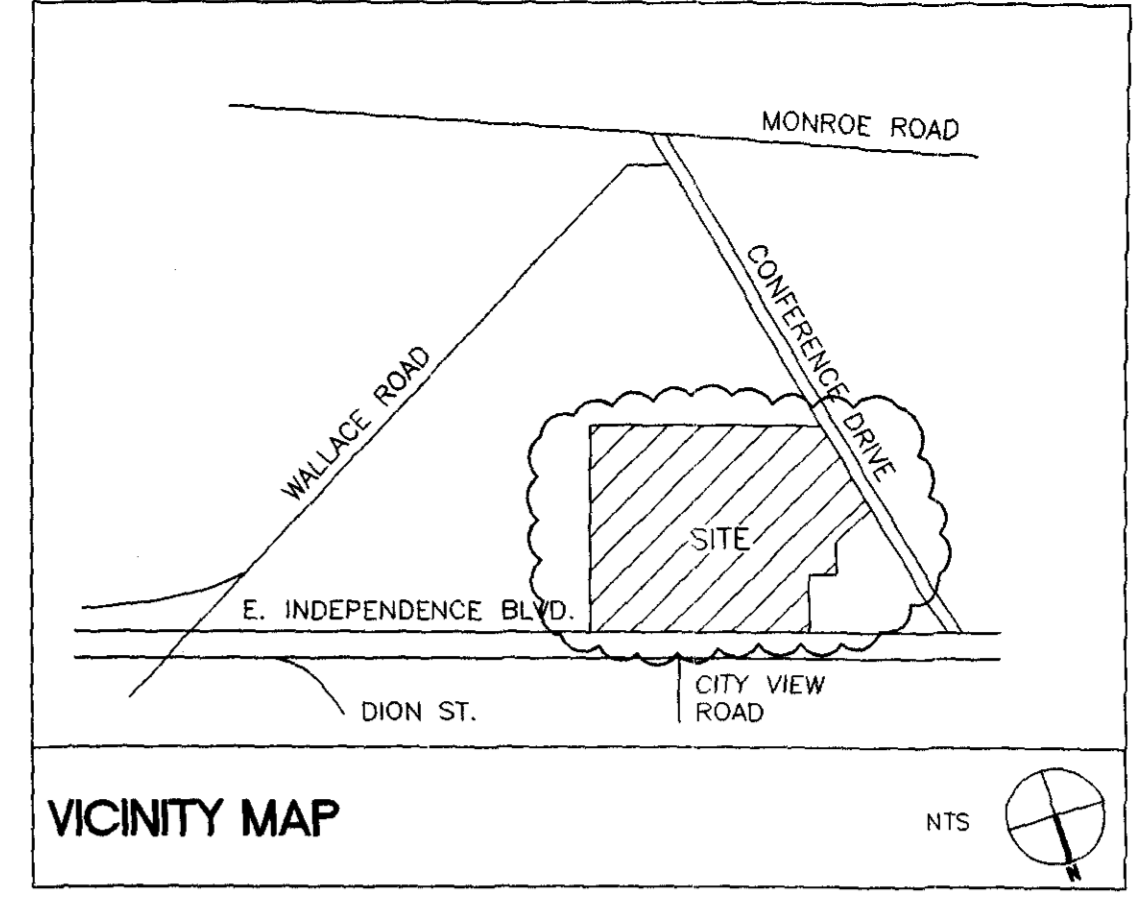


SITE SUMMARY

| | |
|-------------------------|--|
| TAX PARCEL ID | 191-022-07 |
| SITE AREA | 10.87± ACRES GROSS (9.80± ACRES NET EXCLUSIVE OF HWY. 74 FUTURE R/W) |
| EXISTING ZONING | B-2 |
| PROPOSED ZONING | CC |
| MAXIMUM BUILDING AREA | 114,000 SF |
| MAXIMUM BUILDING HEIGHT | 40 FEET |



SURVEY DISCLAIMER
BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY R.B. PHARR & ASSOCIATES, P.A. ON NOVEMBER 7, 2000
(704) 376-2186

