

DATE	7-7-88
CHECKED	G.W.W.
DATE	1 JUN 88
SCALE	8/15/88

REVISION
 1 ENLARGE PROPOSED BLDG./REVISE
 2 ENLARGE PARKING, RELOCATE DRIVE/EXIST. LOT
 3 REVISE REAR YD./SUMMARY

1826 East Boulevard
 Charlotte NC 28203

Williams Architects
COULWOOD CENTER ADDITION
 N.C. HWY. 16
 CHARLOTTE, N.C.

1989-04

APPROVED BY CITY COUNCIL
 DATE April 17, 1989

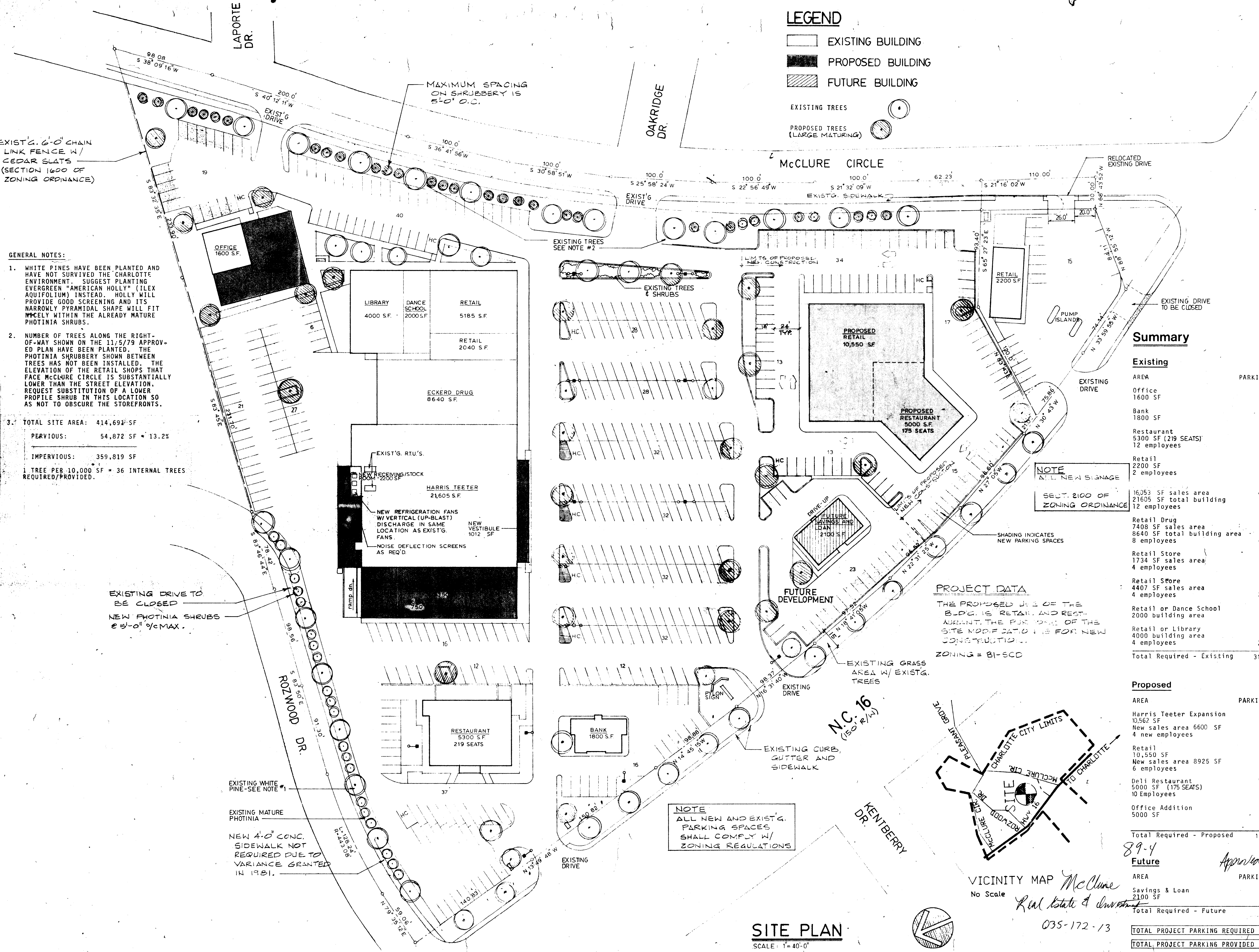
SITE PLAN DATE April 17, 1989
 SHEET **L-1**
 OF PROJECT **8802**

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LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- FUTURE BUILDING

- EXISTING TREES
- PROPOSED TREES (LARGE MATURING)



EXIST'G. 6'-0" CHAIN LINK FENCE W/ CEDAR SLATS (SECTION 1600 OF ZONING ORDINANCE)

GENERAL NOTES:

1. WHITE PINES HAVE BEEN PLANTED AND HAVE NOT SURVIVED THE CHARLOTTE ENVIRONMENT. SUGGEST PLANTING EVERGREEN "AMERICAN HOLLY" (ILEX AQUIFOLIUM) INSTEAD. HOLLY WILL PROVIDE GOOD SCREENING AND ITS NARROWLY PYRAMIDAL SHAPE WILL FIT NICELY WITHIN THE ALREADY MATURE PHOTINIA SHRUBS.
2. NUMBER OF TREES ALONG THE RIGHT-OF-WAY SHOWN ON THE 11/5/79 APPROVED PLAN HAVE BEEN PLANTED. THE PHOTINIA SHRUBBERY SHOWN BETWEEN TREES HAS NOT BEEN INSTALLED. THE ELEVATION OF THE RETAIL SHOPS THAT FACE McCLURE CIRCLE IS SUBSTANTIALLY LOWER THAN THE STREET ELEVATION. REQUEST SUBSTITUTION OF A LOWER PROFILE SHRUB IN THIS LOCATION SO AS NOT TO OBSCURE THE STOREFRONTS.

