

SITE DATA TABLE

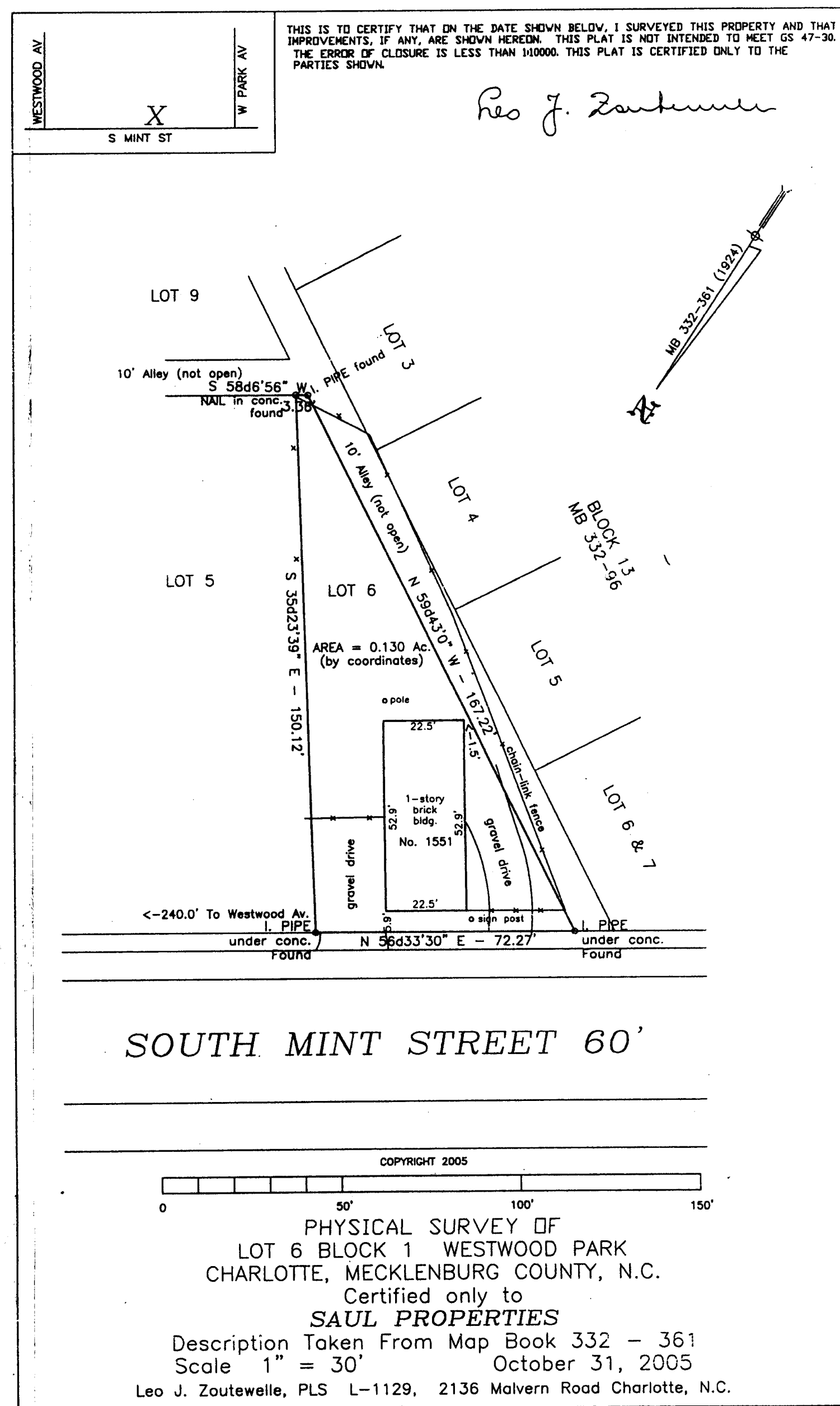
TAX PARCEL NO.: 11909416
 SITE AREA: Approx. 0.130 Acres = 5,663 sf
 EXISTING ZONING: B-2
 PROPOSED ZONING: TOD-M
 MINIMUM FAR = .50 = 2,832 sf
 TOTAL PROPOSED AREA : 3 STORIES (4,000 SF)
 RESTAURANT : 1,500 SF
 RESIDENTIAL AND/OR OFFICE : 2,500 SF

PARKING PROVIDED: 7 spaces
 MAXIMUM HEIGHT: 40' + 1' HEIGHT : 10'
 HORIZONTAL FROM RESIDENTIAL

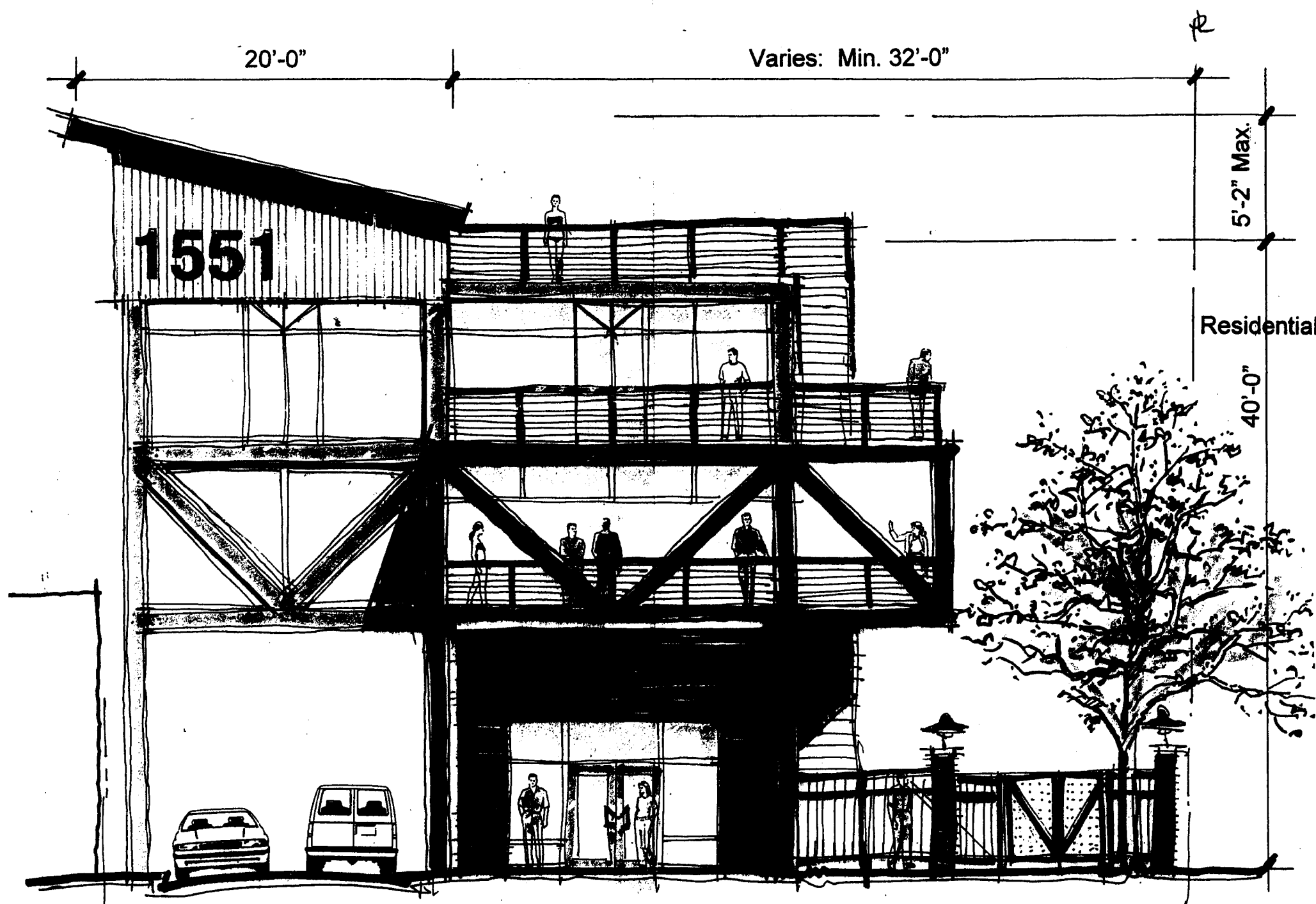
Mint Street Development Site TOD-M Site Plan Notes

- 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 Mint Street as generally depicted on this site.
- The proposed use of the property will be for the development of the site to accommodate a Restaurant, Offices and Residential uses along with associated parking and service areas.
- All recycle dumpsters, if provided, will be screened with solid enclosures and gates. Trash service is expected to be provided by commercial roll-out service.
- All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed in the courtyard, sidewalks, and parking areas. Site lighting, if provided, will be limited to 15 feet in height and will be shielded or capped. No "wall pack" lighting will be installed but architectural lighting on building facades will be permitted.
- The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping, and tree planting.
- With regard to setback, the Petitioner will comply with the 16 foot setback for all new vertical construction.
- Parking will be provided as depicted on the site plan.
- 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 assigns of the owner or owners of the Site who may be involved in its development from time to time.

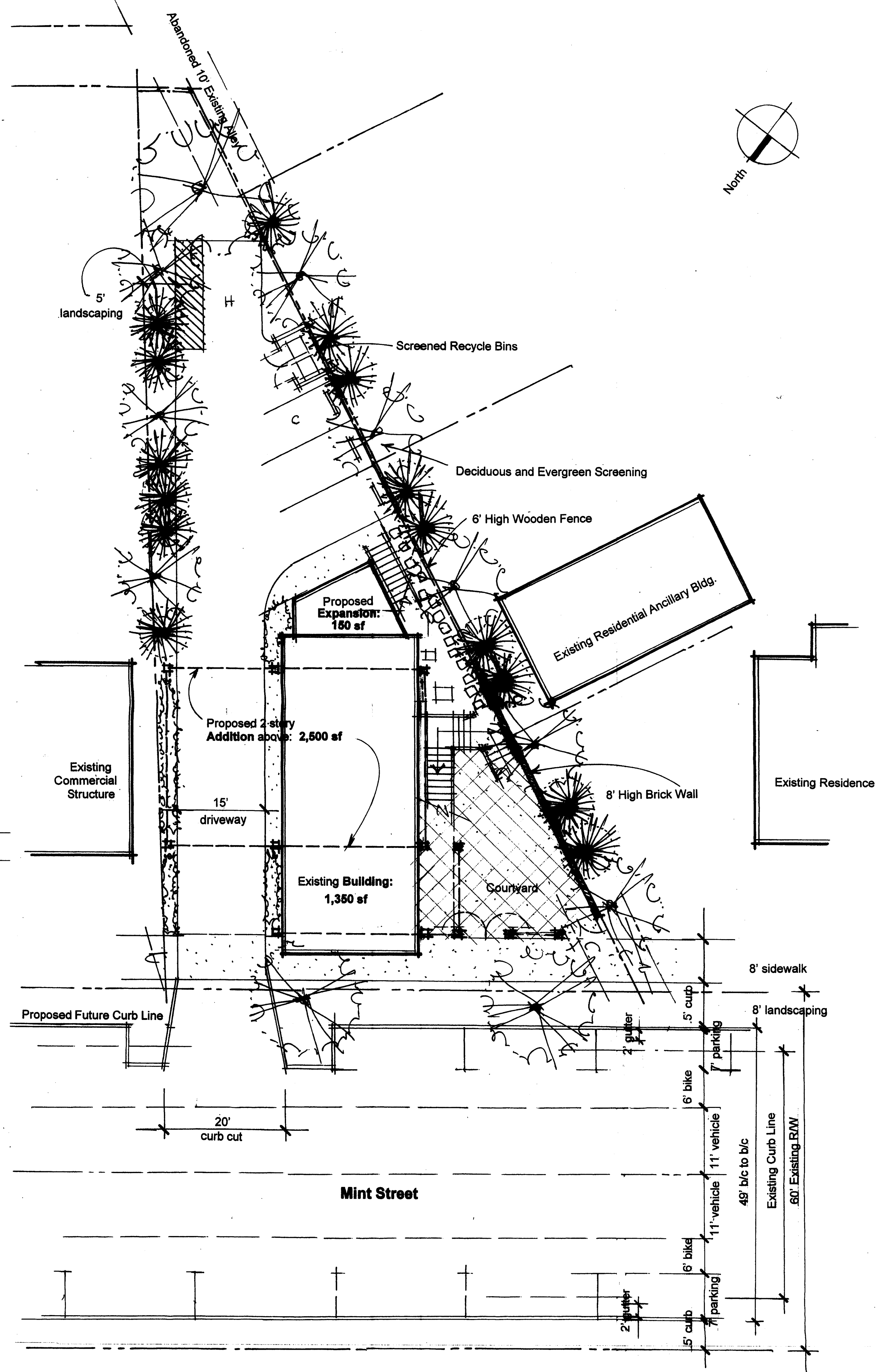
August 20, 2007, Initial submission.



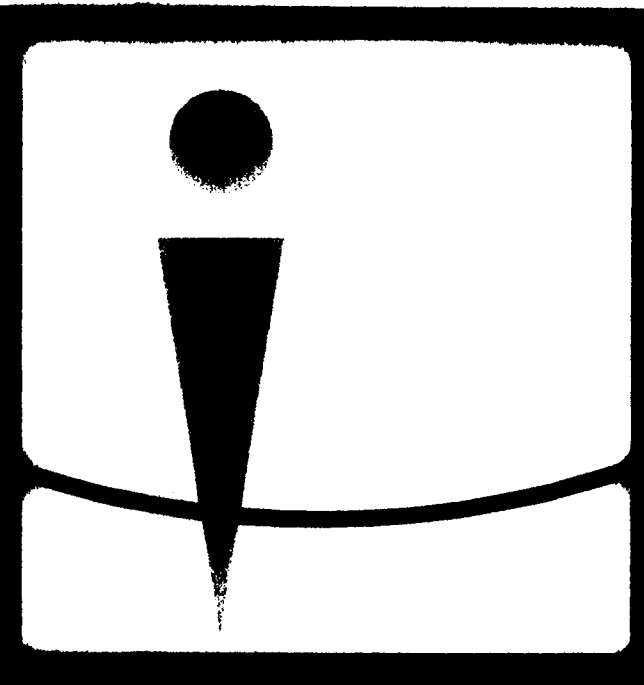
03 SURVEY AND VICINITY PLAN



02 MINT STREET ELEVATION



01 SITE PLAN



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2007-146

Matthew Vadal
 Petitioner

Mint Street
 Mixed Use
 Development

1551 SOUTH MINT STREET
 CHARLOTTE, NORTH CAROLINA

PETITION NUMBER 2007-??

ISSUE	DATE
REZONING SUBMITTAL	08.20.07
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FOR PUBLIC HEARING

SITE PLAN

SP1.1
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