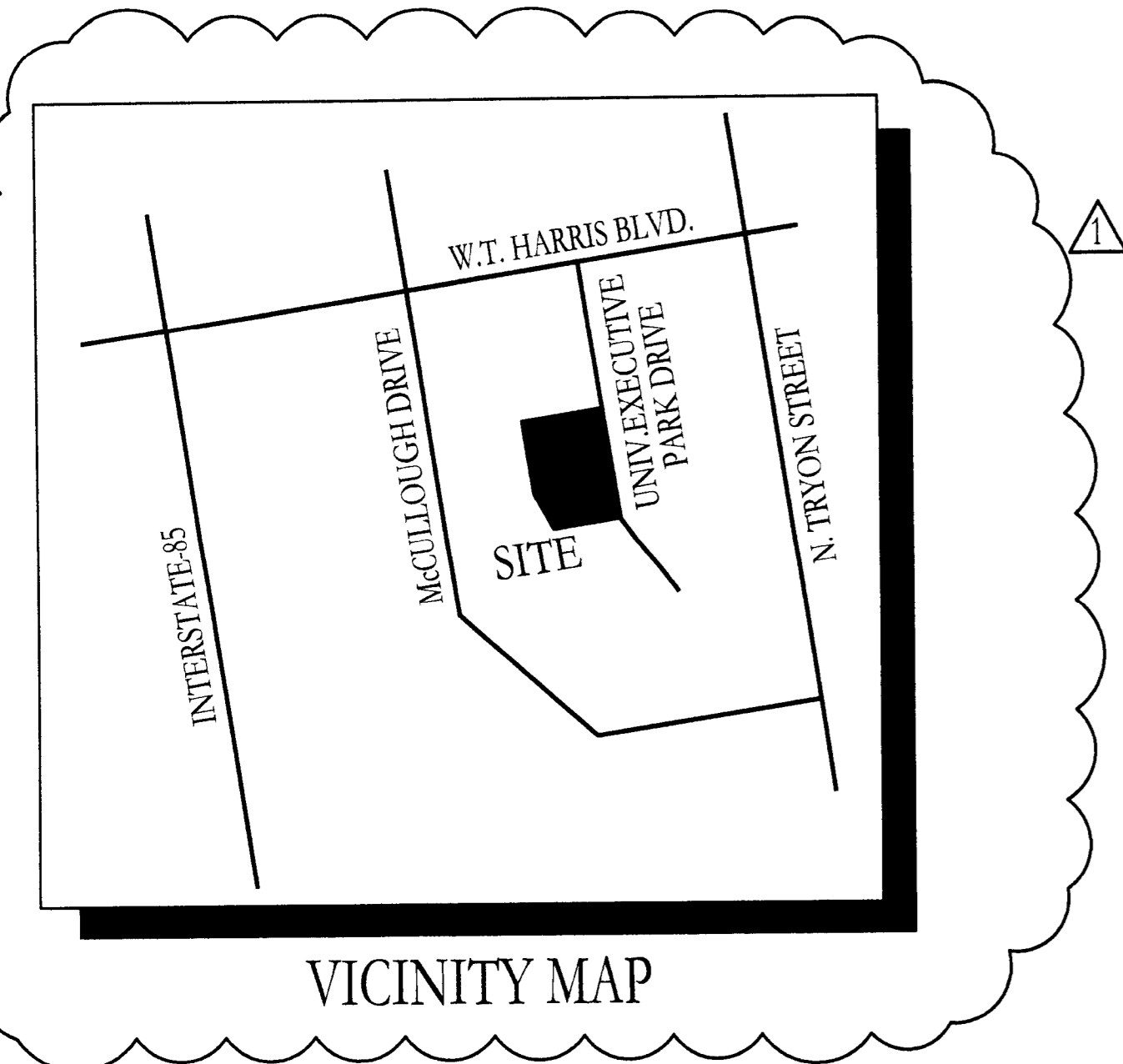
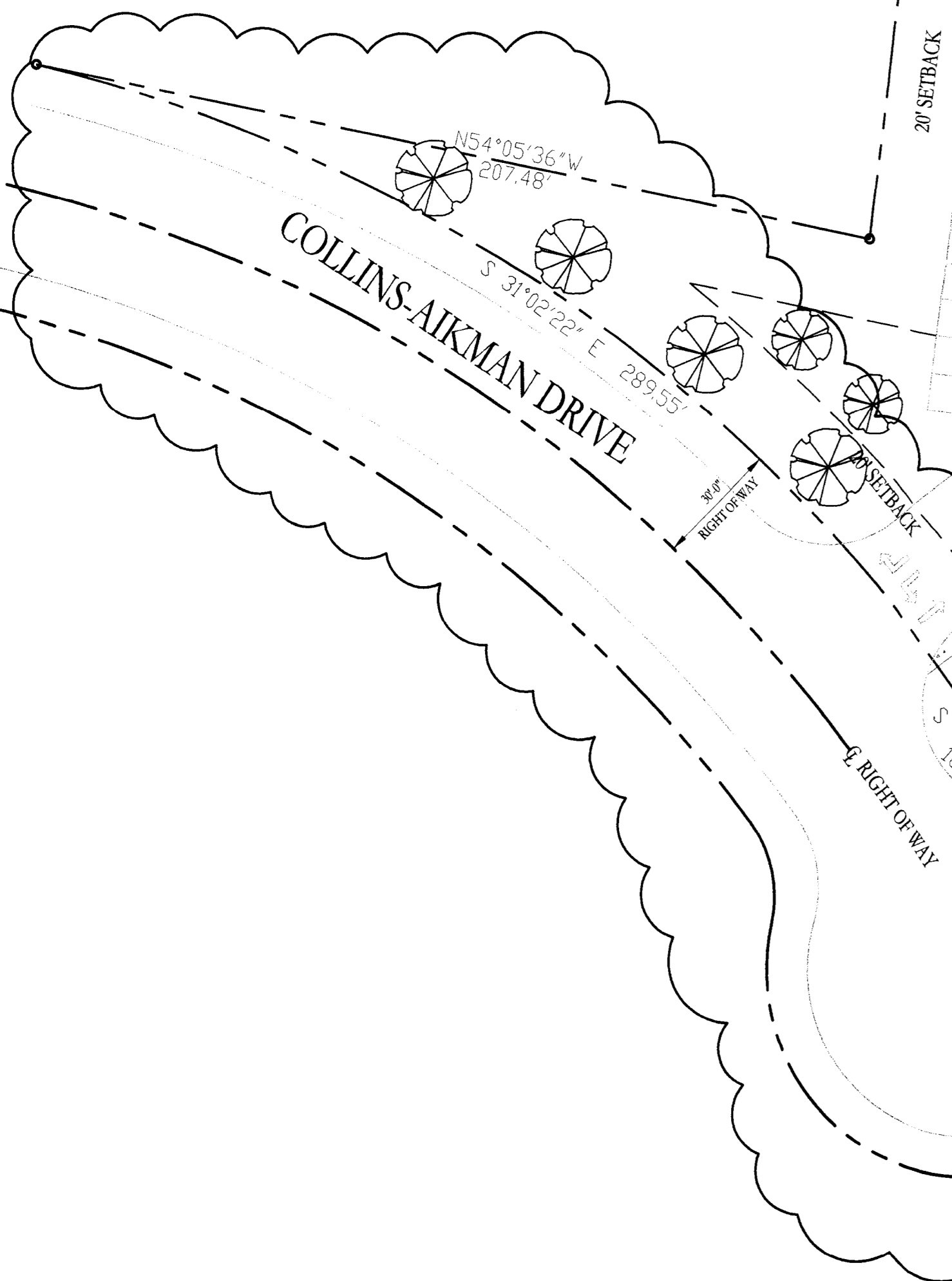


