

CONDITIONAL NOTES (CONTINUED):

14. OTHER

- a. SITE ADDRESS: 2331 LITTLE ROCK RD
CHARLOTTE, N.C. 28216
- b. SETBACKS: (FOR B-1)
FRONT SETBACK: 30'
SIDE YARD: NONE (MIN. 8' IF PROVIDED)
REAR YARD: 10' (0' IF ABUT B-1)
MINIMUM OPEN SPACE: 0%
- c. WATERSHED: LOWER LAKE WYLLIE - PA
SWIM BUFFER: NO
- d. FEMA FLOOD PANEL: #3710453700J 03/02/2009
THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD ZONE.
- e. SURVEY TOPO INFORMATION PROVIDED BY: JASON LEE WYLLIE, PLS

15. HVAC

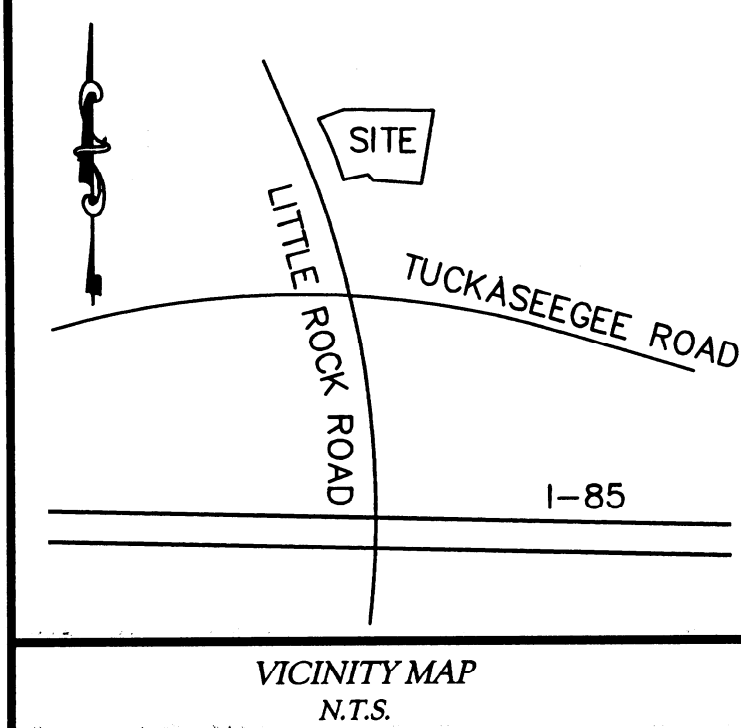
- a. ALL ROOF MOUNTED EQUIPMENT WILL BE SCREENED FROM THE VIEW FROM ADJACENT PUBLIC RIGHT-OF-WAY AND ADJUTING PROPERTIES AS VIEWED FROM GRADE.

16. BUFFERS

- a. BUFFERS WILL BE PER ZONING ORDINANCE.

APPROVED BY
CITY COUNCIL

DATE: 12/17/2014



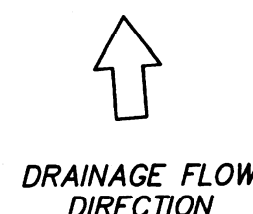
CONDITIONAL NOTES:

