



KELLY LOVELLE EDWARDS  
 GREG CHRISTOPHER BURNS  
 LOT 17, BLOCK 26,  
 MB. 230, PG. 248  
 DB. 28207, PG. 127  
 PIN: 127-027-05  
 (ZONED R-5)

14,983 SQ. FT.  
 OR 0.3440 ACRES  
 BH PECAN, LLC  
 LOT 5 & 6, BLOCK 26,  
 MB. 230, PG. 248  
 DB. 4909, PG. 409  
 DB. 4644, PG. 918  
 PIN: 127-027-03  
 (ZONED B-1)

**GENERAL SITE NOTES**

- ALL CONCRETE SHALL BE MADE OF TYPE-1 CEMENT WITH 4-5% AIR ENTRAINMENT AND ACHIEVE A 28-DAY STRENGTH OF 4,000 PSI.
- ALL NEW CONCRETE SHALL BE CURED WITH 100% RESIN BASE, WHITE PIGMENTED CURING COMPOUND WHICH MEETS ASTM C-309, TYPE II. APPLY AT A UNIFORM RATE OF 1 GALLON OVER 400 SQ. FT. WITH IN 24-HOURS OF PLACEMENT.
- SUB GRADE FOR CONCRETE PADS SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY OBTAINABLE BY THE STANDARD PROCTOR TEST TO A DEPTH OF 8". SUB GRADE BELOW 8" IN DEPTH SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR.
- CONCRETE OR ASPHALT SHALL NOT BE PLACED IN COLD WEATHER CONDITIONS UNTIL THE AIR TEMPERATURE IS 35° F AND RISING BY 10 AM. CONCRETE OR PAVING OPERATIONS SHALL BE DISCONTINUED WHEN THE AIR TEMPERATURE IS 40° AND FALLING. THE CONTRACTOR SHALL PROTECT FRESHLY PLACED CONCRETE IN ACCORDANCE WITH SECTION 420 OF NCDOT STANDARD SPECS. WHEN THE AIR TEMPERATURE IS 35° AND THE CONCRETE HAS NOT REACHED 72 HRS. OF AGE.
- ALL TRAFFIC SIGNS, STRIPE PAINTING, ETC., SHALL CONFORM TO THE PRINCIPLES OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL CONSTRUCTION SHALL CONFORM TO THE LOCAL JURISDICTION'S LAND DEVELOPMENT DETAILS AND SPECIFICATIONS.
- ALL CURB CUTS SHALL BE MADE WITH A SAW AND ALL ELEVATIONS SHALL BE VERIFIED AND MATCHED.
- ROUTING OF ALL PROPOSED UTILITIES SHALL BE DESIGNED AND INSTALLED PER REQUIREMENTS OF LOCAL AUTHORITY OF EACH RESPECTIVE UTILITY.

**ZONING CODE SUMMARY**

PROJECT NAME: BH PECAN LLC		YARD REQUIREMENTS:	
OWNER: BH PECAN LLC	PHONE: 646-209-6640	FRONT YARD SETBACK: 20' & 10'	REAR YARD SETBACK: 10'
OWNER ADDRESS: 1710 ABBEY PLACE, SUITE 200		SIDE YARD LEFT: 0'	SIDE YARD RIGHT: 0'
PLANS PREPARED BY: PRIEST ARCHITECTURE, PLLC	PHONE: 379-1810	<b>REQUIRED BUFFERS:</b>	
ZONING: B-1	JURISDICTION: CHARLOTTE	FRONT: (NO) YES 0 FT.	REAR: NO (YES) 10 FT.
TAX PARCEL NUMBER: 12702703		SIDE (L): (NO) YES 0 FT.	SIDE (R): (NO) YES 0 FT.
ADDRESS: 900 PECAN AVENUE CHARLOTTE, NC 28205		<b>PARKING DATA:</b>	
PROPOSED USE: OFFICE		PARKING CALCULATION: OFFICE - 5,006 SF / 300 = 17 TOTAL SPACES	
BUILDING HEIGHT: 31'-0"	STORIES: 2	TENANT 101 - 1351 SF / 300 = 5 SPACES TENANT 102 - 1738 SF / 300 = 6 SPACES	
BUILDING COVERAGE: 3,311 SQ. FT.	LOT SIZE: 14,983 SQ. FT. (0.3440 AC.)	TENANT 201 - 1917 SF / 300 = 6 SPACES	
IMPERVIOUS AREA: 10,105 S.F.	IMPERVIOUS PERCENTAGE: 67.4%	REQUIRED: 17	CAR POOL: NONE PROVIDED: 17
STREET FRONTAGE: 100.00 FT. - PECAN AVENUE		HANDICAP: 1	PARKING IMPERVIOUS: 5,259 S.F.
153.21 FT. - CHESTERFIELD AVENUE		ALL SIGNAGE WILL BE APPROVED & PERMITTED SEPARATELY	
		<b>BICYCLE PARKING</b>	
		REQ'D = 2	PROVIDED = 2
		LONG TERM IS PROVIDED - WALL MOUNTED RACK SYSTEM	

