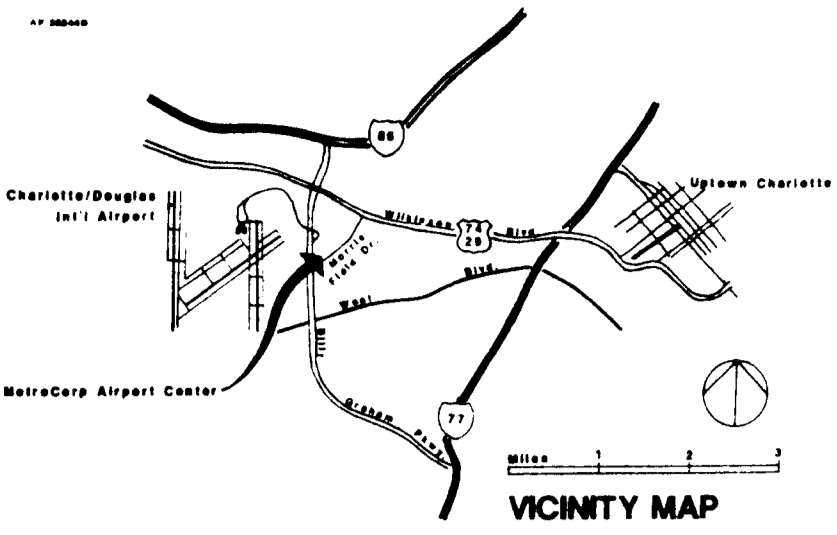


MetroCorp Airport Center
CHARLOTTE, N.C.

OWNER: Morris Field Associates

DEVELOPER: Republic Investment Corporation



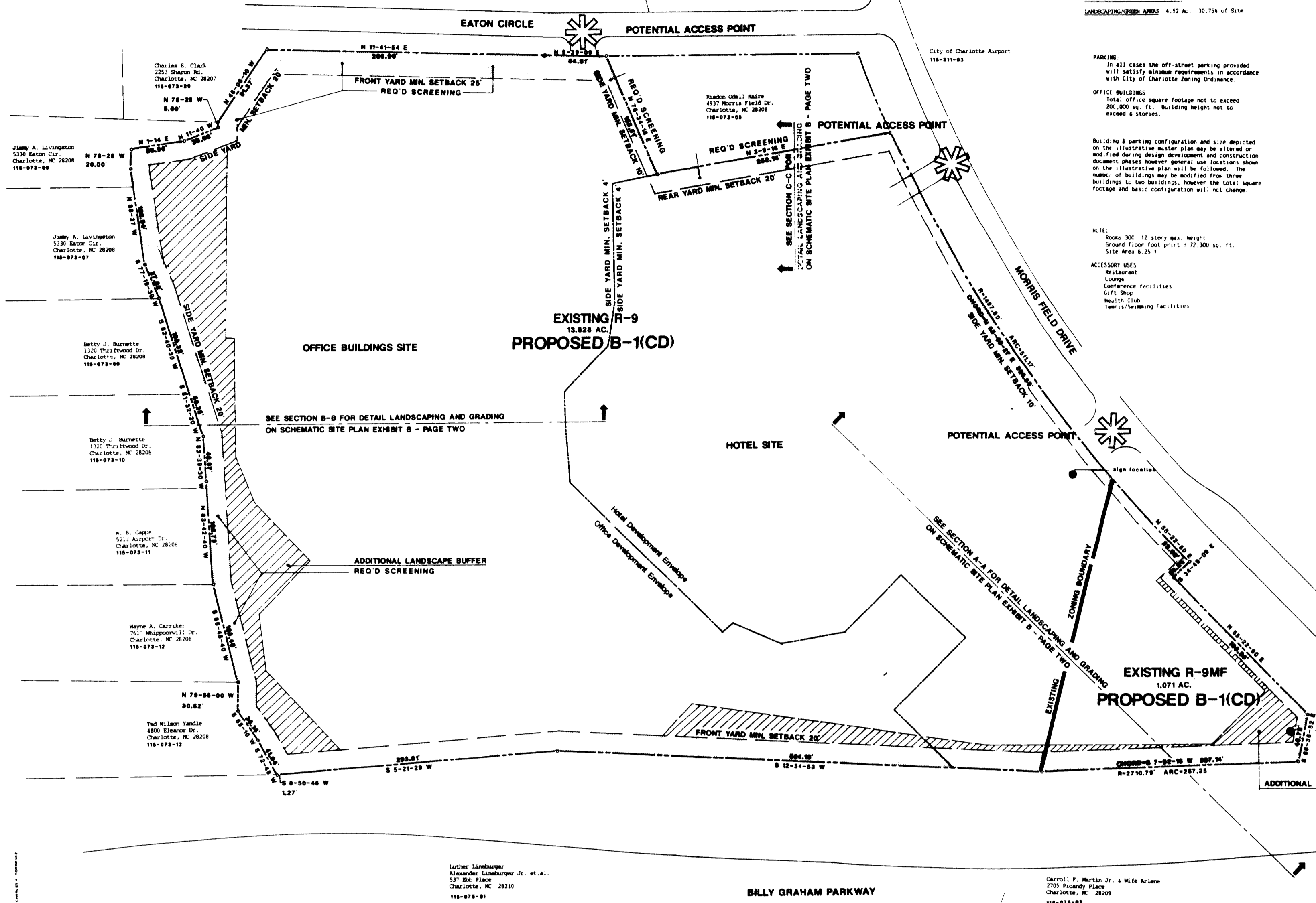
Joseph Callaway, Surveyor, Jr.
1114 South City
Charlotte, NC 28206
118-871-88

Edward C. Norman
11570 Ruckman Rd. West
Charlotte, NC 28210
118-871-88

PROJECT PROGRAM DATA:
SCHEMATIC, ZONING: R-9 (11.426 AC.) and R-9 MF (11.071 AC.)
PROPOSED ZONING: R-1 (R-1) 14.497 AC.
TOTAL SITE AREA TO BE DEVELOPED: 4.52 AC. - 10.75% OF SITE

DEVELOPMENT REQUIREMENT CONDITIONS

SCHEMATIC AND LANDSCAPING REQUIREMENTS:
All site areas will be screened and landscaped in accordance with Section 306.1 and Section 306.2.1 - 306.2.5 of the City of Charlotte zoning Ordinance.
All service loading and unloading operations or completion locations shall be adequately screened from adjacent properties and public right-of-way.
Landscaping within parking lot areas shall not be less than 10% of the total parking lot area, with a minimum of structural parking deck areas.
No construction will occur within project buffer areas with exception of recreational amenities, jogging trail/lane, bicycle paths, asphalt, where indicated and necessary.
Curt and gutter, and a four-foot sidewalk will be constructed along perimeter driveway on Morris Field Drive and Eaton Circle.
Grading and driveway permits, stormwater detention, and landscaping will be in accordance with applicable City of Charlotte regulations.
Screening walls to residential areas will be in accordance with applicable City of Charlotte regulations.
NOTES:
Three points of access and egress are proposed for the development: two on Morris Field Drive and one on Eaton Circle as depicted on this Schematic Site Plan.
Left-turn only lanes will be provided on Morris Field Drive to meet vehicle turning into the site. These lanes must have a minimum of 150' storage and 20' taper. The perimeter must also provide a light-tight curb lane on Eastwood Morris Field Drive of Billy Graham Parkway.
Adequate sight distance will be reviewed at the proposed entrance. Two 10 to 15 foot sight triangles are required for the entrance to meet all sight distance requirements. All proposed trees, hedges, walls, fences, and/or identification signs will not interfere with sight distance at the entrance. Such items will be identified on the site plan.
SCREENING:
No project identification signs are proposed for the development as depicted on the Schematic Site Plan, in accordance with the Sign Ordinance of the City of Charlotte. No sign will exceed 10 feet in height.
No billboards will be allowed on the site.
STORM WATER DETENTION:
Storm water detention shall be in accordance with the City of Charlotte storm water detention requirements.
BUILDING SETBACKS AS REQUIRED BY ORDINANCE:
20' maximum setback front yard
10' maximum side yard
20' maximum rear yard in accordance with R-1 zoning classification
Phase 1: 20' maximum side setback in accordance with the Schematic Site Plan provisions. 20' maximum rear setback where indicated will be followed.
Maximum side yard shall be adjusted 1' for each two feet above the 40'-00" maximum height requirement as specified for R-1 zoning classification under the City of Charlotte Schematic Site Plan for applicable setback requirements.
FAA control elevation for building height restriction is 999.0 feet. Side elevation is 975.0 feet above mean sea level, approximately 218 feet below the control elevation. The proposed hotel building height is 130 feet, having a top elevation of 900.0 feet.
PARKING SETBACKS:
As per requirement in Section 306.2.5 City of Charlotte zoning Ordinance, parking will not be allowed in the 20' minimum setback from the front property lines established by this Ordinance, 118.07 AC. or depicted landscape buffer.
The proposed parking deck will have one level below finished grade and no more than ten levels above finished grade.



