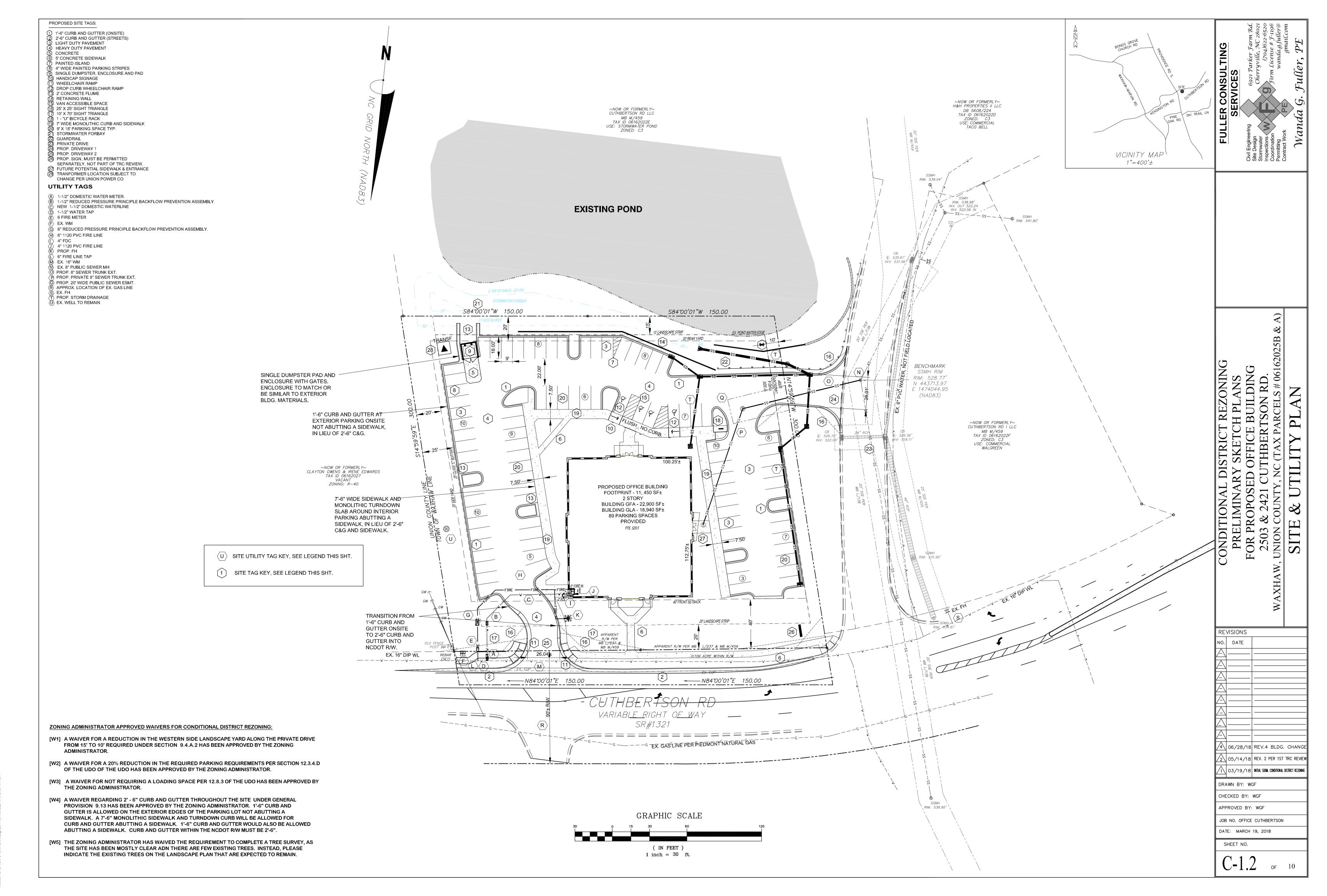
Coloquido waters of 2018 physiota waters of the transfer of 105 days confined recompany C-1 a CDVR, 678(20)3-31899 PA.





C:\dwg\mob waxhaw cuthbertson 020418\dwg\mob waxhaw cuthbertson 062518 - rev 4 bldg changes conditional rezoning.dwg, C-1.2 SITE UTIL, 6/28/2018 3 Adobe PDF24X36-D-300-100612 p.c3 ARCH D 1:1 WANDA WANDA

OFFICE BUILDING - CUTHBER	TSON					
ANDSCAPE REQUIREMENT S	UMMARY			TREES		
	AREA / LENGTH	TREES REQ'D	SHRUBS REQ'D.	LARGE	SMALL	MEDIUI
PARKING / VEHICULAR PVMT. AREAS	30,721 SF ±	31 TREES		20		3
VITHIN 15' OF PAVEMENT, 50% IN ISLANDS/MEDIAN						
DECIDUOUS TREE/1000 SF PVMT	-					
5% LARGE, TREE WITHIN 60' OF ALL SPACES						
SHRUBS / 1000 SF PVMT.			123			
VEST SIDE YARD LANDSC. AREA	234.53' - 79.22' = 155	5.31' (minus drivew	ays and sight dista	nce triang	les.)	
0' WIDE						
REES @ 25' - 40' OC		SM-3 + LG-2		3		2
"Ø-8' TALL						
HRUBS @ 5' OC						
4" TALL (4'-6' HGT MATURE)			32			
			+			
REAR YARD LANDSCAPED AREA	264.56'					
5' WIDE						
REES @ 25' - 40' OC		SM-5 + LG-3		3	į	5
"Ø-8' TALL						
HRUBS @ 5' OC						
4" TALL (4'-6' HGT MATURE)			53			
AST SIDE YARD BUFFER	252.42'					
5' WIDE						
TREES / 100'		8-EVERGREEN		8		
"Ø-10' TALL LG, 1-1/2"Ø SM						
5% LG - 35' TALL			51			
0 SHRUBS / 100'			EVERGREEN			
0" TALL, 5'-6' TALL & 4' WIDE @ MATURITY						
STREET YARD						
0' WIDE, WITHIN 25' OF B/C OUT OF R/W IIN. 4' OFF SW, 40' MED-65' OC LG	262.54'-76.89'=185.6	5' (minus drivovas	s and sight distance	L e triangla	(c.)	
"Ø @ PLANTING	202.34-70.03-103.0	2-MED + 3-LG	and signit distant	c triangle	T .	2
0 SHRUBS / 100'		2 IVILD + 3-LG		- 4	 	-
0" TALL & 24" WIDE, 3'-4' TALL @ MATURITY			38			
			297	38	17	7
	TOTAL SHRUBS REQ	D	297	TOTAL TR	EES REQ'E)
· · · · · · · · · · · · · · · · · · ·	TOTAL SHRUBS PRO	VIDED	•	•	EES PROV	•

. THE ZONING ADMINISTRATOR HAS WAIVED THE REQUIREMENT TO COMPLETE A TREE SURVEY, AS THE SITE IS MOSTLY CLEAR AND THERE ARE FEW EXISTING TREES. INSTEAD, PLEASE INDICATE EXISTING TREES ON THE LANDSCAPE PLAN THAT ARE EXPECTED TO MAINTAIN.

(TABLE 9.8.1.B). 3. TREES USED TO MEET BUFFER PLANTING REQUIREMENTS SHALL HAVE A MINIMUM TRUNK CALIPER
(MEASURED SIX (6) INCHES ABOVE GROUND) OF TWO (2) INCHES FOR LARGE MATURING TREES AND ONE AND
ONE-HALF (1-1/2) INCHES FOR SMALL MATURING TREES, AND A MINIMUM HEIGHT OF TEN (10) FEET. AT LEAST
SEVENTY-FOR PERCENT (75%) OF THE TREES IN THE BUFFER MUST BE OF THE LARGE MATURING VARIETY."

IN THIS AREA MAY BE APPLIED TO
THE REQUIRED BUFFER TREES &
SHRUBS AFTER INSPECTION BY THE
TOWN OF WAXHAW DETERMINES

(SECTION 9.8.2.C.2). 4. SHRUBS USED FOR BUFFERS AND/OR PERIMETER SCREENING SHALL BE AT LEAST THIRTY (30) INCHES TALL WHEN PLANTED, AND BE EXPECTED TO GROW TO A MINIMUM HEIGHT OF (5) FIVE TO SIX (6) FEET WHEN MATURE, WITH A MINIMUM MATURE WIDTH FOUR (4) FEET. 5. SHRUBS USED FOR SCREENING ALONG PUBLIC STREETS SHALL BE AT LEAST EIGHTEEN (18) INCHES TALL AND EIGHTEEN (18) INCHES WIDE WHEN PLANTED, AND BE EXPECTED TO GROW TO A MINIMUM HEIGHT OF

THREE (3) TO FOUR (4) FEET WHEN MATURE." (SECTION 9.8.2.C.3). 6. A CONTINUOUS LANDSCAPE AREA SHALL BE PROVIDED ADJACENT TO PUBLIC STREET RIGHT OF WAY (SECTION 9.8.1.G). SHRUBS USED FOR SCREENING ALONG PUBLIC STREETS SHALL BE EVERGREEN SPECIES, AND SHALL BE PLANTED AT A MAXIMUM SPACING OF 4 FEET ON CENTER ALONG THE LENGTH OF THE REQUIRED SCREENING (SECTION 9.8.2.C.3).

