

Legal Boundary Description
Parcel I
 Being a parcel of land in the Crab Orchard Township in Mecklenburg County, North Carolina.
 Beginning at an existing iron pin located on the northernmost ROW line of East W.T. Harris Blvd., proceed S 87°19'18" E 164.70' to a 6" iron pin; thence S 87°19'18" E 164.70' to a 6" iron pin; thence S 64°40'10" W 448.14'; thence S 121.63' along a curve of 2000.89'; thence S 21°42'23" E 152.23'; thence S 67°15'27" E 106.45'; thence S 67°15'27" E 172.30' along a curve of 2000.89'; thence S 127°02'18" E 151.11'; thence S 67°15'27" E 214.54'; thence S 27°27'50" W 210.00'; thence N 18°52'34" E 329.79' along a curve of 2000.89' 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 westernmost ROW line of East W.T. Harris Blvd., proceed S 17°54'00" W 230.57' to the point of beginning.
 thence S 48°50'06" W 144.61'; thence S 77°22'27" E 16.50'; thence S 78°20'00" W 111.51'; thence S 52°50'07" W 82.28'; thence S 77°22'27" E 101.11'; thence S 30°12'40" W 34.93'; thence S 12°40'00" W 87.42'; thence S 67°15'27" E 144.12'; thence S 20°59'00" W 27.54'; thence S 41°00'00" W 37.33'; thence S 77°19'43" W 6.14'; thence S 60°40'00" W 99.33'; thence S 80°45'00" W 113.47'; thence following the center of Brook Creek to a wooden structure to the intersection of the center of Brook Creek and the ROW line of East W.T. Harris Blvd.; thence S 0°45'40" W 21.66'; thence N 34°56'37" W 111.10'; thence N 1°12'30" W 57.77'; thence 105.97' along a curve of 2000.89'; thence S 27°18'40" E 193.44' along the ROW line of East W.T. Harris Blvd.; thence S 55.82' along a curve of 2000.89' along the ROW line of East W.T. Harris Blvd.; thence N 64°40'10" E 448.14'; thence N 62°39'34" E 556.48'; thence N 18°52'34" E 329.79' and returning to the point of beginning.

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

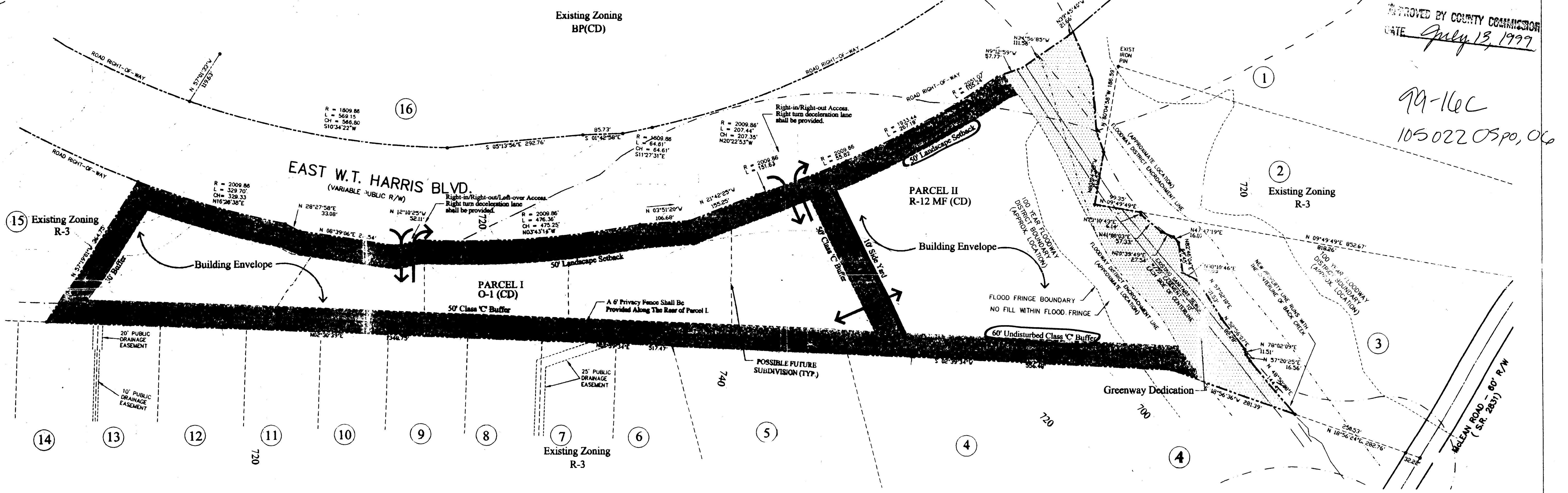
University East Mixed-Use Site

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

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

APPROVED BY COUNTY COMMISSIONER
 DATE: July 13, 1999

99-16C
 105 022 OSPO, OC



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 provisions 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 zoning 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 as stipulated 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 shall be permitted as provided by the Mecklenburg County Zoning 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 200 children at one time.
 Parcel II:
 1. 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 on the Technical Data Sheet. The exact locations may vary somewhat from those depicted based on final design and location requirements as required by Mecklenburg County.
 2. The petitioner agrees to provide right-of-way dedications as shown at the two proposed entrances.

Setback:
 1. Buffer zones established on this Technical Data Sheet shall conform to the standards of Section 12.3.0 of the Ordinance; subject, however, to the provisions of Section 12.3.04 thereof.
 2. Buffer areas shall remain as 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 high, 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 set back the rear yard and side yard requirements established under the Ordinance for the O-1 Zoning District.
 2. No 1:1 water detention facilities may be located within any setback areas.
 3. Landscaping in setback areas shall remain as open space and, subject to the provisions of Paragraphs (4) and (5) below, shall be left undisturbed.
 4. 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 the Site depicted on the Technical Data Sheet.
 5. The petitioner reserves the right to install utilities within the landscape setback area established along the eastern 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, grade and fill within the undisturbed portion of the landscape setback area depicted on the Technical Data Sheet.
 6. Where existing trees and shrubs are located 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 East W.T. Harris Boulevard shall be landscaped in the following manner:
 a. Large mature trees per 100 linear feet of setback which at a minimum, will satisfy the screening requirements of the Ordinance.
 7. The petitioner reserves the right to install streets or driveways through the setback as shown on the Technical Data Sheet.
 8. 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 12.3.03 of the Ordinance.
 2. To the extent that the site grading plan permits, trees greater than 4 inches in caliper located within the 50-foot wide area of the 50-foot wide setback of East W.T. Harris Blvd. shall be preserved.
 3. The 100-yard roadway setback boundary (roadway fringe) shall remain as open space. No buildings may be constructed and no filling shall be permitted inside the roadway fringe. This area, however, may be used for recreational purposes and structures associated with recreational uses, such as gazebos, shall be permitted in the roadway fringe. Utility crossings shall also be permitted in the roadway fringe.
 4. A 2:1 policy fence shall be provided at least 40' from the rear property line of Parcel I. The "front" side 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 roadway 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 final certificate of occupancy, whichever is earlier.
 2. The Petitioner reserves the right to maintain easements for the purpose of providing utility service to the development with 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 in 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 streetlights 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 located 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.
 2. Within Parcel II, building heights shall be in accordance with 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.

Scale: 1"=100'

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

DATE: December 17, 1998
 PROJECT NO: 18255
 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

01701 East Boulevard, Charlotte, NC 28203 704/333-0320
 01414 Finner Street, Asheville, NC 28814 704/248-7798
 0144 NW Street St. Southern Pines, NC 28387 910/892-2788
 0130 2nd Ave. Ste. 201, Franklin, TN 37069 615/261-0164

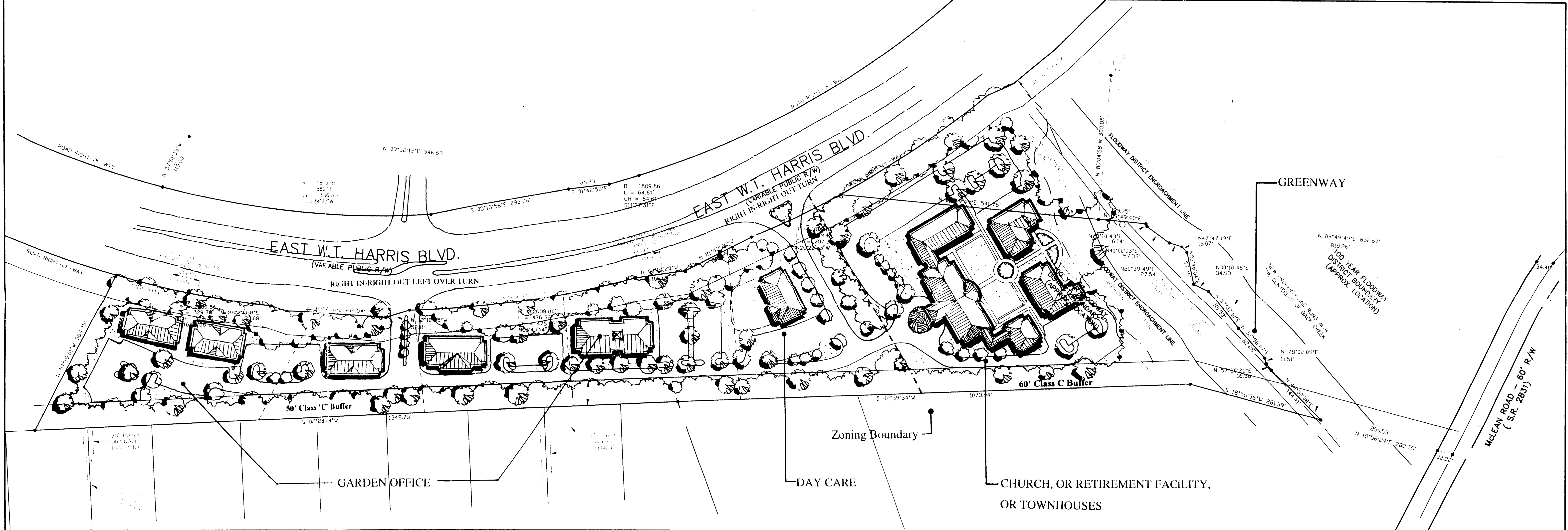
LandDesign, Inc.
 Landscape Architecture Land Planning
 Urban Design

SHEET NO: 1 OF 2
 FILE NAME: g18255tblug18255tblug.dwg

University East Mixed-use Site

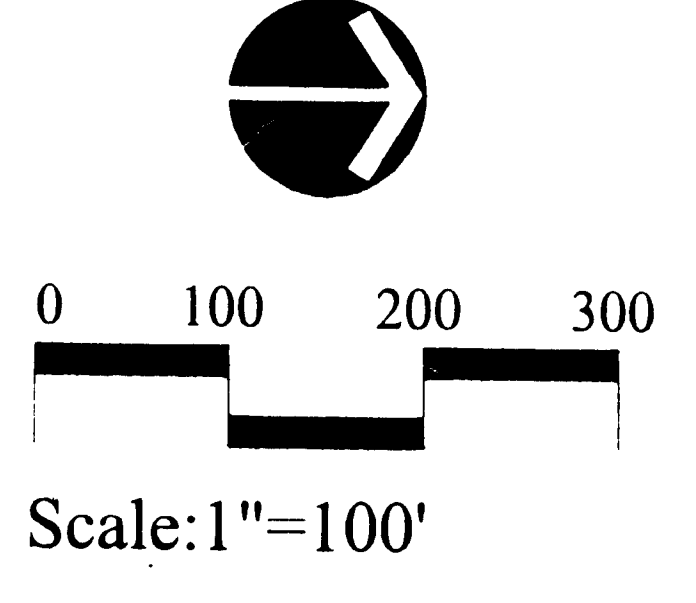
E. W.T. Harris Blvd.
 Mecklenburg County, N.C.

petitioner
Crosland Commercial
 125 Scalesyark Rd.
 Charlotte, N.C. 28209



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

DATE: December 23, 1998
 PROJECT NO: 18255
 REVISIONS:
 April 8, 1999: Revised per Planning Commission comments
 MAY 14, 1999: REVISED PER PLANNING COMMISSION REVIEW
 July 2, 1999:



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.

LandDesign, Inc.
 Landscape Architecture Land Planning
 Urban Design

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