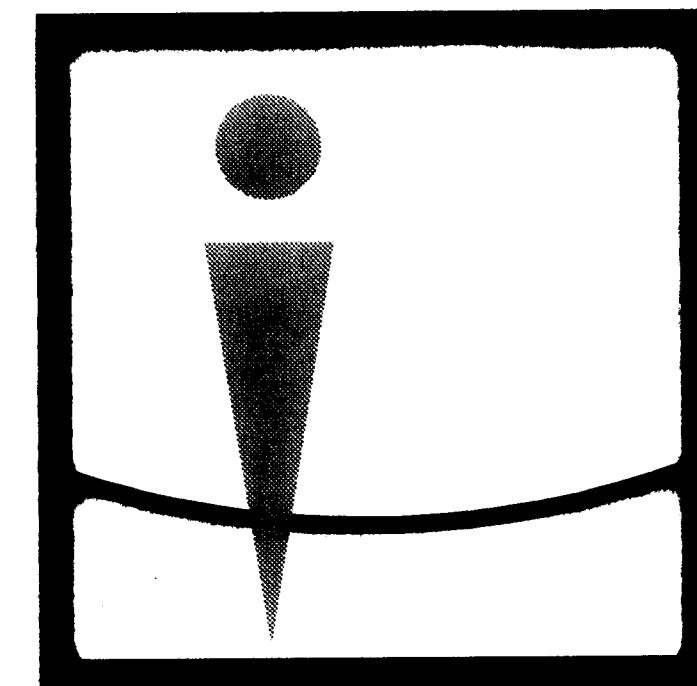


TAX PARCEL NO.: 223-462-97  
SITE AREA: Approx. 6.621 Acres  
EXISTING ZONING: NS  
PROPOSED ZONING: BP  
BUILDING AREA PROPOSED: 46,900 sf  
PARKING: 218  
RATIO: 4.6/1000

scale: N.T.S.

## 04 | SITE DATA

scale: N.T.S.



**Overcash • Demmitt**  
*Architects*

2010 south tryon street suite 1a  
charlotte north carolina 28203  
voice • 7 0 4 . 3 3 2 . 1 6 1 5  
fax • 7 0 4 . 3 3 2 . 0 1 1 7  
web • w w w . o d a r c h . c o m

## ONE -STORY OPTION



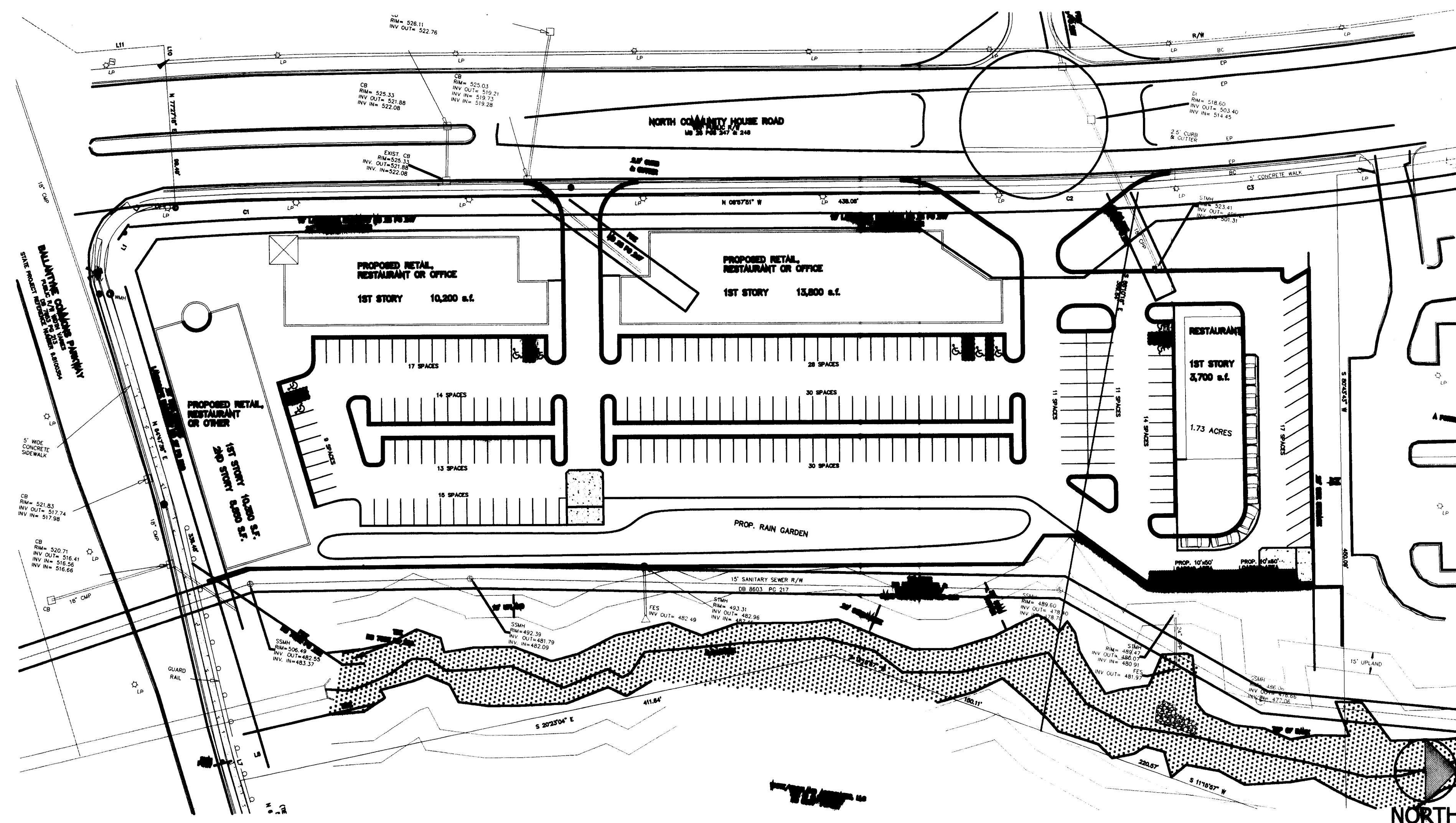
## TWO -STORY OPTION

### 03 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.
6. Parking will be provided which meets or exceeds the requirements of the Ordinance.
7. 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, are not 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.
8. 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.



NORTH

## 02 | NOTES

scale: N.T.S.

## 01 | SITE PLAN

scale: 1 : 50

**YORK DEVELOPMENT  
GROUP**

**PROPOSED  
DEVELOPMENT**

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

CHARLOTTE, NORTH CAROLINA

2008-002

PETITION #: 2007-xxx

[illegible]

## ILLUSTRATIVE PLAN & NOTES

# RZ1.0

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