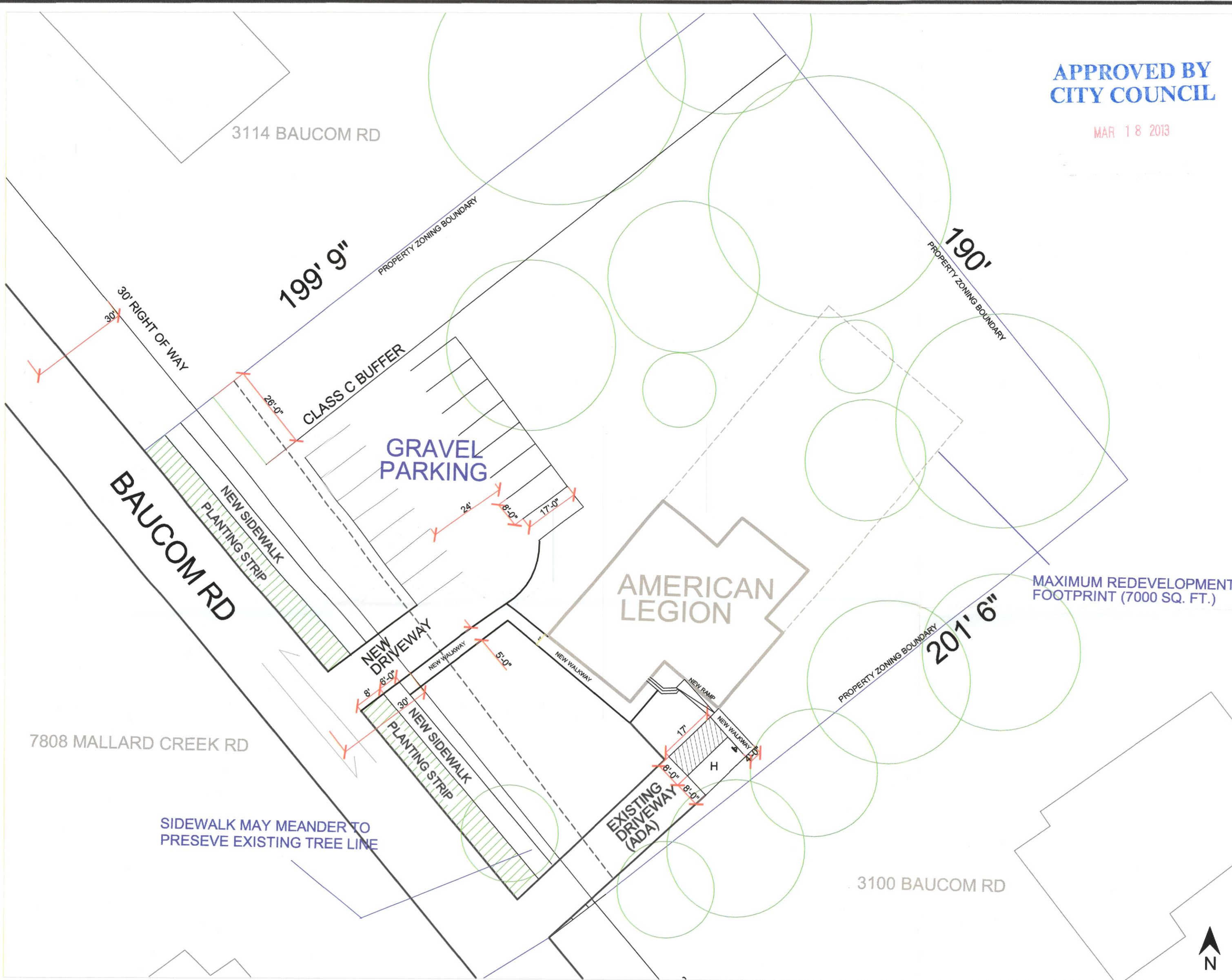


2012-082

APPROVED BY  
CITY COUNCIL

MAR 18 2013



**SITE PLAN NOTES**

- DEVELOPMENTAL DATA TABLE**

|                       |  |
|-----------------------|--|
| SITE ACREAGE:         | 1.2 ACRES  |
| TAX PARCEL#:          | 027-031-08   |
| EXISTING ZONING:      | 0-1(CD), OFFICE, CONDITIONAL (PETITION 200305A)  |
| PROPOSED ZONING:      | 0-1(CD) SPA, OFFICE, CONDITIONAL, SITE PLAN AMENDMENT.   |
| PROPOSED USES:        | SINGLE FAMILY RESIDENTIAL TO CIVIC, SOCIAL SERVICE AND FRATERNAL FACILITIES GENERAL OFFICE, AND MEDICAL, DENTAL AND OPTICAL CLINICS. |
| EXISTING GROSS SF:    | 2,800 SF   |
| MAX. BUILDING HEIGHT: | 40' (OR TWO STORIES)   |
| PARKING:              | MINIMUM REQUIRED BY ORDINANCE.   |
- GENERAL PROVISIONS**

a) THE PETITION PROPOSES TO REUSE THE EXISTING 2,800 SF SINGLE FAMILY RESIDENTIAL STRUCTURE FOR CIVIC, SOCIAL SERVICE AND FRATERNAL FACILITIES, GENERAL OFFICE, AND MEDICAL, DENTAL AND OPTICAL CLINIC. REZONING PETITION FILED BY THE DERITA AMERICAN LEGION POST 345. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET. THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE (THE "ORDINANCE"), UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENTS STANDARDS ESTABLISH MORE STRINGENT STANDARDS.
- OPTIONAL PROVISIONS**  
N/A
- PERMITTED USES**

a) CIVIC, SOCIAL SERVICE AND FRATERNAL FACILITIES, GENERAL OFFICE, AND MEDICAL, DENTAL AND OPTICAL CLINIC.
- TRANSPORTATION**

a) **PARKING**

  - RELOCATION OF EXISTING PARKING OUT OF THE SETBACK AND TO THE SIDE OF THE EXISTING STRUCTURE.

