

PARCEL # 02711549
CURRENT OWNER:
JUAACKLIN MARTIN

PARCEL # 02711550
CURRENT OWNER:
CLAYBORNE &
JOANNE THOMAS

PARCEL # 02711551
CURRENT OWNER:
HAMPTON PLACE
PROPERTY OWNERS
ASSOCIATION

PARCEL # 027110730
CURRENT OWNER:
EDDIE & MARY HILL

PARCEL # 027110728
CURRENT OWNER:
SYREETA WATKINS
REAVIS & MONTEZ
REAVIS

PARCEL # 027110729
CURRENT OWNER:
HILL LAND
CORPORATION

PARCEL # 02711527
CURRENT OWNER:
RANDALL COFFMAN

PARCEL # 02711526
CURRENT OWNER:
ANGELA LEWIS

PARCEL # 02711525
CURRENT OWNER:
WALLACE LISBENY

PARCEL # 02711524
CURRENT OWNER:
JOHN & JANICE
CLONINGER

PARCEL # 02711511
CURRENT OWNER:
INVITATION HOMES

PARCEL # 02711510
CURRENT OWNER:
AMERICAN HOMES

PARCEL # 02711509
CURRENT OWNER:
FRANCIS L. &
CHERYL MAYNARD

PARCEL # 02711508
CURRENT OWNER:
MICHAEL & KIMBERLY SCOTT

PARCEL # 02711507
CURRENT OWNER:
THERESA M. MCGRATH

PARCEL # 02711401
CURRENT OWNER:
DONNA & JERRY ELLIS

PARCEL ID # 02711401

DEVELOPMENT DATA

- TAX PARCEL - ID# 02711401
- PHYSICAL ADDRESS - 12100 DEARMON RD CHARLOTTE NC 28264
- TOTAL ACRES - 4.95
- CURRENT OWNER - JERRY R. & DONNA K. ELLIS
- CURRENT ZONING - R-3
- CURRENT LAND USE - SINGLE FAMILY RESIDENTIAL RURAL ACREAGE
- PROPOSED ZONING - 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.

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. THESE ARE NOT ZONING REGULATIONS ADMINISTERED BY THE ZONING ADMINISTRATOR AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE AND ANY OTHER CITY ORDINANCES.

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

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE USE OF THE AFORE-MENTIONED PROPERTY TO BE USED AS A NEW HOME FOR DERITA MASONIC LODGE T15.

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.

ARCHITECTURAL STANDARDS

RESERVED

STREETScape AND LANDSCAPE

THE PETITIONER WILL INSTALL LANDSCAPE SCREENING THAT IS TO COMPLY WITH ALL ORDINANCES HAVING JURISDICTION. THE LANDSCAPE AREAS SHOWN MAY INCLUDE ADDITIONAL TREES, SHRUBBERY AND VEGETATION AS TO BE DETERMINED BY THE SERVICES OF A LANDSCAPE ARCHITECT IF DESIRED BY THE OWNER. ANY ADDITIONAL LANDSCAPING IS NOT TO INTERFERE WITH THAT AS REQUIRED BY APPLICABLE ZONING ORINANCES.

ENVIRONMENTAL SERVICES

RESERVED

PARKS, GREENWAYS AND OPEN SPACE

RESERVED

FIRE PROTECTION

ALL FIRE PROTECTION WILL BE SUBJECT TOO AND INSTALLED IN A MANNER TO REFLECT THE APPLICABLE ZONING ORDINANCES AND LOCAL FIRE MARSHAL.

SIGNAGE

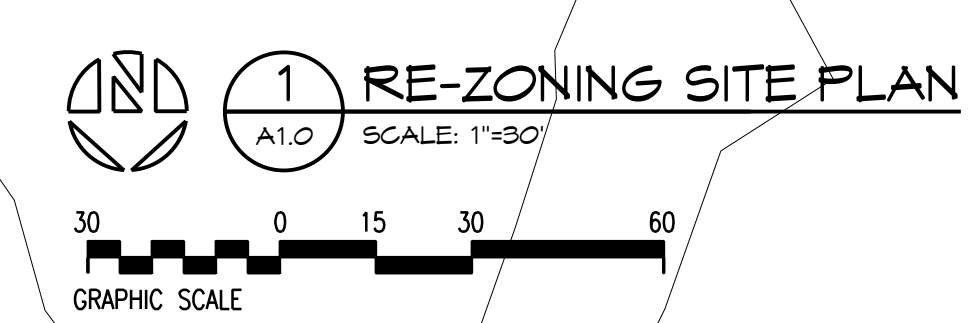
ALL EXTERIOR SIGNAGE WILL BE SUBJECT TOO AND INSTALLED IN A MANNER TO REFLECT THE APPLICABLE ZONING ORDINANCES.

LIGHTING

ALL EXTERIOR LIGHTING WILL BE SUBJECT TOO AND INSTALLED IN A MANNER TO REFLECT THE APPLICABLE ZONING ORDINANCES.

PHASING

RESERVED



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

03.28.16
JAE
15/REB
15/26

ISSUE DATE
DRAWN BY
CHECKED BY
PROJECT:

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

PROPOSED NEW BUILDING FOR
DERITA MASONIC LODGE #715 AF & AM
CHARLOTTE, NORTH CAROLINA
RE-ZONING SITE PLAN

REVISION SCHEDULE
DATE REFERENCE

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