

DEVELOPMENT STANDARDS:

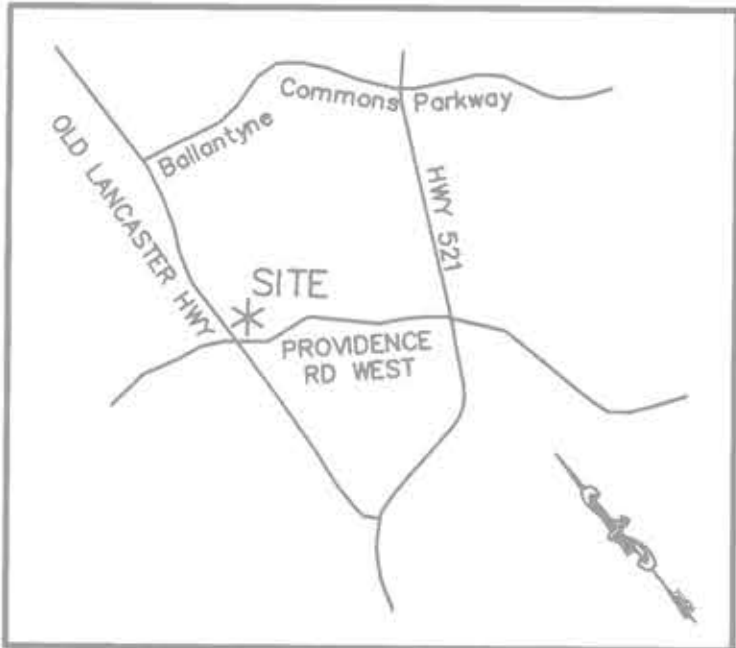
1. THE DEVELOPMENT FOR THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL BUILDINGS AND OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.026(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
2. 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.
3. THE PROPOSED DEVELOPMENT SHALL CONSIST OF A NEIGHBORHOOD SERVICES MIXED USE DEVELOPMENT. THE MAXIMUM ALLOWABLE SQUARE FOOTAGE SHALL BE 54,000 SQFT OF 1 STORY OFFICE AND 23,000 SQFT OF RETAIL. FOR A COMBINED TOTAL SQFT OF 77,000 SQFT.
4. AS SHOWN ON THE SITE PLAN, TREE SAVE AREAS SHALL BE ESTABLISHED. TREE SAVE AREAS SHALL REMAIN SUBSTANTIALLY UNDISTURBED AREAS EXCEPT THAT ANY NECESSARY CLEARING AND GRADING NEEDED TO PLANT NEW PLANT MATERIAL AS REQUIRED SHALL BE ALLOWED AS WELL AS ANY GRADING NEEDED TO INSTALL UTILITIES, PEDESTRIAN PATHS, AND/OR FENCING, AND STORM WATER OUTLET PIPE. FIELD DESIGN / ROUTING WILL BE USED TO MINIMIZE DISTURBANCE FOR THE ABOVE MENTIONED ITEMS POSSIBLE IN TREE SAVE AREA. A SOLID WOODEN FENCE DESIGNED AND PLACED IN ACCORDANCE WITH ORDINANCE STANDARDS SHALL BE USED AS THE MEANS TO PRESERVE THE TREE SAVE AREA AND PROVIDE ADDITIONAL SCREENING.
5. STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN FRONT SETBACK OR BUFFER AREAS.
6. DUMPSTER AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH ONE SIDE BEING A HINGED GATE.
7. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED WITH CAPPED AND FULLY SHIELDED LIGHTING. LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF 25'.
8. WALL PACK LIGHTING SHALL BE PROHIBITED.
9. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

10. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO 1 STORY OR 30 FEET.
11. Uses permitted shall be beauty shops, barbers, laundries, dry cleaning, restaurants, retail sales, grocery, drug store, cafeteria, bakery, florist shops, optician, theaters, bank, signage, day care facilities, office, office condos, indoor pet services, and other Personal Services as further defined herein. For the abundance of clarity, the following uses shall not be permitted: outdoor pet services, animal crematoriums, automotive service stations including minor adjustments, repairs, and lubrication, funeral homes and embalming, car washes, and accessory drive-in service windows. (Personal Services shall be defined as uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandise but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: spa, yoga and exercise studios, nail salons, martial art training studios, locksmiths, indoor swim training facilities and veterinary services.)
12. ALL BUILDING ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STUCCO, STONE, OR A COMBINATION OF THOSE OR OTHER MASONRY FINISHING MATERIALS. ALTHOUGH SOME INDIVIDUAL TENANTS BRANDING AND OR THE ARCHITECTURAL / DETAIL DIVERSITY IS ALLOWED, THERE WILL BE AN OVERALL ARCHITECTURAL THEME AND COMPATIBILITY OF BUILDINGS DESIGNED FOR THE SITE. STAFF TO REVIEW ELEVATIONS PRIOR TO BUILDING PERMIT SUBMITTAL. THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION STAFF SHALL REVIEW THE ARCHITECTURAL / BUILDING MATERIALS REQUIREMENTS.
13. THE MINIMUM PARKING AND BUILDING SETBACK LINES SHALL CONFORM TO THE NS ZONING. THE SETBACK LINES SHALL BE MEASURED FROM THE RIGHT-OF-WAY AS SHOWN IN ASSOCIATION WITH NCDDT & CDDT ROW ALONG OLD LANCASTER HWY AND PROVIDENCE RD WEST.
14. PUBLIC SIDEWALKS WILL BE BUILT AROUND THE PERIMETER AND INTERIOR OF THE SITE AS OUTLINED ON THE PLAN. THE DEVELOPER SHALL CONNECT TO THE EXISTING SIDEWALK SYSTEM AS IT RELATES TO ADJACENT PROPERTIES.
15. THE SETBACK AREA ALONG THE SITE'S OLD LANCASTER HWY & PROVIDENCE RD WEST FRONTAGE SHALL BE LANDSCAPED WITH LARGE, MATURING TYPE TREES PLANTED IN ACCORDANCE WITH THE STANDARDS OF THE TREE ORDINANCE. THIS AREA SHALL BE AUGMENTED WITH A MANICURED LAWN (SEE INSET DETAIL). ALSO, AS REQUIRED, PARKING AREAS ADJACENT TO S. TRYON STREET SHALL BE SCREENED PER REQUIREMENTS BY WAY OF NATURAL SCREEN PLANTINGS.
16. CLEARING AND GRADING IS NOT ALLOWED THE TREE SAVE AREAS.
17. THE TREE SAVE AREA MAY BE DISTURBED TO INSTALL STORM DRAINAGE PIPE AND RIP RAP APRONS REQUIRED BY THE CITY OF CHARLOTTE - ENGINEERING DEPARTMENT. NEW LANDSCAPE MATERIAL SHALL BE REPLANTED IN DISTURBED AREAS AS CLOSE AS POSSIBLE TO THE RIP RAP APRON IN ORDER TO SCREEN THE SITE.
18. WHEN THE FUTURE BRYANT FARMS ROAD EXTENSION IS CONSTRUCTED, AND PROVIDENCE ROAD WEST IS WIDENED, THE DRIVEWAY AT PROVIDENCE ROAD WEST SHALL BE MODIFIED TO ALLOW RIGHT IN - RIGHT OUT MOVEMENTS ONLY.
19. IF THE ADJACENT ROADWAYS DO NOT HAVE A 50' RIGHT OF WAY, THE DEVELOPER / PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE TITLE, A 50' RIGHT OF WAY MEASURED FROM THE ROAD CENTERLINE.

REZONING SITE PLAN AMENDMENT
FOR NOTE #11 & #28 AND SITE DATA TABLE.
SEE REVISION #7 DATED MARCH 26, 2018 &
REVISION #8 DATED JUNE 11, 2018

Notes:
All existing site development, including buildings, parking, and buffers remain. All other applicable standards from previously approved petition 2005-156 included for reference.
Approved zoning plan for petition # 2005-156 obtained from City of Charlotte as prepared by Site Solutions as part of initial zoning approval.

20. THE PROPOSED STORM WATER SYSTEMS SHALL BE DESIGNED WITH THE SITES "STORM WATER MANAGEMENT PLAN" APPROVED BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES.
21. THE USE OF DRIVE - THRU WINDOWS IS PROHIBITED.
22. NO PARKING IS ALLOWED BETWEEN THE FRONTAGE STREETS AND THE FRONT BUILDINGS.
23. PEDESTRIAN SCALE LIGHTING SHALL BE PROVIDED THROUGHOUT THE SITE.
24. THE DETENTION POND IN THE REAR OF THE SITE WILL BE SIZED TO MAXIMIZE THE TREE SAVE AREA.
25. METER BOXES AND UTILITY TUNNELS SHALL BE SCREENED WHEREVER POSSIBLE WITH SCREEN WALLS.
26. THE DEVELOPER SHALL TREAT THE 42" DIA. WATER OAK WITH CAMBRISTAT. THE TREE WILL BE PRUNED TO LIFT THE CANOPY TO 12' AND STRUCTURALLY WEAK BRANCHES AND DEADWOOD WILL BE REMOVED. TREE PRESERVATION AREA #1 SIGNS WILL BE HUNG ON THE TREE PROTECTION FENCE SURROUNDING THE TREE. TREE ROOTS WILL BE PRUNED ALONG THE PERIMETER OF THE TREE PROTECTION FENCE. DEEP ROOT INOCULATE WILL BE APPLIED IN THE SPRING OF 2006. LIGHTING ROD PROTECTION SHALL BE INSTALLED AT THE TREE.
27. TREE PROTECTION FENCE WILL BE INSTALLED PER THE LAND DEVELOPMENT ORDINANCE AROUND TREES IN THE SETBACKS AND ROAD RIGHT OF WAYS.
28. THERE WILL BE NO DUMPSTER COLLECTION between the hours of 9 P.M. and 7 A.M. (per noise ordinance restrictions).
29. LIMIT THE HEIGHT OF THE BERM AS IT RELATES TO THE DETENTION IN THE NORTH EAST CORNER OF THE SITE AS NOT TO IMPEDE INTO THE DETENTION POND.
30. CLASS B BUFFER ON THE NORTH EAST PROPERTY LINE TO BE 58.25' AND THE OUTER 40' WILL BE UNDISTURBED WHERE THERE ARE EXISTING TREES AND VEGETATION. STORMWATER MANAGEMENT MEASURES REQUIRED BY THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT CAN BE CONSTRUCTED IN THE INTERIOR 18.25' OF THE BUFFER.
31. IN ORDER TO FUNCTION PROPERLY, LEVEL SPREADERS MUST BE CONSTRUCTED PARALLEL TO THE EXISTING GROUND. AS A RESULT, LEVEL SPREADERS MAY BE CONSTRUCTED IN THE BUFFER ADJACENT TO BUILDING "F". THE LEVEL SPREADERS SHALL BE CONSTRUCTED WITHOUT CUTTING ANY EXISTING TREES.



Vicinity Map - NTS

SITE DATA:

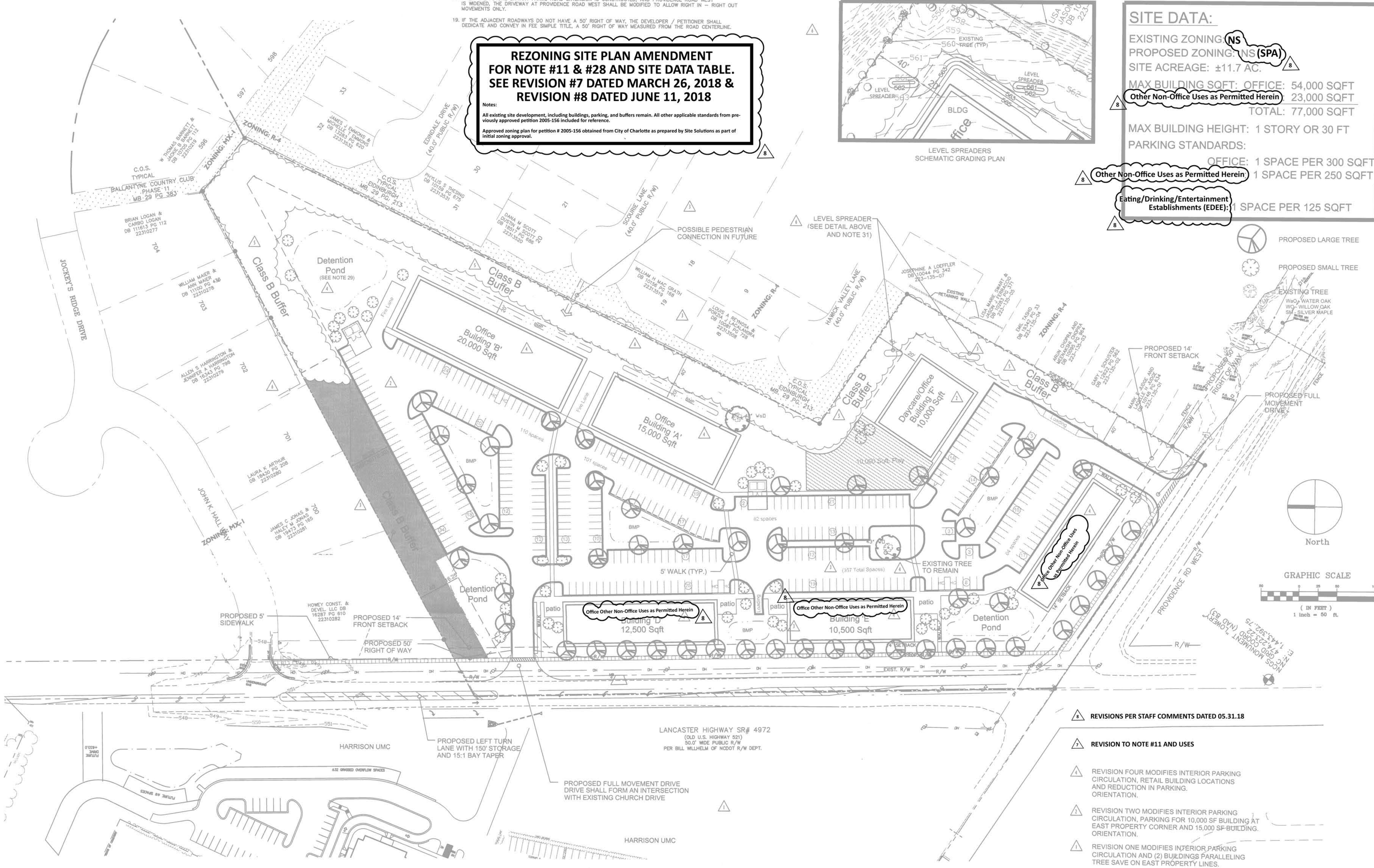
EXISTING ZONING: NS
PROPOSED ZONING: NS (SPA)
SITE ACREAGE: ±11.7 AC.

MAX BUILDING SQFT: OFFICE: 54,000 SQFT
Other Non-Office Uses as Permitted Herein 23,000 SQFT
TOTAL: 77,000 SQFT

MAX BUILDING HEIGHT: 1 STORY OR 30 FT
PARKING STANDARDS:

OFFICE: 1 SPACE PER 300 SQFT
Other Non-Office Uses as Permitted Herein 1 SPACE PER 250 SQFT

Eating/Drinking/Entertainment Establishments (EDEE): 1 SPACE PER 125 SQFT



REVISIONS PER STAFF COMMENTS DATED 05.31.18

REVISION TO NOTE #11 AND USES

REVISION FOUR MODIFIES INTERIOR PARKING CIRCULATION, RETAIL BUILDING LOCATIONS AND REDUCTION IN PARKING ORIENTATION.

REVISION TWO MODIFIES INTERIOR PARKING CIRCULATION, PARKING FOR 10,000 SF BUILDING AT EAST PROPERTY CORNER AND 15,000 SF BUILDING ORIENTATION.

REVISION ONE MODIFIES INTERIOR PARKING CIRCULATION AND (2) BUILDINGS PARALLELING TREE SAVE ON EAST PROPERTY LINES.

Olde Lancaster Town Center
Mixed Use Development
Charlotte
North Carolina

Project No: 2777
Drawn By: B Cannella
Designed By: B Cannella
Checked By: B Ruller
Date: 8.19.05

Revisions:
Per Planning Review 11.21.05
Per Planning Review 12.02.05
Per Planning Review 12.18.05
Per Owner Review 03.11.06
Per Planning Review 04.28.06
Per Planning Review 05.05.06

Revised Notes 03.26.2018
Revised Notes 06.11.2018

Sheet Title:

#2018-050

Sheet No:

R.1