

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 115 AF 4 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 115.
PERMITTED USES
THIS SITE MAY BE USED FOR ANY USE OR PURPOSE THAT IS ALLOWED IN THE INST(CD) - INSTITUTIONAL (CONDITIONAL ZONING) DISTRICT.
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
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. NO PERENNIAL OR INTERMITTENT STREAMS EXIST ON THE SITE. 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 20 FEET IN HEIGHT. FIXTURES WILL HAVE FULL CUT-OFF LUMINAIRES. OTHER ARCHITECTURAL LIGHTING TO INCLUDE SCONES AND OTHER DECORATIVE LIGHTING ON THE BUILDING EXTERIOR.
PHASING
RESERVED

SPECIAL NOTATIONS:
1-081216.
DEDICATION IN FEE 38' OF RIGHT OF WAY AS MEASURED FROM DEARMON ROAD'S EXISTING CENTERLINE TO PROVIDE FUTURE TEMPORARY CONSTRUCTION EASEMENT/S AT NO COSTS TO THE CITY WHEN REQUESTED FOR THE CITY'S DEARMON ROAD COMPLETE STREET PROJECT.
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.
4-081216.
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 24' FROM THE EXISTING CENTERLINE AND RIGHT OF WAY DEDICATION 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.

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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
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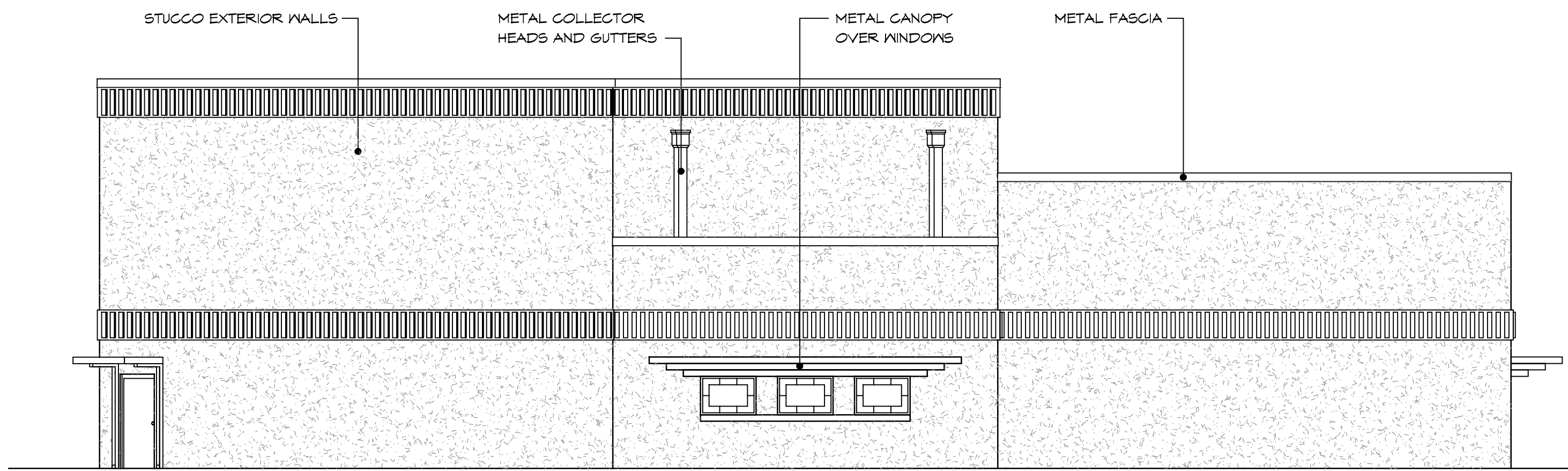
ISSUE DATE REV 08.12.16
DRAWN BY JAE
CHECKED BY TAY, REB
PROJECT 1526

