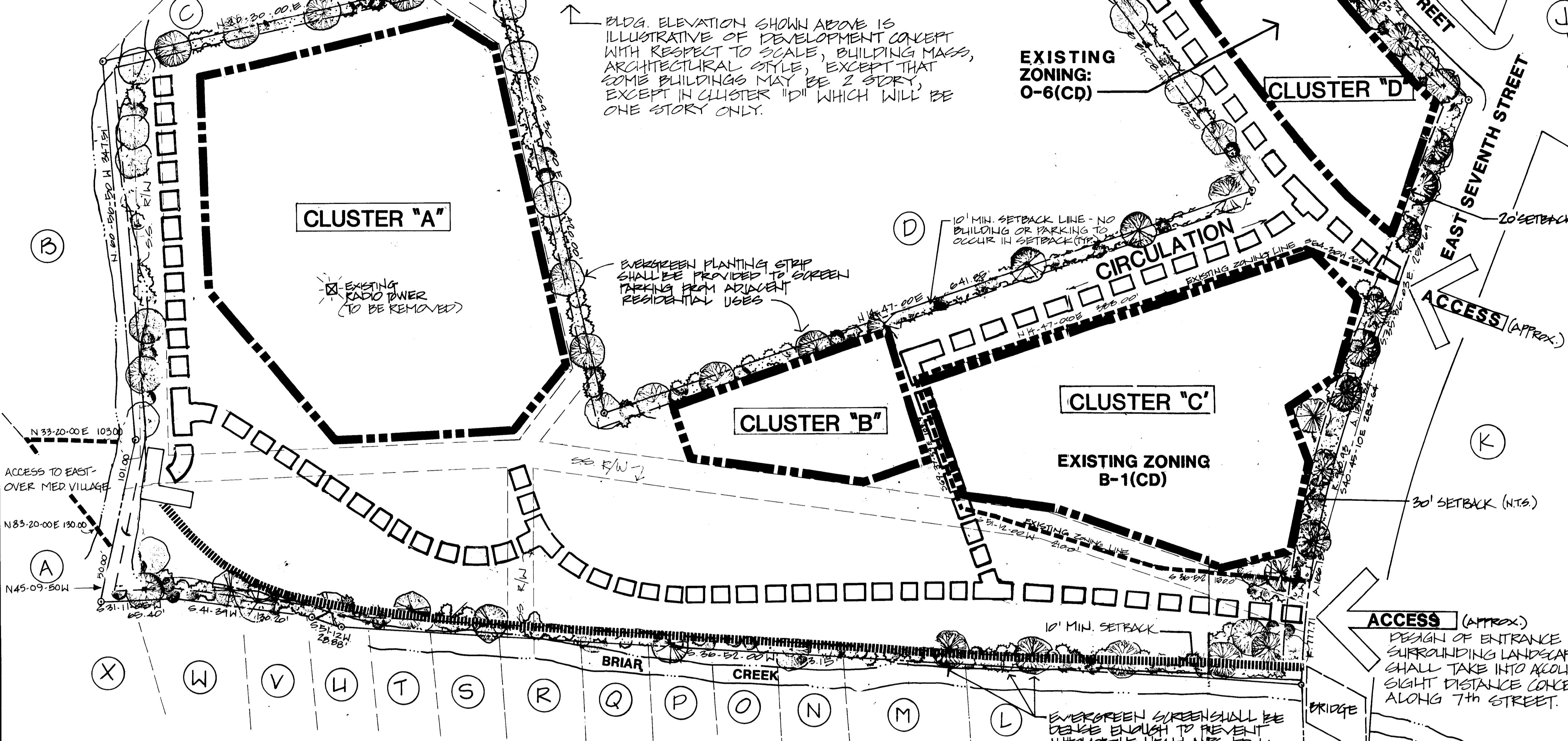
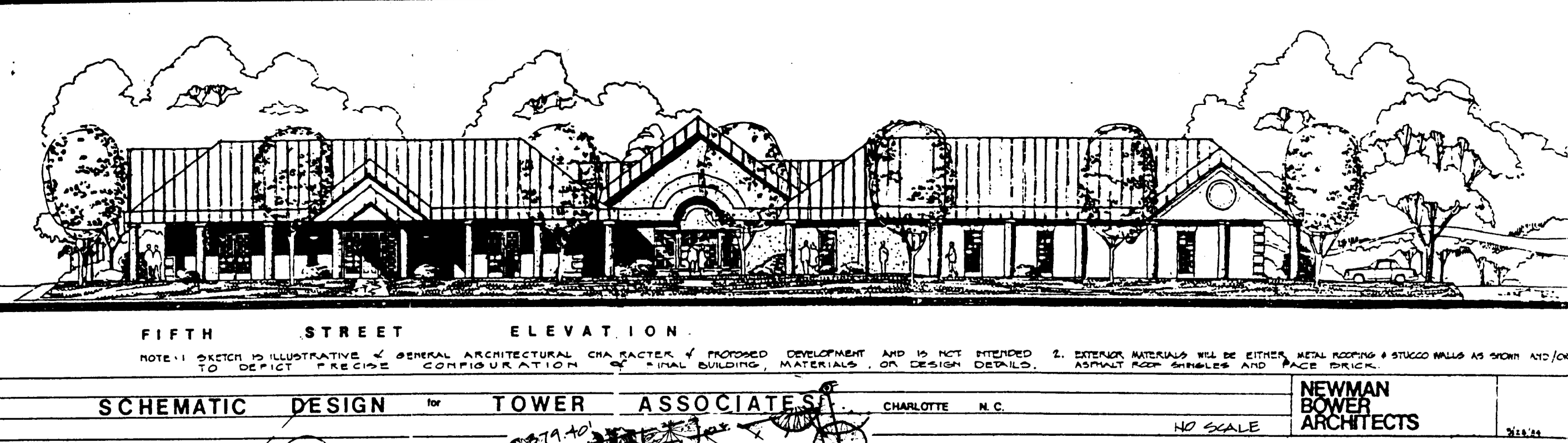
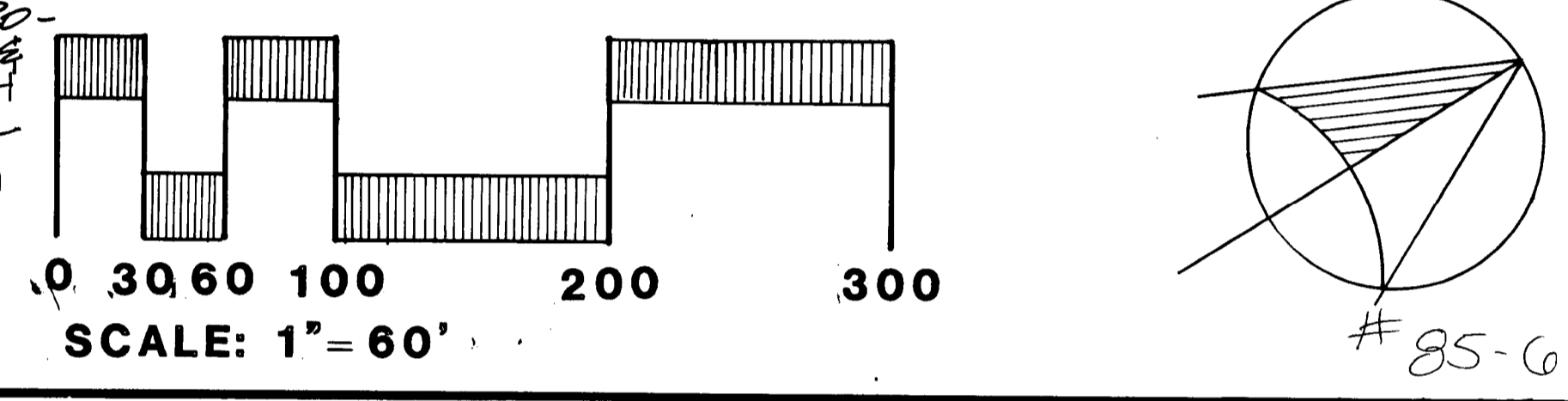
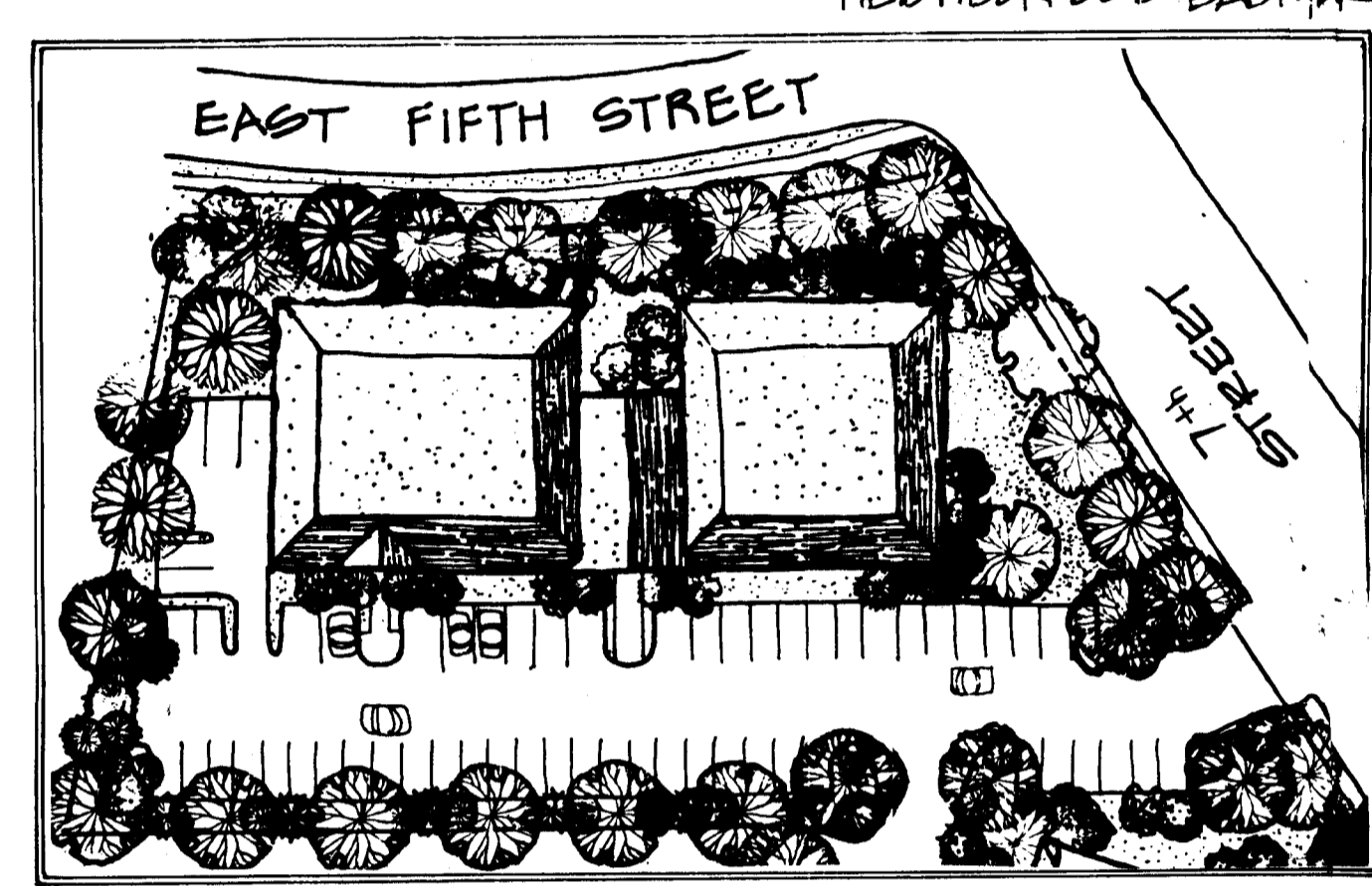
