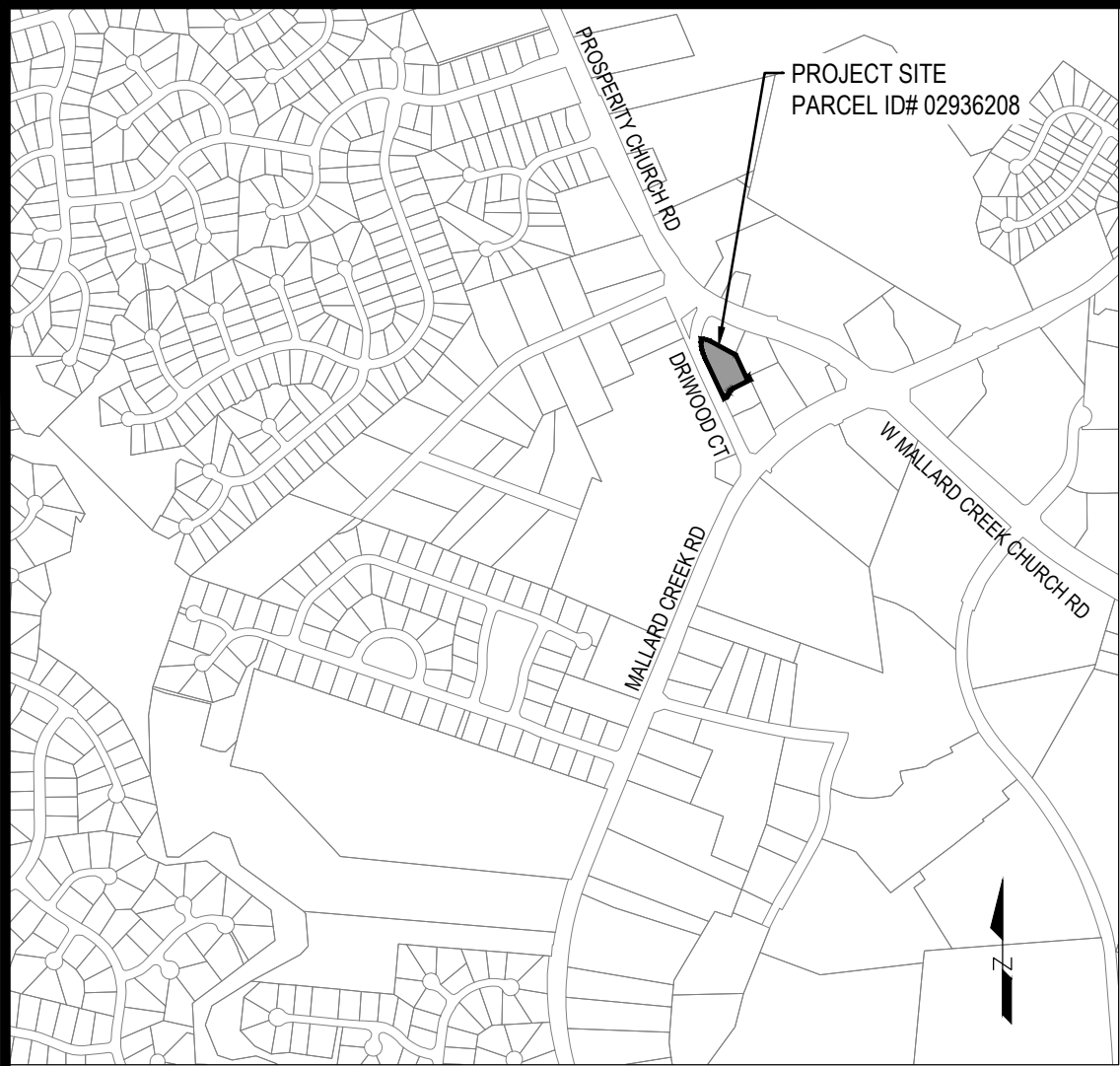
