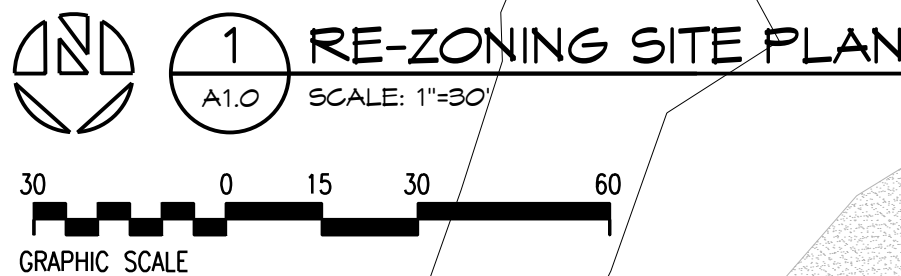


DEVELOPMENT DATA  
• TAX PARCEL - ID# 02T11401  
• PHYSICAL ADDRESS - 12100 DEARMON RD CHARLOTTE NC 28269  
• TOTAL ACRES - 4.35  
• CURRENT OWNER - JERRY R. & DONNA K. ELLIS  
• CURRENT ZONING - R-3  
• CURRENT LAND USE - SINGLE FAMILY RESIDENTIAL, UNDEVELOPED  
• PROPOSED OWNER - DERITA MASONIC LODGE #115 AF & AM  
• PROPOSED ZONING - INSTITUTIONAL(CONDITIONAL ZONING)  
• PROPOSED USE - REFER TO PERMITTED USES AS DESCRIBED BELOW

GENERAL PROVISIONS  
A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE-MECKLENBURG ZONING ORDINANCES. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE ALTHOUGH THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS SECTIONS OF THE ZONING ORDINANCES. MODIFICATIONS ARE SUBJECT TO REQUIREMENTS IN SECTION 6.207 OF THE ZONING ORDINANCE.  
B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT MAY APPLY TO THE DEVELOPMENT OF THIS SITE. C. THROUGHOUT THIS REZONING PETITION THE TERMS "OWNER", "OWNERS", "PETITIONER", OR "PETITIONERS" SHALL WITH RESPECT TO THE SITE BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.  
PURPOSE  
TO BE USED FOR THE NEW CONSTRUCTION OF DERITA MASONIC LODGE #115.  
PERMITTED USES  
THIS SITE MAY BE USED FOR ANY USE OR PURPOSE THAT IS ALLOWED IN THE INST(CD) - INSTITUTIONAL (CONDITIONAL ZONING) DISTRICT.  
TRANSPORTATION  
A. THE SITE WILL REQUIRE TWO ACCESS/EXIT DRIVES AS DEPICTED HEREON. THE ACTUAL LOCATIONS TO BE DETERMINED AND APPROVED BY BOTH THE APPROPRIATE ZONING ORDINANCES AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.  
B. PARKING AREAS ARE TO BE AS DEPICTED HEREON WITH THE APPROVAL OF THE ZONING ORDINANCES HAVING JURISDICTION. IT IS NOTED THAT THERE IS NO STREET PARKING ON ROADWAYS LESS THAN 26' IN CLEAR WIDTH.  
ARCHITECTURAL STANDARDS  
REFER TO ELEVATION  
STREETSCAPE AND LANDSCAPE  
CLASS "C" BUFFER PER TABLE 12.302(a) AND (b) MINIMUM 28' IN WIDTH.  
ENVIRONMENTAL SERVICES  
MALLARD WATERSHED, YADKIN SOUTHEAST CATAMBA POST CONSTRUCTION DISTRICT. POST CONSTRUCTION BUFFER SHOWN IN HATCHED AREA. NO PERENNIAL OR INTERMITTENT STREAMS EXIST ON THE SITE. PARCEL IS LOCATED WITHIN THE WATER QUALITY BUFFER.  
PARKS, GREENWAYS AND OPEN SPACE  
RESERVED  
FIRE PROTECTION  
RESERVED  
SIGNAGE  
RESERVED  
LIGHTING  
FREESTANDING LIGHTING FIXTURES, INCLUDING BASE, WILL NOT EXCEED 20 FEET IN HEIGHT. FIXTURES WILL HAVE FULL CUT-OFF LUMINARIES. OTHER ARCHITECTURAL LIGHTING TO INCLUDE SCONES AND OTHER DECORATIVE LIGHTING ON THE BUILDING EXTERIOR.  
PHASING  
RESERVED



THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS AND CANNOT BE USED FOR CONSTRUCTION PURPOSES OR REPRODUCED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

CONTRACTOR TO VERIFY ALL DIMENSIONS.

DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

PINNACLE ARCHITECTURE  
PROFESSIONAL ASSOCIATION  
P.O. BOX 187, 630 TEAM ROAD, SUITE 200  
MATTHEWS, NORTH CAROLINA 28106  
PH: (704) 847-9851 F: (704) 847-9853

03.28.16  
JAE  
TWR:REB  
1526

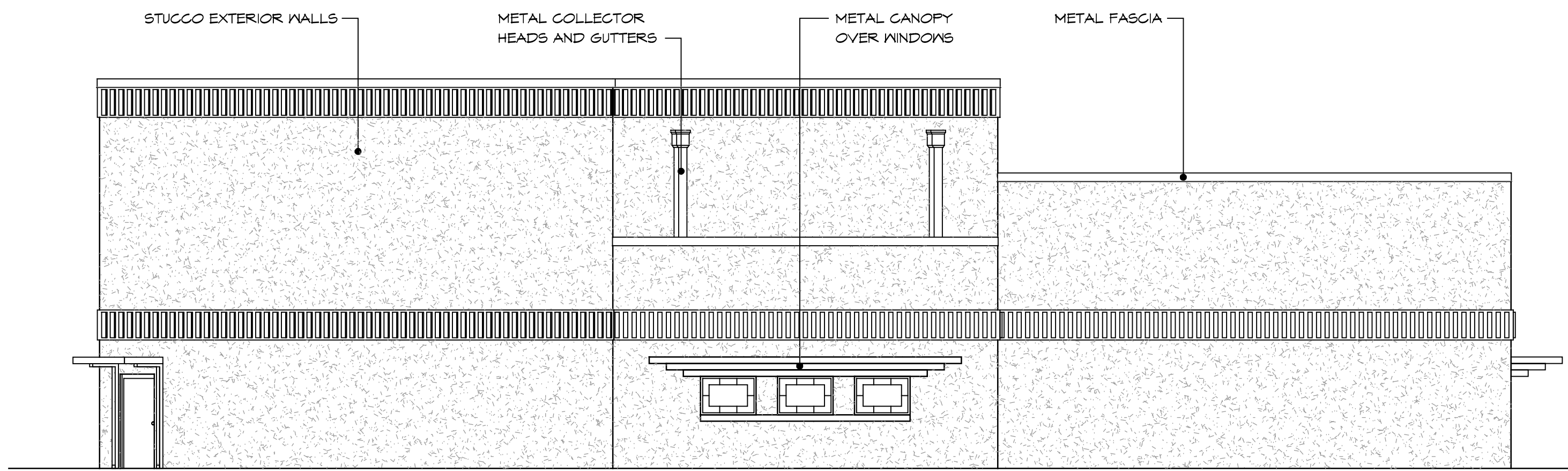
ISSUE DATE  
DRAWN BY  
CHECKED BY  
PROJECT:

RE-ZONING SITE PLAN  
RE-ZONING PETITION 2016-089

REVISION SCHEDULE  
DATE REFERENCE

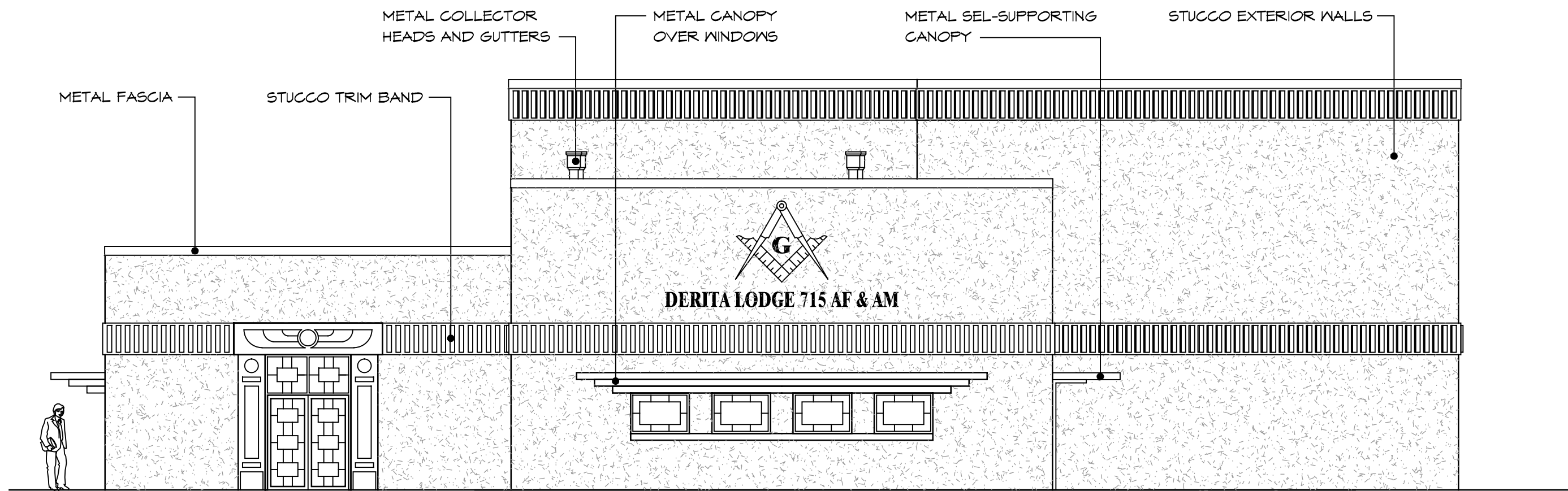
RZ-1





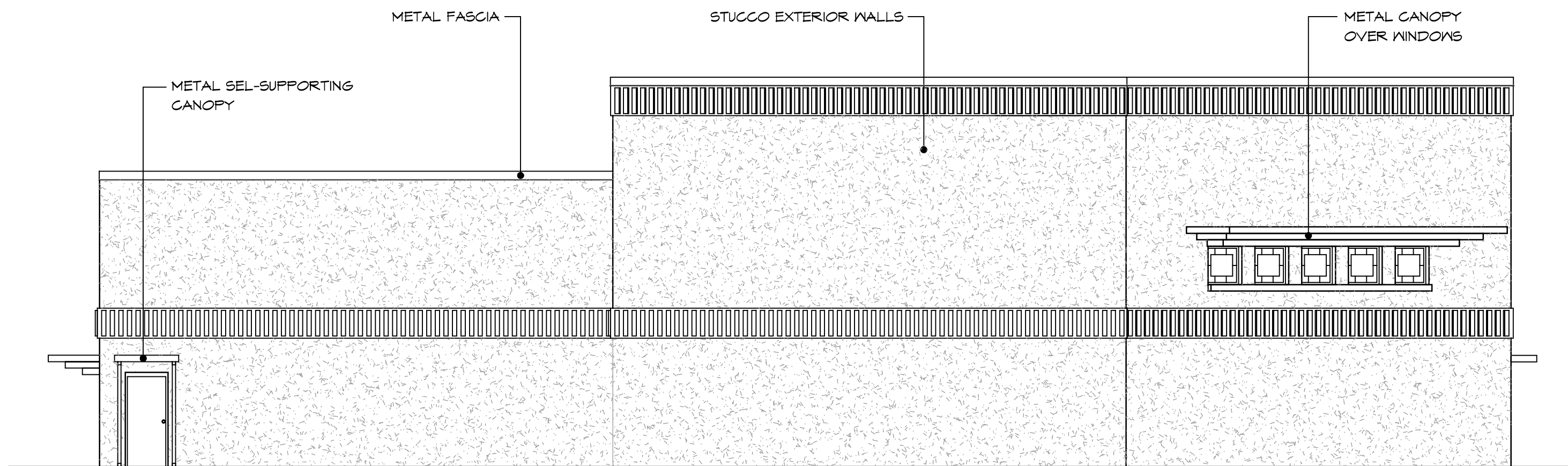
1 FRONT ELEVATION

SCALE: 1/8"=1'-0"



