

Milton Road - Family Dollar Development Standards

General Provisions

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 location of the proposed uses on the site. However the exact configuration, placement and size of the building may be altered or modified within the limits prescribed by the ordinance during the final design development and construction phases as allowed under the provisions of section 6.207 of the zoning ordinance.

- Permitted Uses**
The site may be devoted to a retail establishment and business, personal and recreation services, up to 10,000 square feet to serve the neighborhood. The uses allowed by right and under prescribed conditions in the B-1 district are allowed, however the following uses shall not be permitted on this site:
 - Nightclubs, bars and lounges
- Setbacks, Side Yards and Rear Yard**
The site shall satisfy or exceed the setback, side yards and rear yard requirements established under the zoning ordinance for the NS zoning district.
- Transportation**
 - a) Access to the Site will be from the front entrance driveway in front of the Site from 2824 Milton Road as generally depicted on the Rezoning Plan
 - b) Service vehicles may also access the Site from the abutting commercial parking to serve the site.
 - c) The Petitioner will provide a copy of the recorded easement agreement that allows the proposed connection to the rezoned site.
 - d) A depicted drawing of the offsite improvement parcel is shown on this sheet (RZ1.00).
 - e) A pedestrian refuge shall be provided on Milton Road to provide safe pedestrian traffic per CDOT recommendation.
- Architectural Standards**
Any changes to the site plan will be as per Section 6.207
Building materials for the building to be constructed on the site shall include brick, architectural concrete block, and/or stucco. Architectural accent features may include the use of other materials. Expanses of blank walls over twenty (20) feet will be avoided through the introduction of articulated facades, decorative awnings, and transom windows when possible, variations in color and design of the brick work and any other specialty design to enhance the Site elevations. No aluminum or vinyl siding will be used on the building elevations of no significance.
- Screening and Landscape Standards**
Buffer may not be reduced by fence or wall
- Lighting**
The maximum height of any freestanding light fixture erected on the site shall not exceed twenty-five (25) feet. All light fixtures installed within the site shall be shielded with full cut off fixtures, capped and downwardly directed.
- Signs**
N/A
- Parking Requirements**
N/A

GENERAL NOTES:

- A 14' Class 'C' Buffer will be provided abutting residential uses. Buffer may not be reduced by a fence or wall.
- An Administrative Amendment will be filed for Petition 72-37 that will deduct 10,000 square feet from the overall square footage allowed under the Petition. The Administrative Amendment will be binding and may not be added back to the Petition through the administrative amendment process. If Petition 2013-20 is not approved by the City Council, the Administrative Site Plan Amendment will be null and void.
- The off-site improvement (driveway constructions) required per Petition 72-37 will be provided via this Petition.

MILTON ROAD - FAMILY DOLLAR Site Data Table

Tax Parcel: 099-21-128 portion of

Site Area: 1.04 +/- acres

Proposed Impervious Area = 0.63 ac
Proposed Built Upon Area = 0.63 ac / 1.04 ac = 60.6%

Existing Zoning: B1SCD

Proposed Zoning: NS

Proposed Use: Retail

TREE SAVE SUMMARY

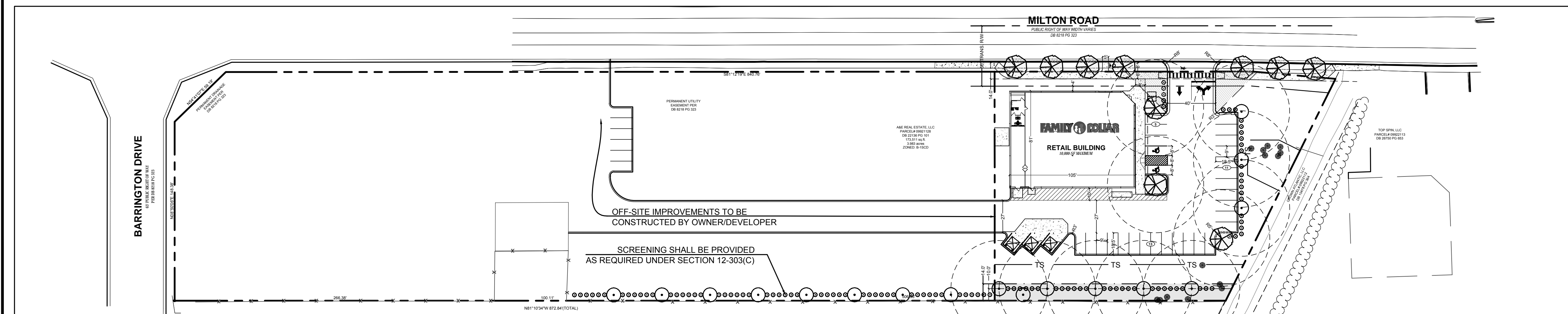
15% Commercial tree save = 1.04 ac x 15% = 0.156 ac