1. DEVELOPMENT DATA TABLE

- a. TOTAL SITE AREA: ±5.2 ACREAGE TOTAL
NET AREA: ±3.1 ACREAGE TOTAL TO BE REZONED
- b. TAX PARCELS (PORTIONS OF) INCLUDING IN REZONING:
CURRENT OWNERS:
1. PIN: 05817204 (2331 LITTLE ROCK RD.)
EDWIN JUDSON MYERS AND VIRGINIA LEE
5701 WOODBURN RD.
RICHMOND, VIRGINIA, 23225
2. PIN: 05817205 (ALAN ST.)
EDWIN J. MYERS AND VIRGINIA M. MYERS
5701 WOODBURN RD.
RICHMOND, VIRGINIA, 23225
3. PIN: 05817208 (2405 LITTLE ROCK RD.)
PATRICIA TURNER MITCHELL AND VIRGINIA M. MYERS
93 CREEKSIDE CT.
SPRUCE PINE, NC 28777
PROPOSED OWNER:
NCDG, LLC
9815-J SAM FURR RD., SUITE 259
HUNTERSVILLE, NC 28078
- c. EXISTING ZONING: R-3
d. PROPOSED ZONING: B-1 (CD) 3.1 acres
PROPOSED ZONING: R-3 2.1 acres
- e. EXISTING USE: VACANT
PROPOSED USE: RETAIL
- f. TOTAL AREA OF PROP. BUILDING = 9100± S.F.
- g. MAXIMUM BUILDING HEIGHT: 40' LIMITED TO ONE STORY.
- h. PARKING DATA:
REQUIRED FOR RETAIL: 1 SPACE PER 250 sf = 37 SPACES
TOTAL PARKING PROVIDED: 37 SPACES
H.C. PARKING REQ'D: 2 SPACE
H.C. PARKING PROVIDED: 2 SPACE (VAN ACCESSIBLE)
BIKE PARKING REQUIRED: 2 SHORT TERM AND 2 LONG TERM
BIKE PARKING PROVIDED: 2 SHORT TERM AND 2 LONG TERM
SEE ARCHITECTURAL PLANS FOR LONG TERM SPACES
- i. IMPERVIOUS CALCULATIONS:
SHALL MEET OR EXCEED PCCO REQUIREMENTS
2. GENERAL PROVISIONS
a. FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE ADOPTED FOR BY THE OWNER OR OWNERS OF THE SITE AND WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
3. OPTIONAL PROVISIONS
N/A
4. PERMITTED USES
a. THE SITE MAY BE DEVOTED TO RETAIL, OFFICE AND RESTAURANT USE. NO ACCESSORY DRIVE-THROUGH WINDOWS WILL BE PERMITTED.
5. TRANSPORTATION
a. OFF-STREET VEHICULAR PARKING AND BICYCLE PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.
b. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO MINOR MODIFICATIONS REQUIRED BY CDOT AND/OR NCDOT.
6. ARCHITECTURAL STANDARDS
a. THE EXTERIOR OF THE BUILDING WILL BE BRICK MASONRY, WITH NO MORE THAN 20' IN BLANK WALL SPACE, METAL CANOPIES, SHUTTER MATERIAL. SEE ARCHITECTURAL PLANS.
7. STREETScape AND LANDSCAPING
a. PROPOSED SITE AND STREET TREES WILL ADHERE TO THE LATEST TREE ORDINANCE. AN 8 FOOT PLANTING STRIP AND 6 FOOT SIDEWALK WILL BE INSTALLED ALONG THE PROJECT FRONTAGE ON LITTLE ROCK RD.
8. ENVIRONMENTAL FEATURES
N/A
9. PARKS, GREENWAYS AND OPEN SPACE
N/A
10. FIRE PROTECTION
N/A
11. SIGNAGE
a. SIGNAGE ONLY "AS ALLOWED PER THE ZONING ORDINANCE."
12. LIGHTING
a. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE ON THE SITE.
b. THE MAX. HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 20 FEET.
c. WALL-PAK TYPE LIGHTING FIXTURES MAY NOT BE INSTALLED ON THE BUILDING(S) TO BE CONSTRUCTED ON THE SITE.
13. PHASING
N/A

Property will be recombined into one or more lots that meet the required street frontage for the district.

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.



SSMH
RIM: 744.31
IN: 734.27
OUT: 734.17

MULBERRY BAPTIST CHURCH
PIN: 05917201
ZONING: R-3

S88°06'47"E (TOTAL 232.60')

187.30'

45.30'

S88°06'47"E 294.38'

PROPERTY TIE
S89°51'51"E 49.34'

8' SIDEYARD

20' SIDE

15' CMUD SS EASEMENT

8' SEWER LINE

20' SIDE

8' SIDEYARD

20' SIDE

15' CMUD SS EASEMENT

APPROXIMATE SEWER LINE

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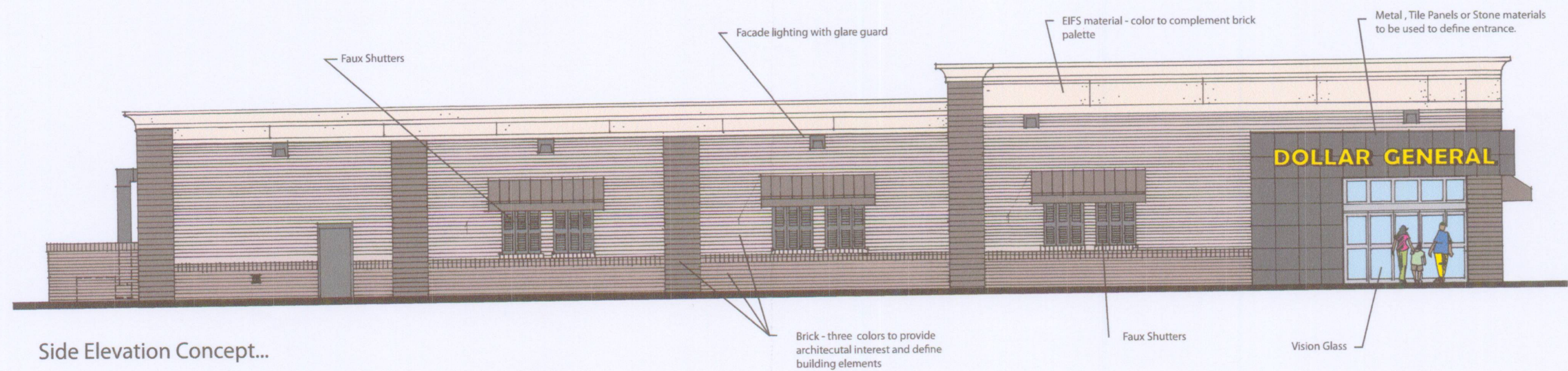
20' SIDE

15' CMUD SS EASEMENT

APPROXIMATE SEWER LINE



Street Front Elevation Concept...



Side Elevation Concept...

2013-017