

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.

- 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
- 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.
- Transportation**
 - a) 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
 - b) Service vehicles may also access the Site from the abutting commercial parcel to serve the site.
 - c) The Petitioner will provide a copy of the recorded easement agreement that allows the proposed connection to the rezoned site.
 - d) A depicted drawing of the offsite improvement parcel is shown on this sheet (RZ1.00).
 - e) A pedestrian refuge shall be provided on Milton Road to provide safe pedestrian traffic per CDOT recommendation.
- 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.
- 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).
- Lighting**
The maximum height of any freestanding light fixture erected on the site shall not exceed thirty (25) feet. All light fixtures installed within the site shall be shielded with full cut off fixtures, capped and downwardly directed.
- Signs**
All signage will be approved and permitted separately based on Chapter 13 (Sign Ordinance) of the City of Charlotte Zoning Ordinance.
- 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.

GENERAL NOTES:

- A 14' Class 'C' Buffer will be provided abutting residential uses.
- An Administrative Amendment will be filed for Petition 72-37 that will deduct 10,000 square feet from the overall square footage allowed under the Petition. The Administrative Amendment will be binding and may not be added back to the Petition through the administrative amendment process. If Petition 2015-20 is not approved by the City Council, the Administrative Site Plan Amendment will be null and void.
- The off-site improvement (driveway constructions) required per Petition 72-37 will be provided via this Petition.

MILTON ROAD - FAMILY DOLLAR Site Data Table

Tax Parcel: 099-21-128 portion of

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

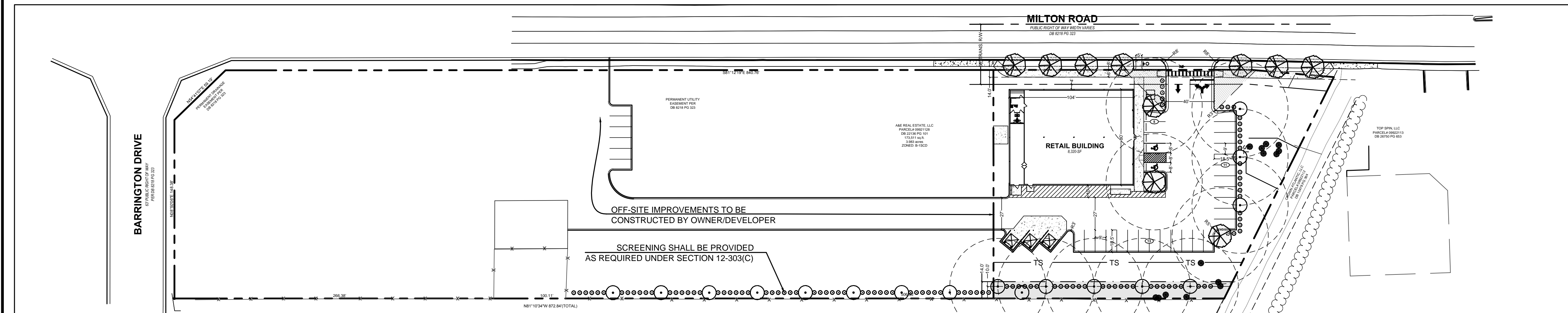
TREE SAVE SUMMARY

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 2:50 pm, Jan 18, 2013

PRELIMINARY
DO NOT USE FOR CONSTRUCTION



OFF-SITE IMPROVEMENTS SCALE: 1" = 50'

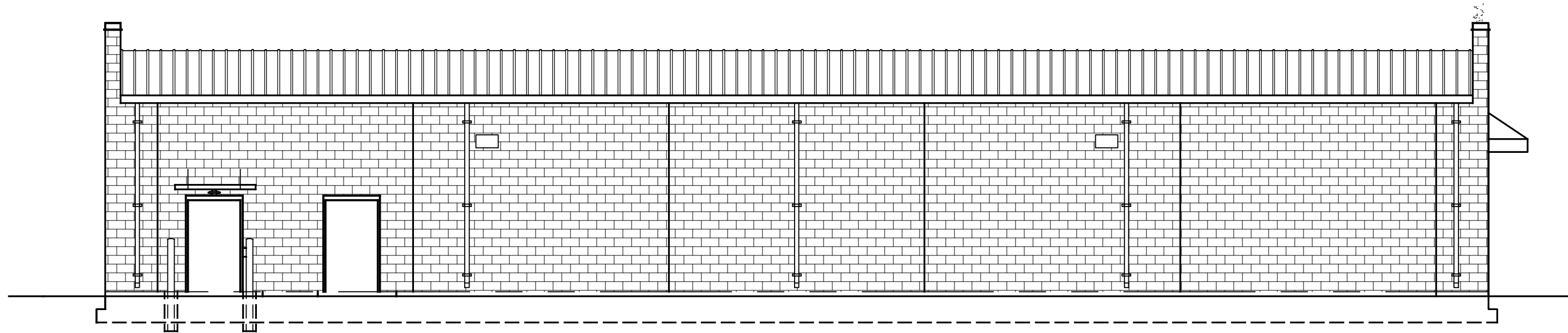
DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY
1-18-13	CMFD COMMENTS	LJB	CTB				

CADD	NAME	DATE
DESIGNED BY	LJB	11/26
DRAWN BY	LJB	11/26
CHECKED BY	CTB	11/26
APPROVED BY	CTB	11/26
FILE:		

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
PETITION: 13-020
MILTON ROAD - FAMILY DOLLAR
CHARLOTTE, NORTH CAROLINA

PROJECT NO:	487-033
DATE:	1/18/2013
SCALE:	AS SHOWN
SHEET	RZ1.00



2 LEFT ELEVATION
1/8" = 1'-0"

DOWNSPOUT NOTE:
DOWNSPOUTS SPACING TO BE DETERMINED BY CIVIL ENGINEER, BASED ON LOCAL TYPICAL AND MAXIMUM RAINFALL AMOUNTS, WITH DOWNSPOUTS PLACED EQUALLY APART TYP. NO DOWNSPOUT MAY BE PLACED WITHIN 12" OF A DOOR FRAME. USE A MINIMUM OF THREE STRAPS PER DOWNSPOUT, TYPICAL.

GENERAL EXTERIOR NOTE:
PROVIDE SLEEVE, BOOT, OR OTHER APPROPRIATE PENETRATION MATERIAL FOR A CLEAN TRANSITION FROM EXTERIOR TO INTERIOR FOR ALL CONDUIT WIRE, PIPE ETC. OWNER MUST APPROVE METHOD AND FINISH BEFORE BUILDING COMPLETION.

METAL PANEL NOTES:
1. THIS SYSTEM USES A STANDING SEAM ROOF SYSTEM. CONSULT FAMILY DOLLAR PROJECT MANAGER FOR WARRANTY REQUIRED PER PROJECT.
2. THE PANELS FOR THE SIDE AND REAR ARE ATTACHED W/ TAMPER RESISTANT SCREWS. SCREWS TO BE PAN HEAD, WITH SELF SEAL WASHER.
3. THE FRONT WALL, ABOVE THE CMU IS TO BE ATTACHED W/ TAMPER RESISTANT SCREWS. SCREWS TO BE PAN HEAD, WITH SELF SEAL WASHER.

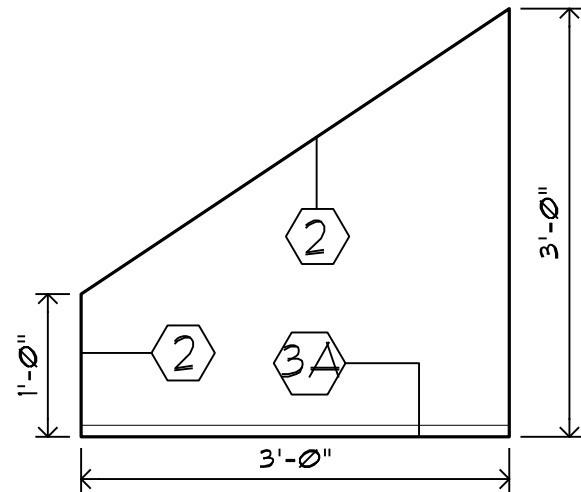
G.C. TO USE TAMPER RESISTANT SCREWS FOR ALL METAL WALL PANELS. SCREW MUST BE FULL HEIGHT PAN HEAD SELF-DRILLING STAINLESS STEEL SCREWS W/ SELF SEAL WASHERS OR EQUAL.

VERIFY W/ SPECIFIC METAL BLDG. CO.

EXTERIOR MOTION SENSOR SYSTEM:
CONSISTING OF:
ONE HORN LOCATED ON THE BACK SIDE OF THE FRONT PARAPET AS SHOWN ON REAR ELEVATION.
TWO STROBES LOCATED AT OPPOSITE CORNERS OF THE BUILDING JUST BELOW THE PARAPET CAP AS SHOWN ON THE FRONT & REAR ELEVATIONS.
FOUR MOTION SENSORS: ONE SENSOR LOCATED ON EACH SIDE OF THE BUILDING 40' FROM THE REAR WALL. TWO SENSORS ON THE REAR OF THE BUILDING AT THE FIRST AND THIRD QUARTER POINTS AS SHOWN.

SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.

G.C. TO PROVIDE KEY BOX FOR LOCK ACCESS DURING PUNCHOUT AND TURNOVER. COMBINATION TO MATCH THE LAST FOUR DIGITS OF STORE NUMBER.



5 CANOPY DTL.
SCALE = 3/8" = 1'-0"

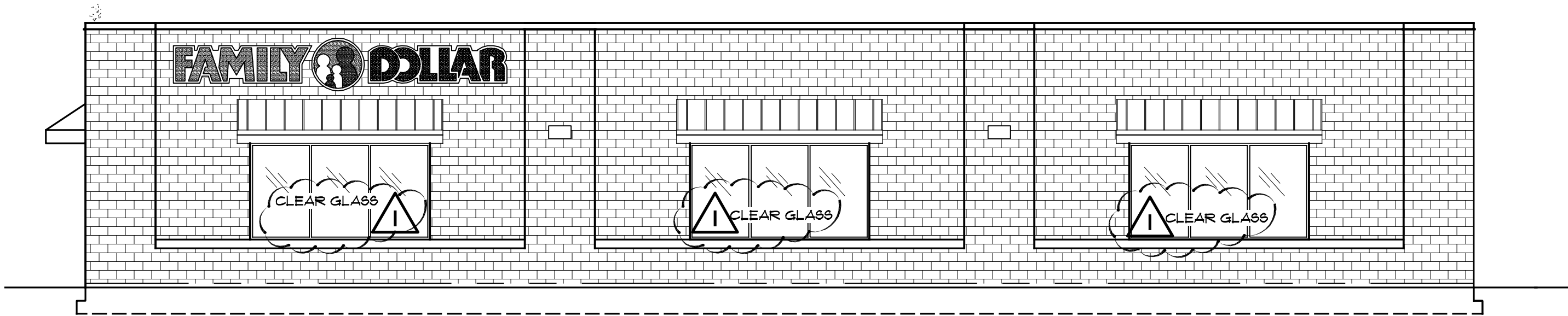
EXTERIOR FINISH SCHEDULE

MATERIALS ARE TO BE APPROVED BY FAMILY DOLLAR STORE. COLORS ARE CRITICAL AND MUST BE APPROVED BY FAMILY DOLLAR STORE REPRESENTATIVE IF THEY DIFFER FROM THE SHERWIN WILLIAMS COLORS SHOWN BELOW.