7. FOR EVERY 1,000 SQUARE FEET OF VEHICULAR USE AREA, ONE (1) TREE AND FOUR SHRUBS MUST BE PLANTED. AT LEAST SEVENTY-FIVE (75) PERCENT OF THE REQUIRED TREES MUST LARGE-MATURING DECIDUOUS TREES (SECTION 12.4.2.B).

8. WHEN A DEVELOPMENT CONTAINS MORE THAN TWENTY (20) OR MORE PARKING SPACES, FIFTY (50) PERCENT OF THE TREES AND SHRUBS REQUIRED BY 12.4.2(B)(1) MUST BE PLANTED IN ISLANDS OR MEDIANS LOCATED WITHIN THE PARKING LOT (SECTION 12.4.2.B). 9. EACH PARKING SPACE MUST BE LOCATED WITHIN SIXTY (60) FEET OF A TREE MEASURED FROM THE CLOSEST POINT OF THE PARKING SPACE TO THE TREE TRUNK (SECTION 12.4.2.B). (SHOWN AS A DASHED RADIUS ON

10.EXISTING TREES ONSITE THAT HAVE TO BE REMOVED FOR CONSTRUCTION AND CANNOT BE SAVED, SHALL REQUIRE A TREE REMOVAL PERMIT.

11. TREE AND SHRUB PLACEMENT ARE SCHEMATIC AND MAY BE MODIFIED IN THE FINAL DESIGN PHASE TO

PS-3 PARKING SHURB 4 25 Roundleaf Japanese Holly

TOTAL 10

2. THE 25-FOOT CLASS C BUFFER SHOULD INCLUDE THREE TREES PER 100 FEET AND 20 SHRUBS PER 100 FEET EXISTING TREES AND VEGETATION IN THIS AREA MAY BE APPLIED TO WHAT SUPPLEMENTAL TREES AND SHRUBS NEED TO ADDED TO MEET THE INTENT OF THE BUFFER REQ'MTS.

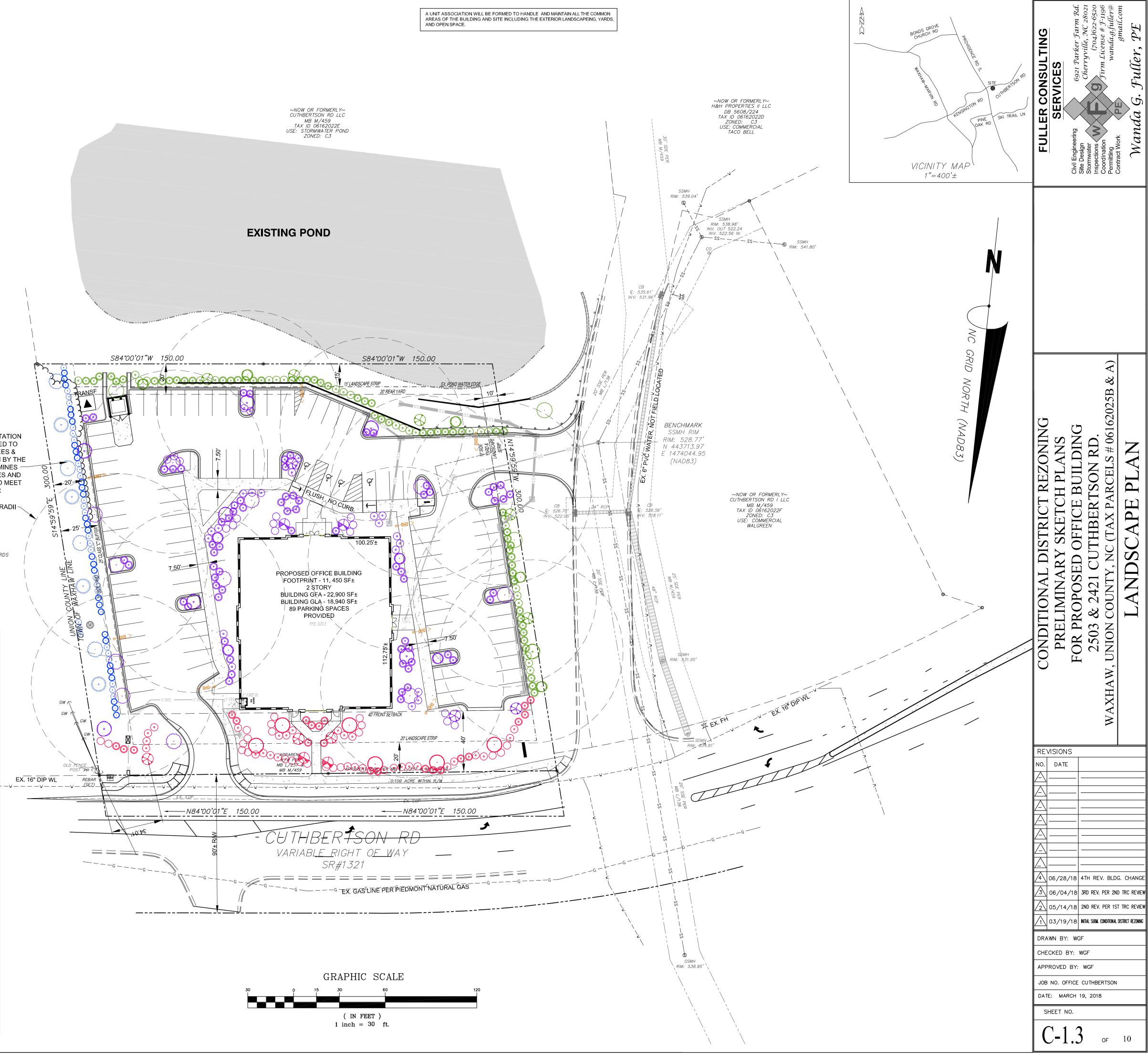
60' TREE RADII-

~NOW OR FORMERLY~ CLAYTON OWENS & IRENE EDWARDS TAX ID 06162027 VACANT ZONING: R-40

30"tall @ planting,5' tall & 4' wide mature

ACCOMM	1ODA	TE GRADING, UTILITIES DWN IS SCHEMATIC.			J IN THE PINAL DESIGN PHASE TO	
PLANT LIST						
		TAG DESCRIPTION	#	COMMON NAME	SCIENTIFIC NAME	SIZE, Ht. X Spread
STREET TR	EFS A	AND SHRUBS				
OTTLETT		STREET TREE 1	6	Willow Ook (LC)	Quercus alba	2" Coliner D.P. 9' 40'Llt
		STREET TREE 2	2	Willow Oak (LG) Corneliancherry Dogwood (SM)		2" Caliper ,B&B ,8'-10'Ht. 1-1/2" Caliper 8' Tall
\bigcirc		STREET TREE 3	3	Star Magnolia (SM)	Magnolia stellata	1-1/2" Caliper 8' Tall
	013	TOTAL	11	Star Magnolla (SM)	wagnolia stellata	1 172 Gailper o Tail
0	SS-1	STREET SHRUB 1	22	Loropetalum	Loropetalum Chinense 'Purple Diamond'	30"tall @ planting,5' tall & 4' wide mature
<u> </u>		STREET SHRUB 2	23	Glenn Dale Azalea	Azalea hybrida	30"tall @ planting,5' tall & 4' wide mature
© ©		STREET SHURB 3	21	Roundleaf Japanese Holly	llex crenata Rotundifolia	30"tall @ planting,5' tall & 4' wide mature
\odot	00 0			reducion departed from	ilox didilata Notalidilola	oo tan g planting,o tan a 1 mac matare
		TOTAL	66			
BUFFER TR	EES A	AND SHRUBS				
+ =	BT-1	BUFFER TREE 1	4	Southern Magnolia (LG)	Magnolia Grandiflora	2" Caliper ,B&B ,8'-10'Ht.
Thomas .		BUFFER TREE 2	4	Falsecypress Hinoki (LG)	Chamaecyparis obtusa	2" Caliper ,B&B ,8'-10'Ht.
		TOTAL	8	. ,	<u> </u>	
<u> </u>	BS-1	BUFFER SHRUB 1	29	Hybrid Rhododendron	Rhododendron hybrida	30"tall @ planting,5' tall & 4' wide mature
	BS-2	BUFFER SHRUB 2	28	Curlyleaf Ligustrum	Ligustrum japonica 'Rotundifolium'	30"tall @ planting,5' tall & 4' wide mature
(+)	DO 2		57			50 tall & planting,5 tall & 4 wide matter
DEAD LAND	DOO 4	TOTAL	37			
REAR LAN						
\otimes		REAR YARD TREE 1	3	Star Magnolia (SM)	Magnolia stellata	1-1/2" Caliper 8' Tall
\sim $^{\circ}$		REAR YARD TREE 2	3	Carolina Silverbell (MD)	Halesia tetraptera	
(·)	RI-3	REAR YARD TREE 3	2	European Hornbeam (LG)	Carpinus betulus	2" Caliper ,B&B ,8'-10'Ht.
\bigcirc	DC 1	TOTAL	8 20	Glossy Abelia	Abelia x grandiflora ' Edward Goucher'	30"tall @ planting,5' tall & 4' wide mature
		REAR YARD SHRUB 1 REAR YARD SHRUB 2	18	Glenn Dale Azalea	Azalea hybrida	30"tall @ planting,5' tall & 4' wide mature
<u> </u>					·	
<u> </u>	RS-3	REAR YARD SHURB 3	19	Roundleaf Japanese Holly	Ilex crenata Rotundifolia	30"tall @ planting,5' tall & 4' wide mature
		TOTAL	57			
WESTERN	SIDE	LANDSCAPE YARD				
		WEST YARD TREE 1	2	Star Magnolia (SM)	Magnolia stellata	1-1/2" Caliper 8' Tall
		WEST YARD TREE 2	2	Carolina Silverbell (MD)	Halesia tetraptera	2" Caliper ,B&B ,8'-10'Ht.
	WT-3	WEST YARD TREE 3	1	European Hornbeam (LG)	Carpinus betulus	2" Caliper ,B&B ,8'-10'Ht.
	WT-4	WEST YARD TREE 3	1	Lacebark Elm (LG)	Ulmus parvifolia	2" Caliper ,B&B ,8'-10'Ht.
0		TOTAL	6			
\odot	WS-1	WEST YARD SHRUB 1	8	Glossy Abelia	Abelia x grandiflora ' Edward Goucher'	30"tall @ planting,5' tall & 4' wide mature
		WEST YARD SHRUB 2	10	Glenn Dale Azalea	Azalea hybrida	30"tall @ planting,5' tall & 4' wide mature
	WS-3	WEST YARD SHURB 3	8	Roundleaf Japanese Holly	Ilex crenata Rotundifolia	30"tall @ planting,5' tall & 4' wide mature
	11100	TOTAL	26	•		
DADIUNIO T	DEE-		20			
PARKING TI		AND SHRUBS				
		PARKING TREE 1	8	Falsecypress Hinoki (LG)	Chamaecyparis obtusa	2" Caliper ,B&B ,8'-10'Ht.
80		PARKING TREE 2	3	Star Magnolia (SM)	Magnolia stellata	1-1/2" Caliper 8' Tall
$\stackrel{\circ}{\sim}0$		PARKING TREE 3	4	Carolina Silverbell (MD)	Halesia tetraptera	2" Caliper ,B&B ,8'-10'Ht.
(\cdot)		PARKING TREE 4	5	European Hornbeam (LG)	Carpinus betulus	2" Caliper ,B&B ,8'-10'Ht.
(\cdot)		PARKING TREE 5	7	Lacebark Elm (LG)	Ulmus parvifolia	2" Caliper ,B&B ,8'-10'Ht.
	PI-6	PARKING TREE 6 TOTAL	29	Corneliancherry Dogwood (SM)	Cornus mas	1-1/2" Caliper 8' Tall
$\overline{}$	PQ_1	PARKING SHRUB 1	12	Loropetalum	Loropetalum Chinense 'Purple Diamond'	30"tall @ planting,5' tall & 4' wide mature
$\overline{\mathbb{O}}$		PARKING SHRUB 2	29	Glossy Abelia	Abelia x grandiflora ' Edward Goucher'	30"tall @ planting,5' tall & 4' wide mature
<u> </u>		PARKING SHRUB 3	36	Glenn Dale Azalea	Azalea hybrida	30"tall @ planting,5' tall & 4' wide mature
	F 3-2	1 / INNINO OF INOD 3	50	Gieriii Dale Azalea	, maisa nyana	an a planting, o tall a - wide mature

Ilex crenata Rotundifolia



SITE DEVELOPMENT DATA:

2.04 ± ACRES - 0.19± AC. R/W TO NCDOT (IF NOT ALREADY DEDICATED) = 1.85 ± AC. PROPOSED SITE ACREAGE: TAX PARCEL:

2503 CUTHBERTSON RD., 2421 CUTHBERTSON RD. ADDRESSES:

EXISTING ZONING: CU-C-3 PROPOSED ZONING: CD-C-3

PROPOSED USES: * SMALL OFFICE USE

* MEDICAL OFFICE, MULTI-TENANT PROPOSED BUILDING FOOTPRINT 11,450 SF± PROPOSED GROSS FLOOR AREA "GFA":

PROPOSED SMALL OFFICE USE: PROPOSED MEDICAL OFFICE, MULTI-TENANT: 16,500 SF± PROPOSED NON-LEASABLE SPACE: 19,000 SF± PROPOSED LEASABLE SPACE:

(THESE NUMBERS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE DESIGN PHASE TO MEET ALL PERMITTING REQUIREMENTS).

28,000 SF 80,412 SF MINIMUM LOT SIZE: MINIMUM LOT WIDTH 100 FEET 300' ± MINIMUM LOT DEPTH: 300' ± MINIMUM STREET SETBACK: MINIMUM SIDE SETBACK WEST: 10 FEET MINUMUM SIDE SETBACK EAST: 20 FEET (ADJ. RESIDENTIAL) 25' MINIMUM REAR SETBACK: 20 FEET MAXIMUM BUILDING HEIGHT: 80 FEET 35'±, 2 STORY ±

MAXIMUM LOT COVERAGE: 58.44% ±

 EAST SIDE, ADJACENT TO RESIDENTIAL: TYPE "C" - 25' WIDE BUFFER, REDUCED

LANDSCAPE AREAS: FRONT: 20' WIDE

15' WIDE

15' WIDE 10' (ALL TREES AND SHRUBS REQ'D WILL BE PLANTED)

[W1] A WAIVER FOR A REDUCTION IN THE WESTERN SIDE LANDSCAPE YARD ALONG THE PRIVATE DRIVE FROM 15' TO 10' REQUIRED UNDER SECTION 9.4.A.2 HAS BEEN APPROVED BY THE ZONING ADMINISTRATOR.

PARKING AND BICYCLE REQUIREMENTS FOR USES OR ANY COMBINATION OF THE USES BELOW THAT DO NOT EXCEED THE 89 PARKING SPACES REQUIRED ONSITE AFTER THE REDUCTION OF THE 20% APPROVED PARKING WAIVER (MAXIMUM PARKING REQUIRES IS THE MEDICAL OFFICE BUILDING USE: 22,900 SF / 1000 SF - 22.9 X 4.5 SP. = 103.05 SPACES OR 104 SP. REDUCED 20% = 82.44 SPACES OR 83 SP.)

• MEDICAL OFFICE, MULTI-TENANT: 4.5 SPACES PER 1000 SQ. FT. OF GROSS FLOOR AREA

11,450 SF / 1000 SF = 11.45 X 4.5 SPACES = 51.53 SPACES OR 52 SP. 3.6 SPACES PER 1000 SQ. FT. OF GROSS FLOOR AREA SMALL OFFICE: 11,450 SF / 1000 SF = 11.45 X 3.6 SPACES = 41.22 SPACES OR 42 SP.

103.05 SPACES TOTAL REQUIRED LESS 20% REDUCTION = 82.44 SPACES OR 83 SPACES REQ'D. 89 SPACES PROVIDED ONSITE, INCLUDING 4 HANDICAP SPACES.

• 1 BICYCLE RACK WILL BE PROVIDED PER THE UDO.

[W2] A WAIVER FOR A 20% REDUCTION IN THE REQUIRED PARKING REQUIREMENTS PER SECTION 12.3.4.D OF THE UDO OF THE UDO HAS BEEN APPROVED BY THE ZONING ADMINISTRATOR.

[W3] A WAIVER FOR NOT REQUIRING A LOADING SPACE PER 12.8.3 OF THE UDO HAS BEEN APPROVED BY THE ZONING ADMINISTRATOR.

[W4] A WAIVER REGARDING 2' - 6" CURB AND GUTTER THROUGHOUT THE SITE UNDER GENERAL PROVISION 9.13 HAS BEEN APPROVED BY THE ZONING ADMINISTRATOR. 1'-6" CURB AND GUTTER IS ALLOWED ON THE EXTERIOR EDGES OF THE PARKING LOT NOT ABUTTING A SIDEWALK. A 7'-6" MONOLITHIC SIDEWALK AND TURNDOWN CURB WILL BE ALLOWED FOR CURB AND GUTTER ABUTTING A SIDEWALK. 1'-6" CURB AND GUTTER WOULD ALSO BE ALLOWED ABUTTING A SIDEWALK. CURB AND GUTTER WITHIN THE NCDOT R/W MUST BE 2'-6".

[W5] THE ZONING ADMINISTRATOR HAS WAIVED THE REQUIREMENT TO COMPLETE A TREE SURVEY, AS THE SITE HAS BEEN MOSTLY CLEAR ADN THERE ARE FEW EXISTING TREES. INSTEAD PLEASE INDICATE THE EXISTING TREES ON THE LANDSCAPE PLAN THAT ARE EXPECTED TO REMAIN.

I. GENERAL PROVISIONS

THESE DEVELOPMENT CONDITIONS AND THE CONDITIONAL DISTRICT REZONING PLANS FORM THE CONDITIONAL DISTRICT REZONING (HEREAFTER COLLECTIVELY REFERRED TO AS THE ("CONDITIONAL DISTRICT REZONING PLANS") ASSOCIATED WITH THE CONDITIONAL DISTRICT REZONING APPLICATION FILED BY2421 CUTHBERTSON LLC "PETITIONER" TO ACCOMMODATE DEVELOPMENT OF A CONDITIONAL OFFICE / MEDICAL OFFICE USE AND TUTORING CENTER FALLING UNDER A SCHOOL/VOCATION USE. THE SITE IS LOCATED ON 2 PARCELS TOTALING 2.02 AC.± ACRE SITE LOCATED ALONG THE SOUTHERN SIDE OF CUTHBERTSON ROAD IN THE TOWN OF WAXHAW, JUST WEST OF PROVIDENCE

. ZONING DISTRICT/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE CONDITIONAL DISTRICT REZONING PLANS; AS WELL AS, THE APPLICABLE PROVISIONS OF THE TOWN OF WAXHAW DEVELOPMENT ORDINANCE ("THE ORDINANCE"). UNLESS THE CONDITIONAL DISTRICT REZONING ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE OFFICE / MEDICAL OFFICE / TUTORING CENTER UNDER THE C-3 ZONING

CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON SITE. 3. THE CONDITIONAL DISTRICT REZONING PLANS:

THE CONDITIONAL DISTRICT REZONING PLANS SHOW THE SITE DEVELOPMENT PRELIMINARY SKETCH PLAN LAYOUT OF THE PLACEMENT OF THE BUILDING, PARKING AREAS, LANDSCAPING, ACCESS POINTS, AND UTILITIES BASED ON THE AVAILABLE INFORMATION ACQUIRED AT THIS TIME AND HAS BEEN SHOWN PER OUR UNDERSTANDING OF THE PRESENT TOWN OF WAXHAW UNIFIED DEVELOPMENT ORDINANCE (UDO). THE PETITIONER SHALL DEVELOP THE SITE IN A MANNER GENERALLY CONSISTENT WITH THE CONDTIONAL DISTRICT REZONING PLANS. THE CONDITIONAL DISTRICT REZONING PLANS ARE CONCEPTUAL IN NATURE AND THEREFORE ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS. THE CONDITIONAL DISTRICT REZONING PLANS; THEREFORE, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES, SO LONG AS THE MAXIMUM BUILDING SQUARE FOOTAGE OF 25,000 SF AND INTENSITY LIMITATIONS ESTABLISHED IN THE CONDITIONAL DISTRICT REZONING PLANS ARE NOT VIOLATED AND THE PROPOSED ALTERATIONS AND MODIFICATIONS DO NOT EXCEED THE PARAMETERS ESTABLISHED UNDER THESE DEVELOPMENT CONDITIONS AND UNDER THE UDO MINIMUM REQUIREMENTS FOR THE PROPOSED USES.

II. PERMITTED USES

1. THE CONDITIONAL DISTRICT REZONING PLANS, PRELIMINARY SKETCH PLAN SETS FORTH A PROPOSED SITE DEVELOPMENT PLAN GENERALLY DEPICTED ON THE COVER SHEET, EXISTING CONDITIONS & DEMOLITION PLAN, SITE AND UTILITY PLAN. LANDSCAPE PLAN AND DEVELOPMENT CONDITIONS.

2. SUBJECT TO THE RESTRICTIONS, LIMITATIONS, AND TRANSFER/CONVERSION RIGHTS LISTED BELOW, THE PRINCIPAL BUILDING CONSTRUCTED AND THE SITE MAY BE DEVELOPED WITH A BUILDING SQUARE FOOTAGE MAXIMUM OF

25,000 SF BASED ON THE BUILDING USES OF SMALL OFFICE AND OFFICE MEDICAL MEETING ALL PARKING SPACE REQUIREMENTS AND DESIGN STANDARDS FOR C-3 GENERAL COMMERCIAL USE DISTRICT. 3. FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT CONDITIONS (THE TERM "GROSS FLOOR AREA" OR "GFA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF A PRINCIPAL BUILDING ON THE SITE MEASURED FROM THE OUTSIDE OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF PARTY WALLS: PROVIDED: HOWEVER, SUCH TERM SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES, EXTERIOR AREAS OUTSIDE THE BUILDING WALLS USED FOR BUILDING AND EQUIPMENT, ALL LOADING DOCK AREAS (OPEN OR ENCLOSED). (THE TERM "GROSS LEASE AREA" OR "GLA" SHALL MEAN THE TOTAL FLOOR AREA FOR WHICH A TENANT PAYS RENT AND WHICH IS DESIGNED FOR THE TENANT'S OCCUPANCY AND EXCLUSIVE USE.)

III. TRANSPORTATION

1. ALL REQUIRED PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF NCDOT.

2. PETITIONER WILL COMPLY WITH ANY OFF-SITE IMPROVEMENTS AS REQUIRED BY NCDOT 3 ACCESS:

A. ACCESS TO THE SITE WILL BE VIA ONE DRIVEWAY OFF OF THE INTERIOR PRIVATE DRIVE BEHIND WALGREENS AND TACO BELL AND A 2ND DRIVEWAY ONTO CUTHBERTSON RD. B. FINAL LOCATIONS MAY VARY DURING THE DESIGN AND REVIEW PHASE BASED ON SITE LAYOUT REVISIONS, GRADING CONSTRAINTS, SIGHT DISTANCE REQUIREMENTS, INTERNAL TRAFFIC CIRCULATION PATTERNS AND INPUT

FROM REVIEWS BY THE TOWN OF WAXHAW AND NCDOT. C. PER THE TOWN OF WAXHAW, THE PROPERTY FROM THE CENTERLINE OF CUTHBERTSON ROAD TO THE RIGHT OF WAY SHOWN ON THE SURVEY SHALL BE DEDICATED TO THE TOWN OF WAXHAW OR NCDOT, IF IT HASN'T

PREVIOUSLY BEEN DEDICATED.

D. NO TRAFFIC STUDY HAS BEEN PROVIDED AT THIS TIME. THIS WILL BE PROVIDED IN THE DESIGN PHASE IF DEEMED NECESSARY. BASED ON INPUT FROM A TRAFFIC ENGINEER FROM VERSION 10 OF THE UPDATED NATIONAL VERSION (TRIP GENERATION ANALYSIS) "SMALL OFFICE (UNDER 5K) LAND USE THAT WILL APPLY TO THIS SITE AND USE FOR

PEAK TRIPS AND DAILY TRIP COUNTS. BASED ON LEASEABLE SPACE. THESE UNITS ARE TO BE SOLD.

LEASABLE AREA: MEDICAL OFFICE MULTI-TENANT = 16,500 SF± SMALL OFFICE $= +2,500 SF \pm$

 $= 19,000 SF \pm$ NON-LEASABLE SPACE $= 3,900 SF \pm$

E. 2'-6" CURB AND GUTTER AND SIDEWALK WILL BE ADDED ALONG CUTHBERTSON RD. AND WITHIN THE RIGHT OF WAY SHALL MEET THE TOWN OF WAXHAW AND NCDOT'S REQUIREMENTS. 1'-6" CURB AND GUTTER WILL BE INSTALLED INTERNAL TO THE SITE, OUTSIDE OF THE NCDOT RIGHT OF WAY ON CUTHBERTSON RD. A MONOLITHIC SIDEWALK AND TURNDOWN SLAB CURB COMBINTATION WILL BE INSTALLED ALONG THE INTERIOR PARKING EDGE THAT ABUT A SIDEWALK.

[W4] A WAIVER REGARDING 2' - 6" CURB AND GUTTER THROUGHOUT THE SITE UNDER GENERAL PROVISION 9.13 HAS BEEN APPROVED BY THE ZONING ADMINISTRATOR. 1'-6" CURB AND GUTTER IS ALLOWED ON THE EXTERIOR EDGES OF THE PARKING LOT NOT ABUTTING A SIDEWALK. A 7'-6" MONOLITHIC SIDEWALK AND TURNDOWN CURB WILL BE ALLOWED FOR CURB AND GUTTER ABUTTING A SIDEWALK. 1'-6" CURB AND GUTTER WOULD ALSO BE ALLOWED ABUTTING A SIDEWALK. CURB AND GUTTER WITHIN THE NCDOT R/W MUST BE 2'-6".

E. <u>DESIGN GUIDELINES</u>

1. GENERAL GUIDELINES

A. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY WILL MEET THE ARCHITECTURAL REQUIREMENTS IN THE UDO AND BE SIMILAR TO THE ELEVATIONS PROVIDED IN THE CONDITIONAL DISTRICT REZONING PLANS.

B. METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE FROM PUBLIC STREETS.

C. PARAPET WALL WILL SCREEN ROOFTOP HVAC AND RELATED MECHANICAL EQUIPMENT AND AT GRADE MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW BY LANDSCAPE MEASURES. (SECT. 20.2.2.H)

D. ALL DUMPSTER AREAS SHALL BE ENCLOSED BY WALLS AND OPAQUE GATES UTILIZING MATERIALS SIMILAR IN NATURE AND COMPLIMENTARY IN DESIGN TO THE BUILDINGS. (SECT. 9.8.2.B.1) E. ALL SERVICE AREAS FOR NON-RESIDENTIAL USES SHALL BE SCREENED FROM RESIDENTIAL STRUCTURES.

2. DEVELOPMENT DESIGN GUIDELINES

A. BUILDING HEIGHT SHALL MEET ZONING REQUIREMENTS.

B. THE FOLLOWING USES ARE PERMITTED BY RIGHT IN THE SUBJECT ZONING DISTRICT. SUBJECT TO COMPLIANCE WITH ANY SUPPLEMENTAL REGULATIONS AS IDENTIFIED IN THE UDO AND WITH ALL OTHER APPLICABLE REGULATIONSOF THE UDO.

1) SMALL OFFICE

2) MEDICAL OFFICE, MULTI-TENANT

PARKING AREAS, ACCESS AND CIRCULATION DESIGN GUIDELINES

1.SCREENING OF CARS WILL BE ACCOMPLISHED PRIMARILY THROUGH THE USE OF LANDSCAPING AREAS AT THE PROPERTY LINES, PARKING LOT LANDSCAPING REQUIREMENTS. STREET SCREENING REQUIREMENTS AND BUFFER REQUIREMENTS WILL BE AS SET FORTH IN SECTION 9.8 OF THE UDO.

ON-SITE WASTE AREAS SHALL BE SEPARATED AND/OR SCREENED FROM VIEW AT GROUND LEVEL FROM PRIMARY BUILDING ENTRANCES AND FROM THE PUBLIC RIGHT OF WAY.

DUMPSTER ENCLOSURE WILL MATCH THE BUILDING CONSTRUCTION AND HAVE OPAQUE GATES. SECTION 9.8.2.B.1 OF THE UDO. PARKING, LOADING, AND OTHER REQUIREMENTS FOR EACH PERMITTED USE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12 OF THE ORDINANCE.

A 20% REDUCTION IN THE REQUIRED PARKING SPACES REQUIREMENTS HAS BEEN APPROVED BY THE ZONING ADMINISTRATOR. (SECTION 12.3.4.D OF THE UDO) MIN. PARKING SPACE SIZE IS 9' X 18' PER 12.6.D OF THE UDO.

SEE WAIVER [W4] UNDER TRANSPORTATION, REGARDING THE USE OF 1'-6" CURB AND GUTTER ON THE PARKING AREAS INTERNAL TO THE SITE; NOT ABUTTING SIDEWALKS AND OUT OF THE NCDOT R/W. ALSO ALLOWED IS THE USE OF A 7'-6" WIDE MONOLITHIS SIDEWALK AND TURNDOWN CURB WHERE SIDEWALKS ABOUT THE CURB LINE.

VI. PEDESTRIAN ACCESS AND CIRCULATION DESIGN GUIDELINES

1. THE PETITIONER WILL PROVIDE A SIDEWALK AND A CROSS-WALK NETWORK THAT LINK THE BUILDING AND PARKING AREAS TO A SIDEWALK ALONG THE ABUTTING PUBLIC.

VII. LANDSCAPING. SCREENING. BUFFERS AND EXTERIOR LIGHTING

LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 9 OF THE UDO. A LIGHTING DESIGN PLAN WILL BE PART OF THE FINAL DESIGN PLANS.

STREET TREES WILL ALSO BE PROVIDED THE PUBLIC STREET.

PARKING LOT TREES AND SHRUBS BE PROVIDED PER THE UDO.

LANDSCAPE AREAS AT PROPERTY LINES WILL BE PROVIDED PER SECTION 9 OF THE UDO. A TYPE "C" SCREENING BUFFER WILL BE PLANTED ALONG THE EASTERN PROPERTY LINE ADJACENT TO THE RESIDENTIAL ZONING. EXISTING VEGETATION TO REMAIN WILL BE USED TO MEET THE REQUIREMENTS OF THE TYPE "C" BUFFER AND WILL BE SUPPLEMENTED IF THE EXISTING VEGETATION DOES NOT MEET THE REQUIREMENTS. A FENCE MAY BE UTILIZED DURING

THE DESIGN PHASE PER THE UDO. EXISTING TREES ONSITE THAT HAVE TO BE REMOVED FOR CONSTRUCTION AND CANNOT BE SAVED, SHALL REQUIRE A TREE REMOVAL PERMIT.

OVERLAPPING PARKING LOT AND LANDSCAPE AREA REQUIREMENTS MAY BE COMBINED WITH APPROVAL FROM TOWN OF WAXHAW.

[W3] A WAIVER HAS BEEN APPROVED BY THE ZONING ADMINISTRATOR TO REDUCE THE WESTERN SIDE LANDSCAPE YARD ALONG THE PRIVATE DRIVEW FROM 15' TO 10'.

[W5] THE ZONING ADMINISTRATOR HAS WAIVED THE REQUIREMENT TO COMPLETE A TREE SURVEY, AS THE SITE HAS BEEN MOSTLY CLEAR ADN THERE ARE FEW EXISTING TREES. INSTEAD PLEASE INDICATE THE EXISTING TREES ON THE LANDSCAPE PLAN THAT ARE EXPECTED TO REMAIN.

A PROPOSED PROJECT SIGN SHALL BE PROVIDED FOR APPROVAL TO THE TOWN OF WAXHAW. ALL SIGNS SHALL MEET THE REQUIREMENTS OF SECTION 13 OF THE UDO. BUILDING SIGNAGE MAY BE ADDED PER THE UDO FOR TENANT SPACE IDENTIFICATION.

PROJECT SIGNS AND BUILDING SIGNS ARE NOT PART OF THIS APPROVAL AND MUST BE PERMITTED SEPARATELY. THEY ARE SHOWN FOR APPROXIMATE SITE LOCATION ONLY.

IX. UTILITIES

WATER SERVICE TO THE SITE WILL BE FROM AN EX. 16" PUBLIC WATER MAIN IN CUTHBERTSON RD. R/W.

1-1/2" DOMESTIC WATER, WATER METER AND BACKFLOW WILL BE PROVIDED PER UCPW REQ'MTS.

6" FIRE LINE, FIRE METER, BACKFLOW, FDC, AND FIRE HYDRANT WILL BE PROVIDED PER UCPW AND WAXHAW FIRE MARSHALL REQ'MTS.

AN 8" PUBLIC SEWER TRUNK WILL BE EXTENDED INTO THE SITE PER UCPW REQ'MTS WITH APPROPRIATE EASEMENTS. A PRIVATE NCDEQ SEWER TRUNK WILL BE EXTENDED FROM THE PROPOSED PUBLIC SEWER TRUNK INTO THE SITE.

A 6" SEWER LATERAL FROM THE PRIVATE SEWER TRUNK EXTENSION WILL SERVIE THE BUILDING.

ELECTRIC - A TRANSFORMER PAD WILL BE SET PER THE POWER CO. REQUIREMENTS. THE TRANSFORMER LOCATION IS SCHEMATIC AND MAY BE CHANGED PER UNION POWER CO.

GAS IS AVAILABLE TO THE SITE AND WILL BE BROUGHT TO THE SITE BY THE GAS CO.

GRADING, STORMWATER, STORM DRAINAGE AND EROSION CONTROL

GRADING AND STORM DRAINAGE WILL BE CONSTRUCTED TO CARRY RUNOFF FROM THE SITE TO THE APPROPRIATE DISCHARGE POINTS.

STORMWATER WILL BE PROVIDED OFFSITE IN THE ADJACENT POND BEHIND THIS SITE DESIGNED AND CURRENTLY BEING UTILIZED BY THE SHOPPES AT HOWARD'S MILL AND THE LOWE'S DEVELOPMENT ACROSS CUTHBERTSON RD. EXISTING RUNOFF FROM THIS SITE IS INCLUDED IN THE ADJACENT POND FOR EXISTING AND PROPOSED IMPERVIOUS AREAS UNDER THE APPROVALS FOR THE SHOPS AT HOWARD'S MILL. A PROPOSED FOREBAY IS TO BE ADDED ON THE POND PROPERTY TO HANDLE THE EROSION CONTROL PRIOR TO ENTERING THE EXISTING POND AND FOR ADDITONAL WATER QUALITY. ALL APPLICABLE TOWN OF WAXHAW STORMWATER AND NCDEQ STORMWATER REQUIREMENTS WILL BE MET

IF NCDEQ DOES NOT GRANDFATHER THE EXISTING STORMWATER POND AS DESIGNED AND INSTALLED UNDER THE LOWE'S / THE SHOPPES AT HOWARD'S MILLS DEVELOPMENT WIHICH INCLUDED THIS SITE. THE EX. POND WILL BE AS-BUILT AND ALL STORMWATER REQUIREMENTS WILL MEET OR EXCEED ALL APPLICABLE TOWN OF WAXHAW AND STATE REQUIREMENTS.

EROSION CONTROL WILL MEET OR EXCEED ALL ALL REQUIREMENTS BY THE TOWN OF WAXHAW AND THE STATE. NECESSARY EASEMENTS, AGREEMENTS AND MAINTENANCE WILL BE ADDRESSED WITH THE CURRENT OWNERS (ASTON PROPERTIES) OF THE POND.

ANY MODIFICATIONS REQUIRED TO THE POND FOR THIS SITE WILL BE COORDINATED WITH THE OWNERS.

1. THE DEVELOPER / OWNER WILL BE RESPONSIBLE FOR INSTALLATION OF REQUIRED STREETS, UTILITIES AND STORM DRAINAGE WHICH PERTAIN SPECIFICALLY TO THE PROJECT.

XII. PROJECT PHASING AND TIMEFRAME

THERE WILL BE NO PHASING OF THIS PROJECT

ESTIMATED TIMEFRAME: UPON COMPLETION OF THE CONDITIONAL DISTRICT REZONING APPROVAL AND APPROVAL OF ALL BUILDING, SITE, UTILITY AND STORMWATER PLANS: ANTICIPATED CONSTRUCTION WILL BE APPROX. 1 YEAR FROM START OF CONSTRUCTION.

XIII. BINDING EFFECT OF THE CONDITIONAL DISTRICT REZONING

IF A BUILDING PERMIT HAS NOT BEEN ACQUIRED WITHIN 2 YEARS OF THE CONDITIONAL DISTRICT REZONING APPROVAL, THE CONDITIONAL DISTRICT REZONING PERMIT BECOMES VOID AND MUST BE REAPPLIED FOR APPROVAL.

