

VICINITY MAP - 1"=2000'

**Site Data**

Site Area: +/- 37.54 Ac.  
 Parcels to be Rezoned: 047-421-02, 047-421-01, 047-421-06  
 Current Zoning: RE-3 (O)  
 Proposed Zoning: RE-3 (O) SPA

Existing Uses:	Vacant
Proposed Uses:	Residential and non-residential uses as allowed in the RE-3(O) zoning district (as more specifically described and restricted in Section 3. (See Development Standards Sheet RZ-3.))
Number of Residential Units by Housing Type:	300 multi-family dwelling units on Parcel C
Square footage of non-Residential Uses by Type:	75,000 sf retail, restaurant and other uses as allowed in the RE-3 district on Parcel A and B. 200 Room Hotel on Parcel A or B. (**subject to the conversion rights specified in the development standards)  100,000 sf retail with 100 room hotel based on conversion of 100 rooms to retail
Maximum Building Height	A maximum building height of 60 feet and six (6) stories as allowed by the Ordinance, provided hotel uses may be located in buildings of up to 68 feet in height. Building height to be measured as required by the Ordinance.

**Parking Ratios:**

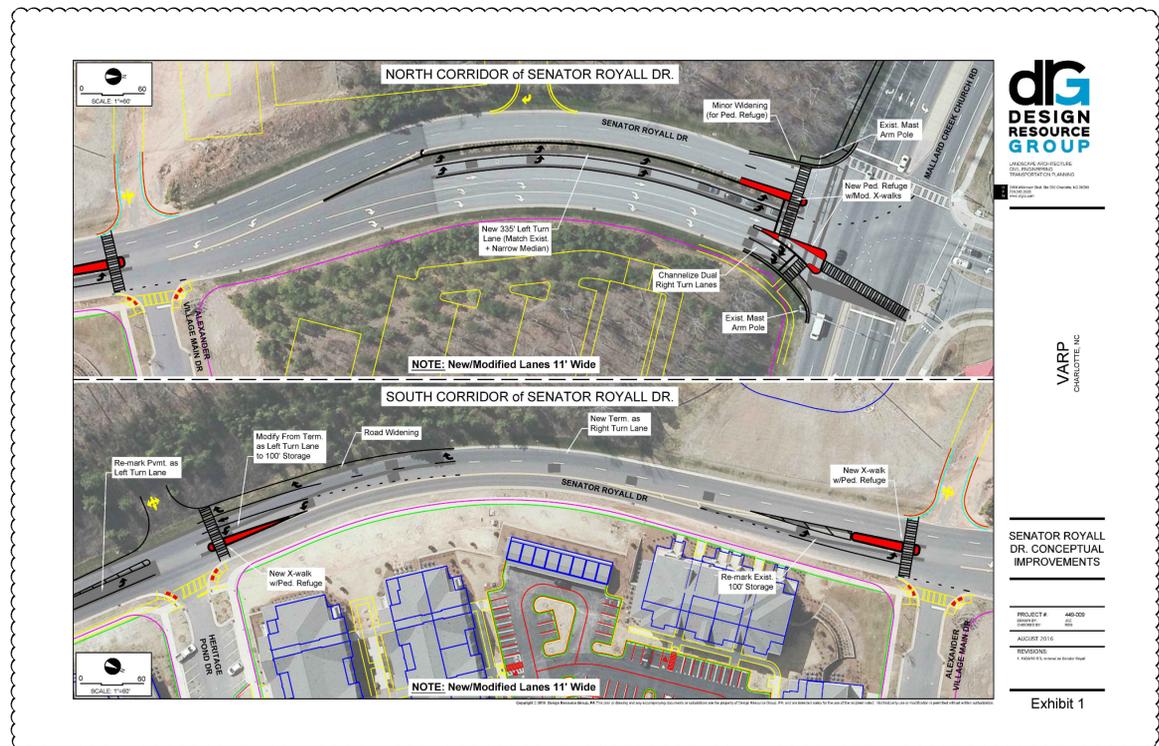
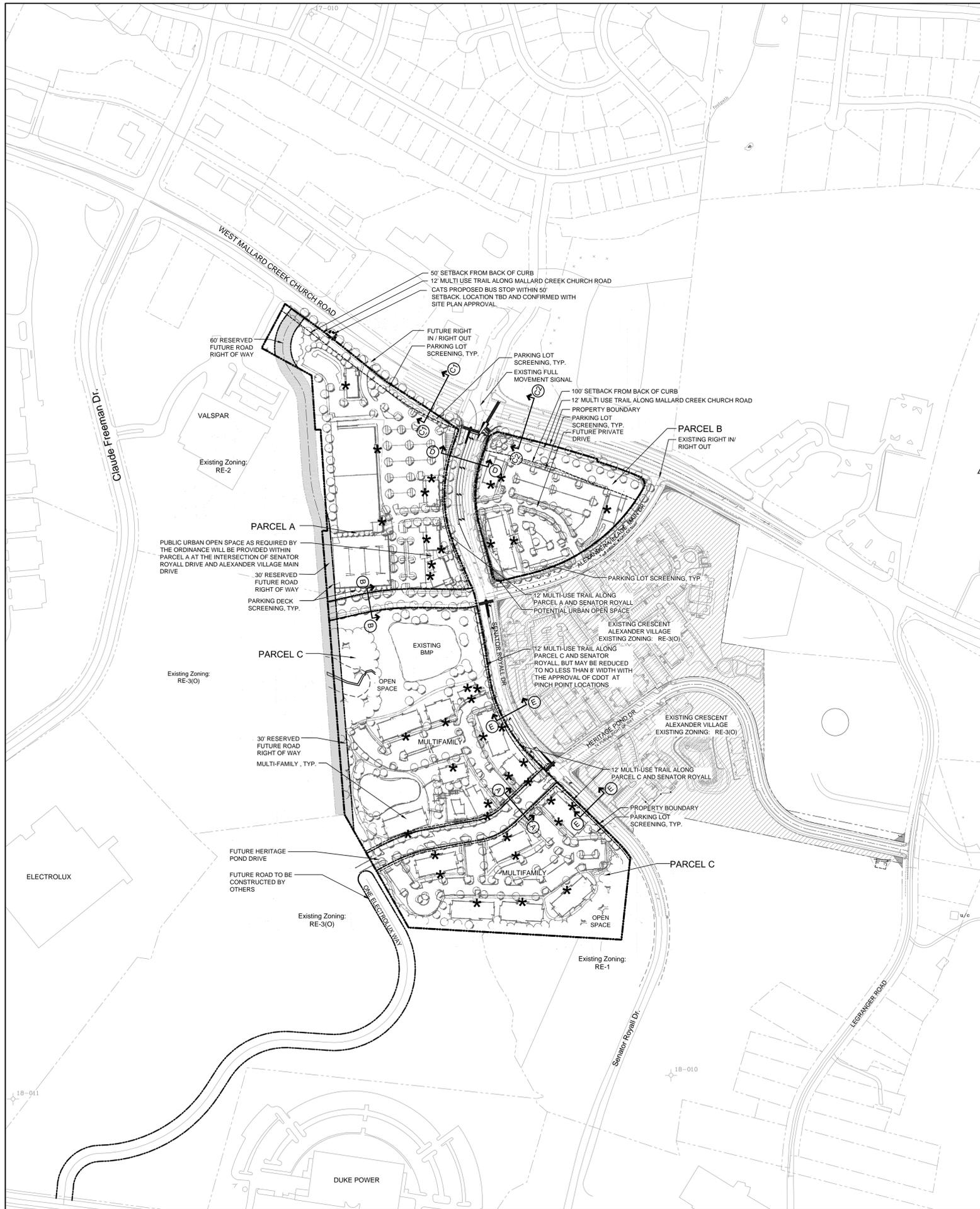
Use:	Required Parking:
Retail	1 Space per 250 gross square feet
Restaurant	1 Space per 125 gross square feet
Hotel	1 Space per Room
Multi-Family Units	1.5 Spaces per Dwelling Unit

**Legend**

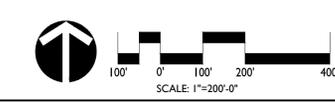
- Property Line
- Setback
- 2' Contours
- 10' Contours
- Existing Vegetation

**Scale:** 1"=200'-0"

**North Arrow**

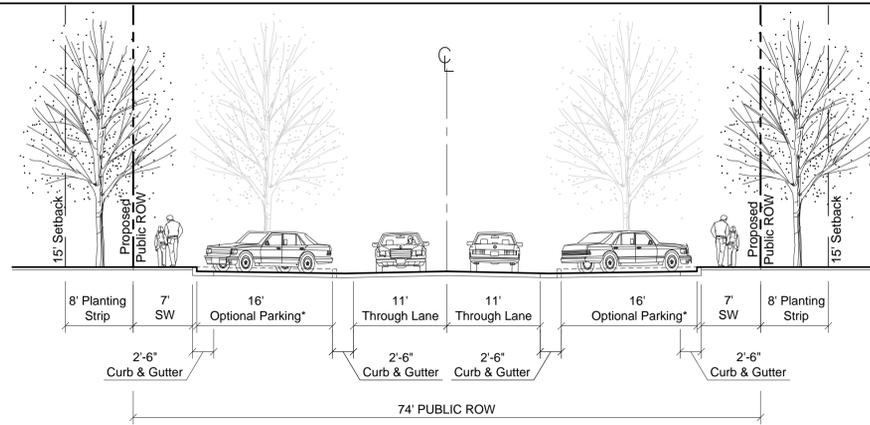


- Legend**
- Property Line
  - Setback
  - Building Entrance



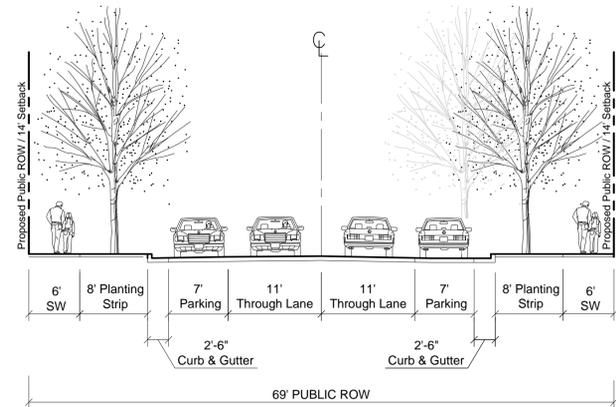
**VILLAGE AT RESEARCH PARK**  
**REZONING PETITION NO. 2016-115**  
 CRESCENT RESOURCES; CHARLOTTE, NC  
**SCHEMATIC SITE PLAN**

DATE: AUGUST 22, 2016  
 DESIGNED BY: LRM  
 DRAWN BY: LRM  
 CHECKED BY: CG  
 SCALE: VARIOUS  
 PROJECT #1012002  
 SHEET #:



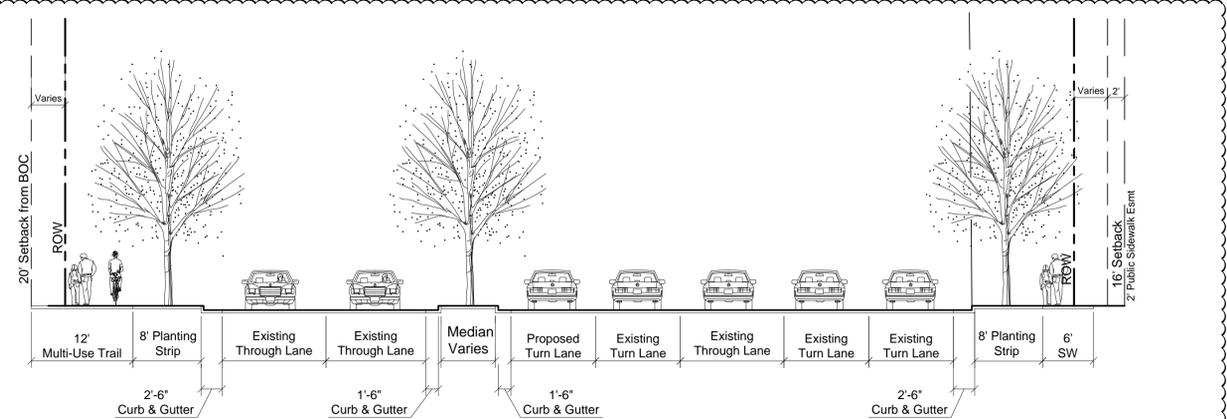
**Heritage Pond Drive Extension (Section 'A')**

Note: Local Residential Wide Street w/ Curb Extension (CLDSM U-03)  
 -Section shown matches previously approved existing Heritage Pond Drive Extension.

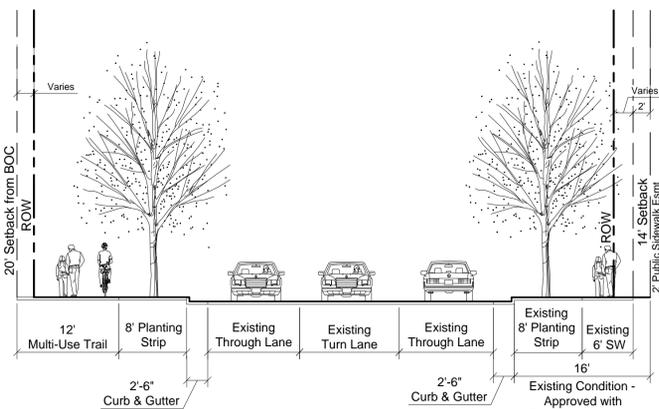


**Alexander Village Main Dr Extension (Section 'B')**

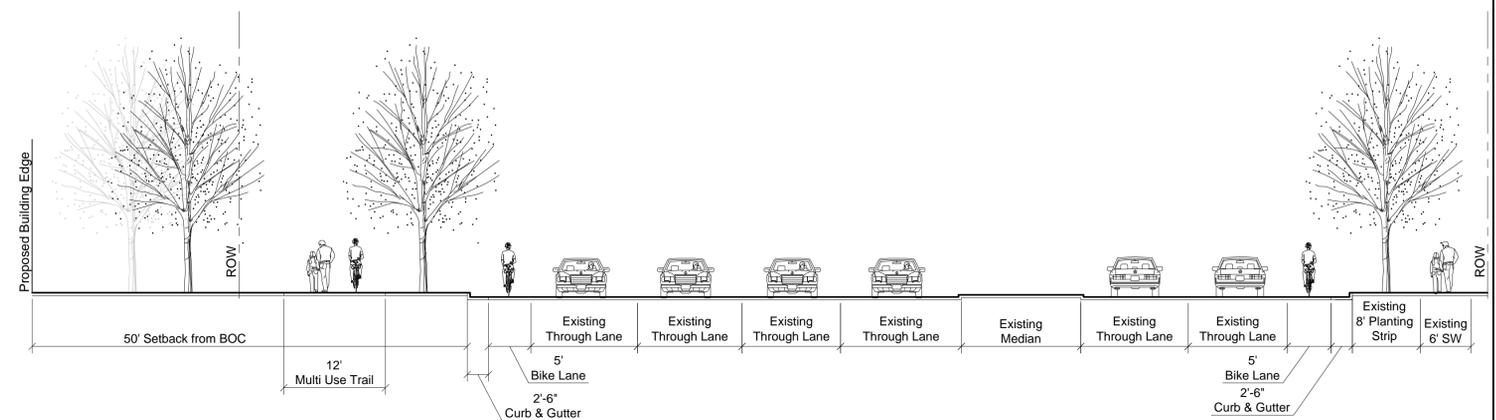
Note: Local Office / Commercial Wide Street (CLDSM U-05)  
 -Section shown matches previously approved and existing Alexander Main Dr Extension.



**Proposed Senator Royall Dr (Section 'D')**

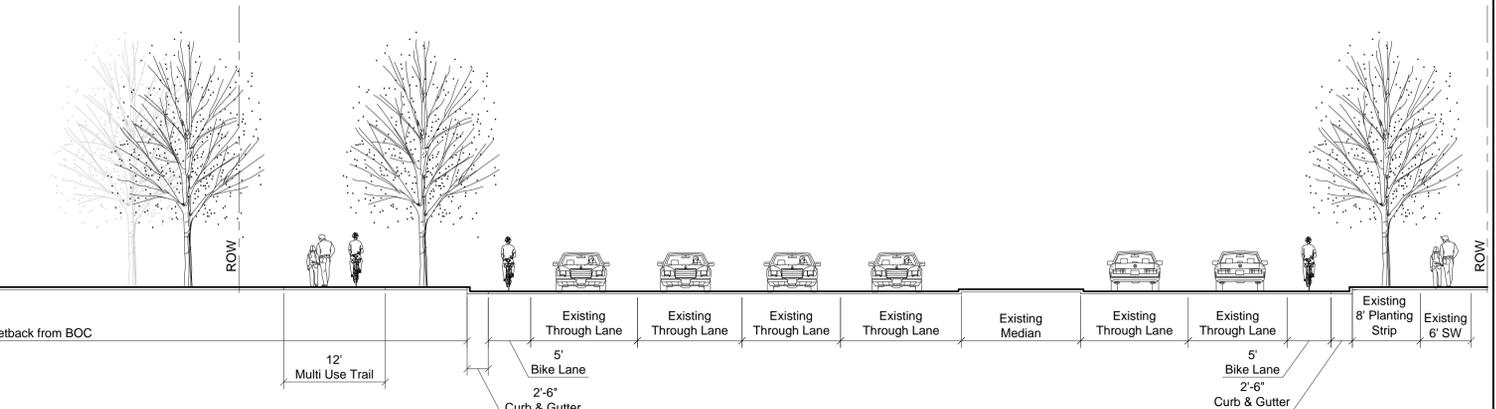


**Proposed Senator Royall Dr (Section 'E')**



**Proposed W. Mallard Creek Church Rd - Parcel A (Section 'C1')**

Note: Multi-Use path is matching section provided by UCP for Mallard Creek Church Road Frontage.



**Proposed W. Mallard Creek Church Rd - Parcel B (Section 'C2')**

Note: Multi-Use path is matching section provided by UCP for Mallard Creek Church Road Frontage.



