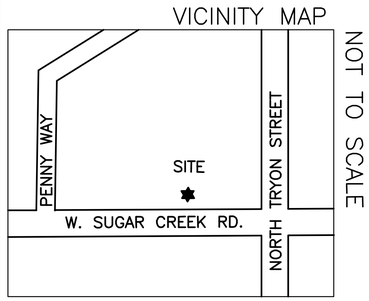

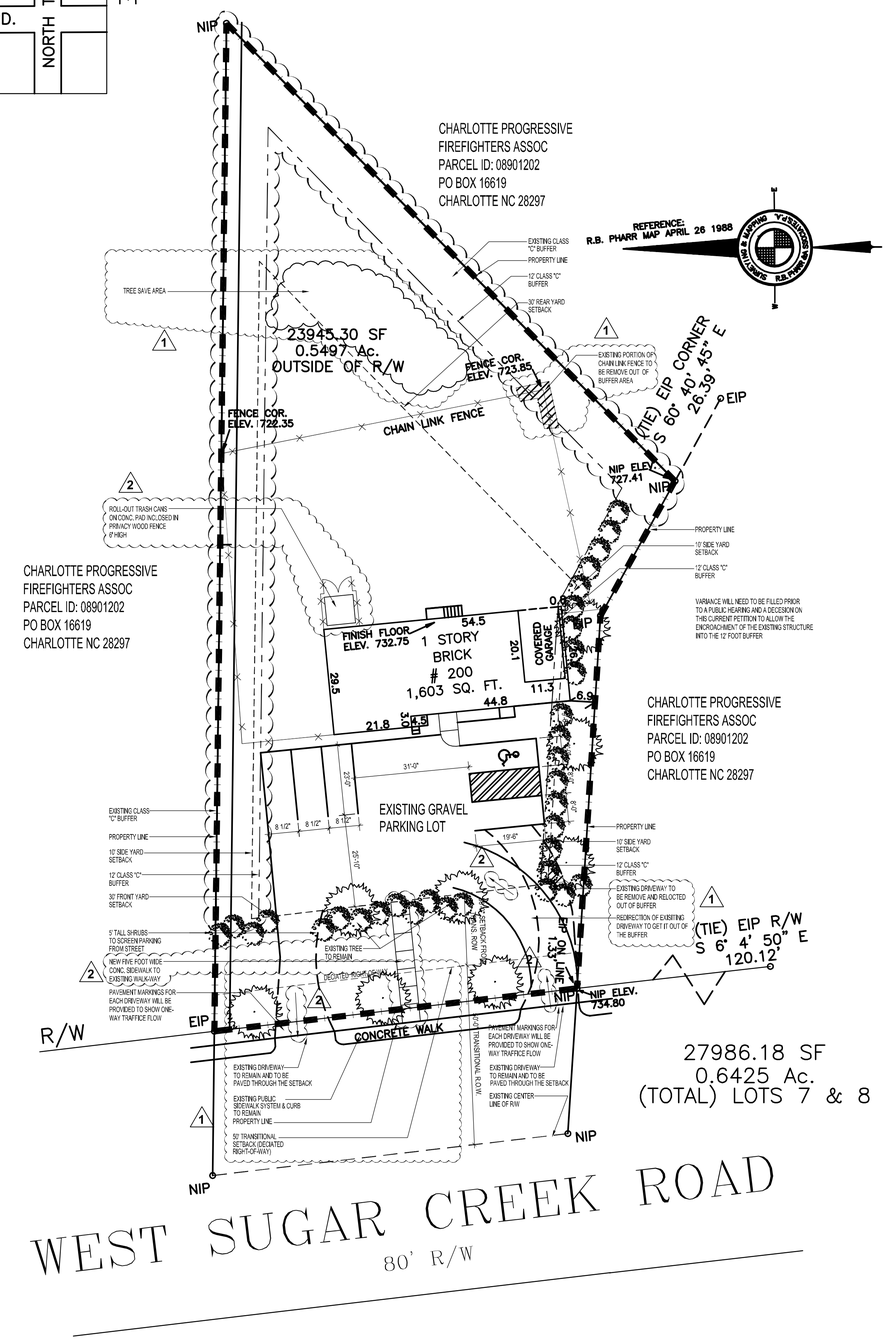

BENCHMARK = 733.68
RIM OF MANHOLE

1 SITE PLAN

SCALE: 1"=20'-0"

SITE DATA PARCEL-ID# 08901203	
EXISTING ZONING	R-12 (MULTI-FAMILY)
PROPOSED ZONING	O-1 (CD)
CURRENT USE	SINGLE-FAMILY USE
PROPOSED USE	GENERAL OFFICE
MAXIMUM SQUARE FOOTAGE	+/- 1,863 SQ. FT.
SITE ACREAGE	.64

AREA TO BE REZONED
EXISTING CHAINLINK FENCE TO REMAIN
CENTER LINE OF R/W LINE
BLDG SET BACK LINE
PLANTING STRIP

A FIRE HYDRANT IS LOCATED WITHIN 750' OF THE MOST REMOTE POINT OF A BUILDING AS TRUCK TRAVELS. (NEAREST FIRE HYDRANT IS APPROX. 180' AWAY FROM THE PROPERTY.)

Conditional Notes:

1. No storm water detention in buffer or setbacks.
2. Throughout this rezoning petition, the terms "Owners/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 shall apply.
3. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. this includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
4. If an adjacent property zoning changes to a district that would not require a buffer, the buffer required for this property may be reduced or eliminated to meet the proper requirement for that zoning criteria.
5. The petitioner will comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
6. Ached and detached lighting will be downwardly directed. Detached lighting will be limited to a height of 15 feet.
7. The development of the site shall be controlled by the standards depicted on this Site Plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of the proposed use on the site, but the exact details of the configuration and and placement of site elements may be altered or modified within the limits prescribed by the ordinance as specified in section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
8. All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, screening, open space, landscaping, tree ordinance, ect.
9. Vehicular access shall be limited to the two shown on this plan. The exact location may vary from depicted, but shall comply with all applicable design/locational requirements of the Charlotte Department of Transportatio
10. No dumpster to be used roll out container
11. The existing structure shall remain.

2 GENERAL NOTES & LEGEND

SCALE: NTS

PETITIONER: 2014-113

AMERICAN ARCHITECTURE COLLABORATIVE, LLC
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CONSULTANT
ARCHITECT/ENGINEER

DESIGNER'S SEAL

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REZONING PETITION #
FAMILY OUTREACH & COUNSELING CENTER, INC.
200 W. SURGAR CREEK RD.
CHARLOTTE, N.C. 28213

REVISIONS:

NO.	DATE:	DESCRIPTION
1	11-12-14	REVISION TO COMMENTS
2		
3		

DATE: SEPT 2, 2014
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO. 10-0014
CAD FILE: FAMILY