

Development Data

Existing Zoning — B-2, R-12 MF, R-9
 Proposed Zoning —
 Parcel A, B, C — B-2(CD)
 Parcel D — R-12 MF (CD)
 Parcel E — R-9 (CD)

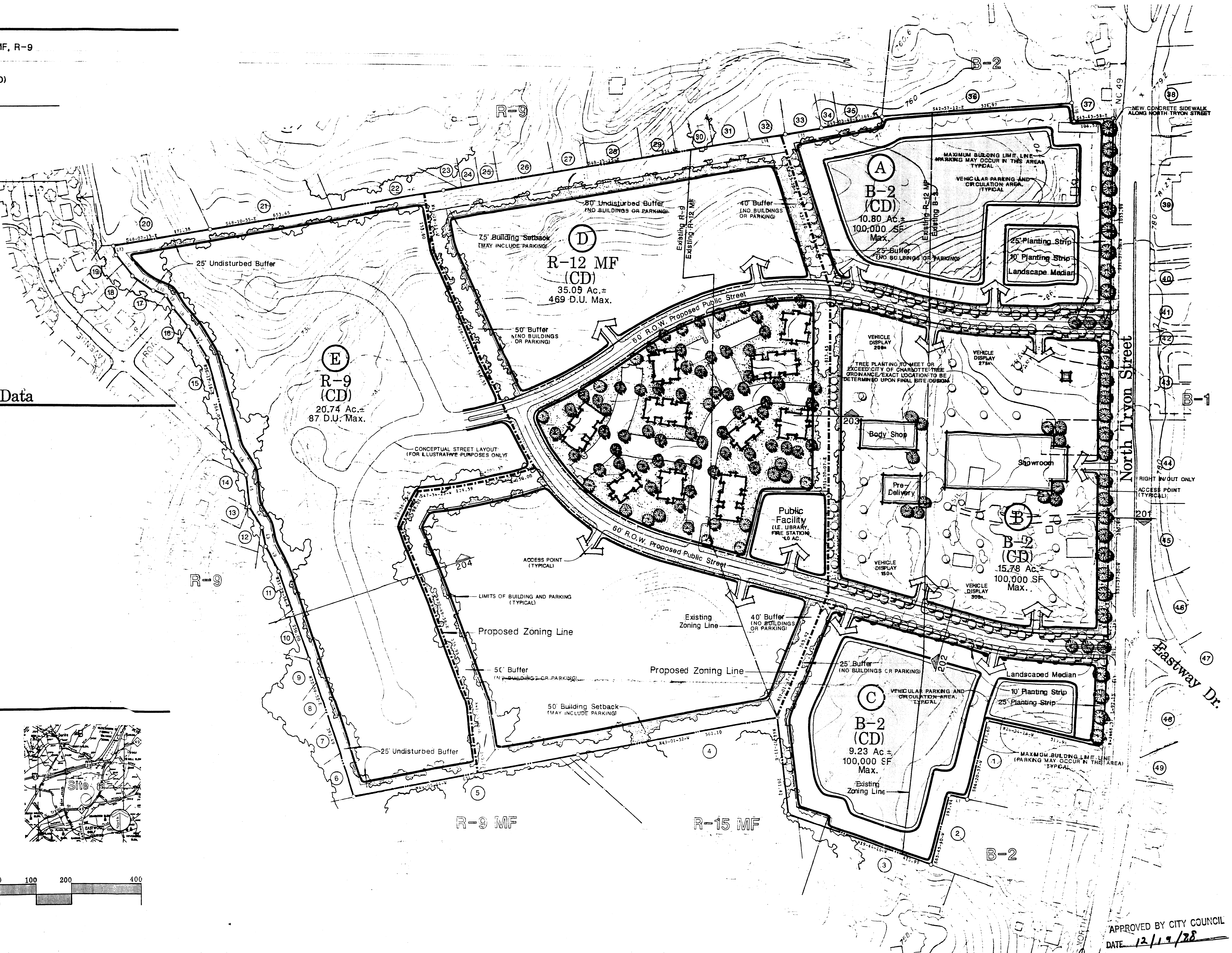
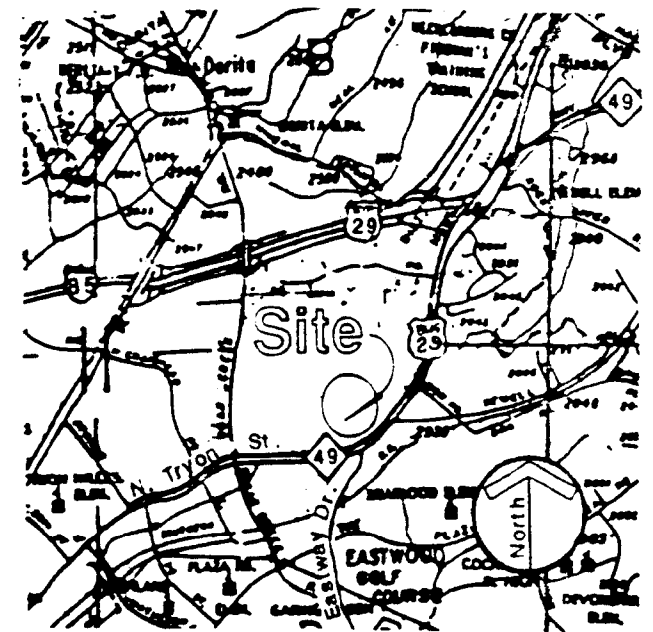
Site Area Distribution
 Parcel A — 10.80 Ac.±
 Parcel B — 15.78 Ac.±
 Parcel C — 9.23 Ac.±
 Parcel D — 35.05 Ac.±
 Parcel E — 20.74 Ac.±
 Total Site Area — 91.60 Ac.±

Building Area Distribution
 Parcel A — 100,000 SF
 Parcel B — 100,000 SF
 Parcel C — 100,000 SF
 Total — 300,000 SF
 Parcel D — 469 D.U.
 Parcel E — 87 D.U.
 Total — 556 D.U.

Property Boundary Data

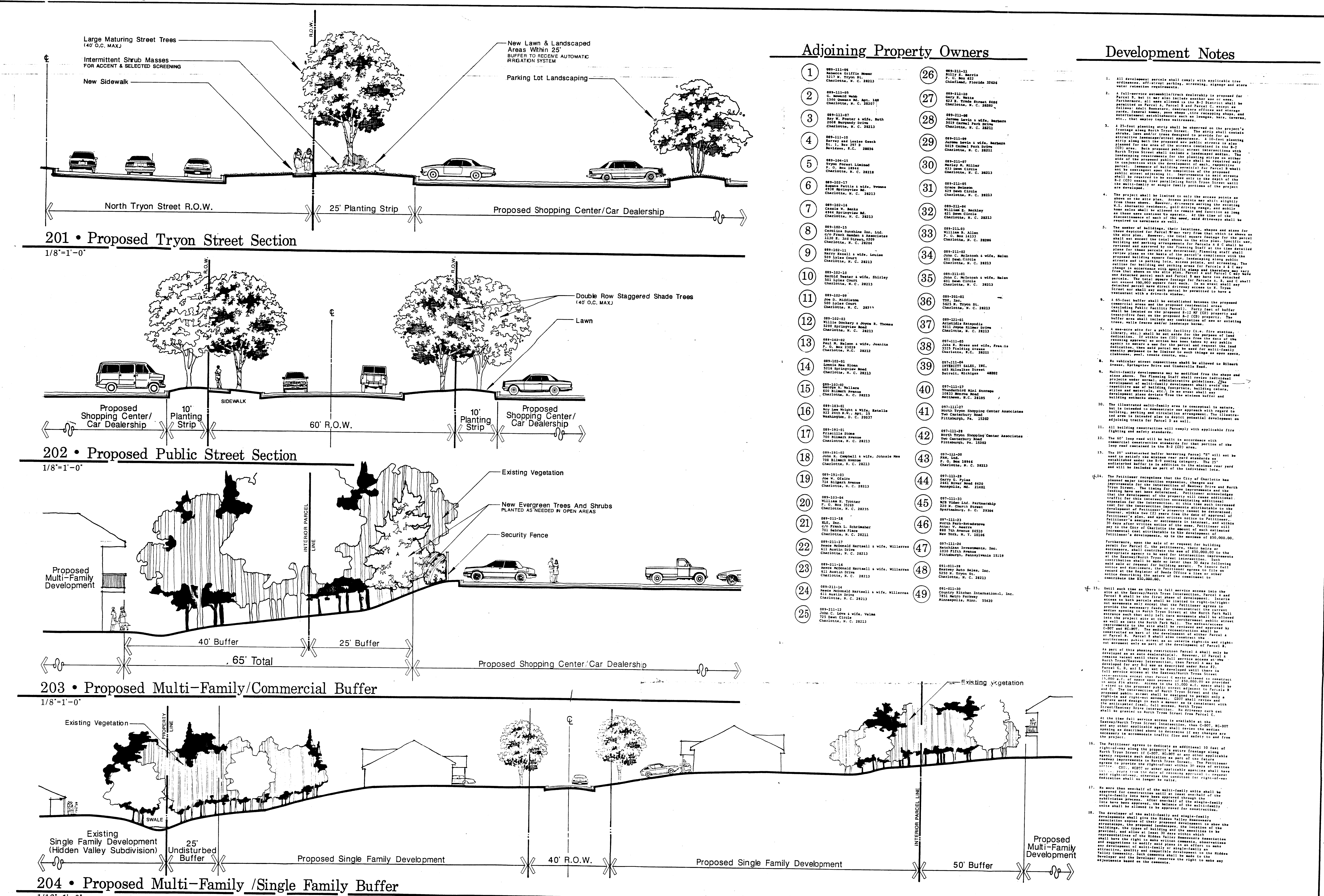
LINE	BEARING	DISTANCE
L1	82°-14-16-W	51.42
L2	82°-09-46-E	71.06
L3	84°-09-16-E	51.98
L4	82°-27-14-E	67.18
L5	84°-44-16-E	86.84
L6	82°-14-36-E	76.89
L7	82°-09-56-E	100.00
L8	81°-36-16-E	46.28
L9	82°-59-56-E	39.56
L10	81°-04-34-W	38.38
L11	8°-27-34-W	69.77
L12	81°-39-26-E	73.25
L13	89°-07-26-E	69.55
L14	54°-31-44-E	69.56
L15	84°-55-14-E	99.55
L16	54°-39-06-W	49.93
L17	55°-44-30-W	96.89
L18	55°-14-30-W	98.90
L19	55°-21-27-W	98.79

