

GENERAL PROVISIONS:

- Unless more stringent standards are established by the zoning plan or the development standards, all development standards established under the City of Charlotte Zoning Ordinance for the O-1 zoning district shall be followed in connection with development taking place on the site. Street layouts may be modified to accommodate final building sections.
- Alterations to the conditional plan are subject to Section 6.207

PERMITTED USES:

- Financial institution with one accessory drive-through service window, three remote drive-throughs and one ATM drive-through, General and Medical Office.
- For avoidance of doubt, with the exception of general office, medical office and financial institution (in the bank building only), no other use permitted by right or under prescribed conditions in the O-1 zoning district shall be allowed on the site.

TRANSPORTATION:

- Vehicular access is limited to those depicted.
- Right-of-way is dedicated to NCDOT.
- Petitioner will install a left-turn lane on Ballantyne Commons Pkwy into the site in accordance with NCDOT minimum standards with a minimum of 150 feet of storage.
- Petitioner will construct new curb along the Northernly side of Ballantyne Commons Pkwy. New curb will be located 36 feet from the center-line to face of curb.
- Internal streets will be private built to public street standards.

ARCHITECTURAL STANDARDS:

- Exterior finish will consist of stone, brick and stucco (See elevations).
- Roof finish is 30 year architectural dimensional shingles and copper per plan. The center body of the roof is flat pitch roofing. No flat roofing is exposed to the edge of any building.
- Architectural elements and treatments are per plan (See elevations).
- 7" on average masonry wall is installed on site.
- 3 buildings total: 4 general office and medical plus 1 bank building. The 2 buildings located on Ballantyne Commons Pkwy could be combined based on the actual user's need. The 2 rear buildings could be combined based on the actual user's need.
- Waste container and recycling are housed in a solid brick wall unit (on 3 sides) with a hinged gate (on the open side). (See location on site plan). All Medical waste will be serviced by outside contractor. Banking waste is serviced by outside contractor, general waste is located in rear corner of Bank with walls enclosing to the Bank.

- The Petitioner has provided labeled, illustrative building elevations for the structures to be constructed on the site. Notwithstanding anything to the contrary on the site plan and in the Development Standards, including references to alterations or modifications in the section of these Development Standards styled "General Provisions", the Petitioner may only make minor changes to the design details, materials and architectural style of a building that maintain the general mass, scale, configuration and character of the building.
- All roof-mounted equipment shall be entirely screened from view from every point on adjoining properties including from existing residential structures located on such adjoining properties.
- The use of each building shall be limited to one (1) level or storey. Although the use of each building shall be limited to one (1) level or storey, Petitioner shall have the right to construct false windows, balconies and other architectural elements and brackets above the first level or storey of a building consistent with the elevations made at this rezoning.

STREETSCAPE & LANDSCAPING:

- A connecting sidewalk will be installed between the 2 front buildings on Ballantyne Commons Pkwy. The sidewalk will connect the parking lot side of the building to the sidewalk along Ballantyne Commons Pkwy.
- All sidewalks will be installed with planting strips per the City Ordinance.
- The site shall have a Class C Buffer of 36' (the "Required Buffer") along with an additional buffer that extends to the dashed-line labeled "75' Restricted Building Area" on the site plan (the "Additional Buffer"). The Required Buffer and the Additional Buffer are referred to herein as the "Buffer".
- The Buffer will be installed as indicated on the site plan. The landscape plan shown for the Buffer is not intended to be merely schematic in nature but instead is intended to constitute a final planting plan. Accordingly, Petitioner shall install all of the trees shown within the Buffer with the species of trees designated on the site plan and in the locations shown on the site plan.
- All new trees that are installed within the Buffer shall be a minimum of 16' tall at the time of planting.
- The tree planting in the Buffer shall be properly mulched and the Buffer will be properly irrigated with drip irrigation.
- The Buffer will be installed within 120 days after this rezoning Petition is formally approved by City Council.
- With the exception of an irrigation system, no buildings or other improvements shall be constructed within the Buffer.
- Notwithstanding anything to the contrary on this site plan and the Development Standards, including references to alterations or modifications in the section of these Development Standards styled "General Provisions", the Buffer along the Northern boundary of the property shall not be reduced to a width of less than 75'.
- For the zoning ordinance, all plant materials within the Required Buffer must be replaced when they die. Each tree installed within the Additional Buffer shall be replaced within a reasonable time after the death of such tree.

ENVIRONMENTAL FEATURES:

- Tree save has been observed on this site with the grading and excavation of an earlier permit (LDDP-2009-00218) issued by the City of Charlotte.

PARKS, GREENWAYS & OPEN SPACE:

- Open Space is limited to Buffer area, bicycle parking and pond with water feature.

FIRE PROTECTION:

- Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Code specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

SIGNAGE:

- All signs on the site will be erected in accordance with the requirements of the Ordinance.
- No exterior signage of any kind shall be placed on the rear side of buildings abutting the 75' Restricted Building Area. For avoidance of doubt, the "rear side" of a building is the side furthest from Ballantyne Commons Pkwy. For avoidance of doubt, the foregoing restriction on signage does not apply to the two buildings closest to Ballantyne Commons Pkwy. Notwithstanding the foregoing, Petitioner shall be permitted to install any signage required by applicable local governmental ordinances provided that any such required signage that is installed shall comply to the fullest extent possible with the other provisions of these Development Notes.

LIGHTING:

- Decorative, pedestrian scale, freestanding lighting fixtures will be installed throughout the Site. These lights will be uniform in design, and the final spacing shall be determined by the Developer/Petitioner.
- The maximum height of the decorative pedestrian scale, freestanding lighting fixtures installed on the Site, including its base, shall not exceed 15 feet.
- All exterior detached light fixtures (except street lights along public or private streets) shall be capped, full cut-off fixtures.
- All direct lighting within the site shall be designed and shielded such that direct illumination does not exceed past any property line; provided however that illumination may be made on the property bearing tax parcel identification number 225-112-04 for the purpose of installing required lighting of the access from Providence Promenade Drive to the site. For avoidance of doubt, any illumination of this access shall not exceed past any other property line.
- No "wall-wash" lighting units shall be allowed unless required by the Mecklenburg County Building Standards.

- No exterior lighting of any kind shall be placed on the rear side of buildings abutting the 75' Restricted Building Area. For avoidance of doubt, the "rear side" of a building is the side furthest from Ballantyne Commons Pkwy. For avoidance of doubt, the foregoing restriction on lighting does not apply to the two buildings closest to Ballantyne Commons Pkwy. Notwithstanding the foregoing, Petitioner shall be permitted to install any lighting required by applicable local governmental ordinances provided that any such required lighting that is installed shall comply to the fullest extent possible with the other provisions of these Development Notes.
- All lighting on the site shall be directed downward or away from adjoining property lines.

OTHER:

- Throughout this site plan, the term "Petitioner", "Developer" and "Owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the site.

PHASING:

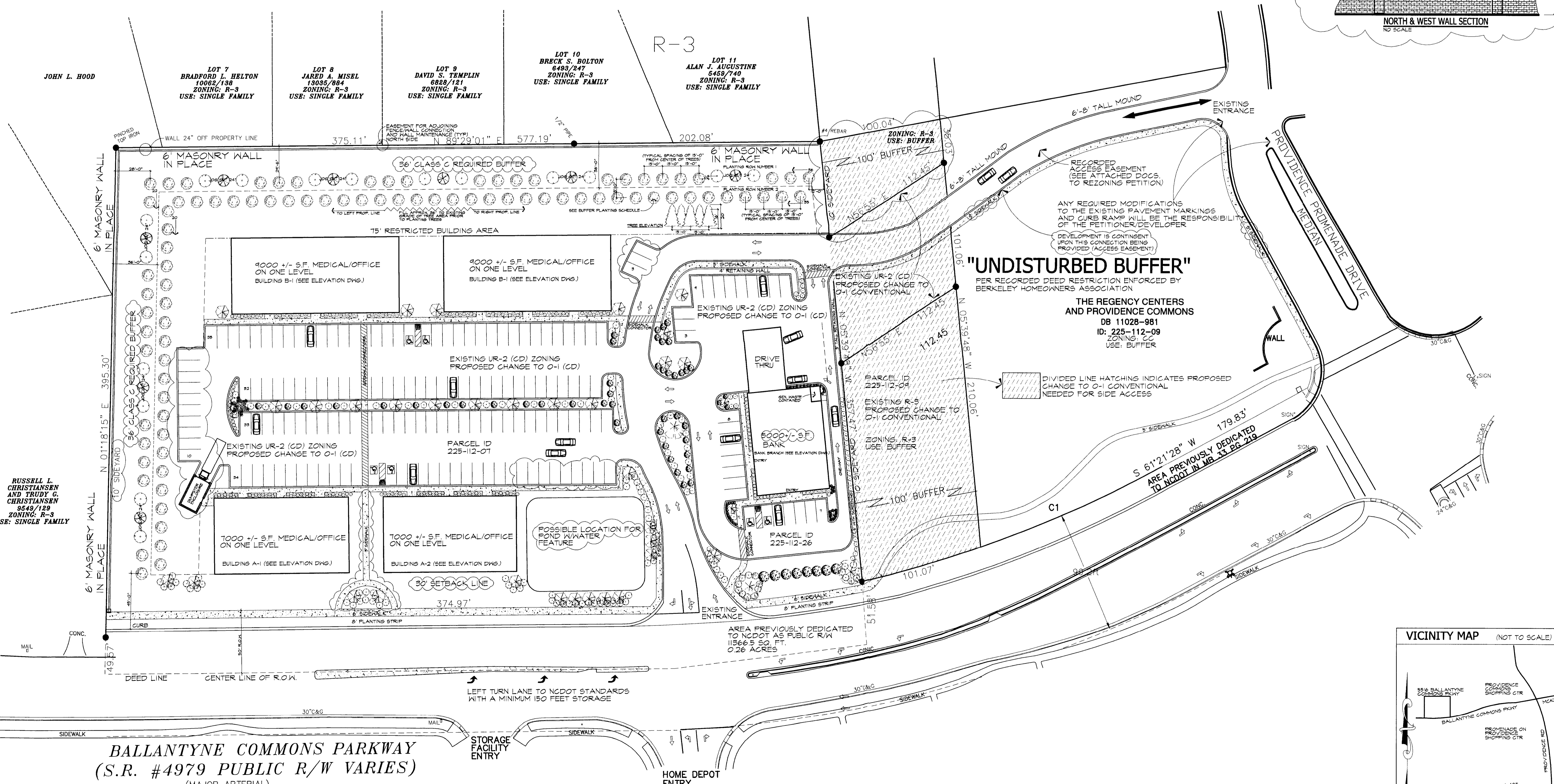
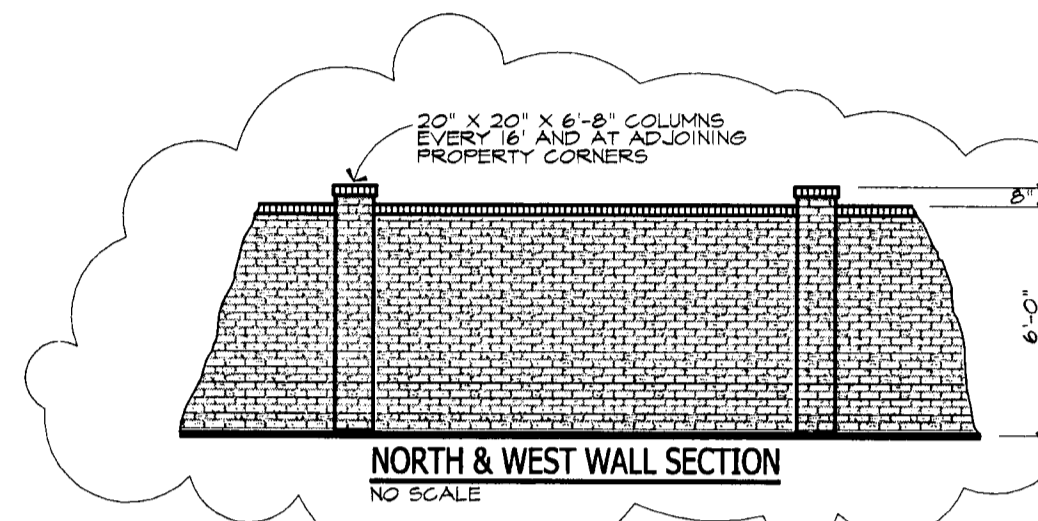
- Bank will build the bank building once permitting is permitted on the Site.
- Medical/Office will be built based on usage.

BUFFER PLANTING SCHEDULE			
QTY.	SPECIES	SYMBOL	HEIGHT
24	NELLIE R STEVENS		16' MIN.
16	CRYPTOMERIA JAPONICA		16' MIN.
8	MAGNOLIAS (DB BLANCHARD OR CLAUDIA)		16' MIN.

NOTES: ALL PLANT MATERIAL IS 16' MIN. AT TIME OF PLANTING. MULCHING INSTALLED FOR ALL PLANTING. AS NOTED ON PLAN, THE PLANTING AREA WILL BE RAISED APPROX. 36" TO THE EXISTING TREE GRADE LINE.

DEVELOPMENT DATA

SITE ACREAGE: GROSS 6.50 ACRES NET 5.82 ACRES OF R.O.W.
 TAX PARCELS: 225.112.01, 225.112.26 & 225.112.04
 EXISTING ZONING: UR-2 (CD) (R-3)
 PROPOSED ZONING: O-1 (CD) 225.112.01 & 225.112.26 O-1 CONVENTIONAL 225.112.04
 PROPOSED USE: BANK, GENERAL & MEDICAL OFFICE
 NUMBER OF BUILDINGS: 1 BANK & 4 GENERAL & MEDICAL/OFFICE BUILDINGS.
 MAXIMUM AMOUNT OF BLDGS 1'S BLDGS MAY BE COMBINED FOR A TOTAL OF 3 BLDGS.
 HEIGHT OF BUILDINGS: MAXIMUM HEIGHT 35 FT.
 PHASING: BANK BUILT BY USER AS SEPARATE PARCEL. MEDICAL/OFFICE BUILT BASED ON SALES.
 MAXIMUM SQUARE FOOTAGE: 37,000 SQ FT (25,000 SF MEDICAL + 12,000 SQ FT OFFICE @ 1 PER 200 = 34 & 5,000 SF BANK @ 1 PER 200 = 25)
 FLOOR AREA RATIO: FRA 3.15
 PARKING: 14 SPACES PROVIDED (25,000 SF MEDICAL @ 1 PER 200 = 125 & 7,000 SF OFFICE @ 1 PER 200 = 34 & 5,000 SF BANK @ 1 PER 200 = 25)
 NOTE OF DEVELOPMENT: THE O-1 (CD) PORTION OF THE SITE WILL NOT BE DEVELOPED UNTIL THE PROPOSED PRIVATE STREET IS PROVIDED.
 NOTE: THIS SITE IS A PLANNED DEVELOPMENT.



LIGHTWAY PROPERTIES, LLC

7512 POLYANTHA ROSE CIRCLE
 WEDDINGTON, NC 28104
 704.845.1077

APPROVED BY
 CITY COUNCIL

JAN 24 2010

Sagrado
 Land Planning & Design

PROJECT TITLE
ALEXANDER PLACE
 @ PROVIDENCE COMMONS

REZONING PLAN
 5,000+/- SQ FT BANK &
 25,000+/- SQ FT MEDICAL
 7,000+/- SQ FT GENERAL OFFICE

PROPOSED USAGE
O-1 (CD)
 O-1 CONVENTIONAL

SEPTEMBER 27, 2010

S-1
 SITE PLAN
 SCALE: 1" = 40'

PETITION 2010-068

REVISED NOVEMBER 19, 2010
 REVISED DECEMBER 22, 2010
 REVISED JANUARY 5, 2011

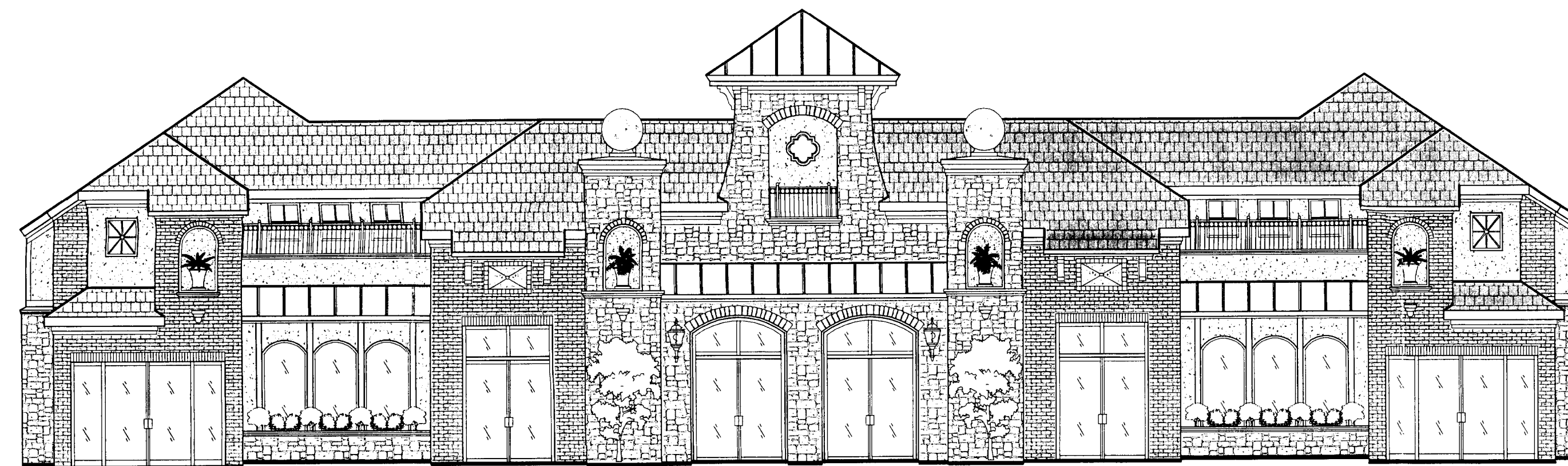
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CITY COUNCIL

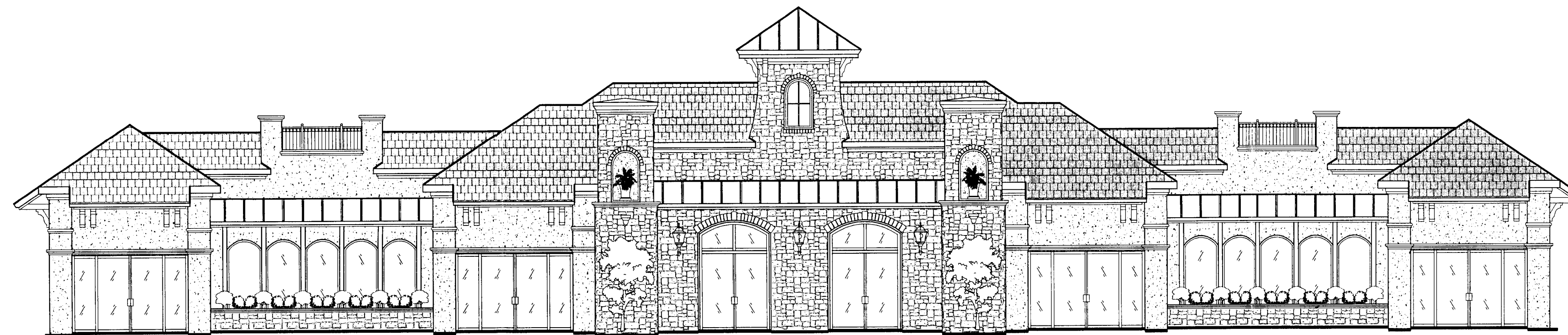
JAN 24 2010



FRONT VIEW OF BANK BRANCH
FRONTAGE TO BALLANTYNE COMMONS PKWY



FRONT VIEW OF BUILDINGS A-1 & A-2
FRONTAGE TO BALLANTYNE COMMONS PKWY



FRONT VIEW OF BUILDINGS B-1 & B-2
INTERIOR FACING PARKING LOT



PROJECT TITLE
**ALEXANDER
PLACE**
@ PROVIDENCE COMMONS

DESCRIPTION
MEDICAL/OFFICE
BUILDINGS A-1 & A-2
BUILDINGS B-1 & B-2
& BANK BRANCH

PROPOSED USAGE
O-1 (CD)
& O-1

NOVEMBER 19, 2010

A-7
FONT ELEVATIONS
1/8" = 1'-0"

APPROVED BY
CITY COUNCIL



Petition 2010-068