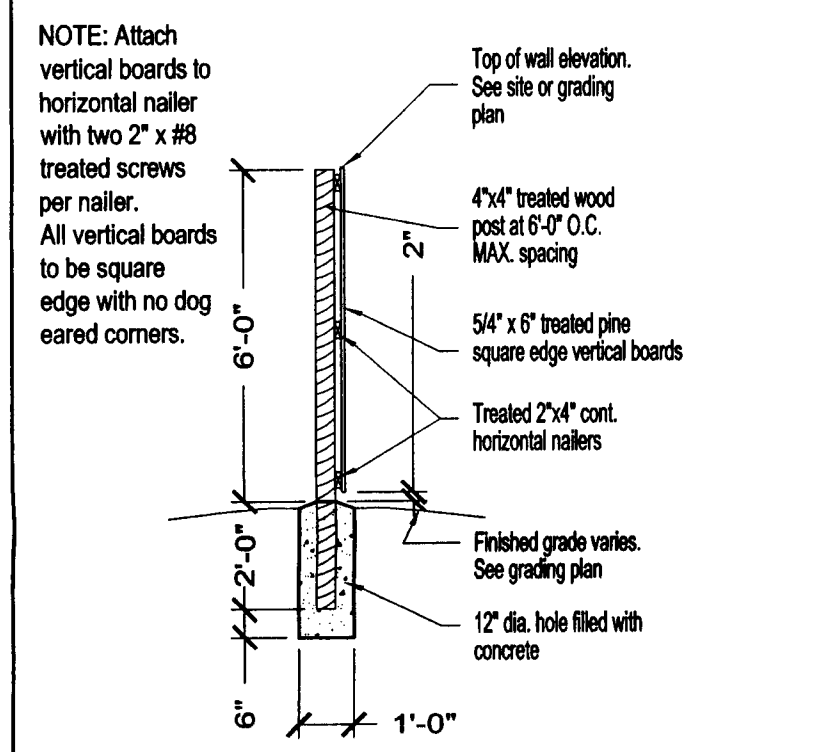
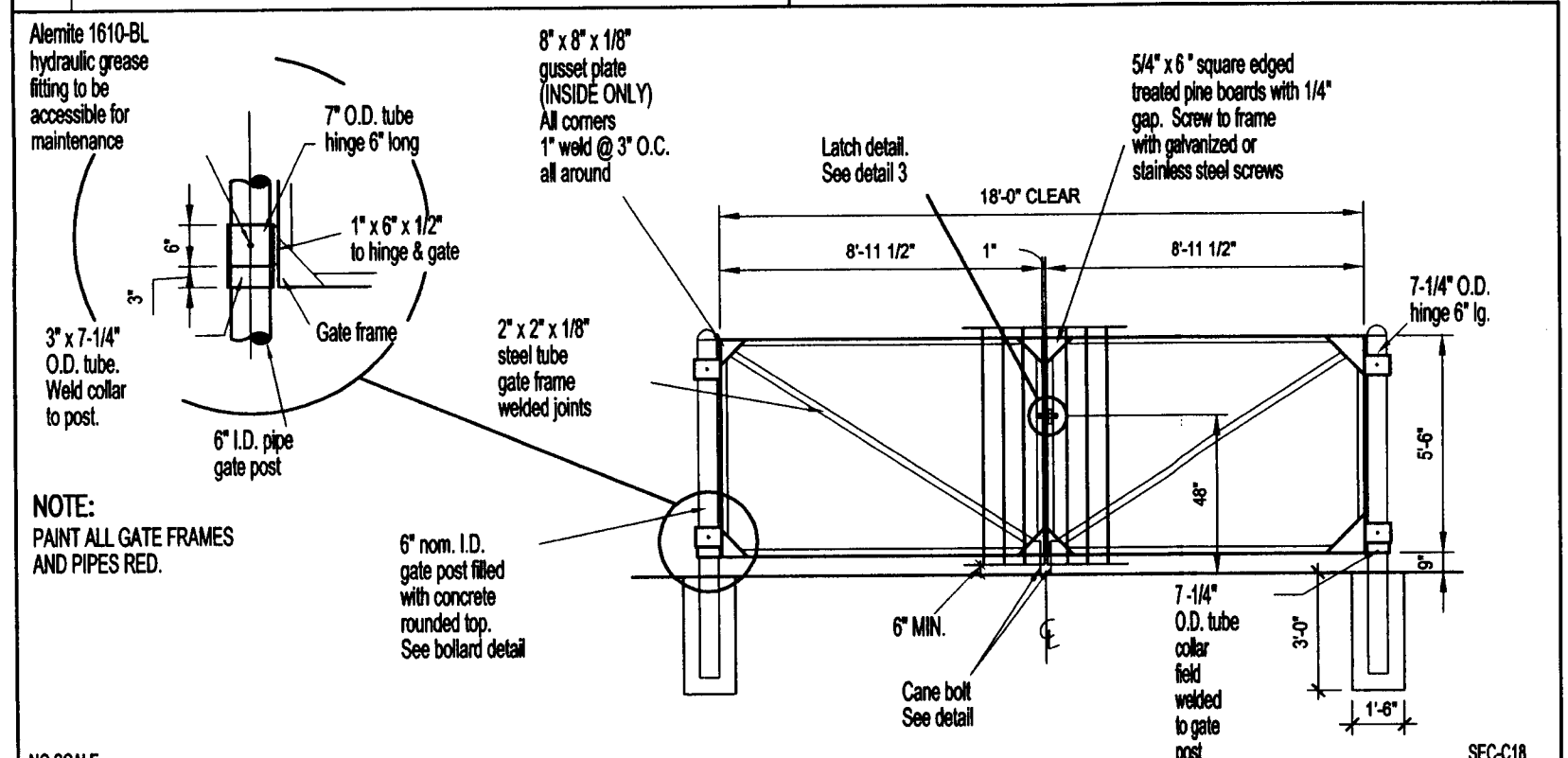


NOTE: Bollards behind the dumpsters shall be 6'-0" tall above the pavement surface and extend 3'-0" into the ground.

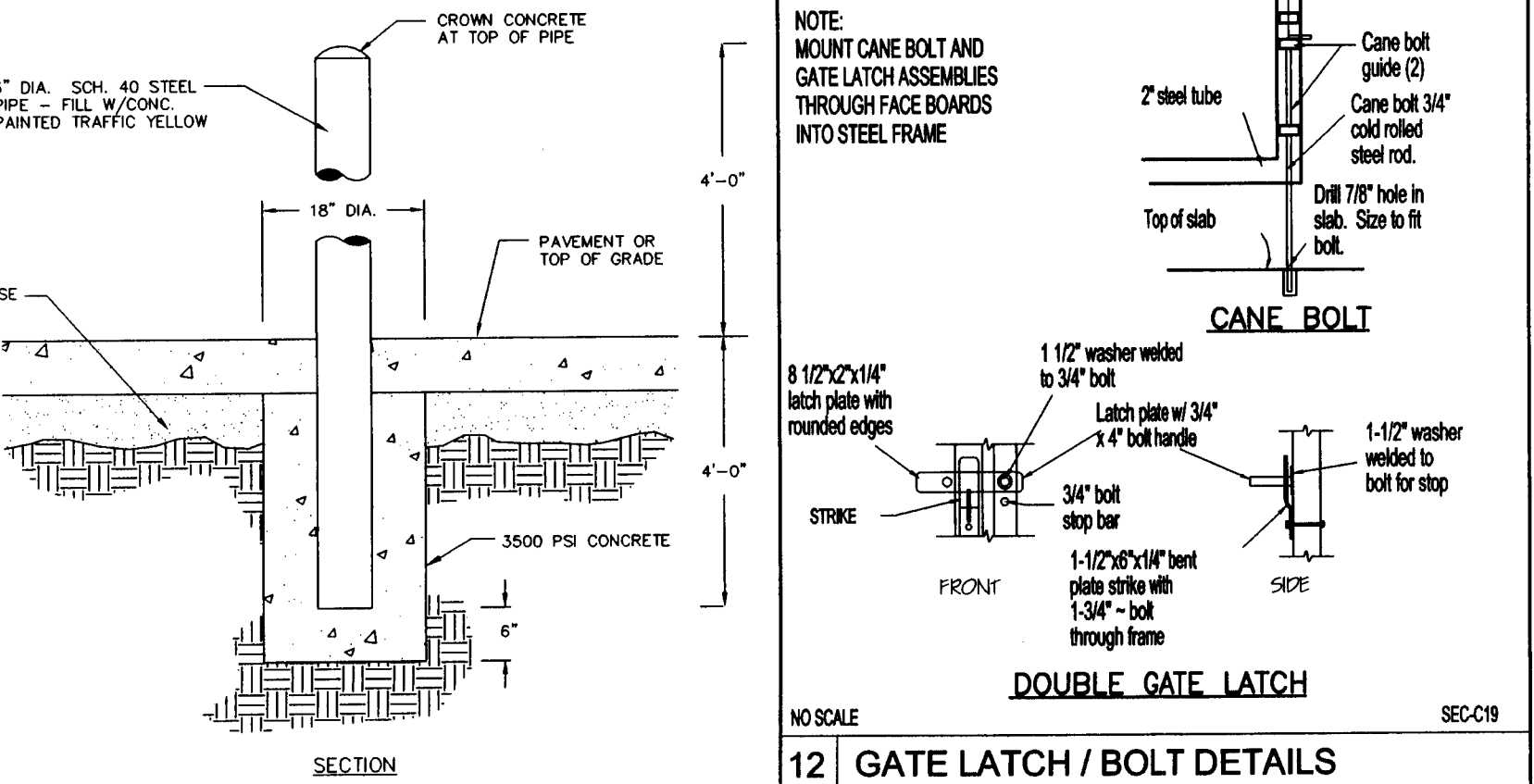
NO SCALE SEC-C17W  
10 DUMPSTER LAYOUT



NO SCALE SEC-C12  
16 PRIVACY FENCE DETAIL



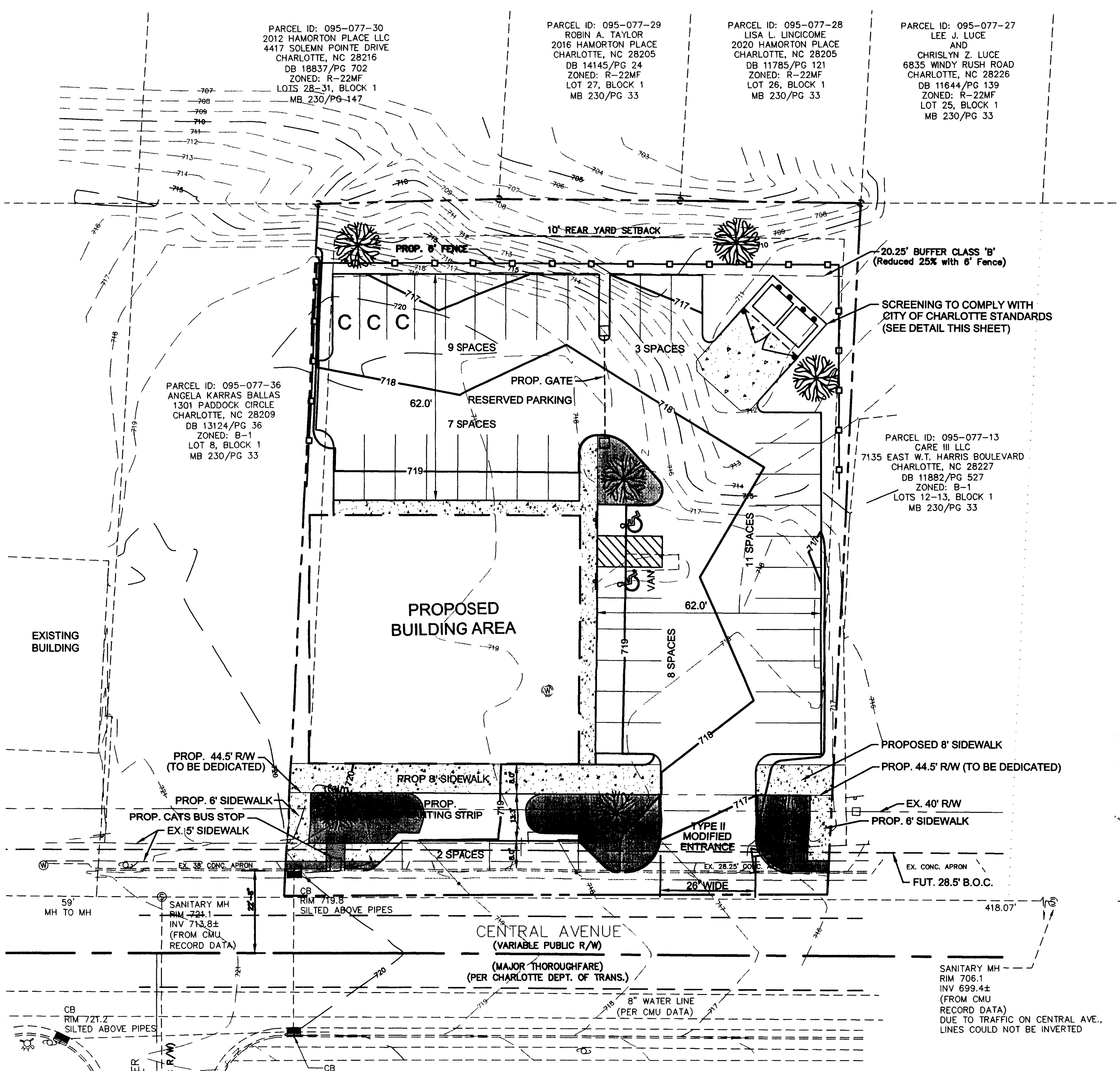
NO SCALE SEC-C18  
11 GATE DETAIL FOR DUMPSTER ENCLOSURE



NO SCALE SEC-C19  
12 GATE LATCH / BOLT DETAILS



N.T.S. CMLDS STD. DTL.  
BOLLARD POST DETAIL



DEVELOPMENT STANDARDS:

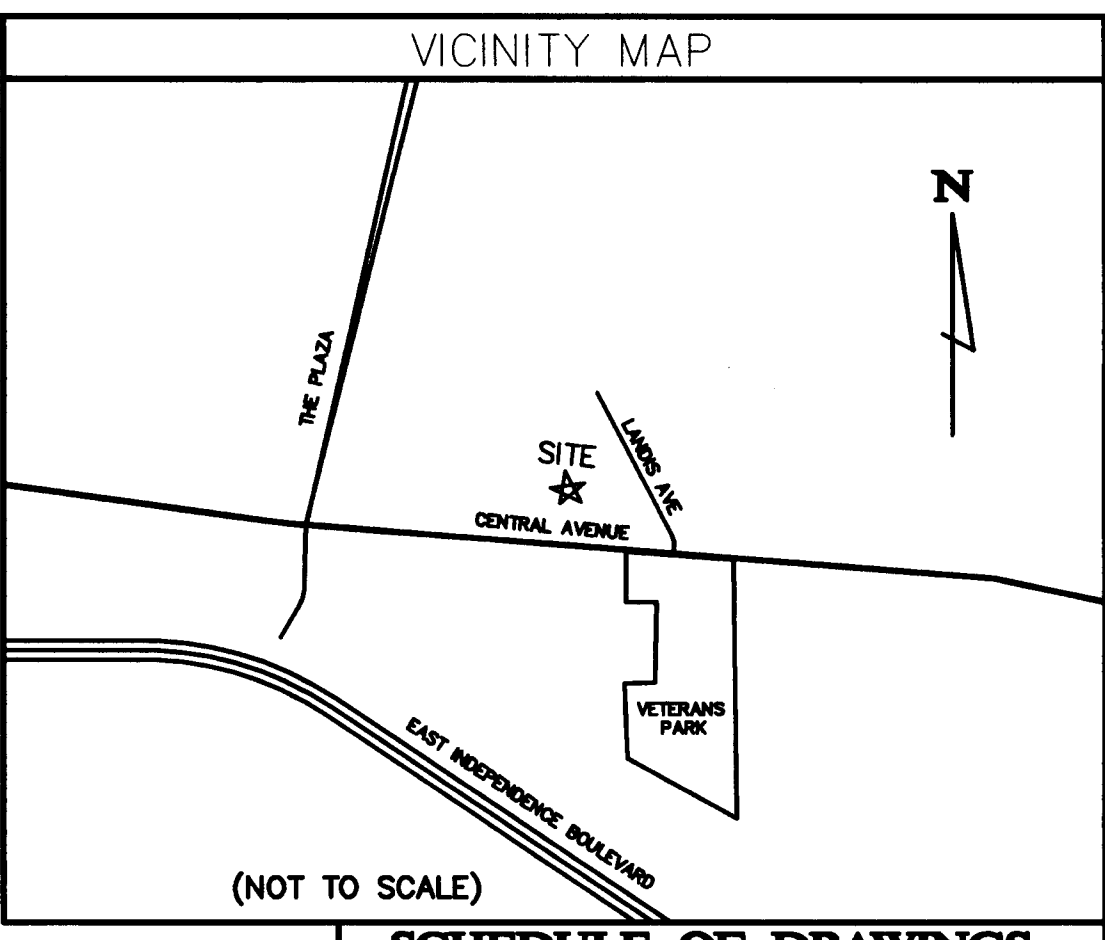
1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE SITE PLAN IS INTENDED TO REFLECT THE ARRANGEMENTS PROPOSED BY THE APPLICANT AND USES ON THE SITE, BUT THE EXACT CONFIGURATION AND PLACEMENT MAY BE MODIFIED.
2. THE PROPOSED USE OF THE PROPERTY WILL BE FOR MIXED USE OFFICE, RETAIL, RESTAURANT, PERSONAL SERVICES AND MEDICAL OFFICE USES ALONG WITH ASSOCIATED PARKING, ACCESSORY USES, AND SERVICE AREAS.
