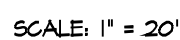


02



## SITE PLAN NOTES

## I. DEVELOPMENTAL DATA TABLE

SITE ACREAGE:	50
TAX PARCEL ID:	1210124
WATERSHED DISTRICT:	UNION LITTLE SUGAR
EXISTING ZONING:	B-1 (CD)
EXISTING USE:	OFFICE
EXISTING FOOTPRINT AREA:	3,100 SQ. FT.
EXISTING GROSS AREA:	4,600 SQ. FT.
ADDITION FOOTPRINT AREA	2,200 SQ. FT. MAX.
ADDITION GROSS AREA:	4,400 SQ. FT. MAX.
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:	20'

## 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. ZOUTEVILLE
- 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 (RECEIVED JUNE 21, 2019).
- d) DECLARATION OF RIGHTS RESTRICTIONS AND CROSS EASEMENTS DATED MARCH 27, 1982 W/ AMENDMENT DATED JULY 1, 2012.
- f) APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE

### 3. 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.

#### 4. TRANSPORTATION

- a) 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.

#### 1) EXISTING PROJECTS

- 2) ADDITIONAL SIDEWALKS TO BE ADDED AS REQUIRED FOR EGRESS.
6. 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.

## 7. STREETSCAPE AND LANDSCAPING

- 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.
- VEGETATION BETWEEN THE ADJACENT PROPERTIES, STREET AND BUILDINGS TO REMAIN EXCEPT FOR THAT REMOVED FOR EXPANSION, IF NECESSARY.
- NO BUFFER REQUIREMENTS

## 8. 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 (1634 SQ. FT.)

## 9. LIGHTING

- a) RESIDENTIAL STYLE LIGHT FIXTURES ON BUILDING FACADES WILL BE PERMITTED. NO WALL PACK LIGHTING WILL BE USED.

7/19

THE DRAWINGS & WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT, & AS INTELLECTUAL PROPERTY & INSTRUMENTS OF SERVICE, ARE SUBJECT TO COPYRIGHT & MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DCCD ADDITION  
2240 PARK ROAD  
CHARLOTTE, NORTH CAROLINA

PROJECT NAME:

DATE: 7/20/2013

DATE: 7/20/2011  
REVISIONS:

DRAWN BY:

# SITE PLAN

SHEET TITLE:

SHEET NUMBER:

SP-

STATE OF NORTH CAROLINA, Mecklenburg County  
I, ANDREW G. ZOUTEWELLE, do hereby certify that this map was drawn  
from an actual field survey performed under my supervision; that  
the precision is 1:15,000; that the angular precision is less than  
7.5 seconds per angle; that this map is not intended to meet  
GS 47-30 recording requirements.



*A.G. Zoutewelle* 10/6/04  
A. G. Zoutewelle, L-3098

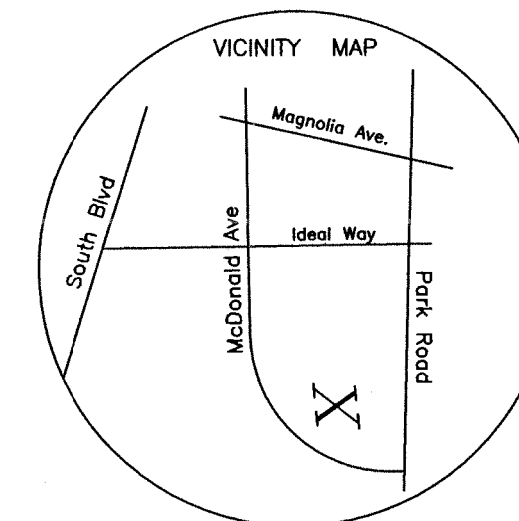
DB 12750 Pg 490 (1982)

I.P.I.P.E. found

Charlotte Drive-50'

Park Road - 60' public right of way

Ordermore Dr. - 40' public R/W



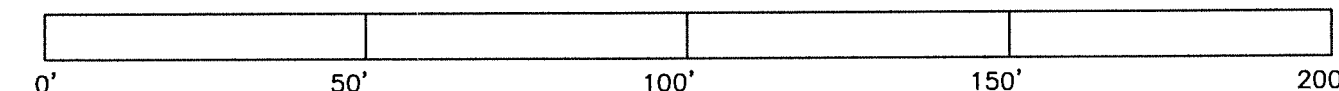
Copyright 2004

## PHYSICAL SURVEY OF 2240 PARK ROAD

CHARLOTTE, MECKLENBURG COUNTY, N.C.  
For DILWORTH CENTER FOR CHEMICAL DEPENDENCY, INC.  
Description taken from Deed Book 12750 Page 490  
Scale 1"=30' October 3, 2004

**A.G. ZOUTEWELLE  
SURVEYORS**

1418 East Fifth St. Charlotte, NC 28204  
Phone: 704-372-9444 FAX: 704-372-9555



PARK2240-QN

MERCER-ROBBINSVILLE LIMITED PARTNERSHIP  
DB 5890 PG. 01  
(BI-LO Shopping Center)

ACCESS TO PARK ROAD

Asphalt Drive/Parking Area  
(See easements in Deed Book 4522-227)  
N86°14'55"E - 425.81' tie to Nail found  
at SE'ly corner of Mercer-Robbinsville's property  
as recorded in DB 5890-01

CLYDE E. TODD, JR. &  
DEBORAH K. SACRA  
DB 8023 PG. 185

ANNIE LORETZ PARKER heirs  
(now or formerly)  
DB 1018-397

Now or Formerly  
Clyde E. Todd, Jr.  
and Deborah K. Sacra  
DB 5652 Pg 715

THE COURTYARD AT PARK ROAD, LLC  
DB 12740 PG. 760

### Note:

1. This survey does not reflect a complete title examination which may reveal additional restrictions, easements and other matters of title. See easements and restrictions recorded in Deed Book 4522 Page 227. This document specifies that this parcel and that adjoining Todd parcel as recorded in Deed Book 8023 Page 185 (together known as "Parcel I" in the restriction document) shall have no less than 27 paved parking spaces. However, the adjoining Todd parcel has blocked all of its 12 spaces with inventory and retail structures, and the subject property has reconfigured its 15 spaces into the 12 parking spaces shown hereon. Therefore, the parking provisions of the restriction document have been violated by the 2 properties which comprise "Parcel I" of the restriction document.
2. This property is zoned B-1(CD) as per Mecklenburg County GIS. This survey does not reflect a zoning analysis.
3. This survey does not reflect complete utility locations. Contactors should contact the NC One-Call Utility Locating Service at 1-800-632-4949 before any digging or excavation is begun.
4. This property is not located within a 100-Year Special Flood Hazard Area as per FIRM-Panel 3701590206E dated 02/04/04.

**LEGEND**  
a/c air conditioner  
ch. chord  
conc. concrete  
I.PIN iron survey stake  
L.R. curve length & radius  
MB, DB record map and deed references  
s.f. square feet (by coordinates)  
PP Power Pole  
LP Light Pole

Marsh Realty Company  
(per tax records - deed not found)

Dairy Branch