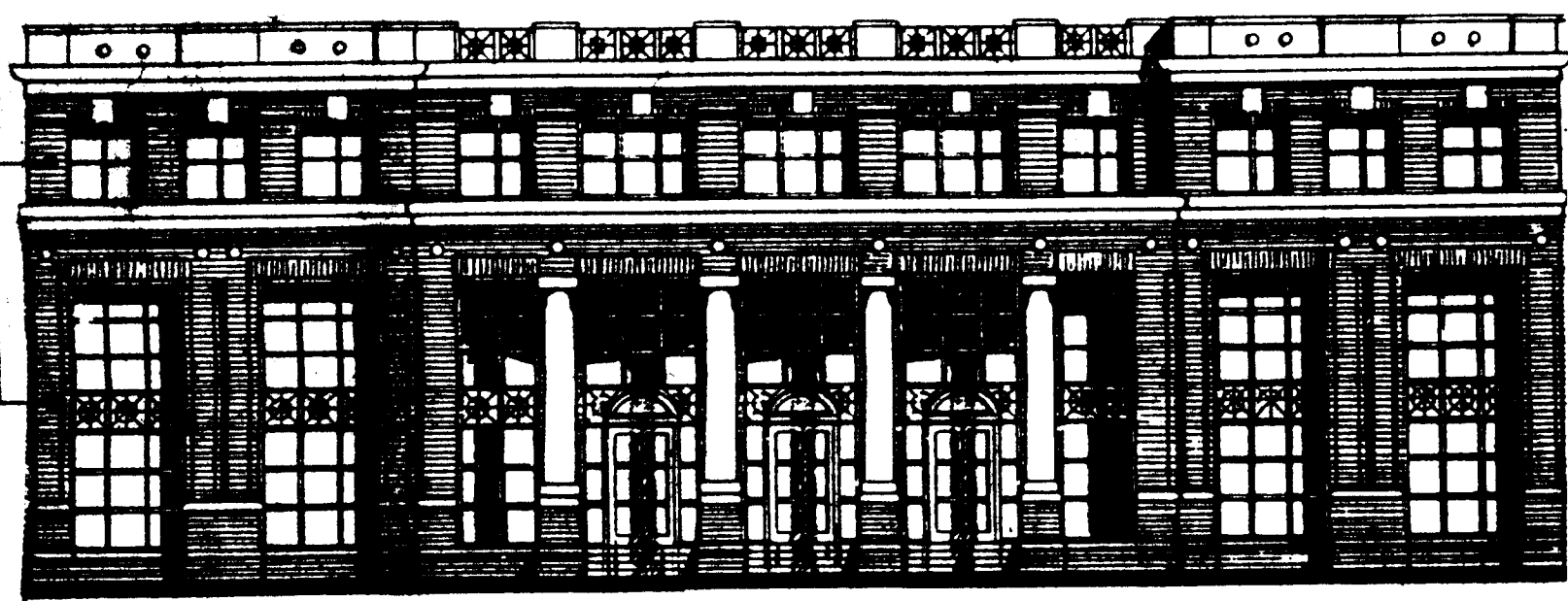
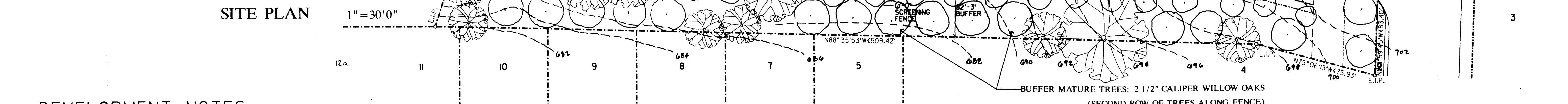


