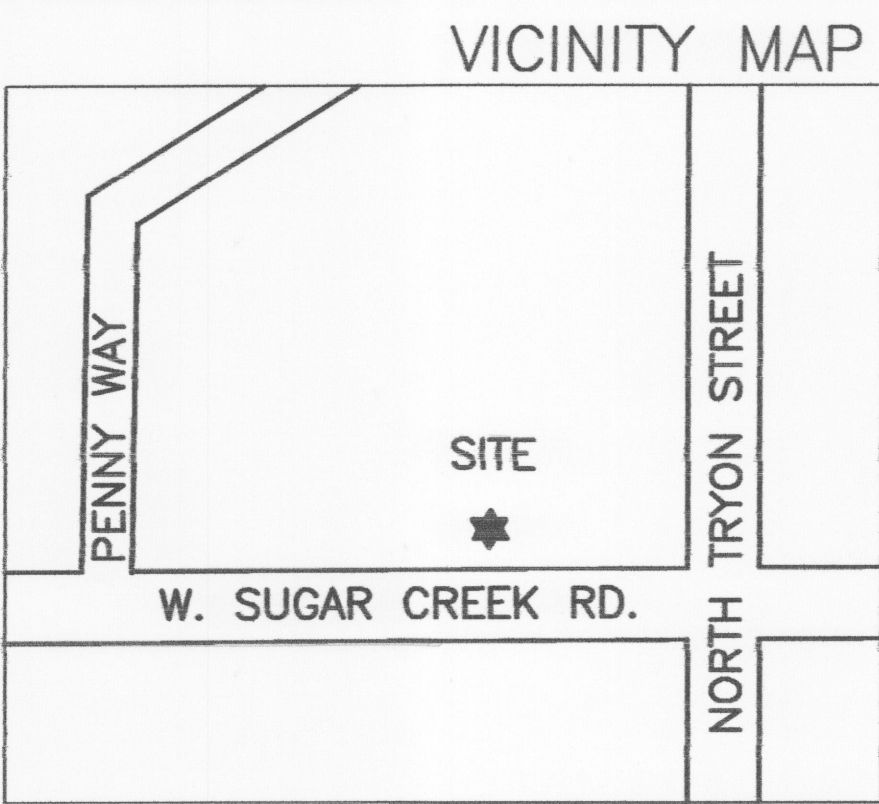
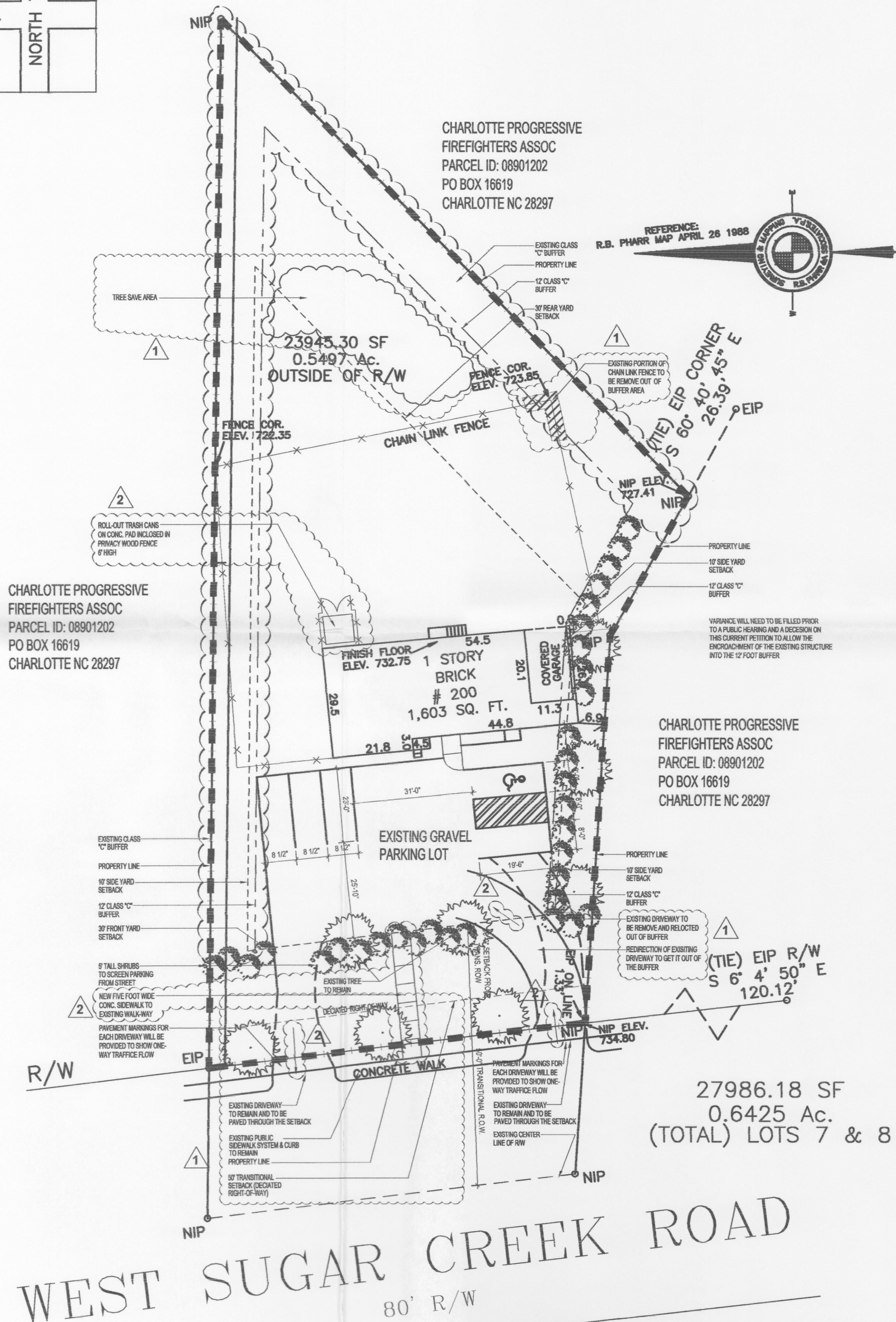




