

DATE	MAY 21, 1999
DRAWN	EA
CHECKED	
PROJ. NO.	99061

# B.R.G ARCHITECTS

15 Henshaw Street  
Brighton, MA 02135

tel 617.254.3836  
fax 617.254.2993  
e-mail mail@brgarchitects.com  
web www.brgarchitects.com

These drawings are instruments of service and shall remain the property of BRG Architects, whether the project for which they are made is completed or not. They are not to be used by the owner or any other person on this or any other project. No part of this document may be reproduced or distributed in any form or by any means without the written permission of BRG Architects.

© COPYRIGHT 1999

PROJECT

## SUGAR CREEK CHARTER SCHOOL

RENOVATIONS & ALTERATIONS

NORTH TRYON STREET, CHARLOTTE N.C.

REVISIONS

# 99-71

## FOR PUBLIC HEARING

SHEET TITLE

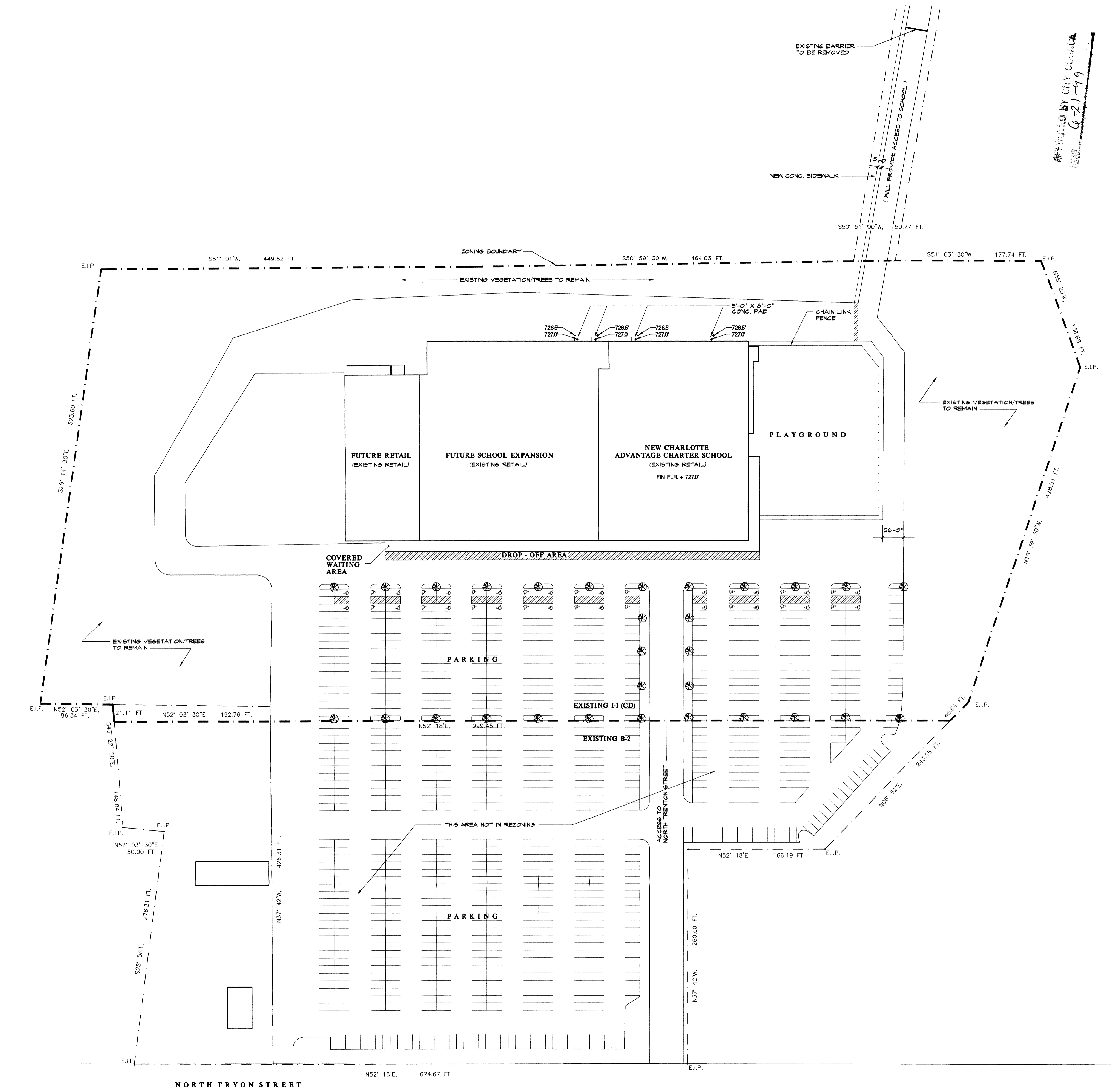
### SITE PLAN

SCALE: 1" = 50'

NORTH

SHEET NO.

# L1-1



**SITE DATA:**

EXISTING ZONING: I-1 (CD)  
PROPOSED ZONING: B-2 (CD)  
MAXIMUM BUILDING SIZE: 114,520 S.F. ( EXISTING )  
REZONING SITE: 15.260 ACRES

**LEGEND:**

--- DENOTES REZONING AREA  
E.I.P. - EXISTING IRON PIPE

- CONDITIONAL NOTES:**
1. THE PROPOSED USE IS THE 'SUGAR CREEK CHARTER SCHOOL'. OTHER B-2 ZONING DISTRICT USES ARE PERMITTED AS WELL, EXCEPT HOWEVER THAT AUTOMOBILE/ AUTOMOTIVE RELATED USES SUCH AS NEW AND/OR USED CAR SALES, GASOLINE SALES, ENGINE REPAIR, BODY REPAIR, TIRE SALES/ REPAIR, ETC. SHALL NOT BE ALLOWED. FURTHERMORE, THE FOLLOWING USES ALSO WILL NOT BE PERMITTED: EQUIPMENT RENTAL IF IT INCLUDES OUTDOOR STORAGE. BUILDING MATERIAL SALES IF IT INCLUDES OUTDOOR STORAGE. MANUFACTURED HOUSING SALES/ AND REPAIR. FENCE AND FENCE MATERIAL RETAIL SALES IF INCLUDES OUTDOOR STORAGE.
  2. THE PROPOSED DEVELOPMENT OF THE SITE SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE ZONING REGULATIONS.
  3. ALL DUMPSTERS TO BE SCREENED WITH SOLID ENCLOSURE WITH GATE.
  4. MAXIMUM HEIGHT OF ANY NEW LIGHT FIXTURE SHALL BE 30 FEET.
  5. THE PROPOSED DEVELOPMENT WILL INCLUDE NEW TREES TO BE PLANTED IN THE PARKING LOT AS GENERALLY SHOWN.
  6. THE PROPOSED DEVELOPMENT WILL INCLUDE A SIDEWALK ALONG THE REAR ACCESS TO PROVIDE PEDESTRIAN CONNECTION TO THE RESIDENTIAL AREAS ALONG AND NEAR GLORY STREET.

NORTH TRYON STREET

north elevation SCALE: 1" = 50'