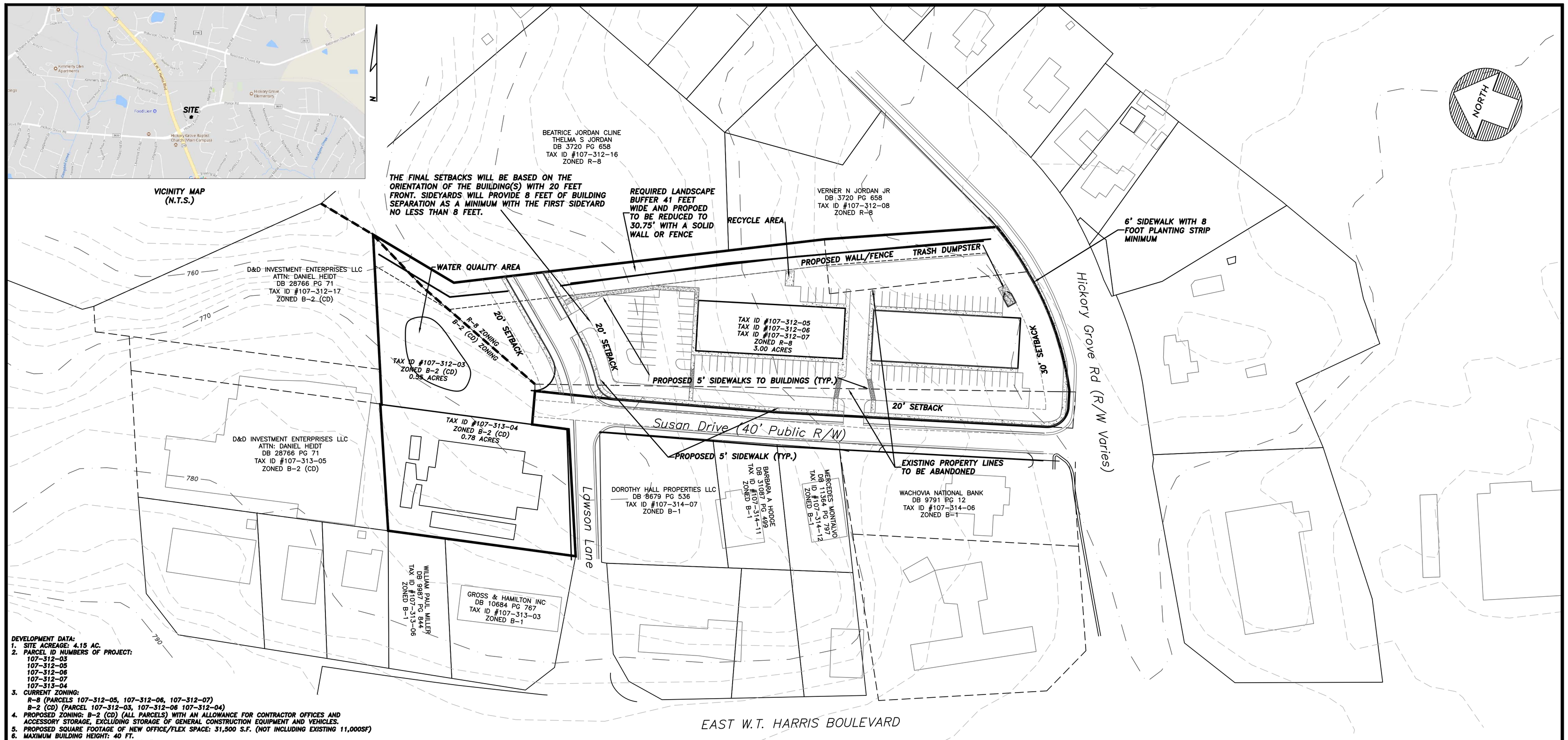
VICINITY MAP
(N.T.S.)



DEVELOPMENT DATA:

1. SITE ACREAGE: 4.15 AC.
2. PARCEL ID NUMBERS OF PROJECT:
   107-312-03
   107-312-05
   107-312-06
   107-312-07
   107-313-04
3. CURRENT ZONING:
   R-8 (PARCELS 107-312-05, 107-312-06, 107-312-07)
   B-2 (CD) (PARCEL 107-312-03, 107-312-06 107-312-04)
4. PROPOSED ZONING: B-2 (CD) (ALL PARCELS) WITH AN ALLOWANCE FOR CONTRACTOR OFFICES AND ACCESSORY STORAGE, EXCLUDING STORAGE OF GENERAL CONSTRUCTION EQUIPMENT AND VEHICLES.
5. PROPOSED SQUARE FOOTAGE OF NEW OFFICE/FLEX SPACE: 31,500 S.F. (NOT INCLUDING EXISTING 11,000SF)
6. MAXIMUM BUILDING HEIGHT: 40 FT.
7. MAXIMUM NUMBER OF NEW BUILDINGS: 3
8. MINIMUM NUMBER OF PARKING SPACES: 1 PER 300 S.F.
   (31,500 S.F./300 S.F. = 105 SPACES)
   BICYCLE AND WHEELCHAIR 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.

GENERAL PROVISIONS:

1. 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 DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE. HOWEVER, THE EXACT CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS 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 SECTION 6.2 OF THE ZONING ORDINANCE.
2. THE PETITIONER ACKOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING AND SITE DEVELOPMENT MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR AND 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 APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
3. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", PETITIONER" OR "PETITIONERS" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS TO THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
4. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL.

PURPOSE:

1. THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE A SITE PLAN AMENDMENT TO 95-66 FOR THE CONTINUED USE AN EXISTING BUSINESS ON PARCEL NUMBERS 107-313-04 AND 107-312-03 AS WELL ADDITIONAL USES AS LISTED ON THIS PLAN. THIS SITE PLAN IS ALSO TO RE-ZONE PARCEL NUMBERS 107-312-05, 107-312-06, 107-312-07 TO BE USED FOR A BUSINESS PURPOSE TO BE CONSISTENT WITH ADJACENT PARCEL USES.

TRANSPORTATION:

1. THE SITE CURRENTLY HAS FULL ACCESS TO SUSAN DRIVE AND HICKORY GROVE ROAD. THE PETITIONER PROPOSES TO RESTRICT TURNING MOVEMENTS TO AND FROM HICKORY GROVE ROAD TO RIGHT TURNS ONLY AS DEPICTED ON THE PLAN.
2. PARKING AREAS ARE GENERALLY DEPICTED IN CONCEPT ON THE PLAN.

ARCHITECTURAL STANDARDS:

RESERVED

STREETSCAPE AND LANDSCAPING:

1. A "B" CLASS BUFFER IS REQUIRED BETWEEN OFFICE USE AND RESIDENTIAL ZONED PROPERTY. THE BUFFER SHOWN CAN IS REDUCED BY 25% WITH A SOLID FENCE OR WALL.
2. A 30 FOOT SETBACK SHALL BE PROVIDED ALONG HICKORY GROVE ROAD PER CITY OF CHARLOTTE REQUIREMENTS

ENVIRONMENTAL FEATURES:

RESERVED

FIRE PROTECTION:

RESERVED

SIGNAGE:

RESERVED

SITE LIGHTING

1. FREESTANDING LIGHTS WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED.

PHASING:

RESERVED

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 FUTURE BIKE LANES.
2. IMPROVED PEDESTRIAN RAMPS SHALL BE PROVIDED ACROSS SUSAN DRIVE AT HICKORY GROVE ROD AND LAWSON LANE AT WT HARRIS
3. SUSAN DRIVE SHALL BE UPGRADED TO A LOCAL COMMERCIAL STREET STANDARD FROM HICKORY GROVE ROAD TO LAWSON LANE. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED TO FIT ROAD IMPROVEMENT.
4. LAWSON LANE SHALL BE IMPROVED ALONG THE FRONTAGE AND SHALL BE EXTENDED AS A LOCAL COMMERCIAL ROAD TO THE PROPERTY LINE.
5. THE DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY SHALL OCCUR PRIOR TO THE SITES FIRST CERTIFICATE OF OCCUPANCY IS ISSUED.
6. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT. IMPROVEMENTS SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMITS. IF THE DEVELOPMENT IS TO BE PHASED, SUCH PHASING SHALL BE EXPLICITLY SPELLED OUT ON THE APPROVED CONSTRUCTION PLANS AND OCCUPANCY PERMITS WILL BE ISSUED BY PHASE COMPLETION.

ENVIRONMENT:

7. A TREE SURVEY SHALL BE PROVIDED FOR ALL TREES 2 INCHES AND ABOVE (DBH) LOCATED IN THE PUBLIC RIGHT OF WAY PRIOR TO REZONING APPROVAL.

LAND USE:

8. THE 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:
(b) Buildings shall be placed so as to present a front or side façade to all streets.
(c) 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.
(d) The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
(e) Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
(f) 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 wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
(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'
SIDE YARD – NONE
REAR YARD – 10'
SETBACK FROM THOROUGHFARE – 30'

NORTH CAROLINA PROFESSIONAL SEAL 10067 ENGINEER ROBERT D. DAVIS
7-20-18

NORTH CAROLINA FIRM LICENSE NUMBER P-1445 CORPORATION

NOT FOR CONSTRUCTION

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JAMES SCHAD

Project: LAWSON COMMERCIAL, CITY OF CHARLOTTE

Sheet Title: CONDITIONAL REZONING SITE PLAN

RDD
Project Engineer

RDD
Drawn By

7/21/17
Date Drawn

N/A
Sht. Set / Subset

Lawson Rezone Plan Rev 7-20-18
Dwg. Name

SITE PLAN
Layout:

Horiz. Scale: 1" = 60'
0 60' 120'

Vert. Scale: 1" = N/A
0

Revisions
No. ____ Date ____
No. ____ Date ____
No. ____ Date ____
No. ____ Date ____

Issue Date 8/11/17

Project Number
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Sheet 1 Of 1