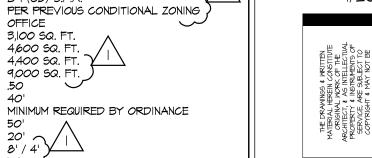


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2. GENERAL PROVISIONS

MAX. BUILDING HEIGHT:

PARKING:

MIN. LOT WIDTH:

MIN. SETBACK: MIN. SIDE YARD: MIN. REAR YARD:

DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE FOLLOWING:

VICINITY MAP

a) THIS SITE PLAN AND DEVELOPMENT STANDARDS LISTED HEREIN b) SURVEY DATED OCTOBER 6, 2004 PREPARED BY A.G. ZOUTEWELLE c) CONDITIONAL ZONING PLAN PREPARED BY R.B. PHARR ON DECEMBER 7, 1983 (APPROVED ON MARCH 19, 1984) AND A COPY WITH NOTES FROM KATRINA YOUNG INDICATING FRONT, SIDE AND REAR YARD LOCATIONS (RECIEVED JUNE 21, 2013). NOTE CHANGE TO REAR YARD PER ZONING

REVIEW COMMENTS. d) DECLARATION OF RIGHTS RESTRICTIONS AND CROSS EASEMENTS DATED MARCH 27, 1982 W/ AMENDMENT DATED JULY 19, 2012. F) APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE

3. TRANSPORTATION

(a) PARKING I) EXISTING AUTOMOBILE SPACES TO REMAIN, 235 TOTAL (I2 ON PROPERTY + 223 ON ADJACENT SHARED LOT PER AGREEMENT WITH NEIGHBOR) 2) BICYCLE PARKING SPACES SHALL, I LONG TERM, I SHORT TERM, SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.

b) CONNECTIVITY I) EXISTING PEDESTRIAN AND VEHICULAR CONNECTIONS TO REMAIN. 2) ADDITIONAL SIDEWALKS TO BE ADDED AS REQUIRED FOR EGRESS.

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-I 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. 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 (1,634 SQ. FT.)

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



NO SCALE



ADJACENT SHARED PARKING LOT, SEE

EXTENDED SITE AERIAL PHOTO 02

SITE PLAN OI

SHEET NUMBER: