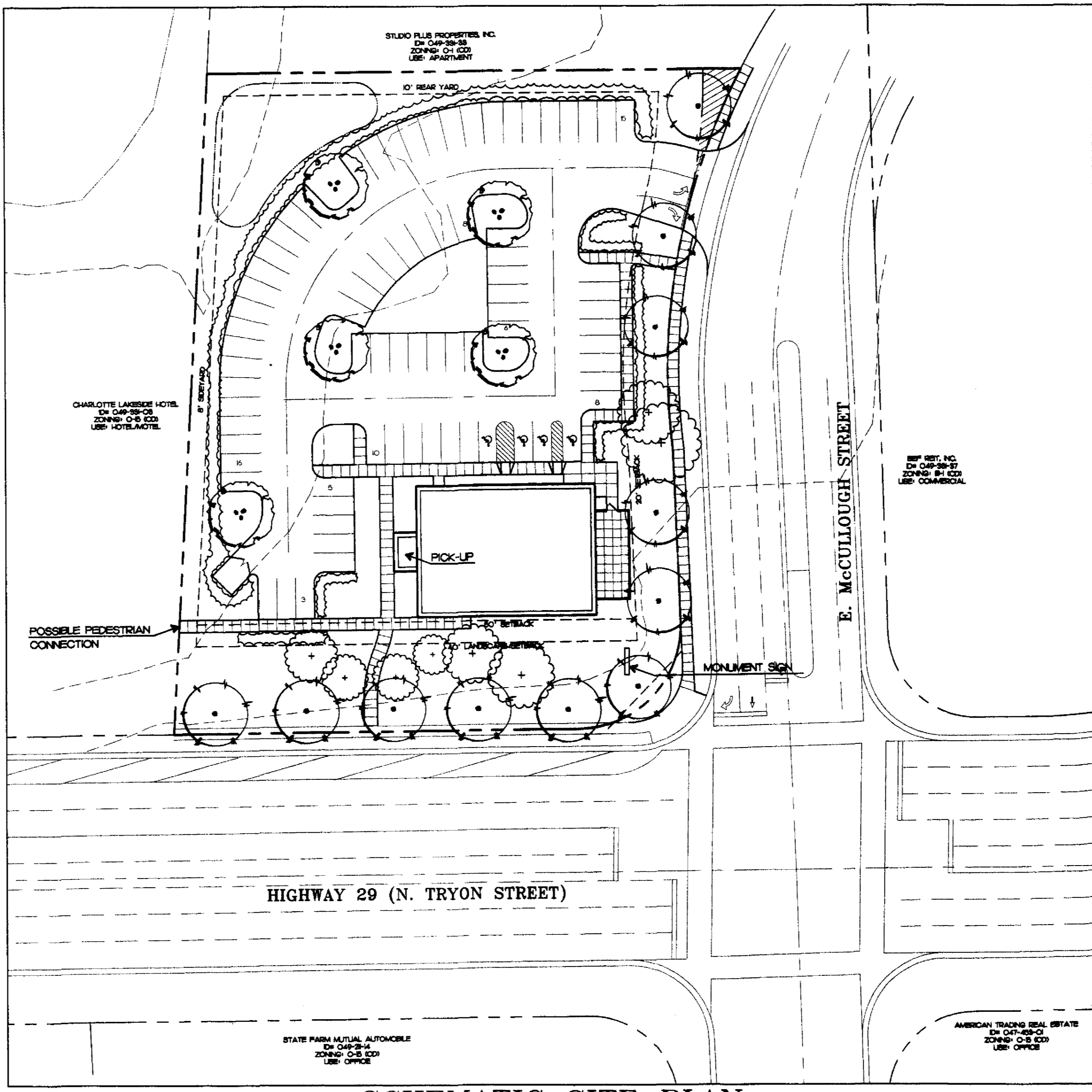
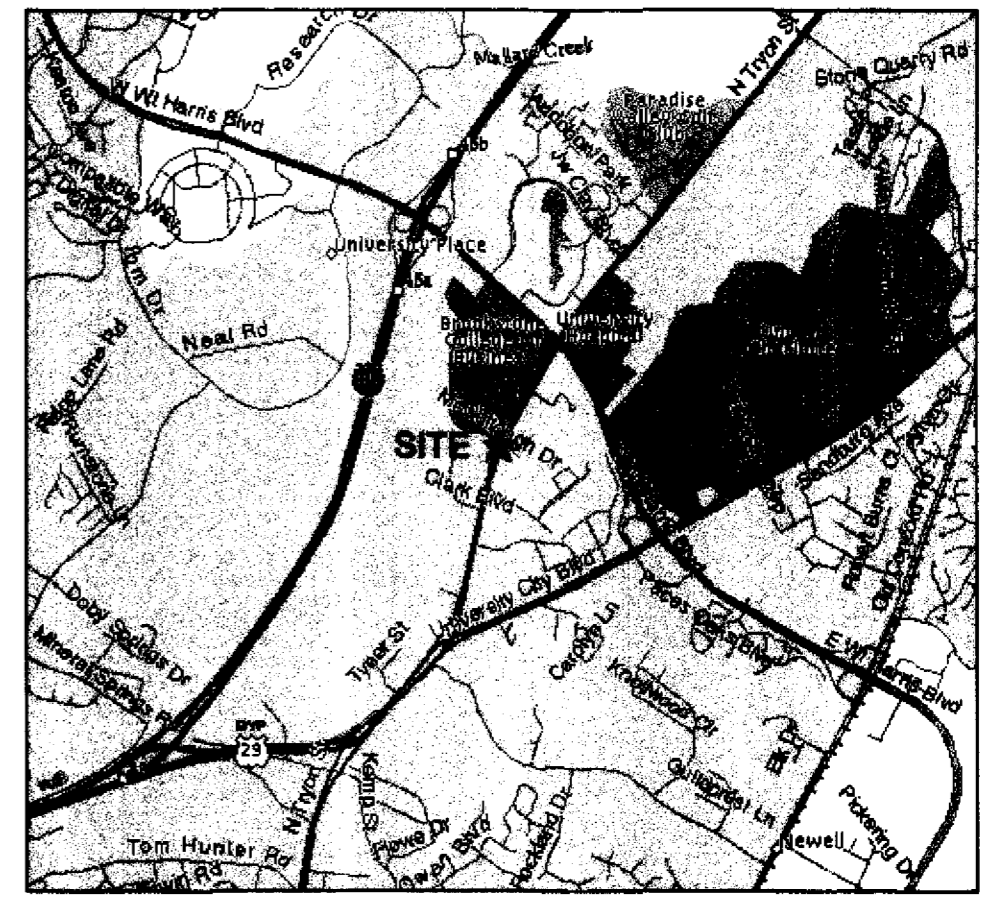