b) **CONNECTIVITY**

  - PEDESTRIAN AND VEHICULAR CONNECTIONS THROUGHOUT THE SITE WILL BE PROVIDED IN THE MANNER GENERALLY SHOWN ON THE TECHNICAL DATA SHEET.
  - A NEW SIDE 5' SIDEWALK WILL BE PROVIDED TO CONNECT THE BUILDING TO THE NEW SIDEWALK ALONG BAUCOM RD. EXACT LOCATION TO BE DETERMINED.

c) **DRIVEWAYS**

  - INSTALLATION OF A NEW DRIVEWAY TO ACCESS EXISTING GRAVEL PARKING AREA.
  - RETENTION OF AN EXISTING ADA IMPROVED DRIVEWAY THAT CONNECTS TO A HANDICAP PARKING SPACE, NEW WALK WAY, AND RAMP.
- ARCHITECTURAL STANDARDS**

a) ANY NEW STRUCTURES WILL BE DESIGNED WITH A RESIDENTIAL CHARACTER AND SCALE, WITH MINIMUM 50 PERCENT MASONRY MATERIAL ALONG EACH BUILDING ELEVATION.

b) IN THE SCENARIO OF CHANGES INVOLVING THE USE OF EXISTING STRUCTURE: THE EXISTING 2,800 SQUARE FOOT STRUCTURE WILL REMAIN WITH A MAXIMUM 1,000 SQUARE-FOOT EXPANSION PERMITTED, WITH A MAX. LIGHTING HEIGHT OF 25' AND SHALL BLEND WITH THE APPEARANCE OF THE EXISTING STRUCTURE.

c) IN THE SCENARIO OF THE REDEVELOPMENT OF THE SITE: THE NEW BUILDING WILL NOT EXCEED 7,765 SQUARE FEET, WITH A MAXIMUM 40-FOOT BUILDING HEIGHT AND NO MORE THAN TWO STORIES. MAXIMUM LIGHTING HEIGHT SHOULD NOT EXCEED 25' AND SHALL BE DESIGNED AS NOTED ON SECTION 6a.
- STREETSCAPE AND LANDSCAPING**

a) TREES ON SITE PLAN ARE ILLUSTRATIVE ONLY. LOCATION OF EXISTING TREES MAY VARY.

b) EXISTING VEGETATION MAY BE UTILIZED TO COMPLY WITH TREE SAVE, SCREENING AND BUFFER REQUIREMENTS.

c) THE EXISTING VEGETATION BETWEEN THE ADJACENT PROPERTIES & BUILDING, AND THE STREET & THE BUILDING, WILL BE SAVED EXCEPT FOR THAT TAKEN BY FUTURE EXPANSION, SITE CONNECTIVITY AND DRIVE CONNECTIONS.
- ENVIRONMENTAL FEATURES**

a) PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION CONTROLS ORDINANCE.
- LIGHTING**

a) FREE STANDING LIGHTING SHALL BE LIMITED TO NO MORE THAN 25' IN HEIGHT, SHIELDED WITH FULL CUTOFF FIXTURE.

Sean M. Reymann  
 704.904.4717  
 3102 BAUCOM RD  
 CHARLOTTE, NC 28216

Design  
 Construction  
 Consulting

"AMERICAN LEGION"  
 REZONING PETITION 2012-082

3102 BAUCOM RD  
 CHARLOTTE, NC

| PROJECT INFORMATION |             |
|---------------------|-------------|
| DATE:               | 06.24.2012  |
| DWN BY:             | SMR, AH, AH |
| CHK BY:             |             |

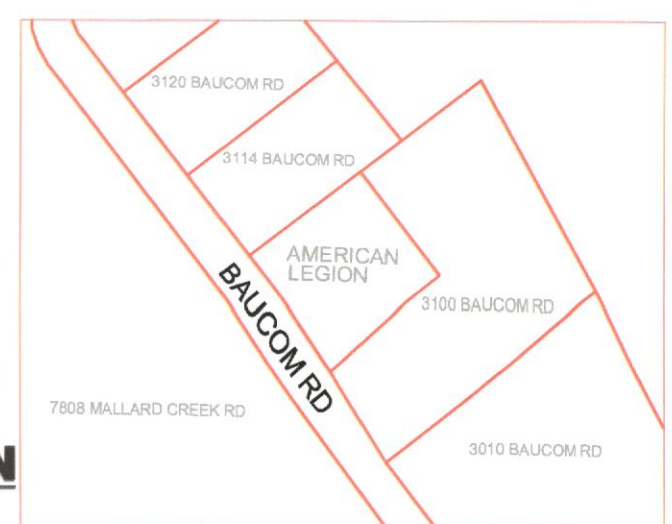
| ISSUE/DATE |            |             |
|------------|------------|-------------|
| 1          | 08.24.2012 | SMR, AH, AH |
| 2          | 03.12.2013 | SMR, AH, AH |
| 3          | 03.27.2013 | SMR, AH, AH |

SHEET TITLE:  
**SITE PLAN  
 REQUIRED  
 INFO.**

SHEET NO:  
**S-1**

**1 SITE PLAN**  
 S-1 1" = 16'

**2 ZONING KEY PLAN**  
 S-1 NTS



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RECEIVED  
 MAR - 1 2013  
 PLANNING DEPARTMENT