LOCATION MAP

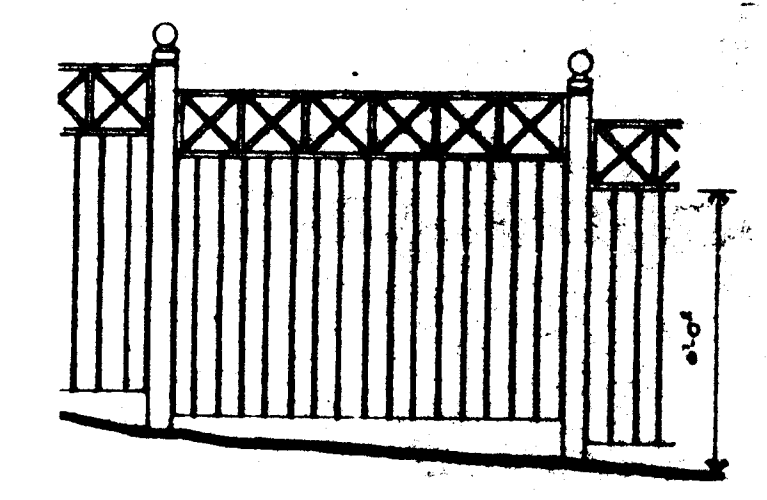


ELEVATION AT PROVIDENCE ROAD
 1/16" = 1'-0"

NOTE: ELEVATION SHOWS DESIGN INTENT. SPECIFIC DETAILS MAY VARY AND THE ELEVATIONS MAY ALSO BE ALTERED TO ACCOMMODATE A POSSIBLE DRIVE-THRU FOR A BANK SUBJECT TO NOT 13.



SITE PLAN
 1" = 30'-0"



FENCE ELEVATION

MATERIAL: NATURAL WOOD
 PICKET/RAILS TO MAINTAIN FENCE IN GOOD CONDITION

DEVELOPMENT NOTES

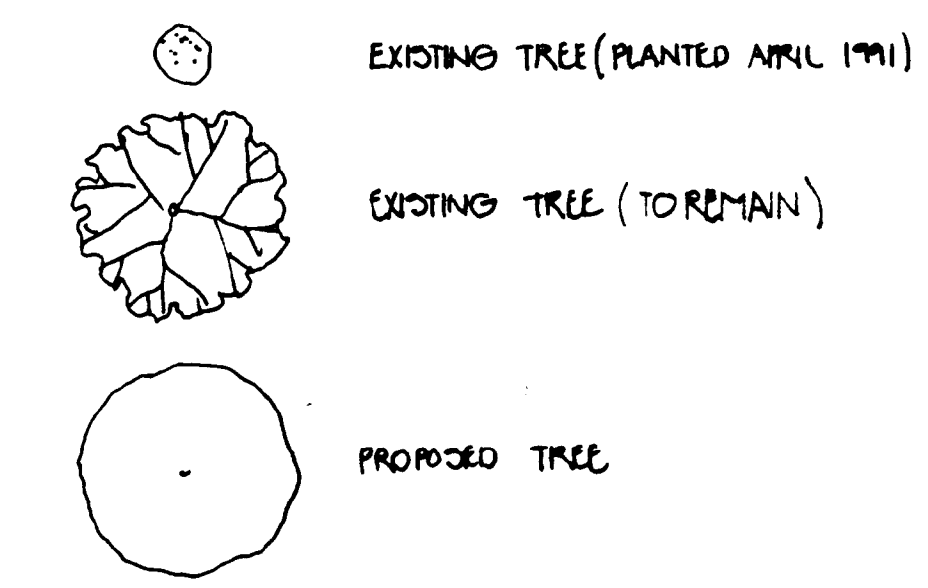
- BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEY BY R.B. PHARR AND ASSOCIATES SURVEYING AND MAPPING, DATED JULY 21, 1993.
- BUILDING HEIGHT WILL NOT EXCEED THREE AND ONE HALF STORES. MAXIMUM HEIGHT OF FEET PLUS FOR EVERY TWO FEET IN HEIGHT ABOVE FEET THE MINIMUM SIDE YARD SHALL BE INCREASED ONE FOOT.
- ALL DEVELOPMENT STANDARDS FOR THE DISTRICT AS SET FORTH IN THE CITY OF CHARLOTTE ZONING ORDINANCE SHALL BE MET OR EXCEEDED.
- BUILDINGS SHALL MEET OR EXCEED THE REQUIRED SETBACKS, REAR YARDS AND SIDE YARDS AS ESTABLISHED IN THE CITY OF CHARLOTTE ZONING ORDINANCE.
- BUFFERING AND/OR SCREENING SHALL AS A MINIMUM CONFORM TO SECTIONS 12.302 AND 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE, AND THE CITY OF CHARLOTTE TREE ORDINANCE REQUIREMENT, ALONG THE PERIMETER OF THE SITE TREES WILL BE PLANTED AT A MAXIMUM OF 40'-0" O.C.
- SPECIAL CARE WILL BE TAKEN TO PROVIDE A HIGH QUALITY DEVELOPMENT WITH EMPHASIS ON LANDSCAPING, BUILDING ARCHITECTURE, AND SITE ARRANGEMENT DESIGN. THE ARCHITECTURAL DESIGN WILL BE SYMPATHETIC TO THE ADJACENT STRUCTURES. THE ELEVATION SHOWN ILLUSTRATES THIS INTENT AND COMMIT'S TO BUILDING MATERIAL.
- ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS AND FIRE RATED CONSTRUCTION WILL PROVIDE TO MEET OR EXCEED THE CITY OF CHARLOTTE FIRE MARSHAL SPECIFICATIONS.
- ALL SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE REQUIREMENTS.
- EXTERIOR LIGHTING WILL BE DESIGNED AND LOCATED TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES. THIS SHALL INCLUDE THE USE OF LOW LEVEL LIGHTING THAT DIRECTS LIGHT INWARD AWAY FROM THE SINGLE FAMILY COMMUNITY. LIGHT POLES ARE TO HAVE A MAXIMUM HEIGHT OF 15' (INCLUDING BASE).
- PARKING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE REQUIREMENTS.
- VEHICLE ACCESS POINTS ARE LIMITED TO THOSE SHOWN ON THE PLAN. CONFIGURATION OF DRIVEWAYS AND ACCESS POINTS ARE SUBJECT TO MINOR MODIFICATIONS AS NECESSARY TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLAN, AS WELL AS D.O.T. STANDARDS.
- SITE DEVELOPMENT SHALL COMPLY WITH THE CITY OF CHARLOTTE STORMWATER DETENTION ORDINANCE. DETENTION FACILITIES WILL NOT BE IN BUFFER.
- THIS SITE PLAN IS INTENDED TO SHOW ONLY GENERAL DEVELOPMENT CHARACTER. MINOR MODIFICATIONS TO THE CIRCULATION, SPOT ELEVATIONS, PARKING AND BUILDING CONFIGURATIONS MAY BE REQUIRED TO ACCOMMODATE FINAL ARCHITECTURAL AND SITE DESIGN AND TO ADJUST TO OTHER SITE FEATURES. SUCH MODIFICATIONS MAY BE APPROVED ADMINISTRATIVELY BY THE PLANNING COMMISSION STAFF AS LONG AS THE OVERALL INTENT OF THE PLAN AND THE INTERNAL AND EXTERNAL RELATIONSHIP SHOWN HERE ARE MAINTAINED.
- ADDITIONAL RIGHT OF WAY, EQUAL TO 50 FT. FROM CENTER LINE OF ROAD, WILL BE DONATED FEE SIMPLE TO NC DOT ALONG PROVIDENCE ROAD PRIOR TO INSURANCE OF ANY PERMIT FOR ANY BUILDING.
- ALL LANDSCAPING ON THE EXTERIOR OF THE PROPOSED FENCE SHALL BE MAINTAINED BY THE SUBJECT PROPERTY OWNER.
- DRIVEWAY LOCATIONS TO COORDINATE WITH ADMINISTRATORS OF TREE ORDINANCE. INTERNAL LANDSCAPE AREAS SHALL MEET OR EXCEED ORDINANCE STANDARDS.
- NO LARGE MATURING TREES ARE TO BE PLANTED UNDER POWER LINES.
- IF LOADING SPACE IS REQUIRED IT WILL BE REQUIRED AT LOWER LEVEL.
- EXISTING SIDEWALK AND CURB ALONG STREETS SHALL BE REPLACED AS PER CITY ENGINEERING DEPT. REQUIREMENTS

DEVELOPMENT DATA

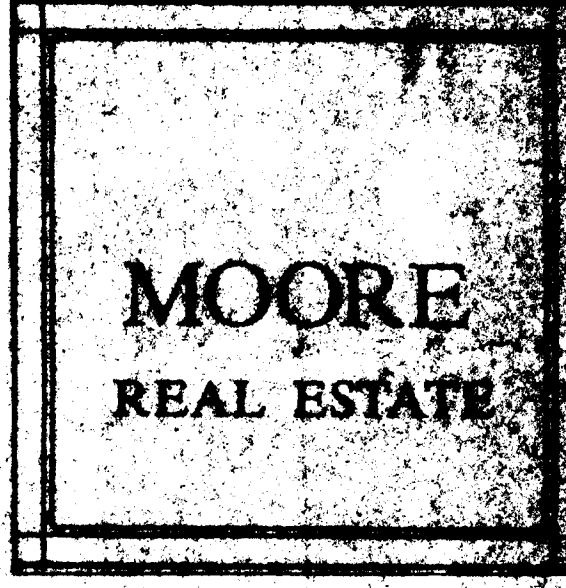
EXISTING ZONING	0.2, R.22MF, R.43MF
PROPOSED ZONING	O 1CD
SITE AREA	3.8 ACRES
MAX. BUILDING AREA	58,900 S.F.
PARKING REQUIRED	197 SPACES
PARKING PROVIDED TO MEET OR EXCEED REQUIREMENTS	
PROPOSED USE	OFFICE BUILDING
IF MEDICAL OR FINANCIAL USE IS PROPOSED, A REDUCTION IN BUILDING SIZE AND/OR RECONFIGURATION OF PARKING PLAN WILL BE REQUIRED.	
BUILDING HEIGHT	4'-5" - 6'-0"