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VICINITY MAP

DRURY INNS, INC.
ZONED: 0-2 (CD)



HOSPITALITY PROPERTIES TRUST
ZONED: 0-15 (CD)

COLLINS & AIKMAN SUBSIDIARY CORPORATION
ZONED: 0-2 (CD)

SITE PLAN
SCALE: 1"=30'



Development Standards
University Executive Park Drive

General Provision
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 unless more stringent standards are established by the Development Standards.

The configuration, placement and size of the building depicted on the Schematic Site Plan is schematic in nature and, subject only to the provisions set forth below under Architectural Controls, may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Schematic Site Plan. Parking layouts may also be modified to accommodate the final building location.

- Permitted Uses**
- Office Building - 7,200 s.f. maximum 1 story.
 - Sit Down Restaurant - 14,000 s.f. maximum 1 story.

Landscaping
All landscaping will meet or exceed the requirements of the ordinance.

Parking
The parking areas depicted on this Schematic Site Plan may vary in size and location, but in all events, off street parking will meet the minimum standards established under the Ordinance.

Sidewalks
Sidewalks shall be provided as shown.

- Lighting**
- A uniform lighting system will be employed throughout the Site.
 - No wall "park" lighting shall be allowed.
 - Maximum height of site lighting shall be 25 ft.

- Signs**
- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
 - Detached signage shall be limited to ground mounted type signs which shall be a maximum of 7 ft in height and 50 sq. ft. in area.

- Access Points (Driveways)**
- The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.
 - The placement and configuration of each access point 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 Charlotte Department of Transportation.

- Fire Protection**
- Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshall's specifications. Plans for the building to be constructed on the Site will be submitted to the Fire Marshall's office for approval before the construction of the building commences.

- Architectural Controls**
- The dumpster area will be screened in accordance with the requirements of the Ordinance. The dumpster area will be enclosed on all four sides by a wooden fence 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.
 - All mechanical equipment including rooftop equipment shall be screened from view.

- Storm Water Management**
- Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the County Engineering Department. No stormwater detention to be within the setbacks.

Amendments
Future amendments to the Schematic Site Plan and these Development Standards may be applied for by the Owner or Owners of the Site in accordance with Section 6.206 of the Ordinance.

- Binding Effect of the Rezoning Application**
- If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent Owners of the Site and their respective heirs, and devisees, personal representatives, successors in interest and assigns.
 - Throughout these Development Standards, the term "Petitioner" or "Owner", shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and the Owner.

FOR PUBLIC HEARING
PETITION NO. 2001-94

EXISTING ZONING - 02 (CD)
PROPOSED ZONING - B1 (CD)

RBA GROUP
1800 Camden Road
Suite 103
Charlotte, NC 28203
Tel 704-344-9098
Fax 704-344-9099

UNIVERSITY EXECUTIVE
PARK DRIVE
CHARLOTTE, NC

EVCO
1100 EAST MOREHEAD ST
CHARLOTTE, NC 28237

SITE PLAN

Revisions

Revision	Date
1	06/21/01
1	00/00/00
1	00/00/00
1	00/00/00

Project No. 01-054
Scale: ...
Drawn By: RBA
Checked By: CHB
Date: 04.23.01

REZSP-1

APPROVED BY CITY COUNCIL
DATE 9/7/01