

- PERMITTING DATA:**
1. SITE AREA: 4.15 AC.
  2. PARCEL ID NUMBERS OF PROJECT: 107-312-03, 107-312-04, 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 107-312-04, 107-312-06, 107-312-07), B-2 (CD) (PARCEL 107-312-03, 107-312-05, 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).
  4. PROPOSED ZONING: B-2 (CD) (ALL PARCELS WITH AN ALLOWANCE FOR CONSTRUCTION OF OFFICE BUILDINGS).
  5. PROPOSED SQUARE FOOTAGE OF NEW OFFICE/TELEX SPACE: 31,500 S.F. (NOT INCLUDING EXISTING 11,000 S.F.)
  6. MAXIMUM BUILDING HEIGHT: 40 FT.
  7. MINIMUM NUMBER OF PARKING SPACES: 1 PER 300 S.F. (31,500 S.F./300 S.F. = 105 SPACES).
  8. PROJECT: BICYCLE AND WHEELCHAIR SPACES SHALL MEET CITY AND ADA REQUIREMENTS (FLOOD PLANS EXIST ON THE PROJECT).
  9. PROJECT: BICYCLE AND WHEELCHAIR SPACES SHALL MEET CITY AND ADA REQUIREMENTS (FLOOD PLANS EXIST ON THE PROJECT).

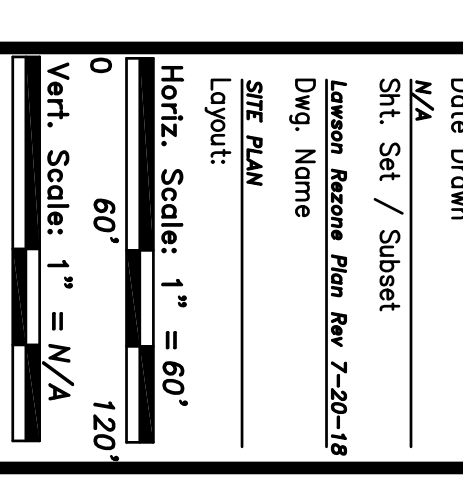
- GENERAL PROVISIONS:**
1. DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE PROVISIONS OF THE ZONING ORDINANCE. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE.
  2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE.
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  10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE.

- TRANSPORTATION NOTES:**
1. A 6 FOOT SIDEWALK SHALL BE PROVIDED WITH AN 8 FOOT PLANTING STRIP ALONG HICKORY FRONT, SIDEYARDS WILL PROVIDE 8 FEET OF BUILDING SEPARATION AS A MINIMUM WITH THE FIRST SIDEYARD NO LESS THAN 8 FEET.
  2. IMPROVED PESTICIDE MANAGEMENT SHALL BE PROVIDED ACROSS SUSAN DRIVE AT HICKORY GROVE ROAD INTERSECTION.
  3. SIDEWALKS SHALL BE PROVIDED TO A LOCAL COMMERCIAL STREET STANDARD FROM HICKORY GROVE ROAD TO LAWSON LANE. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED TO FIT ROAD IMPROVEMENT.
  4. SIDEWALKS SHALL BE PROVIDED ALONG THE FRONTAGE AND SHALL BE EXTENDED AS A LOCAL COMMERCIAL ROAD TO THE PROPERTY LINE.
  5. THE DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY SHALL BE PROVIDED TO THE CITY OF CHARLOTTE.
  6. OCCUPANCY PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY BUILDING PERMIT. IMPROVEMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMITS. IF THE DEVELOPER IS TO BE PHASED, SUCH PHASING SHALL BE ISSUED BY PHASE COMPLETION.
  7. THE PUBLIC RIGHT OF WAY PRIOR TO REZONING APPROVAL.
  8. THE REQUESTED ZONING IS BI WITH AN ALLOWANCE FOR CONTRACTOR OFFICES AND ACCESSORY STORAGE.

- 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:
    - (i) Buildings shall be placed so as to present a front or side facade to all streets.
    - (ii) 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.
    - (iii) The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
    - (iv) Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
    - (v) 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 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'
  - SETBACK FROM THOROUGHFARE - 30'

**NOT FOR CONSTRUCTION**



Project: **LAWSON COMMERCIAL**  
CITY OF CHARLOTTE

Sheet Title: **CONDITIONAL REZONING SITE PLAN**

RDD: **JAMES SCHAD**  
Project Engineer

Drawn By: **Z.Z. LIT**  
Date: **7/21/17**

Scale: **1" = 60'**

Issue Date: **8/11/17**

**JAMES SCHAD**

ENGINEERING PLLC

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Revisions:

No.	Date	Description

Project Number: **---**

Sheet: **1** of **1**