

THE FINAL SETBACKS WILL BE BASED ON THE ORIENTATION OF THE BUILDING(S) WITH 20 FEET FRONT, SIDEYARDS WILL PROVIDE 8 FEET OF BUILDING SEPARATION AS A MINIMUM WITH THE FIRST SIDEYARD NO LESS THAN 8 FEET.

REQUIRED LANDSCAPE BUFFER 41 FEET TO BE REDUCED TO 30.75' WITH A SOLID WALL OR FENCE

RECYCLE AREA

PROPOSED WALL/FENCE TRASH DUMPSTER

6' SIDEWALK WITH 8 FOOT PLANTING STRIP MINIMUM

Hickory Grove Rd (R/W Varies)

PROPOSED 5' SIDEWALKS TO BUILDINGS (TYP.)

PROPOSED 5' SIDEWALK (TYP.)

PROPOSED 40' Public R/W

PROPOSED 5' SIDEWALK (TYP.)

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PROPOSED 5' SIDEWALK (TYP.)

- PERMITTING DATA:**
1. SITE AVERAGE: 4.15 AC.
 2. PARCEL ID NUMBERS OF PROJECT: 107-312-05, 107-312-06, 107-312-07, 107-312-08, 107-312-09, 107-312-10, 107-312-11, 107-312-12, 107-312-13, 107-312-14, 107-312-15, 107-312-16, 107-312-17, 107-312-18, 107-312-19, 107-312-20, 107-312-21, 107-312-22, 107-312-23, 107-312-24, 107-312-25, 107-312-26, 107-312-27, 107-312-28, 107-312-29, 107-312-30, 107-312-31, 107-312-32, 107-312-33, 107-312-34, 107-312-35, 107-312-36, 107-312-37, 107-312-38, 107-312-39, 107-312-40, 107-312-41, 107-312-42, 107-312-43, 107-312-44, 107-312-45, 107-312-46, 107-312-47, 107-312-48, 107-312-49, 107-312-50, 107-312-51, 107-312-52, 107-312-53, 107-312-54, 107-312-55, 107-312-56, 107-312-57, 107-312-58, 107-312-59, 107-312-60, 107-312-61, 107-312-62, 107-312-63, 107-312-64, 107-312-65, 107-312-66, 107-312-67, 107-312-68, 107-312-69, 107-312-70, 107-312-71, 107-312-72, 107-312-73, 107-312-74, 107-312-75, 107-312-76, 107-312-77, 107-312-78, 107-312-79, 107-312-80, 107-312-81, 107-312-82, 107-312-83, 107-312-84, 107-312-85, 107-312-86, 107-312-87, 107-312-88, 107-312-89, 107-312-90, 107-312-91, 107-312-92, 107-312-93, 107-312-94, 107-312-95, 107-312-96, 107-312-97, 107-312-98, 107-312-99, 107-312-100.
 3. CURRENT ZONING: R-8 (PARCELS 107-312-05, 107-312-06, 107-312-07), B-2 (CD) (PARCEL 107-312-08, 107-312-09, 107-312-10), B-2 (CD) (PARCEL 107-312-11, 107-312-12, 107-312-13, 107-312-14, 107-312-15, 107-312-16, 107-312-17, 107-312-18, 107-312-19, 107-312-20, 107-312-21, 107-312-22, 107-312-23, 107-312-24, 107-312-25, 107-312-26, 107-312-27, 107-312-28, 107-312-29, 107-312-30, 107-312-31, 107-312-32, 107-312-33, 107-312-34, 107-312-35, 107-312-36, 107-312-37, 107-312-38, 107-312-39, 107-312-40, 107-312-41, 107-312-42, 107-312-43, 107-312-44, 107-312-45, 107-312-46, 107-312-47, 107-312-48, 107-312-49, 107-312-50, 107-312-51, 107-312-52, 107-312-53, 107-312-54, 107-312-55, 107-312-56, 107-312-57, 107-312-58, 107-312-59, 107-312-60, 107-312-61, 107-312-62, 107-312-63, 107-312-64, 107-312-65, 107-312-66, 107-312-67, 107-312-68, 107-312-69, 107-312-70, 107-312-71, 107-312-72, 107-312-73, 107-312-74, 107-312-75, 107-312-76, 107-312-77, 107-312-78, 107-312-79, 107-312-80, 107-312-81, 107-312-82, 107-312-83, 107-312-84, 107-312-85, 107-312-86, 107-312-87, 107-312-88, 107-312-89, 107-312-90, 107-312-91, 107-312-92, 107-312-93, 107-312-94, 107-312-95, 107-312-96, 107-312-97, 107-312-98, 107-312-99, 107-312-100).
 4. PROPOSED ZONING: B-2 (CD) (ALL PARCELS) WITH AN ALLOWANCE FOR CONSTRUCTION OF OFFICES AND PROFESSIONAL SERVICES.
 5. PROPOSED SQUARE FOOTAGE OF NEW OFFICE/TELEK SPACE: 31,500 S.F. (NOT INCLUDING EXISTING 11,000SF)
 6. MAXIMUM BUILDING HEIGHT: 40 FT.
 7. MINIMUM NUMBER OF PARKING SPACES: 3 PER 500 S.F. (31,500 S.F./500 S.F. = 105 SPACES)
 8. PROJECT: BICYCLE AND WHEELCHAIR SPACES SHALL MEET CITY AND ADA REQUIREMENTS) FLOOD PLANS EXIST ON THE PROJECT.
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- GENERAL PROVISIONS:**
1. DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE CITY ZONING ORDINANCES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE.
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- TRANSPORTATION NOTES:**
1. A 6 FOOT SIDEWALK SHALL BE PROVIDED WITH AN 8 FOOT PLANTING STRIP ALONG HICKORY BLVD.
 2. IMPROVED PESTICIDE MANAGEMENT SHALL BE PROVIDED ACROSS SUSAN DRIVE AT HICKORY GROVE ROAD AND SUSAN DRIVE AT HICKORY GROVE ROAD.
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- ARCHITECTURAL STANDARDS:**
- (a) Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
 - (b) Buildings shall be placed so as to present a front or side facade to all streets.
 - (c) Facades fronting streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
 - (d) The facades of first-ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
 - (e) Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
 - (f) Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - (g) Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior awnings, arcades, or other architectural elements.
 - (h) Buildings should be a minimum height of 22'.
 - (i) Multi-story buildings should have a minimum of 20% transparency on all upper stories.

SETBACKS:

FRONT YARD - 20'
 REAR YARD - 10'
 SIDEWALK FROM THOROUGHFARE - 30'

- RESERVED:**
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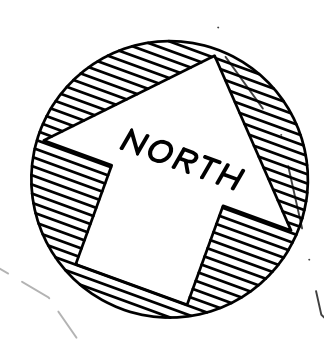
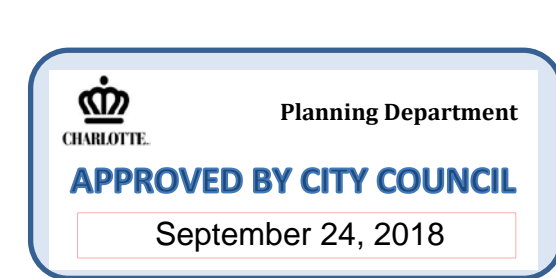
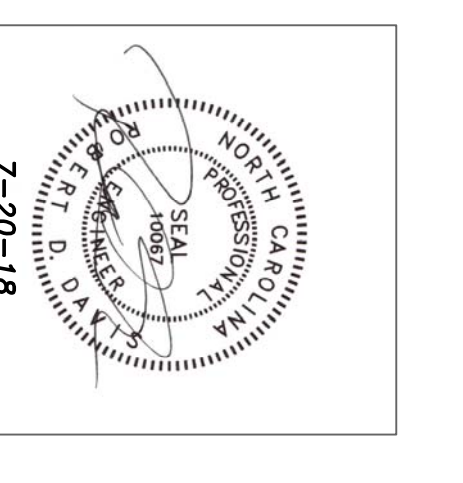
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NOT FOR CONSTRUCTION



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| Project | LAWSON COMMERCIAL CITY OF CHARLOTTE |
| Sheet Title | CONDITIONAL REZONING SITE PLAN |
| RDD Project Engineer | JAMES SCHAD |
| Drawn By | 7/21/17 |
| Date Drawn | |
| Scale | 1" = 60' |
| Layout | |
| Issue Date | 8/11/17 |
| Project Number | |

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|-----------|----------|
| Revisions | No. Date |
| 1 | 08/11/17 |
| 2 | |
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