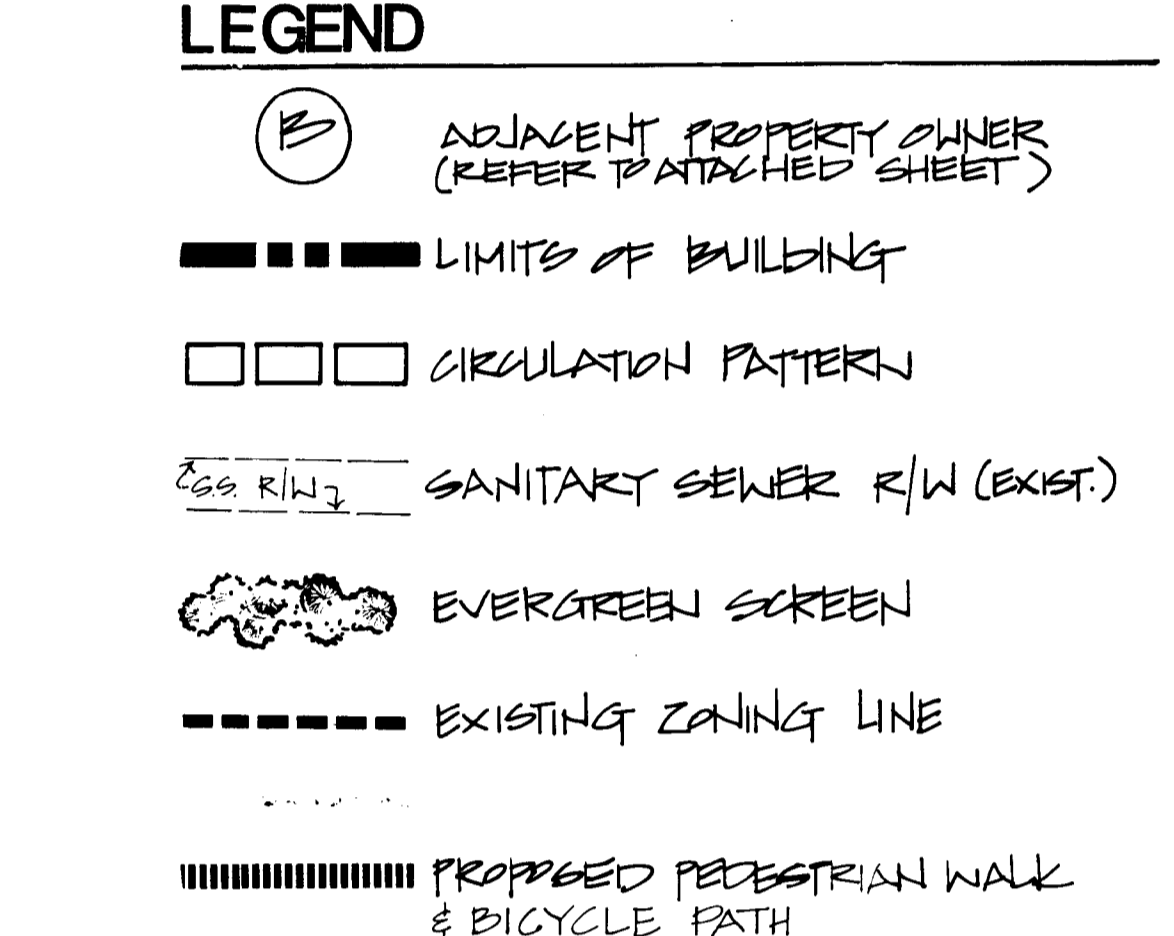
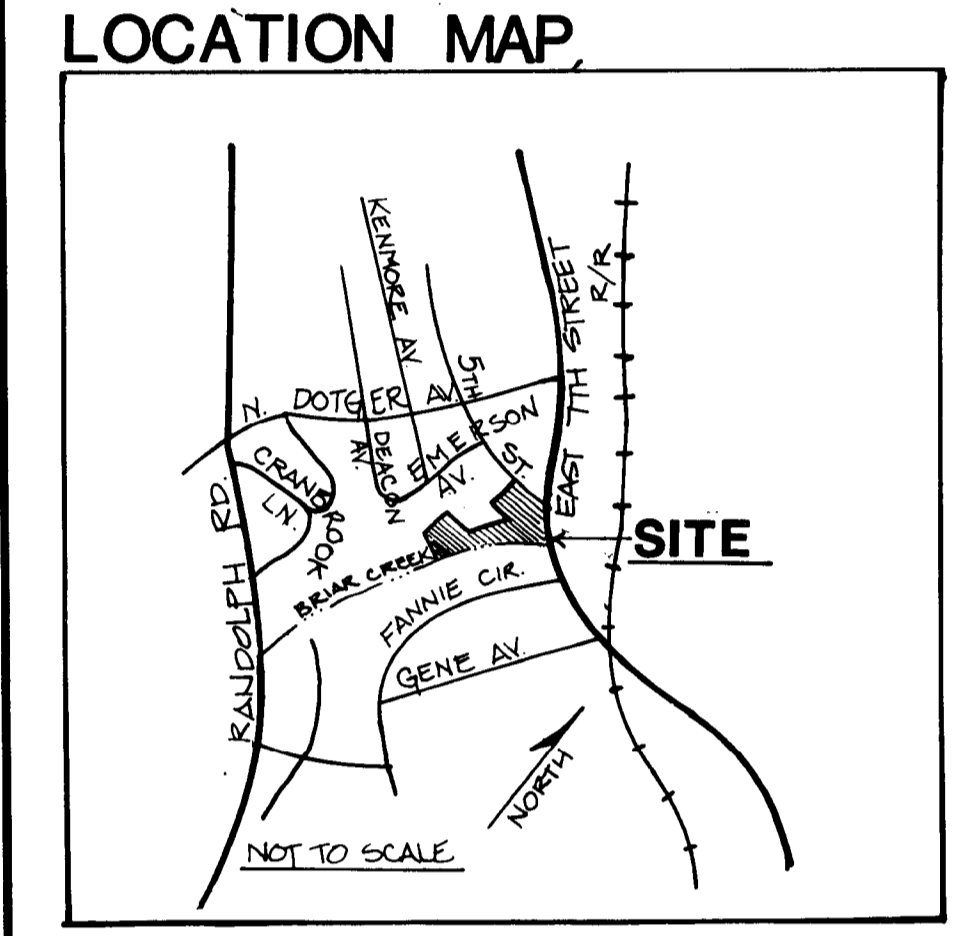


# SITE PLAN AMENDMENT DEVELOPMENT DATA

SITE AREA: 12.32 Ac. ±  
 EXISTING ZONING: O-6(CD) (10.22 Ac.)  
 B-1(CD) (2.10)  
 MAXIMUM BUILDING AREA: 60,000 S.F. (OFFICE & BUSINESS)  
 MAX. BUSINESS BUILDING AREA : 20,000 S.F.  
 RETIREMENT HOUSING FOR THE AGED  
 FACILITIES FOR 210 RESIDENTS (LOCATED IN CLUSTER "A" ONLY)  
 (Qualifying under Section 3122 of the  
 City of Charlotte Zoning Ordinance)



- ### GENERAL NOTES
- PROPOSED BUSINESS USES SHALL BE LOCATED ONLY WITHIN CLUSTER "D". BUSINESS USES MAY INCLUDE DELI/SANDWICH RESTAURANT, FINANCIAL INSTITUTION, MEDICAL SUPPLIES STORE/BIOTRIK, OFFICE SUPPLIES, BARBER/HAIRCUTTER, FLORET, BOOK STORE, GIFT SHOP, CRAFTS SHOP AND HEALTH FOOD STORE.
  - PROPOSED USES SHALL INCLUDE ALL USES PERMITTED UNDER O-6 ZONING.
  - PROPOSED BUILDINGS SHALL NOT EXCEED 2 STORIES IN HEIGHT EXCEPT FOR RETIREMENT CENTER FOR THE AGED WHICH SHALL NOT EXCEED 3 STORIES.
  - INTERIOR CIRCULATION SHALL BE OPTIMIZED SO AS TO DISCOURAGE CUT-THROUGH TRAFFIC. A MINIMUM OF 2' INTERSECTING SHALL BE PROVIDED BETWEEN E SEVENTH ST AND RANDOLPH RD.
  - FRONTAGE ALONG E SEVENTH ST AND FIFTH ST SHALL BE HEAVILY LANDSCAPED SO AS TO SCREEN PARKING AND SERVICE AREAS FROM PUBLIC VIEW.
  - CLUSTER CONFIGURATIONS MAY BE MODIFIED SLIGHTLY DUE TO SITE CONDITIONS SUCH AS TOPOGRAPHY, SOIL CONDITIONS, ETC.
  - LIGHTING FOR PROPOSED DEVELOPMENT SHALL BE UNIMPLY DIRECTED AND SHALL NOT BEAM OR REFLECT TOWARD ADJACENT PROPERTY.
  - LANDSCAPING SHALL BE PROVIDED TO "BREAK UP" PARKING AREAS. A MINIMUM OF 10% OF SITE SHALL BE DEVOTED TO LANDSCAPING AND THIS SPACE SHALL BE DISTRIBUTED THROUGHOUT SITE.
  - CHARACTER OF CLUSTER "D" SHALL BE REPRESENTATIVE OF REMAINDER OF PROPOSED DEVELOPMENT EXCEPT CLUSTER "A" WHICH PROVIDES FOR RETIREMENT HOUSING FOR THE AGED.
  - PERMITTEE SHALL PROVIDE A MIN. 10' CLEAR SPACE TO INCLUDE 8" WIDE TRAVEL WALKWAY FOR PUBLIC PURPOSES. WALKWAY SHALL BE MAINTAINED BY PROJECT OWNERS AND AVAILABLE FOR USE AS PART OF THE GREENWAY SYSTEM.
  - SEE ATTACHED ILLUSTRATIVE SITE PLAN FOR GENERAL CHARACTER OF PROPOSED DEVELOPMENT.
  - CLUSTER "A" SHALL BE DEVELOPED AS RESIDENTIAL RETIREMENT HOUSING FOR THE AGED.
  - ANY FUTURE DEVELOPMENT SHALL MEET APPLICABLE REQUIREMENTS FOR STREET FRONTAGE.



Project Manager  
LRM

Drawn By  
GEA

Checked By  
GEA

Date  
3/6/84

Project Number  
83105/ 85049

Revisions

3/6/84 ADD NOTES #6 & #4; ILLUSTRATIVE CLUSTER "D" MODIFIED B-1 ZONING LINE

4/18/84 ELIMINATE 5TH ST. ACCESS; ADD 30' S.B. @ CLUSTER "C"; PERKINK

5/18/84 ADD ELEVATION; NOTES 10, 11; MODIFIED NOTE #1

6/20/84 COMMIT TO CLUSTER "D" LAYOUT; ADD NOTE #12

6/20/84 ADDED CORO PERMANENCE & LENGTHS ON 29 & 75

6/4/85 MODIFIED ELEVATION & ILLUSTRATIVE PLAN TO SHOW ARCHITECTURAL CHANGE TO CLUSTER "D"

7/29/85 MODIFIED FRONTAGE FOR CLUSTER "D"

8/29/85 MOVED CLUSTER "B" CHANGED CLUSTER "A" MODIFIED CLUSTER "D" APJ DEVELOPMENT

9/9/85 ADD NOTES #2 & #3; AND DECORATIVE BRICK WALL AT BACK CORNER TO 5TH STREET.

7/12/85 CHANGED PARKING AND WALL BEHIND CLUSTER "D"

**DPR ASSOCIATES**  
 Landscape Architects  
 Design • Planning • Research  
 2036 East Seventh Street  
 Charlotte, NC 28204  
 704/332-1200

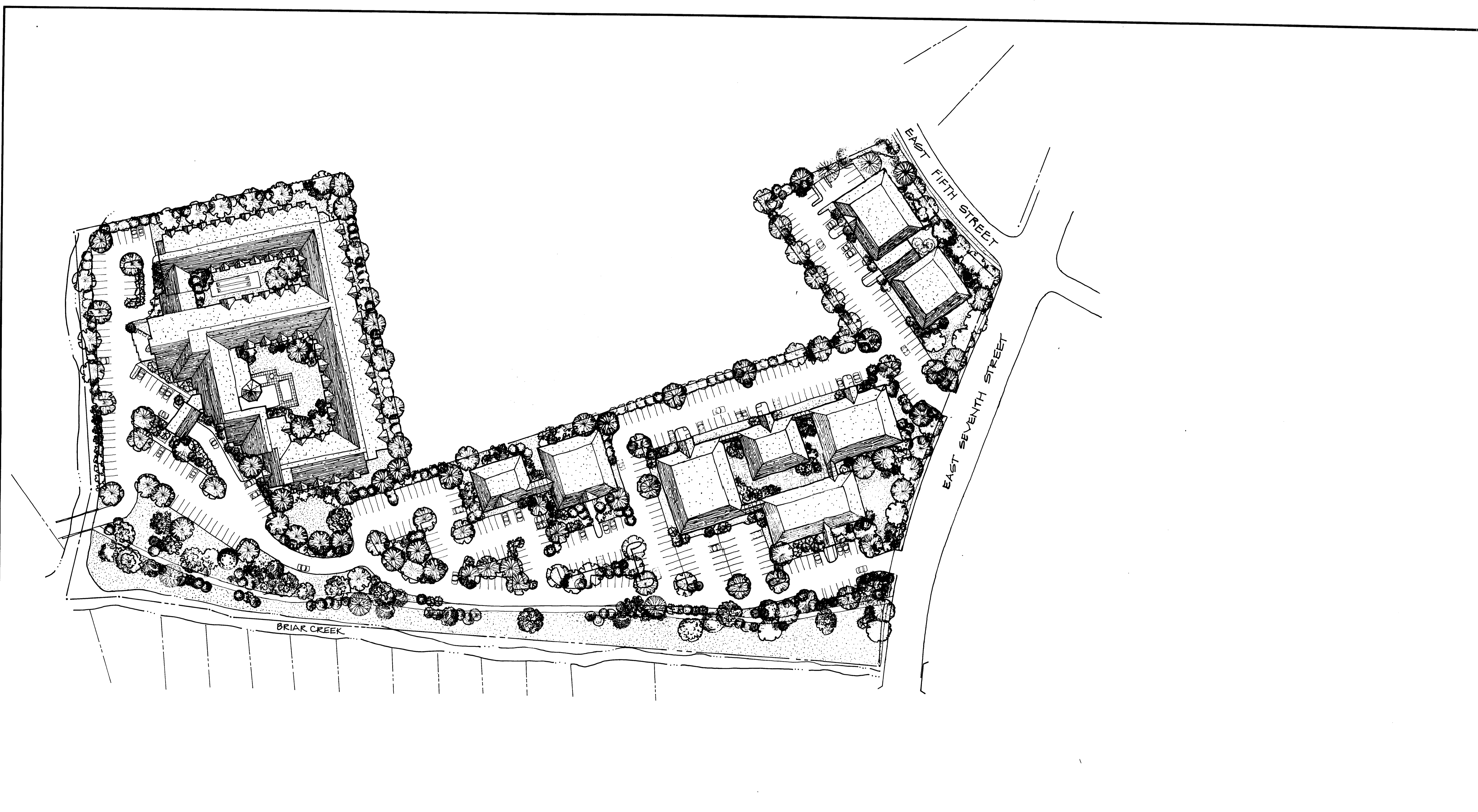
**SITE PLAN AMENDMENT** Scale 1" = 60'