3. TOTAL SITE AREA: 414,691 SF
 PERVIOUS: 54,872 SF = 13.2%
 IMPERVIOUS: 359,819 SF
 1 TREE PER 10,000 SF = 36 INTERNAL TREES REQUIRED/PROVIDED.

EXISTING DRIVE TO BE CLOSED
 NEW PHOTINIA SHRUBS @ 5'-0" @ MAX.

NEW 4'-0" CONC. SIDEWALK NOT REQUIRED DUE TO VARIANCE GRANTED IN 1981.

MAXIMUM SPACING ON SHRUBBERY IS 5'-0" O.C.

EXISTING TREES SEE NOTE #2

EXISTING TREES & SHRUBS

EXIST'G. RTU'S.

EXIST'G. DRIVE

EXIST'G. DRIVE

EXIST'G. DRIVE

EXIST'G. DRIVE

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NOTE ALL NEW AND EXIST'G. PARKING SPACES SHALL COMPLY W/ ZONING REGULATIONS

SITE PLAN
 SCALE: 1" = 40'-0"

PROJECT DATA

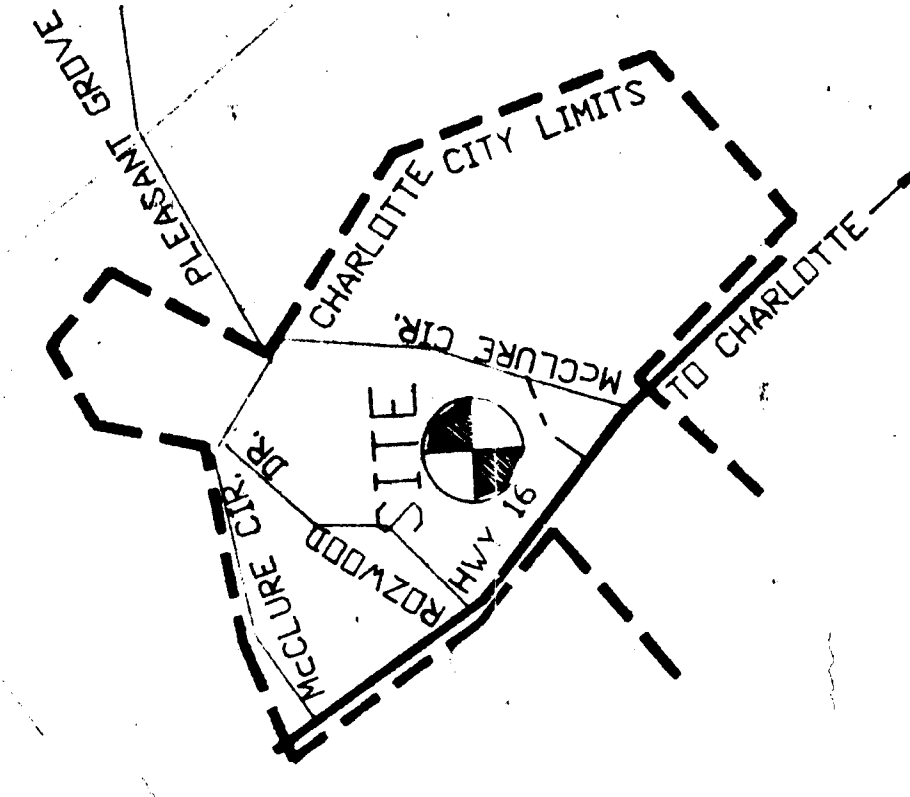
THE PROPOSED USE OF THE BLDG. IS RETAIL AND RESTAURANT. THE PURPOSE OF THE SITE MODIFICATION IS FOR NEW CONSTRUCTION.
 ZONING = BI-500

Summary

Existing	AREA	PARKING
Office	1600 SF	5
Bank	1800 SF	18
Restaurant	5300 SF (219 SEATS) 12 employees	79
Retail	2200 SF 2 employees	12
	16,053 SF sales area 21,605 SF total building 12 employees	60
Retail Drug	7408 SF sales area 8640 SF total building area 8 employees	41
Retail Store	1734 SF sales area 4 employees	11
Retail Store	4407 SF sales area 4 employees	24
Restaurant or Dance School	2000 building area	12
Retail or Library	4000 building area 4 employees	29
Total Required - Existing		317

Proposed	AREA	PARKING
Harris Teeter Expansion	10,562 SF	
New sales area	6600 SF 4 new employees	33
Retail	10,550 SF New sales area 8925 SF 6 employees	45
Deli Restaurant	5000 SF (175 SEATS) 10 employees	58
Office Addition	5000 SF	17
Total Required - Proposed		163
89-4 Future		
Area		
Savings & Loan	2100 SF	21
Total Required - Future		21

TOTAL PROJECT PARKING REQUIRED 501
TOTAL PROJECT PARKING PROVIDED 544



VICINITY MAP
 No Scale
McClure Real Estate & Development
 035-172-13

N.C. 16
 (150' R/W)