Post Construction Natural Area = N/A

Tree save area provided = 0.167 ac ±

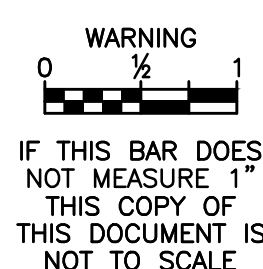
TS PROPOSED TREE SAVE AREA

PRELIMINARY
DO NOT USE FOR CONSTRUCTION



OFF-SITE IMPROVEMENTS SCALE: 1" = 50'

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY
3-25-13	CMPD COMMENTS	LJB	CTB				
3-20-13	CMPD COMMENTS	LJB	CTB				
2-25-13	CMPD COMMENTS	LJB	CTB				
1-18-13	CMPD COMMENTS	LJB	CTB				

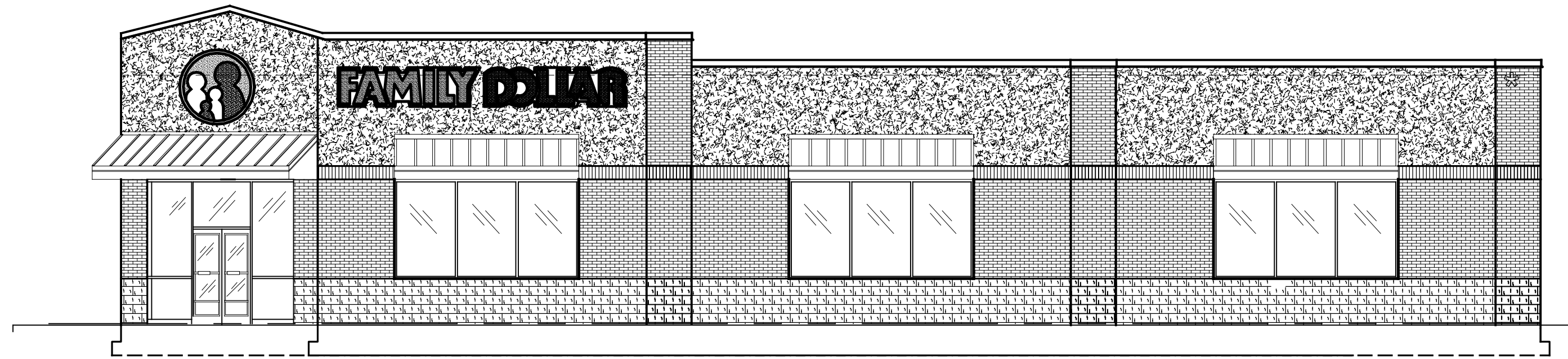


CADD	NAME	DATE
DESIGNED BY	LJB	11/26
DRAWN BY	LJB	11/26
CHECKED BY	CTB	11/26
APPROVED BY	CTB	11/26
FILE:		

