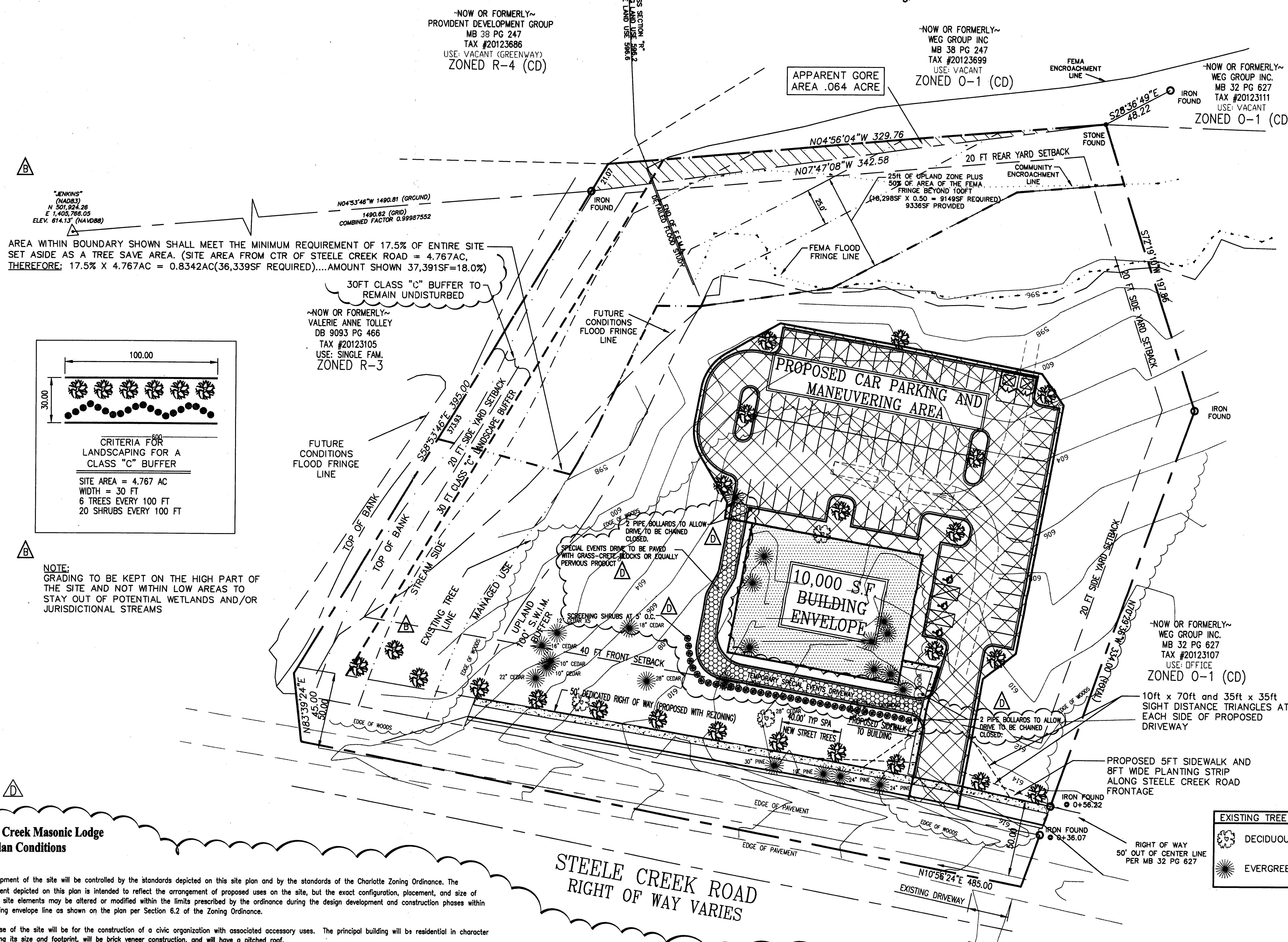
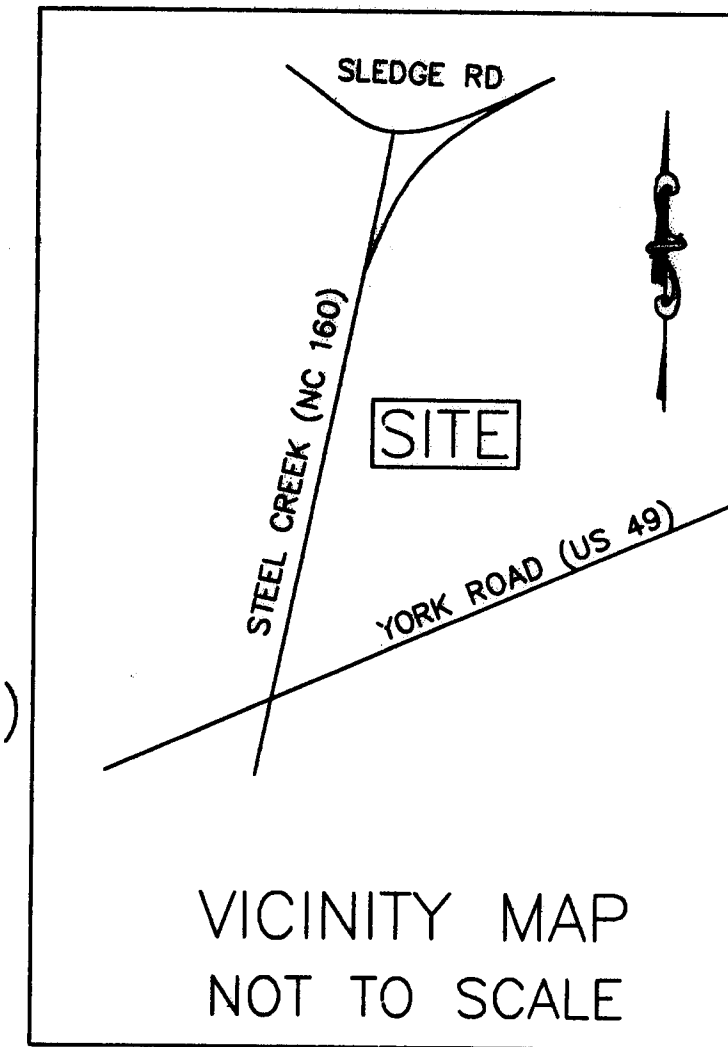
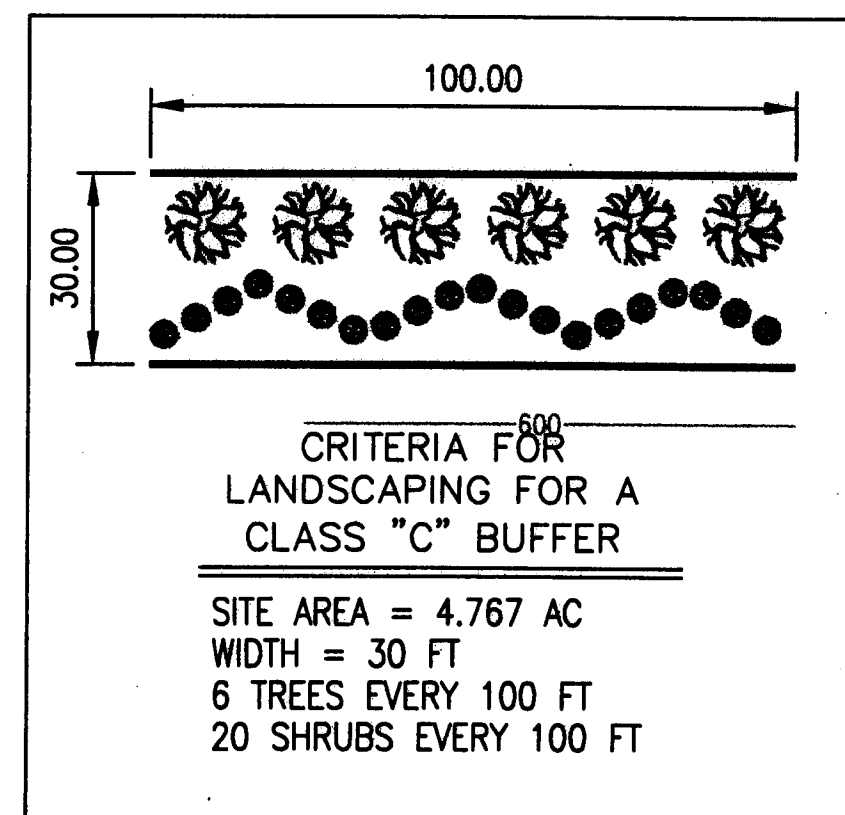


ZONING CODE SUMMARY

PROJECT NAME: STEELE CREEK MASONIC LODGE #737
 OWNER: STEELE CREEK MASONIC LODGE #737 PHONE # (704) 621-9337
 PLANS PREPARED BY: S.C. HONDROS & ASSOC., INC. PHONE # (704) 377-4614
 TAX PARCEL #: 20123106 SITE SIZE: 4.767 ACRES TO CL. ROAD
 ZONING: R-3 (CURRENT) JURISDICTION: CITY OF CHARLOTTE
 ZONING INST. (CD) - PROPOSED
 PROPOSED USE: FRATERNAL LODGE
 BUILDING HEIGHT: MAXIMUM 40 FEET STORIES: 1
 YARD REQUIREMENTS:
 SETBACK (FRONT): 40 FT. FROM FUTURE R/W
 SIDE YARD (R): 20 FT. SIDE YARD (L): 20 FT.
 REAR YARD: 20 FT.
 REQUIRED BUFFERS:
 FRONT: NO / YES FT. REAR: NO / YES FT.
 SIDE (R): NO / YES FT. SIDE (L): NO / YES FT.
 REQUIRED SCREENING:
 FRONT: NO / YES REAR: NO / YES
 SIDE (R): NO / YES SIDE (L): NO / YES
 PARKING ONLY: NO / YES
 PAVEMENT COVERAGE: APPROXIMATELY 40,000 SQ. FT./ACRES
 INTERIOR LANDSCAPING: REQUIRED - SQ. FT. SUPPLIED - SQ. FT.
 PARKING DATA: (SPECIFY REQUIREMENT) -
 AS PER CHARLOTTE ZONING ORDINANCE SECTION NO. 12.202

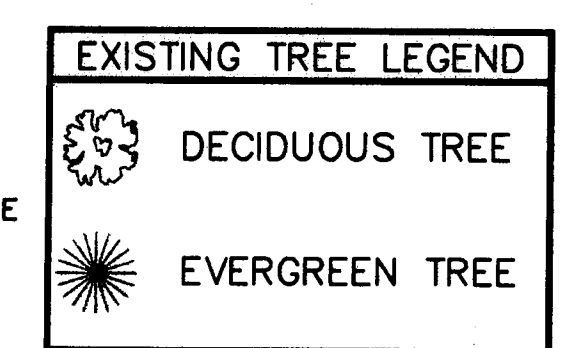


AREA WITHIN BOUNDARY SHOWN SHALL MEET THE MINIMUM REQUIREMENT OF 17.5% OF ENTIRE SITE SET ASIDE AS A TREE SAVE AREA. (SITE AREA FROM CTR OF STEELE CREEK ROAD = 4.767AC, THEREFORE: 17.5% X 4.767AC = 0.8342AC(36,339SF REQUIRED)...AMOUNT SHOWN 37,391SF=18.0%)



NOTE: GRADING TO BE KEPT ON THE HIGH PART OF THE SITE AND NOT WITHIN LOW AREAS TO STAY OUT OF POTENTIAL WETLANDS AND/OR JURISDICTIONAL STREAMS

PROJECT INFORMATION
 BUILDING SIZE: NOT TO EXCEED 12,000 S.F.
 PARKING REQUIRED: 1 SPA / 250 SF = 48 SPACES
 PARKING SUPPLIED: (WILL EXCEED THE MINIMUM) 20123106
 TAX PARCEL #: 20123106
 ZONING OF PARCEL: PROPOSED INST. FRONT SETBACK = 40FT
 SETBACKS PER ZONING: SIDE SETBACK = 20 FT REAR SETBACK = 20FT



Steele Creek Masonic Lodge Site plan Conditions

- 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 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 within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
- The use of the site will be for the construction of a civic organization with associated accessory uses. The principal building will be residential in character considering its size and footprint, will be brick veneer construction, and will have a pitched roof.
- Any detached lighting on the site will be limited to 20 feet in height and be fully shielded. No "wall pack" lighting will be installed but architectural lighting on building facades will be permitted.
- Signage will be permitted in accordance with applicable Zoning standards.
- Storm water management will comply with adopted ordinance standards and it is the Petitioner's intent to discharge storm water directly into the adjoining flood plain as allowed by the ordinance. The Petitioner's site will maintain 17.5% tree save area and will be designed to maintain an impervious cover of 24% or less of the total site area. The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring. For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional. For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours. For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms. For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-yr, 6-hr storm.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance and will not be allowed between the building and the street as is demonstrated by the site plan.
- Required buffers on the site will remain undisturbed except for any required street improvements, utility crossings, and the installation of any trail to connect the site to the future County greenway. As requested by Mecklenburg County, the Petitioner will provide for the dedication of the SWM buffer areas on the site to Mecklenburg County as part of the future greenway system in a manner and form acceptable to the County. This dedication will occur prior to the issuance of a Certificate of Occupancy for the building so long as those areas so dedicated may be counted toward the overall site calculations for impervious cover.
- Access will be provided by a driveway connection to Steele Creek Rd. The Petitioner will construct a standard 5' sidewalk along the frontage of the site behind an 8' planting strip to a point to be determined during the permit review process, taking into account the culvert and stream that adjoins the site. In addition, the Petitioner will construct a pedestrian connection to connect the site to the future County greenway trail that may adjoin the site at such time as that greenway trail is constructed. The Petitioner will dedicate and convey right-of-way sufficient to create 50' of right-of-way measured from the centerline of NC 16 (Steele Creek Rd), such dedication and conveyance to occur prior to the issuance of a building permit for any building on the site. Any such dedication and conveyance will take the form of an instrument such as a quitclaim, non-warranty deed with appropriate reversion clause wherein the rights in the property or right of way so dedicated and conveyed will revert to the owner of the property without cost should the purpose for which the dedication and conveyance no longer exists and the responsible governmental authority abandons its use or need for the property.
- The Petitioner will install a 5' sidewalk behind an 8' planting strip along Steele Creek Rd. The sidewalk meets City ordinance requirements while minimizing the amount of new impervious area. The site plan illustrates the sidewalk extending to the edge of the SWM buffer and the exact location of the sidewalk beyond that point will be determined during the development review process. The Petitioner may also install an interim use driveway around the building for use on a once a year basis for a special event on the site. This driveway will be restricted from any use for access or parking except during the once per year event and will be constructed of porous material such as "grass-crete" to allow for water infiltration into the ground. The driveway will be located and landscaped as generally depicted on the site plan.
- The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site conditions, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.
- 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.

STEELE CREEK ROAD RIGHT OF WAY VARIES

RECEIVED JUL 19 2006

CASE NUMBER 2006-80 FOR PUBLIC HEARING

APPROVED BY CITY COUNCIL JUL 17 2006

PRELIMINARY NOT FOR CONSTRUCTION

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| NO. | DATE | APP'D | DESCRIPTION |
|-----|----------|-------|--|
| D | 7/12/06 | | MINOR REVS PER PLANNING COMMENTS |
| C | 6/19/06 | | ADDED SPECIAL EVENTS DRIVE AROUND BLDG. |
| B | 5/19/06 | | REVISED PER INPUT FROM PLANNING DEPARTMENT |
| A | 03/18/06 | | REVISED PER INPUT FROM PLANNING DEPARTMENT |

OWNERS APPROVAL: _____ DATE: _____ PART NO. 2005/PN54/PNO1F

DRN BY: R.A.B. CHK BY: _____ DATE: 03/18/06 SCALE: 1" = 30'

STEELE CREEK MASONIC LODGE #737
 13611 STEELE CREEK ROAD
 CHARLOTTE, NORTH CAROLINA

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 ENGINEERS & CONTRACTORS
 P.O. BOX 220456
 CHARLOTTE, N.C. 28222
 WEB SITE: WWW.SCHONDROS.COM
 TEL.: (704) 377-4614
 FAX.: (704) 372-1252

ALTERNATIVE SCHEME "A" REZONING PLAN RP-1 OF 1