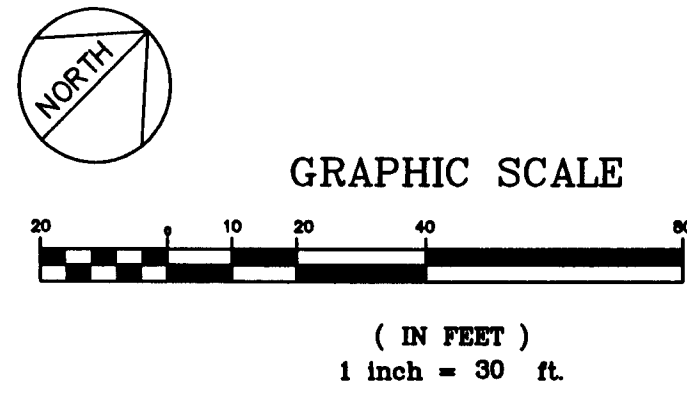
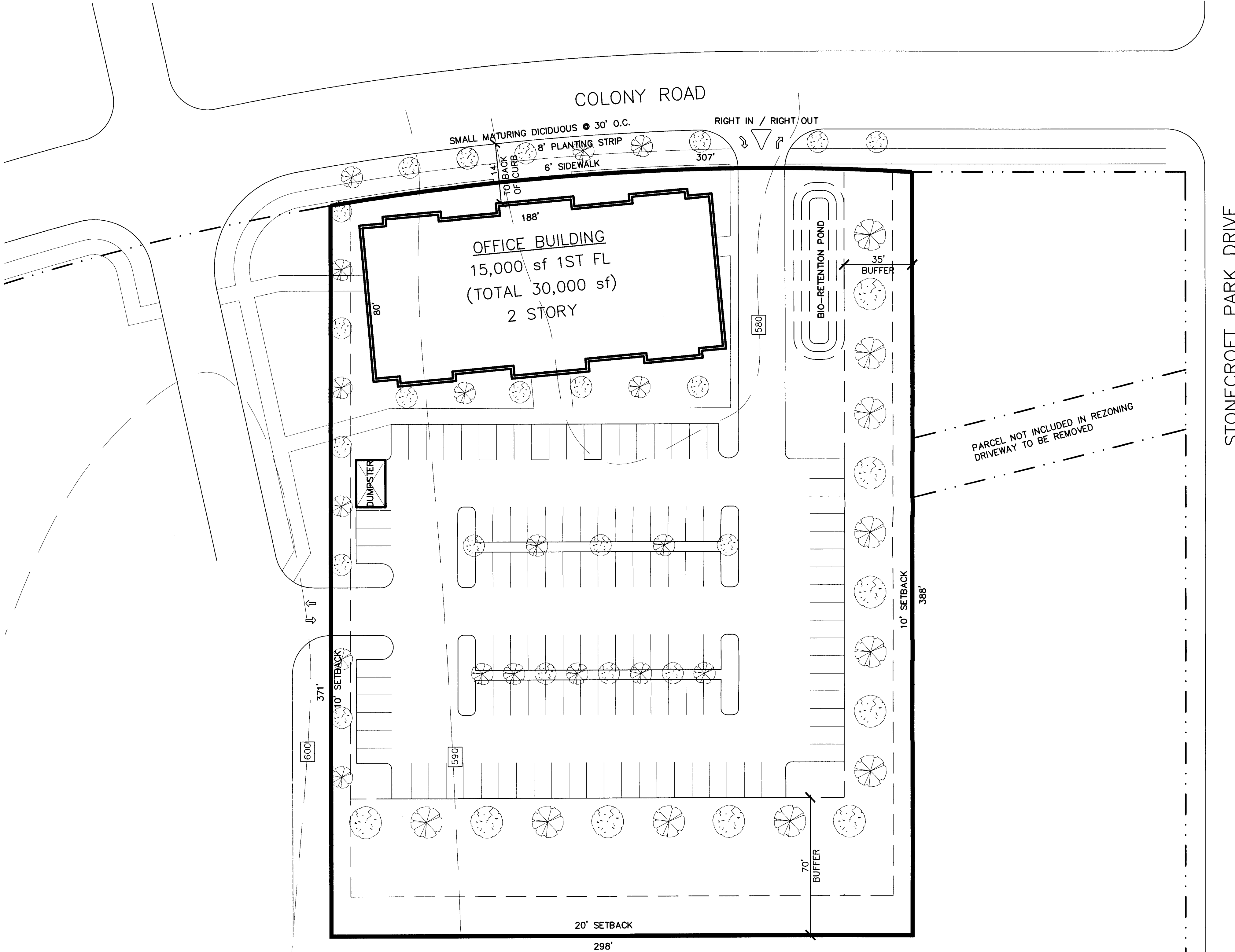


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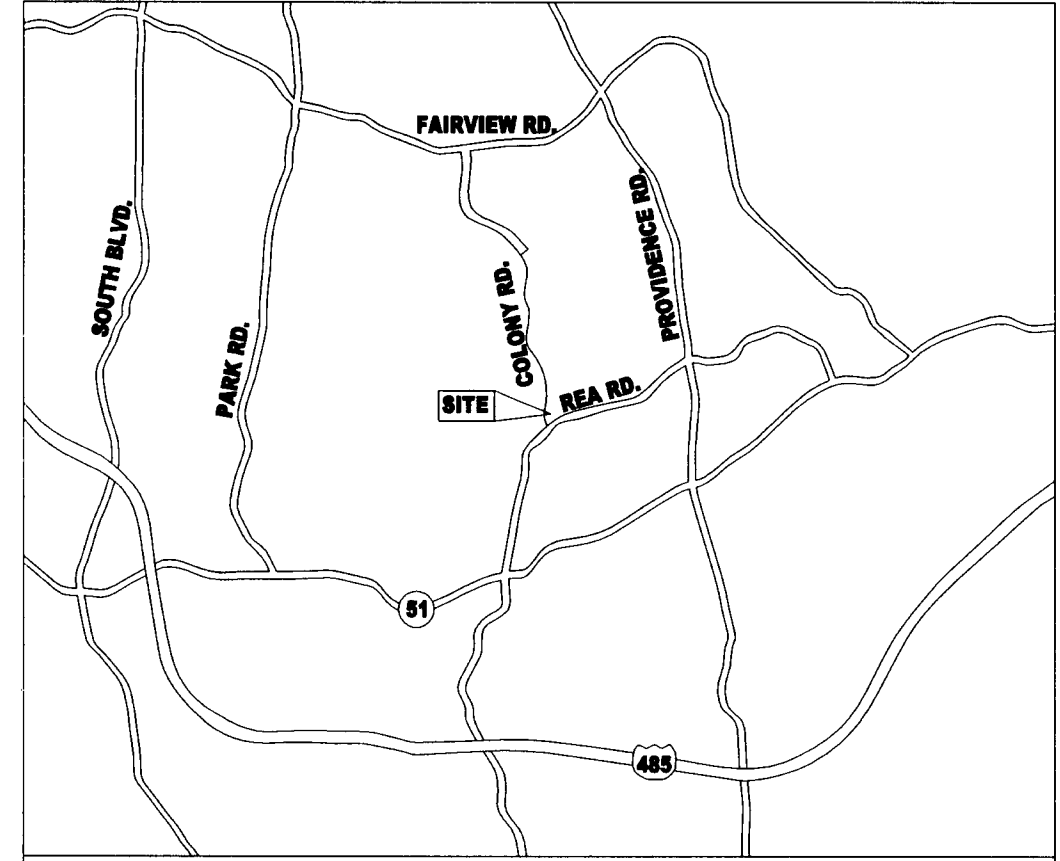


SITE DATA

TAX PARCEL: 211-241-13
EXISTING ZONING: R-3
PROPOSED ZONING: MUDD(CD)
PROPOSED PERMITTED USES: PROFESSIONAL/MEDICAL OFFICE
PROPOSED BUILDING HEIGHT (MAX): TWO STORIES
PROPOSED BUILDING SIZE (MAX): 30,000 SQ FEET
SITE ACREAGE: 2.27 +/- ACRES
PARKING REQUIRED: 50 SPACES
PARKING PROVIDED: 120 SPACES
FRONT SETBACK (MIN.): 14' BACK OF CURB

DEVELOPMENT NOTES

1. The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
2. All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinance, etc., unless otherwise indicated.
3. Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design/location requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
4. The use proposed by this rezoning is a professional/medical office building. A maximum of 50% of the building space may be devoted to medical office. The maximum building height is two stories.
5. Storm water detention facilities shall not be located within any required yard.
6. All parking lot lighting fixtures shall be full cut-off fixtures. Wall pack type lighting shall be prohibited.
7. The Colony Rd driveway shall be a right-in/right-out only driveway. A second driveway shall connect to the abutting shopping center as shown. There shall be no driveway access from the site to Stonecroft Park Drive.
8. The attached building elevation is hereby made a part of the conditional site plan. The elevation is intended to provide the overall, general architectural design theme as shown. Minor and incidental changes of detail which do not alter the basic design are allowed as a matter of right to the petitioner/developer.
9. A 70 ft wide rear yard buffer and a 35ft side yard buffer next to the homes abutting Stonecroft Park Drive shall be established as shown. These buffer areas shall remain wooded. If any part of the buffer area is insufficient to meet the planting standards of a Class C buffer, then any such areas shall be supplemented with additional natural planting/screening species as required by the City of Charlotte Zoning Ordinance in order to meet the Class C planting requirement.
10. The proposed building setback line shall be established a minimum of fourteen feet in back of the Colony Rd curb in order to provide an eight foot wide planting strip and six foot wide sidewalk as shown. Street trees as required will be planted within the planting strip.
11. The rear yard buffer may be reduced to a minimum of twenty-two feet if the abutting property is ever rezoned from the current single family zoning to another zoning district. The portion of the buffer area removed accordingly may be used for additional vehicular parking instead.
12. The dumpster shall be enclosed within a solid enclosure with a gate.



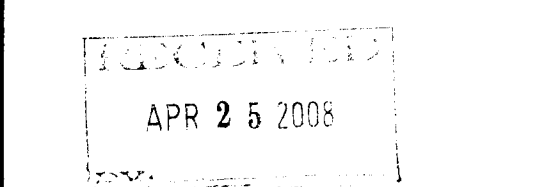
VICINITY MAP

N.T.S.



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**COLONY ROAD
OFFICE BLDG.**
COLONY ROAD
CHARLOTTE, NC.



REVISION DATE

2008-109

DRAWN BY NK
CHECKED BY CB
ISSUE DATE 04/22/08
PROJECT NUMBER 00-000

**ILLUSTRATIVE PLAN &
NOTES**

RZ1.0



COLONY ROAD OFFICE BUILDING