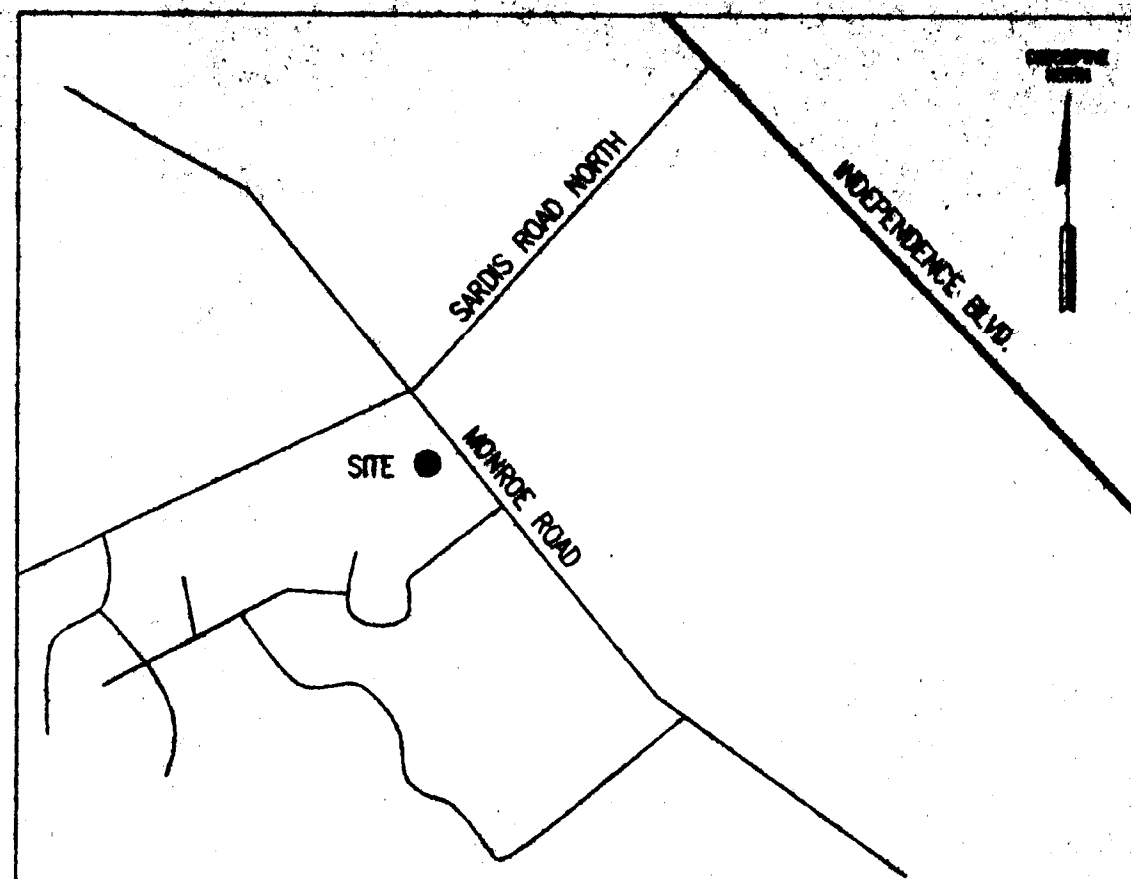


ZONING CODE SUMMARY

1. GENERAL INFORMATION
 ZONING: Q-1 (C2) JURISDICTION: CHARLOTTE, N.C.
 PROPOSED USE: OFFICE
 BUILDING HEIGHT: 37 FEET STORES: TWO
 BUILDING COVERAGE: 2588 SQ. FT. GROSS FLOOR AREA: 5,000 SQ. FT.
 LOT SIZE: 2.24 SQ. FT./ACRES NUMBER OF UNITS/SUITES:
 YARD REQUIREMENTS:
 MIN. SETBACK: 30 FT. FROM CENTERLINE OF ROAD
 SIDE YARD (L): CD FT. SIDE YARD (R): CD FT.
 REAR YARD: CD FT.

2. OFF-STREET PARKING
 PARKING SPACES REQUIRED = 17 SPACES.
 PARKING SPACES PROVIDED = 31 PLUS 2 HANDICAPPED
 SCREENING REQUIREMENTS:
 - ALL OFF-STREET PARKING AND LOADING AREAS SHALL BE SCREENED AS INDICATED ON THE DRAWING.
 - SHRUBS USED IN ANY SCREENING OR LANDSCAPING MUST BE EVERGREEN, AT LEAST 2-1/2 FEET TALL WHEN PLANTED AND NO FURTHER APART THAN 5 FEET. THEY MUST BE OF A VARIETY AND MAINTAINED SO THAT AN AVERAGE HEIGHT OF 5 TO 6 FEET SHOULD BE EXPECTED AS NORMAL GROWTH WITHIN 4 YEARS OF PLANTING.
 - ALL OFF-STREET PARKING SHALL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 21 OF CITY CODE "TREES".

3. SITE TRIANGLES
 SITE TRIANGLES ARE TO BE PROVIDED AT DRIVE INTERSECTIONS. A SITE TRIANGLE IS DEFINED AS AN AREA BOUNDED ON TWO SIDES BY THE INTERSECTING RIGHT-OF-WAY LINES, MEASURED 35 FEET IN EACH DIRECTION FROM THEIR POINT OF INTERSECTION, AND ON THE THIRD SIDE BY THE DIAGONAL LINE CONNECTING THE ENDS OF THE 35 FOOT SIDES. NO STRUCTURE, SIGN, PLANT, SHRUB, TREE, BERM, FENCE, WALL OR OTHER OBJECT OF ANY KIND SHALL BE INSTALLED, CONSTRUCTED, SET OUT OR MAINTAINED SO AS TO OBSTRUCT CROSS-VISIBILITY AT A LEVEL BETWEEN 30 AND 72 INCHES ABOVE THE LEVEL OF THE CENTER OF THE STREET INTERSECTION.

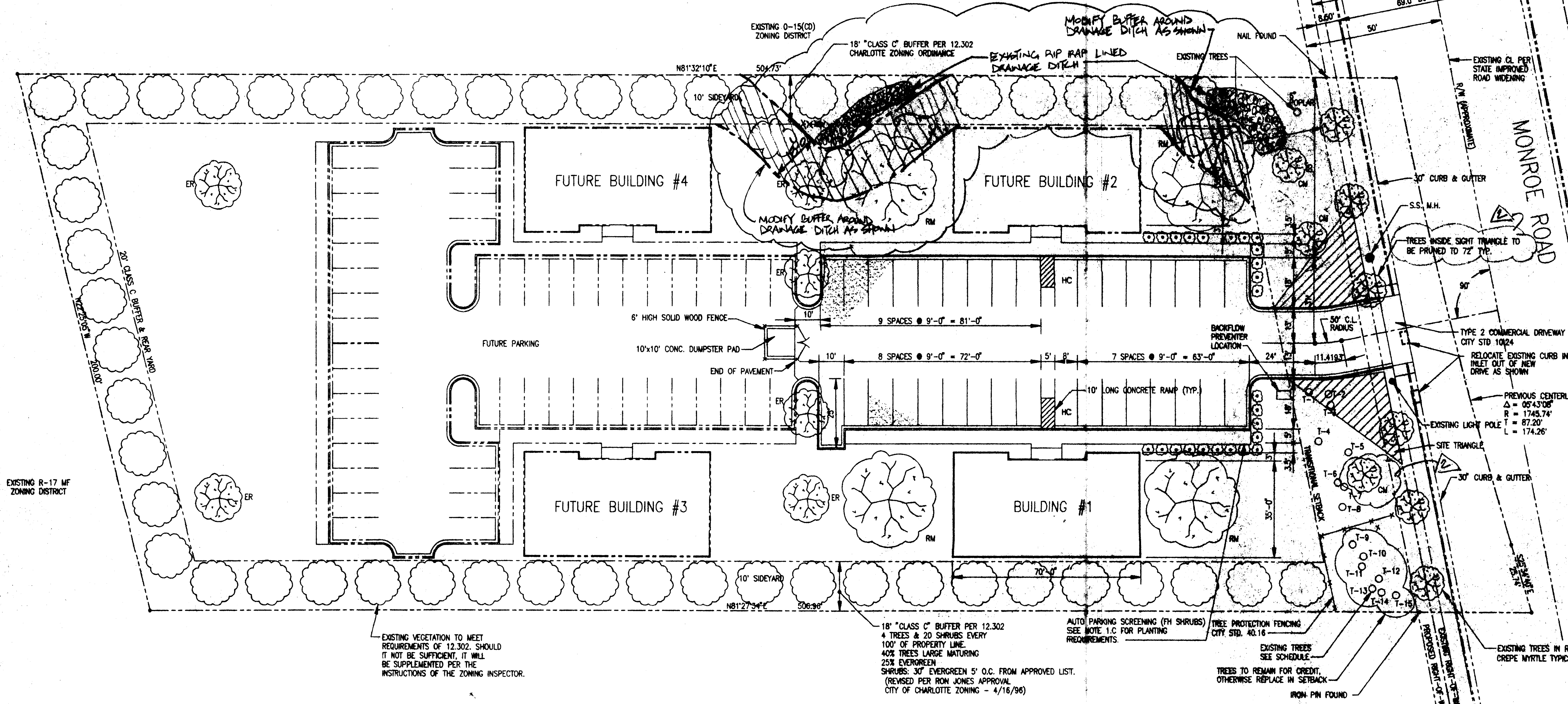


VICINITY MAP N.T.S.

CLASSIFICATION	MINIMUM	DESIRABLE	DESIRABLE PERCENT
SMALL MAULING	10"	24"	25%
LARGE MAULING	12"	36"	25%
SMALL MAULING	10"	24"	25%
SHRUB	10"	24"	25%

REQUIREMENTS OF CHAPTER 21 OF CITY CODE "TREES"

- A. INTERIOR LANDSCAPING REQUIREMENTS
- THE BUILDING SITE IS TO BE LANDSCAPED AT A RATE EQUAL TO 10% OF THE TOTAL IMPERVIOUS SURFACE ON THE SITE.
 - TOTAL IMPERVIOUS AREA = 12,500 S.F. = .028 ACRES
 - REQUIRED LANDSCAPING AREA = 1,250 S.F.
 - PROVIDED LANDSCAPING AREA = 45,221 S.F. = 1.03 ACRES
 - INTERIOR USE PLANTING IS REQUIRED AT THE DISCRETION OF THE PLANNING DEPARTMENT.
 - MINIMUM REQUIRED TREES = 2
 - TREES MUST BE PLANTED WITHIN OR ADJACENT TO THE PARKING AREAS, SO THAT ALL PARKING SPACES ARE AT LEAST 50 FEET AWAY FROM ANY TREE. MINIMUM UNPAVED LANDSCAPING AREA PER TREE SHALL BE 200 SQUARE FEET WITH SUCH LANDSCAPING AREA COMPRISING A MINIMUM DIAMETER OF 8 FEET AT THE BASE OF THE TREE.
 - ALL TREES PLANTED ALONG THE PERIMETER OF PARKING AREAS SHALL BE LARGE MAULING TREES. 4" MINIMUM DBH PER TREE SHALL BE 2 FEET AND THE SPACING BETWEEN TREES SHALL BE 8 FEET.
- B. PERIMETER PLANTING REQUIREMENTS
- PROVIDE A CONTINUOUS PLANTING STRIP ALONG THE PERIMETER OF THE SITE WITH A MINIMUM AVERAGE DENSITY OF 8 FEET SPACING PER TREE. MINIMUM UNPAVED LANDSCAPING AREA PER TREE SHALL BE 200 SQUARE FEET WITH SUCH LANDSCAPING AREA COMPRISING A MINIMUM DIAMETER OF 8 FEET AT THE BASE OF THE TREE.
- C. EXISTING TREE PROTECTION
- NO TREE EQUAL TO OR LARGER THAN 6" DBH MAY BE REMOVED FROM THE TREE PROTECTION ZONE WITHOUT A PERMIT, NO GRADING, DEMOLITION, TREEMING, OR OTHER ACTIVITY WHICH MAY CAUSE DISTURBANCE TO THE TREE OR ITS ROOT SYSTEM SHALL BE PERMITTED WITHOUT THE ISSUANCE OF A NECESSARY PERMIT FROM THE CITY.
 - CONSTRUCTION TO BE PERMITTED MUST PROTECT ALL SPECIES BY EXCAVATING TRENCHES TO PROTECT THE TREE PROTECTION ZONE. 2' MINIMUM DITCHES SHALL BE MAINTAINED THROUGHOUT THE SITE.
 - WHEN TREES ARE REMOVED OR PLANTED BY ACCIDENT OR WITHIN THE TREE PROTECTION ZONE, THE OWNER OR CONTRACTOR SHALL MAINTAIN THE PROTECTION ZONE UNTIL THE TREE IS REPLANTED. THE NUMBER OF TREES TO BE REPLANTED SHALL BE THE SAME AS THE NUMBER OF TREES REMOVED OR PLANTED BY ACCIDENT. 4" DBH TREES.
- D. TREE PROTECTION
- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH APPROPRIATE PER CITY CODE. THERE SHALL BE NO DISTURBANCE OF CONSTRUCTION MATERIALS, TRAFFIC OR OTHER P.S. OR DEVICES IN THE TREE PROTECTION ZONE. TREE APPROXIMATES MUST BE INSTALLED BEFORE GRADING / CONSTRUCTION BEGINS.
- E. PLANTING AND MAINTENANCE REQUIREMENTS
- ALL PLANT INSTALLATION SHALL CONFORM TO THE SPECIFICATIONS SET FORTH IN THE AMERICAN STANDARD FOR SHRUB STOCK.
 - NO TREES LOCATED AS LARGE MAULING SHALL BE PLANTED WITHIN 20 FEET OF AN ELECTRICAL DISTRIBUTION LINE.
 - LANDSCAPING AND PLANTING ADJACENT TO A STREET INTERSECTION SHALL NOT BE LOCATED IN THE TREE PROTECTION ZONE. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE ALL ACTIONS NECESSARY TO KEEP LANDSCAPING FREE OF LITTER AND DEBRIS AND TO KEEP PLANTINGS HEALTHY AND GROWING IN APPEARANCE. ANY REMOVED VEGETATION SHALL BE REPLACED IN THE EVENT IT DIES.
 - WHEEL STOPS OR OTHER BARRIERS SHALL BE PROVIDED WHERE TREES MIGHT BE DAMAGED BY VEHICLES.



