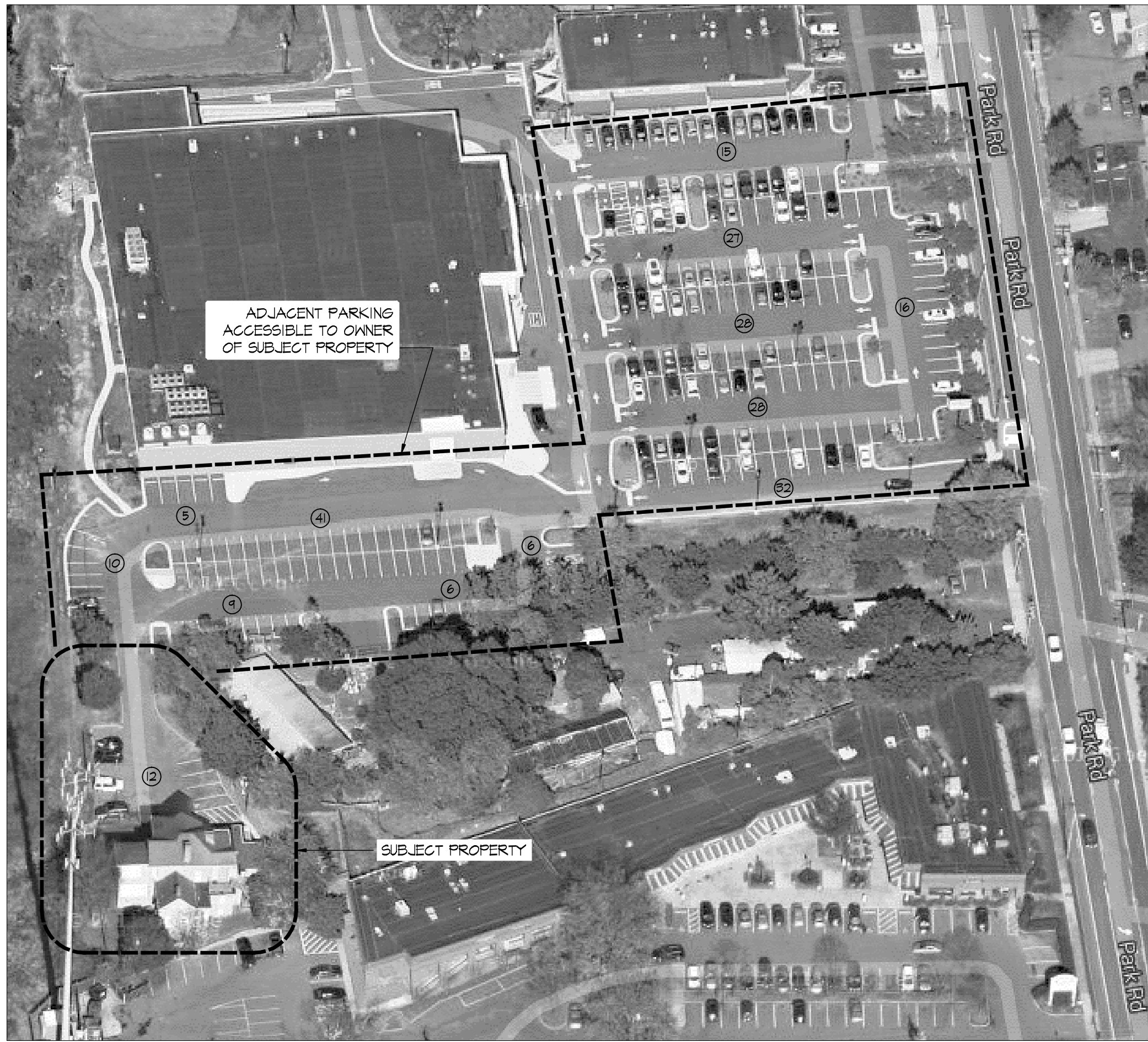




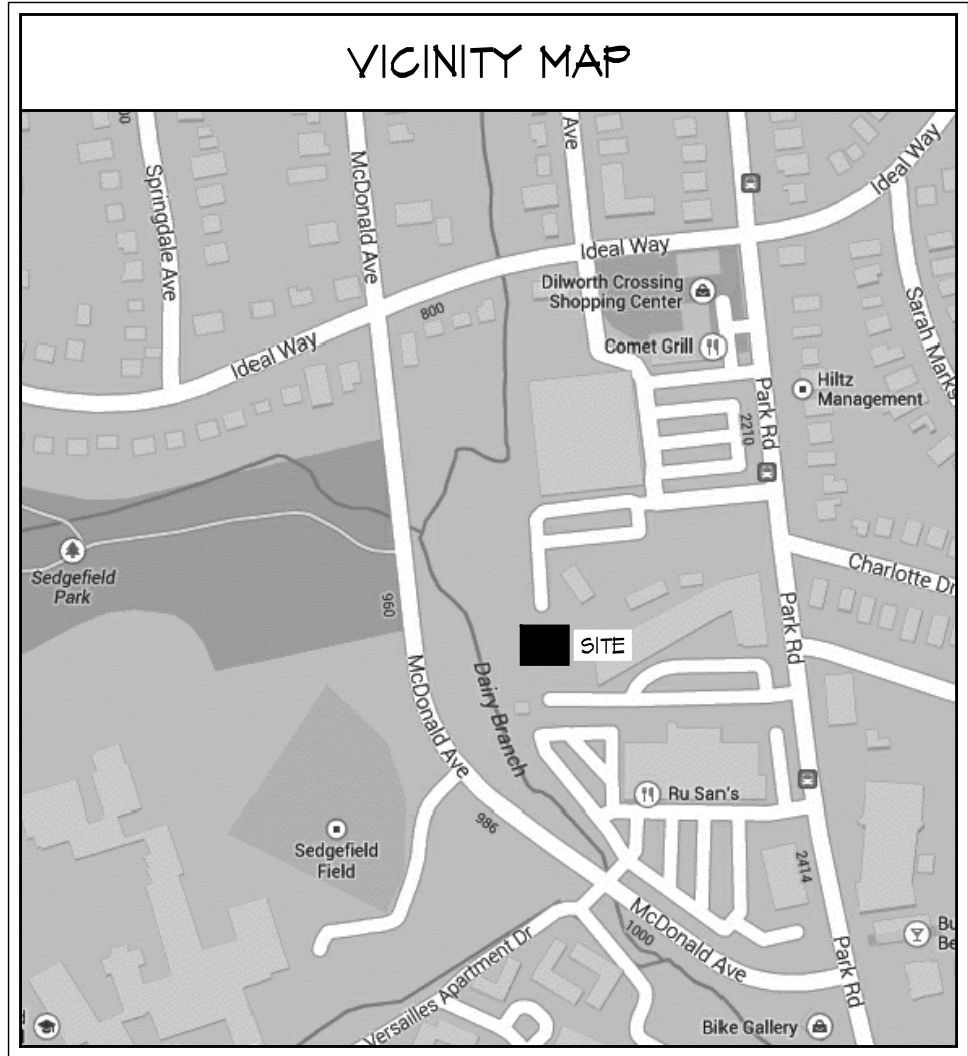
NO SCALE

EXTENDED SITE AERIAL PHOTO 02



SCALE: 1" = 20'

SITE PLAN 01



SITE PLAN NOTES

1. DEVELOPMENTAL DATA TABLE

SITE ACREAGE:	.50
TAX PARCEL ID:	1210124
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:	4,600 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:

1) THIS SITE PLAN AND DEVELOPMENT STANDARDS LISTED HEREIN
2) SURVEY DATED OCTOBER 6, 2004 PREPARED BY A.G. ZOUTENELLE
3) CONDITIONAL ZONING PLAN PREPARED BY R.B. PHARR ON DECEMBER 1, 1982 (APPROVED ON MARCH 19, 1984) AND A COPY WITH NOTES FROM KATRINA YOUNG INDICATING FRONT, SIDE AND REAR YARD LOCATIONS (RECEIVED JUNE 2, 2013). NOTE CHANGE TO REAR YARD PER ZONING REVIEW COMMENTS.
4) DECLARATION OF RIGHTS RESTRICTIONS AND CROSS EASEMENTS DATED MARCH 27, 1982 W/ AMENDMENT DATED JULY 19, 2012.
5) APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE

3. TRANSPORTATION

1) PARKING
1) EXISTING AUTOMOBILE SPACES TO REMAIN, 235 TOTAL (12 ON PROPERTY + 223 ON ADJACENT SHARED LOT PER AGREEMENT WITH NEIGHBOR)
2) BICYCLE 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

2) 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 ACRES X .15 = .075 ACRES (1624 SQ. FT.)

8. LIGHTING

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

THE SEALS AND CERTIFICATES OF THE PROFESSIONAL PERSONS OF THE PROJECT, AND THE PROJECTS, ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF FRYDAY & DOYNE

PROJECT NAME:
DCCD ADDITION
2240 PARK ROAD
CHARLOTTE, NORTH CAROLINA

DATE: 7/20/2013
REVISIONS:
1 - REVIEW COMMENTS 4/20/13
2 - REVIEW COMMENTS 10/24/13

SHEET TITLE:
SITE PLAN
PETITION NUMBER
2013-083

SHEET NUMBER:
SP-1

DRAWN BY: