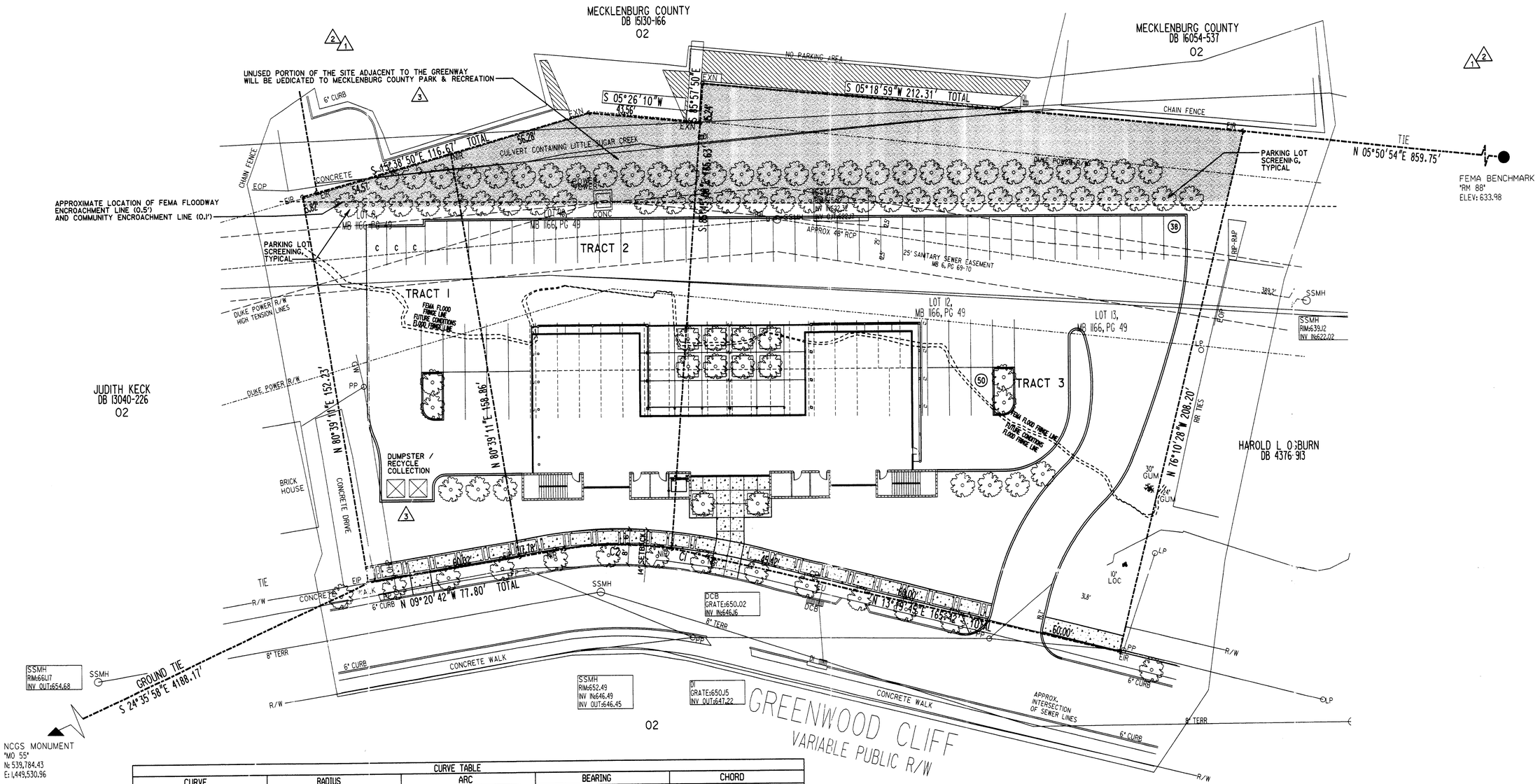


CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	140.00	14.42	N 13°19'45"E	14.41
C2	140.00	42.11	N 00°21'23"E	41.95

TRACT 1 AREA: 9,336 SQ.FT. OR 0.2143 ACRES
TRACT 2 AREA: 13,020 SQ.FT. OR 0.2989 ACRES
TRACT 3 AREA: 37,910 SQ.FT. OR 0.8703 ACRES
TOTAL AREA : 60,266 SQ.FT. OR 1.3835 ACRES

SITE TABULATION

TAX PARCELS - 125-213-05, 125-213-25 & 125-213-23

ACREAGE - 1.38

EXISTING ZONING - O2

PROPOSED ZONING - MUDD (CD)

PROPOSED USE - OFFICE BUILDING AND/OR RESIDENTIAL NOT TO EXCEED 34,000 SF TOTAL

SITE REQUIREMENTS

SETBACK - 14' FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER

SIDE YARD - 0', A 10' BUILDING SEPARATION IS REQUIRED ADJACENT TO A RESIDENTIAL USE.

REAR YARD - 0', A 10' BUILDING SEPARATION IS REQUIRED ADJACENT TO A RESIDENTIAL USE.

MAXIMUM HEIGHT - 78' FROM GREENWOOD CLIFF

MINIMUM LOT WIDTH - NONE REQUIRED

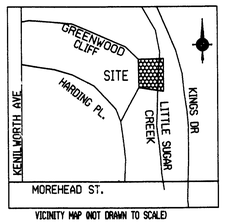
PARKING REQUIRED - 1 SPACE PER 600 GROSS SF - OFFICE
1 SPACE PER UNIT - RESIDENTIAL

