

SITE DATA:

SITE INFORMATION TAKEN FROM:
 SURVEY BY R.B. PHARR & ASSOCIATES
 DATED MARCH 2, 1989.
 LOTS 18, 19, 20 OF DILWORTH MAP 230-60
 CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
 CURRENT ZONING: HISTORIC DISTRICT
 PROPOSED ZONING: NS
 PROPOSED USE: RESTAURANT
 (REV. 1) 08/21/98

SITE SUMMARY:

SITE AREA:	22,459.5 SQ.FT.
BUILDING AREA:	
BASEMENT: EXISTING	1018 SQ.FT.
NEW	182 SQ.FT.
MAIN FLOOR: EXISTING	2896 SQ.FT.
NEW	1378 SQ.FT.
MEZZANINE: EXISTING	910 SQ.FT.
NEW	0 SQ.FT.
TOTAL AREA:	6385 SQ.FT.
SETBACKS: REQUIRED: PROPOSED:	
FRONT	20'-0" 15'-2" (EXISTING)
REAR	10'-0" 10'-11" (DUMPSTER ENCLOSURE)
EXTERIOR SIDE	10'-0" 17'-0"
INTERIOR SIDE	10'-0" 83'-0"

PARKING REQUIREMENTS:

BUILDING AREA FOR PARKING CALCULATIONS:

MEZZANINE:	575.17 SQ.FT. (NET)
MAIN FLOOR:	3,438.5 SQ.FT. (NET)
BASEMENT:	0 SQ.FT.
PATIO:	500 SQ.FT.
TOTAL:	4,513.67 SQ.FT.

*NOTE: BASEMENT IS USED FOR MECHANICAL AND EQUIPMENT ACCESS.
 NET AREA EXCLUDES WALLS, WR, STAIRS AND LANDINGS

PARKING REQUIRED:
 11 OFF SITE PARKING SPACES
 IN ADDITION TO THE PROPOSED SITE PARKING
 ANY OWNER OF THIS PROPERTY
 MUST CONTINUE TO PROVIDE THE
 REQUIRED 11 OFF SITE PARKING SPACES
 (REV. 2) 08/21/98

PARKING SIZES:
 8.5' WIDE X 18' DEEP (TYPICAL)
 7.5' WIDE X 17' DEEP (COMPACT)
 (REV. 1) 08/21/98

PERIMETER TREE REQUIREMENTS:

LINEAR FEET OF ROAD FRONTAGE ALONG MAINTAINED RIGHT OF WAY INCLUDING DRIVEWAYS

STREET: WORTHINGTON/150 FT. = 6 SMALL TREES REQUIRED
 4 SMALL AND 2 LARGE TREES PROVIDED (OVERHEAD LINES)

STREET: CLEVELAND/150 FT. = 6 SMALL TREES REQUIRED
 6 SMALL TREES PROVIDED

IF OVERHEAD DISTRIBUTION POWER LINES EXIST, ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 25 FT. OF LINES. OTHERWISE, 50% OF NEW TREES MUST BE LARGE MATURING.

INTERNAL TREE REQUIREMENTS:

ONE TREE PER 10,000 SQ. FT. OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60 FT. OF A TREE. MIN. LANDSCAPE AREA AS A PERCENTAGE OF ENTIRE SITE IS 5% FOR RENOVATED SITES AND 10% FOR NEW SITES.

IMPERVIOUS AREA = 18,572 SQ.FT.
 LANDSCAPE AREA = 3,887 SQ.FT. > 5% OF TOTAL IMPERVIOUS AREA

TOTAL SITE AREA = 22,459.5 SQ.FT.
 IMPERVIOUS AREA / 10,000 = 2 TREES REQUIRED, 2 PROVIDED

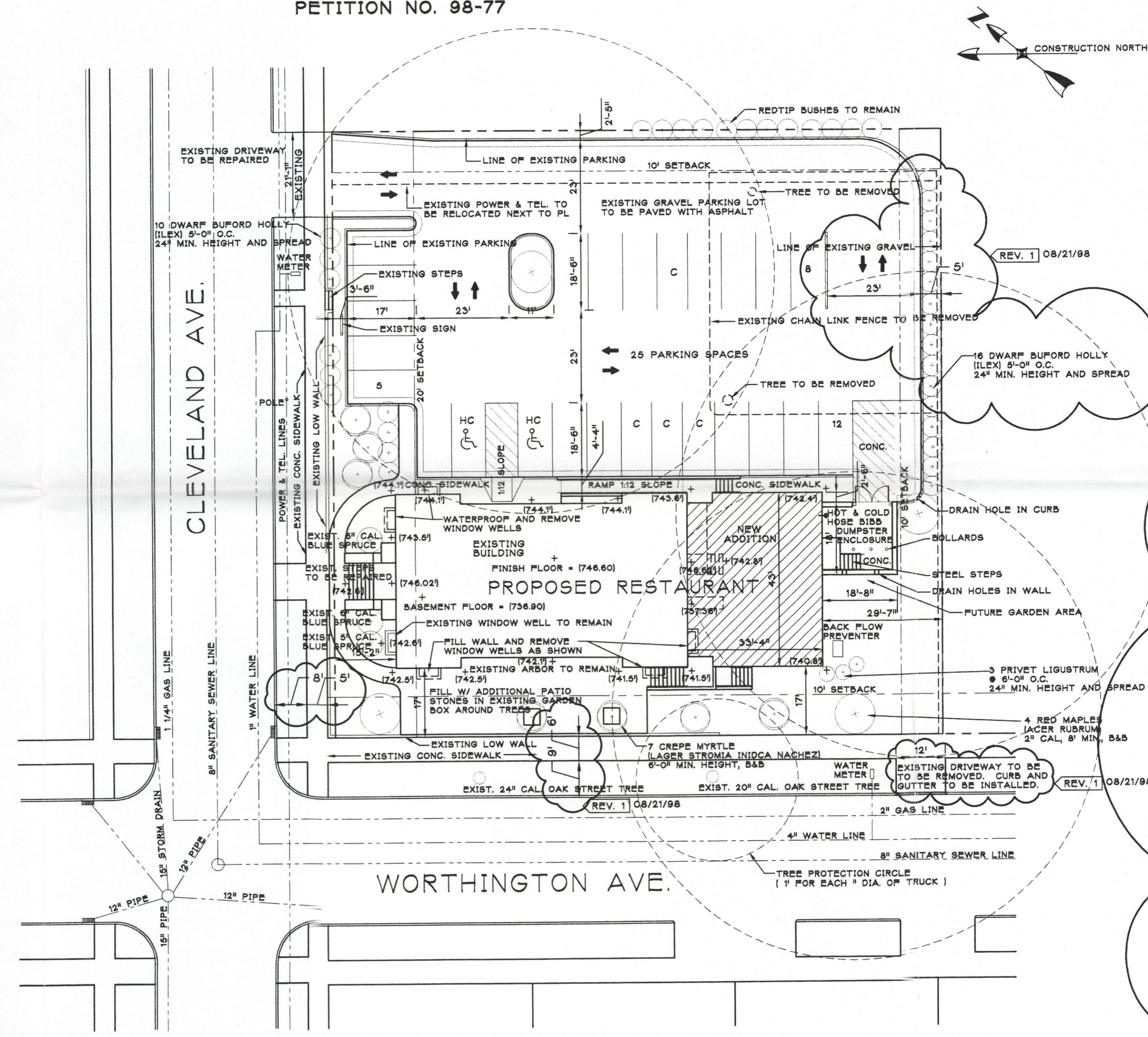
ATTENTION CONTRACTOR / LANDSCAPER
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR / LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 336-5589 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWER LINES OR OTHER UTILITIES.

ISTREET TREE REQUIREMENTS:

THE OWNER OF THIS PROPERTY WILL COMPLY WITH THE NS ZONING STREET TREE REQUIREMENTS
 (REV. 2) 08/21/98

FOR PUBLIC HEARING

PETITION NO. 98-77



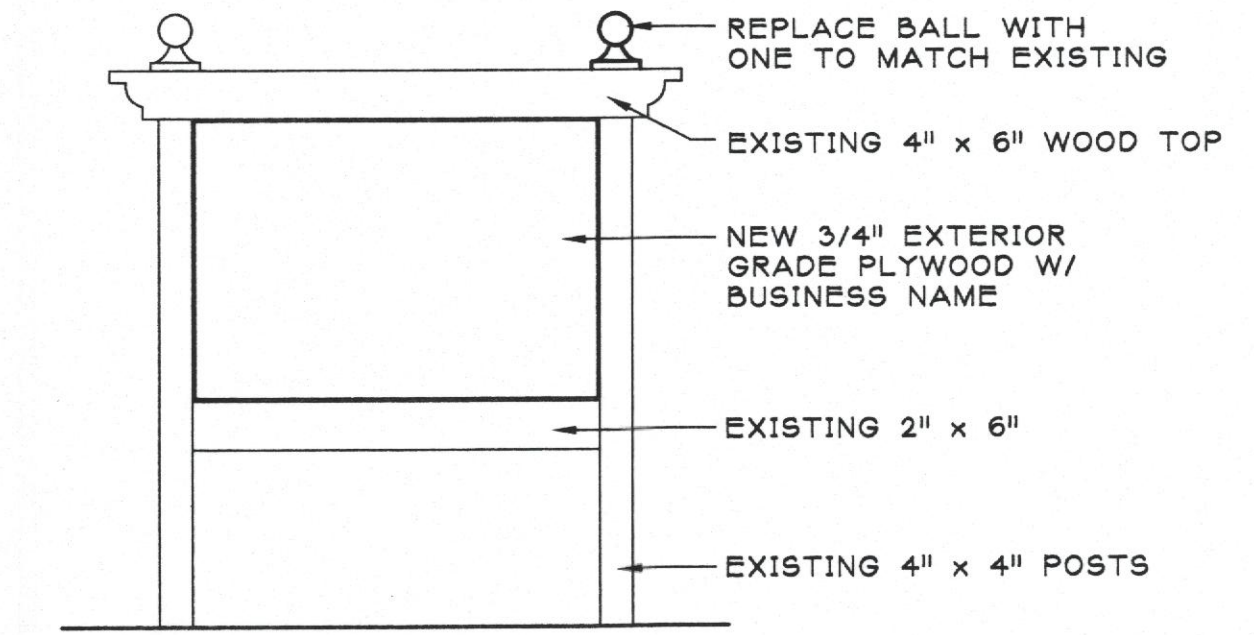
1 SITE PLAN
 C1.0 1" = 20'-0"

GENERAL TREE NOTES:

- MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM OF 3 TO 5 TRUNKS, AND MINIMUM OF 8 FEET TALL.
- ALL STAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING AND PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB BASE, AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL, AND ADD 24 INCHES OF NEW TOPSOIL OR UNCOMPACT AND AMEND THE TOP 24 INCHES OF EXISTING SOIL TO MEET TOPSOIL / PLANTING MIX STANDARDS FOR TREES WITHIN ENTIRE MINIMUM AREA OF 200 SQ. FT. PER TREE.
- LARGE MATURING TREES MUST BE A MINIMUM OF 25 TO 30 FEET FROM OVERHEAD DISTRIBUTION LINES OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- PLEASE CALL 336-4254 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.

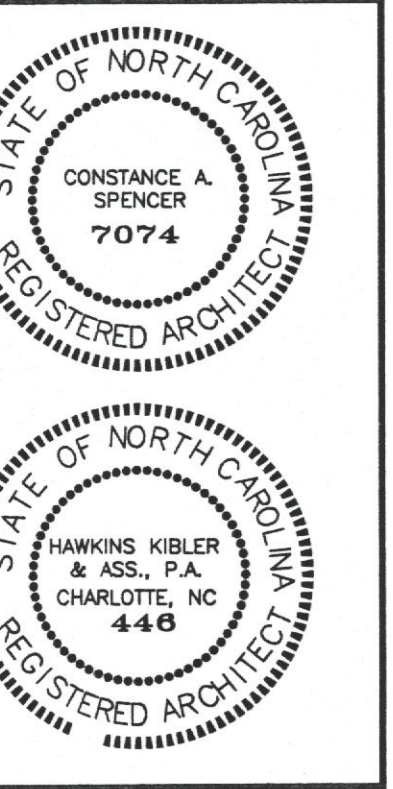
NOTE:

SITE WILL COMPLY WITH THE REQUIREMENTS OF THE DILWORTH HISTORIC DISTRICT AND NS STREETSCAPE REQUIREMENTS
 WALL PACK LIGHTING WILL NOT BE INSTALLED ON THE ADDITION
 DUMPSTER IS SCREENED WITH SOLID ENCLOSURE WITH GATES
 SCREENING WILL BE PROVIDED AS PER SECTION 12.303 OF THE CITY ZONING REGULATIONS
 (REV. 1) 08/21/98



2 EXISTING SIGN
 C1.0 1/2" = 1'-0"

HAWKINS KIBLER ASSOCIATES ARCHITECTS
 SUITE 322 222 S. CHURCH STREET
 CHARLOTTE, NC 28202 704.376-3561



BONTERRA RESTAURANT
 1829 CLEVELAND AVENUE
 CHARLOTTE, NORTH CAROLINA
LANDSCAPE/PARKING PLAN

DATE: 4/20/98
 PROJECT NUMBER: 98009

REVISED:
 ISSUED:
 (REV. 1) 08/21/98
 (REV. 2) 08/21/98

SHEET NUMBER:
C1.1
 1 OF 1

*Revised Plan
 10/2/98
 98-77*