



PERSPECTIVE

APPROVED BY CITY COUNCIL
 DATE September 16, 1996
 96-62

Little Associates Architects
 200 W. 10th St.
 Charlotte, NC 28202
 704-375-1100

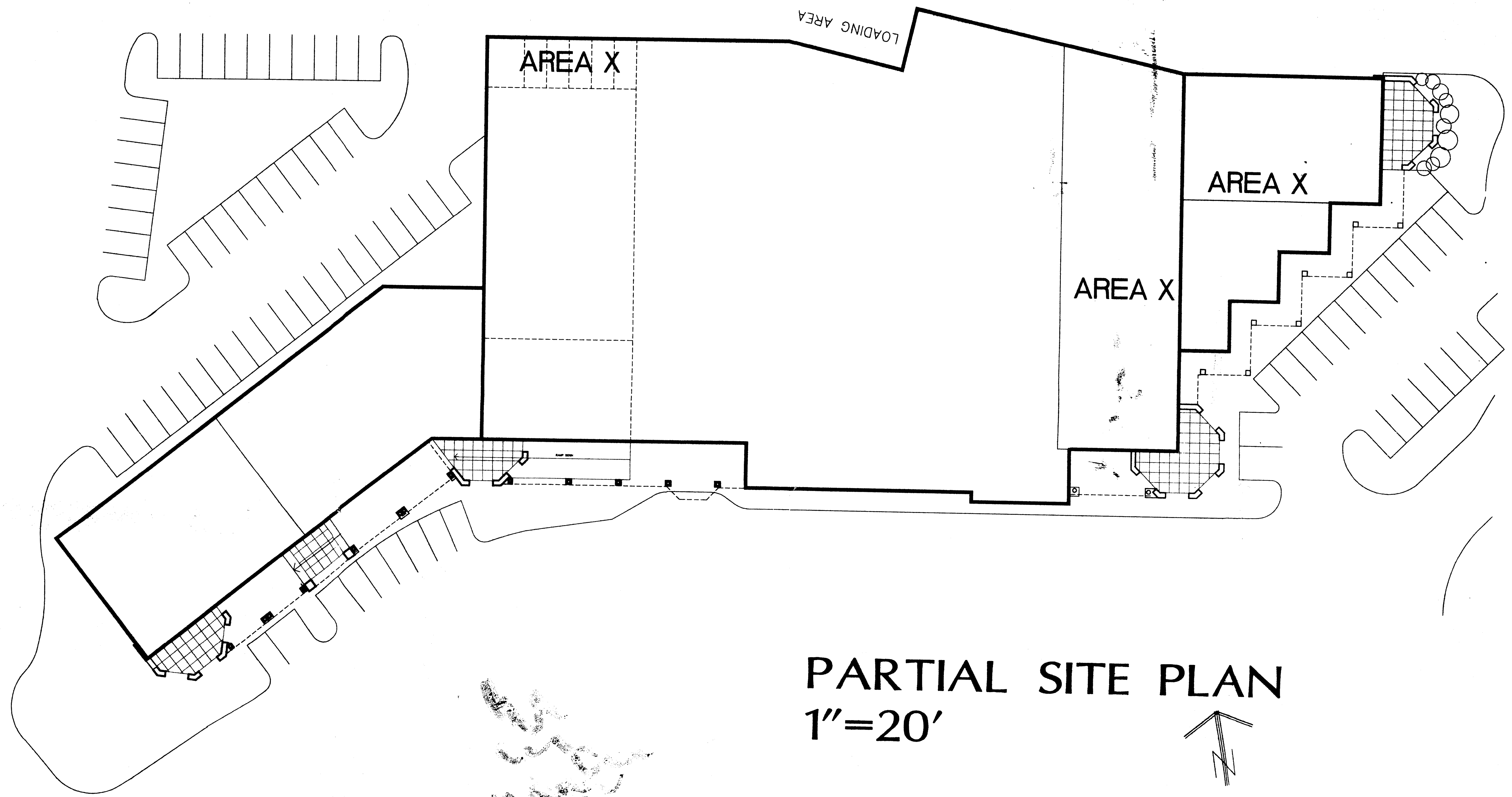
The Architect shall be responsible for the design and construction of the building and shall be responsible for the design and construction of the building and shall be responsible for the design and construction of the building.

