

GREENE FAMILY PROPERTY

CHARLOTTE N.C.

Trammell Crow

Residential

REZONING PROPOSAL

ILLUSTRATIVE/TECHNICAL SITE PLAN

CONDITIONAL DEVELOPMENT NOTES

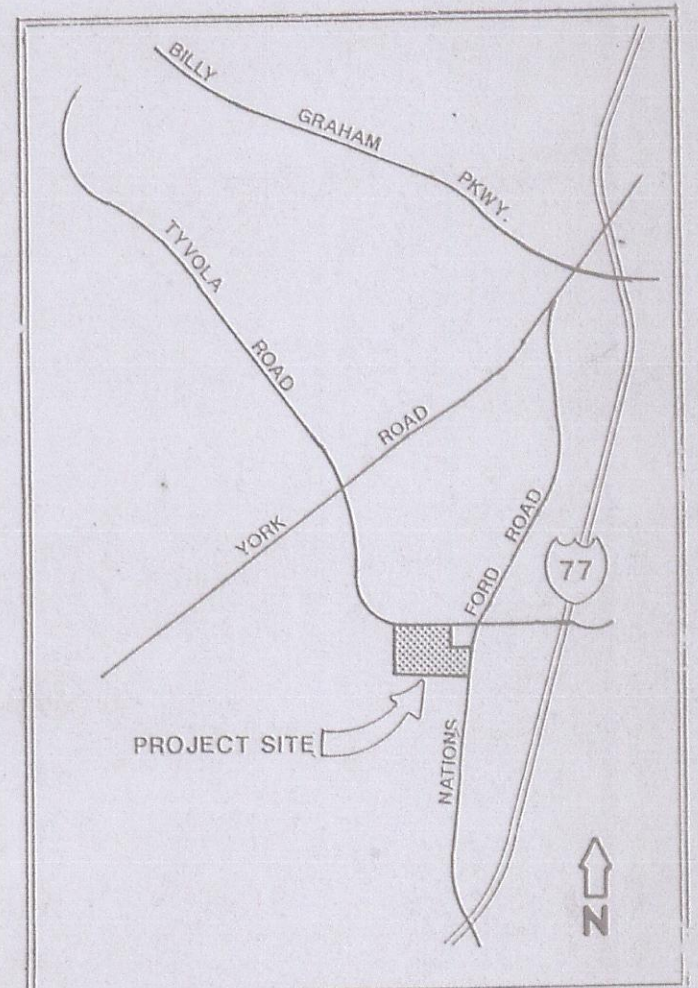
- This plan represents a general concept for development and is subject to adjustments during detailed site plan development, with approval of the Planning Commission staff. However, adjustments may be made to the location and configuration of buildings within the "Building Development Area" without staff approval. Parking and circulation design may be adjusted to best suit overall site conditions. No adjustments may be made to the buffer areas or designated setbacks around the project perimeter.
- Access to Tyvola Road shall be developed in compliance with the Charlotte Department of Transportation standards and specifications. New signage will be provided to limit project access on Tyvola Road to right turns in and out only during Coliseum events. Developer will be responsible for costs of the new signage controlling access and related installation costs. The new signage will be in compliance with Charlotte Department of Transportation standards and specifications.
- All existing street trees along Tyvola Road will be protected during construction.
- A five foot sidewalk shall be provided along Tyvola Road in accordance with City of Charlotte Standards.
- 35' of right-of-way from the center line of Nations Ford Road shall be dedicated prior to the issuance of building permits. To the extent that right-of-way is available from the City of Charlotte the applicant will construct tapers and turn lanes on Nations Ford Road for access into the Greene Family Property and Sharview Circle or said tapers and turn lanes will be built within the existing right-of-way using acceptable design criteria established by C.D.O.T.
- Curb and gutter and sidewalk shall be provided on Nations Ford Road in accordance with City of Charlotte Standards.
- Both entries shall have entry lanes with a minimum width of 16' and 35' intersection radius.
- All buffer areas in the perimeter shall be used to provide effective screening. Existing vegetation in these areas shall be preserved and not disturbed except for fencing, utility or access corridors. Where necessary, existing vegetation may be supplemented through the use of the trees and landscape plantings. No trees 8" D.B.H. or greater in setbacks and buffers will be removed without city permit. Buildings and parking will not be allowed within the buffer areas, but identification signage may be placed there provided it complies with paragraph 13. All buffers shown are minimum and will be exceeded wherever possible. Prior to any grading all buffer areas will be identified and staked.
- Parking will be provided in accordance with the Ordinance requirements.
- Future pedestrian access may be provided to be Park Area to the west.
- Care shall be taken to protect and retain existing trees wherever possible. Barriercodes shall be erected at critical locations to protect trees during construction.
- Landscaping shall be used in the parking areas to avoid large expanses of parking.
- Signage shall be illuminated from a concealed light source, built of natural materials such as brick and wood and be in conformance with City of Charlotte signage regulations.
- Accessory storage shall be made available only to apartment residents.

SITE DATA

SITE AREA : 24.46 ACRES
 EXISTING ZONING : R-9
 PROPOSED ZONING : R-12 MF (CD)
 PROPOSED USE :
 MULTI-FAMILY HOUSING
 MAX. NO. OF UNITS : 340
 DENSITY : 13.9 D.U.A.
 USABLE OPEN SPACE : 61%

★ BUILDING ENDS DESIGNATED BY
 A ★ SHALL BE LIMITED TO A
 MAXIMUM OF TWO STORIES

15. The applicant will construct a west-bound turn lane on Sharview Circle for access onto Nations Ford Road, and said turn lane will be built in a manner consistent with the current design of Sharview Circle using design criteria acceptable to C.D.O.T.



VICINITY MAP

BUILDING DEVELOPMENT AREA

SPRINGFIELD YORKMONT PARK

167-081-05
 City of Charlotte
 Parks and Recreation Department
 600 E. Trade Street
 Charlotte, NC 28202

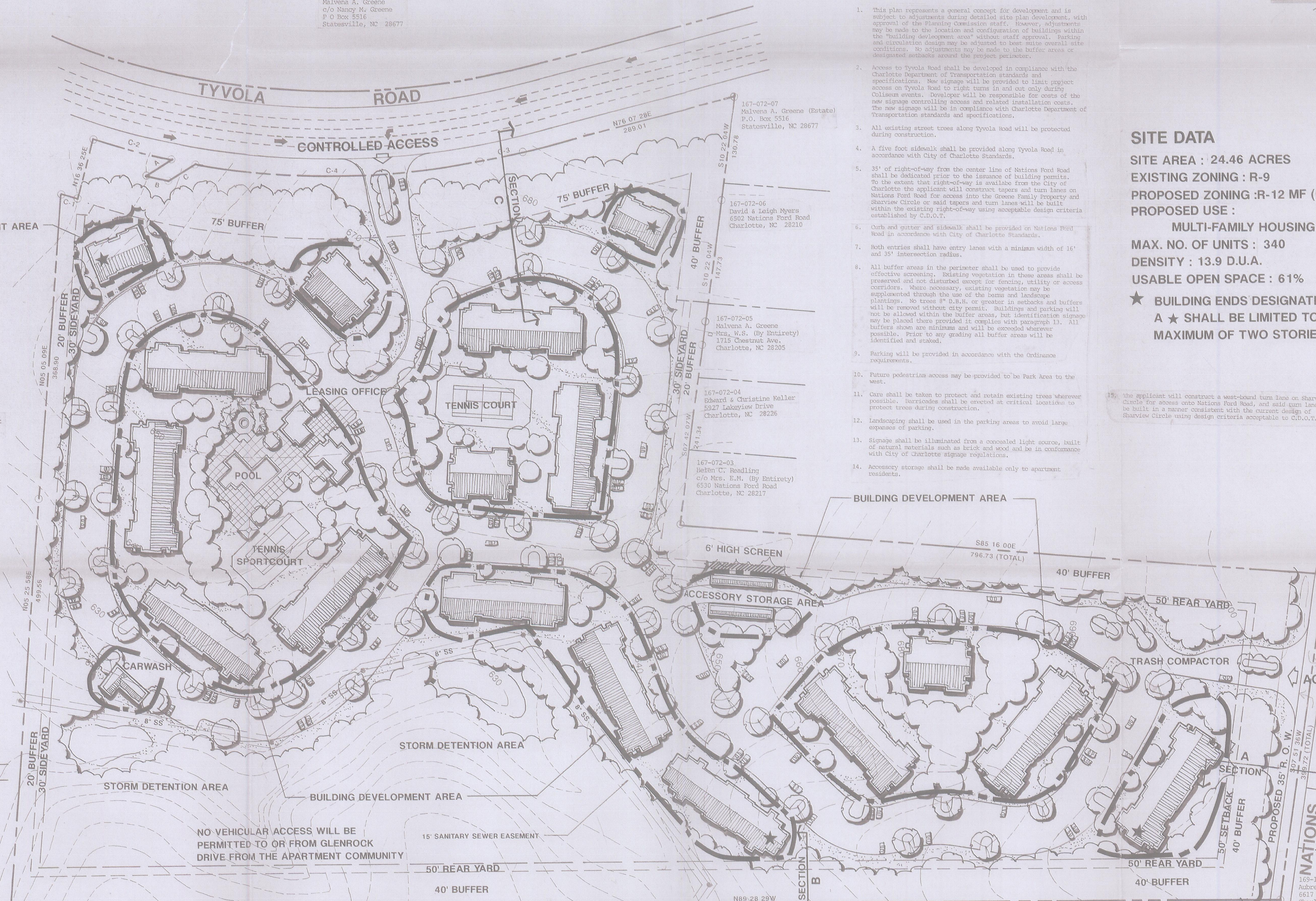
BUILDING DEVELOPMENT AREA

LINE TABLE

LINE	BEARING	DISTANCE
A	S86 44 01W	38.43
B	S78 22 26E	29.39
C	N58 44 01E	38.66
D	S12 38 14W	28.20

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C-1	1085.44	00 57 02	18.01	S72 55 04E	18.01
C-2	1010.44	05 42 10	100.57	S76 14 40E	100.53
C-3	1010.44	02 59 39	52.80	N77 36 51E	52.80
C-4	1010.44	20 04 02	353.90	N89 09 09E	352.09



NO VEHICULAR ACCESS WILL BE PERMITTED TO OR FROM GLENROCK DRIVE FROM THE APARTMENT COMMUNITY

GLENROCK DRIVE

167-105-06
 Bobby Platt
 351 Glenrock Drive
 Charlotte, NC 28210

167-071-01
 Ernest & Reginald Barnes
 340 Glenrock Drive
 Charlotte, NC 28210

167-071-03
 Michael A. Bailey
 340 Glenrock Drive
 Charlotte, NC 28210

167-071-04
 Bobby Roy & Colleen McGinnis
 340 Glenrock Drive
 Charlotte, NC 28210

167-071-05
 Key Realty of Charlotte, Inc.
 P.O. Box 3788
 Charlotte, NC 28217

167-071-06
 RBT Investment Corporation
 2405 E. Independence Blvd.
 Charlotte, NC 28203

167-071-07
 Mason Properties, Inc.
 P.O. Box 23082
 Charlotte, NC 28222

167-071-08
 Michael & Rosalind Anthony
 2000 Nations Ford Road
 Charlotte, NC 28210

167-071-09
 George and Doris Smith
 2000 Nations Ford Road
 Charlotte, NC 28210

167-071-10
 George and Doris Smith
 2000 Nations Ford Road
 Charlotte, NC 28210

167-071-11
 Key Realty of Charlotte, Inc.
 224 E. Morehead Street
 Charlotte, NC 28202

167-071-12
 James & Margaret Galar
 2000 Nations Ford Road
 Charlotte, NC 28210

167-071-13
 Key Realty of Charlotte, Inc.
 4039 Ashington Road
 Charlotte, NC 28211

167-071-14
 Donald & Verma Adams
 144 Glenrock Drive
 Charlotte, NC 28210

167-071-15
 Investment Company
 1509 Scotland Drive
 Charlotte, NC 28207

167-071-16
 Robert & Mary Richards
 2000 Nations Ford Road
 Charlotte, NC 28210

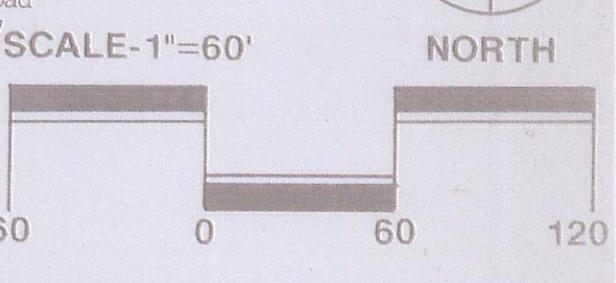
167-071-19
 Irma Slaughter
 6936 Nations Ford Road
 Charlotte, NC 28217

169-152-01
 Morris & Elizabeth Pressley
 6529 Nations Ford Road
 Charlotte, NC 28210

169-151-24
 Jerry & Evelyn Wilson
 6601 Nations Ford Road
 Charlotte, NC 28210

169-151-25
 Harriet A. Smith
 6611 Nations Ford Road
 Charlotte, NC 28210

169-151-26
 Aubrey & Anna Taylor
 6617 Nations Ford Road
 Charlotte, NC 28210



SCALE-1"=60'

DATE: JUNE 14, 1989
 PROJECT NO.: 89093
 REVISIONS: 1 AUGUST 24, 1989 EEP
 PLANNING STAFF REVIEW
 1701 East Boulevard, Charlotte, NC 28203 704/333-0326
 1218 Prince Street, Alexandria, VA 22314 703/649-7784
 225 Hillsborough Street, Raleigh, NC 919/834-6127

APPROVED BY CITY COUNCIL
 DATE October 18, 1989
 89-73

Land Design
 Landscape Architecture Land Planning
 Urban Design Civil Engineering