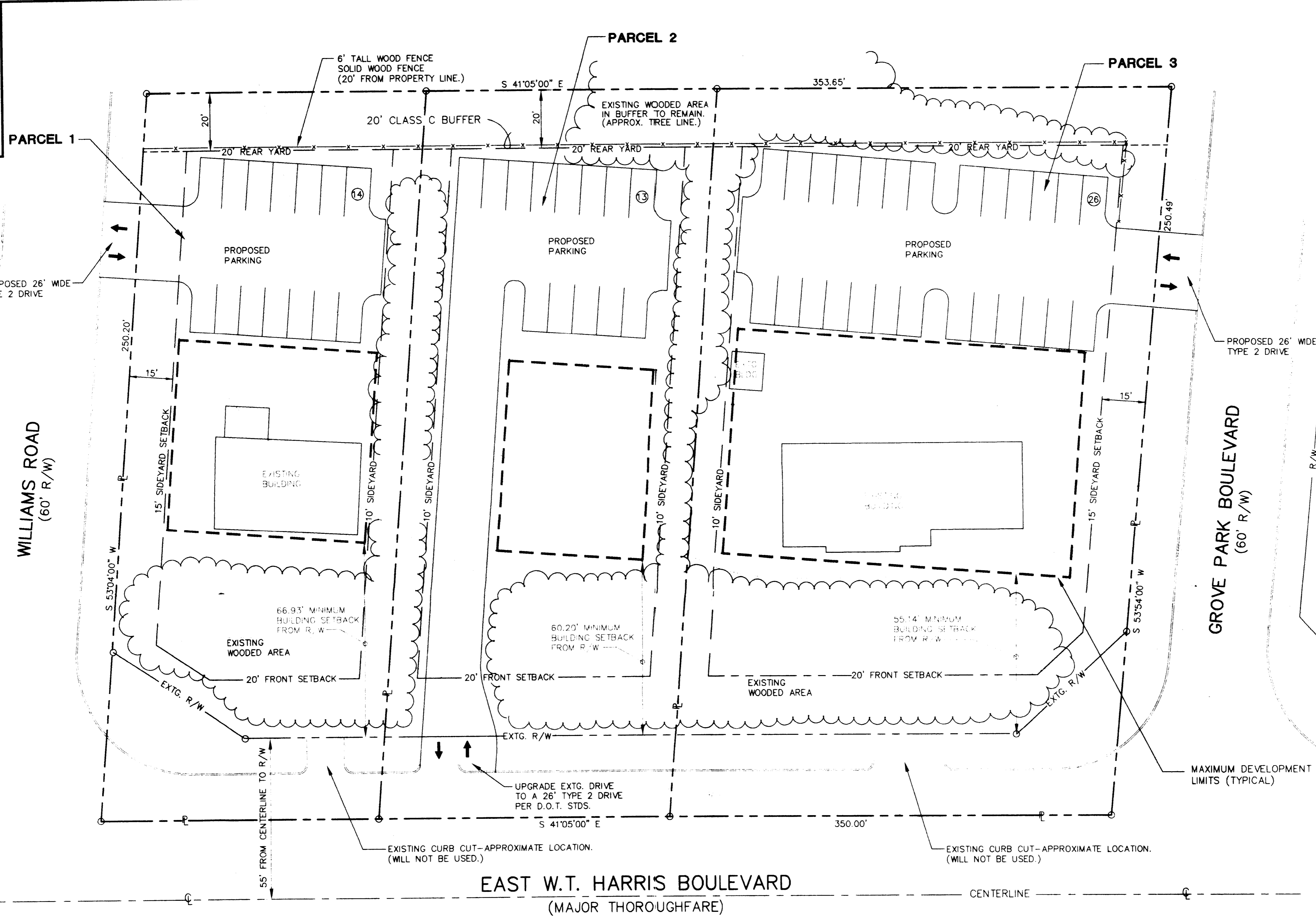


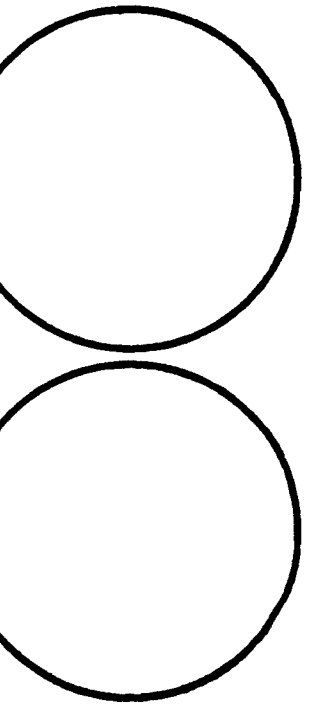
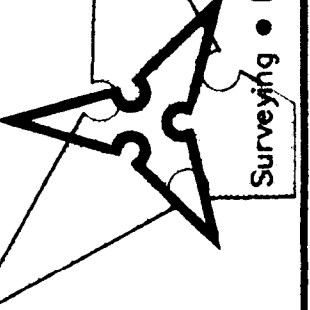
VICINITY MAP



SITE DATA:

- 1.98 TOTAL ACRES
 - PARCEL 1: .55 ACRES
 - PARCEL 2: .57 ACRES
 - PARCEL 3: .86 ACRES
- EXISTING ZONING: R-3
- PROPOSED ZONING: O-1(CD)
- PROPOSED USES: ANY USE PERMITTED IN THE O-1 ZONING DISTRICT
- EXISTING SQUARE FOOTAGE: 2,460 S.F. TOTAL
 - PARCEL 1: 1,125 S.F.
 - PARCEL 2: 0 S.F.
 - PARCEL 3: 1,335 S.F.
- PROPOSED SQUARE FOOTAGE:
 - PARCEL 1: 4,500 S.F.
 - PARCEL 2: 3,200 S.F.
 - PARCEL 3: 7,500 S.F.
- 15,200 TOTAL MAXIMUM SQUARE FOOTAGE

GNA DESIGN ASSOCIATES, Inc.
 428 East Fourth Street
 Suite 408 (704) 373-1907
 Charlotte, NC 28202
 Surveying • Landscape Architecture • Civil Engineering

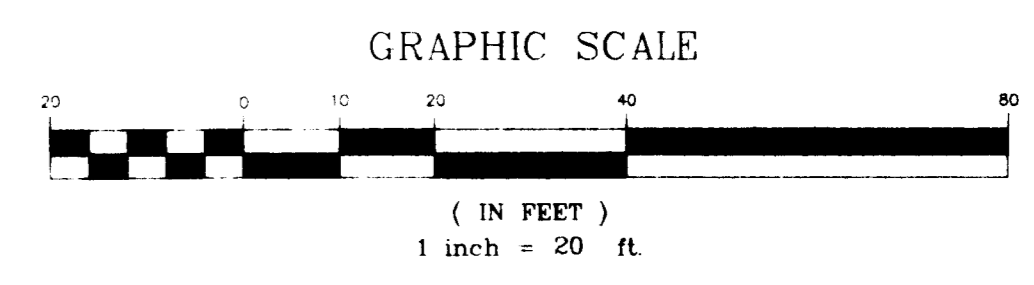


REVISED FOR PUBLIC HEARING #94-66

PROJECT: C.D. REZONING REQUEST FOR WILLIAMS/ARMSTRONG
 PREPARED FOR: [Blank]
 CONDITIONAL SITE PLAN

CONDITIONAL NOTES:

1. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, LANDSCAPING/SCREENING, BUFFERS, AND TREE ORDINANCE. NO SIGNAGE SHALL BE PERMITTED ON GROVE PARK BOULEVARD OR WILLIAMS ROAD.
2. THE TWO EXISTING SINGLE FAMILY RESIDENTIAL STRUCTURES SHALL REMAIN, BUT MAY BE RENOVATED/ENLARGED TO THE MAXIMUM AMOUNT OF BUILDING AREA PRESCRIBED FOR EACH LOT AS SHOWN. ANY EXPANSION SHALL BE DESIGNED TO COMPLIMENT THE CURRENT RESIDENTIAL NATURE OF THE STRUCTURES. FURTHERMORE THE PROPOSED BUILDING ON THE VACANT LOT SHALL BE LIKEWISE DESIGNED TO REFLECT A RESIDENTIAL-LIKE BUILDING BY INCORPORATING SUCH FEATURES AS A PITCHED ROOF, RESIDENTIAL-LIKE DOORS/WINDOWS AND ARCHITECTURAL DETAILS COMMONLY ASSOCIATED WITH RESIDENTIAL ARCHITECTURE.
3. THE FRONT LAWNS AND ESTABLISHED SETBACKS OF THE EXISTING RESIDENTIAL STRUCTURES SHALL BE MAINTAINED TO FURTHER MAINTAIN AND ENHANCE THE RESIDENTIAL CHARACTER OF THE STRUCTURES. THE PROPOSED NEW BUILDING SHALL ALSO BE SIMILARLY DESIGNED SO THAT ALL PROPOSED PARKING SHALL BE LOCATED TO THE REAR OF THE STRUCTURES.
4. IT IS ANTICIPATED, BUT NOT REQUIRED, THAT EACH LOT WILL BE INDIVIDUALLY SOLD AND DEVELOPED SO AS TO BECOME A FREE-STANDING OFFICE BUILDING. IN THE EVENT THAT TWO ARE JOINED OR ALL THREE LOTS ARE COMBINED INTO A SINGLE DEVELOPMENT ENTITY, THEN THE REQUIRED SIDEYARDS MAY BE ELIMINATED AND/OR THE PROPOSED INDIVIDUAL PARKING LOTS MAY BE COMBINED TOGETHER TO FORM ONE PARKING LOT.
5. VEHICULAR ACCESS TO PARCEL 1 AND 3 SHALL BE FROM DRIVEWAY CONNECTIONS TO WILLIAMS ROAD AND GROVE PARK BOULEVARD, RESPECTIVELY. ACCESS FOR PARCEL 2 SHALL COME FROM EAST W.T. HARRIS BOULEVARD.
6. IN THE EVENT THAT A MEDICAL CLINIC IS A FINAL USER, THEN SQUARE FOOTAGE SHALL BE REDUCED TO ACCOMMODATE PARKING AT A RATIO OF 1/200 S.F.
7. PARKING LOT(S) SHALL BE SCREENED PER ORDINANCE REQUIREMENTS.
8. DUMPSTERS WILL BE SCREENED FROM PUBLIC VIEW.
9. PARKING LOT LIGHTING SHALL NOT EXCEED 15 FEET IN HEIGHT, INCLUDING THE BASE.



Project No.	33406.00
Checked by	TLH
Drawn by	SJH
Date Drawn	4/27/94
Revisions	
1	6/13/94
2	6/16/94
PER CLIENT COM.	
Sheet	1 Of 1