FOR ELIZABETH SQUARE ASSOCIATES

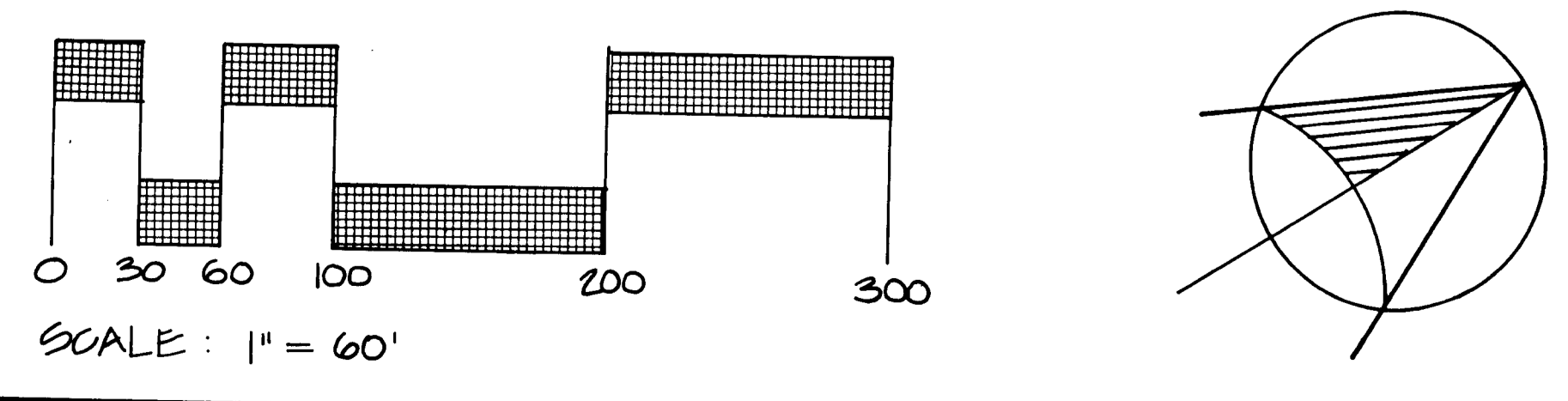
Approved by City Council:  
10-21-85

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NOTE: THIS PLAN INDICATES GENERAL CHARACTER OF PROPOSED DEVELOPMENT. IT IS NOT INTENDED TO DETAIL EXACT LOCATION OR CONFIGURATION OF PROPOSED BUILDINGS OR PARKING LAYOUT DOES NOT DETAIL THEME OF BUILDING REARRANGEMENT & RELATIONSHIPS, CLUSTERING BUILDINGS TO CREATE LANDSCAPED COURTYARDS. REFER TO REZONING PLAN SUBMITTED 7/29/85 FOR SPECIFIC DEVELOPMENT OBJECTIVES.



Project Manager  
LM

Drawn By  
RM

Checked By  
GA

Date  
25 JULY '85

Project Number  
85049

Revisions

7/12/85 CHANGED PARKING LOT & WALL BEHIND BUILDING CLUSTER "D" AT EAST FIFTH ST.

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**ILLUSTRATIVE SITE PLAN** Scale 1" = 60'

PROPOSED REZONING:  
SITE PLAN AMENDMENT

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Of Total