

MISTRI HARDAWAY ARCHITECTS
 820 HAMILTON STREET, SUITE C8, CHARLOTTE, NC 28206
 P. 704.371.4622 F. 704.372.5697

civil engineers:
BULLA SMITH DESIGN ENGINEERING
 1347 HARDING PLACE, SUITE 201
 CHARLOTTE, NC 28204
 PHONE: 704.333.3122
 FAX: 704.333.8252

structural engineers:
H & H Engineering, PLLC
 17108 KENTON DRIVE, SUITE 202C
 CORNELIUS, NC 28031
 PHONE: 704.897.8328
 FAX: 704.897.8333

mechanical/electrical/plumbing engineers:
SABER ENGINEERING
 800 WEST HILL STREET, SUITE 101
 CHARLOTTE, NC 28203
 PHONE: 704.373.0288
 FAX: 704.373.0280

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214 W. TREMONT
 SOUTHEAST ASSOCIATES, LLC

CHARLOTTE, NORTH CAROLINA

project number:
0609

mark: date: description:

APPROVED BY
 CITY COUNCIL
 NOV 2 0 2006

2 10.10.06 REZONING COMMENTS
 1 08.07.06 REZONING COMMENTS
 mark: date: description:

date: 08.22.06 drawn by: Steven H. Doe chd'd by: Jeffrey I. Smith

LAYOUT PLAN A

C-3A

GENERAL LAYOUT NOTES:

