

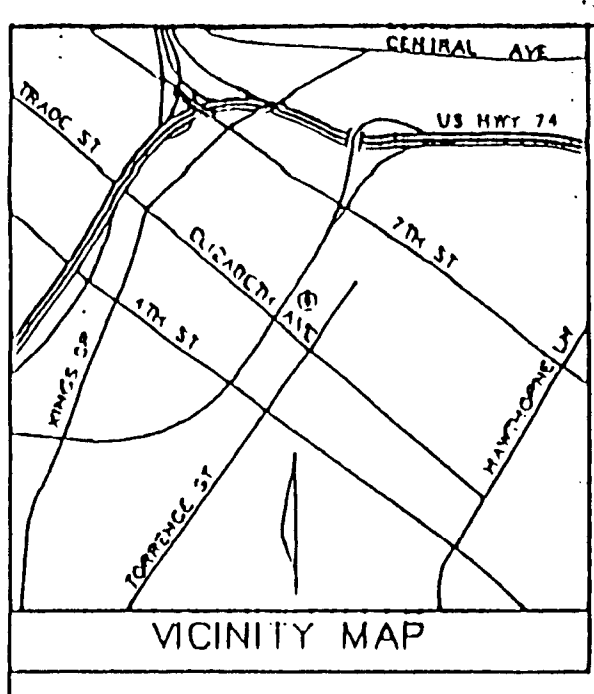
# THE ELIZABETH COURT

BY: G & K ENTERPRISES AND S. CHARLES IRANI 704 458 3366  
&  
Mr. NICHOLAS KARRS OF THE DOUBLE DOOR INN 704 376 1446

BRYSON EMADI URBAN DESIGN & TOWN PLANNING  
Babak Emadi  
PARTNER  
725 Clement Ave.  
Charlotte, NC 28204  
Phone/FAX 704-334-1648

**SITE DATA:**  
ACREAGE :1.034  
PRESENT ZONING :B2  
EXISTING S.F. :416471  
REQUIRED PARKING AT 1/600 S.F. :27 SPACES  
EXISTING PARKING PROVIDED :66 SPACES  
FUTURE PROPOSED ADDITIONAL S.F. : 14870 S.F.  
FUTURE REQUIRED PARKING: 16471+14870=31341/600=52 SPACES  
FUTURE PARKING PROVIDED : 53  
PROPERTY OWNER :  
MR. MAJID GHARIBI & WIFE, JANINE  
& MR. DAVID KAVEH  
3527 PROVIDENCE ROAD  
CHARLOTTE NC 28211

**LANDSCAPE CALCULATIONS**  
0.961/- Acres Impervious  
0.074/- Acres Pervious  
1.031/- Acres Total  
Landscape Required- 2243 SF  
Landscape Provided- 3159 SF



- NOTES:**
1. CONTOUR INTERVAL - 1 FOOT.
  2. OTHER UNDERGROUND UTILITIES MAY EXIST THE LOCATION OF WHICH IS PRESENTLY UNKNOWN.
  3. BENCHMARK IS A B.M. OF CATCH BASIN, LOCATED ON EASTERN MARGIN OF ELIZABETH AVE., ABOUT 25' SOUTH OF INDEPENDENCE BLVD. EL=884.83' (1929 NGVD)
  4. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAYS OF RECORD PRIOR TO DATE OF THIS SURVEY WHICH WERE NOT VISIBLE AT THE TIME OF OUR INSPECTION.
  5. E.I.P. DENOTES EXISTING IRON PIN.

..... DENOTES EASEMENT RIGHTS AREAS BELONGING TO ANGELO G. ANDREWS DEED (2952-553). ALL EASEMENT RIGHTS WILL BE PRESERVED.

