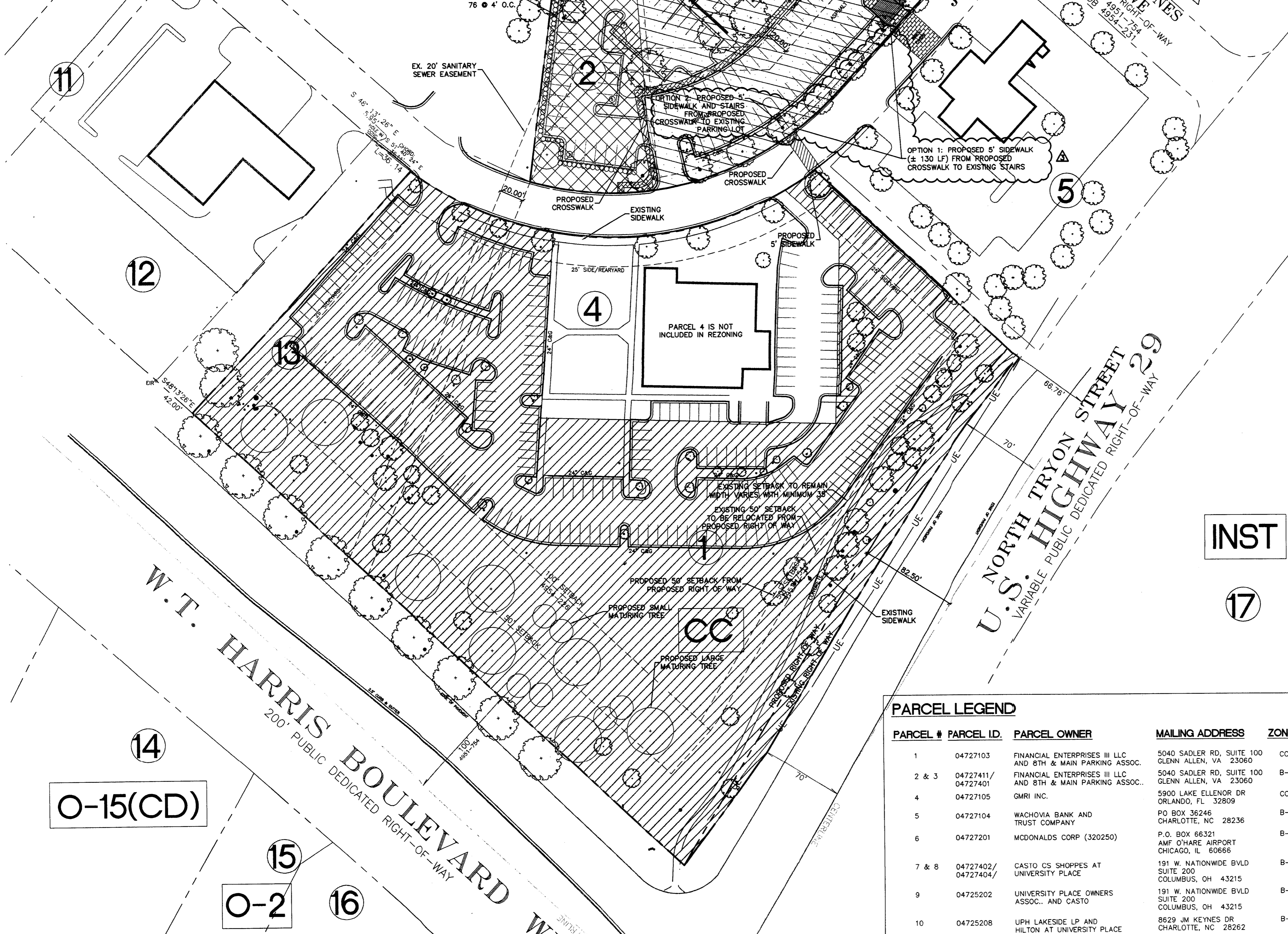


**VICINITY MAP** N.T.S.

**SURVEY DISCLAIMER**  
 SURVEY ISSUE DATE: 12/16/07  
 SURVEY INFORMATION BY RB PHARR & ASSOCIATES  
 420 HAWTHORNE LANE CHARLOTTE, NC 28204



**DEVELOPMENT SUMMARY:**

TOTAL ACREAGE (PARCELS 1-3):	±6.50 ACRES
PARCEL 1 TOTAL ACREAGE:	±4.27 ACRES
PARCEL 2 TOTAL ACREAGE:	±0.47 ACRES
PARCEL 3 TOTAL ACREAGE:	±1.76 ACRES
EXISTING ZONING:	CC AND B-1SCD
PROPOSED ZONING:	CC AND CCSPA

**DEVELOPMENT STANDARDS**

**GENERAL PROVISIONS**  
 UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE COMMERCIAL CENTER ("CC") ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH THE USE AND DEVELOPMENT OF THE SITE. THE SITE IS COMPRISED OF THREE SEPARATE PARCELS OF LAND DESIGNATED AS TAX PARCEL NOS. 047-274-01, 047-274-11 AND 047-271-03 ON THE MECKLENBURG COUNTY TAX MAPS, AND DOES NOT INCLUDE THAT PARCEL OF LAND DESIGNATED AS TAX PARCEL NO. 047-271-05 ON THE MECKLENBURG COUNTY TAX MAPS. TAX PARCEL NO. 047-271-03 IS DESIGNATED AS "PARCEL 1" ON THE TECHNICAL DATA SHEET, TAX PARCEL NO. 047-274-11 IS DESIGNATED AS "PARCEL 2" ON THE TECHNICAL DATA SHEET AND TAX PARCEL NO. 047-274-01 IS DESIGNATED AS "PARCEL 3" ON THE TECHNICAL DATA SHEET.

THE DEVELOPMENT DEPICTED ON THE TECHNICAL DATA SHEET IS INTENDED TO REFLECT THE ARRANGEMENT OF EXISTING AND PROPOSED USES ON THE SITE, BUT THE FINAL CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AND THE STANDARDS ESTABLISHED BY THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

IN ADDITION TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS, THE USE AND DEVELOPMENT OF THE SITE SHALL BE GUIDED BY APPLICABLE PROVISIONS OF THE UNIVERSITY PLACE DESIGN GUIDELINES MANUAL.

**PERMITTED USES/MAXIMUM GROSS BUILDING AREA**

- PARCEL 1**  
 PARCEL 1 MAY BE DEVOTED ONLY TO OFF-STREET PARKING AND OPEN SPACE AS DEPICTED ON THE TECHNICAL DATA SHEET. ALL OTHER USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE CC ZONING DISTRICT, AND ALL ACCESSORY USES PERMITTED IN THE CC ZONING DISTRICT SHALL NOT BE PERMITTED ON PARCEL 1.
- PARCEL 2**  
 PARCEL 2 MAY BE DEVOTED ONLY TO OFF-STREET PARKING AND TO ANY ACCESSORY USES RELATED THERETO AS DEPICTED ON THE TECHNICAL DATA SHEET. A MAXIMUM OF 32 PARKING SPACES MAY BE LOCATED ON PARCEL 2. ALL OTHER USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE CC ZONING DISTRICT, AND ALL ACCESSORY USES PERMITTED IN THE CC ZONING DISTRICT SHALL NOT BE PERMITTED ON PARCEL 2.
- PARCEL 3**  
 PARCEL 3 IS CURRENTLY IMPROVED WITH AN APPROXIMATELY 94,000 SQUARE FOOT BUILDING AND RELATED OFF-STREET PARKING FACILITIES. ANY BUILDING LOCATED ON PARCEL 3 SHALL HAVE A MAXIMUM SIZE OF 94,000 SQUARE FEET OF GROSS BUILDING AREA.
- PARCEL 3 MAY BE DEVOTED ONLY TO THE FOLLOWING USES:
- (A) BARBER AND BEAUTY SHOPS;
  - (B) CLINICS, MEDICAL, DENTAL AND OPTICAL;
  - (C) FINANCIAL INSTITUTIONS;
  - (D) FLORISTS;
  - (E) GOVERNMENT BUILDINGS;
  - (F) JEWELERS;
  - (G) OFFICES;
  - (H) VOCATIONAL SCHOOLS WITHIN AN ENCLOSED BUILDING; AND
  - (I) RETAIL ESTABLISHMENTS AND RESTAURANTS IN OFFICE BUILDINGS SUBJECT TO THE CONDITIONS SET OUT IN SECTION 9.703(28) OF THE ORDINANCE.

**SETBACKS, SIDE YARDS AND REAR YARDS**

- ALL PRINCIPAL STRUCTURES CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS UNDER THE ORDINANCE FOR THE CC ZONING DISTRICT AS DEPICTED ON THE TECHNICAL DATA SHEET. NOTWITHSTANDING THE FOREGOING, PARCELS 2 AND 3 SHALL BE CONSIDERED TO BE A UNIFIED DEVELOPMENT, SUCH THAT INTERIOR YARDS AND SCREENING SHALL NOT BE REQUIRED BETWEEN PARCELS 2 AND 3.
- A 35 FOOT TO 50 FOOT BUILDING AND PARKING SETBACK AND LANDSCAPED AREA SHALL BE ESTABLISHED AND MAINTAINED ON PARCEL 1'S FRONTAGE ALONG U.S. HIGHWAY 29 AS DEPICTED ON THE TECHNICAL DATA SHEET.
- A 100 FOOT BUILDING AND PARKING SETBACK AND LANDSCAPED AREA SHALL BE ESTABLISHED AND MAINTAINED ON PARCEL 1'S FRONTAGE ALONG WEST W.T. HARRIS BOULEVARD AS DEPICTED ON THE TECHNICAL DATA SHEET.

**SCREENING/LANDSCAPING**

- SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
- LANDSCAPING SHALL BE INSTALLED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

**PARKING**

- VEHICULAR PARKING WILL SATISFY THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
- BICYCLE PARKING WILL SATISFY THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

**LIGHTING**

- THE MAXIMUM HEIGHT OF ANY NEW FREESTANDING LIGHT FIXTURE INSTALLED ON THE SITE SHALL BE 30 FEET.
- EXCEPT FOR ANY EXISTING LIGHT FIXTURES LOCATED ON THE SITE, WALL-PACK STYLE LIGHT FIXTURES SHALL NOT BE PERMITTED ON THE SITE.
- EXCEPT FOR ANY EXISTING LIGHT FIXTURES LOCATED ON THE SITE, ALL EXTERIOR LIGHT FIXTURES SHALL BE CAPPED AND FULLY SHIELDED.

**SIGNS**

- ANY EXISTING SIGNS LOCATED ON THE SITE MAY REMAIN IN PLACE.
- ANY ADDITIONAL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

**STORM WATER**

THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE, NOTWITHSTANDING THE FOREGOING, THE PETITIONER SHALL BE ENTITLED TO THE BENEFIT OF ANY EXEMPTIONS OR EXCLUSIONS SET FORTH IN THE POST CONSTRUCTION CONTROLS ORDINANCE THAT ARE APPLICABLE TO THE SITE. ADDITIONALLY, IN THE EVENT THAT THE SITE IS NOT EXEMPTED OR EXCLUDED FROM THE POST CONSTRUCTION CONTROLS ORDINANCE, THE PETITIONER RESERVES THE RIGHT TO SEEK A VARIANCE FROM THE POST CONSTRUCTION CONTROLS ORDINANCE.

**ACCESS POINTS/SIDEWALKS/CROSSWALK/CURB AND GUTTER**

- THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON THE TECHNICAL DATA SHEET.
- SIDEWALKS WILL BE INSTALLED ON PARCELS 2 AND 3 AS DEPICTED ON THE TECHNICAL DATA SHEET EXCEPT FOR ANY NECESSARY ENGINEERING REVISIONS. THE PETITIONER RESERVES THE RIGHT TO SELECT AND INSTALL OPTION ONE OR OPTION TWO FOR THE SIDEWALK AND CROSSWALK AS DEPICTED ON THE SITE PLAN.

OPTION 1: PROPOSED 5' SIDEWALK (± 130 LF) FROM PROPOSED CROSSWALK TO EXISTING STAIRS.  
 OPTION 2: PROPOSED 5' SIDEWALK AND STAIRS FROM PROPOSED CROSSWALK TO EXISTING PARKING LOT.

- SUBJECT TO THE APPROVAL OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND ANY OTHER APPLICABLE AUTHORITIES (WHETHER PUBLIC OR PRIVATE), THE PETITIONER SHALL INSTALL A CROSSWALK ACROSS J.M. KEYNES DRIVE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.
- IN THE EVENT THAT THE INSTALLATION OF THE FOLLOWING IMPROVEMENTS IS REQUIRED UNDER CHAPTER 19 OF THE CITY OF CHARLOTTE CODE AND THE PETITIONER IS UNABLE TO OBTAIN A VARIANCE FROM SUCH REQUIREMENT, THE PETITIONER WILL CONSTRUCT AND INSTALL THE FOLLOWING IMPROVEMENTS:
  - (a) CURB AND GUTTER ALONG PARCEL 1'S FRONTAGE ON NORTH TRYON STREET.
  - (b) A 10 FOOT SHARED BIKE/PEDESTRIAN TRAIL ALONG PARCEL 1'S FRONTAGE ON WEST W.T. HARRIS BOULEVARD. THIS 10 FOOT SHARED BIKE/PEDESTRIAN TRAIL MAY BE LOCATED WITHIN THE SETBACK AND IT MAY MEANDER TO PRESERVE EXISTING TREES. AN EASEMENT WILL BE PROVIDED FOR ANY PORTION OF THIS 10 FOOT SHARED BIKE/PEDESTRIAN TRAIL THAT IS NOT LOCATED WITHIN THE RIGHT OF WAY.

**RIGHT OF WAY DEDICATION**

- PRIOR TO THE ISSUANCE OF ANY PERMIT RELATING TO THE CONSTRUCTION OF THE PARKING LOT PROPOSED TO BE LOCATED ON PARCEL 2, THE PETITIONER SHALL DEDICATE AND CONVEY (BY QUILCLAIM DEED AND SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE IMMEDIATELY ADJACENT TO WEST W.T. HARRIS BOULEVARD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 100 FEET FROM THE EXISTING CENTERLINE OF WEST W.T. HARRIS BOULEVARD IF SUCH RIGHT OF WAY DOES NOT CURRENTLY EXIST.
- PRIOR TO THE ISSUANCE OF ANY PERMIT RELATING TO THE CONSTRUCTION OF THE PARKING LOT PROPOSED TO BE LOCATED ON PARCEL 2, THE PETITIONER SHALL DEDICATE AND CONVEY (BY QUILCLAIM DEED AND SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE IMMEDIATELY ADJACENT TO U.S. HIGHWAY 29 (NORTH TRYON STREET) AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 82.5 FEET FROM THE EXISTING CENTERLINE OF U.S. HIGHWAY 29 (NORTH TRYON STREET) IF SUCH RIGHT OF WAY DOES NOT CURRENTLY EXIST.

**BINDING EFFECT OF THE REZONING PETITION**

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS IN THIS TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

