

SITE SUMMARY

EXISTING ZONING: 0-2 (CD)

PROPOSED ZONING: 0-2 (CD) S.P.A.

PROPOSED USE: OFFICE BUILDING

TAX PARCEL #: 127-121-74

SITE ACREAGE: 5.324 ACRES

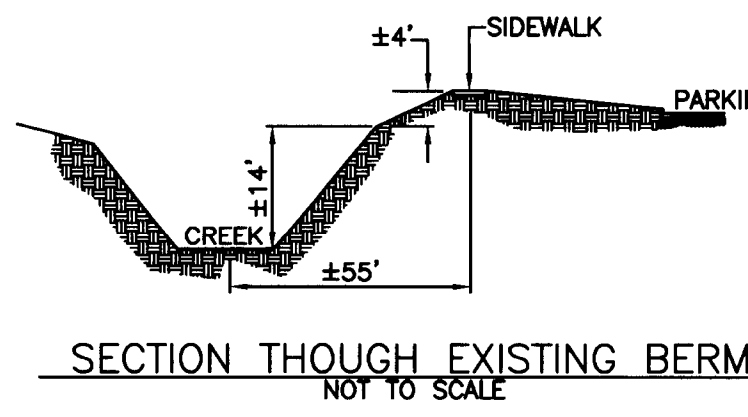
MAX. BUILDING SIZE: UP TO 50,988 SQUARE FEET

PARKING REQUIRED: 255 SPACES (1 SPACE PER 200 SQ.FT.)

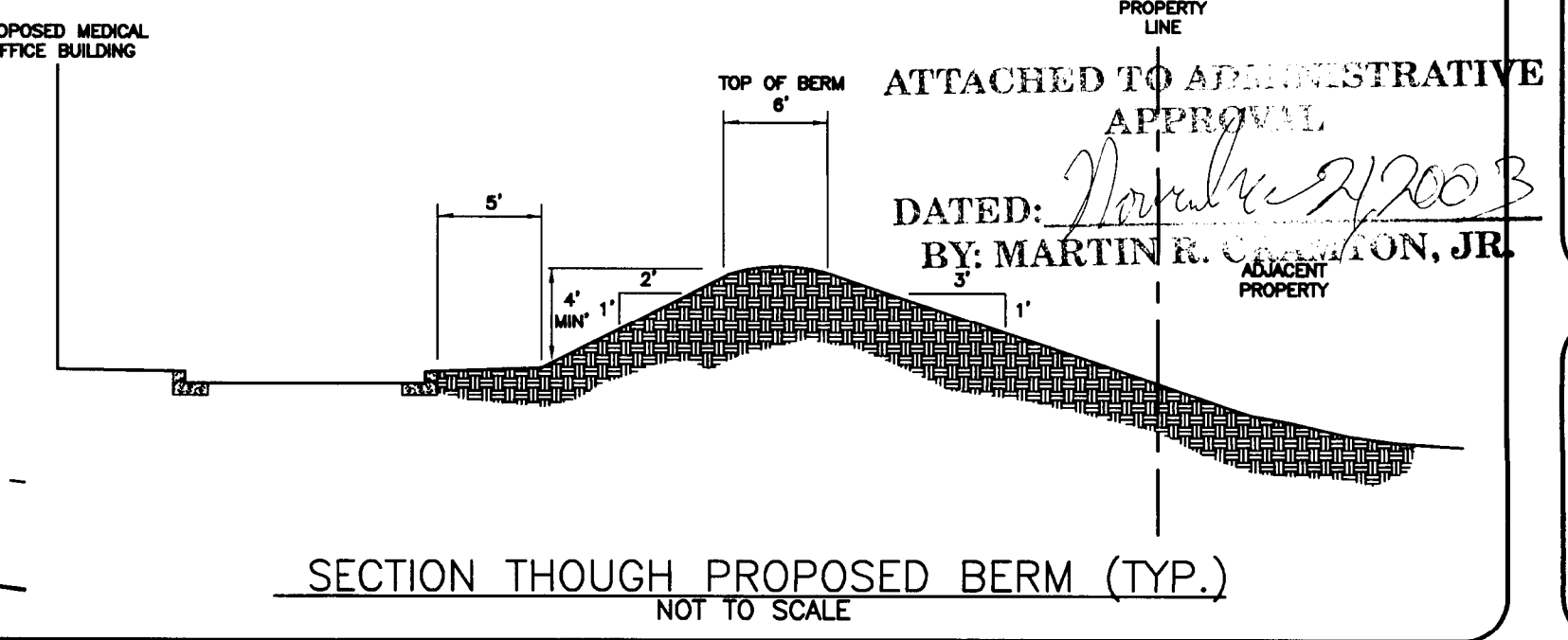
PARKING PROVIDED: 258 SPACES
(3 OF TOTAL ARE DESIGNATED FOR ADJACENT PROPERTY)