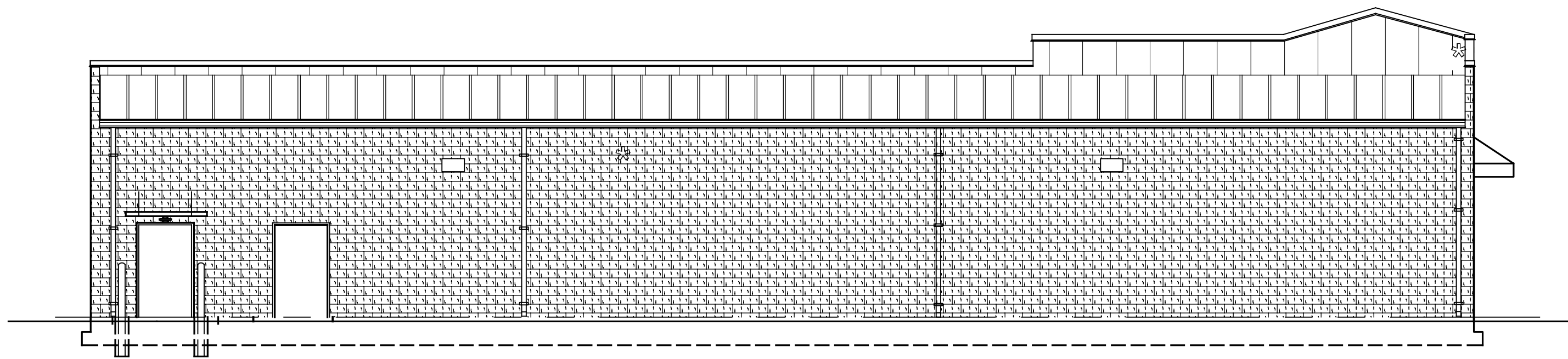
BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS
5950 Fairview Rd., Suite 100 Charlotte, NC 28210
(704) 553-8881 · Fax (704) 553-8860
Firm License #1557

**SITE PLAN
FOR PUBLIC HEARING
PETITION: 13-020**
MILTON ROAD - FAMILY DOLLAR
CHARLOTTE, NORTH CAROLINA

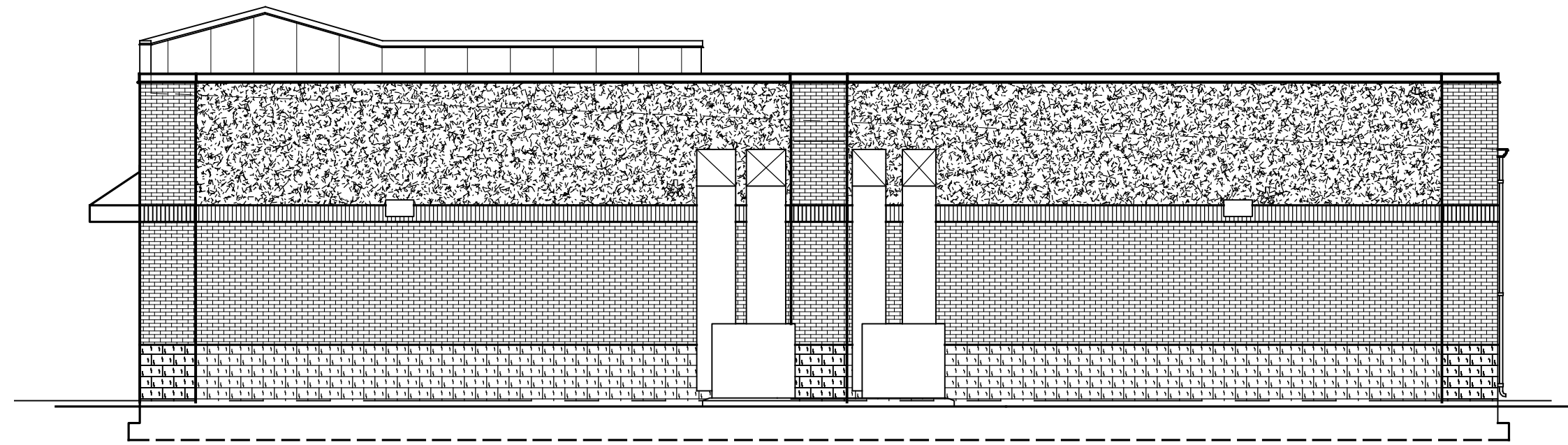
PROJECT NO:	487-033
DATE:	1/18/2013
SCALE:	AS SHOWN
SHEET	RZ1.00



