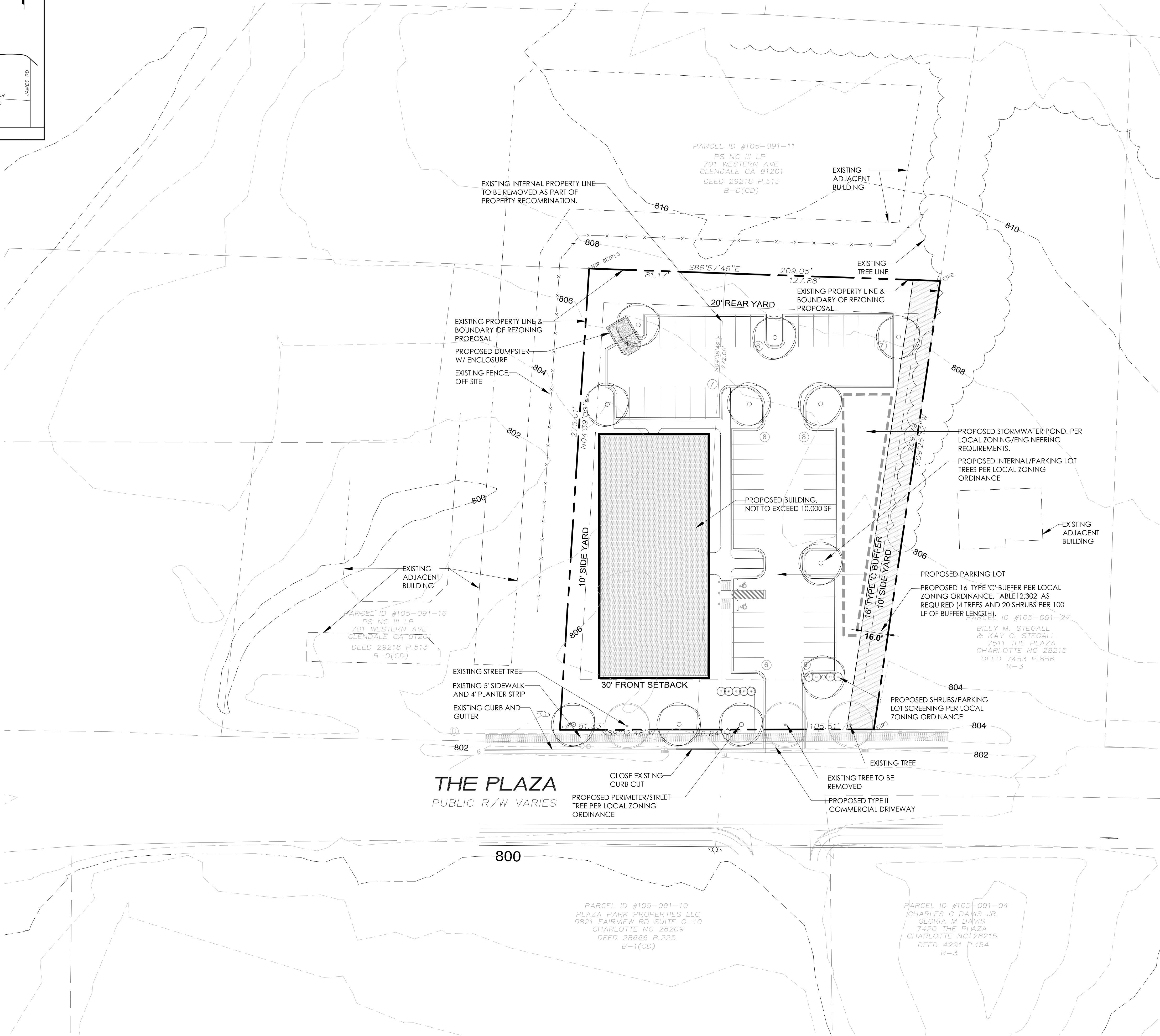
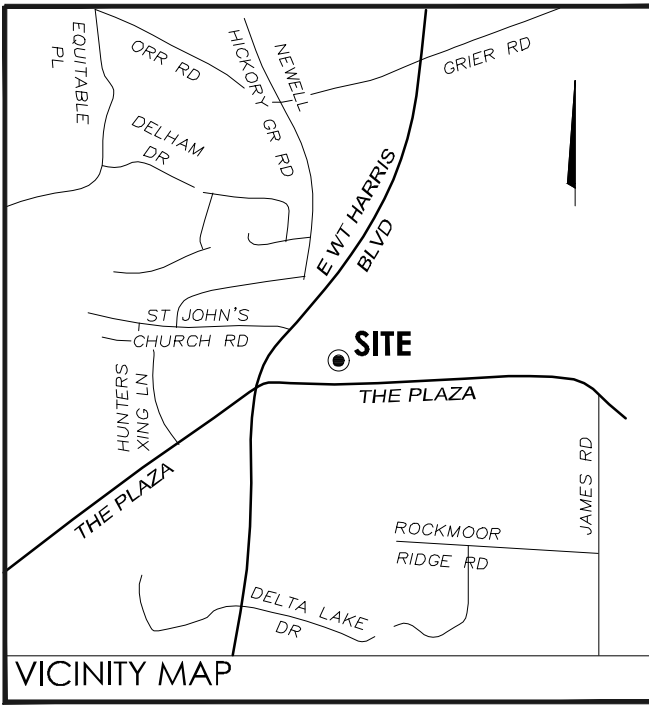




SITE DEVELOPMENT DATA	
SITE ACREAGE:	1.23 AC. (APPROXIMATE)
SITE TAX PARCEL :	105-091-17 & 105-091-18 7401 & 7413 THE PLAZA, CHARLOTTE, NC
EXISTING ZONING:	R-3
PROPOSED ZONING:	O-1 (CD)
EXISTING USE:	VACANT
PROPOSED USE:	OFFICE BUILDING/MEDICAL OFFICE BUILDING
EXISTING BUILDING SIZE	N/A
PROPOSED BUILDING SIZE	10,000 SF (MAX)
BUILDING HEIGHT (MAX)	40'
FLOOR AREA RATIO (MAX)	.60
OPEN SPACES	PER ORDINANCE
PARKING REQUIRED	PER ORDINANCE
MEDICAL OFFICE	1 SPC PER 200 SF
OFFICE	1 SPC PER 300 SF
PARKING PROPOSED	50 SPC. (1 PER 200 SF)
BICYCLE PARKING REQUIRED	2 SPC LONG/SHORT
BICYCLE PARKING PROPOSED	PER ORDINANCE
MIN. FRONT SETBACK	30' FRONT MIN. SETBACK
MIN. SIDEYARD	10' SIDEYARD
MIN. REARYARD	20' REARYARD
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615

GENERAL/CONDITIONAL REZONING NOTES

GENERAL PROVISIONS:

- THE PURPOSE OF THE REZONING IS TO ALLOW FOR THE USE OF OFFICE/MEDICAL OFFICE BUILDING SERVICES AND ALL USES PERMITTED BY RIGHT AND WITH PRESCRIBED CONDITIONS IN THE O-1 ZONING DISTRICT.
- THE REZONING PLAN MAY HAVE MINOR CHANGES AS ALLOWED PER SECTION 6.207 OF THE ZONING ORDINANCE.

PERMITTED USE:

- THE INTENDED USE FOR THE PROPOSED LOTS IS FOR OFFICE/MEDICAL OFFICE BUILDING SERVICES.
- THE PROPOSED LOTS/LOTS ALLOWS ALL USES PERMITTED BY RIGHT AND WITH PRESCRIBED CONDITIONS IN THE O-1 ZONING DISTRICT EXCEPT THAT A MAXIMUM OF 10,000 SF OF OFFICE/PROFESSIONAL SERVICES WILL BE ALLOWED.

TRANSPORTATION:

- SITE ACCESS FROM THE PLAZA RD SHALL NOT UTILIZE THE EXISTING DRIVEWAY LOCATION, BUT RATHER PROVIDE A NEW DRIVEWAY LOCATION AS OUTLINED BY THE REZONING PLAN.

ARCHITECTURAL STANDARDS:

- SEE ATTACHED ARCHITECTURAL BUILDING ELEVATIONS
- PROMINENT PEDESTRIAN ENTRANCE

STREETSCAPES AND LANDSCAPES:

- THE EXISTING 4' PLANTER STRIP AND 5' SIDEWALK ALONG PLAZA RD SHALL REMAIN. PERIMETER STREET TREES SHALL BE INSTALLED ALONG PLAZA RD, AS SHOWN ON THE REZONING PLAN.
- TREE PLANTING WITHIN THE PROPOSED PARKING LOT SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT ZONING CODE REQUIREMENTS

LIGHTING:

- ALL OUTDOOR LIGHTING SHALL UTILIZE DOWNWARD SHIELDED LIGHTING FIXTURES AND PARKING LOT LIGHTING WILL BE LIMITED TO 35 FEET IN HEIGHT.

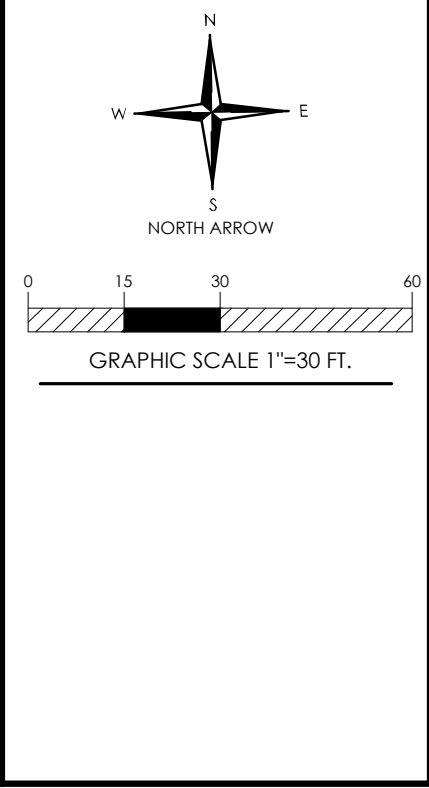
TRASH SERVICE:

- TRASH SERVICE WILL BE PROVIDED IN A DUMPSTER AS SHOWN ON THE REZONING PLAN.

ENVIRONMENTAL FEATURES:

- THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- WATER QUALITY AND DETENTION BMPs WILL BE AESTHETICALLY APPEALING THROUGH THE USE OF GRASS, LANDSCAPING, WATER FEATURES, RAIN GARDENS, OR OTHER SIMILAR FEATURES.

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NC ENGINEERING BOARD LICENSE #: C-381
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399



THE PLAZA
OFFICE BUILDING PARCEL
7401 THE PLAZA, CHARLOTTE, NC
PARCEL NUMBER 10509117 & 18

REZONING PLAN

REVISIONS:



STREET ELEVATION
1/8" = 1' - 0"

PLAZA MEDICAL
OFFICE BUILDING
7401 THE PLAZA
CHARLOTTE, NC

PROJECT NUMBER:

ISSUE DATE:
2-17-16

REVISIONS

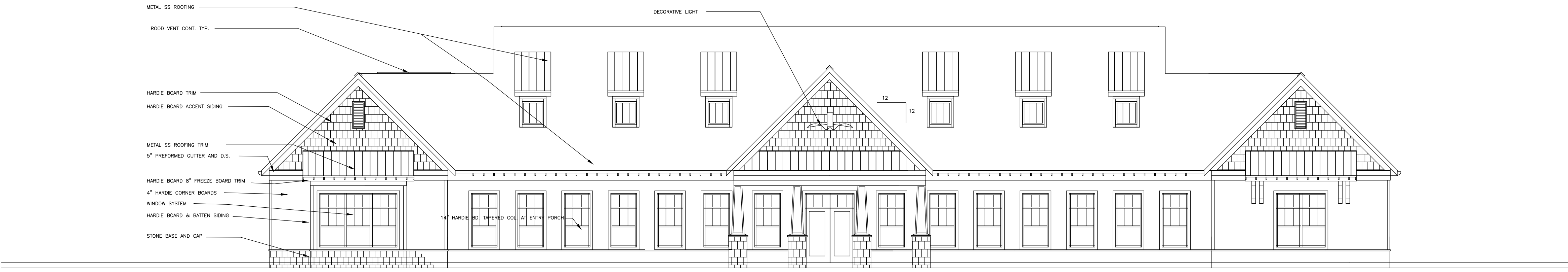
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Adams Group
ARCHITECTS

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704/341-0303 Fax 704/341-0652

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FRONT ELEVATION
1/8" = 1' - 0"



REAR ELEVATION
1/8" = 1' - 0"

PROJECT NUMBER:

ISSUE DATE:
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REVISIONS

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