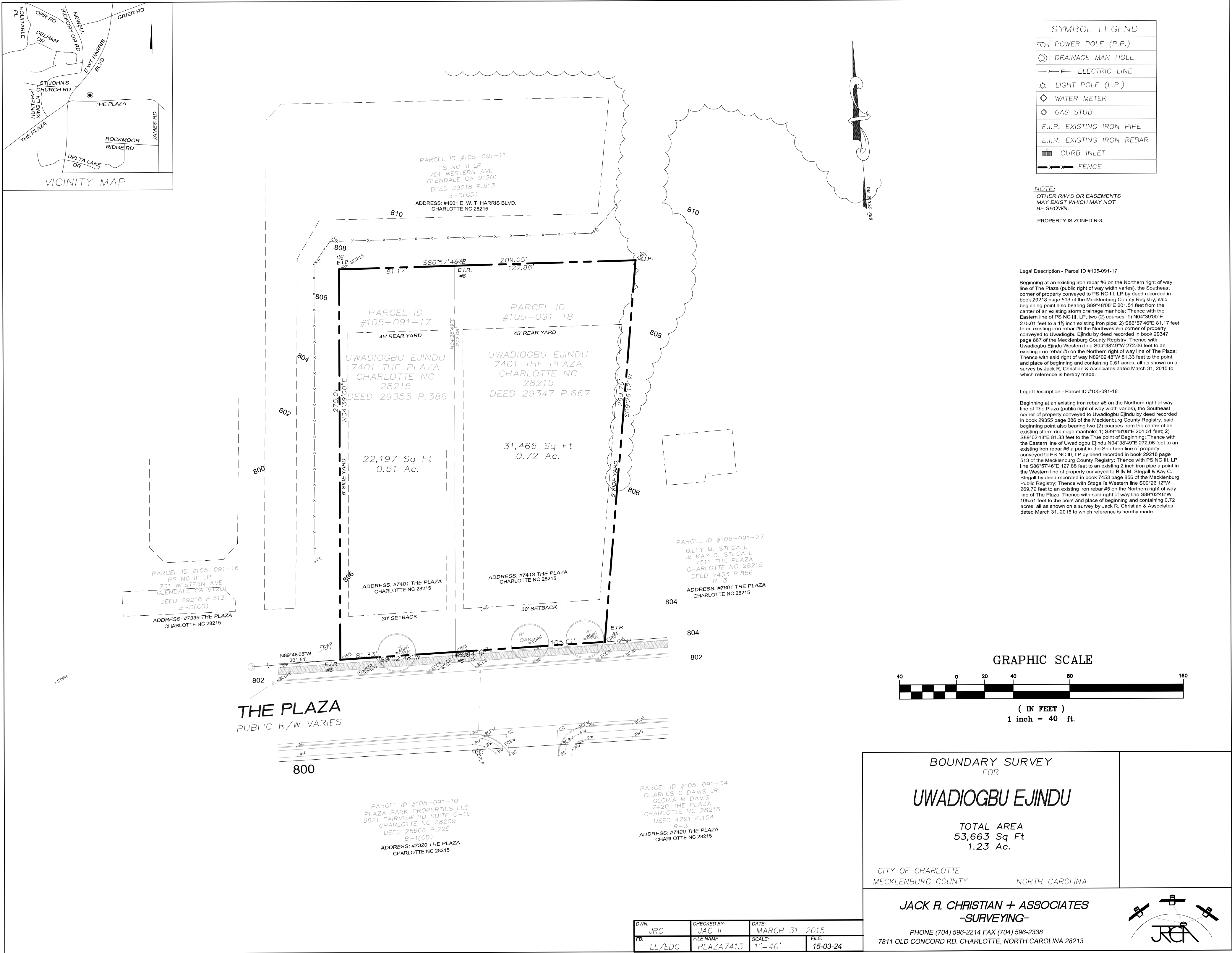
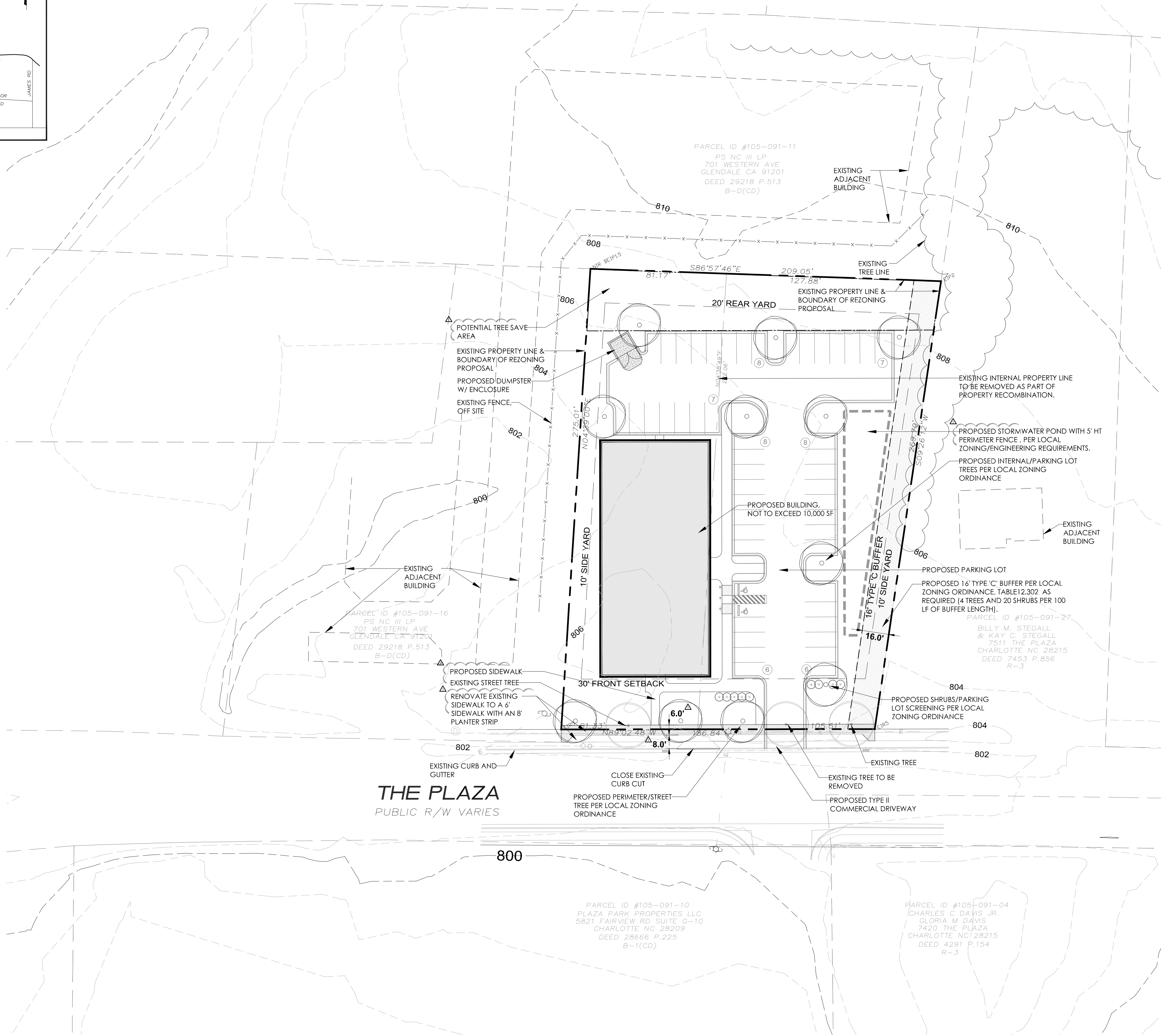
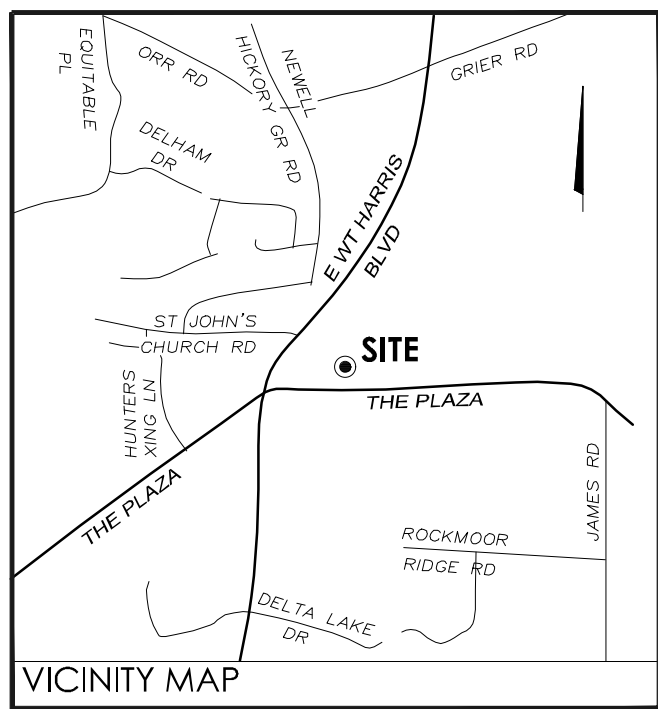
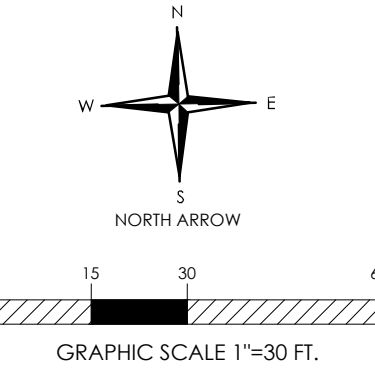