1 ARCHITECTURAL SITE PLAN  
 SP-2 1" = 10'-0"

**CHARLOTTE DEPARTMENT OF TRANSPORTATION - GENERAL NOTES**

- Non-standard items (ie: pavers, irrigation systems, etc.) in the right-of-way require a Right-of-Way Encroachment Agreement with the Charlotte Department of Transportation/North Carolina Department of Transportation before installation. For City of Charlotte maintained streets, contact CDOT at 704-336-3888.
- Any work within the City's R/W that requires closure of a sidewalk or travel lane must be approved by CDOT and will require a R/W Use Permit or R/W Lease depending upon the proposed duration of closure. These approvals are in addition to site approvals and should be coordinated with CDOT prior to construction. Contractor shall contact CDOT at (704) 432-1562 at least 5 business days prior to beginning work for impacts less than 30 days. Contractor shall contact CDOT at (704) 336-8348 as soon as possible for impacts greater than 30 days. Every effort shall be made to construct improvements with minimal impact to drivers and pedestrians.
- The Developer shall contact the Charlotte Department of Transportation (Gus Jordi, 704-336-7086) to identify any conflicts with traffic signalization equipment. 60-90 days will be required to coordinate relocation. Developer shall be responsible for all related relocation cost and/or any repair cost caused by the contractor/developer.
- Developer to contact CDOT (Alfred Oyoso: 704-336-3939) during site plan preparation to discuss street lighting requirements, if any, for this project. Coordinate with Duke Energy and CDOT as necessary to determine lighting levels, lighting layout and requirements for installation.
- Private Development Utility Relocation Coordination - For utility coordination related to both existing utility relocation needs and proposed new utility installations, please contact Ralph Truitt, CDOT ROW Utility Coordinator at 704-336-4248 or rtruitt@charlottenc.gov.
- A joint use manhole (meet-me manhole) is to be provided by the developer to accommodate all utility telecom service providers. The joint use manhole shall be located on private property outside of the City right-of-way.

**PRIEST ARCHITECTURE**  
 PRIEST ARCHITECTURE, PLLC  
 1704 STATE ST. SUITE 1100, CHARLOTTE, NC 28205  
 PHONE: 704.376.1410 FAX: 704.376.1410 TOLL FREE: 800.253.8690  
 EMAIL: PRIESTARCHITECT@BELLISOLINE.NET

**REGISTERED PROFESSIONAL ARCHITECT**  
 KELLY LOVELLE EDWARDS  
 GREG CHRISTOPHER BURNS  
 STATE OF NORTH CAROLINA  
 ARCHITECTURE BOARD

**REVISIONS**

NO.	DATE

**BH PECAN, LLC**  
 904 PECAN AVENUE  
 CHARLOTTE, NORTH CAROLINA 28205

Project No: 1923  
 Scale:  
 Date Drawn:  
 Sheet Title: ARCHITECTURAL SITE PLAN

**SP-2**