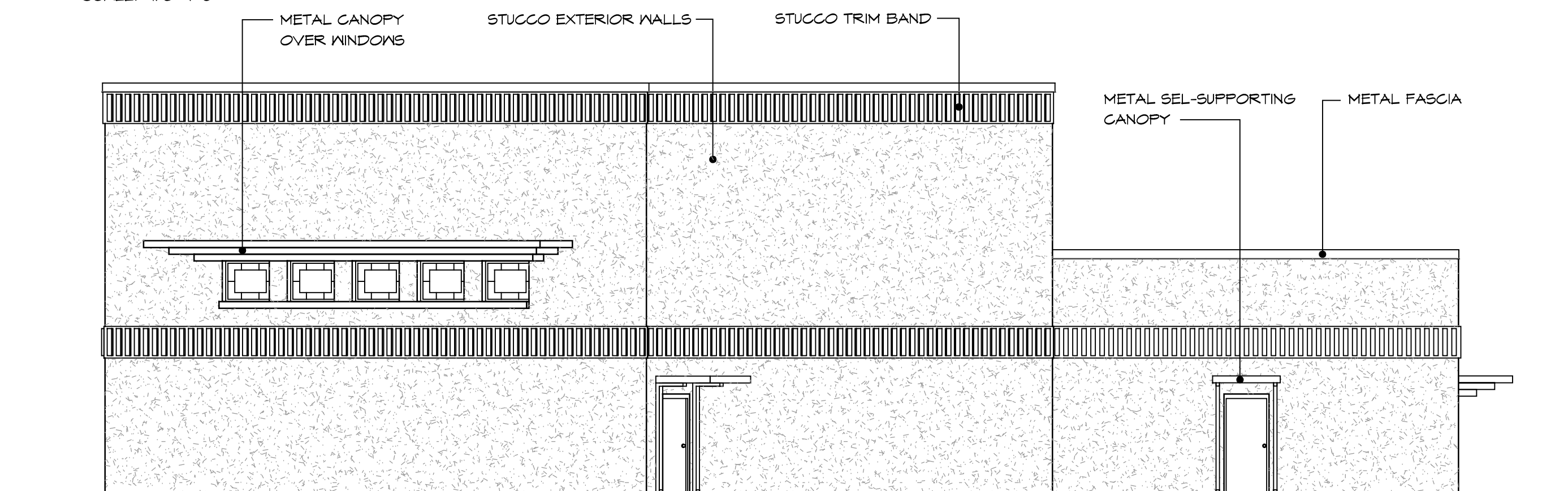
2 SIDE ELEVATION

SCALE: 1/8"=1'-0"



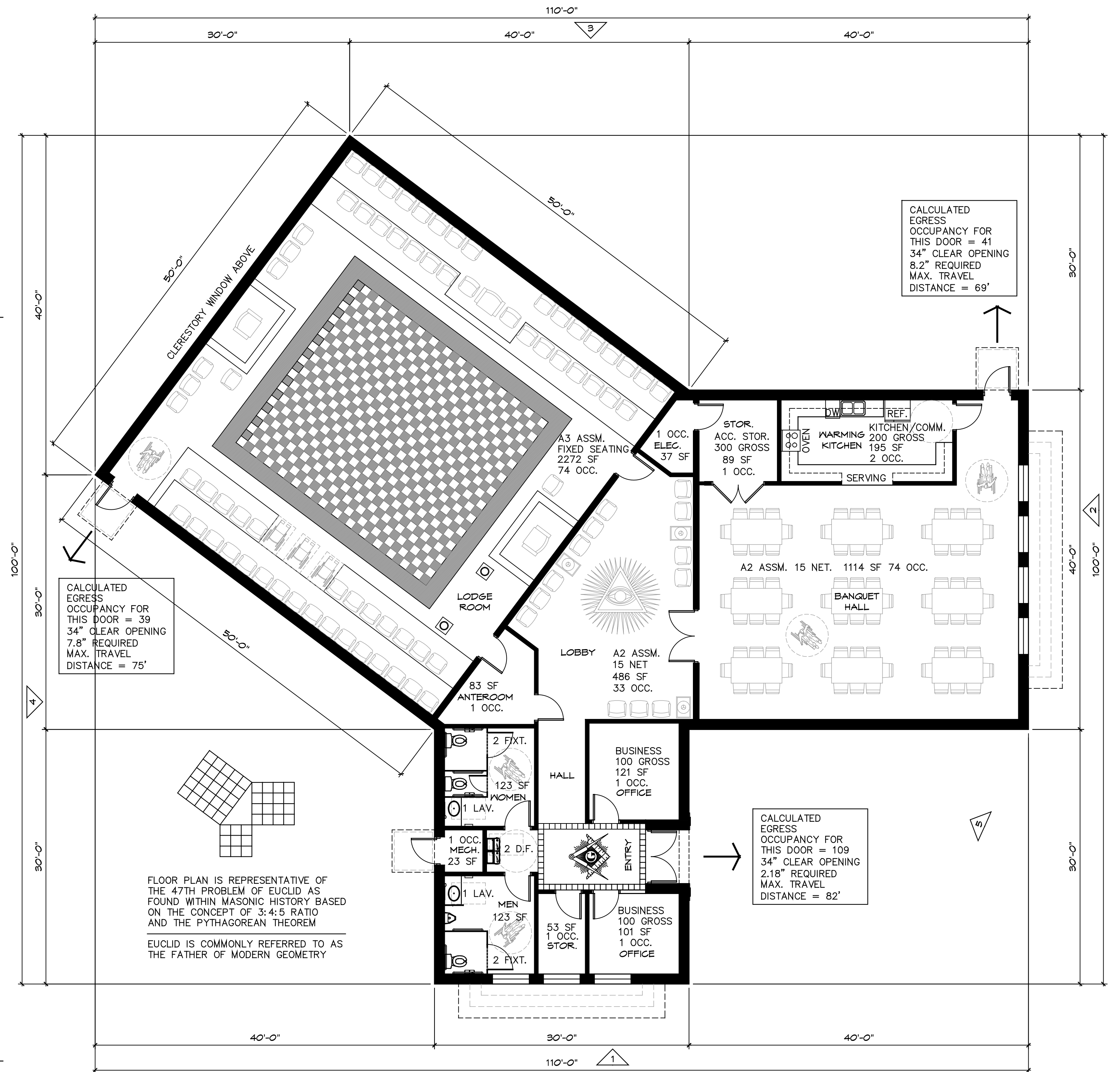
3 REAR ELEVATION

SCALE: 1/8"=1'-0"



4 SIDE ELEVATION

SCALE: 1/8"=1'-0"



