

### Development Data

Existing Zoning — B-2, R-12 MF, R-9  
Proposed Zoning

Parcel A, B, C — B-2(CD)  
Parcel D — R-12 MF (CD)  
Parcel E — R-9 (CD)

#### Site Area Distribution

Parcel A — 10.80 Ac.±  
Parcel B — 15.78 Ac.±  
Parcel C — 9.23 Ac.±  
Parcel D — 35.05 Ac.±  
Parcel E — 20.74 Ac.±  
Total Site Area — 91.60 Ac.±

#### Building Area Distribution

Parcel A — 100,000 SF  
Parcel B — 100,000 SF  
Parcel C — 100,000 SF  
Total — 300,000 SF  
Parcel D — 469 D.U.  
Parcel E — 87 D.U.  
Total — 556 D.U.

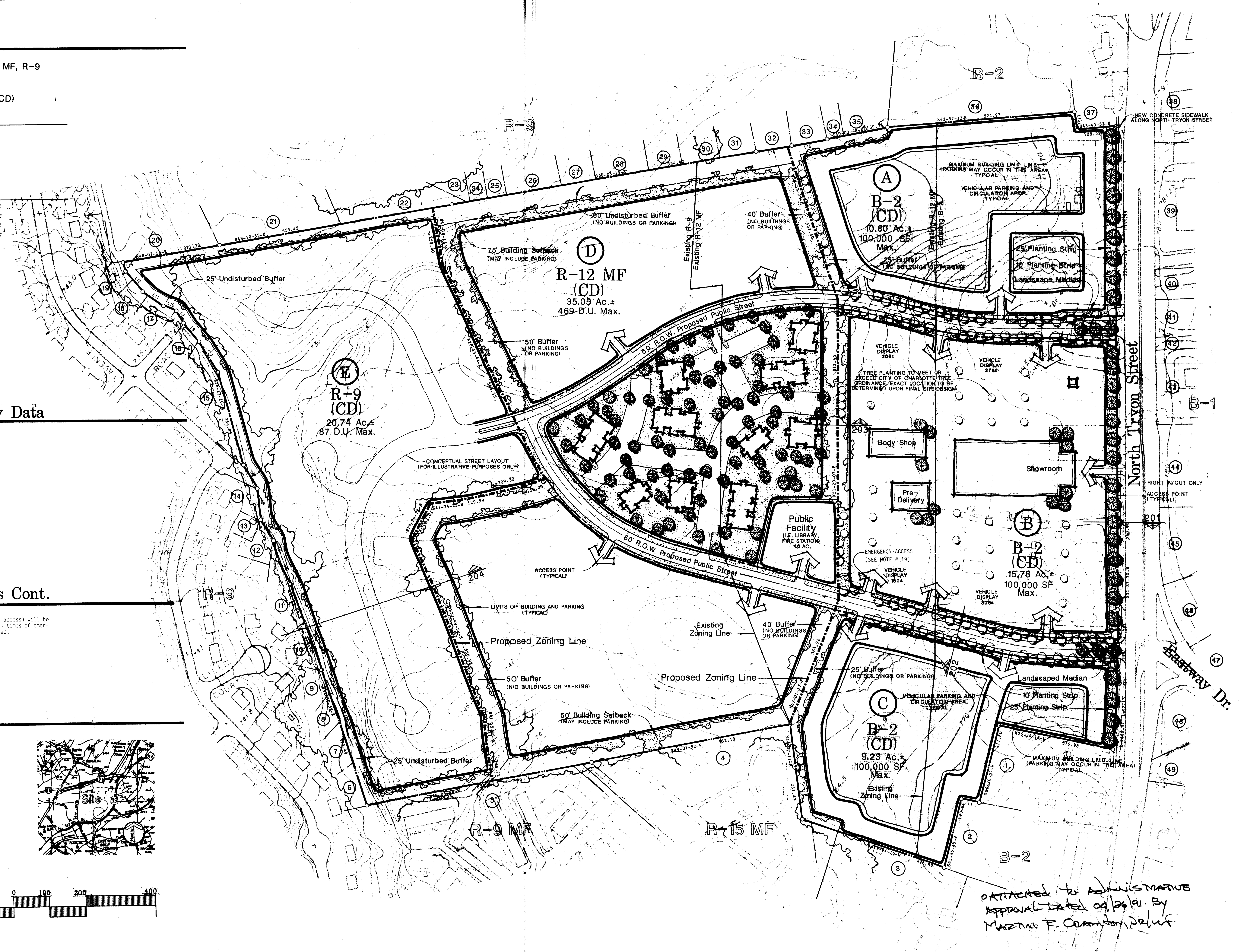
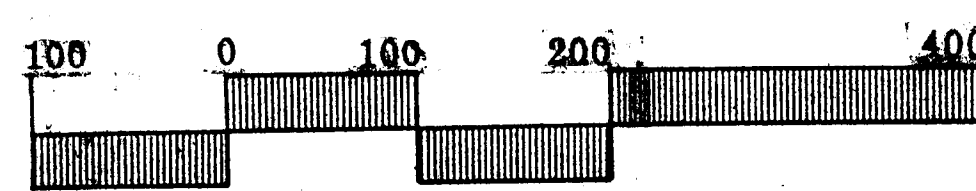
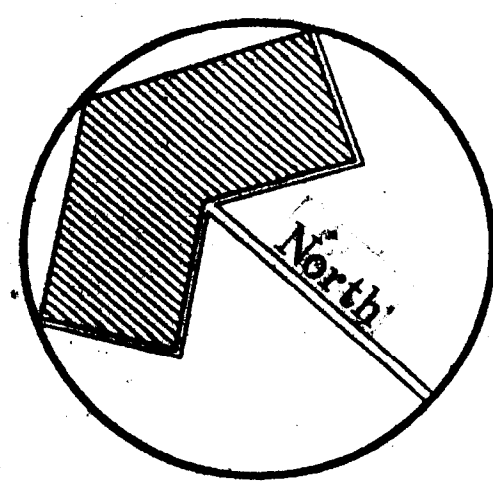
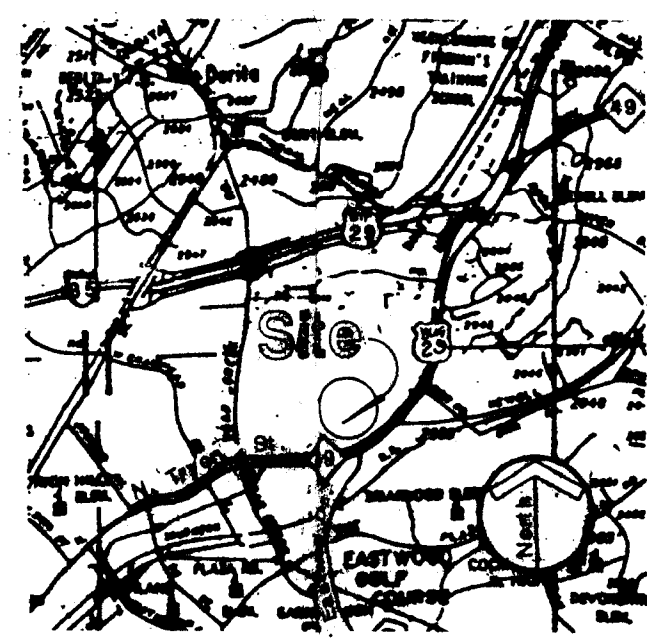
### Property Boundary Data