EXISTING R-17 MF ZONING DISTRICT

EXISTING VEGETATION TO MEET REQUIREMENTS OF 12.302, SHOULD IT NOT BE SUFFICIENT, IT WILL BE SUPPLEMENTED PER THE INSTRUCTIONS OF THE ZONING INSPECTOR.

EXISTING R-17 MF ZONING DISTRICT

18" CLASS "C" BUFFER PER 12.302 CHARLOTTE ZONING ORDINANCE
 4 TREES & 20 SHRUBS EVERY 100' OF PROPERTY LINE.
 40% TREES LARGE MATURING 25% EVERGREEN
 SHRUBS: 30' EVERGREEN 5' O.C. FROM APPROVED LIST. (REVISED PER RON JONES APPROVAL CITY OF CHARLOTTE ZONING - 4/16/96)

AUTO PARKING SCREENING (SH SHRUBS) SEE NOTE 1.C FOR PLANTING REQUIREMENTS.
 TREE PROTECTION FENCING CITY STD. 40.16
 EXISTING TREES SEE SCHEDULE.
 TREES TO REMAIN FOR CREDIT, OTHERWISE REPLACE IN SETBACK.
 IRON PIN FOUND

LABEL	DESCRIPTION	REMOVED
T-1	12" - 14" TUPLE POPLAR	YES
T-2	4" CHERRY	YES
T-3	1/2" POPLAR	YES
T-4	5" GUM	YES
T-5	6" POPLAR	YES
T-6	1/2" PINE	YES
T-7	5" GUM	YES
T-8	4" BIRCH	YES
T-9	6" CHERRY	NO
T-10	1/2" GUM	NO
T-11	7" PINE	NO
T-12	5" POPLAR	NO
T-13	5" BIRCH	NO
T-14	6" PINE	NO
T-15	5" BIRCH	NO

LEGEND

- SOLID LINE: CENTER LINE
- DASHED LINE: EXISTING PROPERTY LINES
- DOTTED LINE: NEW BUILDING OR PARKING
- DASHED WITH DOTS: FUTURE BUILDING
- SOLID WITH DOTS: ASPHALT PARKING
- DASHED WITH DOTS: AUTO PARKING - 5" ABC STONE BASE 2" 1-2 WEARING SURFACE ASPHALT
- DOTTED WITH DOTS: DRIVE BETWEEN PARKING - 6" ABC STONE BASE 2" H-BINDER ASPHALT 1" 1-2 WEARING SURFACE ASPHALT
- SOLID WITH DOTS: 4" THICK 3000 PSI CONCRETE SIDEWALK CONCRETE IS TO HAVE 5/8" ENTRENCHED IRON AND HAND TOoled CONTROL JOINTS AT SPACING EQUAL TO WIDTH OF SIDEWALK.
- CIRCLE WITH DOTS: TREE
- DOT: SHRUB

NOTE:
 SEE SHEET C3 FOR TREE PLANTING DETAILS

SEAL
 ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 01/16/97
 BY: MARTIN R. CRAMPTON, JR.

REVISION	DATE	BY	DESCRIPTION
3	1-6-97	DDM	REVISED PER MONROE ROAD DRAINAGE
2	6-24-96	BBB	REVISED PER TREE DISTANCE
1	8-29-96	BBB	ADDED LAMPING AND P.S. SPACING
0	5-6-96	DDM	REVISED FOR GRADING
D	4-24-96	BBB	REVISED PER TREE PROTECTION ZONE
C	2-20-96	DDM	REVISED PER TREE PROTECTION ZONE
B	10-27-95	BBB	ADDED STORM SEWER, SPECIAL SUBMITTALS
A		BBB	ADDED PER PLAN

CLIENT: OXIDE PARTNERSHIP DEVELOPMENT
 LOCATION: MONROE ROAD CHARLOTTE, N.C.

DATE: 01/16/97
 DRAWN: DDN
 CHECKED: DDN
 APPROVED: DDN
 PROJECT NO: 96-001
 SHEET NO: 02 OF 08
 PLAN FACTOR: 1/8"

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