

LEGEND

- EXISTING CONTOUR
- EXISTING BUILDING
- ZONING LINE
- BUILDING LIMIT LINE
- ADJACENT PROPERTY OWNERS (SEE ATTACHED SHEET)

DEVELOPMENT DATA

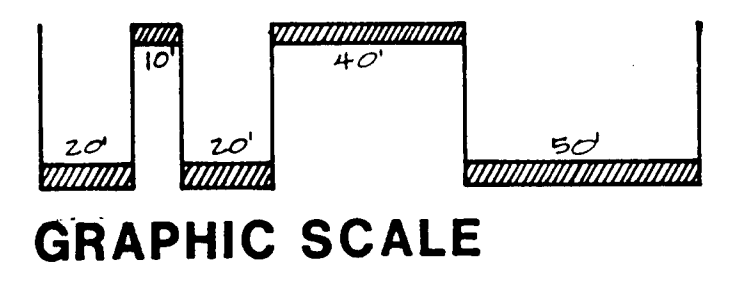
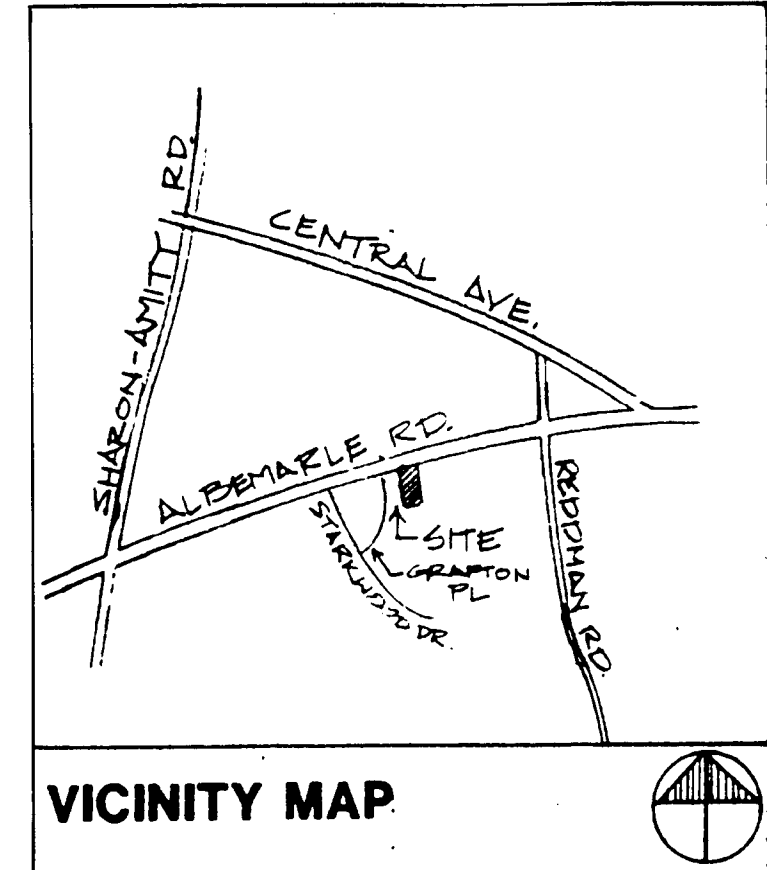
EXISTING ZONING: O-15, R-9
 PROPOSED ZONING: B-1(CD), R-9(CD)
 SITE AREA: 130,000 S.F.

