

Legal Boundary Description
Parcel I
 Being a parcel of land in Crab Orchard Township in Mecklenburg County, North Carolina.
 Beginning at an existing iron pin located on the 60-foot radius ROW line of East W.T. Harris Blvd., proceed S 87°19'00" E 364.73' to the point of beginning; S 64°40'10" W 448.14'; thence S 113.87' along a radius of 2009.86'; thence S 21°42'23" E 135.23'; thence S 03°51'20" W 106.68'; thence S 03°42'14" E 473.36' along a radius of 2009.86'; thence S 12°10'02" E 32.11'; thence S 08°39'00" W 216.54'; thence S 02°27'58" W 51.08'; thence N 16°28'38" E 329.79' along a radius of 2009.86' and returning to the point of beginning.

Parcel II
 Being a parcel of land in the Crab Orchard Township in Mecklenburg County, North Carolina.
 Beginning at an existing iron pin located on the 60-foot radius ROW line of East W.T. Harris Blvd., proceed S 18°52'40" W 290.37' to the point of beginning; S 48°50'08" W 144.41'; thence S 57°29'23" W 16.50'; thence S 78°20'09" W 11.51'; thence S 52°48'07" W 82.38'; thence S 57°10'12" W 101.11'; thence S 30°10'40" W 34.50'; thence S 82°40'00" W 87.45'; thence S 47°41'10" W 14.67'; thence S 20°39'00" W 21.54'; thence S 41°00'03" W 57.33'; thence S 73°10'43" W 6.14'; thence S 09°49'49" W 90.35'; thence S 80°04'52" E 113.45'; thence following the centerline of Back Creek in a westerly direction to the intersection of the centerline of Back Creek with the ROW line of W.T. Harris Blvd., thence S 09°45'40" W 21.64'; thence N 34°50'33" W 111.11'; thence N 19°12'59" W 57.77'; thence 105.24' along a radius of 2009.86'; thence S 07°19'48" W 408.88' along the ROW line of W.T. Harris Blvd., thence S 55.87' along a radius of 2009.86' along the ROW line of W.T. Harris Blvd., thence N 64°40'10" E 448.14'; thence N 02°39'34" E 556.48'; thence N 18°36'30" E 281.39' and returning to the point of beginning.

Site Tabulation

Net Site Area (Minus R/W):	18.58 AC
Existing Zoning:	R-3
Proposed Zoning:	O-1 (CD)
Parcel I:	O-1 (CD)
Parcel II:	R-12 MF (CD)
Parcel I Area:	10.32 AC
Parcel II Area:	8.65 AC

