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**Providence Rd.
 West / 521
 Office Park**

**PETITION # 2011-002
 FOR PUBLIC HEARING**

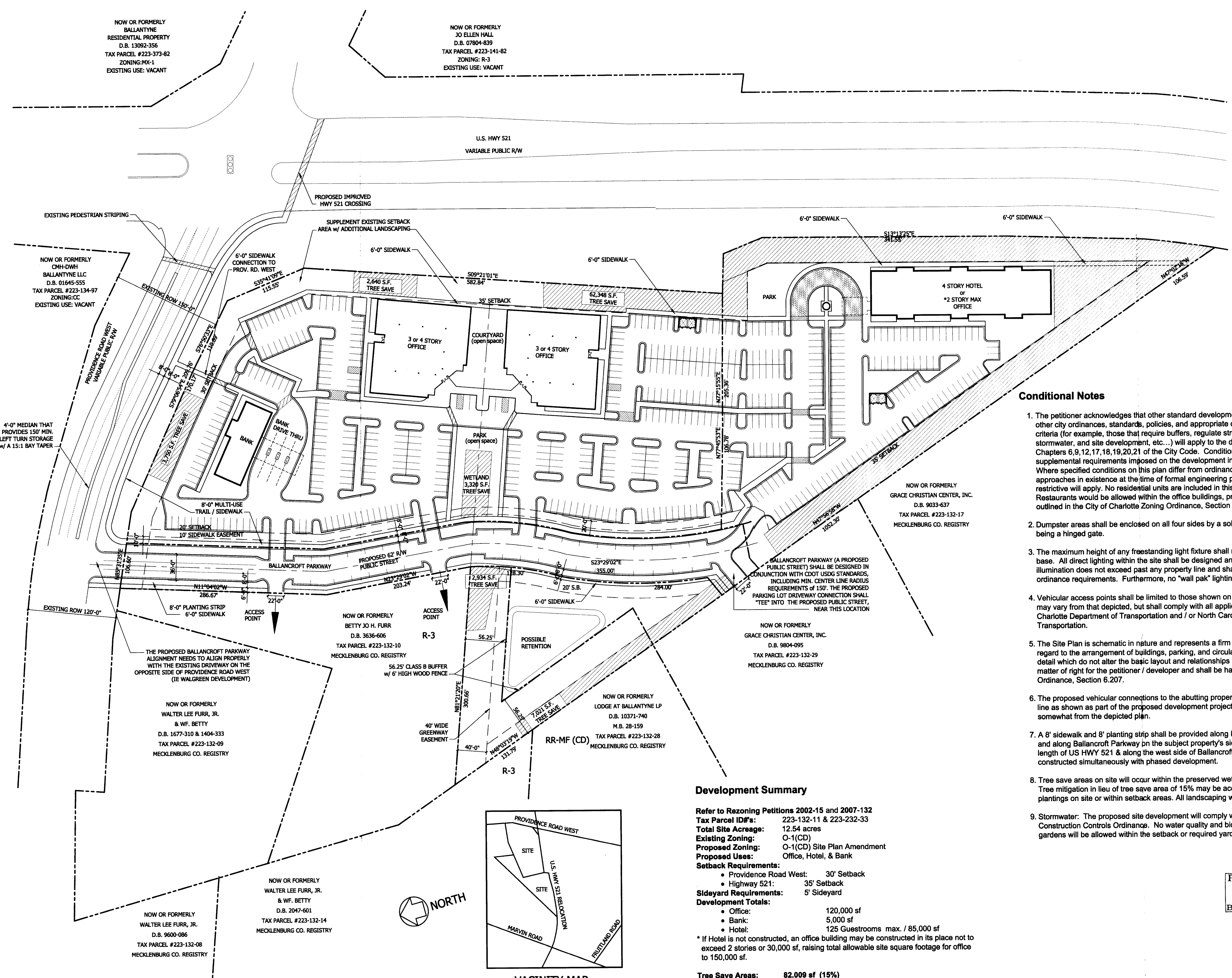
KEY PLAN

ISSUED FOR REVIEW	: 10/20/10
REZONE COMMENTS	: 12/17/10
REZONE COMMENTS	: 01/03/11
REVISION	: 02/02/11
REVISION	: 02/18/11
CDOT COMMENTS	: 03/21/11
REVISION	: 03/24/11

SITE PLAN

RZ-1 2011-002

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 CADD File:

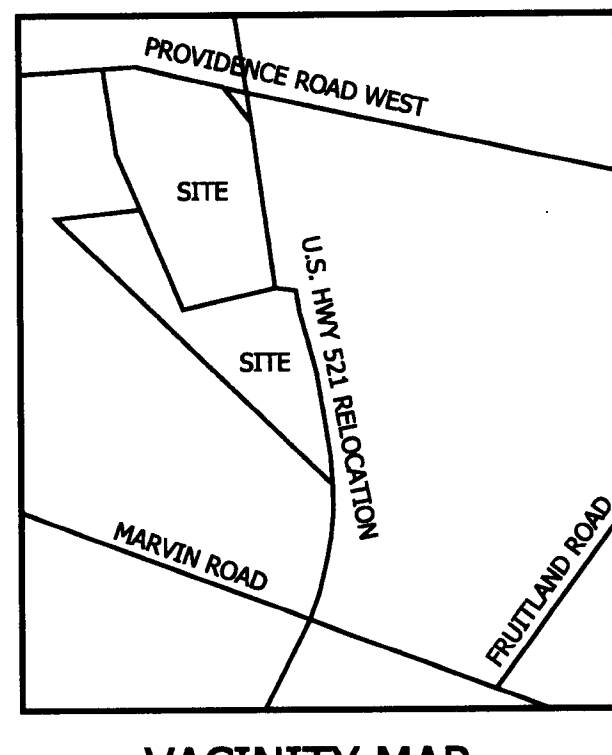


Conditional Notes

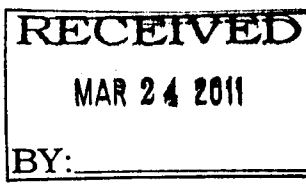
- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc...) will apply to the development site. This includes Chapters 6,9,12,17,18,19,20,21 of the City Code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the more restrictive will apply. No residential units are included in this site plan amendment. Retail and Restaurants would be allowed within the office buildings, providing they meet the criteria outlined in the City of Charlotte Zoning Ordinance, Section 9.703(28).
- Dumpster areas shall be enclosed on all four sides by a solid fence or wall with one side being a hinged gate.
- The maximum height of any freestanding light fixture shall not exceed 30 feet including its base. All direct lighting within the site shall be designed and shielded such that direct illumination does not exceed past any property line and shall be consistent with the zoning ordinance requirements. Furthermore, no "wall pak" lighting shall be permitted.
- Vehicular access points shall be limited to those shown on the site plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Department of Transportation and / or North Carolina Department of Transportation.
- The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of buildings, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207.
- The proposed vehicular connections to the abutting properties shall be built to the property line as shown as part of the proposed development project. The exact locations may vary somewhat from the depicted plan.
- A 8' sidewalk and 8' planting strip shall be provided along Providence Road West frontage and along Ballancroft Parkway on the subject property's side. A 6' sidewalk is provided along length of US HWY 521 & along the west side of Ballancroft Parkway. Sidewalks will be constructed simultaneously with phased development.
- Tree save areas on site will occur within the preserved wetlands area and setback areas. Tree mitigation in lieu of tree save area of 15% may be accomplished with additional plantings on site or within setback areas. All landscaping will meet the Landscape Ordinance.
- Stormwater: The proposed site development will comply with the City of Charlotte Post Construction Controls Ordinance. No water quality and bio-retention areas and / or rain gardens will be allowed within the setback or required yards

Development Summary

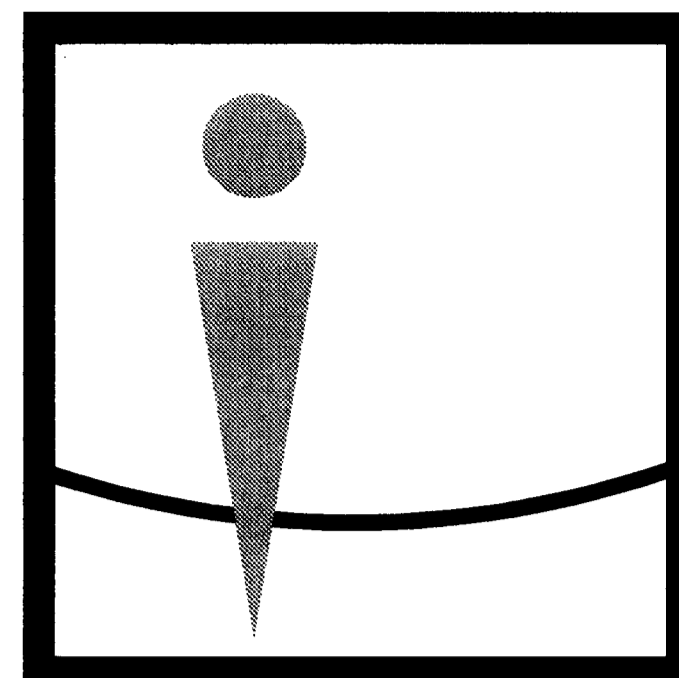
Refer to Rezoning Petitions 2002-15 and 2007-132
 Tax Parcel ID#s: 223-132-11 & 223-232-33
 Total Site Acreage: 12.54 acres
 Existing Zoning: O-1(CD)
 Proposed Zoning: O-1(CD) Site Plan Amendment
 Proposed Uses: Office, Hotel, & Bank
Setback Requirements:
 • Providence Road West: 30' Setback
 • Highway 521: 35' Setback
Sidyard Requirements: 5' Sidyard
Development Totals:
 • Office: 120,000 sf
 • Bank: 5,000 sf
 • Hotel: 125 Guestrooms max. / 85,000 sf
 * If Hotel is not constructed, an office building may be constructed in its place not to exceed 2 stories or 30,000 sf, raising total allowable site square footage for office to 150,000 sf.
Tree Save Areas: 82,009 sf (15%)



VACINITY MAP



BY:



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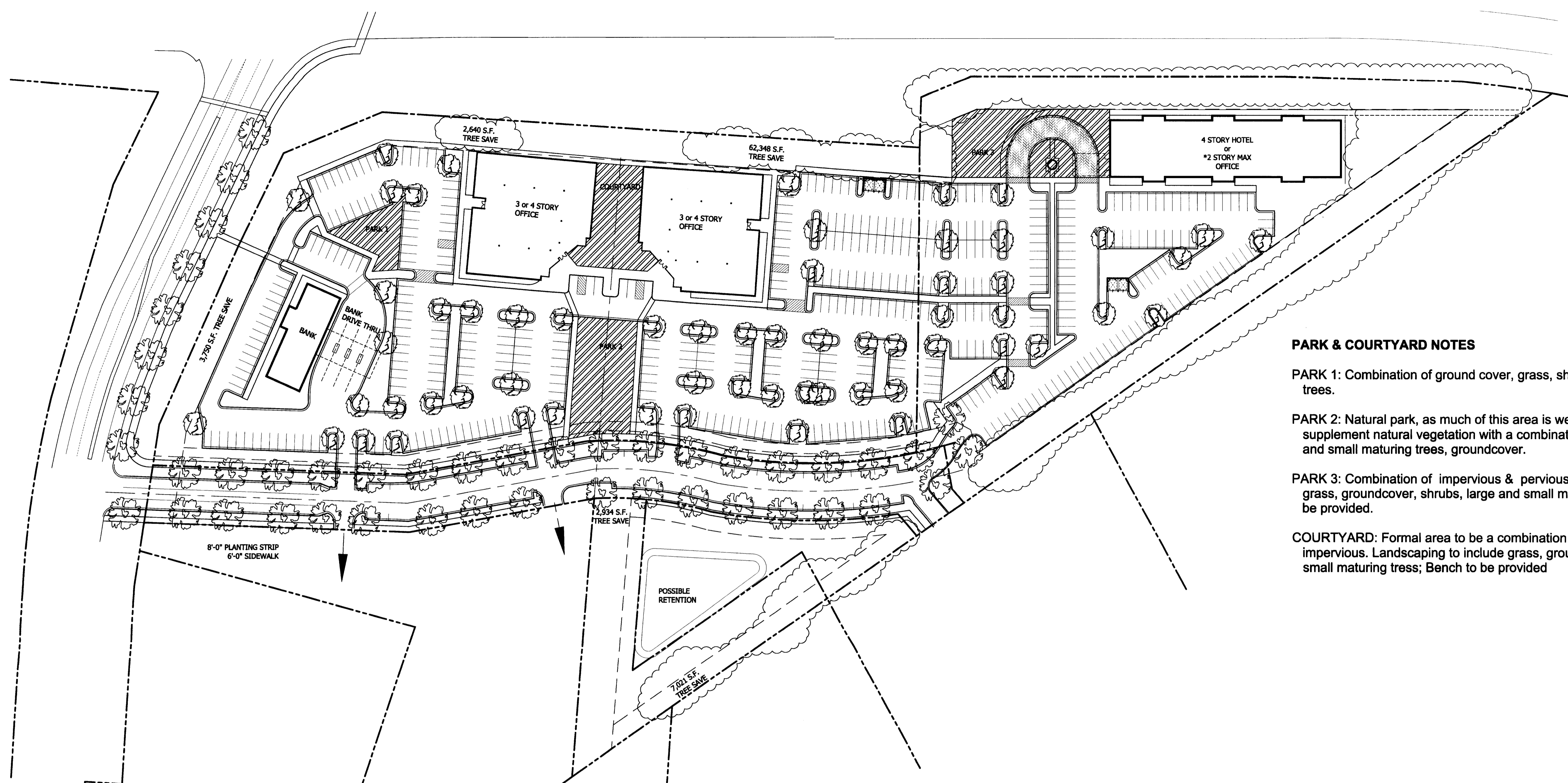
KEY PLAN

ISSUED FOR REVIEW : 02/18/11
REVISION : 03/24/11

SITE PLAN

RZ-2

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PARK & COURTYARD NOTES

PARK 1: Combination of ground cover, grass, shrubs, & small maturing trees.

PARK 2: Natural park, as much of this area is wetlands. Developer to supplement natural vegetation with a combination of appropriate large and small maturing trees, groundcover.

PARK 3: Combination of impervious & pervious landscaping to include grass, groundcover, shrubs, large and small maturing trees. Bench to be provided.

COURTYARD: Formal area to be a combination of pervious & impervious. Landscaping to include grass, groundcover, shrubs, & small maturing trees; Bench to be provided

**** Allowable materials for all buildings: Brick, glass, aluminum, stucco-type finishes.**

