

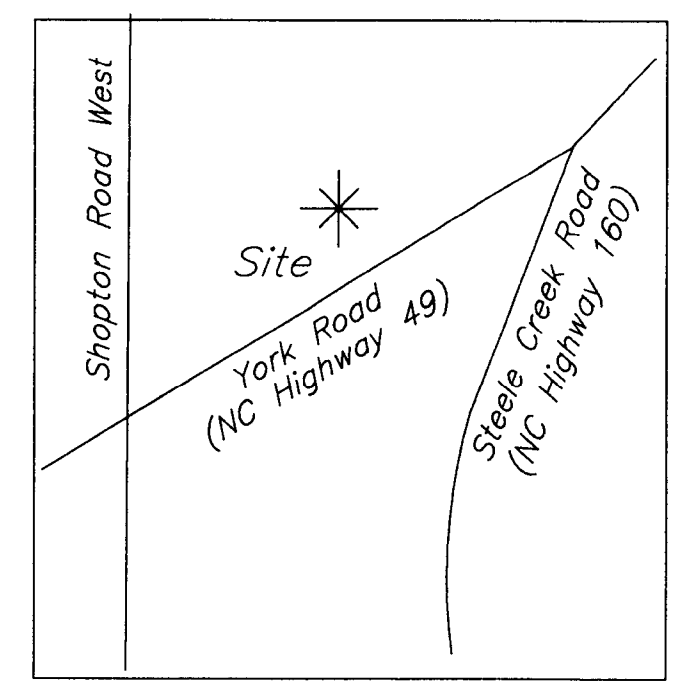
**SITE DATA**

TAX PARCEL #: 199-551-07 - PORTION OF  
 TOTAL SITE AREA: 2.72 ACRES  
 EXISTING ZONING: R-17 MF (CD) - (PORTION OF CASE 92-14 (c))  
 PROPOSED ZONING: O-1 (CD)  
 PROPOSED USE: GENERAL AND MEDICAL OFFICE  
 PROPOSED BUILDING AREA: 30,000 SQ. FT.  
 MAX. BUILDING HEIGHT: 40'

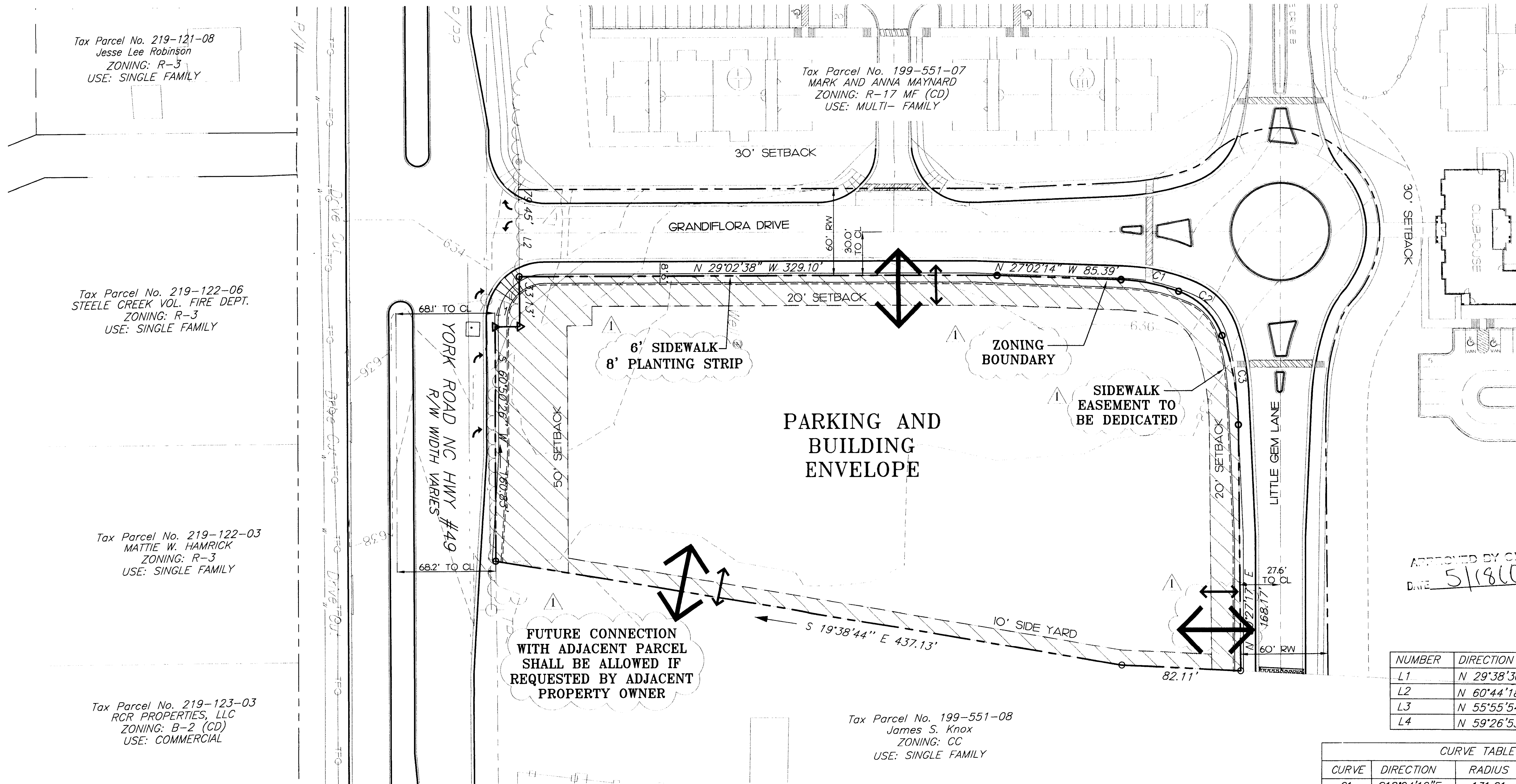
**DEVELOPMENT STANDARDS**

- The site will be developed in accordance with the standards depicted in the O-1 Zoning District of the Charlotte Zoning Ordinance (the Ordinance).
- Use of the site shall be for an office development with up to 30,000 sq. ft. General office uses and medical uses allowed in the O-1 district, including their allowed accessory uses shall be permitted.
- Site Plan is conceptual, minor variations of actual placement of building, parking, and open space may be allowed.
- The design intent is that buildings will front the public streets. Parking shall be behind or on the side of buildings fronting the public streets. No parking shall be allowed between buildings and the public street the building relates to.
- The number of vehicular access points to the Site shall be limited to the number depicted on this Site Plan. The exact design and location of each access point may vary so long as it meets the City of Charlotte Department of Transportation's requirements and the North Carolina Department of Transportation's requirements where applicable.

- Petitioner shall provide for pedestrian and vehicular connectivity to the adjacent office parcel. The exact location of the connection may vary depending on final site layout.
- Storm water detention has been accommodated on the adjacent apartment site, Magnolia Station Apartments, as such; no storm water structures are anticipated on this site. If storm water detention structures are provided on site, they will not be located in the setbacks.
- The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
- An 8' planting strip and a 6' sidewalk shall be installed along York Road, Grandiflora Drive and Little Gem Lane.
- Street Tree selection for York Road, Grandiflora Drive and Little Gem Lane shall be coordinated to be the same species and variety as those selected for the adjacent apartment project, Magnolia Station Apartments. The 50' setback on York Road shall be landscaped in the same manner as the adjacent apartment project, Magnolia Station Apartments.
- A 50' setback shall be maintained along York Road. 20' setbacks shall be maintained along Grandiflora Drive and Little Gem Lane. Buildings and parking shall not be allowed in the setbacks.
- The height of any freestanding lighting fixture, including its base may not exceed 20 feet. All lighting shall be capped.
- Wall pack lighting is not permitted.
- The site shall comply with all City of Charlotte Tree Ordinance requirements.
- Screening shall conform to section 12.303 of the Ordinance.
- Signage shall be limited to 7 height monument signs with a maximum of 32 square feet sign area. Signs shall conform to section 13.108 of the Ordinance.
- Fire protection shall be provided in accordance with the Fire Marshall's requirements.
- The total number of buildings shall be limited to five.
- Building architectural style shall be traditional in nature. 50% of the wall face materials shall be brick. In addition, expanses of blank wall may not exceed 20' in length and clear vision glass windows shall be used at street level.
- Buildings facing the public streets shall have pedestrian friendly entrance and connection to the public sidewalk.
- Petitioner shall dedicate sidewalk easement for any required public street sidewalks that fall outside of the right of way.



VICINITY MAP  
NOT TO SCALE



APPROVED BY CITY COUNCIL  
DATE 5/18/05

NUMBER	DIRECTION	DISTANCE
L1	N 29°38'30" W	17.18'
L2	N 60°44'18" E	112.58'
L3	N 55°55'54" E	218.01'
L4	N 59°26'53" E	162.75'

CURVE TABLE			
CURVE	DIRECTION	RADIUS	LENGTH
C1	S18°04'12"E	131.01	40.40
C2	S15°42'20"W	50.00	43.53
C3	S50°33'02"W	180.00	62.23

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MAGNOLIA STATION REZONING  
CHARLOTTE, NC

MAGNOLIA STATION APARTMENTS, LLC  
P.O. BOX 1229  
WILMINGTON, NC 28402

**Design Resource Group**  
1230 West Morehead Street, Suite 214  
Charlotte, NC 28208  
704.343.0608 fax 704.358.3093  
www.drgp.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

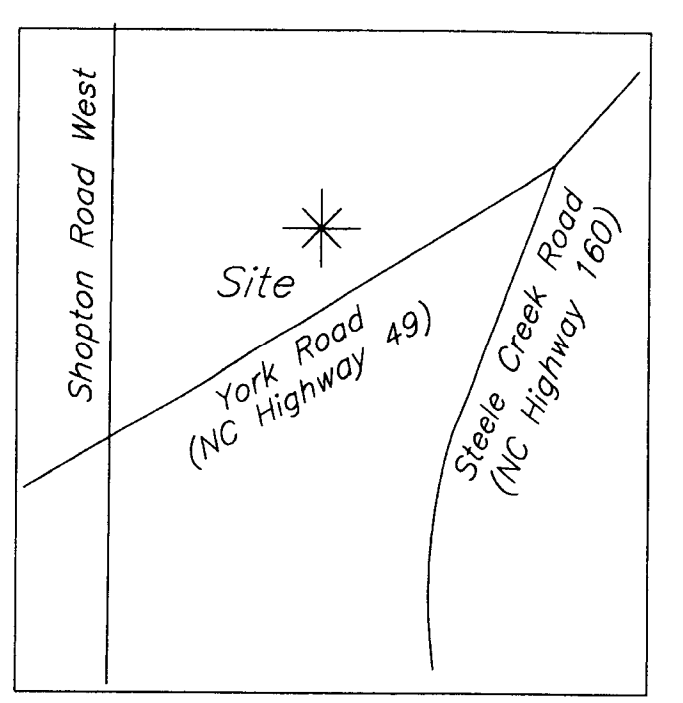
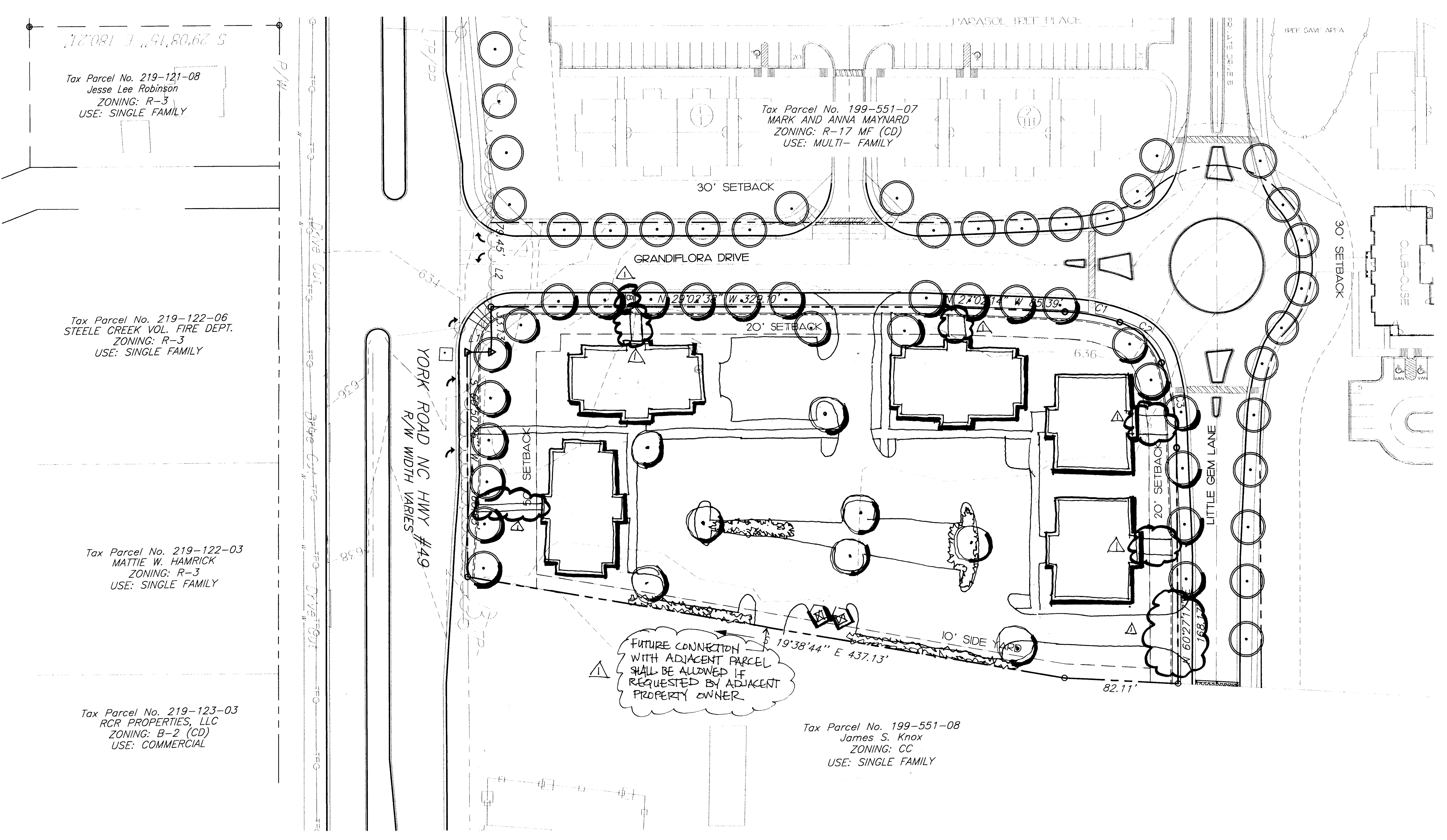
**DRG**

**TECHNICAL SITE PLAN**  
FOR PUBLIC HEARING  
REZONING PETITION #2005-58



Scale: 1" = 40'  
Date: 24 JAN 2005  
Project No.: 134-010  
Revisions:  
3/18/05 PER CMPC REVIEW

Sheet 1 Of 2



VICINITY MAP  
NOT TO SCALE

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**DRG**

**SCHEMATIC SITE PLAN**  
FOR PUBLIC HEARING  
REZONING PETITION #205-58



Scale: 1" = 40'  
Date: 24 JAN 2005  
Project No.: 134-010  
Revisions:  
3/18/05 PER CMPC REVIEW

Sheet 2 Of 2