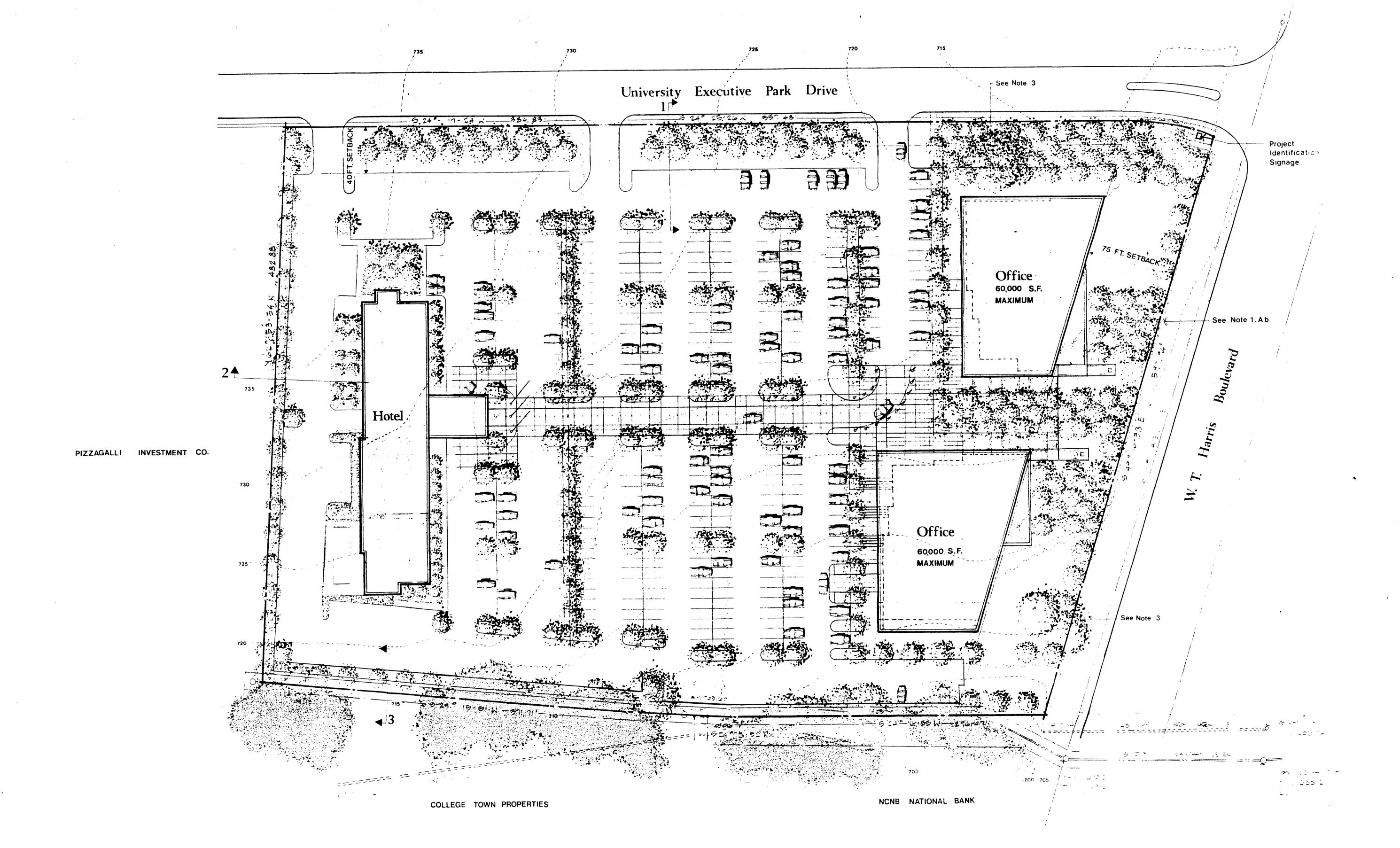


The Summit At University Executive Park

Harris Boulevard Partners



The Summit At University Executive Park

Harris Boulevard Partners

Site Master Plan

Vicinity Map

047 - 271 - 02

Carley Capital Group

271 -01, 02

GENERAL NOTES

1. Parking shall be provided to meet or exceed Ordinance

3. The setback and open space areas shown are minimums and. may be increased at any location as reflected in final

site plans. These setbacks may be penetrated only for

necessary utility installation, access crossings or

An illustrative site master plan is attached and made a part of the submittal material to depict a visual

proposed zoning: O-15 (cd)

