



SITE ADAPTION PLAN

| | |
|----------|---|
| SCALE | - |
| 1" = 60' | |

EAST WOODLAWN ROAD SIDEWALK AND ROW LANDSCAPE REQUIREMENTS:

A NEW EIGHT (8) FOOT SIDEWALK WITH AN EIGHT (8) FOOT PLANTING STRIP IS REQUIRED. A CONTINUOUS PRIMER PLANTING STRIP LOCATED IN THE PUBLIC RIGHT-OF-WAY BETWEEN THE CURB AND SIDEWALK OR ON PRIVATE PROPERTY ADJACENT TO THE PUBLIC RIGHT-OF-WAY WITH A MINIMUM WIDTH OF EIGHT (8) FEET SHALL BE REQUIRED. IF LARGE MATURING TREES ARE PLANTED, EACH TREE SHALL HAVE A MINIMUM TWO-INCH (2") CALIPER. ONE SUCH TREE SHALL BE PLANTED FOR EVERY FORTY (40) FEET OF FRONTAGE OR FRACTION THEREOF. IF SMALL MATURING TREES ARE PLANTED, THE SAME CONDITIONS APPLY, BUT THE INCREMENT DROPS TO THIRTY (30) FEET.

GEOTECHNICAL INVESTIGATION:

THE GEOTECHNICAL EXPLORATION REPORT WAS PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. (PSI) DATED JANUARY 30, PSI REPORT NO. 0511920. THE FOLLOWING GEOTECHNICAL DESIGN RECOMMENDATIONS HAVE BEEN DEVELOPED ON THE BASIS OF THE PREVIOUSLY DESCRIBED PROJECT CHARACTERISTICS AND SUBSURFACE CONDITIONS ENCOUNTERED. PSI RECOMMENDS A MINIMUM 24" FOOT THICK BUFFER OF LOW-PERMEABILITY STRUCTURAL FILL MATERIAL BETWEEN THESE SOILS AND SLABS OR FOUNDATIONS, AND A MINIMUM 12-INCH THICK BUFFER BETWEEN THESE SOILS AND PAVEMENTS, CURBS AND SIDEWALKS. IN THE CASE OF FOUNDATIONS, THEY MAY BE DESIGNED TO EXTEND BENEATH THESE SOILS WHEN ENCOUNTERED IN FOOTING EXCAVATIONS OR MAY BEAR IN THESE MATERIALS PROVIDED THE FOUNDATIONS ARE NOT LESS THAN 4 FEET BELOW FINAL FINISHED GRADE. PSI FURTHER RECOMMENDS THE PROJECT BUDGET SHOULD INCLUDE A CONTINGENCY FOR THE REMOVAL AND REPLACEMENT OF NEAR-SURFACE MH SOILS TO PROVIDE THE BUFFERS DESCRIBED ABOVE. IN ADDITION, MH SOILS ARE NOT RECOMMENDED FOR USE AS STRUCTURAL FILL.

BASE DIMENSIONAL STANDARDS (Section 15.2.2):

REQUIRED SETBACK LINE BY FRONTAGE TYPE (FROM FUTURE BACK OF CURB) TWENTY-FOUR (24) FEET FOR 4.5 LANE AND THIRTY (30) FEET FOR SIX PLUS (6+) LANE. THE FUTURE BACK OF CURB AS MEASURED FROM THE STREET CENTER LINE FOR EAST WOODLAWN AVENUE (I-77 TO ROCKFORD COURT) IS FORTY-SIX (46) FEET. BUILD-TO-ZONE (FROM SETBACK LINE): 28% (B) TO TWENTY (20) FEET. A BUILD-TO-ZONE (BTZ) IS THE AREA ON A LOT, MEASURED PARALLEL FROM THE REQUIRED SETBACK LINE, WHERE A STRUCTURE SHALL LOCATE. A BUILD-TO-ZONE SETS A MINIMUM AND MAXIMUM DISTANCE IN WHICH THE BUILDING FACADE LINE SHALL BE LOCATED. A BUILD-TO-ZONE MINIMUM IS CALCULATED FROM THE REQUIRED FRONTAGE TYPE SETBACK LINE. FACADE ARTICULATION, SUCH AS WINDOW OR WALL RECESSES AND PROJECTIONS, ARE NOT COUNTED AS THE BUILDING FACADE LINE, WHICH BEGINS AT THE APPLICABLE FACADE WALL. PUBLIC OPEN SPACES: OPEN SPACE MAINTAINED FOR THE USE OF THE GENERAL PUBLIC. MINIMUM BUILD-TO-PERCENTAGE: SIXTY PERCENT (60%). A BUILD-TO-PERCENTAGE SPECIFIES THE PERCENTAGE OF THE BUILDING FACADE THAT SHALL BE LOCATED WITHIN THE BUILD-TO-ZONE. FACADE ARTICULATION, SUCH AS WINDOWS OR WALL RECESSES AND PROJECTIONS, DO NOT COUNT AGAINST THE REQUIRED BUILD-TO-PERCENTAGE. PLAZAS, OUTDOOR DINING, AND OTHER PUBLIC OPEN SPACE FEATURES THAT ARE ALSO BOUNDED BY A BUILDING FACADE PARALLEL TO THE FRONTAGE ARE COUNTED AS MEETING THE BUILD-TO-PERCENTAGE. BUILD-TO-PERCENTAGE IS CALCULATED BY BUILDING FACADE, NOT LOT WIDTH.

BUILDING HEIGHT (Section 15.2.1.C):

BUILDING HEIGHT STANDARDS GOVERN THE MINIMUM AND MAXIMUM HEIGHTS OF BUILDINGS, AND ARE INTENDED TO PROVIDE FLEXIBILITY WHILE MAINTAINING APPROPRIATE TRANSITIONS TO ADJACENT AREAS. MINIMUM: NO MINIMUM BUILDING HEIGHT IN TOD-TR

BUILDING ARTICULATION (Section 15.2.1.E):

BUILDING ARTICULATION STANDARDS GOVERN THE DIMENSIONS OF BUILDING FACADE ELEMENTS, TRANSPARENCY, AND ENTRY FEATURES, AND ARE INTENDED TO FACILITATE THE ENHANCEMENT OF A PEDESTRIAN-ORIENTED ENVIRONMENT IN CHARLOTTE'S TOD DISTRICTS.

ID SIGN:

ONE (1) MONUMENT SIGN PERMITTED HEIGHT: 5 FOOT AREA: 36 SF SETBACK: 5 FOOT SETBACK BEHIND BUILDING SETBACK LINE

SITE DATA

| SITE ADDRESS: | 355 E WOODLAWN RD CHARLOTTE, NC | | | | | | | | | | |
|---|--|-------------|----------|--|-------|--------------------------------|------|--------------------------------|------|---------------------------------|------|
| PN: | 14907304 | | | | | | | | | | |
| BUILDING AREA: | 2,530 SF BUILDING | | | | | | | | | | |
| EXISTING ZONING: | TOD-TR (TRANSIT TRANSITION) | | | | | | | | | | |
| SITE AREA: | 42,530 SF / 0.88 AC. ± | | | | | | | | | | |
| EXISTING USE: | DRAGON HOUSE RESTAURANT | | | | | | | | | | |
| FUTURE USE: | BANK | | | | | | | | | | |
| PARKING DATA | | | | | | | | | | | |
| BANK PARKING REQUIRED: | 4 SPACES PER 1,000 SF OF G.F.A. 2,530 SF x (4 / 1,000 SF) = 11 SPACES | | | | | | | | | | |
| TOTAL PARKING PROVIDED: | STANDARD PARKING = 12 SPACES HANDICAP PARKING = 1 SPACE TOTAL PARKING PROVIDED = 13 SPACES | | | | | | | | | | |
| PARKING NOTE: | | | | | | | | | | | |
| <ul style="list-style-type: none"> MAXIMUM PARKING PERMITTED - 4 SPACES PER 1,000 SF 2,530 SF x (4 / 1,000 SF) = 11 REQUIRED SPACES. REQUEST ADMINISTRATIVE VARIANCE TO ALLOW 10% INCREASE. HANDICAP SPACE DO NOT COUNT TOWARDS MAXIMUM PARKING. MAXIMUM PARKING PERMITTED - 12 SPACES + 1 H/C SPACE | | | | | | | | | | | |
| PARKING SPACE SIZE: | 9' x 18' MINIMUM | | | | | | | | | | |
| DRIVE THROUGH QUEUE: | 4 SPACES PER TELLER LANE | | | | | | | | | | |
| LOADING ZONE: | *NOTE-FINANCIAL INSTITUTIONS DO NOT USE LOADING ZONES FOR SECURITY PURPOSES DELIVERY TRUCK WILL PARK DIRECTLY IN FRONT OF MAIN ENTRANCE. | | | | | | | | | | |
| BICYCLE SPACES: | 1 SPACE PER 1,500 SF 2,400 SF x (1 / 1,500 SF) = 2 SPACES | | | | | | | | | | |
| LANDSCAPE REQUIREMENTS: | | | | | | | | | | | |
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| BUILD TO ZONE: | | | | | | | | | | | |
| 60% OF PRIMARY BUILDING FACADE REQUIRED TO BE LOCATED 0'-20' MEASURED FROM THE 24-FOOT BUILDING SETBACK. | | | | | | | | | | | |
| FLOOD ZONE: | | | | | | | | | | | |
| THIS PROPERTY IS LOCATED IN ZONE 'X' PER MAP NO. 3710453200K DATED SEPTEMBER 2, 2015. | | | | | | | | | | | |

PLEASE SEE THE DUE DILIGENCE REPORT FOR FULL SITE REQUIREMENTS -

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FIFTH THIRD BANK
BONSAI DRAGON
355 E WOODLAWN ROAD
CHARLOTTE, NC



JOB NO. 183494

DATE: 07-07-21

DRAWN BY: PV

SCALE: 1" = 60'

SHEET TITLE:
SITE ADAPT PLAN

SHEET NUMBER:

3C