SITE DEVELOPMENT DATA	
SITE ACREAGE:	1.23 AC. (APPROXIMATE)
SITE TAX PARCEL:	105-091-17 & 105-091-18 7401 & 7413 THE PLAZA, CHARLOTTE, NC
EXISTING ZONING:	R-3
PROPOSED ZONING:	O-1 (CD)
EXISTING USE:	VACANT
PROPOSED USE:	GENERAL OFFICE & MEDICAL OFFICE USE
EXISTING BUILDING SIZE	N/A
PROPOSED BUILDING SIZE	10,000 SF (MAX)
BUILDING HEIGHT (MAX)	40'
FLOOR AREA RATIO (MAX)	.60
OPEN SPACES	PER ORDINANCE
PARKING REQUIRED	PER ORDINANCE
MEDICAL OFFICE	1 SPC PER 200 SF
OFFICE	1 SPC PER 300 SF
PARKING PROPOSED	50 SPC- (1 PER 200 SF)
BICYCLE PARKING REQUIRED	2 SPC LONG/SHORT
BICYCLE PARKING PROPOSED	PER ORDINANCE
MIN. FRONT SETBACK	30' FRONT MIN. SETBACK
MIN. SIDEYARD	10' SIDEYARD
MIN. REARYARD	20' REARYARD
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615

