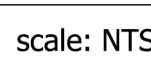


40'-0" to top of highest ridge
30'-0" maximum



TAX PARCEL NO.: 219-011-05
SITE AREA: Approx. 2.84 Acres
EXISTING ZONING: NS
PROPOSED ZONING: NS-SPA
BUILDING AREA PROPOSED: 36,000 sf

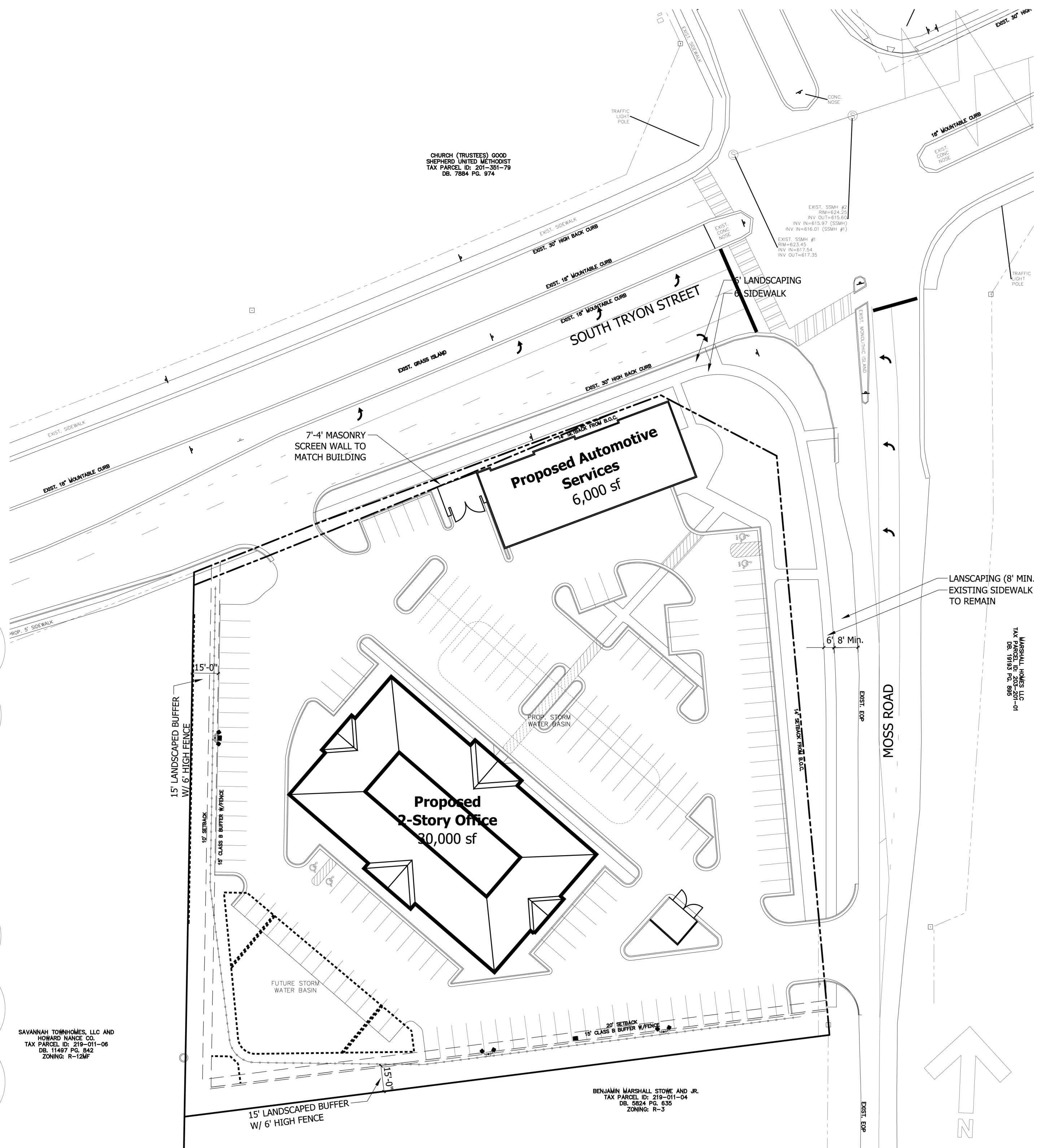


05 OFFICE BUILDING FRONT ELEVATION

scale: 1/16" = 1'

e. The Petitioner will extend the existing eastbound right-turn lane on South Tryon Street, back to the proposed driveway and use pavement markings to create a median curb radius extension and right turn lane bay taper as generally depicted on the site plan

Initial Submission- 03-24-14
Revised per staff comments- 5-16-14, 1.2
Revised per staff analysis- 12-18-14, 1.3



01 | SITE PLAN

scale: 1"=40'



2010 south tryon st. suite 1a
charlotte north carolina 28203
office.704.332.1615
web.www.odarch.com

PROPOSED DEVELOPMENT

MOSS ROAD & SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA

For Public Hearing
Petition No. 2014-42

[illegible]

ILLUSTRATIVE PLAN & NOTES

RZ-1

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ODA No. 062042 draw/2042_RZ-1.dwg



ODA
overcash demmitt

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PROPOSED
DEVELOPMENT

MOSS ROAD & SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA

For Public Hearing
Petition No. 2014-42

ISSUE	DATE
ZONING SUBMITTAL	03.24.14
COMMENT REVISIONS	05.16.14
REVISIONS	07.24.14
REVISIONS	10.15.14
REVISIONS	12.17.2014
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PLANTING PLAN
& NOTES

RZ-2

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ODA No. 062042 draw/20142_RZ-1.dwg

04 PLANTING & SITE DATA

scale: N.T.S.

CHARLOTTE PERIMETER TREE REQUIREMENT

LARGE MATURING TREES
MOSS ROAD FRONTAGE: +/- 360.00 LF.
+/- 360.00LF. / 40 FT. SPACING = 9 TREES
9 TREES PROVIDED ALONG MOSS ROAD &
SMALL MATURING TREES
SOUTH TRYON STREET FRONTAGE: +/- 240.00 LF.
+/- 240.00 LF. / 30 FT. SPACING = 8 TREES
8 TREES PROVIDED ALONG SOUTH TRYON STREET

CHARLOTTE INTERNAL PLANTING REQUIREMENT

IMPERVIOUS AREA: +/- 88,799 SF.
LANDSCAPE AREA: +/- 34,958 SF.

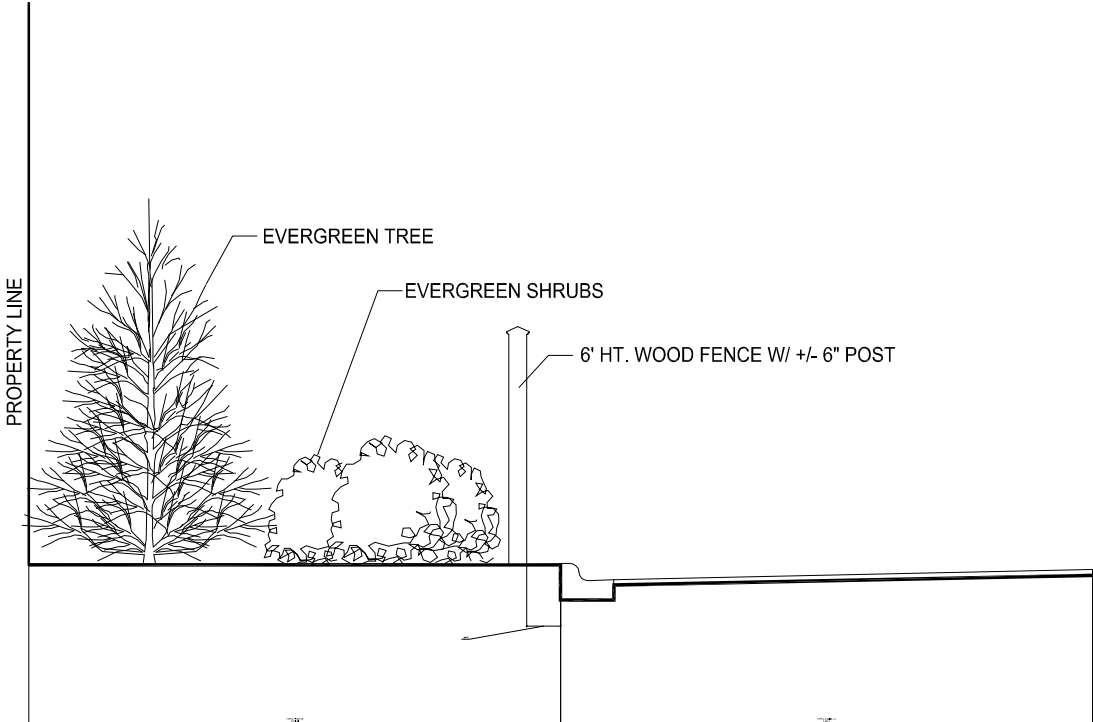
TOTAL SITE AREA: +/- 123,757 SF. (+/-2.84 AC.)
TOTAL SITE IMPERVIOUS: 71.75%
TOTAL SITE PERVIOUS: 28.25%

IMPERVIOUS AREA +/- 90,109 SF. / 10,000 SF. = 8,8799 TREES

TOTAL INTERNAL TREES PROVIDED + 9

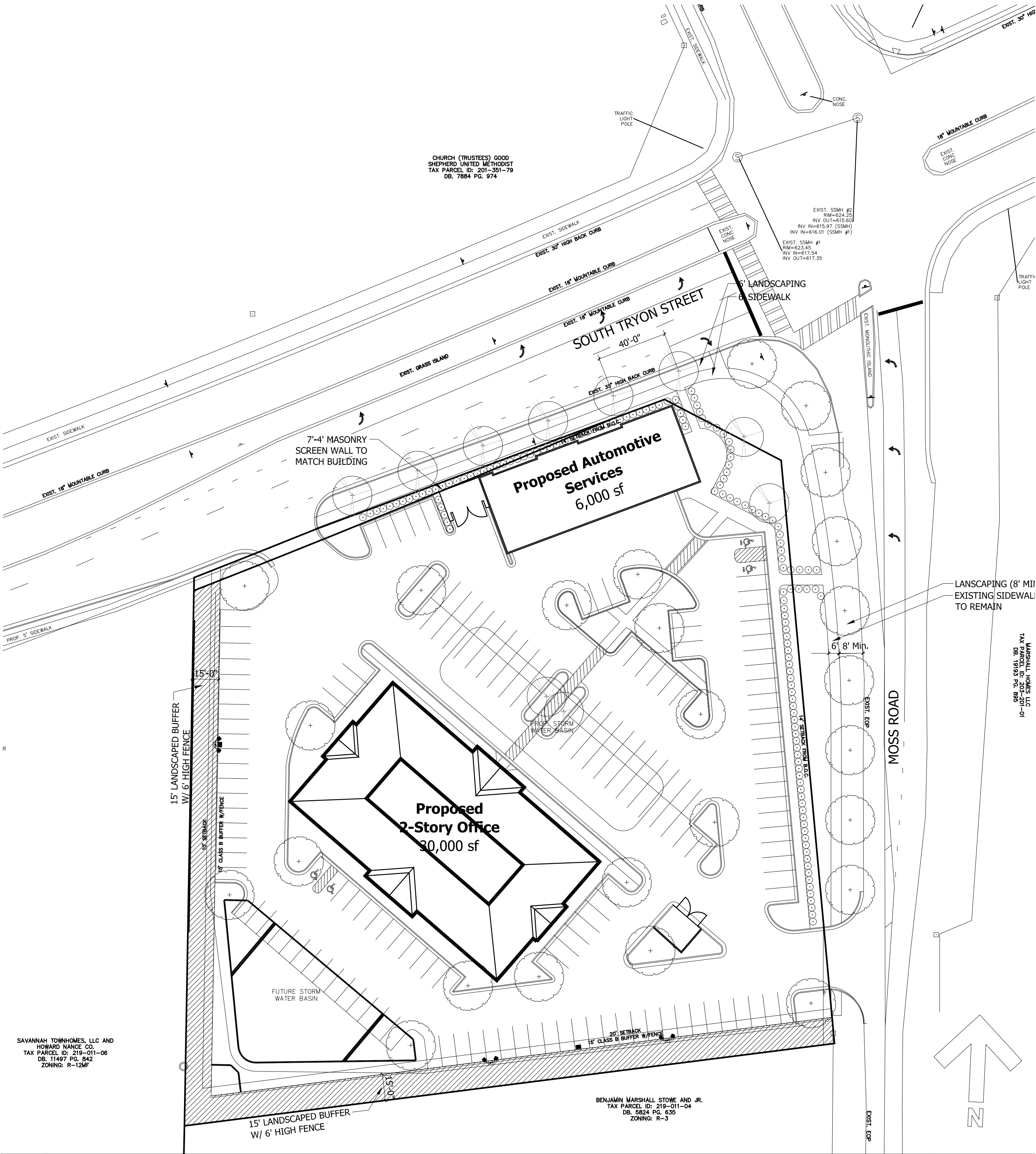
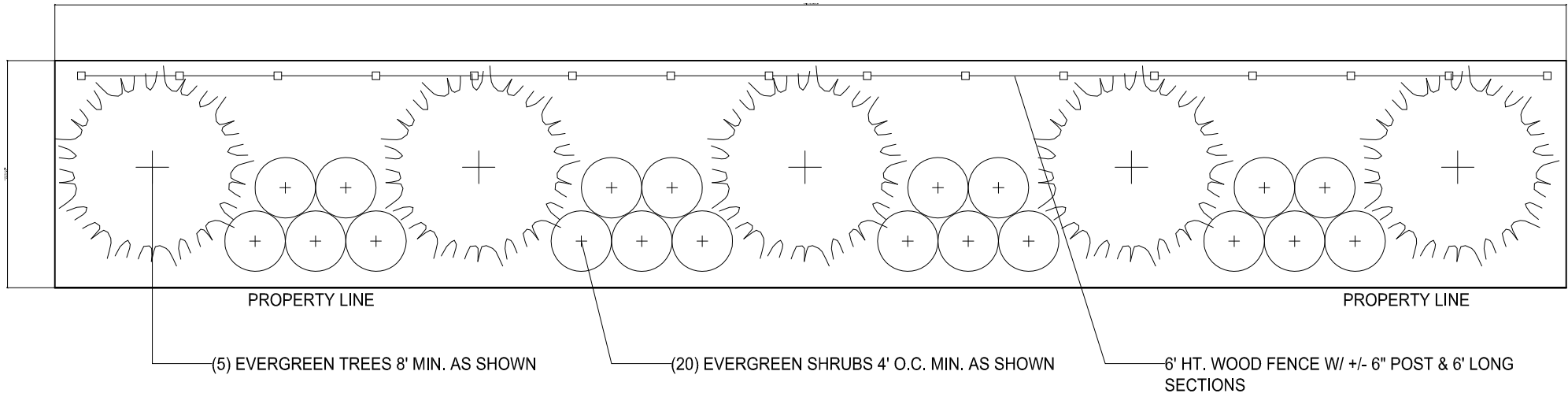
03 TYPICAL SECTION BUFFER REQUIREMENTS PLAN

scale: 1"=5'



02 TYPICAL PLAN BUFFER REQUIREMENT PLAN

scale: 1"=10'



01 PLANTING PLAN

scale: 1"=40'