Location Map



APPROVED BY CITY COUNCIL
 DATE 12/19/88

<p>Project Manager: GER/RLE Design: DEW/LL Checked By: GER Date: 8-31-88 Project Number: 88060</p>	<p>Revisions: 10-10-88 REVISIONS PER CMPC COMMENTS 12-20-88 REVISIONS NOTES 15 & 16.</p>	<p>DPR ASSOCIATES Landscape Architects Design • Planning • Research 2036 East Seventh Street Charlotte, NC 28204 704/332-1204</p>	<p>Rezoning Plan • Petition No. 88-85</p> <p>North Tryon Street Site for W.S. Abernathy Charlotte, North Carolina</p>	<p>Scale: 1"=100' Sheet Number: RZ-1 Of Two Total Two</p>
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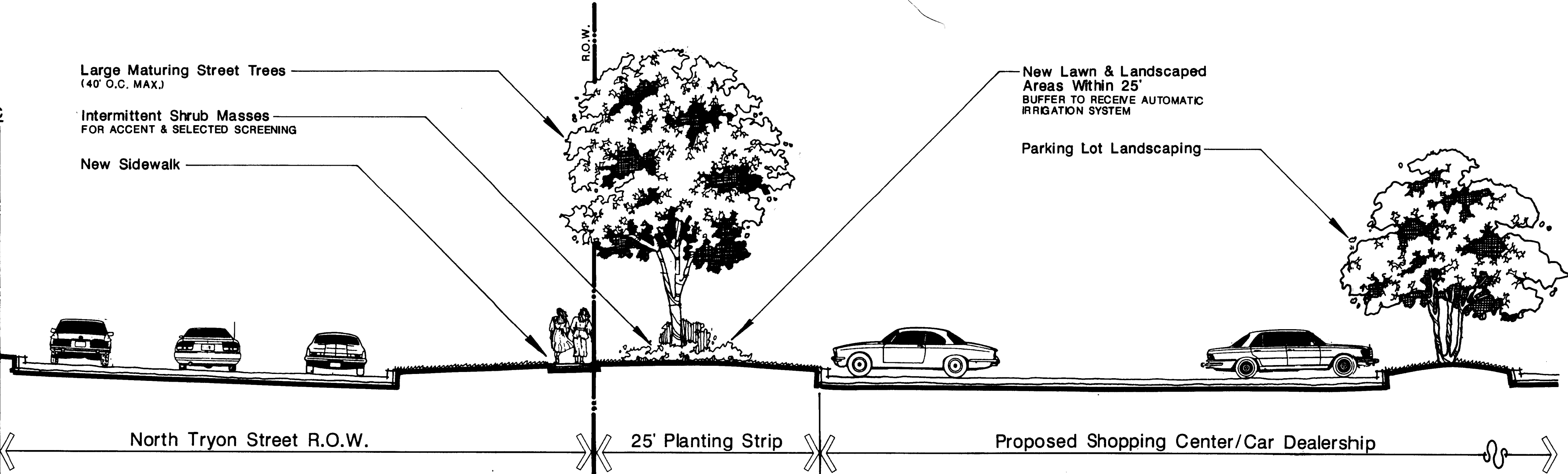
Adjoining Property Owners

1	889-111-01	26	889-111-01
2	889-111-02	27	889-111-02
3	889-111-03	28	889-111-03
4	889-111-04	29	889-111-04
5	889-111-05	30	889-111-05
6	889-111-06	31	889-111-06
7	889-111-07	32	889-111-07
8	889-111-08	33	889-111-08
9	889-111-09	34	889-111-09
10	889-111-10	35	889-111-10
11	889-111-11	36	889-111-11
12	889-111-12	37	889-111-12
13	889-111-13	38	889-111-13
14	889-111-14	39	889-111-14
15	889-111-15	40	889-111-15
16	889-111-16	41	889-111-16
17	889-111-17	42	889-111-17
18	889-111-18	43	889-111-18
19	889-111-19	44	889-111-19
20	889-111-20	45	889-111-20
21	889-111-21	46	889-111-21
22	889-111-22	47	889-111-22
23	889-111-23	48	889-111-23
24	889-111-24	49	889-111-24
25	889-111-25		

