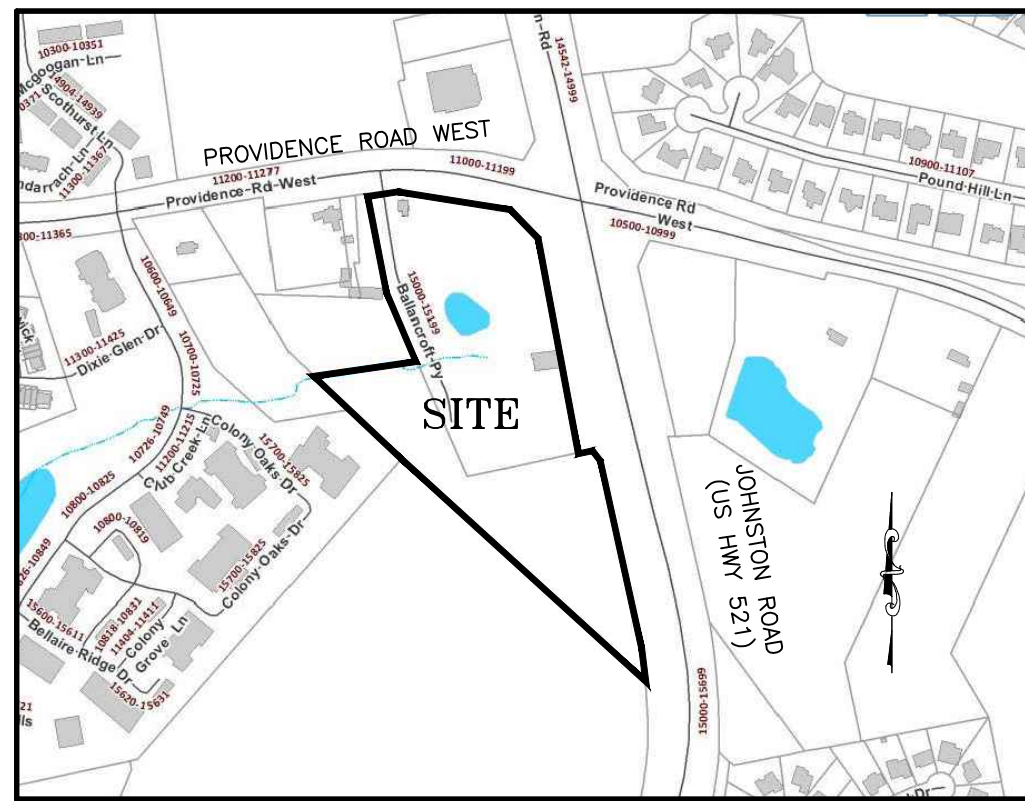
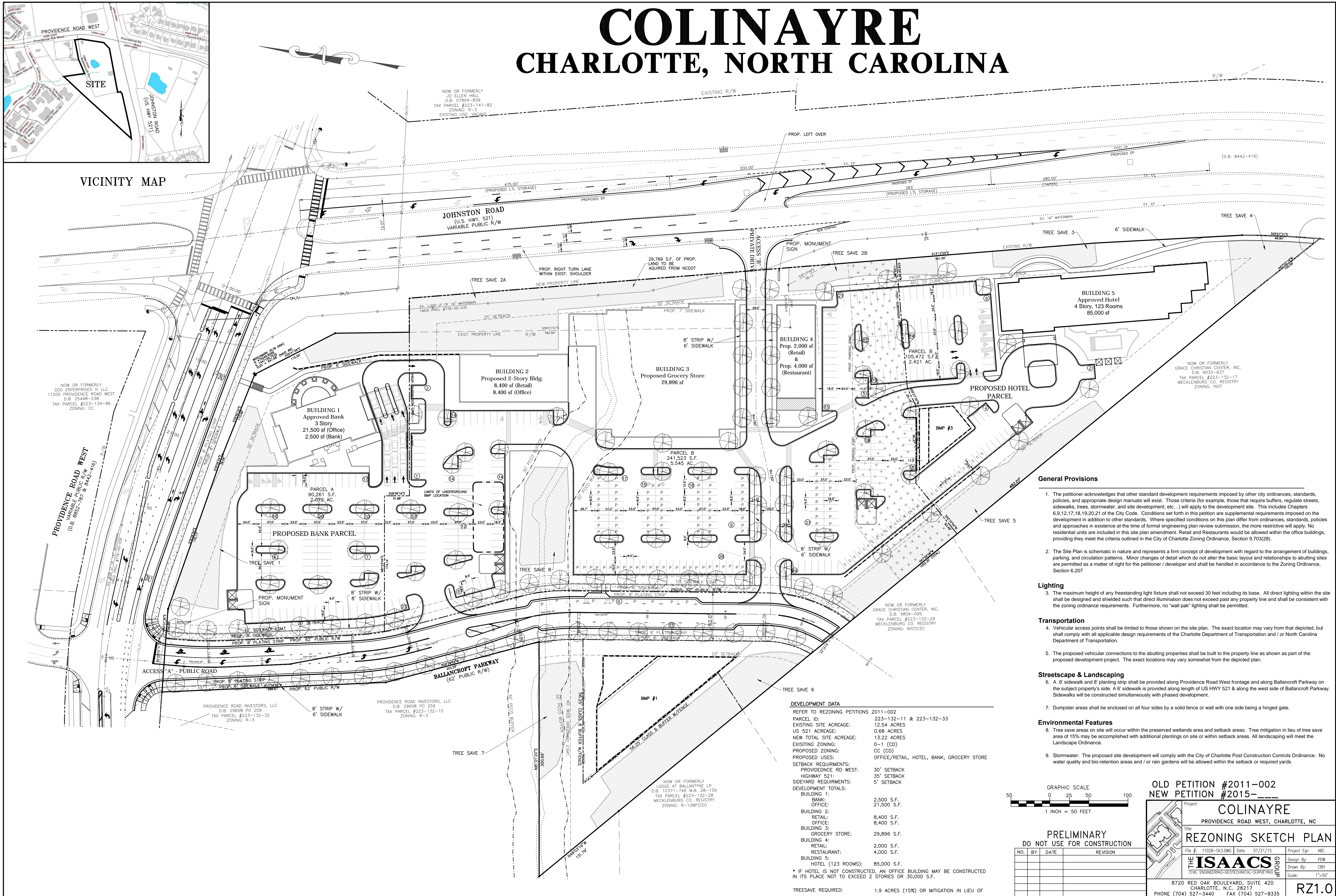


# COLINAYRE

## CHARLOTTE, NORTH CAROLINA



VICINITY MAP



### General Provisions

- 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).
- 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

### Lighting

- 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.

### Transportation

- 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 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.

### Streetscape & Landscaping

- 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.
- Dumpster areas shall be enclosed on all four sides by a solid fence or wall with one side being a hinged gate.

### Environmental Features

- 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 DATA

REFER TO REZONING PETITIONS 2011-002  
 223-132-11 & 223-132-33

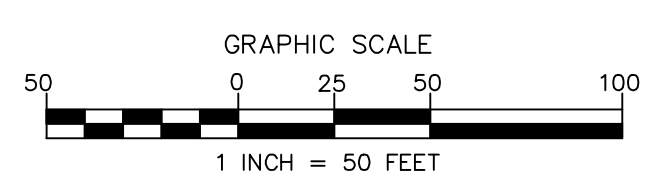
PARCEL ID: 223-132-11 & 223-132-33  
 EXISTING SITE ACREAGE: 12.54 ACRES  
 US 521 ACREAGE: 0.68 ACRES  
 NEW TOTAL SITE ACREAGE: 13.22 ACRES  
 EXISTING ZONING: 0-1 (CD)  
 PROPOSED ZONING: CC (CD)  
 PROPOSED USES: OFFICE/RETAIL, HOTEL, BANK, GROCERY STORE

SETBACK REQUIREMENTS:  
 PROVIDENCE RD WEST: 30' SETBACK  
 HIGHWAY 521: 35' SETBACK  
 SIDEYARD REQUIREMENTS: 5' SETBACK

DEVELOPMENT TOTALS:  
 BUILDING 1:  
 BANK: 2,500 S.F.  
 OFFICE: 21,500 S.F.  
 BUILDING 2:  
 RETAIL: 8,400 S.F.  
 OFFICE: 8,400 S.F.  
 BUILDING 3:  
 GROCERY STORE: 29,896 S.F.  
 BUILDING 4:  
 RETAIL: 2,000 S.F.  
 RESTAURANT: 4,000 S.F.  
 BUILDING 5:  
 HOTEL (123 ROOMS): 85,000 S.F.

\* IF HOTEL IS NOT CONSTRUCTED, AN OFFICE BUILDING MAY BE CONSTRUCTED IN ITS PLACE NOT TO EXCEED 2 STORES OR 30,000 S.F.

TREESAVE REQUIRED: 1.9 ACRES (15%) OR MITIGATION IN LIEU OF



PRELIMINARY  
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION

OLD PETITION #2011-002  
 NEW PETITION #2015-  
**COLINAYRE**  
 PROVIDENCE ROAD WEST, CHARLOTTE, NC

Title: **REZONING SKETCH PLAN**

File #: 11028-SK3.DWG Date: 07/21/15 Project Egr: ABC

**ISAACS GROUP**  
 CIVIL ENGINEERING-GEOTECHNICAL-SURVEYING

8720 RED OAK BOULEVARD, SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

Scale: 1"=50'

**RZ1.0**