

Vicinity Map

City of Charlotte
600 East Trade Street
143-231-01

B-1

NC Hwy 49

Rose, Robert's Wife
5539 Queen Anne Road
Charlotte, NC 28210
167-042-43
Jay Realty Corp.
210 W. Graham Street
Charlotte, NC 28202
167-42-42

Frazier, James A.
5527 Queen Anne Rd.
Charlotte, NC 28210
167-42-41

Price, Perry M.
5551 Queen Anne Road
Charlotte, NC 28210
167-042-45

Washington, George G.
5545 Queen Anne Road
Charlotte, NC 28210
167-042-44

Watson, Mary D. & Irene
5682 Vera Court
Charlotte, NC 28210
167-42-11

Shearin, Rhodes W.
5696 Vera Court
Charlotte, NC 28210
167-42-17

Roberts, Jenny H., Jr.
5692 Vera Court
Charlotte, NC 28210
167-42-09

Griffith, Robert
5700 Coulee Place
Charlotte, NC 28210
167-42-08

Faxton, James C.
5712 Coulee Place
Charlotte, NC 28210
167-42-07

Owen, Richard L.
5718 Coulee Place
Charlotte, NC 28210
167-42-06

Helms, Henry B.
POB 9157
Charlotte, NC 28299
167-42-05

Helms, Henry B.
POB 9157
Charlotte, NC 28299
167-42-04

Pierce, Ray Carson
5136 Coulee Place
Charlotte, NC 28210
167-42-03

Fields, The K.
5142 Coulee Place
Charlotte, NC 28210
167-42-02

Hoover, Marian L.
5148 Coulee Place
Charlotte, NC 28210
167-42-01

Alson Court, Inc.
801 Bay Street
Beaufort, SC 29902
167-061-01

Development Requirements

SETBACKS

- 1) Building setbacks shall be a minimum of 100 feet off all public streets and a minimum of 75 feet off all other property lines.

BUFFERS

- 1) All development within the Site will be subject to the buffer zones imposed by and depicted on the Schematic Site Plan.
- 2) The buffer areas extending around the perimeter of the Site are to remain as open space and, except to the extent necessary to accommodate pedestrian pathways, walls, berms, fences, signs, graphics or drainage or utility construction and, where indicated on the Schematic Site Plan, additional development. No buildings or parking lots may be placed within any buffer zone.
- 3) Except as otherwise provided in the next succeeding paragraph, existing trees cover and natural features within open spaces and buffer zones will be preserved, subject to the right of the Applicant to use such areas for pedestrian pathways, drainage, sanitary sewers, water lines, telephone lines, power lines, gas lines and other utility purposes.
- 4) Where existing vegetation is not sufficient to provide adequate screening, the developer shall be required to erect a minimum of 6 foot high earth berm or provide heavy landscaping to screen views.
- 5) Any grading, earth berms, or vegetation planned in the buffer along the northern portion of the site within the Duke Power right-of-way shall be subject to approval of Duke Power Company.

PARKING

- 1) The 474 parking spaces depicted on this Schematic Site Plan may vary but in all events off street parking will meet the minimum standards established under the City of Charlotte Zoning Ordinance.
- 2) No parking shall be permitted within the designated buffer areas.
- 3) All parking areas shall be paved and lighted in such a manner that will not produce glare into adjacent residential areas.

MAXIMUM BUILDING HEIGHT

- 1) Maximum building heights shall not exceed 40 feet.

ACCESS POINTS (DRIVEWAYS)

- 1) This project shall be limited to two (2) driveways along N.C. Highway 49 and one (1) driveway along the proposed Tyvola Road extension.

SIGNS

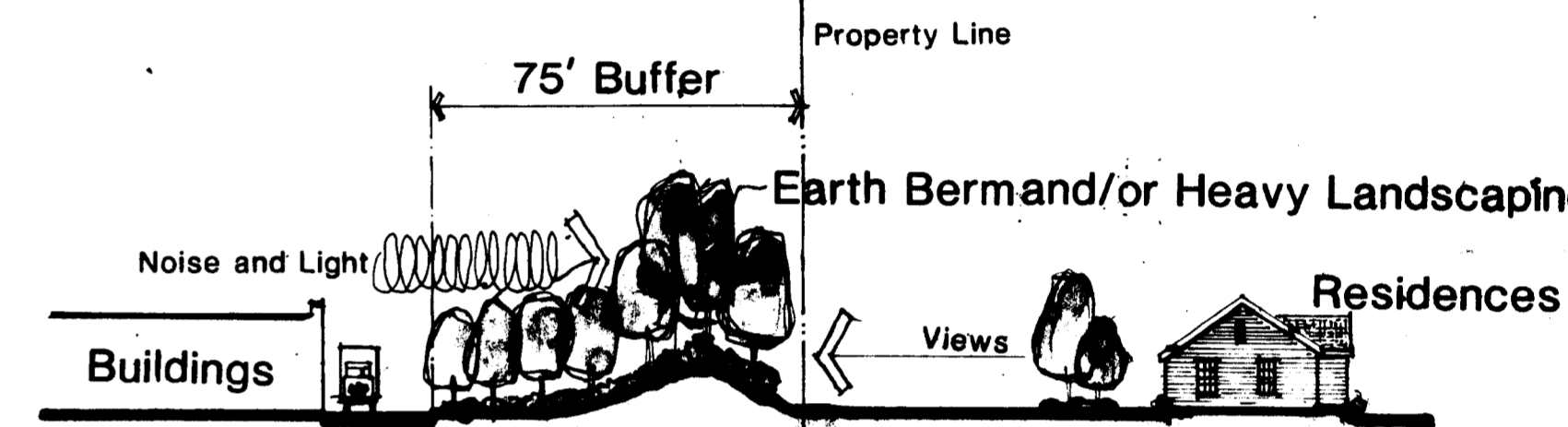
- 1) All permanent signs erected on the project shall be in accordance with the City of Charlotte Zoning Ordinance.
- 2) Within the buffer zones, permanent project identification signs and directional signs may only be located within the vicinities of the access points leading to Tyvola Road extension and N.C. Highway 49, and only two such project identification signs may be located on the Site.
- 3) All detached signs must be fixed and may not move, rotate or flash and no sign may be mounted on the roof of any structure.
- 4) A master signage and graphic system will be adopted and implemented throughout the Site.
- 5) Free-standing tenant identification signs may not be located within any buffer zone.
- 6) All free-standing building and tenant identification signs or graphics installed within building areas will be complimentary in scale and appearance to the structure which they identify and each sign affixed to a structure will be compatible with its architectural design.

PERMITTED USES

- 1) Permitted uses of this site shall be limited to those uses as determined in the B-1 Zone in accordance with the City of Charlotte Zoning Ordinance.

MAXIMUM ALLOWABLE BUILDING AREA

- 1) Maximum allowable building area shall not exceed 99,000 square feet.



Section thru Rear Buffer

NO SCALE

LEGAL DESCRIPTION

Description of 12.273 acres owned by Alson Court, Inc. located at the northeast corner of N.C. Highway 49 and proposed Tyvola Road Extension, Charlotte, N.C. zoned B-1(CD) by Charlotte City Council June 16, 1986. Reference Petition No. 85-67 as amended.

LEGAL DESCRIPTION ATTACHED TO SITE PLAN

PREPARED BY LITTLE & ASSOCIATES

BEGINNING at a point, said point being the common rear corner (northerly) of Lots 17 and 18, Block I as shown on map of Yorkmount Park, Section near A-4 recorded in Map Book 9 at Page 375; thence from said beginning point along the westerly property lines of Lots 18 and 19, Block I of Yorkmount Park, Section near A-4 as shown on the aforesaid map recorded in Map Book 9 at Page 375 S 88-08-20 W 345.15 feet to a point; thence along the westerly property lines of Lots 19, 20, 22-28, Block I as shown on the aforesaid map recorded in Map Book 9 at Page 375 S 88-08-20 W 345.15 feet to a point; thence N 88-08-20 E 709.6 feet to a point; thence S 10-02-05 W 518.74 feet to a point; thence N 88-08-20 E 1,178 feet to a point; thence S 10-02-05 E 522.59 feet to a point; or placed Beginning and Containing 12.273 acres as shown on plat entitled "Preliminary Subdivision Plan of Yorkmount Park, Berrymill 12-21-11, Mecklenburg County, North Carolina" dated April, 1956 and prepared by A. J. Blumenthal.

LESS AND EXCEPT .341 acre conveyed by Alson Court, Inc. to the City of Charlotte by deed dated April 30, 1986 and duly filed for record in the Mecklenburg Registry, said property being conveyed for the Tyvola Road Extension right-of-way.

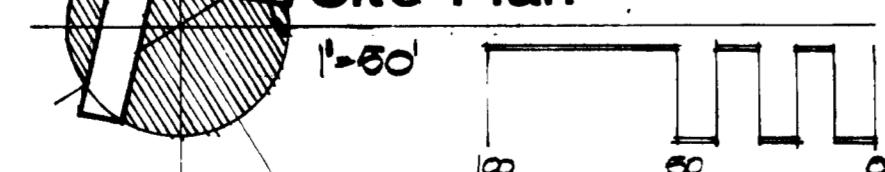
APPROVED BY CITY COUNCIL
DATE 6-16-86

Petition Number 85-67

Existing Zoning B-1
Zoning Requested B-1(CD)

APPROVED BY CHARLOTTE CITY COUNCIL 6/16/86

Site Plan



R-12MF

R-9

REVISION	DATE	BY	DESCRIPTION
1	4 Mar 86	CL	4 Mar 86
2	28 Mar 86	CL	28 Mar 86
3	1 Jul 86	CL	1 Jul 86

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LITTLE & ASSOCIATES
ARCHITECTS - ENGINEERS - PLANNERS
5815 WESTPARK DRIVE ■ CHARLOTTE, NORTH CAROLINA 28210 ■ (704) 526-6280

SHEET TITLE
Site Plan

PROJ
**Proposed Rezoning Plan
ALSON COURT, INCORPORATED**
Charlotte, North Carolina

SHEET NO.
1458 LP1