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Notes:
 1. The number of parking spaces to be provided on the site shall be limited to the number...
 2. The placement and configuration of each parking space shall be subject to the...
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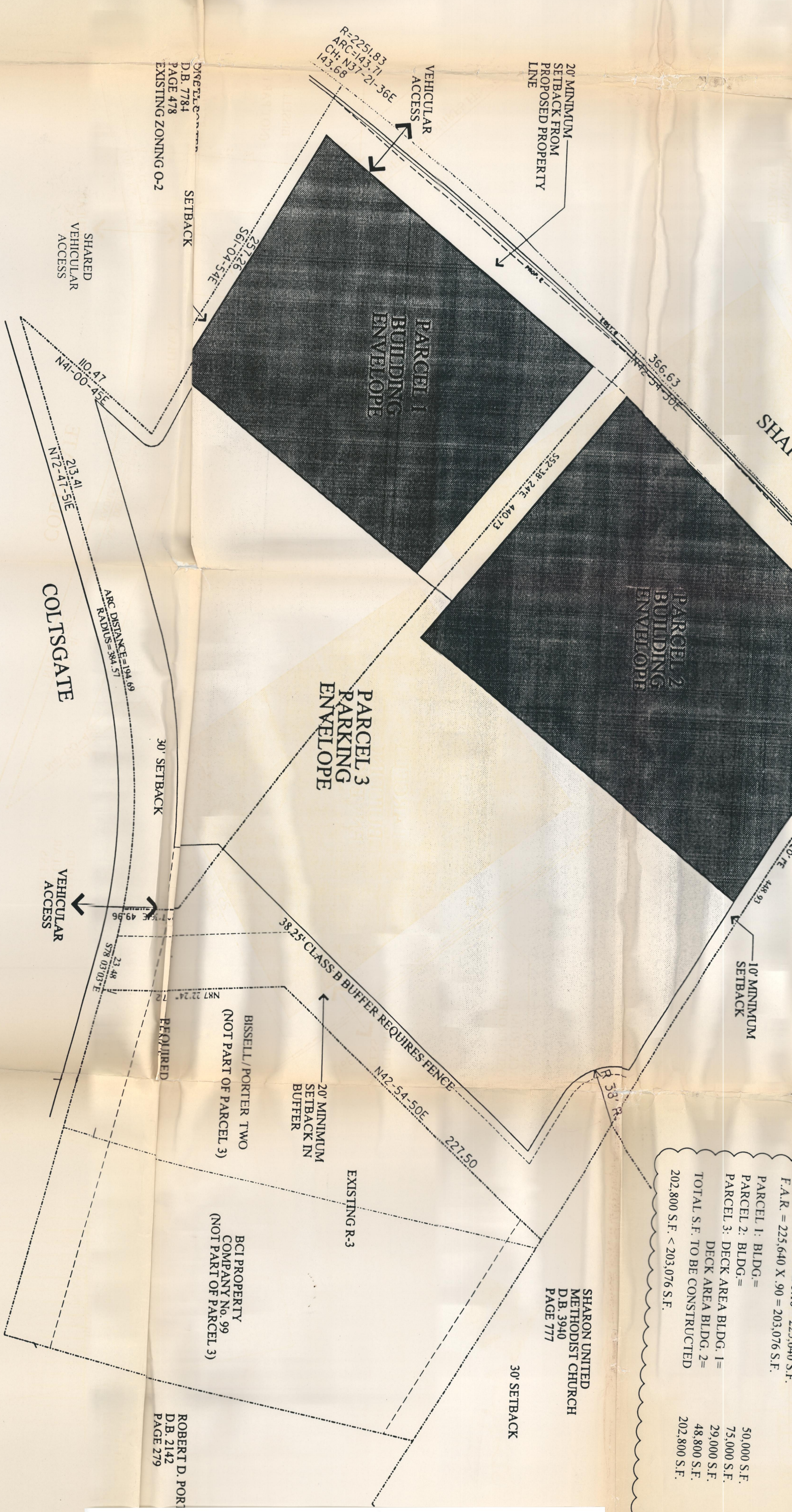
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F.A.R. = 225,640 X .90 = 203,076 S.F.	
PARCEL 1: BLDG. =	50,000 S.F.
PARCEL 2: BLDG. =	75,000 S.F.
PARCEL 3: DECK AREA BLDG. 1 =	29,000 S.F.
DECK AREA BLDG. 2 =	48,800 S.F.
TOTAL S.F. TO BE CONSTRUCTED	202,800 S.F.
202,800 S.F. < 203,076 S.F.	

PETITION NO. 98-58
 FOR PUBLIC HEARING

PORTER PROPERTY TECHNICAL DATA SHEET

SCALE: 1"=30'
 29-SEPTEMBER-1998



ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 28 1998
 BY: MARTIN R. CRAMTON, JR.
 98-58

ROBERT D. PORTER
 D.B. 2142
 PAGE 279

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

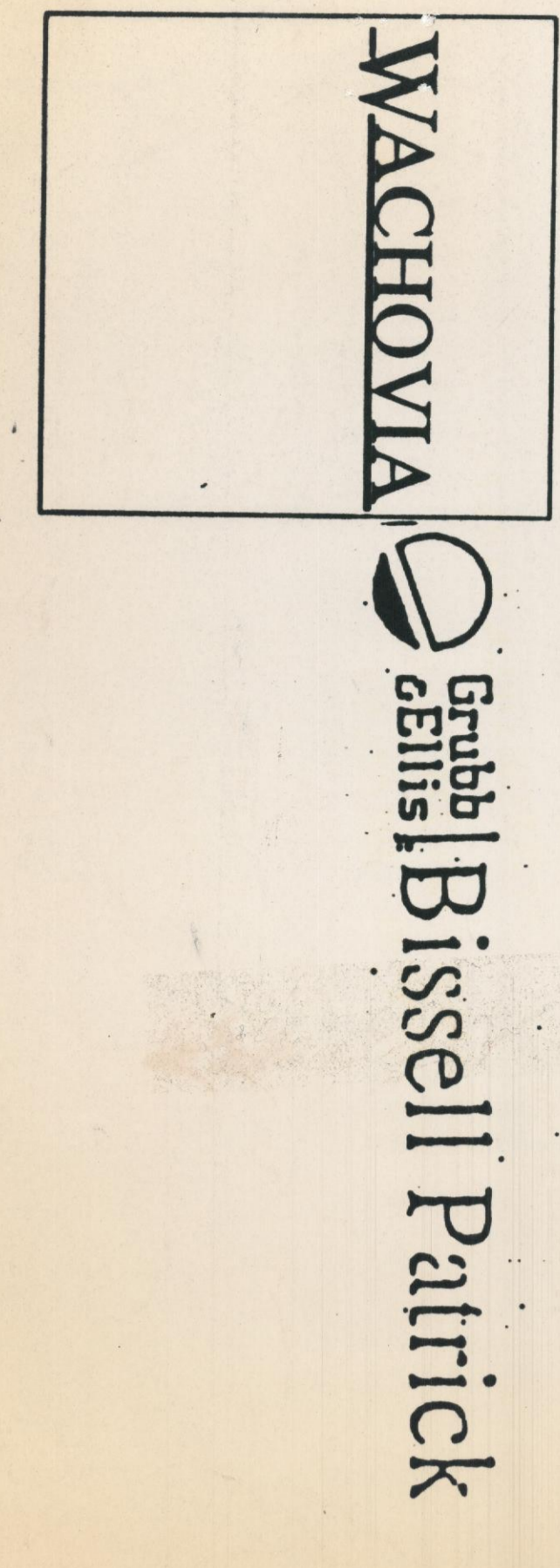
DATE: September 28, 1998

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative approval for Petition No. 98-58 Grubb and Bissell Patrick, Wachovia Bank, N.A. tax parcels 183-131-04 and 06.

Attached is a copy of the revised plan for the above mentioned rezoning petition. The plan has been revised to correct an ambiguity in the square footage as shown in the development standards and site data. The correct square footage is 50,000 square feet for parcel 1, 75,000 square feet for parcel 2 and 77,800 square feet for the parking deck for a total of 202,800 square feet on the site. These corrected figures do not exceed the allowable FAR in the O-1 district and clarify the originally approved plan therefore, I am administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy.



NOTES:

1. VERIFICATION OF THE CONTRACTOR/LANDSCAPER'S IDENTIFICATION AND LOCATION OF ANY SITE CONFLICTS PRIOR TO PLANTING OR THE URBAN FORESTER NAMED ON THE PLAN. FOR ANY CONFLICTS REGARDING SIGN, UTILITIES OR OTHER UTILITIES.

2. TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. THE BURLAP FROM ROOT BALL.

3. TREES SHOWN ON THIS PLAN ARE REQUIRED AND CANNOT BE OMITTED.

4. TREES MUST BE A MINIMUM 25 TO 30 FEET DISTRIBUTION OR TRANSMISSION LINES. WITH POWER LINES OR SIGNS, CALL URBAN FORESTER BEFORE PLANTING.

5. PLANTING IS 30' FOR SMALL MATURING TREES (GROUPS), 40' FOR LARGE MATURING TREES (GROUPS) WANTED IN GROUPS.

6. REQUEST FOR AN INSPECTION OF TREE PROTECTION AREAS, 7 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.

7. EXCAVATION OR COMPACTION, CONSTRUCTION BURIAL PITS, TRENCHING OR OTHER ACTIVITY ALLOWED IN THE TREE PROTECTION BARRICADES MUST BE INSTALLED PRIOR TO GRADING OR CONSTRUCTION. ANY MOVEMENT UNTIL FINAL INSPECTION BY THE URBAN FORESTER (TYPICAL).

8. IN AREAS, REMOVE ALL PAVEMENT, GRAVEL, CONSTRUCTION DEBRIS; REMOVE COMPACTED TOPSOIL - OR - UNCOMPACTED AND 4" OF EXTG. SOIL TO MEET TOPSOIL/PLANTING MIX (WITHIN MEET TOPSOIL/PLANTING MIX).

9. HANDS ASSOCIATED WITH INTERNAL TREES SHALL BE CUT TO CURB TO BACK OF CURB. AND 200 SF CURBING WHEEL STOPS OR CONCRETE CURB/GUTTER PROTECT TREE ORDNANCE REQ'D TREES.

10. TREE ORDNANCE TREES (PROPERTY):
SHARON ROAD = 251.86'
OF "PERIMETER" TREES = 9 SMALL MATURING DUE TO OVERHEAD POWER LINES.
S PROVIDED = 8 SMALL MATURING + 1 EXTG.
9 TREES PROVIDED

11. COLTSGATE = 381.48'
OF "PERIMETER" TREES = 0 LARGE MATURING PER SITE PLAN AMENDMENT REQUEST PETITION #98-58

12. REQUIREMENTS FOR STREETScape TREES ALONG SIDEWALK AND CURB (PER PETITION #98-58)
10 FEET OF PROPERTY PUBLIC RIGHT-OF-WAY:
D = 251.86' FRONTAGE = 6.29
RING TREES REQUIRED.
RING TREES (UPSIZED) AUTUMN FLOWERING PROPOSED DUE TO OVERHEAD LINES (MITIGATION TREES).
D = 381.48' FRONTAGE = 9.53
RING TREES REQUIRED.
RING TREES (ACER RUBRUM " - 3 1/2" CALIPER) ARE

13. SUMMARY:
NUMBER OF MITIGATION TREES = 9 TREES

14. TREES
A = ± 96136.92 SF
B = ± 38,804 SF
REQ.: IMPERVIOUS AREA/10,000 = 4 TREES REQUIRED
S PROVIDED = 9 TREES
A AREA REQUIRED = 9,813.69
A PROVIDED = 20,088 SF

15. 10,000 SQ. FT IMPERVIOUS AREA, ALL PARKING AND 100 FT OF A TREE. MINIMUM LANDSCAPE AREA OF ENTIRE SITE IS 5% FOR RENOVATED OR NEW SITES.

