

HARRIS BLVD

PETITIONER : QUEENS PROPERTIES, LLC LAND PLANNER: LANDDESIGN, INC. 6000 Fairview @ Southpark Towers 223 North Graham St. Charlotte, N.C. 28287 J.A. Jones Drive Charlotte, N.C. 28202 (704) 553-3301 SURVEYOR : R.B. PHARR & ASSOCIATES SURVEYING & MAPPING 420 Hawthorne Lane Charlotte, N.C. 28204 (704) 376-2186

SITE DATA TOTAL SITE AREA +/- 53.8 ACRES per survey by R.B. Pharr & Assoc., 02/24/02 EXISTING ZONING: RE-1 EXISTING USES: VACANT PROPOSED ZONING: MUDD (CD)

Max. 675 Residential units, 36,000 s.f. of Retail and 500,000 s.f. of office. Boundary survey, tree survey, legal description by R.B. Pharr and Assoc.

MIXED USE DEVELOPMENT DISTRICT (1) MINIMUM LOT AREA: None Required (2) MINIMUM SETBACK: 14' Minimum from back of public streets. (3) MINIMUM SIDE YARDS: None, but 10' building separation required adjacent to a residential use. (4) MINIMUM REAR YARD: None, but 10' building separation required adjacent to a residential use. (5) MAXIMUM HEIGHT: 120'

ADJACENT PROPERTY OWNERS			
1 047-01-06 Wachovia Bank of N.C. P.O. Box 3099 Winston-Salem, N.C. 27150	3 047-01-07 Queens Properties 6060 Saint Albans St. Charlotte, N.C. 282630273	5 047-01-08 Tadd & Anne Ballard 830 Med. Plaza Dr. Ste. A Charlotte, N.C. 282626701	7 047-01-09 Robert & Lisa Squatella P.O. Box 56005 Charlotte, N.C. 28256
2 047-01-10 Tadd & Anne Ballard 830 Med. Plaza Dr. Ste. A Charlotte, N.C. 282626701	4 047-01-11 Robert & Lisa Squatella P.O. Box 56005 Charlotte, N.C. 28256	6 047-01-12 Harper-Blood LLC 2000 Saint Leo St. Raleigh, N.C. 27603382	8 047-01-13 Scarlet % Gray LLC 20622 Rio Oro Dr. Cornelia, N.C. 28031
3 047-01-14 James Kiddie 830 Med. Plaza Dr. #F Charlotte, N.C. 282626701	5 047-01-15 Madson & Adria Haynes 830 Med. Plaza Dr. Ste. A Charlotte, N.C. 282626702	7 047-01-16 Queen Properties LLC 6060 Saint Albans St. Charlotte, N.C. 282630273	9 047-01-17 Queen Properties LLC 6060 Saint Albans St. Charlotte, N.C. 282630273
4 047-01-18 Eye Two-Development LLC 830 Med. Plaza Ste. C Charlotte, N.C. 282626702	6 047-01-19 Eye Two-Development LLC 830 Med. Plaza Ste. C Charlotte, N.C. 282626702	8 047-01-20 Eye Two-Development LLC 830 Med. Plaza Ste. C Charlotte, N.C. 282626702	10 047-01-21 Carolina Ready Mix Concrete 155 Mockingbird Ln Ste 711 Charlotte, N.C. 28203326
5 047-01-22 Hawkeye Building Co. 8360 St. Forth Rd. Raleigh, N.C. 27603	7 047-01-23 Carolinas Ready Mix Concrete 155 Mockingbird Ln Ste 711 Charlotte, N.C. 28203326	9 047-01-24 Queen Properties LLC 6060 Saint Albans St. Charlotte, N.C. 282630273	11 047-01-25 Queen Properties LLC 6060 Saint Albans St. Charlotte, N.C. 282630273
6 047-01-26 Ronald Parks 836 Med. Plaza Dr. Ste B Charlotte, N.C. 282626702	8 047-01-27 Raymond White Rev. Trust 836 Med. Plaza Ste. C Charlotte, N.C. 282626702	10 047-01-28 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	12 047-01-29 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262
7 047-01-29 Marsh Blood Patrick LLC 2448 Park Road Charlotte, N.C. 28203	9 047-01-30 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	11 047-01-31 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	13 047-01-32 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262
8 047-01-33 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	10 047-01-34 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	12 047-01-35 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	14 047-01-36 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262
9 047-01-37 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	11 047-01-38 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	13 047-01-39 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	15 047-01-40 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262
10 047-01-41 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	12 047-01-42 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	14 047-01-43 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	16 047-01-44 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262
11 047-01-45 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	13 047-01-46 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	15 047-01-47 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	17 047-01-48 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262
12 047-01-49 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	14 047-01-50 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	16 047-01-51 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	18 047-01-52 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262
13 047-01-53 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	15 047-01-54 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	17 047-01-55 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	19 047-01-56 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262
14 047-01-57 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	16 047-01-58 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	18 047-01-59 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262	20 047-01-60 Eye Two-Development LLC 830 Technology Drive Charlotte, N.C. 28262

