

- DEVELOPMENT DATA:**
1. SITE ACREAGE: 4.15 AC.
  2. PARCEL ID NUMBERS OF PROJECT: 107-312-03, 107-312-04, 107-312-05, 107-312-06, 107-312-07
  3. B-2 (ZONING): PARCELS 107-312-03, 107-312-04, 107-312-05, 107-312-06, 107-312-07
  4. PROPOSED ZONING: B-2 (CO) (ALL PARCELS)
  5. PROPOSED SQUARE FOOTAGE OF OFFICE/FLEX SPACE: 31,500 S.F.
  6. MAXIMUM NUMBER OF BUILDINGS: 5
  7. MINIMUM NUMBER OF PARKING SPACES: 1 PER 300 S.F.
  8. LOT/300 S.F./200 S.F. (100 SPACES) SHALL MEET CITY AND ADA REQUIREMENTS
  9. NO S.W.I.M. BUFFERS, POST CONSTRUCTION BUFFERS OR FEMA REGULATED FLOOD PLAINS EXIST ON THE PROJECT.

DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS IN THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF THE ZONING ORDINANCE.

1. THE CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING AND SITE DEVELOPMENT APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN. THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE THROUGHOUT THIS ZONING DISTRICT. THE TERMS "OWNER", "OWNER'S REPRESENTATIVE" OR "PERSONAL REPRESENTATIVE" SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR ATTORNEYS TO THE CONTRACT. THE PLAN AND SECTION 6307 ALTERATIONS TO APPROVAL.
2. THE PURPOSE OF THIS ZONING APPLICATION IS TO PROVIDE A SITE PLAN, AMENDMENT TO 98-96 FOR THE CONTINUED USE AN EXISTING BUSINESS ON PARCELS 107-312-04 AND 107-312-05 AS WELL AS ADDITIONAL USES AS LISTED ON THIS PLAN. THIS SITE PLAN IS ALSO TO BUSINESS PURPOSE TO BE CONSISTENT WITH ADJACENT PARCEL USES.
3. THE SITE COMMENTARY HAS FULL ACCESS TO SUSAN DRIVE AND HICKORY GROVE ROAD. THE RIGHT TURNS ONLY AS DEPICTED ON THE PLAN.
4. PARKING AREAS ARE GENERALLY DEPICTED IN CONCEPT ON THE PLAN.

- STREETScape AND LANDSCAPING:**
1. A 6' CLASS BUFFER IS REQUIRED BETWEEN OFFICE USE AND RESIDENTIAL ZONED PROPERTY. THE BUFFER SHALL BE 6' WIDE AND 6' HIGH. THE BUFFER SHALL BE 6' WIDE AND 6' HIGH.
  2. A 30 FOOT STRACK SHALL BE PROVIDED ALONG HICKORY GROVE ROAD PER CITY OF CHARLOTTE ENVIRONMENTAL STANDARDS.
  3. FIRE PROTECTION: SHALL BE PROVIDED.
  4. SIGNAGE: SHALL BE PROVIDED.
  5. SITE LIGHTING: SHALL BE PROVIDED.
  6. FLASHING LIGHTS WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED.

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**REQUIRED LANDSCAPE BUFFER 41 FEET WIDE AND PROPOSED TO BE REDUCED TO 30.75' WITH A SOLID WALL OR FENCE**

**RECYCLE AREA**

**TRASH DUMPSTER**

**6' SIDEWALK WITH 8 FOOT PLANTING STRIP MINIMUM**

**PROPOSED WALL/FENCE**

**20' SETBACK**

**30' SETBACK**

**PROPOSED 5' SIDEWALK (TYP.)**

**EXISTING PROPERTY LINES TO BE ABANDONED**

**TRANSPORTATION NOTES:**

1. A 6 FOOT SIDEWALK SHALL BE PROVIDED WITH AN 8 FOOT PLANTING STRIP ALONG HICKORY GROVE ROAD. BACK OF SIDEWALK SHOULD BE 24.5 FEET FROM CENTERLINE TO ACCOMMODATE AND LANSON LANE AT VI HAWNS TO A LOCAL COMMERCIAL STREET STANDARD FROM HICKORY AS RIGHT OF WAY BY THE FITTING.
2. IMPROVED PAVEMENT SHALL BE PROVIDED ALONG SUSAN DRIVE AT HICKORY GROVE ROAD AND LANSON LANE AT VI HAWNS TO A LOCAL COMMERCIAL STREET STANDARD FROM HICKORY AS RIGHT OF WAY BY THE FITTING.
3. SUSAN DRIVE SHALL BE PROVIDED ALONG SUSAN DRIVE AS RIGHT OF WAY BY THE FITTING.
4. LANSON LANE SHALL BE IMPROVED ALONG THE FRONTAGE AND SHALL BE EXTENDED AS A LOCAL STREET TO THE CITY.
5. OCCUR PRIOR TO THE SITES FIRST CERTIFICATE OF OCCUPANCY IS ISSUED.
6. ALL IMPROVEMENTS SHALL BE COMPLETED FROM THE DATE OF THE FIRST CERTIFICATE OF OCCUPANCY PERMITS. IF THE DEVELOPMENT IS TO BE PHASED, SUCH PHASING SHALL BE ISSUED BY PHASE COMPLETION.
7. A TREE SURVEY SHALL BE PROVIDED FOR ALL TREES 2 INCHES AND ABOVE (DBH) LOCATED IN THE PUBLIC RIGHT OF WAY FROM TO REMAINING APPROVAL.
8. LAND USE REQUESTED ZONING IS B1 WITH AN ALLOWANCE FOR CONTRACTOR OFFICES AND ACCESSORY STORAGE.

**ARCHITECTURAL STANDARDS**

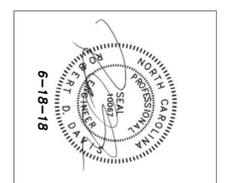
- (a) Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
  - (i) Buildings shall be placed so as to present a front or side facade to all streets.
  - (ii) Facades fronting streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
  - (iii) The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
  - (iv) Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
  - (v) Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- (g) Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior awnings, arcades, or recesses; columns, pilasters, change in materials or colors.
- (h) Buildings should be a minimum height of 22'.
- (i) Multi-story buildings should have a minimum of 20% transparency on all upper stories.

**SETBACKS:**

FRONT YARD - 20'

REAR YARD - 10'

SETBACK FROM THOROUGHFARE - 30'



**NOT FOR CONSTRUCTION**

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**JAMES SCHAD**

**LAWSON COMMERCIAL**  
CITY OF CHARLOTTE

Project: **CONDITIONAL REZONING SITE PLAN**

RDD ENGINEER

Project Engineer: **JAMES SCHAD**

Drawn By: **7/21/17**

Date Drawn: **7/21/17**

Scale: **1" = 60'**

Issue Date: **8/11/17**

Sheet 1 of 1