

CURVE TABLE						
CURVE	RADIUS	CENTRAL ANGLE	LENGTH	TANGENT	CHORD	BEARING
C1	23003.31'	00°33'36"	224.83'	112.42'	224.83'	S87°38'15"W
C2	23008.31'	00°19'17"	129.01'	64.50'	129.01'	S87°08'49"W

+/- 78.64 ACRES (TOTAL (75.98 RESIDENTIAL ACRES))

EXISTING ZONING: MX-2
PROPOSED ZONING: MX-2/SITE PLAN AMENDMENT
MAXIMUM ALLOWABLE DENSITY 8.0 DU/ACRE

PARCEL A: PROPOSED MIXED USE DEVELOPMENT

-OFFICE: 10,000 SF MAX $\triangle 3$
 -INSTITUTIONAL/DAYCARE: 10,000 SF
 -MULTI-FAMILY: 254 UNITS $\triangle 3$

PARCEL B: EXISTING MULTI-FAMILY
-186 UNITS

PARCEL C: PROPOSED TOWNHOMES
-72 UNITS


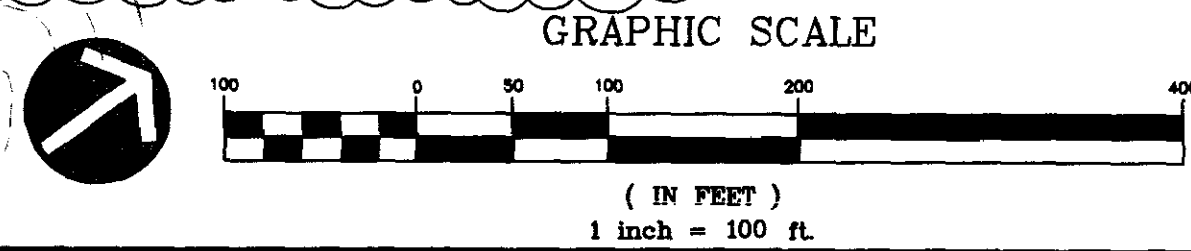
PARCEL D: PROPOSED SINGLE FAMILY LOTS
-95 UNITS

2 TOTAL NUMBER OF RESIDENTIAL UNITS

2 MAXIMUM (RESIDENTIAL) UNITS ALLOWED (MX-2 ZONING)

OVERALL DENSITY


OPEN SPACE PROVIDED



GNA DESIGN ASSOCIATES, Inc.

428 East Fourth Street
Suite 408 (704) 373-1907
Charlotte, NC 28202

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action.

VILLAGE OF BRIARFIELD
A MIXED USE DEVELOPMENT
PETITIONER: DAVID DRYE CONSTRUCTION COMPANY
TECHNICAL DATA SHEET

Checked By _____ TLH
Drawn By _____ JSB
Date Drawn _____ 9/23/02
INITIAL SUBMITAL _____
Revisions _____
No. 1 Date 9/25/02
~~DELETED JOHNSON PARCE~~
No. _____ Date _____
No. 2 Date 11/15/02
PER STAFF /COMMUNITY
COMMENTS (FOR HEARING
No. 3 Date 12/11/02
PER STAFF /COMMUNITY
COMMENTS
No. 4 Date 12/12/02
PER CMPC STAFF

