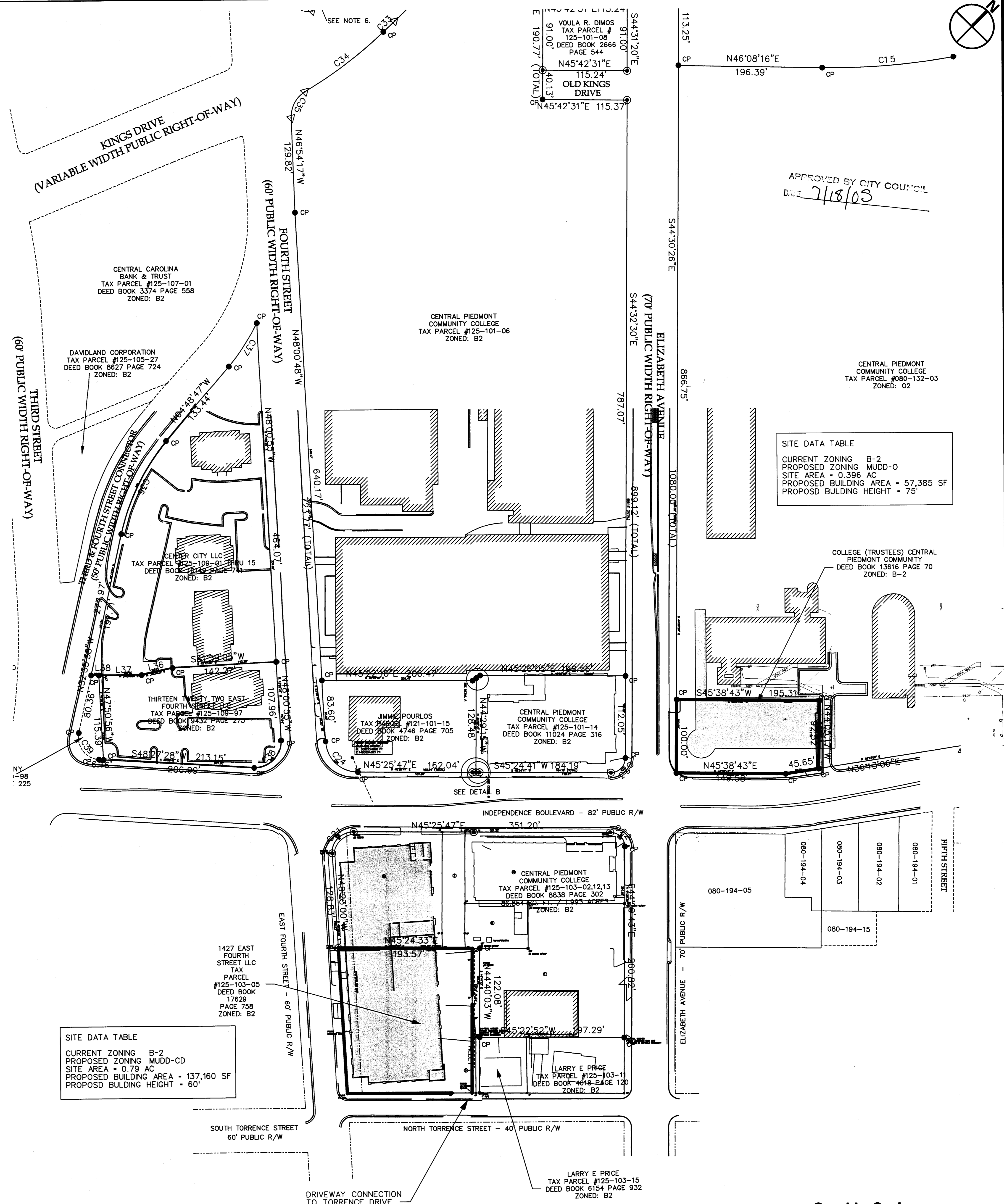


VICINITY MAP - NOT TO SCALE

Central Piedmont Community College Expansion  
MUDD-O and MUDD-CD Site Plan Notes

- Development of the site, composed of two separate tracts, will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. The tract at the corner of Independence Blvd. and Elizabeth Ave. will be zoned MUDD-O and, at the direction of the Planning Department, the tract at the corner of Independence Blvd. and Torrance Ave. will be zoned MUDD-CD.
- Access to the site will be provided by driveway connections to Independence Blvd., Elizabeth Ave., 4th St., and/or North Torrance St. depending on the site designs.
- The proposed use of the property will be for the development of the site to accommodate the expansion of the CPCC main campus. New building construction on the site shall comply with all applicable requirements and regulations of the MUDD zoning district. The MUDD-O is provided herein to permit existing development conditions on the site to remain until new building construction commences at a particular, individual building on the site, at which time said new building construction shall comply with the provisions of the MUDD district. Alterations and renovations to existing structures which do not require the removal of the structure and which do not otherwise comply with all applicable provisions of the MUDD district shall be permitted to undergo said alterations and renovations as herein established by the MUDD-O without compliance to those portions of the MUDD district which said structure does not comply with. The MUDD-CD portion of the site will be governed by the standards of the MUDD and the provisions of this plan.
- As established by the MUDD-O herein, it is intended the each building site shall comply with required streetscapes as each new building is constructed. However, there may be instances when the established streetscape design (for example: the location of existing sidewalks, street trees, landscaping area, etc.) shall remain as is without strict adherence to the required streetscape design. Such options shall be jointly and respectively determined by the Petitioner and the staff of the Charlotte-Mecklenburg Planning Commission on the basis of assessing the overall practicality of implementing the required streetscape design versus such factors as the locations and maturity of present trees and landscaping, the location and width of present sidewalks, the existence of other trees and landscaping which pose as an interference, the location of present and future buildings, whether or not pedestrian benefits are significantly enhanced and other similar considerations which would have a practical bearing on the implementation of required streetscape designs or not. Along East Fourth Street a six-foot wide sidewalk and eight-foot wide planting strip will be installed and along Independence Boulevard an eight-foot sidewalk and eight-foot planting strip will be installed.
- Any existing overhead utility lines associated with an individual building site shall be removed in conjunction with the construction of any new building on the site. Such overhead removal shall be coordinated in a manner, which is practical based upon the building location, street, number and type of utility line etc. This shall be cooperatively determined by the Petitioner and the staff of the Charlotte-Mecklenburg Planning Commission.
- All dumpsters will be screened with solid enclosures and gates.
- The proposed development will comply with all applicable Ordinance requirements for signage, parking, screening, and landscaping.
- Parking will be provided which meets or exceeds the requirements of the Ordinance. Parking in the proposed parking deck will be screened with some form of architectural element, such as louvers.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
- To maintain consistency and for ease of administration, the foregoing notes on this site plan are the same as those approved by the City of Charlotte in Zoning Petition 2001-25 inasmuch as this Petition simply adds this site to the area previously rezoned.
- The site will be planned and developed so as to accommodate the anticipated turning radius of transit vehicles at the intersection of Independence Blvd. and Elizabeth Ave. based on information received from CATS as of the approval date of this Petition.
- The Petitioner will comply with normal City standards and procedures for the temporary closing or maintenance of sidewalks that adjoin the site and for the temporary relocation or maintenance of any affected transit stops during the construction on the site.
- Additional provisions for the design of the parking deck will include the following:
  - Although not included within the geography of this rezoning site plan, the Petitioner has agreed with the Elizabeth Community Association (ECA) to enclose a portion of the parking deck at the corner of Independence Blvd. and 4th St. to create a 'people space' with windows and door(s) wherein college or college related activities would be located.
  - The Petitioner will include representatives of the ECA as part of the team that will review the design of the deck prior to submission of the deck plans for building permits.
  - The Petitioner (CPCC) will work in concert with ECA to the ends that CPCC will design the deck to create a 'loggia' along the 4th St. side of the building and to accommodate this element, will be allowed to reduce the sidewalk to 6'. CPCC will endeavor to create the opportunity for a 'people space' behind the loggia to further animate the streetscape, all based on the ability of CPCC to be accommodate these elements within the design program and budget of the deck. The minimum pedestrian space within the loggia will be 4'. Subject to the ability of CPCC to accomplish this additional 'people space' element, this element may be added at a later date, and if so, the initial design of the deck may include provisions for and not foreclose the opportunity to create such a space. At such time, the modifications may be accomplished by means of an administrative amendment to the site plan if any amendment is needed.

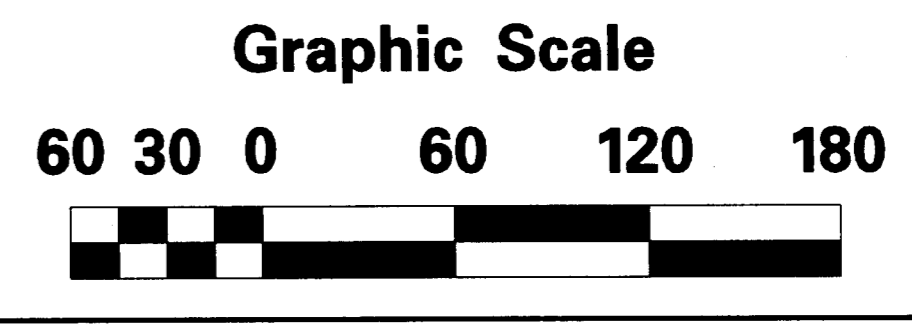
March 17, 2005, Initial submission.  
Revised per staff comments May 23, 2005  
Revised per Zoning Committee approval July 13, 2005 (3b)



APPROVED BY CITY COUNCIL  
DATE 7/18/05

SITE DATA TABLE	
CURRENT ZONING	B-2
PROPOSED ZONING	MUDD-O
SITE AREA	0.396 AC
PROPOSED BUILDING AREA	57,385 SF
PROPOSED BUILDING HEIGHT	75'

SITE DATA TABLE	
CURRENT ZONING	B-2
PROPOSED ZONING	MUDD-CD
SITE AREA	0.79 AC
PROPOSED BUILDING AREA	137,160 SF
PROPOSED BUILDING HEIGHT	60'

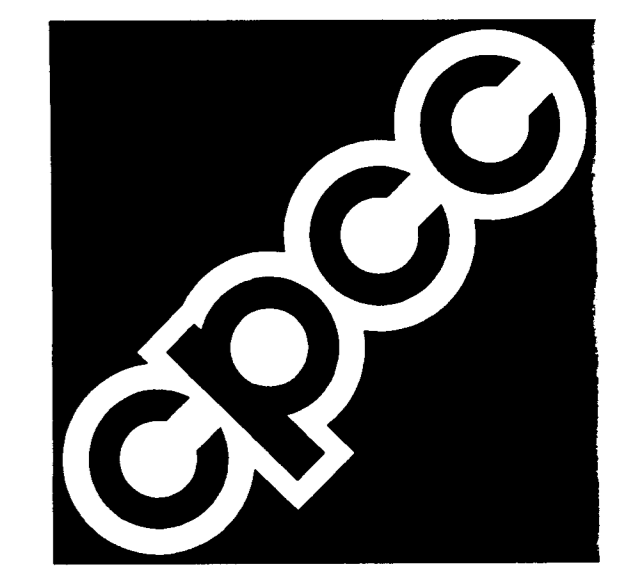


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FOR INFORMATION ONLY



CENTRAL PIEDMONT  
COMMUNITY COLLEGE  
CENTRAL CAMPUS

This drawing and digital CAD file, are provided as a basis of design for the selected design build contractor. Ultimate responsibility for conformance with all applicable codes and regulations as well as construction issues is the responsibility of the design-build team. Information contained in this drawing or file shall be considered approximate and must be independently verified by the design-build team. The provision of this information in digital form is for the convenience of potential design-build teams in preparing proposals. This digital information or any subset thereof may not be incorporated into any final work product of the design-builder.

COMPOSITE BLOCK MAP OF:  
NEW DRIVEWAY EASEMENT AREA  
NEAR CENTRAL PIEDMONT  
COMMUNITY COLLEGE BOOKSTORE  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY - NORTH CAROLINA

25 MAY 2005 REVISED NOTES  
15 JULY 2005 REVISED NOTES

Drawn By Approved By

Sheet Number  
**C1.0**

Date Project Number  
18 MARCH 2005