**FUTURE BUILDING EXPANSION:**  
3 STORY BUILDING  
+4600 S.F. EACH LEVEL  
+13800 S.F. TOTAL

**"FOR PUBLIC HEARING"**  
Petition No. 97-86  
requested zoning: NS from B2&O2  
Revised: September 19, 1997

- Notes:**
1. Proposed building uses shall be all permitted in B1, with the exception of a Gas Station.
  2. Future development will comply with applicable sections of the tree ordinance and subject to review and approval by the city tree staff. Also, street trees to be designed in accordance to the proposed MIDTOWN LAND USE & URBAN DESIGN PLAN or per section 12.507. Future development will be in compliance with streetscape along Elizabeth Ave. and Independence Boulevard. Requirements are: One large maturing tree every 35 feet. One small maturing tree every 25 feet. 6 foot planting strip behind the back of curb with a 6 foot sidewalk.
  3. All new buildings will be architecturally compatible with the existing structure.
  4. Existing buildings will remain unless otherwise indicated for future expansion.
  5. Building signage is limited to building signage with no detached signs, with the exception of a single detached sign (7' high, ± 50 s.f. area, ground mounted and not a pole sign.) at the corner of Ind. and Eliz. Ave. + AN APPROVED SIGNAGE FOR DOUBLE DOOR INN PROPERTY.
  6. An irrigation and drainage system will be provided along Elizabeth Avenue.
  7. One fire hydrant will be provided within 750 feet of most remote point of buildings as truck travels.

**FUTURE BUILDING EXPANSION:**  
2 STORY BUILDING  
+5600 S.F. EACH LEVEL  
+11,000 S.F. TOTAL

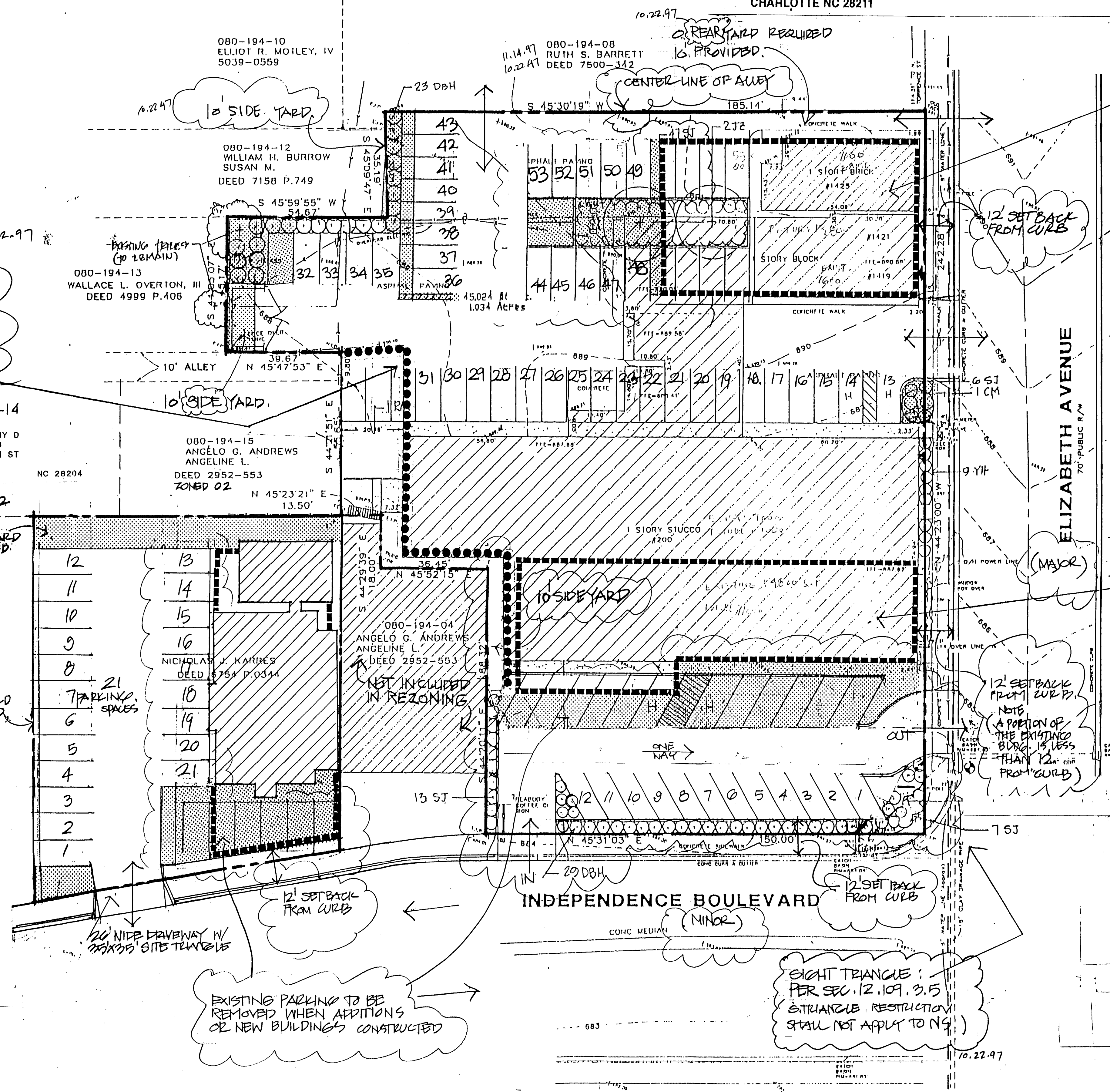
INDICATES: NEW LANDSCAPING / BUFFER / PLAZA / OUTDOOR PATIO AREA OR OPEN BLDG. STRUCTURE

129-103-02  
CENTRAL PIEDMONT COMMUNITY COLLEGE FOUNDATION INC  
PO BOX 35009  
CHARLOTTE NC 28235-5009

APPROVED BY CITY COUNCIL  
DATE 1/20/98

EXISTING DOUBLE DOOR INN WITH AN OPTION FOR FUTURE BUILDING EXPANSION UP TO +7,200 S.F.

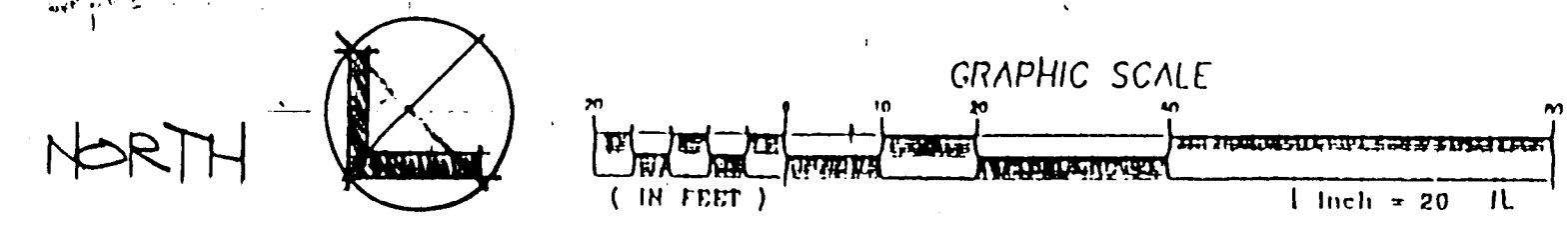
**SITE DATA:**  
ACREAGE :0.272  
PRESENT ZONING :B2  
EXISTING S.F. :+5640  
REQUIRED PARKING AT 1/600 S.F. :9 SPACES  
EXISTING PARKING PROVIDED :27 SPACES ±  
FUTURE PROPOSED ADDITIONAL S.F. :+1560 S.F.  
FUTURE REQUIRED PARKING: 5640+1560=7200/600=12  
FUTURE PARKING PROVIDED : 21  
PROPERTY OWNER :  
MR. NICHOLAS KARRS  
218 N INDEP. BLVD.  
CHARLOTTE NC 28204



SIGHT TRIANGLE: PER SEC. 12.109.2.5 SIGHT TRIANGLE RESTRICTIONS SHALL NOT APPLY TO NS

EXISTING PARKING TO BE REMOVED WHEN ADDITIONS OR NEW BUILDINGS CONSTRUCTED

CENTRAL PIEDMONT COMMUNITY COLLEGE FOUNDATION INC  
PO BOX 35009  
CHARLOTTE NC 28235-5009



## SITE PLAN

JUNE 20 1997.  
OCTOBER 22, 97  
REVISED: NOVEMBER, 14, 97