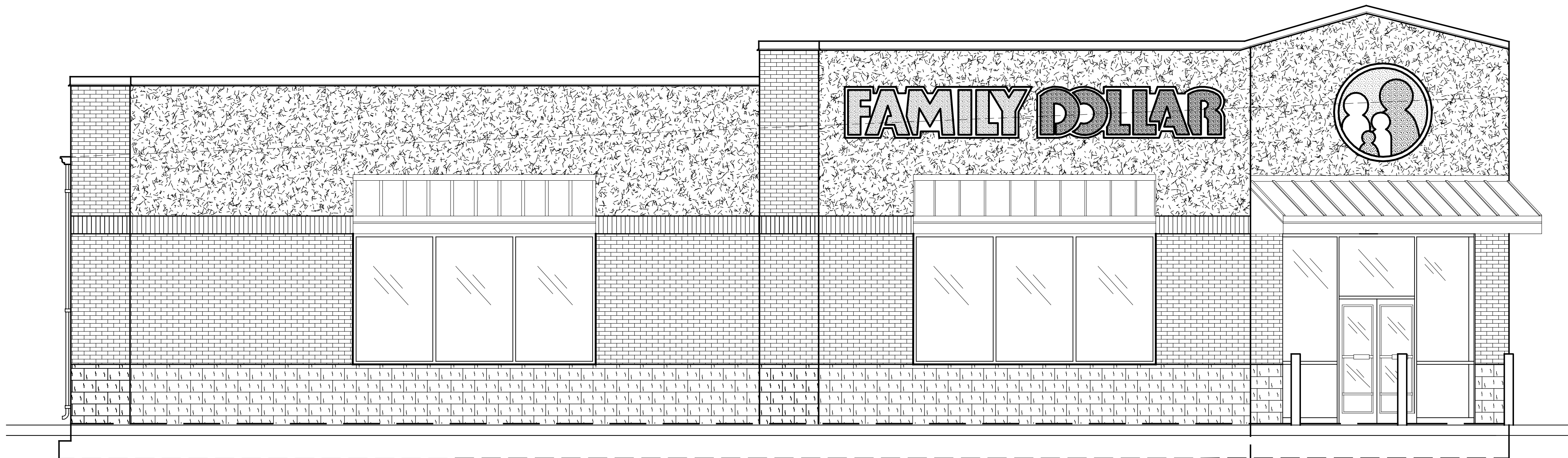
2 LEFT SIDE ELEVATION
SCALE = 1/8" = 1'-0"



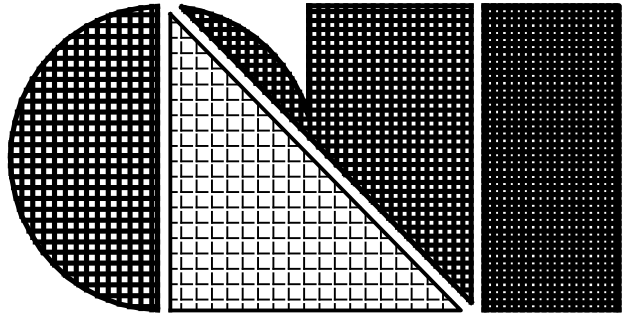
3 RIGHT ELEVATION
SCALE = 1/8" = 1'-0"



4 REAR SIDE ELEVATION
SCALE = 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE = 1/4" = 1'-0"



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ARCHITECT'S PROJECT # 12777

Project #
FAMILY DOLLAR
FOR
DURBAN DEVELOPMENT, LLC
REZONING PETITION #13-020
2824 MILTON ROAD
CHARLOTTE NC
DESIGN BASED ON 2012-03 FD PROTOTYPE

Sheet Description :
ELEVATIONS

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CHESTER LEROY HELT, ARCHITECT

