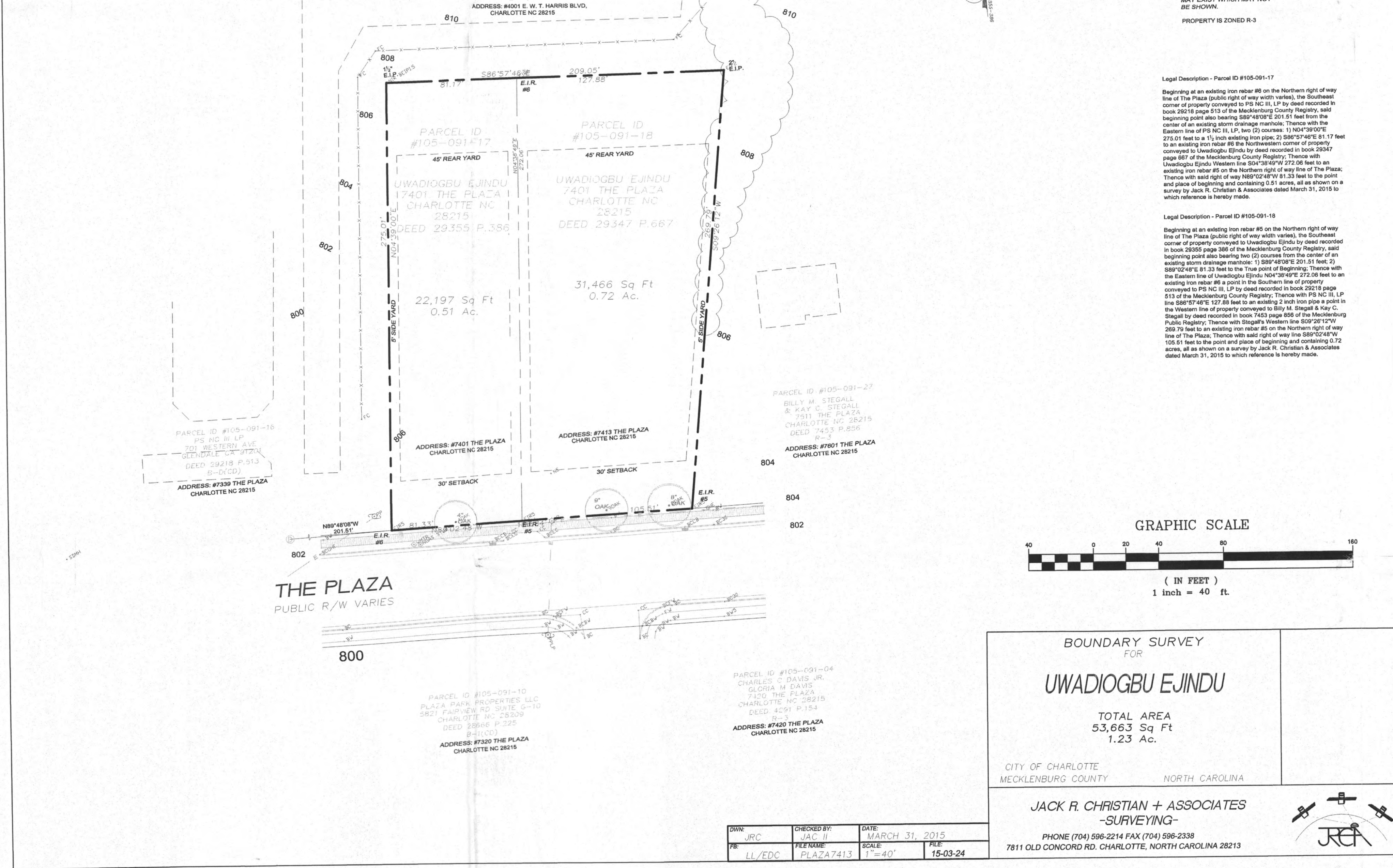
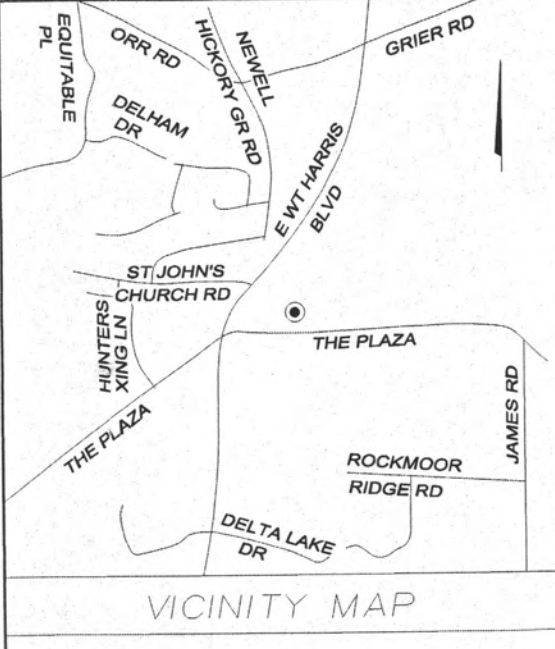


2016-062



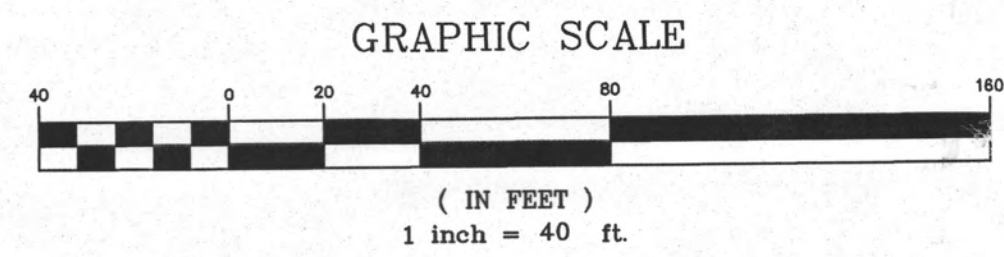
SYMBOL LEGEND

⊙	POWER POLE (P.P.)
⊕	DRAINAGE MAN HOLE
—E—E—	ELECTRIC LINE
⊙	LIGHT POLE (L.P.)
⊕	WATER METER
⊕	GAS STUB
—E.I.P.—	E.I.P. EXISTING IRON PIPE
—E.I.R.—	E.I.R. EXISTING IRON REBAR
—C—	CURB INLET
—F—	FENCE

NOTE:
OTHER R/W'S OR EASEMENTS MAY EXIST WHICH MAY NOT BE SHOWN.
PROPERTY IS ZONED R-3

Legal Description - Parcel ID #105-091-17
Beginning at an existing iron rebar #6 on the Northern right of way line of The Plaza (public right of way with varies); the Southeast corner of property conveyed to PS NC III, LP by deed recorded in book 29218 page 513 of the Mecklenburg County Registry; said beginning point also bearing S89°48'08"E 201.51 feet from the center of an existing storm drainage manhole; Thence with the Eastern line of PS NC III, LP, two (2) courses; 1) N04°39'00"E 273.01 feet to a 1 1/2 inch existing iron pipe; 2) S88°57'48"E 81.17 feet to an existing iron rebar #6 on the Northwestern corner of property conveyed to Uwadiogbu Ejindu by deed recorded in book 29347 page 687 of the Mecklenburg County Registry; Thence with Uwadiogbu Ejindu Western line S04°38'40"W 272.08 feet to an existing iron rebar #6 on the Northern right of way line of The Plaza; Thence with said right of way N89°02'48"W 81.33 feet to the point and place of beginning and containing 0.51 acres, all as shown on a survey by Jack R. Christian & Associates dated March 31, 2015 to which reference is hereby made.

