

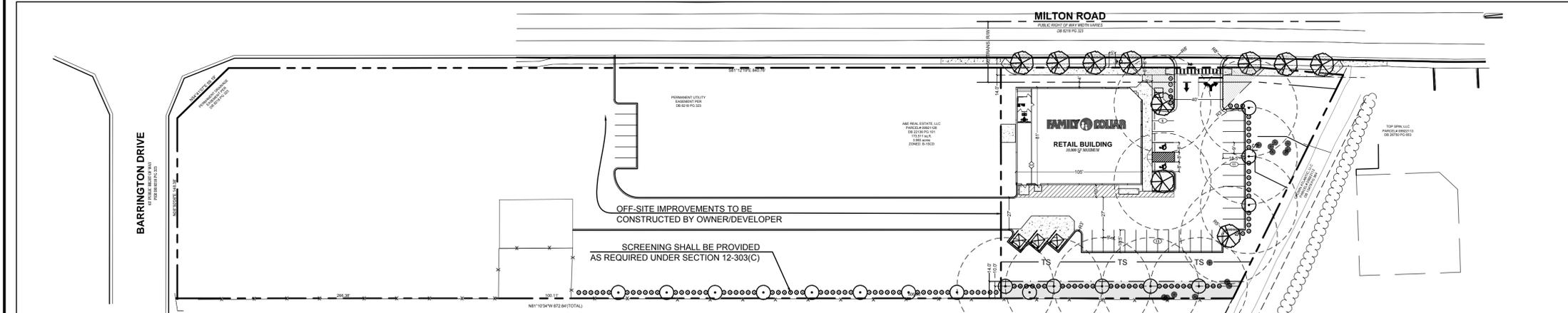
**Milton Road - Family Dollar Development Standards**

**General Provisions**

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 location of the proposed uses on the site. However the exact configuration, placement and size of the building may be altered or modified within the limits prescribed by the ordinance during the final design development and construction phases as allowed under the provisions of section 6.207 of the zoning ordinance.

- 1. Permitted Uses**  
The site may be devoted to a retail establishment and business, personal and recreation services, up to 10,000 square feet to serve the neighborhood. The uses allowed by right and under prescribed conditions in the B-1 district are allowed, however the following uses shall not be permitted on this site:  
• Nightclubs, bars and lounges
- 2. Setbacks, Side Yards and Rear Yard**  
The site shall satisfy or exceed the setback, side yards and rear yard requirements established under the zoning ordinance for the NS zoning district.
- 3. Transportation**
  - a) Access to the Site will be from the front entrance driveway in front of the Site from 2824 Milton Road as generally depicted on the Rezoning Plan
  - b) Service vehicles may also access the Site from the abutting commercial parcel to serve the site.
  - c) The Petitioner will provide a copy of the recorded easement agreement that allows the proposed connection to the rezoned site.
  - d) A depicted drawing of the offsite improvement parcel is shown on this sheet (RZ1.00).
  - e) A pedestrian refuge shall be provided on Milton Road to provide safe pedestrian traffic per CDOT recommendation.
- 4. Architectural Standards**  
Any changes to the site plan will be as per Section 6.207  
Building materials for the building to be constructed on the site shall include brick, architectural concrete block, and/or stucco. Architectural accent features may include the use of other materials. Expanses of blank walls over twenty (20) feet will be avoided through the introduction of articulated facades, decorative awnings, and transom windows when possible, variations in color and design of the brick work and any other specialty design to enhance the Site elevations. No aluminum or vinyl siding will be used on the building elevations of no significance.
- 5. Screening and Landscape Standards**  
Buffer may not be reduced by fence or wall
- 6. Lighting**  
The maximum height of any freestanding light fixture erected on the site shall not exceed twenty-five ( 25) feet. All light fixtures installed within the site shall be shielded with full cut off fixtures, capped and downwardly directed.
- 7. Signs**  
N/A
- 8. Parking Requirements**  
N/A

- GENERAL NOTES:**
1. A 14' Class 'C' Buffer will be provided abutting residential uses. Buffer may not be reduced by a fence or wall.
  2. An Administrative Amendment will be filed for Petition 72-37 that will deduct 10,000 square feet from the overall square footage allowed under the Petition. The Administrative Amendment will be binding and may not be added back to the Petition through the administrative amendment process. If Petition 2015-20 is not approved by the City Council, the Administrative Site Plan Amendment will be null and void.
  3. The off-site improvement (driveway constructions) required per Petition 72-37 will be provided via this Petition.



**MILTON ROAD - FAMILY DOLLAR Site Data Table**

Tax Parcel: 099-21-128 portion of

Site Area: 1.04 +/- acres

Proposed Impervious Area = 0.63 ac  
Proposed Built Upon Area = 0.63 ac / 1.04 ac = 60.6%

Existing Zoning: B1SCD  
Proposed Zoning: NS  
Proposed Use: Retail

**TREE SAVE SUMMARY**

15% Commercial tree save = 1.04 ac x 15% = 0.156 ac  
Post Construction Natural Area = N/A  
Tree save area provided = 0.167 ac ±

**OFF-SITE IMPROVEMENTS** SCALE: 1" = 50'

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY
3-25-13	CMPD COMMENTS	LJB	CTB				
3-20-13	CMPD COMMENTS	LJB	CTB				
2-25-13	CMPD COMMENTS	LJB	CTB				
1-18-13	CMPD COMMENTS	LJB	CTB				

**WARNING**  
IF THIS BAR DOES NOT MEASURE 1" THIS COPY OF THIS DOCUMENT IS NOT TO SCALE

CADD	NAME	DATE
DESIGNED BY	LJB	11/26
DRAWN BY	LJB	11/26
CHECKED BY	CTB	11/26
APPROVED BY	CTB	11/26
FILE:		

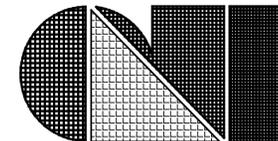
**BURTON ENGINEERING ASSOCIATES**  
CIVIL ENGINEERS  
LAND PLANNERS

5950 Fairview Rd., Suite 100 Charlotte, NC 28210  
(704) 553-8881 · Fax (704) 553-8860  
Firm License #1557

**SITE PLAN FOR PUBLIC HEARING PETITION: 13-020**  
MILTON ROAD - FAMILY DOLLAR  
CHARLOTTE, NORTH CAROLINA

PROJECT NO: 487-033  
DATE: 1/18/2013  
SCALE: AS SHOWN  
SHEET RZ1.00

**PRELIMINARY**  
DO NOT USE FOR CONSTRUCTION



C.L. Helt, Architect Inc.

1136 Greenwood Cliff  
Charlotte, NC 28204

Ph. 704-342-1686  
Fx. 704-343-0054  
E-MAIL CHETHELT @ CLHELT.COM

ARCHITECT'S PROJECT # 12777

Project #  
**FAMILY DOLLAR**  
FOR  
DURBAN DEVELOPMENT, LLC  
REZONING PETITION #13-020  
2824 MILTON ROAD  
CHARLOTTE NC  
DESIGN BASED ON 2012-03 FD PROTOTYPE

