

04 VICINITY MAP

scale: N.T.S.

SCREEN PLANTING-

TRANSITION FROM EXISTING -

SIDEWALK TO NEW SIDEWALK

PROPOSED NEW STREET TREE

EXISTING DRIVEWAY

PROPOSED NEW STREET TREE -

PROPOSED NEW STREET TREE -

PROPOSED NEW STREET TREE

PLANTING STRIP

EXISTING TREE

NEW SIDEWALK

EDGE OF CANOPY ABOVE

B&E Properties, LLC MUDD (CD) Site Plan Note

- 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 Hawthorne Lane and East 5th Street as generally depicted on this site. Any sidewalks that are located outside of the public street right-of-way will be placed within sidewalk easements. The reconstruction or construction of sidewalks along portions of the site may be modified to protect existing street trees.
- 3. The proposed use of the property will be for the redevelopment of the site to accommodate a medical office building 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 landspaping.
- 6. Parking will be provided which meets or exceeds the requirements of the Ordinance and will be located behind the front setback line. The parking indicated on the site plan may be reduced by as many as 5 spaces in accordance with the requirements of CDOT, utilities, or other City standards.
- 7. Signage will be provided in conformance with the standards of the ordinance.
- 8. The Petitioner will work with CATS to determine the location and timing for the construction of a pad for a future transit waiting pad that will be installed by the Petitioner in accordance with CATS' requirements.
- 9. 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 regulation, 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.
- 10. 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.

July 26 2006, Initial submission.
October 23, 2006, Revised per staff comments.
December 6, 2006, Revised per Zoning Committee approval. (2a)

03 NOTES

scale: N.T.S.

SITE DATA TABLE

TAX PARCEL NO.: 080-198-04
SITE AREA: Approx. 0.88 Acres
EXISTING ZONING: O-2
PROPOSED ZONING: MUDD (CD)
BUILDING AREA PROPOSED: 19,000 sf
ADDITIONAL IMPERVIOUS AREA: 3,848 sf
PARKING: 55 spaces provided (1:350)

02 SITE DATA

scale: N.T.S.

01 SITE PLAN

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 • m

B & E PROPERTIES, LLC

PROPOSED DEVELOPMENT

301 Hawthorne Lane Charlotte, NC

PETITION #: 2006-144

1001 1 2008

ISSUE	: DATE
ZONING SUBMITTAL	: 7/27/06
ZONING SUBMITTAL	: 10/23/06
ZONING SUBMITTAL	: 12/08/06
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APPROVED BY	•
CITY COUNCIL.	•
DEC 1 8 2006	
	•
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	•

SITE PLAN

ODA No. 062047

A1.0Z

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CADD File: draw/2047_A1-0Z.dwg

ENTRANCE

Existing Church

- TYPICAL PARKING SPACE MODULE DIMENSIONS

-BIKE RACK

-LANDING

-LANDING

ENTRANCE

---EXISTING DRIVEWAY

-PLANTING STRIP

- LOW MASONRY WALL WITH ORNAMENTAL RAILING

- DETENTION AREA

BRICK SCREEN WALL WITH OPAQUE GLATES AT SOLID WASTE RECEPTACLES (TRASH AND RECYCLE)

HAWTHORNE LANE ASSOCIATES LLC LOTS 5-9 BLOCK 4 M.B. 190 PG. 188

-\$'-0" WIDE PLANING STRIP

-5'-0" WIDE PLANING STRIP

-TRANSITION FROM EXISTING

SIDBWALK TO NEW SIDEWALK

-SCREEN PLANTING

CONCRETE

CALDWELL MEMORIAL PRESPETERIAN CHURCH

LOTS 2-8 M.B. 230 PG. 75 D.B. 03172 PG. 171

----BACKFLOW PREVENTORS

EDGE OF CANOPY ABOVE -

ORNAMENTAL RAILING

RECESSED

ENTRANCE

PLANTING STRIP-

-LOW MASONRY WALL WITH

- POLE MOUNTED TRANSFORMER

property line

SCREEN PLANTING LANDSCAPING LANDSCAPING

-H.C. PARKING ---

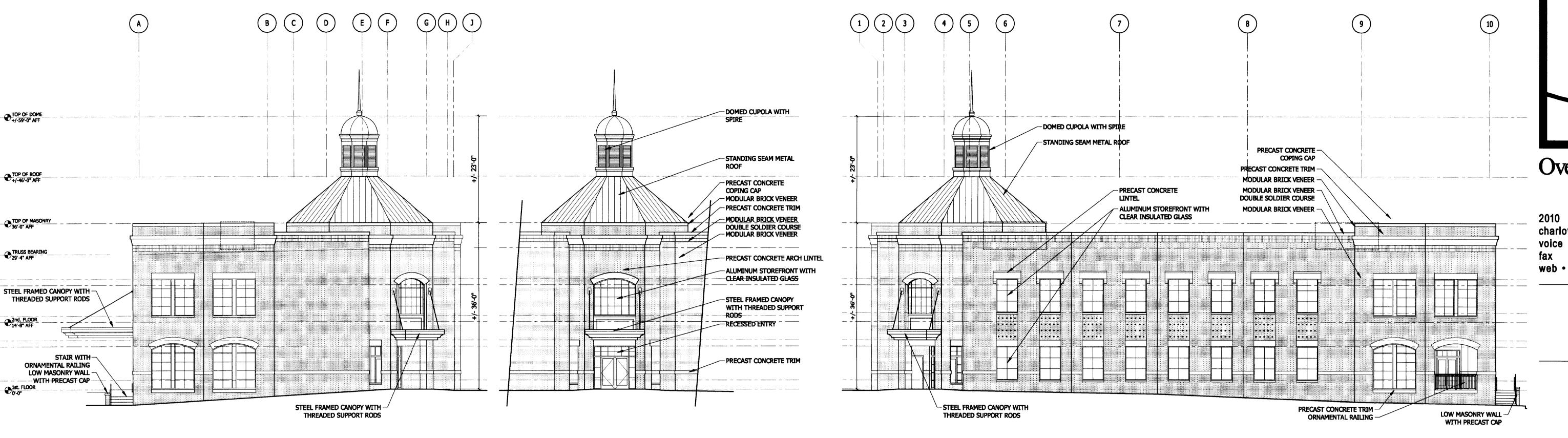
TWO STORY BUILDING

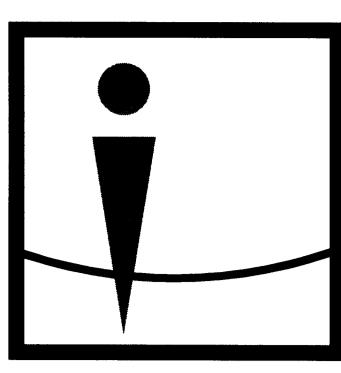
HAWTHORNE

-PROPOSED NEW STREET TREES

STRIP

ENTRANCE





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05 SIDE ELEVATION (EAST 5th STREET)

scale: 3/32" = 1'-0"

04 ELEVATION AT CORNER

scale: 3/32" = 1'-0"

scale: 3/32" = 1'-0"

03 FRONT ELEVATION (HAWTHORNE LANE)

scale: 3/32" = 1'-0"

B & E PROPERTIES, LLC

PROPOSED DEVELOPMENT

301 Hawthorne Lane Charlotte, NC

PETITION #: 2006-144

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ELEVATIONS

A2.1Z

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