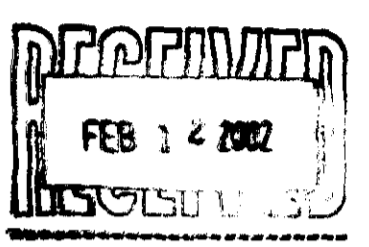
DEVELOPMENT DATA

- PART I COMMITMENT:**
DEVELOPMENT OF THE REAL ESTATE IDENTIFIED ON THIS TECHNICAL DATA SHEET, CONSISTING OF 10.87 ACRES, MORE OR LESS (THE "SITE"), WILL BE GOVERNED BY THE STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE (THE "ORDINANCE") FOR THE CC CONDITIONAL USE DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR TECHNICAL DATA SHEET.
- PART II PERMITTED DEVELOPMENT WITHIN THE SITE:**
UP TO 114,000 SF OF BUILDING AREA MAY BE DEVELOPED ON THE SITE, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PREScribed CONDITIONS IN A CC ZONING DISTRICT. ALL MERCHANDISE SALES SHALL BE IN ACCORDANCE WITH THE ORDINANCE.
- THE FOLLOWING USES SHALL NOT BE PERMITTED:
RESIDENTIAL DWELLINGS
FUNERAL HOMES, EMBALMING AND CREMATORIES
HOTELS AND MOTELS
- THEATRES, MOTION PICTURE
VOCATIONAL SCHOOLS
ADULT CARE CENTERS
BARS AND LOUNGES (EXCEPT AS AN ANCILLARY USE IN CONNECTION WITH A SIT DOWN RESTAURANT)
NIGHTCLUBS
- PART III VEHICULAR ACCESS POINTS:**
THE NUMBER OF PERMANENT ACCESS POINTS TO/FROM EAST INDEPENDENCE BOULEVARD AND CONFERENCE ROAD SHALL BE LIMITED TO THOSE SHOWN ON THE TECHNICAL DATA SHEET.
- THESE ACCESS POINTS SHALL BE LOCATED IN THE GENERAL AREAS DEPICTED ON THE TECHNICAL DATA SHEET. FINAL LOCATION OF EACH ACCESS POINT IS SUBJECT TO ANY MODIFICATION REQUIRED TO ACCOMMODATE FINAL SITE CONSTRUCTION PLANS AND DESIGN AND ARE FURTHER SUBJECT TO APPROVAL BY NCDOT AND CDDT.
- PART IV DESIGN GUIDELINES:**
- SECTION 1. YARD RESTRICTIONS**
- SETBACKS AND YARDS SHALL CONFORM TO THE REQUIREMENTS IMPOSED UNDER THE ORDINANCE UNLESS MORE STRINGENT REQUIREMENTS ARE ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS OR A VARIANCE FROM SUCH STANDARDS IS OBTAINED.
 - OVERFLOW (NON-REQUIRED) OFF STREET PARKING SHALL BE PERMITTED WITHIN THE TRANSITIONAL SETBACK ALONG EAST INDEPENDENCE BOULEVARD WHERE PAVED PARKING IS EXISTING PRIOR TO THIS REQUESTED REZONING OF THE SITE.
 - THE PETITIONER RESERVES THE RIGHT TO PURSUE A VARIANCE TO ALLOW OFF STREET PARKING TO BE LOCATED WITHIN THE SETBACK ALONG CONFERENCE DRIVE WHERE PAVED PARKING IS EXISTING PRIOR TO THIS REQUESTED REZONING OF THE SITE. IN THE EVENT SUCH A VARIANCE IS NOT OBTAINED, NO PARKING WILL BE LOCATED WITHIN THE SETBACK ALONG CONFERENCE DRIVE.
- SECTION 2. OFF STREET PARKING**
- THE NUMBER OF OFF STREET PARKING SHALL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
 - OFF STREET PARKING SHALL BE PERMITTED IN THOSE AREAS WITHIN THE EAST INDEPENDENCE BLVD. TRANSITIONAL SETBACK WHERE PAVED PARKING IS EXISTING PRIOR TO THIS REQUESTED REZONING OF THE SITE.
 - OFF STREET PARKING SHALL BE PERMITTED IN THE SETBACK ALONG CONFERENCE DRIVE WHERE PAVED PARKING IS EXISTING PRIOR TO THIS REQUESTED REZONING OF THE SITE SUBJECT TO A VARIANCE TO ALLOW SUCH PARKING.
 - A CURB AND A LANDSCAPING AREA OF APPROXIMATELY 5 TO 10 FEET IN WIDTH, AS INDICATED ON THE TECHNICAL DATA SHEET, SHALL BE INSTALLED ALONG THE COMMON BOUNDARY OF THE SITE WITH THE ADJOINING INDEPENDENCE SHOPS SITE.
- SECTION 3. STORM WATER MANAGEMENT**
THE SITE IS SUBJECT TO THE STANDARDS OF THE STORMWATER REGULATIONS IN EFFECT AT THE TIME OF THE ORIGINAL DEVELOPMENT OF THE PROPERTY. THEREFORE, NO STORMWATER DETENTION IS REQUIRED.
- SECTION 4. SIDEWALKS**
SIDEWALKS WITHIN THE SITE WILL BE INSTALLED ACCORDING TO THE ORDINANCE.
- SECTION 5. LANDSCAPING AND SCREENING**
- LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.
 - DELETED-
 - ALL PARKING LOTS WITHIN THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE ORDINANCE.
 - ALL DUMPSTERS SHALL BE SCREENED WITH SOLID ENCLOSURES AND GATES.
- SECTION 6. SIGNS**
ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- SECTION 7. LIGHTING**
- ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN AND THE MAXIMUM HEIGHT OF ANY SUCH LIGHTING FIXTURE, INCLUDING ITS BASE, MAY NOT EXCEED 35 FEET IN HEIGHT.



Land Planning
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BJ's WAREHOUSE CLUB REZONING

East Independence Boulevard
Charlotte
North Carolina

TECHNICAL DATA SHEET
PET. #2002-11

Project No.
2202

Issued
Managing Principal: BCL Date:
Team Manager: KJB Date:
Project LADC: DBS Date:

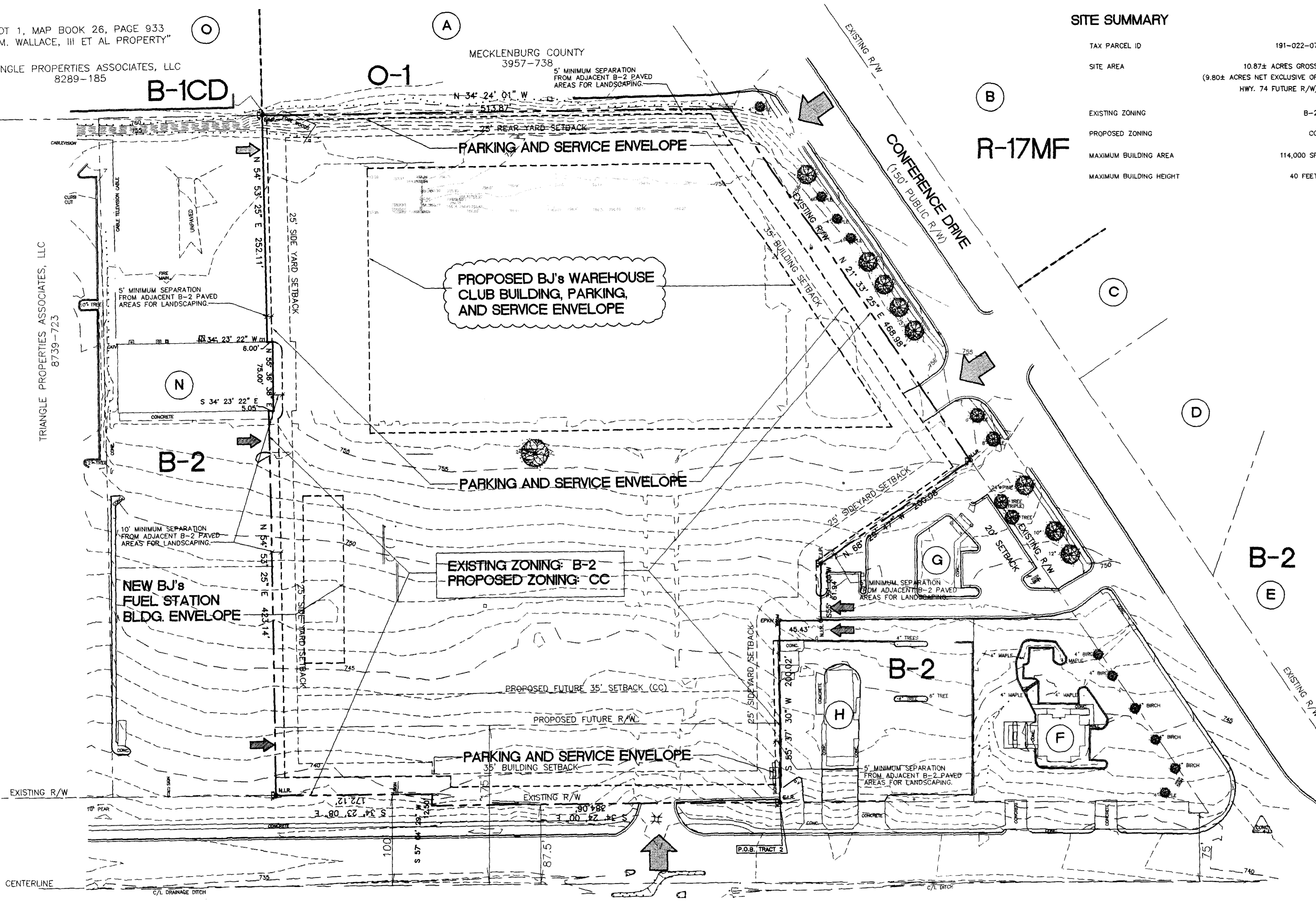
Revised
10/22/01 - FOR CMPC REVIEW
12/21/01 - FOR PUBLIC HEARING
01/30/02 - FOR ZONING COMM.
02/11/02 - PER ZONING COMM. COMMENTS

APPROVED BY CITY COUNCIL
DATE 2/13/02

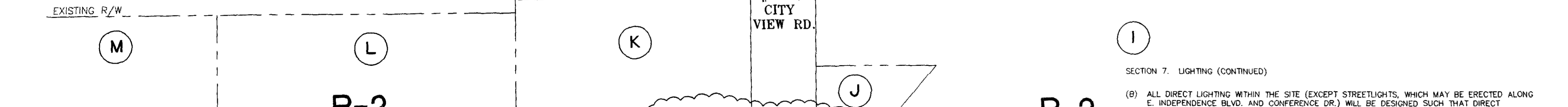
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RZ1.0 of 2

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EAST INDEPENDENCE BOULEVARD - U.S. HWY. 74
(PUBLIC R/W VARIES)



LEGEND

- PRIMARY ACCESS POINT
- SECONDARY ACCESS POINT
- EXISTING ZONING BOUNDARY
- ADJACENT PROPERTY OWNER (SEE SHEET R22.0 FOR IDENTIFICATION OF PARCEL AND PROPERTY OWNER)
- EXISTING ZONING

PART VII PARK AND RIDE AGREEMENT WITH C.A.T.S.
PETITIONER, WITH THE WRITTEN CONCURRENCE OF THE OWNER OF THE SITE, AGREES TO ENTER INTO AN AGREEMENT WITH CHARLOTTE AREA TRANSIT SYSTEM (CATS) REGARDING THE DESIGNATION OF 42 PARKING SPACES LOCATED WITHIN PORTIONS OF THE TRANSITIONAL RIGHT-OF-WAY OF INDEPENDENCE BOULEVARD ON THE SITE AS PARK AND RIDE SPACES FOR THE USE BY CATS RIDERS AND THE RIGHT OF CATS TO ACCESS THE DRIVEWAYS AND PARKING AREAS ON THE SITE IN ORDER TO SERVE SUCH PARK AND RIDE SPACES. BECAUSE IT IS CONTEMPLATED THAT A MAJORITY OF THE DESIGNATED PARK AND RIDE SPACES WILL CONSIST OF THOSE EXISTING SPACES LOCATED WITHIN THE 35 FOOT SETBACK AREA ALONG INDEPENDENCE BOULEVARD, PETITIONER'S OBLIGATION TO ENTER INTO THE PARK AND RIDE AGREEMENT WITH CATS IS SUBJECT TO RECEIPT OF A VARIANCE TO PERMIT SUCH EXISTING PARKING SPACES TO REMAIN IN THE 35 FOOT SETBACK ASSOCIATED WITH THE CC ZONING DESIGNATION INVOLVED IN THIS REZONING PETITION. PETITIONER AGREES TO EXERCISE GOOD FAITH IN SEEKING THE VARIANCE. THE PARK AND RIDE AGREEMENT WITH CATS WILL BE BASED ON THE STANDARD FORM OF AGREEMENT CURRENTLY USED BY CATS AND WILL PERMIT THE PETITIONER TO TERMINATE THE AGREEMENT UPON ONE (1) MONTH'S WRITTEN NOTICE IN THE EVENT THAT AS A RESULT OF THE PARK AND RIDE AGREEMENT, (i) PROBLEMS ARISE REGARDING UNAUTHORIZED PARKING BY TRANSIT USERS IN UNDESIGNATED SPACES ON THE SITE, (ii) REPEATED COMPLAINTS OR CLAIMS REGARDING LIABILITY FOR LOSS OF OR DAMAGE TO PERSONAL PROPERTY OF TRANSIT RIDERS OCCUR, (iii) PROBLEMS ARISE REGARDING PARKING LOT OR BUILDING SECURITY OR (iv) THE PARKING AREAS OR DRIVEWAYS ON THE SITE ARE MATERIALLY DAMAGED BY CATS VEHICLES OR PARK AND RIDE USERS. IT IS ACKNOWLEDGED THAT THE CURRENT STANDARD FORM CATS PARK AND RIDE AGREEMENT PERMITS TERMINATION BY EITHER PARTY UPON ONE (1) MONTH'S NOTICE FOR ANY REASON. IN ADDITION, THE PARK AND RIDE AGREEMENT WITH CATS WILL OBLIGATE PETITIONER, WITH THE CONCURRENCE OF THE OWNER, WITHIN FOURTEEN (14) MONTHS AFTER OPENING OF THE B.J.'S STORE ON THE SITE AND UPON CATS REQUEST, TO CONSIDER THE POSSIBILITY OF INCREASING THE NUMBER OF DESIGNATED PARK AND RIDE SPACES LOCATED ON THE SITE, PROVIDED, HOWEVER, SUCH OBLIGATION SHALL NOT BE CONSTRUED TO REQUIRE AN INCREASE IN THE NUMBER OF PARK AND RIDE

SECTION 7. LIGHTING (CONTINUED)

- ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREETLIGHTS, WHICH MAY BE ERRECTED ALONG E. INDEPENDENCE BLVD. AND CONFERENCE DR.) WILL 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 SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT RESIDENTIAL PROPERTIES (IF ANY).

SECTION 8. FIRE HYDRANTS
FIRE HYDRANTS SHALL BE LOCATED WITHIN 750' OF THE MOST REMOTE POINT OF BUILDINGS AS THE TRUCK TRAVELS.

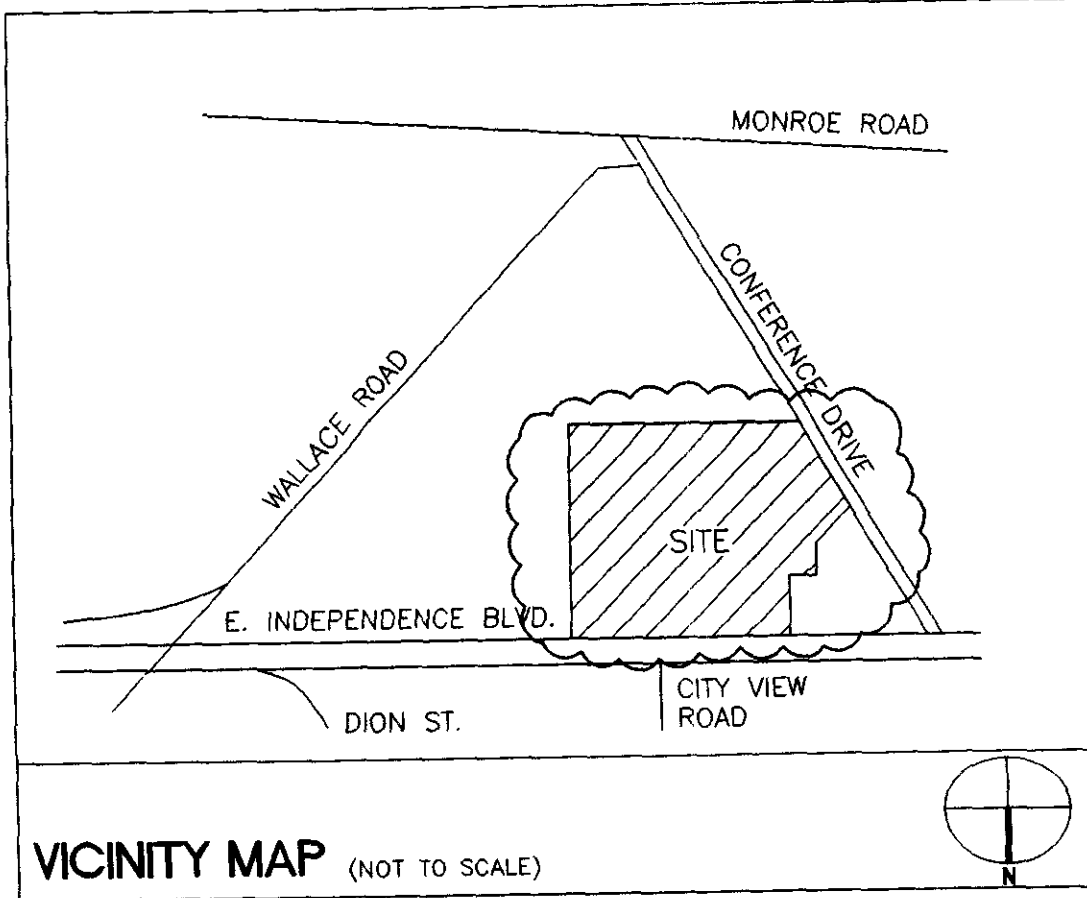
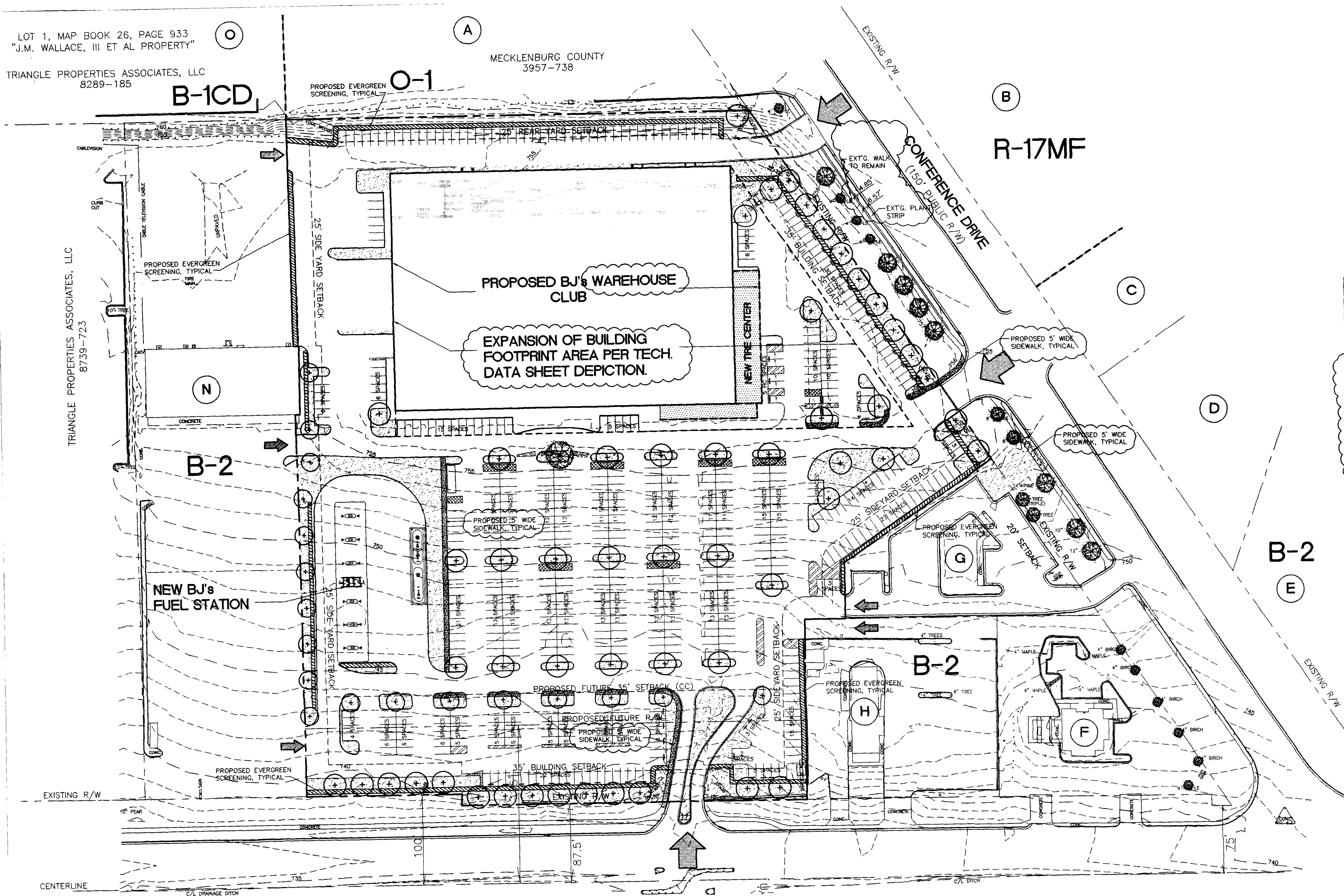
PART V AMENDMENTS TO REZONING PLAN:
THE OWNER OR OWNERS OF THE SITE, IN ACCORDANCE WITH SECTION 6 OF THE ORDINANCE, MAY APPLY FOR FUTURE AMENDMENTS TO THIS REZONING PLAN.

