



ColeJenest & Stone

Shaping the Environment
Restoring the Possibilities

- Land Planning
- Landscape Architecture
- Civil Engineering
- Urban Design

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MEDALIST PROPERTIES

100 Shockoe Slip
Richmond, VA 23219

HWY 29/ HARRIS BLVD

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

EXISTING CONDITIONS

Project No.
3435

Issued
01/28/08

Revised

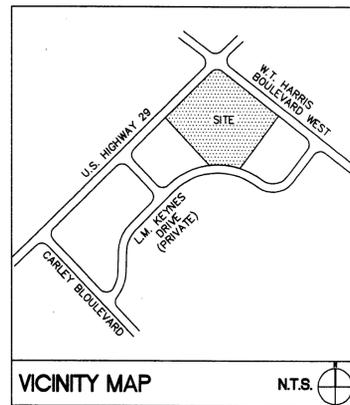
SCALE: 1"=50'

0 25 50 100

RZ1.0

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VICINITY MAP

N.T.S.

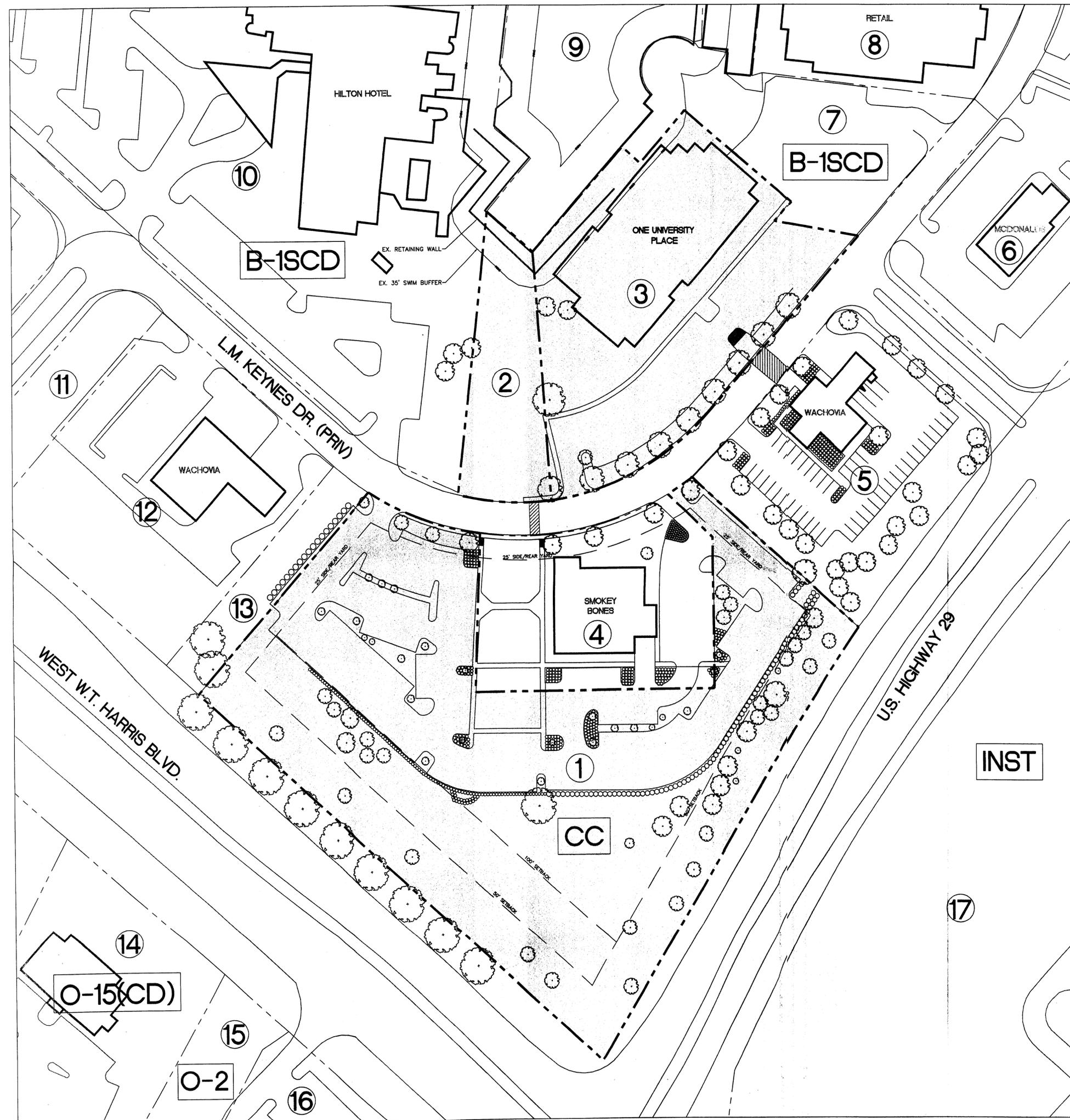
SURVEY DISCLAIMER

BASE INFORMATION COMPILED FROM MECKLENBURG COUNTY G.I.S. DATABASE. DATE: 10/07

08-66

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 36246 CHARLOTTE, NC 28236 | B-1SCD |
| 6 | 04727201 | MCDONALDS CORP (320250) | P.O. BOX 66321 AMF O'HARE AIRPORT CHICAGO, IL 60666 | B-1SCD |
| 7 & 8 | 04727402/ 04727404 | CASTIGS SHOPPES AT UNIVERSITY PLACE | 191 W. NATIONWIDE BLVD SUITE 200 COLUMBUS, OH 43215 | B-1SCD |
| 9 | 04725202 | UNIVERSITY PLACE OWNERS ASSOC AND CASTO | 191 W. NATIONWIDE BLVD 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-1#415 | PO BOX 36246 CHARLOTTE, NC 28236 | B-1SCD |
| 13 | 04727198 | NC FIRST UNION NATIONAL BANK | PO BOX 36246 CHARLOTTE, NC 28236 | CC |
| 14 | 04721109 | FALL INVESTMENTS LP | 6620 FAIRVIEW RD CHARLOTTE, NC 28210 | O-15(CD) |
| 15 & 16 | 04721115/ 04721108 | LTD 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 |

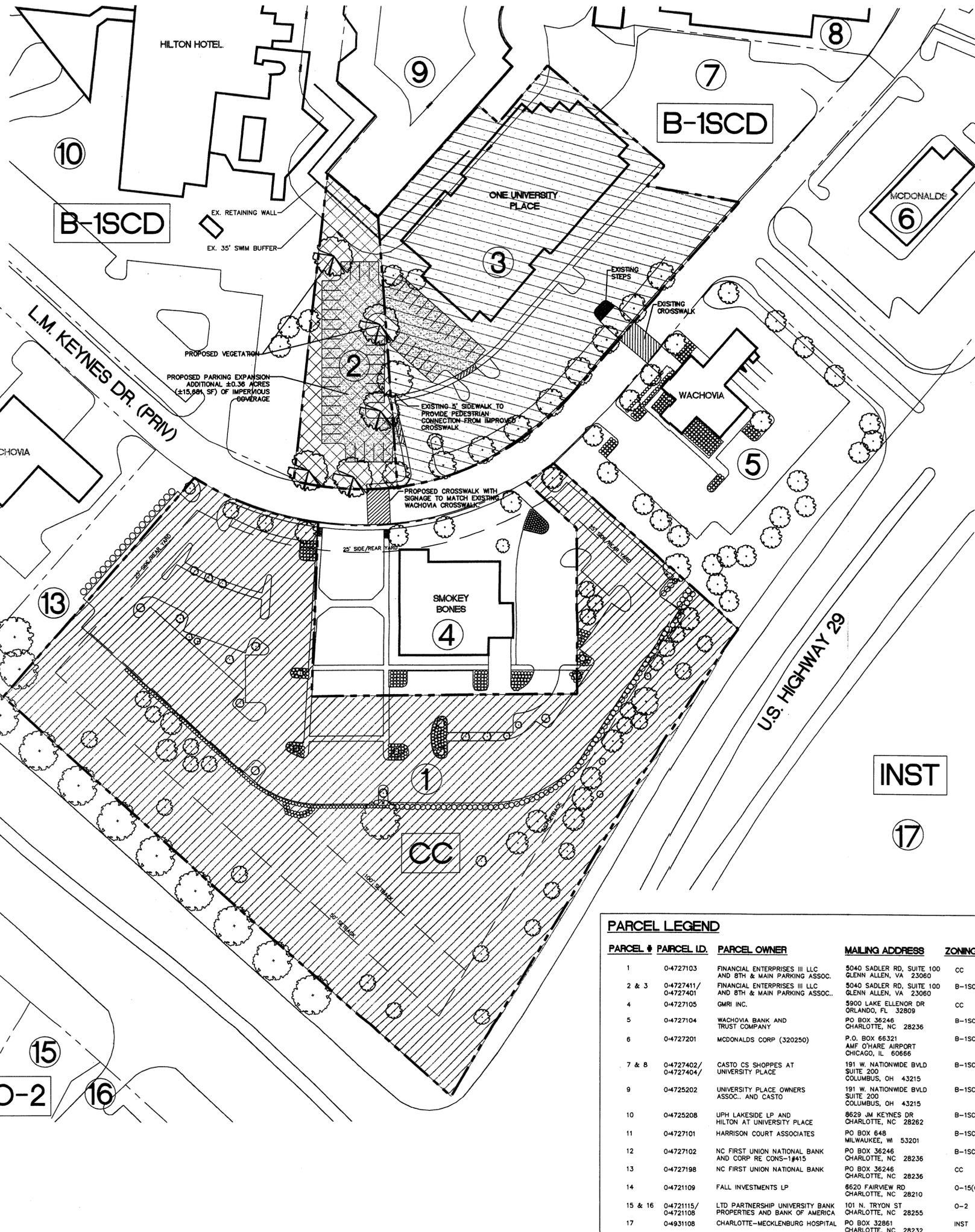
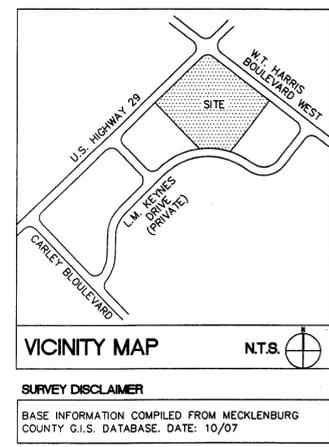


INST

CC

O-15(CD)

O-2



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 | | |
| 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 |
| TOTAL | ±2.59 ACRES (40%) | ±2.95 ACRES (45%) | ±0.36 ACRES (5%) |

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 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. 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 92,000 SQUARE FOOT BUILDING AND RELATED OFF-STREET PARKING FACILITIES. ANY BUILDING LOCATED ON PARCEL 3 SHALL HAVE A MAXIMUM SIZE OF 92,000 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.

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 50 FOOT BUILDING AND PARKING SETBACK AND LANDSCAPED AREA SHALL BE ESTABLISHED AND MAINTAINED ON PARCEL 1'S FRONTAGE ALONG U.S. HIGHWAY 29.
- 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.

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 FREESTANDING LIGHT FIXTURE INSTALLED ON THE SITE SHALL BE 30 FEET.

SIGNS

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

ACCESS POINTS/SIDEWALKS/CROSSWALK

- 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.
- 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.

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 AND 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 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.

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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

SCALE: 1"=50'

R22.0

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