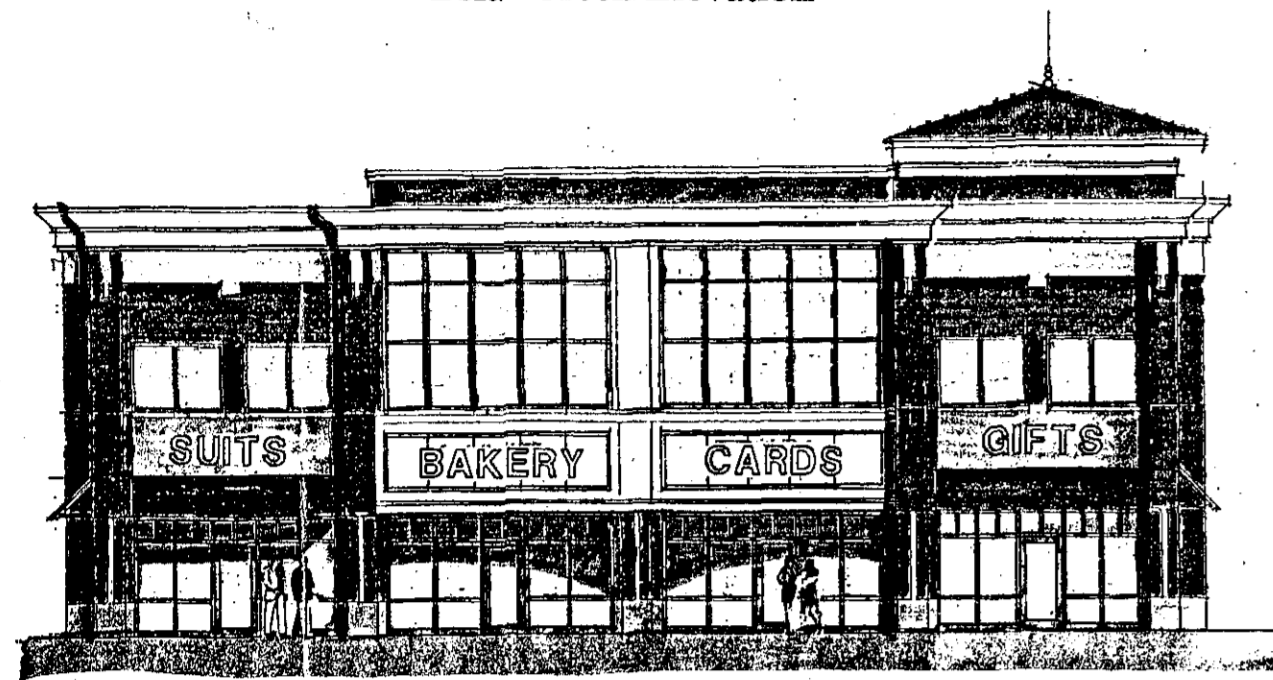
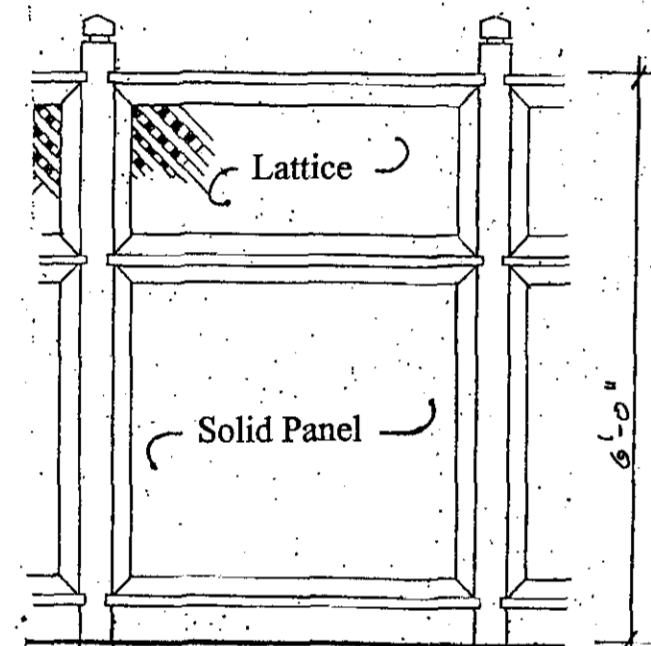


Briar Creek Elevation



Side Elevation

Preliminary Building Elevations



Buffer Fence Detail

SITE DATA	
TAX PARCEL NUMBER	129-074-17, -16
EXISTING ZONING	R-4
PROPOSED ZONING	MUDD - 0
TOTAL LOT AREA	1.3 AC.
PROPOSED USES	
OFFICE/GENERAL	12,800 SF
RETAIL	3,200 SF
TOTAL	16,000 SF
PARKING REQUIRED (1/600)	27 SPACES
PARKING PROPOSED	71 SPACES
BUILDING HEIGHT	38'
FRONT SETBACK	VARIABLE FROM BACK OF EXISTING R/W
SIDE	20'
REAR	0'

NOTES:

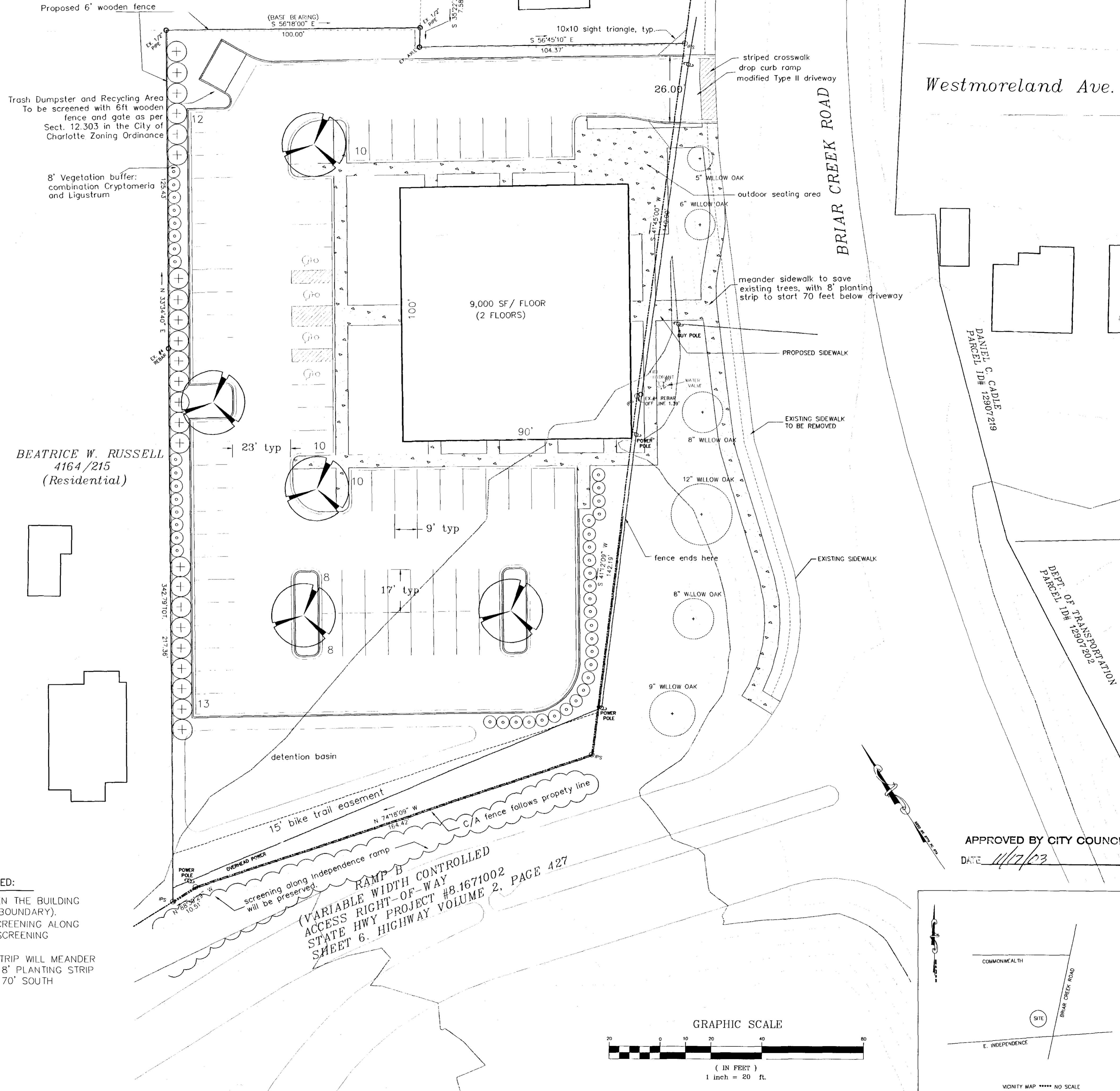
1. WALL-PAK LIGHTING IS PROHIBITED. ALL INTERIOR LIGHTING SHALL BE PEDESTRIAN SCALED, INWARDLY DIRECTED AND SHALL NOT EXCEED 20', INCLUDING BASE AND FIXTURE.
2. PARKING SHALL BE PROHIBITED WITHIN THE 8' SIDE YARD ALONG THE WEST PROPERTY LINE.
3. IF OVERHEAD POWERLINES EXIST, THE DEVELOPER WILL RELOCATE UNDERGROUND IF DUKE POWER WILL ALLOW.
4. ONE BIKE RACK WILL BE PROVIDED.
5. THE FOLLOWING USES WILL NOT BE ALLOWED ON THIS SITE: CHECK CASHING BUSINESS, NAIL SALON (ONLY), TATOO PARLOR, TANNING SALON, FAST FOOD RESTAURANT, DRIVE THRU BUSINESS AND CELL TOWERS.
6. RETAIL MUST BE INTREGATED INTO THE OFFICE BUILDING.

OPTIONAL PROVISIONS REQUESTED:

1. TO ALLOW PARKING BETWEEN THE BUILDING AND THE R/W (SOUTHERN BOUNDARY).
2. TO ALLOW THE EXISTING SCREENING ALONG THE RAMP TO REMAIN AS SCREENING FOR PARKING.
3. SIDEWALK AND PLANTING STRIP WILL MEANDER TO SAVE EXISTING TREES. 8' PLANTING STRIP & 6' SIDEWALK WILL BEGIN 70' SOUTH OF DRIVEWAY.

EVANGELICAL LUTHERAN CHURCH OF THE RESURRECTION, INC. 5602/256 (Residential)

EVANGELICAL LUTHERAN CHURCH OF THE RESURRECTION, INC. 7651/254 (Residential)



environmental DESIGN
 landscape architecture
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Professional Engineer Seal for Robert C. Cable, State of North Carolina, License No. 517.

THIS PLAN IS A FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED.

INITIAL: _____ DATE: _____

For Public Hearing
 1101 Briar Creek Road
 Rezoning Plan-Petition #2003-091

Project Location: 1101 Briar Creek Road
 Sheet Title: Rezoning Plan-Petition #2003-091

DEVELOPER/OWNER
 Crown Builders

Designed By: EDPA
 Drawn By: JPS
 Scale: 1" = 20'
 Date: 2/20/03

Revisions:
 9-18-03 per CMPC
 10-13-03 per CMPC
 10-22-03 per CMPC
 10-24-03 per CMPC

APPROVED BY CITY COUNCIL
 DATE: 1/17/03

Charlotte-Mecklenburg Planning Commission

Project Number: _____
 Sheet: 1 of 1