RE-ZONING SCHEDULE
DATE REFERENCE

PROPOSED NEW BUILDING FOR
DERITA MASONIC LODGE #115 AF 4 AM
CHARLOTTE, NORTH CAROLINA

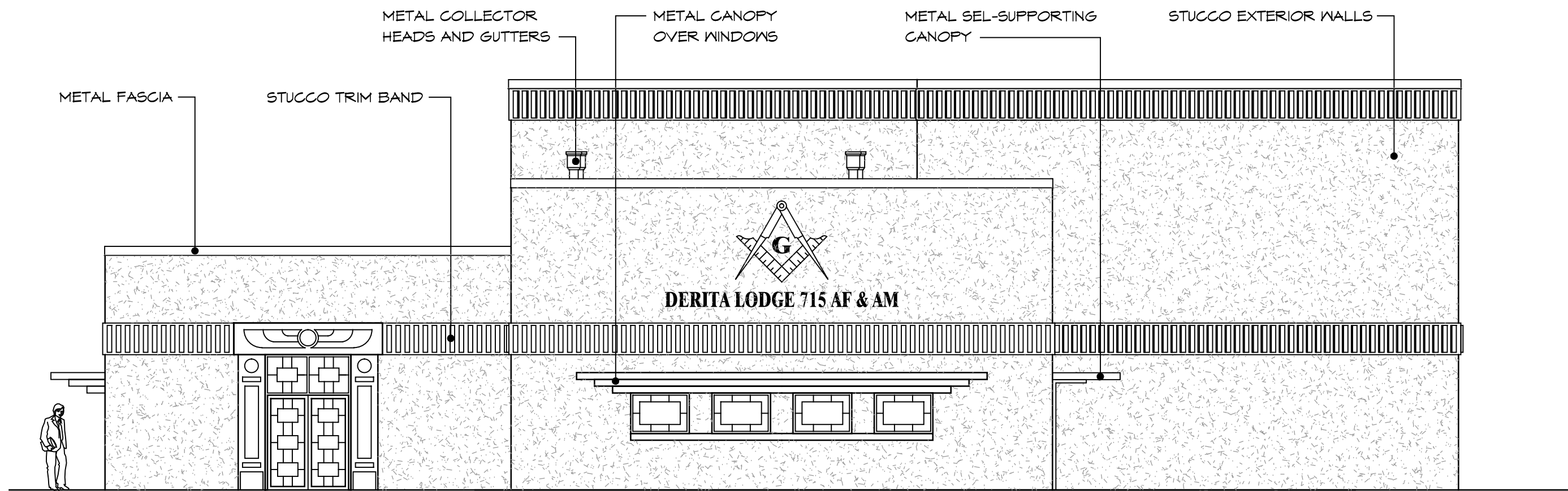
RE-ZONING SITE PLAN
RE-ZONING PETITION 2016-089