Legal Description - Parcel ID #105-091-18
Beginning at an existing iron rebar #6 on the Northern right of way line of The Plaza (public right of way with varies); the Southeast corner of property conveyed to Uwadiogbu Ejindu by deed recorded in book 29355 page 388 of the Mecklenburg County Registry; said beginning point also bearing two (2) courses from the center of an existing storm drainage manhole; 1) S88°48'08"E 201.51 feet; 2) S89°02'48"E 81.33 feet to the True point of Beginning; Thence with the Eastern line of Uwadiogbu Ejindu; N04°38'49"E 272.08 feet to an existing iron rebar #6 a point in the Southern line of property conveyed to PS NC III, LP by deed recorded in book 29218 page 513 of the Mecklenburg County Registry; Thence with PS NC III, LP line S88°57'48"E 127.88 feet to an existing 2 inch iron pipe a point in the Western line of property conveyed to Billy M. Stegall & Kay C. Stegall by deed recorded in book 453 page 656 of the Mecklenburg County Registry; Thence with Stegall's Western line S09°28'12"W 289.79 feet to an existing iron rebar #6 on the Northern right of way line of The Plaza; Thence with said right of way line S89°02'48"W 105.51 feet to the point and place of beginning and containing 0.72 acres, all as shown on a survey by Jack R. Christian & Associates dated March 31, 2015 to which reference is hereby made.



BOUNDARY SURVEY FOR
UWADIOGBU EJINDU

TOTAL AREA
53,663 Sq Ft
1.23 Ac.

CITY OF CHARLOTTE
MECKLENBURG COUNTY NORTH CAROLINA

JACK R. CHRISTIAN + ASSOCIATES
-SURVEYING-

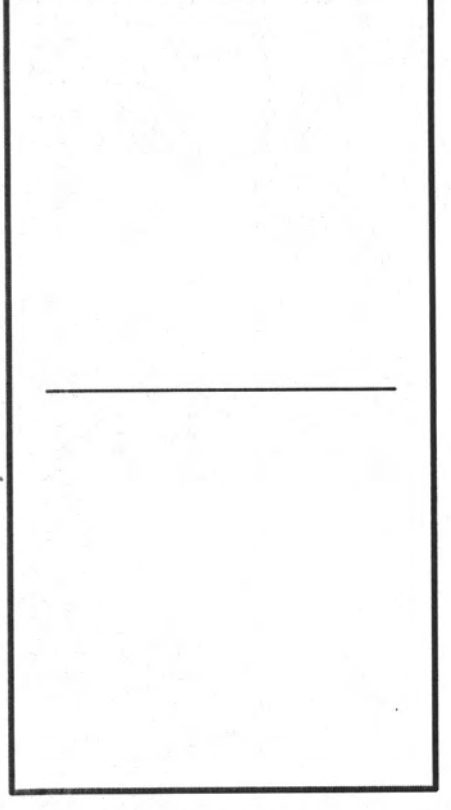
PHONE (704) 596-2214 FAX (704) 596-2338
7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213

DRAWN BY: JRC	CHECKED BY: JAC II	DATE: MARCH 31, 2015
FILE: LL/EDC	FILE NAME: PLAZA7413	SCALE: 1"=40'
		FILE: 15-03-24

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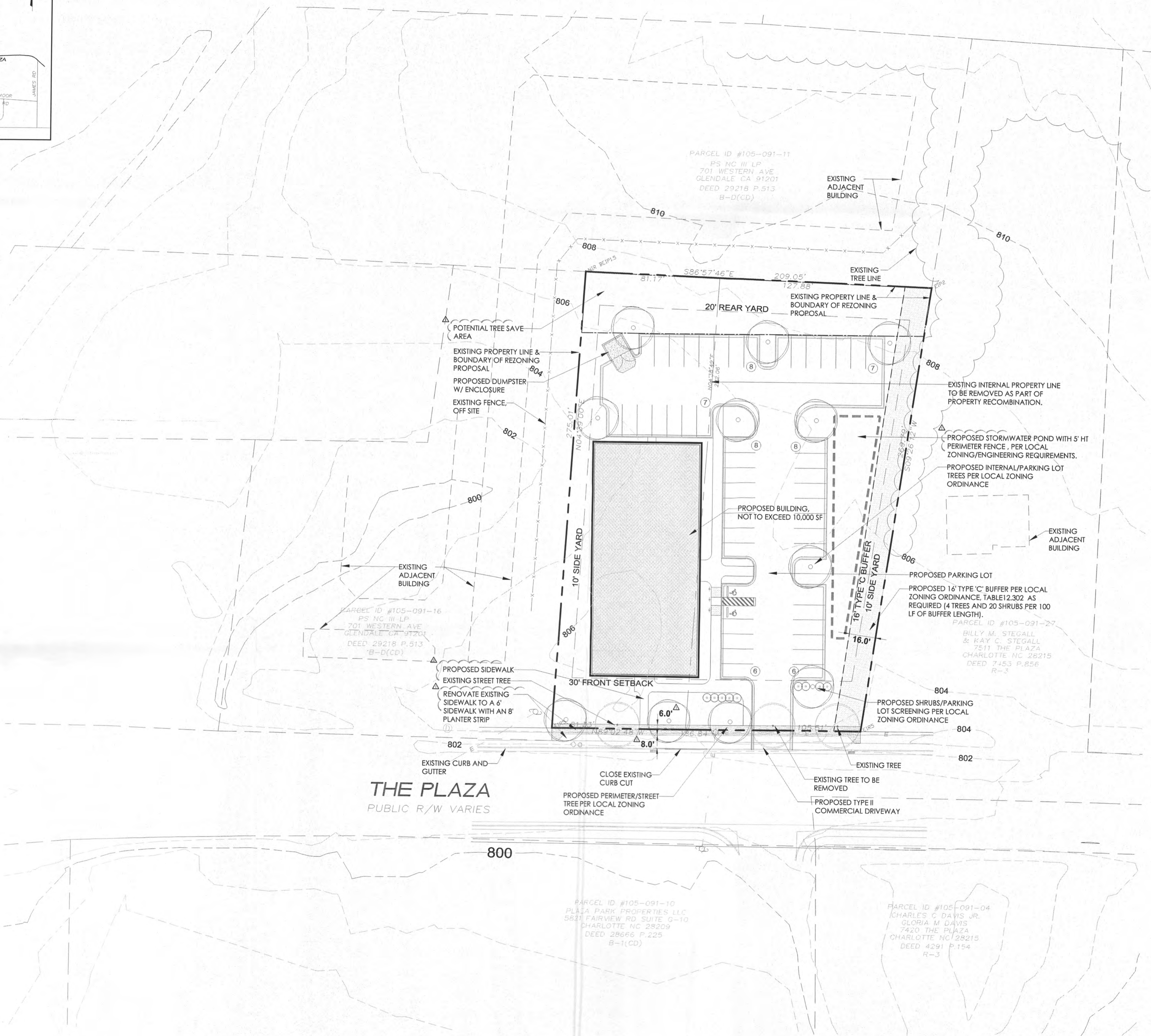
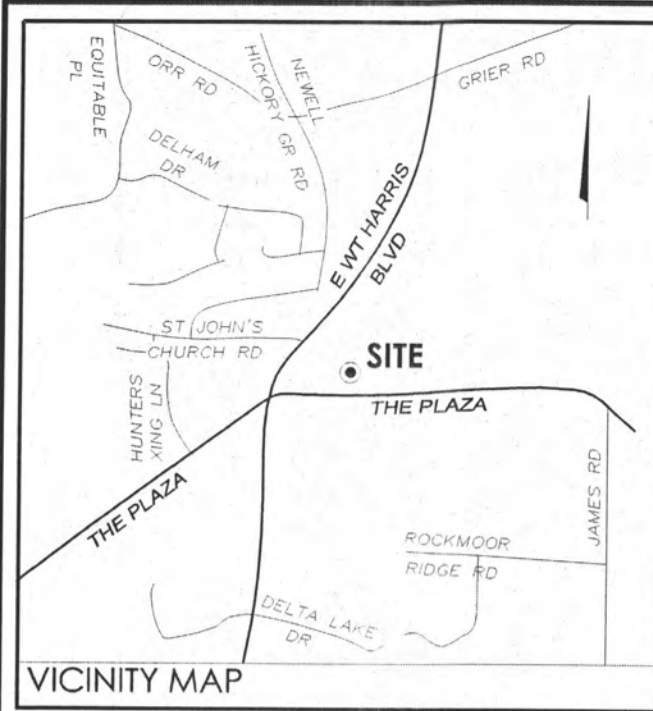
APPROVED BY
CITY COUNCIL
JUN 20 2016

HensonFoley
Landscape Architecture | Civil Engineering
16740 Birkdale Commons Parkway Suite 200, Huntersville, NC 28078
P: 704.875.1615 F: 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-3781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399



THE PLAZA
OFFICE BUILDING PARCEL
7401 THE PLAZA - CHARLOTTE, NC
PARCEL NUMBER 10509117 & 18

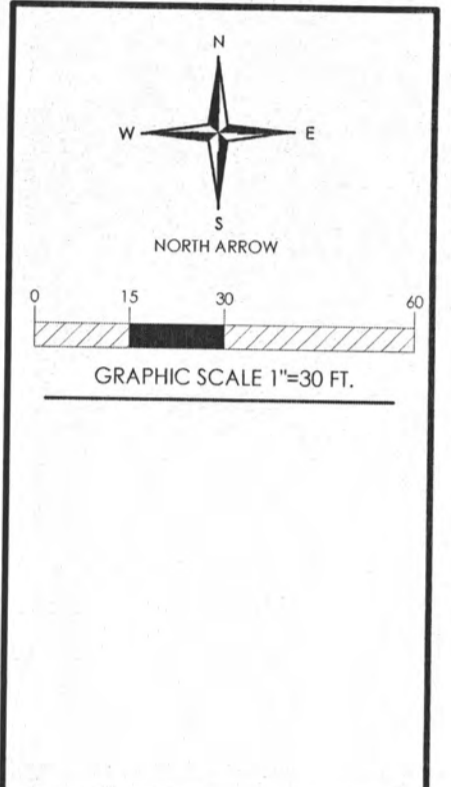
REVISIONS:



SITE DEVELOPMENT DATA	
SITE ACREAGE:	1.23 AC (APPROXIMATE)
SITE TAX PARCEL:	105-091-17 & 105-091-18 7401 & 7413 THE PLAZA, CHARLOTTE, NC
EXISTING ZONING:	R-3
PROPOSED ZONING:	O-1 (CD)
EXISTING USE:	VACANT
PROPOSED USE:	GENERAL OFFICE & MEDICAL OFFICE USE
EXISTING BUILDING SIZE:	N/A
PROPOSED BUILDING SIZE:	10,000 SF (MAX)
BUILDING HEIGHT (MAX):	40'
FLOOR AREA RATIO (MAX):	.60
OPEN SPACES:	PER ORDINANCE
PARKING REQUIRED:	PER ORDINANCE
MEDICAL OFFICE:	1 SPC PER 200 SF
OFFICE:	1 SPC PER 300 SF
PARKING PROPOSED:	50 SPC- (1 PER 200 SF)
BICYCLE PARKING REQUIRED:	2 SPC LONG/SHORT
BICYCLE PARKING PROPOSED:	PER ORDINANCE
MIN. FRONT SETBACK:	30' FRONT MIN. SETBACK
MIN. SIDEYARD:	10' SIDEYARD
MIN. REARYARD:	20' REARYARD
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615

- GENERAL/CONDITIONAL REZONING NOTES**
- GENERAL PROVISIONS:**
- THE PURPOSE OF THE REZONING IS TO ALLOW FOR THE USE OF GENERAL OFFICE & MEDICAL OFFICE USE IN THIS O-1 (CD) ZONING DISTRICT.
 - THE REZONING PLAN IS CONCEPTUAL IN NATURE AND MAY REQUIRE MINOR CHANGES AS ALLOWED PER SECTION 6.207 OF THE ZONING ORDINANCE.
 - HOURS OF OPERATION FOR THE GENERAL PUBLIC SHALL BE LIMITED FROM 6:00 AM TO 10:00 PM.
- PERMITTED USE:**
- THE INTENDED USE FOR THE PROPOSED LOT(S) IS FOR GENERAL OFFICE USE /MEDICAL OFFICE USE SERVICES.
 - THE PROPOSED LOT(S) ALLOWS FOR GENERAL OFFICE USE /MEDICAL OFFICE USE SERVICES FOR THIS O-1 (CD) ZONING DISTRICT WITH A MAXIMUM OF 10,000 SF BUILDING AREA. WILL BE ALLOWED.
- TRANSPORTATION:**
- SITE ACCESS FROM THE PLAZA RD SHALL NOT UTILIZE THE EXISTING DRIVEWAY LOCATION, BUT RATHER PROVIDE A NEW DRIVEWAY LOCATION AS OUTLINED BY THE REZONING PLAN.
- ARCHITECTURAL STANDARDS:**
- SEE ATTACHED ARCHITECTURAL BUILDING ELEVATIONS.
 - PROMINENT PEDESTRIAN ENTRANCE.
 - ARCHITECTURAL BUILDING ELEVATIONS ARE CONCEPTUAL/ SCHEMATIC OF THE PROPOSED OFFICE BUILDING DEVELOPMENT. THE CONCEPTUAL PLANS ARE INCLUDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE OFFICE BUILDING. HOWEVER, THE ACTUAL BUILDING CONSTRUCTION MAY VARY FROM THE CONCEPTUAL ELEVATIONS PROVIDED THE DESIGN INTENT IS PRESERVED.
- STREETSCAPES AND LANDSCAPES:**
- THE EXISTING 4' PLANTER STRIP AND 5' SIDEWALK ALONG PLAZA RD SHALL BE RENOVATED TO PROVIDE A 6' WIDE SIDEWALK WITH AN 8' WIDE PLANTING STRIP. PERIMETER STREET TREES SHALL BE INSTALLED ALONG PLAZA RD, AS SHOWN ON THE REZONING PLAN.
- LIGHTING:**
- ALL OUTDOOR LIGHTING SHALL UTILIZE DOWNWARD SHIELDED LIGHTING FIXTURES AND PARKING LOT LIGHTING WILL BE LIMITED TO 35 FEET IN HEIGHT.
- TRASH SERVICE:**
- TRASH SERVICE WILL BE PROVIDED IN A DUMPSTER AS SHOWN ON THE REZONING PLAN.
- ENVIRONMENTAL FEATURES:**
- THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - STORM WATER, WATER QUALITY AND DETENTION BMPs WILL BE DEVELOPED PER THE CITY OF CHARLOTTE APPROVED POST CONSTRUCTION CONTROL ORDINANCE.
 - THE STORMWATER POND/WATER QUALITY AND DETENTION BMPs WILL BE CONSTRUCTED WITH A 5' HT FENCE AROUND THE PERIMETER OF THE POND TO DISCOURAGE UNWARRANTED ACCESS TO THE STORMWATER POND.

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 NC ENGINEERING BOARD LICENSE #: C-3781
 NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-899

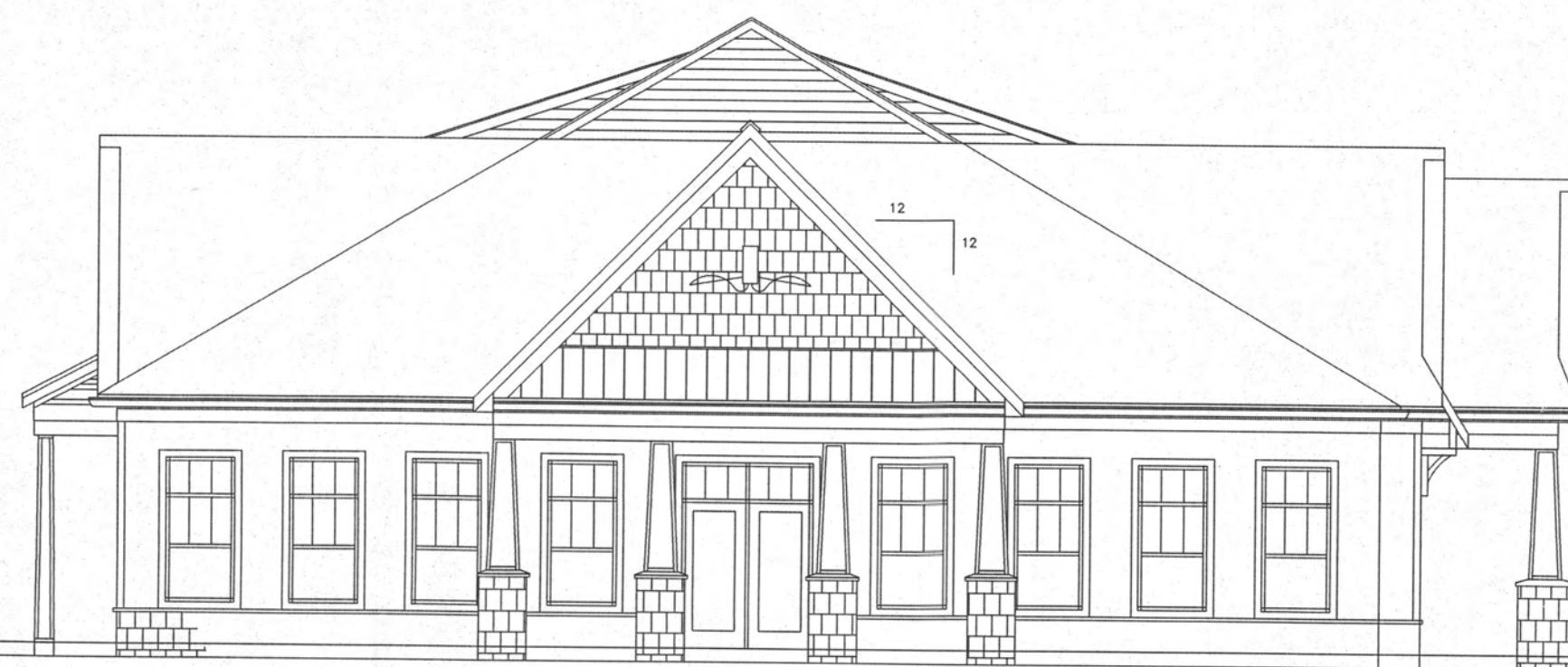


THE PLAZA
 OFFICE BUILDING PARCEL
 7401 THE PLAZA, CHARLOTTE, NC
 PARCEL NUMBER 10509117 & 18
REZONING PLAN

REVISIONS:

2016/04/15	1ST REZONING COMMENTS

APPROVED BY
 CITY COUNCIL
 JUN 20 2016



STREET ELEVATION
 1/8" = 1' - 0"

APPROVED BY
 CITY COUNCIL
 JUN 20 2016

**PLAZA MEDICAL
 OFFICE BUILDING**
 7401 THE PLAZA
 CHARLOTTE, NC

PROJECT NUMBER:

ISSUE DATE:
 2-17-16

REVISIONS

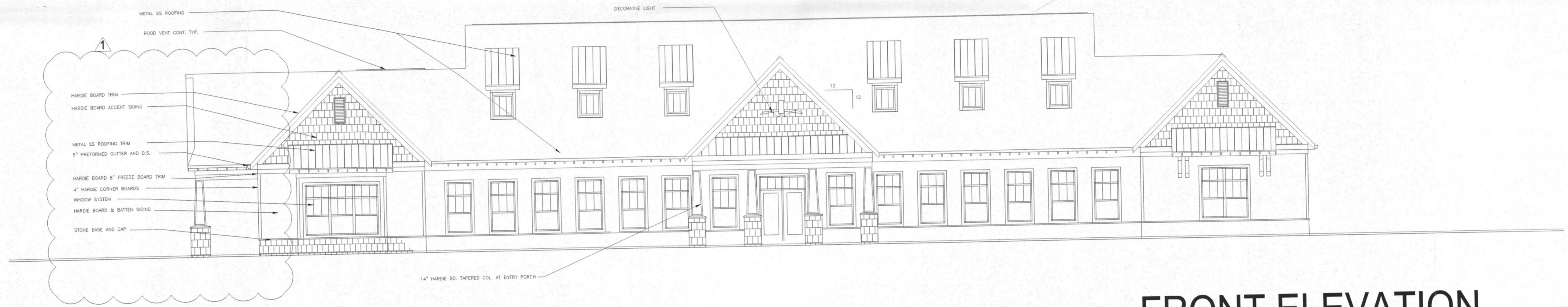
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A-302

Adams Group
 ARCHITECTS

11111 Carmel Commons Blvd. STE 160, Charlotte, N.C. 28226
 704/341-0303 Fax 704/341-0652

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FRONT ELEVATION
 1/8" = 1' - 0"



REAR ELEVATION
 1/8" = 1' - 0"

APPROVED BY
 CITY COUNCIL
 JUN 20 2016

PROJECT NUMBER:

ISSUE DATE:
 2-17-16

REVISIONS

No.	DATE
1.	4-18-2016
No.	DATE
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