

**DEVELOPMENT DATA:**

TOTAL SITE AREA:	1.70 AC.
EXISTING ZONING:	R-3
PROPOSED ZONING:	NS (CD)
GROSS BUILDING AREA:	18,000 S.F. MAXIMUM
MAXIMUM BUILDING HEIGHT:	40' (2 STORIES MAX)
TAX PARCEL #:	225-044-96

- DEVELOPMENT STANDARDS:**
- 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.
  - 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.
  - 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.
  - Maximum building heights shall be limited to two stories and 40' above grade.
  - Existing sidewalks & planting strips along the site's public street frontage shall be reconstructed as necessary to comply with NS - zone requirements (a six foot wide sidewalk with 8 foot planting strip).
  - As illustrated on the Schematic Site Plan and Technical Data Sheet, a landscape buffer zone measuring 30 feet in width shall be established along the property line abutting the Pondside Subdivision. Within this buffer zone, all existing trees will be protected during construction and preserved, except where limited clearing is required for installation of the driveway access from Williams Pond Lane. In this driveway area, a minimum of 20 feet of existing trees will be protected and preserved, provided that wherever the preserved area is less than 30 feet, additional large maturing trees will be replanted at 15 feet on center (10 feet minimum height at planting).
  - The landscape buffer zone shall be augmented with a solid brick wall measuring at least six feet in height, located as shown on the Schematic Site Plan sheet RZ - 2.
  - The proposed development shall consist of a professional office building containing a maximum of 18,000 square feet as generally located on the Schematic Site Plan sheet RZ - 2.
  - Detached parking lot lights shall be limited to a maximum height of twenty feet, including the pole base, and shall be designed such that lighting fixtures are capped or shielded in a manner which does not permit light illuminations to be cast towards abutting single family properties nor shine upward. Furthermore, no "wall pack" lighting will be permitted.
  - Storm water detention facilities shall be designed to be located underground and will not be located within buffer or setback areas. The petitioner/developer shall be into the existing storm water system(s). The petitioner/developer shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage systems to be taken out of standard, the petitioner/developer shall provide alternate methods to prevent this from happening.
  - No off-street parking spaces will be allowed between the building and the abutting public streets.
  - The petitioner/developer shall be responsible for the design and installation of a left turn on Williams Pond Lane for access into the proposed driveway in accordance with requirements of the Charlotte Dept of Transportation. Petitioner has confirmed with CDOT that the turn lane may be constructed without requiring additional widening of Williams Pond Lane. (See RZ-2 for turn lane showing proposed dimensions).
  - Pedestrian route(s) across the parking lot shall be marked as generally shown on sheet RZ - 2.
  - The proposed development shall provide bicycle racks in accordance with zoning ordinance standards.
  - Detached building identification signage shall be limited to ground mounted monument type signage which shall be a maximum of seven feet in height. Such detached signage shall be limited to the Rea Road side of the site. Any signage on the face of the building shall be restricted to the sides which face Rea Rd and the intersection of Rea Rd and Williams Pond Ln. No such signage shall be directed towards Williams Pond Ln nor the directly abutting homes located on Falling Leaves Drive.
  - The attached building elevation/illustration is intended to depict the general architectural style and theme of the proposed building. Changes of detail which do not alter this basic design theme or the design relationships to adjoining properties are permitted by right at the discretion of the petitioner/developer.
  - The hours of garbage pickup shall be restricted to between 9:00 AM and 5:00 PM during weekdays.

## TECHNICAL DATA SHEET WILLIAMS POND LANE SITE

CHARLOTTE, NORTH CAROLINA  
PETITION #: 2005 - 044

PETITIONER: FIRST COLONY CORPORATION

- REVISIONS:**
- 1 6-3-05 PER CLIENT & NEIGHBORHOOD COMMENTS
  - 2 6-15-05 NOTE #11 AND MISC. LABELS

Project Manager  
ML  
Drawn By  
CG  
Checked By  
TM  
Date  
12.21.2004  
Project Number  
04082



DPR ASSOCIATES, INC.  
Landscape Architects  
Planners & Engineers  
420 Hawthorne Lane  
Charlotte, NC 28204  
704/332-1204

**BASE INFORMATION NOTES:**

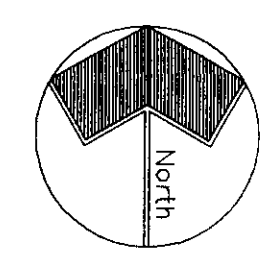
- BOUNDARY SURVEY INFORMATION WAS TAKEN FROM A SURVEY BY R.B. PHARR & ASSOCIATES, P.A., DATED 12/08/00.
- TOPOGRAPHIC INFORMATION OBTAINED FROM CITY OF CHARLOTTE DELD.

