



SITE DATA

EXISTING ZONING: I-2
 PROPOSED ZONING: NS
 MAXIMUM BUILDING SIZE: 28,024 (EXISTING BUILDING)
 REQUIRED PARKING: 46 SPACES
 PROPOSED PARKING: 138 (EXISTING SPACES)
 REQUIRED YARD DIMENSIONS: FRONT- 12 FT FROM BACK OF CURB
 SIDE - 0/10'
 REAR- 10'

CONDITIONAL NOTES

- 1 THE SITE PLAN REPRESENTS A FIRM SCHEMATIC CONCEPT REGARDING THE ARRANGEMENT OF BUILDING, PARKING AND CIRCULATION AREAS. THE EXISTING BUILDING ON THE SITE SHALL REMAIN.
- 2 ALL USES IN THE NEIGHBORHOOD SERVICES (NS) DISTRICT SHALL BE ALLOWED.
- 3 THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS PERTAINING TO SIGNAGE, OFF-STREET PARKING, SCREENING/LANDSCAPING, CHARLOTTE TREE ORDINANCE, ETC..
- 4 VEHICULAR ACCESS SHALL BE LIMITED TO THE CURB CUTS SHOWN.
- 5 SCREENING SHALL BE PROVIDED PER SECTION 12.303
- 6 PETITIONER SHALL DEDICATE SUFFICIENT LAND ALONG THE SITE'S S. TRYON ST FRONTAGE SUFFICIENT TO ESTABLISH A 40 FT. RIGHT-OF-WAY AS MEASURED FROM THE CENTERLINE OF THE STREET. SUCH DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
- 7 ALL PARKING AREAS SHALL BE PAVED.
- 8 A FIRE HYDRANT IS REQUIRED WITHIN 750' OF THE BUILDING. IF SUCH HYDRANT DOES NOT EXIST THE PETITIONER SHALL PROVIDE ONE.

PROPOSED PRELIMINARY SITE PLAN
 SCALE: 1" = 30.00'

APPROVED BY CITY COUNCIL
 DATE 3/17/97

CHILDREY ROBINSON ASSOCIATES ARCHITECTS
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PROPOSED SITE PLAN
 at BLAND STREET
 FOR: **BROWDER-HARRIS**
 CHARLOTTE, NORTH CAROLINA

STAFF REVIEW COMMENTS
 12.0-17

11-25-96

PRELIMINARY SITE PLAN

SP-1