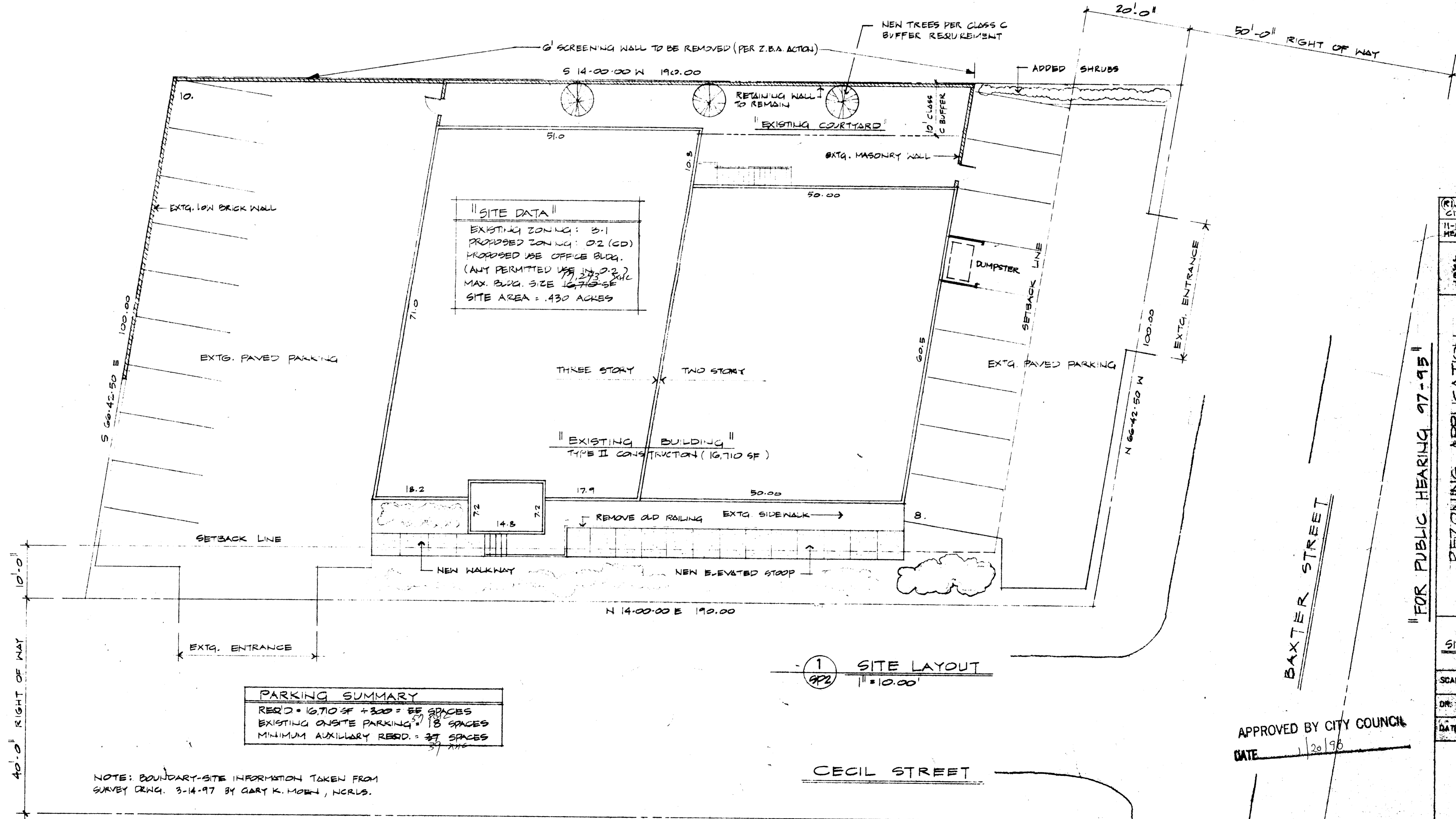
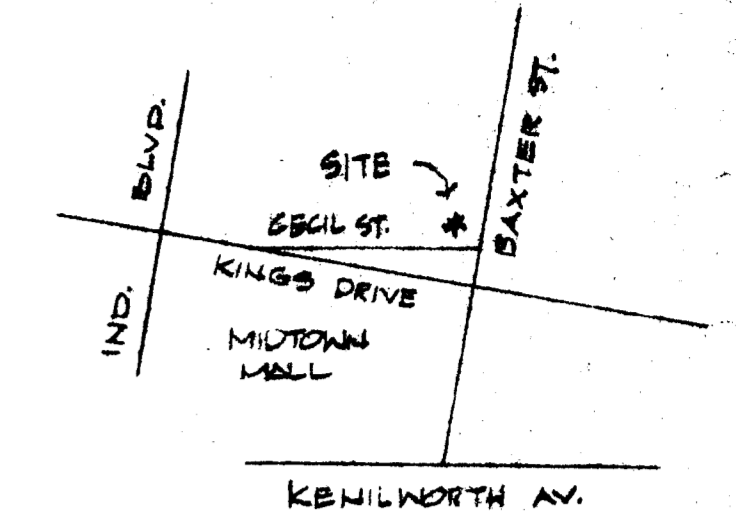


CONDITIONAL NOTES:

1. THE SITE PLAN REPRESENTS A FIRM CONCEPT WITH REGARDS TO THE ARRANGEMENT AND SIZE OF THE BUILDING, PARKING AND CIRCULATION LAYOUT. MINOR AND INCIDENTAL MODIFICATIONS ARE PERMITTED, HOWEVER, IN RESPONSE TO SITE CONSTRAINTS/CONDITIONS, TENANT NEEDS, ETC. BUILDING SIZE SHALL NOT INCREASE BEYOND THAT SHOWN.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS PERTAINING TO SIGNAGE, OFF-STREET PARKING, SCREENING, BUFFERS, ETC.
3. THE NUMBER OF REQUIRED OFF-STREET PARKING SPACES IS 58 SPACES. THIS REQUIREMENT SHALL BE MET WITH A COMBINATION OF ON-SITE AND OFF-SITE LOCATIONS AS NORMALLY PERMITTED BY ZONING ORDINANCE REGULATIONS.
4. DRIVEWAY CONNECTIONS AND PARKING CIRCULATION AREAS SHALL BE LIMITED TO THE EXISTING CONDITIONS ON THE SITE.
5. PETITIONER HAS RECEIVED A VARIANCE FOR THE EXISTING ELEVATED STOOP IN THE FRONT OF THE BUILDING AS WELL AS AN ALLOUANCE OF EXISTING PARKING AND BUILDING WITHIN THE 10 FT. CLASS 'C' BUFFER.
6. STORM WATER DETENTION, IF ANY, SHALL NOT BE PERMITTED WITHIN BUFFER OR SETBACK AREAS.
7. THE MAXIMUM HEIGHT OF DETACHED EXTERIOR LIGHTING SHALL BE 20 FEET.
8. LIGHTING WALL PACKS SHALL NOT BE PERMITTED ON PORTIONS OF THE BUILDING ADJACENT TO RESIDENTIALLY ZONED PROPERTIES.
9. PETITIONER SHALL INSTALL 3 TREES AT THE REAR OF THE EXISTING BUILDING IN ACCORDANCE WITH ORDINANCE REQUIREMENTS FOR A CLASS 'C' BUFFER. SCREENING SHRUBS SHALL BE PLANTED AS SHOWN ALONG PORTIONS OF THE EXISTING EDGE OF THE PARKING LOT. (NOTE: SHRUBS WITHIN THE AREA OF THE CLASS 'C' BUFFER AT THE REAR OF THE BUILDING SHALL NOT BE REQUIRED PER SECTION 12.304 OF THE CHARLOTTE ZONING ORDINANCE AND PREVIOUS AGREEMENT OF THE ZONING ADMINISTRATOR.)
10. PER REQUIREMENTS OF THE ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT, A SIDEWALK SHALL BE PROVIDED ALONG THE PROPERTY'S CECIL STREET FRONTAGE.
11. PETITIONER SHALL REMOVE ALL OF THE REAR WALL ALONG THE REAR PROPERTY LINE.
12. PETITIONER SHALL REMOVE ALL OF THE REAR WALL ALONG THE REAR PROPERTY LINE.



"SITE DATA"
 EXISTING ZONING: S-1
 PROPOSED ZONING: O2 (OD)
 PROPOSED USE: OFFICE BLDG.
 (ANY PERMITTED USE 37,224)
 MAX. BLDG. SIZE 10,710 SF
 SITE AREA = .430 ACRES

PARKING SUMMARY	
REQ'D = 10,710 SF ÷ 200 = 54 SPACES	
EXISTING ON-SITE PARKING = 18 SPACES	
MINIMUM AUXILIARY REQ'D = 37 SPACES	

NOTE: BOUNDARY-SITE INFORMATION TAKEN FROM SURVEY DRNG. 3-14-97 BY GARY K. MOEN, NCRLS.

1 SITE LAYOUT
 1" = 10'-00"

FOR PUBLIC HEARING 97-95

REZONING APPLICATION
 DR. KI-HYUN CHUN
 509 CECIL STREET
 CHARLOTTE, NC

SITE DETAILS

SCALE: 1" = 10'-0"

DR. BY: J.N.D.

DATED: 7-12-97

SP2

APPROVED BY CITY COUNCIL
 GATE 1/20/98