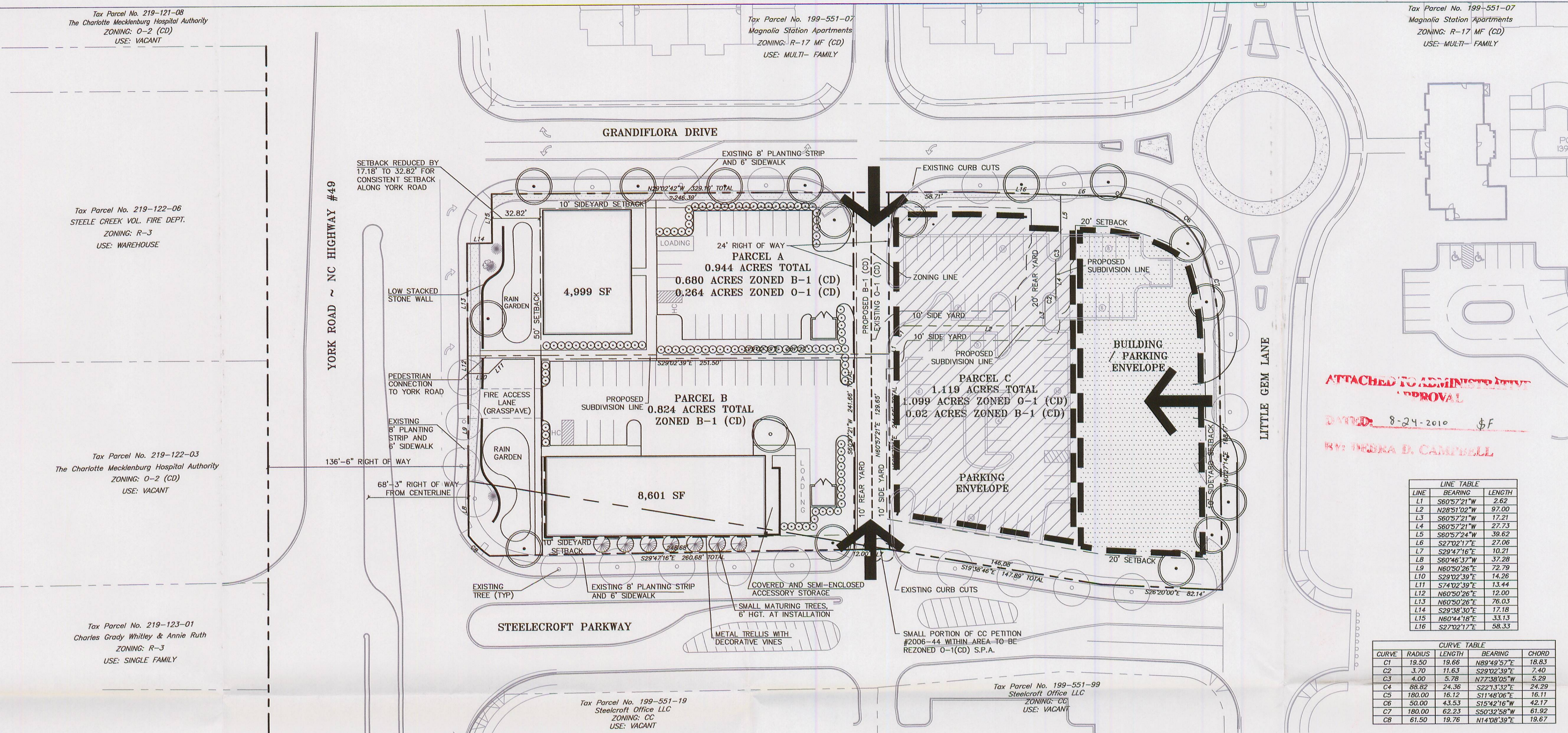


VICINITY MAP  
NOT TO SCALE



**SITE DATA B-1 (CD) AREA**

Tax Parcel #: portion of 199-551-18 & 199-551-16  
 Total Site Area: 1.522 Acres  
 Existing Zoning: O-1(CD) and CC  
 Proposed Zoning: B-1 (CD) and O-1 (CD)  
 Proposed Use: See Development Note 2a  
 Building Height: 40' Maximum  
 Building Area: 13,600 Sq. Ft.  
 Parking Required: 36 spaces minimum  
 Parking Provided: 36 spaces minimum

**Parcel A**  
 Area: 0.688 Acres B-1 (CD), 0.264 Acres O-1 (CD)  
 Proposed use: Retail  
 Building Area: 4,999 Sq. Ft.  
 Loading Space: (1) 10' x 25' Space  
 Setbacks: 50' Setback (York Road)  
 10' Side Yard Setback (Grandiflora Drive)  
 0' Side Yard (adjacent to B-1)  
 10' Rear Yard (adjacent to O-1)

**Parcel B**  
 Area: 0.824 Acres B-1 (CD)  
 Proposed use: Retail  
 Building Area: 8,601 Sq. Ft.  
 Loading Space: (1) 10' x 50' Space  
 Setbacks: 50' Setback (York Road)  
 10' Side Yard Setback (Steelecroft Parkway)  
 0' Side Yard (adjacent to B-1)  
 10' Rear Yard (adjacent to O-1)

**Parcel C**  
 Area: 0.020 Acres B-1 (CD)  
 Proposed use: See Development Note 2a  
 Building Area: 1,119 Sq. Ft.  
 Loading Space: (1) 10' x 25' Space  
 Setbacks: 50' Setback (York Road)  
 10' Side Yard Setback (Grandiflora Drive)  
 0' Side Yard (adjacent to B-1)  
 10' Rear Yard (adjacent to O-1)

**SITE DATA PARCEL C**  
 Tax Parcel #: portion of 199-551-18 & 199-551-16  
 Total Site Area: 1.099 Acres O-1 (CD), 0.020 Acres B-1 (CD)  
 Existing Zoning: O-1(CD) and CC  
 Proposed Zoning: O-1(CD) Site Plan Amendment and B-1 (CD)  
 Proposed Use: See Development Note 2a  
 Allowed Square Footage: 15,000 Gross Square Feet

**Building Height:** 40' Maximum  
**Setbacks:** 10' Side Yard Setback (Little Gem Lane)  
 20' Setback (Steelecroft Parkway)  
 20' Setback (Grandiflora Drive)  
 10' Side Yard (adjacent to B-1)

**1. General Provisions:**

- Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 and O-1 zoning district classification shall be followed in connection with development taking place on the Site.
- The configuration, placement and size of the buildings, parking areas, and other site elements depicted on the Rezoning Plan are schematic in nature and may be altered or modified within the constraints defined by Section 6.207 of the Ordinance and by the development areas set forth on the Technical data sheet, during design development and construction document phases.
- The exact configuration and size of Parcels A, B and C are schematic in nature and may be altered or modified during design development and construction document phases.
- Any or all portions of the development permitted may be constructed in separate phases or in a single phase at the discretion of the Petitioner. Areas within both the B-1(CD) and O-1(CD) zoning districts may be combined in one parcel and O-1(CD) parking and maneuvering areas may support uses in the B-1(CD) areas.
- The Petitioner shall establish the Site and create lots within the interior of the development with no side and/or rear yards as part of the unified development plan.

**2. Permitted Uses:**

- The Site may be developed with the following uses: Parcel A may be developed with retail establishments and business, personal and recreational services uses, and general and medical office uses, Parcel B may be developed with all the same uses listed above plus a automotive service center for minor repairs, adjustments, and lubrication (excluding gasoline sales), as prescribed in the B-1 district. Parcel C may be developed with general and medical office uses, personal and recreational service uses and a child care center as prescribed in the O-1 district. Accessory uses that are incidental and related to the allowed principle uses on site will also be allowed. Accessory covered and semi-enclosed storage associated with the automotive service center will be allowed on Parcel B as indicated on the site plan.
- The following uses will not be allowed on Parcel A or B: restaurants with or without drive-through windows, gas station convenience stores and drive-through windows as an accessory use.
- Maximum allowed gross floor area for Parcel A and B will be 13,600 square feet plus 600 feet of covered and semi-enclosed accessory storage. Up to 4,999 square feet may be constructed on Parcel A and 8,601 on Parcel B plus the 600 feet of semi-enclosed accessory storage. Maximum allowed gross floor area allowed on Parcel C will be 15,000 square feet.
- Within the building envelope for Parcel C up to three (3) buildings may be constructed.

*For purposes of the development limitations set forth the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building, and any accessory buildings or structures on the site measured from the outside of the exterior walls or from the center line of party walls; provided, however, each term shall exclude any surface parking facilities, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces).*

**3. Setbacks, Side Yards, and Rear Yards:**

- Development of the Site shall comply with the setbacks, rear yards, and side yard requirements established under the Ordinance for the B-1 and O-1 zoning district.
- The Petitioner will establish a 50 foot landscape setback along York Road/NC Hwy. 49. Due to the irregular shape of the right-of-way along S. Tryon Street at its intersection with Grandiflora Drive a portion of this 50 foot landscape setback will be reduced by no more than 18.00 feet to no less than 32.00 feet. This reduction will allow for a consistent setback along S. Tryon Street. This reduction is indicated on the site plan.
- No buildings, parking spaces, or maneuvering areas may be located within the setbacks, buffers, and landscape setback or landscape areas. Not with standing the foregoing, parking spaces and maneuvering areas may be located either within side yards and rear yards including the 10' foot side yard and 20' foot rear yard on that portion of the O-1(CD) Parcel C which may be combined with and become a part of Parcel A.
- Parking and maneuvering for parking or vehicular circulation areas will not be allowed between: (i) the building on Parcel A and Grandiflora Drive and York Road/NC Hwy. 49, (ii) between the building on Parcel B and Steelecroft Parkway and York Road/NC Hwy. 49, and (iii) between the building or buildings on Parcel C and Grandiflora Drive, Steelecroft Parkway and Little Gem Lane provided that such parking and maneuvering and vehicular circulation may be allowed to the side and rear of such buildings and between buildings. If a Child Care Center is constructed on Parcel C the required outdoor play space will be located between the proposed building and Grandiflora Drive as indicated on the Site Plan.

**4. Building Heights:**

- Buildings will not exceed 40 feet in height.

**5. Parking/Internal Vehicular Circulation:**

- Off-street parking will be provided as required by the Ordinance for the proposed uses.
- The alignment of internal vehicular circulation and driveways is preliminary and as a result has not been finalized and is subject to final design and engineering plans. Minor modification or alteration of these alignments may therefore take place during design development and construction phases.
- Bicycle parking will be provided on the Site as required by the City of Charlotte parking requirements and standards.
- The Petitioner will establish cross-access easement(s) between the parcels.
- Shared parking as allowed by the Ordinance may be utilized on Parcels A, B and/or C. Parking spaces and maneuvering areas supporting B-1(CD) uses on Parcel A are specifically permitted within that portion of the O-1(CD) Parcel C which may be combined with and become a part of Parcel A.
- Access Points (Driveways):**
  - The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Plan.
  - The placement and configuration of each access point is subject to modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

If this Rezoning Petition is approved, the Petitioner commits to dedicate and convey by plat and quitclaim deed to NCDOT or CDOT (as the case may require) where owned by the Petitioner and where not already existing that portion of such additional right of way along the Site's frontage of York Road/NC Hwy. 49 not to exceed 50 feet from the existing center line. This additional right-of-way will be dedicated prior to the issuance of a building permit.

**8. Internal Sidewalks:**

The petition shall provide an internal sidewalk system that links the proposed building with each other and with the abutting public streets as required by section 12.529 of the zoning regulations.

**9. Stormwater/Wetlands:**

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The following agencies must be contacted prior to construction regarding wetland and water quality permits:
  - Section 401 Permit - NCDES/R, Raleigh Office (919-733.1786)
  - Section 404 Permit - US Army Corps of Engineers (704.271.4854)

**10. Lighting:**

- Lighting will be provided throughout the Site and shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- Site lighting will be limited to 20 feet in height.
- No "wall pack" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.
- Up lighting for the low lying stacked stone wall that will be installed along South Tryon Street will be provided.

**12. Signage:**

- All signs placed on the Site will be erected in accordance with the requirements of the B-1 and O-1 zoning district as described in

the Ordinance with the following additional restriction.

- Each Parcel will be allowed one detached ground mounted sign not to exceed four (4) feet in height and not to exceed 50 square feet of sign area (pole signs are not allowed). The design of these signs will be architecturally compatible with buildings on the site through the use of the similar building materials and architectural styles.
- The ground mounted signs may be constructed within the 50 foot landscape setback along York Road/NC Hwy. 49.

**13. Screening and Tree Ordinance:**

- Screening will be provided as required in section 12.303 of the Ordinance.
- Street trees and internal trees will be provided to fulfill the requirements of the City of Charlotte Tree Ordinance.
- All roof mounted mechanical equipment will be screened from view.
- Dumpster areas and recycling areas will be enclosed by solid fences or a brick wall with one side being a decorative wooden gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.
- Back-flow preventers will be screened from public view.

**14. Landscape Area:**

- A 50 foot landscape setback will be provided along York Road/NC Hwy. 49 as described in note 3.b above. This area will be landscaped with a combination of trees, shrubs and a low lying decorative stacked stone wall with up lighting. Street trees have been previously planted in this setback that are consistent with the street trees planted by others at the intersection of York Road and Steele Creek Road. If any of these existing street trees are removed or die they will be replaced with trees of the same species so that a cohesive and uniform streetscape treatment is maintained along York Road.

**15. Architectural Controls:**

- Buildings on Parcel A, B and C shall have windows, glass and/or landscaping along Steelecroft Parkway, Grandiflora Drive, Little Gem Lane and York Road/NC Hwy. 49. The walls of the buildings on Parcel A and B facing each of the abutting streets shall be varied with a frequency of windows, other architectural treatments as well as varied landscape elements. Long expanses of blank walls over 20 feet long, with no openings, changes in materials, changes in architectural treatment or without landscape elements, will not be allowed. To avoid a blank wall and create an interesting streetscape along Steelecroft Parkway the portion of the building constructed on Parcel B facing Steelecroft Parkway will be constructed to include a minimum of four metal trellises with decorative vines.
- The attached elevations are included to reflect the architectural style and quality of the buildings that will be constructed on the site (the actual buildings constructed on the site may vary from these illustrations as long the general architectural concepts and intent illustrated is maintained).
- All sides of all buildings will be built using four sided architecture.
- One of the principle building materials will be brick or stone including simulated stone and pre-cast stone. At least 38% of each building facade exclusive of windows, doors and roofs will be constructed of brick, stone, simulated stone, or pre-cast stone. Stucco or EIFS accents will be allowed. Vinyl will not be allowed as a building material.
- If the outdoor play space associated with a child care center is required to be enclosed by a fence it will be decorative fence that complements the architectural style and building materials of the buildings constructed on the site.
- Meter banks will be hidden from public view.

**16. Amendments to the Rezoning Plan:**

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

**17. Binding Effect of the Rezoning Application:**

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: 8-24-2010 \$F  
 BY: DEBRA D. CAMPBELL

LINE	BEARING	LENGTH
L1	S80°27'21"W	2.62
L2	N28°51'02"W	87.00
L3	S80°27'21"W	17.21
L4	S80°27'21"W	27.13
L5	S60°27'24"W	39.62
L6	S27°02'17"E	22.06
L7	S29°47'16"E	10.27
L8	S60°46'37"W	37.28
L9	N0°02'02"E	72.79
L10	S29°02'39"E	14.26
L11	S74°02'39"E	13.44
L12	N0°02'02"E	12.00
L13	N80°02'26"E	76.03
L14	S27°02'17"E	12.16
L15	N60°44'16"E	33.13
L16	S27°02'17"E	58.33

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	19.50	15.65	N89°49'37"E	18.43
C2	3.70	11.63	S29°02'39"E	7.40
C3	4.60	5.78	N77°38'02"W	5.29
C4	88.02	24.36	S27°13'17"E	24.39
C5	180.00	16.17	S11°48'08"E	16.11
C6	50.00	43.63	S12°48'16"E	42.17
C7	180.00	62.23	S50°12'58"W	61.92
C8	61.50	19.76	N14°08'39"E	19.67

**DRG**  
 design resource group  
 • landscape architecture  
 • civil engineering  
 • urban design  
 • land planning  
 • traffic engineering  
 • transportation planning  
 2459 wilkinson boulevard, suite 200  
 charlotte, nc 28208  
 p 704.363.6048 f 704.368.9093  
 www.drgrp.com

**THE CAROLINA GROUP REZONING**  
 CHARLOTTE, NC  
**THE CAROLINA GROUP PARTNERS LLC**  
 1901 ROXBOROUGH ROAD, SUITE 405  
 CHARLOTTE, NC 28211  
 704.367.5000

**REZONING**

PROJECT #: 286-001  
 DRAWN BY: BWC  
 CHECKED BY: DBM

**FOR PUBLIC HEARING**  
**REZONING PETITION**  
**#2009-056**

APRIL 27, 2009  
 REVISIONS:  
 1. JUNE 5, 09 ADD O-1(CD) S.P.A.  
 2. JUNE 17, 09 PER CMC COMMENTS  
 3. JUNE 19, 09 ADD TRELLIS PER NEIGHBORHOOD REQUEST  
 4. JULY 24, 09 PER CITY COUNCIL COMMENTS  
 5. AUG. 6, 09 PER CITY COUNCIL COMMENTS  
 6. AUG. 20, 09 REVISED NOTE 2.C.  
 7. AUG. 12, 10 PER ADMINISTRATIVE AMENDMENT

**R1.0**

**CHARLOTTE - MECKLENBURG PLANNING COMMISSION**  
**INTER - OFFICE COMMUNICATION**

DATE: August 24, 2010  
 TO: Mark Fowler, Zoning Supervisor  
 FROM: Debra Campbell, Planning Director  
 SUBJECT: Administrative Approval for Petition No. 2009-056 The Carolina Group c/o AAA of the Carolina's

Attached are revised plans for the above petition. The plans have been revised to make minor changes to allow parking on the O-1(CD) parcel for the B-1 uses on Parcel A and B. Also this request will allow the 50 foot landscape setback along HWY 49 to taper to 32 feet at Grandiflora Drive. Since these changes are minor and do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance and conditional requirements still apply.