Confidential Real Estate/Queens Properties

University Research Park

MUDD (CD) DEVELOPMENT STANDARDS

1. Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance and the provisions of this site plan, as well as other applicable codes and ordinances. The building and parking configuration shown on the site plan represents a final plan for the development of the site and may be altered or modified during the design and development of the site within the maximum building and parking envelopes indicated as shown per Section 12.303 of the Ordinance.

2. Buffers, if required, will conform to the provisions of section 12.303. Required buffers on the site may be eliminated if the adjoining parcels are zoned such that buffers are no longer required. Although not required, the Petitioner will establish a 10' "Clear C" buffer along the Technology Drive front and west side of the site. This buffer may be graded and re-vegetated to meet the Ordinance requirements.

3. Screening will conform to the provisions of section 12.303. Landscaped areas within the site will be improved as part of the overall development. All landscape disposal areas, dumpsters, etc. will be screened with a solid enclosure and gates.

4. Any detached lighting on the site will not exceed 30 feet in height and will be aimed into the site away from adjoining properties and public streets. Wall type lighting will use the allowed. Pole type lighting will be provided in the pedestrian circulation areas within the site.

5. Signage on the site will be permitted in accordance with applicable ordinance provisions, except as may be modified under the Optional provisions as noted below.

6. Stormwater detention will comply with applicable standards of Charlotte/Mecklenburg Stormwater Services. Common stormwater facilities may be used to comply with ordinance standards and may include one of the facilities or a combination thereof. No detention will be placed within any residential or commercial area.

7. Access to the site will be provided by connections to Harris Blvd. and Technology Drive. These connections may be by way of other public streets or private streets or driveways. Internal access to individual lots may be provided by way of other public or private streets. Public streets may be constructed to a special "urban street" standard as has been approved by CDOT. In addition, the site has been arranged and planned to allow for the potential future extension of a street from this site to the west and the Petitioner will reserve a right-of-way for such a street, as generally shown on the site plan through the design and development of the site.

8. The Petitioner will install transportation improvements in conjunction with the development of the site as follows:

1. Contract an additional eastbound left-turn lane on W.T. Harris Boulevard at Technology Drive. The additional left-turn lane will have 200 feet of mid-storage and a 201 foot taper or as determined by CDOT.

2. Contract an additional eastbound left-turn lane on Technology Drive with a storage length of 200 feet and a 201 foot taper.

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APPROVED BY CITY COUNCIL  
DATE 12/23/02

PRELIMINARY  
CONCEPT PLAN  
SHEET 2 OF 3



223 North Graham Street  
Charlotte, NC 28202

Phone: 704.333.0325  
Phone: 704.376.7777  
Fax: 704.332.3246  
Fax: 704.376.8235