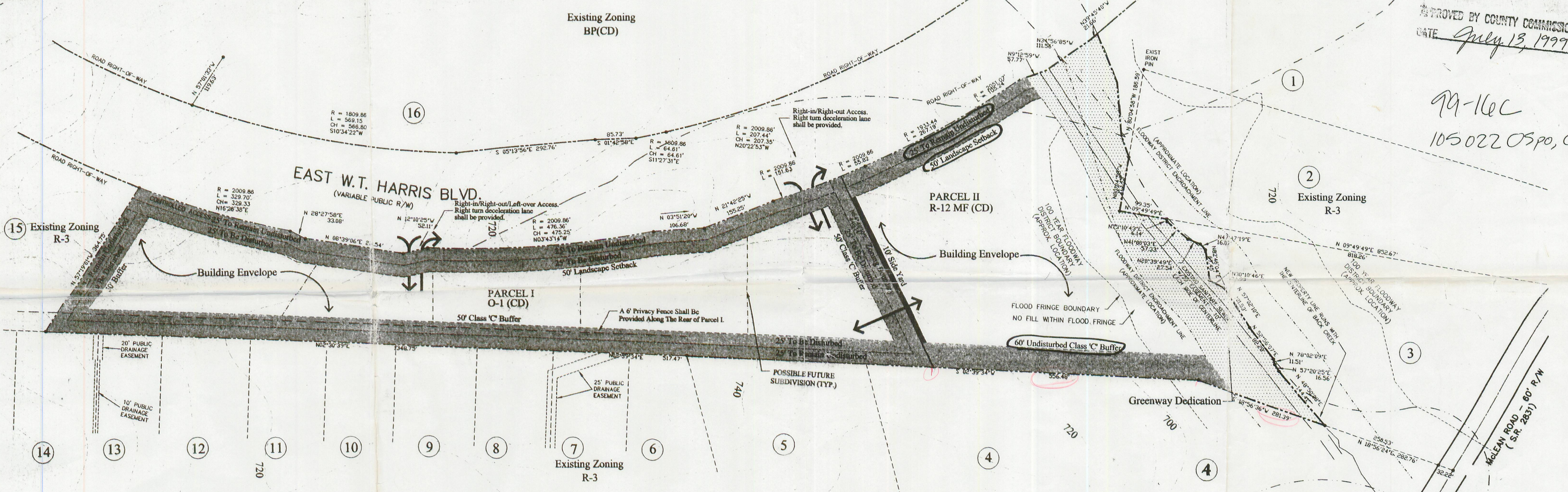
University East Mixed-Use Site

E. W.T. Harris Blvd.
 Mecklenburg County, N.C.

Petitioner:
Crosland Commercial
 125 Scaleybark Rd.
 Charlotte, N.C. 28209

APPROVED BY COUNTY COMMISSION
 DATE July 13, 1999

99-16C
 10502205po, 06



DEVELOPMENT CONDITIONS
 University East Mixed-Use Site, East W.T. Harris Blvd., Crosland Commercial

General Provisions
 Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all regulations established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the O-1 zoning district classification shall be followed in conjunction with development taking place on Parcel I; and all development standards established under the Ordinance for the R-12MF district shall be followed for all development taking place on Parcel II.

The Conditional Site Plan shall consist of the Technical Data Sheet and the Schematic Plan. The Technical Data Sheet indicates conditions governing the development rights of this proposed plan such as the total amount of building square footage, points of access, proposed buffer areas, setbacks and yards, screening, signage, etc. The Schematic Plan is a part of the overall Conditional Site Plan and is schematic in nature. It depicts a general development scenario intended to illustrate general relationships, design themes, and development conditions. Alternatives and variations are permitted based upon final design program and site constraints, however, no increase in the maximum building square footage nor any decrease in the proposed buffers or setbacks/yard areas as specified by the Technical Data Sheet shall be allowed.

Permitted Uses and Building Area Restrictions
 As depicted on the Technical Data Sheet, the proposed plan consists of two parcels: Parcel I and Parcel II. Parcel I is subdivided into two lots. Parcel I and II shall be permitted as provided by the Mecklenburg County Subdivision Ordinance.

Parcel I:
 1. The development may be devoted to general office uses and/or medical office uses and/or a daycare facility, which are permitted under the Ordinance in an O-1 Zoning District. Hotels shall not be permitted.
 2. The gross floor area of the office buildings constructed within the development shall not exceed, in the aggregate, 50,000 square feet. The gross floor area of the daycare facility constructed within the development shall not exceed the lesser of 10,000 square feet or the space required to accommodate 700 children at one time.
 3. Parcel II may be devoted to a religious facility containing no more than 750 seats; or a retirement home accommodating no more than 150 beds; or a townhouse for sale development containing no more than 50 dwelling units.

Access Points/Driveways
 1. The total number of ingress/egress points to East W.T. Harris Blvd. shall be limited to the number shown in the Technical Data Sheet. The exact locations may vary somewhat from those depicted based upon final design and location requirements as regulated by Mecklenburg County.
 2. The petitioner agrees to provide right-turn deceleration lanes at the two proposed entrances.

Buffer
 1. Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.303 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof.
 2. Buffer areas shall remain an open space and, subject to the provisions of Paragraphs (3) and (4) below, shall be left undisturbed.
 3. The petitioner reserves the right to clear, grade and fill within the 25-foot wide area of the 50-foot wide buffer established along the eastern margin of Parcel I depicted on the Technical Data Sheet.
 4. The petitioner reserves the right to install fences, walls, and utilities within the buffer area established along the eastern margin of the Site. Utility installations may only cross buffer areas at interior angles measured at property lines that are not less than 75 degrees.
 5. No parking, parking spaces, maneuvering areas or storm water detention facilities may be located within buffer areas.
 6. Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or pathways or the installation of utilities, the cleared, unimproved areas will be landscaped with trees and shrubs.
 7. No play spaces associated with the daycare facility shall be located in the buffer.

Setback, Side Yards and Rear Yards
 1. All buildings constructed within the development shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the O-1 Zoning District.
 2. No off-street parking facilities may be located within any setback areas.
 3. The petitioner reserves the right to clear, grade and fill within the 25 foot wide area of the 50 foot wide landscape setback established along the western margin of the Site depicted on the Technical Data Sheet.
 4. The petitioner reserves the right to install utilities within the landscape setback area established along the western margin of the Site. Utility installations may only cross landscape setback areas at interior angles measured at property lines that are not less than 75 degrees.

5. The petitioner reserves the right to clear underbrush within the undisturbed portion of the landscape setback area, including trees 4 inches in diameter or less.
 6. Where existing trees and natural vegetation in the landscape setback have been cleared to accommodate pedestrian sidewalks or pathways or the installation of utilities, the cleared, unimproved areas will be landscaped with trees and shrubs. The rear one-half of the 50 foot setback along W.T. Harris Boulevard shall be landscaped in the following manner:
 a. Large mature trees per 100 lineal feet of setback which at a minimum, will satisfy the screening requirements of the Ordinance.
 b. The petitioner reserves the right to install streets or driveways through the setback as shown on the Technical Data Sheet.
 c. No play spaces associated with the daycare facility shall be located in the setback.

Screening, Landscaping, and Open Space Areas
 1. The petitioner will, at a minimum, satisfy the standards of Section 12.303 of the Ordinance.
 2. To the extent that the site grading plan permits, trees greater than 4 inches in diameter located within the 50' landscape setback of W.T. Harris Blvd. shall be preserved.
 3. The 100-year floodway district boundary ("floodway fringe") shall remain as open space. No buildings may be constructed and no filling shall be permitted inside the floodway fringe. This area, however, may be used for recreational purposes and structures associated with recreational uses, such as gazebos, shall be permitted in the floodway fringe. Utility crossings shall also be permitted in the floodway fringe.
 4. A 6' policy fence shall be provided at least 40' from the rear property line of Parcel I.
 5. A 6' policy fence of the fence shall face the office development on Parcel I.

Greenway
 1. The area depicted as "Greenway Area" on the Technical Data Sheet, a portion of the Site generally located between the northern property boundary and the floodway district encroachment line, shall be dedicated to the Mecklenburg County Parks and Recreation Department for greenway purposes. The dedication of this area shall take place either (1) within 30 days following a request by the Mecklenburg County Parks and Recreation Department or (2) the issuance of the first certificate of occupancy, whichever is earlier.
 2. The petitioner reserves the right to install easements for the purpose of providing utility service to the development within the Greenway Area.

Stormwater Management
 1. Stormwater facilities may be installed within Parcel II, including any portion of the roadway fringe area.
 2. A regional stormwater management pond may also be installed within Parcel II.

Parking
 1. Off street parking will meet the minimum standards established under the Ordinance.
 2. The option is reserved to provide off street parking on one of the parcels for another parcel in the development, so long as the requirements of the Ordinance are satisfied.

Lighting
 1. All freestanding street lighting fixtures installed within the Site will be uniform in design.
 2. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 25 feet in height.
 3. All direct lighting within the Site (except streetlights, which may be erected along East W.T. Harris Blvd.) shall be designed such that direct illumination does not extend past any property line.
 4. Wall pack type lighting shall be prohibited.
 5. Pedestrian lighting within the development shall be provided in a regular pattern.

Signs
 1. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. A master sign plan will be prepared for the project. Detached project identification signs will be provided along the road frontage, one at each of the entrances depicted on the Technical Data Sheet.

Architecture
 1. Within Parcel I, buildings shall not exceed 2 stories, or 40 feet in height.
 2. Within Parcel II, building heights shall be in accordance with the Ordinance.

Technical Data Sheet
 For Public Hearing
 Petition No. 99-16(C)

DATE: December 17, 1998
 PROJECT NO.: 18235
 REVISIONS:
 February 02, 1999 - Boundary Revision
 April 8, 1999 - Revised per Planning Commission comments.
 May 5, 1999 - Revised per Planning Commission comments.
 May 14, 1999 - Revised per Planning Commission comments.
 July 2, 1999 - Revised per Pl. Comm. Comments

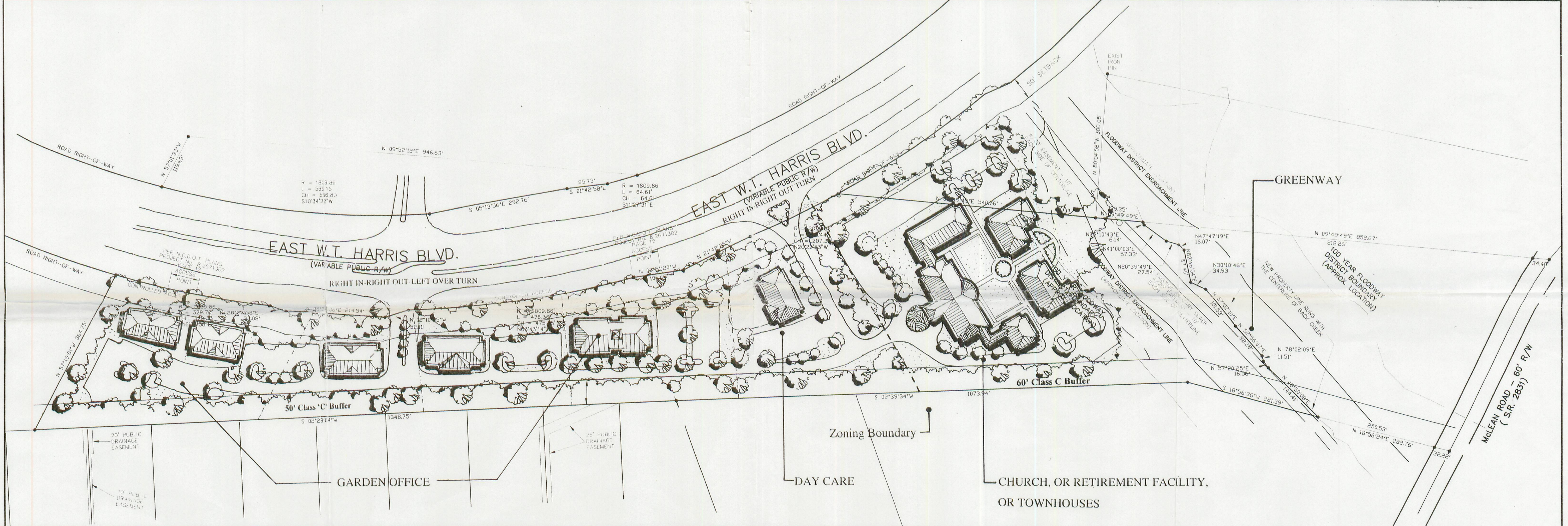
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LandDesign, Inc.
 Landscape Architecture Land Planning
 Urban Design

SHEET NO.: 1 OF 2
 FILE NAME: g18235.dwg

University East Mixed-use Site

E. W.T. Harris Blvd.
 Mecklenburg County, N.C.
 petitioner
Crosland Commercial
 125 Scaleybark Rd.
 Charlotte, N.C. 28209



Schematic Site Plan
 For Public Hearing
 Petition No. 99-16 (C)

NOTE:
 Building footprints and site layout represent one alternative. The specific site layout of buildings, driveways, paving, open space, and building configurations may change during detailed design and planning stages.

0 100 200 300
 Scale: 1"=100'

LandDesign, Inc.
 Landscape Architecture Land Planning
 Urban Design

SHEET NO.: 2 OF 2
 FILE NAME: PATNAME.DWG