Sheet Description #  
**ELEVATIONS**

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D. MYERS

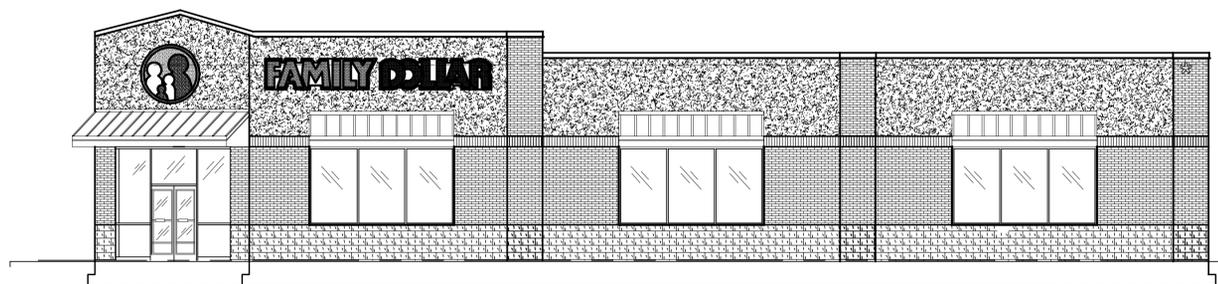
Checked By :  
D. MYERS

Revisions :  
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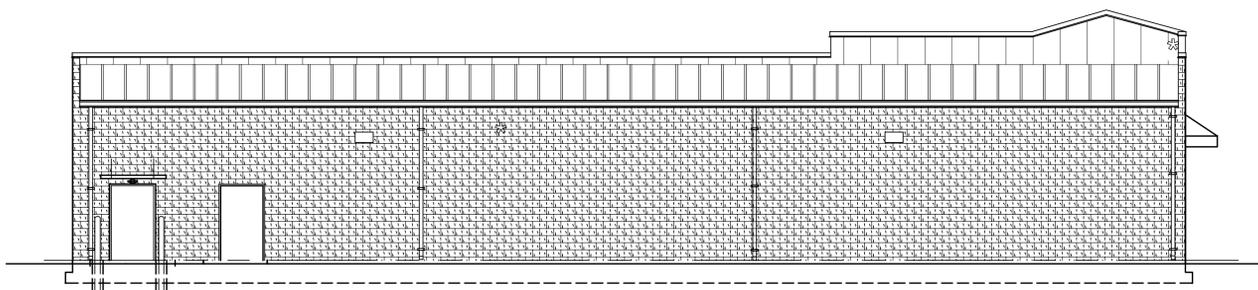
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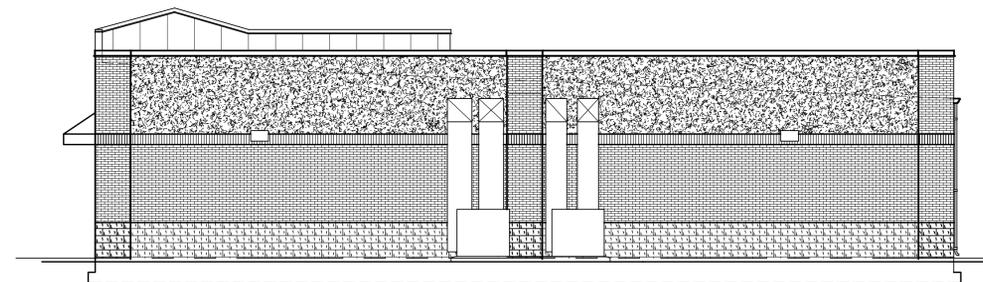
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RZ2.0



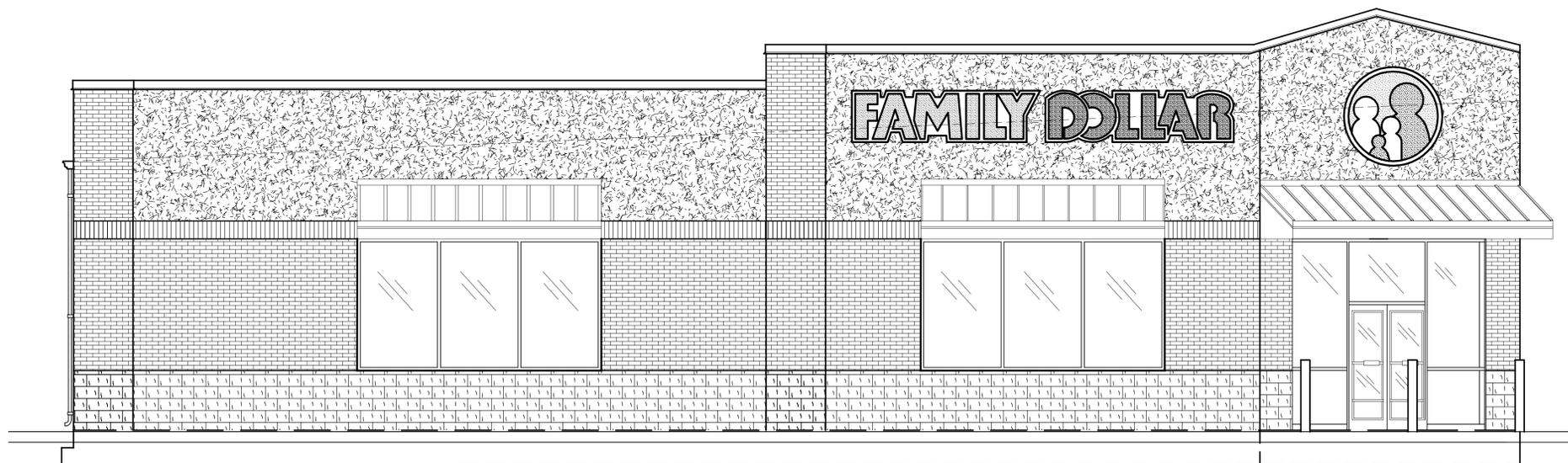
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SCALE = 1/8" = 1'-0"



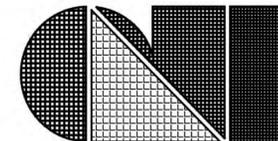
3 RIGHT ELEVATION  
SCALE = 1/8" = 1'-0"



4 REAR SIDE ELEVATION  
SCALE = 1/8" = 1'-0"



1 FRONT ELEVATION  
SCALE = 1/4" = 1'-0"



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Checked By :

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- 1
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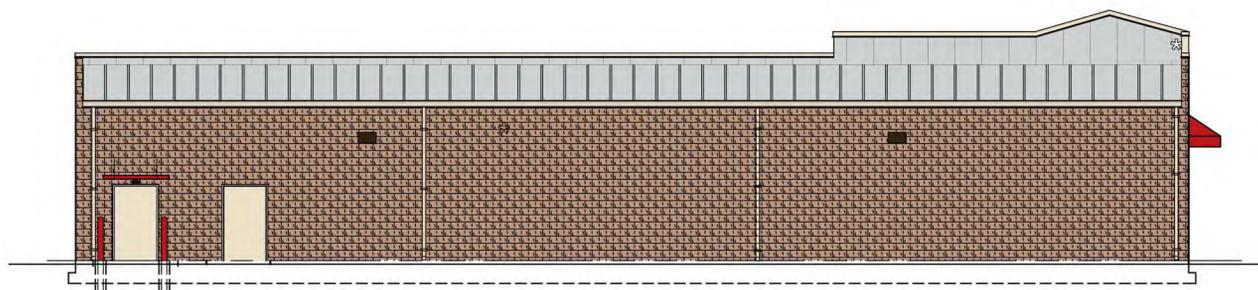
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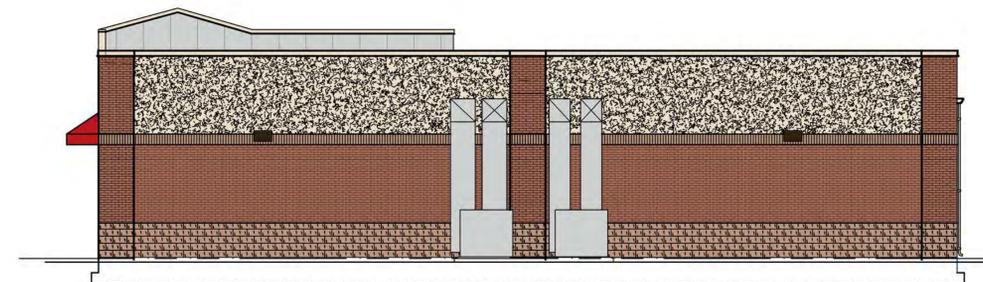
**RZ2.0**



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SCALE = 1/8" = 1'-0"



4 RIGHT SIDE ELEVATION  
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