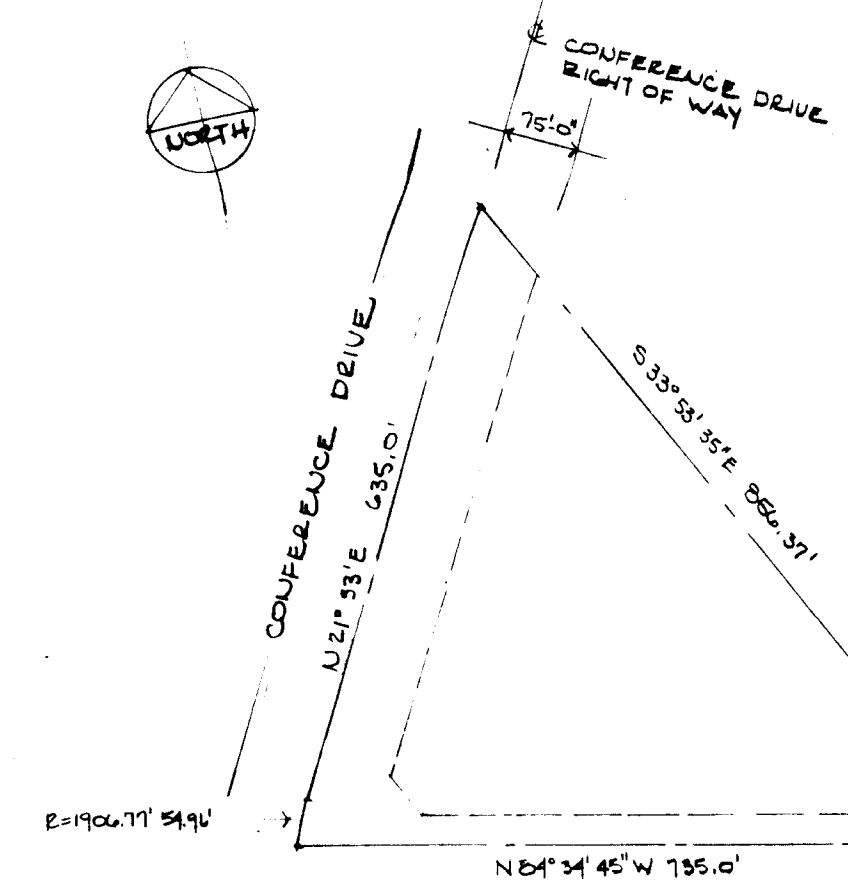
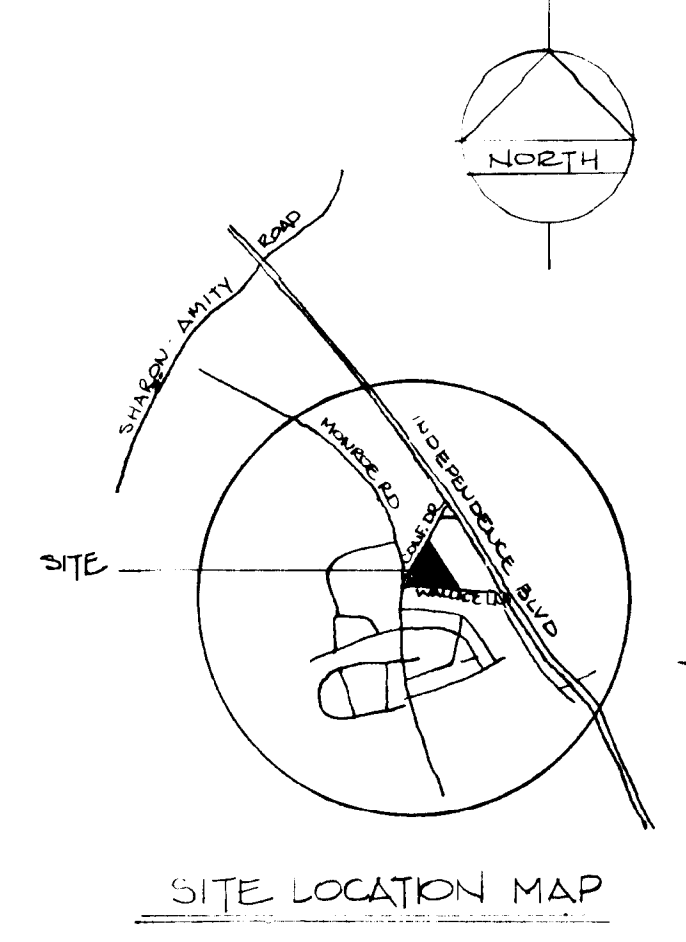


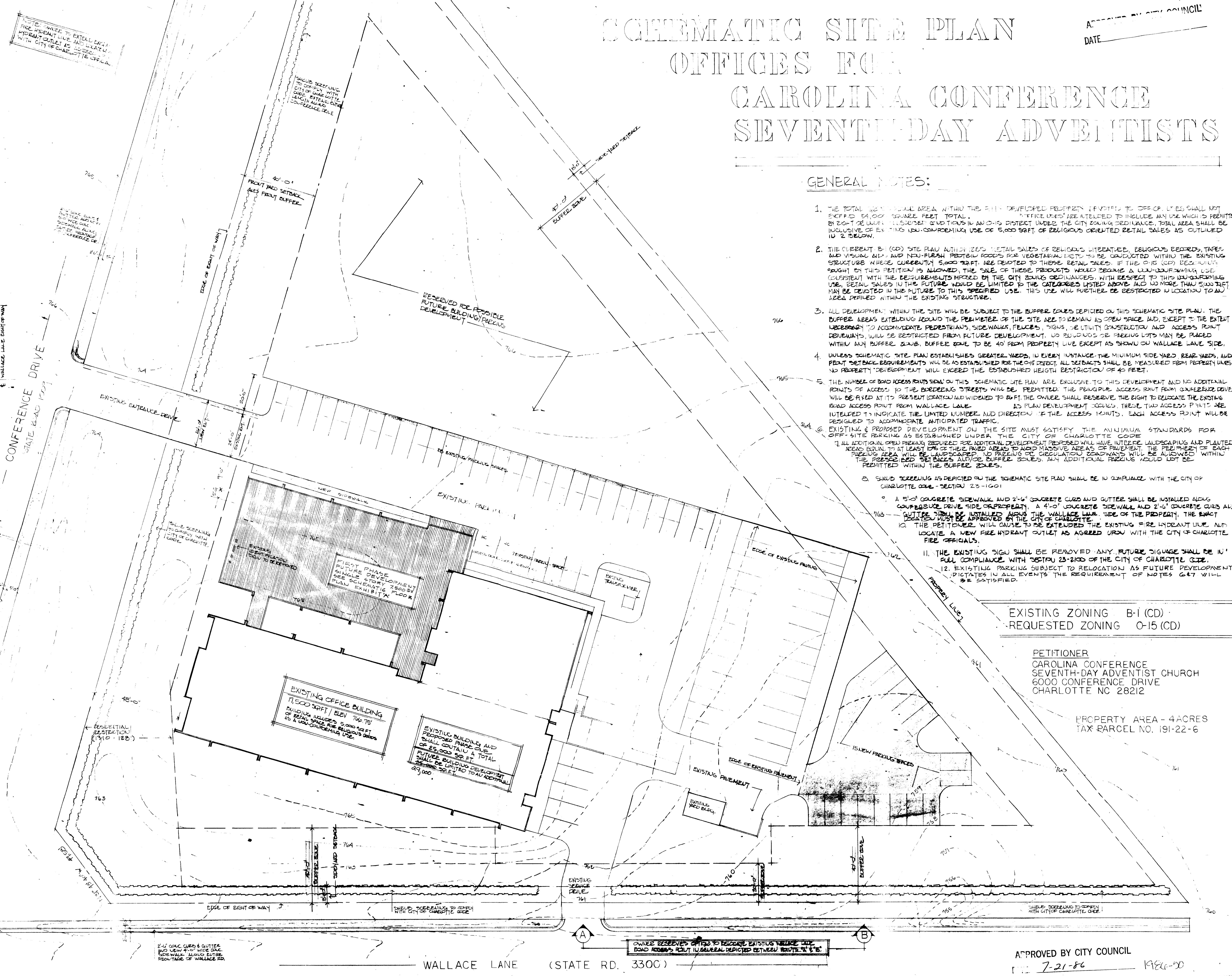
SCHEMATIC SITE PLAN OFFICES FOR CAROLINA CONFERENCE SEVENTH-DAY ADVENTISTS

APPROVED BY CITY COUNCIL
DATE: _____



SITE BOUNDARY PLAN 1" = 200'
SITE DATA TAKEN FROM SURVEY PREPARED BY
S.D. PHASE 4 ASSOC. 225 W. WILSON BLVD. BURNING
15 DATED DECEMBER 14, 1970.
TOTAL PROPERTY AREA = 5.584 ACRES
LESS 1.584 ACRES FOR ROAD RIGHT OF
WAY FOR TOTAL SITE AREA OF 4.0 ACRES

PARKING SUMMARY
EXISTING SPACES - 12 CARS
PROPOSED NEW - 15 CARS
TOTAL FIRST PHASE - 27 CARS
25000 SF / 500 = 50 CARS REQUIRED



- GENERAL NOTES:**
1. THE TOTAL DEVELOPABLE AREA WITHIN THE SITE DEVELOPED PROPERTY IS LIMITED TO 200,000 SQ. FT. WHICH SHALL NOT EXCEED 200,000 SQUARE FEET TOTAL. OFFICE USES ARE ALLOWED TO INCLUDE ANY USE WHICH IS PERMITTED BY 2047 OF THE ZONING ORDINANCES IN AN OVER DISTRICT UNDER THE CITY ZONING ORDINANCE. TOTAL AREA SHALL BE INCLUSIVE OF EXISTING NON-CONFORMING USE OF 5,000 SQ. FT. OF RELIGIOUS ORIENTED RETAIL SALES AS OUTLINED IN 2. BELOW.
 2. THE CURRENT B-1 (CD) SITE PLAN WHICH PERMITS RETAIL SALES OF RELIGIOUS LITERATURE, RELIGIOUS RECORDS, TAPES AND RECORDS AND NEIGHBORHOOD RESTAURANTS FOR VEGETARIAN MEALS TO BE CONDUCTED WITHIN THE EXISTING STRUCTURE WHERE CURRENTLY 5,000 SQ. FT. ARE DEVOTED TO THESE RETAIL SALES. IF THE B-1 (CD) REGULATIONS ADOPTED IN THIS PETITION IS ALLOWED, THE SALE OF THESE PRODUCTS WOULD BECOME A NON-CONFORMING USE. CONFORM WITH THE REQUIREMENTS IMPOSED BY THE CITY ZONING ORDINANCES, WITH RESPECT TO THIS NON-CONFORMING USE, RETAIL SALES IN THE FUTURE WOULD BE LIMITED TO THE CATEGORIES LISTED ABOVE, AND NO MORE THAN 5,000 SQ. FT. MAY BE DEVOTED IN THE FUTURE TO THIS SPECIFIED USE. THIS USE WILL FURTHER BE RESTRICTED TO LOCATION TO AN AREA DEFINED WITHIN THE EXISTING STRUCTURE.
 3. ALL DEVELOPMENT WITHIN THE SITE WILL BE SUBJECT TO THE BUFFER ZONES DEPICTED ON THIS SCHEMATIC SITE PLAN. THE BUFFER AREAS EXTENDING AROUND THE PERIMETER OF THE SITE ARE TO REMAIN AS OPEN SPACE AND, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE PEDESTRIANS, SIDEWALKS, FENCES, SIGNS, UTILITY CONSTRUCTION AND ACCESS POINT DEVELOPMENT, WILL BE RESTRICTED FROM FUTURE DEVELOPMENT. NO BUILDINGS OR PARKING LOTS MAY BE PLACED WITHIN ANY BUFFER ZONE. BUFFER ZONE TO BE 40' FROM PROPERTY LINE EXCEPT AS SHOWN ON WALLACE LANE SIDE.
 4. UNLESS SCHEMATIC SITE PLAN ESTABLISHES GREATER YARDS, IN EVERY INSTANCE THE MINIMUM SIDE YARD REAR YARDS, AND FRONT SETBACK REQUIREMENTS WILL BE AS ESTABLISHED FOR THE DISTRICT. ALL SETBACKS SHALL BE MEASURED FROM PROPERTY LINES. NO PROPERTY DEVELOPMENT WILL EXCEED THE ESTABLISHED HEIGHT RESTRICTION OF 40 FEET.
 5. THE NUMBER OF ROAD ACCESS POINTS SHOWN ON THIS SCHEMATIC SITE PLAN ARE EXCLUSIVE TO THIS DEVELOPMENT AND NO ADDITIONAL POINTS OF ACCESS TO THE BORDERING STREETS WILL BE PERMITTED. THE PROPOSED ACCESS POINT FROM CONFERENCE DRIVE WILL BE PAVED AT ITS PRESENT LOCATION AND WIDENED TO 20 FT. THE OWNER SHALL RESERVE THE RIGHT TO RELOCATE THE EXISTING ROAD ACCESS POINT FROM WALLACE LANE. AS PLAN DEVELOPMENT PROGRESS, THESE TWO ACCESS POINTS ARE INTENDED TO INDICATE THE LIMITED NUMBER AND DIRECTION OF THE ACCESS POINTS. EACH ACCESS POINT WILL BE DESIGNED TO ACCOMMODATE ANTICIPATED TRAFFIC.
 6. EXISTING & PROPOSED DEVELOPMENT ON THE SITE MUST SATISFY THE MINIMUM STANDARDS FOR OFFICE SITE PARKING AS ESTABLISHED UNDER THE CITY OF CHARLOTTE CODE.
 - a. ALL ADDITIONAL OPEN PARKING REQUIRED FOR ADDITIONAL DEVELOPMENT PROPOSED WILL HAVE INTERIOR LAUNDRYING AND PLANTED AREAS EQUAL TO AT LEAST 10% OF THEIR PAVED AREA TO AVOID MASSIVE AREAS OF PAVEMENT. THE PERCENT OF EACH PARKING AREA WILL BE LAUNDRYING, NO PARKING OR CIRCULATION ROADWAYS WILL BE ALLOWED WITHIN THE BUFFER ZONE AND BUFFER ZONES. ANY ADDITIONAL PARKING SHOULD NOT BE PERMITTED WITHIN THE BUFFER ZONES.
 - b. SHIELD SCREENING AS DEPICTED ON THE SCHEMATIC SITE PLAN SHALL BE IN COMPLIANCE WITH THE CITY OF CHARLOTTE CODE - SECTION 23-1601.
 - c. A 5'-0" CONCRETE SIDEWALK AND 2'-6" CONCRETE CURB AND GUTTER SHALL BE INSTALLED ALONG CONFERENCE DRIVE SIDE OF PROPERTY. A 4'-0" CONCRETE SIDEWALK AND 2'-6" CONCRETE CURB AND GUTTER SHALL BE INSTALLED ALONG THE WALLACE LANE SIDE OF THE PROPERTY. THE EXACT LOCATION OF THE SIDEWALKS AND GUTTERS SHALL BE APPROVED BY THE CITY OF CHARLOTTE. THE EXISTING FIRE HYDRANT USE AND LOCATE A NEW FIRE HYDRANT OUTLET AS AGREED UPON WITH THE CITY OF CHARLOTTE FIRE OFFICIALS.
 - d. THE EXISTING SIGN SHALL BE REMOVED. ANY FUTURE SIGNAGE SHALL BE IN FULL COMPLIANCE WITH SECTION 23-2102 OF THE CITY OF CHARLOTTE CODE.
 - e. EXISTING PARKING SUBJECT TO RELOCATION AS FUTURE DEVELOPMENT DICTATES IN ALL EVENTS THE REQUIREMENT OF NOTES G&7 WILL BE SATISFIED.

EXISTING ZONING B-1 (CD)
REQUESTED ZONING O-15 (CD)

PETITIONER
CAROLINA CONFERENCE
SEVENTH-DAY ADVENTIST CHURCH
6000 CONFERENCE DRIVE
CHARLOTTE NC 28212

PROPERTY AREA - 4 ACRES
TAX PARCEL NO. 191-22-6

APPROVED BY CITY COUNCIL
DATE: 7-21-86 1986-20

GENERAL NOTES:
1. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF THE ARCHITECT. UPON COMPLETION OF THE WORK ALL DRAWINGS EXCEPT THE CONTRACT COPIES ARE TO BE RETURNED TO THE ARCHITECT.

REVISIONS: _____
DATE: _____



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DRAWN BY JDL	CHECKED BY JDL	SCALE 1"=20'	JOB NO. T-1485
APPROVED BY JDL	DATE 7-21-86	SHEET NO.	

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CAROLINA CONFERENCE
SEVENTH-DAY ADVENTIST CHURCH
6000 CONFERENCE DRIVE
CHARLOTTE NC 28212

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