

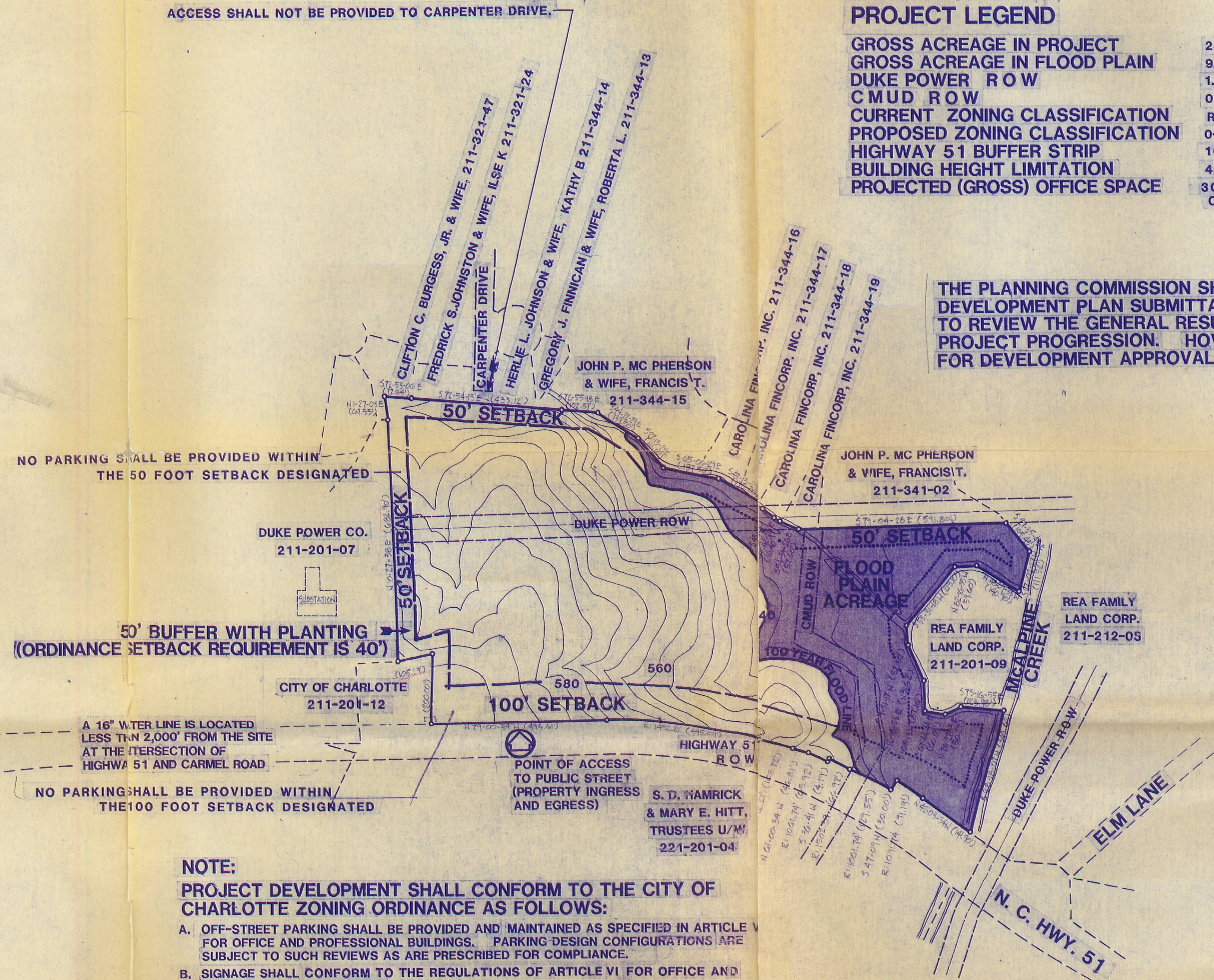
ACCESS SHALL NOT BE PROVIDED TO CARPENTER DRIVE.

PROJECT LEGEND

GROSS ACREAGE IN PROJECT	28.9114 ACRES
GROSS ACREAGE IN FLOOD PLAIN	9.20 ACRES
DUKE POWER ROW	1.70 ACRES
CMUD ROW	0.90 ACRES
CURRENT ZONING CLASSIFICATION	R-12 (SINGLE FAMILY)
PROPOSED ZONING CLASSIFICATION	O-15(CD)
HIGHWAY 51 BUFFER STRIP	100 FEET
BUILDING HEIGHT LIMITATION	4 (FOUR) STORIES
PROJECTED (GROSS) OFFICE SPACE	300,000 SQUARE FEET MAXIMUM, ONE OR MORE BUILDINGS

THE PLANNING COMMISSION SHALL BE INFORMED OF SPECIFIC DEVELOPMENT PLAN SUBMITTALS AND GIVEN AN OPPORTUNITY TO REVIEW THE GENERAL RESULTS BEING ACHIEVED FROM PROJECT PROGRESSION. HOWEVER, ADMINISTRATION PROCEDURES FOR DEVELOPMENT APPROVAL SHALL BE FOLLOWED.

THE SIZE, SHAPE, MASS AND BULK OF THE OFFICE BUILDINGS AND ASSOCIATED DEVELOPMENT SHALL BE DESIGNED IN SUCH A WAY AS TO PROVIDE FOR A LOW-INTENSITY, SUBURBAN-TYPE OFFICE ENVIRONMENT. THIS MAY BE ACCOMPLISHED THROUGH SUCH DESIGN OPTIONS AS SEVERAL SMALL, LOW-RISE BUILDINGS OR A FEWER NUMBER OF LARGER, MID-RISE BUILDINGS OR BUILDING OR A COMBINATION OF BOTH, SO LONG AS THE OVERALL SITE APPEARANCE CONVEYS THE IMPRESSION OF LOW-INTENSITY OFFICE DEVELOPMENT.



NOTE:

- PROJECT DEVELOPMENT SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE AS FOLLOWS:
- A. OFF-STREET PARKING SHALL BE PROVIDED AND MAINTAINED AS SPECIFIED IN ARTICLE V FOR OFFICE AND PROFESSIONAL BUILDINGS. PARKING DESIGN CONFIGURATIONS ARE SUBJECT TO SUCH REVIEWS AS ARE PRESCRIBED FOR COMPLIANCE.
 - B. SIGNAGE SHALL CONFORM TO THE REGULATIONS OF ARTICLE VI FOR OFFICE AND PROFESSIONAL BUILDINGS.
 - C. ONE ACCESS POINT TO THE PROJECT SITE SHALL BE PROVIDED OFF N.C. HWY. 51. THE ACCESS POINT SHALL BE LOCATED APPROXIMATELY AS SHOWN ON THIS PLAN.
 - D. THERE SHALL BE NO BUILDING, STRUCTURAL FACILITY, OR PARKING LOT OR STRUCTURE ERECTED EAST OF THE CMUD RIGHT-OF-WAY.
 - E. SCREENING AND BUFFERING SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.

PROPOSED LAND USE PLAN FOR:
JAMES E. BODY AND ASSOCIATES PROPERTY
CITY OF CHARLOTTE, NORTH CAROLINA

*Approved by
City Council
6/20/83*

Petition 1982-23

PREPARED MARCH 4, 1982 BY:
REVISED APRIL 9, 1982
REVISED NOV. 2, 1982
REVISED DEC. 1 1982

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SCALE 1 INCH : 200 FEET