

AREA WITHIN PETITION 163.19 ACRES
EXISTING ZONING INSTITUTIONAL R - 15
PROPOSED ZONING I - 1 (CD)
MAX. BUILDING AREA 2,400,000 S.F.
PROPOSED USE OFFICE AND BUSINESS PARK WITH ASSOCIATED
USES PERMITTED BY I - 1 ZONING

NOTES :

1. SURVEY INFORMATION TAKEN FROM SURVEY BY R.B. PHARR & ASSOCIATES, 212 INDEPENDENCE BLVD., CHARLOTTE, NC DATED 3/27/1985.
2. ALL SITE PARKING WILL BE IN COMPLIANCE WITH THE APPROPRIATE ZONING ORDINANCES.
3. ENTRY AND IDENTIFICATION SIGNS WILL BE LOCATED IN ACCORDANCE WITH APPLICABLE ZONING ORDINANCES.
4. ACCESS TO THE PROPERTY IS FROM 4 PRIMARY LOCATIONS AS SHOWN ON THE PLAN. THESE ARE ILLUSTRATIVE, AND AS FURTHER DETAILED STUDIES ARE DONE, MAY BE ADJUSTED.
5. NO BILLBOARDS WILL BE ALLOWED.
6. DEVELOPMENT AREA SETBACKS WHERE SHOWN SHALL BE A MINIMUM OF 60 FEET, EXCEPT AS NOTED ELSEWHERE, OR AS REQUIRED BY ZONING ORDINANCES.
7. AREAS ALONG STREET RIGHT-OF-WAY WILL BE LANDSCAPED IN AN ATTRACTIVE MANNER WITH TREES, SHRUBS, GROUNDCOVERS, AND LAWN.
8. WHEN TYVOLA ROAD IS EXTENDED THROUGH THE SITE, PROVISION FOR ACCESS POINTS TO THE SITE WILL BE MADE.
9. DEVELOPMENT IS TO COMPLY WITH MECKLENBURG COUNTY ORDINANCES CONCERNING STORM WATER MANAGEMENT.
10. A 60 FOOT WIDE RIGHT-OF-WAY FOR TYVOLA ROAD EXTENSION SHALL BE DEDICATED, AND AN ADDITIONAL 20 FEET WILL BE RESERVED FOR RIGHT-OF-WAY PURPOSES ON EACH SIDE OF CENTERLINE.
11. A MINIMUM 35 FOOT GREEN SPACE, INCORPORATING THE PRIMARY SITE ACCESS LOCATIONS WILL BE MAINTAINED ALONG THE WESTERLY SIDE OF THE TYVOLA ROAD EXTENSION RIGHT-OF-WAY.
12. TWENTY-FOOT OF ADDITIONAL RIGHT-OF-WAY ALONG BEAM ROAD AND WILMOUNT ROAD, AS SHOWN ON THE SITE PLAN WILL BE DEDICATED.
13. THREE PRIMARY SITE ACCESS LOCATIONS FROM TYVOLA ROAD EXTENSION WILL BE ALLOWED.
14. NO PARKING AREA IN THE VICINITY OF TYVOLA ROAD EXTENSION WILL HAVE DIRECT ACCESS TO TYVOLA ROAD EXTENSION, BUT WILL ACCESS IN EITHER INTERIOR ROADS OR THE PRIMARY SITE ACCESS ROADS.
15. ALL PARKING AREAS WITHIN 100 FEET OF THE TYVOLA ROAD EXTENSION RIGHT-OF-WAY WILL HAVE A MINIMUM OF 10% PLANTING AND LANDSCAPE AREAS.
16. NO BUILDING EXCEEDING TWO STORIES IN HEIGHT SHALL BE LOCATED WITHIN 50 FEET OF THE TYVOLA ROAD EXTENSION WESTERLY RIGHT-OF-WAY LINE.
17. THE TWO EXISTING LAKES SHOWN ON THE SITE PLAN WILL BE PRESERVED, BUT MAY BE RE-SHAPED AND RE-DESIGNED.

PROPOSED RE-ZONING PETITION NUMBER 87 - 98 FOR TRAMMELL CROW COMPANY CHARLOTTE, NORTH CAROLINA

AREA WITHIN PETITION 30.298 ACRES
EXISTING ZONING R - 15
PROPOSED ZONING I - 1 (CD)
MAX. BUILDING AREA 445,600 S.F.
PROPOSED USE OFFICE AND BUSINESS PARK WITH ASSOCIATED
USES PERMITTED BY I - 1 ZONING

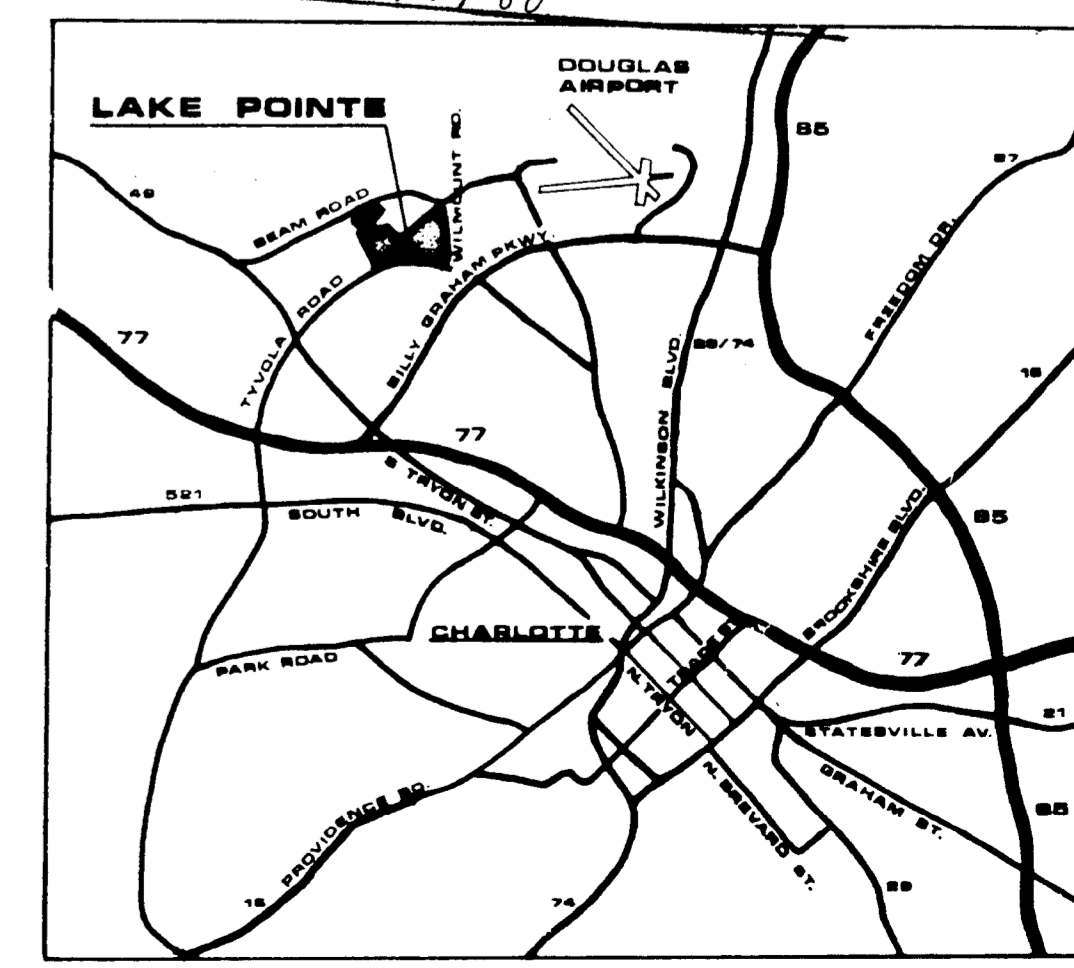
NOTES :

