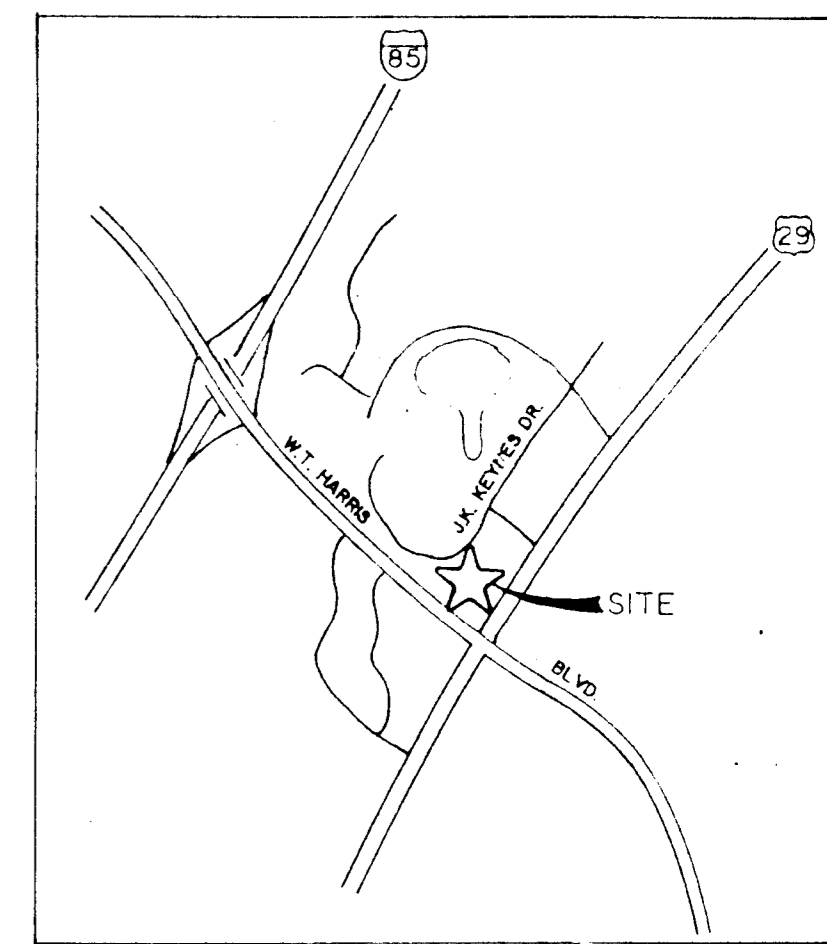
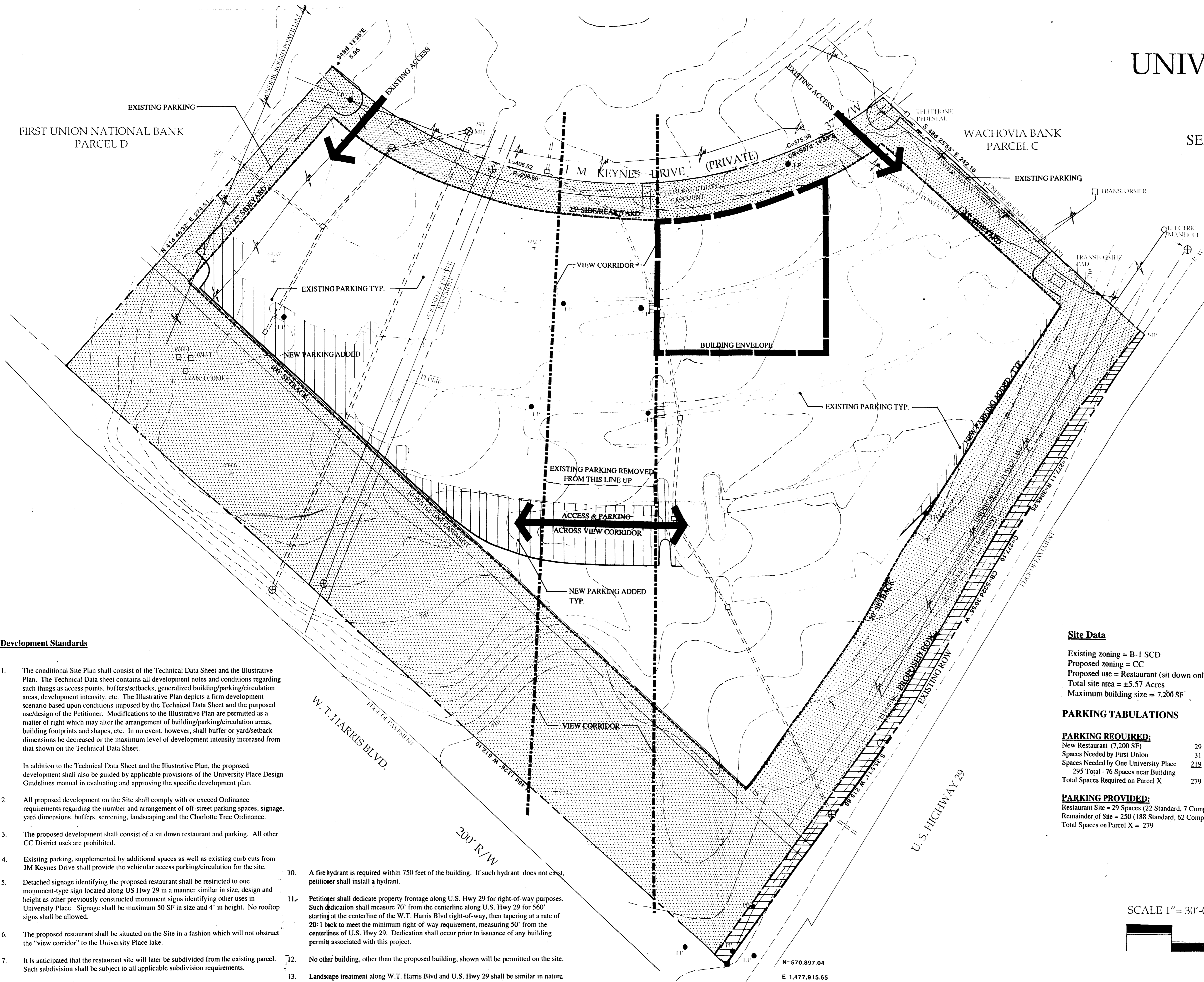


