

niv ersity The East Crosland Group

Parcel A

Parcel A may be devo under the Ordinance t by right or d i ry use) which is per s in a BP District.

The Pet phasing

ier agn edule:

to 440,000 square feet of g noval of this Rezoning Peti nocupancy may be issued for extional crossover leading i extional closest to Old Co trn half of the directional cu

feet of gros ing Petition issued for a

with the

gross floor area o valls) may not exc & SCREENING: of all buildings (xceed 1,031,000 feet.

caping and sidewalks instal nees which are keyed to dev spring and screening shall meet or exceed the requients specified in Sections 12.208 and 12.303 of the thin Parcel A will be planted and tent taking place within Parcel A. of the

buffer areas will be established in acco mical Data Sheet. All buffer areas will, was 12.302. subject, however, to the pro-At a minim

- μ w 744.000 square feet of gross fit the directional crossover leading into access point closest to Rocky River f u-turn median break has been installe Road.

oor area) o the Site Road has ed no less

ith the specifications processing immm. conform to the standard of Sections 12.303 and 12.304.

ndscant -A set of the Ordina---

i of Parcel Ter to be ii nts along the norr the railroad allo

event the zoning for, or use of, any adjoining property is changed and as a result uirements for any part of the project edge and/or buffer area involved are reduced inated, the Petitioner reserves the right to have the project edge or buffer ments for that portion of Parcel A determined on the basis of such new zoning or

; placed on Paecel A will m. Signs will not be pen

As generation, fringe on the eas areas to be deter filled in the remaining the second filled in the remaining the second portion of the flood fringe on the west nired to provide access between the we nucal Data Sheet, the northerly portion of the flood teck shall be left in its natural state, with the precise grading permit process. The total area that may be rn flood fringe shall be limited to two acres. of Back Creek may be filled except as and eastern portions of the BP Parcel.

WATER MANAGEN

umpster area will be enclo e being a hinged gate. If c ll may be substituted for t

one

AL CONTROLS

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on 9.805 of t the Ordin el A shall meet or exceed the setback, side yard and der the Ordinance for the Business Park District. ith the

200 feet of a ll be lim ed 10 40 5

a link fence running through the ed and (at the Petitioner's option management of North Carolina L project edge along W.T. Harris Boulevard may) an upgraded tence may be installed with the partment of Transportation.

d underbrush within the W.T. Harris g the overall appearance of naturally ual landscaping within such areas bithind under the Ordinance for a

sualization of s

GREENWAY:

sveloper of Parcel A agrees to estab of Directors of this Association wil pment taking place within Parcel A d with enforcing these guidelines. In-a architectural design standards. In-

ablish an Ôv will be to est A and to ap Key areas

uncernation structures shall
water detention may, how
the BP Parcel.

not be permitted in rec ever, be placed within

AND DES

GN REVI

While parking areas the constructed within vents will n s depleted on the Schematic Site Plan may vary in size and loc meet the minimum standards established under the Ordinance.

A uniform lighting system will be employed throughout Parcel A and will inc shoebox fixtures which do not, including their bases, exceed 30 feet in height

onsideration will be given to th rimeter of Parcel A. Items for tergy efficiency and shielding c wards adjacent streets and prop ALK ALONG OLD of lighting both within and outside the ation will include intensity. cutoff angles, c of light, the intent being to eliminate glare

l construct at its expe la construct at its expe coad and Railroad in a the date on which an a instructed or the Coun rs Association of the BP of BP Parcel between Old dy's specifications at the

UVEWAYS ves the extension ner's being ab valk from the i

r of access points to Par bata Sheet. The access p vional and not mandator cel A shall be I points to the pr imited to four as depicted on this perty to the south and to Old Col

the Technical Data 2 minor adjustments t 2 signs and any ina Department of

Site

Tabulation

DATE

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NPROVED BY COUNTY COMMISSI

NOTE:

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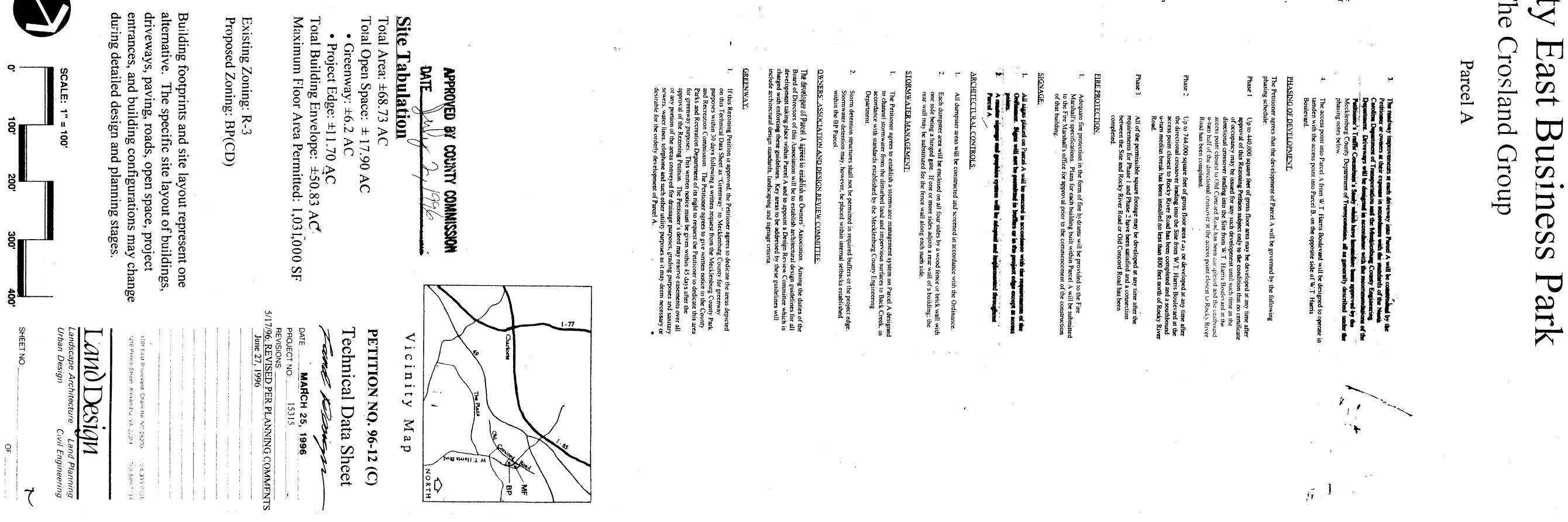
Existing Zoning: R-3 Proposed Zoning: BP(CD)

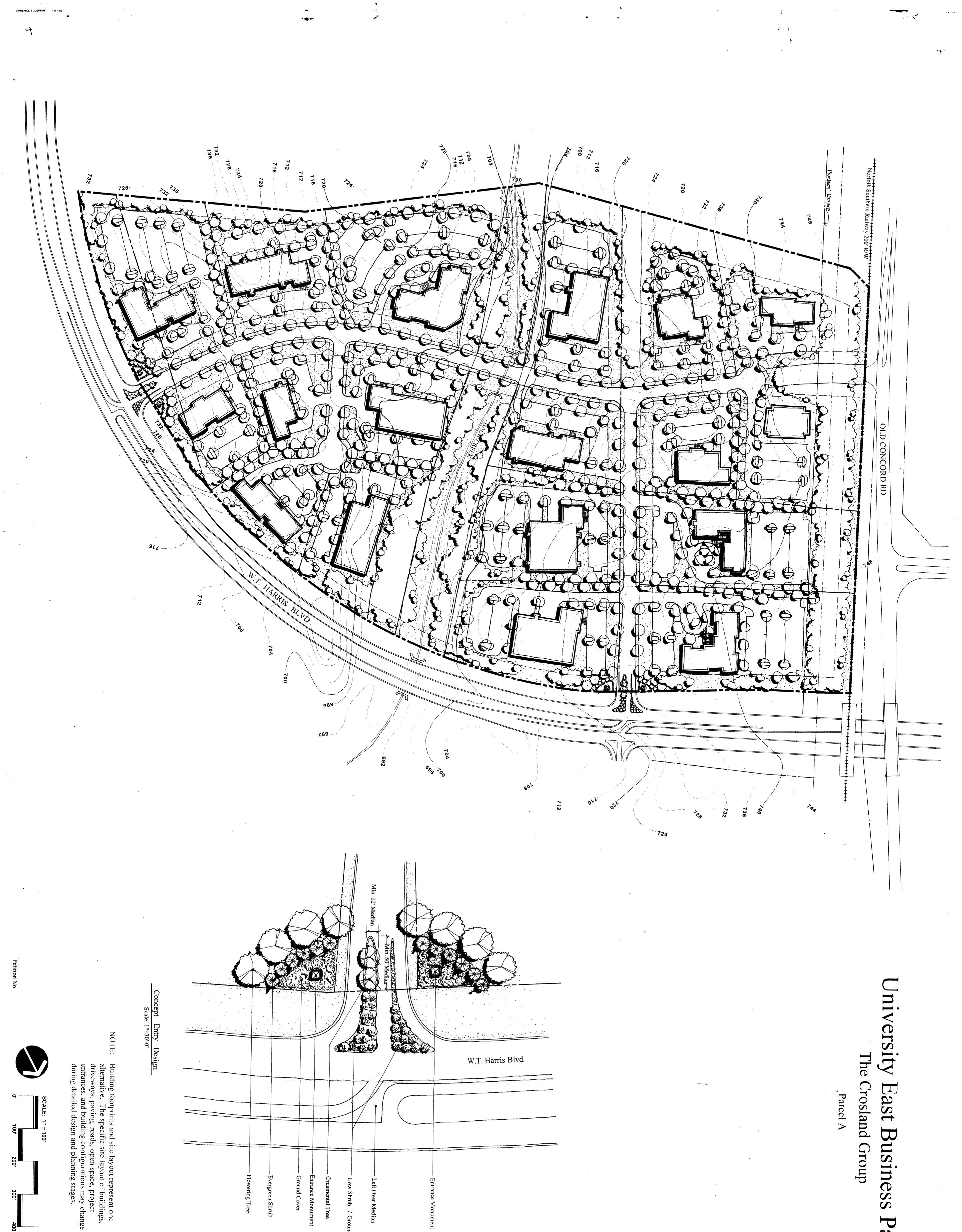
Building footprints and site layout represent one alternative. The specific site layout of buildings, driveways, paving, roads, open space, project entrances, and building configurations may change during detailed design and planning stages.

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Petition No.





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Land Design

1 (1921) 1 (1921) 1 (1948) X. M.

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DATE MARCH 25, 1996 PROJECT NO 15315 REVISIONS 5/17/96: REVISED PER PLANNING COMMENTS June 27, 1996

PETITION NO. 96-12 (C) Schematic Plan

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en Shrub

Cover

Monument

ental Tree

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rub / Ground Cover

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ver Median

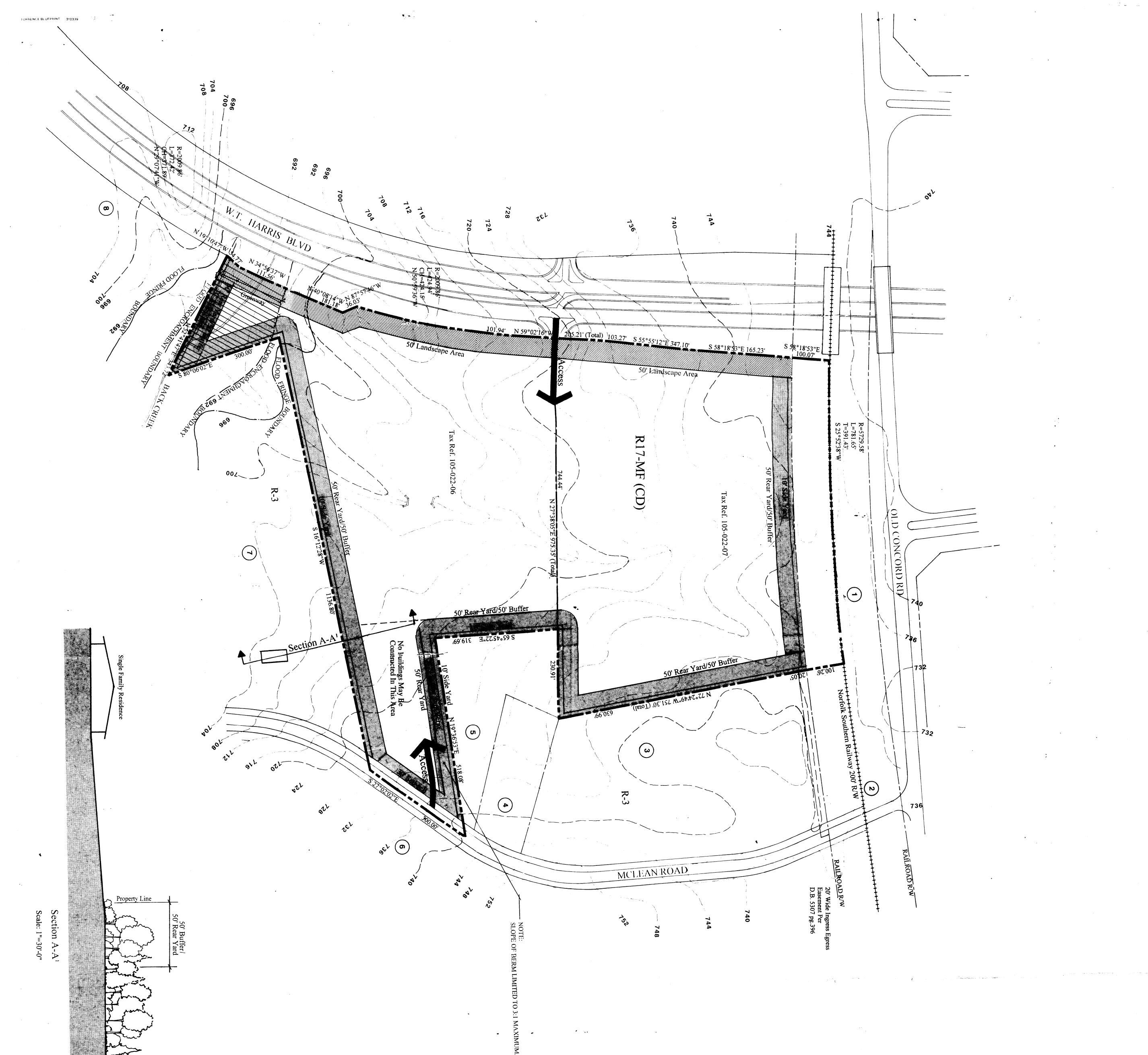
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Park





Parcel B

Development Notes

ERAL PROVISI TTED US ashed und Zoning Dis higher stهر pl cel B are schem ng design deve proval process v t Sheet. Parkin opment and cor othin the maxim g layouts may a ionstruction document phase imum building envelope also be modified to eet the ive

This parcel may be used in whole or in part as a planned, multi-family project (inc any related or accessory use) or for any use which is permitted by right or under prescribed conditions in the R-3 District under the Ordinance.

PING & SCREENING: 8 cel B.

Iscaping and screening shall meet or exceed the requirements of sta ments specified in Sections 12.208 and 12.303 of the Ordinance. scaping and sidewalks within Parcel B will be planted and con h are keyed to development taking place within this Parcel B. 5

SCAPED AREA ALONG W.T. HARRIS BOULEVARD.

e 50 foot landscaped area depicted on this Technical Data Sheet will be estab ng W.T. Harris Boulevard for this parcel. This landscaped area will remain disturbed except as otherwise provided below:

- be cleare with the ments. ed and graded in order to accommodate project entrance off W.T. Harris Boule signage and landscaping.
- ę through this landsco of improving the overs
- time crosses the landscaped an ty line which is not less than 7 ty line which is not less than 7 for such utility line is replan that to the types of materials the lar to the types of materials the ed a at an interio degrees and d with plant it are in plac scaped area but only if the ngle measured at the the extent possible, the path terials which are the same as thin the landscaped area
- BUFFE

of Se rior buffer areas will be established in accordance with the specifications prov rechnical Data Sheet. All buffer areas will, at a minimum, conform to the star retions 12.302, subject, however, to the provisions of Section 12.304 of the nance, except as provided below.

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..... www.except the buffer area established along the Norfolk Southern Railroad pf-way (the western margin) will be left in a natural state and no part thereof may be bed other than to install utility lines, and then only if the utility line crosses the aped area at an interior angle measured at the property line which is not less than grees and, to the extent possible, the path cleared for such utility line is replanted lant materials which are the same as or similar to the types of materials that are in within the landscaped area involved.

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iter area a iys, sidew ping, land is or utilit rea along the western margin shall not be disturi idewalks, or other pedestrian or bicycle paths. v landscaping maintenance or replacement. or mu stility lines. sturbed except for required is, walls, fences, or required r maintenance and construction

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t to remove vines and underbrush for the purposes ce of the naturally vegetated areas and may install in such areas where needed in accordance with the Ordinance. of,

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Parking areas may be constructed inside constructed within setbacks and buffers.

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The parking areas of in all events will m

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natic Site Plan m dards establishe

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titioner also reserves the option to satisfy the buffer requirements along the n margin of Parcel B through a perpetual easement agreement with the railr of the buffer to be installed within its right of way.

is.

Consideration will be given to the impact of perimeter of Parcel B. Items for considera energy efficiency and shielding of sources glare towards adjacent streets and property

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the Publicase will idead a five idea to the innerest of any seco n high long slong the w of the p

Rezoning Petition is approved, the Petitioner agrees to dedicate the ical Data Sheet as "Greenway" to Mecklenburg County for greenw Sllowing a written request from the Mecklenburg County Parks and itssion. The Petitioner agrees to give written notice to the County P ment of its right to request the Petitioner to dedicate this area for g notice must be given within 45 days after the approval of the Rez ner's deed may reserve easements over all or any portion of the art ge purposes, grading purposes and sanitary sewers, water lines, tell and the provide the request the process and sanitary severs. NAX. cted on this ; within 30

ENTS TO B NG PLAN: , telepi and such other ent of Parcel B. ises. The

be app the Or amendments to this Technical Data Sheet involving either of the component Parcels may ised for by the then owner or owners of the Parcel or Parcels involved in accordance with linance.

- S EFFECT OF THE REZC APPLICATION:
- If the Petitioner's Rezoning Petition is approved, the development program established under this Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the owners (from time to time) and their respective beirs, devisees, personal representatives, successors in interest and assigns.
- oughout this Rez 1 respect to each 1 esentatives, succ
- ng Petition, the terms "Petitioner," "owner" or "owners," shall, cel, be deemed to include the respective heirs, devisees, personal ors in interest and assigns of each of the owners of the component site who may be involved in its development from time to time.

Site Tabulation Total Area: ±29.33 AC Total Open Space: 15.10 A Total Impervious Space: 16. Total Dwelling Units: 400

0 AC 16.25 AC

Existing Zoning: R-3 Proposed Zoning: R17-MF(CD)

NOTE:

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

Drive



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SCALE: ۰. 100

Petition No.



HEET NO

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and Planning ^I Engineering

Landscape Architecture Land I Urban Design Civil Eng

10, 56703 AV 71314 S0786, JA ≂04/333/0328 703 549 778-

DATE MARCH 25, 1996 PROJECT NO 15315 REVISIONS 5/17/96: REVISED PER PLANNING COMMENTS 6/10/96: NOTE #3, STREET AND DRIVEWAYS June 27, 1996

Technical Data Sheet PETITION NO. 96-12 (C)

Vicinity Map X. WI THING BUN NORTH /뭐 ₰

1.77 -+ of lighting both ation will includ s of light, the int

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Parcel B. h within and outside the de intensity, cutoff angles tent being to eliminate

in Parcel B shall meet or exceed the setback, under the Ordinance for the R-17 MF Distric may vary in size and loca led under the Ordinance. eet in height. may X. •

Storm detention structures shall not be permitted in required buffer, the lands along W.T. Harris Bottlevard, or the required suttouts along McClean Road. the Or

of th

no Parcel B will be constructed by the idards of the North Carolina Department Engineering Department or as part of

unition and the movals.

ed on this

The number of access particular technical Data Sheet.

turn lane off of McClean Road le period of time after the le Department of Transportation around by reason of increased

ande of W.T. Harris

special line h

Department

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the Nord nty Engi

icted on the Technical Data to make minor adjustments to and designs and any h Carolina Department of Department.

Access points will be located wi Sheet, subject to the right of the accommodate final site and arch adjustments that may be require fransportation and the Mecklen

: form of fire hydrants will b ns for each building built wit r approval of the constructio II be provided to the Fire within Parcel B will be submitted ttion of that building commences.

Adequate fire prote Marshall's specifics to the Fire Marshal

ations. I's offic

in the Plans fice for

All du

IWATER MANA

EMENT

ITECTURAL CONTR

A master s Parcel B.

DIECTION

All signs pli Ordinance.

ment system on Parcel B designed ervious surfaces to Back Creek. in urg County Engineering

The Petitioner agrees to establish to channel stormwater from the c accordance with standards establ

a stormwater manageme listurbed land and imper-ished by the Mecklenbur