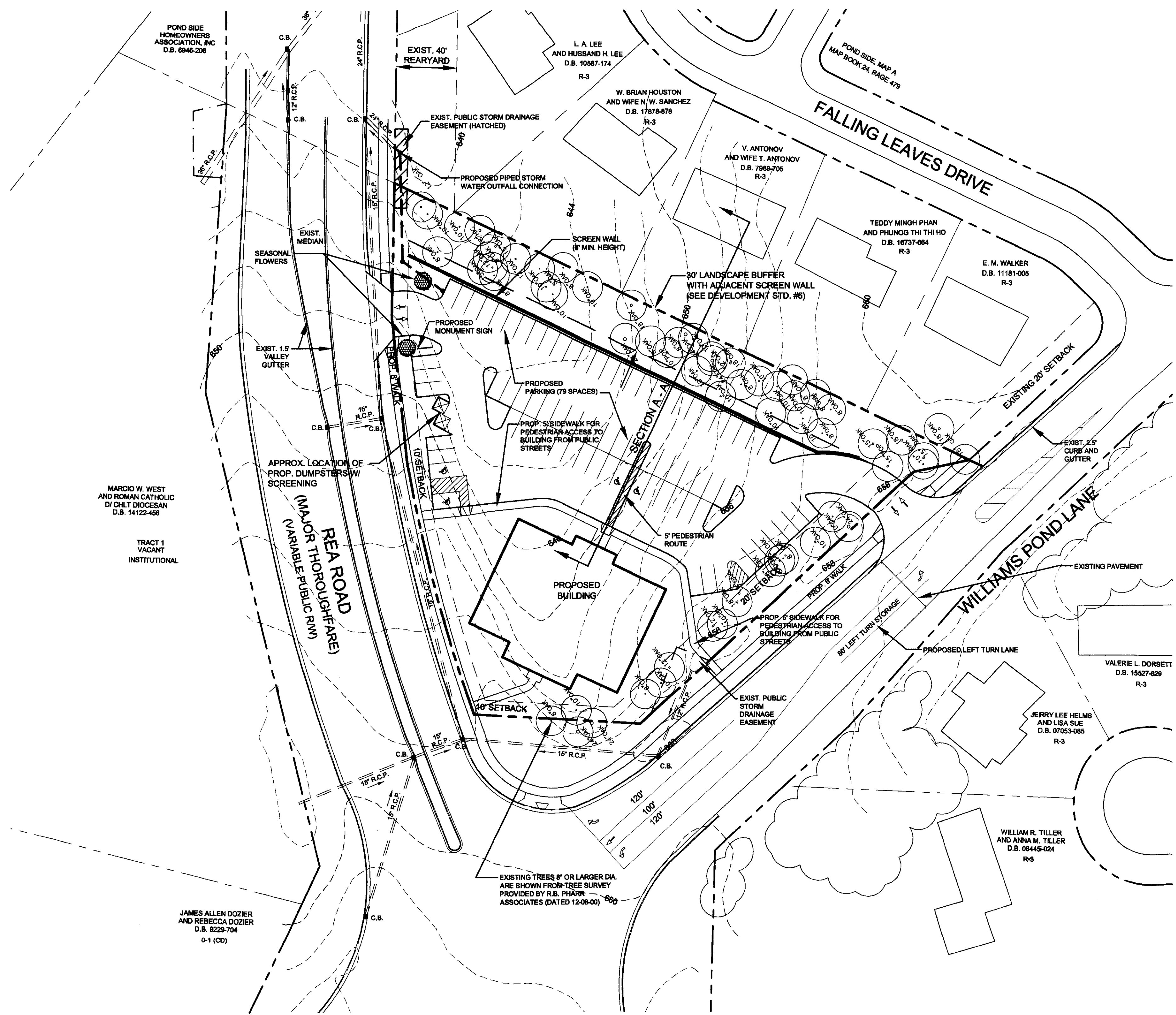
Scale:  
1" = 40'

Sheet Number

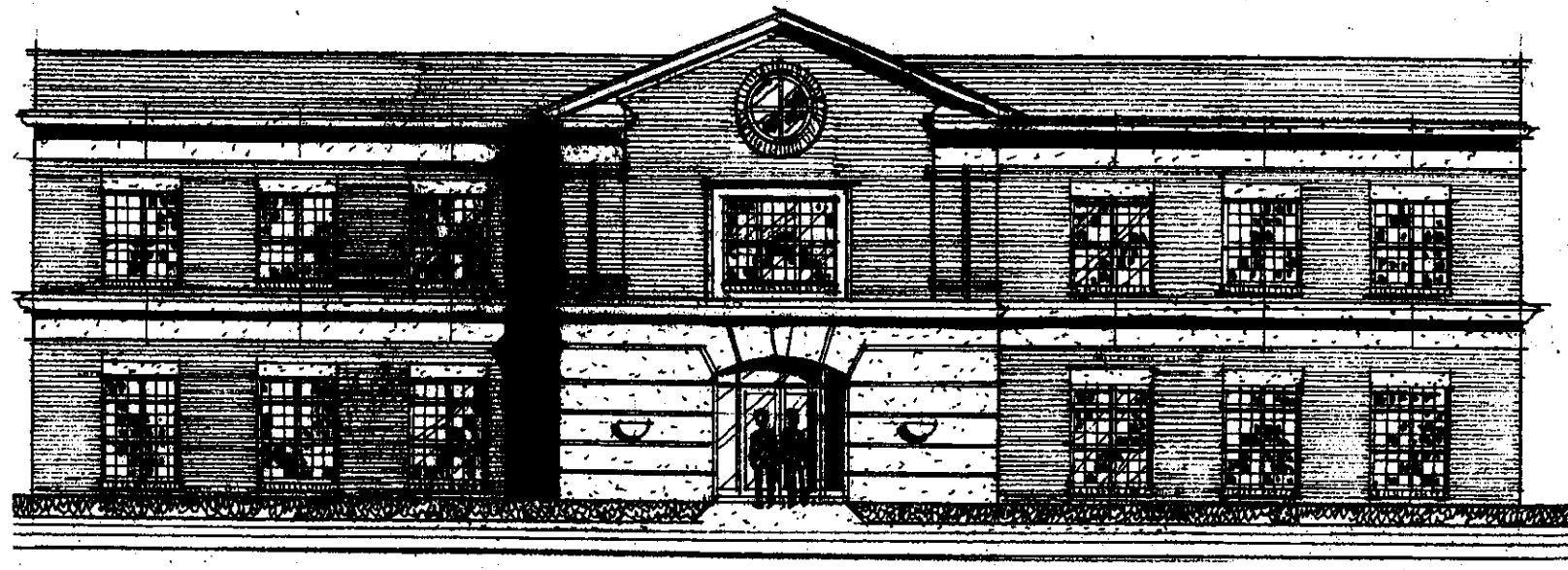
APPROVED BY CITY COUNCIL  
DATE 10/19/05

# RZ-1 OF 2

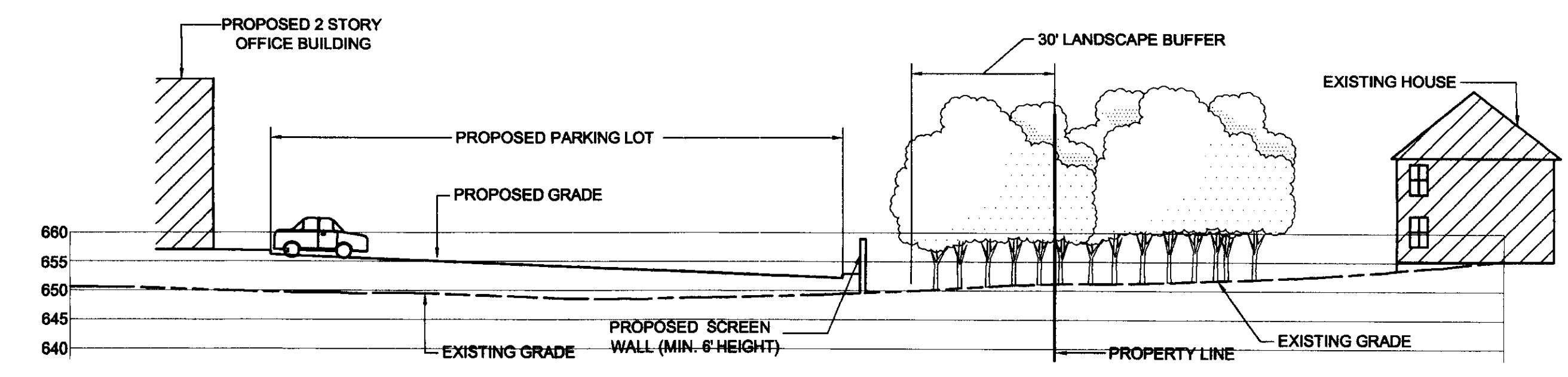




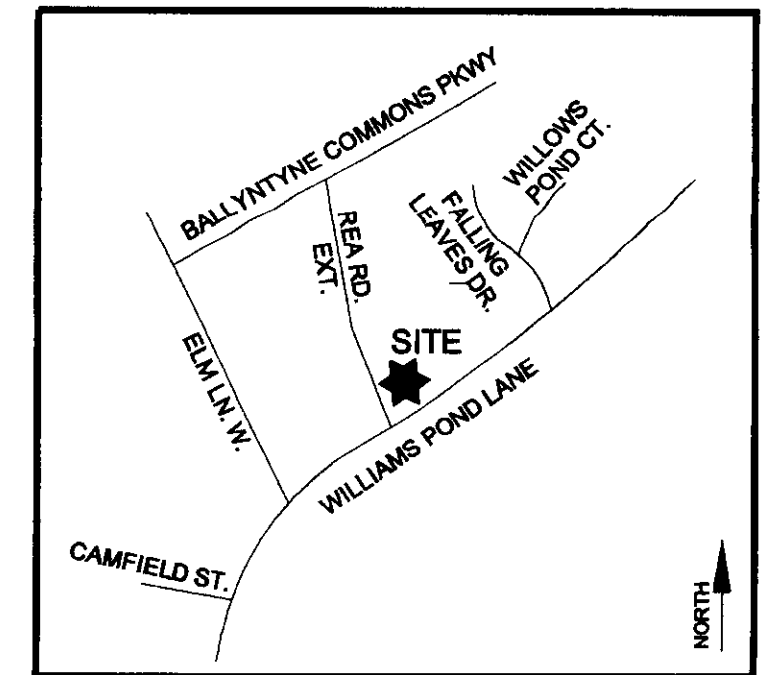
SOUTH ELEVATION (FACING REA ROAD)



NORTH ELEVATION (FACING PARKING LOT)



1 SECTION A - A  
RZ-2  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 20'



VICINITY MAP - NTS

**NOTES:**  
1. THIS SCHEMATIC SITE PLAN IS INTENDED TO REFLECT A GENERAL PATTERN OF DEVELOPMENT, BUT MAY BE ALTERED OR MODIFIED WITHIN THE MAXIMUM BUILDING AND PARKING AREA LIMITS ESTABLISHED ON THE TECHNICAL DATA SHEET (SHEET RZ-1) PER CHAPTER 6 OF THE ZONING ORDINANCE.

**REVISIONS:**

1	3-9-05	PER NEIGHBORHOOD & STAFF REVIEW
2	6-3-05	PER CLIENT & NEIGHBORHOOD COMMENTS
3	6-15-05	LABELS ON SECTION A-A ADDED, ADD BUILDING ELEVATIONS, & EXISTING TREES

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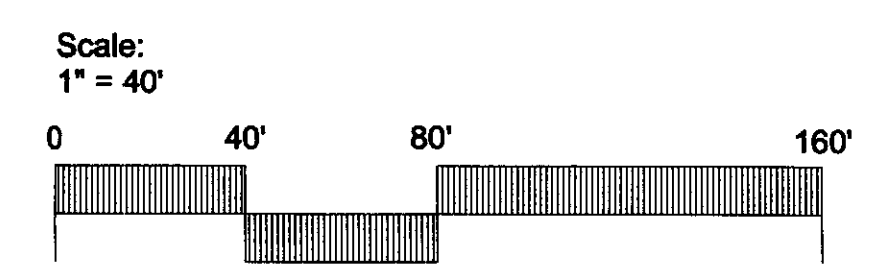


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# SCHEMATIC SITE PLAN WILLIAMS POND LANE SITE

CHARLOTTE, NORTH CAROLINA  
PETITION #: 2005 - 044

PETITIONER: FIRST COLONY CORPORATION



Sheet Number

RZ-2 OF 2

