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BRIHAVEN, INC.
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SITE SUMMARY

EXISTING ZONING: 0-2 (CD)
PROPOSED ZONING: 0-2 (CD) S.P.A.
PROPOSED USE: OFFICE BUILDING
TAX PARCEL #: 127-121-74
SITE ACREAGE: 5.324 ACRES
MAX. BUILDING SIZE: UP TO 50,000 SQUARE FEET
PARKING REQUIRED: 250 SPACES (1 SPACE PER 200 SQ.FT.)
PARKING PROVIDED: 255 SPACES
(3 OF TOTAL ARE DESIGNATED FOR ADJACENT PROPERTY)
PREVIOUSLY APPROVED FOR THIS SITE:
31,000 SQ FT. --- OFFICE BUILDING
(PETITION # 98-121)
INTERNAL TREES: 1 PER 10,000 SQ FT IMPERVIOUS AREA.
13 INTERNAL TREES REQ'D ---> 17 PROVIDED

DEVELOPMENT NOTES

1. THE PROPOSED SITE PLAN REPRESENTS THE ANTICIPATED ARRANGEMENT OF BUILDINGS AND PARKING/CIRCULATION AREAS. HOWEVER, MODIFICATIONS PERTAINING TO THE SIZE, SHAPE AND ARRANGEMENT OF BUILDINGS, AS WELL AS THE PARKING AND CIRCULATION LAYOUT, ARE PERMITTED AS A MATTER OF RIGHT TO ACCOMMODATE FINAL DESIGN AND ENGINEERING PLANS, SITE CONSTRAINTS, TENANT NEEDS, ETC AS ALLOWED PER SECTION 6 OF THE ZONING ORDINANCE.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, EROSION CONTROL, TREE ORDINANCE, ETC.
3. VEHICULAR ACCESS TO THE SITE SHALL BE PROVIDED BY MEANS OF AN INTERNAL DRIVEWAY/EASEMENT, WHICH IS RECORDED AS PART OF THE OVERALL MEDICAL/OFFICE PARK.
4. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO TWO STORIES. BUILDINGS SHALL NOT EXCEED 40 FEET IN HEIGHT.
5. A CLASS "C" BUFFER SHALL BE ESTABLISHED AS SHOWN. WHERE THERE IS INSUFFICIENT NATURAL VEGETATION TO COMPLY WITH BUFFER IMPROVEMENT REQUIREMENTS, THE BUFFER SHALL BE IMPROVED WITH NEW LANDSCAPING IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
6. EXTERIOR SITE LIGHTING SHALL BE DESIGNED IN A MANNER TO SHIELD/DIRECT LIGHTING GLARE AWAY FROM RESIDENTIAL AREAS.
7. THE MAXIMUM HEIGHT OF DETACHED LIGHTING SHALL BE 20 FEET. ALSO, THE USE OF WALL PAK TYPE LIGHTING ON THE PROPOSED BUILDING SHALL NOT BE ALLOWED.
8. ANY DUMPSTER ON THE SITE SHALL BE SCREENED WITH A SOLID ENCLOSURE WITH A GATE. ALSO TO BE LOCATED OUTSIDE THE FLOODPLAIN.
9. ANY FLOODPLAIN FILLING ON THE SITE WILL BE IN ACCORDANCE WITH THE FILLING IMPACT STUDY SUBMITTED TO STORM WATER SERVICES AND APPROVED BY THAT AGENCY.
10. USES ARE LIMITED TO GENERAL OFFICE AND MEDICAL OFFICE.
11. WOODLAND BUFFER: ALL APPROVED PLANT MATERIALS/ VEGETATION SHA; BE CONSIDERED A "WOODLAND BUFFER" AND MAINTAIN ACCORDINGLY.
12. AN EASEMENT WILL BE CONVEYED TO COUNTY PARKS AND REC BY THE OWNER/DEVELOPER FOR FUTURE GREENWAY EXPANSION AND/OR DEVELOPMENT PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE LOCATION OF THE EASEMENT WILL GENERALLY BE BETWEEN THE BACK OF CURB AND THE TOP OF BANK OF BRIAR CREEK, WITH THE FINAL LOCATION TO BE DETERMINED THROUGH NEGOTIATION BETWEEN COUNTY PARK AND REC AND THE PROPERTY OWNER PRIOR TO EASEMENT CONVEYANCE.

NOTE:
PROPOSED IMPERVIOUS AREA INSIDE THE 100' SWIM BUFFER ALONG BRIAR CREEK IS EQUAL TO THE IMPERVIOUS AREA THAT EXISTS IN THIS AREA.
*TOTAL IMPERVIOUS AREA: 0.30 ACRES

SECTION THROUGH EXISTING BERM
NOT TO SCALE

SCALE: 1" = 40'

SECTION THROUGH PROPOSED BERM (TYP.)
NOT TO SCALE

EASTOVER MEDICAL PARK
PHASE II
CHARLOTTE, NORTH CAROLINA

"FOR PUBLIC HEARING"
PETITION NO.
2002-53

APPROVED BY CITY COUNCIL

DATE 6/24/02

