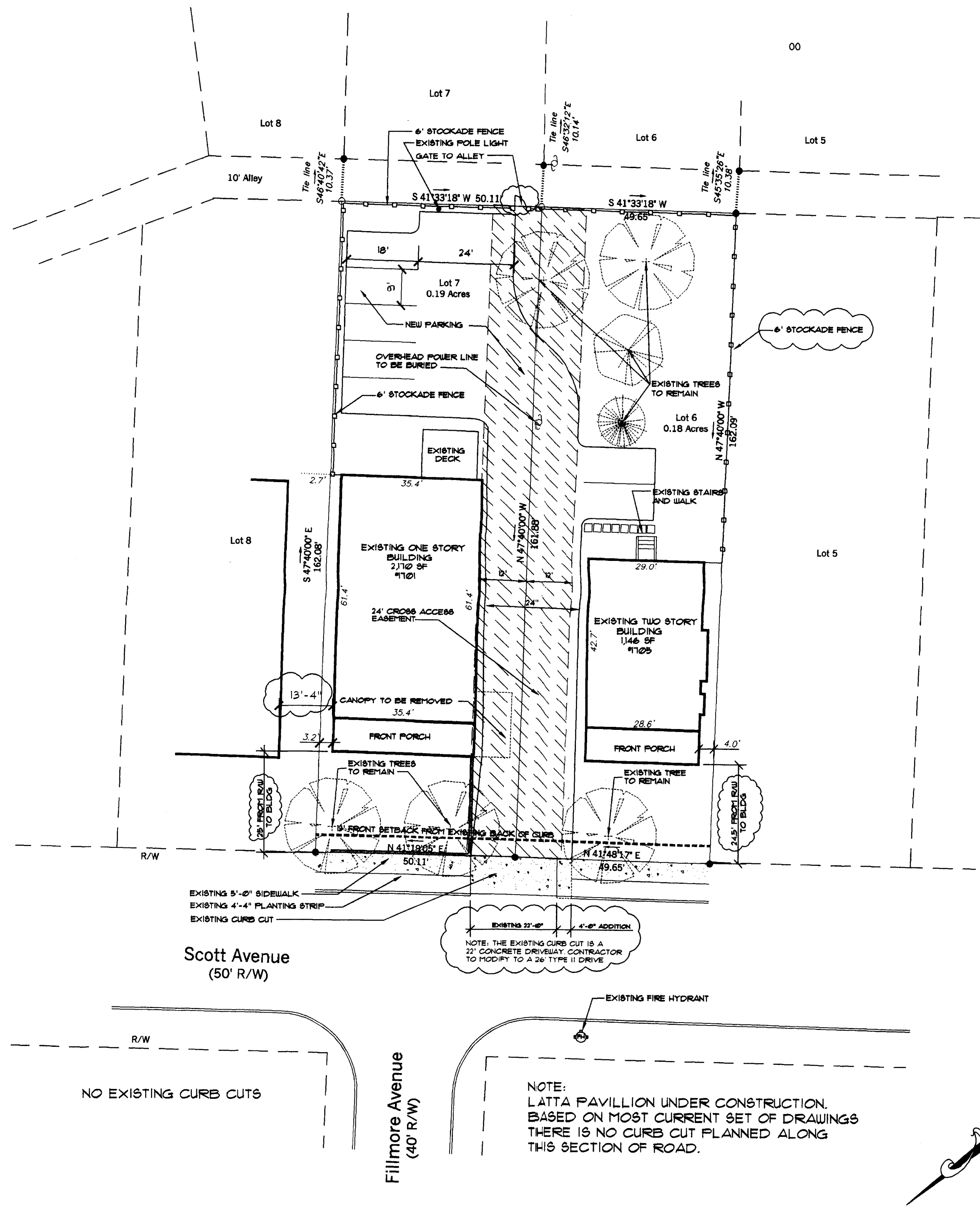


Note:  
 1) Deed Reference  
 Lot 6 - D.B. 8022-573, Tract #3  
 Lot 7 - D.B. 5294-12  
 2) Tax Parcel 153-025-08, 09



1 SITEPLAN  
 CSP 1" = 20'-0"

**CONDITIONAL SITEPLAN NOTES:**

1. ALL PARKING IS TO AT REAR OF BUILDINGS
2. ALL EXISTING TREES IN FRONT TO REMAIN
3. THE EXISTING STRUCTURES AND FOOTPRINT WILL REMAIN THE SAME. THE ONLY ITEM TO POTENTIALLY BE REMOVED IS THE EXISTING DRIVE THRU CANOPY.
4. THE EXISTING R/W IS 50'. THE DEVELOPER IS UNABLE TO DEDICATE ADDITIONAL R/W OR INCREASE SIDEWALK AND PLANTING STRIP AND STILL MAINTAIN RESIDENTIAL CHARACTER.
5. ANY NEW OUTDOOR LIGHTING WILL BE LESS THAN 10 FEET IN HEIGHT.
6. THERE WILL NOT BE ANY DUMPSTER LOCATED ON SITE, ALL TRASH WILL BE REMOVED BY OWNER OR TENANT.
7. THE OPTIONAL COMPONENT OF THIS MUDD-O REQUEST IS TO MODIFY THE STREETSCAPE REQUIREMENTS BY ALLOWING FOR THE EXISTING FIVE FOOT SIDEWALK TO REMAIN ALONG WITH THREE EXISTING STREET TREES

**SITE DATA**

EXISTING ZONING: R-22MF  
 REQUESTED ZONING: MUDD-O  
 BLDG SETBACKS:  
 FRONT: 12' FROM EXIST. B/C OR FUTURE B/C  
 SIDE: NONE  
 REAR: NONE  
 MAXIMUM BUILDING HEIGHT: 30'

PARKING REQUIRED:  
 LOT # 1: 2,170 SF / 600 = 4 SPACES REQUIRED  
 5 SPACES PROVIDED  
 LOT # 6: 1,146 SF / 600 = 2 SPACES REQUIRED  
 2 SPACES PROVIDED

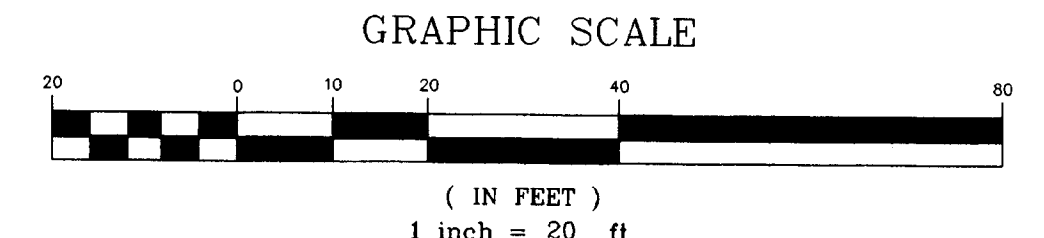
**USE**

**LOT #1**  
 EXISTING USE: RESIDENTIAL  
 PROPOSED USE: OFFICE AND OR RESIDENTIAL

**LOT #6**  
 EXISTING USE: RESIDENTIAL  
 PROPOSED USE: OFFICE AND OR RESIDENTIAL

LEGEND:  
 EIP = Existing Iron Pin  
 NIP = New Iron Pin  
 NPS = No Point Set  
 R/W = Right Of Way  
 CL = Center Line  
 MBSL = Minimum Building Setback Line  
 ESMT = Easement  
 --- = Fence  
 ⊕ = WELL

SURVEY BY:  
**SPRATT & BROOKS**  
 P.O. BOX 25175 - CHARLOTTE, N.C.  
 LAND SURVEYING  
 (704) 568-1719 28229

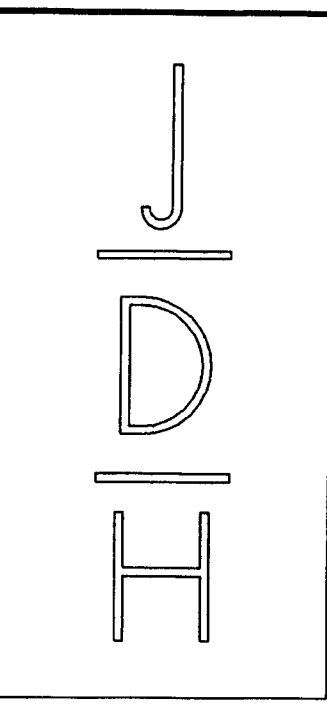


APPROVED BY CITY COUNCIL  
 DATE 01/16/01

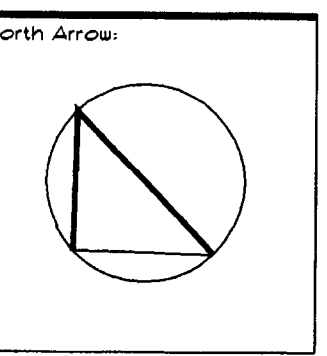
FOR REZONING REVIEW ONLY  
 NOT FOR CONSTRUCTION

FOR PUBLIC HEARING  
 PETITION DATE NO. 99-124

99-124



Project:  
**CONDITIONAL SITEPLAN**  
**LOTS 6 & 7 SCOTT AVE**



Issuance Date:  
 8 AUG 2000  
 26 OCT 2000  
 27 NOV 2000

Sheet Title:  
 CONDITIONAL SITEPLAN

CHARLOTTE, NC

Sheet Number:  
 CSP