NOTES

1. Parking shall meet or exceed the minimum requirements of the Charlotte Code but will not exceed 140 spaces.
2. The total building area shall not exceed 26,800 square feet.
3. The developer will allow reciprocal vehicular access to the adjacent shopping center ("Reddman Square Shopping Center") as shown on this plan, and as required by the approved Conditional Zoning plan for the Reddman Square Shopping Center.
4. The development will be landscaped as shown on the planting schedule which is attached hereto and made a part hereof. The planting plan is schematic, and the precise location of the landscaping may vary depending upon the site conditions. However, the planting schedule specifies the minimum number of trees and shrubs which will be provided, and their size at the time of planting.
5. The development will exceed the requirements of the Charlotte Stormwater Detention Ordinance.
6. Building and parking lot locations are approximate and are subject to minor modification following the preparation of final construction documents. However, no building will be located any closer to existing single family zoning than is shown on this plan.
7. The Albemarle Road access location shown is subject to approval of governing agencies.
8. Provisions shall be made for the permanent maintenance of all buffer and landscaped areas.
9. The building shall be constructed of brick, with the use of decorative tile as shown on the illustrative rendering attached hereto as Exhibit "A". The brick and decorative tile shall be used throughout the building, including the rear of the building. Exact building configuration may vary.
10. The development will utilize a dumpster or compactor, which will be screened by a brick wall, and will be located as shown on the site plan. Trash collection from this facility will not be permitted before 10:00 a.m. nor after 6:00 p.m. Monday through Saturday.
11. The building's HVAC units will be located on the roof of the building and will receive additional screening beyond the brick parapet which surrounds the building. The additional screening around the individual HVAC units will meet or exceed the heights of the HVAC units themselves.
12. No neon lighting will be permitted on any signage located on the property. All individual shop signs will be of uniform size and will be back lit or internally lit. No exposed lamps or bulbs will be permitted.
13. The lights in the parking areas will be high mask design or will be shielded. This type of fixture allows the light to be aimed so that only the parking areas will be lit by these fixtures. Shielding and mounting heights shall be such that glare to adjacent residents is eliminated.
14. During the course of the construction of the building, access will be permitted from Albemarle Road only. At no point during development of the property will access be permitted on Grafton Road. Special attention will be paid to maintaining the site during construction and to keep the surrounding roadways free of mud and debris generated by this construction.
15. Drainage improvements and detention will be provided so that existing flooding problems at the rear of adjacent single family lots will not be worsened, and may be improved.
16. A solid wall will be provided between rear parking and the service area and adjacent residences if wall is necessary to provide adequate, effective screening.

PLANT KEY

- LARGE STREET TREE SUCH AS WILLOW OAK, RED MAPLE, SUGAR MAPLE, RED OAK, ETC. 5 1/2-4" CALIPER, PLANTED 50' O.C.
- LARGE STREET TREE SUCH AS WILLOW OAK, RED MAPLE, SUGAR MAPLE, RED OAK, ETC. 2 1/2-3" CALIPER, PLANTED AS SHOWN.
- MED. FLOWERING TREE SUCH AS BRADFORD PEAR, SAUCER MAGNOLIA, GOLDEN RAIN TREE, ETC. 8-10', PLANTED AS SHOWN.
- FLOWERING TREE SUCH AS CRABAPPLE, CHERRY, STAR MAGNOLIA, FOGWOOD, ETC. 8-10', PLANTED AS SHOWN.
- SMALL EVERGREEN TREE SUCH AS AMERICAN HOLLY, NELLY STEVEN'S HOLLY, LEATHERLEAF VIBURNUM, ETC. 5-6', PLANTED AS SHOWN.
- EVERGREEN SCREENING SHRUB SUCH AS BURFORD HOLLY, FRASIER'S PHOTINIA, FORTUNE'S OSMANTHUS, ENGLISH LAUREL, ETC. 4-5' HT., PLANTED 5' O.C., AND AS SHOWN.
- LOW SHRUB AND GROUND COVER SUCH AS LOW-GROWING JUNIPER, PERIWINKLE, DWARF YUCCA, ETC. 15"-18" SPREAD.



APPROVED BY CITY COUNCIL
 DATE 5-19-86

Project Manager LRM	Revisions			DPR ASSOCIATES Landscape Architects Design • Planning • Research 2036 East Seventh Street Charlotte, NC 28204 704/332-1204
Drawn By SLA				
Checked By				
Date 4/14/86				
Project Number 85096				

SITE PLAN FOR PROPOSED REZONING	Scale 1" = 40'
SCHURGIN DEVELOPMENT CORP.	Sheet Number 1966-32
	Of Total