

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.

1. 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

2. 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.

3. Transportation

- 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
- Service vehicles may also access the Site from the abutting commercial parcel to serve the site.
- The Petitioner will provide a copy of the recorded easement agreement that allows the proposed connection to the rezoned site.
- A depicted drawing of the offsite improvement parcel is shown on this sheet (RZ1.00).
- A pedestrian refuge shall be provided on Milton Road to provide safe pedestrian traffic per CDOT recommendation.

4. Architectural Standards
The elevations depicted on sheet RZ2.00 are the example of the architectural concept for the building to be construction on the Site and are intended to portray the basic characters of the front, rear and side elevations of the building. The exact design shown by the elevation drawings are intended to provide the intended character of the building's final design and generally consistent with the elevation drawings shown.

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.

5. Screening and Landscape Standards
Screening shall conform to the standards and provisions specified in Section 12.303 of the ordinance. The screening will also apply to the offsite improvement for the service entrance.

Dumpster area will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate.

Streetscape Landscaping:
To be in compliance with section 11.507 Streetscape Requirements (see this sheet, RZ1.00).

6. Lighting
The maximum height of any freestanding light fixture erected on the site shall not exceed thirty (30) feet. All light fixtures installed within the site shall be shielded with full cut off fixtures, capped and downwardly directed.

7. Signs
All signage will be approved and permitted separately based on Chapter 13 (Sign Ordinance) of the City of Charlotte Zoning Ordinance.

8. Parking Requirements
The minimum required number of off street parking spaces for this site is based on Section 11.506.(1), requiring 1 space per 600 square feet.

The site will comply with bicycle parking standards of Section 12.202 and 12.202A of the City of Charlotte Zoning Ordinance.

MILTON ROAD - FAMILY DOLLAR Site Data Table

Tax Parcel: 099-21-128

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

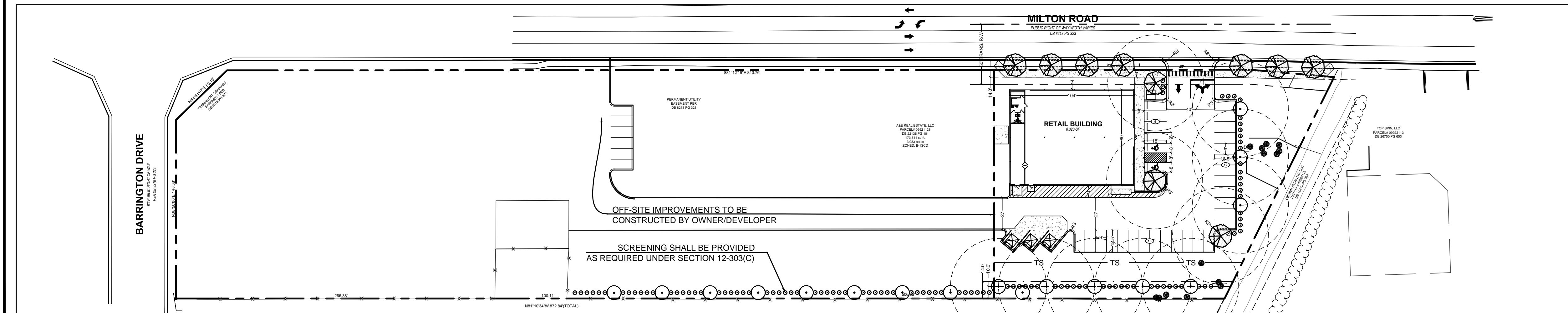
Post Construction Natural Area = N/A

Tree save area provided = 0.167 ac ±

TS PROPOSED TREE SAVE AREA

RECEIVED
By mcataldo at 8:16 am, Dec 03, 2012

PRELIMINARY
DO NOT USE FOR CONSTRUCTION



OFF-SITE IMPROVEMENTS SCALE: 1" = 50'

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY

CADD	NAME	DATE
DESIGNED BY	LJB	11/26
DRAWN BY	LJB	11/26
CHECKED BY	CTB	11/26
APPROVED BY	CTB	11/26
FILE: Milton FDS.dwg		

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

MILTON ROAD - FAMILY DOLLAR
CHARLOTTE, NORTH CAROLINA

PROJECT NO: **487-033**
DATE: **11/26/2012**
SCALE: **AS SHOWN**
SHEET **RZ1.00**



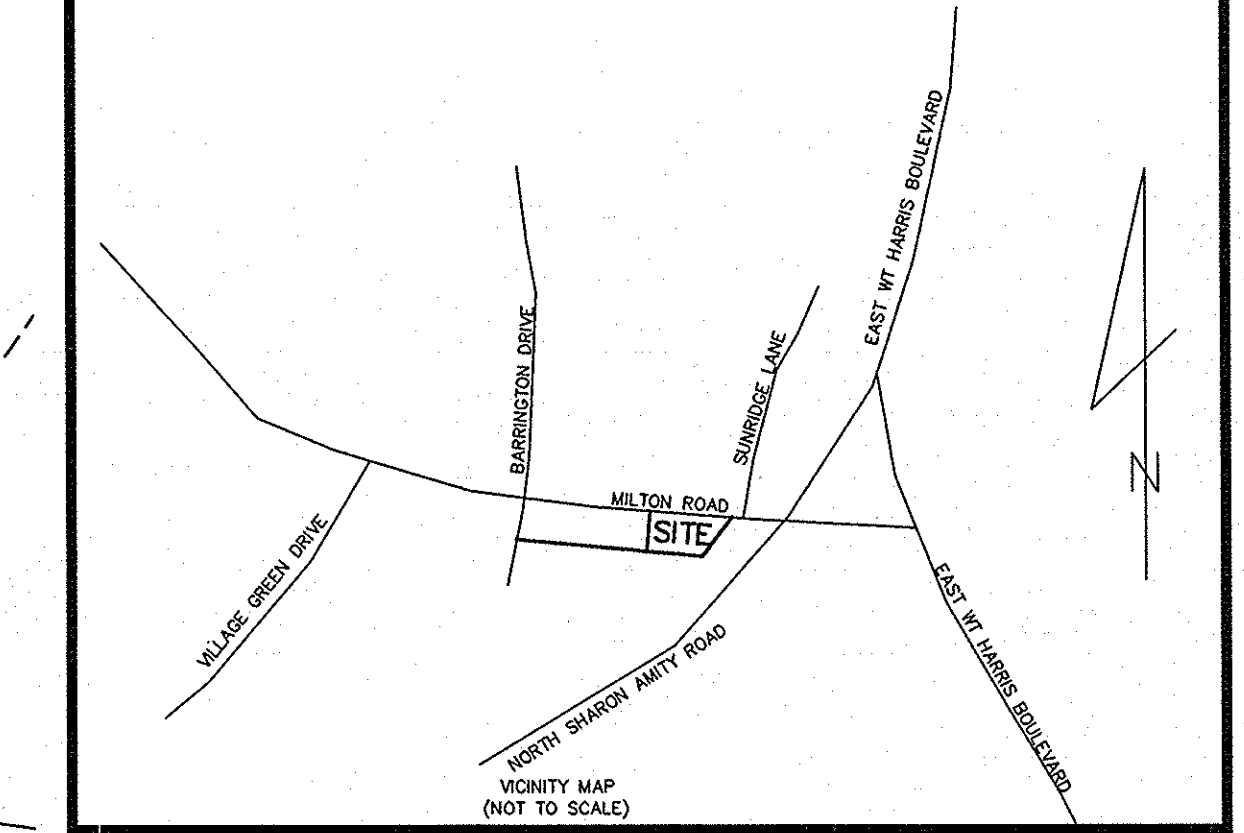
4 RIGHT ELEVATION
A2 $1/8^{\circ} = 1^{\circ}-0'$



1. IF METAL BUILDING IS USED, G.C. TO SUBMIT MANUFACTURER'S STANDARD COLORS TO FAMILY DOLLAR FOR APPROVAL.
2. G.C. OR PAINT CONTRACTOR MUST NOTIFY LOCAL SHERWIN WILLIAMS DEALER THAT PAINT IS BEING PURCHASED FOR A FAMILY DOLLAR STORE AND PROVIDE SHERWIN WILLIAMS DEALER WITH STORE LOCATION.

[illegible]

Commencing at NCGS Marine Universal URSULA having NAD 83/2007 grid coordinates Northing= 546,032.34 Easting= 1,481,291.59 having a Combined Factor of 0.99983001, proceed S 66°27'02" W 80.437' #4 rebar marking the common corner with Crown Atlantic, LLC (as recorded in the 1998-1999 M&T Survey of the Metairie Creek Property, (the "Crown Atlantic Property"), thence with the common line of the Crown Atlantic Property S 35°10'55" W 205.30' to a found ½" pipe marking the common corner with Barrington Oaks, LLC (as recorded in the 2006-2007 M&T Survey of the Barrington Oaks Property, (the "common line of the Barrington Property N 81°10'34" W 191.80'" to a point marking a new division line, thence with the new division line N 08°47'41" E 189.92' to a point on the southern Right of Way of Milton Road, (the "Southern Right of Way of Milton Road") (as recorded in the 2006-2007 M&T Survey of the Southern Right of Way of Milton Road, (the "Southern Right of Way of Milton Road") (see Page 323), then with the southern Right of way of Milton Road the following three (3) courses and distances, (1) S 81°12'19" E 202.32' to said #4 rebar, (2) with a curve to the right having a radius of 11,497.6' and arch length of 11.48' and a chord bearing and distance of S 81°11'48" E 11.48' to a point on the Southern Right of Way of Milton Road, (the "Point of Beginning, Said property containing 1,037 acres.