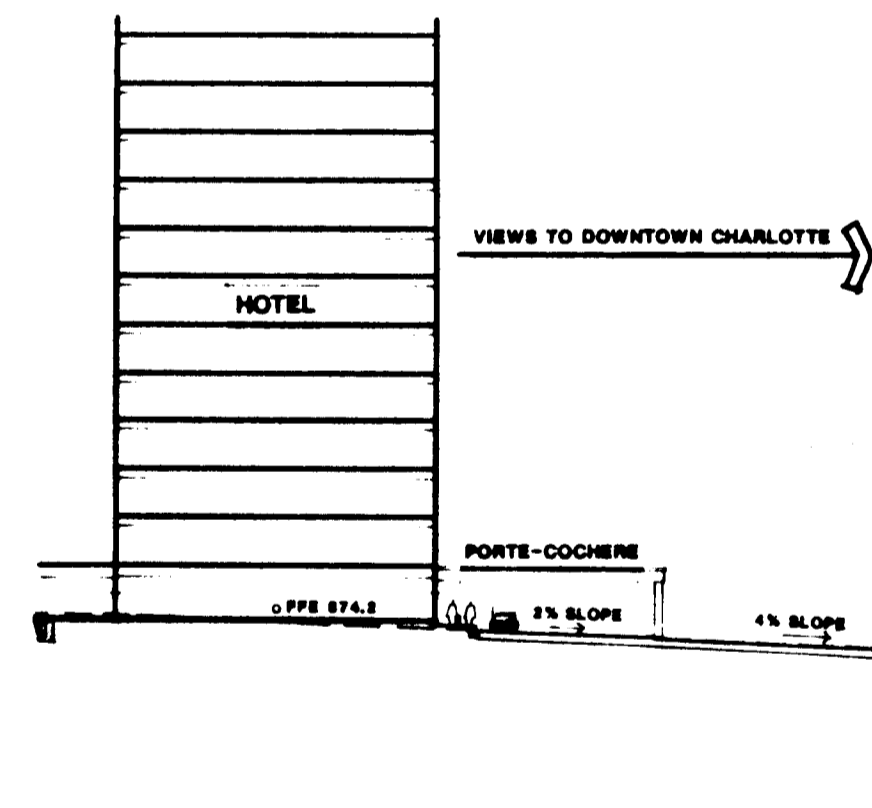
SCALE 1"=40'

Robert L. Winston
P.O. Box 88888
Charlotte, NC 28266
118-181-48

APPROVED BY CITY COUNCIL
DATE 5-18-87

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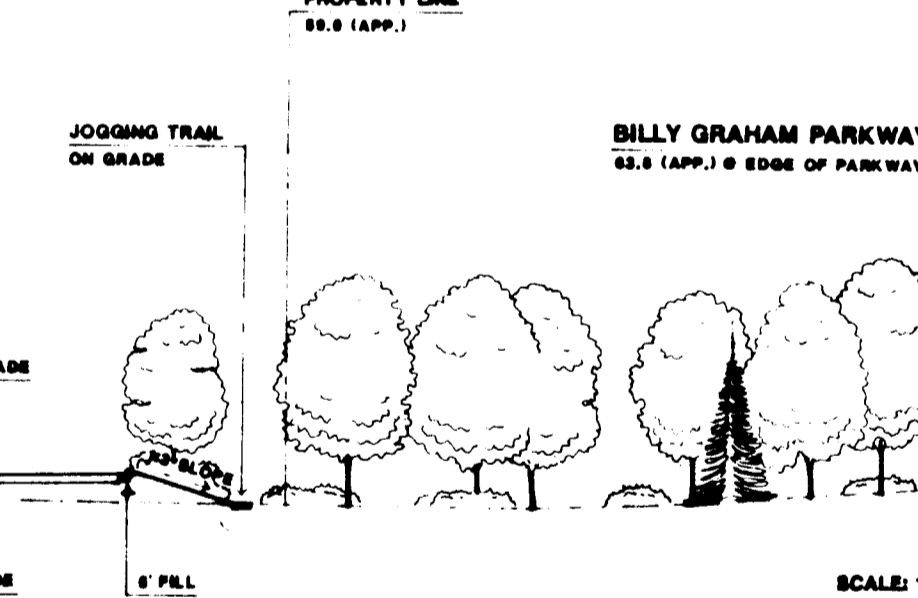
SECTION A-A
SECTION THRU HOTEL AND BILLY GRAHAM PARKWAY



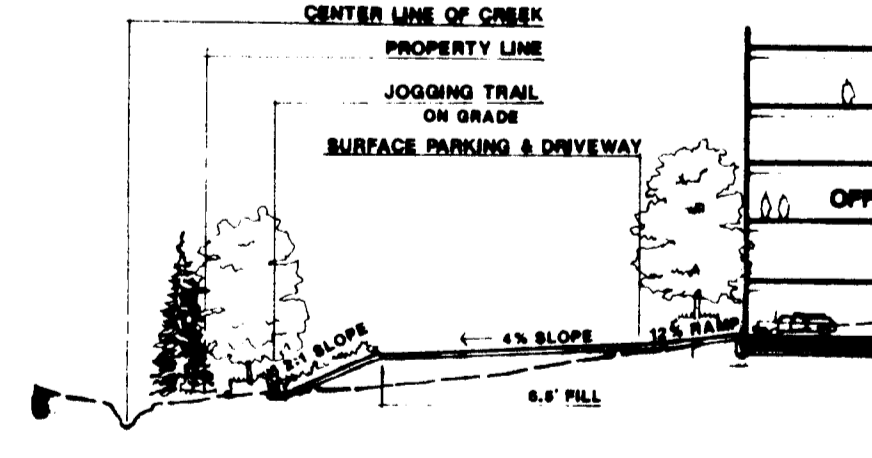
SCHEMATIC SITE PLAN EXHIBIT B - PAGE TWO
MetroCorp Airport Center
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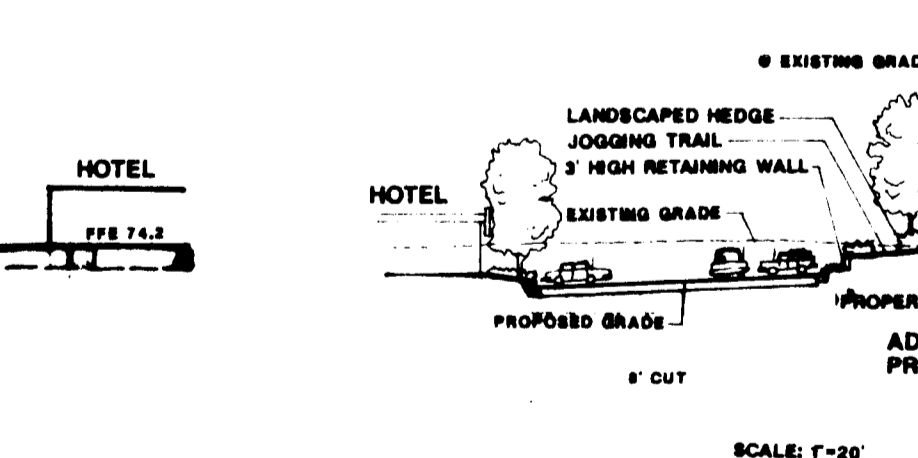
DEVELOPER: Republic Investment Corporation



SECTION B-B
SECTION THRU CREEK AND TURNAROUND PLAZA



SECTION C-C
SECTION THRU HOTEL AND ADJACENT PROPERTY



SCALE 1"=20'

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