

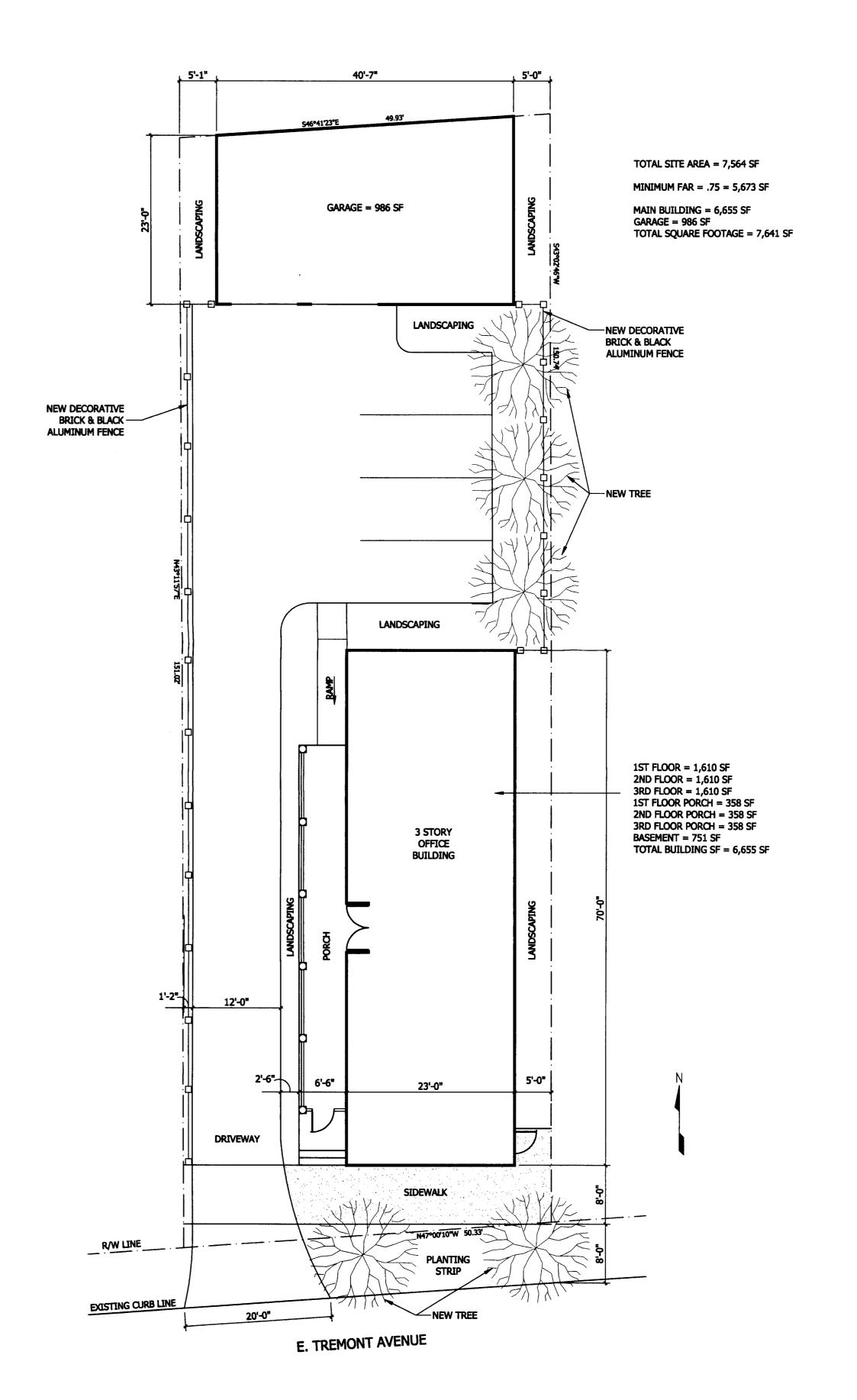
SITE DATA TABLE

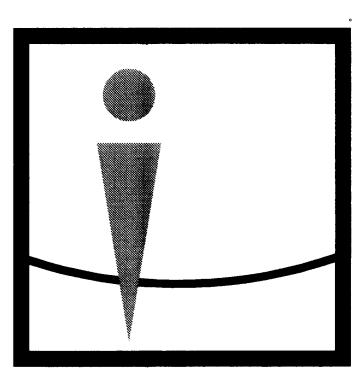
TAX PARCEL NO.: 121-055-03
SITE AREA: Approx. 0.174 Acres = 7,564 sf
EXISTING ZONING: O-2
PROPOSED ZONING: TOD-M(CD)
MINIMUM FAR = .75 = 5,673 sf
NEW MAIN BUILDING AREA PROPOSED: 6,655 sf
NEW GARAGE AREA = 986 sf
TOTAL SQUARE FOOTAGE = 7,641 sf
MAXIMUM PARKING ALLOWED: 16 spaces
PARKING PROVIDED: 6 spaces
MAXIMUM HEIGHT: 120'
PROPOSED HEIGHT: 50'

Tremont Avenue Development Site TOD-M (CD) 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.
- 2. Access to the site will be provided by driveway connections to Tremont Avenue as generally depicted on this site.
- 3. The proposed use of the property will be for the development of the site to accommodate an office use along with associated parking 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.

March 25, 2007, Initial submission.





Overcash Demmitt

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1 60 7 - 0 7 7
Catellus Group, LLC

Tremont Office Building

CHARLOTTE, NORTH CAROLINA

PETITION NUMBER 2007-

REZONING SUBMITTAL	:	03/26/07
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SITE PLAN

SP1.1

01 SITE PLAN

1" = 10'-0" Copyright 2007, Overcash Demmitt Architects
ODA No. 062055 CADD File: 2055_SP1.1.dwg