

DEVELOPMENTAL NOTES:

1. Development of this O-1 conditional district is based on the provisions of the applicable zoning ordinance standards, rules and regulations with the specific site plan.
2. There permitted uses in this development will be in accordance with the zoning ordinance Sections 9.702, 9.703 and 9.704, excluding certain listed uses on the development data summary.
3. Buffers will be installed along exterior property lines and the abutting residential R-4 zoning boundary. A Class "C" 10.5 foot buffer with a 6 foot wooden fence located within the inner half of the buffer will be located along a portion of a property line. The site will contain existing vegetation that meets and exceeds the required buffer standards and intent of a required 14 foot Class "C" buffer.
4. Screening of the parking, dumpster and loading docks/spaces will comply with Section 12.303.
5. Parking shall be based on the use and will comply with the standards set forth in the ordinance for both vehicles and bicycles. All parking lots shall comply with the provisions of Table 12.202 of the zoning ordinance.
6. All signs will comply with Chapter 13 of the Zoning Ordinance.
7. Lightings shall be fully shielded from adjacent properties and no "wall pac" lightings shall be allowed. Outdoor lighting will have full cut-off fixtures with lighting sensor switch.

8. A sidewalk will be installed in accordance to code Section 12.529 (sidewalk connection to the public street).
9. New and existing driveways will comply with the 26 feet wide driveway width and design with approved applicable driveway permit. Driveway permit application will be submitted to the Charlotte Department of Transportation and/or State Department of Transportation for approval.
10. An 8 foot planting strip with a 6 foot wide sidewalk will be provided along the Tuckaseegee Road frontage. The subject parcel will provide a concrete bus waiting pad if required by CATS with the planting strip prior to the issuance of a Certificate of Occupancy.
11. Typical surface parking lots associated with the proposed use will provide provide a parking module in accordance with the Charlotte Mecklenburg Land Development Standards Manual.

STORM WATER QUALITY CONTROL

12. The petitioner shall tie-in to the existing storm water systems(s). The petitioner shall have the receiving drainage system (s) analyzed to insure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system (s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
13. The petitioner shall comply with the Charlotte City Council Approved and Adopted Post Construction Control Ordinance.

ZONING CODE NOTES

Acre = 41.627 sq/ft (Land Area)

Existing Zoning = R-4 (single family)

Proposed Use: General Office

DEVELOPMENT STANDARDS

Minimum Lot Area: 3,500 sq/ft

Floor Area = 3,978 sq/ft

Minimum Setback: 30.0'

Minimum Side & Rear Yard: 10.0' & 20.0'

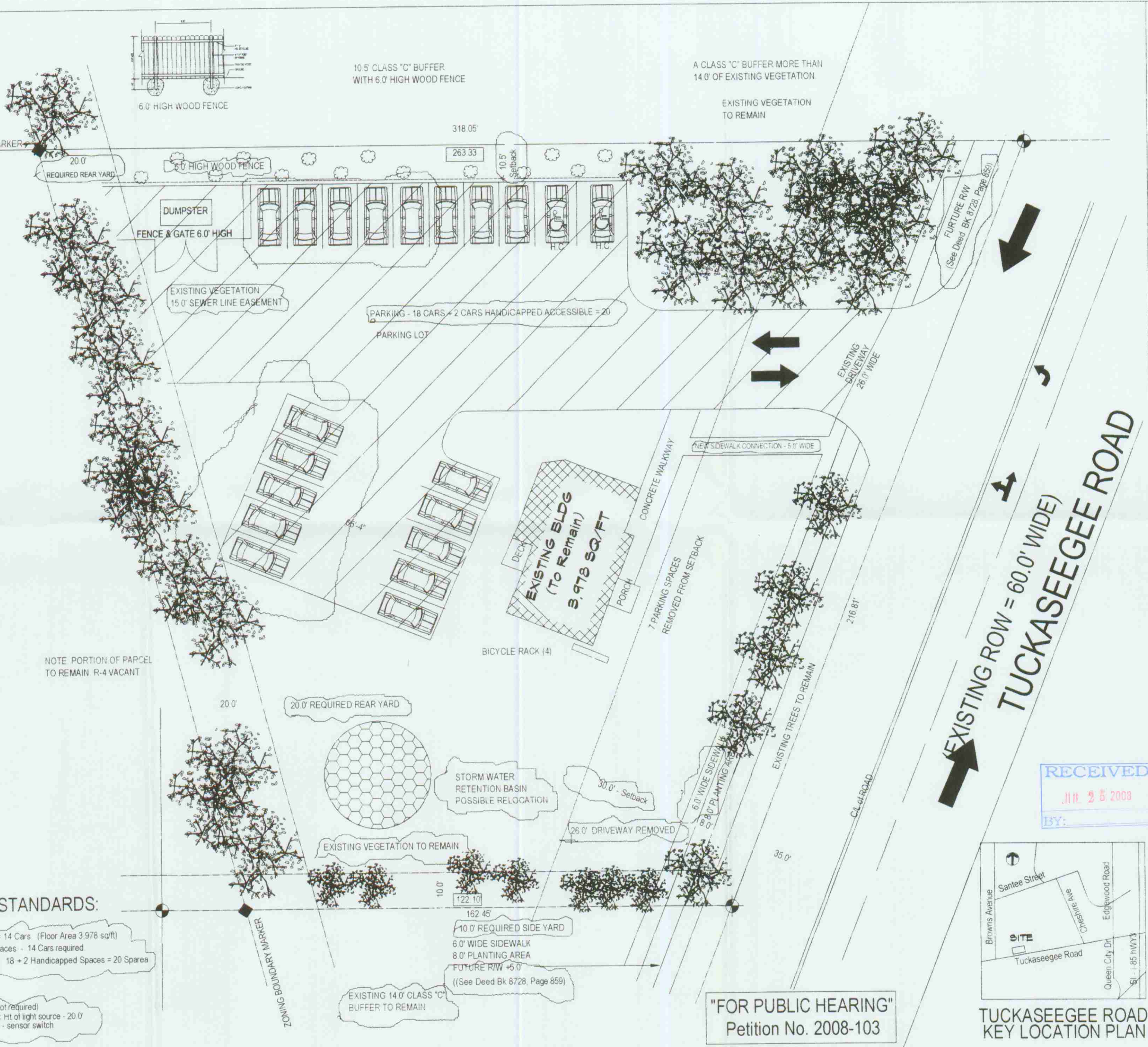
Maximum Height: 40.0' > 25.0' - two (2) story

PARKING STANDARDS:

One (1) per 300 sq/ft = 14 Cars (Floor Area 3,978 sq/ft)
Existing Parking: 5 spaces - 14 Cars required
Actual Parking Areas: 18 + 2 Handicapped Spaces = 20 Spaces

Loading Standards: (not required)
Outdoor Lighting: Max Ht of light source - 20.0'
with full cut-off fixtures - sensor switch

NOTE: PORTION OF PARCEL
TO REMAIN R-4 VACANT



REVISIONS

6/19/08 Clouds
7/22/08 Clouds

Dwg No.

Sk #1

Scale 1"=20'

Date: 9/20/07

Dwn trail Ctk rfb

Gabriel Rogers, PhD

4712 Tuckaseegee Road

Charlotte, NC

704/649-2232

Proposed Office Bldg
4712 Tuckaseegee Road
Charlotte, NC

PROJECT: