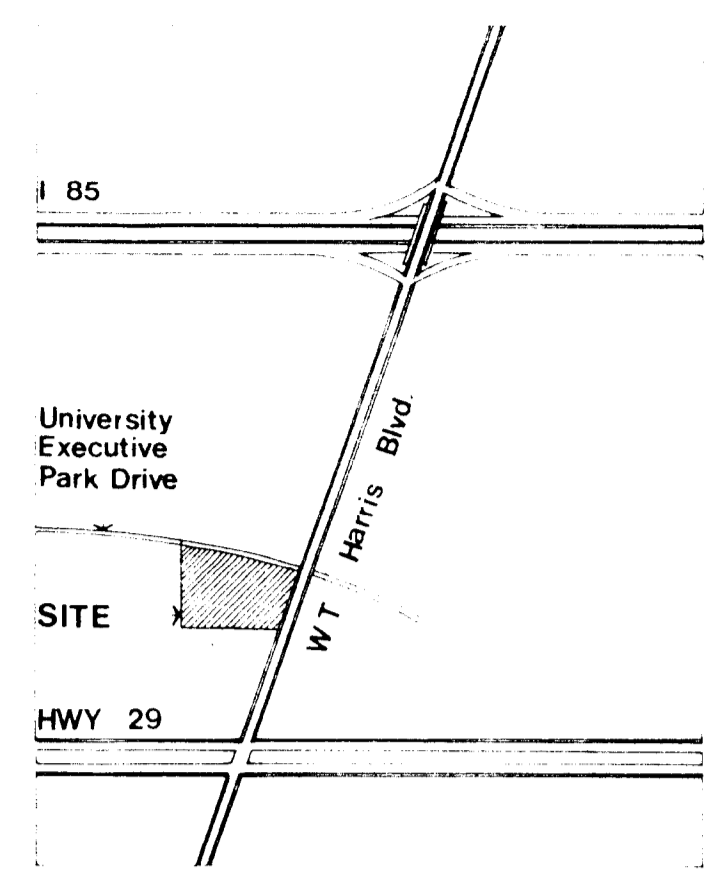
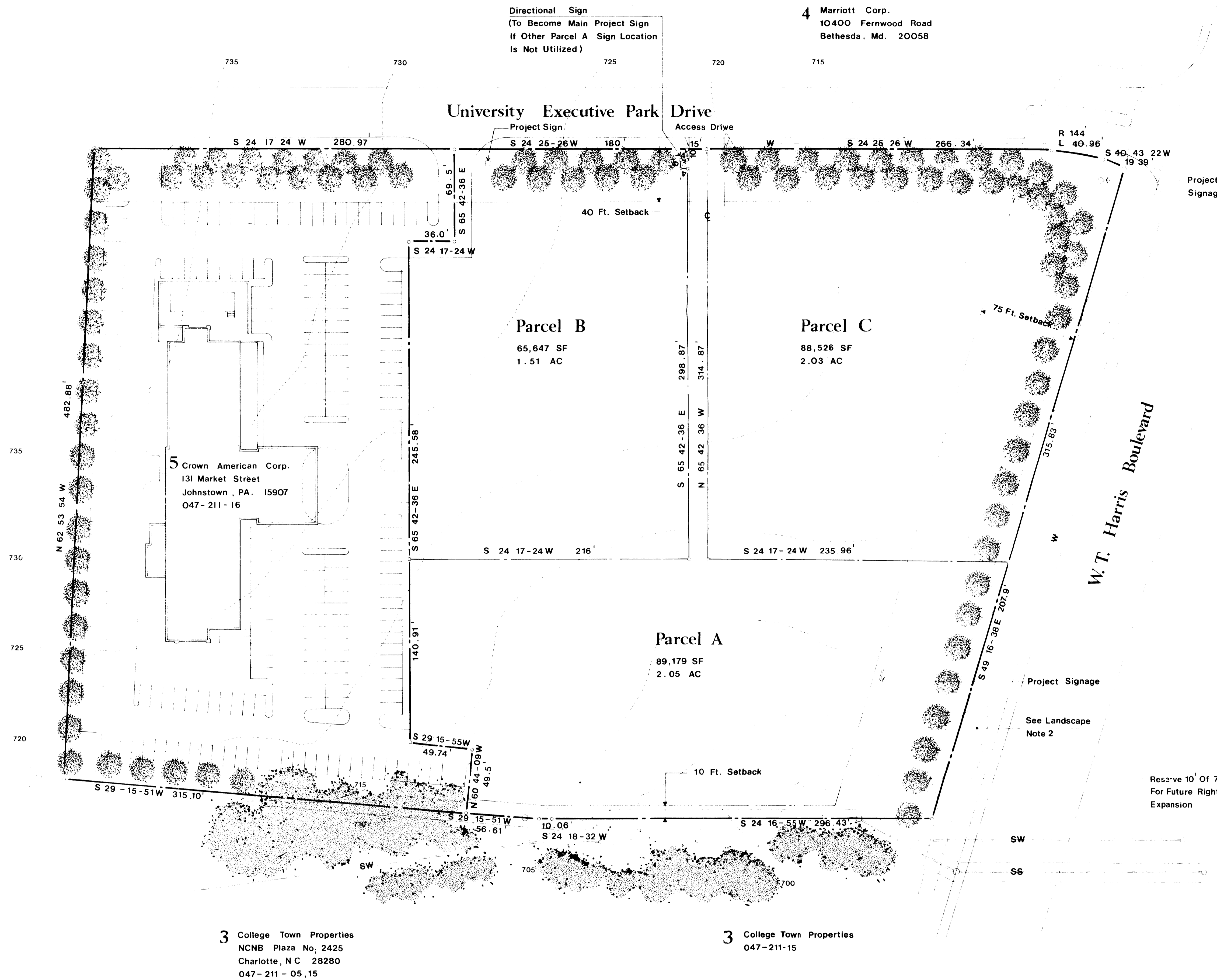


Directional Sign  
(To Become Main Project Sign  
If Other Parcel A Sign Location  
Is Not Utilized)

4 Marriott Corp.  
10400 Fernwood Road  
Bethesda, Md. 20058



Vicinity Map

- LANDSCAPE NOTES**
1. Landscaped setback areas.
  2. All Harris Boulevard.
    - a) A continuous single line of deciduous shade trees shall be provided along the property limits fronting Harris Boulevard. All spacing not to exceed 15' 0" and a minimum size of 3 1/2" caliper.
    - b) In addition to the Harris Boulevard Street trees, shade trees will be provided with a maximum spacing between trees not to exceed 30' 0" and a minimum size of 3 1/2" caliper. A minimum of twenty five shade trees shall be provided.
  3. University Executive Park Drive.
    - a) A continuous single line of deciduous shade trees shall be provided along the property limits at a spacing not to exceed 15' 0" and a minimum size of 3 1/2" caliper.
    - b) All landscaping within the setback areas to be provided within the W.T. Harris Boulevard and University Executive Park Drive shall be approved by an automatic sprinkler system.
    - c) All trees planted on the top of deciduous shade trees shall be provided within the setback areas of the property. All trees shall be provided within the setback areas of the property. All trees shall be provided within the setback areas of the property.
  4. Existing groups of mature deciduous trees shall be preserved along the setback areas where existing trees can be maintained following future road expansion construction.
  5. Detention parking lot landscaping.
    - a) Continuous single line of deciduous shade trees shall be provided within the traffic islands at a spacing not to exceed 15' 0" and a minimum size of 3 1/2" caliper.
  6. Intermediate landscaped traffic islands.
    - a) Deciduous trees located within each traffic island shall be minimum size of 3 1/2" caliper.
    - b) Intermediate landscaped parking islands shall be spaced at a maximum of 100' or more to locate interior parking areas.

1. All parking areas shall be broken up with landscaping to avoid large open paved materials.
2. Wherever significant natural features are located on the site, the owner shall make every effort to preserve them in situ as far as possible. The setback area extending to and the perimeter of the site shall remain open space and except to the extent necessary to provide for utility lines, landscaping, walkways, bicycle paths, or other public or private uses, shall be restricted from future development. No building or parking area shall be located within 50' of any of these features.
3. The number and species of trees to be planted within the site are identified on this Amended Site Master Plan. The trees to be planted shall be approved by the Planning Commission and shall be planted within the setback areas of the property. The owner shall be responsible for the maintenance and irrigation of these trees.
4. All setback areas shall be landscaped with trees and shrubs. The trees shall be planted within the setback areas of the property. The owner shall be responsible for the maintenance and irrigation of these trees.
5. Landscaping shall be provided as approved by the Planning Commission.
6. The setback and tree space areas shown are minimum and may be increased if approved by the Planning Commission. The setback may be increased if approved by the Planning Commission. The setback may be increased if approved by the Planning Commission.
7. The maximum allowable tree space coverage shall be 100,000 square feet. The tree space coverage shall be limited to three (3) acres. The tree space coverage shall be limited to three (3) acres. The tree space coverage shall be limited to three (3) acres.

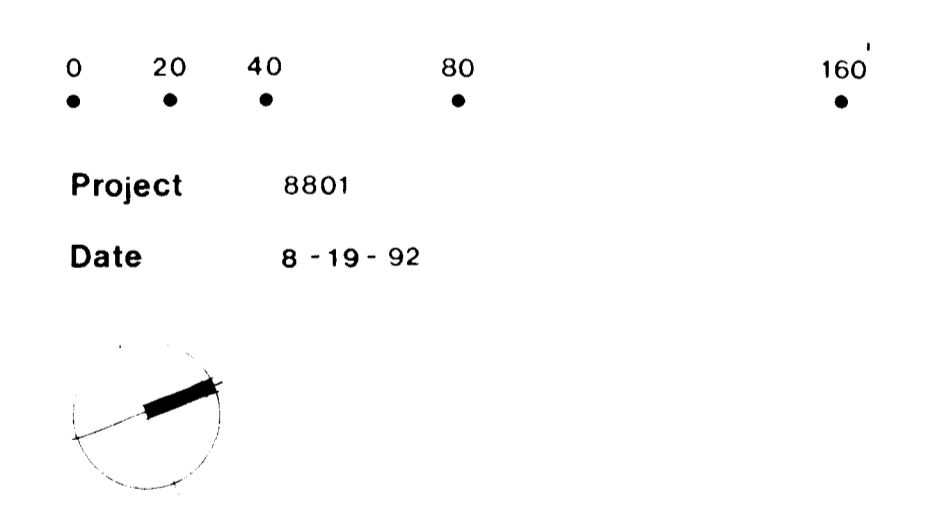
- 1 First Union National Bank  
14 First Union Plaza  
Charlotte, NC 28288  
04727102
- 2 Slate Stone Hills Inc  
One First Union Center  
Charlotte, NC 28288  
04727103
- 3 College Town Properties  
NCNB Plaza No. 2425  
Charlotte, N.C. 28280  
047-211-05.15
- 3 College Town Properties  
047-211-15

**Development Data**

Existing Zoning	O-15 (CD)
<b>Site Area Distribution</b>	
Parcel A	2.05 ac
Parcel B	1.51 ac
Parcel C	2.03 ac
<b>Total</b>	<b>5.59 ac</b>

ATTACHED TO ADMINISTRATIVE  
APPROVAL  
DATED: 09/03/92  
BY: MARTIN R. CRAMTON, JR.

**Amended  
Site Master Plan**



The Summit At University Executive Park

Harris Boulevard Partners

**CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION**  
INTER-OFFICE COMMUNICATION

DATE: September 3, 1992

TO: Robert Brandon  
Zoning Administrator

FROM: Martin R. Cramton, Jr.  
Planning Director

SUBJECT: Administrative Approval for Petition No. 88-18(c) Harris Boulevard  
Partners Tax Parcel No. 047-211-09

Attached is a revised master plan of the above mentioned rezoning petition. The plan has been revised to show four building sites. One building site is occupied by the existing hotel. The other three will be occupied by office buildings, not to exceed 120,000 square feet. All the yards and setbacks will remain as previously approved. Since these changes are minor and do not affect the yards at the exterior of the property, I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

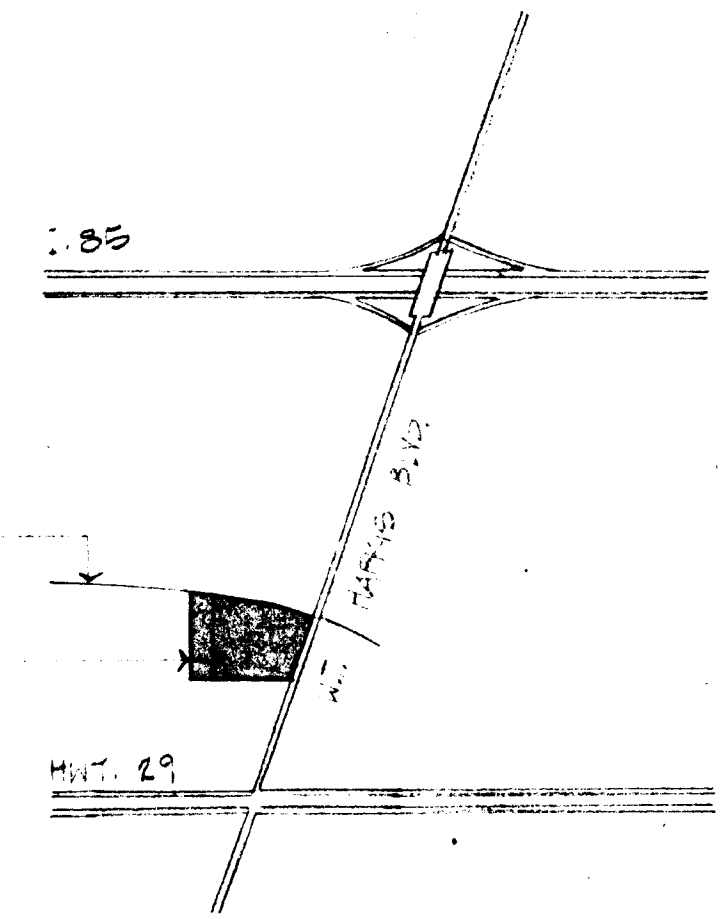
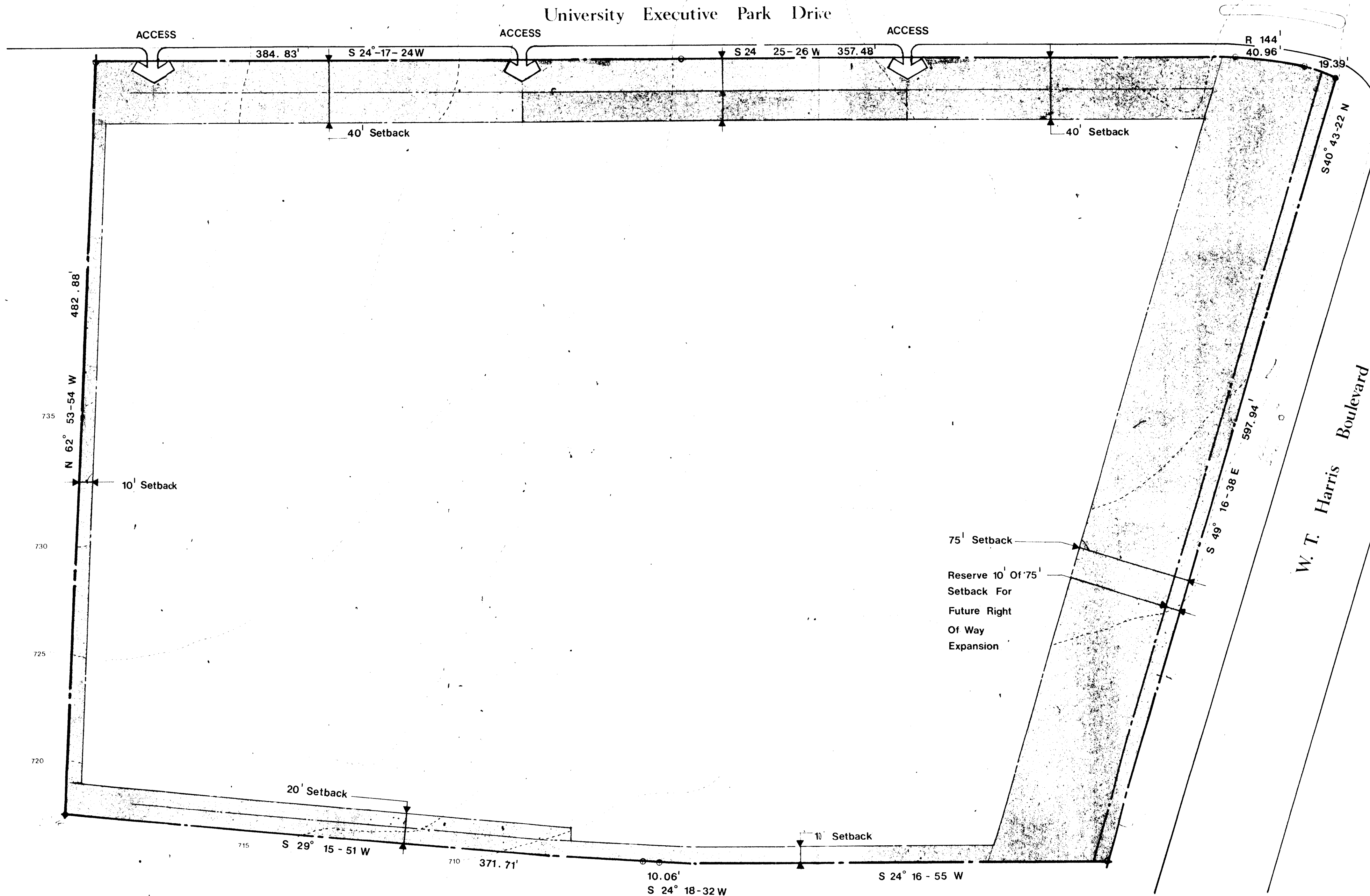
MRCjr/RBH:alj  
Attachment

Collins & Aikman Co.  
701 M<sup>c</sup> Cullough Drive  
Charlotte, N.C. 28213  
047-211-12

Pizzagalli Investment Co.  
7301 Carmel Exec. Park Drive  
Charlotte, N.C. 28226  
047-211-10

College Town Properties  
NCNB Plaza No. 2425  
Charlotte, N.C. 28280  
047-211-05,15

College Town Properties  
047-211-15



First Union National Bank  
T 14 First Union Plaza  
Charlotte, N.C. 28298  
047-271-02

SEE ADMINISTRATIVE APPROVAL

Carley Capital Group  
P.O. Box 238  
Newel, N.C. 28126  
047-201-01  
271-01, 02

DATED: 7/18/88  
BY: MARTIN R. CRAMTON, JR.  
FOR REVISED PLAN

GENERAL NOTES

1. Parking shall be provided to meet or exceed Ordinance requirements.
2. Signage shall be allowed as governed by Ordinance requirements.
3. The setback and open space areas shown are minimums and may be increased at any location as reflected in final site plans. These setbacks may be penetrated only for necessary utility installation, access crossings or permitted signs.
4. An illustrative site master plan is attached and made a part of the submittal material to depict a visual image of how this property may be expected to develop.

Development Data

property size: 8.6 acres  
existing zoning: RE-1  
proposed zoning: O-15 (cd)  
proposed uses: 1 206 Room Hotel  
With Allowable Accessory Uses  
120,000 Sq. Ft. Of Office Uses  
Including A Bank

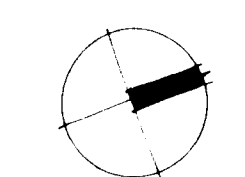
APPROVED BY COUNTY COMMISSION  
DATE 7/18/88

Rezoning  
Site Master Plan

Scale: 1" = 40'

0 20 40 80 160

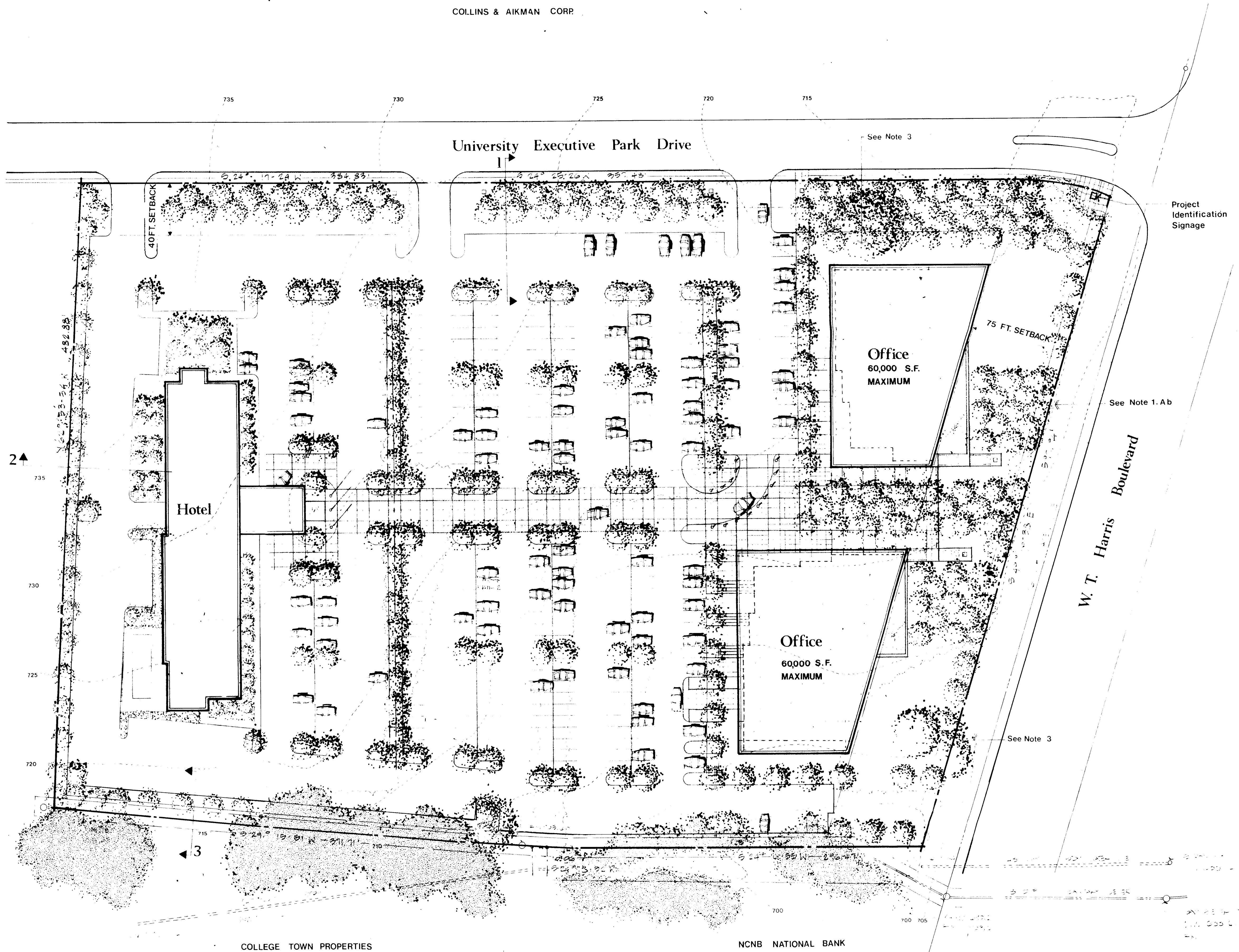
Project: 8801 01  
Date: 4-29-88



The Summit At University Executive Park

Harris Boulevard Partners

88-188 Harris Blvd. Partners



LANDSCAPE NOTES

1. Landscaped setback areas.
  - A) W.T. Harris Boulevard
    - a) A continuous single line of deciduous shade trees shall be provided along the property limits fronting Harris Boulevard, at a spacing not to exceed 35'-0" and a minimum size of 3 1/2" caliper.
    - b) In addition to the Harris Boulevard Street trees, other trees will be provided with a maximum spacing between trees not to exceed 35'-0" and a minimum size of 3 1/2" caliper. A minimum of twenty five shade trees will be provided.
  - B) University Executive Park Drive
    - a) A continuous double line of deciduous shade trees shall be provided along the property limits, at a spacing not to exceed 35'-0" and a minimum size of 3 1/2" caliper.
    - b) All landscaping within the setback areas fronting both W.T. Harris Boulevard and University Executive Park Drive shall be supported by an automatic sprinkler system.
    - c) Accent planting in the form of seasonal flowers, ground cover, and shrubs shall be provided at the corner of the property adjacent to the intersections of Harris Boulevard and University Drive.
2. South and East Perimeter property landscaped yards.
  - a) A continuous single line of deciduous shade trees shall be provided in between undisturbed landscaping along the property lines at a spacing not to exceed 35'-0"
  - b) An evergreen screen shall be provided along the property limits opposite the Hotel foot print area.
3. Existing groups of mature deciduous trees shall be preserved along the setback areas where existing grades can be maintained following future road expansion construction.
4. Interior parking lot landscaping.
  - A) Continuous landscaped traffic islands.
    - a) Continuous single line of deciduous shade trees shall be provided within the traffic islands at a spacing not to exceed 35'-0" and a minimum size of 3 1/2" caliper.
  - B) Intermediate landscaped traffic islands.
    - a) Deciduous trees located within each traffic island shall be a minimum size of 3 1/2" caliper.
    - b) Intermediate landscaped parking islands shall be spaced at a maximum of 100' on center to break up interirp parking areas.

GENERAL NOTES

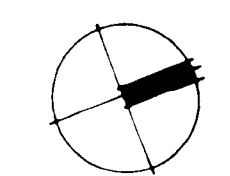
1. While this illustrative Master Plan presents a firm schematic representation of design intent, modification in building sizes and configuration as well as parking design may occur as part of the final design process. Any such adjustments will not change the overall character or nature of the development depicted on this plan and all commitments to setback zones and landscaping as depicted on this plan shall be maintained.
2. All parking areas shall be broken up with landscaping to avoid massing of paved material.
3. Wherever significant natural features are located in the open spaces and setback zones depicted, these shall be maintained in so far as possible. The setback areas extending around the perimeter of the site are to remain as open space and except to the extent necessary to accommodate pedestrian pathways, landscaping, walls, berms, fences, signs, graphic or utility construction 1 will be restricted from future development. No buildings or parking lots may be placed within any setback zone.
4. The number and general location of accesses to the site are identified on the zoning plan and further depicted on the illustrative Master Plan. The final design and location will be subject to approval by NCOJ and the Mecklenburg County Department of Transportation. Construction shall occur in accordance with standards established by the governmental authorities having jurisdiction over their maintenance and operation.
5. All setbacks and yards shall conform to the Mecklenburg County Zoning Ordinance.
6. All off street parking and loading requirements, provided for the office & Hotel, shall conform to the Mecklenburg County Zoning Ordinance.
  - Office Building: 1 parking space per each 300 sf of gross floor areas.
  - Hotel Facility: 1 parking space per guest room, plus 1 space per each 2 employees on largest employment shift.
7. Owner reserves the option to construct one office building of 120,000 sq. ft. in lieu of two 60,000 sq. ft. offices. If two buildings are constructed, they shall not exceed three stories in height above the plaza level. If only one building is constructed, it shall not exceed five stories in height above the plaza level and will be setback a minimum of 100'-0" from Harris Boulevard. The hotel structure shall not exceed seven stories.

The Summit At University Executive Park

Harris Boulevard Partners

Site Master Plan

0 20 40 80 160  
 Project : 8801 - 01  
 Date : 4 29 88



SEE ADMINISTRATIVE APPROVAL  
 DATE 9/3/92  
 PROJECT PLAN