

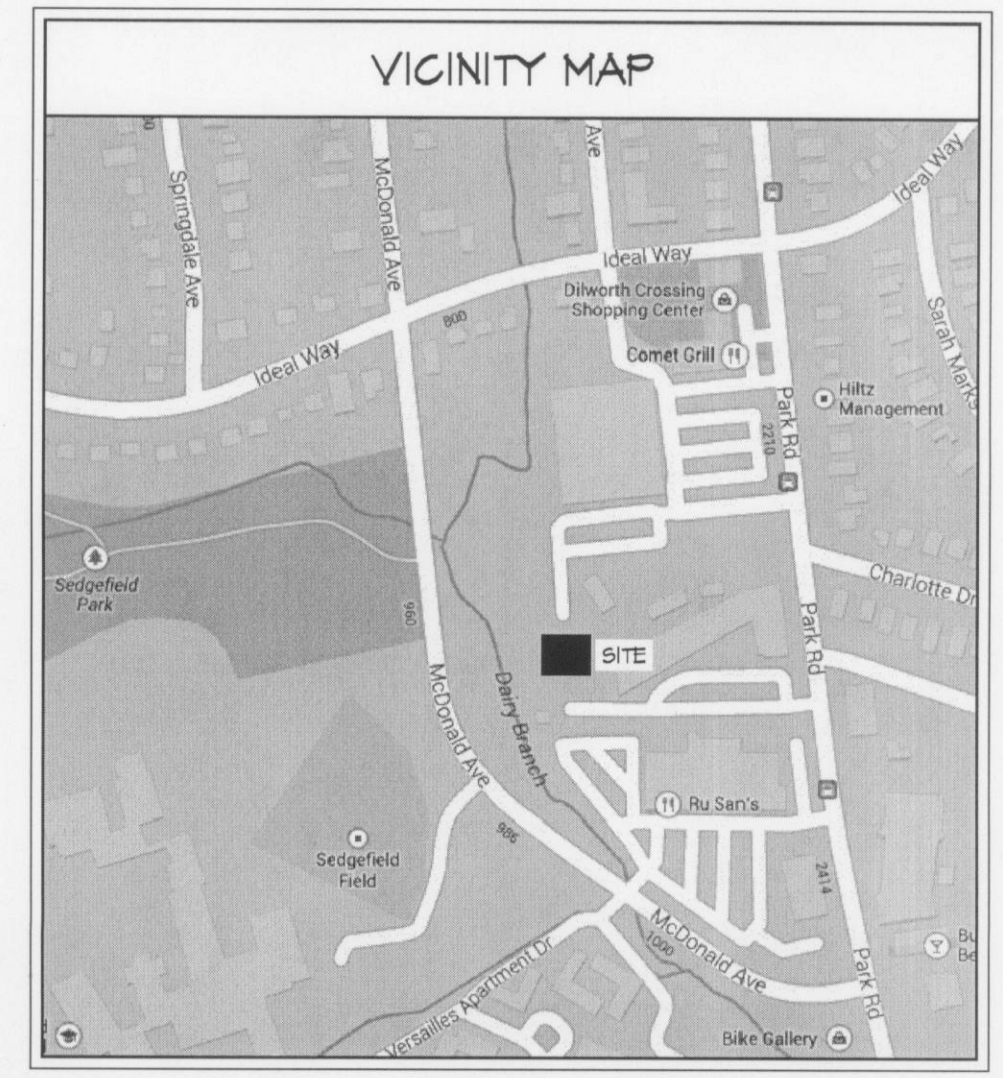
NO SCALE

EXTENDED SITE AERIAL PHOTO 02



SCALE: 1" = 20'

SITE PLAN 01



### SITE PLAN NOTES

**1. DEVELOPMENTAL DATA TABLE**

SITE ACREAGE:	50
TAX PARCEL ID:	1210124
WATERSHED DISTRICT:	UPPER LITTLE SUGAR
EXISTING ZONING:	B-1 (CD)
PROPOSED ZONING:	B-1 (CD) S.P.A.
PROPOSED USES:	PER PREVIOUS CONDITIONAL ZONING OFFICE
EXISTING FOOTPRINT AREA:	5,100 SQ. FT.
EXISTING FLOOR AREA:	4,800 SQ. FT.
ADDITION FLOOR AREA:	4,400 SQ. FT.
TOTAL FLOOR AREA:	9,200 SQ. FT.
MAX. FLOOR AREA RATIO:	50
MAX. BUILDING HEIGHT:	40'
PARKING:	MINIMUM REQUIRED BY ORDINANCE
MIN. LOT WIDTH:	50'
MIN. SETBACK:	20'
MIN. SIDE YARD:	8' / 4'
MIN. REAR YARD:	10'

**2. GENERAL PROVISIONS**

DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE FOLLOWING:

- THIS SITE PLAN AND DEVELOPMENT STANDARDS LISTED HEREIN
- SURVEY DATED OCTOBER 6, 2004 PREPARED BY A.G. ZOUTEVILLE
- CONDITIONAL ZONING PLAN PREPARED BY R.B. PHARR ON DECEMBER 1, 1999 (APPROVED ON MARCH 14, 1994) AND A COPY WITH NOTES FROM KATRINA YOUNG INDICATING FRONT, SIDE AND REAR YARD LOCATIONS (RECEIVED JUNE 21, 2013). NOTE CHANGE TO REAR YARD PER ZONING REVIEW COMMENTS.
- DECLARATION OF RIGHTS RESTRICTIONS AND CROSS EASEMENTS DATED MARCH 27, 1992 W/ AMENDMENT DATED JULY 14, 2012.
- APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE

**3. TRANSPORTATION**

- PARKING
  - EXISTING AUTOMOBILE SPACES TO REMAIN, 235 TOTAL (12 ON PROPERTY + 223 ON ADJACENT SHARED LOT PER AGREEMENT WITH NEIGHBOR)
  - BICYCLE PARKING SPACES SHALL, LONG TERM, 1 SHORT TERM SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
- CONNECTIVITY
  - EXISTING PEDESTRIAN AND VEHICULAR CONNECTIONS TO REMAIN.

**4. PERMITTED USES**

- BUILDING ENVELOPE MAY BE DEVOTED TO OFFICE USES TOGETHER WITH INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE B-1 ZONING DISTRICT.

**5. ARCHITECTURAL STANDARDS**

- EXISTING BUILDINGS TO REMAIN WITH EXPANSION AND EXTERIOR MODIFICATIONS BEING CONSTRUCTED IN A MANNER THAT WILL BE COMPATIBLE WITH THE CHARACTER OF THE EXISTING BUILDING AND COMPLY WITH THE ZONING CLASSIFICATION.

**6. STREETSCAPE AND LANDSCAPING**

- TREES AND VEGETATION ON SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LOCATIONS MAY VARY. SITE SHALL MEET THE CITY OF CHARLOTTE TREE ORDINANCE REQUIREMENTS.
- EXISTING VEGETATION MAY BE UTILIZED TO COMPLY WITH TREE SAVE, SCREENING AND BUFFER REQUIREMENTS.
- VEGETATION BETWEEN THE ADJACENT PROPERTIES, STREET AND BUILDINGS TO REMAIN EXCEPT FOR THAT REMOVED FOR EXPANSION, IF NECESSARY.
- NO BUFFER REQUIREMENTS.

**7. ENVIRONMENTAL FEATURES**

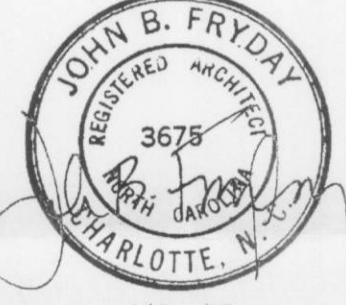
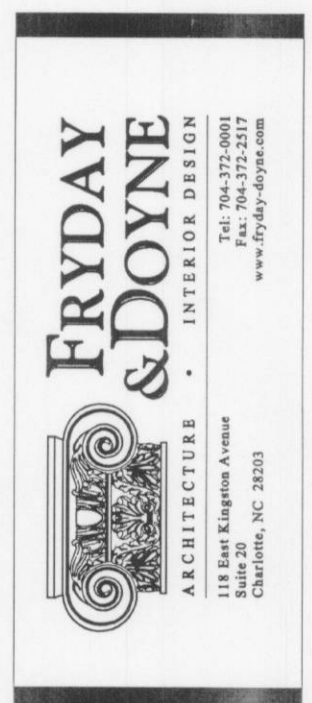
- TREE SAVE AREA SHALL MEET OR EXCEED 15% AS REQUIRED BY THE ORDINANCE BY INCLUDING EXISTING BUFFERS. 50 ACRES X .15 = 0.75 ACRES (1,634 SQ. FT.)

**8. LIGHTING**

- RESIDENTIAL STYLE LIGHT FIXTURES ON BUILDING FACADES WILL BE PERMITTED. ALL LIGHTING SHALL UTILIZE FULL CUT-OFF LIGHTING FIXTURES.

**APPROVED BY  
CITY COUNCIL**

NOV 18 2013



PROJECT NAME:  
**DCGD ADDITION**  
**2240 PARK ROAD**  
**CHARLOTTE, NORTH CAROLINA**

DATE: 11/20/2013  
 REVISIONS:  
 1 - REVIEW COMMENTS 11/20/13  
 2 - REVIEW COMMENTS 10/24/13

OCT 25 2013

SHEET TITLE:  
**SITE PLAN**  
 PETITION NUMBER  
**2013-083**

SHEET NUMBER:  
**SP-1**

DRAWN BY: