



2010 south tryon st. suite 1a charlotte north carolina 28203 office.704.332.1615 web.www.odarch.com

# DEVELOPMENT SUMMARY

Tax Parcel ID#: 147-014-01
Total Site Acreage: 44,662 s.f. or 1.0253 Acres
Existing Zoning: I-2
Proposed Zoning: I-2 (CD) TS-O
Proposed Uses: Storage & Retail
Setback Requirements: South Tryon St.: 8' planting strip & 8'
Sidewalk (16') from back of curb.

Griffith St.: 8' planting strip & 8' Sidewalk (16') from back of curb.

Rear & Side yards: 0' or 5'
Total: 135,000 s.f.

#### GENERAL PROVISIONS

Provided: 22 Spaces

1. 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 6,9,12,17,18,19,20,21 of the City Code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on the time of formal engineering plan review submission, the more restrictive will apply.

2. The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of buildings, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207.

## LIGHTING

3. The maximum height of any freestanding light fixture shall not exceed 30 feet including it's base. All direct lighting within the site shall be designed and shielded such that direct illumination does not exceed past any property line and shall be consistent with the zoning ordinance requirements. Futhermore, no "walk pak' lighting shall be permitted.

## TRANSPORTATION

4. Vehicular access points shall be limited to those shown on the site plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Department of Transportation and / or North Carolina Department of Transportation.

5. The proposed vehicular connections to the abutting properties shall be built to the property line as shown as part of the proposed development project. The exact locations may vary somewhat from the depicted plan.

## STREETSCAPE & LANDSCAPING

6. An 8' sidewalk and 8' planting strip shall be provided along South Tryon Street frontage and along Griffith Street frontage.7. Dumpster areas shall be enclosed on all four sides by a solid fence or wall with one side being a

PETITION # 2013-XXXX

FOR PUBLIC HEARING

MSC DEVELOPMENT,LLC

MIXED USE DEVELOPMENT

3115 Griffith St.

Charlotte, NC

 Rezoning Submittal
 :02.22.2013

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SITE PLAN

TRACT B

STOWN STREET

GO' RIGHT-OF-WAY

APPENDE RW

A

ARTHUR W. JONES

D.B. 19552, PG. 578

PIN: 147-014-01

JENNIE N. STEPHENS

D.B. 8833, PG. 12

PIN: 147-014-02

JOHN M. STEPHENS III &

JENNIE N. STEPHENS D.B. 7875, PG. 294

PIN: 147-014-04

TRASH / RECYCLING

1 STORÝ BRÍCK (

∕BUILDING∕

L ŠTORY BŘICK \ BUILDÍNG \

AS.1

**01** ARCHITECTURAL SITE PLAN

MORRISON DEVELOPMENT, LLC D.B. 20286, PG. 105

PIN: 147-014-03

LINE OF 2ND THRU 5TH FLOORS

LOADING

LINE OF FIRST FLOOR

PROPOSED STORAGE

TRACT A

44,662 SQ. FT.

1.0253 ACRES

PROPOSED RETAIL & OFFICE

N 33°36'04" E 191.37'

8' CONCRETE SIDEWALK

8' LANDSCAPE STRIP

CONCRETE SIDEWALK -

LANDSCAPE STRIP

STREE

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ODA No. 132627 2627\_AS-1.DWG

#### SUBDIVISION PLAT OF THE **REGISTER OF DEEDS:** ARTHUR W. JONES PROPERTY **REVIEW OFFICER:** CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN \_REVIEW OFFICER OF MECKLENBURG ARTHUR W. JONES (OWNER) COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. 3115 GRIFFITH STREET CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. DATE: J. DAVID GRANBERRY, REGISTER OF DEEDS DEED REFERENCE: D.B. 19552, PG. 578 REVIEW OFFICER DATETAX PARCEL NO: 147-014-01 TRACT A AREA: 44,662 SQ.FT. OR 1.0253 ACRES OWNER: TRACT B AREA: 24,235 SQ.FT. OR 0.5564 ACRES ARTHUR W. JONES 3427 FIELDING AVENUE TOTAL AREA: 68,897 SQ.FT. OR 1.5817 ACRES CHARLOTTE, NC 28211 GRAPHIC SCALE MORRISON DEVELOPMENT, LLC 1 inch = 30 ft.JENNIE N. STEPHENS D.B. 8833, PG. 12 PIN: 147-014-02 VICINITY MAP NOT TO SCALE 15" RCP S 33°32'31" W 190.96' LEGEND: C&G - CURB & GUTTER STORY BRICK CB - CATCH BASIN BUILDING D.B. - DEED BOOK EIR - EXISTING IRON ROD EN - EXISTING NAIL ASPHALT PAVING JOHN M. STEPHENS III & EOP - EDGE OF PAVEMENT JENNIE N. STEPHENS EU - END UNKNOWN D.B. 7875, PG. 294 PIN: 147-014-04 I STORY BRICK FC - FIRE CONNECTION FH - FIRE HYDRANT GM - GAS METER GV - GAS VALVE HVAC - HEATING, VENTILATION, AIR COND. CONCRETE LP - LIGHT POLE MH - MANHOLE CONCRETE COVERED CONCRETE DOCK NGS - NATIONAL GEODETIC SURVEY S 35°51'51" W 50.00' NN - NEW NAIL `S 33°34'57" W 102 38' PB - POWER BOX PIN - PARCEL IDENTIFICATION NUMBER PM - POWER METER PP - POWER POLE PG. - PAGE R/W - RIGHT-OF-WAY TRACT A ACCESS EASEMENT RCP - REINFORCED CONCRETE PIPE <u>AREA:</u> 44,662 SQ. FT STORY BRICK SSMH - SANITARY SEWER MANHOLE BUILDING SP - STAND PIPE ARTHUR W. JONES ASPHALT PAVING 1.0253 ACRES TSB - TRAFFIC SIGNAL BOX ш D.B. 19552, PG. 578 PIN: 147-014-01 WB - WATER BOX Ш WM - WATER METER $\overline{\mathbb{L}}$ WV - WATER VALVE **EASEMENT** VENU FENCES PROPERTY LINE PROPERTY LINE (NOT SURVEYED STORY BRICK RIGHT-OF-WAY RIGHT-OF-WAY (NOT SURVEYED SETBACK $\forall$ RIFFI POWER LINE TRACT B $\Box$ STORM DRAIN PIPE /#3019<sup>-</sup> . RIG STORY BRICK BUILDING 24,2<mark>35 SQ.</mark> FT ST. 0.5564 ACRES NOTES: 0 1. ALL CORNERS MONUMENTED AS SHOWN. 2. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY. 3. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE PLANTER SUBJECT PROPERTY ARE SHOWN HEREON ASPHALT PAVING 4. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED. ASPHALT PAVING D.B. 21803, PG. 124 CONCRETE SIDEWALK 5. SOUTH TRYON STREET IS SHOWN AS A "MAJOR THOROUGHFARE" INSIDE 191.37' 152.05' ROUTE 4 ON THE MECKLENBURG-UNION METROPOLITAN PLANNING CONCRETE SIDEWALK ∖ TSB N 33°36'04" E 343.42' (TOTAL) ORGANIZATION THOROUGHFARE PLAN OF 2004. THE RIGHT-OF-WAY OF SOUTH TRYON STREET EXCEEDS THE PROPOSED FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE. 6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE SOUTH TRYON STREET RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY O SSMH WIDTH OF ANY ADJACENT PROPERTIES. 7. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY ⋈ W∨ FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION. 8. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD SURVEYOR'S CERTIFICATE: AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY STATE OF NORTH CAROLINA MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED **ZONING:** COUNTY OF MECKLENBURG MARCH 2, 2009, COMMUNITY PANEL NO: 370159 4543. SUBJECT PROPERTY ZONED: 1-2 I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED ZONING RESTRICTIONS AS PER ZONING ORDINANCE: 9. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY AS REFERENCE: D.B. 19552, PG. 578); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN HEREON. MINIMUM SETBACK: 20 FEET CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE NOT SUBJECT TO MINIMUM SIDE YARD: 0 OR 5 FEET\* OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1: 10,000 THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR LINEAR FEET: THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS MINIMUM REAR YARD: 10 FEET MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 16TH DRAWN: MAXIMUM LOT AREA: 8,000 SQ.FT. APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. MINIMUM LOT WIDTH: 50 FEET DAY OF MAY, A.D., 2011. AB SEAL HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO L-3212 THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THESE PROVISIONS. \* NO SIDE YARD IS REQUIRED, BUT IF ONE IS R.B. PHARR & ASSOCIATES, P.A. CHARLOTTE-MECKLENBURG PLANNING COMMISSION PROVIDED, IT MUST BE A MINIMUM OF 5 FEET. THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. SURVEYING & MAPPING LICENSURE NO: C-1471 FOR FURTHER INFORMATION CONTACT THE 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186 CHARLOTTE-MECKLENBURG ZONING DEPARTMENT FILE NO. XX-???? PLANNING COMMISSION STAFF DATEAT 704-336-3569. C. CLARK NEILSON, NCPLS L-3212 DATE MAY 16, 2011