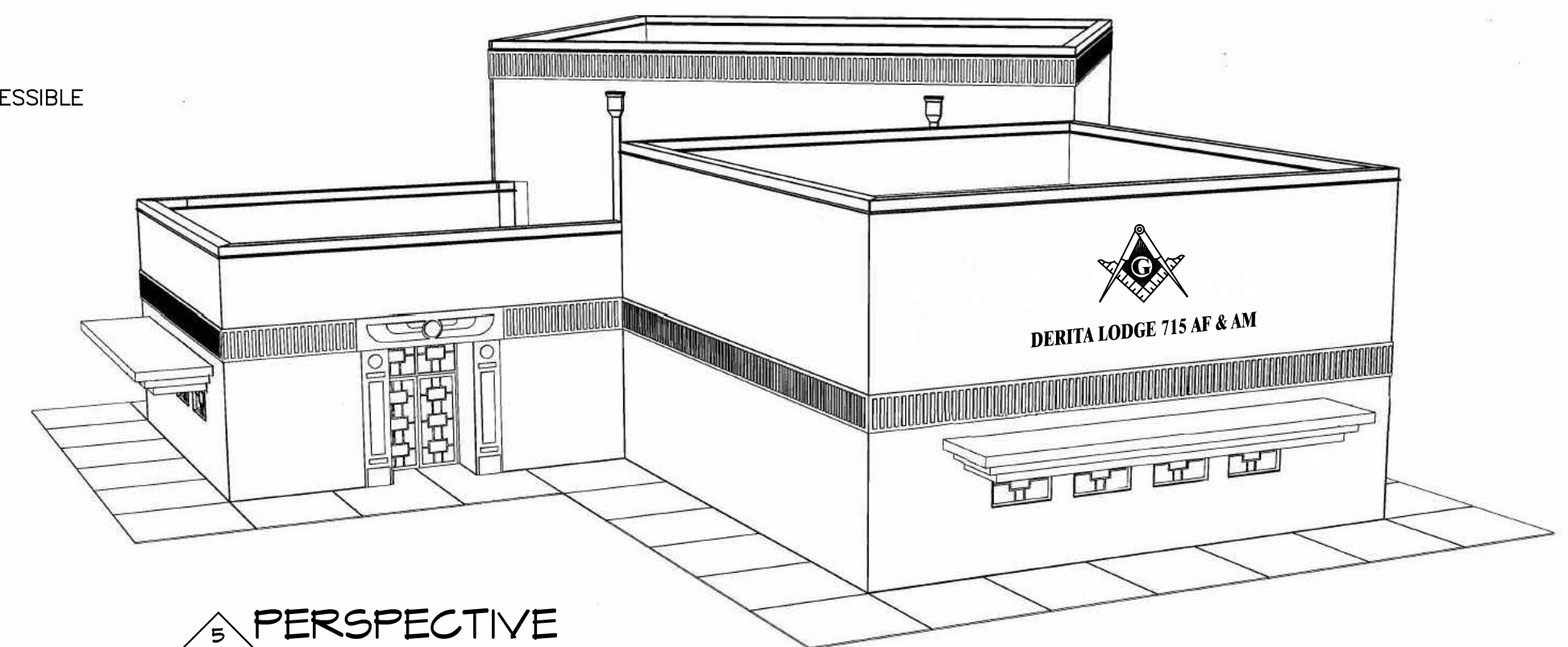
PROPOSED NEW BUILDING FLOORPLAN

SCALE: 1/8"=1'-0"

GROSS INTERIOR S.F. = 5,134.

TOILET FIXTURE CALCULATIONS:  
TOTAL OCCUPANCY = 193 , 193/2 = 96 MALE & 95 FEMALE  
A1 ASSEMBLY W/ FIXED SEATS  
REQ'D. W/C = MALE 1/150 PROVIDED = 2 (1 IS URINAL)  
REQ'D. W/C = FEMALE 1/75 PROVIDED = 2  
REQ'D. LAVATORIES = 1/200 PROVIDED = 1 MALE & 1 FEMALE  
REQ'D. DRINKING FOUNTAINS = 1/1000 PROVIDED = 1 REG. & 1 HC ACCESSIBLE

OCCUPANCY PER SPACE TYPES:  
LOBBY - A2 (UNCONCENTRATED) 15 SF NET  
LODGE ROOM - A3 W/ FIXED SEATS 74 SEATS  
BANQUET HALL - A2 (UNCONCENTRATED) 15 SF NET  
ADMIN. OFFICE - BUSINESS 100 SF GROSS  
OFFICE - BUSINESS 100 SF GROSS  
STORAGE, ELEC., MECH. - ACCESSORY STORAGE 300 SF GROSS  
KITCHEN - KITCHEN/COMM. 200 SF GROSS



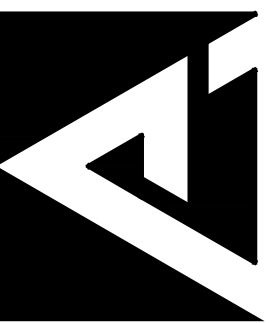
5 PERSPECTIVE

SCALE: NOT TO SCALE

CONTRACTOR TO VERIFY ALL DIMENSIONS.

THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS AND CAN NOT BE USED FOR CONSTRUCTION PURPOSES OR REPRODUCED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

PINNACLE ARCHITECTURE  
PROFESSIONAL ASSOCIATION  
P.O. BOX 187, 630 TEAM ROAD, SUITE 200  
MATTHEWS, NORTH CAROLINA 28106  
PH: (704) 847-9851 F: (704) 847-9853



ISSUE DATE 00.00.00  
DRAWN BY FFW/REB  
CHECKED BY 0000  
PROJECT:

PROPOSED NEW BUILDING FOR  
DERITA MASONIC LODGE #715  
CHARLOTTE, NORTH CAROLINA  
RE-ZONING - PROPOSED STRUCTURE  
RE-ZONING PETITION 2016-089

| REVISION | SCHEDULE  |
|----------|-----------|
| DATE     | REFERENCE |

RZ-2