

DEVELOPMENT DATA

- TAX PARCEL - ID# 02711401
- PHYSICAL ADDRESS - 12100 DEARMON RD CHARLOTTE NC 28269
- TOTAL ACRES - 4.35
- CURRENT OWNER - JERRY R. & DONNA K. ELLIS
- CURRENT ZONING - R-3
- CURRENT LAND USE - SINGLE FAMILY RESIDENTIAL, UNDEVELOPED
- PROPOSED OWNER - DERITA MASONIC LODGE T15 AF & AM
- PROPOSED ZONING - INSTITUTIONAL(CONDITIONAL ZONING)
- PROPOSED USE - REFER TO PERMITTED USES AS DESCRIBED BELOW

GENERAL PROVISIONS

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE-MECKLENBURG ZONING ORDINANCES. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE ALTHOUGH 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 AS ALLOWED UNDER THE PROVISIONS SECTIONS OF THE ZONING ORDINANCES. MODIFICATIONS ARE SUBJECT TO REQUIREMENTS IN SECTION 6.207 OF THE ZONING ORDINANCE.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT MAY APPLY TO THE DEVELOPMENT OF THIS SITE. C. 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.

PURPOSE

TO BE USED FOR THE NEW CONSTRUCTION OF DERITA MASONIC LODGE T15.

PERMITTED USES

THIS SITE MAY BE USED FOR ANY USE OR PURPOSE THAT IS ALLOWED IN REGARDS TO FRATERNAL ORGANIZATIONS, RELIGIOUS INSTITUTIONS AND/OR GENERAL OFFICES.

TRANSPORTATION

A. THE SITE WILL REQUIRE TWO ACCESS/EXIT DRIVES AS DEPICTED HEREON. THE ACTUAL LOCATIONS TO BE DETERMINED AND APPROVED BY BOTH THE APPROPRIATE ZONING ORDINANCES AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

B. PARKING AREAS ARE TO BE AS DEPICTED HEREON WITH THE APPROVAL OF THE ZONING ORDINANCES HAVING JURISDICTION. IT IS NOTED THAT THERE IS NO STREET PARKING ON ROADWAYS LESS THAN 26' IN CLEAR WIDTH.

ARCHITECTURAL STANDARDS

REFER TO ELEVATION. PROPOSED HEIGHT TO BE A MAXIMUM OF 40 FEET OR TWO STORIES.

STREETSCAPE AND LANDSCAPE

CLASS "C" BUFFER PER TABLE 12.302(a) AND (b) MINIMUM 28' IN WIDTH.

ENVIRONMENTAL SERVICES

MALLARD WATERSHED, YADKIN SOUTHEAST CATAMBA POST CONSTRUCTION DISTRICT. POST CONSTRUCTION BUFFER SHOWN IN HATCHED AREA. PARCEL IS LOCATED WITHIN THE WATER QUALITY BUFFER.

PARKS, GREENWAYS AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

FREESTANDING LIGHTING FIXTURES, INCLUDING BASE, WILL NOT EXCEED 21 FEET IN HEIGHT. FIXTURES WILL HAVE FULL CUT-OFF LUMINARIES. OTHER ARCHITECTURAL LIGHTING TO INCLUDE SCONCES AND OTHER DECORATIVE LIGHTING ON THE BUILDING EXTERIOR.

PHASING

RESERVED

SPECIAL NOTATIONS:

1-092316. THE CITY WILL FUND AND BUILD THE CURB AND GUTTER AND ASSOCIATED STORM DRAINAGE ALONG THE FRONTAGE OF 12100 DEARMON ROAD DURING CONSTRUCTION OF THE DEARMON ROAD COMPLETE STREET IMPROVEMENTS PROJECT. IN EXCHANGE, THE PETITIONER/DEVELOPER OF THE DERITA MASONIC LODGE AGREES TO DONATE/DEDICATE ALL NECESSARY EASEMENTS TO BUILD THE IMPROVEMENTS AT NO CHARGE TO THE CITY. EASEMENTS INCLUDE PERMANENT (SUCH AS RIGHT-OF-WAY, UTILITY, STORM DRAINAGE, ETC.) AND TEMPORARY.

2-081216. THE MASONIC LODGE WILL CONSTRUCT THE 6' WIDE SIDEWALK DURING THE CONSTRUCTION OF THEIR PROJECT. THE EXACT LOCATION WILL BE PROVIDED BY THE CITY UPON COMPLETION OF THE DESIGN OF THE DEARMON ROAD PROJECT TO ALLOW THE SIDEWALK TO MATCH THE FUTURE CROSS-SECTION.

3-081216. ALL TRANSPORTATION COMMITMENTS MUST BE COMPLETED AND APPROVED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

4-092316. CONSTRUCTION OF THE PAVEMENT, CURBLINE, PLANTING STRIP AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY'S FUTURE PLAN ALONG THE SITE FRONTAGE ALONG DEARMON ROAD. PER THE PROSPERITY AREA PLAN THE CURB AND GUTTER SHALL BE LOCATED APPROX. 24' FROM THE EXISTING CENTERLINE OF DEARMON ROAD AND THE RIGHT OF WAY DEDICATION APPROX. 40' FROM EXISTING CENTERLINE OF DEARMON ROAD.

5-081216. A MINIMUM 5' WIDE SIDEWALK CONNECTION IS SHOWN AND WILL BE PROVIDED BY THE OWNER TO CONNECT BETWEEN THE BUILDING ENTRANCE AND DEARMON ROAD SIDEWALK.

6-092316. CHARLOTTE WATER HAS WATER SYSTEM AVAILABILITY FOR THIS SITE VIA AN EXISTING 12-INCH WATER DISTRIBUTION MAIN ALONG DEARMON ROAD AND EXISTING SIX-INCH WATER DISTRIBUTION MAIN LOCATED ALONG RIDGELINE LAND. SEWER SYSTEM AVAILABILITY IS VIA AN EXISTING EIGHT-INCH GRAVITY SEWER MAIN LOCATED IN THE WESTERN PORTION OF THE REZONING AREA AND ALONG DEARMON ROAD, AS WELL AS AN EXISTING EIGHT-INCH GRAVITY SEWER MAIN ALONG RIDGELINE LANE.

7-092316. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE. PROPERTY IS LOCATED IN THE WEDGE, THEREFORE TREE SAVE SHALL BE PROVIDED ON SITE. TREE SAVE AREA TO BE MINIMUM 30 FEET WIDE; NO STRUCTURES ALLOWED WITHIN TEN FEET OF TREE SAVE AREAS.

APPROVED BY
CITY COUNCIL
OCT 17, 2016

CONTRACTOR TO VERIFY ALL DIMENSIONS.

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

PINNACLE ARCHITECTURE
PROFESSIONAL ASSOCIATION

P.O. BOX 187, 630 TEAM ROAD, SUITE 200
MATTHEWS, NORTH CAROLINA 28106
PH: (704) 847-9851 F: (704) 847-9853

ISSUANCE REV 09/25/16
DATE
CHECKED BY FMM/REB
PROJECT 1526

PROPOSED NEW BUILDING FOR
DERITA MASONIC LODGE #T15 AF & AM
CHARLOTTE, NORTH CAROLINA

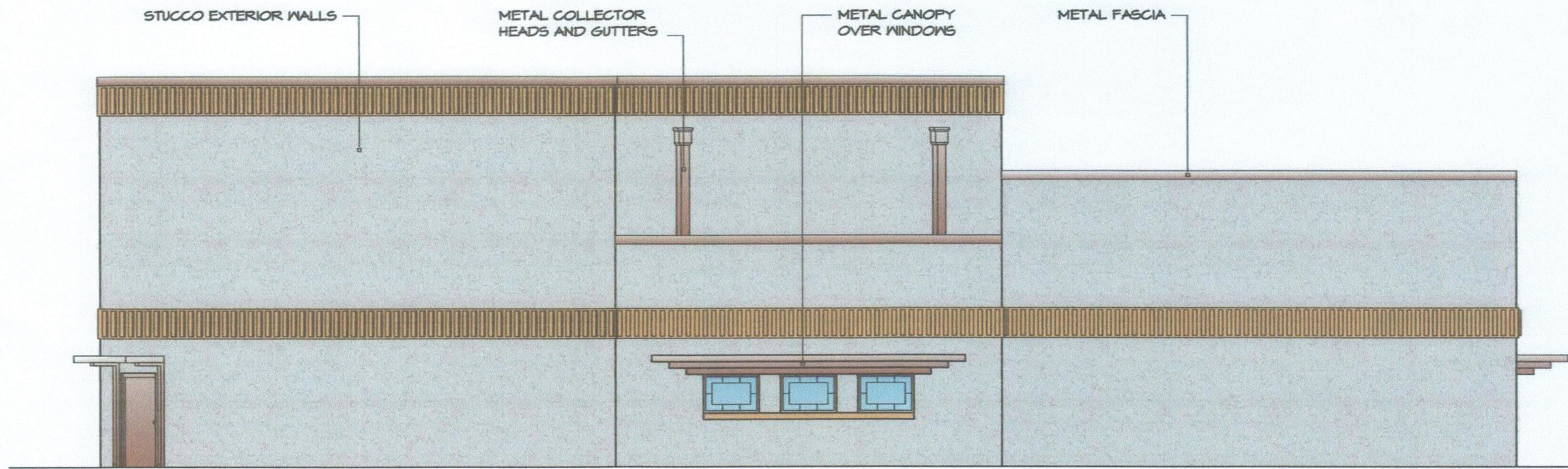
RE-ZONING SITE PLAN
RE-ZONING PETITION 2016-089

REVISION SCHEDULE

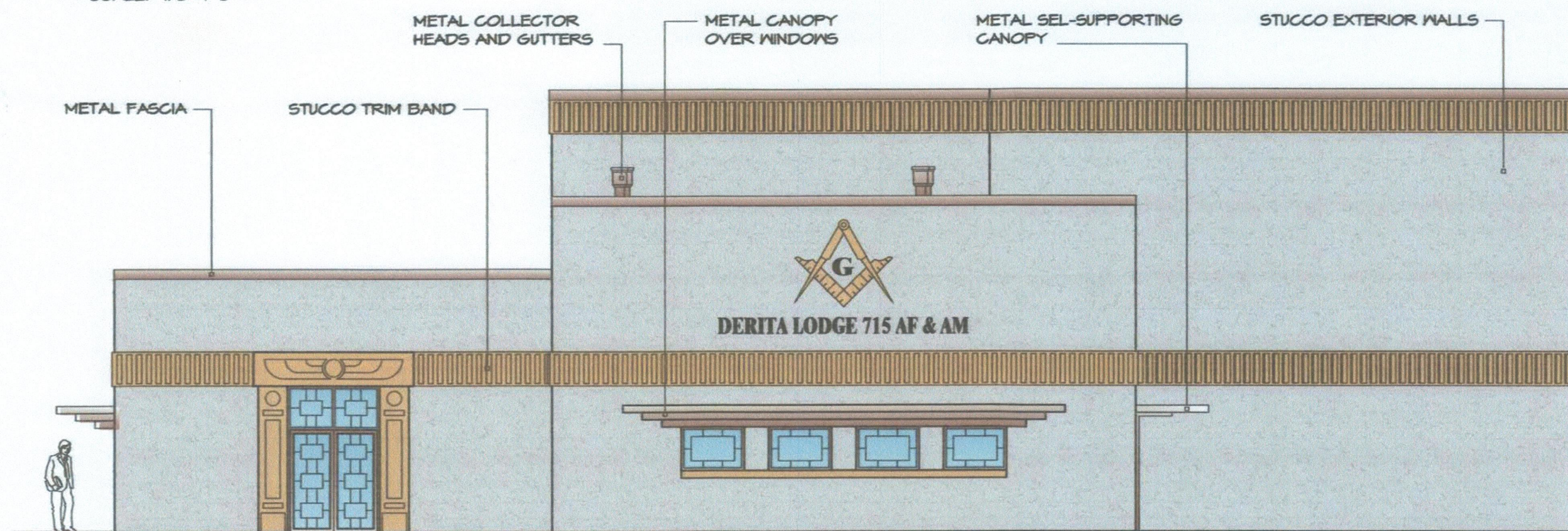
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SEP 26 2016

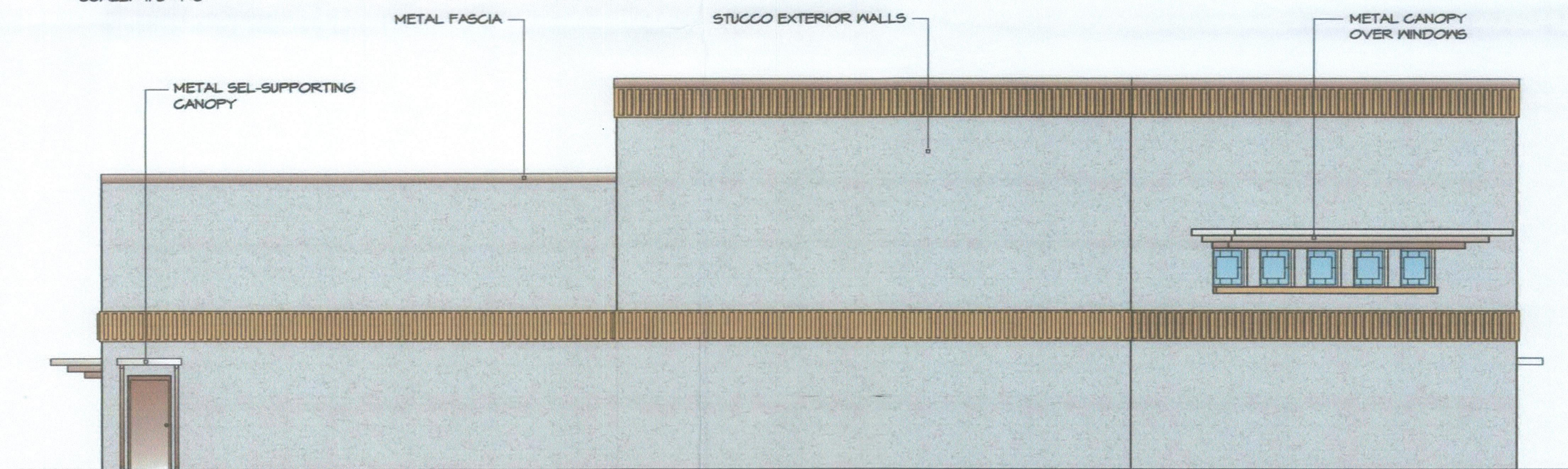
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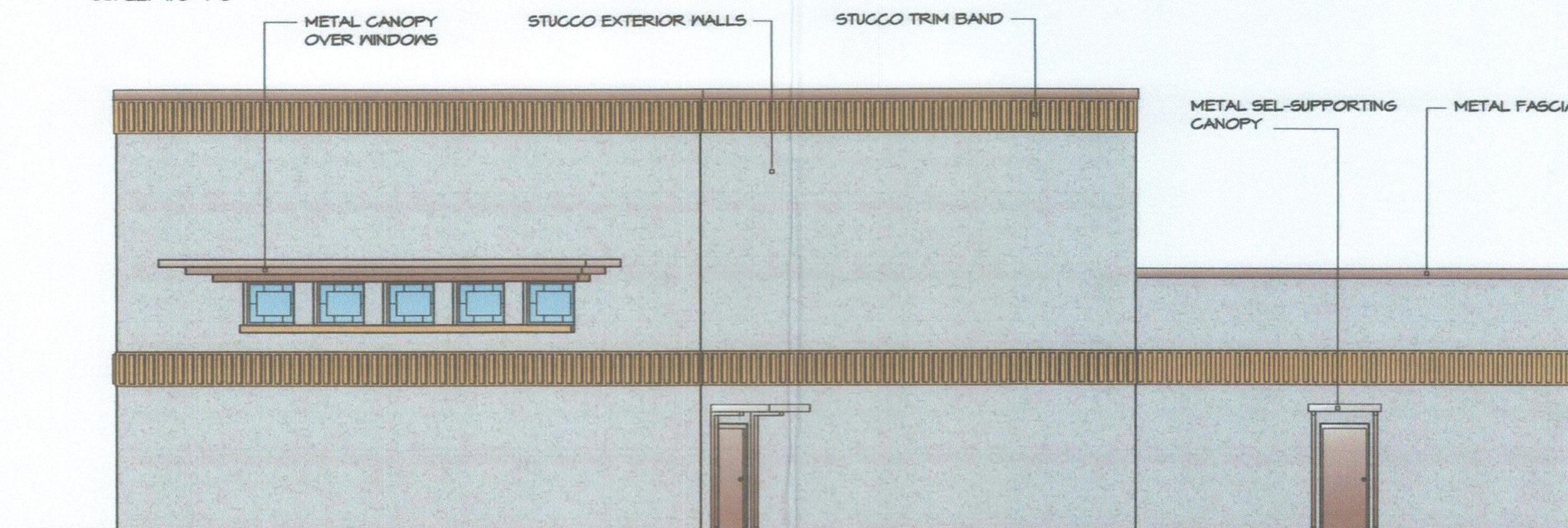
1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 SIDE ELEVATION
SCALE: 1/8"=1'-0"



3 REAR ELEVATION
SCALE: 1/8"=1'-0"

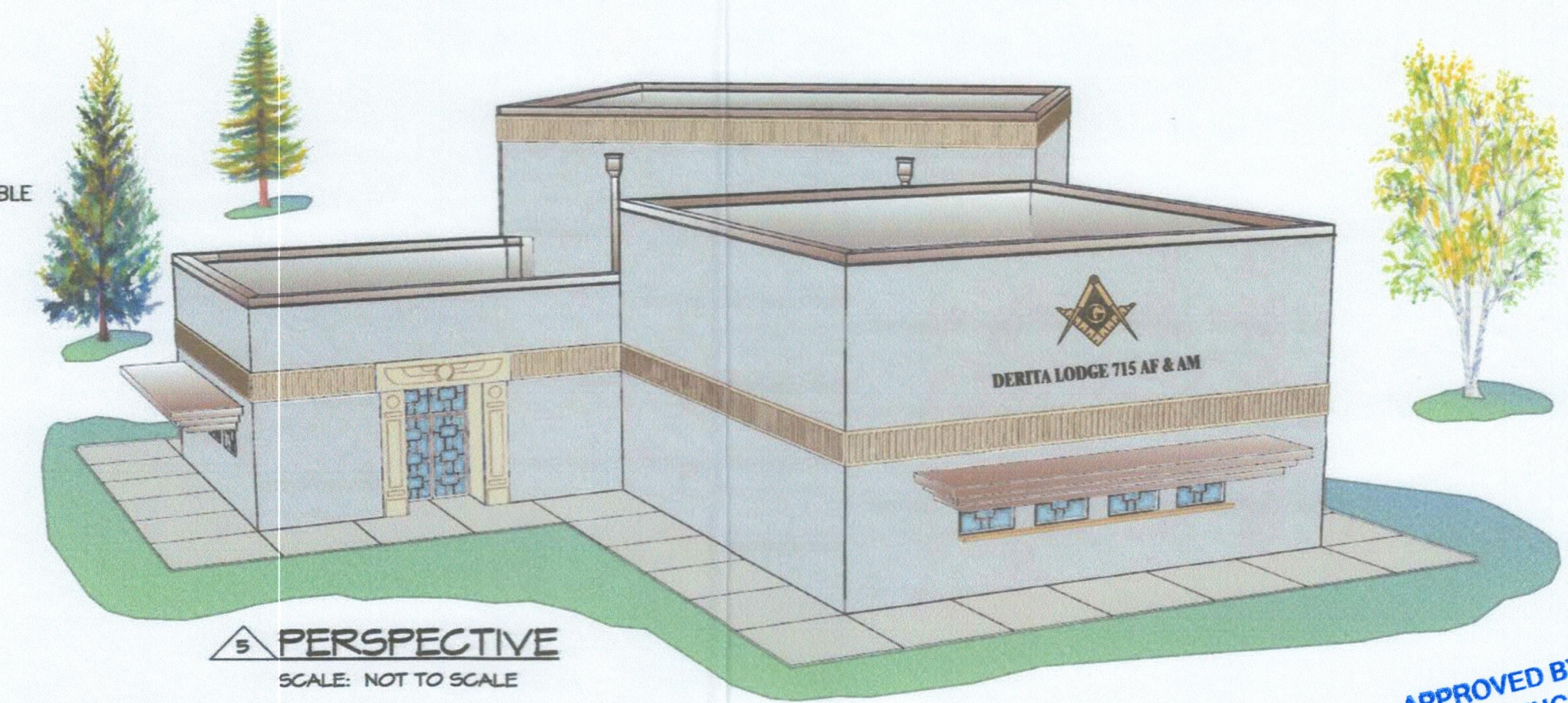


4 SIDE ELEVATION
SCALE: 1/8"=1'-0"

TOILET FIXTURE CALCULATIONS:
TOTAL OCCUPANCY = 193, 193/2 = 96 MALE & 95 FEMALE
A1 ASSEMBLY W/ FIXED SEATS
REQ'D. W/C = MALE 1/150 PROVIDED = 2 (1 IS URINAL)
REQ'D. W/C = FEMALE 1/75 PROVIDED = 2
REQ'D. LAVATORIES = 1/200 PROVIDED = 1 MALE & 1 FEMALE
REQ'D. DRINKING FOUNTAINS = 1/1000 PROVIDED = 1 REG. & 1 HC ACCESSIBLE

OCCUPANCY PER SPACE TYPES:
LOBBY - A2 (UNCONCENTRATED) 15 SF NET
LODGE ROOM - A3 W/ FIXED SEATS 74 SEATS
BANQUET HALL - A2 (UNCONCENTRATED) 15 SF NET
ADMIN. OFFICE - BUSINESS 100 SF GROSS
OFFICE - BUSINESS 100 SF GROSS
STORAGE, ELEC., MECH. - ACCESSORY STORAGE 300 SF GROSS
KITCHEN - KITCHEN/COMM. 200 SF GROSS

GROSS INTERIOR S.F. = 5,134



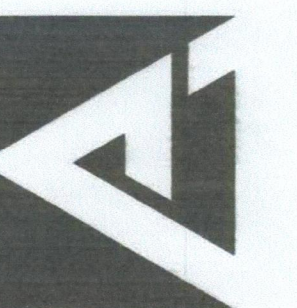
5 PERSPECTIVE
SCALE: NOT TO SCALE

APPROVED BY
CITY COUNCIL
OCT 17 2016

CONTRACTOR TO VERIFY ALL DIMENSIONS

CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION

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PROFESSIONAL ASSOCIATION
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MATTHEWS, NORTH CAROLINA 28106
PH: (704) 847-9851 F: (704) 847-9853



ISSUE DATE 00.00.00
DRAWN BY JAE
CHECKED BY FMW/REB
PROJECT 0000

PROPOSED NEW BUILDING FOR
DERITA MASONIC LODGE #715
CHARLOTTE, NORTH CAROLINA

REVISION SCHEDULE		
DATE	REFERENCE	

THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS AND CAN NOT BE USED FOR CONSTRUCTION PURPOSES OR REPRODUCED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.