



PARCEL INFORMATION

TAX PARCEL NO. 147-013-04

EXISTING ZONING: I-1

PROPOSED ZONING: MUDD-O

SITE ACREAGE: 2.2 ACRES

PROPOSED USE: OFFICE (WITH ACCESSORY SHOWROOM/STORAGE)

MAXIMUM BUILDING SIZE: 47,000 SF

- NOTES
1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT, AND SIZE OF THE INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 8.206(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. THE PROPOSAL IS INTENDED TO ENABLE THE DEVELOPMENT OF OFFICE CONDOMINIUMS AND RELATED ANCILLARY FUNCTIONS.
 2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPING, ETC.
 3. THE PROPOSED DEVELOPMENT SHALL CONSIST OF OFFICE CONDOMINIUMS WITHIN THE EXISTING BUILDING. THE MAXIMUM AMOUNT OF BUILDING SQUARE FOOTAGE SHALL BE 47,000 SQUARE FEET.
 4. DUMPSTER AND RECYCLING AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH ONE SIDE BEING A HINGED GATE.
 5. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 6. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO ONE STORY.
 7. MUDD-O SHALL PERMIT NEW PARKING TO BE LOCATED BETWEEN THE BUILDING AND YOUNGBLOOD STREET.
 8. SITE INFORMATION IS BASED ON A PHYSICAL SURVEY AS PREPARED BY DONALDSON GARRETT & ASSOCIATES DATED AUGUST 20, 2003 BY PROFESSIONAL LAND SURVEYOR JOHN M. STORY.
 9. A FIRE HYDRANT IS REQUIRED 750 FEET FROM THE BUILDING. IF ONE DOES NOT PRESENTLY EXIST, THE PETITIONER / DEVELOPER SHALL INSTALL ONE.
 10. PROPOSED PARKING LOT SCREENING SHRUBS SHALL BE PLANTED A MINIMUM OF 5'-0" O/C AND 30" HIGH - LOCATION AS REQUIRED BY CODE.
 11. EXISTING PLANTING STRIP - EITHER EXISTING PLANTINGS TO REMAIN AND/OR NEW PLANTINGS WILL BE ADDED PER CODE.
 12. AS PART OF THE BUILDING RENOVATION, NEW ENTRANCES WILL BE ESTABLISHED ALONG THE BUILDING ELEVATION ADJACENT TO THE CURRENT PARKING LOT AS WELL AS THE NEW ELEVATION ORIENTED TO YOUNGBLOOD STREET. DEPENDING UPON THE TENANT MIX / NEEDS, THE NEW INDIVIDUAL BUILDING AND TENANT ENTRIES WILL BE A MINIMUM OF (4) FOUR. MORE THAN THE MINIMUM OF (4) FOUR IS ALSO ALLOWED DEPENDING UPON THE FINAL TENANT NEEDS. ALSO, THE CURRENT BUILDING ENTRY ON S. TRYON ST. WILL CONTINUE AS AN ENTRY.

APPROVED BY THE CITY OF CHARLOTTE

[Signature]

FOR PUBLIC HEARING 03-119

Liquid DESIGN

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2923 SOUTH TRYON STREET
HMV SOUTH TRYON LLC
CHARLOTTE, NORTH CAROLINA

PROJECT # 03-061

DATE: 8 DECEMBER 2003

REVISION #2 - 12/22/03

REVISION: REVIEW COMMENTS

SITE PLAN, VICINITY MAP AND NOTES

RZ-1