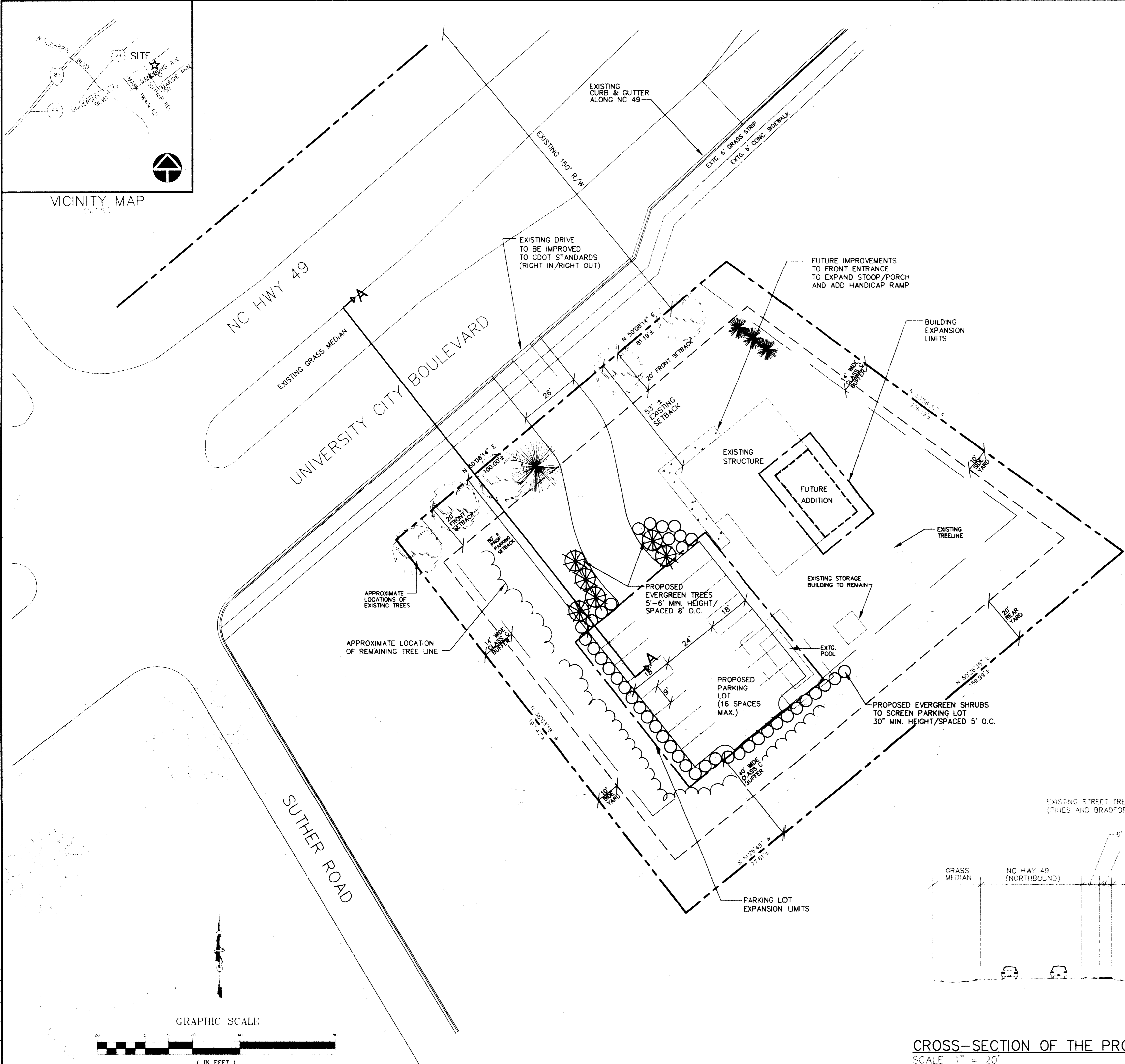


VICINITY MAP

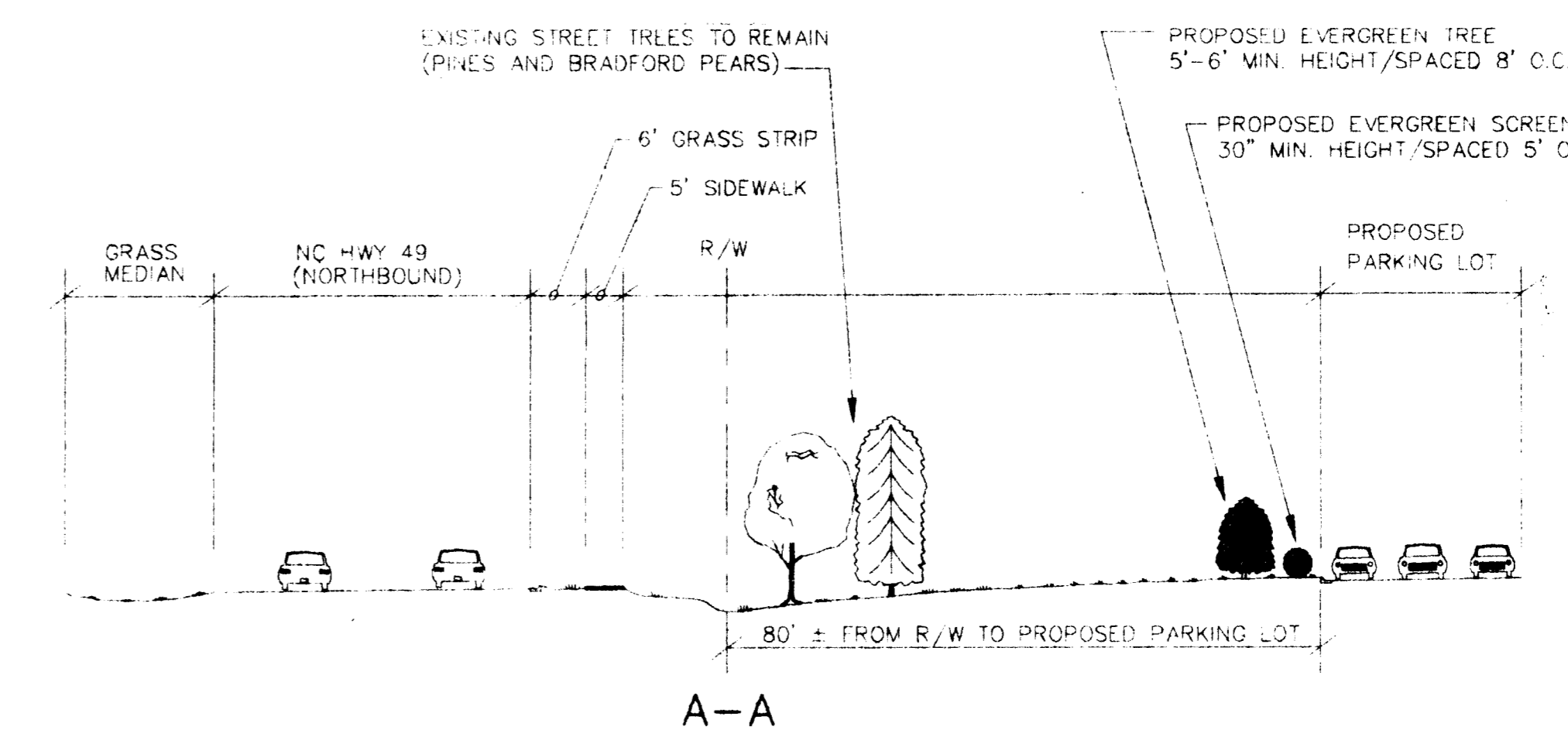


SITE DEVELOPMENT DATA:

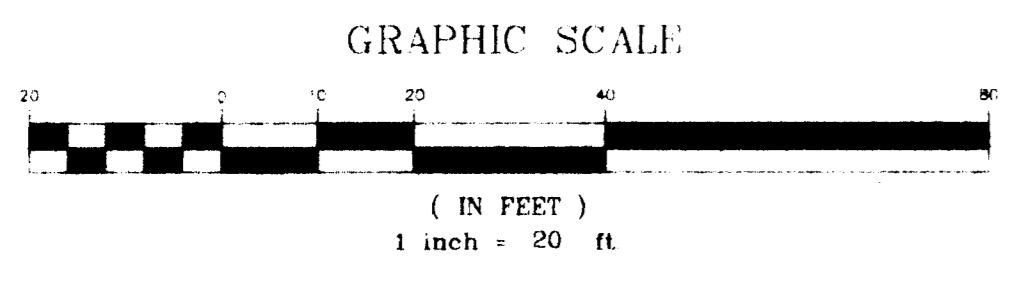
- EXISTING ZONING: INSTITUTIONAL (INST.)
- PROPOSED ZONING: O-1 (CD)
- TOTAL ACRES: 1.06 ACRES
- EXISTING SQUARE FOOTAGE: 3,500 SF
- FUTURE SQUARE FOOTAGE: 400 SF
- MAXIMUM ALLOWED SQUARE FOOTAGE: 3,900 SF
- O-1 YARD REQUIREMENTS:
 - 20' FRONT SETBACK
 - 10' SIDE YARD
 - 20' REAR YARD
- PROPOSED USE: OFFICE
- MINIMUM REQUIRED PARKING: 12 SPACES

GENERAL NOTES:

1. THE SOLE PURPOSE OF THIS REQUEST IS TO PERMIT THE ESTABLISHMENT OF A SMALL OFFICE FACILITY WITHIN AN EXISTING STRUCTURE IN AN AREA NOW ZONED FOR INSTITUTIONAL PURPOSES. EXCEPT FOR A SMALL POTENTIAL ADDITION, THE EXISTING CHARACTER OF THE STRUCTURE WILL BE MAINTAINED.
2. PARKING SHALL BE PROVIDED AS INDICATED BUT IN NO INSTANCE WILL BE LESS THAN REQUIRED BY THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. THE FINAL PARKING CONFIGURATION MAY BE MODIFIED FROM THAT DEPICTED ON THIS PLAN IN ORDER TO RETAIN THE EXISTING POOL.
4. THE BUFFER AREA SHOWN SHALL CONFORM TO THE ORDINANCE REQUIREMENTS UTILIZING EXISTING VEGETATION AND SHALL REMAIN UNDISTURBED. IF NECESSARY, SUPPLEMENTAL PLANTINGS WILL OCCUR IN ORDER TO MEET ORDINANCE REQUIREMENTS.
5. PROVISIONS OF THE CHARLOTTE TREE ORDINANCE SHALL BE ADHERED TO, AS WELL AS SCREENING REQUIREMENTS AROUND THE PARKING LOT.
6. THE EXISTING DRIVEWAY LOCATION SHALL BE UTILIZED BUT WILL BE UPGRADED IN ACCORDANCE WITH CHARLOTTE AND N.C.D.O.T. DEPARTMENT OF TRANSPORTATION STANDARDS.
7. PROPERTY INFORMATION WAS COMPILED ON COMPUTER FROM RECORDED PLAT AND DEEDS. THIS IS NOT A FIELD VERIFIED BOUNDARY SURVEY.
8. PARKING WILL BE MADE AVAILABLE FOR THE OFFICE BUILDING ONLY AND SHALL NOT BE MADE AVAILABLE AS LEASED SPACE TO STUDENTS.
9. SIGNAGE MAY ONLY CONSIST OF A GROUND-MOUNTED SIGN, A MAXIMUM OF FOUR FEET HIGH AND A MAXIMUM OF TWENTY-FOUR S.F. OF AREA.



CROSS-SECTION OF THE PROPOSED PARKING LOT SCREENING
SCALE: 1" = 20'



PETITION #96-24 "AS FOR PUBLIC HEARING"

**CONDITIONAL REZONING REQUEST
SITE PLAN**

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

PROJECT: CONDITIONAL REZONING REQUEST SITE PLAN
PREPARED FOR: ERIC L. BIGGERS
LOCATION: 1.06 ACRES AT 9216 UNIVERSITY CITY BLVD.

Project No.	37356
Checked by	TLH
Drawn by	PAB
Date Drawn	12/22/95
Revisions	
1	2/16/96 FOR PUBLIC HEARING
2	3/6/96 PER PRE-HEARING ANALYSIS
Sheet	

APPROVED BY CITY COUNCIL
DATE: April 15, 1996
96-24