

**ZONING CODE SUMMARY**

PROJECT NAME: MICHAEL JORDAN GOLF PRACTICE CENTER  
 OWNER: CITY OF CHARLOTTE  
 PLANS PREPARED BY: W.K. DICKSON & CO., INC. PHONE # 704-334-5348  
 ZONING: B2(CD) JURISDICTION: CITY OF CHARLOTTE  
 PROPOSED USE: COMMERCIAL OUTDOOR RECREATION (GOLF PRACTICE CENTER)  
 BUILDING HEIGHT: 40 Feet (2) TWO Stories  
 BUILDING COVERAGE: Sq. Ft. CROSS FLOOR AREA: 20,000 Sq. Ft.  
 LOT SIZE: 27.66 Acres NUMBER OF UNITS/SUITES: 1  
 YARD REQUIREMENTS  
 Setback (front) VARIES ft. from R/W VARIES ft. from C/L of R/W  
 Side Yard (L) VARIES ft. Side Yard (R) VARIES ft.  
 Rear Yard VARIES ft.  
 REQUIRED BUFFERS:  
 Front: No / (Yes) 20/50 ft. Rear: No / (Yes) Yes ft.  
 Side (L) (Yes) / (No) Side (R) (Yes) / (No) Yes ft.  
 REQUIRED SCREENING:  
 Front: No / (Yes) Rear: No / (Yes) Yes ft.  
 Side (L) (Yes) / (No) Side (R) (Yes) / (No) Yes ft.  
 Parking Only (Yes) / (No)  
 PAVEMENT COVERAGE 151,000 (sq. ft.) / acres  
 INTERIOR LANDSCAPING Required sq. ft., provided sq. ft.  
 PARKING DATA (specify requirement, zoning ordinance and section number)  
 1.2 SPACES PER TEE. MECKLENBURG CO. ZONING ORDINANCE, TABLE 12.200 SECTION 12.200 PG. 12-19  
 HANDICAPPED PARKING - CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS, STD. NO. 50.104

**SITE SUMMARY**

5845 SOUTH TRYON STREET  
 TAX NUMBER: 167-061-01  
 DEED BOOK 7524, PAGE 0729

NOTES:  
 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.  
 2. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY DATED AUGUST 1995.  
 3. SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING, SIDEWALK AND RAMP DIMENSIONS.  
 4. CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WATER LINES, STORM DRAINAGE, LIGHT POLES, POWER POLES, ETC., WITH APPROPRIATE UTILITY COMPANIES.  
 5. CONTRACTOR TO COORDINATE WITH OWNER AND PROJECT ENGINEER FOR EXISTING BUILDING DEMOLISHING AND ANY OTHER STRUCTURES WHICH MAY BE ON PROJECT SITE.  
 6. CONTRACTOR TO COORDINATE ALL CONSTRUCTION IN R/W'S WITH N.C.D.O.T. AND CITY OF CHARLOTTE.  
 7. ALL TRAFFIC SIGNS, STRIP PAINTING ETC., TO CONFORM TO THE PRINCIPLES OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)  
 8. PAVEMENT DESIGNS TO BE QUALIFIED BY GEOTECHNICAL ENGINEER.  
 9. ALL CONSTRUCTION TO CONFORM TO CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS.

PROPOSED IMPERVIOUS AREA = 151,000± SQ. FT.

**NOTE:**  
 SITE DEVELOPMENT IS SUBJECT TO CONDITIONS SET FORTH IN THE APPROVED REZONING PLAN.

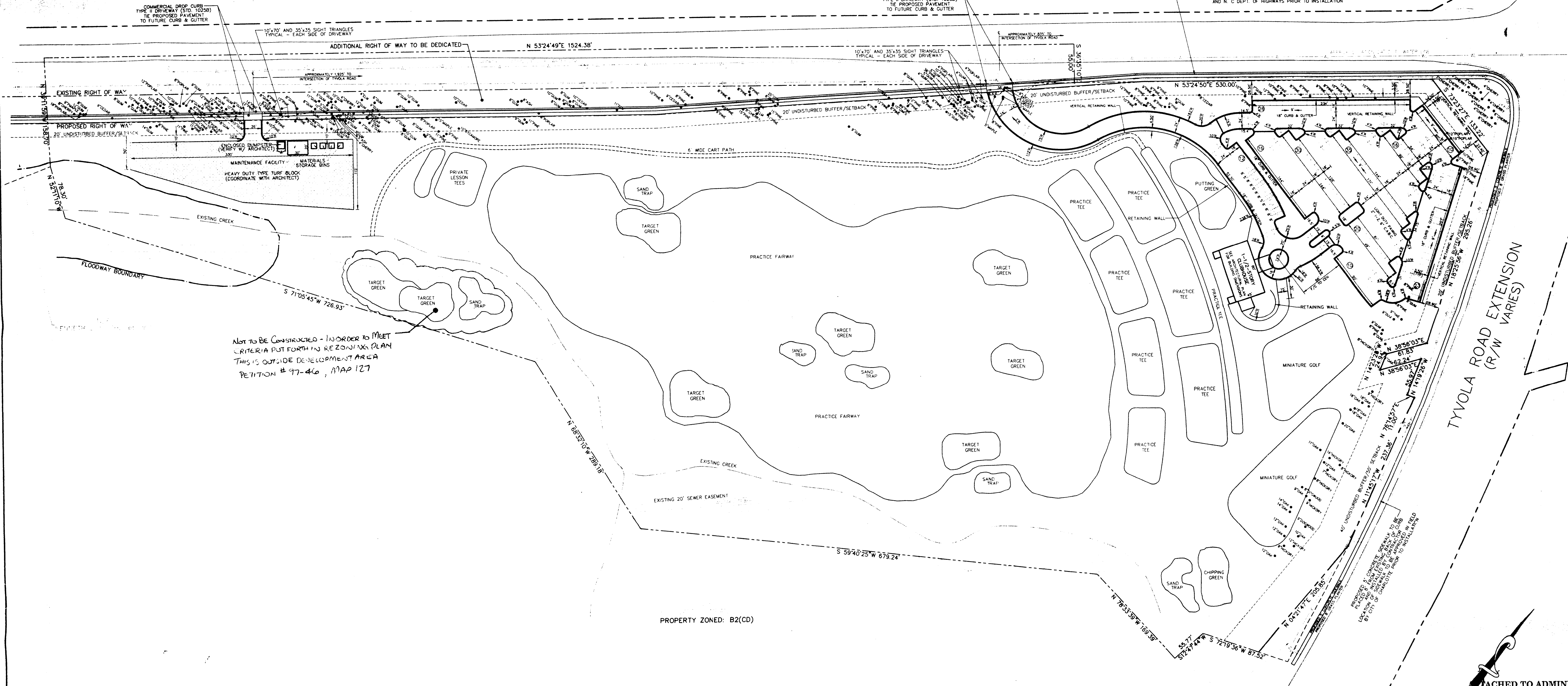
Required 80 Provided 100 Handicap 8 Compact 0  
 Carpool 0 Loading Spaces 0

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

**SOUTH TRYON STREET**  
 N.C. HIGHWAY 49  
 (R/W VARIES)

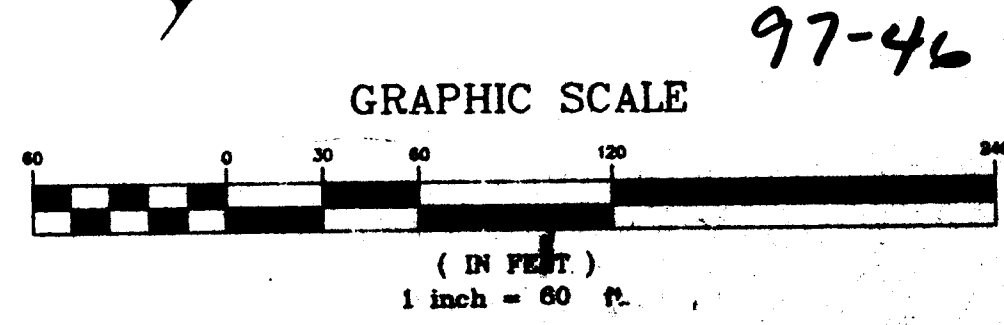
PROPOSED 2'-6" CURB & GUTTER, 4" PLANTER, AND 5" CONCRETE SIDEWALK  
 LOCATION BASED ON PRIMARY N.C.D.O.T. HIGHWAY PLANS U-2512 BB, SHEETS 11,12,13  
 PROPOSED FACE OF CURB IS APPROXIMATELY 10' FROM PROPOSED RIGHT-OF-WAY LINE  
 DEVELOPER MAY COORDINATE CONSTRUCTION OF CURB & GUTTER, CONCRETE SIDEWALK  
 AND ENTRANCES INSIDE THE RIGHT-OF-WAY WITH N.C.D.O.T. AND CITY OF CHARLOTTE.

PLACEMENT OF PROPOSED 2'-6" CURB AND GUTTER, 4" CONCRETE SIDEWALK  
 AND 4" GRASS PLANTER TO BE COORDINATED WITH THE CITY OF CHARLOTTE  
 AND N.C. DEPT. OF HIGHWAYS AND MAY BE INSTALLED BY THE CONTRACTOR  
 OR NEGOTIATED INTO THE ROADWAY IMPROVEMENTS FOR N.C. HIGHWAY 49  
 LOCATION OF SIDEWALK TO BE APPROVED BY THE CITY OF CHARLOTTE  
 AND N.C. DEPT. OF HIGHWAYS PRIOR TO INSTALLATION.



REVISION LAYER	DESCRIPTION	DATE
1	AS SHOWN	
2	AS SHOWN	
3	AS SHOWN	

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: *October 28, 1998*  
 BY: MARTIN R. CRAMTON, JR.



REV. NO.	DESCRIPTION	DATE
1	PRELIMINARY	7/10/98
2	REVISIONS	

**WK DICKSON**  
 Engineers Planners Surveyors

1924 CLEVELAND AVENUE  
 CHARLOTTE, N.C. 28203  
 (704) 334-5348

7/10/98

RELEASED FOR	DATE
APPROVALS	
BIDDING	
CONSTRUCTION	
RECORD DWG.	



5845 SOUTH TRYON STREET  
 MICHAEL JORDAN GOLF PRACTICE CENTER  
 CHARLOTTE, NORTH CAROLINA

SITE LAYOUT PLAN