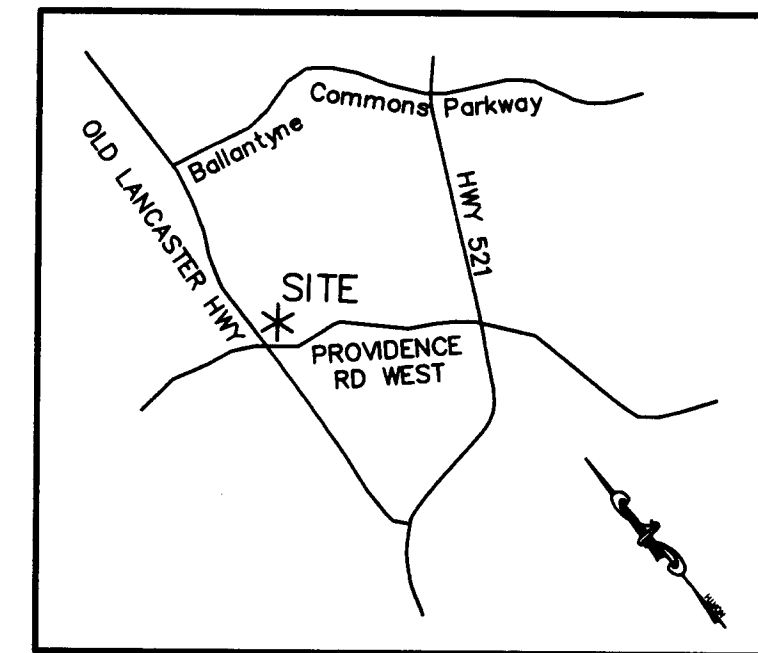


# DEVELOPMENT STANDARDS:

- THE DEVELOPMENT FOR THIS 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 6.026(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
- ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPING, ETC.
- THE PROPOSED DEVELOPMENT SHALL CONSIST OF A NEIGHBORHOOD SERVICES MIXED USE DEVELOPMENT. THE MAXIMUM ALLOWABLE SQUARE FOOTAGE SHALL BE 54,000 SQFT OF 1 STORY OFFICE AND 23,000 SQFT OF RETAIL. FOR A COMBINED TOTAL SQFT OF 77,000 SQFT.
- AS SHOWN ON THE SITE PLAN, TREE SAVE AREAS SHALL BE ESTABLISHED. TREE SAVE AREAS SHALL REMAIN SUBSTANTIALLY UNDISTURBED AREAS EXCEPT THAT ANY NECESSARY CLEARING AND GRADING NEEDED TO PLANT NEW PLANT MATERIAL AS REQUIRED SHALL BE ALLOWED AS WELL AS ANY GRADING NEEDED TO INSTALL UTILITIES, PEDESTRIAN PATHS, AND/OR FENCING, AND STORM WATER OUTLET PIPE. FIELD DESIGN / ROUTING WILL BE USED TO MINIMIZE DISTURBANCE FOR THE ABOVE MENTIONED ITEMS POSSIBLE IN TREE SAVE AREA. A SOLID WOODEN FENCE DESIGNED AND PLACED IN ACCORDANCE WITH ORDINANCE STANDARDS SHALL BE USED AS THE MEANS TO PRESERVE THE TREE SAVE AREA AND PROVIDE ADDITIONAL SCREENING.
- STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN FRONT SETBACK OR BUFFER AREAS.
- DUMPSTER AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH ONE SIDE BEING A HINGED GATE.
- ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED WITH CAPPED AND FULLY SHIELDED LIGHTING. LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF 25'.
- WALL PACK LIGHTING SHALL BE PROHIBITED.
- VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO 1 STORY OR 30 FEET.
- ALL USES PERMITTED SHALL BE: BEAUTY SHOPS, BARBERS, LAUNDRIES, DRY CLEANING, RESTAURANTS, RETAIL SALES, GROCERY, DRUG STORE, CAFETERIA, BAKERY, FLORIST SHOPS, OPTICIAN, THEATERS, BANK, SIGNAGE, DAY CARE FACILITIES, OFFICE, AND OFFICE CONDOS.
- ALL BUILDING ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STUCCO, STONE, AND OR A COMBINATION OF THOSE OR OTHER MASONRY FINISHING MATERIALS. ALTHOUGH SOME INDIVIDUAL TENANTS BRANDING AND OR THE ARCHITECTURAL / DETAIL DIVERSITY IS ALLOWED, THERE WILL BE AN OVERALL ARCHITECTURAL THEME AND COMPATIBILITY OF BUILDINGS DESIGNED FOR THE SITE. STAFF TO REVIEW ELEVATIONS PRIOR TO BUILDING PERMIT SUBMITTAL. THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION STAFF SHALL REVIEW THE ARCHITECTURAL/BUILDING MATERIALS REQUIREMENTS.
- THE MINIMUM PARKING AND BUILDING SETBACK LINES SHALL CONFORM TO THE NS ZONING. THE SETBACK LINES SHALL BE MEASURED FROM THE RIGHT-OF-WAY AS SHOWN IN ASSOCIATION WITH NCDOT & CDOT ROW ALONG OLD LANCASTER HWY AND PROVIDENCE RD WEST.
- PUBLIC SIDEWALKS WILL BE BUILT AROUND THE PERIMETER AND INTERIOR OF THE SITE AS OUTLINED ON THE PLAN. THE DEVELOPER SHALL CONNECT TO THE EXISTING SIDEWALK SYSTEM AS IT RELATES TO ADJACENT PROPERTIES.
- THE SETBACK AREA ALONG THE SITE'S OLD LANCASTER HWY & PROVIDENCE RD WEST FRONTAGE SHALL BE LANDSCAPED WITH LARGE, MATURING TYPE TREES PLANTED IN ACCORDANCE WITH THE STANDARDS OF THE TREE ORDINANCE. THIS AREA SHALL BE AUGMENTED WITH A MANICURED LAWN (SEE INSET DETAIL). ALSO, AS REQUIRED, PARKING AREAS ADJACENT TO S. TRYON STREET SHALL BE SCREENED PER REQUIREMENTS BY WAY OF NATURAL SCREEN PLANTINGS.
- CLEARING AND GRADING IS NOT ALLOWED THE TREE SAVE AREAS.
- THE TREE SAVE AREA MAY BE DISTURBED TO INSTALL STORM DRAINAGE PIPE AND RIP RAP APRONS REQUIRED BY THE CITY OF CHARLOTTE - ENGINEERING DEPARTMENT. NEW LANDSCAPE MATERIAL SHALL BE REPLANTED IN DISTURBED AREAS AS CLOSE AS POSSIBLE TO THE RIP RAP APRON IN ORDER TO SCREEN THE SITE.
- WHEN THE FUTURE BRYANT FARMS ROAD EXTENSION IS CONSTRUCTED, AND PROVIDENCE ROAD WEST IS WIDENED, THE DRIVEWAY AT PROVIDENCE ROAD WEST SHALL BE MODIFIED TO ALLOW RIGHT IN - RIGHT OUT MOVEMENTS ONLY.
- IF THE ADJACENT ROADWAYS DO NOT HAVE A 50' RIGHT OF WAY, THE DEVELOPER / PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE TITLE, A 50' RIGHT OF WAY MEASURED FROM THE ROAD CENTERLINE.

- THE PROPOSED STORM WATER SYSTEMS SHALL BE DESIGNED WITH THE SITES "STORM WATER MANAGEMENT PLAN" APPROVED BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES.
- THE USE OF DRIVE - THRU WINDOWS IS PROHIBITED.
- NO PARKING IS ALLOWED BETWEEN THE FRONTAGE STREETS AND THE FRONT BUILDINGS.
- PEDESTRIAN SCALE LIGHTING SHALL BE PROVIDED THROUGHOUT THE SITE.
- THE DETENTION POND IN THE REAR OF THE SITE WILL BE SIZED TO MAXIMIZE THE TREE SAVE AREA.
- METER BOXES AND UTILITY THROUGHES SHALL BE SCREENED WHEREVER POSSIBLE WITH SCREEN WALLS.
- THE DEVELOPER SHALL TREAT THE 42" DIA. WATER OAK WITH CAMBISTAT. THE TREE WILL BE PRUNED TO LIFT THE CANOPY TO 12' AND STRUCTURALLY WEAK BRANCHES AND DEADWOOD WILL BE REMOVED. "TREE PRESERVATION AREA" SIGNS WILL BE HUNG ON THE TREE PROTECTION FENCE SURROUNDING THE TREE. TREE ROOTS WILL BE PRUNED ALONG THE PERIMETER OF THE TREE PROTECTION FENCE. DEEP ROOT INOCULATE WILL BE APPLIED IN THE SPRING OF 2006. LIGHTING ROD PROTECTION SHALL BE INSTALLED AT THE TREE.
- TREE PROTECTION FENCE WILL BE INSTALLED PER THE LAND DEVELOPMENT ORDINANCE AROUND TREES IN THE SETBACKS AND ROAD RIGHT OF WAYS.
- THERE WILL BE NO DUMPSTER COLLECTION BEFORE 6 AM AND AFTER 11 PM.
- LIMIT THE HEIGHT OF THE BERM AS IT RELATES TO THE DETENTION IN THE NORTH EAST CORNER OF THE SITE AS NOT TO IMPEDE INTO THE DETENTION POND.
- CLASS B BUFFER ON THE NORTH EAST PROPERTY LINE TO BE 36.25' AND THE OUTER 40' WILL BE UNDISTURBED WHERE THERE ARE EXISTING TREES AND VEGETATION. STORMWATER MANAGEMENT MEASURES REQUIRED BY THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT CAN BE CONSTRUCTED IN THE INTERIOR 16.25' OF THE BUFFER.
- IN ORDER TO FUNCTION PROPERLY, LEVEL SPREADERS MUST BE CONSTRUCTED PARALLEL TO THE EXISTING GROUND. AS A RESULT, LEVEL SPREADERS MAY BE CONSTRUCTED IN THE BUFFER ADJACENT TO BUILDING "F". THE LEVEL SPREADERS SHALL BE CONSTRUCTED WITHOUT CUTTING ANY EXISTING TREES.



Vicinity Map - NTS

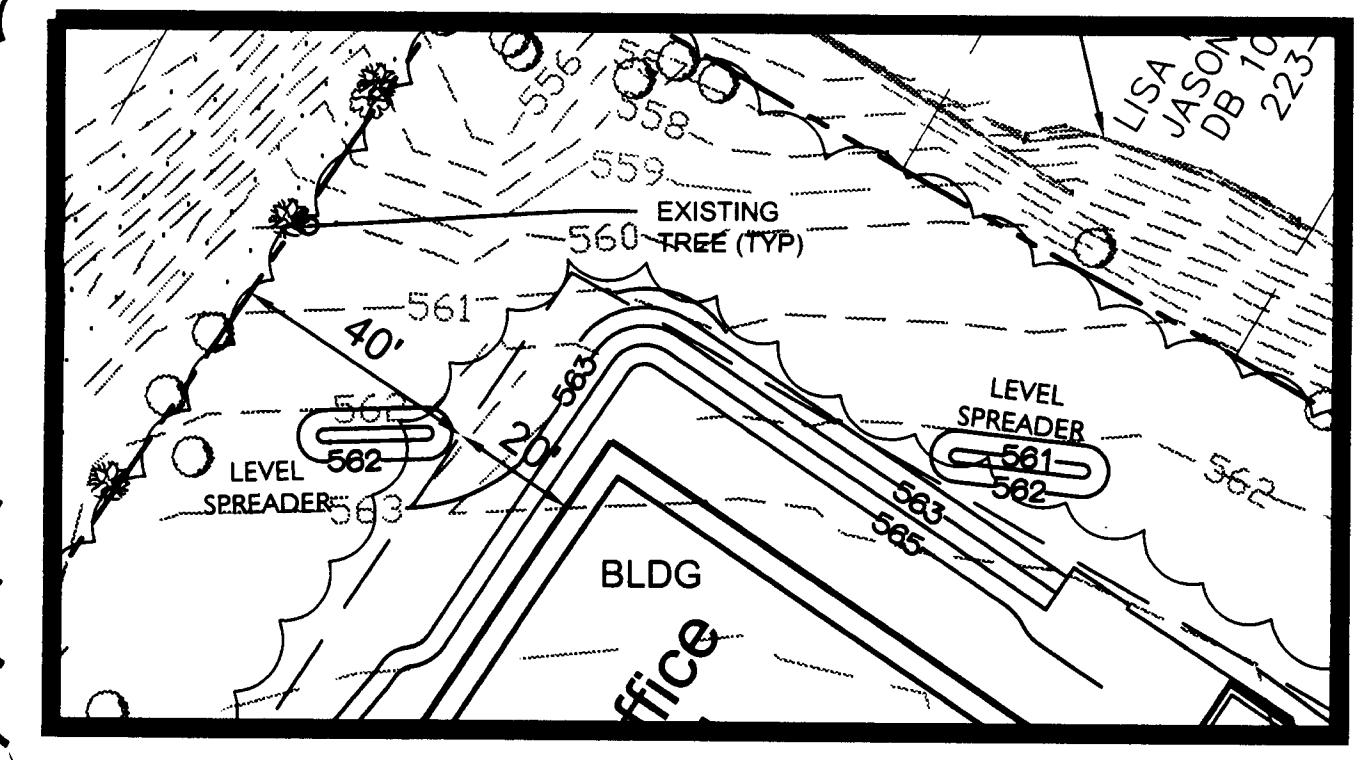
**SITE DATA:**

EXISTING ZONING: O-I (CD) & B-1(CD)  
 PROPOSED ZONING: NS(CD)  
 SITE ACREAGE: ±11.7 AC.

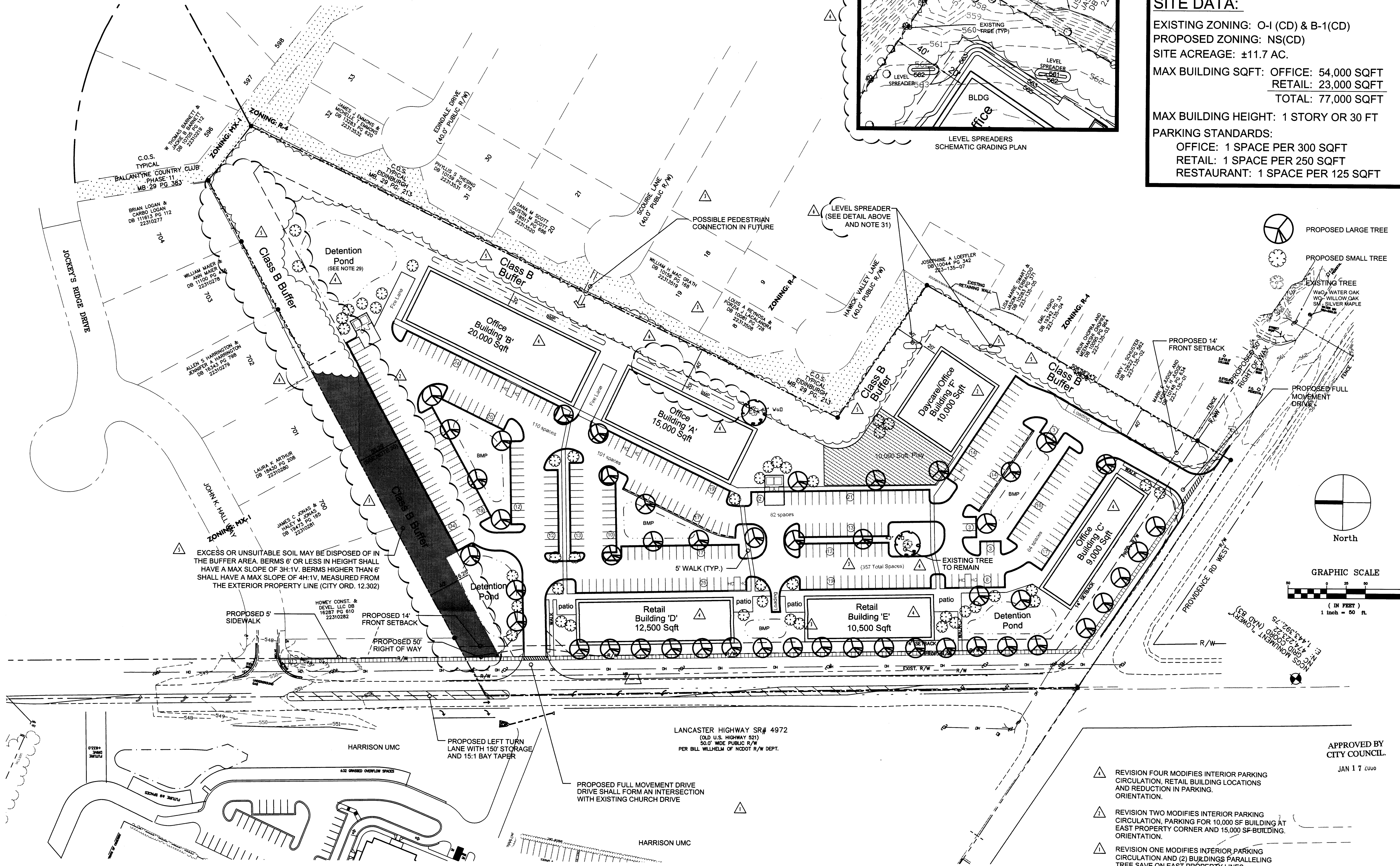
MAX BUILDING SQFT: OFFICE: 54,000 SQFT  
 RETAIL: 23,000 SQFT  
 TOTAL: 77,000 SQFT

