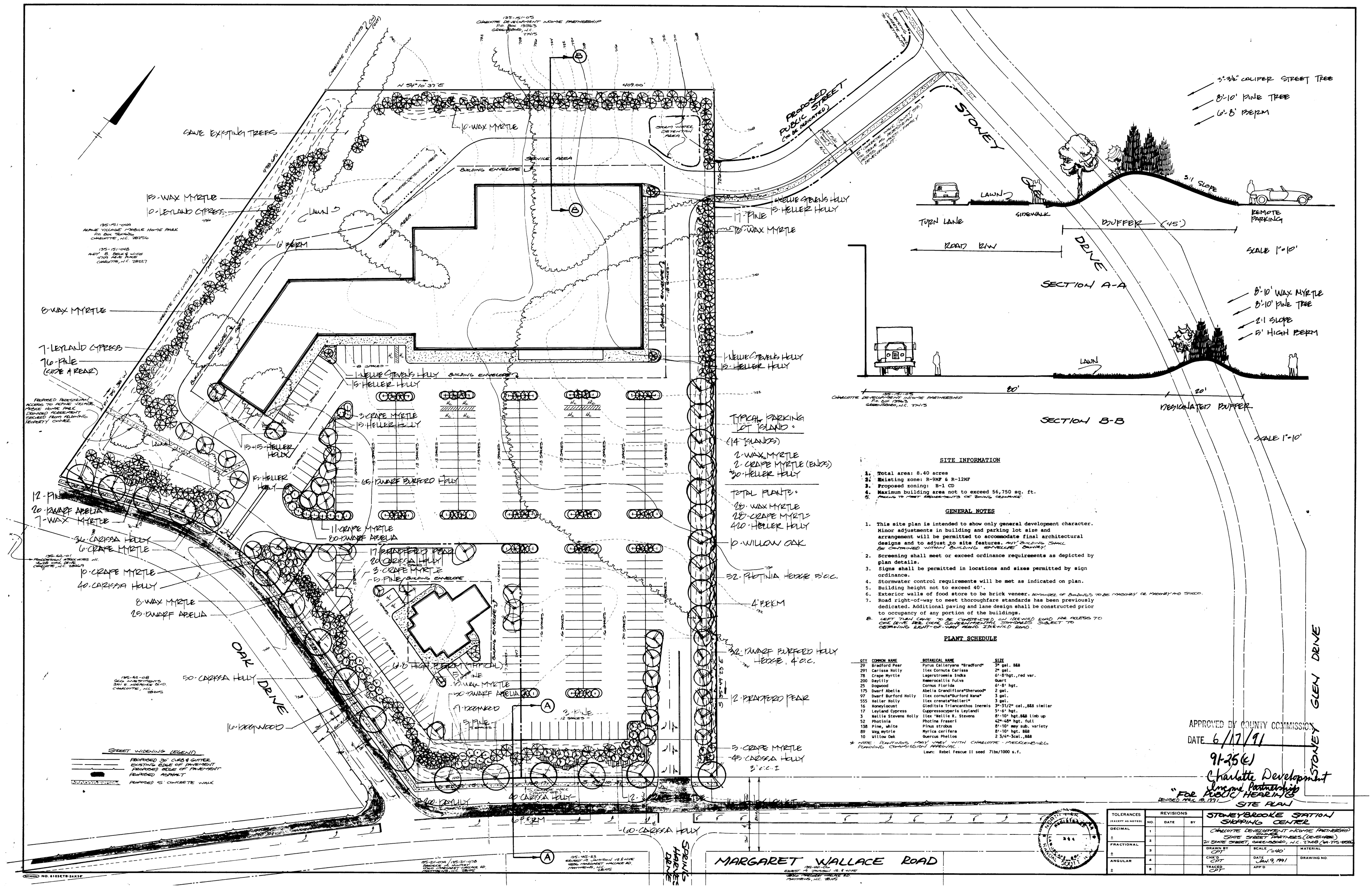

SITE INFORMATION

1. Total area: 8.40 acres
2. Existing zone: R-9MF & R-12MF
3. Proposed zoning: B-1 CD
4. Maximum building area not to exceed 56,750 sq. ft.
5. PARKING TO MEET REQUIREMENTS OF ZONING ORDINANCE.

GENERAL NOTES

1. This site plan is intended to show only general development character. Minor adjustments in building and parking lot size and arrangement will be permitted to accommodate final architectural designs and to adjust to site features. ANY BUILDING SHALL BE CONTAINED WITHIN BUILDING ENVELOPE BOUNDRY.
2. Screening shall meet or exceed ordinance requirements as depicted by plan details.
3. Signs shall be permitted in locations and sizes permitted by sign ordinance.
4. Stormwater control requirements will be met as indicated on plan.
5. Building height not to exceed 40'.
6. Exterior walls of food store to be brick veneer. DEMANDER OF BUILDINGS TO BE MASONRY OR MASONRY AND STUCCO.
7. Road right-of-way to meet thoroughfare standards has been previously dedicated. Additional paving and lane design shall be constructed prior to occupancy of any portion of the buildings.
8. LEFT TURN LANE TO BE CONSTRUCTED ON IDLEWILD ROAD FOR ACCESS TO OAK DRIVE PER LOCAL GOVERNMENTAL STANDARDS SUBJECT TO OBTAINING RIGHT-OF-WAY ALONG IDLEWILD ROAD.

PLANT SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE
29	Bradford Pear	Pyrus Calleryana "Bradford"	3" gal. B&B
291	Carissa Holly	Ilex Cornuta Carissa	2" gal.
78	Crape Myrtle	Lagerstroemia Indka	6'-8'hgt.,red var.
200	Daylily	Hemerocallis Fulva	Quart
25	Dogwood	Cornus Florida	6'-8' hgt.
175	Dwarf Abelia	Abelia Grandiflora"Sherwood"	2 gal.
97	Dwarf Burford Holly	Ilex cornuta"Burford Nana"	3 gal.
555	Heller Holly	Ilex crenata"Helleri"	3 gal.
16	Honeylocust	Gleditsia Triancanthos Inermis	3"-3 1/2" cal.,B&B similar
17	Leyland Cypress	Cuppressocyparis Leylandi	5'-6' hgt.
3	Nellie Stevens Holly	Ilex 'Nellie R. Stevens	8'-10' hgt.B&B limb up
52	Photinia	Photina Fraseri	42"-48" hgt. full
138	Pine, white	Pinus strobus	8'-10' may sub. variety
89	Wax myrtle	Myrica cerifera	8'-10' hgt. B&B
10	Willow Oak	Quercus Phellos	2 3/4"-3cal.,B&B

* NOTE: PLANTINGS MAY VARY WITH CHARLOTTE - MECKLENBURG PLANNING COMMISSION APPROVAL.

Lawn: Rebel Fescue II seed 7lbs/1000 s.f.

APPROVED BY COUNTY COMMISSION
DATE 6/17/91
91-25(c)
Charlotte Development Income Partnership
"FOR PUBLIC HEARING"
REVISED APRIL 18, 1991

SITE PLAN

TOLERANCES (EXCEPT AS NOTED)	REVISIONS NO.	DATE	BY	STONEYBROOKE STATION SHOPPING CENTER
DECIMAL ±	1			CHARLOTTE DEVELOPMENT INCOME PARTNERSHIP OWNER
	2			STATE STREET PARTNERS (DEVELOPER) 211 STATE STREET, GREENSBORO, N.C. 27408 (919-275-8886)
FRACTIONAL ±	3			DRAWN BY CPT · SCALE 1"=40' · MATERIAL
ANGULAR ±	4			CHK'D CPT · DATE JAN. 9, 1991 · DRAWING NO.
	5			TRACED CPT · APP'D