

### ColeJenest & Stone

p+ 704 376 1555 f+ 704 376 7851

## THREE PILLARS CAPITAL, LLC

**4315 TANGLE DRIVE** CHARLOTTE, NC 28211

## THREE PILLARS BREWING

1800 N. BREVARD STREET CHARLOTTE, NC 28206

# TECHNICAL DATA SHEET

Project No.

06/08/18

#### **DEVELOPMENT STANDARDS**

#### **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 ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT 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 OF SECTION 6.2 OF THE ZONING ORDINANCE.
- b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CHARLOTTE 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, ARE NOT 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 OTHER CHARLOTTE 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.
- d. ALTERATIONS TO THE CONDITIONAL ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.

#### PERMITTED USES

a. THE SITE MAY BE DEVOTED TO THE CERTAIN USE OR USES IN THE TOD-M ZONING DISTRICT PERMITTED UNDER THE CHARLOTTE ZONING ORDINANCE AND SHOWN ON THE ATTACHED SITE PLAN, INCLUDING, WITHOUT LIMITATION, A BREWERY AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT.

#### **TRANSPORTATION**

a. THE SITE WILL HAVE A FULL ACCESS DRIVEWAY ON NORTH BREVARD STREET AS GENERALLY DEPICTED ON THE SITE PLAN. FINAL DRIVEWAY LOCATION AND TYPE WILL BE DETERMINED DURING SITE PERMITTING.

#### ARCHITECTURAL STANDARDS

a. BUILDING ENVELOPE WILL INCLUDE AREA FOR ROOFTOP DECK OR PATIO.

#### PARKING, STREETSCAPE AND LANDSCAPING

- a. PLANTING STRIPS AND SIDEWALKS ALONG NORTH BREVARD STREET AND EAST 21ST STREET ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.
- b. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

#### ENVIRONMENTAL FEATURES

- a. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.
- b. ALL REQUIREMENTS OF THE CHARLOTTE POST CONSTRUCTION STORMWATER ORDINANCE (PSCO) SHALL BE MET WITH THIS DEVELOPMENT.

#### PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

#### FIRE PROTECTION

RESERVED

#### LIGHTING

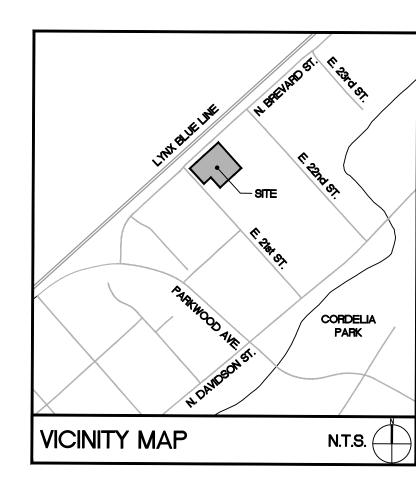
a. FREESTANDING LIGHT WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN HEIGHT.

#### **PHASING**

RESERVED

#### **OPTIONAL PROVISIONS**

- a. TO NOT REQUIRE MINIMUM PARKING FOR ANY EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT USE ON THE SITE. THE PARKING MAXIMUM OF ONE (1) SPACE PER SEVENTY FIVE (75) SQUARE FEET WILL STILL APPLY FOR ANY EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT USE ON THE SITE.
- b. TO ALLOW THE TOTAL MINIMUM FLOOR AREA RATIO OF BUILDINGS ON THE SITE TO BE .50 SQUARE FEET OF FLOOR AREA TO 1 SQUARE FOOT OF THE SITE AND TO ALLOW MORE THAN 20% OF THE PEDESTRIAN AREA TO BE CREDITED TOWARD THE REQUIRED FLOOR AREA RATIO.





Shaping the Environment Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+

200 South Tryon Street, Suite 1400 Charlotte, North Carolina 28202 p+ 704 376 1555 f+ 704 376 7851 url+ www.colejeneststone.com

### THREE PILLARS CAPITAL, LLC

4315 TANGLE DRIVE CHARLOTTE. NC 28211

### THREE PILLARS BREWING

1800 N. BREVARD STREET CHARLOTTE, NC 28206

#### DEVELOPMENT STANDARDS

Project No.

Issued

\_\_\_\_

06/08/18

Revised

#### RZ-2

The drawings, the project manual and the design shown the are instruments of ColeJenest & Stone, P.A.. The reproduct or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P. & 2018

2018-XXX