PART VI BINDING EFFECT OF THE REZONING PETITION:
IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THIS REZONING PLAN SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE OWNERS (FROM TIME TO TIME) AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.

LOT 1, MAP BOOK 26, PAGE 933
"J.M. WALLACE, III ET AL. PROPERTY"

TRIANGLE PROPERTIES ASSOCIATES, LLC
8289-185

MECKLENBURG COUNTY
3957-738



SURVEY DISCLAIMER
BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY R.B. PHARR & ASSOCIATES, P.A. ON NOVEMBER 7, 2000 (704) 376-2186

PARKING SUMMARY
PETITIONER RESERVES THE RIGHT TO MODIFY PARKING SUMMARY SUBJECT TO CONDITIONS OUTLINED ON THE TECHNICAL DATA SHEET.

| | |
|--|-------------------|
| PROPOSED BUILDING AREA | 114,000 SF MAX. |
| PARKING REQUIRED | 456 SPACES |
| PARKING PROVIDED: | |
| A. EXISTING PARKING WITHIN CONFERENCE DRIVE PROPOSED CC SETBACK (35') | 33 SPACES |
| B. EXISTING PARKING WITHIN HWY. 74 PROPOSED CC SETBACK (35') AND FUTURE R.O.W. | 79 SPACES |
| C. EXISTING PARKING WITHIN HWY. 74 TRANSITIONAL SETBACK (35') | 28 SPACES |
| D. PARKING EXCLUSIVE OF ITEMS A, B, AND C ABOVE | 463 SPACES |
| TOTAL PARKING PROVIDED | 603 SPACES |



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BJ's WAREHOUSE CLUB REZONING

EAST INDEPENDENCE BOULEVARD
Charlotte
North Carolina

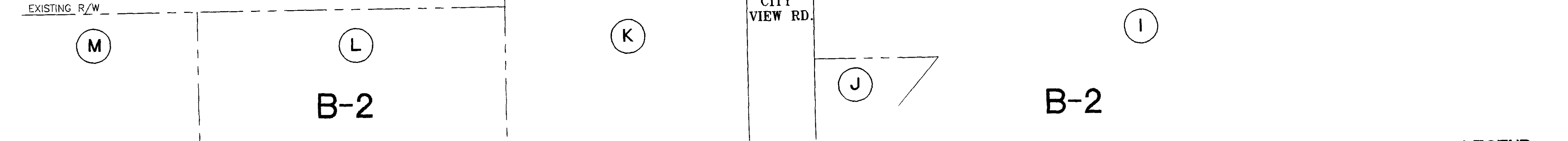
**SCHEMATIC ILLUSTRATIVE PLAN
PET. #2002-11**

Project No.
2202

Issued
Managing Principal: BCL Date:
Team Manager: KJB Date:
Project LAJCE: DBS Date:

Revised
10/22/01 - FOR CMPC REVIEW
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EAST INDEPENDENCE BOULEVARD - U.S. HWY. 74
(PUBLIC R/W VARIES)



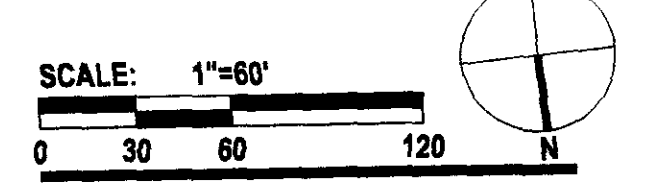
KEY TO ADJACENT PROPERTY OWNERS

| | | | | | | | |
|---------------|---|---------------|---|---------------|---|---------------|---|
| A. 191-022-13 | MECKLENBURG COUNTY 600 E 4TH ST FL 11 CHARLOTTE, NC 28202-2816 | E. 191-011-02 | WALLACE J M LAND COMPANY LLC c/o SOUTHERN REAL ESTATE POST OFFICE BOX 35309 CHARLOTTE, NC 28235-5309 | I. 165-012-01 | EAST MECKLENBURG GROUP c/o SOUTHERN REAL ESTATE POST OFFICE BOX 35309 CHARLOTTE, NC 28235-5309 | M. 165-042-26 | HENDRICK AUTOMOTIVE GROUP 6000 MONROE ROAD #100 CHARLOTTE, NC 28212 |
| B. 191-011-11 | GOODE DEVELOPMENT CORP 1300 E 4TH ST # 200 CHARLOTTE, NC 28204-2231 | F. 191-022-09 | INDEPENDENCE SHOPS LLC POST OFFICE BOX 36799 CHARLOTTE, NC 28236-6799 | J. 165-041-03 | McEWEN MINNIE B c/o JUDY ORR 6005 ROBIN HOLLOW DRIVE CHARLOTTE, NC 28227 | N. 191-022-01 | INDEPENDENCE SHOPS LLC POST OFFICE BOX 36799 CHARLOTTE, NC 28236-6799 |
| C. 191-011-10 | WALLACE J M LAND COMPANY c/o SOUTHERN REAL ESTATE POST OFFICE BOX 35309 CHARLOTTE, NC 28235-5309 | G. 191-022-10 | INDEPENDENCE SHOPS LLC POST OFFICE BOX 36799 CHARLOTTE, NC 28236-6799 | K. 165-042-23 | HENDRICK AUTOMOTIVE GROUP 6000 MONROE ROAD #100 CHARLOTTE, NC 28212 | O. 191-022-11 | WALLACE INDEPENDENCE c/o SOUTHERN REAL ESTATE POST OFFICE BOX 35309 CHARLOTTE, NC 28235-5309 |
| D. 191-011-09 | WALLACE J M LAND COMPANY LLC 2112 CLOISTER DR CHARLOTTE, NC 28211 | H. 191-022-08 | INDEPENDENCE SHOPS LLC POST OFFICE BOX 36799 CHARLOTTE, NC 28236-6799 | L. 165-042-27 | HENDRICK AUTOMOTIVE GROUP 6000 MONROE ROAD #100 CHARLOTTE, NC 28212 | | |

LEGEND

- PRIMARY ACCESS POINT
- EXISTING ZONING BOUNDARY
- SECONDARY ACCESS POINT
- ADJACENT PROPERTY OWNER
- EXISTING ZONING

APPROVED BY CITY COUNCIL
DATE 2/12/02



RZ2.0 of 2

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