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: 8-24-10 \$F  
 BY: DEBRA D. CAMPBELL



## Charlotte-Mecklenburg Planning Department

**DATE:** November 19, 2015

**TO:** Donald Moore  
Zoning Supervisor

**FROM:** Ed McKinney  
Interim, Planning  
Director

**SUBJECT:** Administrative Approval for Petition No. 2009-056 AAA of the Carolina

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Building Elevations (proposed medical office use)

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan and City Council policies.

**Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.**

**Signage was note reviewed as part of this request.**

CURVE TABLE							LINE TABLE		
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	LINE	LENGTH	BEARING
C1	19.50'	19.65'	10.75'	18.83'	S 89°47'17" W	57°44'22"	L1	13.65'	S 74°04'49" E
C2	3.70'	11.62'	INFINITE	7.40'	N 29°05'19" W	179°59'57"	L2	14.23'	S 29°04'49" E
C3	4.00'	5.75'	3.50'	5.27'	N 77°48'11" W	82°19'56"	L3	12.17'	S 60°44'08" W
C4	88.82'	24.34'	12.25'	24.26'	N 22°00'56" W	15°42'03"	L4	2.42'	S 60°54'41" W
C5	180.00'	16.09'	8.05'	16.08'	N 11°56'32" W	5°07'17"	L5	17.13'	S 60°54'41" W
C6	50.00'	43.56'	23.27'	42.19'	N 15°38'04" E	49°54'48"	L6	10.14'	S 29°21'50" E
C7	180.00'	62.24'	31.43'	61.93'	N 50°31'51" E	19°48'36"			

Attached to Administrative  
Approval

*Solomon A. Fortune*  
Solomon A. Fortune

LITTLE GEM LANE  
(VARIABLE WIDTH PUBLIC R/W)  
PER MB 49/287

PROPOSED  
OFFICE BUILDING  
9000 SF  
FFE: 637.75

**SITE DATA**

**LOCATION / LOT INFORMATION**  
SITE ADDRESS: 13532 STEELCROFT PARKWAY  
PARCEL ID NUMBER: 19955118  
PARCEL SIZE: 1.120 ACRES  
PROPOSED BUILDING SIZE: 9000 SF  
EXISTING IMPERVIOUS SURFACE: 0.122 AC  
PROPOSED IMPERVIOUS SURFACE: 0.714 AC  
PCCO DISTRICT: CENTRAL CATAWBA

**PROPOSED SITE USE AND ZONING CLASS**  
PROPOSED USE: MEDICAL OFFICE  
ZONING: O1-(CD)

**PARKING**  
REQUIRED: 45 SPACES (1 / 200 SF OF GROSS FLOOR AREA)  
PROVIDED: 55 SPACES

ACCESSIBLE PARKING REQUIRED: 3 SPACES  
ACCESSIBLE PARKING PROVIDED: 3 SPACES

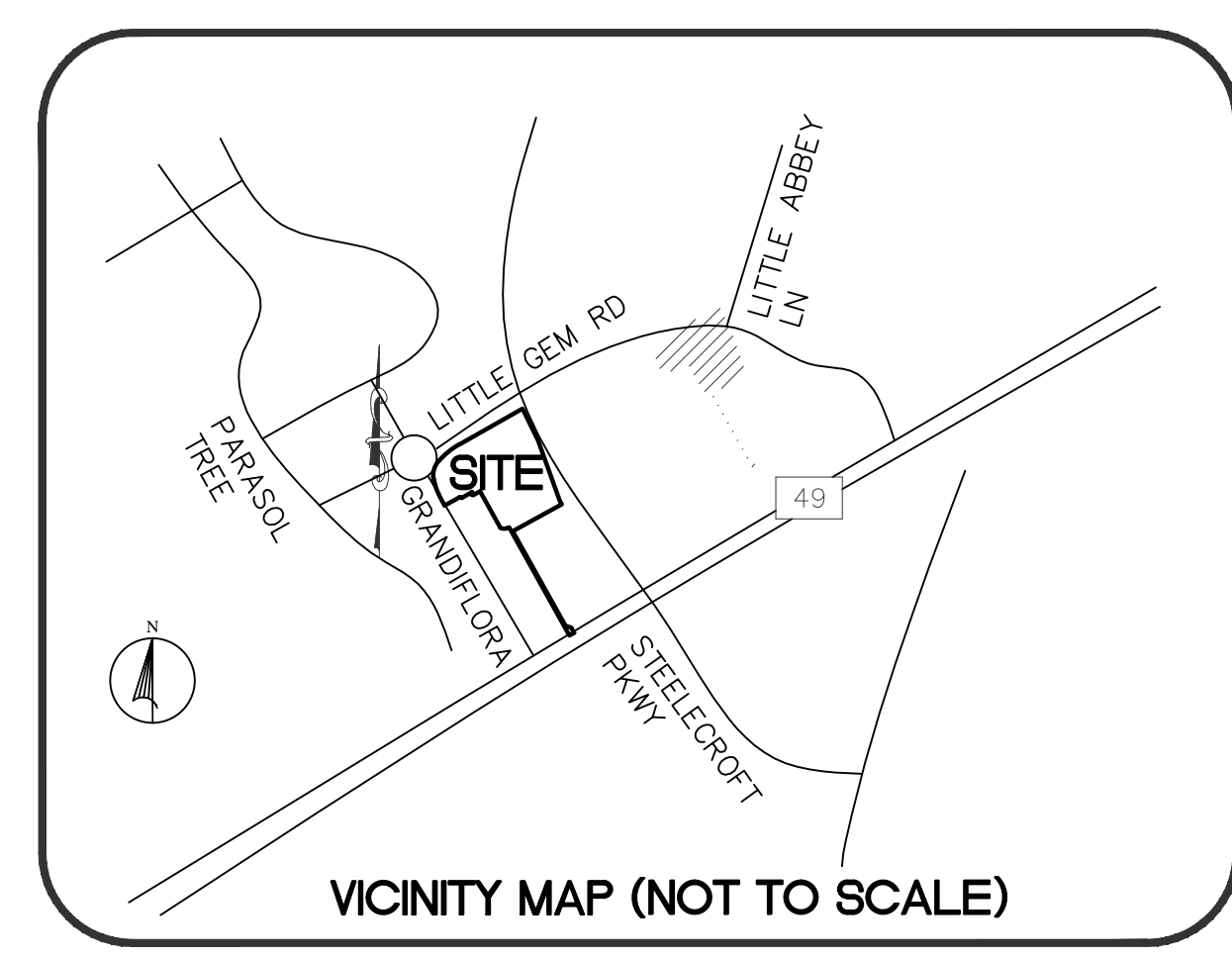
SHORT TERM BICYCLE PARKING REQUIRED: 3 SPACES  
SHORT TERM BICYCLE PARKING PROVIDED: 5 SPACES

LONG TERM BICYCLE PARKING REQUIRED: 2 SPACES  
LONG TERM BICYCLE PARKING PROVIDED: 2 SPACES (INTERIOR - SEE ARCHITECTURAL)

**BUILDING SETBACKS:**  
10' SIDE YARD SETBACK (LITTLE GEM LANE)  
20' SETBACK (STEELCROFT PARKWAY)  
20' SETBACK (GRANDIFLORA PARKWAY)  
10' SIDE YARD (ADJACENT TO B-1)

**MAXIMUM BUILDING HEIGHT:** 40'

**FLOOD INFORMATION:**  
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"  
NFIP FIRM COMMUNITY PANEL NO. 3710440900J  
EFFECTIVE DATE: MARCH 2, 2009

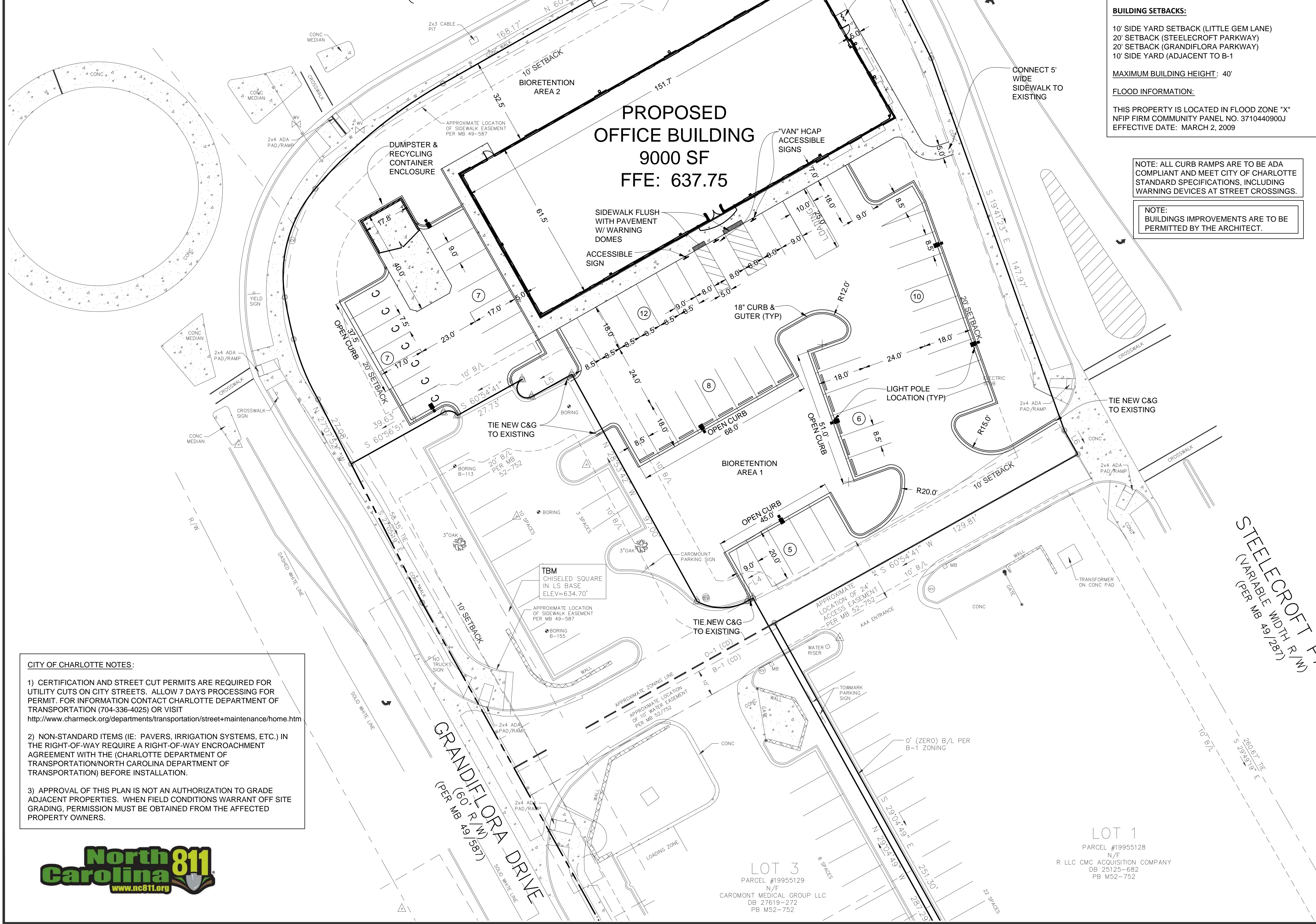


- SITE NOTES**
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO FACE OF CURB OR FACE OF BUILDING (BLOCK). REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL ENTRY/EXIT PORCHES AND PRECISE BUILDING DIMENSIONS.
  - UNLESS OTHERWISE NOTED, PAVEMENT SHALL BE HEAVY DUTY ASPHALT.
  - UNLESS OTHERWISE NOTED, ALL ON-SITE CURB AND GUTTER SHALL BE AS SHOWN ON THE DETAIL SHEET.
  - STOP SIGNS SHALL MEET THE CRITERIA OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
  - THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
  - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
  - IF CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
  - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
  - DEVELOPER AND/OR CONTRACTOR SHALL NOT UTILIZE THE RAIL RIGHT-OF-WAY FOR ANY REASON INCLUDING STAGING, LAYDOWN OR CONSTRUCTION PURPOSES WITHOUT THE WRITTEN CONSENT OF SOUTHERN RAILWAY.
  - DEVELOPER AND/OR CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING WHERE NECESSARY TO AVOID DISTURBING OFF-SITE PROPERTY.
  - CONTRACTOR TO PROTECT EXISTING LANDSCAPE/IRRIGATION MATERIAL.
  - ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN. A HANDICAP SYMBOL IS NOT TO BE PAINTED ON THE ASPHALT. STALL(S) ADJACENT TO THE EIGHT (8) FOOT STRIPED AISLES ARE TO RECEIVE A 'VAN ACCESSIBLE' SIGN IN ADDITION TO THE ABOVE. STRIPING TO BE BLUE.

NOTE: ALL CURB RAMPS ARE TO BE ADA COMPLIANT AND MEET CITY OF CHARLOTTE STANDARD SPECIFICATIONS, INCLUDING WARNING DEVICES AT STREET CROSSINGS.

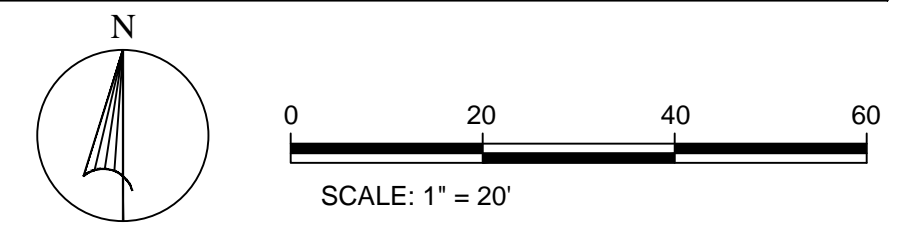
NOTE: BUILDINGS IMPROVEMENTS ARE TO BE PERMITTED BY THE ARCHITECT.

- CITY OF CHARLOTTE NOTES:**
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT <http://www.charmeck.org/departments/transportation/street+maintenance/home.htm>
  - NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
  - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	CONCRETE SIDEWALK
[Symbol]	[Symbol]	HEAVY DUTY CONCRETE
[Symbol]	[Symbol]	STANDARD DUTY ASPHALT
[Symbol]	[Symbol]	CONCRETE CURB & GUTTER
[Symbol]	[Symbol]	EDGE OF PAVING OR GRAVEL AREA
[Symbol]	[Symbol]	NUMBER OF PARKING SPACES
[Symbol]	[Symbol]	SIGN



**REVISIONS**

ISSUED	COMMENT	REV. PER. ID	PERMIT COMMENTS
9/21/15			



**CSS** Site Development Engineers  
402 East First Avenue  
Easley, South Carolina 29640  
(864) 855-5200  
[www.css-eng.com](http://www.css-eng.com)

**MPV** PROPERTIES  
Merrifield Patrick Vermillion

**SITE PLAN**  
**Steelcroft Medical**  
13532 Steelcroft Parkway  
Charlotte, North Carolina

Date: 8-7-15  
Drawn: JSC  
Checked: GDH  
**C-3.0**

LOT 1  
PARCEL #19955128  
N/F  
R LLC CMC ACQUISITION COMPANY  
DB 25125-682  
PB M52-752

LOT 3  
PARCEL #19955129  
N/F  
CAROMONT MEDICAL GROUP LLC  
DB 27619-272  
PB M52-752

TREES					
SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
Cc	1	Cercis canadensis	EASTERN REDBUD	2" CAL. MIN. - 8 HEIGHT MIN'	PER PLAN S/D
Qs	4	Quercus shumardii	SHUMARD OAK	2" CAL. MIN. - LIMBED TO 6'	PER PLAN L/D
Up	7	Ulmus parvifolia 'Bosque'	BOSQUE ELM	2" CAL. MIN. - 8 HEIGHT MIN'	PER PLAN L/D

SHRUBS					
SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
Ag	22	Abelia x grandiflora	GLOSSY ABELIA	5 GAL. MIN. - 2' MIN. HT. - 2' MIN. WIDTH	60" O.C. E
Lc	31	Loropetalum chinensis	LOROPETALUM	5 GAL. MIN. - 2' MIN. HT. - 2' MIN. WIDTH	60" O.C. E
lc	10	Ilex cornuta 'dwarf burford'	DWARF BURFORD HOLLY	5 GAL. MIN. - 2' MIN. HT. - 2' MIN. WIDTH	60" O.C. E

L = LARGE TREE M = MEDIUM TREE S = SMALL TREE D = DECIDUOUS E = EVERGREEN

SOD 419 BERMUDA SOD WASHED OR GROWN IN PRIMARILY SAND / SANDY LOAM AND SOILS WITH LESS THAN 6% CLAY CONTENT

- NOTES:
- IF SPECIFIED PLANTS ARE UNAVAILABLE AT THE TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY OF CHARLOTTE STAFF. ALTERATION TO LANDSCAPE PLAN REQUIRES WRITTEN APPROVAL.
  - ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUNDCOVER. ALL LANDSCAPED AREAS NOT SODDED SHALL BE COVERED IN MULCH UNLESS OTHERWISE NOTED.
  - PER CITY OF CHARLOTTE ORDINANCE A TREE PERMIT IS REQUIRED PRIOR TO REMOVAL OF ANY EXISTING TREES WITHIN THE PROTECTED ZONE.

SPACE LARGE MATURING STREET TREES AT 40' O.C. MEET WITH URBAN FORESTRY PRE CONSTRUCTION TO FLAG LOCATIONS. IF NECESSARY, REPLACE EXISTING TREES THAT ARE DEAD OR UNHEALTHY.

Attached to Administrative Approval

Solomon A. Fortune

CITY OF CHARLOTTE LANDSCAPE REQUIREMENTS

- SITE DATA:
- PROJECT AREA: ±0.49 ACRES (20,428 SF)  
 PROPERTY ROW LENGTH: ±582 LF  
 ZONING: O1 (CD)  
 PROPOSED LAND USE: MEDICAL OFFICE  
 PROPOSED IMPERVIOUS AREA: 28,240 SF
- ADJACENT PROPERTY LAND USE:
- EAST: RIGHT-OF-WAY
  - SOUTH: B-1 (CD)
  - WEST: RIGHT-OF-WAY
  - NORTH: RIGHT-OF-WAY

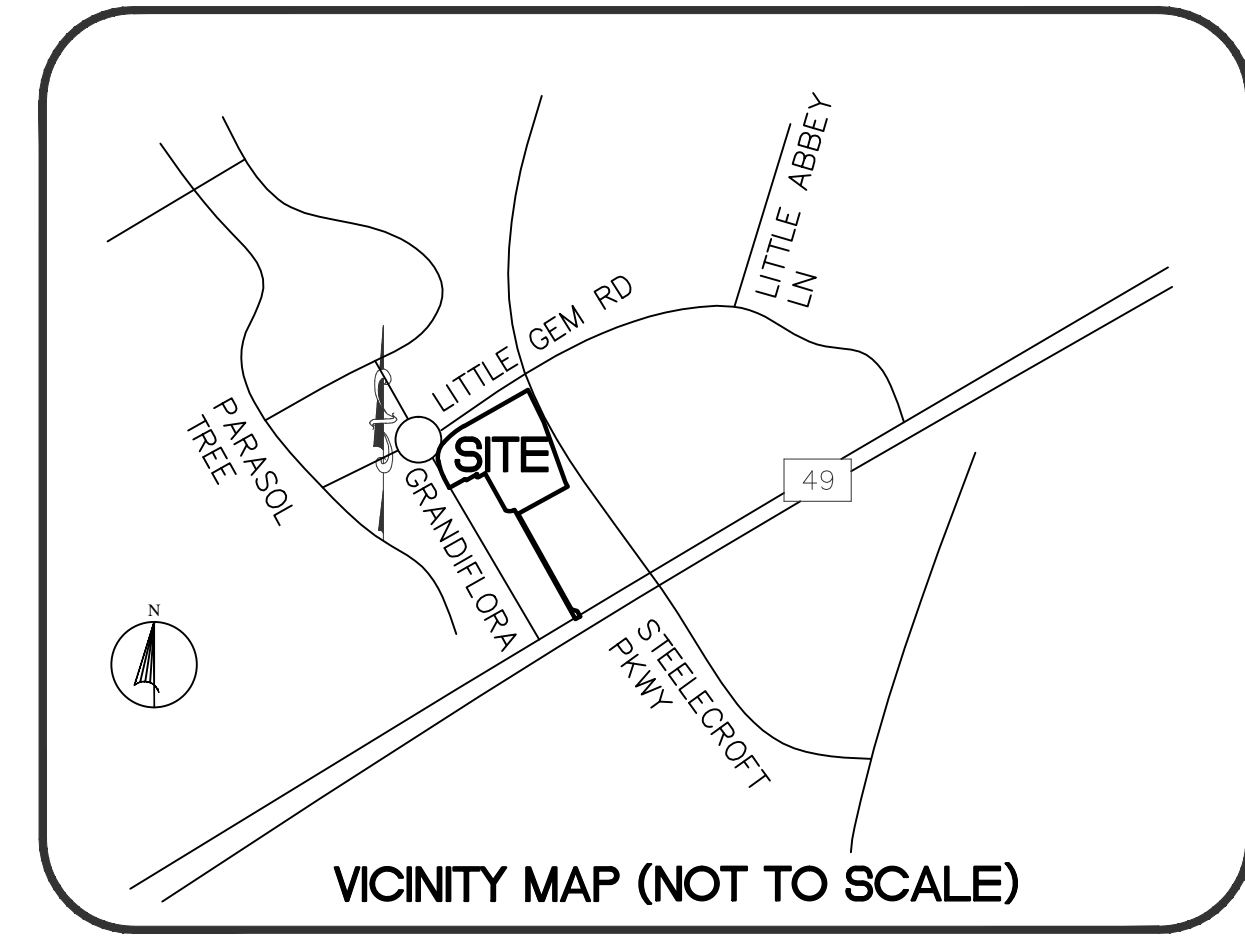
- BUFFER TRANSITION YARDS:
- NO BUFFER REQUIRED BETWEEN O-1 AND B-1 ZONING.

- INTERNAL PLANTING AREA REQUIREMENTS:
- REQUIRED INTERNAL PLANTING AREA: 10% OF IMPERVIOUS AREA REQUIRES (28,240 SF x 10%) 2,824 SF PLANTING AREA
  - PROVIDED: 217,500 SF INTERNAL PLANTING AREA
  - REQUIRED: 1 LARGE MATURING TREE/10,000 SF OF IMPERVIOUS AREA REQUIRES (28,240 SF/10,000 SF) 3 LARGE MATURING TREES
  - PROVIDED: 7 LARGE MATURING AND 1 SMALL MATURING TREES

- ROW PLANTING REQUIREMENTS:
- REQUIREMENTS: 1 LARGE MATURING TREE PER 40' OR 1 SMALL MATURING TREE PER 30' OF RIGHT-OF-WAY
  - PROVIDED: 11 LARGE MATURING TREES (INCLUDING 7 EXISTING)

- PARKING LOT SCREENING REQUIREMENTS:
- REQUIRED/PROVIDED: 5' PLANTING STRIP AND EVERGREEN SHRUBS PLANTED 5' O.C.

TREE SAVE AREA NOT REQUIRED



CITY OF CHARLOTTE LANDSCAPE NOTES:

- MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER FOR SINGLE STEM TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
- ALL STRAPPING AND TOP 1/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TO 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE).
- LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS, WATER, PHONE, AND ELECTRICAL LINES).
- ATTENTION LANDSCAPER: NOTIFY URBAN FORESTER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.
- CALL FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, 1 TO 2 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST (704) 336-4262.
- KEEP LIGHT POLES 30' FROM TREES.

NOTE:

ALL EXISTING TREES USED TO MEET PLANTING REQUIREMENT MUST BE VERIFIED FOR HEALTH CONDITION AND MUST BE PROTECTED DURING CONSTRUCTION IF IN CLOSE PROXIMITY TO CONSTRUCTION ACTIVITY, AND MAY BE REQUIRED TO BE REPLACED WITH NEW TREES IF IN POOR CONDITION. COORDINATE HEALTH CONDITION INSPECTION WITH URBAN FORESTRY SPECIALIST.

