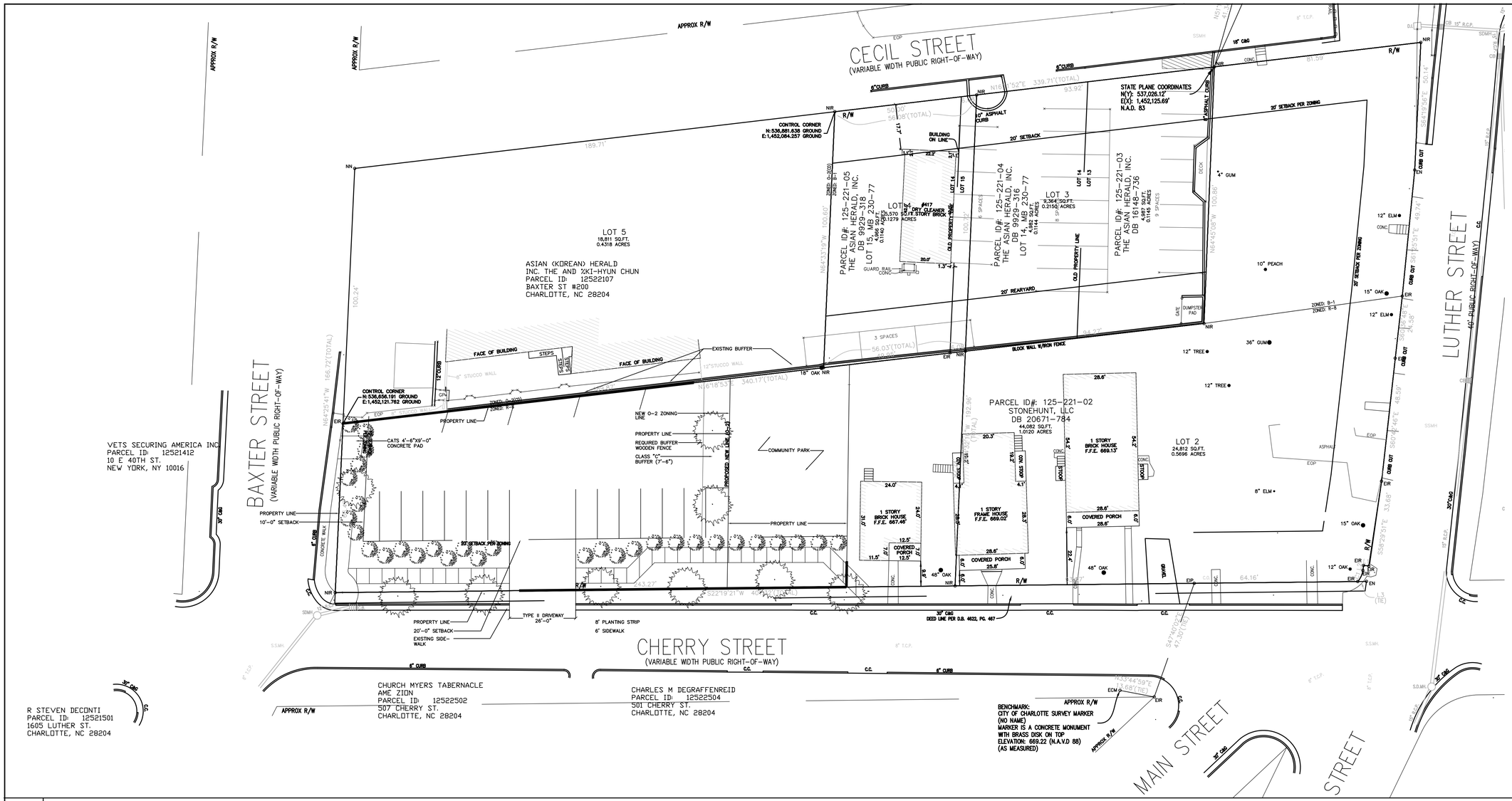


1 SITE PLAN

SCALE: 1"=20'-0"

SITE DATA PARCEL-ID# 125-221-01	
EXISTING ZONING	R8 (SINGLE-FAMILY)
PROPOSED ZONING	O-2 (CD)
CURRENT USE	PROPOSED PARKING LOT
PROPOSED USE	INSTITUTIONAL PARKING LOT & ANCILLARY PARKING FOR ABUTTING OFFICE USE
MAXIMUM SQUARE FOOTAGE	+/- 9,000 SQ. FT.
PROPOSED PARKING	29
SITE ACREAGE	--
TYP. PARKING SPACE	8.5' X 19.5'
TYP. H/C PARKING SPACE	16' X 19.5'
	AREA TO BE REZONED
	PROPOSED WOOD FENCE
	CENTER LINE OF R/W LINE
	BLDG SET BACK LINE
	PLANTING STRIP

A FIRE HYDRANT IS LOCATED WITHIN 750' OF THE MOST REMOTE POINT OF A BUILDING AS TRUCK TRAVELS. (NEAREST FIRE HYDRANT IS APPROX. 300' AWAY FROM THE PROPERTY.)

Conditional Notes:

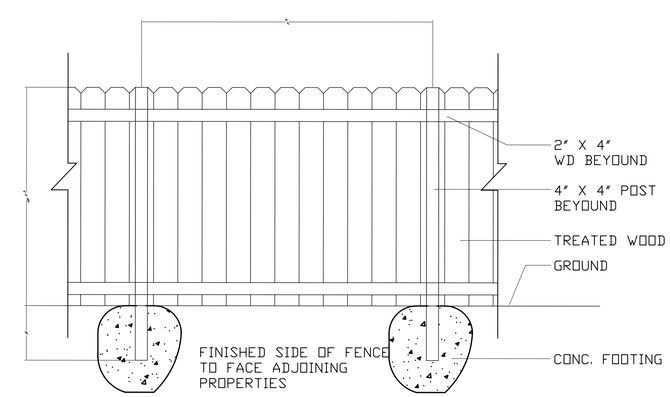
1. Screening will comply with the applicable standards set forth in section 12.303 of the City of Charlotte zoning ordinance.
2. Parking meets the standards of the table 12.202 of the City of Charlotte zoning ordinance with shrubs and trees to screen from the public right-of-way and the abutting properties.
3. The dumpsite's will be screened by a 6' solid wood fence or a solid masonry with a solid wood gate.
4. All proposed trees, fences and signs will not interfere with sight distance at the entrance of the site. Any fence requiring a certificate will be obtained from the CDOT.
5. The sidewalk may meander and the planting width may vary, but not less than 8 feet to save trees 6" in caliper and larger.
6. No storm water detention in buffer or setbacks.
7. All the new utilities to be underground.
8. Signage will be permitted in accordance with applicable zoning or sign ordinance standards.
9. Throughout this rezoning petition, the terms "Owners/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 shall apply.
10. The Developer will provide 10% tree savings of the existing trees.
11. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. this includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
12. If an adjacent property zoning changes to a district that would not require a buffer, the buffer required for this property may be reduced or eliminated to meet the proper requirement for that zoning criteria.
13. The petitioner will comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
14. The Building height will not exceed 40'
15. Detached lighting will be limited to 15 feet in height. Lighting will be shielded with full cut-off fixtures.
16. The development of the site shall 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 the proposed use on the site, but the exact details of the configuration and and placement of site elements may be altered or modified within the limits prescribed by the ordinance as specified in section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
17. All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, screening, open space, landscaping, tree ordinance, ect.
18. Vehicular access shall be limited to the one shown on this plan. The exact location may vary from depicted, but shall comply with all applicable design/locational requirements of the Charlotte Department of Transportatio
19. Permitted Uses: The proposed development shall be restricted to the parking for the adjacent institutional use and minor ancillary parking for the abutting office use. No others uses will be permitted other than those permitted accessory uses for an institutional use.
20. Buffers and Screening:
    1. Buffers and Screening on site shall conform with the standards specified in section 12.302 and 12.303 of the ordinance.
    2. As depicted on the Schematic Site Plan, a Class (C) Buffer with a 6 ' wooden fence shall be established along the site's east development boundary line abutting an existing dwelling owned by the petitioner.
    3. The site abuts an existing Class (C) Buffer along the northern development boundary currently zoned O-2 (CD)
21. Lighting:
    All freestanding lighting and all exterior lighting will be shielded so as to minimize the impact from lights that may be visible from nearby properties. Freestanding lighting shall not exceed 20 feet in height. No wall 'pak' type lighting shall be used, but attached decorative lighting fixtures such as sconces may be used.
22. Signs:
    Signage shall conform to the provision of the ordinance.
23. Tree Ordinance:
    The site shall conform to the City of Charlotte Tree Ordinance along the Cherry and Baxter Street development.

2 GENERAL NOTES & LEGEND

SCALE: NTS

3 NOT TO BE USED

SCALE: NTS



4 FENCING DETAIL

SCALE: NTS

PETITIONER: 2010---

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PROJECT TITLE
THE ASIAN HERALD, INC
408 CHERRY RD.
CHARLOTTE, NC
ID # ----------; CODE/ITEM #: --
SHEET TITLE

REVISIONS:		
NO.	DATE:	DESCRIPTION
1	---	---
2		
3		

DATE: 6-10-2009
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO. ---
CAD FILE: