

LAND DEVELOPMENT INSPECTOR:  
SITE INSPECTOR: James McCullough (704.517.7883)  
URBAN FORESTER: Gary Turner (704.517.5664)  
EROSION CONTROL: Steve Gucciardi (704.577.5587)  
ZONING INSPECTOR: Kelly Robertson  
ZONING: NS-CD-2004-134

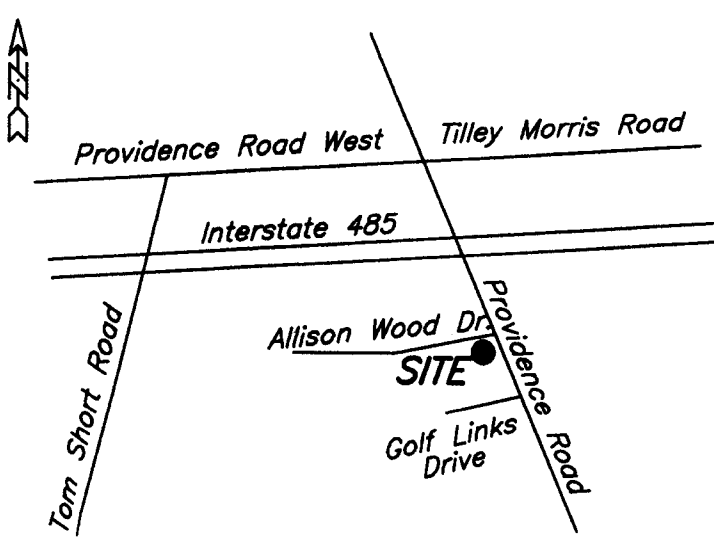
NOTE:  
7 BICYCLE RACKS FOR 1 BICYCLE  
PER EACH 20 PARKING SPACES.

GRAPHIC SCALE ( IN FEET )

HORT.

VERT.

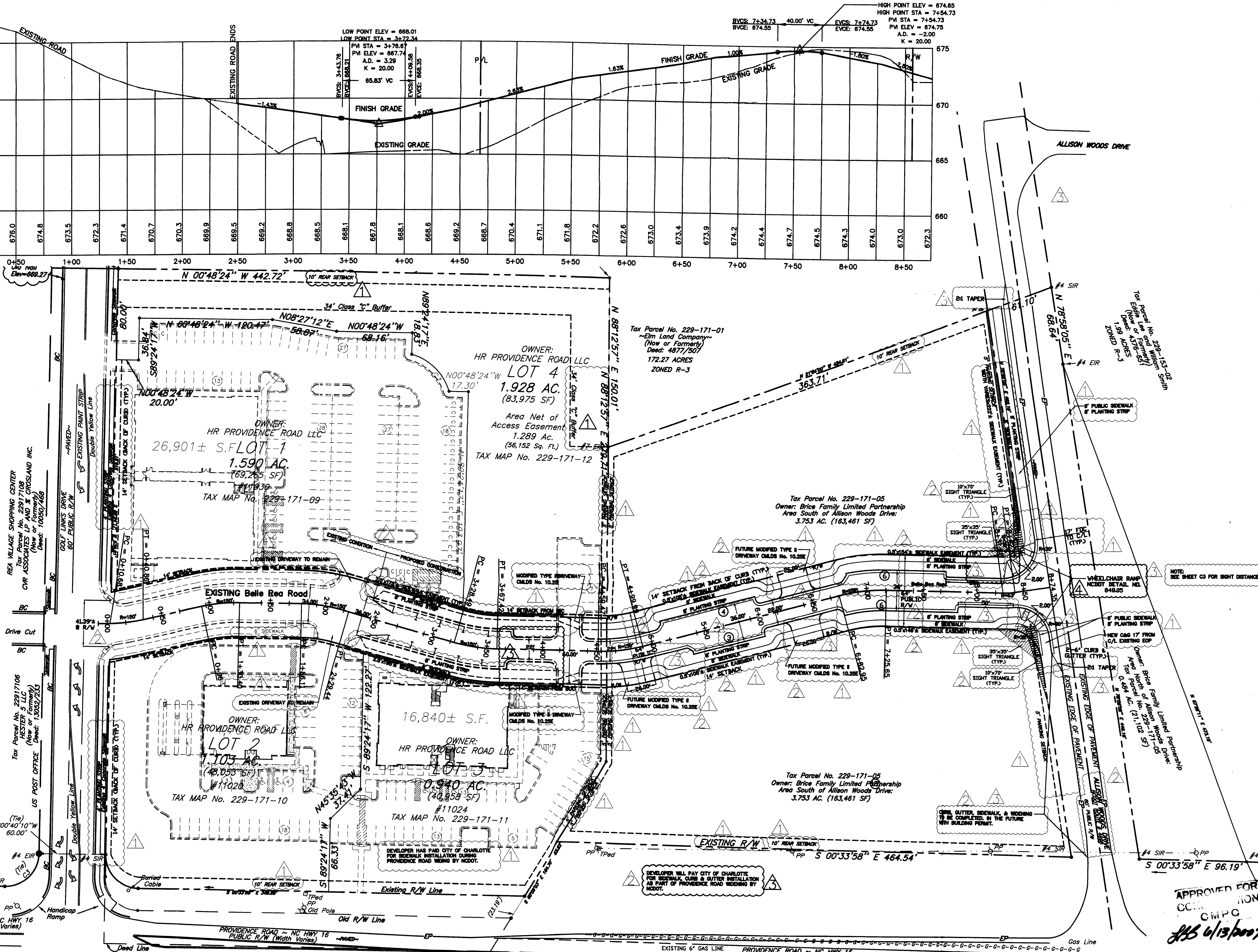
DATUM ELEV  
660.00



VICINITY MAP  
NOT TO SCALE

CONDITIONAL NOTES:

1. THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET AND THE ILLUSTRATIVE PLAN. THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS VEHICULAR ACCESS POINTS, BUFFERS, SETBACK/YARD DIMENSIONS, GENERALIZED BUILDING/PARKING/CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE ILLUSTRATIVE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET. HOWEVER, OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT, WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENT OF BUILDING/PARKING/CIRCULATION AREAS, BUILDING FOOTPRINTS AND SHAPES, ETC. SUCH CHANGES SHALL STILL REFLECT THE "NEIGHBORHOOD SERVICES" STYLE LAYOUT OF THE SITE AS GENERALLY DEPICTED ON THE PLAN.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS RELATING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, TREE ORDINANCE, ETC.
3. THE NUMBER OF VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO THE POINTS OF INGRESS/EGRESS AS SHOWN ON THE SITE PLAN. HOWEVER, THE LOCATIONS MAY VARY BASED UPON THAT DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
4. MAXIMUM BUILDING HEIGHTS SHALL BE TWO STORIES, MAY INCLUDE ATTIC AND/OR FINISHED SPACE WITHIN THE AREA HEIGHT OF THE ROOF.
5. STORM WATER DETENTION MAY BE LOCATED ABOVE GROUND ON SITE DETENTION SHALL NOT BE PERMITTED BETWEEN THE BUILDING AND THE INTERNAL STREET OR BETWEEN THE BUILDING AND ALLISON WOODS DRIVE.
6. MAXIMUM HEIGHT OF BUILDING LIGHTING SHALL BE 30 FEET. LIGHTING SHALL BE DESIGNED IN A MANNER TO SHIELD/DIRECT LIGHTING GLARE AWAY FROM RESIDENTIAL AREAS.
7. SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
8. AS A CONDITION OF THE REZONING APPROVAL OWNER AGREES TO DESIGN, CONSTRUCT AND DEDICATE THE NEW PUBLIC ROAD AS SHOWN ON THE PLAN.
9. THE MAXIMUM HEIGHT OF DETACHED POLE LIGHTS SHALL BE RESTRICTED TO 20 FEET.
10. WALL PACK TYPE LIGHTING SHALL NOT BE ALLOWED.
11. ALL DUMPSTERS SHALL BE LOCATED WITHIN A SOLID BRICK ENCLOSURE WITH GATES.
12. BUILDINGS ON THE SITE WILL BE CONSTRUCTED WITH BRICK AND/OR OTHER MASONRY FINISHING MATERIALS. 70% OF THE WALL AREA WILL BE CONSTRUCTED OUT OF BRICK.
13. THE PETITIONER/DEVELOPER SHALL INSTALL OR PAY THE CITY OF CHARLOTTE FOR FUTURE INSTALLATION DURING PROVIDENCE ROAD WIDENING OF A 6 FOOT SIDEWALK WITH AN 8 FOOT PLANTING STRIP ALONG THE SITE'S PROVIDENCE ROAD FRONTAGE. THIS SIDEWALK SHALL LINK TO OTHER INTERNAL SIDEWALKS ON THE SITE.
14. PROPOSED USES FOR THE SITE SHALL INCLUDE THOSE ALLOWED IN THE NS DISTRICT EXCEPT FOR THE FOLLOWING:  
USES SPECIFICALLY PROHIBITED ARE THE FOLLOWING:  
AUTOMOTIVE SERVICE STATIONS, OFF STREET PARKING AS A PRINCIPAL USE, PEST CONTROL / DISINFECTING SERVICES, LABORATORIES, EQUIPMENT RENTAL, AUCTION SALES, OUTDOOR COMMERCIAL AMUSEMENT, FAST FOOD WITH DRIVE THRU AND DRIVE THRU NO DRIVE THRU WINDOWS ALLOWED WITH THE EXCEPTION OF ONE BANK.
15. BUILDINGS CONSTRUCTED ON THE SITE SHALL BE DESIGNED IN A MANNER WHICH REFLECTS A RESIDENTIAL STYLE AND SCALE. SPECIFICALLY, BUILDINGS SHALL NOT BE CONSTRUCTED WITH ROOF ELEMENTS, ETC. AND ALL BUILDINGS WILL ADDRESS THE NEW PUBLIC ROAD.
16. THE PETITIONER/DEVELOPER SHALL INSTALL A FIRE HYDRANT WITHIN 750 FEET OF THE MOST REMOTE BUILDING AS A FIRE TRUCK TRAVELS IF SUCH HYDRANT DOES NOT EXIST. FURTHERMORE, IF REQUIRED BY FIRE DEPARTMENT REGULATIONS, 4-INCH FIRE WALLS AND/OR SPRINKLER SYSTEMS SHALL BE INSTALLED IN EACH BUILDING TO OFFSET ANY POTENTIAL MARGINAL WATER SUPPLY IN THE AREA.
17. NO BUILDING ON THE SITE SHALL BE ISSUED A FINAL CERTIFICATE OF OCCUPANCY UNTIL THE PROPOSED PUBLIC STREET BY THE PETITIONER HAS BEEN CONSTRUCTED AND RECORDED AS A PUBLIC STREET WITH THE REGISTER OF DEEDS OFFICE.
18. COST OF CURB, GUTTER, AND SIDEWALK ALONG PROVIDENCE ROAD WILL BE PAID INTO THE NCDDT PROJECT FUND FOR INSTALLATION AS PART OF THE PROVIDENCE ROAD WIDENING.
19. PETITIONER TO PROVIDE BICYCLE RACKS FOR 1 BICYCLE PER EACH 20 VEHICLE PARKING SPACES.



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Project  
**Rea/Brice Subdivision**  
**Belle Rea Road**  
**Charlotte, North Carolina**

Sheet Title  
**Site Plan**

Engineer  
**Tom A. Mann**

Senior Designer  
**Ted W. Lawrence**

Project Number  
**440.008**

Dwg. No.  
**dwa\bricebase**

Graphic Scale:  
40 0 20 40 80  
(IN FEET)  
Scale: (1"=40')

Revision	By	Date
1. Per review comments	twl	10.21.2006
2. Per review comments	twl	2.28.2007
3. Per review comments	twl	4.2.2007
4. PER NCDDT COMMENTS	twl	6.12.2007

Revision	Date
	4.17.2006

Sheet  
**2**

of  
**9**

APPROVED FOR  
CCM  
GMP  
6/13/2007