



02 PROPOSED CHARACTER SKETCH

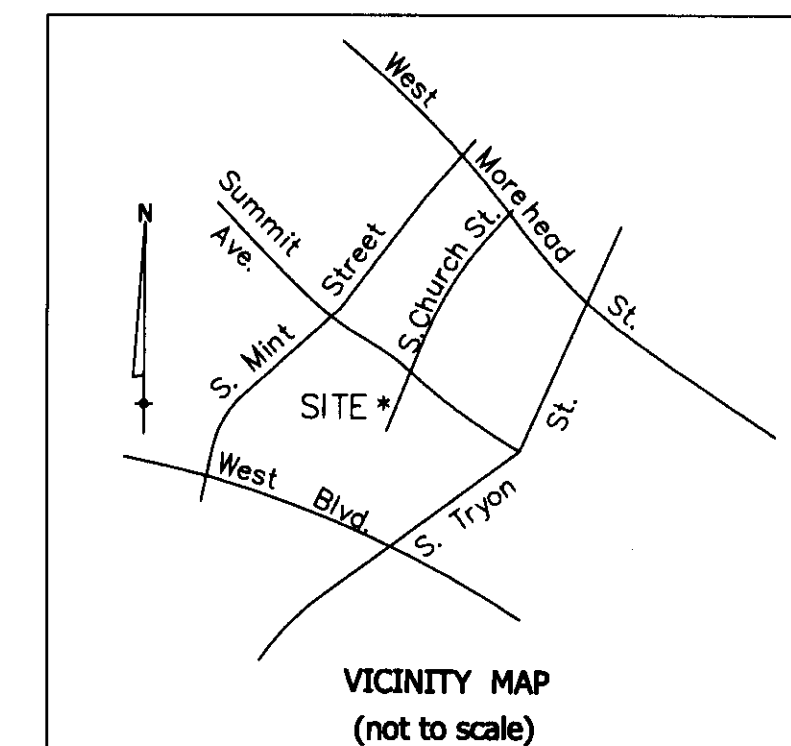
NOT TO SCALE

#### SITE PLAN NOTES

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 or within the conditions identified below during the design development and construction phases.
2. Access to the site will be provided by driveway connections to Summit Avenue and to Church Street as generally depicted on this site plan.
3. The proposed use of the property will be for the redevelopment of the site to accommodate a small neighborhood center that may include retail, showroom, restaurant, office, residential, and other uses allowed in MUDD (CD) Zoning. The buildings will be limited to 47 ft. in height. The Petitioner reserves the option for the free-standing buildings to be modified in size and orientation while keeping with the same architecture theme and allowable square footage.
4. Allowable materials for the project will include brick, stone or synthetic stone, Hardie Plank or wood siding, stucco or synthetic stucco, and glass. Awnings to be canvas or metal.
5. The plaza area depicted on the site plan will include seating & landscaping while the required bicycle parking may be located in or around this area.
6. All dumpsters will be screened with solid enclosures and gates. These areas are depicted on the site plan.
7. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping. Building signage will meet section 11.509(1)(a) of the Zoning Ordinance.
8. All outdoor lighting shall be cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along interior driveways, sidewalks, and parking areas. No "wall palm" lighting will be installed but architectural lighting on building facades will be permitted.
9. If any outdoor speakers are installed as part of the development, they will be directed away from any existing adjacent residential development and will not be allowed to be in use after midnight. In all cases the site will comply with the City's noise ordinance.
10. Parking will be provided which meets or exceeds the requirements of the Ordinance.
11. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, street trees, bicycle parking, 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.
12. 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.
13. Proposed planting shown is conceptual only and will be subject to change and review of actual site conditions and Urban Forestry staff approval.
14. The petitioner shall work with Urban Forestry to determine the number and type of trees they will require during Landscape Plan review.

#### SITE DATA TABLE

TAX PARCEL NO.: 119-088-53, 54  
STREET ADDRESS: 1514, 1520, 1526 & 1532 S. Church Street  
SITE AREA: Approx. 1.89 Acres (81,022 SF)  
EXISTING ZONING: I-1  
PROPOSED ZONING: MUDD (CD)  
MAXIMUM PROPOSED BUILDING HEIGHT: 47'  
MAXIMUM PROPOSED BUILDING AREA: 67,800 sf  
PROPOSED VEHICULAR PARKING PROVIDED: 113 spaces provided including off-street parking  
PARKING REQUIRED: 100 spaces  
PROPOSED BICYCLE PARKING: 6 Long Term, 6 Short Term



The petitioner acknowledges that the 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.

#### Storm Water Quantity Control

The petitioner has previously designed and permitted a storm water management system that serves the developed site and connects to the existing storm water system. Any revisions to the site will be re-analyzed for compliance with City of Charlotte Storm Water detention policy.

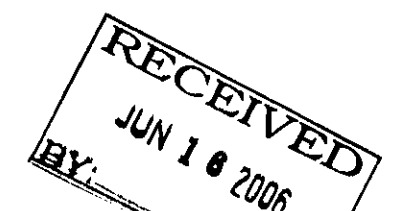
#### Storm Quality Water Treatment

Because the petitioner has designed, permitted and constructed the storm water management system for the property, additional storm water quality treatment will not be possible for the densely developed site.

Volume and Peak Control  
See comments above.

Overcash • Demmitt  
Architects

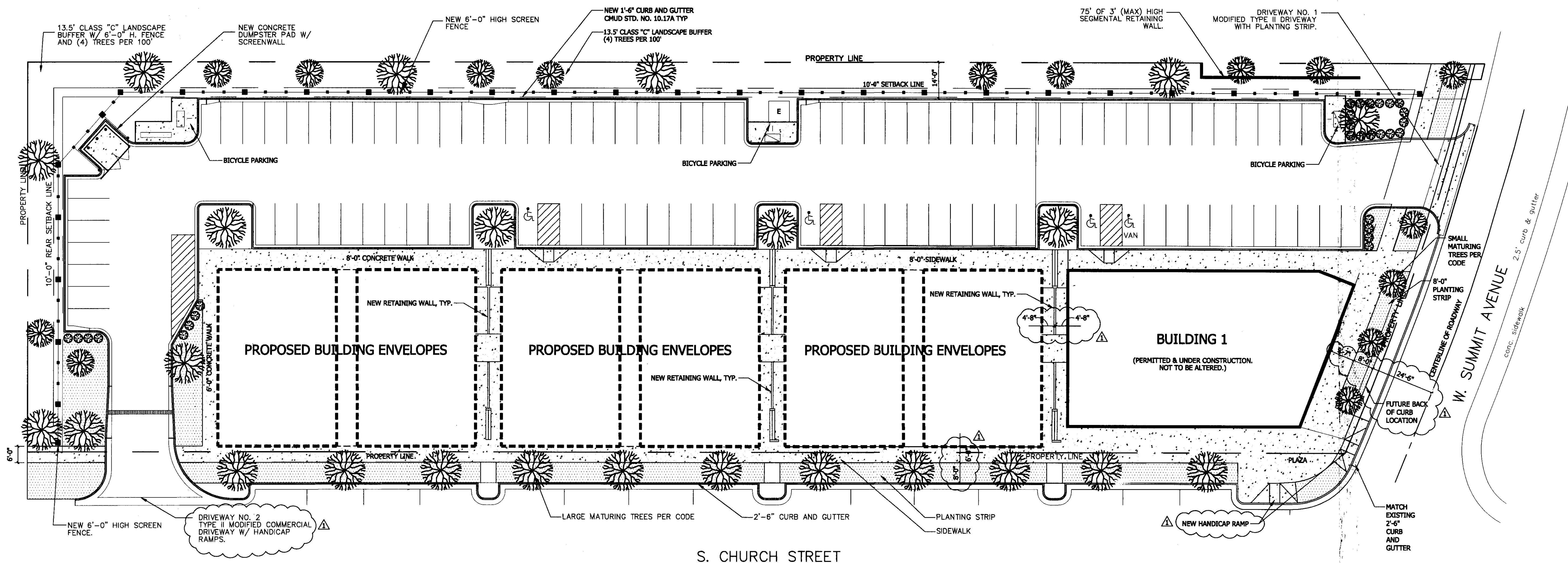
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THE BOULEVARD COMPANY

SouthEnd  
ShowPlace

West Summit Ave. & S. Church St.  
Charlotte, North Carolina



S. CHURCH STREET

01 SITE PLAN

1" = 20'-0"

ISSUED	MM/DD/YY
FOR REVIEW	06 - 12 - 06
REZONING SUBMITTAL	06 - 16 - 06

FOR PUBLIC HEARING  
PETITION NUMBER 2006-89

SITE PLAN

SP1.1

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ODA No. 051967 CADD File:051967R.SP1.1.dwg