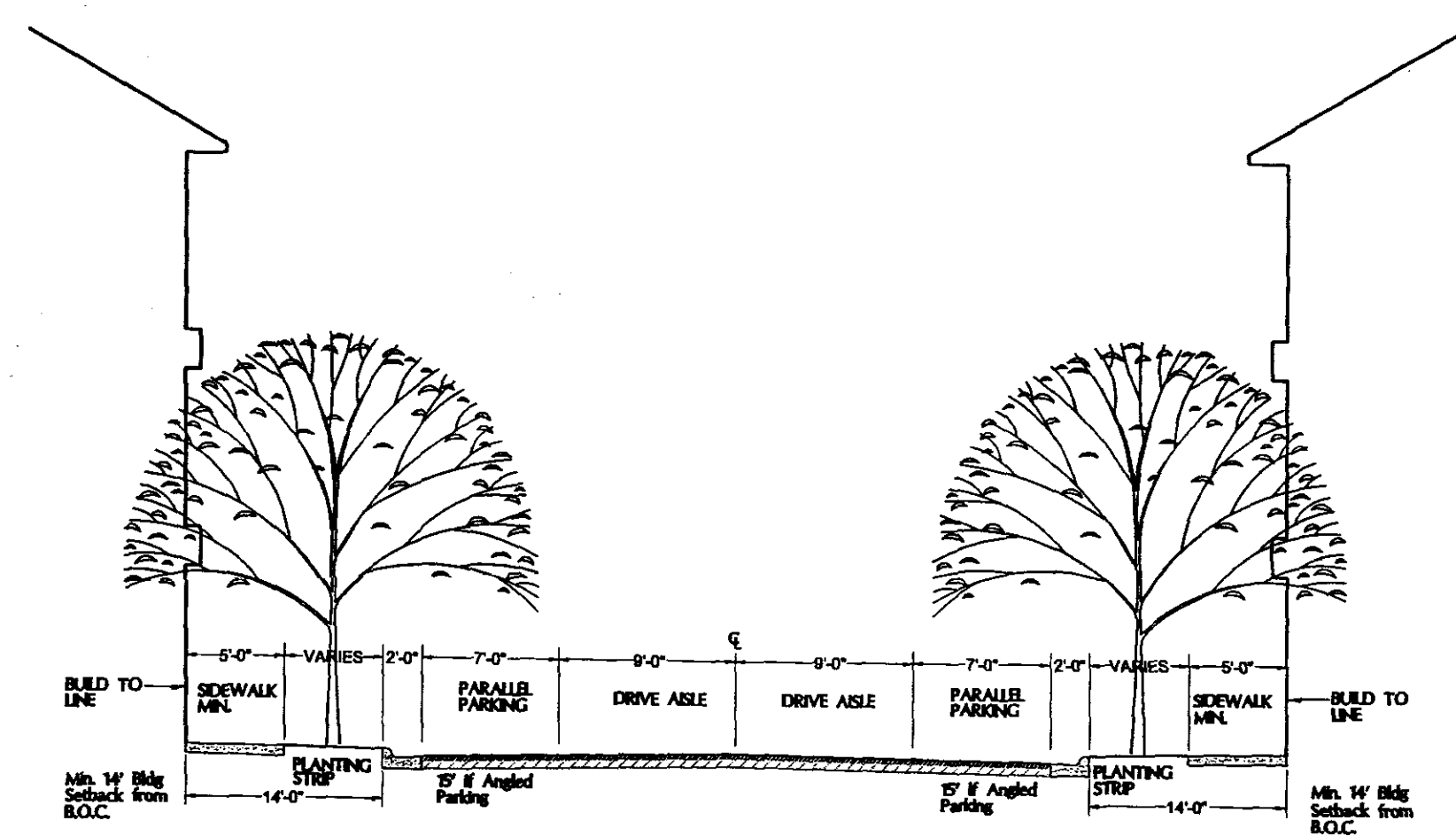
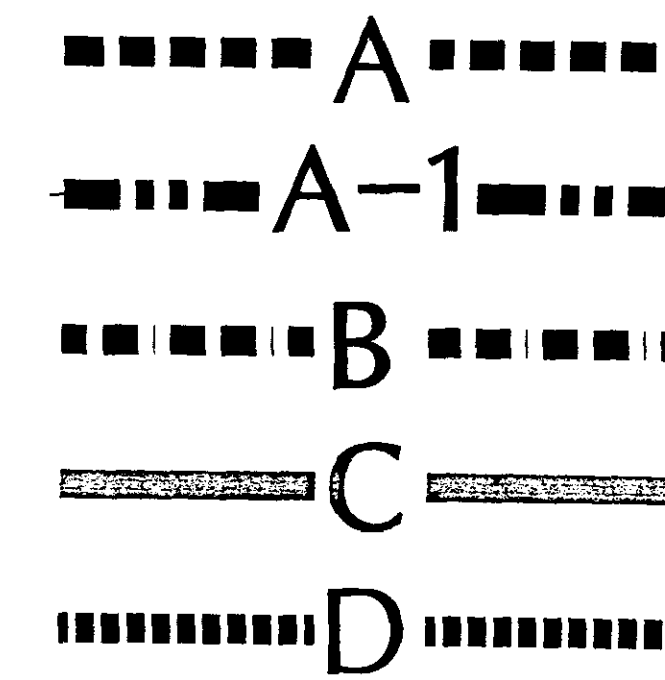
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Date: 07 February 2002  
Project Number: 1002002  
Revision 1: 17 June 2002  
Revision 2: 23 October 2002  
Revision 3: 12/09/02  
12/15/02

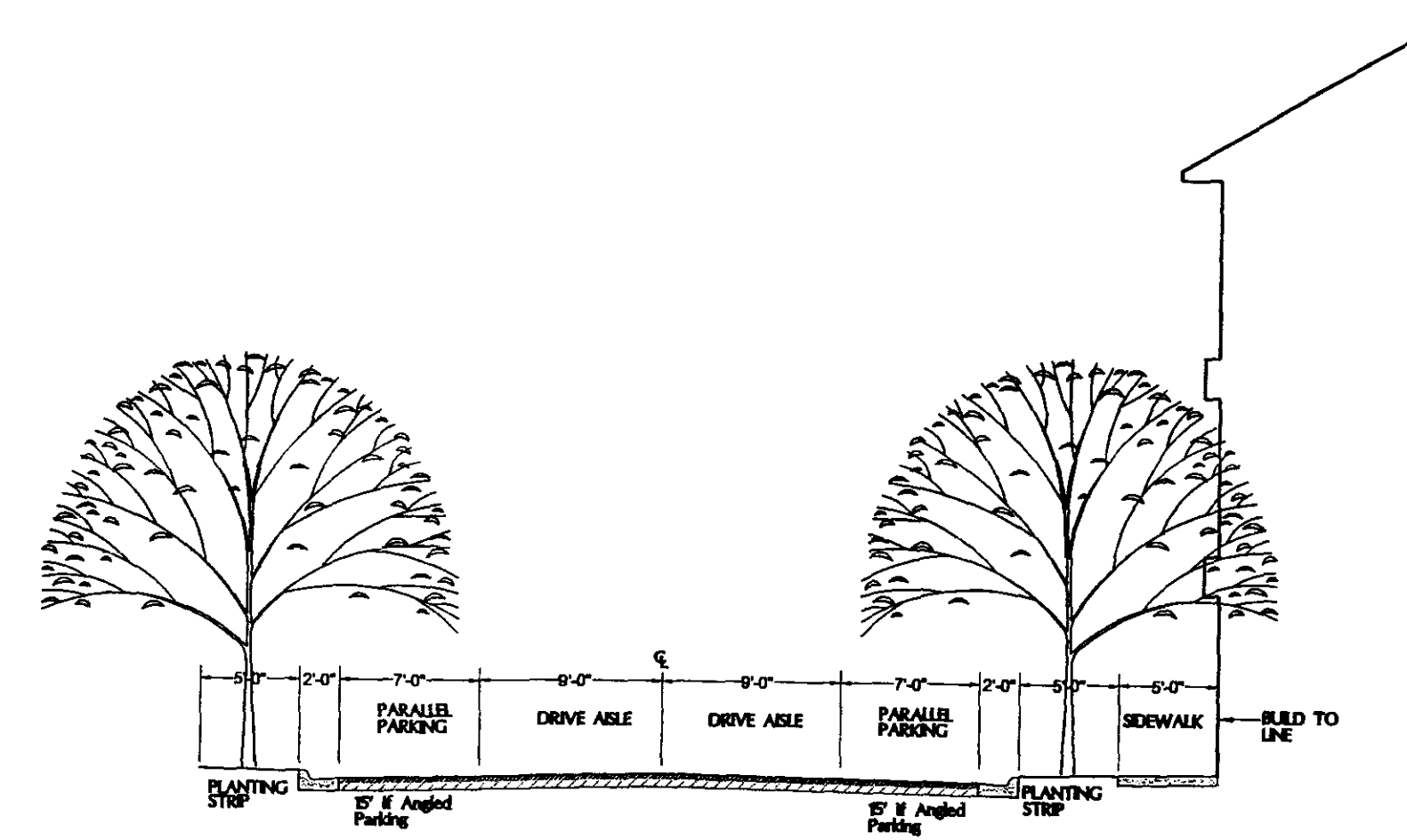




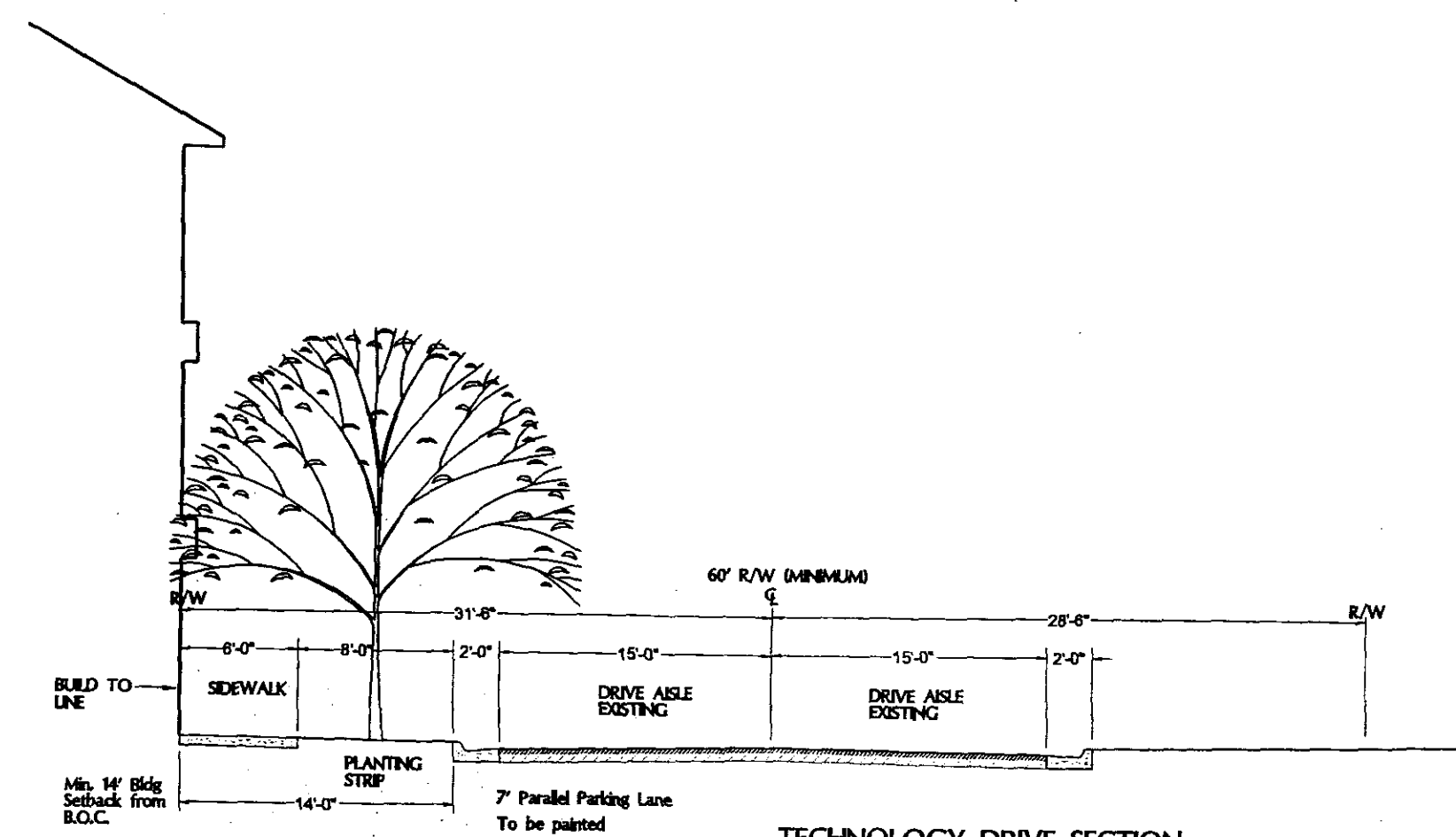
LEGEND



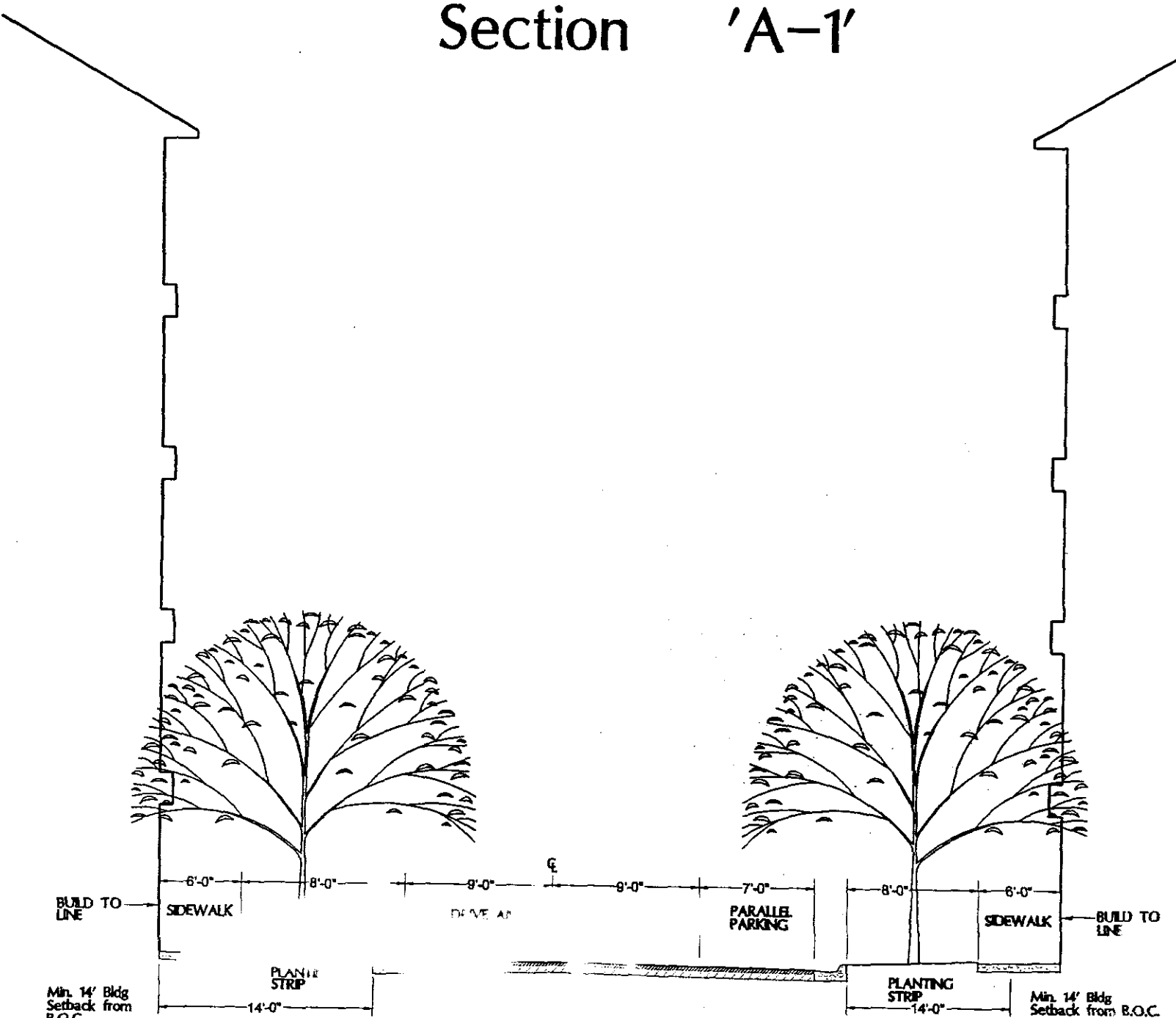
INTERIOR PRIVATE STREET SECTION  
Section 'A'



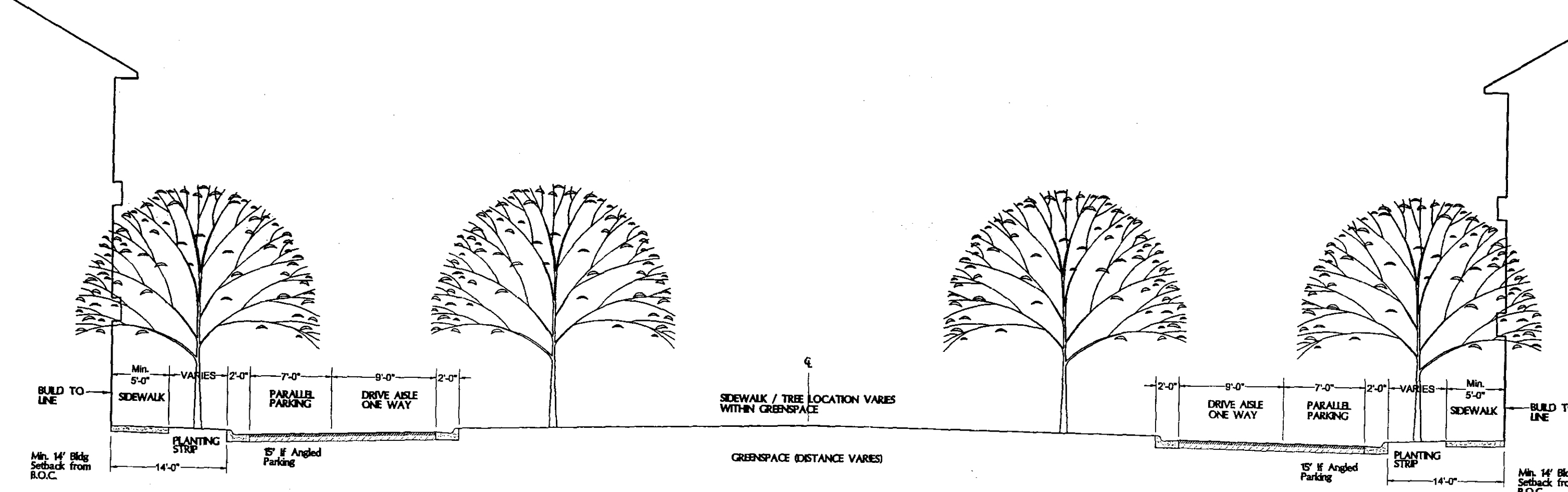
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Section 'A-1'



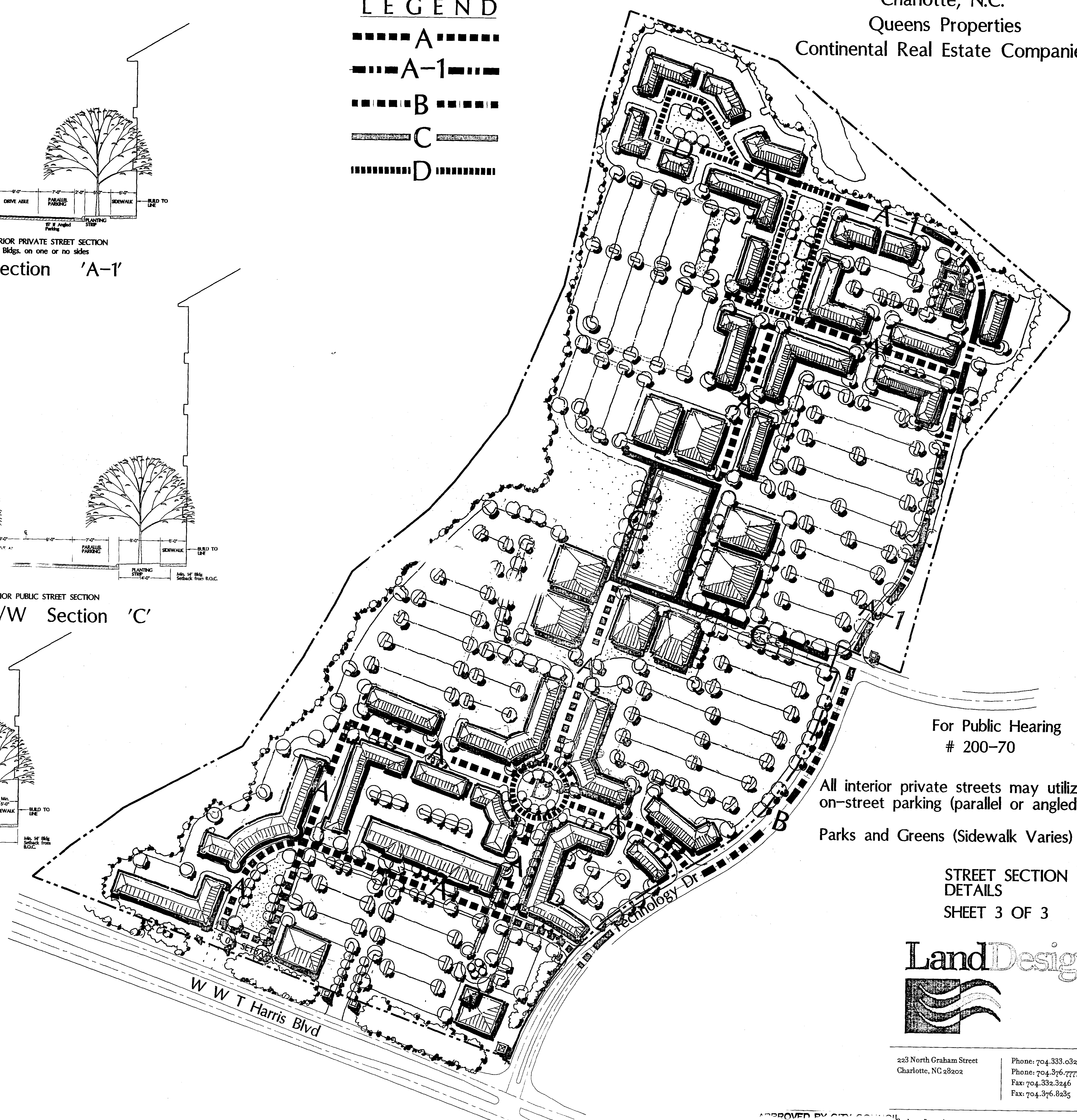
TECHNOLOGY DRIVE SECTION  
60' R/W Section 'B'



INTERIOR PUBLIC STREET SECTION  
45' R/W Section 'C'



INTERIOR PRIVATE STREET  
Section 'D'



For Public Hearing  
# 200-70

All interior private streets may utilize  
on-street parking (parallel or angled).

Parks and Greens (Sidewalk Varies)

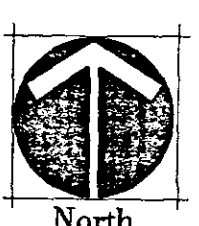
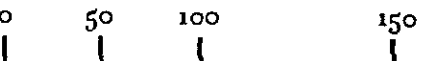
STREET SECTION  
DETAILS  
SHEET 3 OF 3



223 North Graham Street  
Charlotte, NC 28202

Phone: 704.333.0325  
Phone: 704.376.7777  
Fax: 704.332.3246  
Fax: 704.376.8235

APPROVED BY CITY COUNCIL  
Date: 12/23/02 Scale: 1"=100'



Date: 07 February 2002  
Project Number: 1002002  
Revision 1: June 17, 2002  
Revision 2: 23 October 2002  
Revision 3: 12/09/02  
12/13/02

Street Section Plan