**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.

**PARCEL LEGEND**

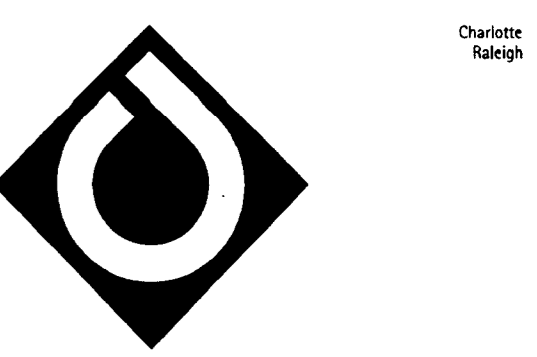
PARCEL #	PARCEL ID.	PARCEL OWNER	MAILING ADDRESS	ZONING
1	04727103	FINANCIAL ENTERPRISES III LLC AND 8TH & MAIN PARKING ASSOC.	5040 SADLER RD, SUITE 100 GLENN ALLEN, VA 23060	CC
2 & 3	04727411/ 04727401	FINANCIAL ENTERPRISES III LLC AND 8TH & MAIN PARKING ASSOC.	5040 SADLER RD, SUITE 100 GLENN ALLEN, VA 23060	B-1SCD
4	04727105	GMRI INC.	5900 LAKE ELLENOR DR ORLANDO, FL 32809	CC
5	04727104	WACHOVIA BANK AND TRUST COMPANY	PO BOX 38246 CHARLOTTE, NC 28236	B-1SCD
6	04727201	MCDONALDS CORP (320250)	P.O. BOX 86621 MILWAUKEE, WI 53201	B-1SCD
7 & 8	04727402/ 04727404	CASTO CS SHOPPES AT UNIVERSITY PLACE	191 W. NATIONWIDE BLDV SUITE 200 COLUMBUS, OH 43215	B-1SCD
9	04725202	UNIVERSITY PLACE OWNERS ASSOC. AND CASTO	191 W. NATIONWIDE BLDV SUITE 200 COLUMBUS, OH 43215	B-1SCD
10	04725208	UPH LAKESIDE LP AND HILTON AT UNIVERSITY PLACE	8629 J.M. KEYNES DR CHARLOTTE, NC 28262	B-1SCD
11	04727101	HARRISON COURT ASSOCIATES	PO BOX 648 MILWAUKEE, WI 53201	B-1SCD
12	04727102	NC FIRST UNION NATIONAL BANK AND CORP RE CONS-18415	PO BOX 38246 CHARLOTTE, NC 28236	B-1SCD
13	04727198	NC FIRST UNION NATIONAL BANK	PO BOX 38246 CHARLOTTE, NC 28236	CC
14	04721109	LTD INVESTMENTS LP	6620 FAIRVIEW RD CHARLOTTE, NC 28210	O-15(CD)
15 & 16	04721115/ 04721108	FAL PARTNERSHIP UNIVERSITY BANK PROPERTIES AND BANK OF AMERICA	101 N. TRYON ST CHARLOTTE, NC 28255	O-2
17	04931108	CHARLOTTE-MECKLENBURG HOSPITAL	PO BOX 32861 CHARLOTTE, NC 28232	INST

**IMPERVIOUS CALCULATIONS:**

	EXISTING	PROPOSED	IMPERVIOUS INCREASE
PARCEL 1	±1.56 ACRES	±1.56 ACRES	±0.00 ACRES
PARCEL 2	±0.00 ACRES	±0.24 ACRES	±0.24 ACRES
PARCEL 3	±1.03 ACRES	±1.15 ACRES	±0.12 ACRES
<b>TOTAL</b>	<b>±2.59 ACRES (40%)</b>	<b>±2.95 ACRES (45%)</b>	<b>±0.36 ACRES (5%)</b>

**PARKING CALCULATIONS:**

	EXISTING	PROPOSED	PARKING INCREASE
PARCEL 1	291 SPACES	291 SPACES	0 SPACES
PARCEL 2	0 SPACES	32 SPACES	32 SPACES
PARCEL 3	89 SPACES	103 SPACES	14 SPACES
<b>TOTAL</b>	<b>380 SPACES</b>	<b>426 SPACES</b>	<b>46 SPACES</b>



**Cole Jenest & Stone**  
 Shaping the Environment  
 Building the Possibilities

Land Planning  
 Landscape Architecture  
 Civil Engineering  
 Urban Design

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 P: 704.378.1555 F: 704.378.7853 www.colejeneststone.com

**MEDALIST PROPERTIES**

100 Shockoe Slip  
 Richmond, VA 23219

**HWY 29/ HARRIS BLVD**

8801 J.M. Keynes Dr.  
 Charlotte, North Carolina 28262

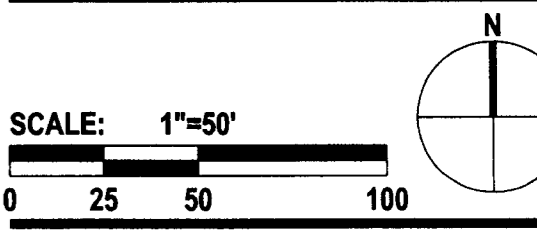
**SITE PLAN/ TECHNICAL DATA SHEET**

Project No.  
**3435**

Issued  
 01/28/08

**Revised**

- 04/18/2008 PER REZONING COMMENTS
- 05/23/2008 PER REZONING COMMENTS
- 06/17/2008 PEDESTRIAN OPTION CLARIFICATION



**RZ2.0**

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REZONING PETITION # 2008-066