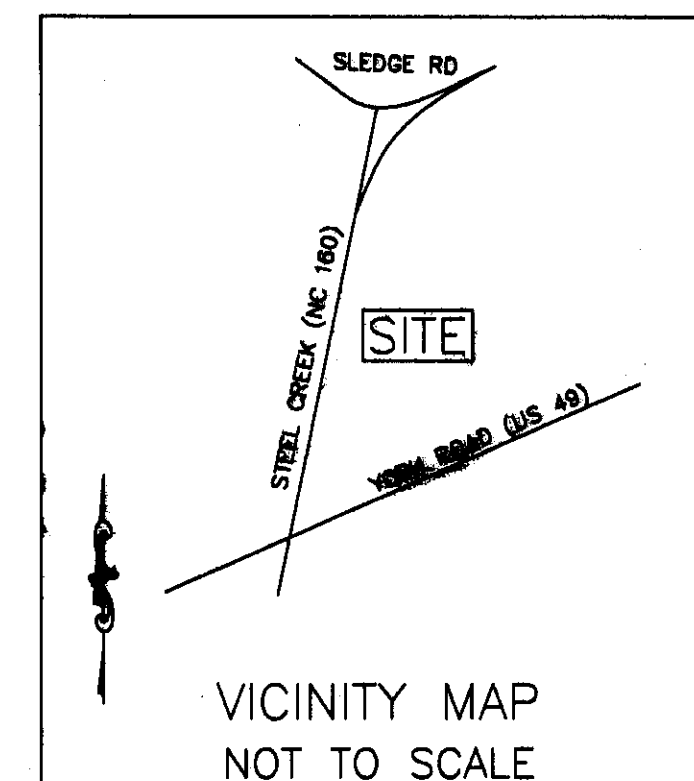


PROJECT INFORMATION

BUILDING SIZE: NOT TO EXCEED 12,000 S.F.
PARKING REQUIRED: 1 SPA / 250 SF = 48 SPACES
PARKING SUPPLIED: (WILL EXCEED THE MINIMUM)
TAX PARCEL #: 20123106
ZONING OF PARCEL: PROPOSED INST.
SETBACKS PER ZONING: FRONT SETBACK = 40 FT
SIDE SETBACK = 20 FT
REAR SETBACK = 20 FT

M.B. 40 Pg. 35 (2003)



ZONING CODE SUMMARY

PROJECT NAME: STEELE CREEK MASONIC LODGE #737
OWNER: STEELE CREEK MASONIC LODGE #737 PHONE # (704) 821-9337
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: 30 FEET STORIES: 1
YARD REQUIREMENTS:
SETBACK (FRONT): 40 FT. FROM 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

SITE PLAN CONDITIONS

- 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.
- The use of the site will be for the construction of a civic organization with associated accessory uses.
- Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlights to be higher.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Access will be provided by a driveway connection to Steele Creek Rd.
- 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.
- 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 and are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.
- 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.
- Sidewalk along Steele Creek Road will be provided.

Initial submission 3/24/06

06-80

APPROVED FOR CONSTRUCTION
MAR 24 2006

SEAL
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
3401
S.C. HONDROS & ASSOCIATES, INC.

Spino C. Hondros

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NO.	DATE	APP'D	DESCRIPTION
A	03/18/06		REVISED PER INPUT FROM PLANNING DEPARTMENT

REVISIONS

OWNERS APPROVAL:	DATE:	PART NO.
		2005/PN54

DRN BY:	CHK BY:	DATE:	SCALE:
R.A.B.		03/18/06	1" = 40'-0"

STEELE CREEK MASONIC LODGE #737
13611 STEELE CREEK ROAD
CHARLOTTE, NORTH CAROLINA

S.C. HONDROS & ASSOCIATES, INC.
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TEL: (704) 377-4614
FAX: (704) 372-1252

REZONING PLAN

RP-1
OF
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