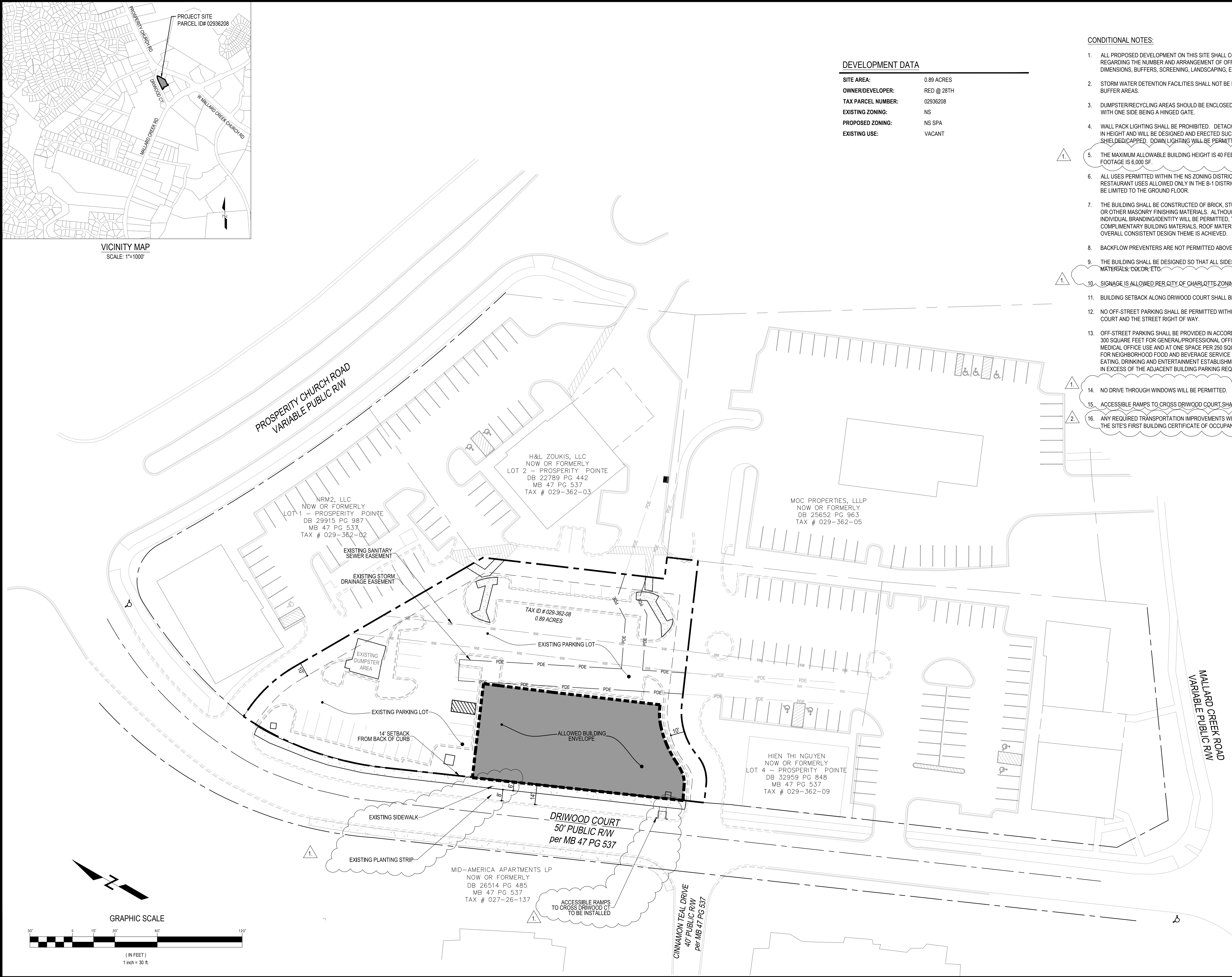




VICINITY MAP
SCALE: 1"=1000'



DEVELOPMENT DATA

SITE AREA:	0.89 ACRES
OWNER/DEVELOPER:	RED @ 28TH
TAX PARCEL NUMBER:	02936208
EXISTING ZONING:	NS
PROPOSED ZONING:	NS SPA
EXISTING USE:	VACANT

CONDITIONAL NOTES:

- ALL PROPOSED DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPING, ETC.
- STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN THE FRONT SETBACK OR BUFFER AREAS.
- DUMPSTER/RECYCLING AREAS SHOULD BE ENCLOSED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH ONE SIDE BEING A HINGED GATE.
- WALL PACK LIGHTING SHALL BE PROHIBITED. DETACHED LIGHTING WILL BE LIMITED TO TWENTY FEET IN HEIGHT AND WILL BE DESIGNED AND ERECTED SUCH THAT THE LIGHTING IS FULLY SHIELDED/CAPPED. DOWN LIGHTING WILL BE PERMITTED.
- THE MAXIMUM ALLOWABLE BUILDING HEIGHT IS 40 FEET. THE MAXIMUM ALLOWABLE BUILDING SQUARE FOOTAGE IS 6,000 SF.
- ALL USES PERMITTED WITHIN THE NS ZONING DISTRICT SHALL BE PERMITTED. RETAIL AND RESTAURANT USES ALLOWED ONLY IN THE B-1 DISTRICT AS PERMITTED WITHIN THE NS DISTRICT SHALL BE LIMITED TO THE GROUND FLOOR.
- THE BUILDING SHALL BE CONSTRUCTED OF BRICK, STUCCO, STONE AND/OR A COMBINATION OF THOSE OR OTHER MASONRY FINISHING MATERIALS. ALTHOUGH SOME ARCHITECTURAL DIVERSITY AND INDIVIDUAL BRANDING/IDENTITY WILL BE PERMITTED, THERE WILL BE A REQUIREMENT FOR COMPLIMENTARY BUILDING MATERIALS, ROOF MATERIAL/DESIGN, COLORS, ETC. SUCH THAT AN OVERALL CONSISTENT DESIGN THEME IS ACHIEVED.
- BACKFLOW PREVENTERS ARE NOT PERMITTED ABOVE GROUND IN THE SETBACK AREAS.
- THE BUILDING SHALL BE DESIGNED SO THAT ALL SIDES ARE FINISHED WITH THE SAME BUILDING MATERIALS, COLOR, ETC.
- SIGNAGE IS ALLOWED PER CITY OF CHARLOTTE ZONING ORDINANCE.
- BUILDING SETBACK ALONG DRIWOOD COURT SHALL BE 14' FROM THE EXISTING BACK OF CURB AT R.W.
- NO OFF-STREET PARKING SHALL BE PERMITTED WITHIN THE AREA OF THE BUILDING ALONG DRIWOOD COURT AND THE STREET RIGHT OF WAY.
- OFF-STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH A PARKING RATIO OF ONE SPACE PER 300 SQUARE FEET FOR GENERAL/PROFESSIONAL OFFICES AND ONE SPACE PER 200 SQUARE FEET FOR MEDICAL OFFICE USE AND AT ONE SPACE PER 250 SQUARE FEET FOR NS USES, ONE SPACE PER 175 FOR NEIGHBORHOOD FOOD AND BEVERAGE SERVICE USES, AND ONE SPACE PER 75 SQUARE FEET FOR EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS. PATIO AREAS WILL NOT REQUIRE PARKING IN EXCESS OF THE ADJACENT BUILDING PARKING REQUIREMENT.
- NO DRIVE THROUGH WINDOWS WILL BE PERMITTED.
- ACCESSIBLE RAMPS TO CROSS DRIWOOD COURT SHALL BE INSTALLED.
- ANY REQUIRED TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.