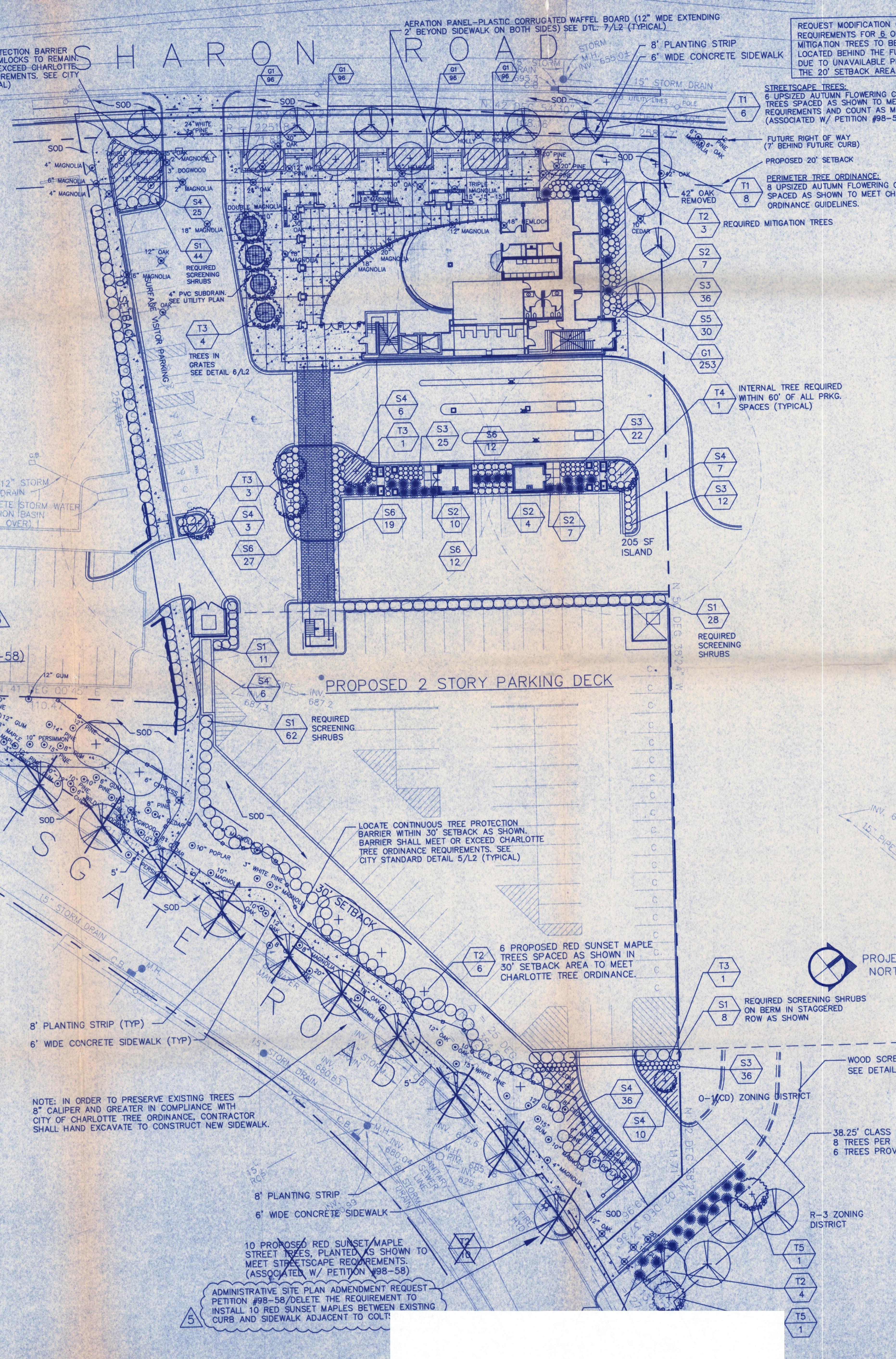
16. NOTES:
FOR SCREENING SHALL BE AT LEAST 30" HEIGHT WHEN TO FURTHER THAN 5 FEET APART. THEY MUST BE ADEQUATELY MAINTAINED SO THAT AN AVERAGE HEIGHT COULD BE EXPECTED AS NORMAL GROWTH WITHIN 4 TING.

17. ALL COMPLY WITH SECTION 12.303 OF THE MECKLENBURG ORDINANCE.

18. TREES SHOWN ON THIS PLAN ARE REQUIRED AND CANNOT BE OMITTED.

19. JUST EXACT PLACEMENT OF PROPOSED VOID CONFLICT WITH EXISTING SITE UTILITIES, OVERHEAD AND EXISTING TREES.

20. NOTE:
DEVELOPED IN COMPLIANCE WITH THE ASSOCIATED WITH PETITION NO. 98-58



REQUEST MODIFICATION OF TREE MITIGATION REQUIREMENTS FOR 6 OF THE 9 REQUIRED MITIGATION TREES TO BE STREETScape TREES LOCATED BEHIND THE FUTURE BACK OF CURB DUE TO UNAVAILABLE PLANTING SPACE IN THE 20' SETBACK AREA.

STREETScape TREES:
6 UPSIZED AUTUMN FLOWERING CHERRY STREET TREES SPACED AS SHOWN TO MEET STREETScape REQUIREMENTS AND COUNT AS MITIGATION TREES. (ASSOCIATED W/ PETITION #98-58).
FUTURE RIGHT OF WAY (7' BEHIND FUTURE CURB)
PROPOSED 20' SETBACK

PERIMETER TREE ORDNANCE:
8 UPSIZED AUTUMN FLOWERING CHERRY TREES SPACED AS SHOWN TO MEET CHARLOTTE TREE ORDNANCE GUIDELINES.

REQUIRED MITIGATION TREES:
T1 6
T1 8
T2 3
S2 7
S3 36
S5 30
G1 253
T4 1
S4 7
S3 12
S1 28
S6 62

INTERNAL TREE REQUIRED WITHIN 60' OF ALL PRKG. SPACES (TYPICAL)

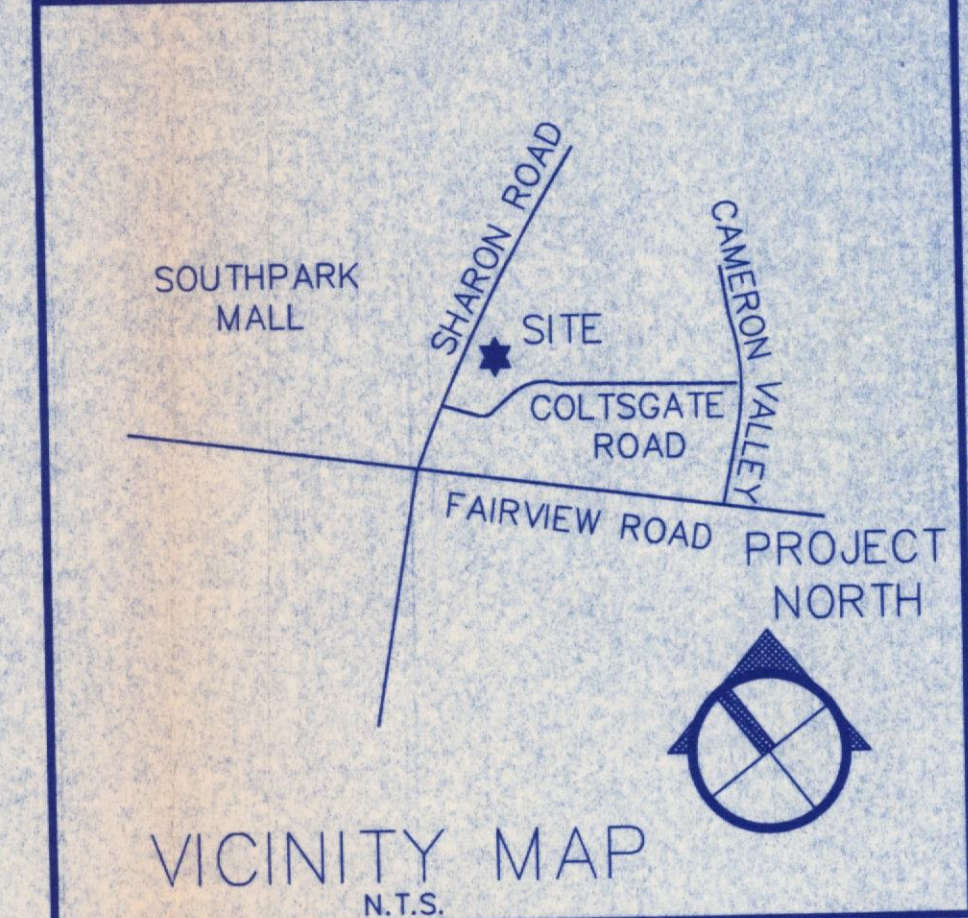
REQUIRED SCREENING SHRUBS

WOOD SCREEN FENCE, PER PETITION # 98-58 (6' MIN. HEIGHT) SEE DETAIL 9/C5

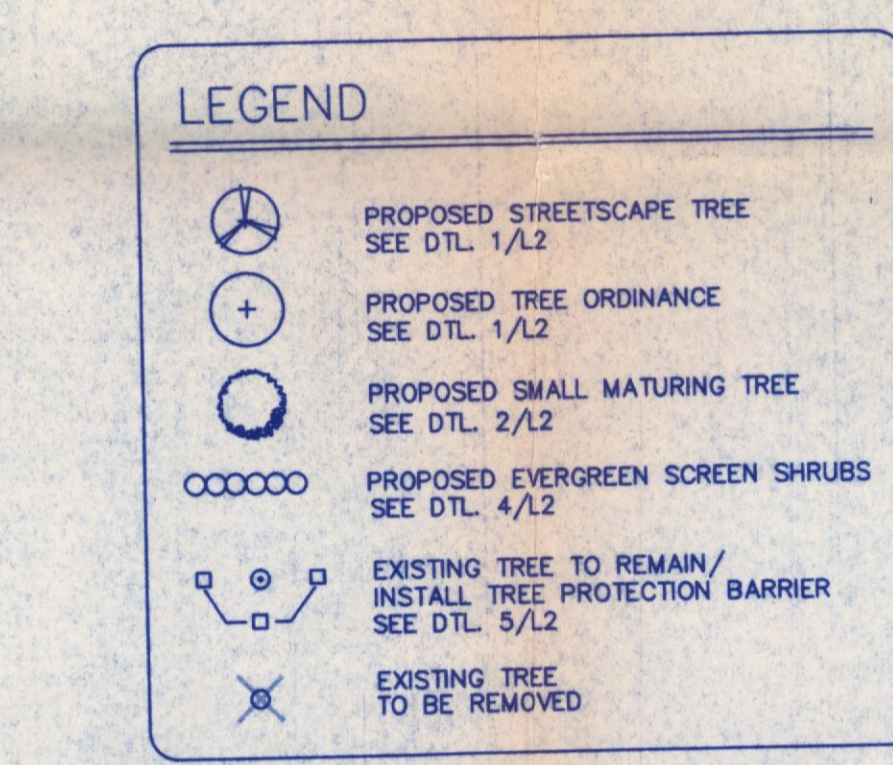
38.25' CLASS B BUFFER
8 TREES PER 100 LF REQUIRED X 75 FEET = 6 TREES REQUIRED
6 TREES PROVIDED

R-3 ZONING DISTRICT

PROJECT NORTH

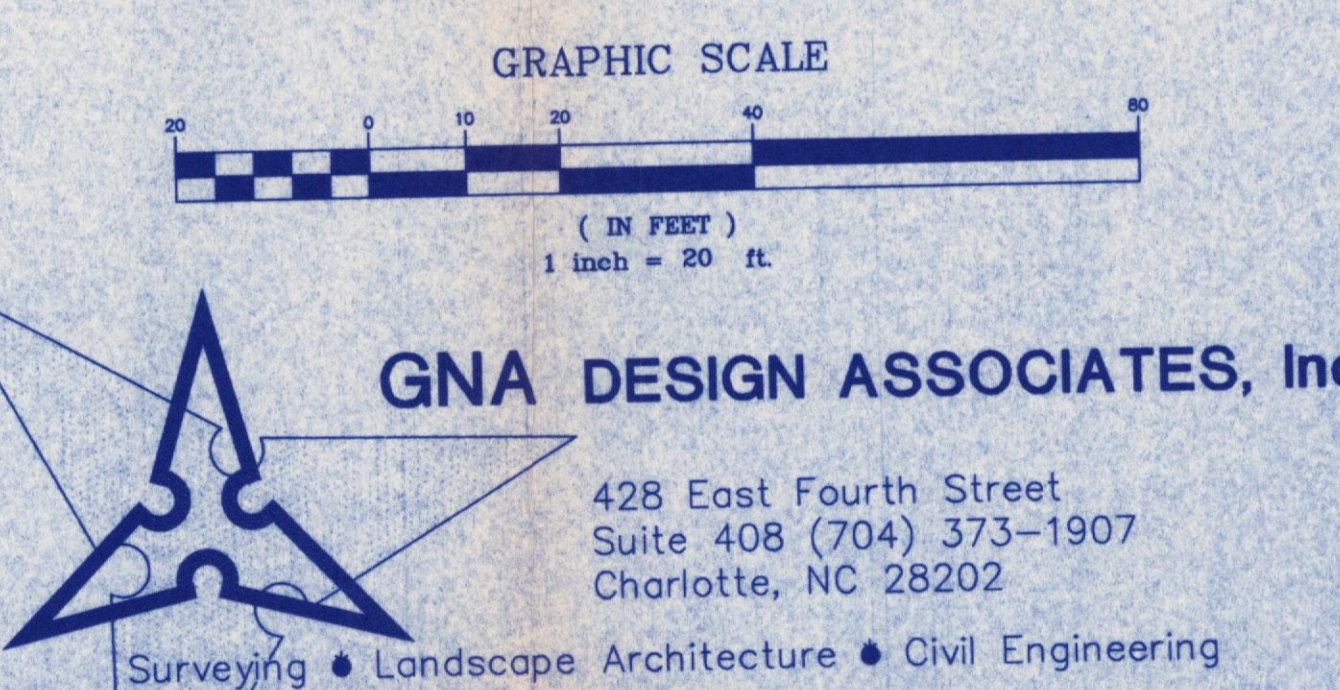


KEY	BOTANICAL	QUANTITY	SIZE / REMARKS	COMMENTS
TREES				
T1	PRUNUS SUBHIRTELLA AUTUMN FLOWERING CHERRY	14	12-14" MIN. HT. B & B OR CONT.	STRAIGHT TRUNK FULL CROWN/ STRONG LEADER
T2	ACER RUBRUM "RED SUNSET" RED SUNSET MAPLE	13	3-3 1/2" MIN. CAL. B & B	STRAIGHT TRUNK FULL CROWN/ STRONG LEADER
T3	LIGUSTRUM INDICA "BILCOXI" BILCOXI GRAPE MYRTLE	9	8-10" MIN. HT. B & B OR CONT.	MULTI-STEM 3-4 STEMS WAX PER TREE
T4	PRUNUS CERASIFERA "PISARDI" PURPLELEAF PLUM	1	8-10" MIN. HT. B & B OR CONT.	STRAIGHT TRUNK FULL CROWN/ STRONG LEADER
T5	ILEX X 'NELLIE R. STEVENS' NELLIE STEVENS HOLLY	2	8-10" MIN. HT. B & B OR CONT.	TO THE GROUND
SHRUBS				
S1	ILEX CORNUTA "BURFORDII NANA" DWF. BURFORD HOLLY	153	5 GAL. MIN.	30" MIN. HT. FULL CONTAINER
S2	ILEX CRENATA "STEEDES" STEEDES UPRIGHT HOLLY	44	5 GAL.	SPECIMAN FULL CONTAINER
S3	ILEX VOMITORIA "NANA" DWF. JAPANESE HOLLY	131	3 GAL.	2' O.C. FULL CONTAINER
S4	JUNIPERUS CONFERTA "BLUE PACIFIC" SHORE JUNIPER	93	1 GAL.	4' O.C. FULL CONTAINER
S5	RAPHIOLEPIS UMBELLATA "SNOW WHITE" INDIAN HAWTHORN	30	3 GAL.	3' O.C. FULL CONTAINER
S6	NANDINA DOMESTICA "GULF STREAM" GULF STREAM NANDINA	70	3 GAL.	3' O.C. FULL CONTAINER
GROUND COVER				
G1	LIRIOPE MUSCARI "VARIEGATA" VARIEGATED LIRIOPE	637	4" POT	15" O.C. FULL CONTAINER
S00	REBEL II PESCUE	12,235 SF		



TREE MITIGATION TABLE (COLTSGATE ROAD)	
TREES 8" CALIPER OR GREATER REMOVED FROM THE SETBACK	# REPLACEMENT TREES REQUIRED (3-3 1/2" CAL.)
0 TREES	0 REPLACEMENT TREES REQUIRED

TREE MITIGATION TABLE (SHARON ROAD)	
TREES 8" CALIPER OR GREATER REMOVED FROM THE SETBACK	# REPLACEMENT TREES REQUIRED, 3-3 1/2" CAL. (1 FOR 1 MITIGATION)
12" HOLLY	1 REPLACEMENT TREE REQUIRED
20" HOLLY	1 REPLACEMENT TREE REQUIRED
20" PINE	1 REPLACEMENT TREE REQUIRED
15" PINE	1 REPLACEMENT TREE REQUIRED
15" PINE	1 REPLACEMENT TREE REQUIRED
15" HEMLOCK	1 REPLACEMENT TREE REQUIRED
30" OAK	1 REPLACEMENT TREE REQUIRED
12" WHITE PINE	1 REPLACEMENT TREE REQUIRED
24" WHITE PINE	1 REPLACEMENT TREE REQUIRED
TOTAL MITIGATION TREES	9 REPLACEMENT TREES REQUIRED



FISHERO
MCGUIRE
KRUEGER
ARCHITECTS

505 South Cedar Street Suite C
Charlotte, North Carolina 28202
704-375-9950 fax 704-375-3555

WACHOVIA
SOUTHPARK BRANCH
4525 Sharon Road Charlotte, N.C.

20 JULY 1998
REV 8/25/98 CITY ENG
9/24/98 PER ZONING EXPRESS REVIEW
REVISED 10/13/98 PER URBAN FORESTRY AND OWNER FOR RELEASE OF BUILDING PERMIT
REVISED 10/20/98 PER ARCH. REVISIONS TO ELEC./MECH. DRIVE-THRU
REVISED 12/22/98 PER CLIENT AND URBAN FORESTRY
REVISED 9/21/99 ADMINISTRATIVE SITE PLAN AMENDMENT REQUEST TO PETITION #98-58 TO DELETE 10 PERIMETER RED MAPLES ADJACENT TO CURB ON COLTSGATE ROAD

LANDSCAPE PLAN

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: September 22, 1999

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 98-58 Grubb and Ellis Bissell Patrick, Wachovia Bank, N.A. Tax parcels 183-131-04 and 06.

Attached is a copy of the revised plan for the above rezoning petition. The plan has been revised to reflect changes in the landscaping requirements along Coltsgate Road. This revised plan does not reflect any other changes to the presently approved site plan. Since these landscaping changes are minor, I am administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 9/22/99
BY: MARTIN R. CRAMTON, JR.
98-58