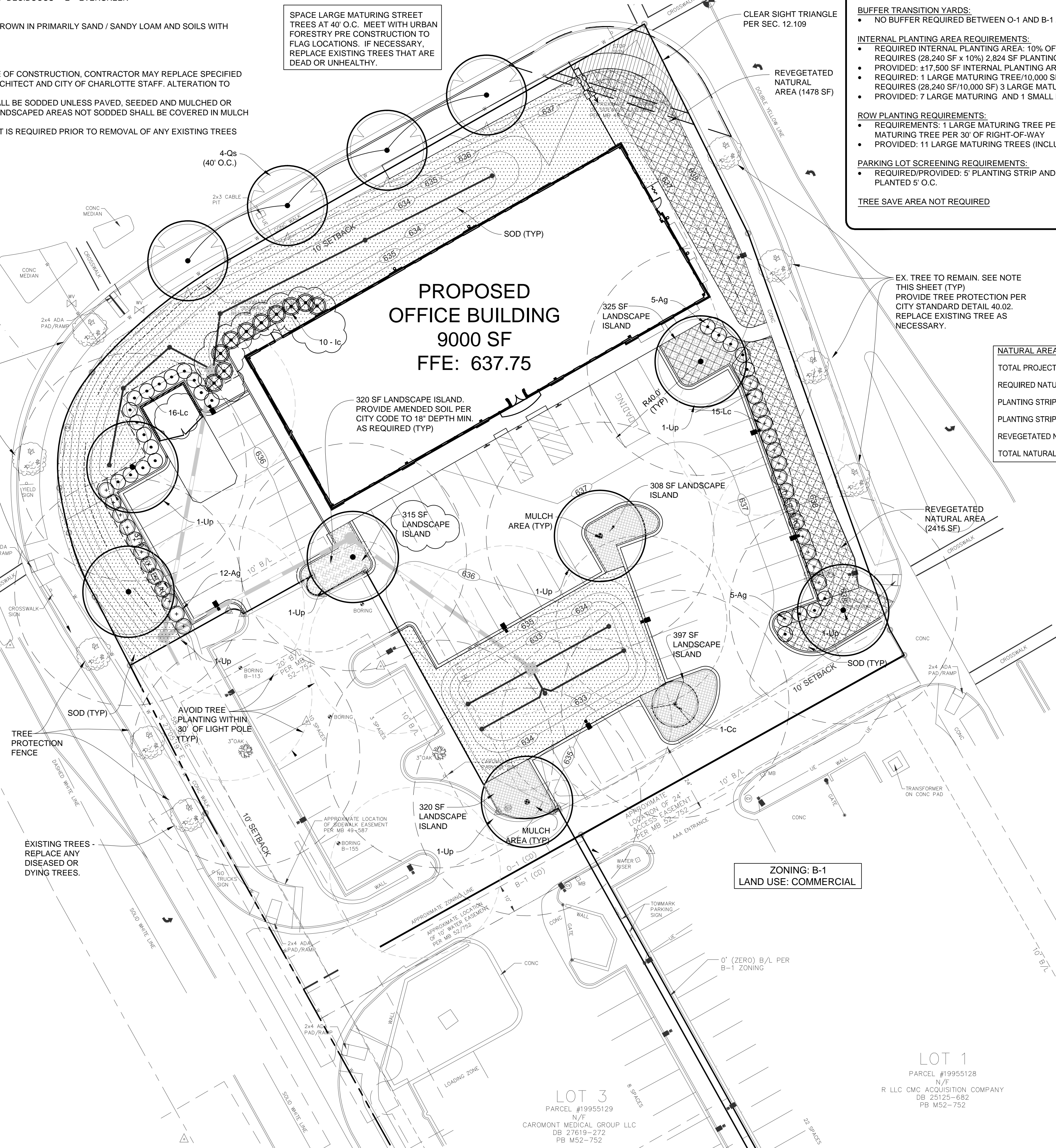
NATURAL AREA REQUIREMENT

TOTAL PROJECT ACREAGE: 1.12  
 REQUIRED NATURAL AREA: 0.11 ACRES (4878 SF)  
 PLANTING STRIP IN RW: 3375 SF PROVIDED  
 PLANTING STRIP CREDIT (75%): 2531 SF  
 REVEGETATED NATURAL AREA: 3893 SF  
 TOTAL NATURAL AREA CREDIT: 0.15 AC (6424 SF)

EX. TREE TO REMAIN. SEE NOTE THIS SHEET (TYP)  
 PROVIDE TREE PROTECTION PER CITY STANDARD DETAIL 40.02.  
 REPLACE EXISTING TREE AS NECESSARY.

SITE DATA

- LOCATION / LOT INFORMATION
- SITE ADDRESS: 13532 STEELCROFT PARKWAY  
 PARCEL ID NUMBER: 19955118  
 PARCEL SIZE: 1.120 ACRES  
 PROPOSED BUILDING SIZE: 9000 SF  
 EXISTING IMPERVIOUS SURFACE: 0.122 AC  
 PROPOSED IMPERVIOUS SURFACE: 0.714 AC  
 PCCO DISTRICT: CENTRAL CATAWBA
- PROPOSED SITE USE AND ZONING CLASS
- PROPOSED USE: MEDICAL OFFICE  
 ZONING: O1-(CD)
- PARKING
- REQUIRED: 45 SPACES (1/200 SF OF GROSS FLOOR AREA)  
 PROVIDED: 55 SPACES
- ACCESSIBLE PARKING REQUIRED: 3 SPACES  
 ACCESSIBLE PARKING PROVIDED: 3 SPACES
- SHORT TERM BICYCLE PARKING REQUIRED: 3 SPACES  
 SHORT TERM BICYCLE PARKING PROVIDED: 5 SPACES
- LONG TERM BICYCLE PARKING REQUIRED: 2 SPACES  
 LONG TERM BICYCLE PARKING PROVIDED: 2 SPACES (INTERIOR - SEE ARCHITECTURAL)
- BUILDING SETBACKS:
- 10' SIDE YARD SETBACK (LITTLE GEM LANE)  
 20' SETBACK (STEELECROFT PARKWAY)  
 20' SETBACK (GRANDIFLORA PARKWAY)  
 10' SIDE YARD (ADJACENT TO B-1)
- MAXIMUM BUILDING HEIGHT: 40'
- FLOOD INFORMATION:
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"  
 NFIP FIRM COMMUNITY PANEL NO. 3710440900J  
 EFFECTIVE DATE: MARCH 2, 2009



ZONING: B-1  
 LAND USE: COMMERCIAL

CHARLOTTE URBAN FORESTRY - TREE PLANTING AND PRESERVATION REQUIREMENTS PLANT MATERIAL

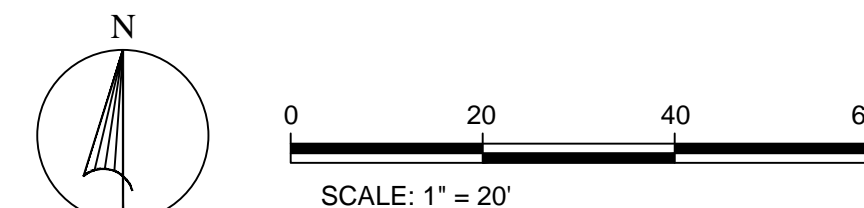
- MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 8' TALL FOR SINGLE-STEM TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 10' TALL. WHERE 3" SINGLE-STEM CALIPER TREES ARE SPECIFIED, THE MINIMUM HEIGHT SHALL BE 10' TALL. IF MULTI-STEM TREES ARE SPECIFIED THEN THEY SHALL BE A MINIMUM OF 12' TALL.
- ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN 1/2 INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT TREE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/FLARE FROM WILL NOT BE ACCEPTED (CLDS 40.09).
- SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z66.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY URBAN FORESTRY.
- ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
- PERIMETER TREES IN URBAN ZONES SHALL BE 3' IN CALIPER AND BE FREE OF BRANCHES UP TO 6' FROM THE TOP OF THE BALL.
- A MINIMUM OF 50% OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN 20 TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE (3 OR MORE) SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.
- 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS.

- PLANTING REQUIREMENTS
- MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL. SEE CLDS 40.01 (ON PLAN) FOR DETAILED TREE PLANTING REQUIREMENTS.
  - PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING. SEE CLDS 40.01 FOR APPROVED STAKING METHOD/MATERIALS.
  - ALL STRAPPING AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
  - FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR TILL AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER LARGE MATURE TREE AND 200 SQUARE FEET PER SMALL MATURE TREE).
  - REVIEW SOIL REQUIREMENTS IN THE TREE ORDINANCE GUIDELINES AT: [HTTP://LANDPERMITS.CHARMECK.ORG](http://landpermits.charmeck.org) THEN CLICK TREES.

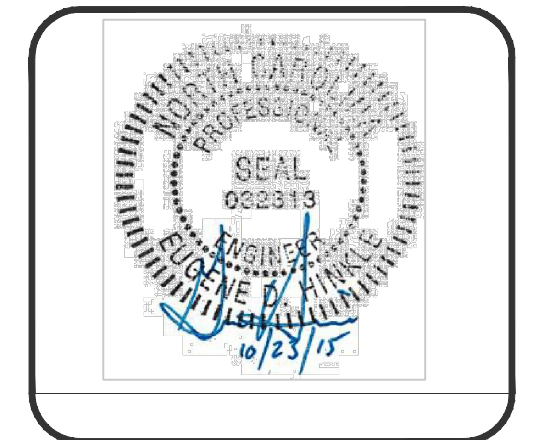
- UTILITY ISSUES
- LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
  - ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES.
  - NO LIGHT POLES, UTILITY POLES OR TRANSFORMERS CAN BE INSTALLED IN TREE ISLANDS.
  - COMMERCIAL SCALE LIGHTING (8' - 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 30' FROM A TREE. PEDESTRIAN SCALE LIGHTING (4' - 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 15' FROM A TREE. SHOW SITE LIGHTING ON LANDSCAPE PLAN.

- TREE SAVE AND PRESERVATION
- TREE PROTECTION MUST BE INSTALLED AND VERIFIED BY URBAN FORESTRY PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.
  - SHOW TREE PROTECTION AND TREE SAVE AREAS ON EXISTING CONDITIONS AND LANDSCAPE PLAN SHEETS.
  - COMMERCIAL TREE SAVE AREAS MUST BE RECORDED ON A FINAL PLAN WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS BEFORE URBAN FORESTRY HOLDS CAN BE RELEASED. A 10' NO BUILD ZONE AROUND TREE SAVE AREAS MUST BE REFERENCED ON THE PLAN.
  - THE AREA OF ANY EASEMENTS (WATER, SEWER, UTILITY, ETC.) CAN NOT BE COUNTED TOWARD THE TREE SAVE REQUIREMENT.
  - ANY ALTERATIONS TO TREE SAVE AREAS MUST BE ACCOMPLISHED WITHOUT MECHANIZED EQUIPMENT.
  - NO STRUCTURE WILL BE ALLOWED WITHIN 10' OF TREE SAVE AREAS UNLESS APPROVED BY URBAN FORESTRY.
  - ALL TREES ON PUBLIC PROPERTY ARE PROTECTED AND REMOVAL MUST BE PERMITTED BY THE CITY ARBORIST (704)336-4262.
  - ANY REQUIRED TREES THAT HAVE EXPIRED ON SITE OR THAT ARE DAMAGED OR DISEASED MUST BE REPLACED PRIOR TO CO. MEET WITH URBAN FORESTRY ONSITE FOR INSPECTION PRIOR TO REQUESTING CO.

- GENERAL
- CALL (704) 336-4258 FOR AN INSPECTION OF TREE PROTECTION/PLANTING AREAS, A MINIMUM OF 5 DAYS BEFORE A CO IS NEEDED.
  - VISIT CITY OF CHARLOTTE'S LAND DEVELOPMENT WEBSITE FOR ADDITIONAL INFORMATION AND URBAN FORESTRY REQUIREMENTS: [HTTP://LANDPERMITS.CHARMECK.ORG](http://landpermits.charmeck.org) THEN CLICK TREES.



REVISIONS	
ISSUED	COMMENT
9/21/15	REV. PER LD PERMIT COMMENTS
10/23/15	REV. PER ARCH. ME. COORD



**CSS** Site Development Engineers

402 East First Avenue  
 Easley, South Carolina 29640  
 (864) 855-5200  
 www.css-eng.com

**MPV** PROPERTIES

Merrifield Patrick Vermillion

LANDSCAPE PLAN

Steelcroft Medical

13532 Steelcroft Parkway  
 Charlotte, North Carolina

Date:	8-7-15
Drawn:	JSC
Checked:	GDH

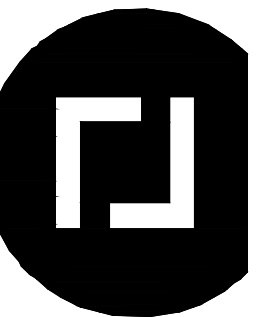
L-1.0

KEYED NOTES

- 1 BRICK VENEER - TAYLOR OR APPROVED EQUAL - COLOR #1 TO BE SELECTED BY ARCHITECT
- 2 BRICK VENEER - TAYLOR OR APPROVED EQUAL - COLOR #2 TO BE SELECTED BY ARCHITECT
- 3 BRICK VENEER - SOLIDER COURSE - TAYLOR OR APPROVED EQUAL - COLOR #2 TO BE SELECTED BY ARCHITECT
- 4 DRAINABLE EIFS - DRYVIT OR APPROVED EQUAL - COLOR #1 TO BE SELECTED BY ARCHITECT
- 5 DRAINABLE EIFS - DRYVIT OR APPROVED EQUAL - COLOR #2 TO BE SELECTED BY ARCHITECT
- 6 DRAINABLE EIFS - DRYVIT OR APPROVED EQUAL - COLOR #3 TO BE SELECTED BY ARCHITECT
- 7 PREFINISHED ALUMINUM METAL COPING - COLOR TO MATCH ADJACENT MATERIAL
- 8 ALUMINUM STOREFRONT SYSTEM WITH CLEAR GLAZING - KAWNEER OR APPROVED EQUAL - COLOR/FINISH TO BE SELECTED BY ARCHITECT.
- 9 ALUMINUM STOREFRONT SYSTEM WITH SPANDREL GLAZING - KAWNEER OR APPROVED EQUAL - COLOR/FINISH TO BE SELECTED BY ARCHITECT.
- 10 CANVAS AWNING WITH ALUMINUM FRAME - SUNBRELLA OR APPROVED EQUAL - COLOR TO BE SELECTED BY ARCHITECT
- 11 PREFINISHED METAL SCUPPER BOX & DOWNSPOUT - COLOR TO BE SELECTED BY ARCHITECT
- 12 LIGHT FIXTURE - SEE ELECTRICAL
- 13 ELECTRICAL PANELS - SEE CIVIL & ELECTRICAL
- 14 GAS METER - SEE CIVIL
- 15 PREFABRICATED ALUMINUM CANOPY - COLOR/FINISH TO BE SELECTED BY ARCHITECT
- 16 GC TO PROVIDE BLOCKING FOR ALL FUTURE SIGNAGE LOCATIONS, COORDINATE WITH TENANT.
- 17 1" WIDE X 1" DEEP EIFS REVEAL

