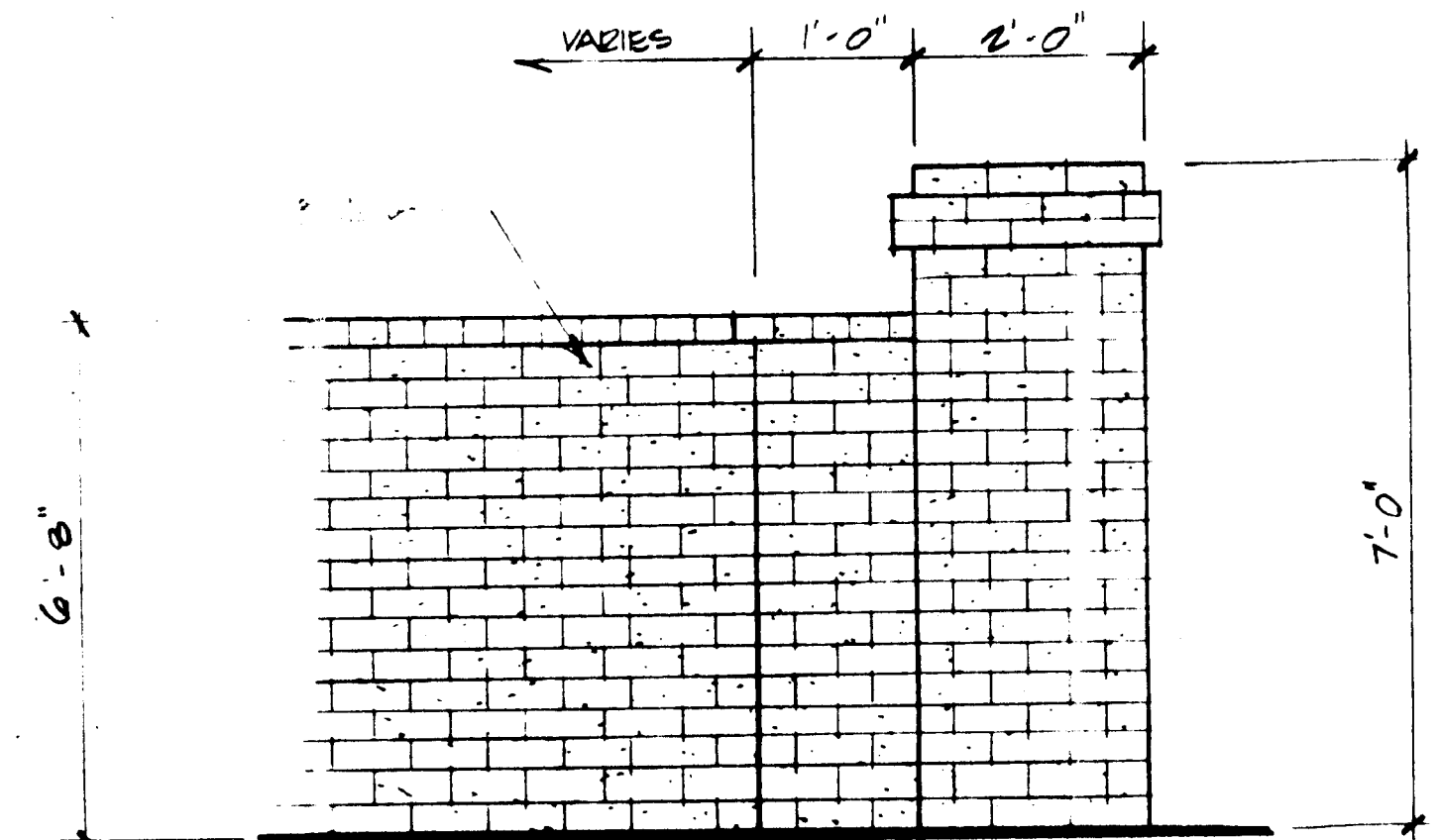


VICINITY MAP

**B-2**  
 PROPERTY OF: JERGE - T&O  
 206 TORRENCE ST.  
 CHARLOTTE, NC 28204  
 TAX #: 25-04-07

**O-6**  
 PROPERTY OF: INTERNATIONAL AUTO & TRAVEL CLUB  
 1501 E 30th STREET  
 CHARLOTTE, NC 28204  
 TAX #: 25-12-21

**O-6**  
 PROPERTY OF: THOMASSON DEVELOPMENT CO.  
 1501 E 30th ST.  
 CHARLOTTE, NC 28204  
 TAX #: 25-12-02



SCREEN FENCE DETAIL

**CONDITIONS & NOTES**

- Boundary information was taken from, among other things, various boundary surveys prepared for Winchester Surgical Supply Company, as follows: physical survey prepared by Robert Earl Stephenson, NCRLS and dated November 12, 1985; physical survey prepared by R.B. Pharr, NCRLS and dated May 19, 1986; and from physical survey prepared for Bausch & Lomb, Inc. by R. B. Pharr, NCRLS and dated July 12, 1968.
- Topographic information was obtained from 1" = 200' aerial topo sheets from the City of Charlotte.
- The Schematic Site Plan shall adhere to the requirement for screening in accordance with the Charlotte City Code.
- A 4'-0" brick wall as depicted schematically on this Schematic Site Plan will be constructed along the southerly line of the property to be rezoned (B-2, O-6) in order to provide a visual buffer between the proposed parking lot and the adjacent R-6MF property.
- Final parking layout and entrances to parking lots are subject to field adjustments to accommodate required parking to meet zoning ordinance and to conform with final architect's plans for the building.
- The Schematic Site plan shall adhere to the requirements of street plantings in accordance with the Charlotte City Code.
- The Schematic Site Plan shall meet all requirements for setbacks and rear yards to adhere to the B-2 and O-6 zoning district requirements of the Charlotte City Code.
- The final building design and layout of entrance-ways is subject to minor field adjustments to accommodate final plans and specifications by architect.
- The southern-most lot shown as part of the Schematic Site Plan, providing a buffer between the parking lot and the adjoining R-6MF neighborhood, shall be maintained regularly by the Petitioner, and shall be landscaped along the brick fence South Torrence Street as schematically depicted so as to provide additional buffer for the adjacent R-6MF property.
- The petitioner shall erect, paint or place 3 signs on the building, which shall be so erected, painted or placed at the same locations and the current signage on the existing building. The signage shall conform to the requirements of the Charlotte City Code.

**B-2**

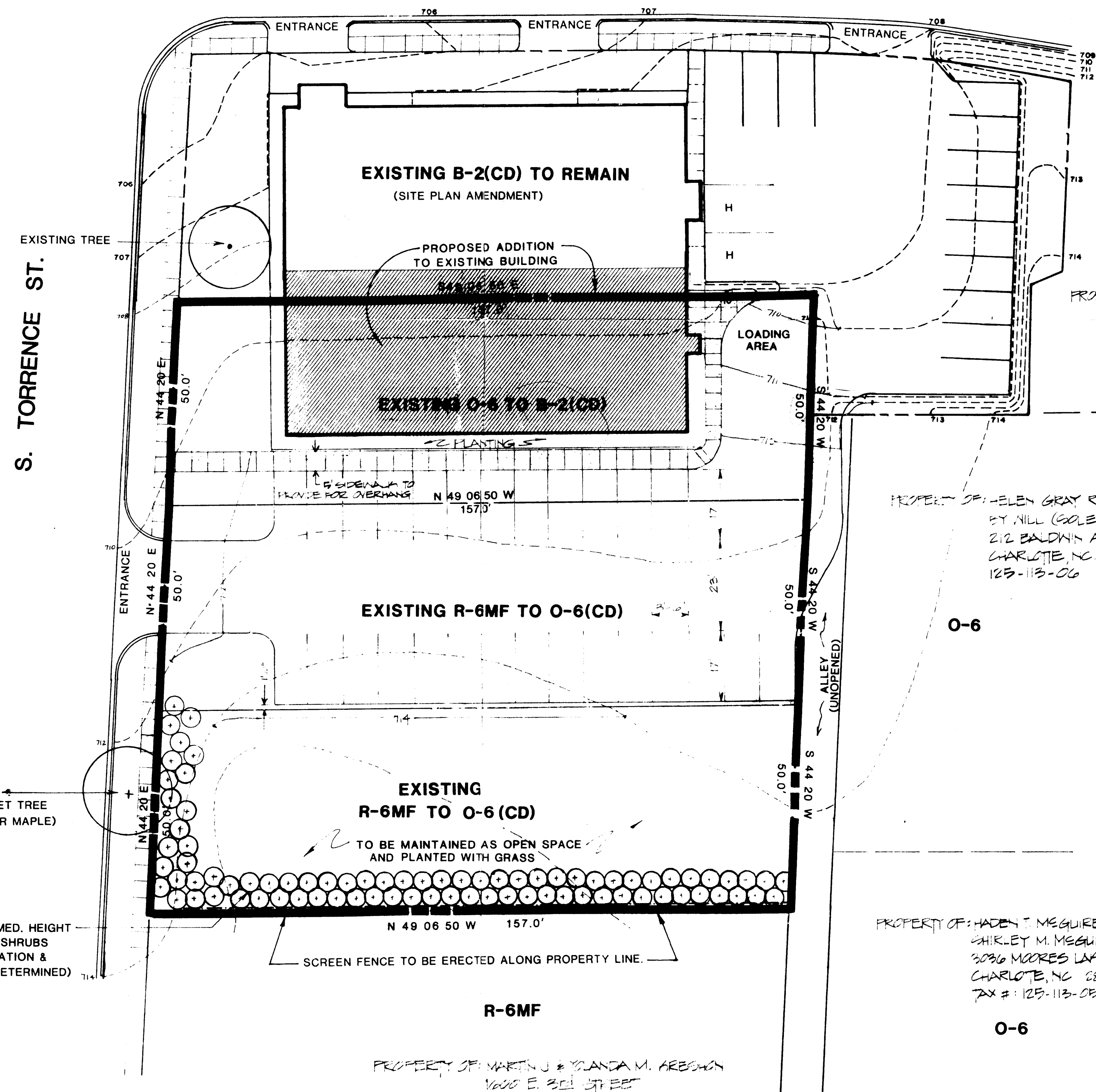
PROPERTY OF: WINCHESTER SURGICAL SUPPLY CO.  
 206 TORRENCE ST.  
 CHARLOTTE, NC 28204

