

- DEVELOPMENT DATA:**
1. SITE ACREAGE: 4.15 AC.
 2. PARCEL ID NUMBERS OF PROJECT: 107-312-03, 107-312-04, 107-312-05, 107-312-06, 107-312-07
 3. B-2 (ZONING) (PARCELS 107-312-03, 107-312-04, 107-312-05, 107-312-06, 107-312-07)
 4. PROPOSED ZONING: B-2 (CO) (ALL PARCELS)
 5. PROPOSED SQUARE FOOTAGE OF OFFICE/FLEX SPACE: 31,500 S.F.
 6. MAXIMUM NUMBER OF BUILDINGS: 5
 7. MINIMUM NUMBER OF PARKING SPACES: 1 PER 300 S.F.
 8. LOT/300 S.F./200 S.F. (100 SPACES) SHALL MEET CITY AND ADA REQUIREMENTS
 9. NO S.W.I.M. BUFFERS, POST CONSTRUCTION BUFFERS OR FEMA REGULATED FLOOD PLAINS EXIST ON THE PROJECT.

DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS IN THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF THE ZONING ORDINANCE.

1. THE CITY OF CHARLOTTE HAS FULL ACCESS TO SUSAN DRIVE AND HICKORY GROVE ROAD. THE RIGHT THINGS ONLY AS DEPICTED ON THE PLAN.
2. PARKING AREAS ARE GENERALLY DEPICTED IN CONCEPT ON THE PLAN.
3. THE SITE COMMENTARY HAS FULL ACCESS TO SUSAN DRIVE AND HICKORY GROVE ROAD. THE RIGHT THINGS ONLY AS DEPICTED ON THE PLAN.
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STREETScape AND LANDSCAPING:

1. A 6' CLASS BUFFER IS REQUIRED BETWEEN OFFICE USE AND RESIDENTIAL ZONED PROPERTY. THE BUFFER SHALL BE PROVIDED WITHIN THE 24.5' SETBACK FROM THE CENTERLINE TO ACCOMMODATE IMPROVED PAVEMENT AND A LOCAL COMMERCIAL STREET STANDARD FROM HICKORY AS RIBBON OF WAY BY THE FITTING.
2. SUSAN DRIVE SHALL BE PROVIDED WITHIN THE 24.5' SETBACK FROM THE CENTERLINE TO ACCOMMODATE IMPROVED PAVEMENT AND A LOCAL COMMERCIAL STREET STANDARD FROM HICKORY AS RIBBON OF WAY BY THE FITTING.
3. LANSON LANE SHALL BE IMPROVED ALONG THE FRONTAGE AND SHALL BE EXTENDED AS A LOCAL STREET TO THE CITY.
4. OCCUR PRIOR TO THE SITE'S FIRST CERTIFICATE OF OCCUPANCY IS ISSUED.
5. ALL IMPROVEMENTS SHALL BE COMPLETED FROM THE DATE OF THE FIRST CERTIFICATE OF OCCUPANCY PERMITS. IF THE DEVELOPMENT IS TO BE PHASED, SUCH PHASING SHALL BE ISSUED BY PHASE COMPLETION.

ENVIRONMENT:

1. A TREE SURVEY SHALL BE PROVIDED FOR ALL TREES 2" INCHES AND ABOVE (DBH) LOCATED IN THE PUBLIC RIGHT OF WAY PRIOR TO RESUBMITTING APPROVAL.
2. THE PUBLIC RIGHT OF WAY PRIOR TO RESUBMITTING APPROVAL.

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

RECYCLE AREA

TRASH DUMPSTER

6' SIDEWALK WITH 8' FOOT PLANTING STRIP MINIMUM

WATER QUALITY AREA

PROPOSED WALL/FENCE

20' SETBACK

30' SETBACK

PROPOSED 5' SIDEWALK (TYP.)

Susan Drive 40' Public R/W

EXISTING PROPERTY LINES TO BE ABANDONED

PROPOSED 40' Public R/W

20' SETBACK

30' SETBACK

TRANSPORTATION NOTES:

1. A 6' FOOT SIDEWALK SHALL BE PROVIDED WITH AN 8' FOOT PLANTING STRIP ALONG HICKORY GROVE ROAD. BACK OF SIDEWALK SHOULD BE 24.5 FEET FROM CENTERLINE TO ACCOMMODATE IMPROVED PAVEMENT AND A LOCAL COMMERCIAL STREET STANDARD FROM HICKORY AS RIBBON OF WAY BY THE FITTING.
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STRIBACKS:

FRONT YARD - 20'

REAR YARD - 10'

SETBACK FROM THOROUGHFARE - 30'

PROPOSED 5' SIDEWALK (TYP.)

Susan Drive 40' Public R/W

EXISTING PROPERTY LINES TO BE ABANDONED

PROPOSED 40' Public R/W

20' SETBACK

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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 to 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 recesses; columns, pilasters, change in materials or colors.

(h) Buildings should be a minimum height of 22'.

(i) Multi-story buildings should have a minimum of 20% transparency on all upper stories.

PROPOSED 5' SIDEWALK (TYP.)

Susan Drive 40' Public R/W

EXISTING PROPERTY LINES TO BE ABANDONED

PROPOSED 40' Public R/W

20' SETBACK

30' SETBACK

PROPOSED 5' SIDEWALK (TYP.)

Susan Drive 40' Public R/W

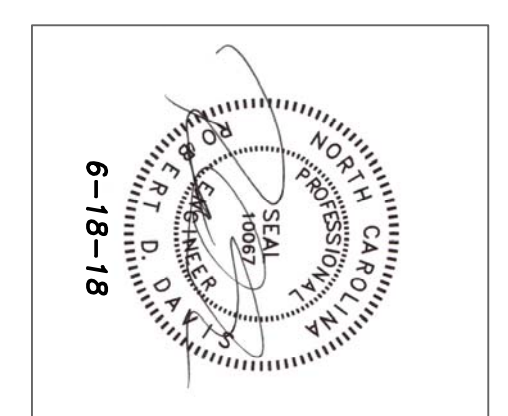
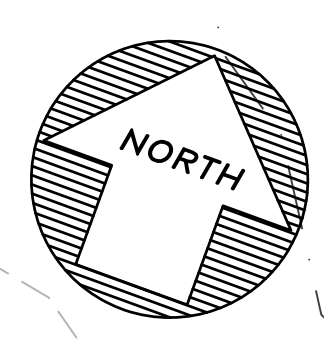
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NOT FOR CONSTRUCTION

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<p>RDD: JAMES SCHAD</p> <p>DATE: 7/21/17</p> <p>DATE DRAWN: 7/21/17</p> <p>DATE SET / SIGNED: 7/21/17</p> <p>DATE REVIEWED: 7/21/17</p> <p>DATE APPROVED: 7/21/17</p>	<p>Project: LAWSON COMMERCIAL CITY OF CHARLOTTE</p> <p>Sheet Title: CONDITIONAL REZONING SITE PLAN</p>	<p>THIS DRAWING IS THE PROPERTY OF R.D.DAVIS ENGINEERING, PLLC. IT IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION AND IS TO BE RETURNED UPON REQUEST.</p>	<p>R.D.DAVIS ENGINEERING PLLC</p> <p>P.O. Box 470085 Charlotte, NC 28247-0085 (704) 651-5752</p>
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