

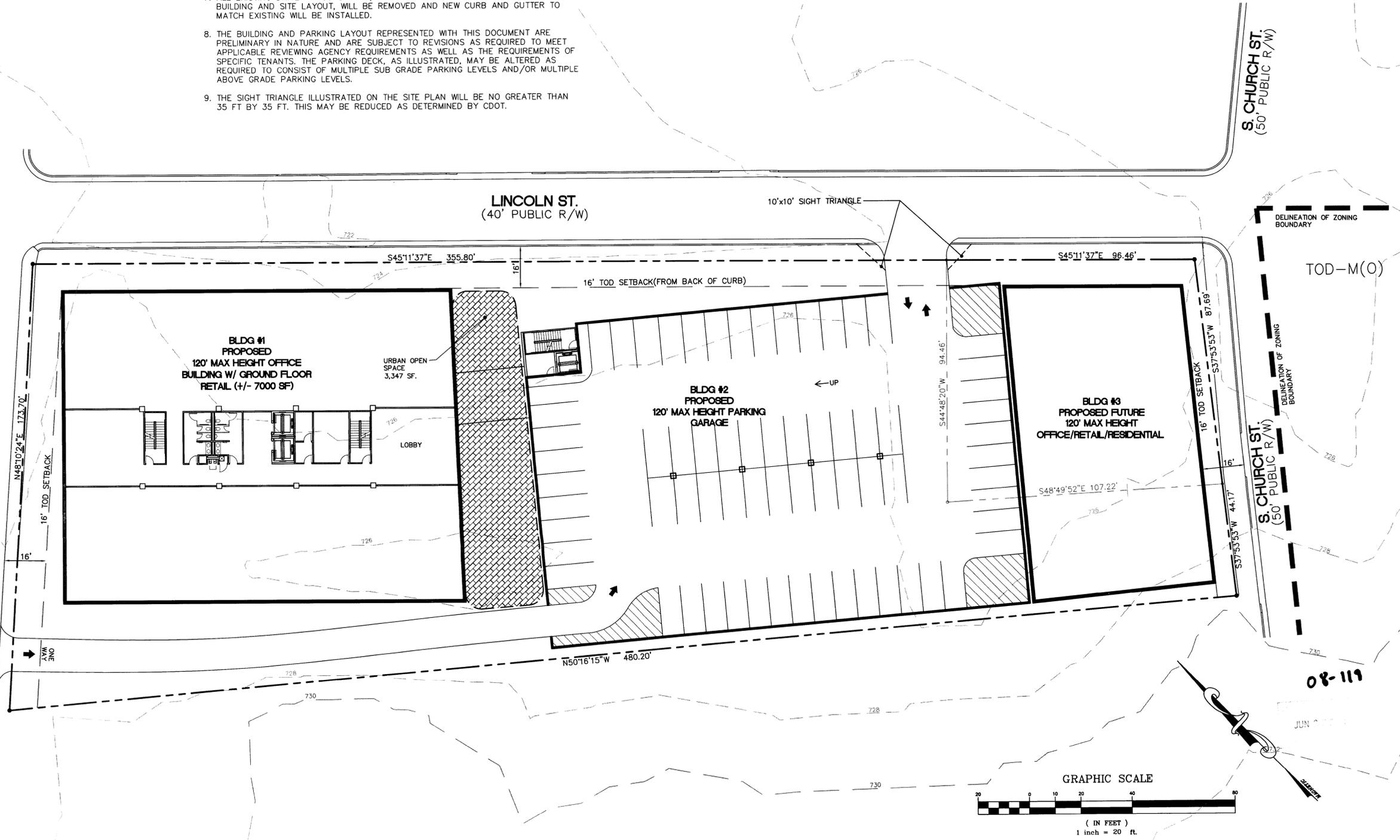
VICINITY MAP
(NOT TO SCALE)

CONDITIONAL NOTES

1. THE GROSS FLOOR AREA OF THE PROPOSED AND FUTURE BUILDINGS (EXCLUDING THE PARKING DECK) WILL NOT EXCEED 250,000 SQUARE FEET, THEREFORE URBAN OPEN SPACE REQUIREMENTS WILL APPLY AT 1 SQUARE FT./100 SQUARE FT. OF BUILDING = A MINIMUM OF 2,500 SF OF URBAN OPEN SPACE IS REQUIRED. BUILDINGS 2 AND 3 MAY BE COMBINED.
2. THE PARKING DECK WILL BE SCREENED FROM THE VIEW OF ALL PUBLIC RIGHTS-OF-WAY WITH A 3'-0" HIGH SCREEN WALL OR PLANTING.
3. PERMITTED USES ARE GENERAL OFFICE (INCLUDING MEDICAL OFFICES).
4. NO BLANK WALLS LONGER THAN 20 FEET WILL BE ALLOWED WITH THE EXCEPTION OF STAIRWELL AREAS ADJACENT TO EXTERIOR WALLS, THE TYPICAL STAIRWELL WALL LENGTH IS APPROXIMATELY 22 FEET.
5. ANY EXTERIOR LIGHTING DETACHED FROM THE BUILDING WILL NOT EXCEED 30 FEET IN HEIGHT AND WILL BE "FULLY CAPPED AND SHIELDED".
6. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6,9,12,17,18,19,20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF EXISTING REQUIREMENTS SHALL APPLY.
7. ALL EXISTING DRIVEWAY CURB CUTS, NOT PROPOSED FOR USE WITH THE CURRENT BUILDING AND SITE LAYOUT, WILL BE REMOVED AND NEW CURB AND GUTTER TO MATCH EXISTING WILL BE INSTALLED.
8. THE BUILDING AND PARKING LAYOUT REPRESENTED WITH THIS DOCUMENT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISIONS AS REQUIRED TO MEET APPLICABLE REVIEWING AGENCY REQUIREMENTS AS WELL AS THE REQUIREMENTS OF SPECIFIC TENANTS. THE PARKING DECK, AS ILLUSTRATED, MAY BE ALTERED AS REQUIRED TO CONSIST OF MULTIPLE SUB GRADE PARKING LEVELS AND/OR MULTIPLE ABOVE GRADE PARKING LEVELS.
9. THE SIGHT TRIANGLE ILLUSTRATED ON THE SITE PLAN WILL BE NO GREATER THAN 35 FT BY 35 FT. THIS MAY BE REDUCED AS DETERMINED BY CDOT.

SITE DEVELOPMENT DATA:

* TAX PARCEL #S:	073-083-07,09,10,11,12 AND 13
* TOTAL ACRES:	1.6266 AC.
* ADDRESS:	1327 S. MINT STREET, 1324 S. CHURCH STREET
* EXISTING ZONING:	I-2
* PROPOSED ZONING:	TOD-M
* EXISTING DEVELOPMENT:	WAREHOUSE/MANUFACTURING/OFFICE
* PROPOSED DEVELOPMENT:	BLDG #1 - ±175,000 MAX. SF/120' MAX HT. STORY OFFICE BLDG #2- 120' MAX HT. PARKING GARAGE FUTURE BLDG #3 - ±75,000 MAX. SF/120' MAX. HT. OFFICE/RETAIL/RESTAURANT
* FAR:	.75 MINIMUM (OFFICE USE ONLY)



NO.	DATE	DESCRIPTION
1	06/23/08	OWNER REVISION TO INITIAL RESUBMITTAL TO PLANNING DEPARTMENT

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STEWART

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CONDITIONAL REZONING REQUEST FOR 1327 S. MINT STREET OFFICE AND PARKING DECK

PETITIONERS: ASSET MANAGEMENT 1, LLC
VIVACE ENTERPRISE, LLC
CHARLOTTE, NC

ILLUSTRATIVE SITE PLAN

DATE: 05/22/08

SCALE: HORIZ : 1" = 20'

JOB NO. X8027.00

SHEET: 1 OF 1