**R-6MF**

PROPERTY OF: WINNIE B. TIE  
 206 TORRENCE ST.  
 CHARLOTTE, NC 28204  
 TAX #: 25-224-20

S. TORRENCE ST.

THIRD STREET



PROPERTY OF: CATHERINE B. BARNWELL &  
 ANN G. GLOVER  
 105 E. 30th STREET  
 CHARLOTTE, NC 28204  
 125-115-08+09

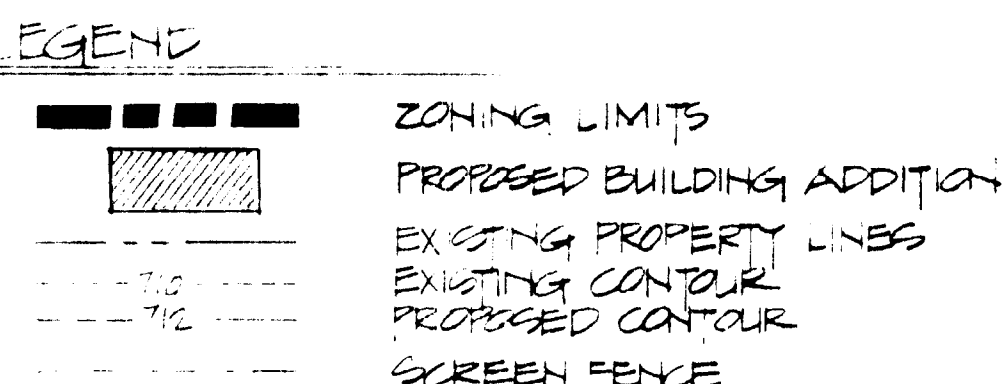
PROPERTY OF: HELEN GRAY R. DANBEN  
 BY WILL (SOLE HEIR)  
 212 BALDWIN AVE  
 CHARLOTTE, NC 28204  
 125-115-06

PROPERTY OF: HADEN T. MEGUIRE &  
 SHIRLEY M. MEGUIRE  
 3096 MOORES LAKE DR.  
 CHARLOTTE, NC 28214  
 TAX #: 125-113-05

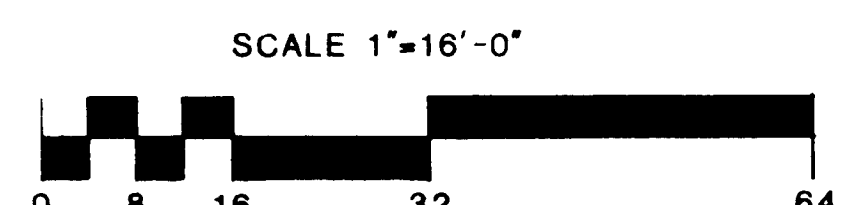
PROPERTY OF: MARTIN J. & YOLANDA M. KREBSCHN  
 1600 E. 30th STREET  
 CHARLOTTE, NC 28204  
 TAX #: 125-13-4

**DEVELOPMENT DATA**

- TOTAL BUILDING AREA: 8187.5 SF (APPROX.)
- EMPLOYEES: 8
- PARKING REQUIRED - 1 SPACE/200 SF GROSS SALES FLOOR AREA (30% OF THE ADDITION TO THE BUILDING SHALL BE USED FOR STORAGE AND WAREHOUSING. LEAVING 2870 SQUARE FEET DEVOTED TO SALES AREA) - 1 SPACE/ 2 EMPLOYEES
- TOTAL EMPLOYEE SPACES: 4
- TOTAL SALES AREA PARKING SPACES: 35
- TOTAL PARKING SPACES REQUIRED: ± 39
- TOTAL SPACES SHOWN: 41
- EXISTING PARKING - 14
- PROPOSED PARKING - 27
- HANDICAPPED PARKING - 2
- TOTAL SITE ACERAGE TO BE REZONED: .541 Ac.



APPROVED BY CITY COUNCIL  
 DATE 5/18/87



**GNR**  
 GIFFORD NIELSON RIESBERG, INC.  
 architecture • engineering • landscape architecture • planning • surveying  
 26 VENDUE RANGE • CHARLESTON, SOUTH CAROLINA 28401 (803) 577-0100  
 SUITE 1710 CHARLOTTE PLAZA • CHARLOTTE, NORTH CAROLINA 28244 (704) 373-1907

CD REZONING PLAN FOR  
 WINCHESTER SURGICAL SUPPLY COMPANY  
 CD REZONING SITE PLAN  
 AND SITE PLAN AMENDMENT

<b>PROJECT</b>	21546
<b>DATE</b>	2/2/87
<b>DESIGN</b>	TSA
<b>DRAWN</b>	TSA
<b>CHECK</b>	
<b>REVISIONS</b>	
<b>SHEET</b>	1 of 1

87-43