UNIVERSITY PLACE PARCEL X FOR SEABOARD REALTY, INC.



VICINITY MAP
NOT TO SCALE

APPROVED BY CITY COUNCIL
DATE 4/22/97

Development Standards

- The conditional Site Plan shall consist of the Technical Data Sheet and the Illustrative Plan. The Technical Data sheet contains all development notes and conditions regarding such things as access points, buffers/setbacks, generalized building/parking/circulation areas, development intensity, etc. The Illustrative Plan depicts a firm development scenario based upon conditions imposed by the Technical Data Sheet and the proposed use/design of the Petitioner. Modifications to the Illustrative Plan are permitted as a matter of right which may alter the arrangement of building/parking/circulation areas, building footprints and shapes, etc. In no event, however, shall buffer or yard/setback dimensions be decreased or the maximum level of development intensity increased from that shown on the Technical Data Sheet.
- In addition to the Technical Data Sheet and the Illustrative Plan, the proposed development shall also be guided by applicable provisions of the University Place Design Guidelines manual in evaluating and approving the specific development plan.
- All proposed development on the Site shall comply with or exceed Ordinance requirements regarding the number and arrangement of off-street parking spaces, signage, yard dimensions, buffers, screening, landscaping and the Charlotte Tree Ordinance.
- The proposed development shall consist of a sit down restaurant and parking. All other CC District uses are prohibited.
- Existing parking, supplemented by additional spaces as well as existing curb cuts from J.M. Keynes Drive shall provide the vehicular access parking/circulation for the site.
- Detached signage identifying the proposed restaurant shall be restricted to one monument-type sign located along US Hwy 29 in a manner similar in size, design and height as other previously constructed monument signs identifying other uses in University Place. Signage shall be maximum 50 SF in size and 4' in height. No rooftop signs shall be allowed.
- The proposed restaurant shall be situated on the Site in a fashion which will not obstruct the "view corridor" to the University Place lake.
- It is anticipated that the restaurant site will later be subdivided from the existing parcel. Such subdivision shall be subject to all applicable subdivision requirements.
- Dumpster shall be screened by an enclosure with gates.
- Maximum height of Lighting will be 30 feet.
- A fire hydrant is required within 750 feet of the building. If such hydrant does not exist, petitioner shall install a hydrant.
- Petitioner shall dedicate property frontage along U.S. Hwy 29 for right-of-way purposes. Such dedication shall measure 70' from the centerline along U.S. Hwy 29 for 560' starting at the centerline of the W.T. Harris Blvd right-of-way, then tapering at a rate of 20:1 back to meet the minimum right-of-way requirement, measuring 50' from the centerlines of U.S. Hwy 29. Dedication shall occur prior to issuance of any building permits associated with this project.
- No other building, other than the proposed building, shown will be permitted on the site.
- Landscape treatment along W.T. Harris Blvd and U.S. Hwy 29 shall be similar in nature to other University Place developments along those roads.
- Curb and gutter and sidewalk along U.S. Hwy 29 shall be provided per Engineering Department requirements. A planting strip will be provided separating the sidewalk and the road.
- Sidewalks as generally shown on the illustrative plan shall be provided along J.M. Keynes Drive and "view corridor."

Site Data

Existing zoning = B-1 SCD
Proposed zoning = CC
Proposed use = Restaurant (sit down only)
Total site area = ±5.57 Acres
Maximum building size = 7,200 SF

PARKING TABULATIONS

PARKING REQUIRED:	
New Restaurant (7,200 SF)	29
Spaces Needed by First Union	31
Spaces Needed by One University Place	219
295 Total - 76 Spaces near Building	
Total Spaces Required on Parcel X	279
PARKING PROVIDED:	
Restaurant Site = 29 Spaces (22 Standard, 7 Compact)	
Remainder of Site = 250 (188 Standard, 62 Compact)	
Total Spaces on Parcel X =	279

**TECHNICAL DATA SHEET
FOR PUBLIC HEARING
PETITION NO. 97-25**

DATE **DECEMBER 17, 1996**

PROJECT NO. 16148

REVISIONS

2/10/97 REVISED PER REVIEW COMMENTS

3/27/97 REVISED PER REVIEW COMMENTS



SCALE 1" = 30'-0"



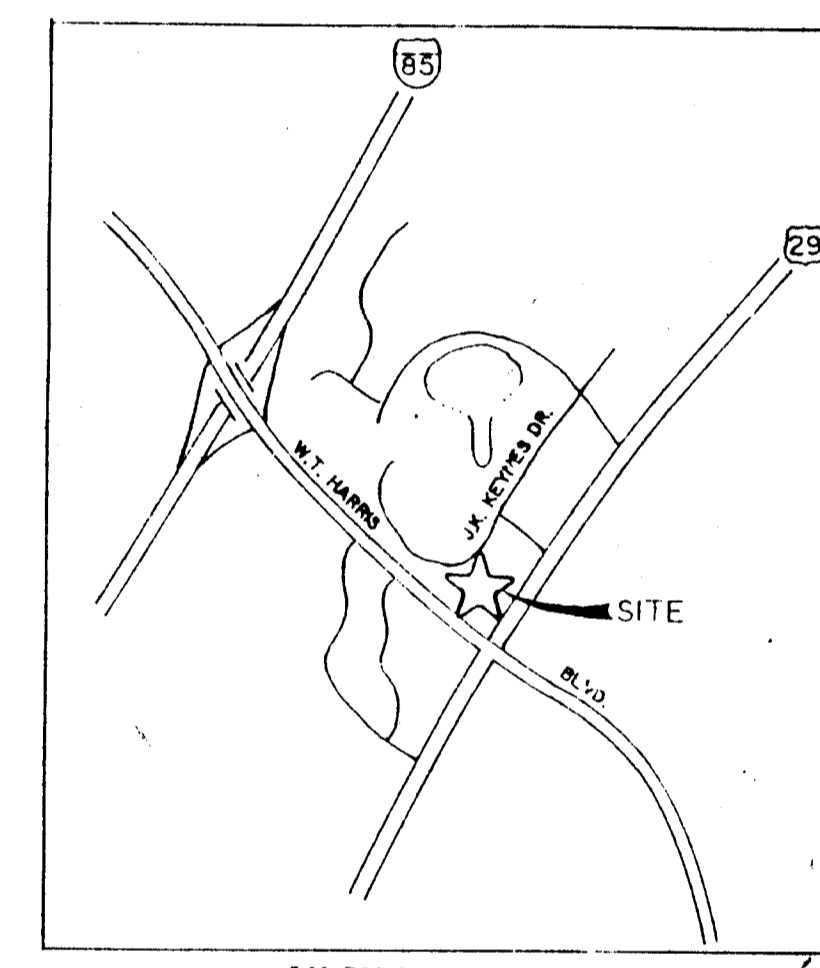
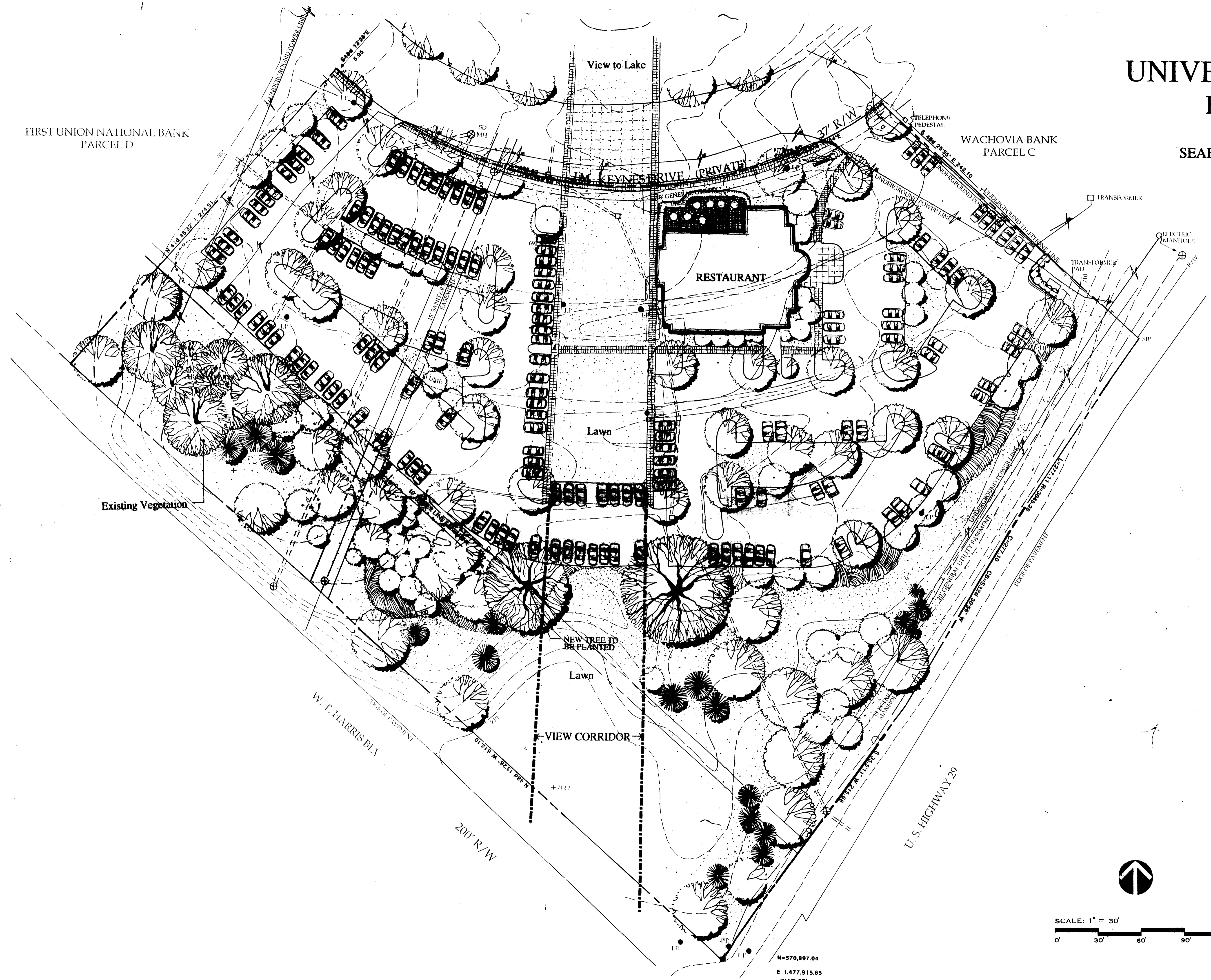
Land Design
Landscape Architecture Land Planning
Urban Design Civil Engineering

