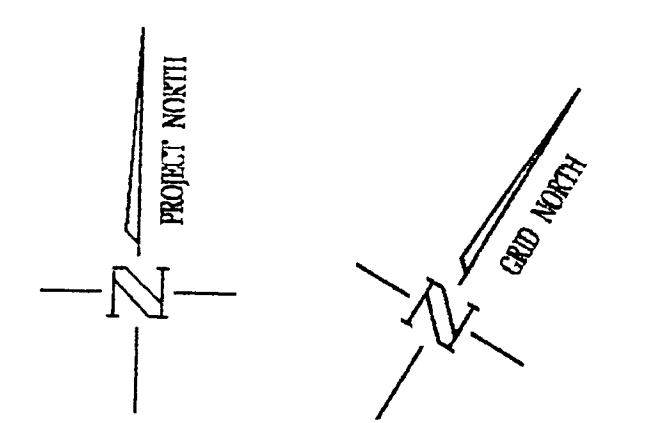


- DEVELOPMENT REQUIREMENTS:**
- SETBACKS**
- BUILDING SETBACKS SHALL BE 50 FEET FROM INDEPENDENCE BLVD.
  - BUILDING SETBACKS SHALL BE 50 FEET FROM SARDIS ROAD NORTH.
  - BUILDING SETBACKS SHALL BE 50 FEET FROM KREFFEL DRIVE.
  - BUILDING SETBACKS SHALL BE 25 FEET FROM ALL SIDE AND REAR PROPERTY LINES.
- PARKING**
- PARKING WILL BE PERMITTED WITHIN THE REAR OR SIDE SETBACK AREA.
  - NO PARKING SHALL BE PERMITTED WITHIN 25 FEET OF THE SARDIS ROAD NORTH AND KREFFEL DRIVE RIGHTS-OF-WAY.
  - ALL OFF-STREET PARKING SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
  - ALL PARKING AREAS SHALL BE PAVED AND LIGHTED.
  - PARKING AREAS WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE WHICH GOES INTO EFFECT JULY 1, 1988.
- MAXIMUM BUILDING HEIGHT**
- MAXIMUM PARAPET HEIGHT WILL BE 30 FT.
  - MAXIMUM ARCHITECTURAL SKYLIGHT WILL BE 40 FT.
- MAXIMUM BUILDING COVERAGE**
- THE GROSS GROUND FLOOR AREA OF ALL BUILDINGS SHALL NOT EXCEED 25% OF THE NET LAND AREA OF THE PROJECT.
- ACCESS POINTS**
- THIS PROJECT SHALL BE LIMITED TO ONE (1) ACCESS POINT ALONG INDEPENDENCE BLVD. AND TWO (2) ACCESS POINTS ALONG SARDIS ROAD NORTH.
  - ACCELERATION/DECELERATION LANES ALONG INDEPENDENCE BLVD. AND SARDIS ROAD NORTH SHALL BE SUBJECT TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVAL.
- SCREENING AND BUFFER ZONES**
- SCREENING ALONG INDEPENDENCE BLVD. SHALL CONFORM TO CITY OF CHARLOTTE ZONING ORDINANCE STANDARDS.
- PERMITTED USES**
- USES SHALL BE AS PERMITTED WITHIN THE BI-SCD ZONING OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- GENERAL NOTES**
- THE CONFIGURATION AND SHAPE OF BUILDINGS AND ADJACENT PARKING AND CIRCULATION ARRANGEMENTS MAY BE ALTERED DEPENDING ON INDIVIDUAL DESIGN BUT THEIR GENERAL LOCATION WILL BE AS SHOWN.
  - EXACT CONFIGURATION OF INTERIOR PARTITIONS AND EXTERIOR WALL SHAPES MAY VARY IN ACCORDANCE WITH FINAL DESIGN REQUIREMENTS.

**PROJECT SUMMARY:**

EXISTING ZONING	BD AND I-1
PROPOSED ZONING	BI-SCD
SITE AREA TO BE REZONED BI-SCD	34.38 ACRES
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RETAIL / COMMERCIAL
<b>BUILDING AREA</b>	
AMERICAN FARE	217,400 SQUARE FEET
BUILDER'S SQUARE	96,600 SQUARE FEET
OUT BUILDING	8,600 SQUARE FEET
<b>TOTAL</b>	<b>322,600 SQUARE FEET</b>
<b>PARKING</b>	
REQUIRED FOR RETAIL SALES	
GROSS RETAIL AREA AT 1 SPACE / 200 SQ. FT.	1600 PARKING SPACES
PARKING PROVIDED	1606 PARKING SPACES

**NOTE:**  
THIS PLAN ILLUSTRATES THAT PARKING CAN BE PROVIDED FOR A GROSS BUILDING AREA OF 320,000 SQ. FT. WHEN THE U.S. 74 'FREEWAY' CONCEPT IS IMPLEMENTED.

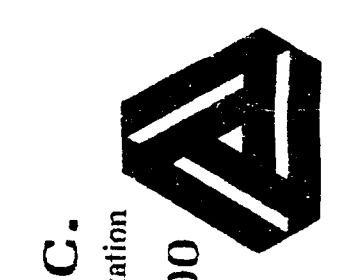


88-33 Sards North Associates  
ORD.# 2469-Z  
APPROVED BY CITY COUNCIL  
DATE 7/18/88

**REVISIONS**  
06-MAY-1988: GENERAL  
06-JUL-1988: ADDED PARKING ISLANDS

**FARE**

*American*



**Hill-Fister Engineers, Inc.**  
Civil - Soils - Survey - Structural - Planning - Testing - Transportation  
808 Park North Boulevard, Suite 100  
Clarkston, Georgia 30021  
404-296-7979

**AMERICAN FARE**  
CHARLOTTE, NORTH CAROLINA  
MECKLENBURG COUNTY, CHARLOTTE, NORTH CAROLINA

**PROJECT DESCRIPTION**  
SHEET TITLE  
ALTERNATE  
SITE PLAN

DRAWN BY: M. SHAMBLIN  
CHECKED BY: R. RYDER  
DATE  
JOB NO.: 88053-01-01  
DRAWING NUMBER

RZ-2