

I. DEVELOPMENTAL DATA TABLE

SITE ACREAGE:	.50
TAX PARCEL ID:	12/0124
WATERSHED DISTRICT:	UPPER LITTLE SUGAR
EXISTING ZONING:	B-1 (CD)
PROPOSED ZONING:	B-1 (CD) S.P.A.
EXISTING USE:	PER PREVIOUS CONDITIONAL ZONING
PROPOSED USES:	OFFICE
EXISTING FOOTPRINT AREA:	5,100 SQ. FT.
EXISTING FLOOR AREA:	46,000 SQ. FT.
ADDITION FLOOR AREA	4,400 SQ. FT.
TOTAL FLOOR AREA	9,000 SQ. FT.
MAX. FLOOR AREA RATIO:	.50
MAX. BUILDING HEIGHT:	40'
PARKING:	MINIMUM REQUIRED BY ORDINANCE
MIN. LOT WIDTH:	50'
MIN. SETBACK:	20'
MIN. SIDE YARD:	8' / 4'
MIN. REAR YARD:	10'

2. GENERAL PROVISIONS

DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE FOLLOWING:

- a) THIS SITE PLAN AND DEVELOPMENT STANDARDS LISTED HEREIN
- b) SURVEY DATED OCTOBER 6, 2004 PREPARED BY A.G. ZOUTENELLE
- c) CONDONAL ZONING PLAN PREPARED BY R.B. PHARR ON DECEMBER 7, 1983 (APPROVED ON MAY 1, 1984) AND A COPY WITH NOTES FROM KATRINA YOUNG INDICATING FRONT, SIDE AND REAR YARD LOCATIONS (REVISED JUNE 21, 2013). NOTE CHANGE TO REAR YARD PER ZONING REVIEW COMMENTS.
- d) DECLARATION OF RIGHTS RESTRICTIONS AND CROSS EASEMENTS DATED MARCH 21, 1982 W/ AMENDMENT DATED JULY 14, 2012.
- e) APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE

3. TRANSPORTATION

- 1) a) **PARKING**
- 1) EXISTING AUTOMOBILE SPACES TO REMAIN, 235 TOTAL (12 ON PROPERTY, 223 ON ADJACENT SHARED LOT PER AGREEMENT WITH NEIGHBOR)
 - 2) BIGLE PARKING SPACES SHALL, 1 LONG TERM, 1 SHORT TERM, SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
- b) **CONNECTIVITY**
- 1) EXISTING PEDESTRIAN AND VEHICULAR CONNECTIONS TO REMAIN

4. PERMITTED USES

- a) BUILDING ENVELOPE MAY BE DEVOTED TO OFFICE USES TOGETHER WITH INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE B-1 ZONING DISTRICT.

5. ARCHITECTURAL STANDARDS

- a) EXISTING BUILDING TO REMAIN WITH EXPANSION AND EXTERIOR MODIFICATIONS BEING CONSTRUCTED IN A MANNER THAT WILL BE COMPATIBLE WITH THE CHARACTER OF THE EXISTING BUILDING AND COMPLY WITH THE ZONING CLASSIFICATION.

6. STREETSCAPE AND LANDSCAPING

- a) TREES AND VEGETATION ON SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LOCATIONS MAY VARY. SITE SHALL MEET THE CITY OF CHARLOTTE TREE ORDINANCE REQUIREMENTS.
- b) EXISTING VEGETATION MAY BE UTILIZED TO COMPLY WITH TREE SAVE, SCREENING AND BUFFER REQUIREMENTS.
- c) VEGETATION BETWEEN THE ADJACENT PROPERTIES, STREET AND BUILDINGS TO REMAIN EXCEPT FOR THAT REMOVED FOR EXPANSION, IF NECESSARY.
- d) NO BUFFER REQUIREMENTS

7. ENVIRONMENTAL FEATURES

- a) TREE SAVE AREA SHALL MEET OR EXCEED 15% AS REQUIRED BY THE ORDINANCE BY INCLUDING EXISTING BUFFERS.
 $.50 \text{ ACRES} \times .15 = .075 \text{ ACRES (1,634 SQ. FT.)}$

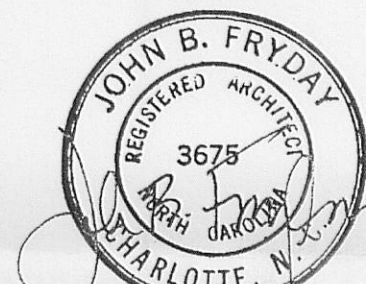
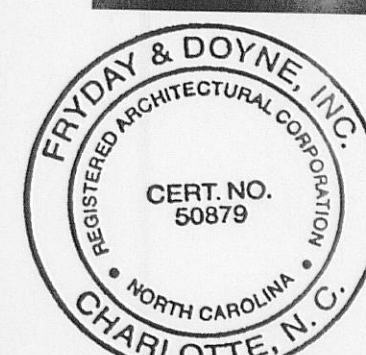
8. LIGHTING

- a) RESIDENTIAL STYLE LIGHT FIXTURES ON BUILDING FACADES WILL BE PERMITTED. ALL LIGHTING SHALL UTILIZE FULL CUT-OFF LIGHTING FIXTURES.

APPROVED BY
CITY COUNCIL

NOV 18 2013

SITE PLAN	01
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9/20/13

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DCCD ADDITION
2240 PARK ROAD
CHARLOTTE, NORTH CAROLINA

PROJECT NAME:

DATE: 7/20/2013

OCT 25 2013

TITLE: SITE PLAN

SHEET NUMBER:

$$SP = 1$$