

**NOTES**

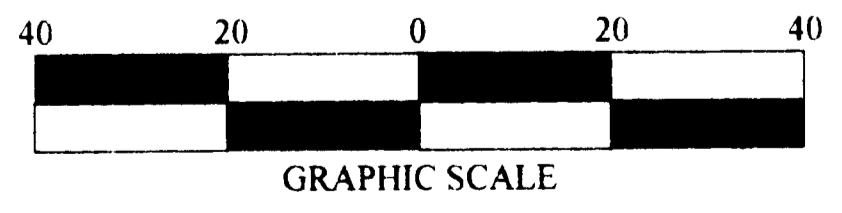
1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE MIXED USE DEVELOPMENT DISTRICT. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND 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. STORMWATER DETENTION FACILITIES, IF REQUIRED, WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF CHARLOTTE/MECKLENBURG STORMWATER SERVICES.
3. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
4. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
5. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECTION 12.303 OF THE ZONING ORDINANCE.
6. THE USE OF THE SITE WILL BE FOR THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT. USES MAY INCLUDE RESIDENTIAL UNITS, SALES OFFICES, AND ACCESSORY USES.
7. THE PETITIONER ACKNOWLEDGES THAT THE PROPERTY IS LOCATED WITHIN THE 4TH WARD HISTORIC DISTRICT AND REQUIRES HISTORIC DISTRICT COMMISSION APPROVAL.
8. THE PROJECT WILL COMPLY WITH THE ADOPTED STREETScape PLAN FOR THE STREETS THAT ADJOIN THE SITE AND WILL MAINTAIN A 12 FOOT SETBACK ALONG BOTH CHURCH ST. AND 7TH ST.
9. ALL DUMPSTERS, IF NOT LOCATED WITHIN THE STRUCTURE, WILL BE SCREENED WITH A SOLID ENCLOSURE AND GATES.
10. ALL UTILITIES THAT SERVE THE SITE WILL BE PLACED UNDERGROUND.
11. THE PETITIONER, IN CONCERT WITH THE CITY ARBORIST WILL ESTABLISH A PROGRAM WITH THE SPECIFIC PURPOSE OF PROTECTING AND PRESERVING THE LARGE TREE LOCATED ON CHURCH ST.
12. SURFACE PARKING WILL BE SCREENED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS.
13. THE PETITIONER WILL WORK WITH CDOT ON DRIVEWAY DESIGNS WHICH WILL BE COMPLEMENTARY TO THE DEVELOPMENT AND THE 4TH WARD HISTORIC DISTRICT.

**SITE DATA**

SIZE:	1.196 Ac.
EXISTING ZONING:	UMUD & UR-2
PROPOSED ZONING:	MUDD CD
URBAN OPEN SPACE	6,408 SF PLAZA YARD
	4,961 SF YARD
	11,369 SF (0.26 AC.) TOTAL

99-73

**JEFFERSON SQUARE SITE PLAN**  
1"=20'-0"



APPROVED BY CITY COUNCIL  
DATE *July 19, 1999*

**OMNI**  
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INTERIORS  
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FACILITIES

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Project	98262.006
Drawn	
Checked	
Date	15-MAR-99
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