MINOR MODIFICATIONS TO THE APPROVED CONDITIONAL DISTRICT REZONING PERMIT MAY BE MADE IF THE PROPOSED INTENT OF THE DEVELOPMENT HAS NOT CHANGED, DOES NOT ALTER THE RELATIONSHIP OF THE ADJACENT PROPERTY, IF THE GFA IS NOT CHANGED BY 10% OR 10,000 SF, NO DECREASE IN THE PARKING RATION OR REDUCTION IN YARD WIDTHS OF MORE THAN 5'. ALL OTHER MODIFICATIONS HAVE TO GO BEFORE THE BOARD OF COMMISSONERS IN ACCORDANCE WITHE SECTION 14.4 OF THE UDO.

XIV. ASSOCIATION

1. A UNIT ASSOCIATION WILL BE FORMS TO HANDLE AND MAINTAIN ALL COMMON AREAS IN THE BUILDING AND ONSITE INCLUDING LANDSCAPING, LAWNS AND OPEN SPACE.

XV. MODIFICATIONS

ANY MODIFICATIONS TO THIS PLAN MUST MEET THE REQUIREMENTS OF SECTION 16.2.9 CONDITIONAL DISTRICTS, ALTERATIONS TO APPROVAL PROVIDED IN THE UDO.

XVI. COORDINATION

PRIOR TO ANY ZONING CONTRUCTION OR ZONING USE PERMITS CAN BE ISSUED. SITE PLANS WILL REFLECT COORDINATION WITH ALL OUTSIDE AGENCY APPROVALS WITH GROUPS SUCH AS NCDOT, APPLICABLE UNION COUNTY DEPTS., NCDWQ, US FISH AND WILDLIFE, US ARMY CORP, ETC. DOCUMENTATION OF ALL APPROVALS WILL BE SUBMITTED WITH THET SITE DESIGN PLANS TO THE TOWN OF WAXHAW.

CONDITI PRELI FOR PR(2503 & UNION C REVISIONS O. DATE

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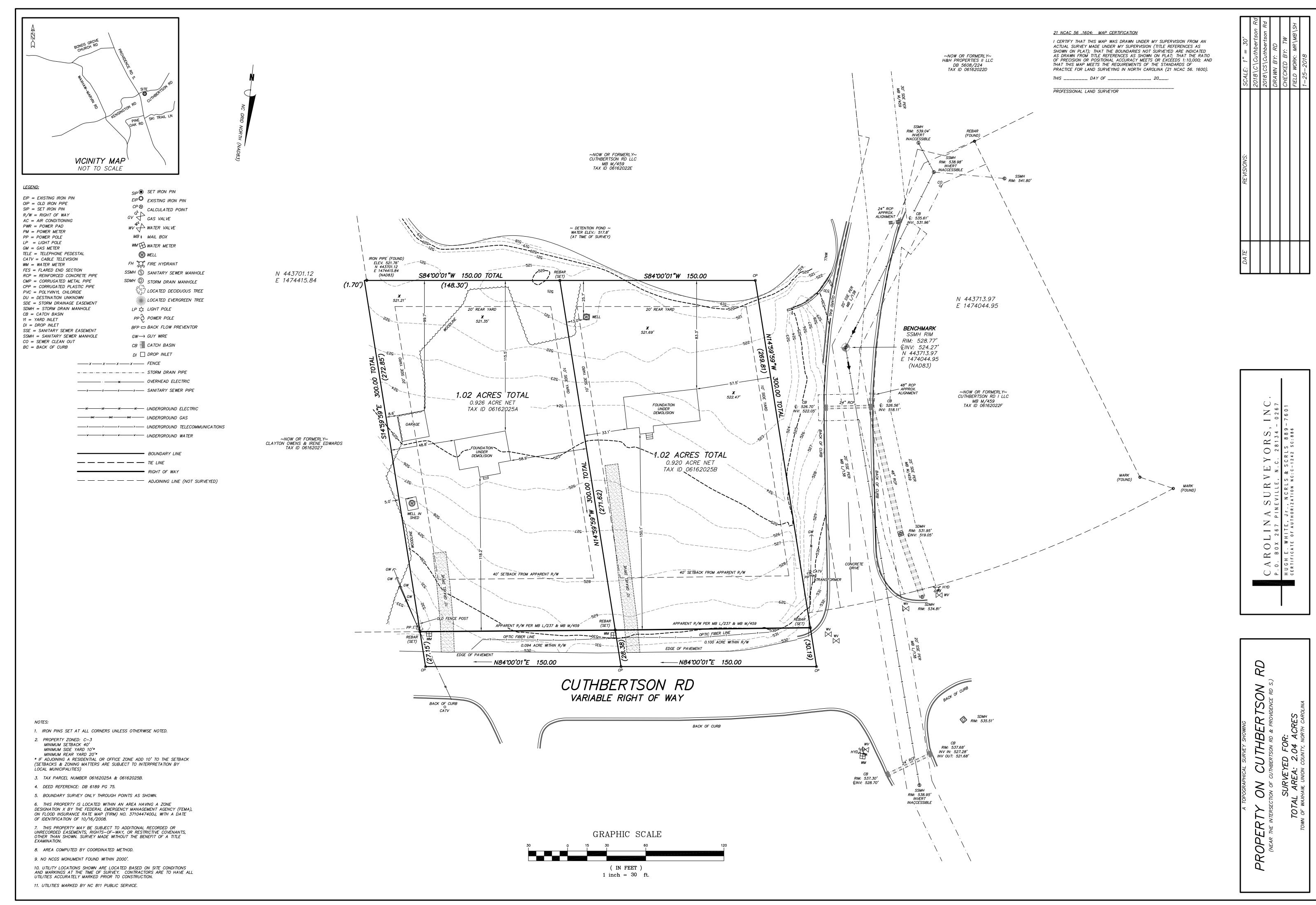
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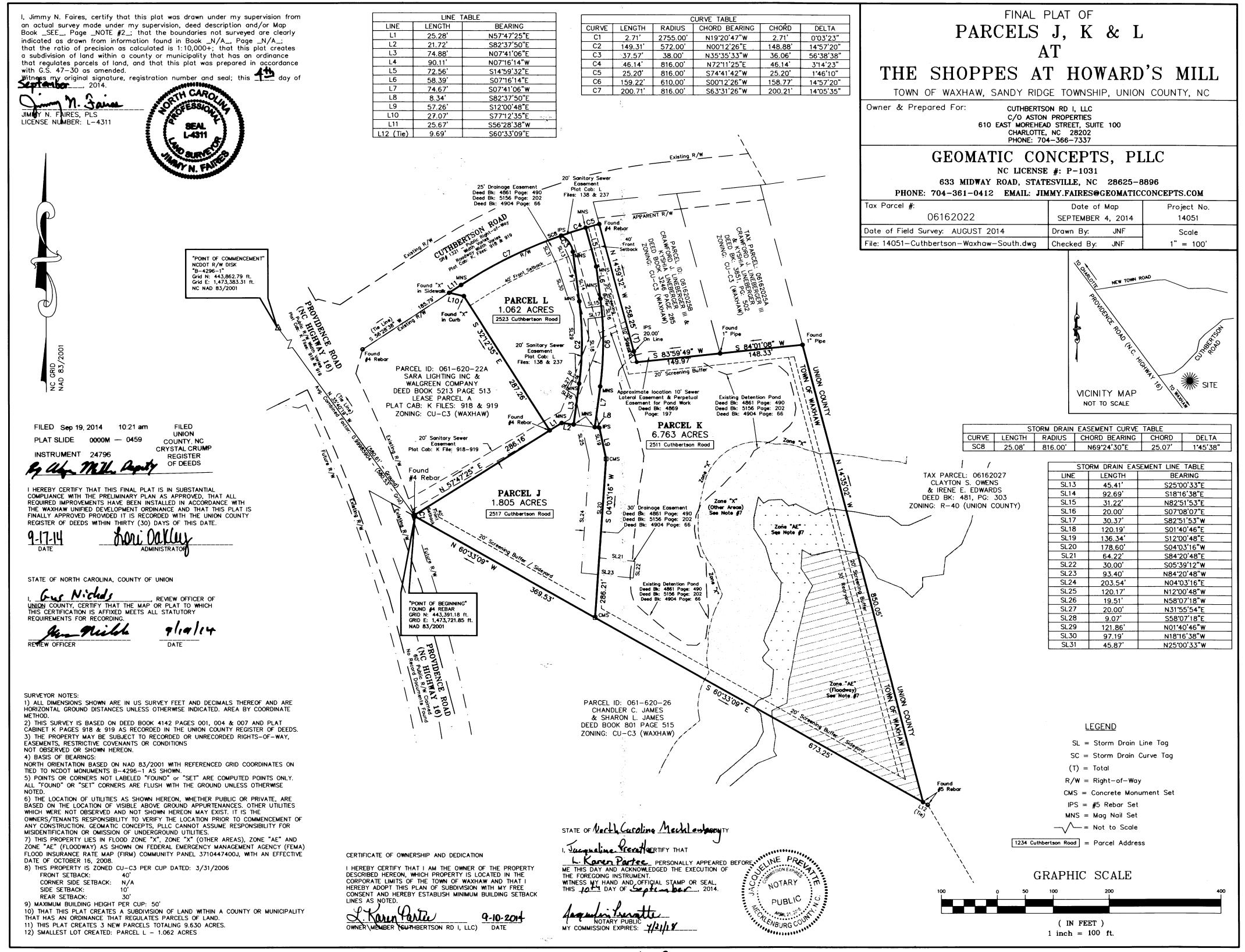
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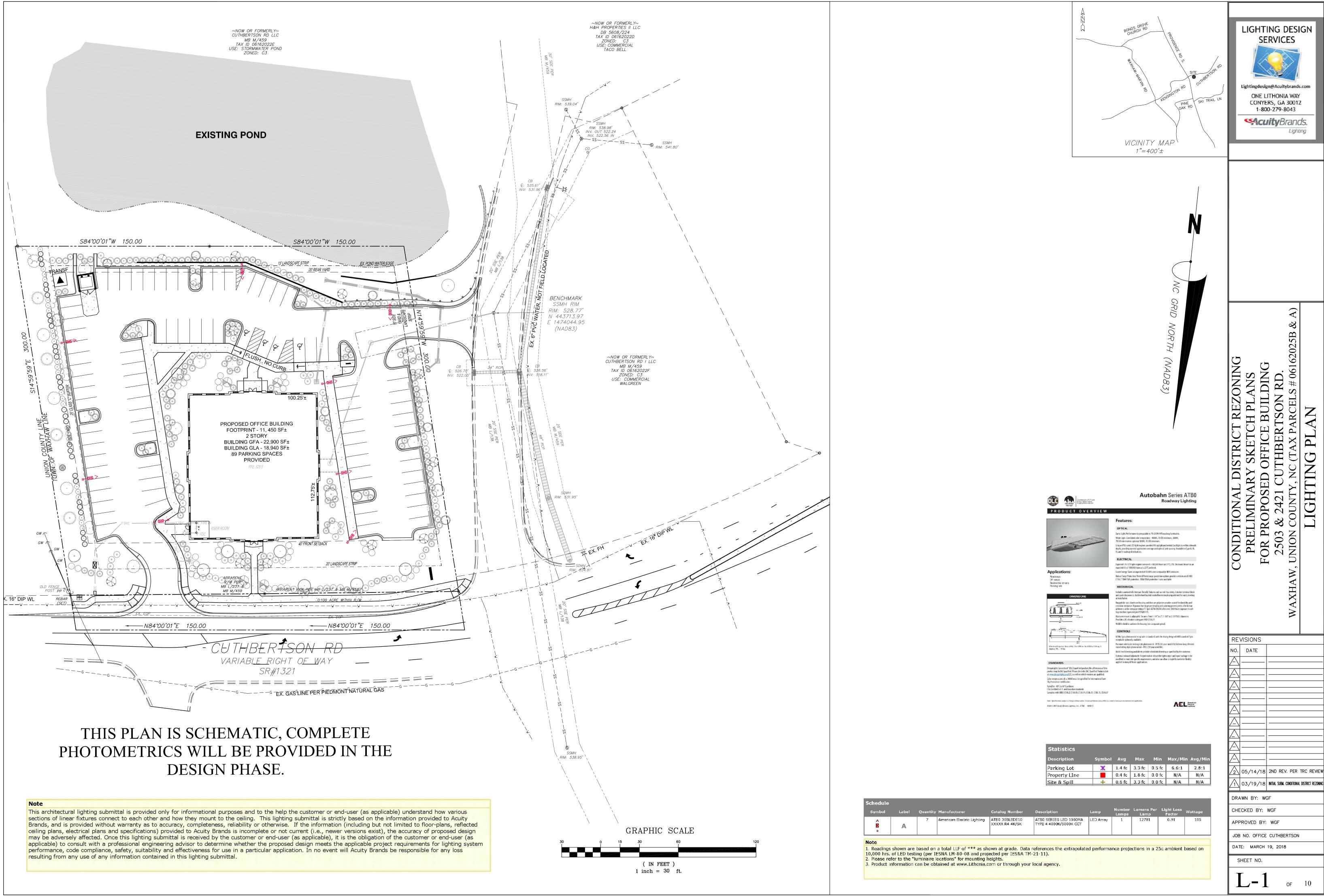
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CHECKED BY: WGF

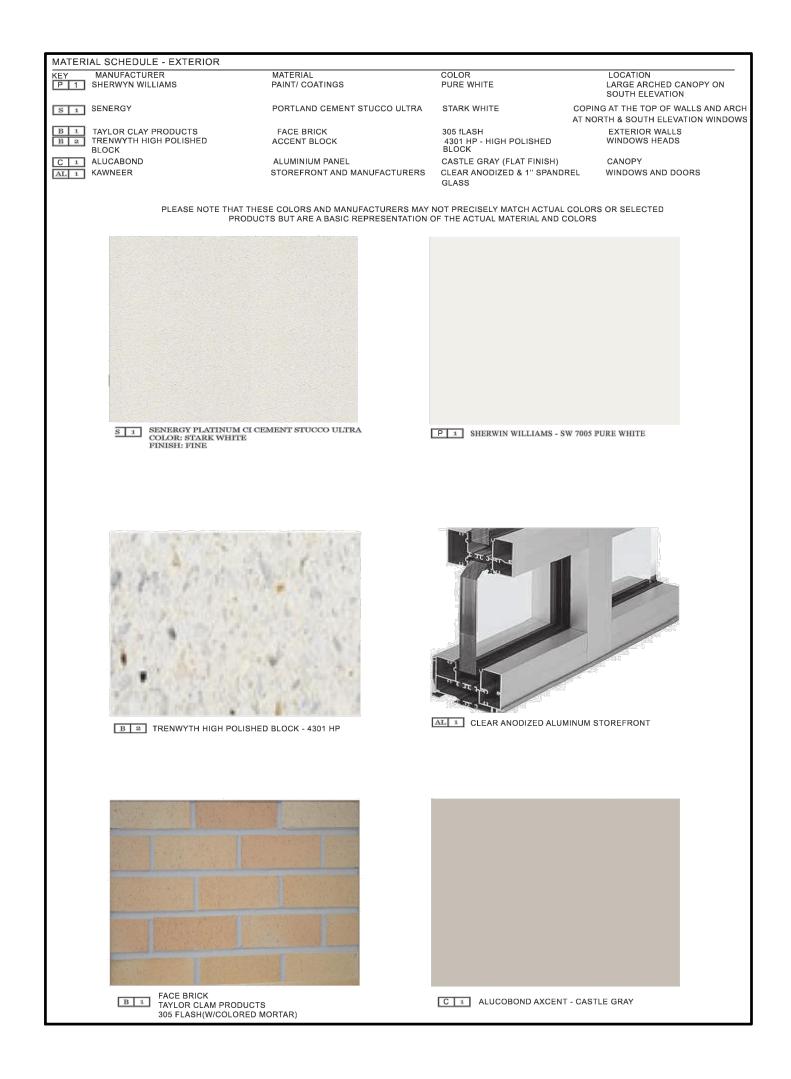
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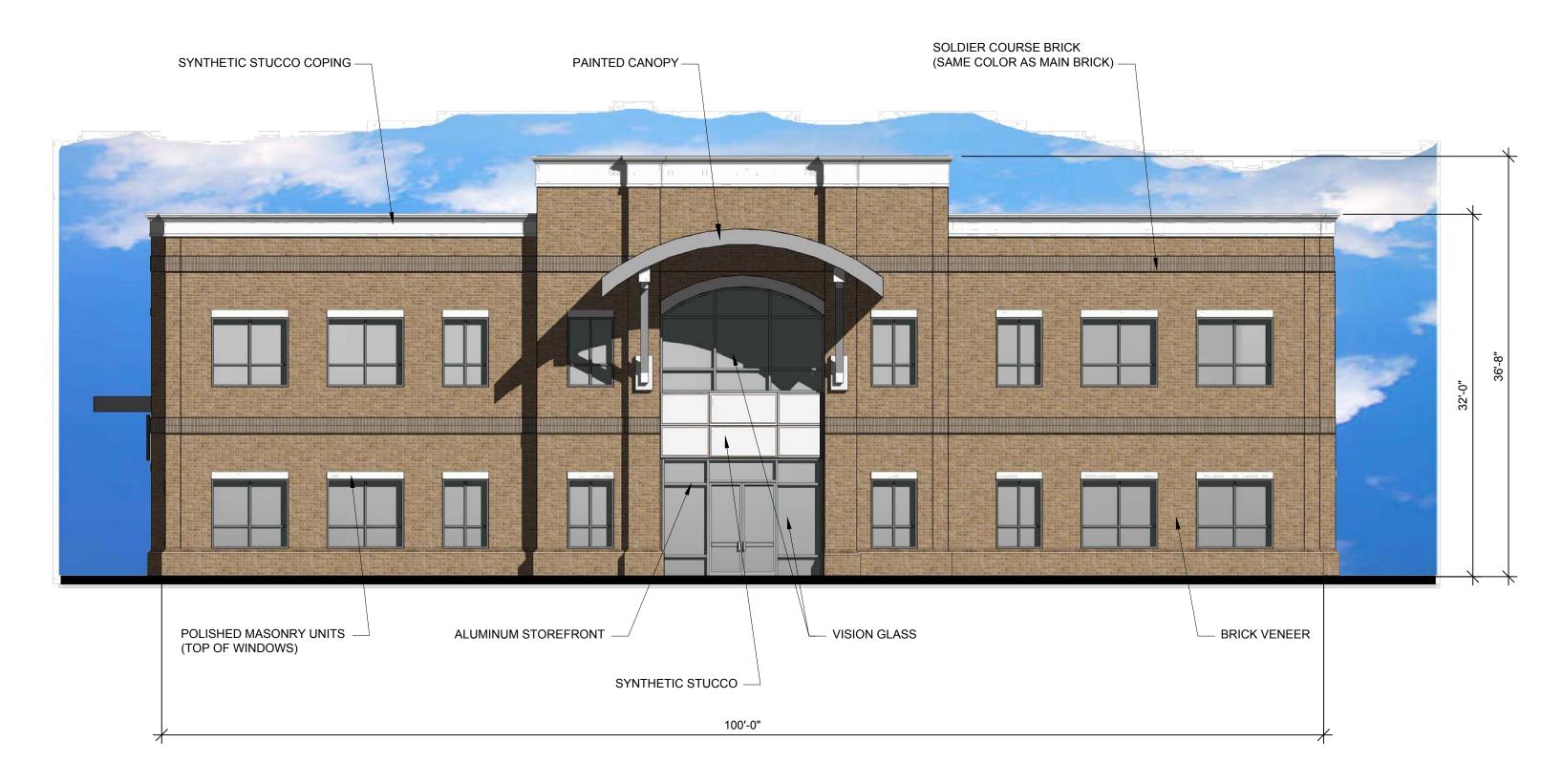




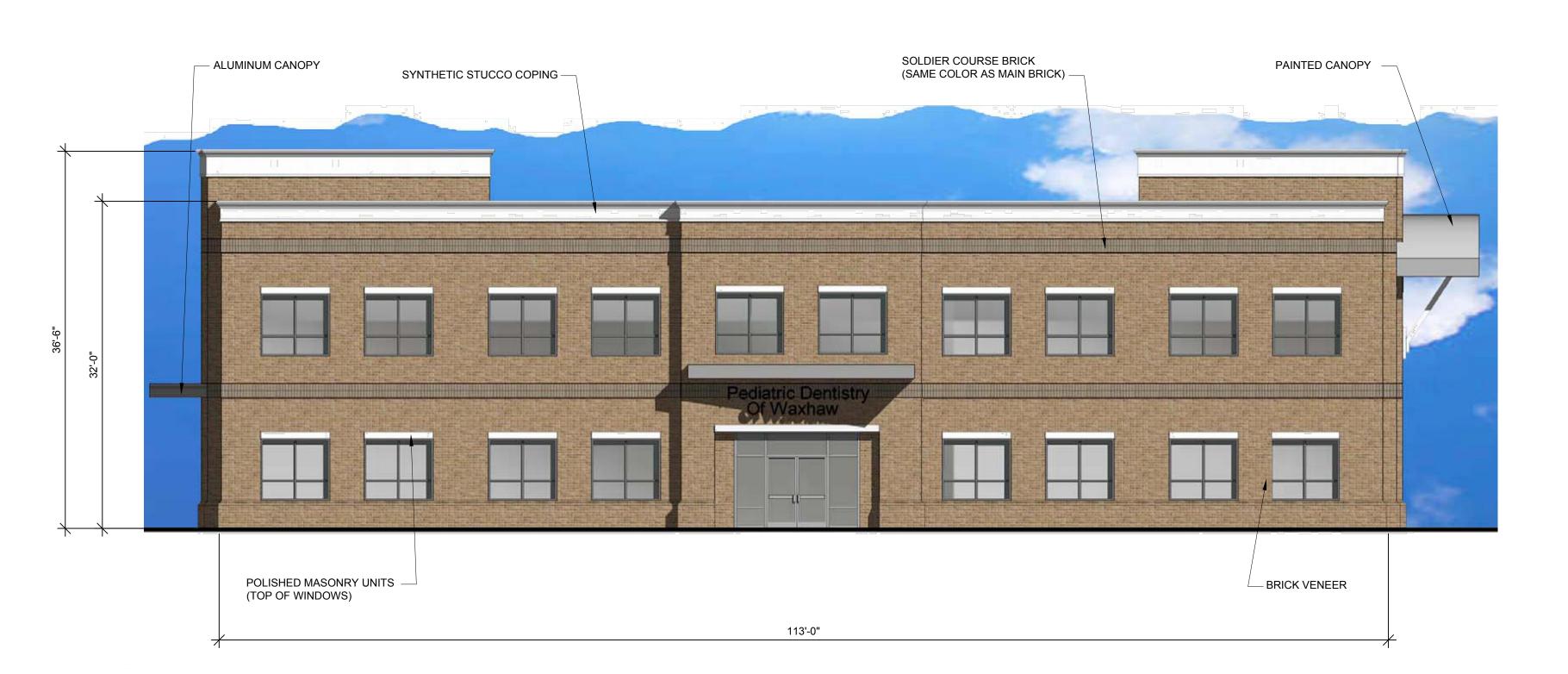








1 South Elevation Scale: 1/8" = 1'-0"



2 West Elevation
Scale: 1/8" = 1'-0"

GENERAL NOTES:

1.COLORS SHOWN HERE ARE A GRAPHICAL REPRESENTATION TO SHOW CONTRAST IN MATERIALS ONLY. DUE TO THE NATURE OF ELECTRONIC MEDIA, COLORS MAY VARY DEPENDING ON COMPUTER OR PRINTER USED. PREFER TO MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.

2. EXTERIOR OF BUILDING WILL COMPLY WITH WAXHAW LLD O. ARCHITECTURAL STANDARDS.

2. EXTERIOR OF BUILDING WILL COMPLY WITH WAXHAW U.D.O. ARCHITECTURAL STANDARDS, SECTION 20

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Proposed Office Building

Cuthbertson Road Waxhaw, NC

Architect's Project No. I17-04

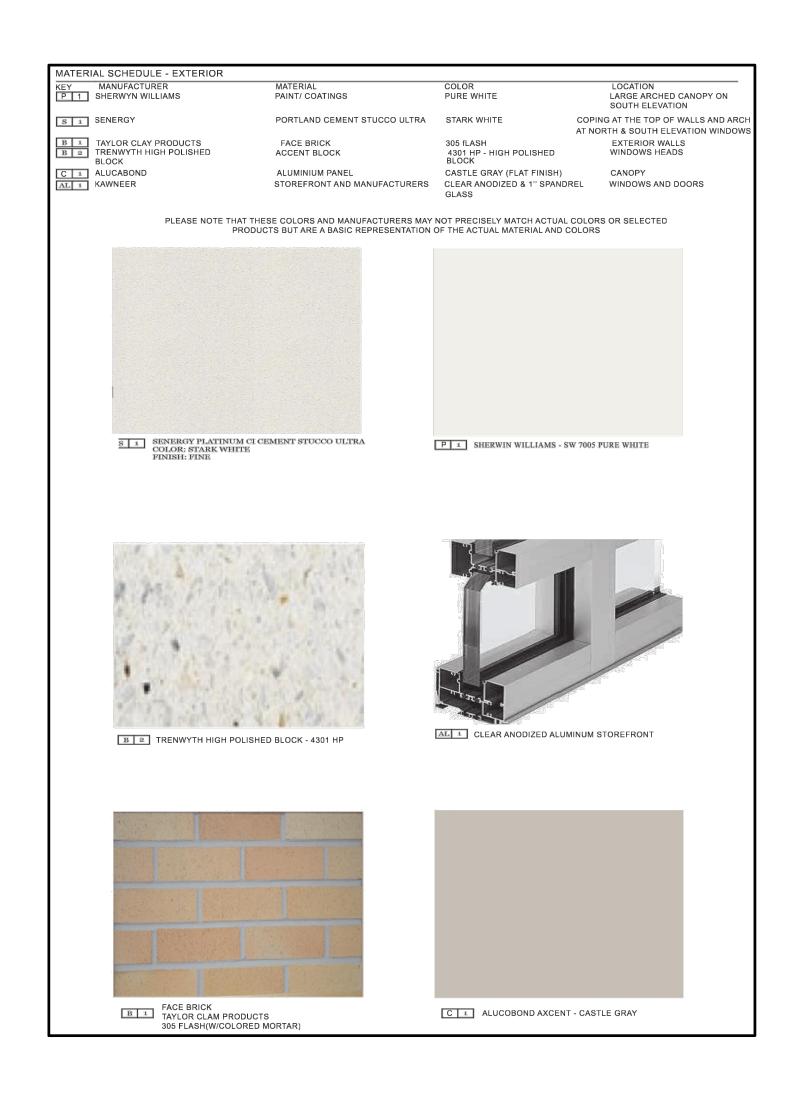
Date June 27, 2018

Revisions

Exterior Elevations

A1.0

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1 North Elevation Scale: 1/8" = 1'-0"



2 East Elevation
Scale: 1/8" = 1'-0"

GENERAL NOTES:

1.COLORS SHOWN HERE ARE A GRAPHICAL REPRESENTATION TO SHOW CONTRAST IN MATERIALS ONLY. DUE TO THE NATURE OF ELECTRONIC MEDIA, COLORS MAY VARY DEPENDING ON COMPUTER OR PRINTER USED. PREFER TO MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.

2. EXTERIOR OF BUILDING WILL COMPLY WITH WAXHAW U.D.O. ARCHITECTURAL STANDARDS, SECTION 20

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Exterior Elevations

A2.0

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