Tree Table		Tree Table		Tree Table	
Point #	Tree Description	Point #	Tree Description	Point #	Tree Description
3060	12" DIA PINE	3080	10" DIA GUM	3241	15" DIA PINE
3061	8" DIA PINE	3081	12" DIA GUM	3242	15" DIA PINE
3062	8" DIA PINE	3082	7" DIA TWIN GUM	3243	7" DIA GUM
3063	12" DIA GUM	3083	10" DIA TWIN GUM	3244	10" DIA CEDAR
3064	14" DIA PINE	3084	12" DIA TRIPLE GUM	3245	18" DIA PINE
3065	10" DIA GUM	3085	13" DIA ASH	3246	10" DIA OAK
3066	12" DIA PINE	3086	14" DIA PINE	3247	8" DIA OAK
3067	9" DIA OAK	3087	16" DIA PINE	3248	12" DIA TWN OAK
3068	15" DIA GUM	3088	19" DIA GUM	3249	8" DIA CEDAR
3069	14" DIA OAK	3090	13" DIA TRIPLE GUM	3250	11" DIA POPLAR
3070	15" DIA PINE	3091	10" DIA TWN CEDAR	3251	10" DIA TRIPLE HICK
3071	14" DIA PINE	3168	12" DIA PINE	3252	16" DIA PINE
3072	12" DIA GUM	3169	15" DIA PINE	3253	14" DIA PINE
3073	9" DIA TWN POPLAR	3172	7" DIA PINE	3254	8" DIA TWN POPL
3074	15" DIA PINE	3173	10" DIA PINE	3256	17" DIA HICKORY
3075	10" DIA PINE	3175	11" DIA ELM	3257	9" DIA TWN CEDAR
3076	13" DIA GUM	3176	11" DIA POPLAR	3259	13" DIA PINE
3077	12" DIA GUM	3177	10" DIA GUM	3260	12" DIA CEDAR
3078	17" DIA PINE	3180	8" DIA GUM		
3079	8" DIA PINE	3181	7" DIA OAK		

Tree Table	
Point #	Row Description
3261	25" DIA OAK
3262	16" DIA PINE
3263	14" DIA OAK
3264	6" DIA TRIPLE DOGWOOD
3265	6" DIA HICKORY
3267	6" DIA DOGWOOD
3329	7" DIA BIRCH
3365	6" DIA BIRCH
3434	6" DIA BIRCH
3468	5" DIA BIRCH

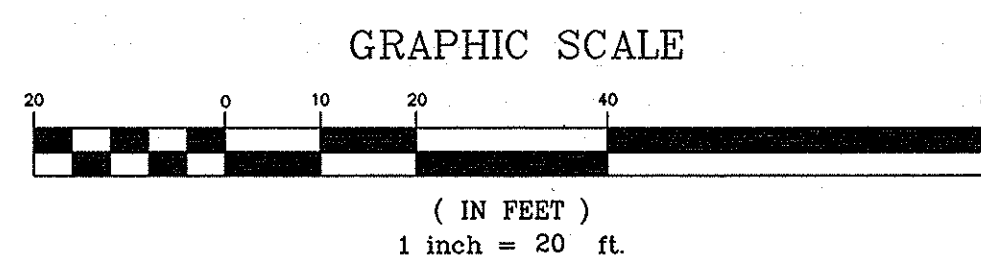
A circular professional seal for a North Carolina Land Surveyor. The outer ring contains the text "NORTH CAROLINA" at the top and "C. D. WICKS" at the bottom. The inner ring contains the text "PROFESSIONAL" at the top and "LAND SURVEYOR" at the bottom. In the center, it reads "SEAL" and "L-3180".

CONTACT INFORMATION
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Charlotte, NC 28210
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Fax (704) 553-8860
gbrooks@foresitesurveying.com

PROJECT NO.
323LF1501
SCALE
1" = 20'
DATE
11/19/2012
DRAWN BY
TFB
CHECKED BY
CGR
DATE OF SURVEY:
6/20/12 THRU
DRAWING NO.
323LF1501-ALTA.D
SHEET 1 OF 3

Curve Table				
Curve #	Radius	Length	Chord Direction	Chord Length
C2	11497.66'	11.48'	S81°14'02"E	11.48'

I CERTIFY THAT THE SUBJECT TRACT IS GRAPHICALLY LOCATED IN "OTHER AREAS ZONE X" AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT/ FEDERAL INSURANCE ADMINISTRATION AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3710458400J DATED MARCH 2, 2009.



**FORESITE
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