LINE	BEARING	DISTANCE
L1	N27-14-16-W	51.42
L2	N23-00-46-E	77.06
L3	N40-09-16-E	21.98
L4	N20-27-46-E	67.13
L5	N45-44-16-E	86.84
L6	N20-14-36-E	74.89
L7	N20-09-56-E	100.00
L8	N11-36-16-E	66.28
L9	N20-59-56-E	39.56
L10	N18-04-34-W	38.38
L11	N 4-27-34-W	69.77
L12	N11-39-26-E	73.35
L13	N36-07-26-E	24.94
L14	S47-31-44-E	99.96
L15	S48-55-14-E	99.55
L16	S43-58-06-W	49.93
L17	S51-44-30-W	98.88
L18	S52-34-30-W	98.90
L19	S53-21-27-W	98.79

### Development Notes Cont.

19. This driveway (see site plan - emergency access) will be used for emergency access only. Except in times of emergency use, the driveway will be barricaded.

### Location Map



ATTACHED TO ADMINISTRATIVE APPROVAL DATED 04/26/91 BY MARTIN F. CRAMOND, JR.

Project Manager <b>W. S. Abernathy</b>	Revisions 10-9-88 REVISIONS PER CMPC COMMENTS: 4-17-91 ADDED EMERGENCY ACCESS DRIVEWAY & NOTE #19 FOR ADMINISTRATIVE APPROVAL.
Drawn By <b>W. S. Abernathy</b>	
Checked By	
Date <b>4-28-88</b>	
Sheet Number <b>88-85</b>	

**DPR ASSOCIATES**  
Landscape Architects  
Design • Planning • Research  
2036 East Seventh Street  
Charlotte, NC 28204  
704/332-1204

Rezoning Plan • Petition No. 88-85  
Scale: 1"=100'  
North Tryon Street Site for W.S. Abernathy  
Charlotte, North Carolina  
Sheet Number  
**RZ-1**  
Of Two Total: Two

### CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: April 26, 1991  
TO: Robert Brandon, Zoning Administrator  
FROM: Martin F. Cramond, Jr., Planning Director  
SUBJECT: Administrative Approval for Petition No. 88-85 by W. S. Abernathy, Tax Parcel No.'s 089-111-08, 09, 11, 12 and 089-121-02, 03 and 089-103-03

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to add an additional driveway along Sartway Drive. This driveway has been added as access for emergency vehicles only. The driveway is to remain permanently closed by either a gate or other device that is acceptable to the Fire Department. Since this additional driveway was required for emergency vehicle access and will not be a primary access point required for emergency vehicle access, please use this plan when administratively approving this plan. Please use this plan when evaluating requests for building permits or certificates of occupancy.

The existing third driveway on Northchase Parkway is in violation of the approved conditional plan. This driveway needs to be closed and removed.

RSM/cjn