

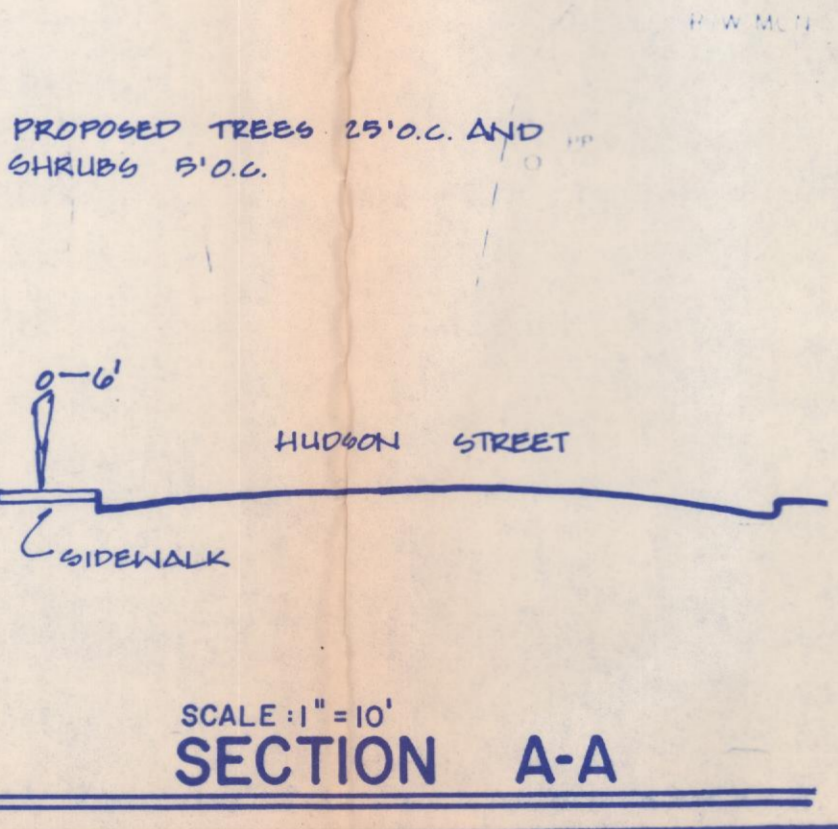
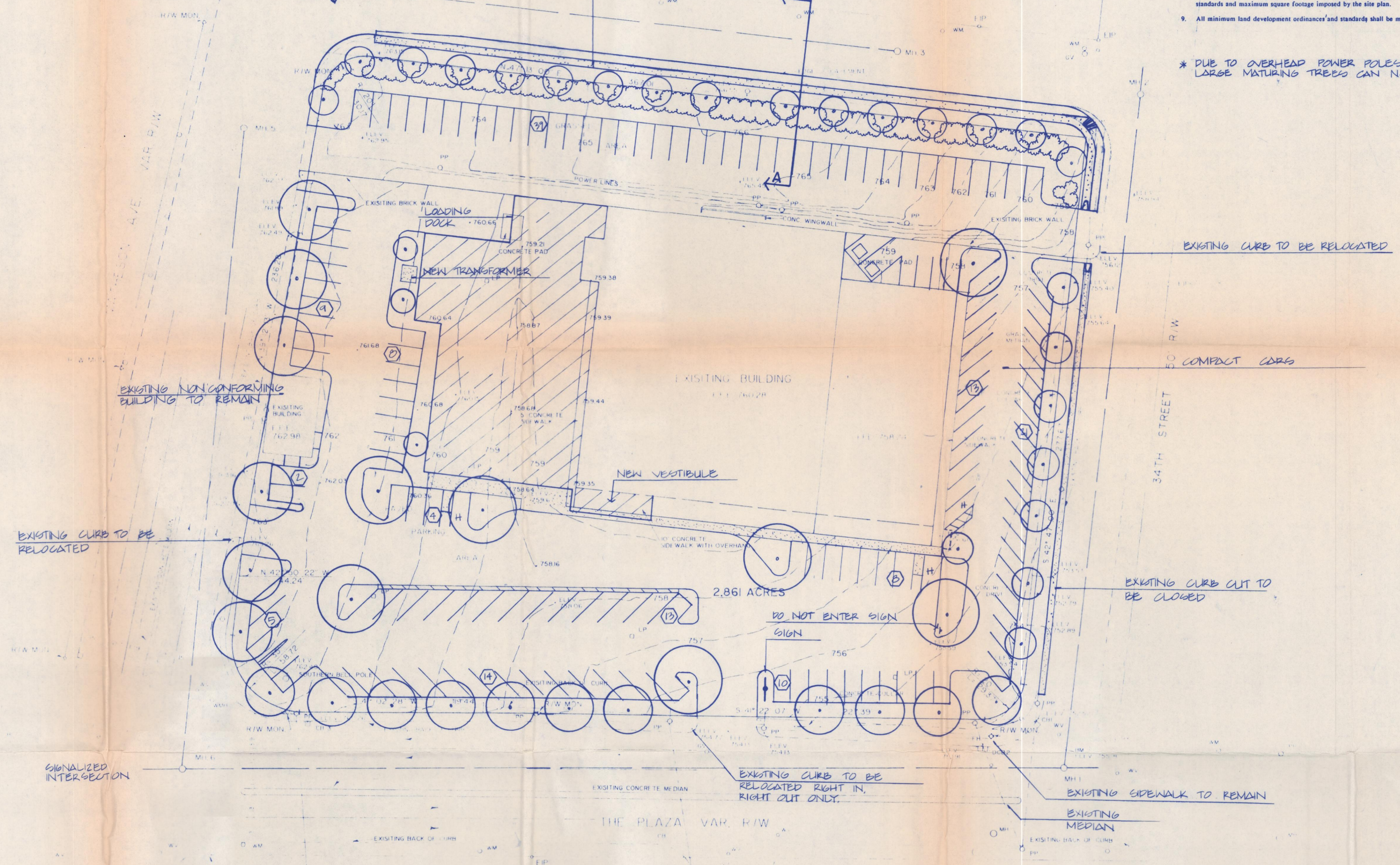
ADEQUATE SIGHT DISTANCE TRIANGLES TO BE MAINTAINED ACCORDING TO CHARLOTTE D.O.T. STDS. ON HUDSON ST. AT INTERSECTION W/ MATHESON AVE & E. 34TH ST.

40' SIDEWALK & C&G TO BE INSTALLED ON HUDSON ST. & E. 34TH ST. ACCORDING TO CITY OF CHARLOTTE ENGR. DEPT. STDS.

DEVELOPMENT DATA	
SITE AREA:	2.84 ACRES
EXISTING ZONING:	B-1, R-6 MF
PROPOSED ZONING:	B-1 CD
EXISTING BUILDING AREA:	24,984 S.F. (INCLUDES EXISTING DRY CLEANERS)
PROPOSED EXPANSION:	11,052 SF
TOTAL BUILDING AREA:	36,542 SF (MAX.)
PARKING TO MEET MINIMUM STANDARDS	149 SPACES
PARKING REQUIRED:	152 SPACES
PARKING PROVIDED:	152 SPACES

- DEVELOPMENT NOTES**
- The site plan depicts a firm concept of development with regard to the arrangement of parking and circulation areas, building size and shape, and the location of impervious points. However, minor variations from that depicted on the site plan shall be permitted, based upon final design considerations, site/technical constraints, tenant needs, etc.
 - The development shall comply with minimum ordinance standards regarding off-street parking, signage, tree ordinance, and screening.
 - The total building square footage for the entire site shall not exceed the square footage listed on this site plan.
 - Screening for the loading dock/terrace area shall be in the form of trees/shrubs. (See section A-A as depicted on the site plan).
 - It is anticipated that a grocery store, drug store, and dry cleaners will occupy the premises. However, any retail use allowed in the B-1 district shall be a permitted use for the site.
 - Adequate sight distance triangles as prescribed by the Charlotte Department of Transportation shall be provided.
 - Large maturing trees, sufficient to satisfy the minimum standards prescribed by the Charlotte Tree Ordinance, shall be installed.
 - It is anticipated that the existing structure will be demolished and renovated along with the new addition as shown on the site plan. However, depending upon final design plans, the existing main structure may be removed and an entirely new structure be built instead, so long as it adheres to the overall dimensional standards and maximum square footage imposed by the site plan.
 - All minimum land development ordinances and standards shall be met.

* DUE TO OVERHEAD POWER POLES, 50% RULE FOR LARGE MATURING TREES CAN NOT BE MET.



~~ATTACHED TO MEMO DATED 2/26/90 BY MARTIN R. CRAMTON, JR.~~
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CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: February 26, 1990

TO: Robert Brandon
Zoning Administrator

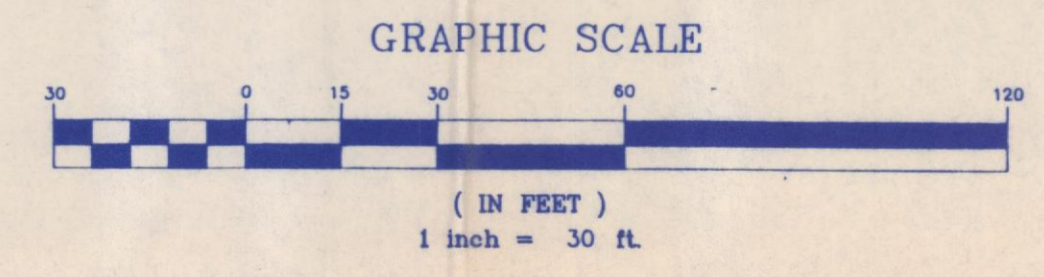
FROM: *Martin R. Cramton, Jr.*
Planning Director

SUBJECT: Administrative approval for petition #89-72 by Southern Realty Dev. Corp. Tax Parcel #082-169-01

Attached is a revised plan for the above mentioned petition. The plan has been revised to eliminate a retaining wall at the rear of the site. A preliminary grading plan has been done and the need for retaining was eliminated. The wall has been replaced with a two to one slope. The screening at the rear has been supplemented with an additional row of shrubs.

Pursuant to my authority as outlined in the zoning ordinance I am administratively approving this plan. Please use it when evaluating requests for building permits.

MRC/RHM:sls
Attachment: one administrative approval dated 01/26/91 for revised landscape and parking plan



REZONING FILE # 89-72

JMA James McGovern and Associates Consulting Engineers
581 North Polk Street
P.O. Box 800
Charlotte, North Carolina 28104
(704) 593-8200

Project: PLAZA MATHESON CENTER
Sheet Title: REZONING PLAN (MODIFIED)

Drawn By: FEB. 23, 1990
Date Drawn:
Revisions:
No. Date
No. Date
No. Date
Issue Date

Project Number: JMA JOB # 239.001
Sheet: R-2