

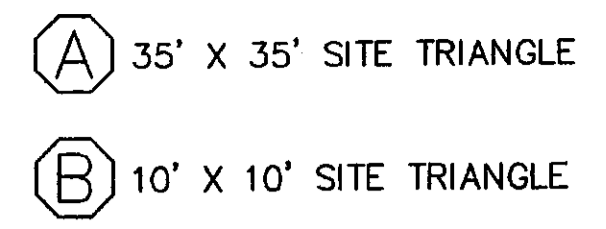
OVERVIEW

THE DEVELOPMENT DEPICTED ON THIS REZONING SCHEMATIC SITE PLAN IS MERELY SCHEMATIC IN NATURE AND INTENDED ONLY TO ILLUSTRATE THE POSSIBLE ARRANGEMENT OF USES AND DEVELOPMENT ON THE SITE. THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL SITE ELEMENTS, INCLUDING THE BUILDINGS, SHALL BE ESTABLISHED DURING THE DESIGN PHASE AND SHALL BE GOVERNED BY THE REQUIREMENTS OF THE ZONING ORDINANCE, APPLICABLE CODE REQUIREMENTS AND THE DEVELOPMENT CRITERIA CALLED OUT ON THE TECHNICAL DATA SHEET OF THESE REZONING PLANS, AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT WITHIN THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THE TECHNICAL DATA SHEET. FURTHERMORE, THE PARKING LAYOUT ALONG WITH OTHER SITE IMPROVEMENTS MAY ALSO BE MODIFIED TO ACCOMMODATE THE FINAL BUILDING LOCATION AND OTHER SITE DESIGN FEATURES. IT IS UNDERSTOOD THAT MODIFICATIONS ARE ALLOWED PER SECTION 6.206(2) OF THE ZONING ORDINANCE.

TYPICAL PERIMETER PLANTING ALONG TOWNSHIP ROAD

PERIMETER PLANTING NOTES:

- PERIMETER PLANTING ALONG TOWNSHIP ROAD WILL INCLUDE BOTH LARGE MATURING AND SMALL MATURING TREES AS SITE CONDITIONS DICTATE.
- THE PERIMETER PLANTING ALONG TOWNSHIP ROAD WILL EXCEED THAT REQUIRED BY THE CITY OF CHARLOTTE TREE ORDINANCE.
- THE PROPOSED PERIMETER PLANTING ALONG TOWNSHIP ROAD WILL INCLUDE THE EXISTING VEGETATION WHERE POSSIBLE. IT IS UNDERSTOOD THAT EXISTING TREES THAT CAN BE PRESERVED MAY COUNT TOWARD THE PERIMETER PLANTING REQUIREMENTS ALONG TOWNSHIP ROAD.
- IT IS UNDERSTOOD THAT ANY EXISTING TREES 8" DIAMETER OR LARGER, BREAST HEIGHT, THAT ARE LOCATED IN THE SETBACK ALONG TOWNSHIP ROAD CANNOT BE REMOVED WITHOUT A PERMIT FROM THE URBAN FORESTRY STAFF.
- PERIMETER PLANTING WILL BE DONE IN CONFORMANCE WITH THE REQUIREMENTS RELATED TO SIGHT TRIANGLES AT DRIVEWAY CONNECTIONS TO TOWNSHIP ROAD.



DEVELOPMENT DATA

CURRENT ZONING: R-17MF
PROPOSED ZONING: O-1CD
SITE ACREAGE: 3.850 AC
TAX PARCEL NUMBER: 201-123-08
PROPOSED USE: OFFICE CONDOMINIUMS
MAXIMUM BUILDING AREA: 36,000 SQ. FT.
PARKING PROVIDED: 1 SPACE/300 SF = 120
PARKING PROVIDED: 175

SITE DESIGN NOTES

- #### GENERAL NOTES
- THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER DOCUMENTS IN THE REZONING PETITION ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY DATED NOVEMBER 15, 2002 AS PREPARED BY CAROLINA SURVEYORS, INC., P.O. BOX 267, PINEVILLE, NC 28134-0267, TELEPHONE (704) 889-7601.
 - THE SITE CONSISTING OF 3.850 ACRES IS IDENTIFIED AS PARCEL ID # 201-123-08 OR TRACT 2, MAP BOOK 9, PAGE 537, AND IS LOCATED ON TOWNSHIP ROAD IN CHARLOTTE, NC.
 - STORM WATER DETENTION FOR THE SITE IS ANTICIPATED TO BE BELOW GRADE AND LOCATED IN THE NORTH PORTION OF THE SITE IN CONFORMANCE WITH THE DRAINAGE DETENTION ORDINANCE, A PORTION OF APPENDIX A OF THE CITY CODE AND THE ZONING ORDINANCE.
 - DRIVING AISLES WITHIN THE ONSITE PARKING AREAS WILL BE DESIGNED WITH 30 FOOT INSIDE AND 42 FOOT OUTSIDE TURNING RADI TO ACCOMMODATE TURN MOVEMENTS FOR EMERGENCY VEHICLES AS REQUIRED BY THE FIRE DEPARTMENT.
 - THE PROPOSED DRIVEWAY CONNECTIONS TO TOWNSHIP ROAD WILL REQUIRE DRIVEWAY PERMITS ISSUED BY CDOT.
 - ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
 - A RIGHT-OF-WAY ENCRoACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY. AN ENCRoACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S).
 - IT IS UNDERSTOOD THAT A GRADING PERMIT IN ACCORDANCE WITH CHAPTER 18 OF THE CITY CODE WILL BE REQUIRED FOR PROJECT.
 - THE SITE WILL COMPLY WITH CHAPTER 21 SECTION 45 OF THE CHARLOTTE CITY CODE. TREES 8 INCH IN DIAMETER OR LARGER, BREAST HEIGHT, THAT ARE LOCATED IN THE SETBACK WILL BE SHOWN ON THE GRADING AND/OR SITE PLAN WITH TREE PROTECTION DETAILS AND NOTES. THESE TREES CANNOT BE REMOVED WITHOUT A PERMIT FROM THE URBAN FORESTRY STAFF.
 - THE SITE WILL COMPLY WITH CHAPTER 21 OF THE CHARLOTTE CITY CODE. PROPOSED PLANTING SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE ON ACTUAL SITE CONDITIONS AND URBAN FORESTRY STAFF APPROVAL.
 - EXISTING TREES THAT ARE DAMAGED OR IMPACTED BY CONSTRUCTION MAY REQUIRE MITIGATION AND/OR MONETARY FINES.
 - THE URBAN FORESTRY STAFF WILL DETERMINE THE NUMBER AND TYPE OF TREES REQUIRED FOR THIS SITE DURING LANDSCAPE PLAN REVIEW.
 - PLANTED TREES IN THE RIGHT-OF-WAY THAT ARE 1 INCH IN DIAMETER OR LARGER REQUIRE A PERMIT FROM THE CITY ARBORIST BEFORE REMOVAL.

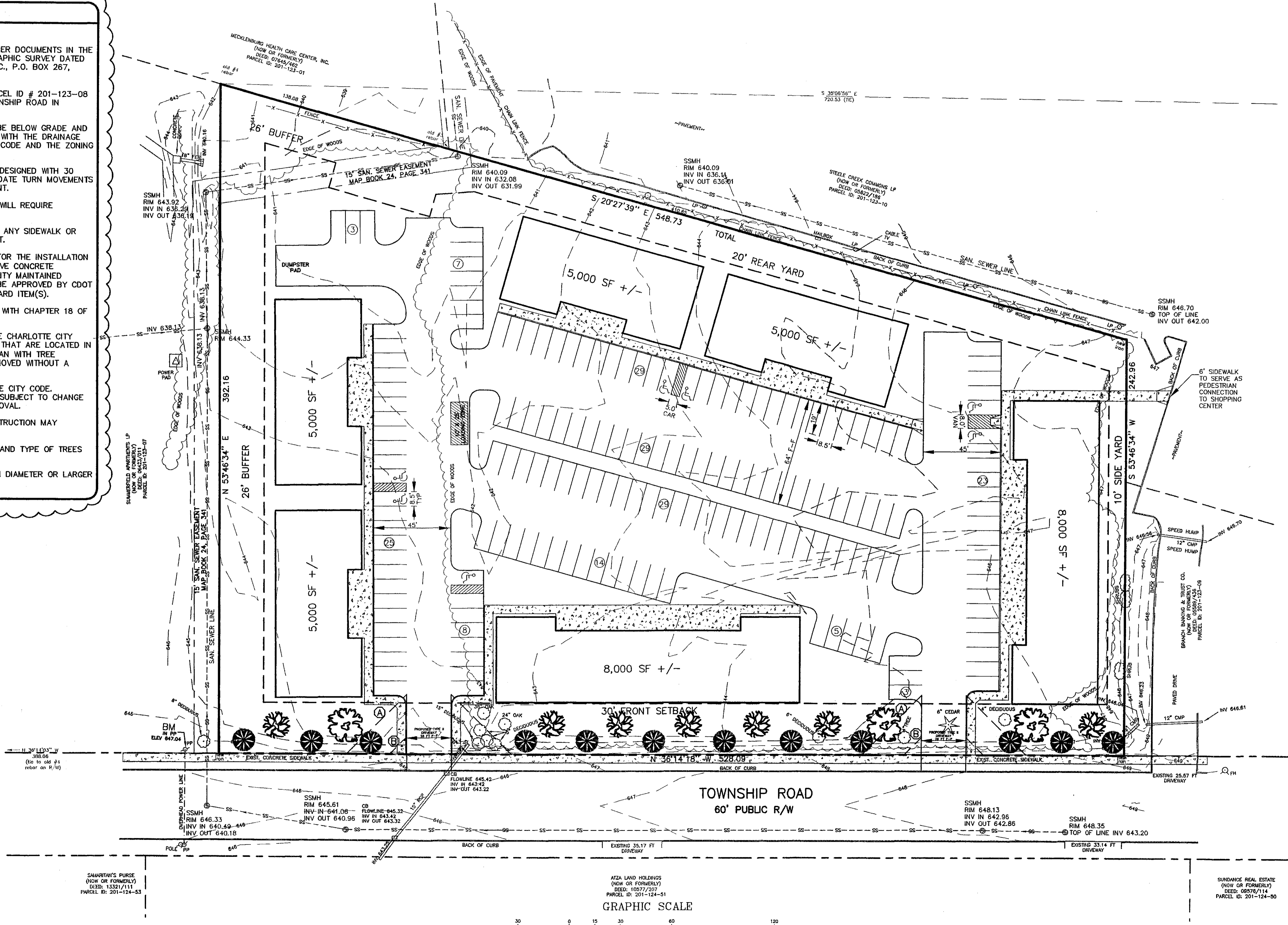
SURVEY KEY

SURVEY LEGEND	
GM	GAS METER
GV	GAS VALVE
SI	SIGN
PP	POWER PAD
PV	POWER VAULT
TT	TRANSMISSION TOWER
PP	POWER POLE
LP	LIGHT POLE
TP	TELEPHONE POLE
GW	GUY WIRE
CL	CLEANOUT
SMH	SAN SEWER MANHOLE
CB	CATCH BASIN OR DROPPLET
SDMH	STORM DRAIN MANHOLE
DT	DECIDUOUS TREE
CO	CONIFER
WM	WATER METER
WV	WATER VALVE
FI	FIRE HYDRANT

SURVEY ABBREVIATIONS	
BC	BACK OF CURB
BLDG	BUILDING
BM	BENCH MARK
BSL	BUILDING SETBACK LINE
CL	CENTERLINE
CM	CONCRETE MONUMENT
CMU	CORRODATED METAL PIPE
CAUD	CHARLOTTE-MECKLENBURG UTILITY DEPT.
COB	COMMON OPEN SPACE
DI	DROP INLET
DI	DUCTILE IRON PIPE
EP	EXISTING IRON PIPE
EP	EDGE OF PAVEMENT
EP	EDGE OF SECTION
FT	FINISHED FLOOR ELEVATION
GW	GUY WIRE
IRV	IRON PIPE
BL	BLIND
MB	MONUMENT
MPE	MINIMUM PAD ELEVATION
NP	NEW IRON PIPE
OL	OLD IRON PIPE
OP	OLD IRON PIPE
PK	PARKER KALON VALVE
PL	PRIVATE LATERAL EASEMENT
PPAD	POWER PAD
PS	PUBLIC SYSTEM DRAIN EASEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
SP	SERVICE POLE
TEP	TELEPHONE POLE
VCP	VITRIFIED CLAY PIPE
Y	YARD INLET

SURVEY NOTES

- TAX LOT 201-123-08
- PROPERTY ZONED R-17MF
- REFERENCE MAPS: BOOK 24, PAGE 341 AND BOOK 9, PAGE 537
- IRON PINS AT ALL CORNERS AS SHOWN
- THIS PROPERTY DOES NOT LIE IN ANY FLOOD-PRONE HAZARD AREA.



DEVELOPED BY:

Shine
CONSTRUCTION, INC.

9110 HOOD ROAD
CHARLOTTE, NC 28215
(704) 583-0431 TELEPHONE
(704) 583-0873 FAX

GREENBRIER
DESIGN GROUP, P.C.

