

SITE DATA TABLE

TAX PARCEL NO.: 223-462-97
SITE AREA: Approx. 6,621 Acres
EXISTING ZONING: BP
PROPOSED ZONING: NS
BUILDING AREA PROPOSED: 46,900 sf
PARKING: 200
RATIO: 4.3/1000
PROPOSED USE: RETAIL, RESTAURANT AND OFFICE

05 | SITE DATA

scale: N.T.S.



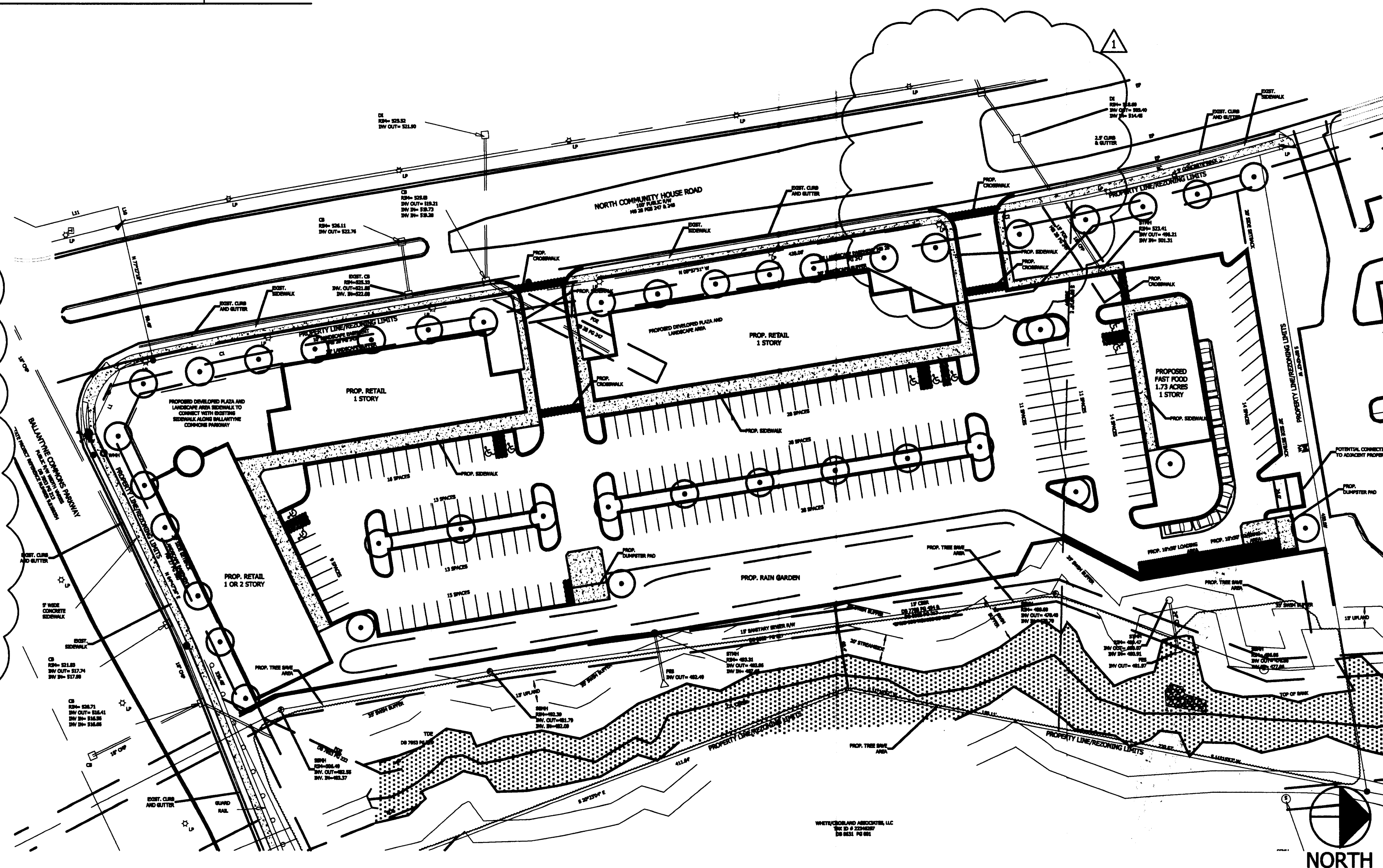
04 | ELEVATION AT BALLANTYNE COMMONS PARKWAY

Community House NS Site Plan Notes

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
2. Access to the site will be provided by existing driveway connections to Community House Rd. as generally depicted on this site plan.
3. The proposed use of the property will be for the development of the site to accommodate a small neighborhood services center that may include retail, restaurant, office, and other locally serving uses along with associated parking and service areas.
4. All dumpsters will be screened with solid enclosures and gates.
5. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping. Detached signs will be ground mounted. The Community House Road center identification sign will be limited to 7 feet in height and 50 feet in area. Ground Mounted signs will be placed at each entrance. Wall multi-tenant signage will be allowed at building tower at intersections as depicted on elevations.
6. Parking will be provided which meets or exceeds the requirements of the Ordinance. No parking or maneuvering will be located in the required setback between the buildings and public streets. The parking on the site will be screened as required by the ordinance and may use walls, fences, vegetation or any combination thereof that effectively screens the parking as required by the ordinance.
7. The Petitioner has provided illustrative building elevations for the structure to be constructed on the site. The building illustrations that are included on this application are intended to reflect the general mass, scale, configuration, and character of the building. The Petitioner may make revisions to the design details, materials, and architectural style of the building so long as the general mass, scale, configuration, and character of the building is maintained. Clear glass and functional doors will be installed along all public street fronts. Pedestrian connections to the public street sidewalks will be provided as prescribed by ordinance.

8. All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveway, sidewalks, and parking areas. Site lighting, if provided, will be limited to 20 feet in height and will be shielded or capped. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
9. The petitioner shall tie-in to the existing storm water system(s). For projects with defined watersheds greater than 24-acre built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours. With regard to water quality, the Petitioner will construct water quality best management practices (BMPs) for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, July 2007, that have been designed to achieve 85% Total Suspended Solids (TSS) removal. Use of Low Impact Development (LID) techniques is optional.
10. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations as administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
11. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

September 13, 2007, Initial submission.
Revised per staff comments December 20, 2007



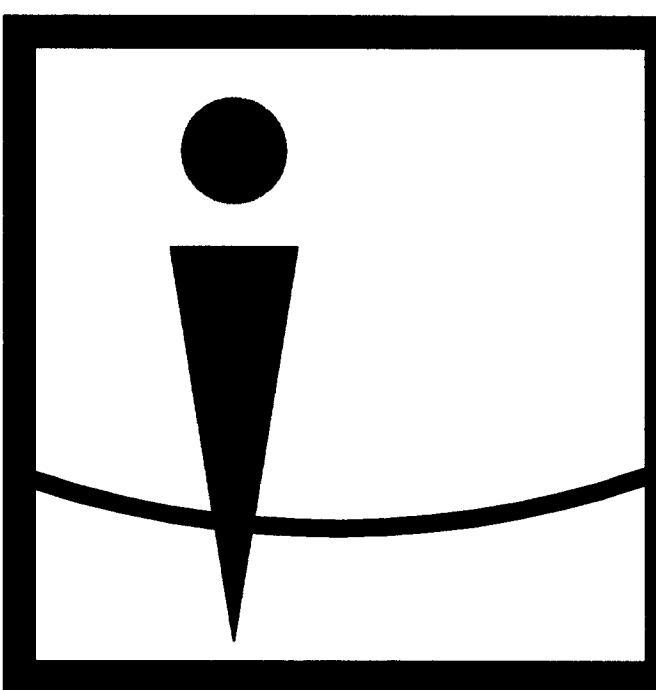
NORTH

02 | GENERAL NOTES

scale: N.T.S.

01 | SITE PLAN

scale: 1 : 50



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**YORK DEVELOPMENT
GROUP**

PROPOSED DEVELOPMENT

**NORTH COMMUNITY HOUSE ROAD AND
BALLANTYNE COMMONS PARKWAY**

CHARLOTTE, NORTH CAROLINA

PETITION #: 2008-02

[illegible]

ILLUSTRATIVE PLAN & NOTES

RZ1.0

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