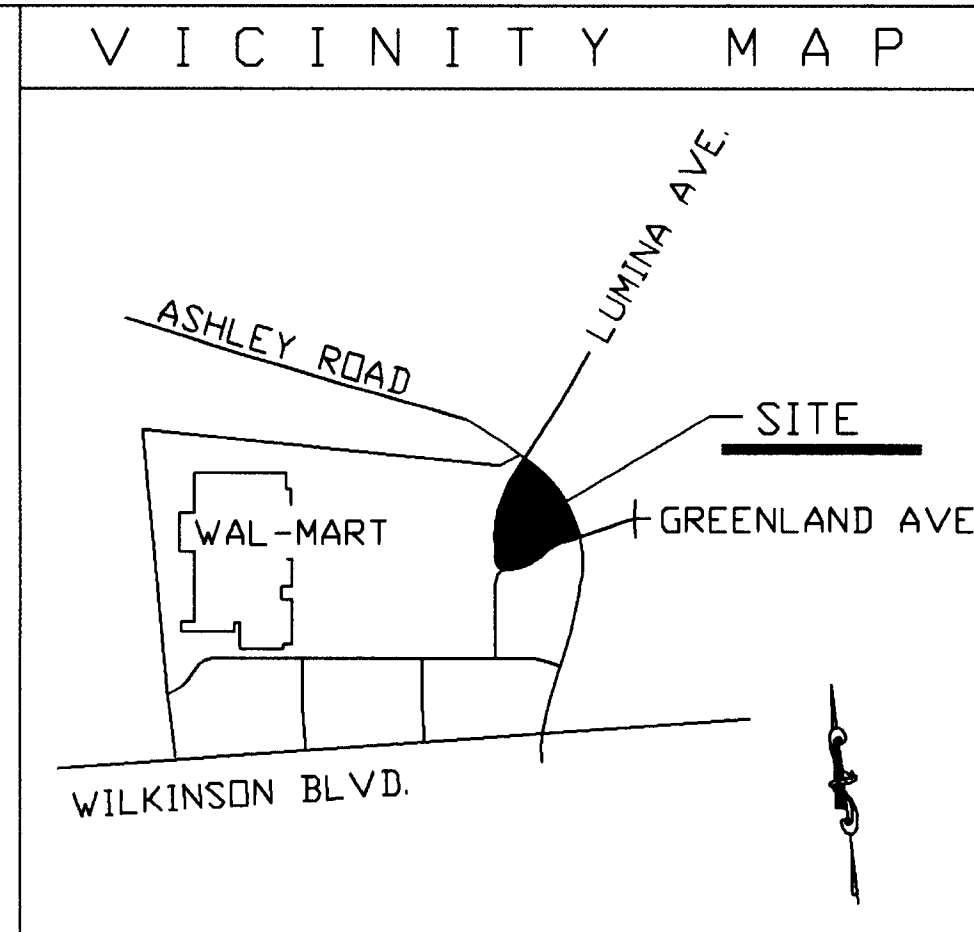
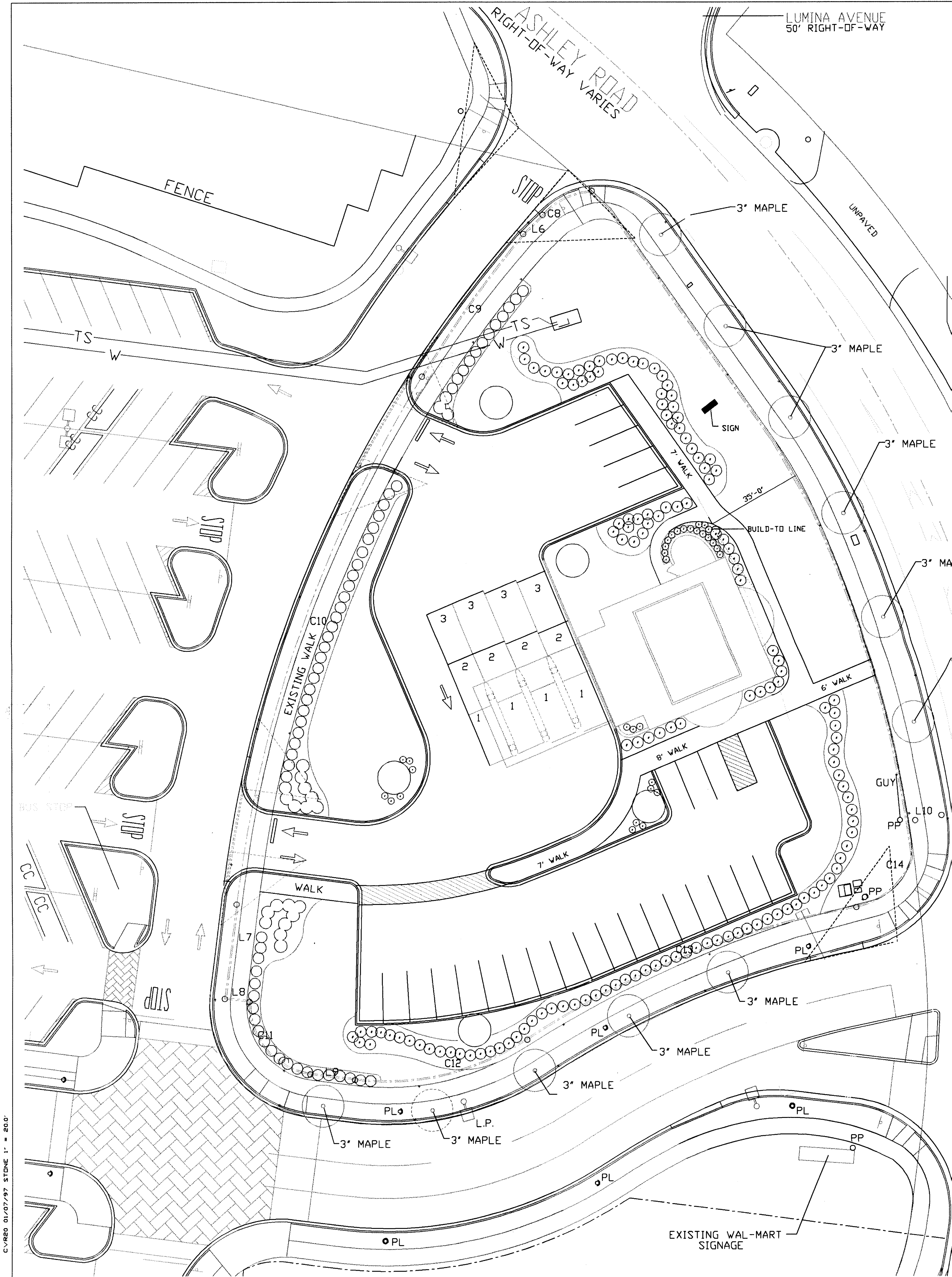


C:\REDO 01/07/07\STONE 1" = 200'



VICINITY MAP		SITE DATA	
OWNER:		CHARLOTTE METRO CREDIT UNION	
ADDRESS:		2732 ASHLEY ROAD CHARLOTTE, N.C.	
ZONE:		EXISTING ZONING C C PROPOSED ZONING C C SPA	
PIN#		AREA:	
PARCEL ID #		1.1871 ACRE	
06101138		51,510 SQ. FT.	
GIS ID #		LEGAL DESCRIPTION: L5 M43-429	
06101138		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.	

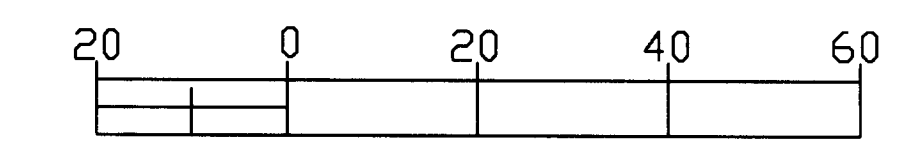
Ashley Road Development Site Site Plan Notes

1. 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 the construction phases.
2. 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.
3. 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 11c, 11f, that relate to the prescription for a "build-to-line", circulation, and parking and maneuvering between the setback and the street. The site notes as approved as part of Petition 2004-52 are a separate attachment to the site plan.
4. All dumpsters will be screened with solid enclosures and gates. Building height will be limited to 4 stories.
5. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping. Any detached signage will be ground mounted.
6. Parking will be provided which meets or exceeds the requirements of the Ordinance.
7. All outdoor lighting shall be 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.
8. 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.
9. 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.

S I T E P L A N

SCALE 1" = 20'-0"



DATE: 03/25/2007
CDM: 060829
DRAWN BY: STONE
CHECKED BY: WILLIAMS

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NOTES

WILLIAMS DESIGN, P.A.
ARCHITECTS • PLANNERS
P.O. BOX 1159
126 E. SYCAMORE
LINCOLN, N.C. 28092

WILLIAMS DESIGN, P.A.
ARCHITECTS • PLANNERS
P.O. BOX 1159
126 E. SYCAMORE
LINCOLN, N.C. 28092

A NEW BRANCH FOR:
2732 ASHLEY ROAD
C H A R L O T T E

Charlotte Metro
CREDIT UNION

SITE PLAN
SHEET NO. SP-10
060829ZONE2