ADJOINING PROPERTY OWNERS

1. 155-01-25	PHIL AULL STUDIOS, INC. 215 PROVIDENCE ROAD CHARLOTTE, NC 28207	4. 155-021-45	GEORGE G. ARKEBAUER AND WIFE 2139-A DARTMOUTH PLACE CHARLOTTE, NC 28207	11. 155-021-14	EDMUND H. MACHEN AND WIFE 210 DARTMOUTH PLACE CHARLOTTE, NC 28207
2. 155-01-03	PROVIDENCE COLONIAL ASSOCIATES 25 COLONIAL AVENUE CHARLOTTE, NC 28207	4. 155-021-46	JAMES R. HOOD, JR. 25 COLONIAL AVENUE CHARLOTTE, NC 28207	12a. 155-021-13	ROBERT C. WHITE CHARLOTTE, NC 28207
3. 155-029-03	CITY OF CHARLOTTE PARK & RECREATION 600 E. FOURTH STREET CHARLOTTE, NC 28202	4. 155-021-47	KATHRYN W. BARTHOLOMEW 230 PROVIDENCE ROAD CHARLOTTE, NC 28207	12b. 155-021-04	FIVE HUNDRED ELEVEN LTD. PARTNERSHIP C/O M. JACKSON 555 HEMSTEAD PLACE CHARLOTTE, NC 28207
4. 155-021-35	KATHRYN E. FLATTERY 2121 DARTMOUTH PLACE CHARLOTTE, NC 28207	4. 155-021-48	ARTHUR KORTHEUER AND WIFE 224 PROVIDENCE ROAD CHARLOTTE, NC 28207	13. 155-021-03	LITTLE THEATRE OF CHARLOTTE, INC. 50 QUEENS ROAD CHARLOTTE, NC 28207
4. 155-021-36	TERRY C. PARKER 2125 DARTMOUTH PLACE CHARLOTTE, NC 28207	4. 155-021-49	GLENDIA J. TALLEY 220 PROVIDENCE ROAD D-2 CHARLOTTE, NC 28207	14. 155-021-02	PHILIP S. AULL AND WIFE 409 QUEENS ROAD CHARLOTTE, NC 28207
4. 155-021-37	JACK L. WILSON 3009 MICHELLE DRIVE CHARLOTTE, NC 28105	4. 155-021-50	KOREN E. SICKLES 222 PROVIDENCE ROAD CHARLOTTE, NC 28207	15. 155-021-01	MARIA T. KYRITSIS, BY WILL 401 QUEENS ROAD CHARLOTTE, NC 28207
4. 155-021-38	JOSEPHINE H. HICKS 2123-B DARTMOUTH PLACE CHARLOTTE, NC 28207	4. 155-021-51	MELINDA L. HELMS 228 PROVIDENCE ROAD D-4 CHARLOTTE, NC 28207	16. 155-015-12	REBECCA L. FOSTER 229 S. CALDWELL ROAD #1 CHARLOTTE, NC 28207
4. 155-021-39	ERWIN K. YARBROUGH, JR. 2129 DARTMOUTH PLACE CHARLOTTE, NC 28207	5. 155-021-52	HARRY NEWSOME AND WIFE 429 FENTON PLACE CHARLOTTE, NC 28207	16. 155-015-13	ALEXANDER ROSSITCH AND JOHN P. ADRIANALP AND WIFE 327 BENTLEY PLACE CHARLOTTE, NC 28207
4. 155-021-40	IRVIN S. PERRY AND WIFE 2133 DARTMOUTH PLACE CHARLOTTE, NC 28207	6. 155-021-18	CHRISTOPHER R. SNYDER 2133 DARTMOUTH PLACE CHARLOTTE, NC 28207	16. 155-015-14	ERIC L. SLAUGHTER 293 S. CALDWELL ROAD #3 CHARLOTTE, NC 28204
4. 155-021-41	MELINDA B. HINSON 2131-A DARTMOUTH PLACE B-3 CHARLOTTE, NC 28207	7. 155-021-17	MARY H. HOWERTON 215 DARTMOUTH PLACE CHARLOTTE, NC 28207	16. 155-015-15	A.F. SLOAN AND CHARLES TWITTY AND WIFE 3826 SILVERBELL ROAD CHARLOTTE, NC 28207
4. 155-021-42	SCOTT W. BROWN AND WIFE 1525 BILMORE DRIVE CHARLOTTE, NC 28207	8. 155-021-53	DOUGLAS K. WASHBURN AND 741 KENILWORTH AVENUE #100 CHARLOTTE, NC 28204	16. 155-015-16	ALICE W. CANNON 248 COLONIAL AVENUE #5 CHARLOTTE, NC 28207
4. 155-021-43	SARA E. HOUSTON 2137 DARTMOUTH PLACE CHARLOTTE, NC 28207	9. 155-021-16	WILLIAM A. MORRISSETT AND WIFE 2109 DARTMOUTH PLACE CHARLOTTE, NC 28207	16. 155-015-17	WILMA J. SKIBBE 248 COLONIAL AVENUE #6 CHARLOTTE, NC 28207
4. 155-021-44	SALLIE M. HUDGES 2141 DARTMOUTH PLACE CHARLOTTE, NC 28207	10. 155-021-15	DONALD H. CALDWELL AND WIFE 2105 DARTMOUTH PLACE CHARLOTTE, NC 28207	16. 155-015-18	WALTER S. FREEMAN 831 WINGRAVE DRIVE CHARLOTTE, NC 28207



RE-ZONING PLAN FOR PUBLIC HEARING



APPROVED BY CITY COUNCIL
 DATE: 12/21/1994

TAX 155-021-34, 33, 31, 30, 29,
 28, 27, 26, 25, 24,
 23, +32!

PROJECT DATE: 20 DEC 94
 REVISED 31 JANUARY 1995
 2 FEBRUARY 1995
 29 MARCH 1995