Crosland Retail
 THE CROSLAND GROUP, INC.
 122 Swayback Road
 Charlotte, NC 28209
 (704) 375-4272

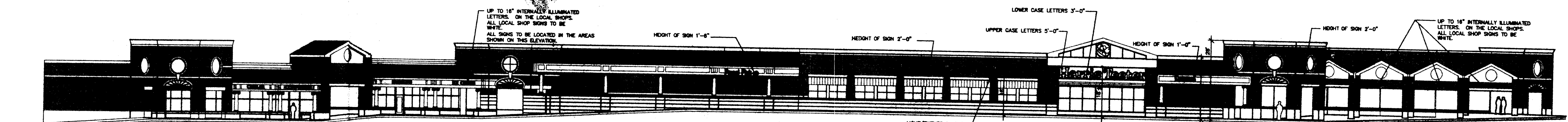
Project: **OLDE TOWNE VILLAGE CENTER**
 Sheet Title: **SCHEMATIC ELEVATIONS**

V. P. in Charge
 Project Architect/Job Captain
 Drawn By
 Date Drawn
 Scale
 CADD Dep. Name
 Revisions

Project Number: **3789**
 Sheet of: **5**
SP-1



PARTIAL SITE PLAN
 1"=20'



PRELIMINARY ELEVATION
 1"=20'

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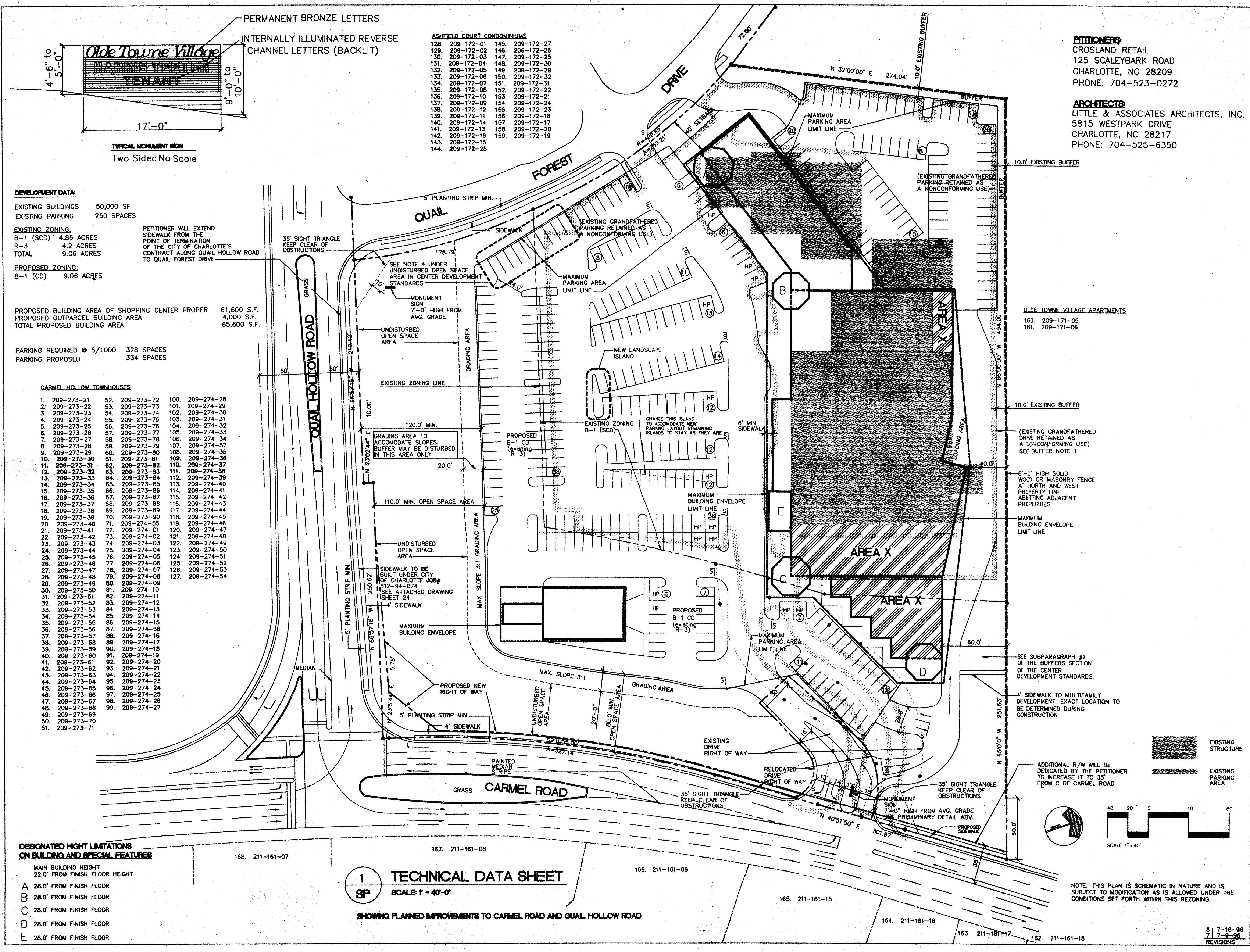
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SP-2



Little & Associates Architects
 125 Westpark Drive
 Charlotte, NC 28217
 704-525-6350

Crosland Retail
 THE CROSLAND GROUP, INC.
 125 Scaleybark Road
 Charlotte, NC 28209
 704-523-0272

OLDE TOWNE VILLAGE CENTER
TECHNICAL DATA SHEET

Project: **3789**
 Sheet: **SP-3** of **5**

V. P. In Charge
 VRETOS
 Project Architect/Job Captain
 Drawn By
 ASHANTI
 Date Drawn
 2-9-98
 CADD Draw Name
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 Revisions
 No. 1 Date 2-22-98
 No. 2 Date 2-25-98
 No. 3 Date 3-10-98
 No. 4 Date 4-13-98
 No. 5 Date 4-23-98
 Issue Date
 6-20-98

CENTER DEVELOPMENT STANDARDS

GENERAL PROVISIONS
 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. Subject only to the provisions set forth below under ARCHITECTURAL CONTROLS, the configuration, placement and size of the shopping center and buildings on the out parcel as shown on this Technical Data Sheet are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations, within the defined parking lot limit lines.

PERMITTED USES
 The property may be devoted to only those uses (including any accessory use) which are specifically stated below.

- Bakeries, retail, including manufacturing of goods for sale on premises.
- Barber and beauty shops.
- Clinics, medical, dental and optical.
- Dry cleaning and laundry establishments.
- Financial institutions.
- Florist, retail.
- Health institutions.
- Jewelers, retail.
- Offices.
- Post Offices.
- Printing and publishing (5,000 s.f. maximum).
- Restaurants.
- Retail establishments and business, personal and recreation services.
- Studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry.
- Subdivision sales offices.
- Telephone booths.
- Universities, colleges and junior colleges.
- Bus stop shelters.
- Child care center.
- Small scale bakeries, retail, including the manufacture of goods, and wholesale, including manufacturing of goods, provided that:
 - (a) The total size of the bakery shall be limited to 2,500 square feet, including sales, preparation and manufacture areas.
 - Accessory uses and structures clearly incidental and related to the permitted principal use or structure on the lot.
 - Drive-up window as an accessory to a bank only.
 - Dumpsters, trash handling areas and service entrances.
 - Fences and walls.
 - Outdoor lighting.
 - Petitioner agrees that no fast food restaurants will be allowed on the out parcel. The Petitioner further agrees that the first occupant of the outparcel must use it for banking purposes. The use of the outparcel by any subsequent occupant will be governed by the limitations prescribed above, except that if it is ever used as a restaurant, the area devoted to a bar or lounge shall be 300 square feet. In addition, no patio dining will be allowed at the out parcel building.
 - Petitioner agrees not to allow cellular, transmission or receiving towers on the site.

SETBACKS
 1. Building setbacks for Quail Forest Drive shall be as depicted on this Technical Data Sheet.
 Setback on Carmel Road shall be 80 feet. Setback on Quail Hollow Road shall vary from 110'-0" to 120'-0", in the manner depicted on this Technical Data Sheet.
 2. Parking will not be permitted in any setbacks or buffers except as shown on the site plan.
 3. Any structure built on the out parcel, shall not be required to have building setbacks from internal lot lines but, must be constructed within the established maximum building limit line.

BUFFERS
 1. Any buffers required by the Ordinance shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Sections 12.302(b), 12.304, and the provisions of subparagraph (2), below. The provisions of Chapter 7 (Nonconformities) of the Ordinance shall apply to buffer requirements along the westerly and northerly property lines.
 2. The Petitioner reserves the right to apply to the Charlotte Zoning Board of Adjustment for a variance from the buffer requirements of Section 12.302 of the Ordinance which would allow it to construct additional retail shopping space within the area depicted as Area X on this Technical Data Sheet.

