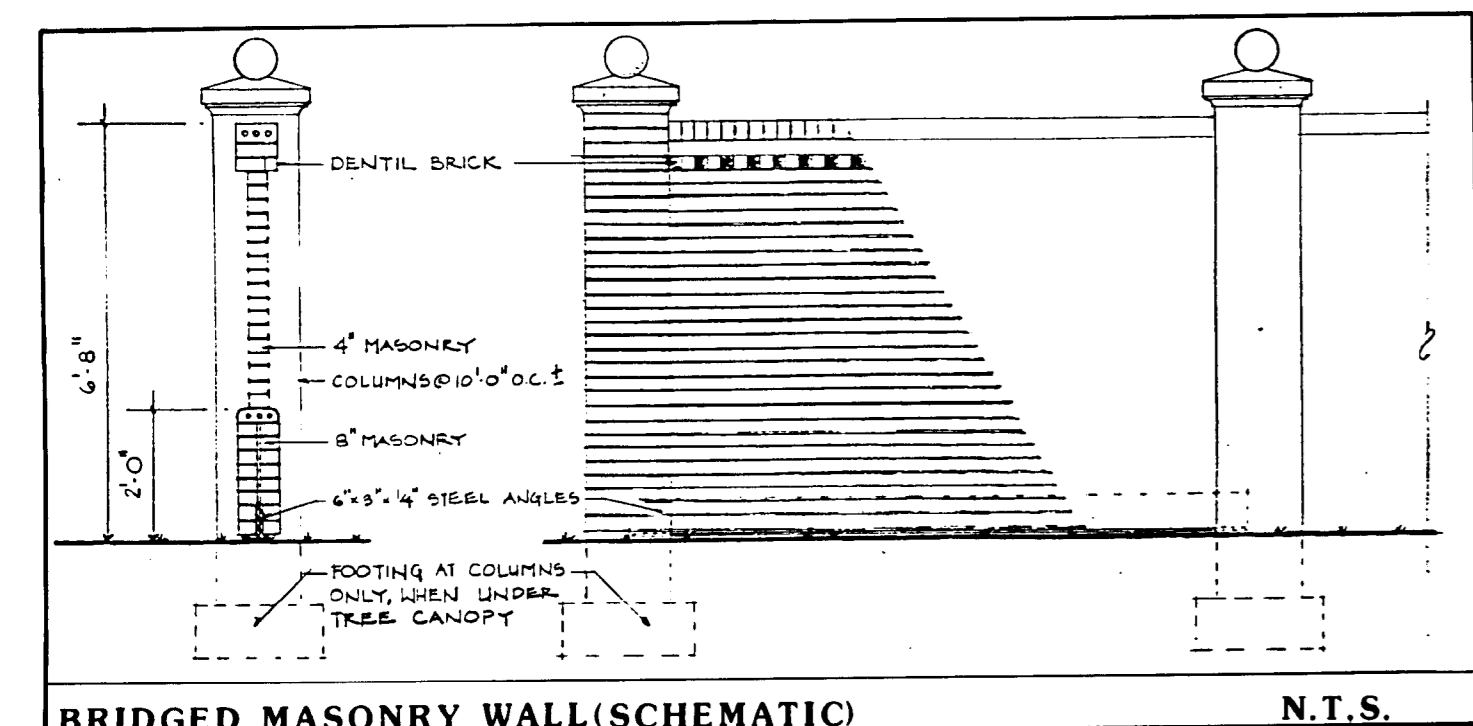


INSERT "A"

SCALE: 1"=40'

155-011-08
James Alexander White and Robert Alexander White
2812 Wickensham Road
Charlotte, N.C. 28211

155-011-18, 19, 20, 21
Bank of Mecklenburg
P.O. Box 220927
Charlotte, N.C. 28207



BRIDGED MASONRY WALL (SCHEMATIC)

N.T.S.

155-012-017, 018
One Hundred Eighteen Colonial Properties
1521 East 3rd Street #203
Charlotte, N.C. 28204

155-012-05
Gröde-Neale Properties
149 Providence Road
Charlotte, N.C. 28207

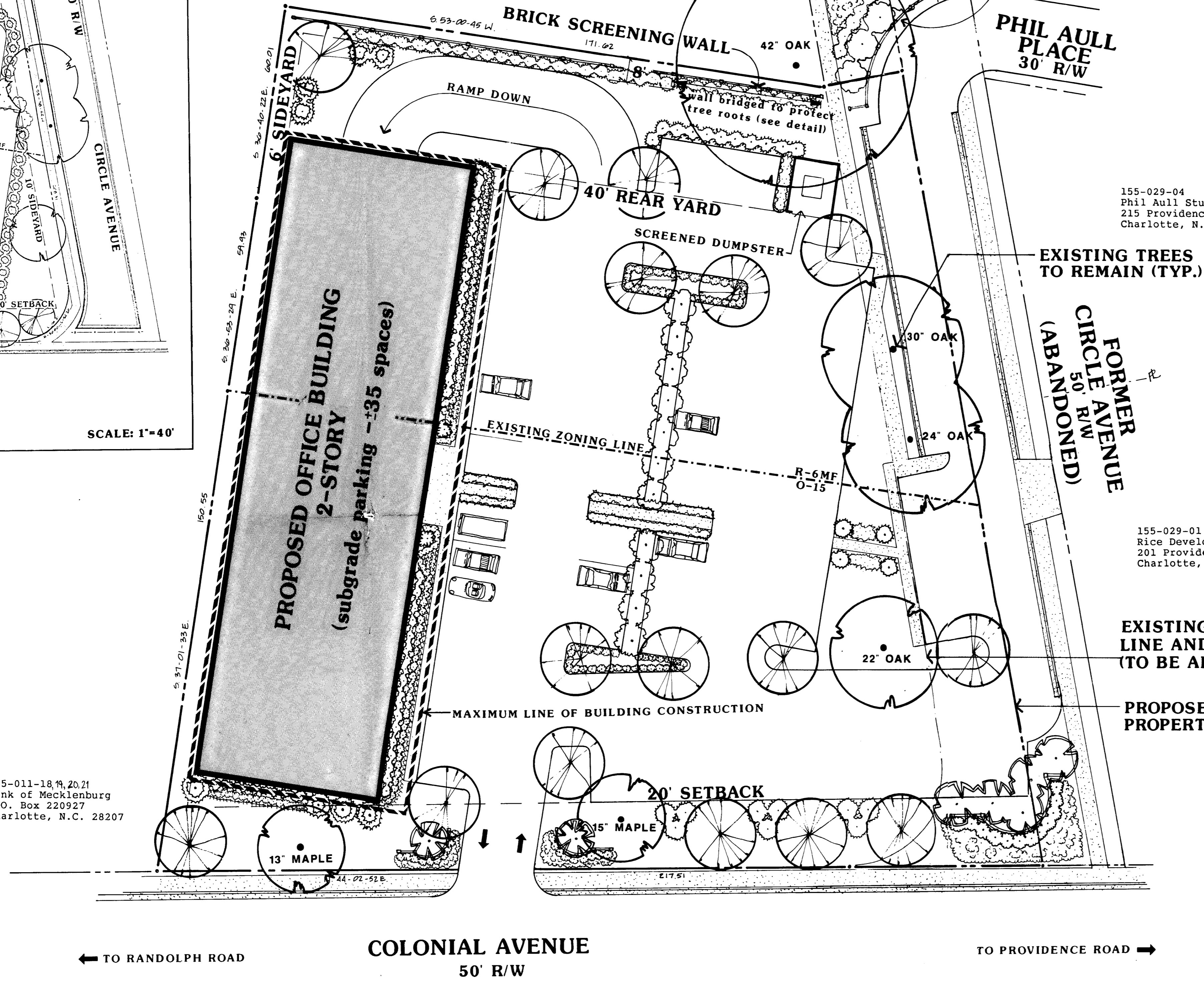
CIRCLE AVE.
PROPOSED PERMANENT
TERMINATION

DECORATIVE WALL

PHIL AULL
PLACE
30' R/W

155-029-04
Phil Aull Studios, Inc.
215 Providence Road
Charlotte, N.C. 28207

155-029-01
Rice Development Corp.
201 Providence Road
Charlotte, N.C. 28207



DEVELOPMENT DATA

Site Area (INCLUDES R/W ABANDONMENT) **1.39 AC.**
Existing Zoning **O-15, R-6M.F.**
Proposed Zoning **O-6(CD)**
Max. Building Area **24,000 S.F.**
Min. Provided Parking **1 SP./200 S.F. OFFICE AREA**

