

CITY CROSSING RETAIL-ORIENTED MIXED USE CENTER DEVELOPMENT STANDARDS

1. GENERAL PROVISION

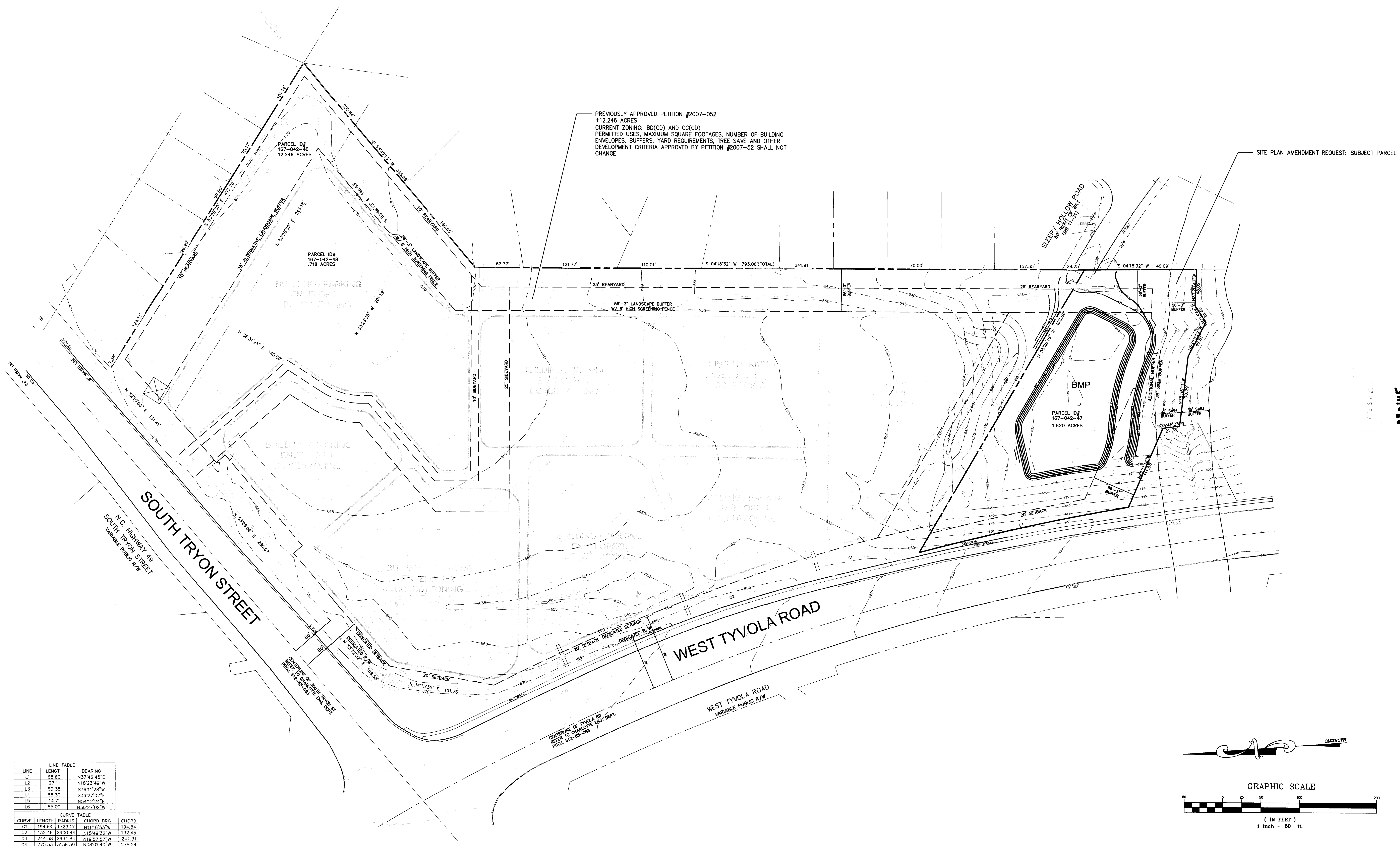
1.1 THE PREVIOUSLY APPROVED PETITION #2007-052 REZONED APPROXIMATELY 12.246 ACRES OF LAND AT THE CORNER OF SOUTH TRYON STREET AND TYVOLA ROAD FROM B-1(CD) ASSOCIATED WITH PETITION #89-52 TO BD(CD) AND CC(CD) ASSOCIATED WITH PETITION #2007-52.

1.2 THE PURPOSE OF THIS PETITION IS TO REZONE APPROXIMATELY 1.620 ACRES OF AN ADJACENT 5.80 ACRE PARCEL FROM R-4 TO CC(CD) FOR A STORM WATER DETENTION/WATER QUALITY FACILITY ONLY, IN ORDER TO ACCEPT STORM WATER RUNOFF FROM THE CITY CROSSING DEVELOPMENT IN COMPLIANCE WITH THE CITY OF CHARLOTTE POST CONSTRUCTION ORDINANCE.

1.3 THIS REQUEST IS SUBJECT TO A SUBDIVISION RECOMBINATION PLAT IN ORDER TO BE ONE UNIFIED DEVELOPMENT PARCEL.

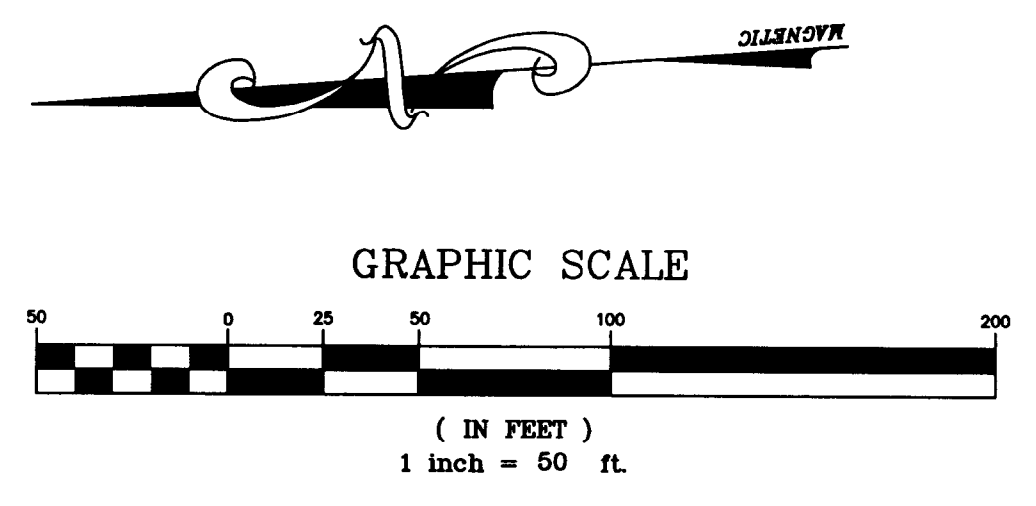
DEVELOPMENT DATA:

- TAX PARCEL #167-042-47 (A PORTION OF)
- 1.620 ACRES
- EXISTING ZONING: R-4
- PROPOSED ZONING: CC(CD)
- EXISTING USE: VACANT
- PROPOSED USE: STORM WATER MANAGEMENT/WATER QUALITY/BMP FACILITY



LINE TABLE		
LINE	LENGTH	BEARING
L1	68.60	N37°46'45"E
L2	27.11	N18°23'49"W
L3	69.36	S36°11'28"W
L4	85.32	S36°22'02"E
L5	14.71	N54°12'24"E
L6	85.00	N36°27'02"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	194.64	1723.17	194.54
C2	132.46	2900.44	132.45
C3	244.38	2934.84	244.31
C4	275.33	3756.59	275.24



NO.	DATE	DESCRIPTION

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SITE PLAN AMENDMENT REQUEST TO PETITION #2007-052
CITY CROSSING
MIXED USE DEVELOPMENT
DEVELOPED BY: CONNECTICUT AVE, LLC
CHARLOTTE, NORTH CAROLINA

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CITY CROSSING
MIXED USE DEVELOPMENT
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CHARLOTTE, NORTH CAROLINA

ILLUSTRATIVE PLAN

DATE: 08.19.08

SCALE: HORIZ : 1" = 50'

JOB NO. X8003.20

SHEET: **C2.0A**