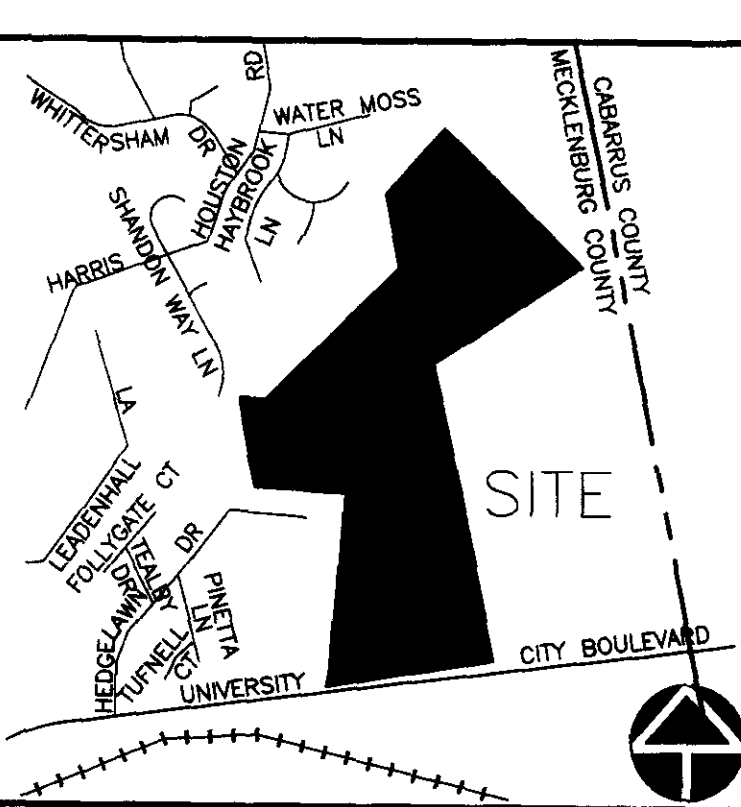
Project Number
52226

Sheet
RZ-1

REVISÉ FOR PUBLIC HEARING: PETITION # 2002-138

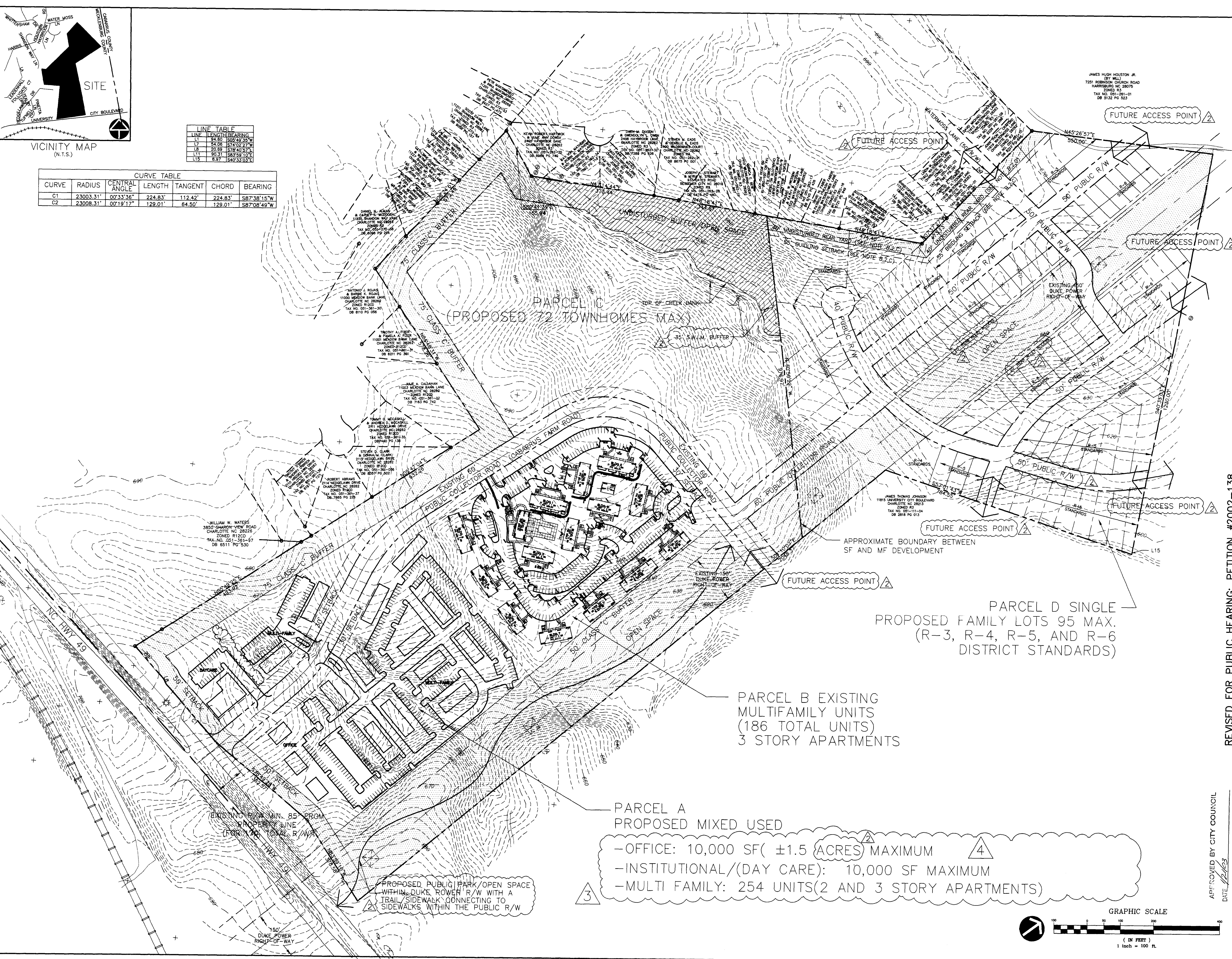
APPROVED BY CITY COUNCIL

DATE 1/24/03

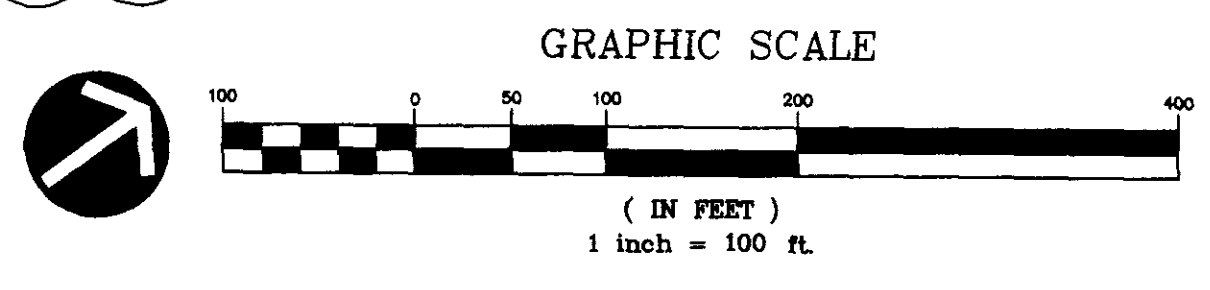


LINE	LENGTH	BEARING
L1	84.80	S89°45'35"W
L7	54.06	S74°55'27"W
L8	20.69	S78°40'57"E
L11	20.31	S83°58'10"E
L15	8.97	S40°33'03"E

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C2	23008.31'	00°19'17"	129.01'	64.50'	129.01'	S87°08'49"W



- OFFICE: 10,000 SF(±1.5 ACRES) MAXIMUM
- INSTITUTIONAL/(DAY CARE): 10,000 SF MAXIMUM
- MULTI FAMILY: 254 UNITS(2 AND 3 STORY APARTMENTS)



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Project
VILLAGE OF BRIARFIELD
A MIXED USE DEVELOPMENT
PETITIONER: DAVID DRYE CONSTRUCTION COMPANY

Sheet Title
SCHEMATIC SITE PLAN

Checked By: TLH
Drawn By: JSB
Date Drawn: 9/23/02
INITIAL SUBMITTAL

Revisions
No. 1 Date 9/25/02 DELETE
JOHNSON PARCEL
No. 2 Date 11/15/02
PER STAFF/COMMUNITY COMMENTS(FOR HEARING)
No. 3 Date 12/11/02
PER STAFF/COMMUNITY COMMENTS
No. 4 Date 12/12/02
PER CMPC STAFF

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Sheet
RZ-2

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APPROVED BY CITY COUNCIL
DATE 12/12/03