



ColeJenest & Stone

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

112 South Tryon Street
Suite 300
Charlotte
North Carolina
28284
Tele 704.376.1555
Fax 704.376.7851

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THE KEITH CORPORATION

2719 COLTSGATE ROAD
CHARLOTTE, NC 28211
704-365-6000

THE PINNACLE

MORRISON BOULEVARD
CHARLOTTE, NORTH CAROLINA

PRELIMINARY SITE PLAN

2253

04/04/01

◆ Issued

ATTACHED TO ADMINISTRATIVE
APPROVAL

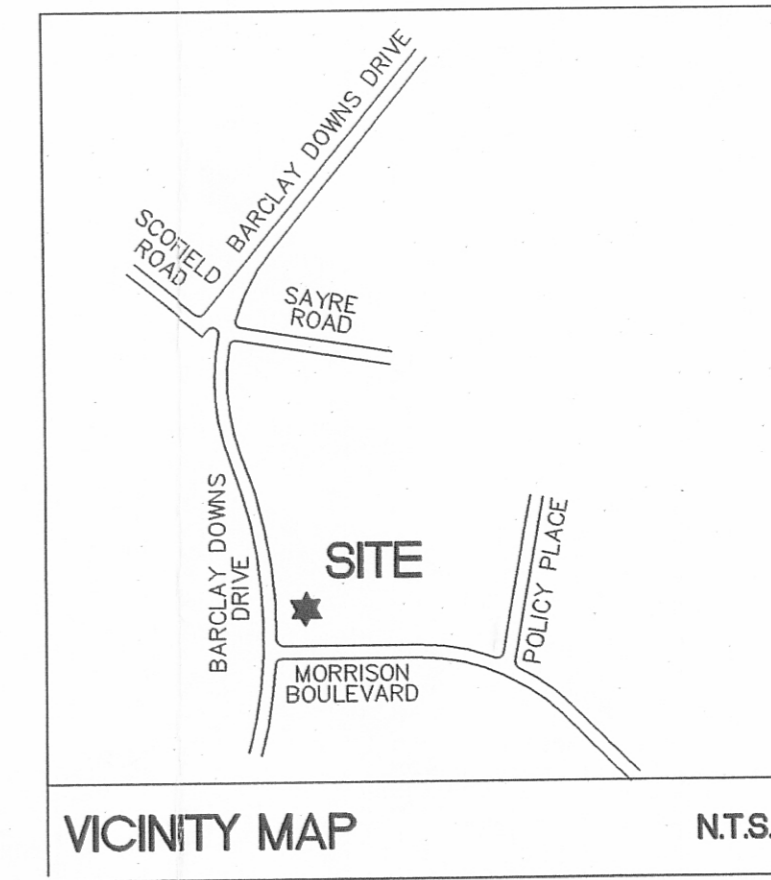
DATED: 04/23/2001
BY: MARTIN R. CHAMFON, JR.

◆ Revised

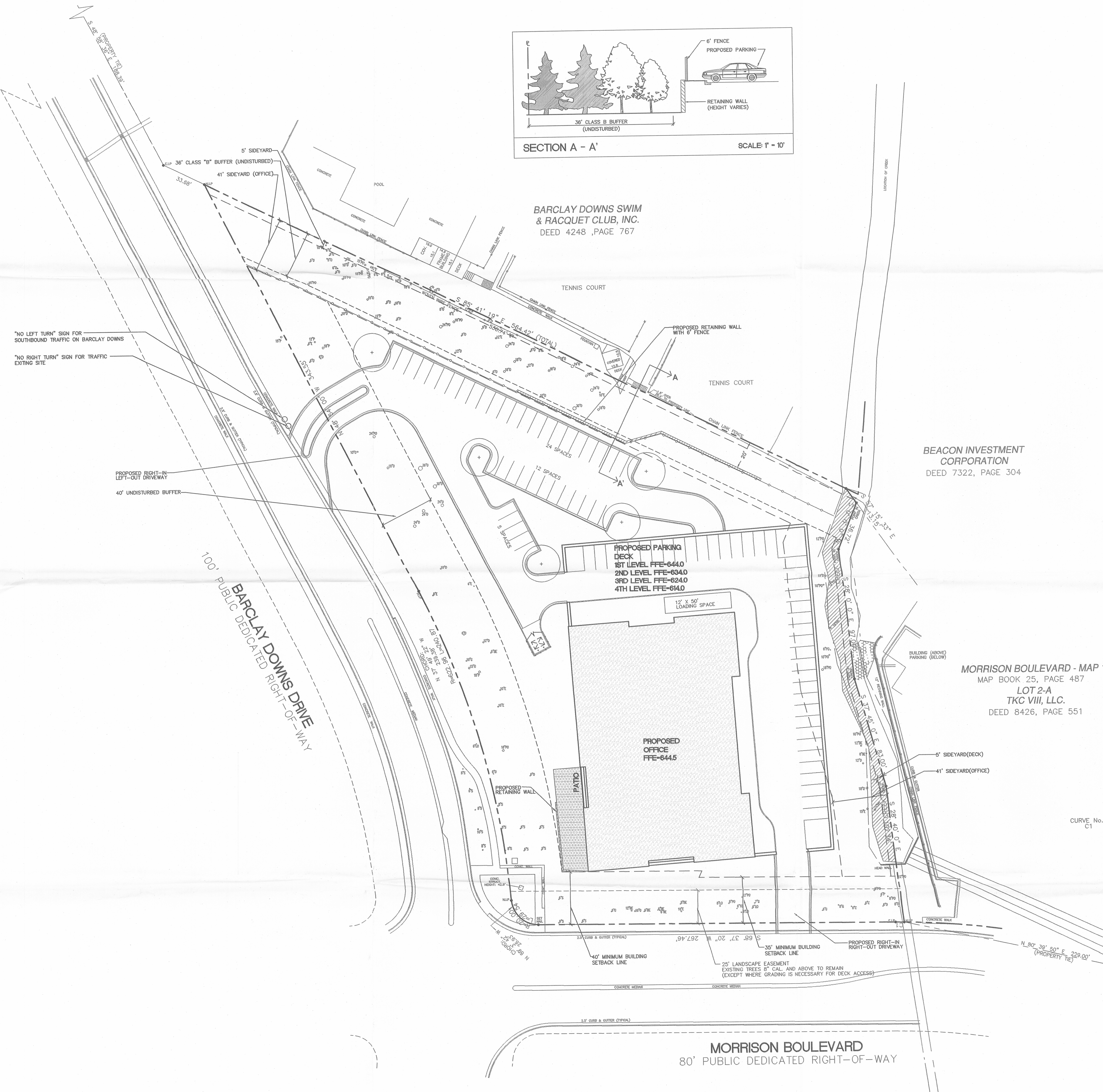
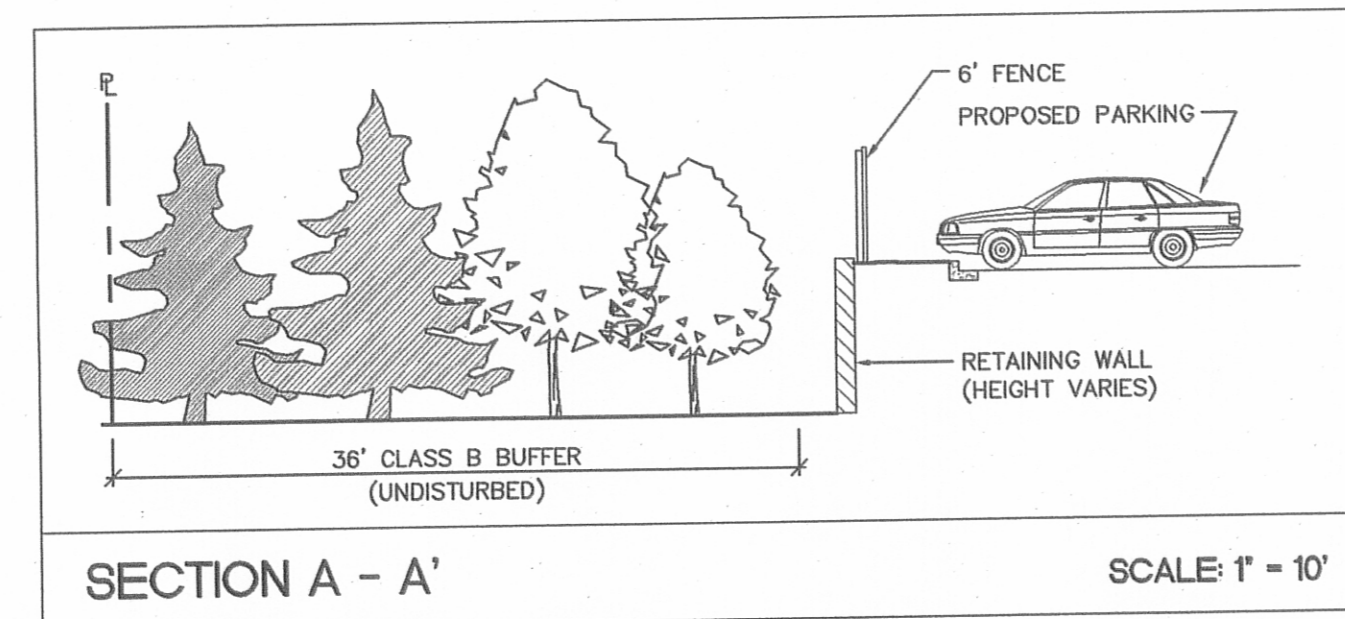
SCALE: 1"=30'
0 15 30 60

SP 1 2

◆ Sheet of



EXISTING SITE INFORMATION OBTAINED FROM:
"SURVEY FOR THE KEITH CORPORATION, LOT 1, MORRISON BOULEVARD - MAP 1, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA", BY R.B. PHARR AND ASSOCIATES, P.A., DATED MARCH 16, 2001.



BARCLAY DOWNS SWIM & RACQUET CLUB, INC.
DEED 4248, PAGE 767

BEACON INVESTMENT CORPORATION
DEED 7322, PAGE 304

MORRISON BOULEVARD - MAP
MAP BOOK 25, PAGE 487
LOT 2-A
TKC VIII, LLC.
DEED 8426, PAGE 551

PROPOSED PARKING DECK
1ST LEVEL FFE-6440
2ND LEVEL FFE-6340
3RD LEVEL FFE-6240
4TH LEVEL FFE-6140

PROPOSED OFFICE
FFE-6445

ZONING CODE SUMMARY

PROJECT NAME: THE PINNACLE
OWNER: THE KEITH CORPORATION
PLANS PREPARED BY: COLEJENEST & STONE
ZONING: O-2(CD)
PROPOSED USE: OFFICE
BUILDING HEIGHT: DECK - 30'
OFFICE BUILDING - 82' (EXCLUSIVE OF DECK)
BUILDING COVERAGE: 2181 SQ. FT.
LOT SIZE: 3.2 AC.
YARD REQUIREMENTS:
SETBACK: BARCLAY DOWNS DRIVE - 40'
MORRISON BOULEVARD - 25' (SEE PLAN)
SIDEYARD (NORTH AND EAST PROPERTY LINES):
1' MINIMUM TO PARKING DECK (30' HT.)
4' MINIMUM TO OFFICE (112' INCLUDING DECK)
REQUIRED BUFFERS:
FRONT: BARCLAY DOWNS DRIVE - 40' UNDISTURBED
MORRISON BOULEVARD - 25' LANDSCAPE EASEMENT
SIDE (NORTH): 36' CLASS B BUFFER
SIDE (EAST): N/A
REQUIRED SCREENING:
FRONT: -
SIDE (L): -
REAR: -
SIDE (R): -
PARKING AND SERVICE ONLY: YES
PAVEMENT COVERAGE: 22,182 SQ.FT. (SURFACE PARKING AND 37,221 SQ.FT. (TOP LEVEL OF DECK AND OFFICE)
INTERIOR LANDSCAPING:
REQUIRED: 10% OF IMPERVIOUS = 5999 SQ. FT.
PROVIDED: 35,632 SQ. FT.
PARKING DATA: (SPECIFY REQUIREMENT, ZONING ORDINANCE AND SECTION NUMBER)
1 SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA PER CITY OF CHARLOTTE
ZONING ORDINANCE SECTION 12.202
REQUIRED: 439 COMPACT: - PROVIDED: 443 (41 SURFACE LOT, HANDICAP: 402 DECK) 9 (2 VAN ACCESSIBLE) LOADING SPACES: ONE 12' X 50' SPACE