- GENERAL/CONDITIONAL REZONING NOTES**
- GENERAL PROVISIONS:**
- 1. THE PURPOSE OF THE REZONING IS TO ALLOW FOR THE USE OF GENERAL OFFICE & MEDICAL OFFICE USE IN THIS O-1 (CD) ZONING DISTRICT.
 - 2. THE REZONING PLAN IS CONCEPTUAL IN NATURE AND MAY REQUIRE MINOR CHANGES AS ALLOWED PER SECTION 6.207 OF THE ZONING ORDINANCE.
 - 3. HOURS OF OPERATION FOR THE GENERAL PUBLIC SHALL BE LIMITED FROM 6:00 AM TO 10:00 PM.
- PERMITTED USE:**
- 1. THE INTENDED USE FOR THE PROPOSED LOT(S) IS FOR GENERAL OFFICE USE /MEDICAL OFFICE USE SERVICES.
 - 2. THE PROPOSED LOT(S) ALLOWS FOR GENERAL OFFICE USE /MEDICAL OFFICE USE SERVICES FOR THIS O-1 (CD) ZONING DISTRICT WITH A MAXIMUM OF 10,000 SF BUILDING AREA WILL BE ALLOWED.
- TRANSPORTATION:**
- 1. SITE ACCESS FROM THE PLAZA RD SHALL NOT UTILIZE THE EXISTING DRIVEWAY LOCATION, BUT RATHER PROVIDE A NEW DRIVEWAY LOCATION AS OUTLINED BY THE REZONING PLAN.
- ARCHITECTURAL STANDARDS:**
- 1. SEE ATTACHED ARCHITECTURAL BUILDING ELEVATIONS.
 - 2. PROMINENT PEDESTRIAN ENTRANCE.
 - 3. ARCHITECTURAL BUILDING ELEVATIONS ARE CONCEPTUAL/ SCHEMATIC OF THE PROPOSED OFFICE BUILDING DEVELOPMENT. THE CONCEPTUAL PLANS ARE INCLUDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE OFFICE BUILDING. HOWEVER, THE ACTUAL BUILDING CONSTRUCTION MAY VARY FROM THE CONCEPTUAL ELEVATIONS PROVIDED THE DESIGN INTENT IS PRESERVED.
- STREETSCAPES AND LANDSCAPES:**
- 1. THE EXISTING 4' PLANTER STRIP AND 5' SIDEWALK ALONG PLAZA RD SHALL BE RENOVATED TO PROVIDE A 6' WIDE SIDEWALK WITH AN 8' WIDE PLANTING STRIP. PERIMETER STREET TREES SHALL BE INSTALLED ALONG PLAZA RD, AS SHOWN ON THE REZONING PLAN.
- LIGHTING:**
- 1. ALL OUTDOOR LIGHTING SHALL UTILIZE DOWNWARD SHIELDED LIGHTING FIXTURES AND PARKING LOT LIGHTING WILL BE LIMITED TO 35 FEET IN HEIGHT.
- TRASH SERVICE:**
- 1. TRASH SERVICE WILL BE PROVIDED IN A DUMPSTER AS SHOWN ON THE REZONING PLAN.
- ENVIRONMENTAL FEATURES:**
- 1. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - 2. STORM WATER, WATER QUALITY AND DETENTION BMPs WILL BE DEVELOPED PER THE CITY OF CHARLOTTE APPROVED 'POST CONSTRUCTION CONTROL ORDINANCE'.
 - 3. THE STORMWATER POND/WATER QUALITY AND DETENTION BMPs WILL BE CONSTRUCTED WITH A 5' HT FENCE AROUND THE PERIMETER OF THE POND TO DISCOURAGE UN-WARRANTED ACCESS TO THE STORMWATER POND.



THE PLAZA
OFFICE BUILDING PARCEL
7401 THE PLAZA, CHARLOTTE, NC
PARCEL NUMBER 10509117 & 18
REZONING PLAN

REVISIONS:	
2016/04/15 - 1ST REZONING COMMENTS	



STREET ELEVATION
1/8" = 1' - 0"

PLAZA MEDICAL
OFFICE BUILDING
7401 THE PLAZA
CHARLOTTE, NC

PROJECT NUMBER:

ISSUE DATE:
2-17-16

REVISIONS

No.	DATE
No.	DATE
No.	DATE
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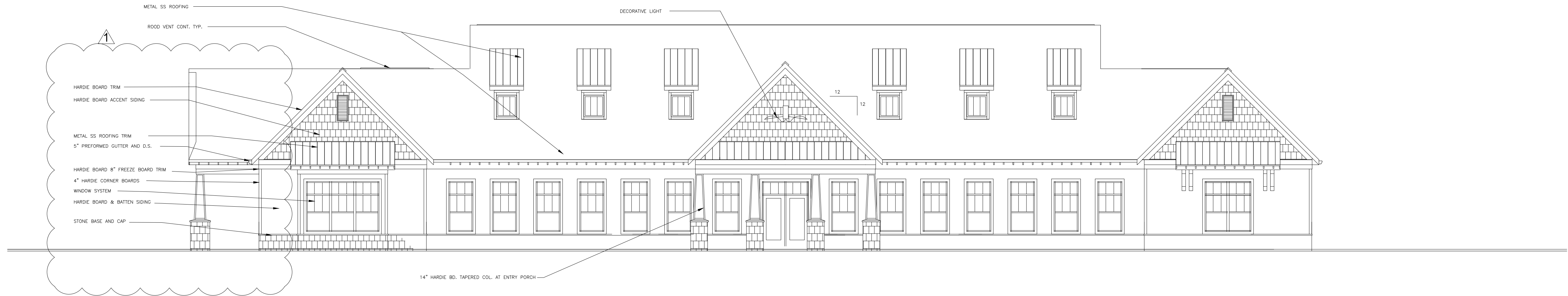
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FRONT ELEVATION
1/8" = 1' - 0"



REAR ELEVATION
1/8" = 1' - 0"

**PLAZA MEDICAL
OFFICE BUILDING**
7401 THE PLAZA
CHARLOTTE, NC

PROJECT NUMBER:

ISSUE DATE:
2-17-16

REVISIONS

No.	DATE
1.	4-18-2016
No.	DATE
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