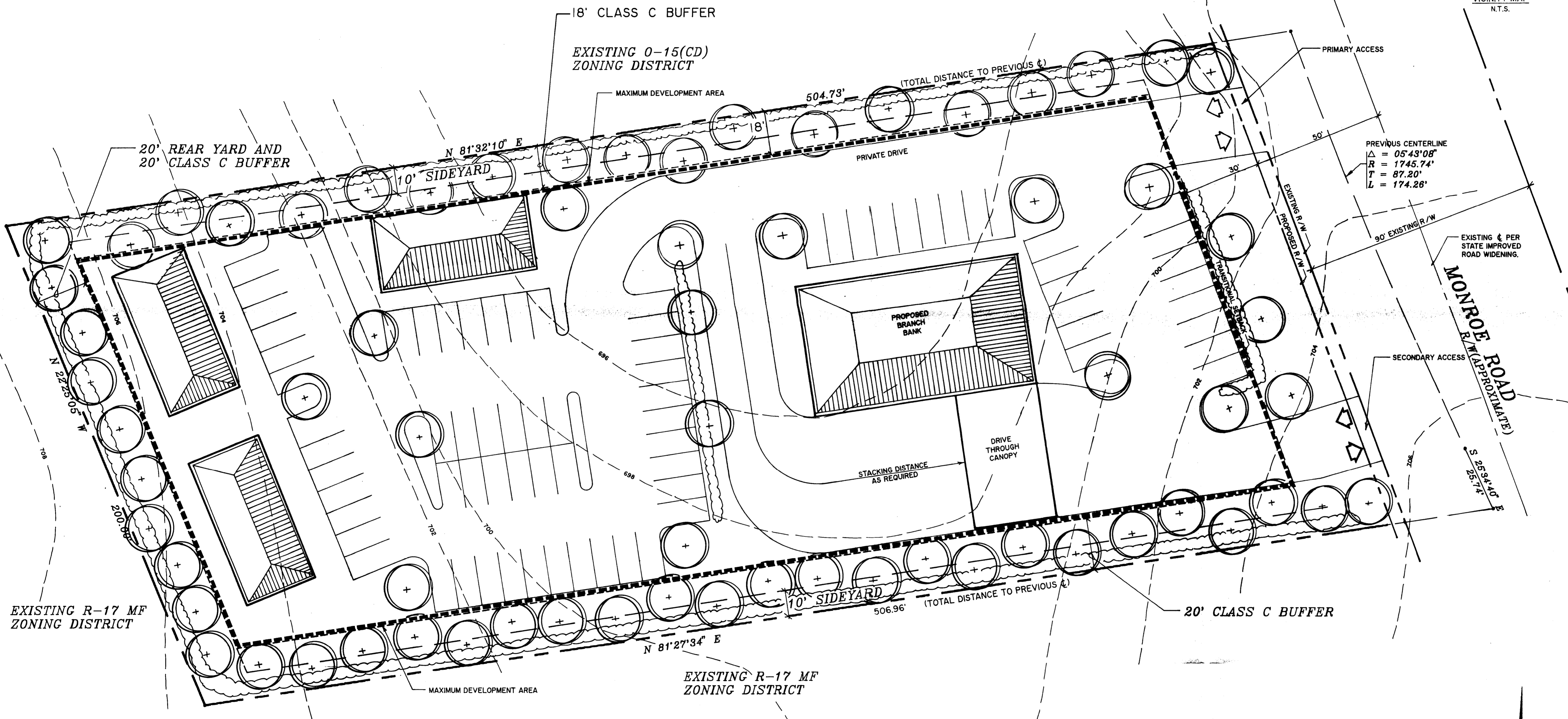
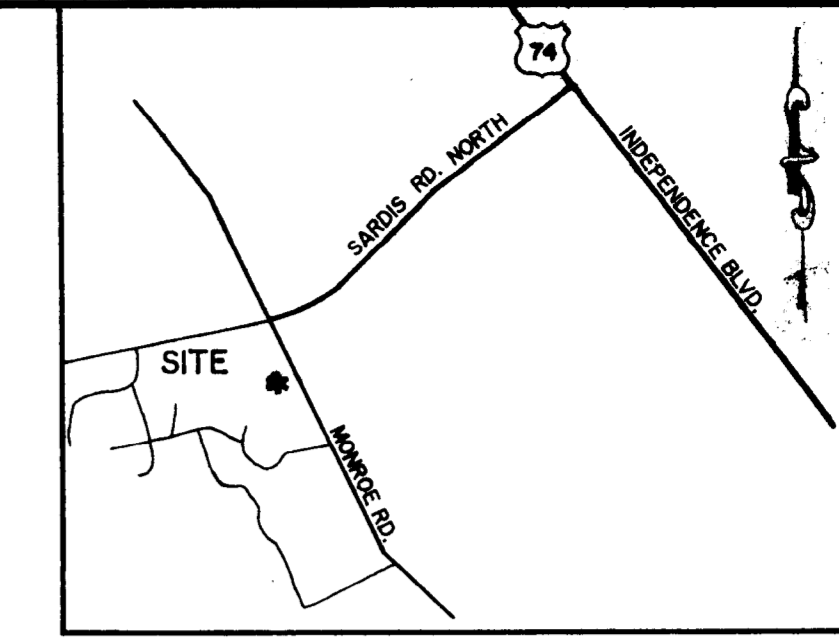


**SITE DATA:**

EXISTING ZONING: R-17MF  
 PROPOSED ZONING: O-1(CD)  
 TOTAL ACRES: 2.24 ACRES  
 PROPOSED USE: BRANCH BANK AND/OR PROFESSIONAL OFFICES  
 MAX. BUILDING S.F.: 20,000 S.F.

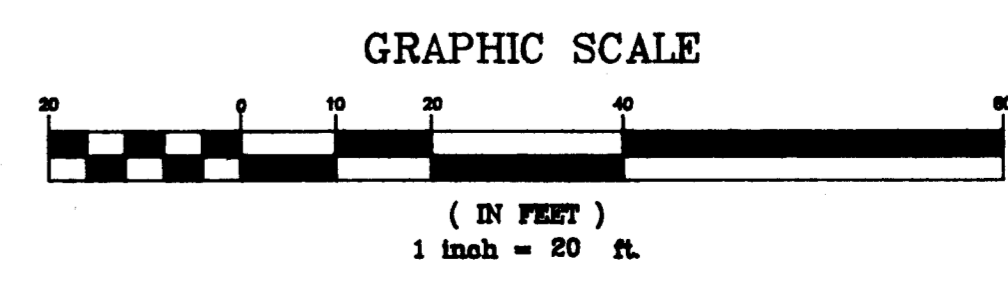


ROBERT G. YOUNG ZONING CONSULTANT  
 704-334-9157

GNA DESIGN ASSOCIATES, INC.  
 528 East Fourth Street  
 Suite 408 (704) 253-1907  
 Charlotte, NC 28202

- CONDITIONAL NOTES:
- THIS SITE PLAN REPRESENTS A FIRM CONCEPT OF DEVELOPMENT. HOWEVER, THE PROPOSED LOCATION AND ARRANGEMENT OF THE BUILDINGS AND PARKING ARE ILLUSTRATIVE IN NATURE AND MAY SHIFT IN RESPONSE TO TENANT REQUIREMENTS, SITE CONSTRAINTS, SPECIFIC BUILDING DESIGN, ETC. IN NO CASE SHALL THE BUILDING AND PARKING/CIRCULATION AREAS EXCEED THE BOUNDARIES OF THE PROPOSED MAXIMUM DEVELOPMENT AREA, AS SHOWN ON THE PLAN.
  - THE PROPOSED SIZE, SHAPE AND LOCATION OF THE BRANCH BANK FACILITY AND OFFICE BUILDINGS MAY VARY FROM THAT SHOWN ON THE PLAN. IN THE EVENT A BRANCH BANK DOES NOT DEVELOP ON THE SITE, THEN THE BRANCH BANK MAY BE REPLACED BY ONE OR MORE GENERAL OFFICE USES/BUILDINGS.
  - THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ORDINANCE REQUIREMENTS PERTAINING TO STORM WATER DETENTION, OFF STREET PARKING, SIGNAGE, LANDSCAPING AND BUFFERS, AND TO THE CITY OF CHARLOTTE TREE ORDINANCE.
  - THE STORM WATER DETENTION FACILITY SHALL NOT BE LOCATED IN THE SETBACK OR IN THE BUFFER AREAS.

- VEHICULAR ACCESS TO SERVICE THE DEVELOPMENT SHALL BE FROM MONROE ROAD AS SHOWN BY THE TENTATIVE DRIVEWAY/CURB CUTS DEPICTED ON THIS PLAN. A SECONDARY ACCESS MAY ALSO BE PERMITTED. THE ACCESS POINTS SHALL BE DESIGNED AND LOCATED IN ACCORDANCE WITH CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS.
- THE PROPOSED OFFICE BUILDINGS SHALL BE DESIGNED TO REFLECT A RESIDENTIAL SCALE AND CHARACTER (I.E., PITCHED ROOFS, RESIDENTIAL CONSTRUCTION MATERIALS, ETC.). ALL BUILDINGS SHALL BE A MAXIMUM OF 2 STORIES IN HEIGHT (MAXIMUM 35' IN HEIGHT).
- THE PETITIONER AGREES TO DONATE FEE SIMPLE TO NCDOT ADDITIONAL RIGHT-OF-WAY MEASURED 50 FEET FROM THE CENTERLINE OF MONROE ROAD. SAID DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMITS.
- PARKING LOT SHALL BE SCREENED AS REQUIRED UNDER SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.



APPROVED BY CITY COUNCIL  
 DATE February 24, 1994  
 94-3

**REVISED FOR PUBLIC HEARING 12/20/93**

JESSE OXENDINE C.D. REZONING  
 CHARLOTTE NORTH CAROLINA  
 REZONING SITE PLAN

Project No.	32606.00
Checked by	TLH
Drawn by	SJM/PAB
Date Drawn	11/01/93
Revisions	
1/31/94	
FOR OFF REVIEW	
FOR BUFFERS	
Sheet	1 of 1