NOT TO SCALE



BENCHMARK = 733.68
RIM OF MANHOLE

WEST SUGAR CREEK ROAD
80' R/W

APPROVED BY
CITY COUNCIL

APR 20 2015

AMERICAN ARCHITECTURE
COLLABORATIVE, LLC
1835 N. TRYON ST.
CHARLOTTE, NC 28206
TEL: 704.333.9656
FAX: 704.376.7122

SITE DATA PARCEL-ID# 08901203

EXISTING ZONING: R-12 (MULTI-FAMILY)
PROPOSED ZONING: D-1 (CO)
CURRENT USE: SINGLE-FAMILY USE
PROPOSED USE: GENERAL OFFICE

MINIMUM SQUARE FOOTAGE: 47,100 SQ. FT.

SITE ADDRESS: 200 W. SUGAR CREEK RD.

AREA TO BE REZONED

EXISTING CHAINLINK FENCE
CENTER LINE
OF R/W LINE
BLDG SET BACK LINE
PLANTING STRIP

A FIRE HYDRANT IS LOCATED WITHIN 750' OF THE
MOST REMOTE POINT OF A BUILDING AS TRUCK TRAVELS.
(NEAREST FIRE HYDRANT IS APPROX. 180' AWAY FROM
THE PROPERTY.)

Conditional Notes

- No storm water detention in buffer or setbacks.
- All the new utilities to be underground.
- Throughout this rezoning petition, the terms "Owners/Petitioners" shall, with respect to the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the site who may be involved shall apply.
- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist, those criteria (for "streets, trees, stormwater, and site development, etc") will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code, conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards, where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
- If an adjacent property zoning changes to a district that would not require a buffer, the buffer required for this property may be reduced or eliminated to meet the proper requirement for that zoning criteria.
- The petitioner will comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The Building height will not exceed 40'
- Ached and detached lighting will be downwardly directed. Detached lighting will be limited to a height of 15 feet. Detached lighting will be fully shielded and full cutoff fixture.
- The development of the site shall be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of the proposed use on the site, but the exact details of the configuration and placement of site elements may be altered or modified within the limits prescribed by the ordinance as specified in section 6.25.020 as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
- All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setbacks/yard dimensions, signage, screening, open space, landscaping, tree ordinance, etc.
- Vehicular access shall be limited to the two shown on this plan. The exact location may vary from depicted, but shall comply with all applicable design/location requirements of the Charlotte Department of Transportation.
- No dumpster to be used roll out container.
- The existing structure shall remain.

REZONING PETITION #
FAMILY OUTREACH &
COUNSELING CENTER, INC.
200 W. SUGAR CREEK RD.
CHARLOTTE, N.C. 28213

REVISIONS:		
NO.	DATE	DESCRIPTION
1	11-12-14	PERIN TO DOWERS
2		
3		
4		
5		
6		
7		
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9		
10		
11		
12		
13		
14		
15		

DATE: SEPT 2, 2014
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO. 10-0014
CAD FILE: FAMILY

RECEIVED
JAN 26 2015
BY: