
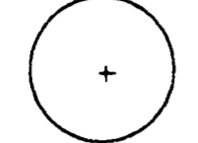

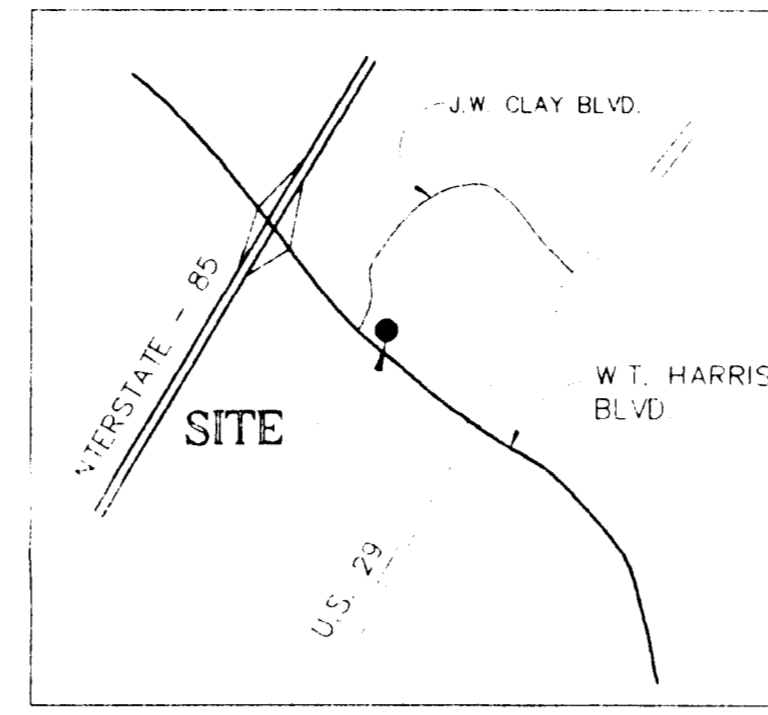


LANDSCAPE LEGEND

-  EXISTING TREE TO REMAIN
-  PROPOSED LARGE MATURING TREE
-  PROPOSED SMALL MATURING TREE

VICINITY MAP



SITE DATA:

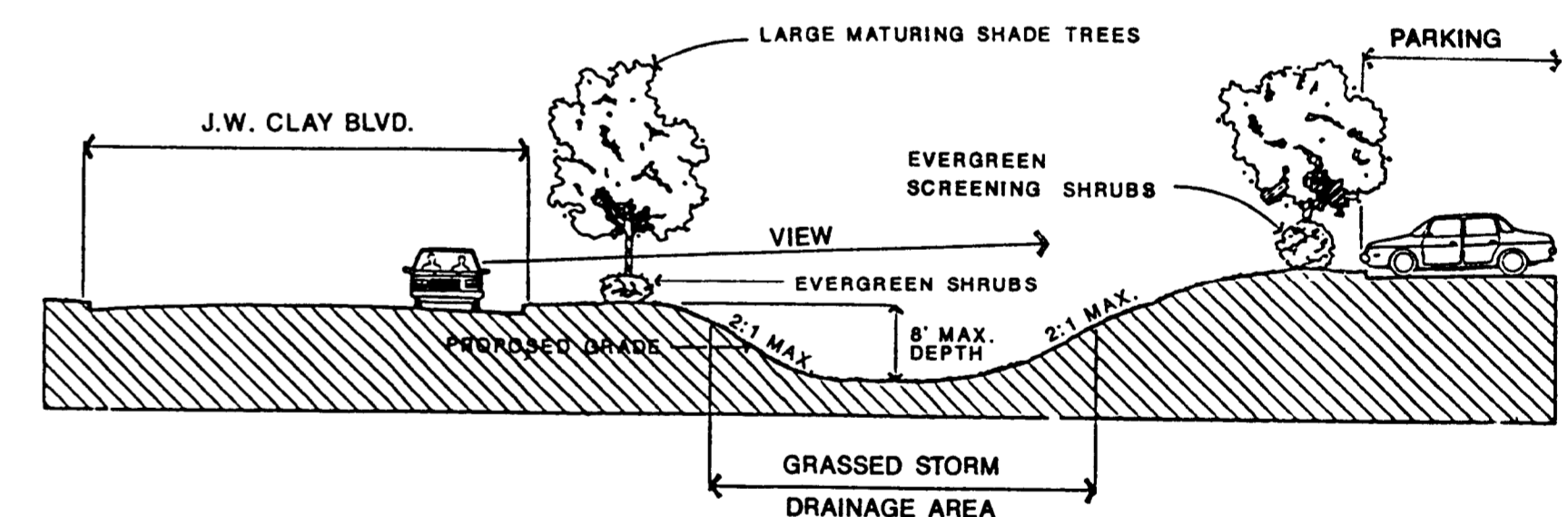
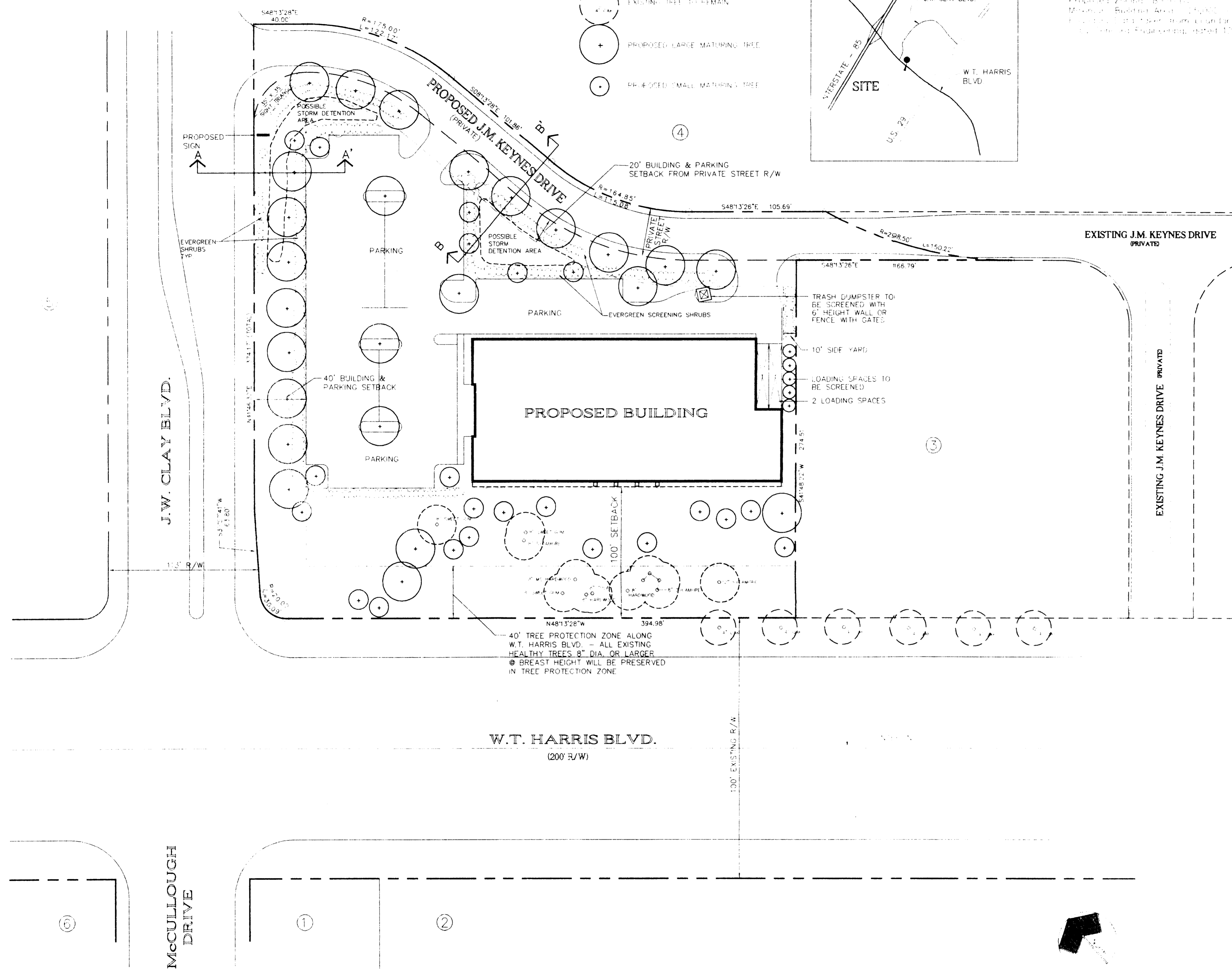
1. The site is located on the West Side of J.W. Clay Blvd. at the intersection of W.T. Harris Blvd. and J.W. Clay Blvd. The site is zoned RZ-1 (Residential Medium Density). The site is bounded by J.W. Clay Blvd. to the north, W.T. Harris Blvd. to the east, and McCullough Drive to the south. The site is approximately 1.5 acres in size.

NOTES:

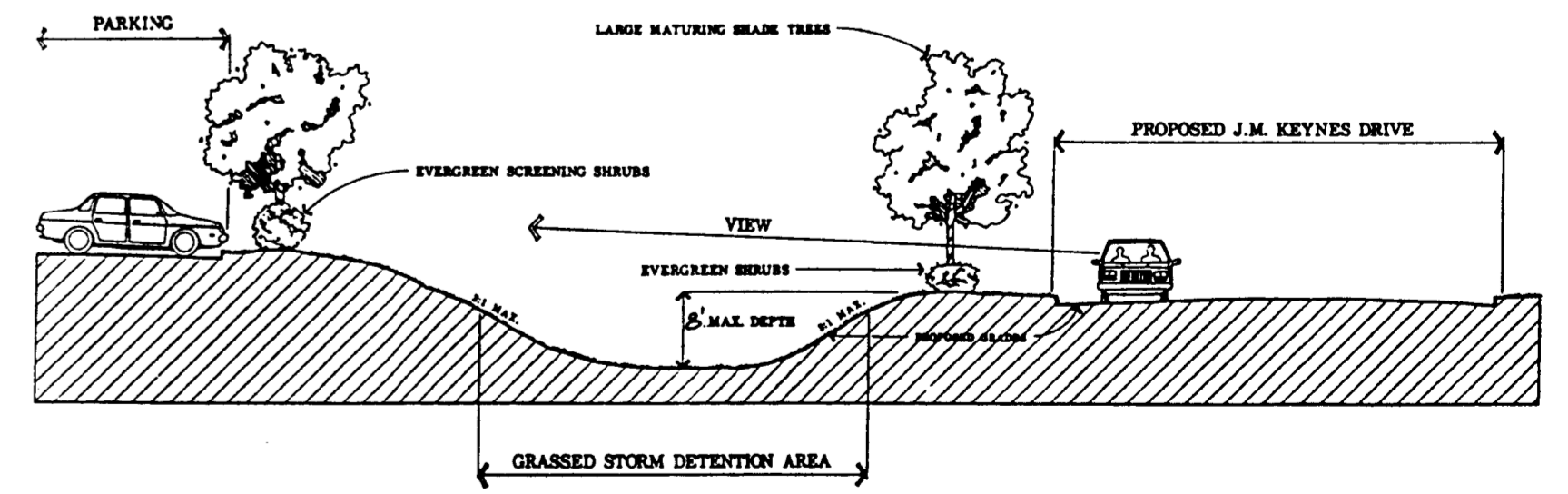
1. Tree and planting shown represent the general character and amount of existing and proposed trees and landscaping, but not exact placement. When developed, the site shall meet all screening requirements of the City of Charlotte Zoning Ordinance, and all tree ordinance requirements.
2. Parking shall be provided within the designated development area to meet or exceed ordinance requirements. No parking shall be placed within any buffer or setback area established by the Rezoning Plan.
3. Configuration of private roads, development areas and landscaping are subject to minor modifications as necessary to accommodate final development plans, topography and other site conditions.
4. No new vehicular access points will be allowed on W.T. Harris Blvd. A private drive will access J.W. Clay Blvd. at the approximate location indicated on the Plan. This private drive will be built as part of the project.
5. Existing trees within the 100-foot setback along W.T. Harris Boulevard 8 inches in diameter or larger will be preserved as shown on the Rezoning Plan. Significant clearing and grading will take place on the site for purposes of development and storm water management. To the extent that existing vegetation must be disturbed, new plantings will be added to the site as shown on the Rezoning Plan. The Petitioner recognizes that its plan shall be subject to review by the Design Review Committee.
6. The project shall comply with the Design Control Manual for University Place originally approved by the Mecklenburg County Commission on December 1, 1986 in Petition No. 86-41413.
7. The development shall meet the requirements of the Charlotte Storm Water Detention Ordinance.
8. The maximum building height, excluding architectural features and antenna elements, shall be 20 feet. Lights in the parking lot, including the base, shall also be no higher than 20 feet.
9. Signs shall be installed pursuant to the requirements of the Zoning Ordinance and the Design Control Manual. Billboards shall be ground mounted and shall be no greater than 20 feet in height and shall be no higher than 40 feet in length. The signage shall be submitted for review by the Design Review Committee.
10. Uses allowed shall be limited to retail, office, or restaurant.

ADJACENT PROPERTY OWNERS:

OWNER	ADDRESS
1. J.W. Clay & Assoc.	701 McCullough Drive, Charlotte, NC 28202
2. J.W. Clay & Assoc.	1440 Parkwood Road, Matthews, NC 28105
3. The Federal Reserve Bank	129 South Tryon Street, Charlotte, NC 28202
4. J.W. Clay & Assoc.	5614 J.M. Keynes Drive, Charlotte, NC 28226
5. University Place Mall	4550 La Jolla Village Drive, San Diego, CA 92122
6. J.W. Clay & Assoc.	701 McCullough Drive, Charlotte, NC 28202



1 SECTION A - A' AT J.W. CLAY BLVD.
RZ-1 NTS



2 SECTION B - B' AT J.M. KEYNES BLVD.
RZ-1 NTS

NO.	DATE	BY	DESCRIPTION
1	12/20/95	TM	FOR PUBLIC HEARING
2	1/3/2/95	BC	REVISED NOTES #9 AND #10

DPR
DESIGN • PLANNING • RESEARCH

DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
2016 Forest Street, Suite 100
Charlotte, NC 28204
704.333.1204

REZONING PLAN PETITION NO. 95-21

ROOMS TO GO APPROVED BY CITY OF CHARLOTTE
AT UNIVERSITY PLACE DATE *April 17, 1995*

RZ-1

1" = 40'