

06 VICINITY MAP scale: N.T.S.

SITE DATA TABLE

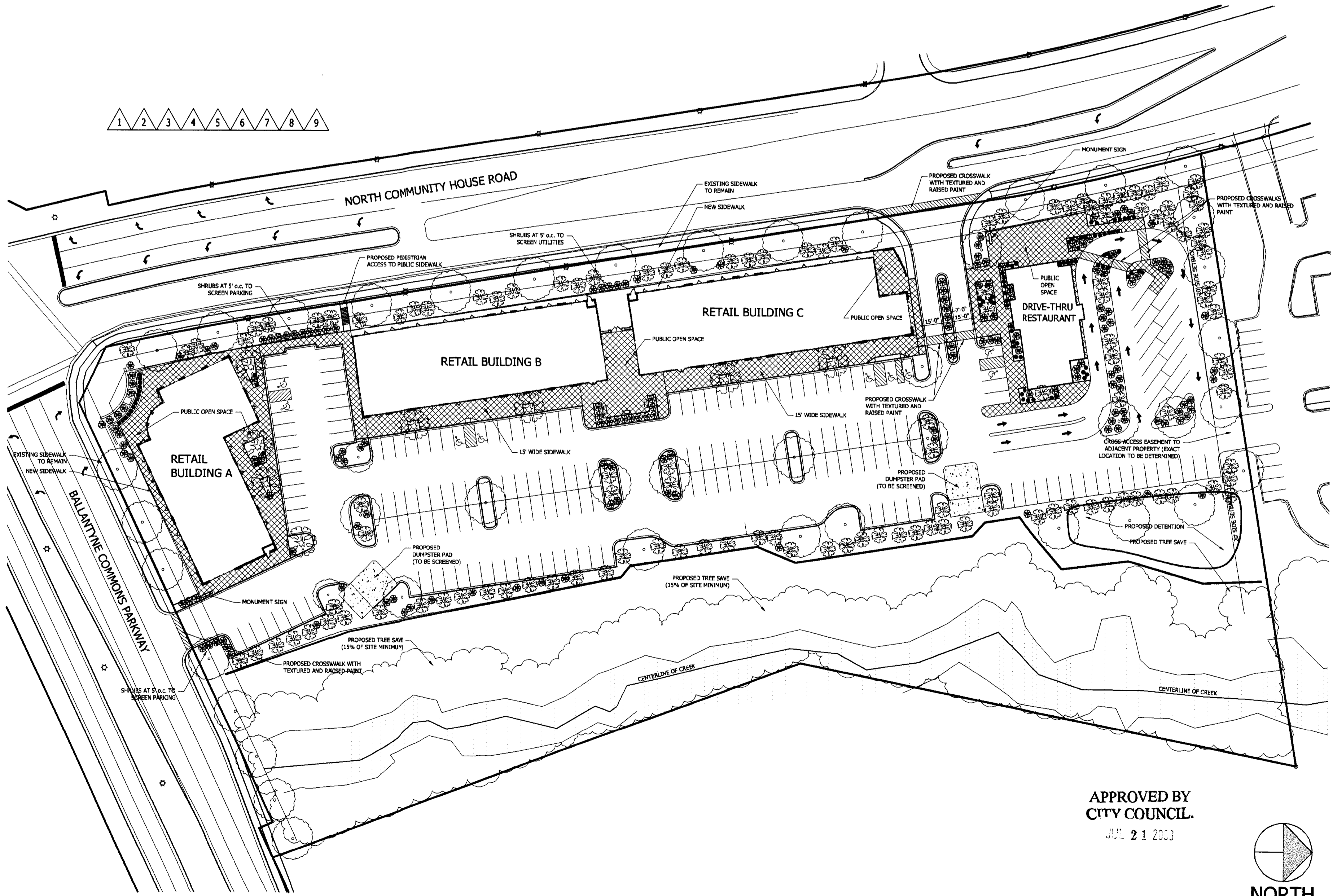
TAX PARCEL NO.: 223-462-87 & 223-462-87
 SITE AREA: Approx. 6.63 Acres
 EXISTING ZONING: BP
 PROPOSED ZONING: NS
 BUILDING AREA PROPOSED: 38,000 sf
 PROPOSED PARKING: 175 SPACES MINIMUM
 PROPOSED USE: RETAIL, RESTAURANT AND OFFICE

TREE SAVE AREA : 0.995 Acres
 TOTAL SITE AREA: 6.63 Acres
 TREE SAVE PERCENTAGE: 15.0%
 GREEN SPACE: 2.74 ACRES
 DEVELOPED OPEN SPACE: 8,862 SQ. FT.

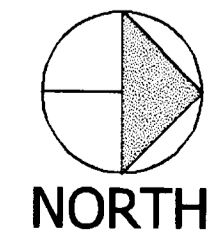
03 SITE DATA scale: N.T.S.

05 CORNER BUILDING at BALLANTYNE COMMONS PARKWAY scale: N.T.S.

04 RESTAURANT SKETCH FROM NCH ROAD scale: N.T.S.



APPROVED BY
 CITY COUNCIL
 JUL 21 2008

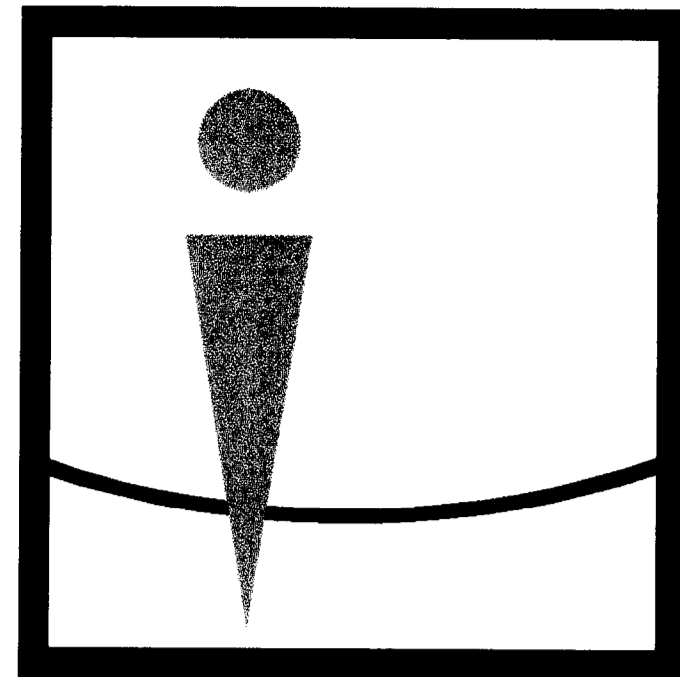


Community House NS Site Plan Notes

- 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 as specifically provided for in Section 6.2 of the Zoning Ordinance.
- Access to the site will be provided by one driveway connection to Community House Rd. and one driveway connection to Ballantyne Commons Parkway as generally depicted on this site plan. The Community House access will be limited to right in, right out, and left into the site. The Ballantyne Commons access will be limited to right in and right out only.
- The proposed use of the property will be for the development of the site to accommodate a small neighborhood services center that may include retail, restaurant, office, and other locally serving uses along with associated parking and service areas.
- All dumpsters will be screened with solid enclosures and gates.
- The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping. Detached signage will be limited to ground mounted monument signs that will be limited to 7 feet in height and 32 sq. ft. in area. One such sign is allowed per public street front.
- No parking or maneuvering will be located in the required setback between the buildings and public streets. The parking on the site will be screened as required by the ordinance and may use walls, fences, vegetation or any combination thereof that effectively screens the parking as required by the ordinance. The Petitioner will provide a minimum of 175 parking spaces on the site.
- The site has no significant trees except in the area along the east side of the site. The Petitioner will provide for a tree save area on the east side of the site that will be equal to at least 15% of the total site area. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.
- The Petitioner has provided illustrative building elevations for the structure to be constructed on the site. The building illustrations that are included on this application are intended to reflect the general mass, scale, configuration, and character of the building. The Petitioner may make revisions to the design details, materials, and architectural style of the building so long as the general mass, scale, configuration, and character of the building is maintained. It is the Petitioner's intent that all of the buildings on the site will have similar "4 sided" architectural design and thematic details of the type illustrated on the elevations. The development on this site is also subject to the architectural standards and design review process that applies to all development in the Ballantyne business park area and will be developed at the same high level of design and materials that are found elsewhere in the business park area. Clear glass and functional doors will be installed along all public street fronts. In addition, any utility or service areas that are located on any side of the building that faces any public street will be fully screened from view. Further, if any meters, junction boxes, or similar utilities are placed on the public street frontage of buildings, they will be adequately screened.
- Pedestrian connections to the public street sidewalks will be provided as prescribed by ordinance. The sidewalks and planting strips that exist on the site will be allowed to remain based on a prior interpretation of the Zoning Administrator in another recent approved NS rezoning petition.
- All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveway, sidewalks, and parking areas. Site lighting, if provided, will be limited to 20 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 shall tie-in to the existing storm water system(s). For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours. With regard to water quality, the Petitioner will construct water quality best management practices (BMPs) for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual. BMPs 2007, that have been designed to achieve 85% Total Suspended Solid (TSS) removal. Use of Low Impact Development (LID) techniques is optional. Federal and state wetland agencies will be contacted prior to any grading.
- 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.

02 GENERAL NOTES scale: N.T.S.

01 SITE PLAN scale: 1 : 50



Overcash Demmitt
 ARCHITECTS

2010 south tryon street suite 1a
 charlotte north carolina 28203
 voice • 704.332.1615
 fax • 704.332.0117
 web • www.odarch.com

YORK DEVELOPMENT GROUP

PROPOSED DEVELOPMENT

NORTH COMMUNITY HOUSE ROAD AND BALLANTYNE COMMONS PARKWAY

CHARLOTTE, NORTH CAROLINA

PETITION #: 2008-02

ISSUE	DATE
ZONING SUBMITTAL	: 09/17/07
△ ZONING RESUBMITTAL	: 12/21/07
△ ZONING RESUBMITTAL	: 01/29/08
△ ZONING RESUBMITTAL	: 04/25/08
△ ZONING RESUBMITTAL	: 05/23/08
△ ZONING RESUBMITTAL	: 06/03/08
△ ZONING RESUBMITTAL	: 06/09/08
△ ZONING RESUBMITTAL	: 06/10/08
△ ZONING RESUBMITTAL	: 06/13/08
△ ZONING RESUBMITTAL	: 07/09/08

ILLUSTRATIVE PLAN & NOTES

RZ1.0

Copyright 2008, Overcash Demmitt Architects
 ODA No. 072108 CADD File: draw/2042_RZ1.0.dwg