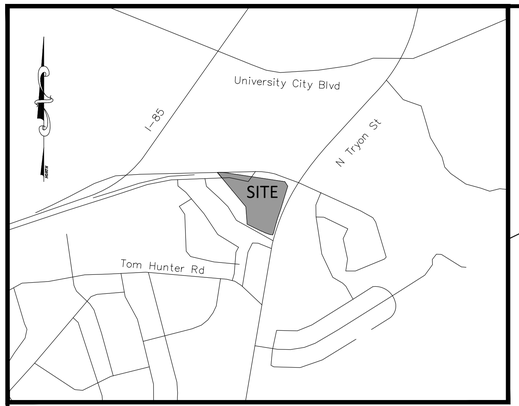
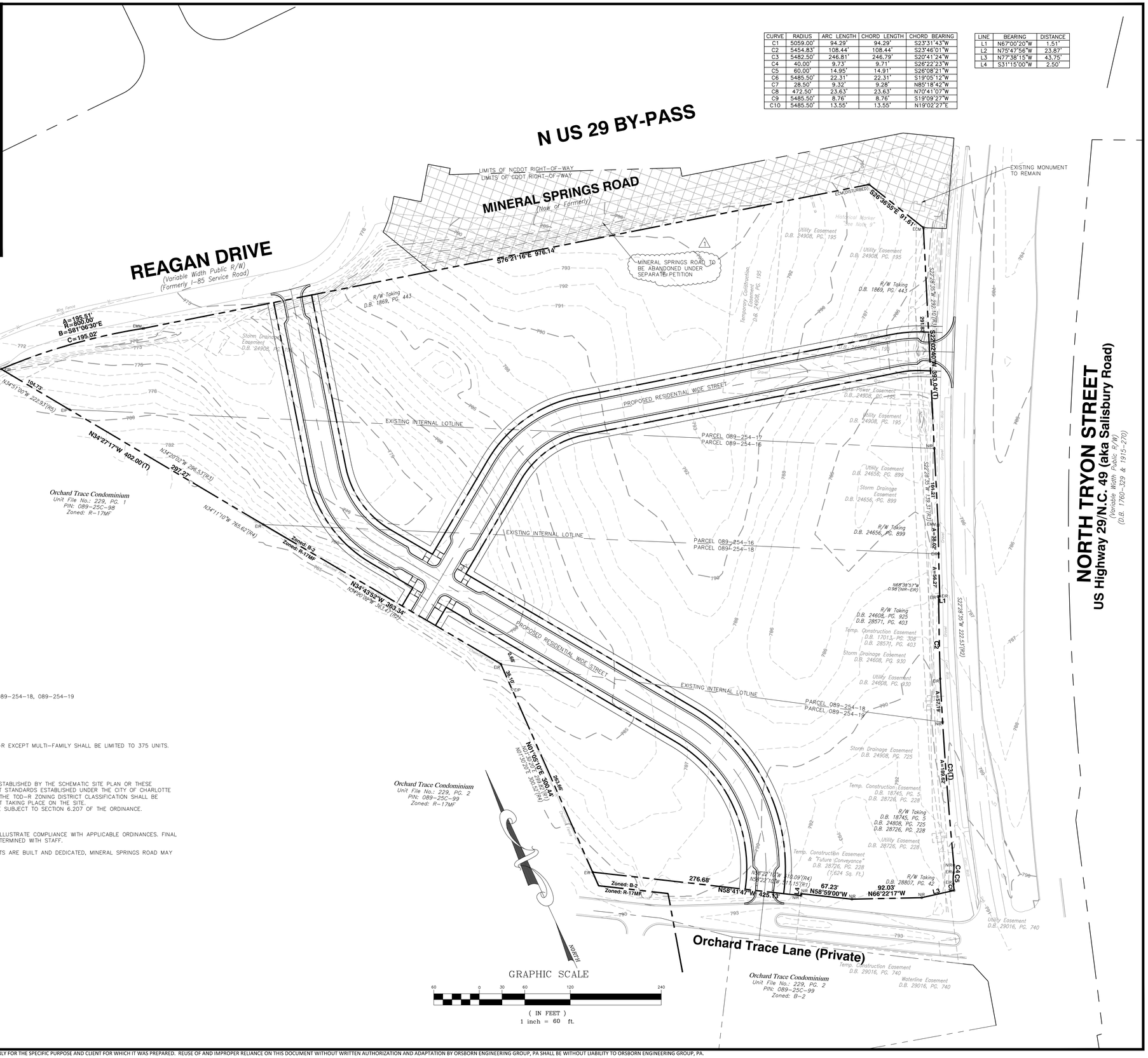


VICINITY MAP
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5059.00'	94.29'	94.29'	S23°31'43"W
C2	5454.83'	108.44'	108.44'	S23°46'01"W
C3	5482.50'	246.81'	246.79'	S20°41'24"W
C4	40.00'	9.73'	9.71'	S26°22'23"W
C5	60.00'	14.95'	14.91'	S26°08'21"W
C6	5485.50'	22.31'	22.31'	S19°05'12"W
C7	28.50'	9.32'	9.28'	N85°18'42"W
C8	472.50'	23.63'	23.63'	N70°41'07"W
C9	5485.50'	8.76'	8.76'	S19°09'27"W
C10	5485.50'	13.55'	13.55'	N19°02'27"E

LINE	BEARING	DISTANCE
L1	N67°00'20"W	1.51'
L2	N75°47'56"W	23.87'
L3	N77°38'15"W	43.75'
L4	S31°15'00"W	2.50'



DEVELOPMENT STANDARDS

DEVELOPMENT DATA TABLE

1. SITE AREA: 15.43 ACRES
2. TAX PARCELS: 089-254-16, 089-254-17, 089-254-18, 089-254-19
3. EXISTING ZONING: B-2
4. PROPOSED ZONING: TOD-R(CD)
5. EXISTING USE: VACANT
6. PROPOSED USE: ALL USES ALLOWED IN TOD-R EXCEPT MULTI-FAMILY SHALL BE LIMITED TO 375 UNITS.
7. MAXIMUM BUILDING HEIGHT: 50'

GENERAL PROVISIONS

1. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE SCHEMATIC SITE PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE TOD-R ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.
2. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

TRANSPORTATION

1. PROPOSED INTERNAL STREETS INTENDED TO ILLUSTRATE COMPLIANCE WITH APPLICABLE ORDINANCES. FINAL LOCATION AND OR CONFIGURATION TO BE DETERMINED WITH STAFF.
2. AT SUCH TIME THAT THE NEW PUBLIC STREETS ARE BUILT AND DEDICATED, MINERAL SPRINGS ROAD MAY BE ABANDONDED.

ORSBORN ENGINEERING GROUP
610 EAST MOREHEAD STREET, SUITE 106
CHARLOTTE, NC 28202
P) 704-749-1432 • F) 704-749-1433

SCHEMATIC SITE PLAN PETITION #2015-020
FOR
UNIVERSITY CITY MULTIFAMILY
CHARLOTTE, NORTH CAROLINA

CAROLINA STATES REGIONAL CENTER, LLC.
301 McCULLOUGH DRIVE
SUITE 400
CHARLOTTE, NC 28262

NORTH CAROLINA PROFESSIONAL ENGINEERING GROUP CORPORATE CERTIFICATE NO. C-3139

DATE	REVISIONS
01/13/15	REVISED PER COMMENTS

JOB #	14030
DATE:	11/18/14
SCALE:	1" = 60'
DRAWN BY:	JAW
APPROVED BY:	JCO

C2.0

January 13, 2015 - 12:44pm By: HP User
P:\14024 N Tryon MF Due Diligence 1\Dwg\14024 C2.0 RZ.dwg

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