

DEVELOPMENT SUMMARY

TAX PARCEL ID#:	223-132-11
TOTAL SITE SF (ACREAGE):	303,638.94 SF (6.97 ACRES)
SITE ZONING:	O-1(CD)
PROPOSED USES:	OFFICE/COMMERCIAL
SETBACK REQUIREMENTS:	
- PROVIDENCE ROAD WEST	30' SETBACK
- HIGHWAY 521	35' SETBACK
SIDEYARD REQUIREMENTS:	5' SIDE YARD

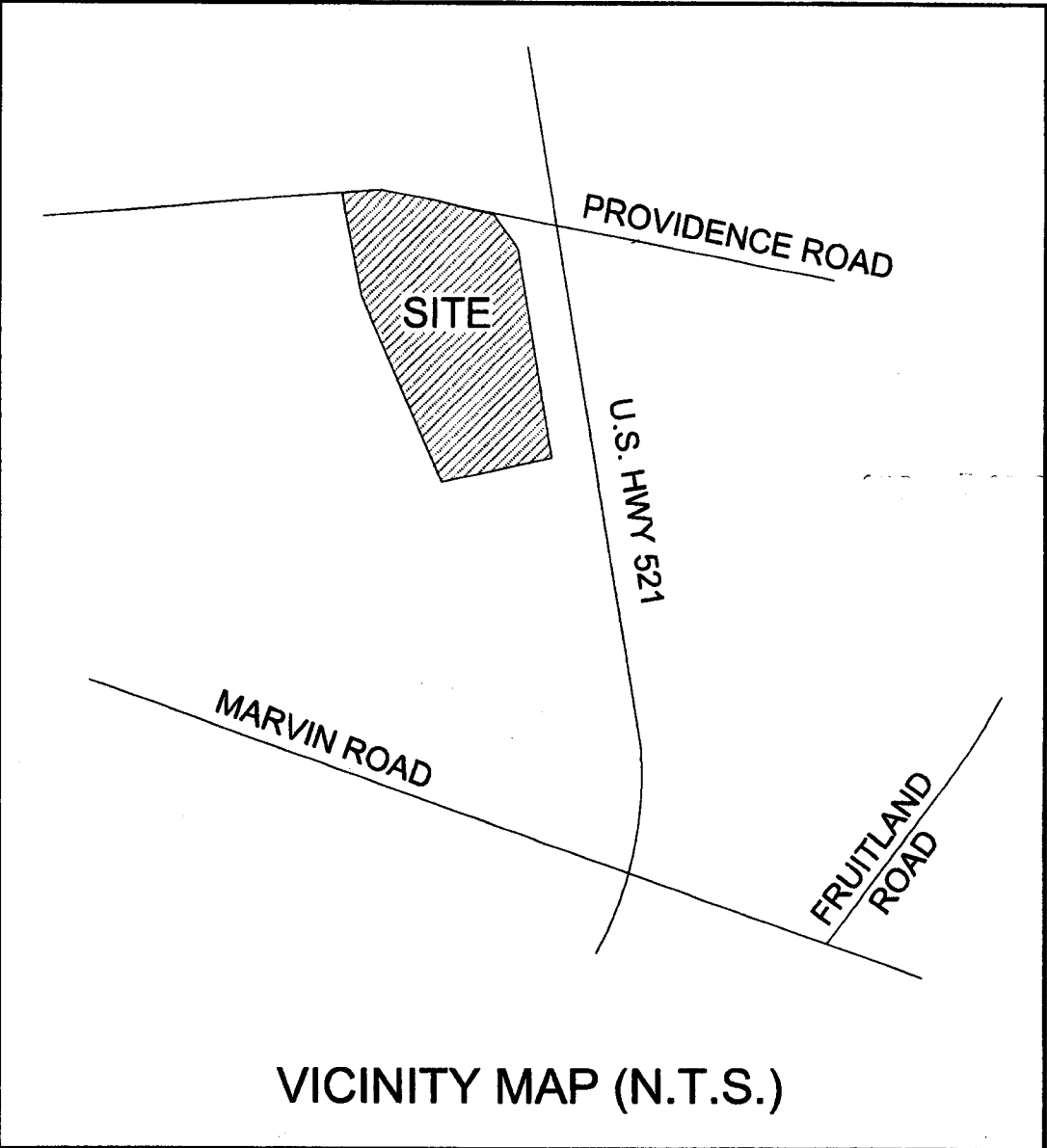
DEVELOPMENT TOTALS

PROPOSED BUILDING USES & SQUARE FOOTAGE:	
- BANK:	4,500 SF
- OFFICE:	36,000 SF
- FITNESS/OFFICE:	32,000 SF

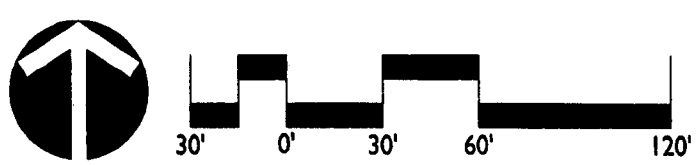
PROPOSED PARKING: PER THE ORDINANCE

DEVELOPMENT NOTES

- ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPING, ETC.
- STORMWATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN FRONT SETBACK OR BUFFER AREAS.
- 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 25 FEET INCLUDING IT BASE. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED 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.
- ALL BUILDINGS ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STUCCO, AND/OR A COMBINATION OF THOSE OR OTHER MASONARY FINISHES.
- 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 ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
- THE PROPOSED VEHICULAR CONNECTIONS TO THE ADJUTING 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. THE PETITIONER/DEVELOPER SHALL RECORD A PERMANENT ACCESS EASEMENT ALLOWING INGRESS/EGRESS TO ADJUTING PROPERTIES.
- THE PETITIONER/DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE TO SERVE THE TRAFFIC USING THE PROPOSED PUBLIC STREET INTERSECTION TO PROVIDENCE ROAD WEST. FURTHERMORE, THE LEFT TURN LANE SHALL BE A SIDE BY SIDE LEFT TURN LANE WITH THE LEFT TURN LANE ON EASTBOUND PROVIDENCE ROAD WEST TO NORTHBOUND HIGHWAY 521. SUCH A TURN LANE WILL REQUIRE ADDITIONAL IMPROVEMENTS EXTENDING EAST ALONG PROVIDENCE ROAD WEST BEYOND ITS INTERSECTION WITH HIGHWAY 521. ALSO REQUIRED WILL BE THE CONSTRUCTION OF A CONCRETE MEDIAN IN PROVIDENCE ROAD WEST BETWEEN THE SITES PROPOSED STREET INTERSECTION AND HIGHWAY 521. THE MEDIAN SHOULD BE DESIGNED WITH A MINIMUM 150 FEET OF STORAGE AND A 15:1 BAY TAPER. THE ENGINEERING DESIGN SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA.



FOR PUBLIC HEARING  
PETITION NO. 2007-132



REVISIONS:  
08/15/07 PLAN REVISION PER DISCUSSION WITH  
PLANNING DEPARTMENT  
09/06/07 UPDATES PER CDOT COMMENTS.

DATE: 07/23/07  
DESIGNED BY: DAW  
CHECKED BY: RVP  
Q.C. BY: RVP  
SCALE: 1" = 60'-0"  
PROJECT #: 1006245  
SHEET #:

TDS-1.0