

SECTION ON PRICE LANE FROM CURB TO PARKING LOT

SITE DATA

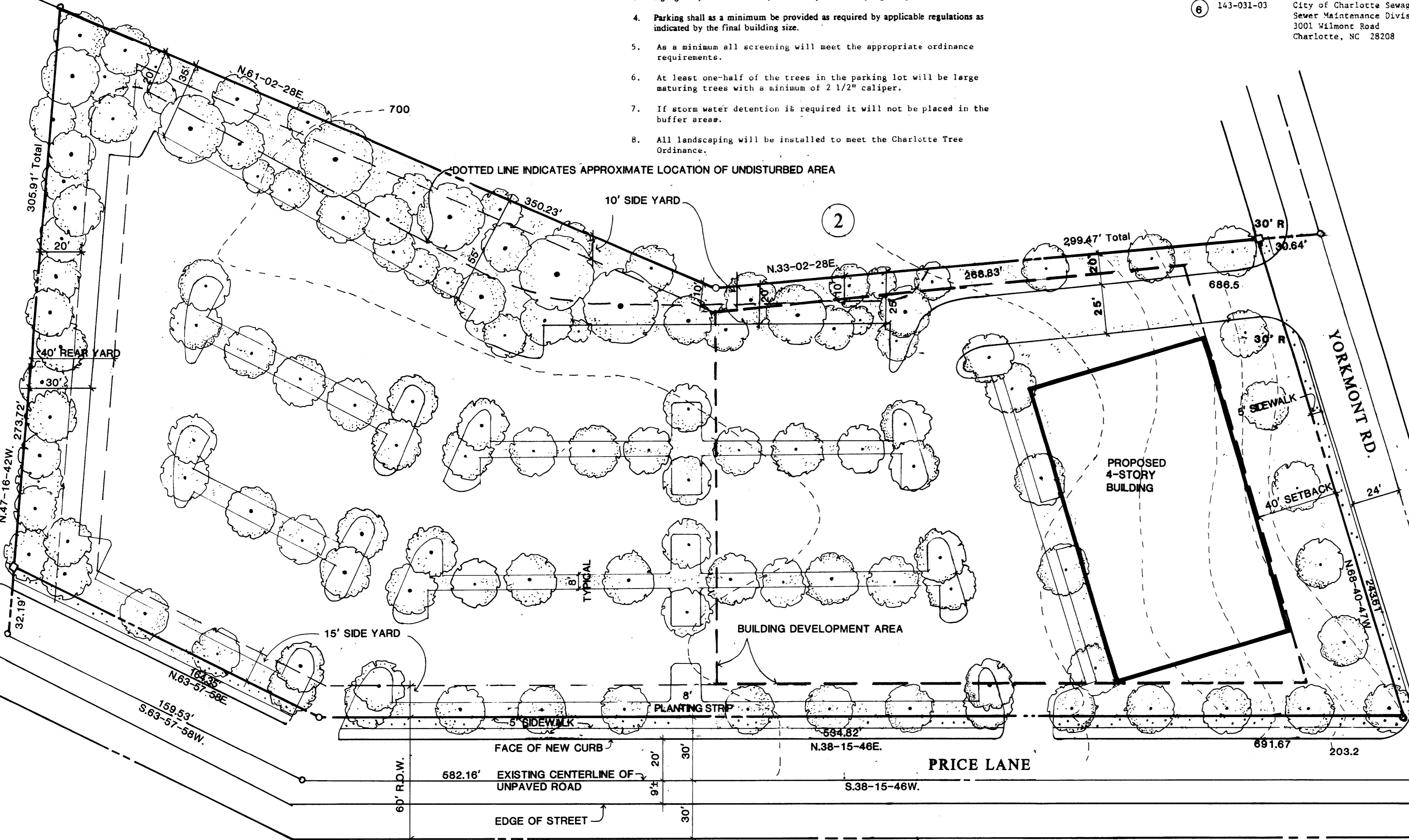
SITE AREA: 3.576 Acres
 EXISTING ZONING: R-9
 PROPOSED ZONING: 0-15 (CD)
 PROPOSED USE: General Office
 MAXIMUM BUILDING AREA: 60,000 Sq.Ft.

GENERAL NOTES:

- While this plan depicts a firm concept of design, minor changes may occur to accommodate final site conditions, especially within the "Building Development Area."
- Improvements to Price Road shall be installed by the developer as shown on this site plan and in accordance with Mecklenburg County requirements.
- Signage may be installed as permitted by the County Sign Regulations.
- Parking shall as a minimum be provided as required by applicable regulations as indicated by the final building size.
- As a minimum all screening will meet the appropriate ordinance requirements.
- At least one-half of the trees in the parking lot will be large maturing trees with a minimum of 2 1/2" caliper.
- If storm water detention is required it will not be placed in the buffer areas.
- All landscaping will be installed to meet the Charlotte Tree Ordinance.

ADJOINING PROPERTY OWNERS

- 143-141-06 Mrs. Helen A. Watson, By Ent.
4820 Price Lane
Charlotte, NC 28210
- 143-141-08 City of Charlotte
600 E. 4th Street
Charlotte, NC 28202
- 143-251-02 Street Real Estate Company
One Parkway Plaza
Charlotte, NC 28210
- 143-251-03 TBC Parkway Plaza, Inc.
c/o The Boston Company Real Est.
One Boston Place
Boston, MA 02108
- 143-021-05 Charter Properties Project Partnership #8
P. O. Box 37166
Charlotte, NC 28237
- 143-031-03 City of Charlotte Sewer Disposal
Sewer Maintenance Division
3001 Wilmont Road
Charlotte, NC 28208



DEVELOPER SHALL IMPROVE PRICE LANE AS FOLLOWS:

- PROVIDE ON THE NORTH SIDE OF THE CENTERLINE OF THE RIGHT-OF-WAY FOR THE LENGTH OF THE PROPERTY ONE HALF OF A STANDARD COMMERCIAL STREET SECTION (20' TO FACE OF CURB OUT OF A 40' STANDARD WIDTH) CONSISTING OF 30" CURB AND GUTTER, 10" BASE, 2" I-1 PAVING AND 2" I-2 PAVING IN ACCORDANCE WITH MECKLENBURG COUNTY STANDARDS.
- PAVE THE REMAINDER OF THE EXISTING UNIMPROVED STREET (UP TO A MAXIMUM OF 12' IN WIDTH) ON THE SOUTH SIDE OF THE CENTERLINE OF THE RIGHT-OF-WAY FOR THE LENGTH OF THE PROPERTY.
- PROVIDE A 5' WIDE SIDEWALK ADJACENT TO THE PROPERTY LINE.

SITE PLAN
1" : 30'

DEVELOPER SHALL IMPROVE YORKMONT ROAD AS FOLLOWS:

- YORKMONT ROAD SHALL BE WIDENED TO 24' FROM THE CENTERLINE TO THE FACE OF CURB AND SHALL HAVE CURB AND GUTTER INSTALLED.
- PROVIDE A 5' WIDE SIDEWALK ADJACENT TO THE PROPERTY LINE.

APPROVED BY COUNTY COMMISSION
DATE 11/6/89

89-28(C)

Little & Associates Architects



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Charlotte, NC 28217
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Project
PROPOSED OFFICE DEVELOPMENT FOR THE PROPERTY OF RALPH F. HOWEY
Sheet Title
REZONING SITE PLAN

V.P. in Charge

Project Architect

Drawn By

Date Drawn

Cadd Dwg. Name

Revisions

No. 1 Date 8-11-89

No. Date

No. Date

No. Date

Issue Date 6-21-89

Project Number

Sheet 1 Of