MAX BUILDING HEIGHT: 1 STORY OR 30 FT

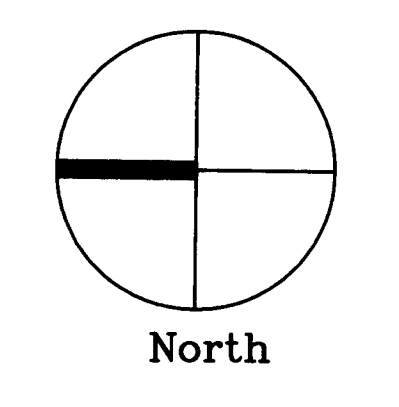
PARKING STANDARDS:  
 OFFICE: 1 SPACE PER 300 SQFT  
 RETAIL: 1 SPACE PER 250 SQFT  
 RESTAURANT: 1 SPACE PER 125 SQFT



LEVEL SPREADERS SCHEMATIC GRADING PLAN



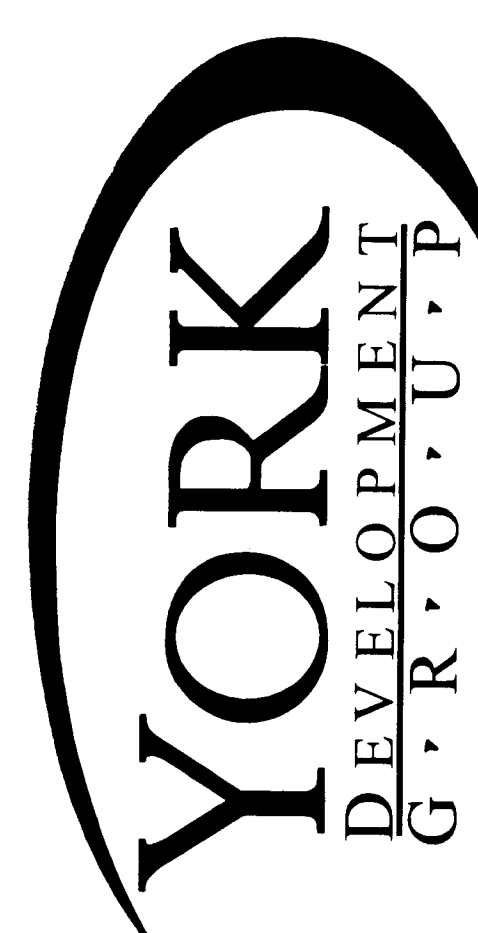
- PROPOSED LARGE TREE
- PROPOSED SMALL TREE
- EXISTING TREE
- PROPOSED FULL MOVEMENT DRIVE



GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 50 ft.

- REVISION FOUR MODIFIES INTERIOR PARKING CIRCULATION, RETAIL BUILDING LOCATIONS AND REDUCTION IN PARKING. ORIENTATION.
- REVISION TWO MODIFIES INTERIOR PARKING CIRCULATION, PARKING FOR 10,000 SF BUILDING AT EAST PROPERTY CORNER AND 15,000 SF BUILDING. ORIENTATION.
- REVISION ONE MODIFIES INTERIOR PARKING CIRCULATION AND (2) BUILDINGS PARALLELING TREE SAVE ON EAST PROPERTY LINES.

APPROVED BY CITY COUNCIL.  
 JAN 17 2006



**SITE SOLUTIONS**

2 3 2 0  
 W. Morehead Street  
 Charlotte, NC 28208

Landscaping Architecture  
 Site Planning  
 Civil Engineering  
 www.sitesolutionspa.com  
 Telephone: 704-521-9800  
 Facsimile: 704-521-8955

Olde Lancaster Town Center  
 Mixed Use Development  
 Charlotte  
 North Carolina

Project No: 2777  
 Drawn By: B Camella  
 Designed By: B Camella  
 Checked By: B Ruller  
 Date: 8.19.05

Revisions:

Per Planning Review	11.21.05
Per Planning Review	12.12.05
Per Planning Review	12.19.05
Per Owner Review	01.11.06
Per Planning Review	04.20.06
Per Planning Review	05.05.06

Sheet Title:  
**REZONING SITE PLAN APPROVAL TO PETITION #2005-156**  
 Sheet No: **R.1**