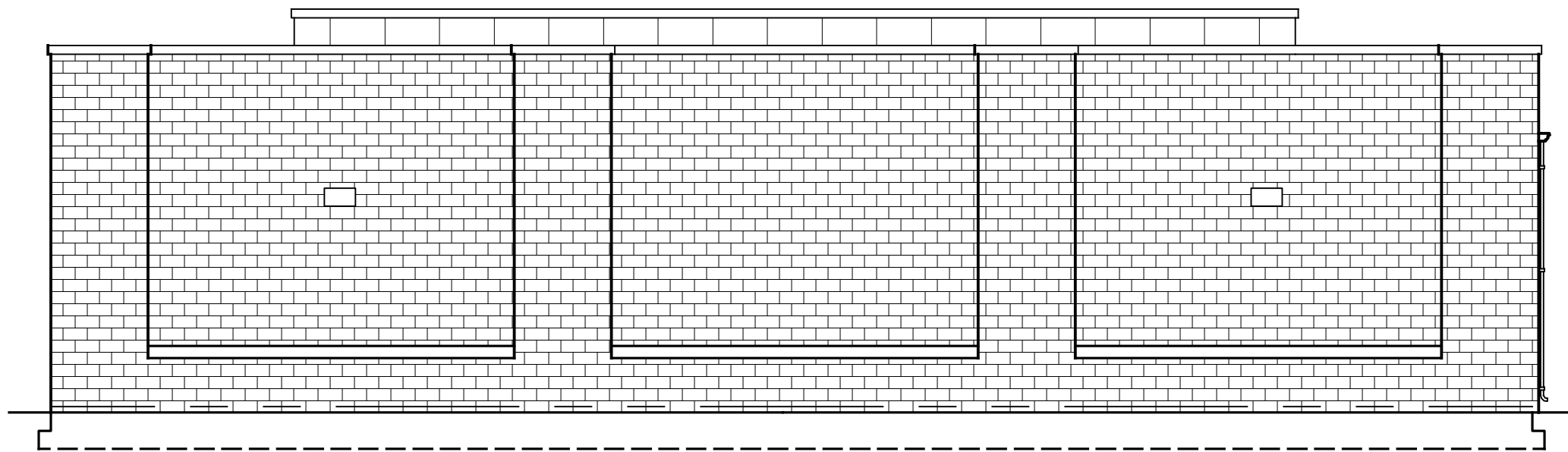
NO.	AREA	TYPE	COATS	COLOR
1	METAL WALL PANELS	MID-WEST - PBA PANEL	PRE-FINISHED	TO MATCH MID-WEST COLOR "SADDLE TAN" SHERWIN WILLIAMS MATCHING COLOR SW 6122 "CAMELBACK"
2	METAL CANOPY ROOF 10'-8" TO 11'-8" FASCIA BAND (FRONT ELEV)	MID-WEST - PBR PANEL FLAT FACIA MATERIAL	PRE-FINISHED	TO MATCH MID-WEST COLOR "CRIMSON RED" SHERWIN WILLIAMS SW 4081 "SAFETY RED"
3	4" SPLIT FACE CMU		COLOR INFUSED	SHERWIN WILLIAMS MATCHING COLOR SW 6122 "CAMELBACK"
3A	SOFFIT PANELS	MID-WEST - PBR PANEL	PRE-FINISHED	TO MATCH MID-WEST COLOR "POLAR WHITE" SHERWIN WILLIAMS MATCHING COLOR SW 6148 "WOOL SKEIN"
4	DOORS, GUTTERS, MTL. TRIM & PARAPET CAP	METAL BUILDING MANUFACTURER	PRE-FINISHED	TO MATCH MID-WEST COLOR "SADDLE TAN" SHERWIN WILLIAMS MATCHING COLOR SW 6122 "CAMELBACK"
5	8" SPLIT FACE CMU		COLOR INFUSED	SHERWIN WILLIAMS MATCHING COLOR SW 6122 "CAMELBACK"
6	STEEL BOLLARDS	EXTERIOR LATEX	2	MATCH SHERWIN WILLIAMS SW 4081 "SAFETY RED"
7	METAL ROOF	STANDING SEAM	PRE-FINISHED	GALVALUME

EXTERIOR FINISH NOTES:

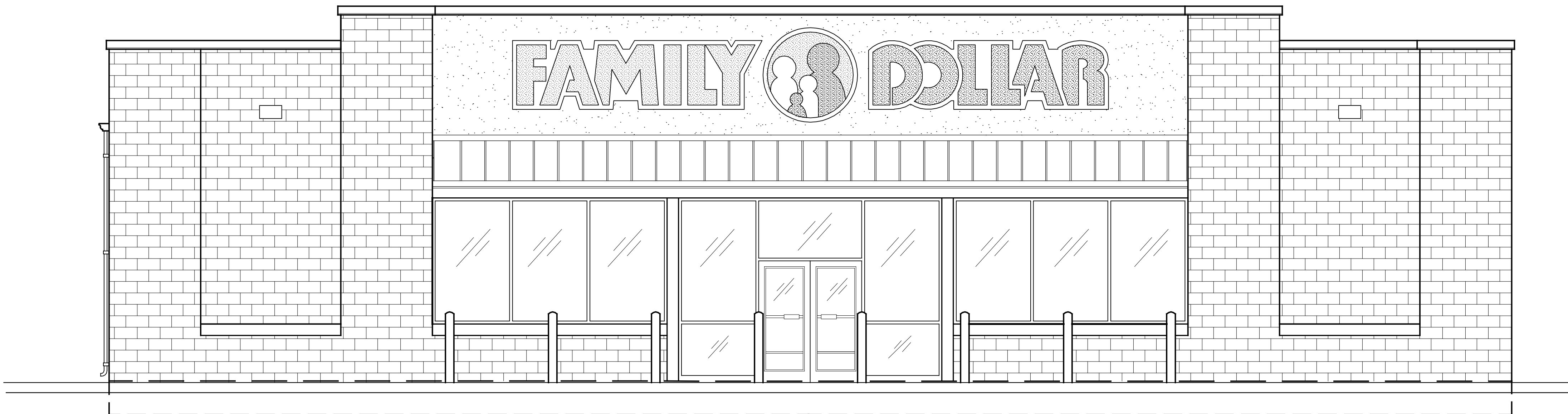
- IF METAL BUILDING IS USED, G.C. TO SUBMIT MANUFACTURER'S STANDARD COLORS TO FAMILY DOLLAR FOR APPROVAL.
- G.C. OR PAINT CONTRACTOR MUST NOTIFY LOCAL SHERWIN WILLIAMS DEALER THAT PAINT IS BEING PURCHASED FOR A FAMILY DOLLAR STORE AND PROVIDE SHERWIN WILLIAMS DEALER WITH STORE LOCATION.



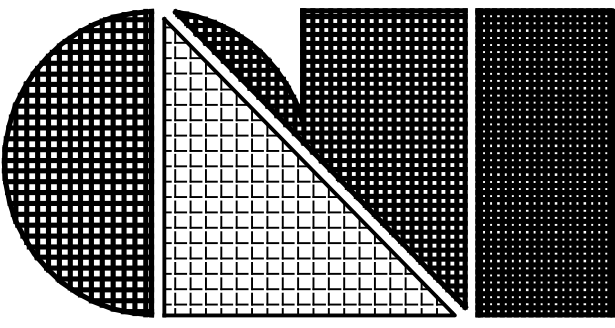
4 RIGHT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



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ARCHITECT'S PROJECT # 127???

Project #
FAMILY DOLLAR
FOR
DURBAN DEVELOPMENT, LLC
REZONING PETITION #13-020
2824 MILTON ROAD
CHARLOTTE NC
DESIGN BASED ON 2012-03 FD PROTOTYPE

Sheet Description #
ELEVATIONS

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Drawn By :

D. MYERS

Checked By :

D. MYERS

Revisions :

1/8/13	1	ZONING REVIEW COMMENTS
	2	
	3	
	4	

Seal

Date :

11/07/12

Sheet No.

RZ2.0

of : 2