UNDISTURBED OPEN SPACE AREA
 1. Undisturbed Open Space Areas, shall remain open space except to the extent necessary to accommodate pedestrian sidewalks or pathways, access points as shown on the Technical Data Sheet and utility construction.
 2. Where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading and the installation of utility construction, the cleared, unimproved areas will be landscaped with trees and shrubs, as shown on the landscape plan.
 3. Storm water detention areas may not be installed within the Undisturbed Open Space Areas, setbacks or buffers.
 4. Parking will not be permitted within the Undisturbed Open Space Areas, setbacks or buffers. However petitioner reserves the right to seek a variance to provide new parking in the setback along Quail Forest Drive.

LANDSCAPING
 1. All landscaping will meet or exceed the requirements of the City of Charlotte Ordinance.
 2. Petitioner will comply with all the tree requirements of the City of Charlotte Zoning Ordinance.
 3. Petitioner will be responsible for the care, maintenance and replacement of the trees and plants shown on the landscape plan.
 4. Landscaped areas, except those within undisturbed areas, shall be serviced by an underground sprinkling system.
 5. In the Buffer along the north property line existing trees will be supplemented to the extent determined to be feasible by the Building Standards Department on part of the building permit.
 6. Petitioner agrees to allow the neighborhood association to plant 15 trees (large Maturing) furnished by Petitioner at locations chosen by the neighborhood association after the center is completed.

PARKING
 1. Each of the parking areas depicted on this Technical Data Sheet may vary in size and location, but in all events, off street parking, except for the existing nonconforming areas located along the northern and western boundaries of the site will meet the minimum standards established under the City Ordinance, and Charlotte-Mecklenburg Land Development standards.
 2. Parking areas may be constructed inside and outside the building envelopes and will be contained within the parking (maximum) area limit lines.

LIGHTING
 1. A uniform lighting system will be employed throughout the Site.
 2. All direct lighting within the Site shall be designed such that direction illumination does not extend past any property line. The maximum height of external light fixtures (include their bases) will be 30 feet. Consideration will be given to the impact of lighting both within and without the perimeter of the site items in consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light. The intent being to eliminate glare towards adjacent streets and properties.
 3. Decorative lighting shall be used on the entrance road from Carmel Road if permitted by Charlotte Department of Transportation.

SIGNS
 1. A master signage and graphics system will be adopted and implemented throughout the Site. Detached signage will be allowed as per the attached Technical Data Sheet.
 2. No pylon signage shall be erected on Quail Forest Drive.
 3. Permanent project identification signs as shown on SP3 of 5 and directional signs may be located along Carmel Road and Quail Hollow Road in the general areas depicted on this Technical Data Sheet, and shall be constructed of the size and with the materials shown on plan, with the number of signs shown on the plan.
 4. Temporary project signs may be located along Carmel Road and Quail Hollow Road within the setback areas established on this Technical Data Sheet, but must be removed no later than 60 days after issuance of the first certificate for occupancy for space within the shopping center.
 5. Bank/out parcel shall be limited to one (1) sign which shall be white with individual letters or of other material if externally lit. Such signage may be located on the roof gable on the north side of the bank.
 6. The location of shop signage will be substantially similar in quality and appearance to those shown on sheet SP2 of 5.

ACCESS POINTS (DRIVEWAYS)
 1. The number of vehicular access points to the Site shall be limited to three; namely, one on Carmel Road and two on Quail Forest Drive.
 2. The placements and configurations of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to approval by the City of Charlotte Engineering Department.
 3. As depicted on the Technical Data Sheet the Petitioner intends to relocate its Carmel Road driveway to a more northerly point. As part of this relocation process, Petitioner agrees to seek an abandonment of the existing Olde Towne Village Drive and to establish its new Carmel Road driveway as a private driveway.

FIRE PROTECTION
 1. Adequate fire protection in the form of fire hydrants will be provided to the 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.
 2. Fire hydrants will be located within 750 feet of any building constructed on the site.

ARCHITECTURAL CONTROLS
 1. The Petitioner commits that the front elevation of the Shopping Center proposed for this Site will be constructed in a design style and with the exterior materials so that it will be substantially similar in quality and appearance to the character sketch submitted as part of this proposal.
 2. No building constructed within the Shopping Center or the Outparcel will exceed 22 feet in height. Tower/boy gable components may not exceed 28 feet (See note below).
 (Note): Out parcel building shall be one story with a hip or gable roof and shall not extend more than 12 feet above the average elevation of the ridge line. Design, style and materials on all elevations to be substantially similar to the shopping center, if the shopping center's front elevation.
 3. All dumpster areas will be enclosed on all four sides by a wooden fence, block or brick wall with one side being a hinged gate. If one or more sides of the dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the fence along each such side.
 4. The material used for the front and side elevations of the buildings comprising the shopping center proper will be brick and/or stucco or stucco-like materials and glass.
 5. The rear elevations of any new buildings comprising the shopping center proper (excluding out parcel) will be constructed of concrete block painted to match the color of the predominant material used in the construction of the front and side elevations.
 6. All mechanical equipment, including roof top units, shall be screened from the normal view of a person standing at grade from Carmel Rd./Quail Hollow Rd. sidewalk grade.
 7. Those parts of all existing buildings which lie outside the newly established Maximum Building Envelope limit lines (as depicted on the Technical Data Sheet) may be removed.
 8. Any smoke stacks or vent pipes on the roof of the out parcel building shall be screened from view.

DEVELOPMENT DATA
 EXISTING BUILDINGS 50,000 SF
 EXISTING PARKING 250 SPACES

EXISTING ZONING:
 B-1 (SCD) 4.86 ACRES
 R-3 4.2 ACRES
 TOTAL 9.06 ACRES

PROPOSED ZONING:
 B-1 (CD) 9.06 ACRES

PITTONERS
 CROSLAND RETAIL
 125 SCALEYBARK ROAD
 CHARLOTTE, NC 28209
 PHONE: 704-523-0272

ARCHITECTS
 LITTLE & ASSOCIATES ARCHITECTS, INC.
 5815 WESTPARK DRIVE
 CHARLOTTE, NC 28217
 PHONE: 704-525-6350

SECTION A
SECTION B

8 7-18-98
 713-98
 REVISIONS

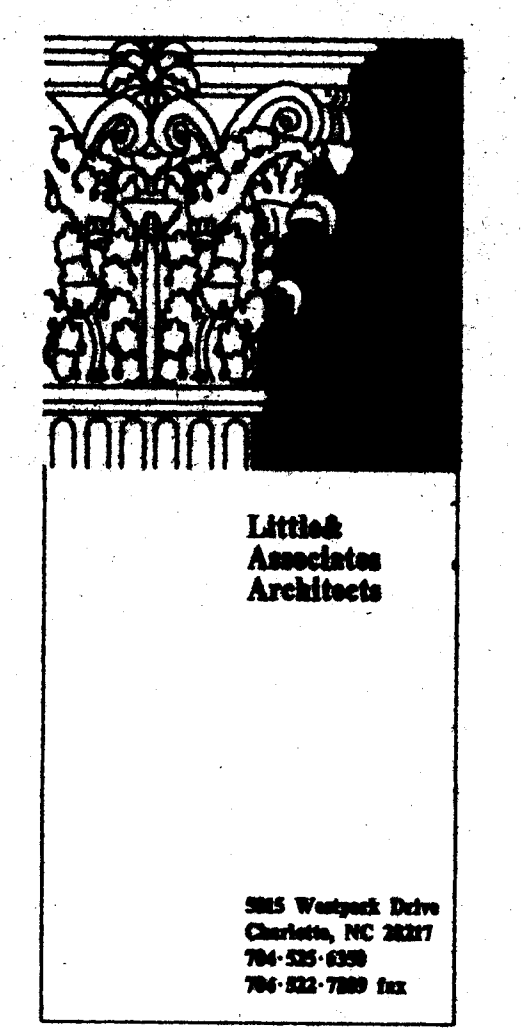
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OLDE TOWNE VILLAGE CENTER
TECHNICAL DATA SHEET

Project: **3789**
 Sheet: **SP-4** of **5**

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 Project Architect/Job Captain
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 885 Westgate Blvd
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 704-375-0000
 704-375-0001

Crosland Retail
 1111 CROSLAND AVE., INC.
 Charlotte, NC 28207
 770-488-1072

Project: OLDE TOWNE VILLAGE CENTER
 Sheet Title: ILLUSTRATIVE LANDSCAPE PLAN

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 Project Architect/Job Captain
 VRETOS
 Drawn By
 ASHANTI
 Date Drawn
 2-9-96
 CADW Dwg. Name
 1-10-96
 Revisions
 1. 2-22-96
 2. 3-22-96
 3. 4-19-96
 4. 6-10-96
 5. 6-13-96

Project Number
3789
 Sheet of
SP-5 5

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