Site Master Plan

LANDSCAPE NOTES

a) A continuous single line of deciduous shade trees shall be

provided along the property limits fronting Harris Boulevard, at a spacing not to exceed 35'-0'' and a minimum size of $3\frac{1}{2}$ "

b) In addition to the Harris Boulevard Street trees, other trees will be provided with a maximum spacing between trees not to exceed 35'-0" and a minimum size of $3\frac{1}{2}"$ caliper. A minimum of twenty five

a) a continuous double line of deciduous shade trees shall be provided along the property limits, at a spacing not to exceed 35'-0" and

Harris Boulevard and University Executive Park Drive shall be

adjacent to the intersections of Harris Boulevard and University

a) A continuous single line of deciduous shade trees shall be provided in between undisturbed landscaping along the property lines at

b) An evergreen screen shall be provided along the property limits

a) Continuous single line of deciduous shade trees shall be provided within the traffic islands at a spacing not to exceed 35'-0" and

a) Deciduous trees located within each traffic island shall be a

b) Intermediate landscaped parking islands shall be spaced at a maximum of 100' on center to break up interior parking areas.

3. Existing groups of mature deciduous trees shall be preserved along the setback areas where existing grades can be maintained following future road expansion

b) All landscaping within the setback areas fronting both W.T.

c) Accent planting in the form of seasonal flowers, ground cover, and shrubs shall be provided at the corner of the property

supported by an automatic sprinkler system.

Landscaped setback areas.

A) W.T. Harris Boulevard

shade trees will be provided.

a minimum size of 3½"caliper.

2. South and East Perimeter property landscaped yards.

a spacing not to exceed 35'-0"

a minimum size of 3½" caliper.

minimum size of 3½" caliper.

GENERAL NOTES

schematic representation of design intent, modifica-

tion in building sizes and configuration as well as parking design may occur as part of the final design process. Any such adjustments will not change the overall character or nature of the development depicted on this plan and all commitments to setbackzones and landscaping as depicted on this plan shall be main-

2. All parking areas shall be broken up with landscaping

3. Wherever significant natural features are located in the open spaces and setback zones depicted, these shall be maintained in so far as possible. The setback areas extending around the perimeter of the site are to remain as open space and except to the extent necessary to accommodate pedestrian pathways, landscaping, walls, berms, fences, signs, graphic or utility construction will be restricted from future development. No buildings or parking lots may be placed within any setback zone.

4. The number and general location of accesses to the site are identified on the rezoning plan and further depicted on the illustrative Master Plan. The final design and location will be subject to approval by NCDOT and the

Mecklenburg County Department of Transportation. Construction shall occur in accordance with standards established by the governmental authorities having

5. All setbacks and yards shall conform to the Mecklenburg County Zoning Ordinance.

Office Building: I parking space per each 300 sf of gross floor areas. Hotel Facility: I parking space per guest room, plus I space per

each 2 employees on largest employment shift.

6. All off street parking and loading requirements, provided for the office &

7. Owner reserves the option to construct one office building of 120,000 sq. ft.

If two buildings are constructed, they shall not exceed three stories in height above the praza level. It only one building is constructed, it shall not exceed five stories in height above the plaza level and will be setback a minimum of 100'-0" from Harris Boulevard. The hotel structure shall not exceed seven stories.

Hotel, shall conform to the Mecklenburg County Zoning Ordinance.

jurisdiction over their maintenance and operation.

in lieu of two 60,000 sq. it. offices.

Date : 4 29 88

to avoid massing of paved material.

1. While this illustrative Master Plan presents a firm

opposite the Hotel foot print area.

B) University Executive Park Drive

4. Interior parking lot landscaping.

A) Continuous landscaped traffic islands.

B) Intermediate landscaped traffic islands.

image of how this property may be expected to develop.

8.6 acres

1 206 Room Hotel

With Allowable Accessary Uses

120,000 Sq. Ft. Of Office Uses

2. Signage shall be allowed as governed by Ordinance

047-201-01

requirements.

permitted signs.

Development Data

property size:

existing zoning:

proposed uses:

Rezoning