

Vicinity Map - NTS

**SITE DATA:**

EXISTING ZONING: I-1

PROPOSED ZONING: NS(CD)

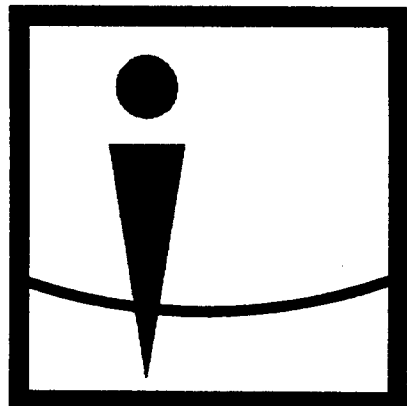
SITE ACREAGE: ±2.83 AC.

MAX BUILDING AREA: 30,000 SQFT

MAX BUILDING HEIGHT: 60 FT

PARKING STANDARDS:

PARKING WILL BE PROVIDED PER CODE



**Overcash Demmitt  
Architects**

2010 south tryon street suite 1a  
charlotte north carolina 28203  
voice • 704.332.1615  
fax • 704.332.0117  
web • www.odarch.com



2 3 2 0  
W. Morehead Street  
Charlotte, NC 28208

Landscape Architecture

Site Planning

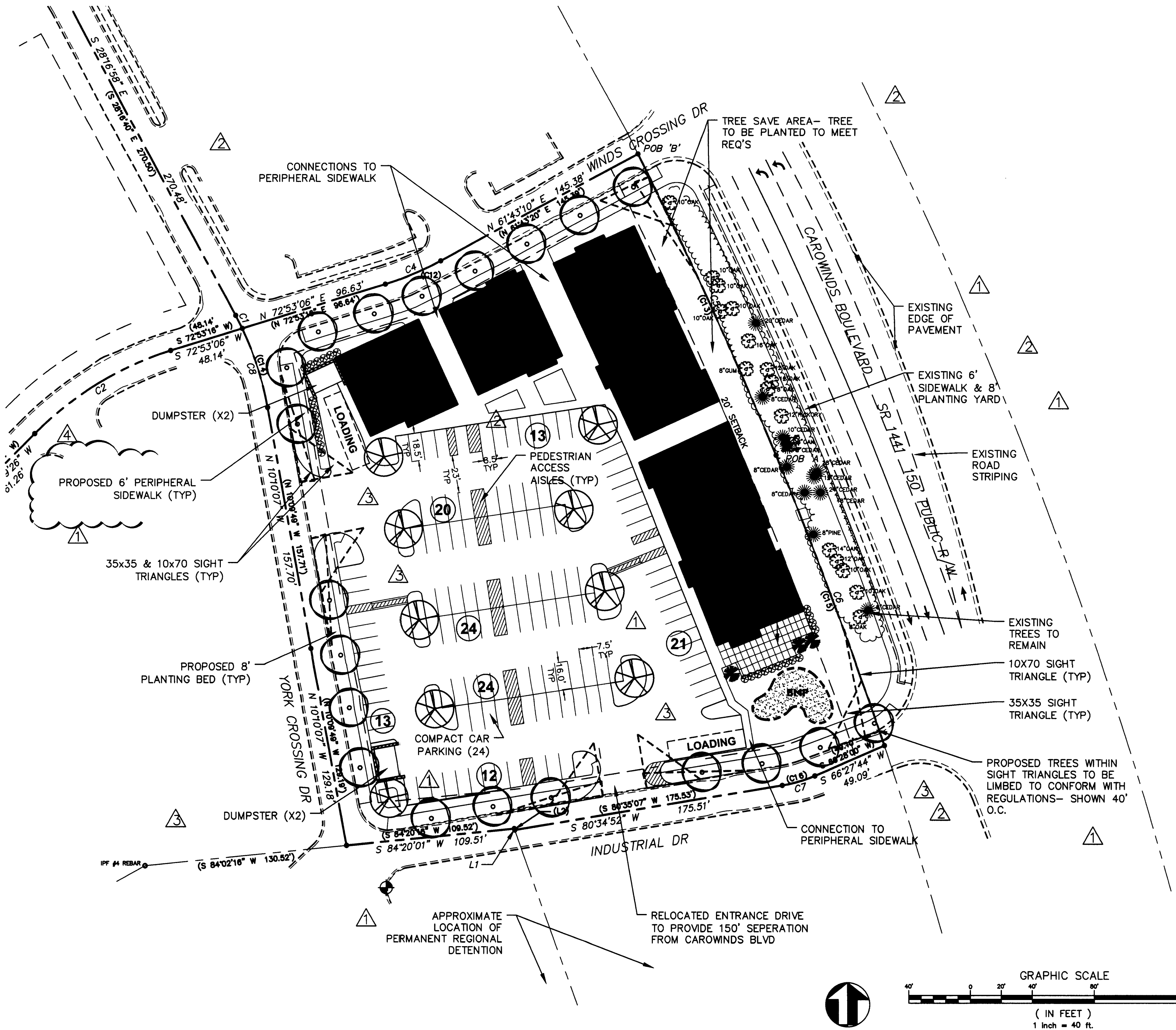
Civil Engineering

www.sitesolutionspa.com

Telephone: 704-521-9880  
Facsimile: 704-521-8955

**DEVELOPMENT STANDARDS:**

1. THE DEVELOPMENT FOR THIS SITE WILL 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 PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL BUILDINGS AND OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.026(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPING, ETC.
3. THE PROPOSED DEVELOPMENT SHALL CONSIST OF A NEIGHBORHOOD SERVICES DEVELOPMENT. THE MAXIMUM ALLOWABLE NUMBER OF BLDG AREA SHALL BE 30,000 SQFT. OUTDOOR PLAZAS AND SEATING AREAS WILL NOT COUNT TOWARDS MAXIMUM SQUARE FOOTAGE. BUILDINGS DEPICTED ON PLAN MAY BE COMBINED, DIVIDED, OR RELOCATED.
4. AS SHOWN ON THE SITE PLAN, TREE SAVE AREAS SHALL BE ESTABLISHED. TREE SAVE AREAS SHALL REMAIN SUBSTANTIALLY UNDISTURBED AREAS EXCEPT THAT ANY NECESSARY CLEARING AND GRADING NEEDED TO PLANT NEW PLANT MATERIAL AS REQUIRED SHALL BE ALLOWED AS WELL AS ANY GRADING NEEDED TO INSTALL UTILITIES, PEDESTRIAN PATHS, AND/OR FENCING, AND STORM WATER OUTLET PIPE. FIELD DESIGN / ROUTING WILL BE USED TO MINIMIZE DISTURBANCE FOR THE ABOVE MENTIONED ITEMS POSSIBLE IN TREE SAVE AREA.
5. STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN FRONT SETBACK OR BUFFER AREAS.
6. DUMPSTER AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH ONE SIDE BEING A HINGED GATE.
7. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED WITH CAPPED AND FULLY SHIELDED LIGHTING. LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF 25'.
8. WALL PACK LIGHTING SHALL BE PROHIBITED.
9. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/ OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
10. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO 60 FEET.
11. ALL USES PERMITTED SHALL BE: BEAUTY SHOPS, BARBERS, LAUNDRIES, DRY CLEANING, RESTAURANTS, RETAIL SALES, GROCERY, DRUG STORE, CAFETERIA, BAKERY, FLOREST SHOPS, BANK, DAY CARE FACILITIES, PRINTING, TANNING SALON VET CLINIC, OFFICE, OFFICE CONDOS, HEALTH INSTITUTIONS, AND RESIDENTIAL.
- 11b. NO DRIVE-THRU WINDOWS WILL BE ALLOWED ON-SITE WHICH INCLUDES BUT IS NOT LIMITED TO: COFFEE SHOPS, BANKS, GAS/CONVENIENCE STORES, DRUGSTORES, AND FAST FOOD ESTABLISHMENTS.
12. ALL BUILDING ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STUCCO, STONE, AND OR A COMBINATION OF THOSE OR OTHER MASONRY FINISHING MATERIALS; ALTHOUGH, SOME INDIVIDUAL TENANT(S) BRANDING AND/OR ARCHITECTURAL DETAIL DIVERSITY IS ALLOWED. THERE WILL BE AN ARCHITECTURAL THEME APPLICABLE TO THE ENTIRE SITE WHICH WILL ESTABLISH CONTINUITY FOR ALL BUILDINGS DESIGNED FOR THE SITE. ARCHITECTURAL FEATURES SUCH AS WINDOWS AND DOORS WILL BE LOCATED ON ALL SIDES OF THE BUILDING INCLUDING THOSE WHICH FACE ROADWAYS/THOROUGHFARES. STAFF TO REVIEW ELEVATIONS PRIOR TO BUILDING PERMIT SUBMITTAL. THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION STAFF SHALL REVIEW THE PROPOSED BUILDING ELEVATIONS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT TO INSURE COMPLIANCE WITH THE ARCHITECTURAL/BUILDING MATERIALS REQUIREMENTS.
13. THE MINIMUM PARKING AND BUILDING SETBACK LINES SHALL CONFORM TO THE NS ZONING. THE SETBACK LINES SHALL BE MEASURED FROM THE RIGHT-OF-WAY AS SHOWN IN ASSOCIATION WITH NCDOT & CDOT ROW ALONG CAROWINDS BLVD, SOUTH RIDGE DR, SOUTH POINT BLVD.
14. PUBLIC SIDEWALKS WILL BE BUILT AROUND THE PERIMETER AND INTERIOR OF THE SITE AS OUTLINED ON THE PLAN. THE DEVELOPER SHALL CONNECT TO THE EXISTING SIDEWALK SYSTEM AS IT RELATES TO ADJACENT PROPERTIES.
15. THE TREE SAVE AREA MAY BE DISTURBED TO INSTALL STORM DRAINAGE PIPE AND RIP RAP APRONS REQUIRED BY THE CITY OF CHARLOTTE - ENGINEERING DEPARTMENT. NEW LANDSCAPE MATERIAL SHALL BE REPLANTED IN DISTURBED AREAS AS CLOSE AS POSSIBLE TO THE RIP RAP APRON IN ORDER TO SCREEN THE SITE.
16. THE PROPOSED DEVELOPMENT SHALL UTILIZE THE EXISTING STORM WATER SYSTEMS THAT WAS DESIGNED TO THE STANDARDS APPROVED BY CHARLOTTE MECKLENBURG STORM WATER SERVICES. ADDITIONALLY, BMP'S WILL BE UTILIZED ON-SITE TO IMPROVE WATER QUALITY.
17. NO PARKING IS ALLOWED BETWEEN THE FRONTAGE STREETS AND THE FRONT BUILDINGS. PEDESTRIAN SCALE LIGHTING SHALL BE PROVIDED THROUGHOUT THE SITE.
18. METER BOXES AND UTILITY THROUGHES SHALL BE SCREENED WHEREVER POSSIBLE WITH EVERGREEN VEGETATION.
19. TREE PROTECTION FENCE WILL BE INSTALLED PER THE LAND DEVELOPMENT ORDINANCE AROUND TREES IN THE SETBACKS AND ROAD RIGHT OF WAYS.
20. PRESENTLY THE SITE IS PAD-READY AND NO TREES REMAIN WITHIN THE SETBACKS OR PROPERTY EXCLUDING THE RIGHT-OF-WAY ALONG CAROWINDS BOULEVARD-A 10% TREE SAVE AREA WHICH IS REQUIRED IS UNATTAINABLE WITHIN THE PRESENT SITE CONDITIONS. PETITIONER WILL WORK WITH URBAN FORESTRY TO PLANT TREES IN TREE SAVE AREA TO MEET THE TREE SAVE REQUIREMENTS.
21. 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, 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, AND POLICIES IN EXISTENCE AT THE TIME OF A FORMAL ENGINEERING PLAN REVIEW SUBMISSION THE MORE STRINGENT CONDITIONS OR REQUIREMENTS SHALL APPLY.



PRELIMINARY  
NOT FOR  
CONSTRUCTION

**Southpointe  
Neighborhood Center**  
Pineville, NC

Project No:	2898	
Drawn By:	T. McManis	
Designed By:	W. Sherrill	
Checked By:	W. Sherrill	
Date:	02.12.07	
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Revisions:		
△	REVISED PER PLANNING REVIEW	12.15.06
△	REVISED PER PLANNING REVIEW	01.04.06
△	REVISED PER CLIENT COMMENTS	02.07.07
△	REVISED PER CITY COMMENTS	02.12.07

Sheet Title:  
**REZONING SITE  
PLAN TO  
PETITION  
2007-06**

Sheet No:  
**R-1**