

SITE DATA TAX PARCEL ID NO:16912112

SITE AREA: PARCEL 4A ± 1.27 AC PARCEL 4B ± 0.52 AC (SUBDIVISION OF PARCEL) TOTAL PARCEL ± 1.79 AC

EXISTING ZONING: CC (CD)

PROPOSED ZONING: CC (CD) SPA

PROPOSED BUILDING SF: PARCEL 4A: ± 3,010 SF PARCEL 4B: ± 2,500 SF

BUILDING HEIGHT: PARCEL 4A: 19' (NOT INCLUDING ARCH. PARCEL 4B: TBD (BUILDINGS MAY NOT EXCEED 2 STORIES)

PROPOSED FLOOR AREA RATIO: PARCEL 4A: 0.07 PARCEL 4B: 0.15

PARKING: PARCEL 4A: 15 SPACES PROVIDED. PARCEL 4B: 10 SPACES PROVIDED. (PARKING W BE PROVIDED PER ORDINANCE CODE FOR BUIL

DEVELOPMENT STANDARDS **GENERAL PROVISIONS**

A. PURPOSE

B. PERMITTED USES

C. MAXIMUM DEVELOPMENT STANDARDS AND DEVEL

D. TRANSPORTATION

E. SCREENING AND LANDSCAPED AREAS

ARCHITECTURAL STANDARDS

G. LIGHTING

H. SIGNAGE

STORMWATER MANAGEMENT

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	PARCEL ID NO:16912112	Couler PI. Solf Solf and Control of Control	TM CTURE CTURE CRVICES
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<text></text>	TING ZONING: CC (CD)	Steepy House	
	POSED ZONING: CC (CD) SPA POSED BUILDING SF: PARCEL 4A: ± 3.010 SF	Mispering Pines Dr.	
	PARCEL 4B: ± 2,500 SF	Vorkmont Park	
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TY DE DEVELOPED WITH A MAXIMUM OF 2,300 SF BUILDING EXCLUDING PERMITTED ACCESSORY STRUCTURES. WITHOUS ON ADDITION # EPROPORED STEP LAN ARXING ACCESS DEVELOPMENT (THE VARIANCE OF TYVOLA GUEN OWNE (THE NATIONE FOR THE VARIANCE ADDITIONE) # EPROPORED STEP LAN BROWCES THE CLORERING WORKEN'S THE NATIONES FOR DETRIBUTES ACCESSORY STRUCTURES. WITHOUT ADDITIONES ADDITIONES AND THE EVERTIME WORKEN'S THE NATIONES FOR DETRIBUTES ACCESSORY STRUCTURES. WITHOUT ADDITIONES ADDITION	ARCEL 4A MAY BE DEVELOPED WITH A MAXIMUM OF 3.010 SF BUILDIN	G EXCLUDING PERMITTED ACCESSORY STRUCTURES. PARCEL 4B	EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
EPAPONGED THE PLAN SHOWED A ACCESS DEVIEWAYS OF OF TYVOLA GLEW URGLE VANCE CONNECTS THE OLDER LOPELOPMENT JATTOR'S FOUND 10 THE WAY THE CLARENT WOVENEYS THE FUNCTIONS FOR PRANCE (EARCHINE, NEGHTOR), NEGHTOR JATTOR'S FOUND 10 THE STRUCTURE OF THE KIGHTIN ACCESS OF FO TYVOLA ROAD TO THE SOUTH THE REACT LOCATION JOESSIN DETAIL OF THESE DEVIEWAYS WILL BE DETERMINED DURING THE EVELOPMENT REVIEW WOVENEYS AT ACCESS AND VILL BE SALE JOESSIN DETAIL OF THESE DEVIEWAYS WILL BE DETERMINED DURGES THE EVELOPMENT REVIEW WOVENEYS AND VILL BE SALE JOESSIN DETAIL OF THE STRUCTURE OF THE KIGHTIN ACCESS OF FO TYVOLA ROAD TO THE SALE JOESSIN DETAIL OF THE STRUCTURE OF THE CONCENT FLAN OF THIS STRE. JULL MOVEMENT DRIVEWAY HAS BEEN PROPOSED TO MCDET THE CURRENT MOVEMENT AT THE NATIONS FORD ENTRANCE AND MINING AREAS ARE GENERALLY DEVICTED ON THE CONCEPT PLAN OF THIS STRE. JULL MOVEMENT DRIVEWAY HAS BEEN PROPOSED TO MCDET THE CURRENT MOVEMENT AT THE NATIONS FORD ROAD AND TYVOLA ROAD PER COD MINING AREAS ARE GENERALLY DEVICED ON THE CONCEPT PLAN OF THIS STRE. JULL MOVEMENT DRIVEWAY HAS BEEN PROPOSED TO MCDET THE CURRENT MOVEMENT AT THE NATIONS FORD ROAD. IS FEET OF JULL MOVEMENT DRIVEWAY HAS BEEN PROPOSED TO MCDET THE CURRENT MOVEMENT AT THE NATIONS FORD ROAD. IS FEET OF JULL MOVEMENT DRIVEMAN AND APHYONALS WILL BE DRIVEN TO THE STANDARDS SPECIFIED IN SECTION 12.302-12.303 OF THE JULL MOVEMENT AND SHALL BE CREATED TO BREAK THE VISUAL IMPACT OF THE VISUAL MPACT OF THE VISUAL MARGES AS SHOWN ON THE STEE PLAN. JULE DEVICE AND SHALL BE CREATED TO REAK THE VISUAL IMPACT OF THE PRIVENE COORDINATION WITH HE MARKING ARCESARY SHILL BE DREATED TO BREAK THE VISUAL IMPACT OF THE VISUAL MPACT ON HE PARKING ARCESARY SHOWN ON THE STEE PLAN. JULL MOVEMENT AND SHALL BE CREATED TO BREAK THE VISUAL IMPACT OF THE VISUAL MPACT ON HE PARKING ARCENT MOLESAND SHALL BE CREATED TO BREAK THE VISUAL IMPACT OF THE VISUAL IMPACT ON HE PARKING ARCENT MOLESAND	IAY BE DEVELOPED WITH A MAXIMUM OF 2,500 SF BUILDING EXCLUDIN RANSPORTATION	NG PERMITTED ACCESSORY STRUCTURES.	NORTH CAROLINA AND DELAWARE CALL - 811 (WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777)
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The Buildings must be designed to encourage and complement the pedestrian scale interest and activity by the use of ransparent windows and doors arranged so that the uses are visible from and/or accessible to the street and offer the street and ight in access driveway. Windows must not be blocked by equipment, window addesives, or other means. Sofs should be pitched and should be between 5:12 and 12:12. PROJECTED DORMERS may be implemented. Fuel Canopy Land Will also be designed to have a pitched Roof. Juiding will provide public sidewalk with hardscape walkway to primary street, ank walls shall not exceed 20 fee and shall be mitigated by providing architectural detail. Ghting It site lighting shall be inwardly directed so as not to reflect or beam toward adjacent properties or streets. In Ganage Round mounted signage for individual parcels shall be a maximum of four feet high and 50 SQUARE FEET. One sign batting a construction controls sold are feet. In Commuter Maximum 25 square feet. In PLAN Petition #: 2015-118 Beret Maximum 25 square feet. In PLAN Petition #: 2015-118 Beret Maximum 25 square feet for store water Management is streed by root implicitly approved with its recommend by and approved with the recomment for the store water management for the store wat	ARCHITECTURAL STANDARDS THE SUBJECT PARCELS SHALL BE DESIGNED WITH MATERIALS COMPA	TIBLE WITH ADJACENT RESIDENTIAL NEIGHBORHOOD.	800 WEST HILL STREET, SUITE 101 CHARLOTTE, NC 28208
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