Attached to Administrative  
Approval

*Solomon A. Fortune*  
Solomon A. Fortune

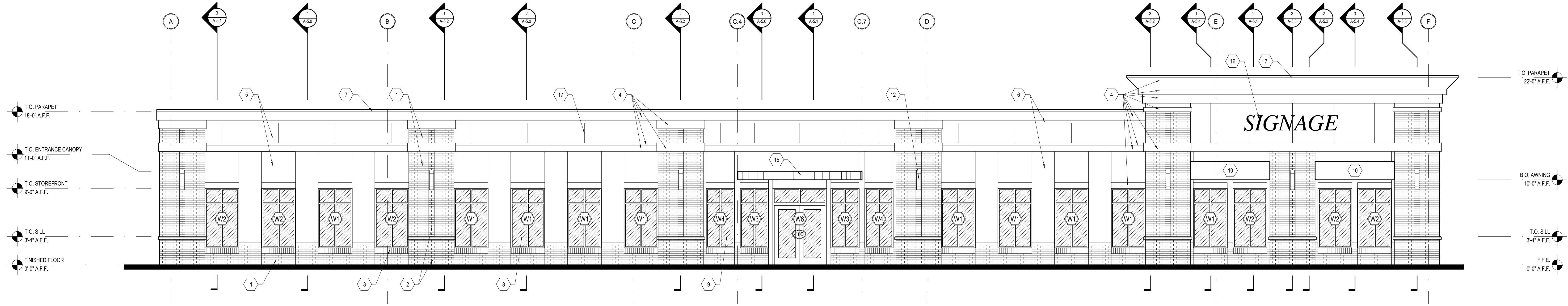


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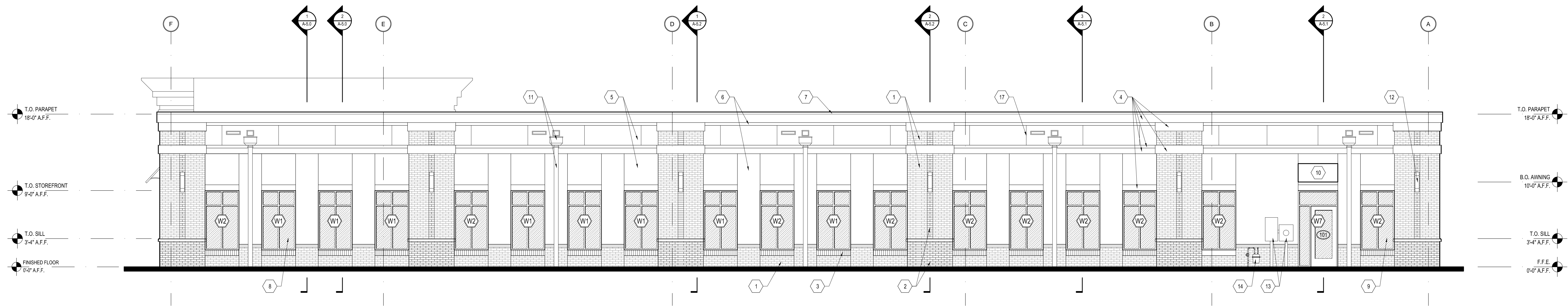
STAMPS



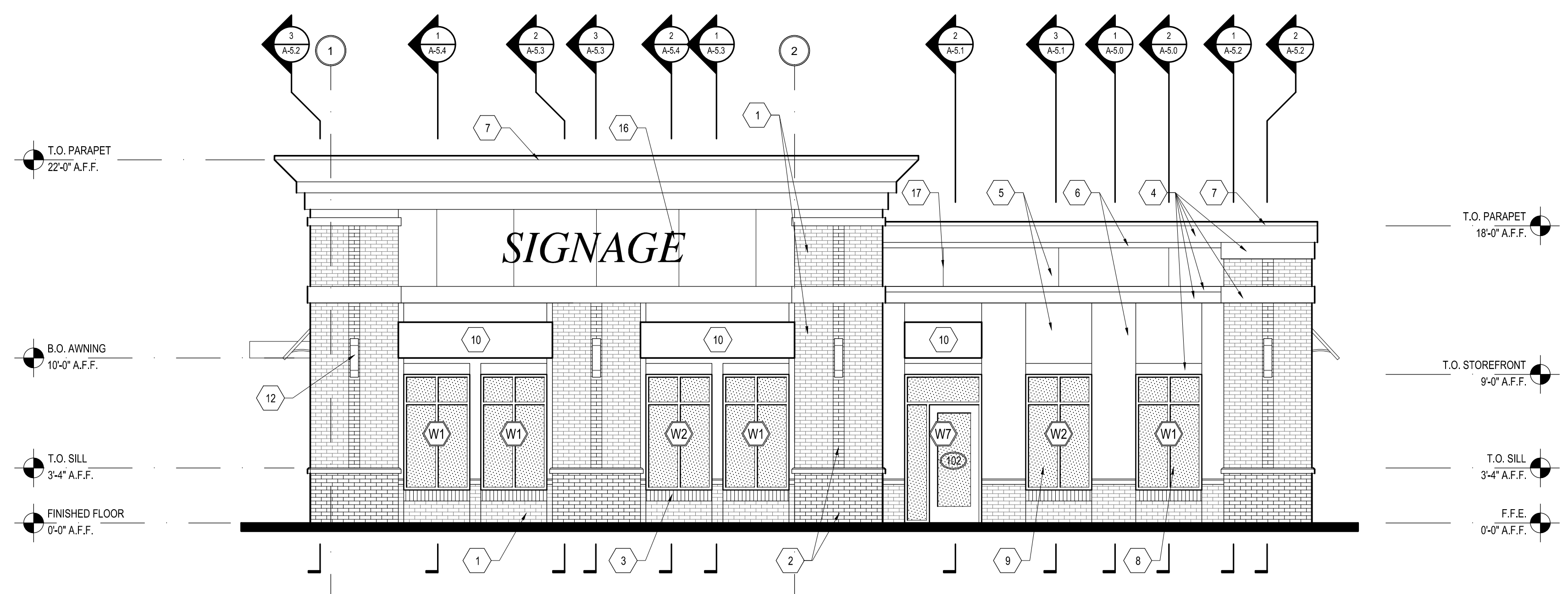
CONSULTANT



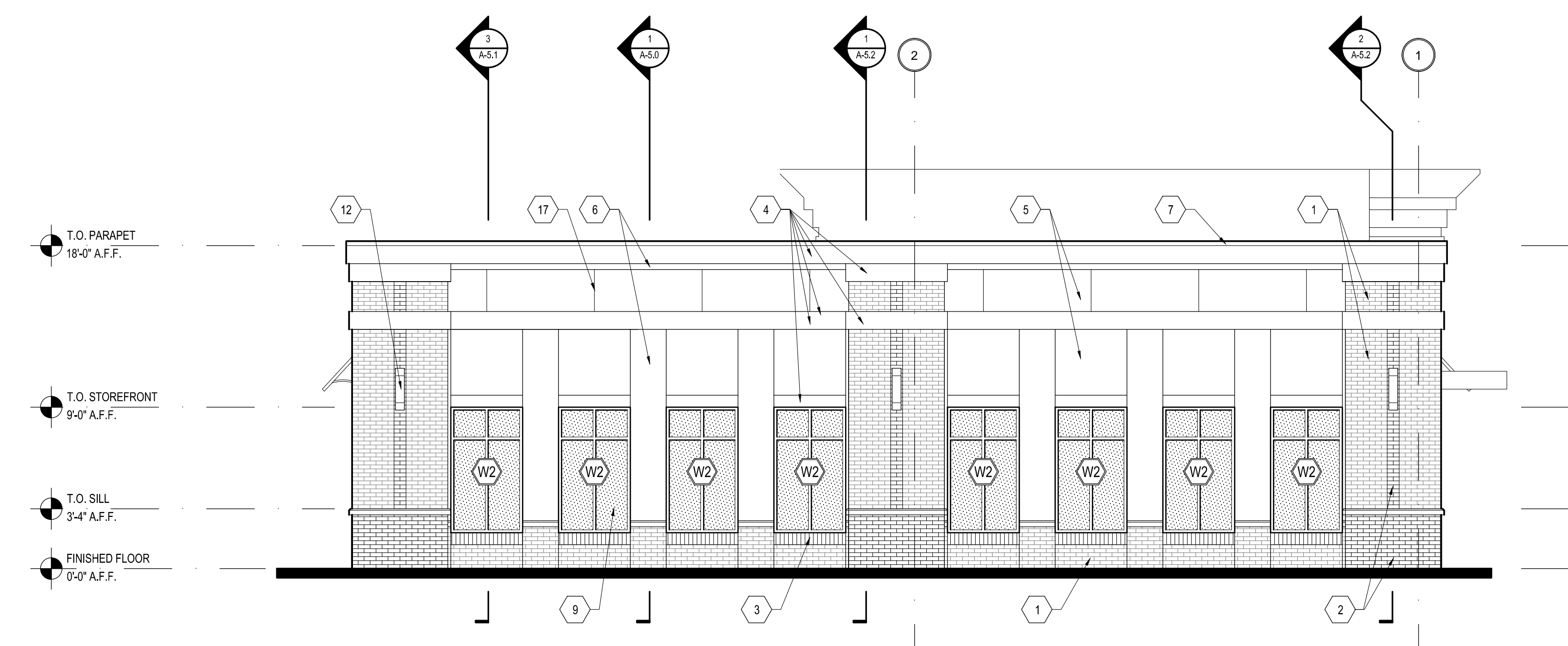
1 SOUTH ELEVATION  
A4.0 Scale: 3/16"=1'-0"



2 NORTH ELEVATION  
A4.0 Scale: 3/16"=1'-0"



3 EAST ELEVATION  
A4.0 Scale: 3/16"=1'-0"



4 WEST ELEVATION  
A4.0 Scale: 3/16"=1'-0"

STEELECROFT  
SHELL BLDG  
CHARLOTTE, NC

PROJECT NUMBER 1481  
ISSUE DATE  
FOR CONSTRUCTION 10.26.15

DRAWING DATA  
DRAWN BY: TH  
CHECKED BY: RJ  
FILE NUMBER: 1481\_A4.0.dwg  
SHEET TITLE

EXTERIOR  
ELEVATIONS

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SHEET NUMBER  
A4.0