Drawn By :
D. MYERS

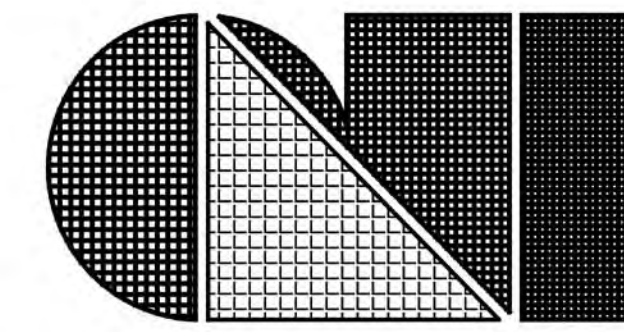
Checked By :
D. MYERS

Revisions :
1
2
3
4

Seal

Date :
11/07/12

Sheet No.
RZ2.0



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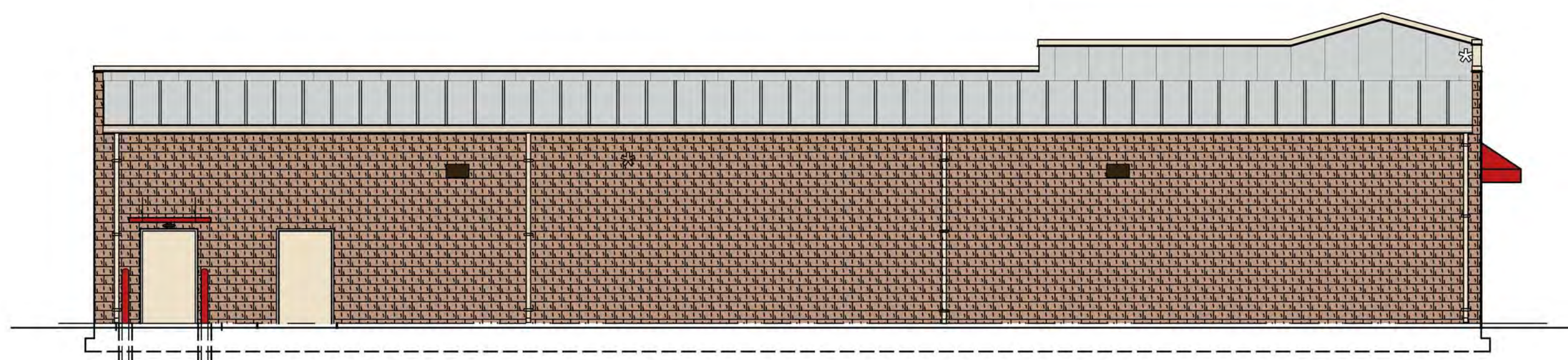
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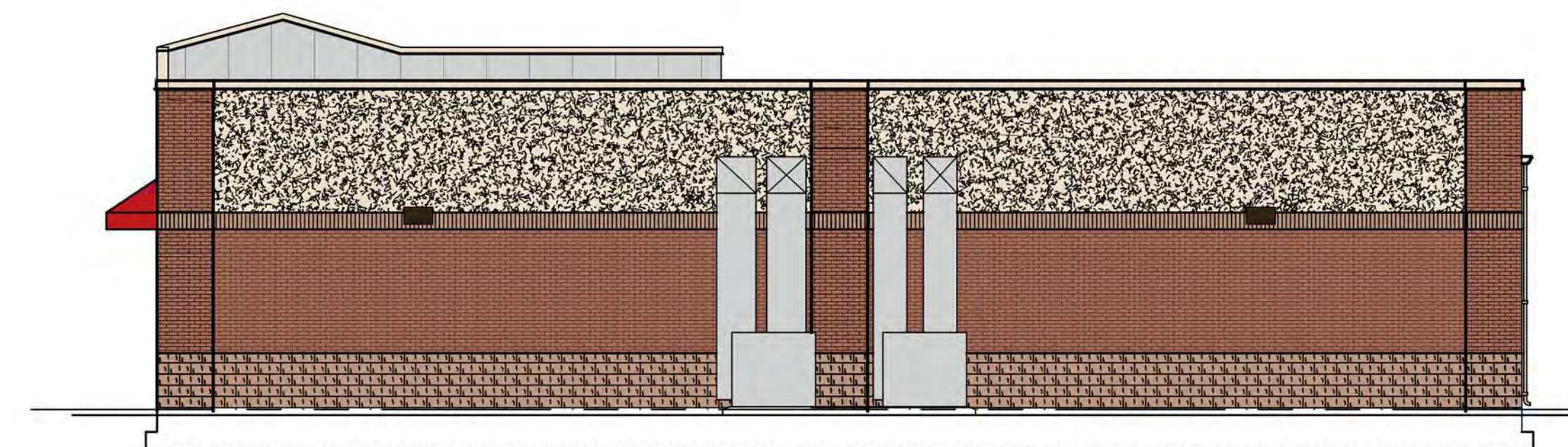
RZ2.0



2 LEFT SIDE ELEVATION
SCALE = 1/8" = 1'-0"



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