

Architects, p.a.

ADW Architects, p.a.
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www.adwarchitects.com

Mixed Use
Development

CITY
CROSSING

THE GHAZI COMPANY

South Tryon Street
& Tyvola Road
Charlotte, NC

Rezoning Petition
2007-52

ILLUSTRATIVE
SITE PLAN

DATE: 05/16/07 JOB NO: 06135-00

REVISIONS:	
NO.	DATE
1	05/16/07
2	09/21/07
3	10/30/07
4	11/08/07

DESCRIPTION:
REVISED PER DOT COMMENTS
& ZONING DESIGNATION
REV. PER CITY/DOT COMMENTS
REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS

SHEET NUMBER

RZ-2

SITE DATA

TOTAL ACREAGE: 13 ACRES
EXISTING ZONING: B-1(CD)
PROPOSED ZONING: CC(CD) +/-9.72 AND BD(CD) +/-3.24

BUILDING SQUARE FOOTAGE:

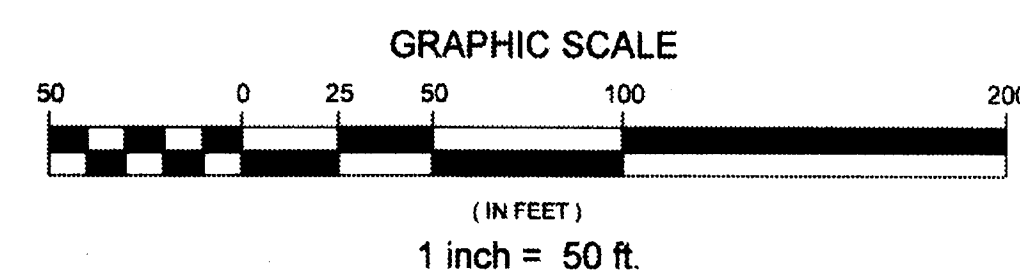
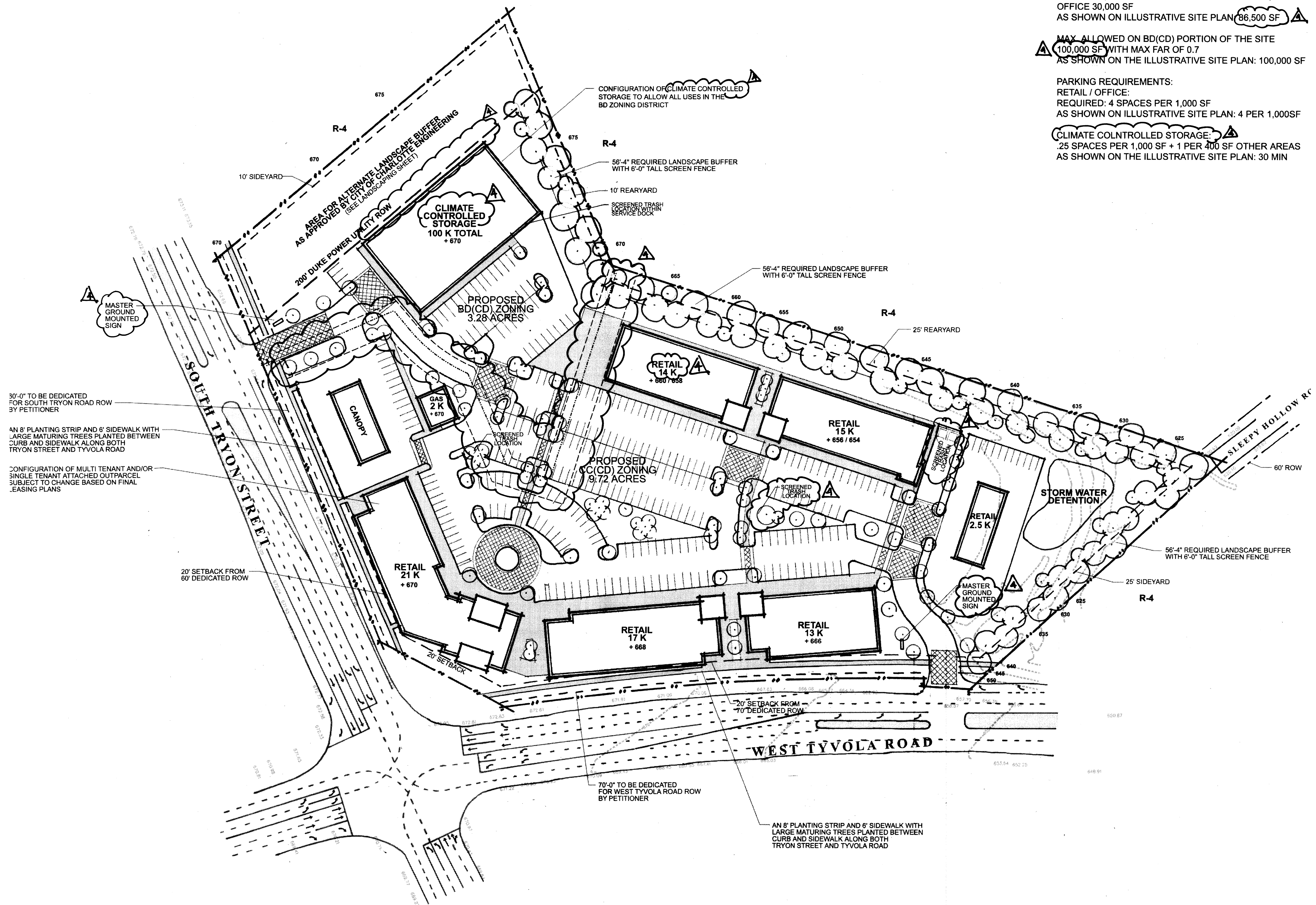
MAX ALLOWED ON CC(CD) PORTION OF THE SITE
RETAIL 110,000 INCLUDING EXPANSION UP TO 10,000 SF
OFFICE 30,000 SF
AS SHOWN ON ILLUSTRATIVE SITE PLAN: 86,500 SF

MAX ALLOWED ON BD(CD) PORTION OF THE SITE
100,000 SF WITH MAX FAR OF 0.7
AS SHOWN ON THE ILLUSTRATIVE SITE PLAN: 100,000 SF

PARKING REQUIREMENTS:

RETAIL / OFFICE:
REQUIRED: 4 SPACES PER 1,000 SF
AS SHOWN ON ILLUSTRATIVE SITE PLAN: 4 PER 1,000SF

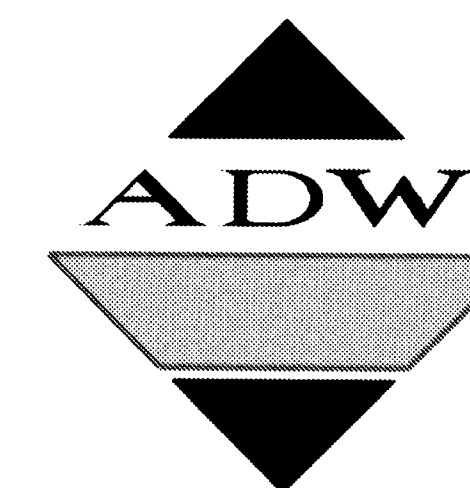
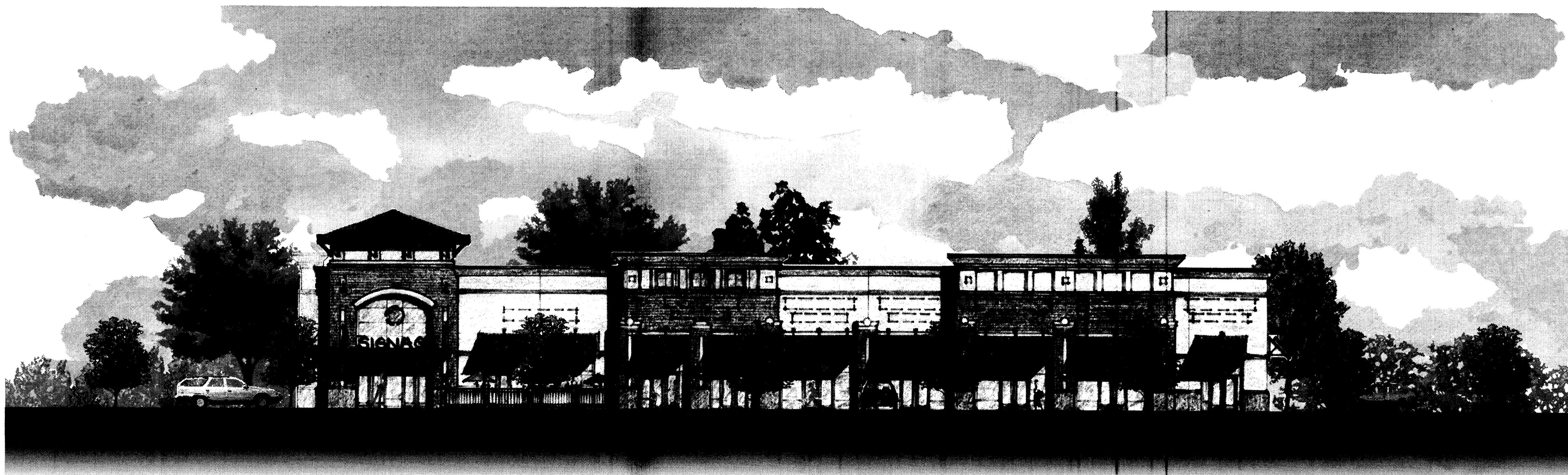
CLIMATE CONTROLLED STORAGE:
.25 SPACES PER 1,000 SF + 1 PER 400 SF OTHER AREAS
AS SHOWN ON THE ILLUSTRATIVE SITE PLAN: 30 MIN



ILLUSTRATIVE SITE PLAN

SCALE 1" = 50'-0"

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CONCEPTUAL
IMAGERY

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1	05/16/07	REVISED PER DOT COMMENTS & ZONING DESIGNATION
3	10/30/07	REVISED PER CITY COMMENTS

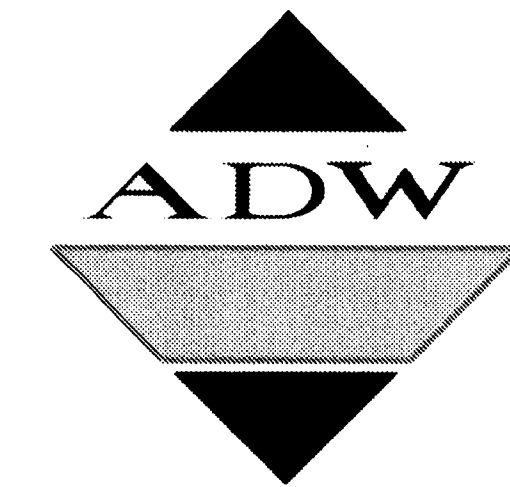
SHEET NUMBER

RZ-3

CONCEPTUAL IMAGERY

NTS

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CONCEPTUAL
IMAGERY

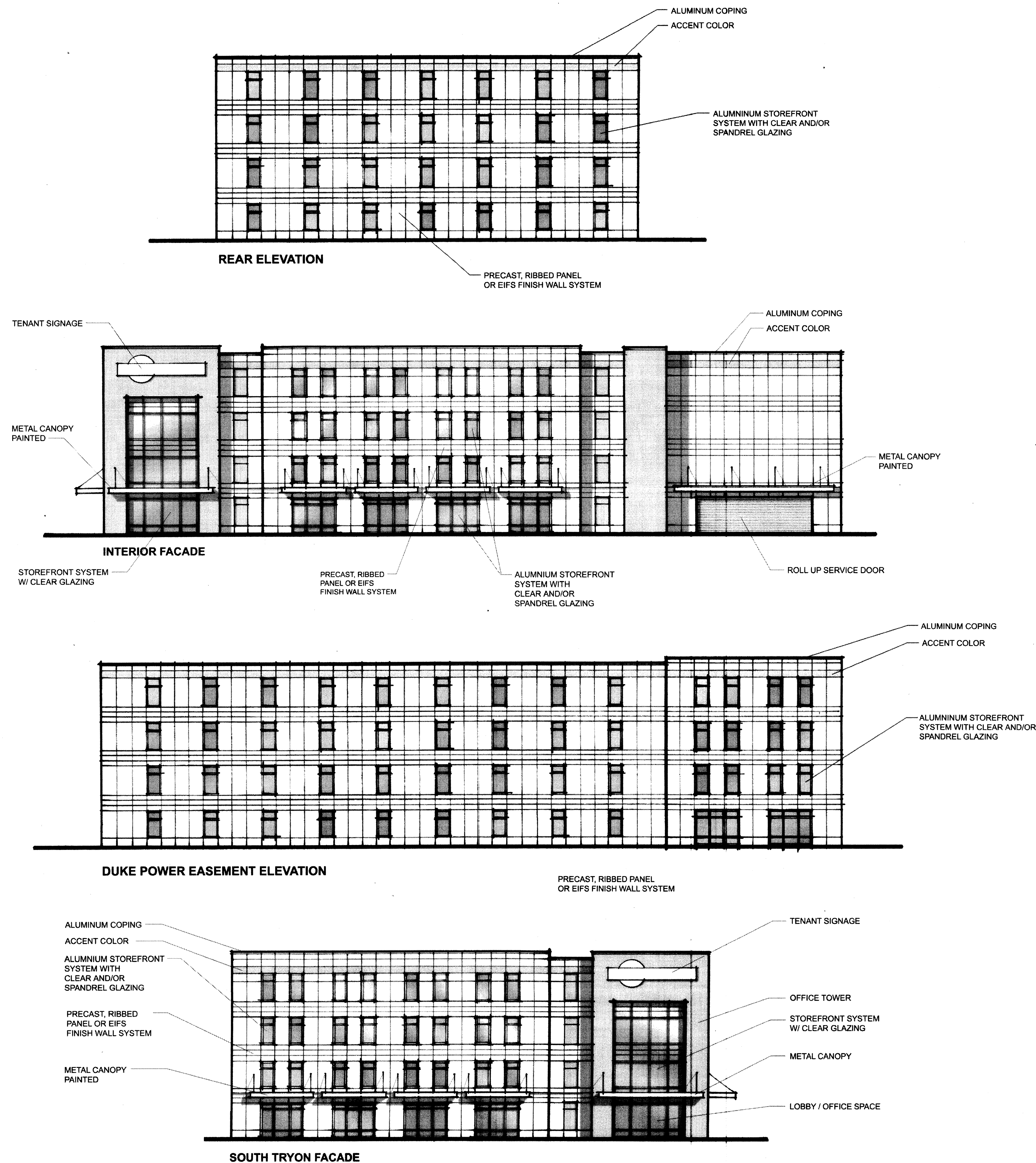
DATE: 05/16/07 JOB NO: 06135-00

REVISIONS:

4 11/08/07 REVISED PER CITY COMMENTS

SHEET NUMBER

A RZ-3.5



CONCEPTUAL IMAGERY

NTS

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