

PROJECT NAME: STEELE CREEK MASONIC LODGE #737

OWNER: STEELE CREEK MASONIC LODGE #737 PHONE # (704) 621-9337

PLANS PREPARED BY: S.C. HONDROS & ASSOC., INC. PHONE # (704) 377-4614

TAX PARCEL #: 20123106 SITE SIZE: 4.767 ACRES TO CL ROAD

ZONING: R-3 (CURRENT)

ZONING: INST. (CD) - PROPOSED JURISDICTION: CITY OF CHARLOTTE

PROPOSED USE: FRATERNAL LODGE

BUILDING HEIGHT: MAXIMUM 40 FEET STORIES: 1

YARD REQUIREMENTS:

SETBACK (FRONT): 40 FT. FROM FUTURE R/W,

SIDE YARD (R): 20 FT. SIDE YARD (L): 20 FT.

REAR YARD: 20 FT.

REQUIRED BUFFERS:

FRONT: (NO) / YES FT. REAR: (NO) / YES FT.

SIDE (R): (NO) / YES FT. SIDE (L): (NO) / YES FT.

REQUIRED SCREENING:

FRONT: NO / YES REAR: (NO) / YES

SIDE (R): NO / YES SIDE (L): NO / YES

PARKING ONLY: (NO) / YES


PAVEMENT COVERAGE: APPROXIMATELY 40,000 SQ. FT./ACRES

INTERIOR LANDSCAPING: REQUIRED _ SQ. FT. SUPPLIED _ SQ. FT.

PARKING DATA: (SPECIFY REQUIREMENT) -

AS PER CHARLOTTE ZONING ORDINANCE SECTION NO. 12.202

1. 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 within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
2. The use of the site will be for the construction of a civic organization with associated accessory uses. The principal building will be residential in character considering its size and foot print, will be brick veneer construction, and will have a pitched roof.
3. Any detached lighting on the site will be limited to 20 feet in height and be fully shielded. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
4. Signage will be permitted in accordance with applicable Zoning standards.
5. Storm water management will comply with adopted ordinance standards and it is the Petitioner's intent to discharge storm water directly into the adjoining flood plain as allowed by the ordinance. The Petitioner's site will maintain 17.5 % tree save area and will be designed to maintain an impervious cover of 24% or less of the total site area.
6. Parking will be provided which will meet or exceed the standards of the Zoning ordinance and will not be allowed between the building and the street as is demonstrated by the site plan.
7. Required buffers on the site will remain undisturbed except for any required street improvements, utility crossings, and the installation of any trail to connect the site to the future County greenway.
8. Access will be provided by a driveway connection to Steele Creek Rd. The Petitioner will construct a standard 5' sidewalk along the frontage of the site behind an 8' planting strip to a point to be determined during the permit review process, tanking into the account the culvert and stream that adjoins the site. In addition, the Petitioner will construct a pedestrian connection to connect the site to the future County greenway trail that may adjoin the site at such time as that greenway trail is constructed. The Petitioner will dedicate and convey right-of-way sufficient to create 50' of right-of-way measured from the centerline of NC 16 (Steel Creek Rd), such dedication and conveyance to occur prior to the issuance of a building permit for any building on the site. Any such dedication and conveyance will take the form of an instrument such as a quitclaim, non-warranty deed with appropriate reversion clause wherein the rights in the property or right of way so dedicated and conveyed will revert to the owner of the property without cost should the purpose for which the dedication and conveyance no longer exists and the responsible governmental authority abandons its use or need for the property, property.
9. The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.
10. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, 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.
11. 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.

PRELIMINARY NOT FOR CONSTRUCTION				STEELE CREEK MASONIC LODGE #737 13611 STEELE CREEK ROAD CHARLOTTE, NORTH CAROLINA		
THIS DRAWING IS THE PROPERTY OF S.C. HONDROS & ASSOCIATES, INC. IT IS TO BE USED ONLY AS A MEANS OF COMMUNICATION BETWEEN S.C. HONDROS & ASSOCIATES, INC. AND ITS CLIENT. IT IS NOT TO BE USED BY ANY OTHER ENTITY OR FOR ANY OTHER PURPOSE, AND IT IS NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF S.C. HONDROS & ASSOCIATES, INC.		B	5/19/06	REVISED PER INPUT FROM PLANNING DEPARTMENT		S.C. HONDROS & ASSOCIATES, INC. ENGINEERS & CONTRACTORS P.O. BOX 220456 CHARLOTTE, N.C. 28222
	A	03/18/06	REVISED PER INPUT FROM PLANNING DEPARTMENT	WEB SITE: WWW.SCHONDROS.COM TEL.: (704) 377-4614 FAX.: (704) 372-1252		
		NO.	DATE	APP'D	DESCRIPTION	
		REVISIONS				
OWNERS APPROVAL:		DATE:	PART NO.			
			2005/PN54/PN01D			
DRN BY: R.A.B.	CHK BY:	DATE: 03/18/06	SCALE: 1" = 30'	REZONING PLAN		
				RP-1 OF 1		