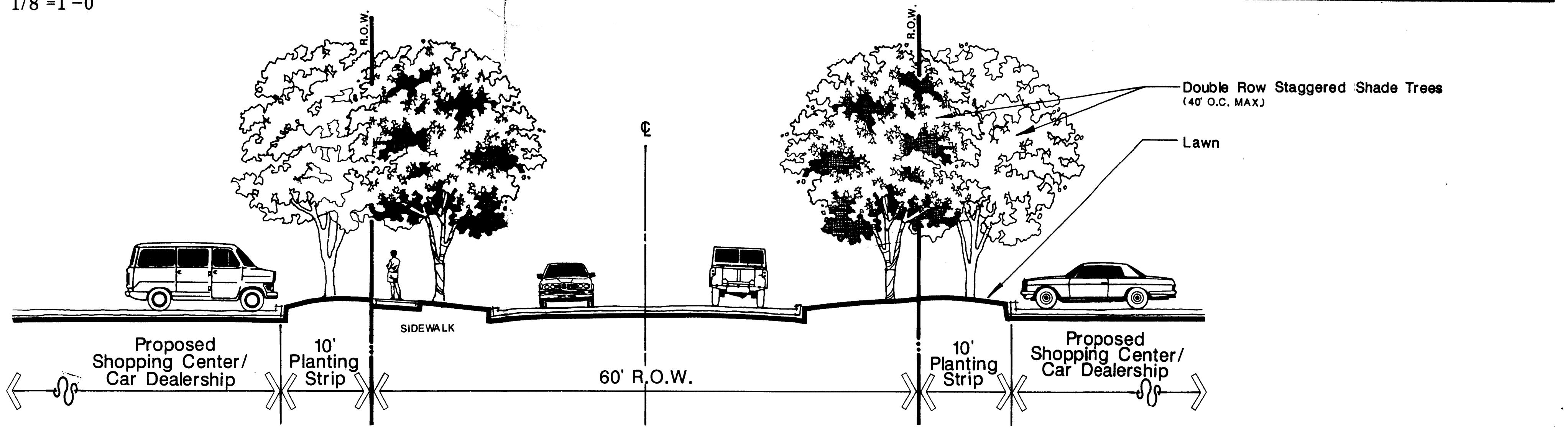
Development Notes

1. All development shall comply with applicable zoning and subdivision regulations.
2. A 25-foot planting strip shall be provided on the proposed public street.
3. A 40-foot buffer shall be provided between the proposed public street and the proposed shopping center.
4. A 25-foot buffer shall be provided between the proposed public street and the proposed multi-family development.
5. A 40-foot buffer shall be provided between the proposed public street and the proposed single family development.
6. A 25-foot buffer shall be provided between the proposed public street and the proposed multi-family development.
7. A 40-foot buffer shall be provided between the proposed public street and the proposed single family development.
8. A 25-foot buffer shall be provided between the proposed public street and the proposed multi-family development.
9. A 40-foot buffer shall be provided between the proposed public street and the proposed single family development.
10. A 25-foot buffer shall be provided between the proposed public street and the proposed multi-family development.
11. A 40-foot buffer shall be provided between the proposed public street and the proposed single family development.
12. A 25-foot buffer shall be provided between the proposed public street and the proposed multi-family development.
13. A 40-foot buffer shall be provided between the proposed public street and the proposed single family development.
14. A 25-foot buffer shall be provided between the proposed public street and the proposed multi-family development.
15. A 40-foot buffer shall be provided between the proposed public street and the proposed single family development.
16. A 25-foot buffer shall be provided between the proposed public street and the proposed multi-family development.
17. A 40-foot buffer shall be provided between the proposed public street and the proposed single family development.
18. A 25-foot buffer shall be provided between the proposed public street and the proposed multi-family development.
19. A 40-foot buffer shall be provided between the proposed public street and the proposed single family development.
20. A 25-foot buffer shall be provided between the proposed public street and the proposed multi-family development.
21. A 40-foot buffer shall be provided between the proposed public street and the proposed single family development.
22. A 25-foot buffer shall be provided between the proposed public street and the proposed multi-family development.
23. A 40-foot buffer shall be provided between the proposed public street and the proposed single family development.
24. A 25-foot buffer shall be provided between the proposed public street and the proposed multi-family development.
25. A 40-foot buffer shall be provided between the proposed public street and the proposed single family development.

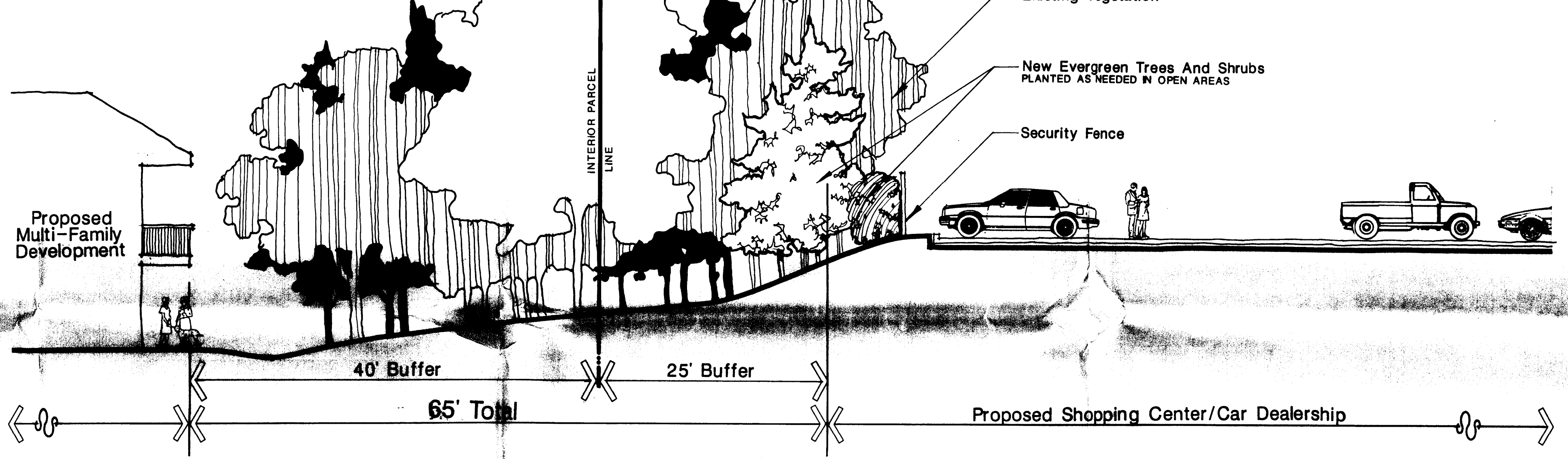
<p>Project Manager: GER/RLE Design: DEW/LL Checked By: GER Date: 8-31-88 Project Number: 88060</p>	<p>Revisions: 10-10-88 REVISIONS PER CMPC COMMENTS 12-20-88 REVISIONS NOTES 15 & 16.</p>	<p>DPR ASSOCIATES Landscape Architects Design • Planning • Research 2036 East Seventh Street Charlotte, NC 28204 704/332-1204</p>	<p>Rezoning Plan • Petition No. 88-85</p> <p>North Tryon Street Site for W.S. Abernathy Charlotte, North Carolina</p>	<p>Scale: AS NOTED Sheet Number: RZ-2 Of Two Total Two</p>
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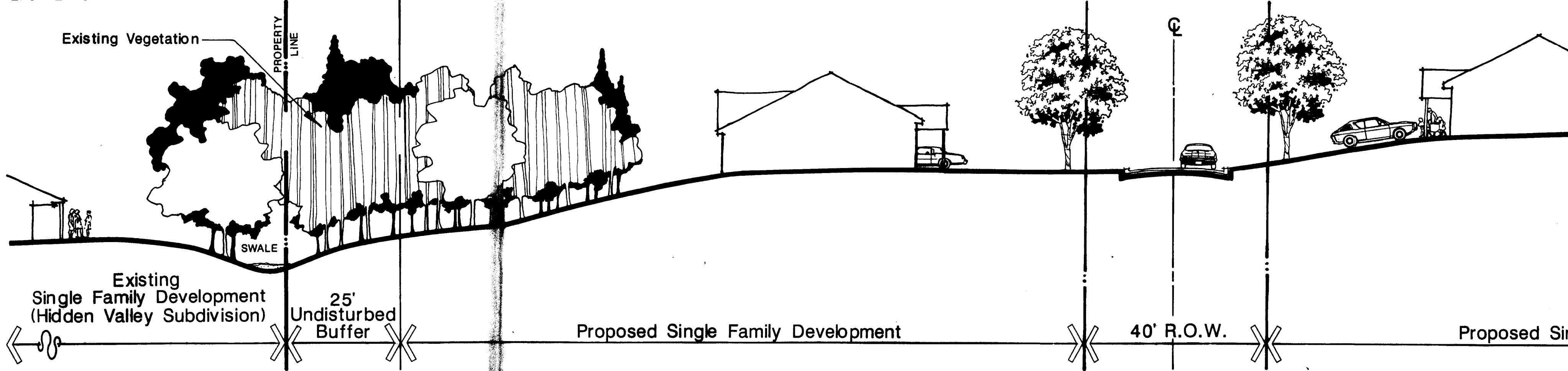
201 • Proposed Tryon Street Section
1/8"=1'-0"



202 • Proposed Public Street Section
1/8"=1'-0"



203 • Proposed Multi-Family/Commercial Buffer
1/8"=1'-0"



204 • Proposed Multi-Family / Single Family Buffer
1/16"=1'-0"

Adjoining Property Owners

- 1 089-111-06 ...
- 2 089-111-05 ...
- 3 089-111-07 ...
- 4 089-111-10 ...
- 5 089-104-15 ...
- 6 089-102-17 ...
- 7 089-102-16 ...
- 8 089-100-15 ...
- 9 089-100-11 ...
- 10 089-100-18 ...
- 11 089-102-09 ...
- 12 089-102-03 ...
- 13 089-102-02 ...
- 14 089-102-01 ...
- 15 089-103-02 ...
- 16 089-103-01 ...
- 17 089-102-05 ...
- 18 089-102-02 ...
- 19 089-101-02 ...
- 20 089-103-04 ...
- 21 089-111-18 ...
- 22 089-111-17 ...
- 23 089-211-16 ...
- 24 089-211-14 ...
- 25 089-211-13 ...
- 26 089-211-11 ...
- 27 089-211-10 ...
- 28 089-213-08 ...
- 29 089-211-09 ...
- 30 089-211-07 ...
- 31 089-211-05 ...
- 32 089-211-04 ...
- 33 089-211-03 ...
- 34 089-211-02 ...
- 35 089-211-01 ...
- 36 089-201-21 ...
- 37 089-211-01 ...
- 38 089-211-05 ...
- 39 089-211-04 ...
- 40 089-211-17 ...
- 41 089-211-27 ...
- 42 089-211-28 ...
- 43 089-211-30 ...
- 44 089-211-32 ...
- 45 089-211-33 ...
- 46 089-211-33 ...
- 47 089-111-24 ...
- 48 089-211-28 ...
- 49 089-211-30 ...

Development Notes

1. All development parcels shall comply with applicable tree retention requirements...
2. A full-service automobile/truck dealership is proposed for Parcel B, but it may also include another use...
3. A 25-foot planting strip shall be observed on the project's frontage along North Tryon Street...
4. The project shall be limited to only the access points as shown on the site plan...
5. The number of buildings, their locations, shapes and sizes for those depicted for Parcel B may vary from that which is shown on the site plan...
6. A 50-foot buffer shall be established between the proposed commercial area and the proposed residential area...
7. A one-acre site for a public facility (i.e. fire station, library, etc.) shall be set aside for the purpose of land dedication...
8. No vehicular street connections shall be allowed to bypass the intersection of North Tryon Street and the subject site...
9. Multi-family developments may be modified from the shape and projects under normal administrative jurisdiction...
10. The illustrated multi-family area is conceptual in nature, but is intended to demonstrate one approach with regard to building, parking and circulation arrangements...
11. All building construction will comply with applicable fire fighting and safety standards...
12. The 60' loop road will be built in accordance with Commercial construction standards for that portion of the loop road contained in the C-210' area...
13. The 23' undeveloped buffer bordering Parcel "B" will not be used to satisfy the minimum rear yard standards as established under the City of Charlotte's zoning code...
14. The Petitioner recognizes that the City of Charlotte has planned major intersection upgrades...
15. Detail such time as there is full service access into the site at the Eastway/North Tryon intersection...

Project Manager
GER/LLB
Drawn By
DEW/LL
Checked By
GER
Date
8-31-88
Project Number
88060

Revisions
11-10-88 REVISIONS PER CMPG COMMENTS
11-21-88 ADDED NOTES 11-18.



DPR ASSOCIATES
Landscape Architects
Design • Planning • Research
2036 East Seventh Street
Charlotte, NC 28204
704/332-1204

Rezoning Plan • Petition No. 88-85 Sections and Notes

North Tryon Street Site for W.S. Abernathy
Charlotte, North Carolina

Scale
AS NOTED

Sheet Number
RZ-2

Of Two Total Two