PREVIOUSLY APPROVED FOR THIS SITE:
31,000 SQ. FT. -- OFFICE BUILDING
(PETITION # 98-121)

INTERNAL TREES: 1 PER 10,000 SQ FT IMPERVIOUS AREA.
13 INTERNAL TREES REQ'D ---> 17 PROVIDED



- DEVELOPMENT NOTES**
1. THE PROPOSED SITE PLAN REPRESENTS THE ANTICIPATED ARRANGEMENT OF BUILDINGS AND PARKING/CIRCULATION AREAS. HOWEVER, MODIFICATIONS PERTAINING TO THE SIZE, SHAPE AND ARRANGEMENT OF BUILDINGS, AS WELL AS THE PARKING AND CIRCULATION LAYOUT, ARE PERMITTED AS A MATTER OF RIGHT TO ACCOMMODATE FINAL DESIGN AND ENGINEERING PLANS, SITE CONSTRAINTS, TENANT NEEDS, ETC AS ALLOWED PER SECTION 6 OF THE ZONING ORDINANCE.
 2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, EROSION CONTROL, TREE ORDINANCE, ETC.
 3. VEHICULAR ACCESS TO THE SITE SHALL BE PROVIDED BY MEANS OF AN INTERNAL DRIVEWAY/EASEMENT, WHICH IS RECORDED AS PART OF THE OVERALL MEDICAL/OFFICE PARK.
 4. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO TWO STORIES. BUILDINGS SHALL NOT EXCEED 40 FEET IN HEIGHT.
 5. A CLASS "C" BUFFER SHALL BE ESTABLISHED AS SHOWN. WHERE THERE IS INSUFFICIENT NATURAL VEGETATION TO COMPLY WITH BUFFER IMPROVEMENT REQUIREMENTS, THE BUFFER SHALL BE IMPROVED WITH NEW LANDSCAPING IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
 6. EXTERIOR SITE LIGHTING SHALL BE DESIGNED IN A MANNER TO SHIELD/DIRECT LIGHTING GLARE AWAY FROM RESIDENTIAL AREAS.
 7. THE MAXIMUM HEIGHT OF DETACHED LIGHTING SHALL BE 20 FEET. ALSO, THE USE OF WALL PAK TYPE LIGHTING ON THE PROPOSED BUILDING SHALL NOT BE ALLOWED.
 8. ANY DUMPSTER ON THE SITE SHALL BE SCREENED WITH A SOLID ENCLOSURE WITH A GATE. ALSO TO BE LOCATED OUTSIDE THE FLOODPLAIN.
 9. ANY FLOODPLAIN FILLING FILLING ON THE SITE WILL BE IN ACCORDANCE WITH THE FILLING IMPACT STUDY SUBMITTED TO STORM WATER SERVICES AND APPROVED BY THAT AGENCY.
 10. USES ARE LIMITED TO GENERAL OFFICE AND MEDICAL OFFICE.
 11. WOODLAND BUFFER: ALL APPROVED PLANT MATERIALS/ VEGETATION SHA; BE CONSIDERED A "WOODLAND BUFFER" AND MAINTAIN ACCORDINGLY.
 12. AN EASEMENT WILL BE CONVEYED TO COUNTY PARKS AND REC BY THE OWNER/DEVELOPER FOR FUTURE GREENWAY EXPANSION AND/OR DEVELOPMENT PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE LOCATION OF THE EASEMENT WILL GENERALLY BE BETWEEN THE BACK OF CURB AND THE TOP OF BANK OF BRIAR CREEK, WITH THE FINAL LOCATION TO BE DETERMINED THROUGH NEGOTIATION BETWEEN COUNTY PARK AND REC AND THE PROPERTY OWNER PRIOR TO EASEMENT CONVEYANCE.
- NOTE:
PROPOSED IMPERVIOUS AREA INSIDE THE 100' SWIM BUFFER ALONG BRIAR CREEK IS EQUAL TO THE IMPERVIOUS AREA THAT EXISTS IN THIS AREA.
*TOTAL IMPERVIOUS AREA: 0.30 ACRES



PROJECT NUMBER	DATE	BY	REVISION

**EASTOVER MEDICAL PARK
PHASE II
CHARLOTTE, NORTH CAROLINA**

**"FOR PUBLIC HEARING"
PETITION NO.
2002-53**

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

DATE: November 21, 2003

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for petition 2002-53, John Skiouris.

Attached is a revised plan for the above petition increasing the allowable square footage to 50,988. Since this increase in square footage is allowed under the ordinance I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy. Note that all other ordinance requirements still apply. Note that the elevations from the original approval still apply.

*Requires class "B" buffer (51')
may be reduced with fence 38.25'*