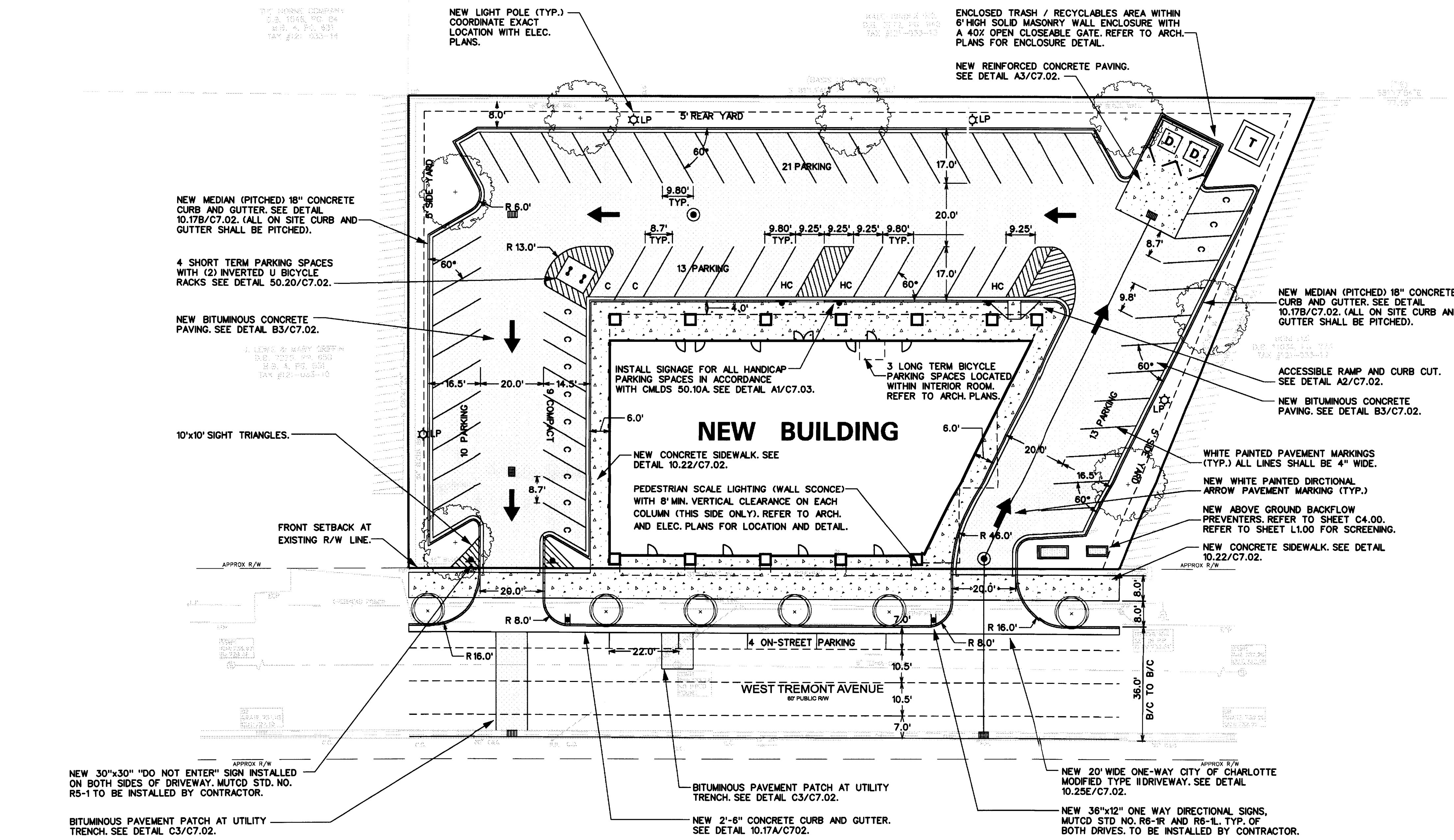
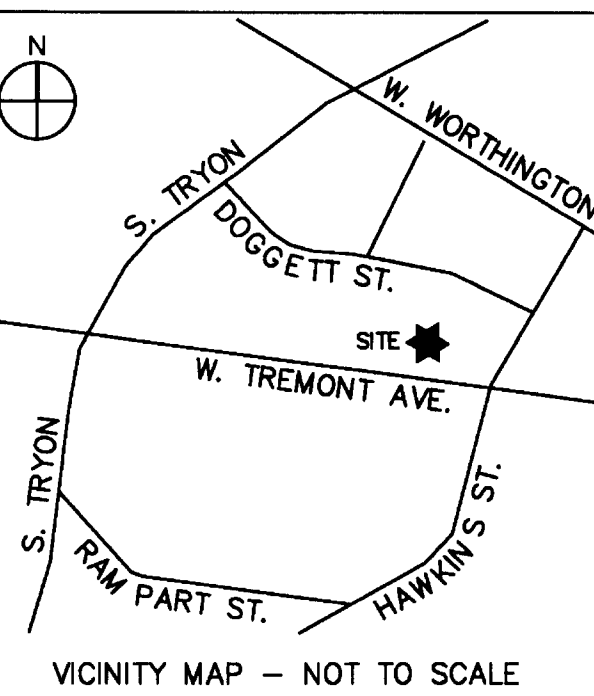
- ALL EXPANSION JOINTS ARE TO BE SEALED. REFER TO SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- STORM DRAINAGE INLETS AND MANHOLE COORDINATES ARE LOCATED AT CENTER OF GRATE OR MANHOLE COVER.
- ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
- THE MAXIMUM ELEVATION CHANGE AT HANDICAP ACCESSIBLE DOORS SHALL NOT EXCEED 1/2".
- ALL ACCESSIBLE ROUTES SHALL HAVE A MAX. CROSS SLOPE OF 2%.
- REFER TO SHEET L1.00 FOR ALL LANDSCAPING LAYOUT AND CALCULATIONS.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT W. TREMONT AVENUE ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG W. TREMONT AVENUE MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- NON-STANDARD ITEMS (ie: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/ NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- CONTRACTOR WILL BE REQUIRED TO OBTAIN A "RIGHT-OF-WAY USE" PERMIT FOR ALL WORK LESS THAN 30 DAYS IN DURATION WITHIN THE PUBLIC RIGHT-OF-WAY. A MINIMUM OF 5 DAYS ADVANCED NOTICE FOR A SIDEWALK CLOSURE AND 10 DAYS ADVANCED NOTICE FOR A LANE CLOSURE MUST BE TRANSMITTED TO 704-336-4400 VIA FAX ATTENTION BOB STALEY INDICATING DATE, TIME AND TRAFFIC CONTROLS.
- ANY OCCUPATION OF THE PUBLIC RIGHT-OF-WAY FOR A PERIOD OF TIME GREATER THAN 30 DAYS WILL REQUIRE LEASING OF THAT PORTION OF THE RIGHT-OF-WAY. CONTACT LINDA POISSANT AT 704-336-2562 FOR LEASING INFORMATION.
- BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDOT, NCDENR, AND CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS. WHEN SPECIFICATIONS ARE IN CONFLICT, THE STRICTER SPECIFICATION SHALL BE HELD.
- PROVIDE TRAFFIC CONTROL MEASURES FOR ALL WORK WITHIN PUBLIC ROW PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND CDOT'S "WATCH".
- TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT-OF-WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
- ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SF IMPERVIOUS AREA SINCE SEPT. 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH IMPROVEMENTS, MUST BE RELOCATED AT THE EXPENSE OF THE OWNER.

ZONING ORDINANCE REQUIREMENTS:

- ALL INTERNAL/STREETSCAPE PLANTINGS WILL CONFORM TO THE CHARLOTTE TREE ORDINANCE.
- PARKING LOT SCREENING SHALL MEET SECTION 9.1208(6) (k) OF THE ORDINANCE.
- UTILITY STRUCTURES SCREENING SHALL MEET SECTION 9.1208 (b) (a) OF THE ORDINANCE.
- DUMPSTER SCREENING SHALL MEET SECTION 9.1208 (b) (b) OF THE ORDINANCE.
- LIGHTING STANDARDS WILL MEET SECTION 9.1208 (10) OF THE ORDINANCE.
- NOTE THAT IF THE SITE IS REDEVELOPED IN THE FUTURE, IT WILL MEET ALL TOD-M ORDINANCE STANDARDS.
- SIGNAGE WILL COMPLY WITH TOD-M ORDINANCE STANDARDS.

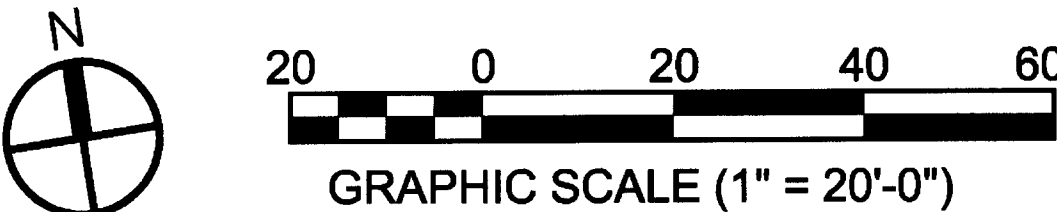
REZONING NOTES:

- SECTION 9.201(3) ALLOWS 20% OF DEVELOPMENT SQUARE FOOTAGE OF RETAIL TO BE CREDITED IN CALCULATION OF F.A.R. 38,594 (SITE AREA) x .75 (MINIMUM F.A.R.) = 28,946 SF TOTAL ALLOWABLE. 20% RETAIL x 28,946 = 5,789 ALLOWABLE RETAIL TOWARDS F.A.R. CALCULATION. 22,512 (PROPOSED OFFICE) + 5,789 (ALLOWABLE RETAIL TOWARDS F.A.R. CALCULATION) = 28,301 28,301 DIVIDED BY 38,594 = 0.73 F.A.R.
- REQUESTED OPTIONS- EXEMPTION FROM SECTION 9.1208(3)(q) TO ALLOW PARKING TO THE SIDE OF THE BUILDING TO COVER MORE THAN 35% OF THE TOTAL LOT WIDTH. EXEMPTION FROM 9.1202(3) TO ALLOW GREATER THAN 20% OF DEVELOPMENT SQUARE FOOTAGE OF RETAIL TO BE CREDITED IN CALCULATING F.A.R. PROPOSED UP TO 7,000 SQUARE FEET OF RETAIL FOR CALCULATION.
- AN ENCROACHMENT AGREEMENT WILL BE APPROVED BY CDOT PRIOR TO ANY CONSTRUCTION OR INSTALLATION OF NON-STANDARD ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY.



SITE DEVELOPMENT DATA

TAX ID#	121-033-11	PARKING	
ZONING	TOD-MO	TOTAL ALLOWED	103 MAX. (ISP/300SF OFFICE, 1SP/250SF RETAIL)
PROPOSED USE	OFFICE (22,512 SF MIN.) / RETAIL (7,000 SF MAX.)	TOTAL PROVIDED	70 SPACES
	TOTAL AREA - 29,512 SF	% COMPACT	20.0%
SETBACKS		H/C REQUIRED	3 SPACES
FRONTYARD	16' (8' PLANTING YARD AND 8' SIDEWALK)	H/C PROVIDED	3 SPACES
SIDEYARD	5'	SHORT-TERM BIKE REQUIRED	2 SPACES (2 OR 1 / 40,000 SF)
REAR YARD	5'	SHORT-TERM BIKE PROVIDED	4 SPACES
LOT AREA	0.886 AC (38,594 SF)	LONG-TERM BIKE REQUIRED	3 SPACES (2 OR 1 / 10,000 SF)
DISTURBED AREA	0.985 AC (42,894 SF)	LONG-TERM BIKE PROVIDED	3 SPACES
MAX. BUILDING HEIGHT (40' +/- EA. 10' DIST. FROM RES.)	53'-6" (GREATER THAN 135 FROM NEAREST RES.)	IMPERVIOUS AREAS	
FLOOR AREA RATIO (.75 WITHIN 1/4 MILE TRANS.)	0.73 = 28,301/38,594	TOTAL EXISTING	25,522 SF
SOIL TYPE	Ur (URBAN LAND)	TOTAL PROPOSED	30,119 SF
		SOLID WASTE / RECYCLING	
		SOLID WASTE	8 CY
		RECYCLING	8 CY



**FOR PUBLIC HEARING
 PETITION NO. 2006 - 120**