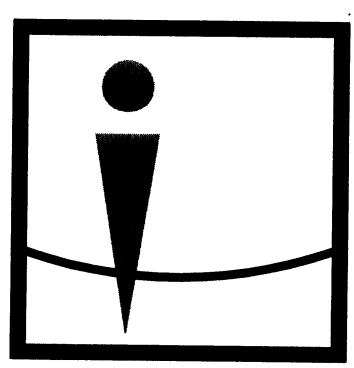


## **DEVELOPMENT STANDARDS:**

- 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 SQFT SHALL BE 26,000 SQFT OF RETAIL.
- 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 1 STORY OR 38 FEET.

- 11. ALL USES PERMITTED SHALL BE; BEAUTY SHOPS, BARBERS, LAUNDRIES, DRY CLEANING, RESTAURANTS, RETAIL SALES, GROCERY, DRUG STORE, CAFETERIA, BAKERY, FLORIST SHOPS, OPTICIAN, THEATERS, BANK, SIGNAGE, DAY CARE FACILITIES, PRINTING, TANNING SALON VET CLINIC, OFFICE, OFFICE CONDOS.
- 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 TENANTS BRANDING AND OR THE ARCHITECTURAL / DETAIL DIVERSITY IS ALLOWED, THERE TO BUILDING PERMIT SUBMITTAL. THEME AND COMPATIBILITY OF BUILDINGS DESIGNED FOR THE SITE. STAFF TO REVIEW ELEVATIONS PRIOR ELEVATIONS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT TO INSURE COMPLIANCE WITH THE ARCHITECTURAL/BUILDING MATERIALS
- 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 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.
- 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 THROUGHS 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.



Overcash Demmitt

2010 south tryon street suite 1a charlotte north carolina 28203 voice • 704.332.1615 fax • 704.332.0117 web • w w w . o d a r c h . c o m

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## 2007-006

## South Pointe Neighborhood Center

York Development Group Charlotte, North Carolina

## PETITION NUMBER 06

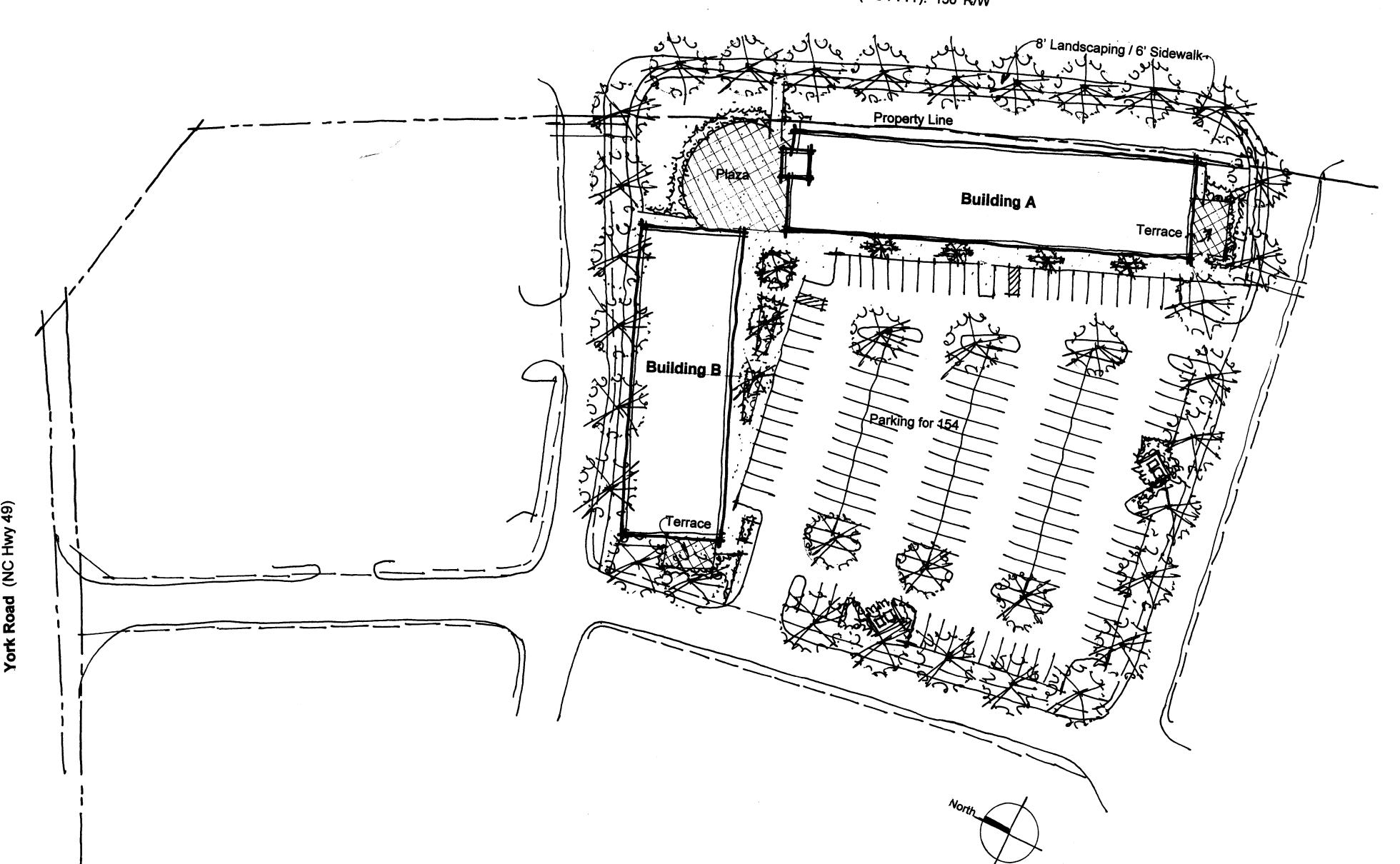
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SITE PLAN

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ODA No. 062070

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Carowinds Blvd. (SC1441): 150' R/W



SITE DATA:

EXISTING ZONING: I-1
PROPOSED ZONING: NS(CD)
SITE ACREAGE: ±2.83 AC.

MAX BUILDING SQFT: RETAIL 26,000 SQFT

MAX BUILDING HEIGHT: 1 STORY OR 38FT

PARKING STANDARDS:

OFFICE: 1 SPACE PER 300 SQFT

RETAIL: 1 SPACE PER 250 SQFT RESTAURANT: 1 SPACE PER 175 SQFT

