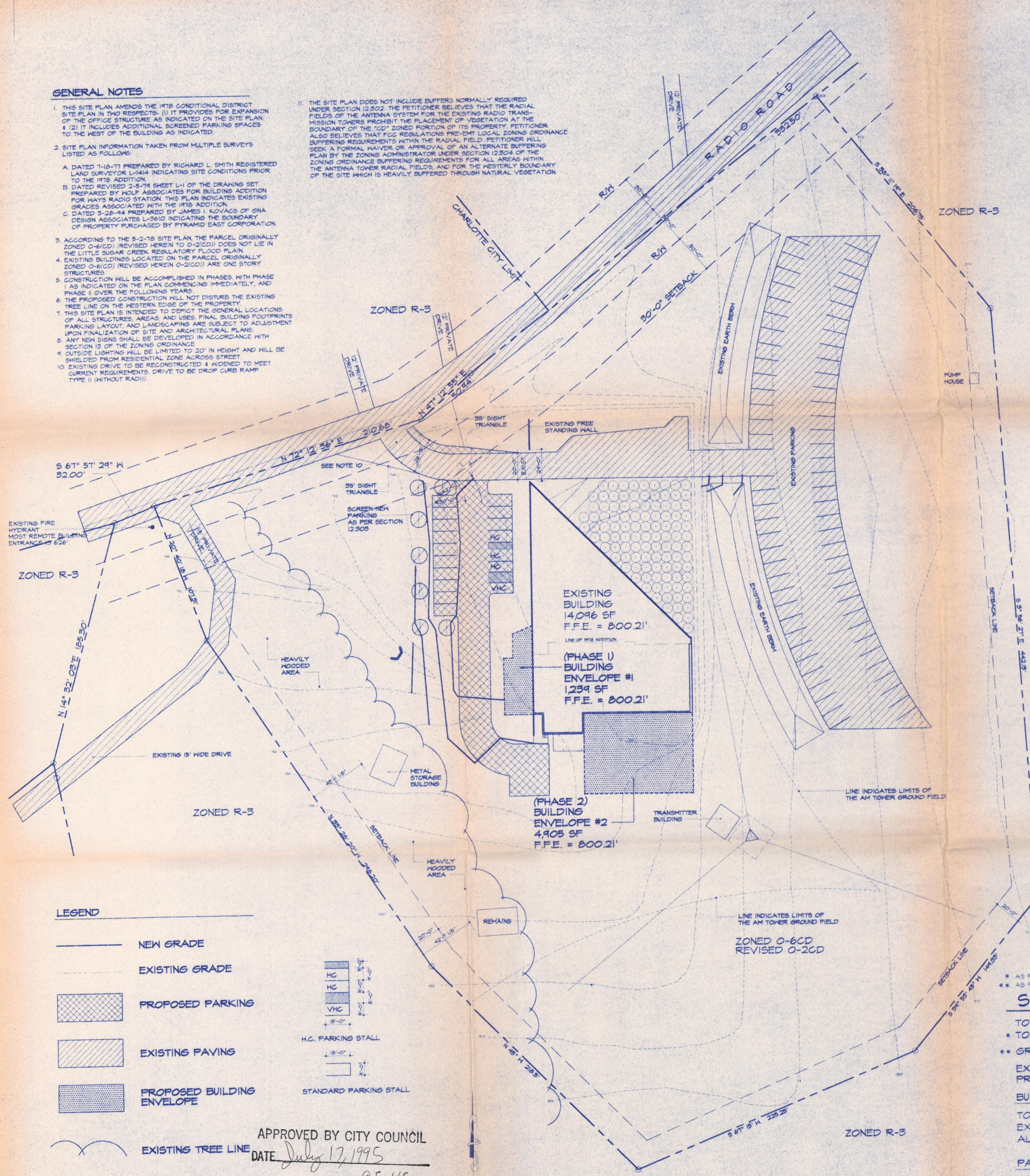


GENERAL NOTES

- THIS SITE PLAN AMENDS THE 1978 CONDITIONAL DISTRICT SITE PLAN IN TWO RESPECTS: (1) IT PROVIDES FOR EXPANSION OF THE OFFICE STRUCTURE AS INDICATED ON THE SITE PLAN. (2) IT INCLUDES ADDITIONAL SCREENED PARKING SPACES TO THE WEST OF THE BUILDING AS INDICATED.
- SITE PLAN INFORMATION TAKEN FROM MULTIPLE SURVEYS LISTED AS FOLLOWS:
 - DATED 7-10-77 PREPARED BY RICHARD L. SMITH REGISTERED LAND SURVEYOR L-1414 INDICATING SITE CONDITIONS PRIOR TO THE 1978 ADDITION.
 - DATED 2-5-78 SHEET L-1 OF THE DRAWING SET PREPARED BY NOLF ASSOCIATED FOR BUILDING ADDITION FOR HAYS RADIO STATION. THIS PLAN INDICATES EXISTING GRADES ASSOCIATED WITH THE 1978 ADDITION.
 - DATED 5-28-84 PREPARED BY JAMES I. KOVACS OF SNA DESIGN ASSOCIATES L-3610 INDICATING THE BOUNDARY OF PROPERTY PURCHASED BY PYRAMID EAST CORPORATION.
- ACCORDING TO THE 5-2-78 SITE PLAN, THE PARCEL ORIGINALLY ZONED O-6(CD) (REVISED HEREIN TO O-2(CD)) DOES NOT LIE IN THE LITTLE SUGAR CREEK REGULATORY FLOOD PLAIN.
- EXISTING BUILDINGS LOCATED ON THE PARCEL ORIGINALLY ZONED O-6(CD) (REVISED HEREIN TO O-2(CD)) ARE ONE STORY STRUCTURES.
- CONSTRUCTION WILL BE ACCOMPLISHED IN PHASES WITH PHASE I AS INDICATED ON THE PLAN COMMENCING IMMEDIATELY, AND PHASE II OVER THE FOLLOWING YEARS.
- THE PROPOSED CONSTRUCTION WILL NOT DISTURB THE EXISTING TREE LINE ON THE WESTERN EDGE OF THE PROPERTY.
- THIS SITE PLAN IS INTENDED TO DEPICT THE GENERAL LOCATIONS OF ALL STRUCTURES, AREAS, AND USES. FINAL BUILDING FOOTPRINTS, PARKING LAYOUT, AND LANDSCAPING ARE SUBJECT TO ADJUSTMENT UPON FINALIZATION OF SITE AND ARCHITECTURAL PLANS.
- ANY NEW SIGNS SHALL BE DEVELOPED IN ACCORDANCE WITH SECTION 13 OF THE ZONING ORDINANCE.
- OUTSIDE LIGHTING WILL BE LIMITED TO 20' IN HEIGHT AND WILL BE SHIELDED FROM RESIDENTIAL ZONE ACROSS STREET.
- EXISTING DRIVE TO BE RECONSTRUCTED & WIDENED TO MEET CURRENT REQUIREMENTS. DRIVE TO BE DROP CURB RAMP TYPE II (WITHOUT RADIUS).

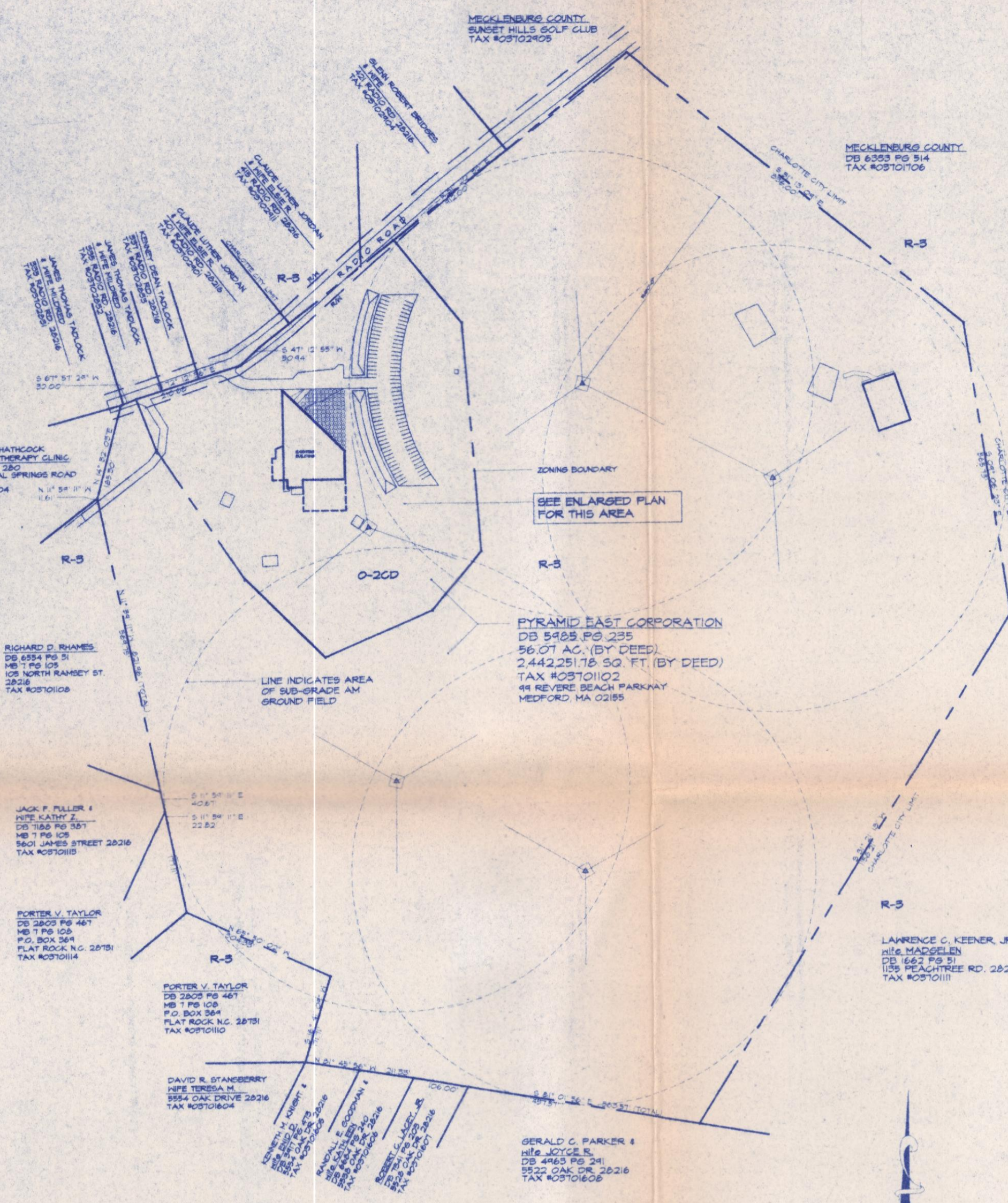
11. THE SITE PLAN DOES NOT INCLUDE BUFFERS NORMALLY REQUIRED UNDER SECTION 12.502. THE PETITIONER BELIEVES THAT THE RADIAL FIELDS OF THE ANTENNA SYSTEM FOR THE EXISTING RADIO TRANSMISSION TOWERS PROHIBIT THE PLACEMENT OF VEGETATION AT THE BOUNDARY OF THE 'CD' ZONED PORTION OF ITS PROPERTY. PETITIONER ALSO BELIEVES THAT FCC REGULATIONS PRE-EMPT LOCAL ZONING ORDINANCE BUFFERING REQUIREMENTS WITHIN THE RADIAL FIELD. PETITIONER SEEKS A FORMAL WAIVER OR APPROVAL OF AN ALTERNATE BUFFERING PLAN BY THE ZONING ADMINISTRATOR UNDER SECTION 12.504 OF THE ZONING ORDINANCE BUFFERING REQUIREMENTS FOR ALL AREAS WITHIN THE ANTENNA TOWER RADIAL FIELDS, AND FOR THE WESTERLY BOUNDARY OF THE SITE WHICH IS HEAVILY BUFFERED THROUGH NATURAL VEGETATION.



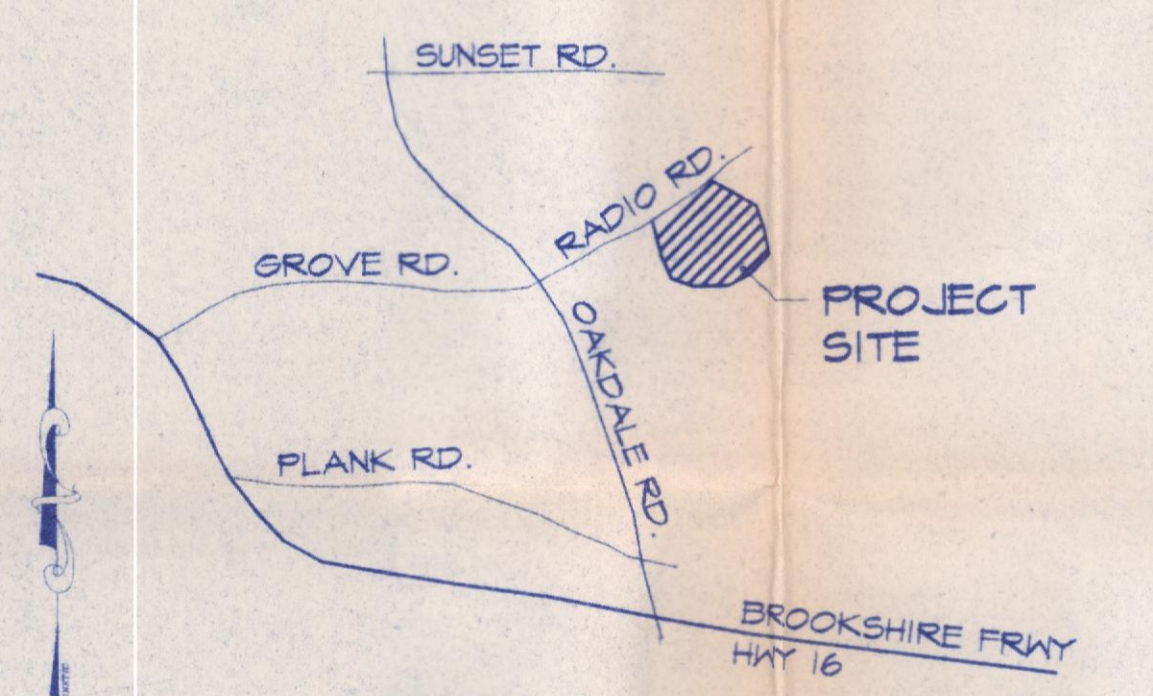
- LEGEND**
- NEW GRADE
 - EXISTING GRADE
 - PROPOSED PARKING
 - EXISTING PAVING
 - PROPOSED BUILDING ENVELOPE
 - EXISTING TREE LINE
 - H.C. PARKING STALL
 - STANDARD PARKING STALL

APPROVED BY CITY COUNCIL
DATE July 17, 1995

1 ENLARGED SITE PLAN
Z-1 SCALE: 1" = 40'-0"
P-ZONED.DWG



2 SITE BOUNDARY PLAN
Z-1 SCALE: 1" = 200'-0"
P-ZONING.DWG



3 VICINITY MAP
Z-1 SCALE: NO SCALE

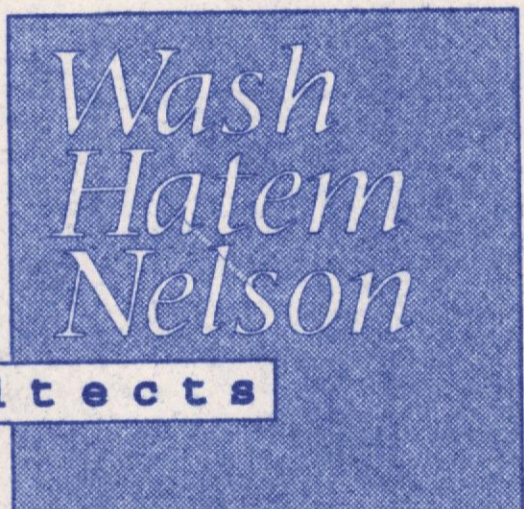
SITE DEVELOPMENT DATA

* AS PER SITE SURVEY DATED 7-10-77	
** AS PER SITE SURVEY DATED 3-28-84	
TOTAL ACREAGE (R-3)	48.44 ACRES
TOTAL ACREAGE (CD)	7.63 ACRES
GROSS ACREAGE	56.07 ACRES
EXISTING ZONING	O-6CD
PROPOSED ZONING	O-2CD
BUILDING AREA	
TOTAL PROPOSED	20,240 SF
EXISTING	14,096 SF
ALLOWED	300,000 sf
	as per sec. 9.702 pg 9-14
PARKING	
PARKING REQUIRED	1 PER 300SF = 68 SPACES
PARKING PROVIDED	83 SPACES
REQUIRED HC SPACES	3 CARS, 1 VAN
PROVIDED HC SPACES	3 CARS, 1 VAN

PROPOSED USE - OFFICE

ZONING BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY ZONED O-6CD(O-2CD) PROCEEDING NORTHEAST THE PROPERTY BOUNDARY IS DESCRIBED AS: N 72° 12' 36" E 210.68'; N 47° 12' 15" E 50.44'; N 51° 20' 33" E 332.51'; THEN S 58° 11' 14" E 206.75'; S 5° 56' 21" E 442.15'; S 39° 53' 45" W 144.55'; S 67° 15' N 225.25'; THEN N 45° W 218.5'; N 53° 28' 20" N 298.20'; THEN TO CLOSE N 20° 40' 18" W 107.31'



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Project
WEDJ & WRFX
OFFICE & STUDIO RENOVATION
Project Number 93158.04
Date Issued FEBRUARY 23, 1995
Revisions MAY 22, 1995

PETITION NO. 95-45
"AS FOR PUBLIC HEARING"

Sheet Title AMENDED ZONING PLAN
Sheet Number **Z-1** 07

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