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**YORK DEVELOPMENT
GROUP**

**PROPOSED
DEVELOPMENT**
MOSS ROAD & SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA

PETITION #: 2007-024

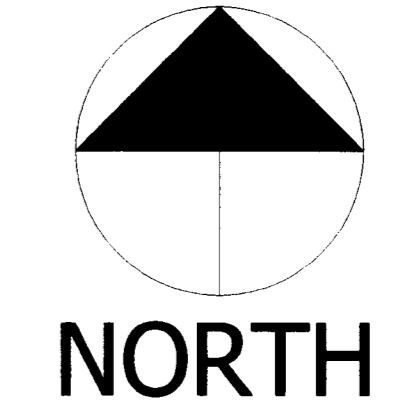
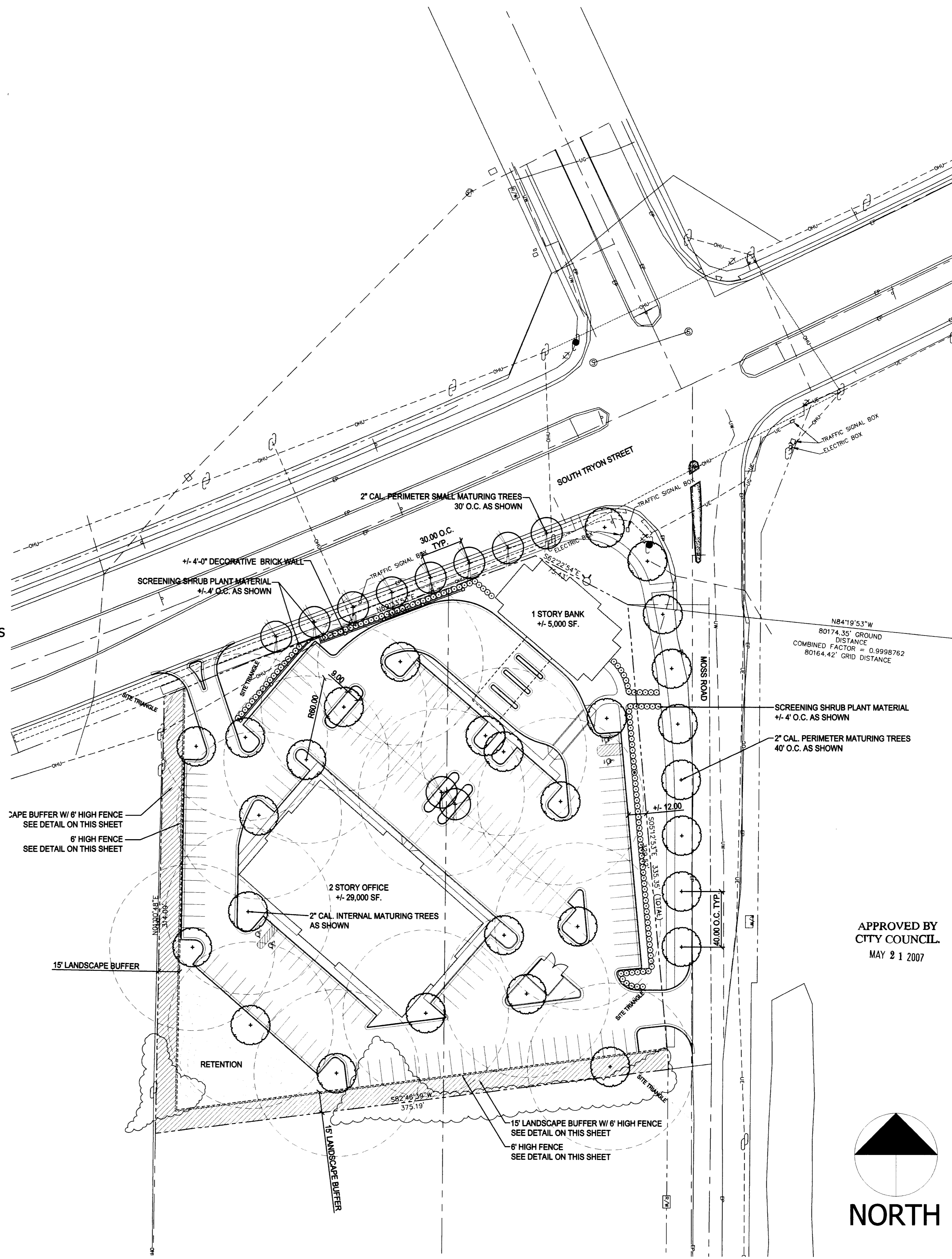
APPROVED BY
CITY COUNCIL
MAY 2 1 2007

ISSUE	DATE
ZONING SUBMITTAL	03/16/07

**PLANTING PLAN
& NOTES**

RZ2.0

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ODA No. 062042 CADD File: N/A



NORTH

01 PLANTING PLAN

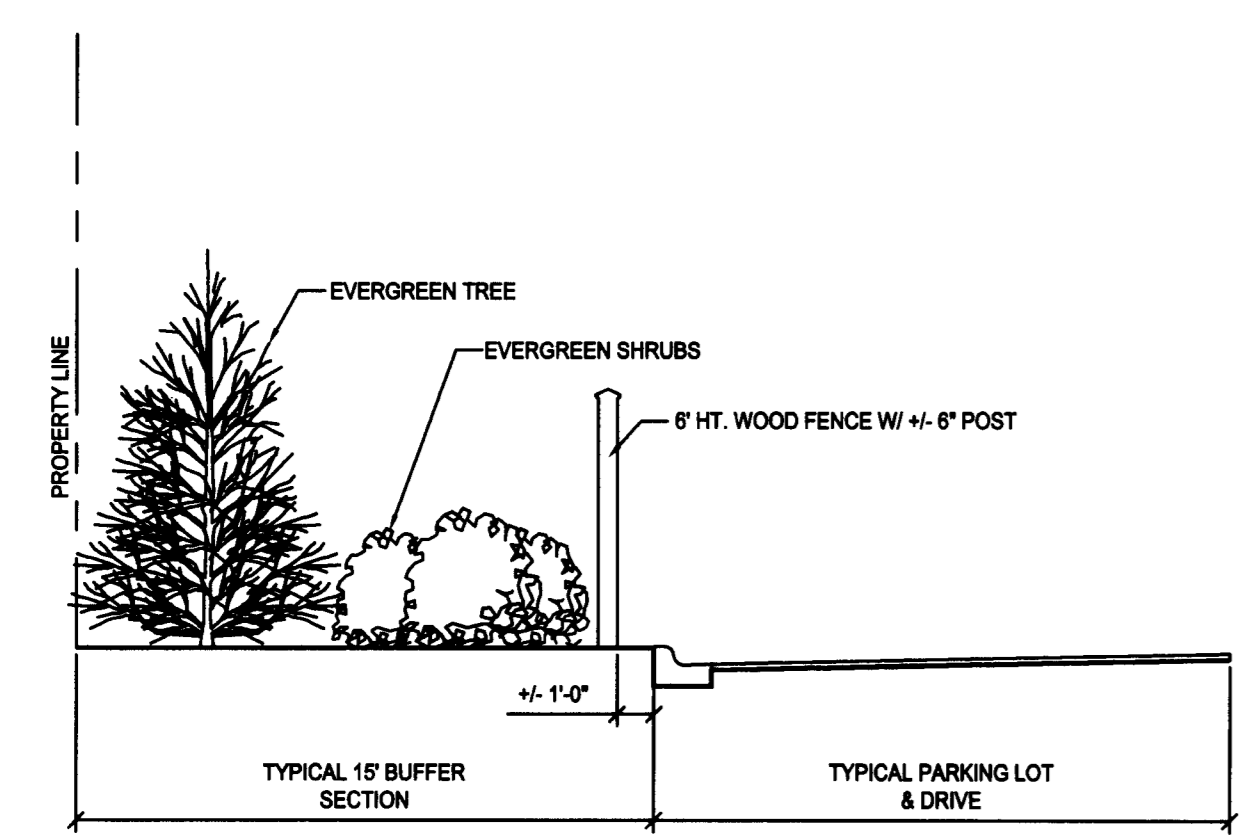
scale: 1 : 40

CHARLOTTE PERIMETER TREE REQUIREMENT
 LARGE MATURING TREES
 MOSS ROAD FRONTAGE: +/- 360.00 LF.
 +/- 360.00 LF. / 40 FT. SPACING = 9 TREES
 9 TREES PROVIDED ALONG MOSS ROAD
 &
 SMALL MATURING TREES
 SOUTH TRYON STREET FRONTAGE: +/- 240.00 LF.
 +/- 240.00 LF. / 30 FT. SPACING = 8 TREES
 8 TREES PROVIDED ALONG SOUTH TRYON STREET

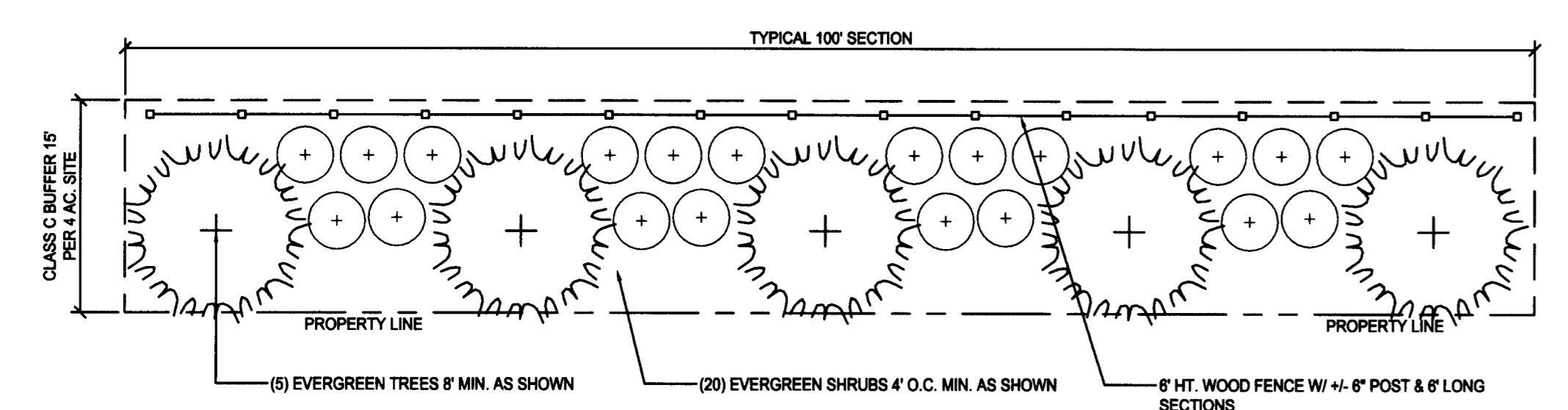
CHARLOTTE INTERNAL PLANTING REQUIREMENT
 IMPERVIOUS AREA: +/- 112,836 SF.
 LANDSCAPE AREA: +/- 49,207.2 SF.
 TOTAL SITE AREA: +/- 162,043.2 SF. (+/- 3.72 AC.)
 TOTAL SITE IMPERVIOUS: 69.63%
 TOTAL SITE PERVIOUS: 30.36%
 IMPERVIOUS AREA +/- 112,836 SF. / 10,000 SF. = 11.2836 TREES
 TOTAL INTERNAL TREES PROVIDED + 12

03 PLANTING & SITE DATA

scale: N/A



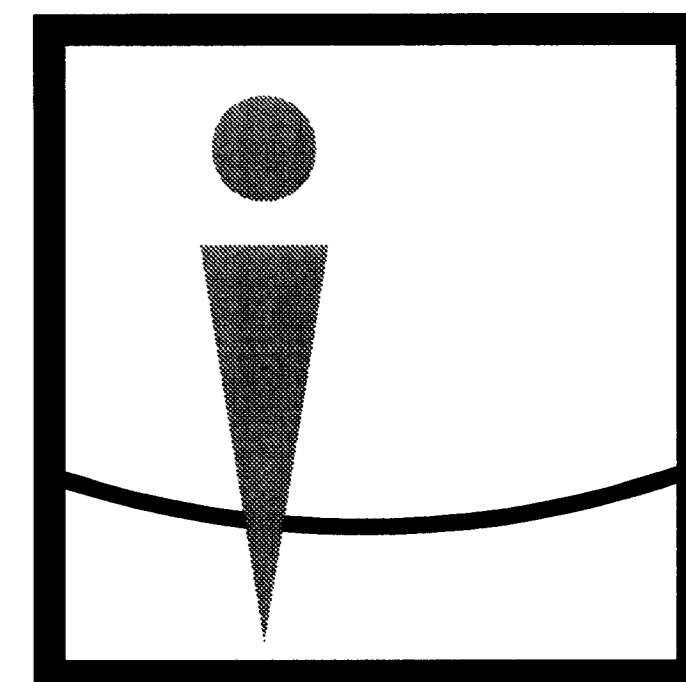
TYPICAL SECTION BUFFER REQUIREMENT PLAN 1:5



TYPICAL PLAN BUFFER REQUIREMENT PLAN 1:10

02 BUFFER PLAN / SECTION

scale: AS SHOWN



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YORK DEVELOPMENT
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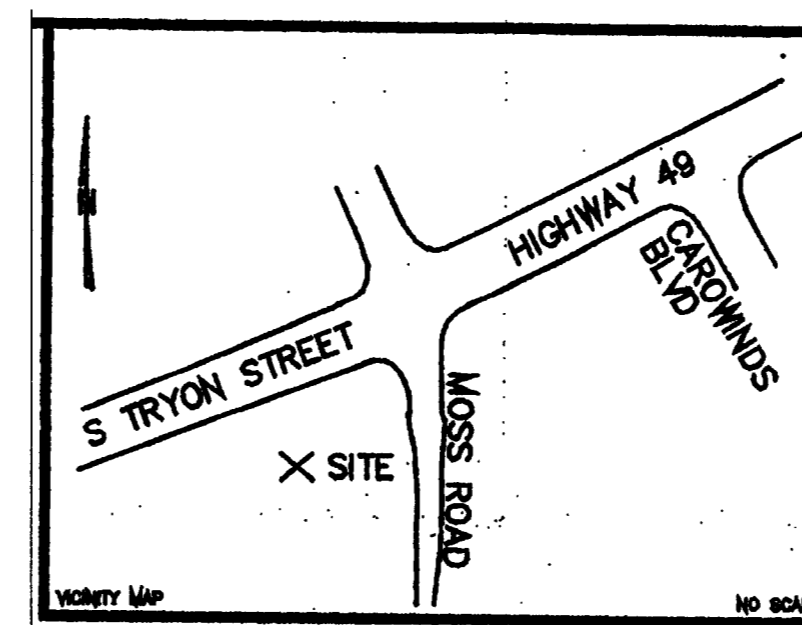
PROPOSED
DEVELOPMENT
MOSS ROAD & SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA

PETITION #: 2007-024

ISSUE	DATE
ZONING SUBMITTAL	12/04/06
ZONING SUBMITTAL	03/08/07
ZONING SUBMITTAL	03/16/07

ILLUSTRATIVE PLAN
& NOTES

RZ1.0
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ODA No. 062042 CADD File: draw/2042_RZ1.0.dwg



05 VICINITY MAP

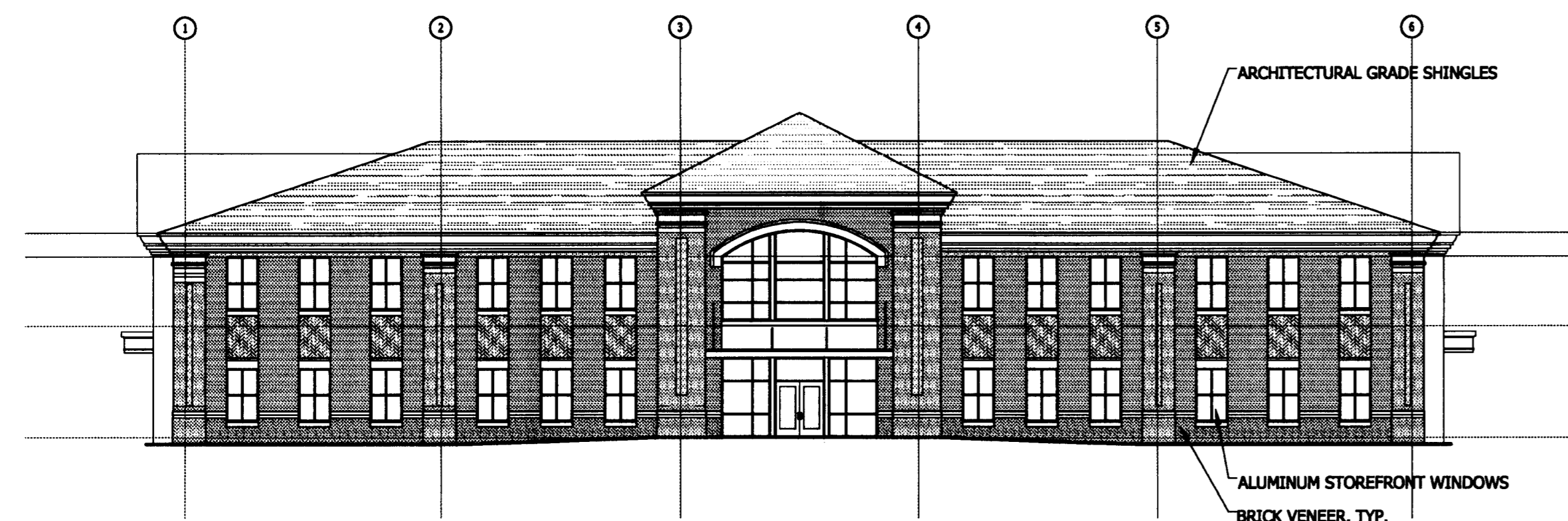
scale: N.T.S.

04 SITE DATA

scale: N.T.S.

SITE DATA TABLE

TAX PARCEL NO.: 219-011-05
SITE AREA: Approx. 3.72 Acres
EXISTING ZONING: R-3
PROPOSED ZONING: NS
BUILDING AREA PROPOSED: 34,000 sf
PARKING: 155 spaces provided (4.8/1000)



03 FRONT ELEVATION

scale: 1/16" = 1'-0"

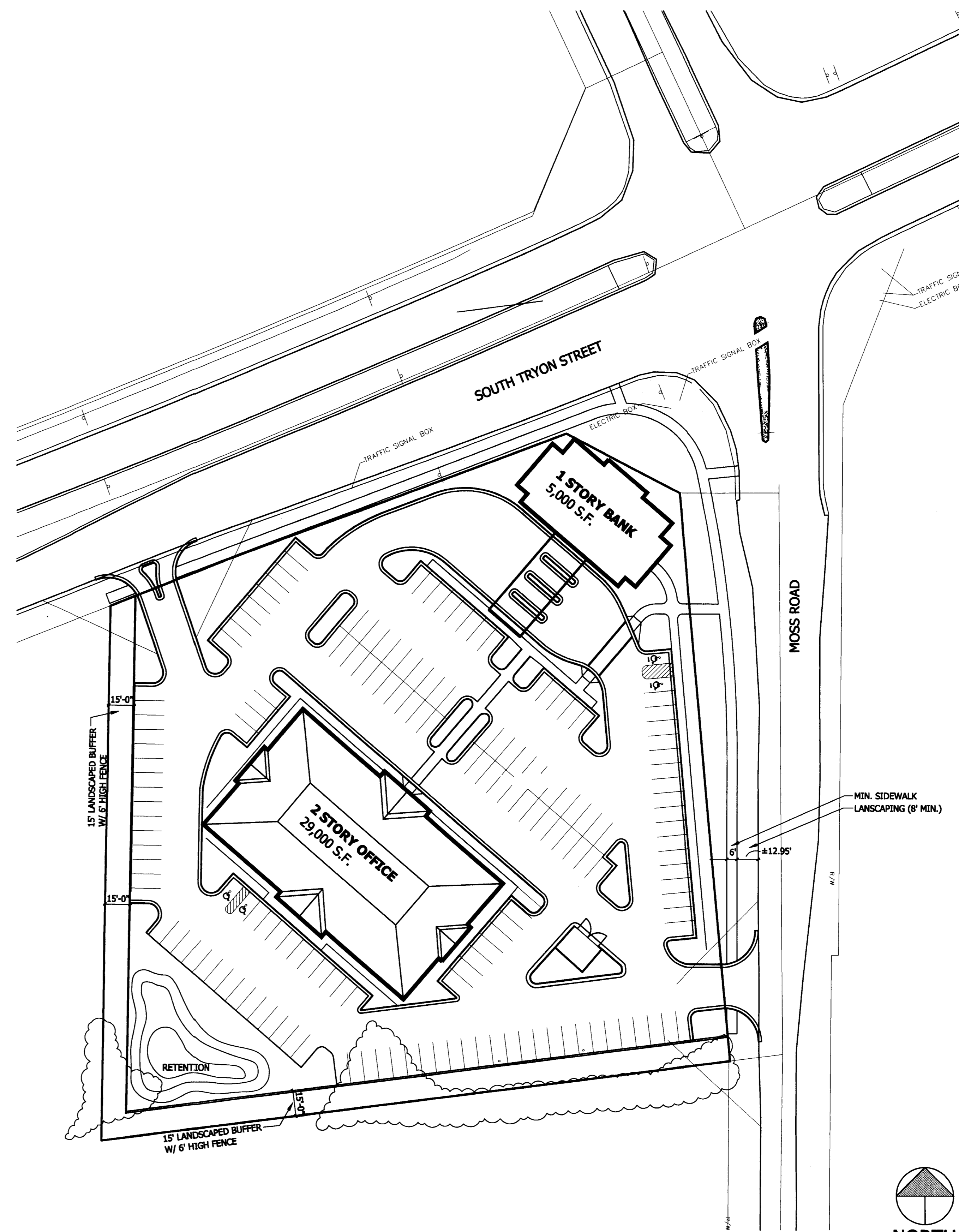
Development Standards

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 driveway connections to Moss Road and NC 49 as generally depicted on this site. The driveway connection to NC 49 is subject to the review and approval of NCDOT and/or CDOT.
3. The proposed use of the property will be for the development of the site to accommodate an office building, including medical office, and a financial institution, 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. Detached signs on the site shall not exceed four feet in height and 32 square feet in size.
6. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted. All freestanding lighting will be fully shielded and will not exceed 25 feet in height.
7. The landscaped buffer along the westerly and southerly project edges will include a wood fence and landscape materials consistent with a Class B buffer.
8. Parking will be provided which meets or exceeds the requirements of the Ordinance and will be provided at a minimum ratio of one parking space per 200 square feet of floor area for medical office and/or bank uses and one parking space per 300 square feet of floor area for office uses.
9. Where internal sidewalks are located between buildings and parking bays, either a sidewalk of at least 7 feet in width or wheelstops shall be provided.
10. No parking spaces or circulation will be located between the bank and the abutting public streets as indicated on the site plan.
11. A six foot wide sidewalk with an eight foot planting strip will be installed along Moss Road in accordance with the ordinance. The existing sidewalk located along NC 49 may remain in its current location. The retention of the existing sidewalk along NC 49 shall not require a variance or approval of the City Engineer.
12. A concrete pad to accommodate a bus shelter shall be constructed along NC 49. The concrete pad shall meet CATS Development Standard 60.01(A).
13. No storm water detention will be located within the setbacks.
14. The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s), that immediately adjoins the site and is immediately down stream of the site boundary, analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring. For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours. With regard to water quality, the Petitioner will construct water quality best management practices (BMPs) for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs will be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, that have been designed to achieve 85 % Total Suspended Solid (TSS) removal. Use of Low Impact Development (LID) techniques is optional.
15. 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.
16. 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.

December 4, 2006 Initial submission.
March 16, 2007, Revised per staff comments

02 NOTES

scale: N.T.S.



01 SITE PLAN

scale: 1 : 40

