

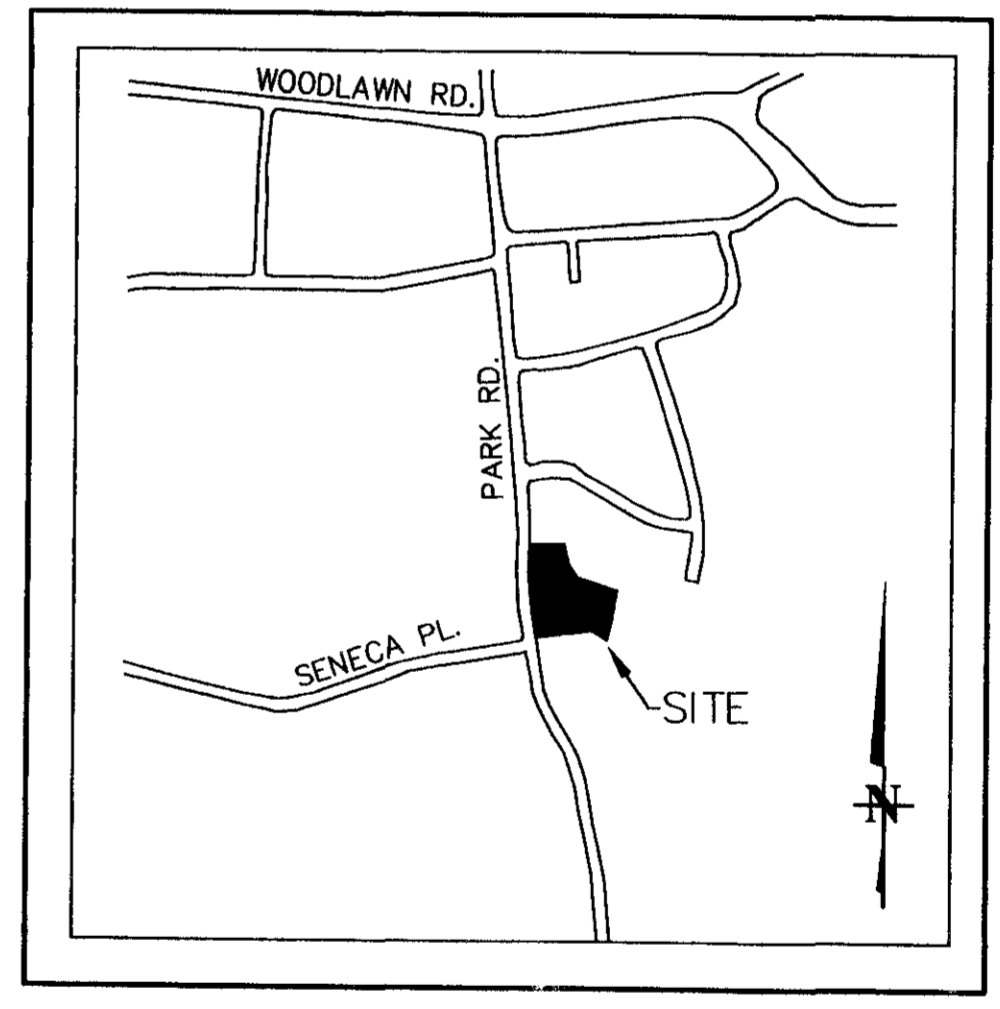
SITE DESIGN DATA

- TOTAL SITE AREA: 3.6287 ACRES.
- PROPERTY ADDRESS: 4715 PARK ROAD.
- PROPOSED LAND USE: BUSINESS/OFFICE/STORAGE.
- CURRENT ZONING: O-2.
- PROPOSED ZONING: B-D(CD) & NS.
- REZONING PETITION 2003-012
- PARCEL TAX NUMBER: 17514303
- OMITTED
- TOTAL IMPERVIOUS AREA = 1.78 ACRES
- NEIGHBORHOOD SERVICES REQUIRES 1 SPACE PER 600 SF
48,000 SF / 600 SF = 80 SPACES
- WAREHOUSE REQUIRES .25 SPACES PER 1,000 SF AND 1 SPACE PER 400 SF OF OFFICE
73,800 SF / 1,000 SF = 73.8 X .25 SPACES = 18 SPACES
- OFFICE REQUIRES 1 SPACE PER 300 SF
9,000 SF / 300 SF = 30 SPACES
- TOTAL PARKING SPACES REQUIRED: 128 SPACES
- TOTAL PARKING SPACES DEPICTED ON PLAN: 120 SPACES
- REMAINING OFF-STREET PARKING SPACES TO BE PROVIDED PURSUANT TO A SHARED PARTY AGREEMENT IN ACCORDANCE WITH SECTION 12.203 OF THE ORDINANCE.

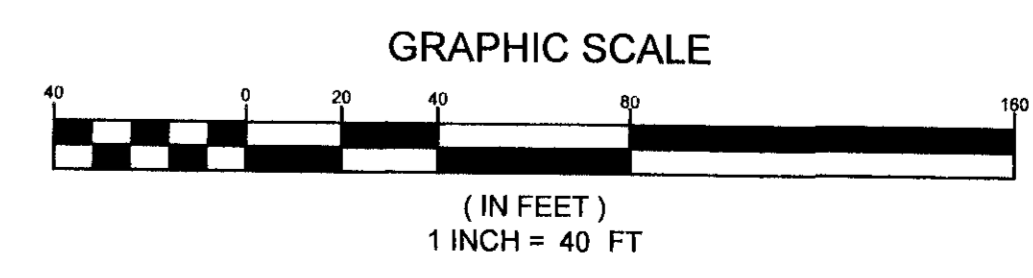
FLOOR AREA RATIO (FAR) DATA

- TOTAL SITE BOUNDARY: 3.6287 AC (158,065 SF.)
- AREA NOT ELIGIBLE FOR FAR: 0.3411 AC (14,859 SF.)
- NS ZONING AREA: 0.5552 AC (24,186 SF)
- BD-CD AREA: 2.7257 AC (118,732 SF)
- BD-CD FAR: 0.7
- NS FAR: 2.0

FAR	BD-CD (SF)	NS (SF)
ALLOWED	83,314	48,372
PROPOSED	82,800	48,000

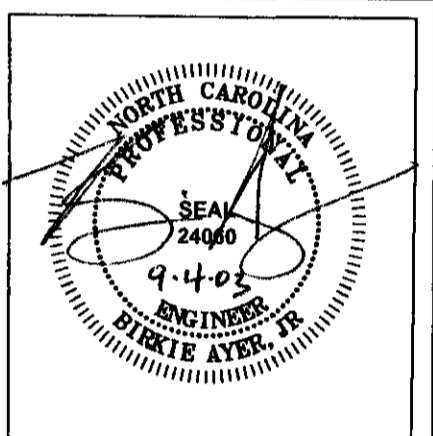


VICINITY MAP
N.T.S.



REVISED SITE DESIGN DATA NOTE NO. 14	DATE	DESCRIPTION
1	9/4/03	

STEWART ENGINEERING INC
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SENECA PLACE
 BRIGHAM ENTERPRISES, LLC
 CITY OF CHARLOTTE
 MECKLENBERG COUNTY, NORTH CAROLINA

SCHEMATIC SITE PLAN

DATE:	5/21/03
SCALE:	HORIZ : 1" = 40'
JOB NO.	X2002.00
SHEET:	2 OF 2

APPROVED BY CITY COUNCIL
 DATE 9/5/03