



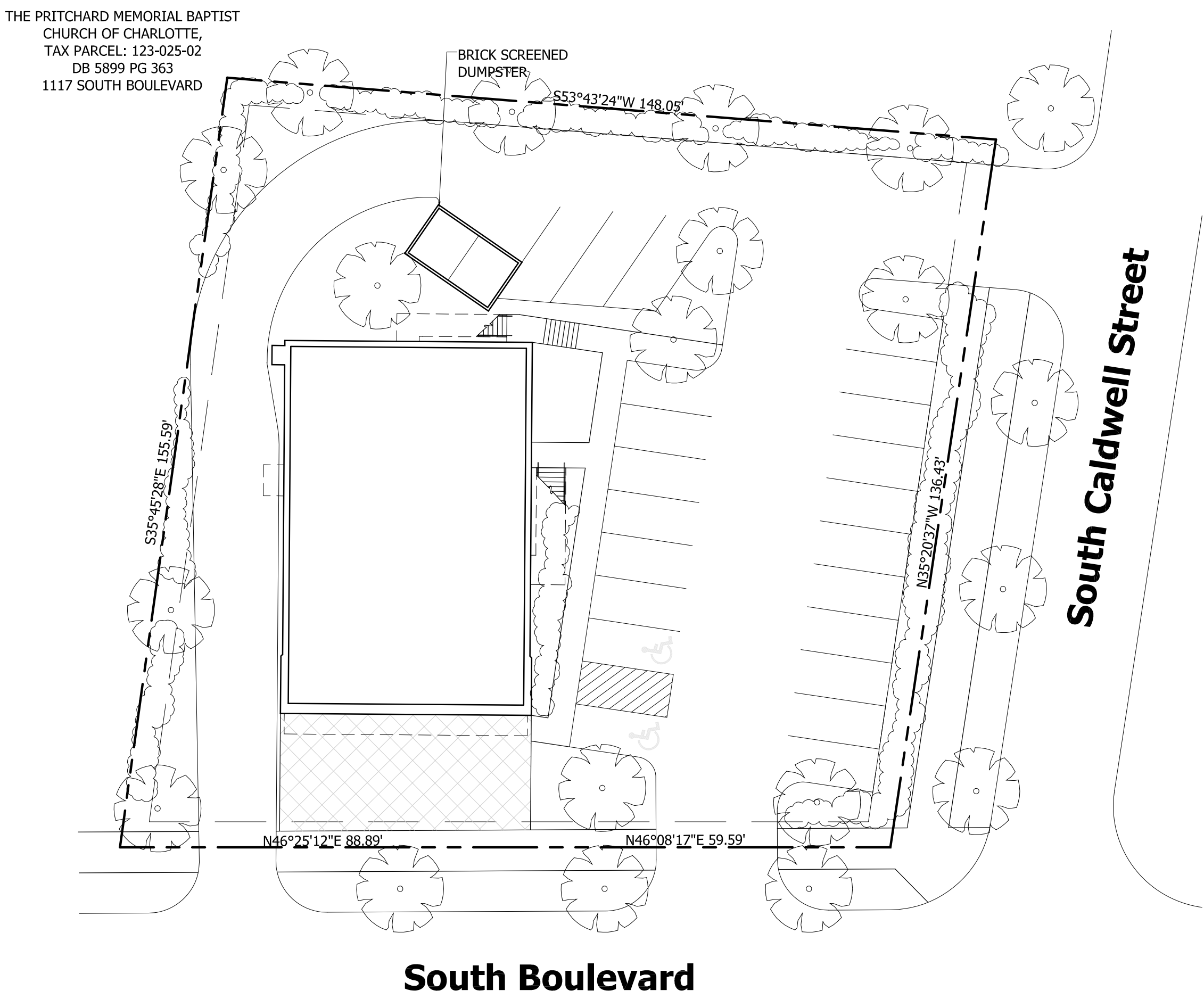
07 ELEVATION - OPTION 2

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06 ELEVATION - OPTION 1

scale: 1"=1'-0"



05 LANDSCAPE PLAN

South Caldwell Street

South Boulevard

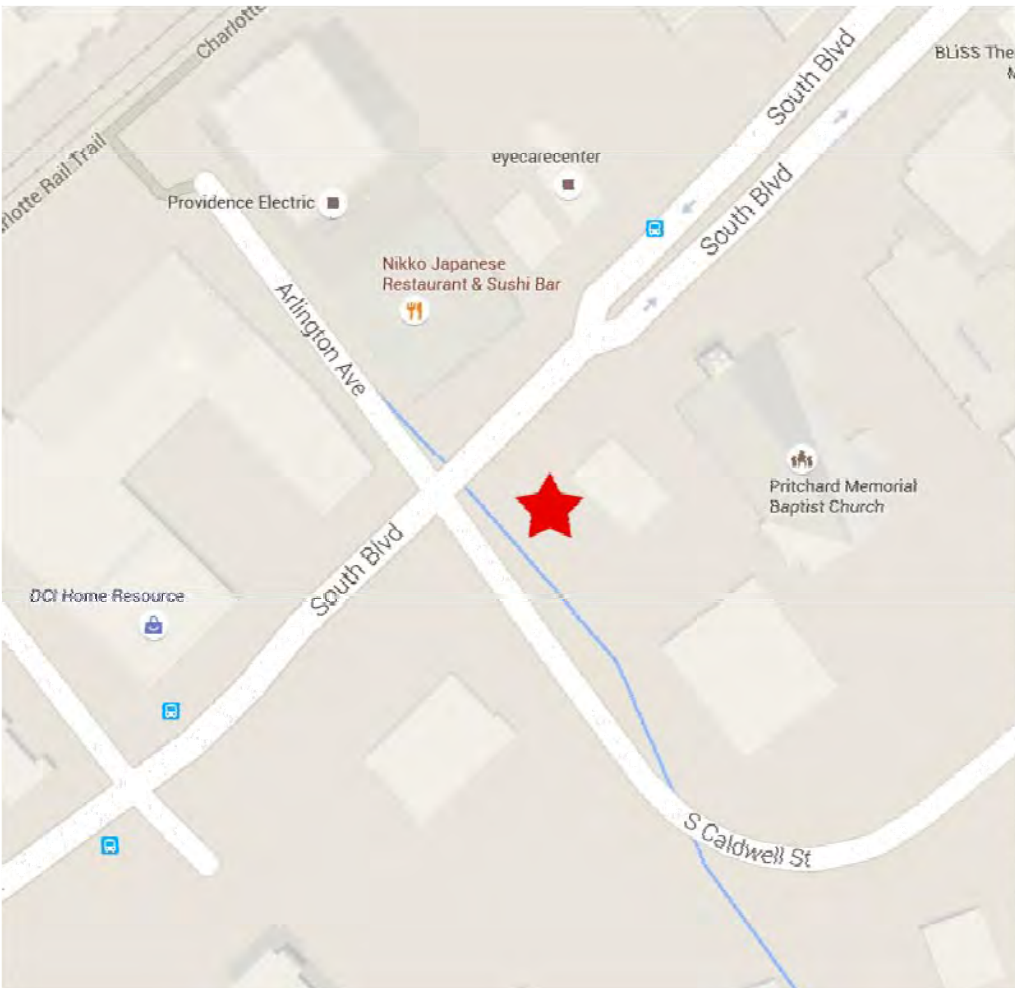
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Development Summary

Tax Parcel ID#: 123-025-05
Total Site Acreage: .4947 acres
Existing Zoning: R-22MF
Proposed Zoning: TOD-MO
Total Building Area (existing): 7,000 sf
FAR: .32

04 SITE DATA

scale: 1"=1'-0"



03 VACINITY MAP

scale: 1"=1'-0"

General Provisions

- 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, and site development, etc...) will apply to the development site. This includes Chapters 6.9, 12.17, 18.19, 20.21 of the City Code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
- The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of buildings, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207.
- Dumpster location is proposed on adjacent property. The owners of the two properties will have a legal permanent easement agreement.

Options Requested

- To provide one drive-up window, if all vehicular stacking does not front onto a public street.
- to allow a less F.A.R. than .75.
- to allow parking between the existing building and South Caldwell St.

Permitted Uses

- Uses allowed on the property included in this Petition are those uses that are permitted in the TOD-M district except as may be further limited by the specific provisions of this site plan.

Lighting

- The maximum height of any freestanding light fixture shall not exceed 20 feet including its base. All lighting within the site shall be designed and shielded such that direct illumination does not exceed past any property line and shall be consistent with the zoning ordinance requirements.

Transportation

- Vehicular access points shall be limited to those shown on the site plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Department of Transportation and / or North Carolina Department of Transportation.

Streetscape & Landscaping

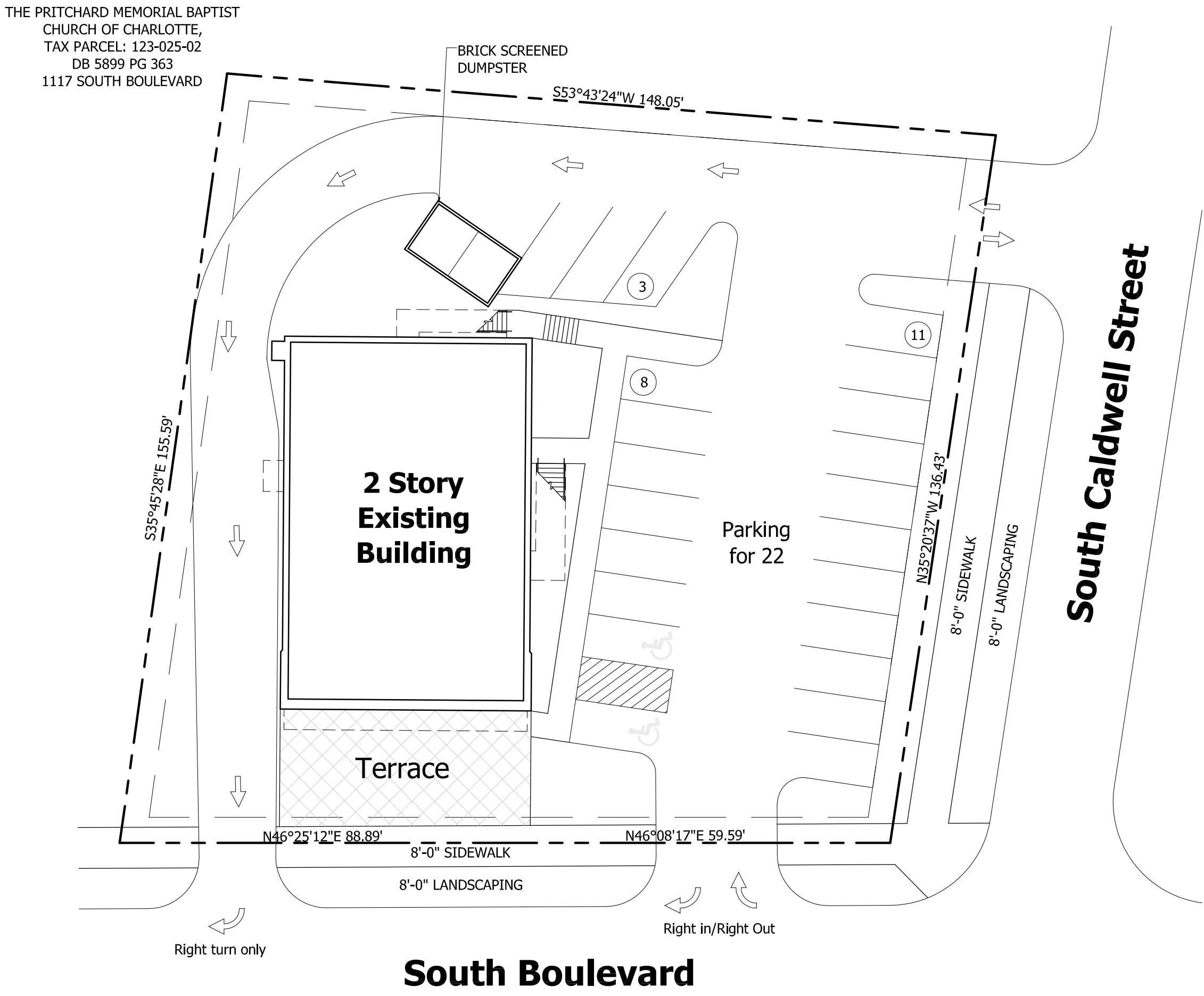
- Petitioner to provide 8' landscaping and 8' sidewalk along South Boulevard and South Caldwell Street.
- Parking spaces are within 60 feet of existing and new perimeter trees.

Environmental Features

- The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

02 NOTES

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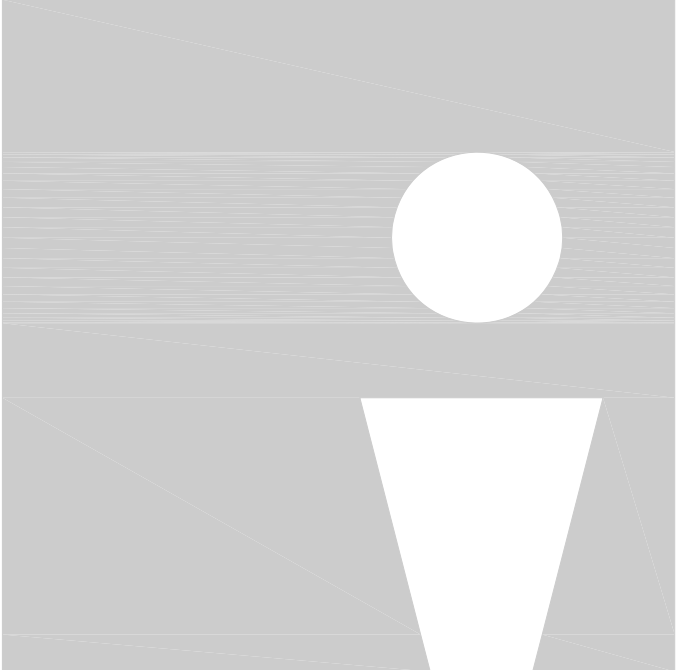


01 SITE PLAN

South Caldwell Street

South Boulevard

scale: 1"=20'



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1215 SOUTH BLVD
CHARLOTTE, NORTH CAROLINA

Petition No. XXXX-XXX
For Public Hearing

ISSUE	DATE
REZONING SUBMITTAL	07.24.15
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SITE PLAN,
LANDSCAPE PLAN,
ELEVATIONS

RZ-1

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