

DEVELOPMENT DATA TABLE

- A. ACREAGE: 3.29 AC.
- B. TAX PARCELS: 051-032-08
- C. EXISTING ZONING: CC
- D. PROPOSED ZONING: CC
- E. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A
- F. RESIDENTIAL DENSITY: N/A
- G. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:
 RETAIL: 4,400 SF
 RESTAURANT: 6,417 SF
- H. FLOOR AREA RATIO: 0.075
- I. MAXIMUM BUILDING HEIGHT: 35'
- J. MAXIMUM NUMBER OF BUILDINGS: 3 (NOT INCLUDING ACCESSORY STRUCTURES)
- K. PARKING RATIO:
 REQUIRED: RETAIL (1/250) = 29 SPACES
 RESTAURANT (1/75) = 86 SPACES
 TOTAL = 115 SPACES
- L. PROVIDED: TOTAL = 131 SPACES
- M. OPEN SPACE AREA: 1.0 AC.± (INCLUDING PERIMETER LANDSCAPE BUFFERS)

GENERAL PROVISIONS

- A. ALL APPLICABLE REQUIREMENT OF THE CITY OF CHARLOTTE ZONING ORDINANCE SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE ON THIS PLAN.
- B. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL.

OPTIONAL PROVISIONS

- A. LISTING OF OPTIONAL PROVISIONS: NONE

PERMITTED USES

- A. ALLOWED USES: ALL USES PERMITTED IN THE CC ZONING DISTRICT PER THE CITY OF CHARLOTTE ZONING ORDINANCE SHALL BE ALLOWED FOR THIS SITE.
- B. NO OTHER RESTRICTIONS SHALL BE IMPOSED ON THIS SITE.

TRANSPORTATION

- A. RIGHT-OF-WAY DEDICATION AREA: NONE
- B. OTHER TRANSPORTATION IMPROVEMENTS: NONE

ARCHITECTURAL STANDARDS

- A. BUILDING MATERIALS : PER CITY OF CHARLOTTE ZONING ORDINANCE.
- B. BUILDING SCALE: PER CITY OF CHARLOTTE ZONING ORDINANCE.
- C. TREATMENT OF URBAN AND ARCHITECTURAL ELEMENTS: N/A
- D. FENCE/WALL STANDARDS: N/A

STREETSCAPE AND LANDSCAPING

- A. STREETSCAPE: LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY THE CITY OF CHARLOTTE ZONING ORDINANCE.
- B. SPECIAL LANDSCAPE BUFFER, SCREENING TREATMENT: REQUIRED LANDSCAPE BUFFERS SHALL BE REQUIRED AS SHOWN ON THIS PLAN.

ENVIRONMENTAL FEATURES

- A. PROPOSED TREE SAVE AREAS: NONE
- B. PROPOSED PCSO TREATMENT AREAS: NONE
- C. ENVIRONMENT PROVISIONS PER ENVIRONMENTAL GENERAL DEVELOPMENT POLICIES: N/A

PARKS, GREENWAYS, AND OPEN SPACE

- A. RESERVATION/DEDICATION OF PARK AND/OR GREENWAY: NONE
- B. PARK AND/OR GREENWAY IMPROVEMENTS: NONE
- C. CONNECTIONS TO PARK AND/OR GREENWAY: NONE
- D. PRIVATELY CONSTRUCTED OPEN SPACE: NONE

FIRE PROTECTION

- A. FIRE LANE TREATMENT: PER CITY OF CHARLOTTE ZONING ORDINANCE

SIGNAGE

- A. SIGNAGE LIMITATIONS: PER CITY OF CHARLOTTE ZONING ORDINANCE

LIGHTING

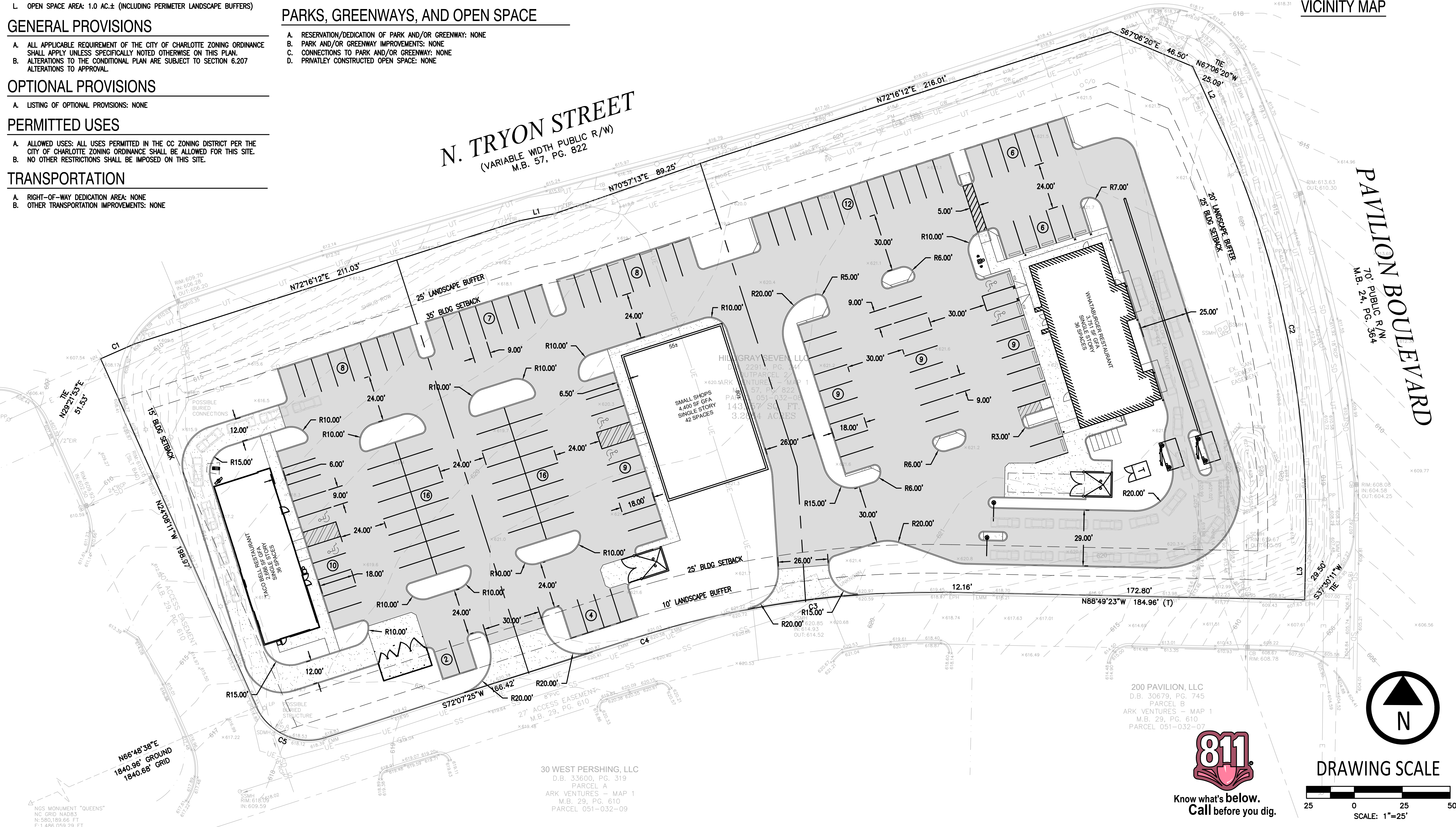
- A. LIGHTING LIMITATIONS: PER CITY OF CHARLOTTE ZONING ORDINANCE
- B. LOCATION AND HEIGHT : PER CITY OF CHARLOTTE ZONING ORDINANCE

PHASING

- A. DEVELOPMENT PHASING : N/A



VICINITY MAP



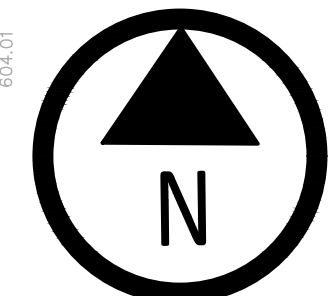
REV.	DESCRIPTION	DATE
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DESIGNED BY: GF
 DRAWN BY: GF
 REVIEWED BY:

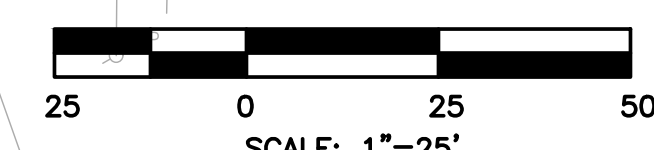


PROJECT NAME/LOCATION ID
N. TRYON & PAVILION BLVD.
 SHEET TITLE
PRELIMINARY LAYOUT PLAN
 PROJECT LOCATION
 N. TRYON & PAVILION BLVD.
 CHARLOTTE, NC
 SHEET #
 051-032-08

CL-5.0
 CONCEPT PLAN



DRAWING SCALE



Know what's below.
 Call before you dig.

30 WEST PERSHING, LLC
 D.B. 33600, PG. 319
 PARCEL A
 ARK VENTURES - MAP 1
 M.B. 29, PG. 610
 PARCEL 051-032-09

200 PAVILION, LLC
 D.B. 30679, PG. 745
 PARCEL B
 ARK VENTURES - MAP 1
 M.B. 29, PG. 610
 PARCEL 051-032-07

FILE NAME: C:\Users\lgrom\AppData\Local\Temp\AcPublish_417685(N. Tryon - Charlotte, NC - 09-01-20) Layout.dwg LAYOUT NAME: COVER SHEET PLOTTED: Thursday, October 27, 2022 11:05am