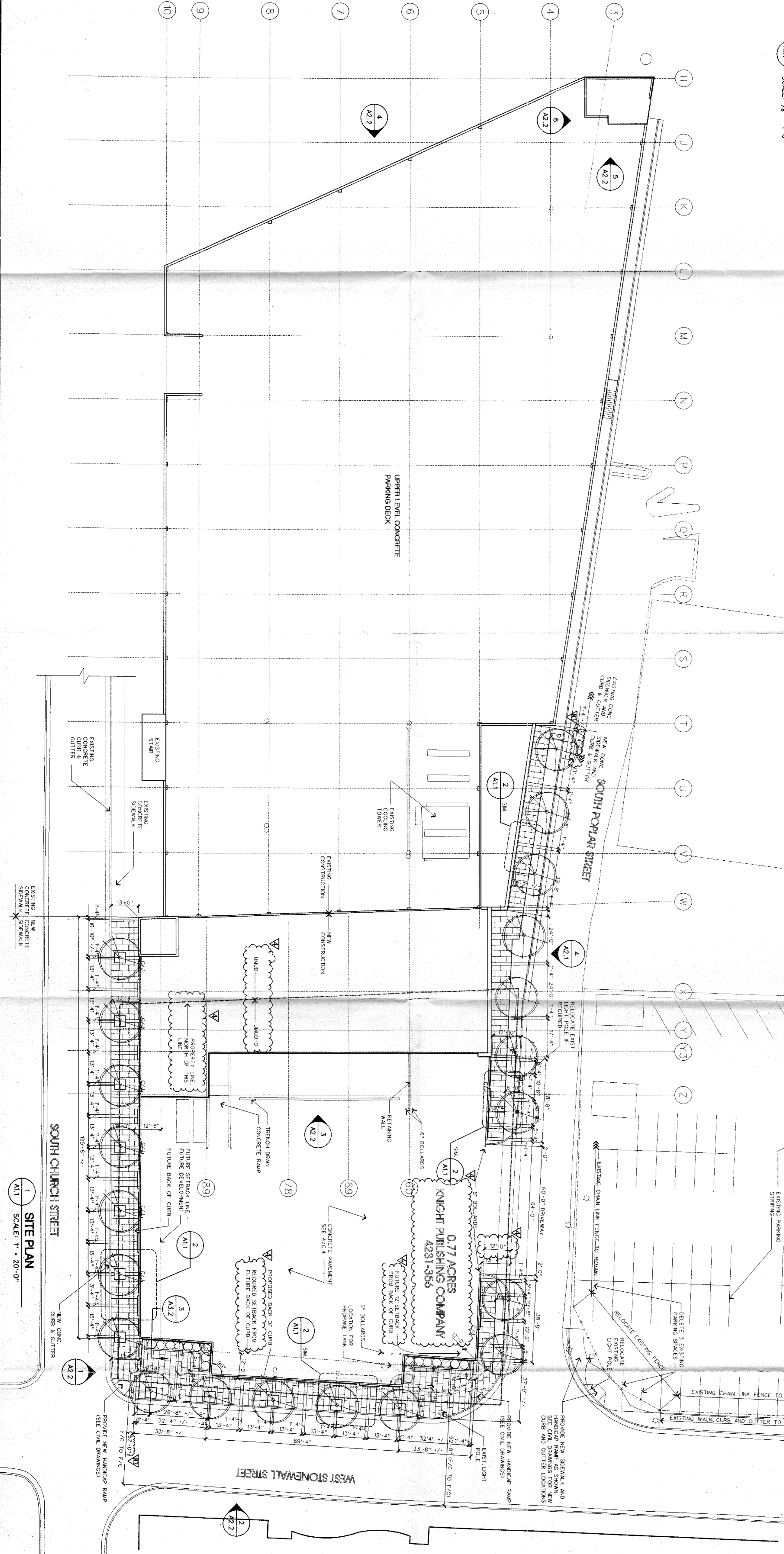


2
(A1) SIDEWALK PLAN @ CHURCH STREET
(TYPICAL CONDITION)
SCALE: 1/4" = 1'-0"



ZONING CODE SUMMARY

PROJECT NAME:	The Charlotte Observer	PHONE:	704-358-5000
OWNER:	Knight Publishing Company	PHONE:	704-353-2704
PLANS PREPARED BY:	The F.M.A. Group	JURISDICTION:	City of Charlotte
ZONING:	UMUD	STORIES:	2 Stories
PROPOSED USE:	Mass Retail Storage	NUMBER OF UNITS/SUITS:	NA
BUILDING HEIGHT:	28'-0"	NUMBER OF UNITS/SUITS:	NA
LOT SIZE:	2.3 Acres	NUMBER OF UNITS/SUITS:	NA
YARD REQUIREMENTS:	NA		
Subject (Front)	12' (UMUD) ft. from R/W, measured N/A		
Side Yard (L)	NA		
Rear Yard (L)	NA		
REQUIREMENT BUFFER:	NA		
Side (L)	NA		
Rear (L)	NA		
REQUIREMENT SCREEN:	NA		
Screen (L)	NA		
Screen (R)	NA		
Screen (F)	NA		
PARKING COVERAGE:	23,000 sq. ft. / acre		
PERMITTED LANDSCAPE:	NA		
PERMITTED SIGNAGE:	NA		

The Charlotte Observer will comply with UMUD standards and regulations.
The Charlotte Observer will comply with UMUD standards and regulations.
The Charlotte Observer will comply with UMUD standards and regulations.

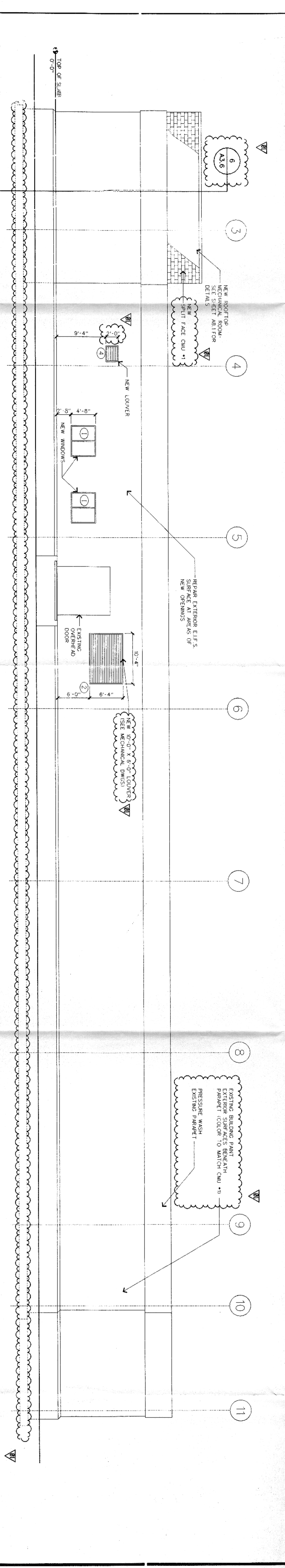
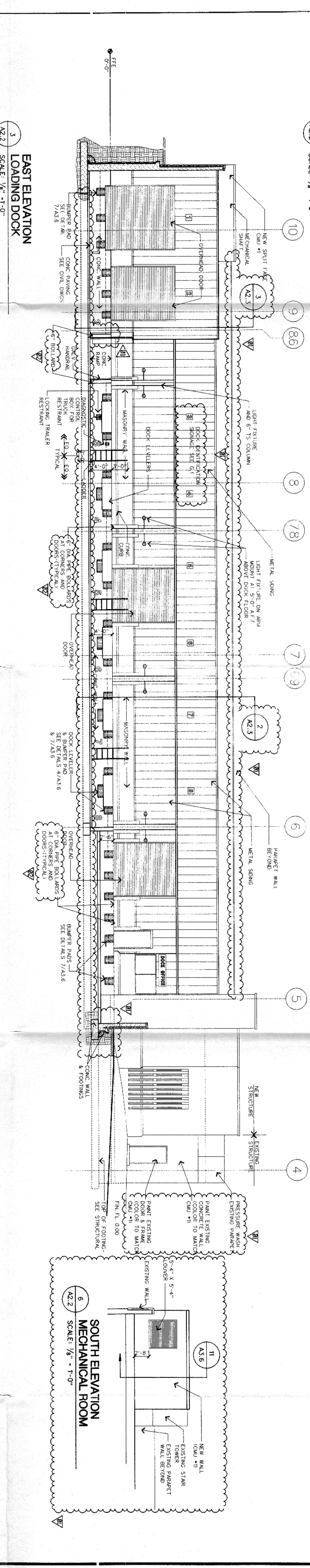
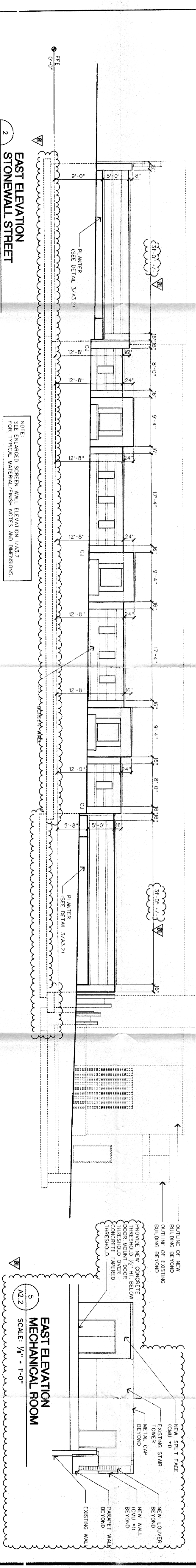
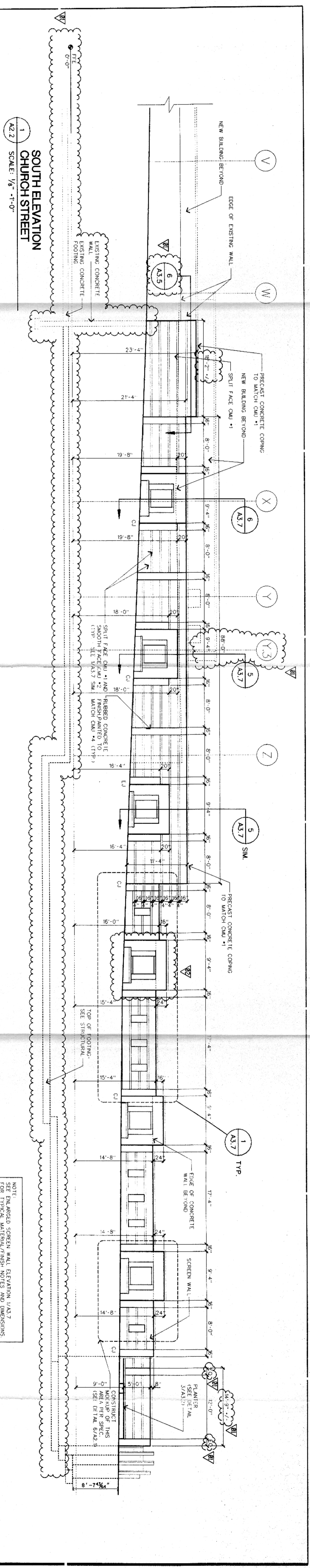
Required: Loading Spaces, Loading Spaces
Provided: Loading Spaces, Loading Spaces

* Existing Zoning: UMUD
* Proposed Zoning: UMUD-0
* Average Lot: 4,311,356 - 72 Acres

The Charlotte Observer agrees to reserve an additional 4'-6" of right-of-way from the existing property line as per the following conditions:

- StoneWall Street: The Charlotte Observer will agree to the proposed future curb line approximately 12'-6" behind the existing curb line and the corresponding 12' setback along StoneWall Street.
- StoneWall Street: The Charlotte Observer is permitted to:
 - Pave the area and use this area for truck maneuvering, etc.
- Construct a retaining wall along the existing setback, with the understanding that at such time as the City does acquire an additional 12'-6" of the right-of-way for the purpose of widening StoneWall Street, the Charlotte Observer will construct a new retaining wall for the new setback, from the edge of the new StoneWall Street to the edge of the existing setback.
- Requests that the Charlotte Observer do so at that time. The City agrees to not widen StoneWall Street along the property frontage for a minimum of five (5) years after the completion of the project (which is currently scheduled to be completed by September 1, 1998).
- The Charlotte Observer will require a 18-month period from the date of acquisition of the land for the construction of the new retaining wall and, if required, demolition of the old retaining wall.
- The Charlotte Observer will comply with UMUD standards and regulations.
- StoneWall Street: The Charlotte Observer will agree to be responsible for the following costs:
 - Removal and reconstruction/ relocation of trees, trees, trees, tree pits, and other landscaping within the right of way and proposed setback area.
 - Removal and reconstruction of the tree pit retaining wall of the back of the curb.
 - Removal and reconstruction of all irrigation and sub-drain lines associated with the tree pits.
 - Relocation of any utilities that are constructed/ relocated (not existing) within the right of way and proposed setback area that are part of the current Charlotte Observer construction project.
 - Removal of any storming that impacts future tree pit, utility, or curb line relocations, (to 5 foot depth).

FOR PUBLIC HEARING: PETITION NUMBER 98-74



01304214

THE FWA GROUP ARCHITECTS
 101 South Tryon Street
 7th Floor
 Charlotte, North Carolina 28202
 704.974.3333
 10 Pope Avenue, Executive Park
 Raleigh, North Carolina 27603
 802.785.2199

THE FWA GROUP
 CERT. NO. 90
 NORTH CAROLINA
 HARRY D. SHERTZ, JR.
 ARCHITECT
 4887
 101 SOUTH TRYON STREET
 CHARLOTTE, NC 28202

Approved by CITY COUNCIL
 DATE **July 20, 1998**
98-74

Revisions:
 REV 3 MARCH 1998
 REV 28 MAY 1998
 REV 29 APRIL 1998
 REV 15 JUNE 1998

205 W. STONEWALL ST.
 CHARLOTTE, NC 28202

KNIGHT PUBLISHING COMPANY
Charlotte

BUILDING ELEVATIONS

Drawn By: A2.2
 Approved By: HDS
 Sheet Number: A2.2
 Project Number: 1597.1
 Date: 09 JAN 1998

