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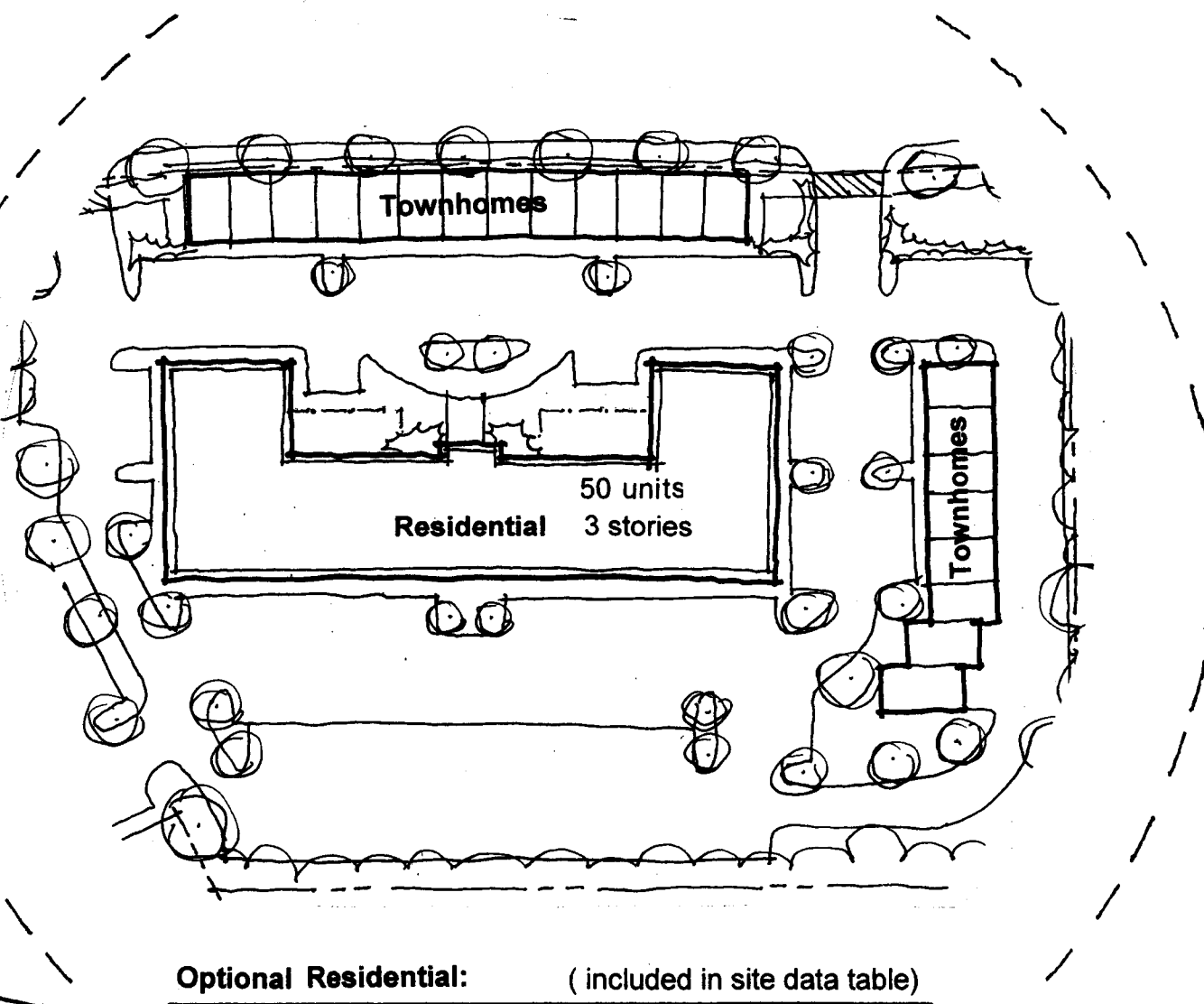
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JUN 26 2006

BY:

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 Archdale Drive, Farmhurst Drive, and High Meadow Lane as generally depicted on this site. Transportation improvements, if any are needed as determined by a Traffic Impact Analysis, will be incorporated into the site development process as the various portions of the site are developed.
3. The proposed use of the property will be for the development of the site to accommodate a mixed-use development that will include a combination of retail, restaurant, office, and residential uses along with associated parking, open space, 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, screening, and landscaping.
6. Parking will be provided which meets or exceeds the requirements of the Ordinance.
7. 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.
8. 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.

June 26 2006, Initial submission.



Archdale Mixed Use Development

CHARLOTTE, NORTH CAROLINA

REZONING SUBMITTAL	06/26/06
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SITE PLAN

SP1.1

SITE DATA TABLE

TAX PARCEL NOS.: 169-182-10, 169-182-14,
169-183-02, 169-271-03, 169-271-02,
169-271-01, 169-183-03, 169-183-05
SITE AREA: Approx. 23.05 Acres
EXISTING ZONING: O-1/B-1
HOTELS: 240 ROOMS
RESIDENTIAL: 370 UNITS
TOTAL OFFICE AREA: 68,000 sf
TOTAL RETAIL AREA: 42,000 sf
RECREATIONAL AMENITY: 5,000 sf
TOTAL PROPOSED OFFICE/RETAIL AREA 110,000 sf
PARKING REQUIRED FOR OFFICE / RETAIL 110,000 / 600 =
184
PARKING REQUIRED FOR HOTEL @ .5 / UNIT = 120
PARKING REQUIRED FOR RESIDENTIAL @ 1 / UNIT = 370
TOTAL REQ. PARKING = 674 SPACES
PARKING PROVIDED = 992 SPACES

