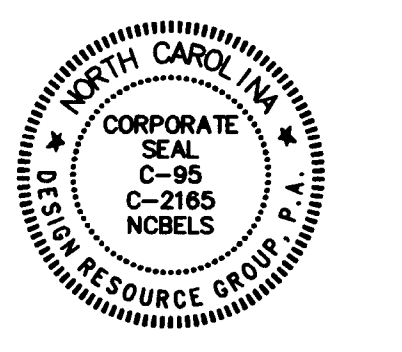




design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200
 charlotte, nc 28208
 p 704.343.0608 f 704.358.3093
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PAVILION VILLAGE
 CHARLOTTE, NORTH CAROLINA

CHARTER PROPERTIES
 1520 SOUTH BLVD.
 CHARLOTTE, NORTH CAROLINA
 704.377.4172

REZONING PETITION

**REZONING PETITION
 FOR PUBLIC HEARING
 # 07-079
 FOR ADMINISTRATIVE
 APPROVAL**

SCALE: 1" = 100'

PROJECT #: 278-005
 DRAWN BY: THH

**SCHEMATIC
SITE PLAN**

JULY 5, 2013

REVISIONS ATTACHED TO ADMINISTRATIVE APPROVAL

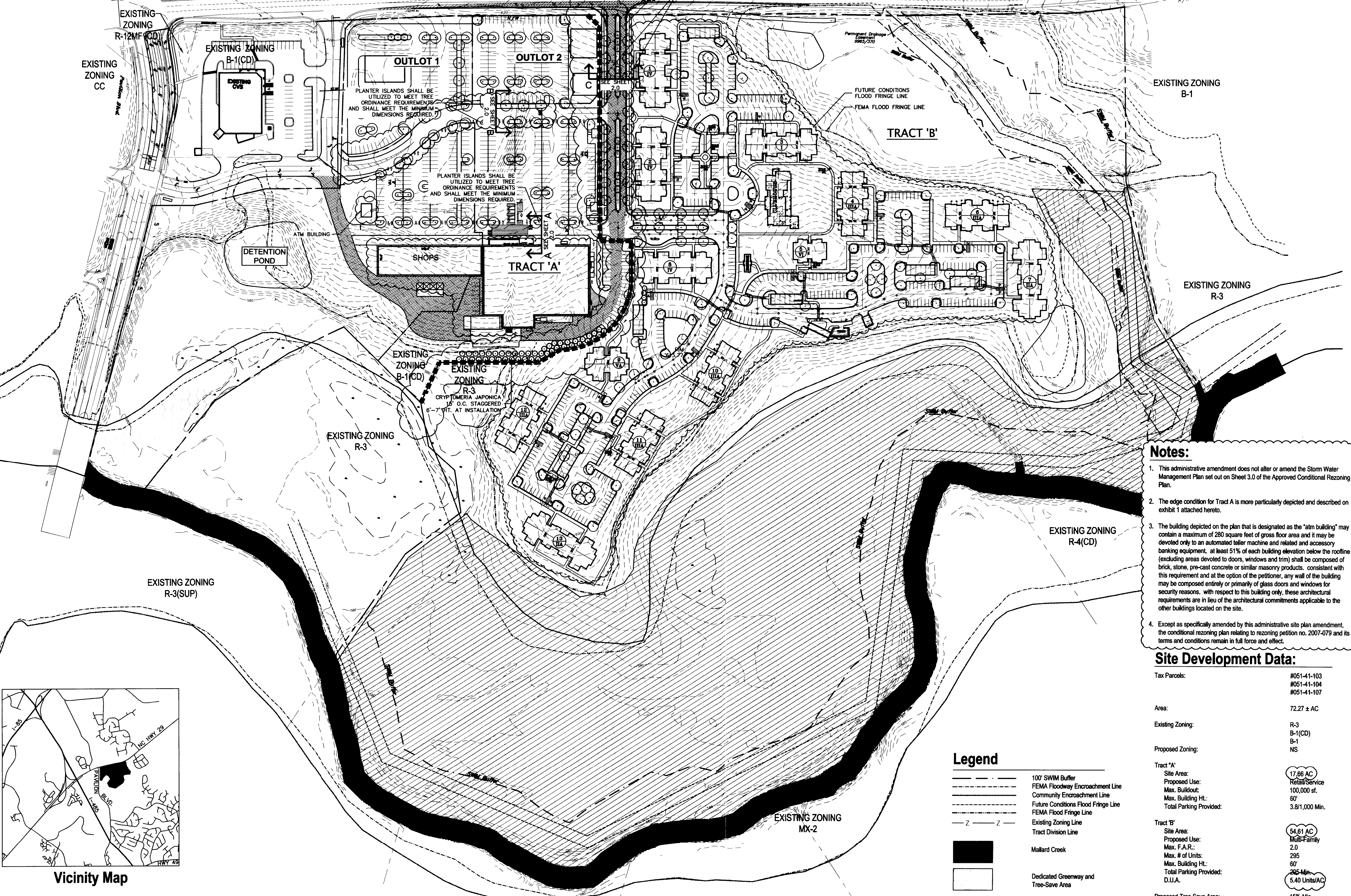
JUL 11 2013

BY: DEBRA CAMPBELL

1.0

North Tryon Street (Hwy. 29)
 Variable width public R/W

SEE STREET SECTION A FOR
 ADDITIONAL INFORMATION
 PLANTING STRIPS SHALL BE UTILIZED TO MEET
 TREE ORDINANCE REQUIREMENTS AND SHALL
 MEET THE MINIMUM DIMENSIONS REQUIRED.



Notes:

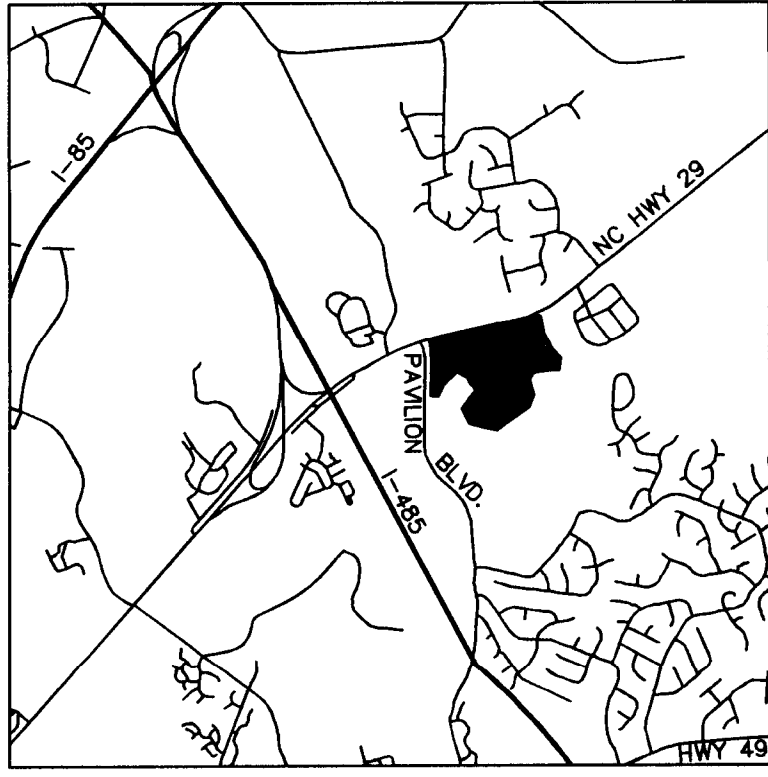
1. This administrative amendment does not alter or amend the Storm Water Management Plan set out on Sheet 3.0 of the Approved Conditional Rezoning Plan.
2. The edge condition for Tract A is more particularly depicted and described on exhibit 1 attached hereto.
3. The building depicted on the plan that is designated as the "atm building" may contain a maximum of 280 square feet of gross floor area and it may be devoted only to an automated teller machine and related and accessory banking equipment. at least 51% of each building elevation below the roofline (excluding areas devoted to doors, windows and trim) shall be composed of brick, stone, pre-cast concrete or similar masonry products. consistent with this requirement and at the option of the petitioner, any wall of the building may be composed entirely or primarily of glass doors and windows for security reasons. with respect to this building only, these architectural requirements are in lieu of the architectural commitments applicable to the other buildings located on the site.
4. Except as specifically amended by this administrative site plan amendment, the conditional rezoning plan relating to rezoning petition no. 2007-079 and its terms and conditions remain in full force and effect.

Site Development Data:

Tax Parcels:	#051-41-103 #051-41-104 #051-41-107
Area:	72.27 ± AC
Existing Zoning:	R-3 B-1(CD) B-1
Proposed Zoning:	NS
Tract 'A'	Site Area: 17.66 AC Retail/Service 100,000 sf. Max. Buildout: Max. Building Ht.: 60' Total Parking Provided: 3.8/1,000 Min.
Tract 'B'	Site Area: 54.61 AC Multi-Family 2.0 295 Max. # of Units: Max. Building Ht.: 60' Total Parking Provided: 295 Min. 5.40 Units/AC
Proposed Tree Save Area:	15% Min.

Legend

- 100' SWIM Buffer
- FEMA Floodway Encroachment Line
- Community Encroachment Line
- Future Conditions Flood Fringe Line
- FEMA Flood Fringe Line
- Existing Zoning Line
- Tract Division Line
- █ Mallard Creek
- Dedicated Greenway and Tree-Save Area



Vicinity Map