RZ-1



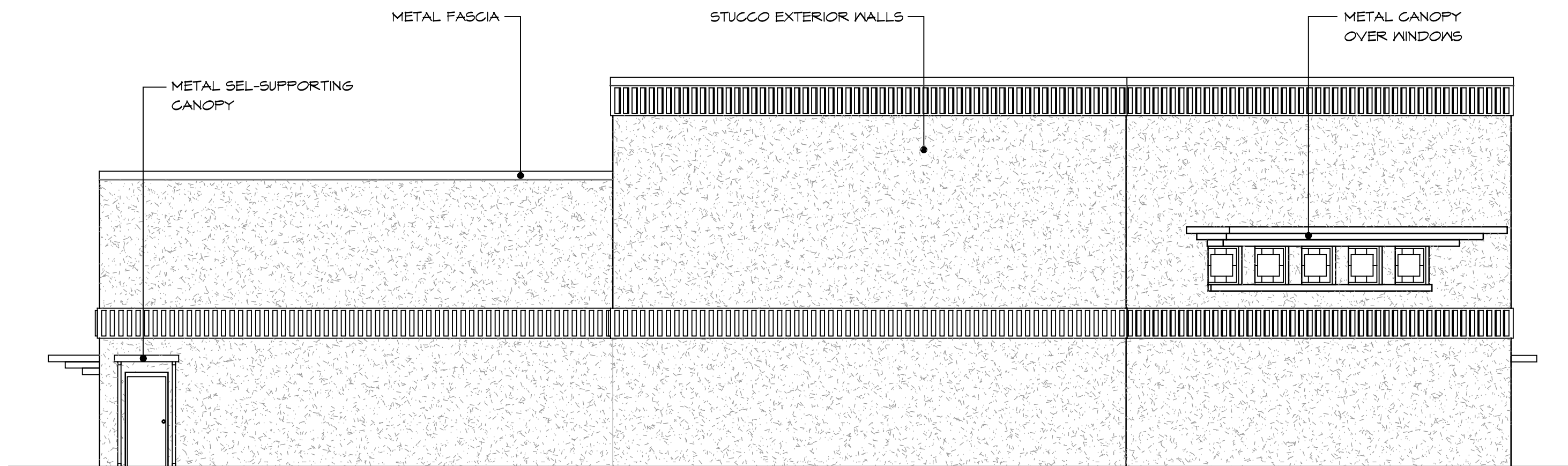
1 FRONT ELEVATION

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



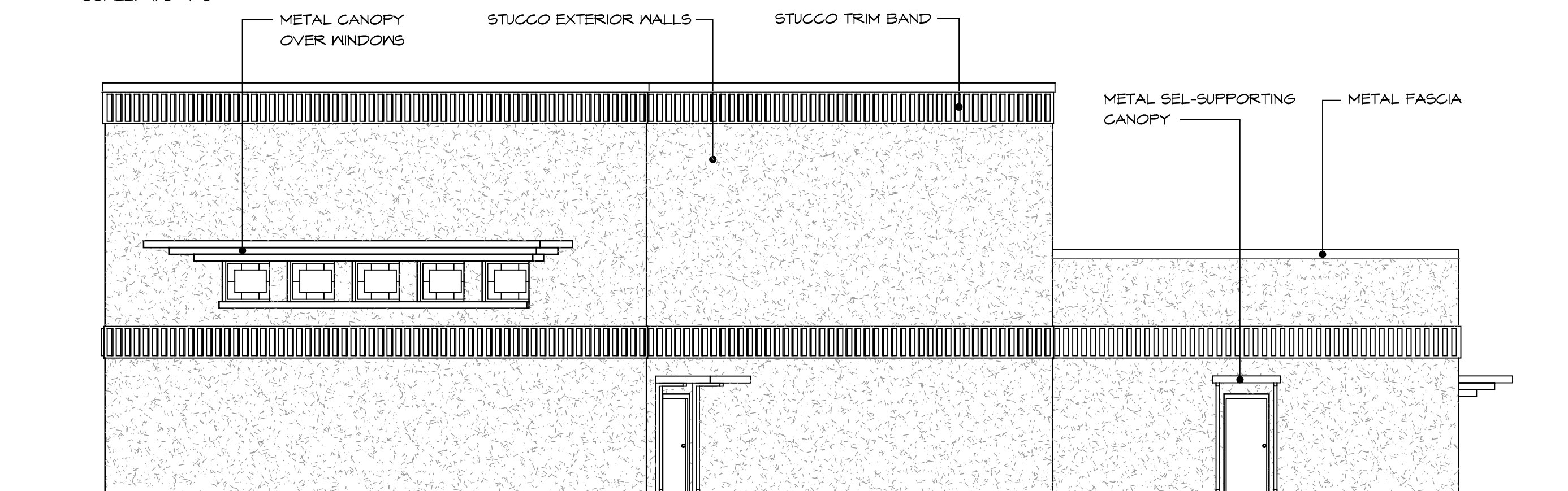
2 SIDE ELEVATION

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



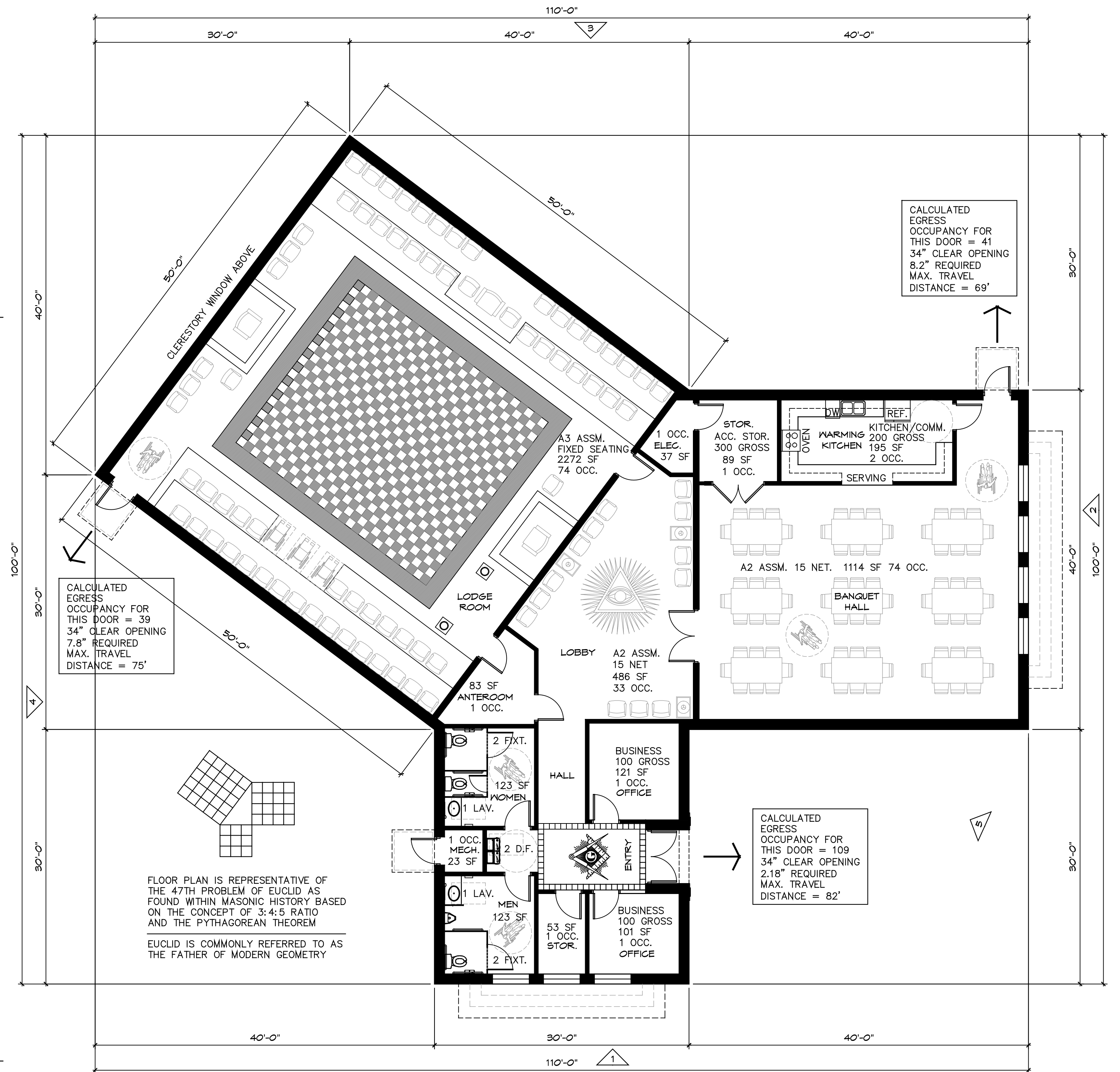
3 REAR ELEVATION

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



4 SIDE ELEVATION

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



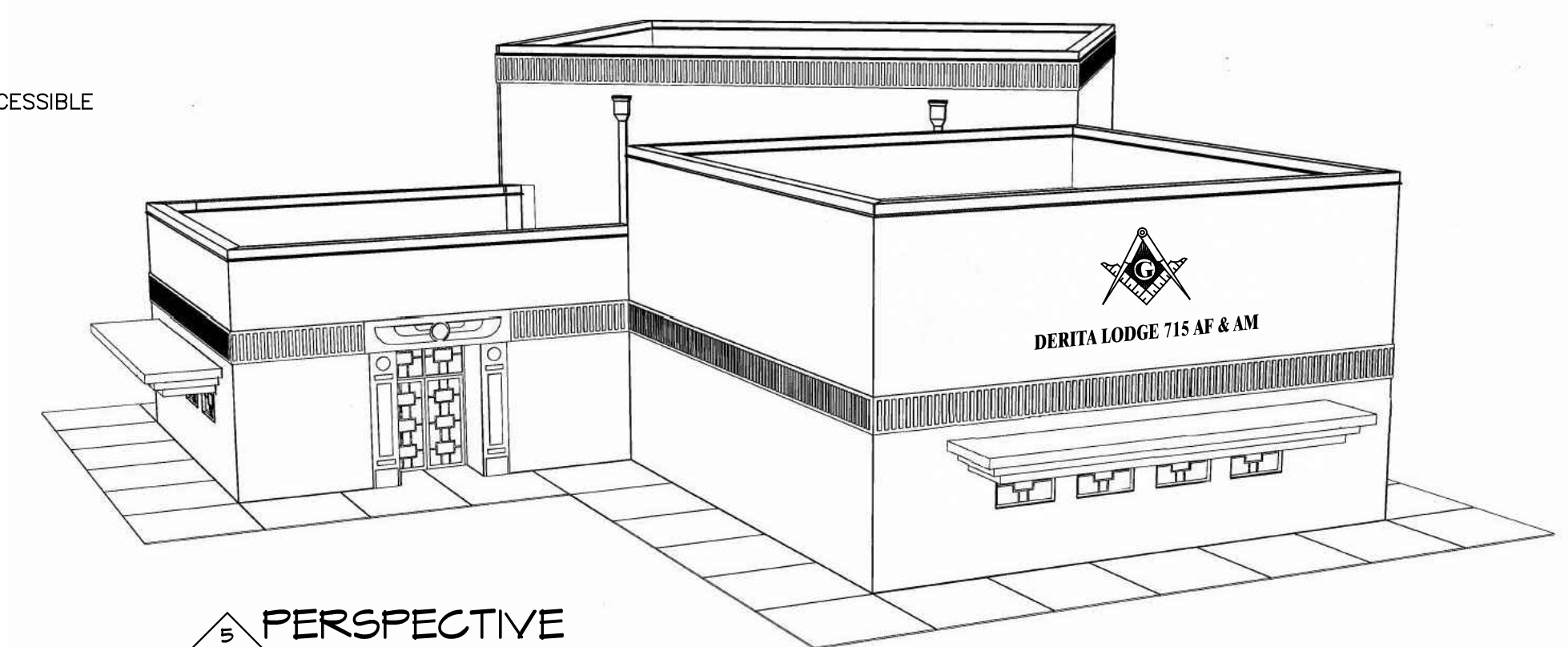
PROPOSED NEW BUILDING FLOORPLAN

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

GROSS INTERIOR S.F. = 5,134.

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



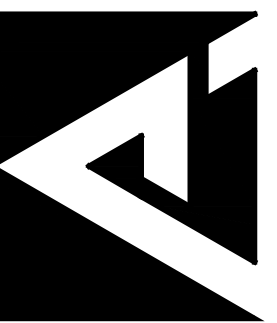
5 PERSPECTIVE

SCALE: NOT TO SCALE

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ISSUE DATE 00.00.00
DRAWN BY FJW/REB
CHECKED BY 0000
PROJECT:

PROPOSED NEW BUILDING FOR
DERITA MASONIC LODGE #715
CHARLOTTE, NORTH CAROLINA
RE-ZONING - PROPOSED STRUCTURE
RE-ZONING PETITION 2016-089

REVISION	SCHEDULE
DATE	REFERENCE

RZ-2