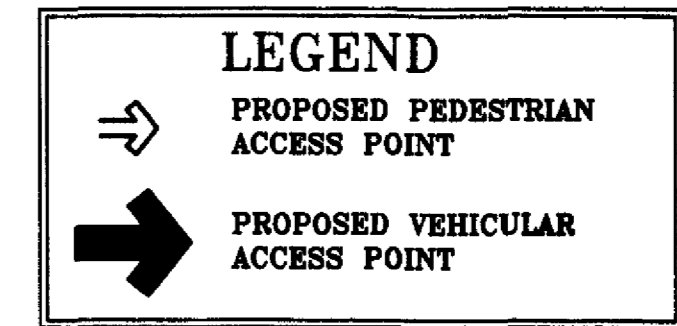
TECHNICAL DATA SHEET



SCHEMATIC SITE PLAN



VICINITY MAP  
NOT TO SCALE  
NORTH



**SITE DATA:**  
 Acreage: 1.5 acres  
 Existing Zoning: O-1 (CD)  
 Proposed Zoning: B-1 (CD)  
 Maximum Building Area: 4,800 square feet  
 Proposed Use: Sit-down Restaurant or General or Medical Offices

**DEVELOPMENT STANDARDS**  
 Unless more stringent standards are established by this 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 the Site.

**PERMITTED USES**  
 1. The Site will be developed as a sit-down, family style restaurant with no drive-through window permitted, or general or medical offices.  
 2. The gross floor area shall not exceed 4,800 square feet.  
 3. Accessory uses as permitted under Section 11.4.04 of the Ordinance shall be permitted on the Site.

**SETBACKS, SIDE YARDS AND REAR YARDS**  
 1. The building and any associated parking shall be set back at least 40 feet from the right-of-way of Highway 29.  
 2. The building will also satisfy or exceed the rear and side yard requirements established under the Ordinance for the B-1 zoning district.

**ARCHITECTURAL CONTROLS**  
 1. The building will be designed and constructed so that it has windows that face Highway 29 and E. McCullough St.  
 2. At least 60 percent of the building material will be brick and the brick color will be similar to the restaurant located on the southeasterly corner of the intersection of McCullough Drive and North Tryon Street.  
 3. The exterior elevations of any restaurant building located on the Site will be substantially similar in appearance to the elevations submitted with the Technical Data Sheet and Schematic Site Plan.

**SCREENING AND LANDSCAPED AREAS**  
 1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.  
 2. Any dumpsters located on the Site shall be screened from view by a solid enclosure with a gate.  
 3. Roof top mechanical equipment shall be screened from public view.  
 4. Large maturing trees shall be installed forty feet on center along the frontage of Highway 29 and E. McCullough St. in accordance with the City of Charlotte Tree Ordinance.  
 5. Existing trees located in setbacks are to be preserved except as necessary for the installation of the driveway.  
 6. Petitioner shall engage an ISA Certified Arborist (the "Arborist") after staking the Site and prior to grading any portion thereof to locate the existing trees on the Site located within the 40 foot landscaped setback on North Tryon Street and the 20 foot setback on East McCullough Drive and specifically identified on the Technical Data Sheet (the "Trees"), and to provide Petitioner and its contractor(s) with recommendations and procedures to protect the Trees during the grading of the Site and the construction of the improvements depicted on the Technical Data Sheet and Schematic Site Plan. Petitioner and its contractor(s) shall follow the tree protection measures recommended by the Arborist that do not prevent Petitioner from constructing the improvements depicted on the Technical Data Sheet and the Schematic Site Plan. Upon the completion of the grading of the Site, the Arborist will inspect the Site and make further recommendations to protect the Trees if necessary, and Petitioner shall implement such recommendations provided that they do not prevent Petitioner from constructing the improvements depicted on the Technical Data Sheet and Schematic Site Plan. All clearing within any tree save areas shall be done by hand, and all tree protection measures will remain in place until the grading of the Site and the construction of the improvements have been completed.

**PARKING**  
 Off street parking spaces will satisfy the minimum standards established under the Ordinance.

**LIGHTING**  
 1. All freestanding lighting fixtures will be uniform in design.  
 2. The height of any freestanding lighting fixture, including its base may not exceed 20 feet.  
 3. Wall pack lighting will not be allowed.

**SIGNS**  
 Detached signage for the restaurant shall be ground-mounted or monument in style and shall not exceed 7 feet in height and 50 square feet in size.

**PEDESTRIAN ACCESS**  
 1. Sidewalks and crosswalks shall be provided in accordance with the Schematic Site Plan.  
 2. The Petitioner will seek a cross-access easement with the abutting hotel to allow for connectivity between the parcels.

**ACCESS POINTS (DRIVEWAYS)**  
 1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.  
 2. The placements and configurations of the 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 and/or the North Carolina Department of Transportation.

3. Upon the request of the Charlotte Department of Transportation, Petitioner agrees to dedicate and convey to the City of Charlotte that portion of the Site cross hatched on the Technical Data Sheet for right of way necessary for the proposed McCullough Drive Extension.

**FIRE PROTECTION**  
 Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

**STORM WATER MANAGEMENT**  
 1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.  
 2. Surface level storm water detention will not be located in the building setback.

**AMENDMENTS TO REZONING PLAN**  
 Future amendments to this 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.

**BINDING EFFECT OF THE REZONING APPLICATION**  
 If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

APPROVED BY CITY COUNCIL  
 DATE: 7/5/02

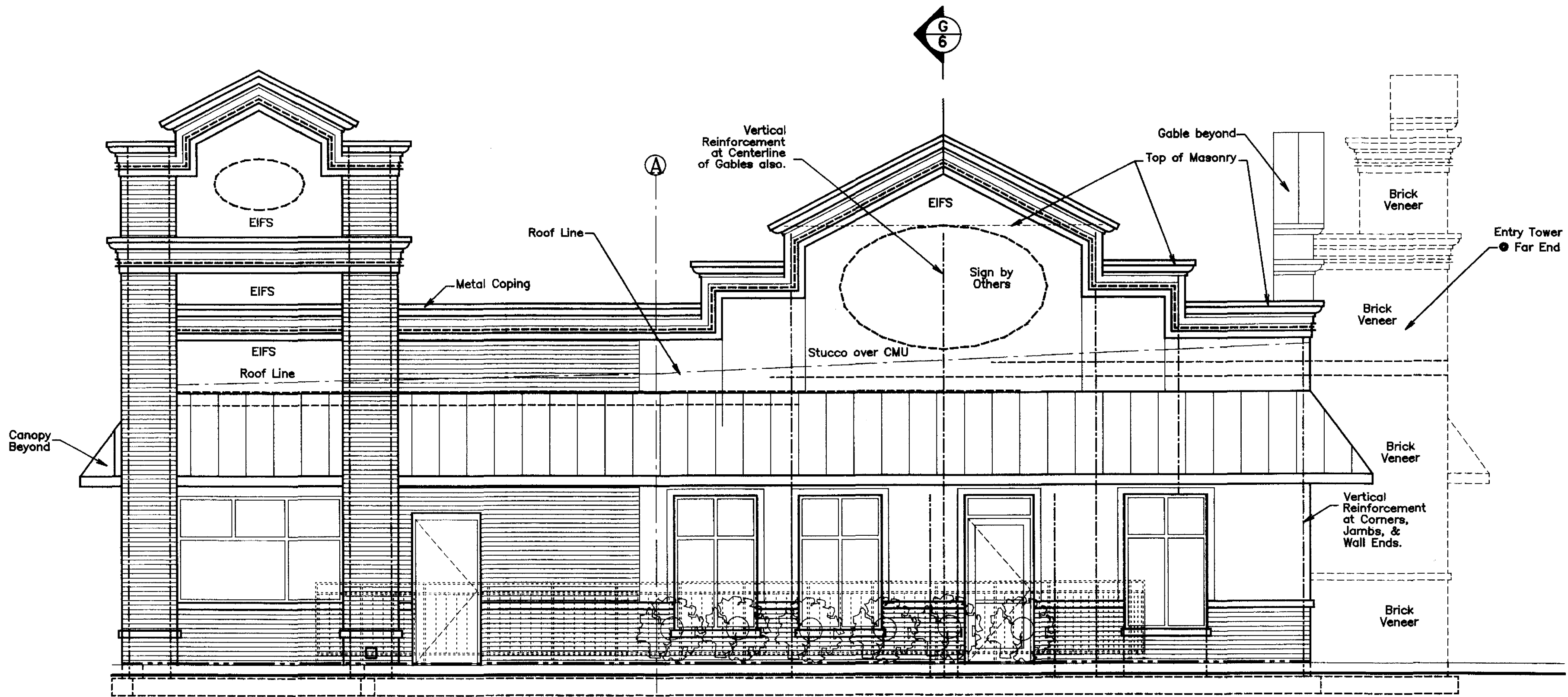
NORTH TRYON STREET REZONING  
 CHARLOTTE, NC  
 J AND J UNIVERSITY BOULEVARD, LLC  
 2127 S. TRYON ST.  
 CHARLOTTE, NC 28203

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 • Landscape Architecture  
 • Urban Design  
 • Civil Engineering  
 • Land Planning  
 DRG

REZONING  
 PETITION  
 FOR PUBLIC HEARING  
 PETITION # O2-62

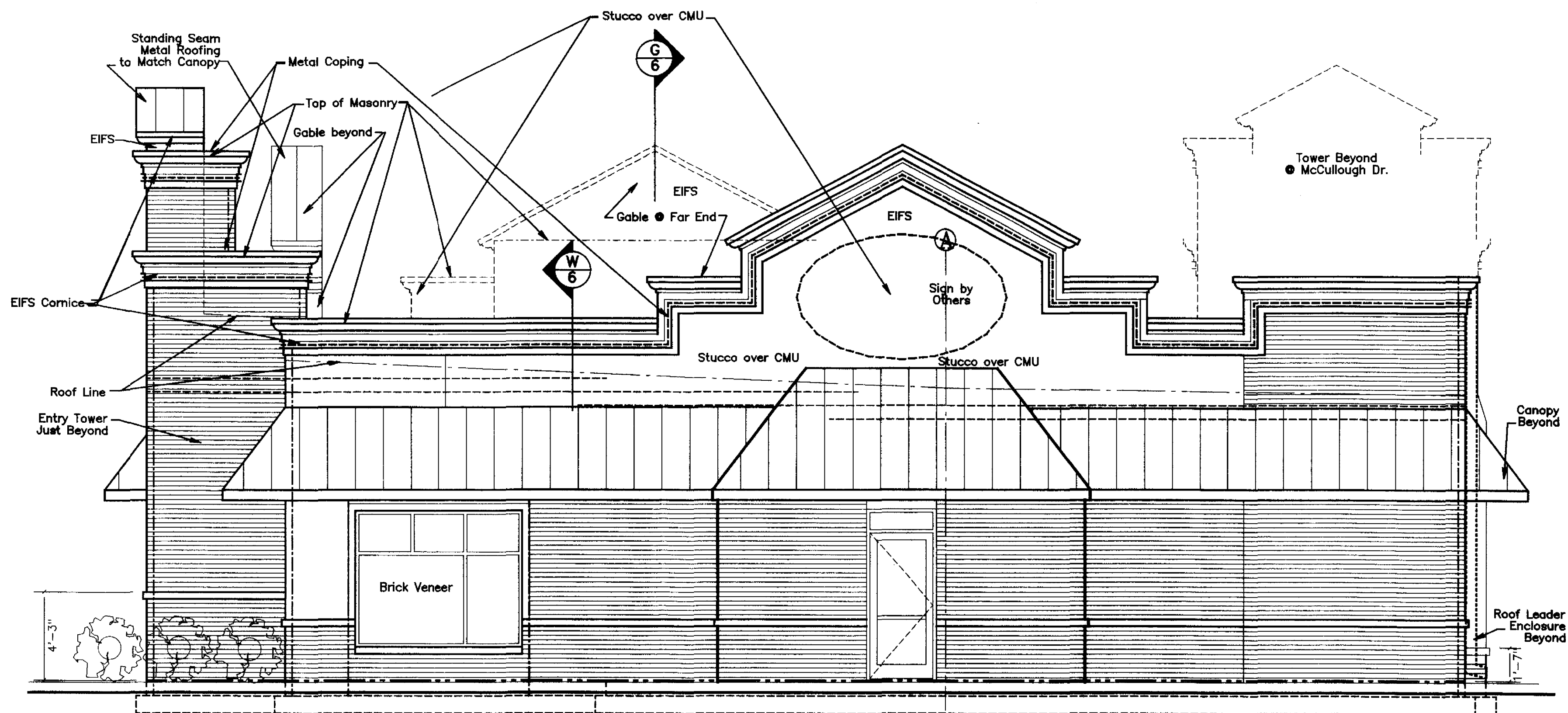
Scale: 1" = 40'  
 Date: 18 MARCH 2002  
 Project No.: 128-001  
 Revisions:  
 16 MAY 2002  
 8 JULY 2002  
 Sheet | of |





SOUTH ELEVATION – Patio Dining @ McCullough Dr.:

1/4" = 1'-0"



NORTH ELEVATION – Pick-up Lobby:

1/4" = 1'-0"  
APPROVED BY CITY COUNCIL

DATE 7/2/02

Showmars Restaurant

Hwy 29 – North Tryon St.  
Charlotte, North Carolina 28223



© 6/04/02

GWV

Design Development Elevations

Sheet 3 of 3

G. Ward Whitney, Jr. Architect  
1821 Cumberland Ave., Charlotte, NC  
(704) 376-3411 Voice & Fax 28203-6003