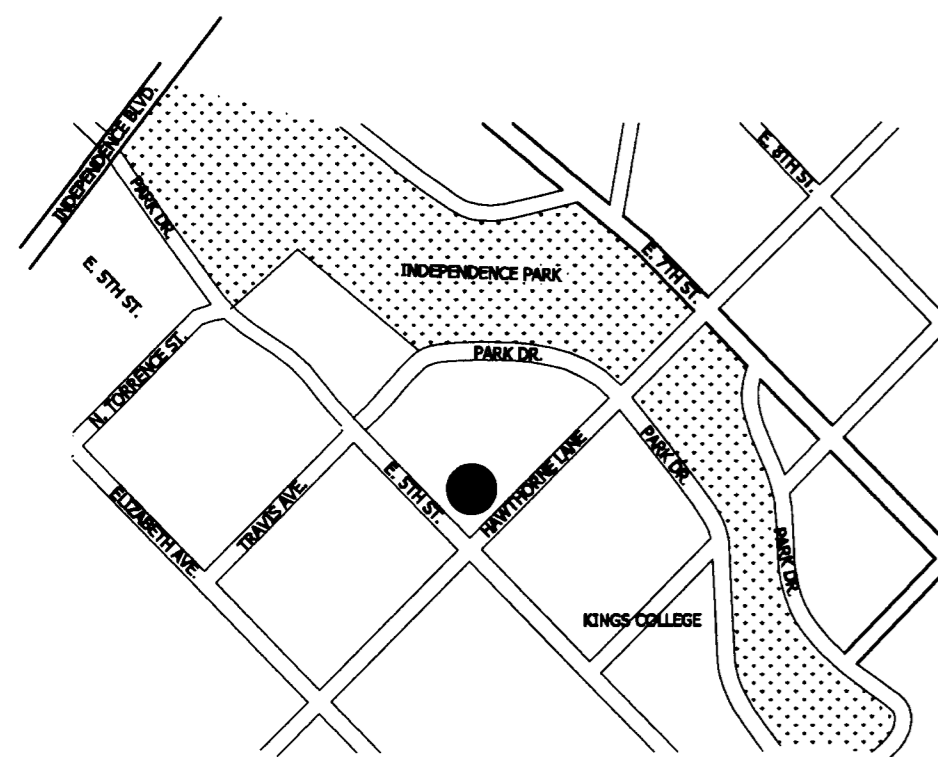


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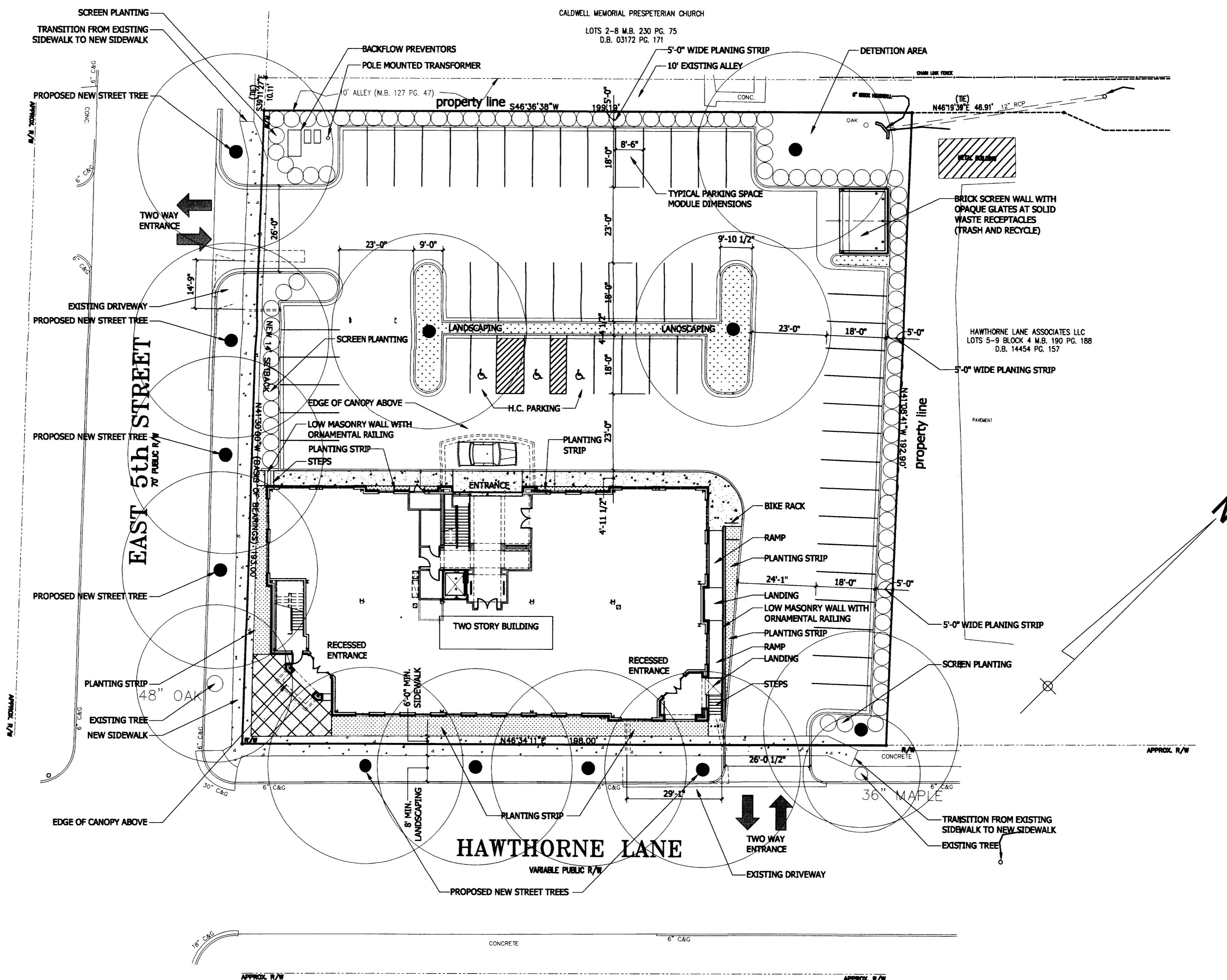
2010 south tryon street suite 1a  
charlotte north carolina 28203  
voice • 7 0 4 . 3 3 2 . 1 6 1 5  
fax • 7 0 4 . 3 3 2 . 0 1 1 7  
web • w w w . o d a r c h . c o m



**04 VICINITY MAP**

scale: N.T.S.

**Existing Church**



**B&E Properties, LLC  
HUDD (CD) Site Plan Notes**

- 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.
  - Access to the site will be provided by driveway connections to Hawthorne Lane and East 5th Street as generally depicted on this site. Any sidewalks that are located outside of the public street right-of-way will be placed within sidewalk easements. The reconstruction or construction of sidewalks along portions of the site may be modified to protect existing street trees.
  - The proposed use of the property will be for the redevelopment of the site to accommodate a medical office building along with associated parking and service areas.
  - All dumpsters will be screened with solid enclosures and gates.
  - The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping.
  - Parking will be provided which meets or exceeds the requirements of the Ordinance and will be located behind the front setback line. The parking indicated on the site plan may be reduced by as many as 5 spaces in accordance with the requirements of CDOT, utilities, or other City standards.
  - Signage will be provided in conformance with the standards of the ordinance.
  - The Petitioner will work with CATS to determine the location and timing for the construction of a pad for a future transit waiting pad that will be installed by the Petitioner in accordance with CATS' requirements.
  - 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.
  - 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.
- July 26 2006, Initial submission.  
October 23, 2006, Revised per staff comments.  
December 6, 2006, Revised per Zoning Committee approval. (2a)

**03 NOTES**

scale: N.T.S.

**SITE DATA TABLE**

TAX PARCEL NO.:	090-198-04
SITE AREA:	Approx. 0.88 Acres
EXISTING ZONING:	O-2
PROPOSED ZONING:	MUDD (CD)
BUILDING AREA PROPOSED:	19,000 sf
ADDITIONAL IMPERVIOUS AREA:	3,848 sf
PARKING:	55 spaces provided (1:350)

**02 SITE DATA**

scale: N.T.S.

**01 SITE PLAN**

**B & E PROPERTIES, LLC**

**PROPOSED DEVELOPMENT**  
301 Hawthorne Lane  
Charlotte, NC

PETITION #: 2006-144

ISSUE	DATE
ZONING SUBMITTAL	7/27/06
ZONING SUBMITTAL	10/23/06
ZONING SUBMITTAL	12/08/06

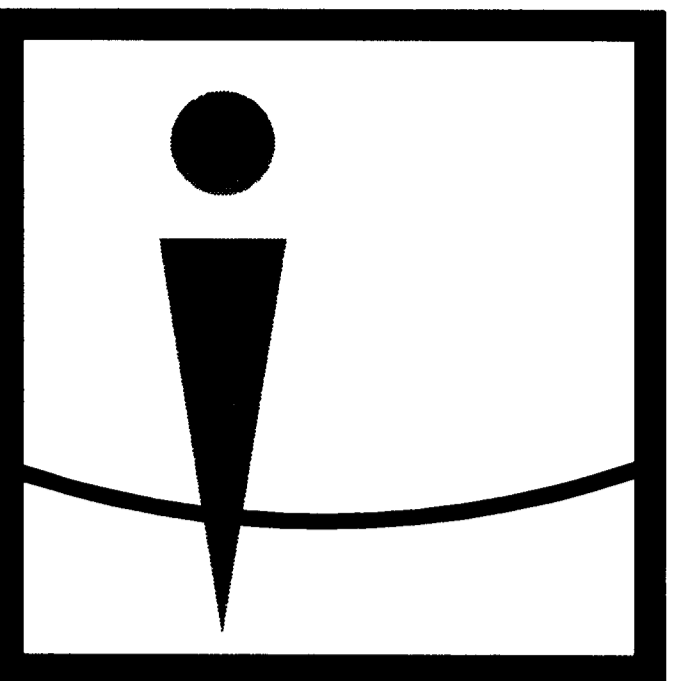
APPROVED BY  
CITY COUNCIL  
DEC 18 2006

**SITE PLAN**

**A1.0Z**

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ODA No. 062047 CADD File: draw/2047\_A1-0Z.dwg

scale: 1 : 20



**Overcash Demmitt**  
*Architects*

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B & E PROPERTIES, LLC

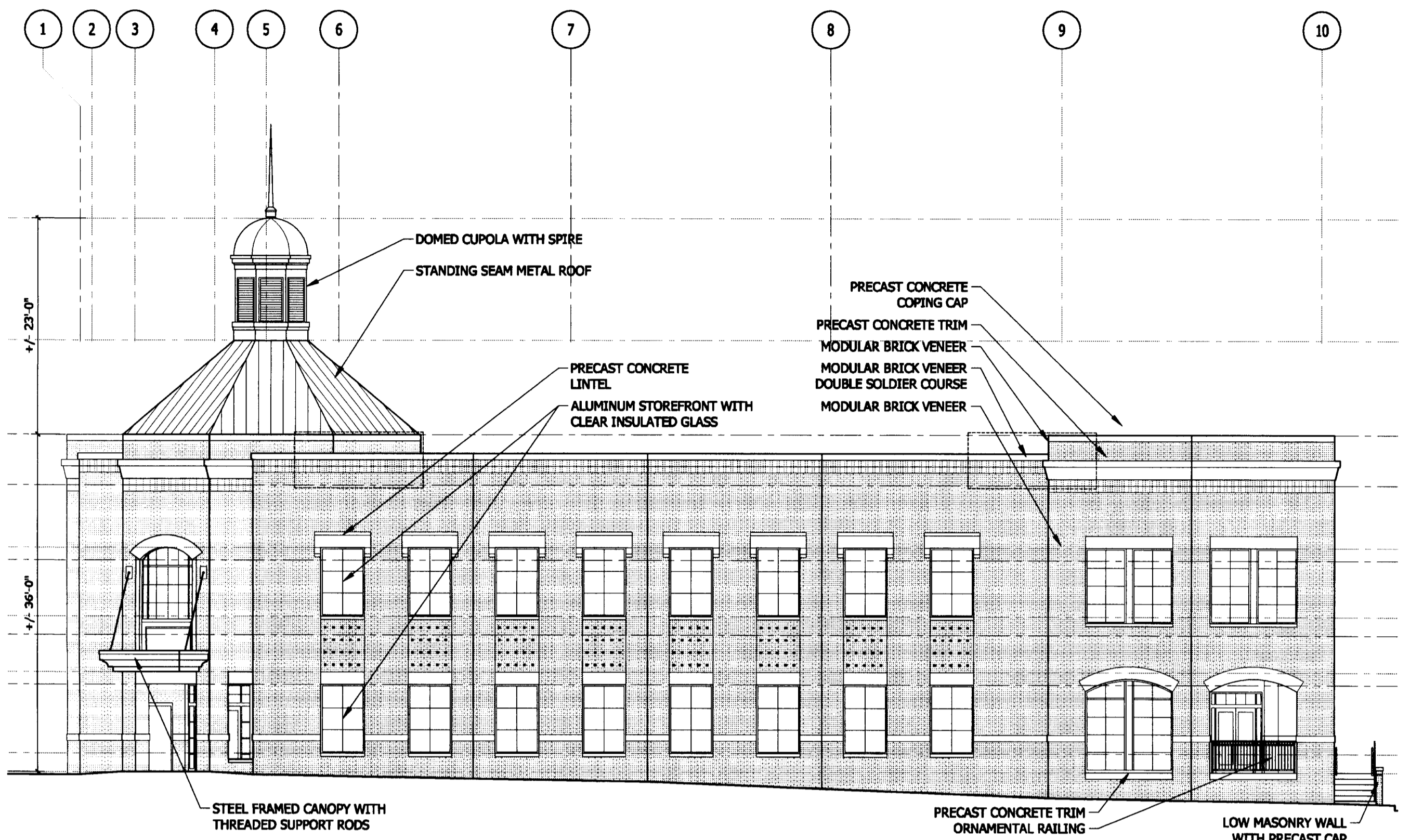
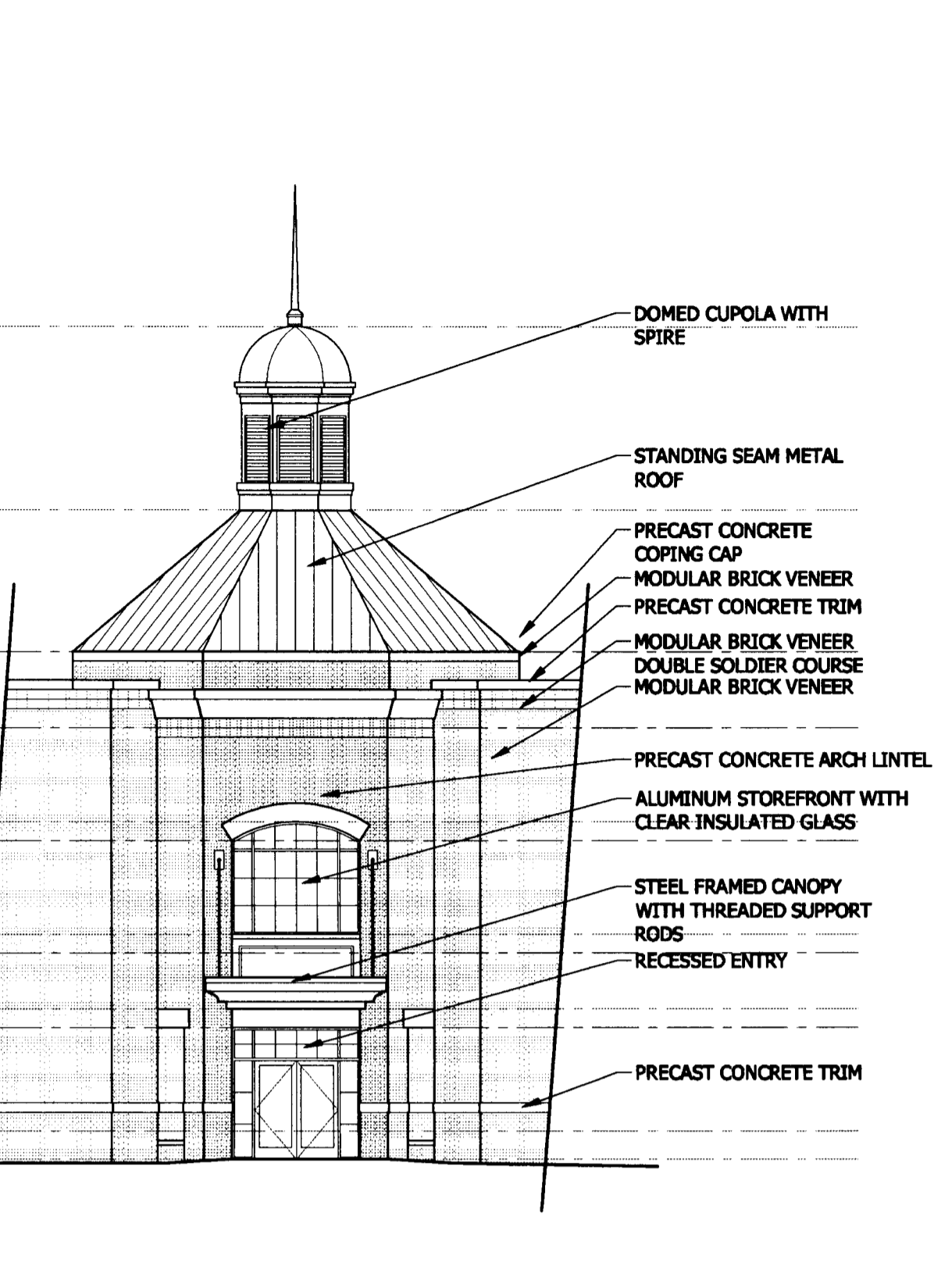
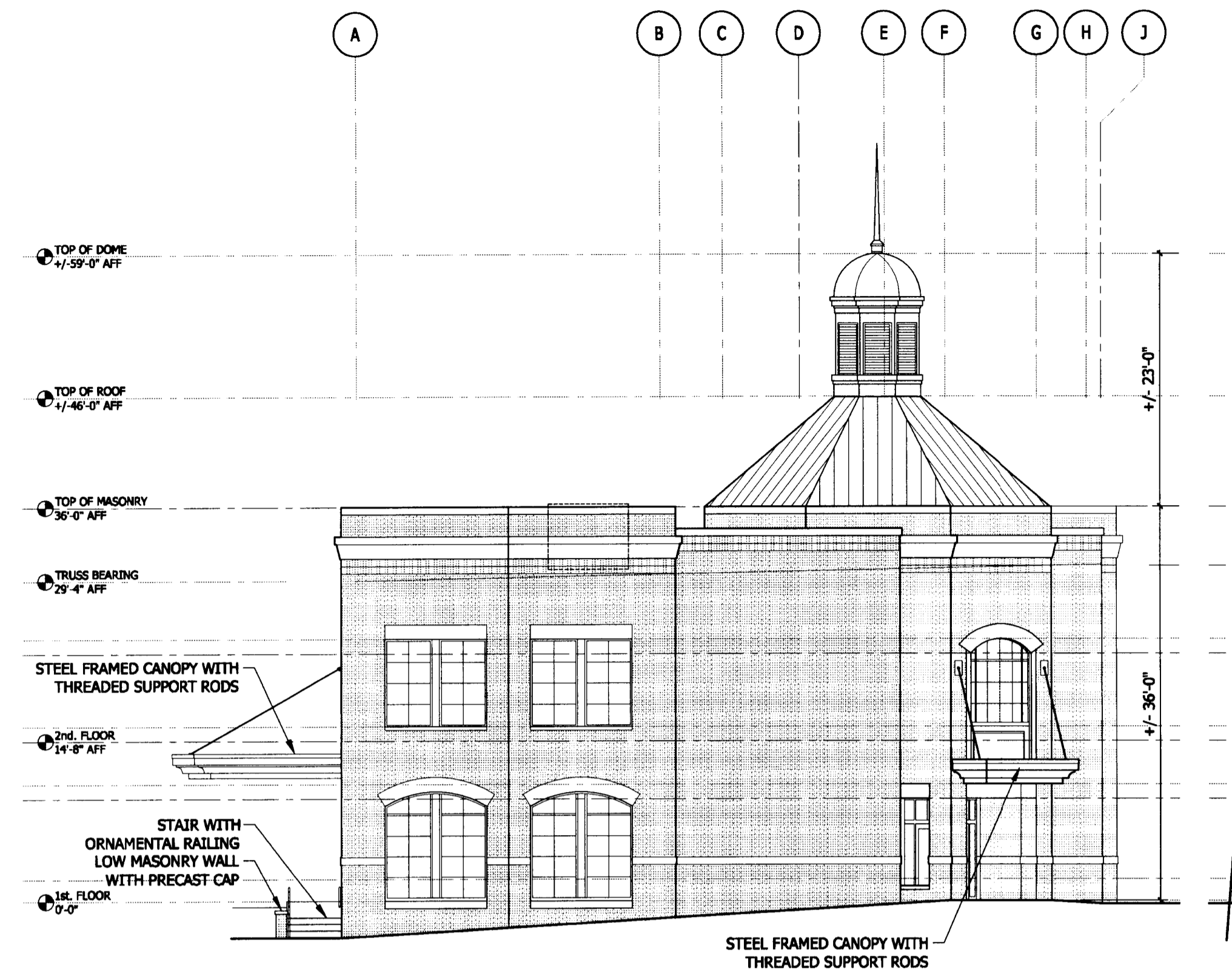
PROPOSED  
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301 Hawthorne Lane  
Charlotte, NC

PETITION #: 2006-144

ISSUE	DATE
ZONING SUBMITTAL	7/27/06
ZONING SUBMITTAL	10/23/06
ZONING SUBMITTAL	12/08/06

**ELEVATIONS**

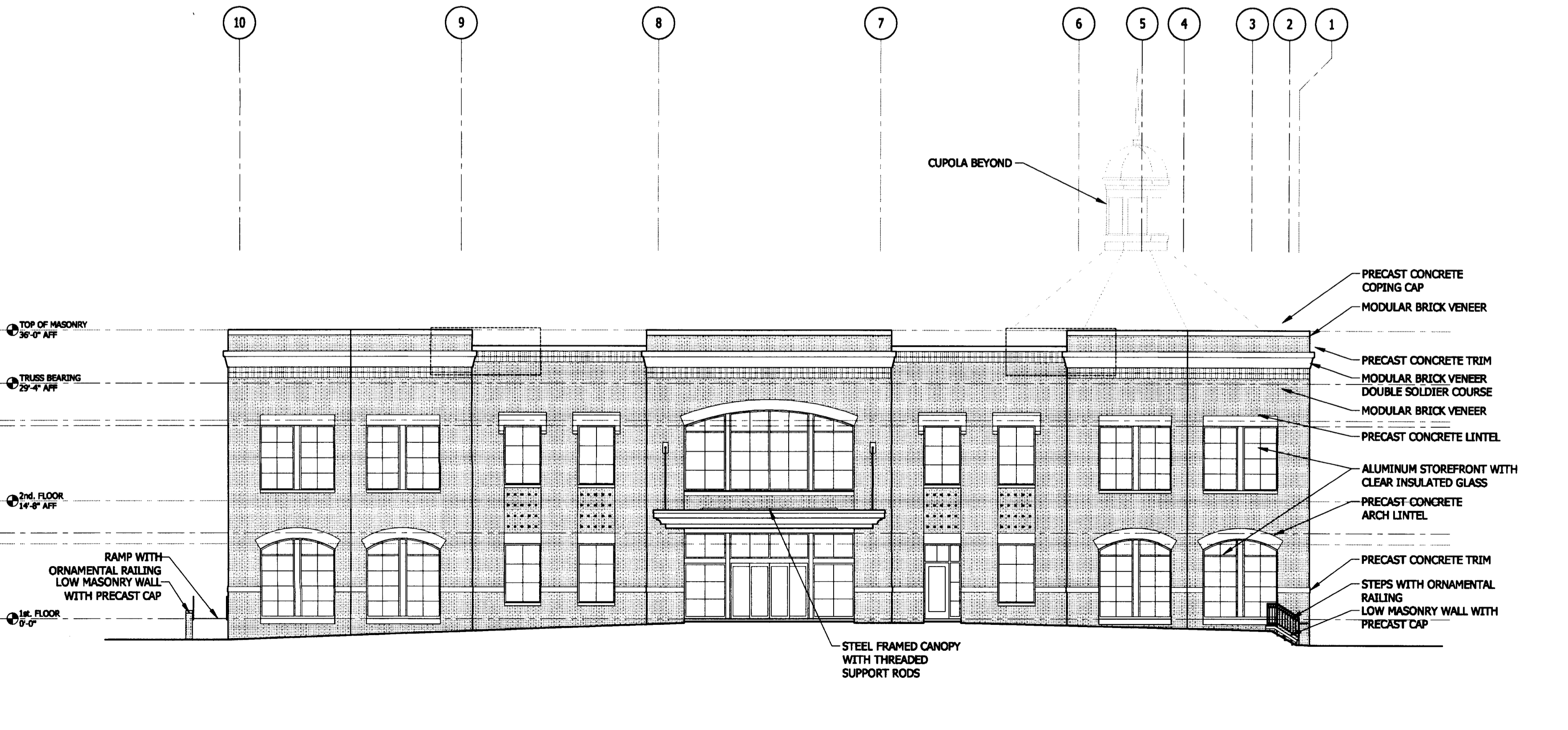
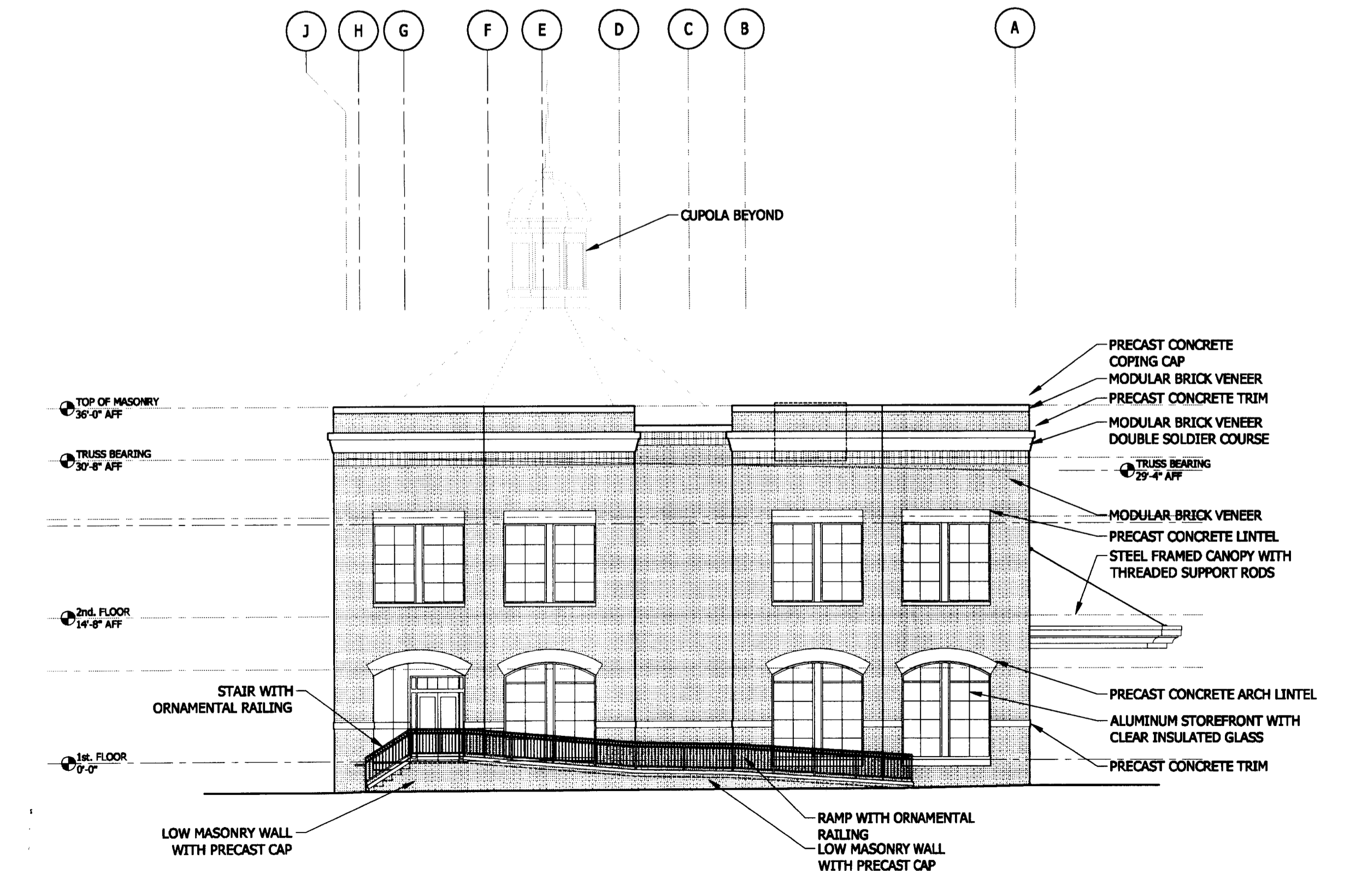
**A2.1Z**  
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**05 SIDE ELEVATION (EAST 5th STREET)** scale: 3/32" = 1'-0"

**04 ELEVATION AT CORNER** scale: 3/32" = 1'-0"

**03 FRONT ELEVATION (HAWTHORNE LANE)** scale: 3/32" = 1'-0"



**02 SIDE ELEVATION (PARKING)** scale: 3/32" = 1'-0"

**01 BACK ELEVATION (PARKING)** scale: 3/32" = 1'-0"