SHEET NO. _____ OF _____

UNIVERSITY PLACE PARCEL X FOR SEABOARD REALTY, INC.

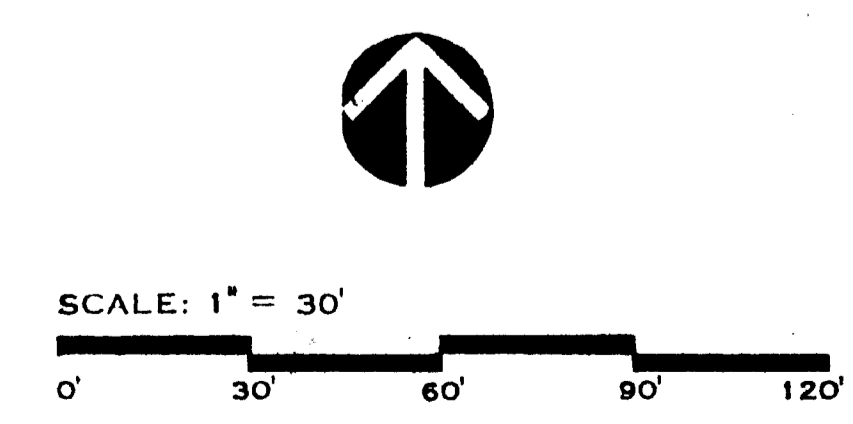
FIRST UNION NATIONAL BANK
PARCEL D

WACHOVIA BANK
PARCEL C



ILLUSTRATIVE PLAN FOR PUBLIC HEARING PETITION NO. 97-25

Ford Design
DATE: **DECEMBER 17, 1996**
PROJECT NO: 16148
REVISIONS:
2/10/97 REVISED PER REVIEW COMMENTS
3/27/97 REVISED PER REVIEW COMMENTS



1701 East Boulevard, Charlotte, NC 28203 704/333 0325
1216 Fincastle Street, Alexandria, VA 22314 703/518-7784

Land Design
Landscape Architecture Land Planning
Urban Design Civil Engineering

SHEET NO. _____ OF _____

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