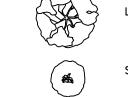


	EXISTING	PROPOSED	
-			CONCRETE SIDEWALI
			SETBACK (BUILDING AND PARKI ENVELOPE)

PROPERTY LINE



LARGE MATURING TREE (3 INCH CALIPER)

SMALL MATURING TREE (2 INCH CALIPER)

SHRUB GROUND COVER

OVERHEAD POWER LINE OVERHEAD POWER LINE

DIRECTIONAL PAVEMENT MARKING VAN ACCESSIBLE HC PARKING

ACCESSIBLE ROUTE EXISTING BUILDING ON ADJACENT

PAVEMENT MARKING AT HC

DEPARTMENT OF TRANSPORTATION

LINEAR FOOT (FEET)

NCSBC NORTH CAROLINA STATE BUILDING CODE SF SQUARE FOOT (FEET)

NOTE: FINISH FLOOR AND SPOT ELEVATIONS ARE APPROXIMATE. FINAL ELEVATIONS AND CONTOURS MAY CHANGE DUE TO FINAL STORMWATER DESIGN, HANDICAP ACCESSIBILITY DESIGN AND BUILDING ACCESS AND

1. DEVELOPMENT DATA TABLE:

CURRENT PROPERTY OWNER	STANDARD CONTRACTING, INC. 8204 WINNVIEW DRIVE INDIAN TRAIL, NC 28079	
PETITIONER	SMA CAROLINA LLC 1615 OUT LOOK CIRCLE WAXHAW, NC 28173	
SITE ACREAGE	1.1342 ACRES	
TAX PARCELS INCLUDED IN REZONING	131-042-39 AND 131-042-40	
EXISTING ZONING	R-22MF	
OVERLAY DISTRICT	NONE	
PROPOSED ZONING	0-1(CD)	
PREVIOUS USES	SINGLE FAMILY RESIDENTIAL	
EXISTING USES	VACANT	
PROPOSED USES	OFFICE / DE	NTAL CLINIC
NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE	О	
RESIDENTIAL DENSITY	NOT APPLICABLE	
SQUARE FOOTAGE OF NON-RESIDENTIAL UNITS BY TYPE	DENTAL CLINIC OFFICE: 3,000	C: 6,000 GROSS SF O GROSS SF
000 1051 01510	MAXIMUM	0.60
FLOOR AREA RATIO	PROPOSED	+/- 0.18
DUILDING LIFICUT	MAXIMUM	40 FEET
BUILDING HEIGHT	PROPOSED	+/- 30 FEET
OFF—STREET PARKING RATIO (PER TABLE 12.202)	CLINIC: 1 SPA	ACE PER 200 SF
PROPOSED PARKING COUNT	9,000 SF / 200 = 45 SPACES	
HANDICAP ACCESSIBLE PARKING	2 VAN ACCESSIBLE	
MINIMUM SETBACK	20'	
MINIMUM SIDE YARD SETBACK	10'	
MINIMUM REAR YARD SETBACK	20'	
AMOUNT OF OPEN SPACE	NOT APPLICAE	BLE
BUILDING DATA	l	
CODE REFERENCE	NC STATE BUILDING CODE. 2012	
ALLOWABLE GROSS FLOOR AREA 1.	11,340 SF ^{1.}	
PROPOSED GROSS FLOOR AREA	+/- 9,000 SF	
OCCUPANCY	B: BUSINESS (OUTPATIENT CLINIC)	
CONSTRUCTION TYPE	VB, UNPROTECTED	
FIRE SPRINKLER	NO	
FIRE SPRINKLER	NO	

1. ALLOWABLE AREA: 9,000 SF (NCSBC TABLE 503) + 26% INCREASE (NCSBC 506.2) = 11,340 SF

2. GENERAL PROVISIONS:

- 1. THE PETITIONER UNDERSTANDS AND ACKNOWLEDGES THAT OTHER CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND ORDINANCES, THAT ARE NOT ZONING REGULATIONS, ZONING CONDITIONS OR ZONING REQUIREMENTS, AND ARE NOT ADMINISTERED BY THE ZONING OFFICIAL, MUST BE APPLIED TO THE DESIGN AND DEVELOPMENT OF THE SITE. THE PETITIONER UNDERSTANDS AND ACKNOWLEDGES THAT DESIGN REVIEW AND APPROVAL AND CONSTRUCTION INSPECTIONS, AS REQUIRED BY CITY, COUNTY AND FEDERAL AGENCIES IS THE RESPONSIBILITY OF THE PETITIONER.
- 2. DEVELOPMENT DEPICTED IN THESE RE-ZONING DRAWINGS IS SCHEMATIC IN NATURE AND MAY THEREFORE BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES -WITHIN THE MAXIMUM BUILDING AND PARKING ENVELOPE GENERALLY DEPICTED ON THIS SHEET - AS LONG AS THE CHANGES GENERALLY MAINTAIN THE BUILDING AND PARKING ORIENTATION AND CHARACTER ILLUSTRATED. CHANGES WILL BE MADE IN ACCORDANCE WITH THE PROVISIONS OF THE CHARLOTTE MECKLENBURG ZONING ORDINANCE, CHAPTER 6, SECTION 6.207 — ALTERATIONS TO APPROVAL.
- 3. IT IS UNDERSTOOD THAT CHANGES TO SITE FEATURES AND ELEMENTS, INCLUDING BUT NOT LIMITED TO SIZE, QUANTITY, AND PLACEMENT MAY BE NECESSITATED BY LINEORESEEN CONDITIONS, CHANGES TO PROJECT PROGRAM OR SCOPE AND ONGOING SITE AND BUILDING PERMITTING PROCESSES. SUCH CHANGES WILL BE MADE IN ACCORDANCE WITH THE PROVISIONS OF THE CHARLOTTE MECKLENBURG ZONING ORDINANCE, CHAPTER 6, SECTION 6.207 - ALTERATIONS TO APPROVAL.

3. OPTIONAL PROVISIONS:

UNDER COVER)

4. PERMITTED USES:

1. PER CITY OF CHARLOTTE ZONING ORDINANCE, SECTION 9.702, CLINICS (MEDICAL, $\underline{\text{DENTAL}}$ AND OPTICAL) AND OFFICE USES ARE PERMITTED BY RIGHT, IN AN O-1 DISTRICT.

5. TRANSPORTATION:

- 1. THE PROPERTY IS LOCATED ON CENTRAL AVENUE WHICH IS A FOUR (4) LANE THOROUGHFARE UNDER THE JURISDICTION OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
- 2. PROPOSED DEVELOPMENT DOES NOT ENCROACH ON THE EXISTING CDOT RIGHT OF WAY. 3. PROPOSED PARKING WILL BE SURFACE. ACCESS TO PARKING WILL BE
- FROM CENTRAL AVENUE VIA A NEW 26'-0" WIDE, MODIFIED TYPE II DRIVEWAY (STD NO 10.25E). PROPOSED DRIVEWAY IS IN THE SAME LOCATION ÀS EXISTING. 4. THE SITE IS LOCATED ON A CHARLOTTE AREA TRANSPORTATION SYSTEM
- (CATS) BUS ROUTE WITH STOPS LESS THAN 100 YARDS EAST AND WEST ON CENTRAL AVENUE. SEE TRANSPORTATION MAP, THIS SHEET. 5. LONG AND SHORT TERM PARKING WILL BE PROVIDED ON SITE AND UNDER COVER. MINIMUM 3 SHORT TERM AND 2 LONG TERM. DEPENDING ON FINAL BUILDING FLOOR PLAN DESIGN, LONG TERM

SPACES MAY BE LOCATED IN THE BUILDING (IN LIEU OF OUTSIDE

4930 **CENTRAL**

NOT TO SCALE

TRANSPORTATION

1. EXTERIOR BUILDING MATERIALS MAY INCLUDE BRICK VENEER, FIBER CEMENT SIDING, CAST-STONE, ALUMINUM STOREFRONT, PEDESTRIAN SCALE DOORS AND WINDOWS WITH DIVIDED LITES AND A LOW SLOPE MEMBRANE ROOF CONCEALED BEHIND A PARAPET. ADDITIONALLY, SECTIONS MAY INCLUDE A PITCHED OR CURVED ROOF WITH ASPHALT

6. ARCHITECTURAL STANDARDS:

SHINGLES AND/OR STANDING SEAM METAL. 2. OTHER MATERIALS AND ELEMENTS MAY BE USED IN ACCORDANCE WITH CHARLOTTE MECKLENBURG DEVELOPMENT STANDARDS AND THE NORTH CAROLINA STATE BUILDING CODE.

3. THE PROPOSED TRASH DUMPSTER, LOCATED TOWARDS THE BACK OF THE SITE, WILL BE SCREENED WITH MATERIALS TO MATCH THE BUILDING. SPACE FOR RECYCLING BIN(S) WILL BE INCLUDED.

7. STREETSCAPE AND LANDSCAPING:

1. MINIMUM BUFFER REQUIREMENTS PER TABLE 12.302(a): CLINICS UP TO

50,000 SQ FT: NORTH PROPERTY LINE: ABUTTING EXISTING MULTI-FAMILY RESIDENTIAL USE - CLASS C EAST PROPERTY LINE: ABUTTING EXISTING BUSINESS USE — NONE WEST PROPERTY LINE: ABUTTING EXISTING OFFICE USE — SOUTH PROPERTY LINE: FRONT YARD ALONG CENTRAL AVENUE ---- NONE CLASS C BUFFER PLANTING REQUIREMENTS PER TABLE 12.302(b): FOR 1.2 ACRE SITE = 16'-0" WIDE, 4 TREES PER 100 FT AND 20

NOTE: THE DEVELOPER RESERVES THE RIGHT TO REDUCE THE CLASS C BUFFER WIDTH BY 25% BY PROVIDING AN APPROVED

2. PLANTING STRIP (URBAN ZONES):

- A. FRONTAGE ON CENTRAL AVENUE = 141 FT
- B. 141 FT / 40 FT = 4 LARGE MATURING TREES (3 INCH CALIPER)
- C. 141 FT / 30 FT = 5 SMALL MATURING TREES (2 IN CALIPER)
- 4 PARKING AREA (URBAN ZONES):
- A. TREES MUST BE PLANTED SO THAT EACH PARKING SPACE IS NO MORE THAN FORTY (40) FEET FROM A TREE TRUNK. TREES PLANTED MUST BE LARGE MATURING SHADE TREES (SMALL MATURING TREES MAY BE USED WHERE OVERHEAD POWER DISTRIBUTION LINES WOULD INTERFERE)

8. ENVIRONMENTAL FEATURES:

- 1. A PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) WAS COMPLETED ON JULY 25, 2013. THIS REPORT, PREPARED BY HART & HICKMAN, INDICATES THAT THERE IS NO EVIDENCE OF RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs) IN CONNECTION WITH THE
- REPORT OF GEOTECHNICAL STUDY WAS COMPLETED ON AUGUST 29, 2013. THIS STUDY, PREPARED BY FROELING & ROBERTSON, INC, INDICATES THAT EXISTING SOIL IS SUITABLE FOR THE PROPOSED DEVELOPMENT. A SMALL AREA OF WEAK NEAR SURFACE SOILS MAY REQUIRE PROOFROLLING.

9. PARKS, GREENWAYS, OPEN SPACE:

NOT APPLICABLE.

10. FIRE PROTECTION

- 1. FIRE LANE WILL BE AS REQUIRED BY THE CHARLOTTE FIRE DEPARTMENT, FIRE PREVENTION BUREAU, IN ACCORDANCE WITH FPB 225 INSTALLATION AND APPROVAL OF FIRE LANES.
- 2. A BUILDING FIRE SPRINKLER SYSTEM WILL NOT BE PROVIDED.

11. SIGNAGE

- 1. WALL MOUNTED (FLAT) SIGN SHALL NOT EXCEED 10% OF THE AREA OF THE WALL TO WHICH IT IS ATTACHED - UP TO A MAXIMUM OF
- 2. DETACHED (MONUMENT) SIGN SHALL NOT EXCEED 1 SF FOR EVERY LINEAR FOOT OF FRONTAGE — UP TO A MAXIMUM OF 50 SF.
- 3. A MULTI-TENANT MONUMENT SIGN WILL BE PROVIDED ADJACENT TO THE PARKING LOT ENTRANCE AND A WALL MOUNTED SIGN WILL BE PROVIDED ON CENTRAL AVENUE FOR THE 6,000 SF DENTAL CLINIC.

12. LIGHTING

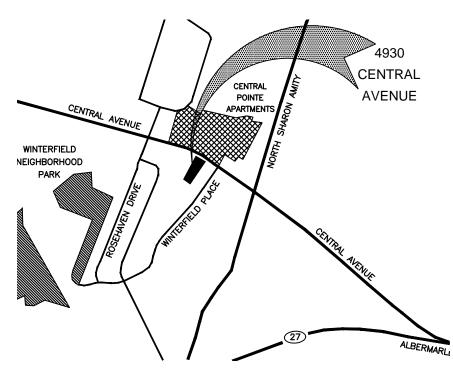
- 1. PARKING LOT AND SECURITY LIGHTING WILL BE POLE MOUNTED, NOT TO EXCEED 25'-0" WITH FULL-CUTOFF LUMINAIRES.
- 2. "WALL PACK" LIGHTS WILL NOT BE USED. 3. ARCHITECTURAL WALL SCONCE LIGHTS WILL BE USED ON THE NORTH, SOUTH AND EAST ELEVATIONS.

13. PHASING

- 1. THE SITE AND BUILDING WILL BE DEVELOPED IN A SINGLE PHASE. 2. THE 6,000 SF DENTAL CLINIC UPFIT WILL BE COMPLETED AT THE SAME TIME AS CONSTRUCTION OF THE SHELL
- 3. THE REMAINING 3,000 SF WILL BE LEASED AND UPFIT WILL OCCUR AT A LATER DATE.

14. OTHER

PRELIMINARY REVIEW MEETING, FACILITATED BY MR. SOLOMON FORTUNE, WAS HELD ON JULY 08, 2013 AT THE CHARLOTTE MECKLENBURG PLANNING DEPARTMENT AT 600 EAST FOURTH STREET.



NOT TO SCALE

CHARLOTTE 7315 Swansea

R-22MF TO 0-1(CD)

RE-ZONING PETITIÓN

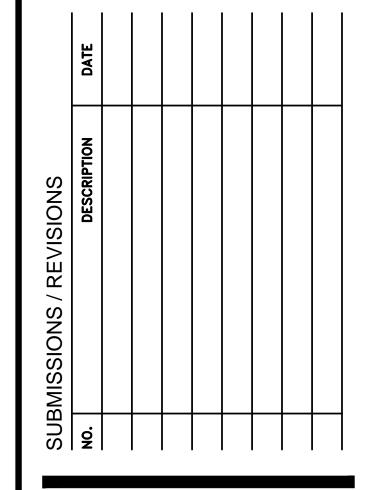
FOR 4930 CENTRAL

AVENUE

OFFICE BUILDING

AND DENTAL CLINIC

NOT FOR **CONSTRUCTION**



SHEET INFORMATION

DATE	September 16, 20	13
JOB NUMBER	12018.	00
DRAWN		CS
CHECKED	С	CS
APPROVED		CS

PROPOSED SITE PLAN SITE DATA AND NOTES

RZ-101



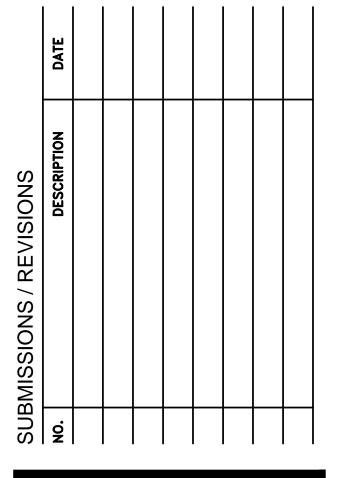
1509 King Street
Beaufort, SC 29902
CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031
(843) 321-8277
info@beaufortdesignbuild.co



R-22MF TO 0-1(CD) RE-ZONING PETITION FOR 4930 CENTRAL AVENUE

OFFICE BUILDING AND DENTAL CLINIC

NOT FOR CONSTRUCTION



SH	EET INFORMATION
DATE	September 16, 2013
JOB NUMBER	12018.00
DRAWN	DCS
CHECKED	DCS

EXISTING
CONDITIONS SITE
PLAN AND PHOTOS

RZ-102