

SITE PLAN

SCALE: 1" = 30'-0"

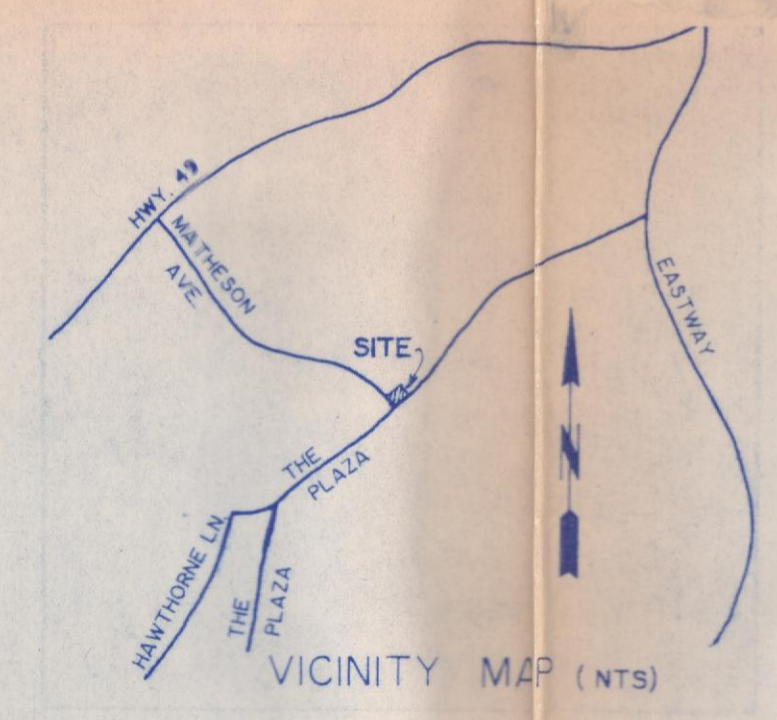


DEVELOPMENT NOTES

1. 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 ingress/egress 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.
2. The development shall comply with minimum ordinance standards regarding off-street parking, signage, tree ordinance, and screening.
3. The total building square footage for the entire site shall not exceed the square footage listed on this site plan.
4. Screening for the loading dock/service area shall be in the form of a combination retaining wall and trees/shrubs. (See section A-A as depicted on the site plan).
5. 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.
6. Adequate site distance triangles as prescribed by the Charlotte Department of Transportation shall be provided.
7. Large maturing trees, sufficient to satisfy the minimum standards prescribed by the Charlotte Tree Ordinance, shall be installed.
8. It is anticipated that the existing structure will be remodeled 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.
9. All minimum land development ordinances and standards shall be met.

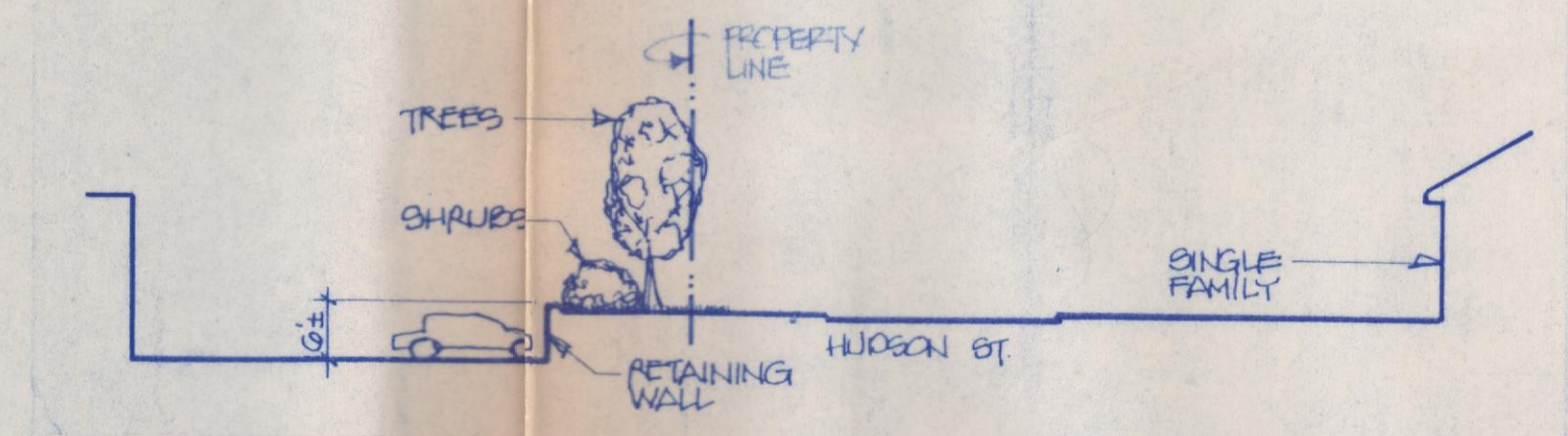
DEVELOPMENT DATA

SITE AREA: 2.84 ACRES
 EXISTING ZONING: B-1/R6MF
 PROPOSED ZONING: B-1CD
 EXISTING BUILDING AREA: 25,480 S.F. (INCLUDES EXISTING DRY CLEANERS)
 PROPOSED EXPANSION: 11,062 S.F.
 TOTAL BUILDING AREA: 36,542 S.F. (MAX.)
 PARKING TO MEET MINIMUM STANDARDS
 PARKING REQUIRED: 148 SPACES
 PARKING PROVIDED: 151 SPACES



VICINITY MAP

see administrative approval dated 2/21/90 for revised plan.



SECTION A-A

89-72
 APPROVED BY CITY COUNCIL
 DATE 10/18/89

Southwest Realty

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Project: **PLAZA - MATHESON CENTER**
 Sheet Title: **REZONING PLAN**

V. P. in Charge
VRETTOS
 Project Architect/Job Cost

Drawn By
DAVIS GOODMAN
 Date Drawn
JUNE 15 1989
 CADD Dwg. Name

Revisions	No.	Date
	No.	Date
	No.	Date
	No.	Date

Issue Date

Project Number
1900
 Sheet Of
RZ-1 1