

VICINITY MAP

SITE DATA

OWNER: _____
 CHARLOTTE METRO CREDIT UNION

ADDRESS: _____
 2732 ASHLEY ROAD
 CHARLOTTE, NC.

ZONE: _____
 EXISTING ZONING C C
 PROPOSED ZONING C C SPA

PIN# _____

PARCEL ID # 06101138 GIS ID # 06101138

PROPERTY CHARACTERISTICS:

LEGAL DESCRIPTION: L5 M43-429
 FIRE DISTRICT: 00-CITY OF CHARLOTTE
 SPECIAL DISTRICT: N/A
 MUNICIPALITY: 1-CHARLOTTE

PROPERTY USE: CURRENT VACANT
 PROPOSED USE: FINANCIAL INSTITUTION - NOT TO EXCEED 3,000 SQ. FT.

AREA: 1.1871 ACRE
 51,510 SQ. FT.

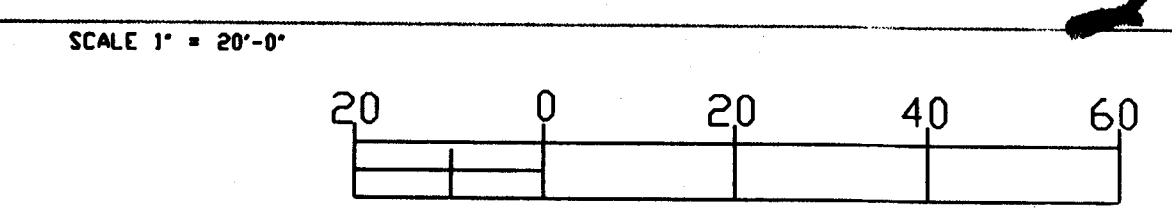
APPROVED BY CITY COUNCIL
 DATE 07-16-07

**Ashley Road Development Site
 Site Plan Notes**

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
- Access to the site will be provided by driveway connections to the internal driveways system for the larger Wal Mart site as generally depicted on this site. The interior sidewalk will be completed as part of the construction on this site.
- The proposed use of the property will be for the development of the site to accommodate a financial institution along with associated parking and service areas. All of the conditional notes that were approved as part of Rezoning Petition 2004-52 shall remain in force and applicable to this site except the portions of Notes 11.c, 11.f, that relate to the prescription for a 'build-to-line', circulation, and parking and maneuvering between the setback and the street. For reference purposes, the site notes as approved as part of Petition 2004-52 are a separate attachment to the site plan. The development of this site will not exceed the total floor area allowed for the minor uses on the site as approved as part of the original zoning.
- All dumpsters will be screened with solid enclosures and gates. Building height will be limited to 4 stories. The building will be limited to 40' in height, with the actual building designed as a two story building.
- The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping. Any detached signage will be ground mounted.
- Parking will be provided which meets or exceeds the requirements of the Ordinance.
- All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along interior driveways, sidewalks, and parking areas. Site lighting will be limited to 25 feet in height and will be shielded or capped. No 'wall pak' lighting will be installed but architectural lighting on building facades will be permitted.
- The petitioner acknowledges that other standard development requirements imposed by other city Ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms 'Owner', 'Owners', 'Petitioner' or 'petitioners', shall, with respect to the site be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the site who may be involved in its development from time to time.

March 25, 2007 Initial submission
 May 24, 2007 Revised per staff comments.
 July 10, 2007 Revised per Zoning Committee Approval
 July 23, 2007 Revised for Clarification

SITE PLAN 2007-75



DATE: 07/23/2007
 CORP. NO.: 060829
 DRAWN BY: STONE
 CHECKED BY: WILLIAMS

NOTES:

WILLIAMS DESIGN, P.A.
 ARCHITECTS • PLANNERS
 P.O. BOX 1159 704/732-4515
 126 E. SYCAMORE LINCOLN, NC 28092

A NEW BRANCH FOR:
 2732 ASHLEY ROAD
 CHARLOTTE

Charlotte Metro Credit Union

SHEET NO. SP-10
 060829ZONE4