1. SURVEY INFORMATION TAKEN FROM SURVEY BY CONCORD ENGINEERING & SURVEYING, INC., 45 SPRING STREET SW, CONCORD, NC 28025.
2. ALL SITE PARKING WILL BE IN COMPLIANCE WITH THE APPROPRIATE ZONING ORDINANCES.
3. ENTRY AND IDENTIFICATION SIGNS WILL BE LOCATED IN ACCORDANCE WITH APPLICABLE ZONING ORDINANCES.
4. ACCESS TO THE PROPERTY IS FROM 2 PRIMARY LOCATIONS SHOWN ON THE PLAN. THESE ARE AS PER APPROVED ROADWAY CONSTRUCTION DOCUMENTS.
5. NO BILLBOARDS WILL BE ALLOWED.
6. AREAS ALONG STREET RIGHTS OF WAY WILL BE LANDSCAPED IN AN ATTRACTIVE MANNER WITH STREET AND SHADE TREES, SHRUBS, GROUNDCOVERS, AND LAWN.
7. ACCESS POINT FROM TYVOLA ROAD WILL BE MADE IN ACCORDANCE WITH APPROVED ROADWAY CONSTRUCTION DOCUMENTS.
8. DEVELOPMENT AREA SET BACKS, WHERE SHOWN, SHALL BE A MINIMUM OF 40 FEET, EXCEPT AS NOTED ELSEWHERE, OR AS REQUIRED BY ZONING ORDINANCES.
9. DEVELOPMENT IS TO COMPLY WITH THE CITY OF CHARLOTTE ORDINANCES CONCERNING STORM WATER MANAGEMENT.
10. A MINIMUM 35 FOOT GREEN SPACE, INCORPORATING THE PRIMARY SITE ACCESS LOCATION WILL BE MAINTAINED ALONG THE WESTERLY SIDE OF THE TYVOLA ROAD EXTENSION RIGHT-OF-WAY.
11. NO PARKING AREA IN THE VICINITY OF TYVOLA ROAD EXTENSION WILL HAVE DIRECT ACCESS TO TYVOLA ROAD EXTENSION, BUT WILL ACCESS EITHER INTERIOR ROADS OR THE PRIMARY SITE ACCESS ROADS.
12. ALL PARKING AREAS WITHIN 100 FEET OF THE TYVOLA ROAD EXTENSION RIGHT-OF-WAY WILL HAVE A MINIMUM OF 10% PLANTING AND LANDSCAPE AREAS.
13. A PEDESTRIAN SIDEWALK WILL BE INSTALLED ALONG THE WESTERLY SIDE OF THE TYVOLA ROAD EXTENSION RIGHT-OF-WAY THE ENTIRE LENGTH OF THE DEVELOPMENT.
14. PORTIONS OF THE FLOODWAY WILL BE DEDICATED TO THE MECKLENBURG COUNTY GREENWAY SYSTEM IN ACCORDANCE WITH A LETTER FROM THE PETITIONER TO MARY BRUNNEMER OF THE GREENWAY COMMISSION, DATED DECEMBER 21, 1987.

ADDITIONAL NOTES :

1. EXISTING ZONING NOT A PART OF THIS RE-ZONING APPLICATION.
2. THE ENTIRE 193.488 ACRE TRACT SHALL BE DEEMED ONE DEVELOPMENT TRACT FOR ADMINISTRATIVE PURPOSES; THEREFORE THE PROJECTED SQUARE FOOTAGE FOR THE ENTIRE 193.488 ACRE TRACT SHALL NOT BE EXCEEDED AS SHOWN. HOWEVER, THE SQUARE FOOTAGE MAY VARY BETWEEN THE 16.19 ACRE SITE AND THE 30.298 ACRE SITE.

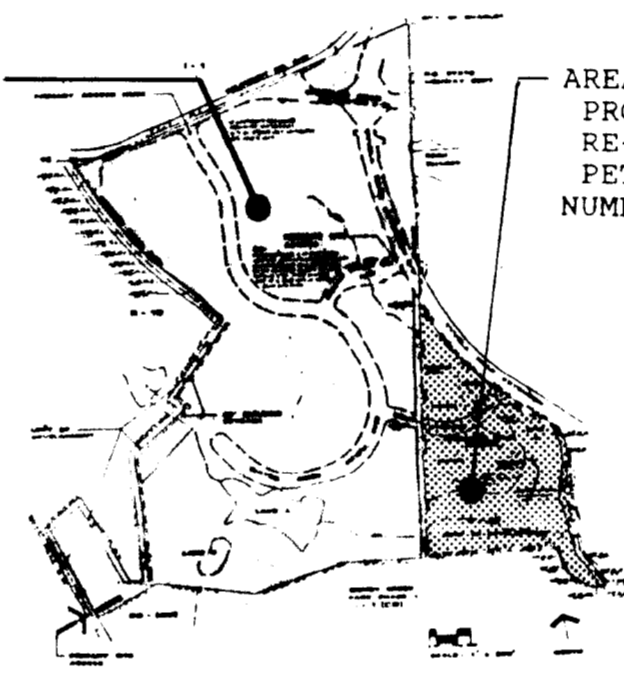
APPROVED BY CITY COUNCIL 87-98
 DATE 1/19/88



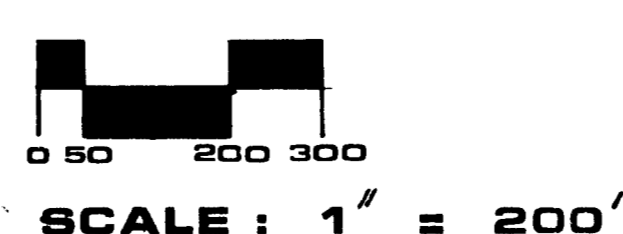
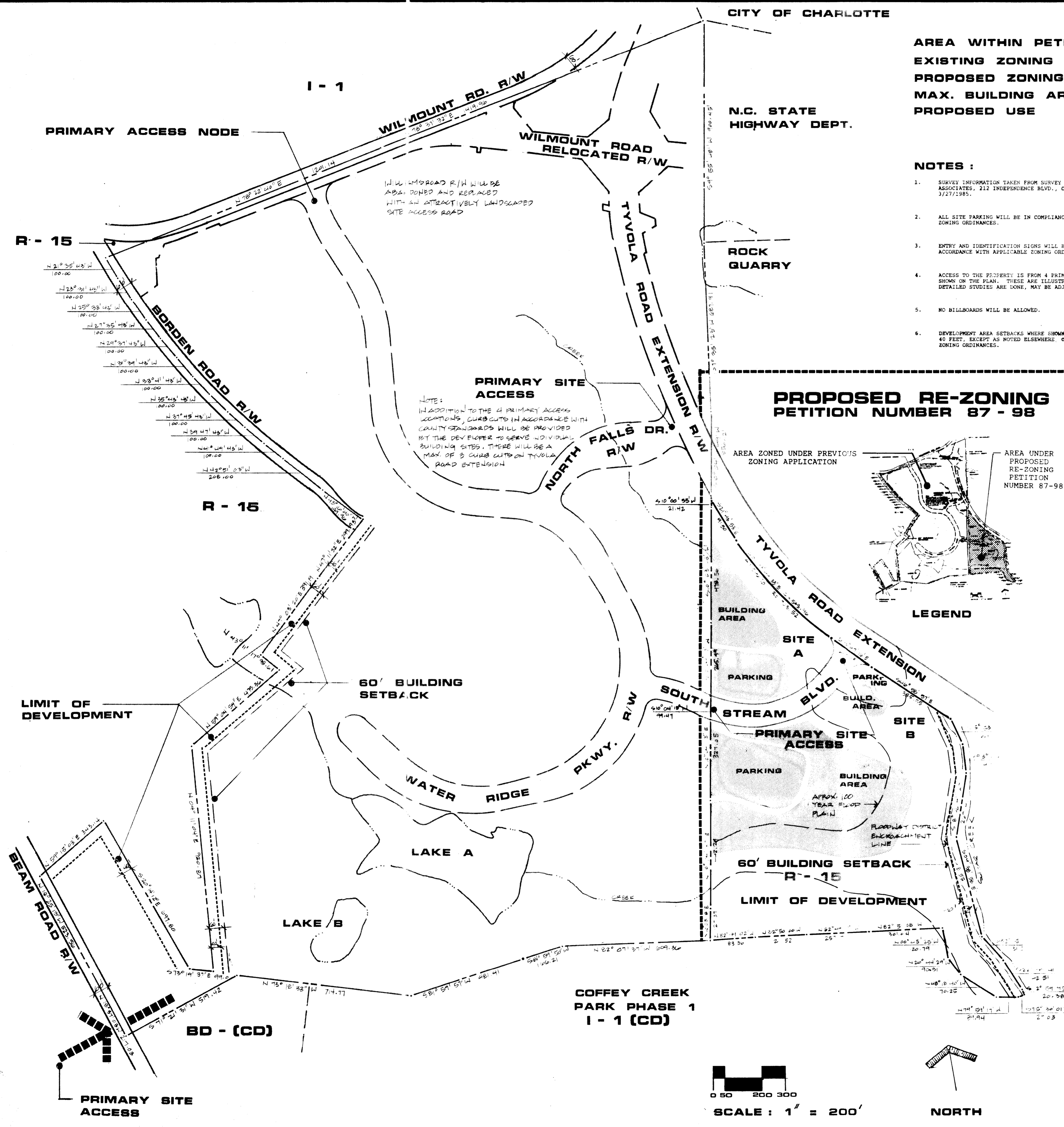
CHARLOTTE AREA

AREA ZONED UNDER PREVIOUS ZONING APPLICATION

AREA UNDER PROPOSED RE-ZONING PETITION NUMBER 87-98



LEGEND



COFFEY CREEK PARK PHASE 1
 I - 1 (CD)

BD - (CD)

PRIMARY SITE ACCESS