PARKING PROVIDED - 1 SPACE PER 400 GROSS SF - OFFICE
1 SPACE PER UNIT - RESIDENTIAL

REZONING NOTES

1. THE SITE WILL BE DEVELOPED IN ACCORDANCE WITH THE STANDARDS DEPICTED ON THIS PLAN AND THOSE OUTLINED IN THE CITY OF CHARLOTTE ZONING ORDINANCE (CCZO).
2. AN 8' PLANTING STRIP AND 6' SIDEWALK SHALL BE INSTALLED ALONG GREENWOOD CLIFF.
3. THE SITE WILL COMPLY WITH ALL CITY OF CHARLOTTE TREE ORDINANCE REQUIREMENTS.
4. THE SITE IS LOCATED WITHIN A REGULATED FLOODPLAIN.
5. ALL SIGNAGE WILL COMPLY WITH THE CITY OF CHARLOTTE SIGN ORDINANCE.
6. THE SITE PLAN SHOWN IS CONCEPTUAL ONLY; THE ACTUAL PLACEMENT AND SIZE OF THE BUILDINGS, PARKING AND GREEN SPACE MAY BE MODIFIED DURING SUBSEQUENT DESIGN PHASES.
7. PROPOSED PARKING WILL NOT BE LOCATED BETWEEN THE PROPOSED BUILDINGS AND THE STREET. COMPACT SPACES SHALL NOT EXCEED 25% OF THE TOTAL AMOUNT SHOWN. WE RESERVE THE RIGHT TO PROVIDE ON-STREET PARKING ALONG GREENWOOD CLIFF SUBJECT TO CMPC AND CDOT APPROVAL.
8. TRASH WILL BE COLLECTED IN A DUMPSTER / RECYCLE CONTAINER.
9. THE PORTION OF LITTLE SUGAR CREEK LOCATED WITHIN THE SITE IS CURRENTLY PIPED, THEREFORE NO S.W.I.M. BUFFER IS REQUIRED PER MECKLENBURG COUNTY DEPT. OF ENVIRONMENTAL PROTECTION.
10. BICYCLE RACKS WILL BE PROVIDED NEAR THE ENTRANCE OF EACH BUILDING TO ACCOMODATE ONE BICYCLE PER 20 VEHICLE PARKING SPACES.
11. PETITIONER WILL COORDINATE THE PROPOSED PARKING TREATMENT INCLUDING GRADING, STORMWATER TREATMENT, POSSIBLE PEDESTRIAN ACCESS AND PLANTING WITH THE SUGAR CREEK GREENWAY MASTER PLAN. COORDINATION EFFORTS INCLUDE MEETING W/ MECKLENBURG COUNTY PARK & RECREATION, MECKLENBURG COUNTY REAL ESTATE SERVICES, ENVIRONMENTAL PROTECTION AND GREENWAY DESIGN CONSULTANT.
12. WE WILL COLLABORATE W/ MECKLENBURG COUNTY PARK AND RECREATION TO PROVIDE A TEMPORARY CONSTRUCTION EASEMENT FOR THE PROPOSED GREENWAY INSTALLATION.
13. UPON COMMENCEMENT OF CONSTRUCTION OF A PEDESTRIAN BRIDGE OVER LITTLE SUGAR CREEK IN A MUTUALLY-AGREED UPON LOCATION BETWEEN THE PETITIONER AND MECKLENBURG COUNTY PARK AND RECREATION, PETITIONER SHALL CONTRIBUTE $10,000 TO PARTNERS FOR PARKS; PETITIONER MAY CONTRIBUTE ADDITIONAL FUNDS TO PARTNERS FOR PARKS.
14. THE PETITIONER WILL WORK W/ MECKLENBURG COUNTY STORM WATER SERVICES AND ENVIRONMENTAL PROTECTION AND PARK AND RECREATION'S GREENWAY DESIGNER TO PROVIDE WATER QUALITY MEASURES IN THE AREA BETWEEN THE PARKING LOT AND THE CREEK.
15. PETITIONER SHALL GRANT A 5' WIDE EASEMENT ON THE SOUTHERN THIRD OF ITS PROPERTY TO MECKLENBURG COUNTY PARK AND RECREATION (MCPR), WHICH EASEMENT SHALL PERMIT MCPR TO DESIGN, CONSTRUCT AND MAINTAIN A 5' WIDE SIDEWALK RUNNING FROM GREENWOOD CLIFF TO THE EASTERN EDGE OF PETITIONER'S PROPERTY TO PERMIT CONNECTIVITY BETWEEN GREENWOOD CLIFF AND THE GREENWAY. AS AN ALTERNATIVE TO PROVIDING AN EASEMENT, PETITIONER MAY ELECT TO CONVEY TITLE OF THIS 5' STRIP TO MCPR. MCPR SHALL BE RESPONSIBLE FOR ALL MATTERS RELATED TO THIS 5' STRIP PER ANY AGREEMENT REGARDING SUCH EASEMENT OR CONVEYANCE.
16. ALL NEW TRANSFORMER VAULTS, UTILITY STRUCTURES, AIR VENTS, BACKFLOW PREVENTERS OR ANY OTHER SIMILAR DEVICES, INCLUDING SUCH FACILITIES WHEN LOCATED BELOW GRADE SHALL BE BEHIND SETBACK.
17. ARCHITECTURAL TREATMENT OF THE PROPOSED BUILDING WILL ADHERE TO ALL DEVELOPMENT STANDARDS LISTED IN SECTION 9.8506 OF THE CCZO.
18. THE PETITIONER WILL DEDICATE PROPERTY.

APPROVED BY CITY COUNCIL
DATE 6/21/04



VICINITY MAP (NOT DRAWN TO SCALE)

20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

Tuscan Development III, LLC
1920 Cleveland Avenue
Charlotte, NC 28203
VOICE 704.343.0110
FAX 704.343.0443
E-MAIL farrie@tuscandevelopment.com

COMPANY NAME:

RECEIVED JUN 16 2004 CITY OF CHARLOTTE

Greenwood Cliff Property Charlotte, NC

PROJECT NAME:

Rezoning Plan
Petition No. 2004-57

For Public Hearing

Revision	Date	Description
1	04-12-2004	PER CITY COMMENTS
2	05-25-2004	PER PLANNING COMMISSION
3	06-10-2004	PER COMMUNITY/ PARK & REC COMMENTS
4	06-15-2004	

JOB NO.:

CAD File:
green-site

Sheet Title:
SITE PLAN

Issue Date:
February 23, 2004

Sheet Number:
RZ-1