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Providence Rd.  
West / 521  
Office Park

KEY PLAN

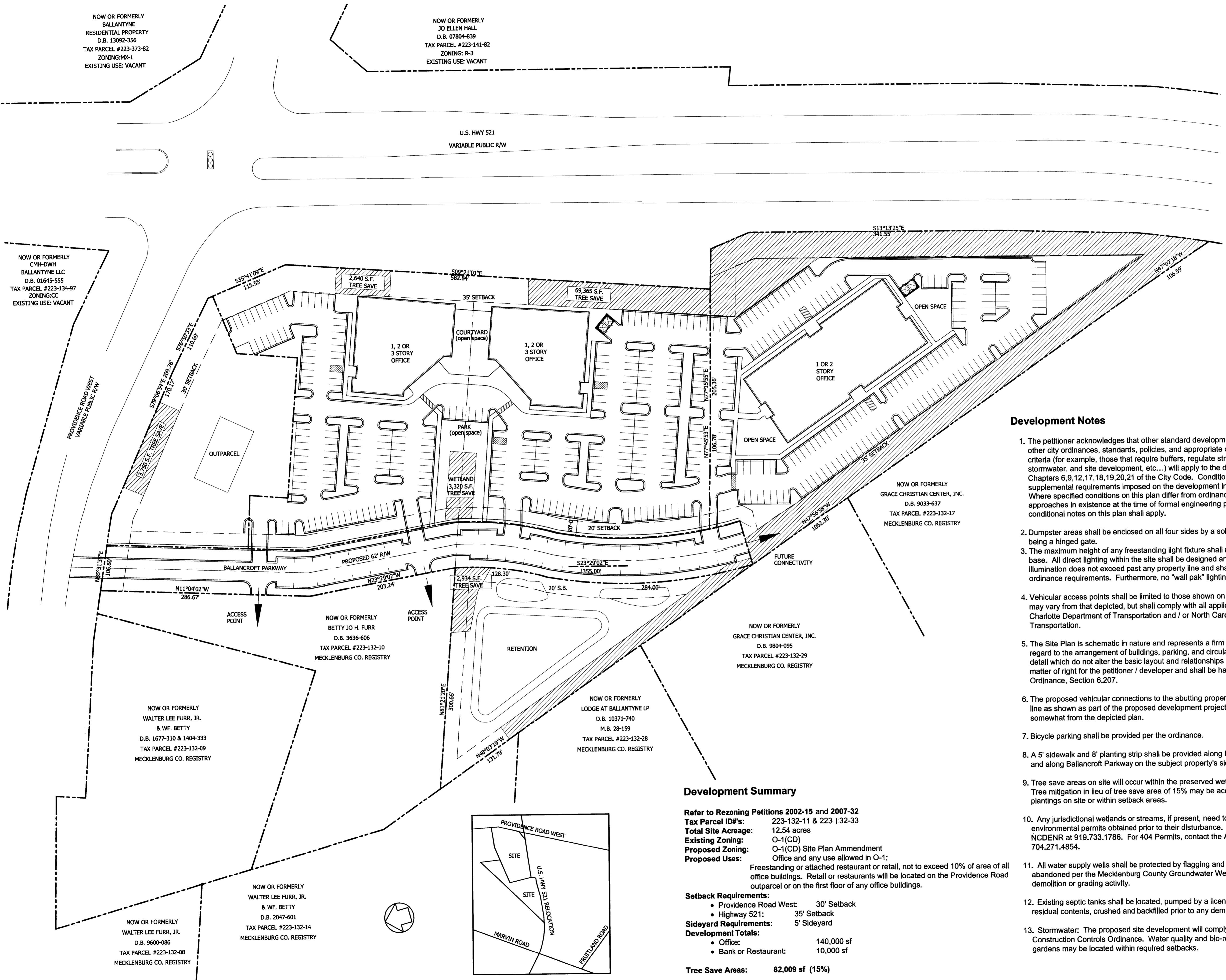
ISSUED FOR REVIEW : 10/20/10

SITE PLAN

2011-002

RZ-1

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ODA No. 072157 CADD File:



Development Notes

- 1. 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 conditional notes on this plan shall apply.
- 2. Dumpster areas shall be enclosed on all four sides by a solid fence or wall with one side being a hinged gate.
- 3. The maximum height of any freestanding light fixture shall not exceed 25 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. Bicycle parking shall be provided per the ordinance.
- 8. A 5' sidewalk and 8' planting strip shall be provided along Providence Road West frontage and along Ballancroft Parkway on the subject property's side.
- 9. 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.
- 10. Any jurisdictional wetlands or streams, if present, need to be protected, or proper environmental permits obtained prior to their disturbance. For 401 Permits, contact NCDENR at 919.733.1786. For 404 Permits, contact the Army Corps of Engineers at 704.271.4854.
- 11. All water supply wells shall be protected by flagging and fencing during site development or abandoned per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity.
- 12. Existing septic tanks shall be located, pumped by a licensed waste hauler to remove residual contents, crushed and backfilled prior to any demolition or grading activity.
- 13. Stormwater: The proposed site development will comply with the City of Charlotte Post Construction Controls Ordinance. Water quality and bio-retention areas and / or rain gardens may be located within required setbacks.

Development Summary

Refer to Rezoning Petitions 2002-15 and 2007-32  
Tax Parcel ID#s: 223-132-11 & 223-132-33  
Total Site Acreage: 12.54 acres  
Existing Zoning: O-1(CD)  
Proposed Zoning: O-1(CD) Site Plan Amendment  
Proposed Uses: Office and any use allowed in O-1;  
Freestanding or attached restaurant or retail, not to exceed 10% of area of all office buildings. Retail or restaurants will be located on the Providence Road outparcel or on the first floor of any office buildings.

Setback Requirements:  
• Providence Road West: 30' Setback  
• Highway 521: 35' Setback

Sideway Requirements: 5' Sideway

Development Totals:  
• Office: 140,000 sf  
• Bank or Restaurant: 10,000 sf

Tree Save Areas: 82,009 sf (15%)