GENERAL NOTES

- AT THE TIME OF THE FILING OF THIS PETITION CIRCLE AVENUE IS A DEDICATED PUBLIC ROADWAY ADJACENT TO THE SITE WHICH IS PERMANENTLY TERMINATED, THROUGH THE USE OF A METAL BARRICADE, AT ITS INTERSECTION WITH COLONIAL AVENUE. THIS SITE PLAN DEPICTS THE PROPOSED DEVELOPMENT OF THE SITE IN THE EVENT THAT A FURTHER CLOSURE OR ABANDONMENT OF CIRCLE AVENUE IS APPROVED BY A DULY ADOPTED RESOLUTION OF THE CHARLOTTE CITY COUNCIL. THE PROPOSED ABANDONMENT OF CIRCLE AVENUE EXTENDS FROM ITS INTERSECTION WITH COLONIAL AVE. SOUTH TO THE POINT LABELLED "PROPOSED PERMANENT TERMINATION". PETITIONER AGREES TO UNDERTAKE TO FILE SUCH ABANDONMENT PETITION AFTER THE FILING OF THIS REZONING PETITION SHOULD THE PETITIONER DETERMINE THAT REASONABLE SUPPORT FOR ABANDONMENT EXISTS AMONG THE CONTIGUOUS AND AFFECTED PROPERTY OWNERS. PETITIONER ALSO AGREES TO PROVIDE SUCH COUNSEL AND ADVICE AS IS NECESSARY TO INSURE THAT SUCH ABANDONMENT PETITION IS PURSUED AND PROSECUTED WITH REASONABLE DISPATCH.
- IMPROVEMENTS WITHIN THE ABANDONED CIRCLE AVENUE RIGHT-OF-WAY WHICH ARE OUTSIDE THE PETITIONER'S PROPOSED WESTERN PROPERTY LINE WILL REQUIRE THE CONSENT OF THE PROPERTY OWNERS OF TAX PARCELS 155-011-08, 155-029-01 & 04 AND THE CITY OF CHARLOTTE. THE PETITIONER SHALL SEEK SUCH CONSENTS CONTEMPORANEOUSLY WITH THE PURSUIT OF THE ABANDONMENT PETITION. THE PETITIONER SHALL ALSO SEEK CROSS EASEMENTS, OR OTHER APPROPRIATE AGREEMENTS, FROM THE OWNERS OF PARCELS 155-029-01 & 04 TO ALLOW FOR VEHICULAR MOVEMENT BETWEEN THE THREE PARCELS FOLLOWING THE ABANDONMENT. THE PETITIONER AGREES TO MAKE ALL ON-SITE AND OFF-SITE IMPROVEMENTS REFLECTED ON THIS SITE PLAN WITHIN THE ABANDONED RIGHT-OF-WAY AT ITS OWN EXPENSE, ASSUMING ALL THE CONTINGENCIES ADDRESSED IN THESE DEVELOPMENT NOTES ARE MET AND THE ABANDONMENT PETITION IS APPROVED.
- THE DEVELOPMENT DEPICTED HEREIN REPRESENTS THE SITE PLAN PREFERRED BY PETITIONER. IN THE EVENT THAT THE RIGHT-OF-WAY ABANDONMENT, EASEMENTS OR AGREEMENTS AS DESCRIBED IN NOTES 1 AND 2 ABOVE ARE NOT SUCCESSFULLY COMPLETED AS DESCRIBED, THE PARKING CONFIGURATION AND EDGE OF THE SITE ADJACENT TO CIRCLE AVENUE WILL BE DEVELOPED BY PETITIONER WITHIN THE EXISTING PROPERTY LINE AS DEPICTED IN INSERT "A".
- EXISTING TREES THAT WILL REMAIN ARE IDENTIFIED ON THE SITE PLAN, AND WILL BE PROTECTED DURING CONSTRUCTION AND GRADING THROUGH THE USE OF ADEQUATE BARRIERS, STAKING, ETC. ALL PROVISIONS OF THE CHARLOTTE TREE ORDINANCE (CHAPTER 21, CHARLOTTE CITY CODE) SHALL BE OBSERVED.
- THE SITE WILL BE USED FOR DEVELOPMENT OF A MEDICAL OFFICE BUILDING CONTAINING CLINICS, MEDICAL, DENTAL, OR DOCTOR'S OFFICES AND RELATED USES.
- ALL SIGNAGE SHALL BE DEVELOPED IN ACCORDANCE WITH APPLICABLE ORDINANCE STANDARDS CONTAINED IN THE CHARLOTTE CITY CODE SECTIONS 3047 & 2100, ET SEQ.
- THE SITE WILL CONTAIN ONE DRIVEWAY ACCESS FOR INGRESS AND EGRESS ONTO COLONIAL AVENUE. NO VEHICULAR ACCESS WILL BE PROVIDED TO OR FROM THE SITE TO ANY PORTION OF CIRCLE AVENUE WHICH IS NOT ABANDONED. THE ENTRANCE AND EXIT SHOWN ON THE SITE PLAN SHALL BE CONSTRUCTED IN CONFORMITY WITH ALL DRIVEWAY REGULATIONS OF THE CITY OF CHARLOTTE.
- THIS SITE PLAN IS INTENDED TO DEPICT THE GENERAL LOCATIONS OF ALL STRUCTURES, AREAS, AND USES. FINAL BUILDING FOOTPRINT, PARKING LAYOUT, LANDSCAPING, AND ENTRANCE/EXIT ARE SUBJECT TO NON-MATERIAL ADJUSTMENTS UPON FINALIZATION OF SITE AND ARCHITECTURAL PLANS. THE ENDS OF THE OFFICE BUILDING WILL BE DESIGNED WITH A SENSITIVITY TO THE SCALE OF THE ADJOINING RESIDENTIAL PROPERTY.
- ACCESSORY FEATURES AND STRUCTURES NORMALLY ASSOCIATED WITH THE ALLOWED USES SHALL BE PERMITTED IN ACCORDANCE WITH CHARLOTTE CITY CODE SEC. 3044.
- THE PROPERTY OWNER SHALL CONTRACT WITH ITS GARBAGE REMOVAL SERVICE TO LIMIT GARBAGE PICKUPS AT THE SITE TO BETWEEN 8:30 A.M. AND 5:30 P.M. IN ORDER TO MINIMIZE NOISE IMPACT ON THE ADJACENT NEIGHBORHOOD. THE DUMPSTER ON THE SITE SHALL BE APPROPRIATELY SCREENED FROM ADJACENT PROPERTIES. MEDICAL WASTES WILL NOT BE DISPOSED OF IN THE DUMPSTER, BUT WILL BE HANDLED IN ACCORDANCE WITH N.C. GEN. STAT. SECTION 130A, ET. SEQ., AND REGULATIONS ADOPTED PURSUANT TO SUCH STATUTES.
- PETITIONER, OR ITS SUCCESSOR/S IN INTEREST, SHALL BE REQUIRED TO INCLUDE A PROVISION IN LEASES WITH ALL TENANTS WHO OCCUPY THE PROPOSED OFFICE BUILDING WHICH PROHIBITS TENANTS AND THEIR EMPLOYEES FROM PARKING IN ANY PUBLIC RIGHT-OF-WAY ADJACENT TO ANY RESIDENTIALLY ZONED PARCELS ALONG CIRCLE AVENUE.
- BOUNDARY AND TOPOGRAPHIC INFORMATION WAS PROVIDED BY SURVEY PERFORMED BY GENERAL SURVEYORS, P.A., DATED NOVEMBER 15, 1988.
- ALL PARKING WILL BE PROVIDED IN CONFORMITY WITH THE CHARLOTTE CITY CODE, SEC. 2000, ET. SEQ., AND SEC. 3048. SUBGRADE PARKING WILL BE PROVIDED IN CONFORMITY WITH SEC. 3048.2 AND SEC. 2014, AND WILL CONTAIN APPROXIMATELY 35 SPACES.
- THE BRICK SCREENING WALL WHICH EXTENDS ALONG THE SOUTHERLY BOUNDARY OF THE SITE WILL TERMINATE, AS SHOWN, AT THE EXISTING PROPERTY LINE ADJACENT TO THE EXISTING SIDEWALK. THE CURVED "DECORATIVE WALL," SHOWN AS BEING CONSTRUCTED INSIDE THE AREA OF CIRCLE AVENUE THAT IS TO BE ABANDONED, WILL BE DESIGNED IN SUCH A WAY AS TO BE COMPLEMENTARY IN APPEARANCE TO THE BRICK SCREENING WALL; THE HEIGHT OF THIS "DECORATIVE WALL" IS NOT YET DETERMINED.

APPROVED BY CITY COUNCIL
DATE April 17, 1989

REVISIONS: 2/10/89-PER STAFF REVIEW

**PROPOSED
OFFICE DEVELOPMENT**
For: **RALPH KIER**

scale: 1"=20'
date: 1/3/89
project: 8838

Rezoning Plan

Petition Number: 89-12

TURNBULL DESIGN GROUP, P.A.
2207 EAST SEVENTH STREET
CHARLOTTE, NORTH CAROLINA 28204
(704)375-8154

**SHEET #
R-1**

VICINITY MAP

