

**SITE DATA**

1. CURRENT ZONING.....I1 - CD
2. PROPOSED ZONING.....INSTITUTIONAL - CD
3. MAX. BUILDOUT.....150,000 S.F.
4. PROPOSED USE.....COMMUNITY COLLEGE CAMPUS
5. TOTAL SITE AREA.....976,000 (22.4058 ACRES)

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1 TOTAL	5677.58'	543.44'	543.23'	N59°33'48"E	05°29'03"
C2	5677.58'	195.92'	195.91'	S57°16'35"W	01°58'38"
C3	5677.58'	195.06'	195.05'	N59°16'57"E	01°58'06"
C4	5677.58'	152.46'	152.45'	S61°02'10"W	01°32'19"

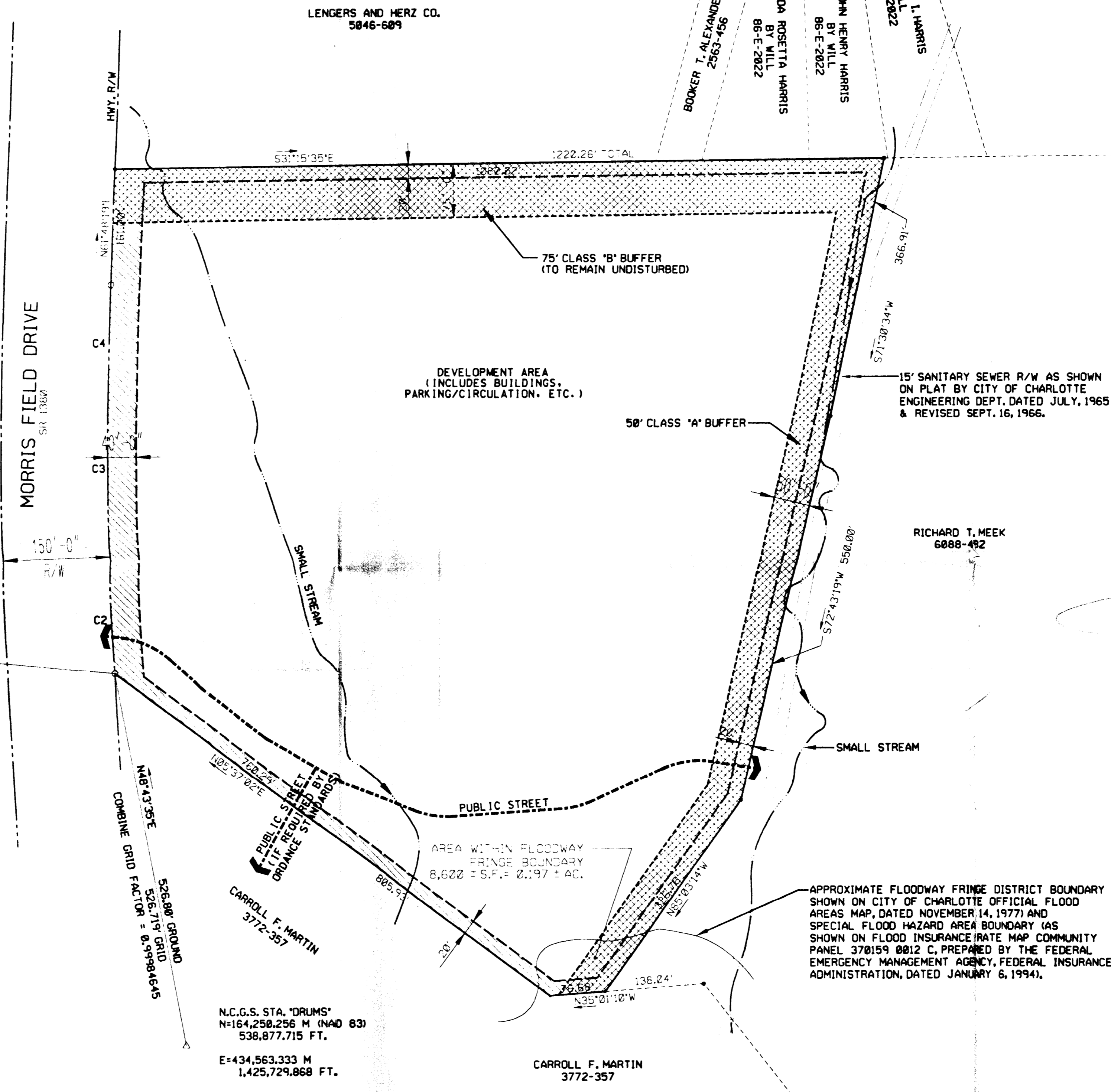
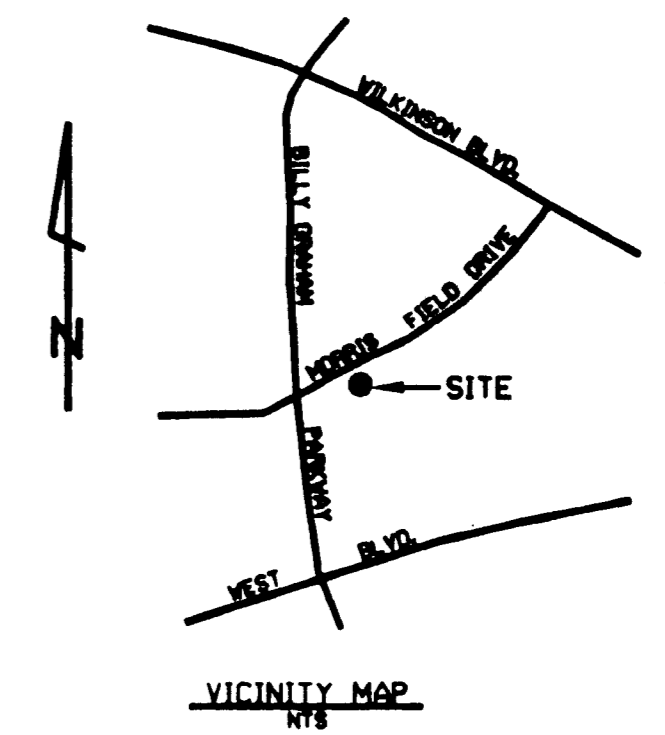
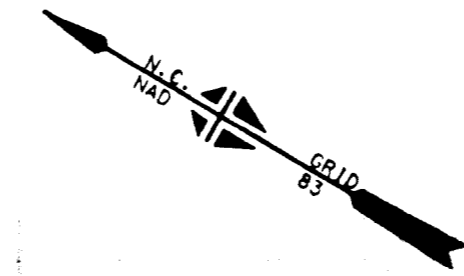
**LEGEND**

- EXISTING IRON PIN/PIPE
- IRON PIN SET
- BUFFER EASEMENT
- EXISTING HIGHWAY R/W LINE
- ZONING LINE
- SETBACK LINE
- PROPOSED HIGHWAY R/W LINE

**CONDITIONAL NOTES**

1. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE ZONING ORDINANCE STANDARDS AND REQUIREMENTS PERTAINING TO OFF-STREET PARKING, SIGNAGE, SCREENING/BUFFERS, LANDSCAPING, YARD DIMENSIONS, STORM WATER DETENTION AS WELL AS THE CHARLOTTE TREE ORDINANCE.
2. A CLASS "B" BUFFER SHALL BE ESTABLISHED AS REQUIRED ALONG PORTIONS OF THE SITE'S BOUNDARY. THE BUFFER SHALL BE REGULATED BY ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE ZONING ORDINANCE GOVERNING BUFFER AREAS. IN NO EVENT SHALL STORM WATER DETENTION METHODS BE ALLOWED TO DEVELOP WITHIN ANY BUFFER AREA.
3. VEHICULAR ACCESS SHALL BE PROVIDED BY A SINGLE POINT OF INGRESS/EGRESS ALONG MORRIS FIELD DRIVE. THE PRECISE LOCATION MAY VARY SOMEWHAT FROM THAT DEPICTED DEPENDING UPON FINAL DESIGN PLANS BY THE TENANT/OWNER AND/OR REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION. AS DEPICTED ON THE PLAN, A PUBLIC THROUGH STREET SHALL BE CONSTRUCTED AS REQUIRED TO PROVIDE VEHICULAR ACCESS TO ADJOINING LAND LOCKED PROPERTY. THE PRECISE ALIGNMENT OF THIS STREET MAY VARY FROM THAT DEPICTED BASED UPON FINAL DESIGN PLANS FOR THE COMMUNITY COLLEGE CAMPUS.
4. THE PROPOSED USE FOR THE PROPERTY SHALL BE A COMMUNITY COLLEGE CAMPUS CONTAINING A MAXIMUM OF 150,000 SQUARE FEET OF BUILDING SPACE.
5. STORM WATER DETENTION SYSTEMS SHALL NOT BE PERMITTED IN THE SETBACK AREA.
6. FILLING IN THE FLOODWAY FRINGE SHALL NOT BE PERMITTED.
7. A FIRE HYDRANT IS REQUIRED BY THE CHARLOTTE DEPARTMENT WITHIN 750 FT OF THE MOST REMOTE POINT OF BUILDINGS AS THE FIRE TRUCK TRAVELS.
8. TO FACILITATE TRANSIT SERVICE, A TURN AROUND FOR TRANSIT VEHICLES WILL BE ACCOMMODATED ON THE SITE.
9. THE APPLICANT RESERVES THE RIGHT TO PETITION THE CHARLOTTE ZONING BOARD OF ADJUSTMENT TO REQUEST A WAIVER OF PORTIONS OF THE 50 FT CLASS "A" BUFFER. THIS DECISION WILL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT/ENGINEERING PLANS ASSOCIATED WITH THE OVERALL MASTER PLAN FOR THE CAMPUS.

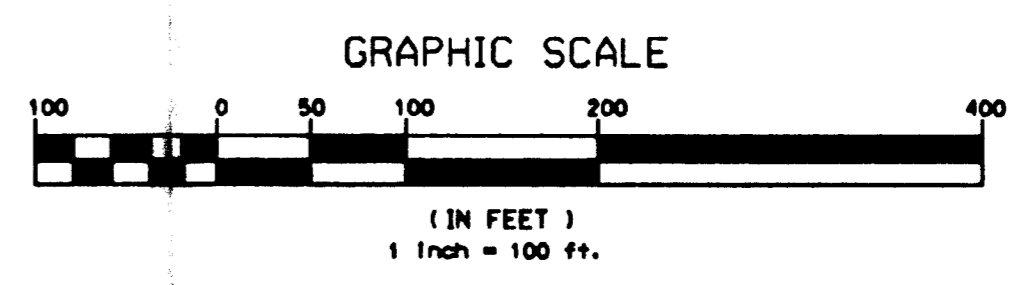
APPROXIMATE LOCATION OF NEAREST FIRE HYDRANT 0.25 MILES NE OF AIRPORT CENTER DRIVE



**CPCC WEST CAMPUS  
REZONING PETITION**

COMMISSION:	95059
DRAWN BY:	RPJ
CHECKED BY:	DCB
DATE:	7-9-96
REVISIONS	DATE
▲	9-17-96

CITY COUNCIL  
APPROVED BY COUNTY COMMISSION  
DATE NOVEMBER 18 1996



**AS FOR PUBLIC HEARING**

SHEET TITLE

SCALE : AS NOTED

SHEET NUMBER

**SP-1**

OF

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