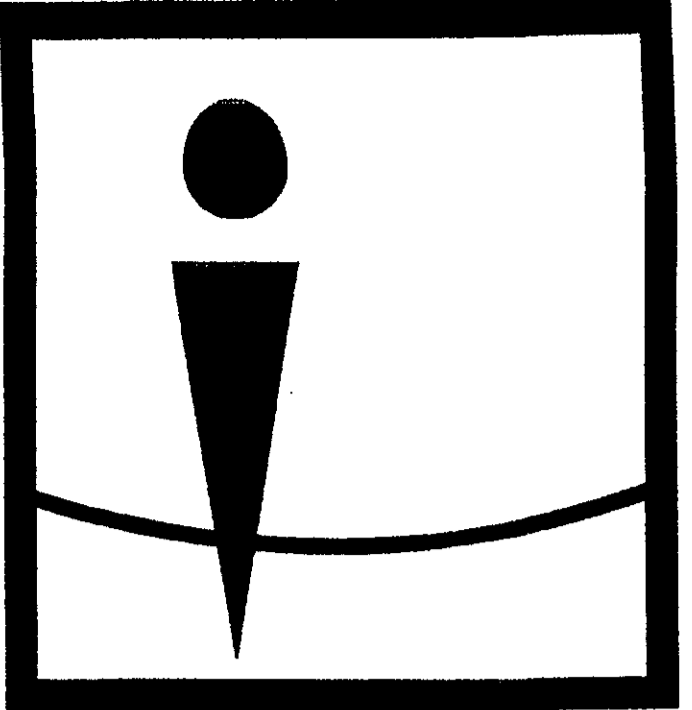
2108 South Blvd., Suite 114
Charlotte, North Carolina 28203
(704) 347-4972 Telephone
(704) 347-4973 Fax

REZONING
SCHEMATIC SITE PLAN
SHEET 88P1

NOVEMBER 25, 2002
REVISED JANUARY 20, 2003
REVISED MARCH 6, 2003

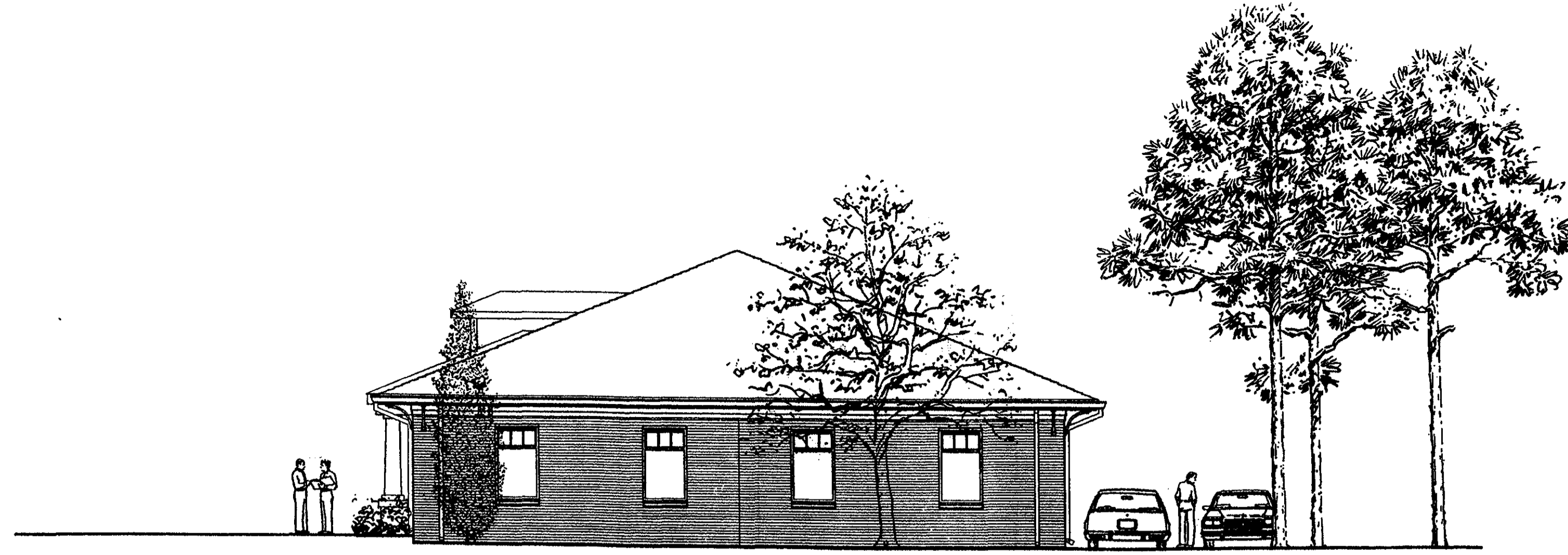
FOR PUBLIC HEARING
REZONING PETITION
NO. 2003-014

APPROVED BY CITY COUNCIL
DATE: 3/17/03



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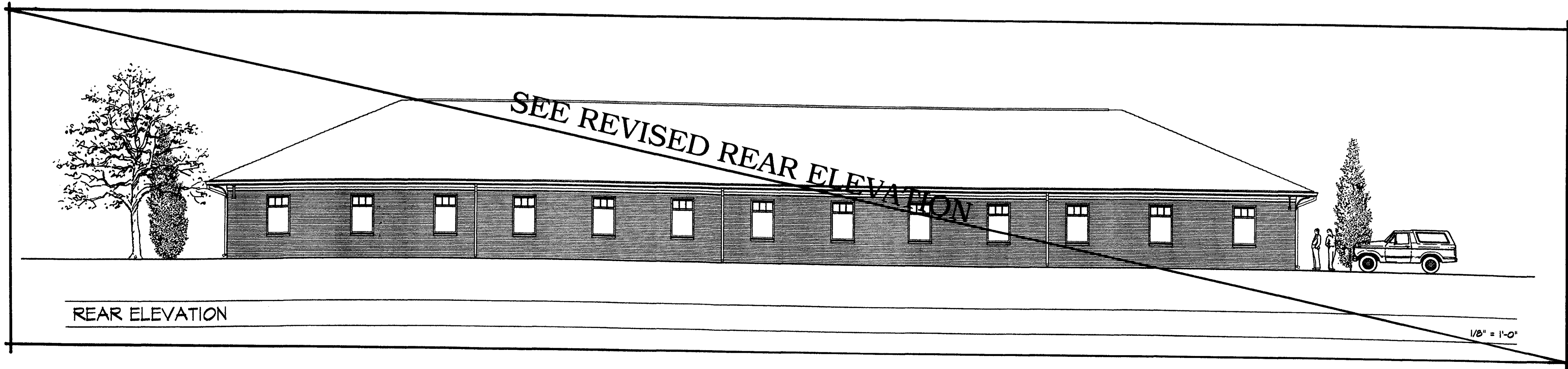
SIDE ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



BUILDING
PROTOTYPE
7,000 Square Feet

OFFICE CONDOS
at
Township Road

date:
JAN 06 2003
status:

revisions:

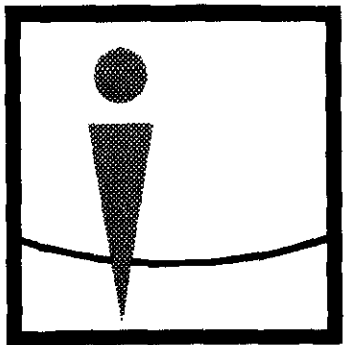
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DATE 3/17/03

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EXTERIOR
BUILDING ELEVATIONS

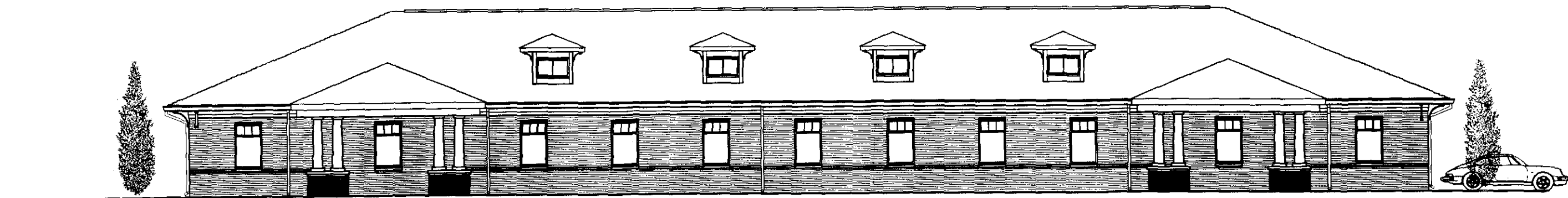
A2.0

ODA No. 00000/00 CADD File:



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DATE 3/17/03

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DATE 3/17/03

Date: March 17, 2003

REAR
ELEVATION

A2.0a

REFERENCE DETAIL xx/xxx

ODA No. 021669/01

01 Hwy 49 & Township Road-Proposed Rear Elevation-Revised

NTS