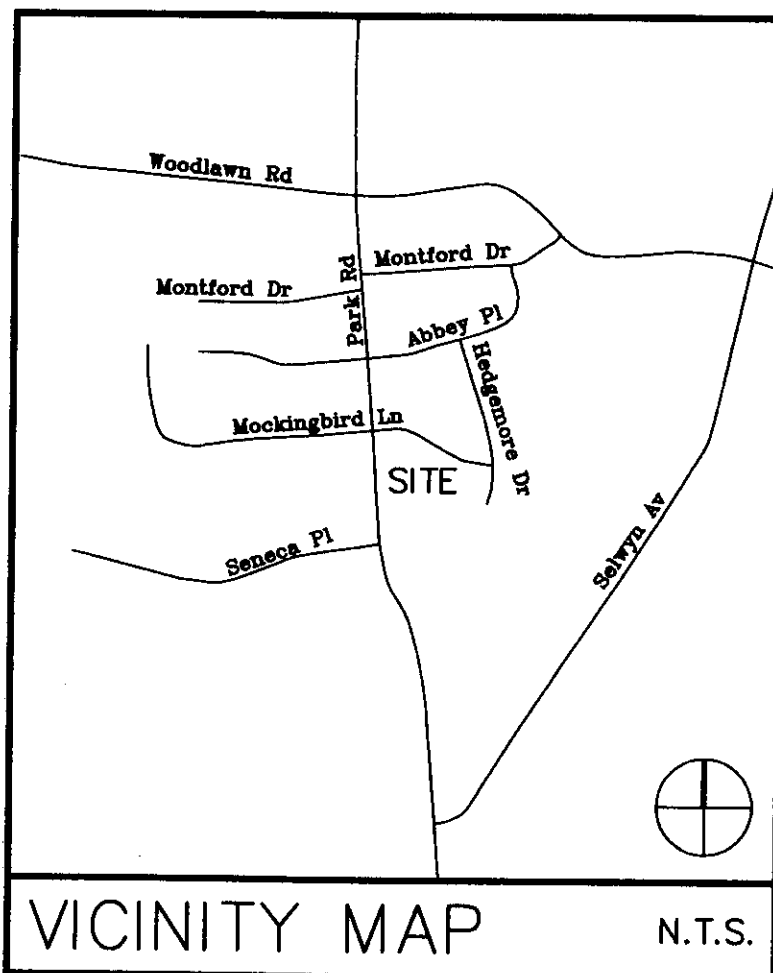
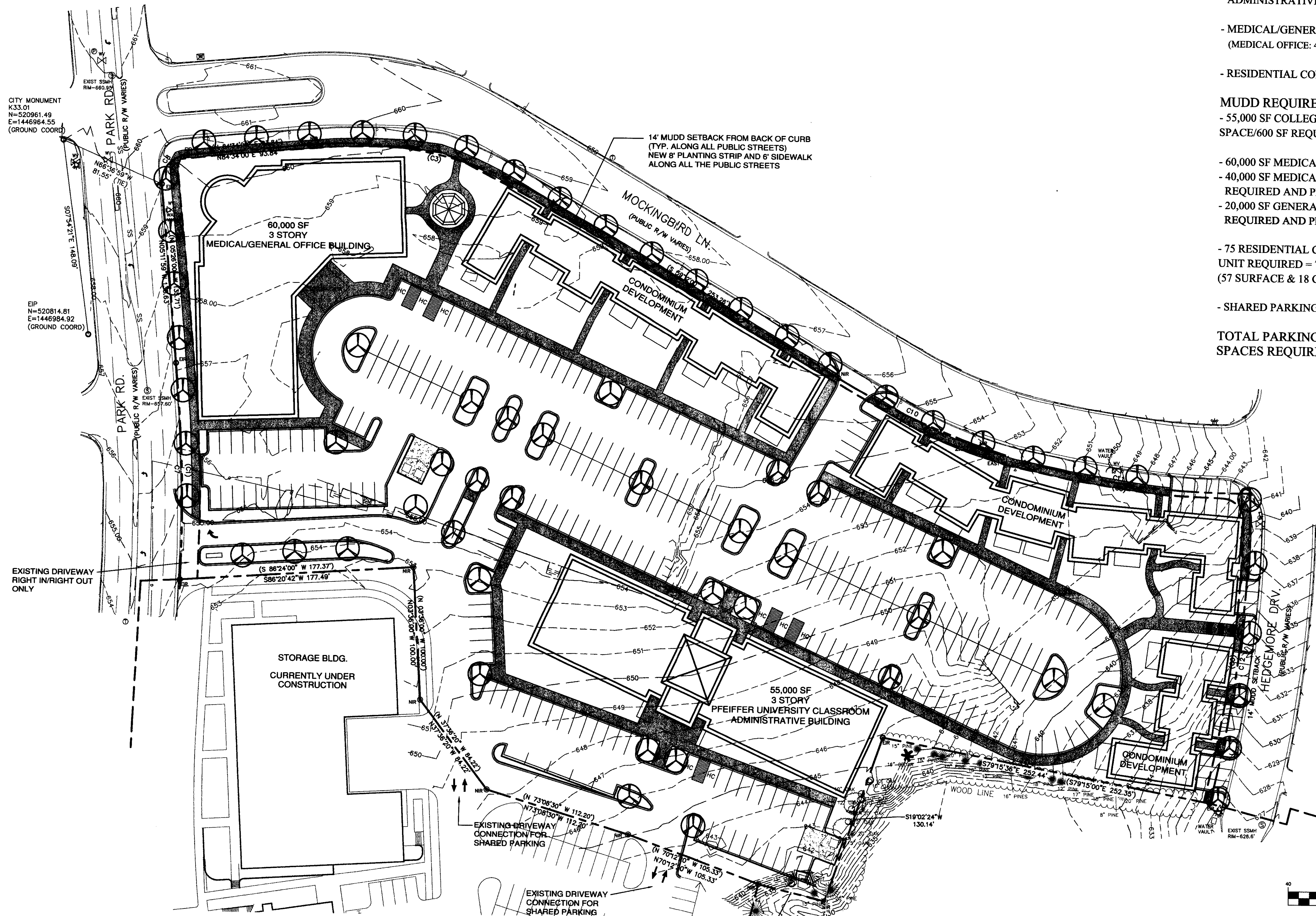




RECORD CALLS—CURVE TABLE						
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	7°32'32"	1236.37	162.75	81.49	N01°39'44"W	162.63'
C2	90°00'00"	20.00	31.42	20.00	S39°34'00"W	28.28'
C3	36°14'00"	305.65	193.29	100.00	N77°19'00"W	190.09'
C4	12°07'42"	590.52	125.00	62.73	S65°15'51"E	124.77'
C5	19°46'02"	590.52	203.73	102.89	S81°12'42"E	202.72'
C6	14°37'08"	924.93	235.99	118.64	N06°54'10"E	235.35'
CURVE TABLE						
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C7	8°28'38"	1101.88	183.00	81.65	N01°49'03"W	182.85'
C8	90°00'00"	20.00	31.42	20.00	S39°34'00"W	28.28'
C9	36°14'00"	305.65	193.29	100.00	N77°19'00"W	190.09'
C10	12°07'42"	590.52	125.00	62.73	S65°15'51"E	124.77'
C11	19°46'02"	590.52	203.73	102.89	S81°12'42"E	202.72'
C12	14°37'47"	806.34	235.64	118.49	N06°57'59"E	234.98'



DEVELOPMENT DATA SUMMARY

TAX PARCEL NO'S: 175-143-01 & 07

TOTAL ACREAGE: 6.204 ACRES

EXISTING ZONING: 0-1

PROPOSED ZONING:
MUDD (MIXED USE DEVELOPMENT DISTRICT)

CURRENT LAND USE:
COLLEGE CLASSROOM AND ADMINISTRATIVE
BUILDING AND FREE STANDING OFFICE BUILDING

PROPOSED LAND USE:

- NEW PFEIFFER UNIVERSITY CLASSROOM AND
ADMINISTRATIVE BUILDING: 3 STORY/55,000 SF

- MEDICAL/GENERAL OFFICE BUILDING: 3 STORY/60,000 SF
(MEDICAL OFFICE: 40,000 SF/GENERAL OFFICE: 20,000 SF)

- RESIDENTIAL CONDOMINIUM COMPLEX: 3 STORY/75 UNITS

MUDD REQUIRED/PROPOSED PARKING

- 55,000 SF COLLEGE CLASSROOM/ADMINISTRATIVE BUILDING: 1
SPACE/600 SF REQUIRED = 92 SPACES REQUIRED AND PROPOSED

- 60,000 SF MEDICAL/GENERAL OFFICE BUILDING:
- 40,000 SF MEDICAL OFFICE: 1 SPACE/200 SF = 200 SPACES
REQUIRED AND PROPOSED

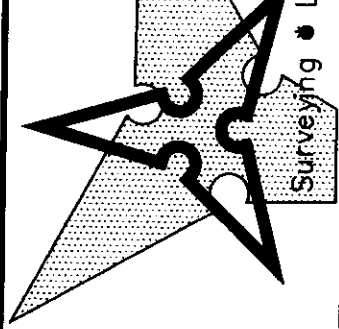
- 20,000 SF GENERAL OFFICE: 1 SPACE/600 SF = 33 SPACES
REQUIRED AND PROPOSED (TOTAL: 233 SPACES)

- 75 RESIDENTIAL CONDOMINIUM UNITS: 1 SPACE/DWELLING
UNIT REQUIRED = 75 SPACES REQUIRED AND PROPOSED
(57 SURFACE & 18 GARAGE SPACES)

- SHARED PARKING WITH SENACA COMMONS: 49 SPACES

TOTAL PARKING (INCLUDING SHARED PARKING): 400
SPACES REQUIRED AND 449 SPACES PROPOSED

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PROJECT:
CONDITIONAL REZONING REQUEST
THE VILLAGE @ PFEIFFER
CHARLOTTE, NORTH CAROLINA
SHEET TITLE:
ILLUSTRATIVE REZONING SITE PLAN

Project No.

60746

Checked by TLH

Drawn by JMD

Date Drawn 03.20.06

Revisions

Sheet

RZ-2