3. ALL DUMPSTERS WILL BE SCREENED WITH SOLID ENCLOSURES AND GATES. PETITIONER AGREES TO MEET ALL REQUIREMENTS AS STATED IN CHAPTERS 9 & 12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE, COMPACTOR AND RECYCLING AREAS.
4. PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE. PARKING WILL BE PROVIDED BEHIND FRONT SETBACK LINE.
5. ANY DETACHED LIGHTING ON THE SITE WILL NOT EXCEED 20 FEET IN HEIGHT AND WILL BE AIMED INTO THE SITE AWAY FROM ADJOINING PROPERTIES AND PUBLIC STREETS TO PREVENT GLARE. LIGHTING SHALL BE FULLY SHIELDED. NO WALL PACK LIGHTING WILL BE USED.
6. THE PROJECT WILL COMPLY WITH ALL MUDD STANDARDS AND REVIEW PROCESSES.
7. STREET WALLS THE FIRST FLOORS OF ALL BUILDINGS, INCLUDING STRUCTURED PARKING, MUST BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN-SCALE ACTIVITY. IT IS INTENDED THAT THIS BE ACCOMPLISHED PRINCIPALLY BY THE USE OF WINDOWS AND DOORS ARRANGED SO THAT THE USES ARE VISIBLE FROM AND/OR ACCESSIBLE TO THE STREET ON AT LEAST 50% OF THE LENGTH OF THE FIRST FLOOR STREET FRONTAGE. WORKS OF ART, FOUNTAINS AND POOLS, STREET FURNITURE, LANDSCAPING AND GARDEN AREAS, ARCHITECTURALLY ARTICULATED FACADES, AND DISPLAY AREAS MAY BE CONSIDERED IN MEETING THIS REQUIREMENT.
8. EACH TENANT OCCUPYING SPACE ON THE GROUND FLOOR WILL HAVE AN OPERABLE DOOR FROM THE PUBLIC SIDEWALK OR OPEN SPACE AND THE DOORS WILL NOT SWING ACROSS THE SETBACK LINE.
9. MINIMUM BUILDING HEIGHT: 2 STORIES
10. MAXIMUM BUILDING HEIGHT: 60'-0"
11. MAXIMUM BUILDING SIZE: 13,500 S.F.
12. MINIMUM PARKING: 23
13. PARKING SPACES PROVIDED: 40
14. \*NO TREES 8" DIAMETER OR LARGER ARE PRESENT IN THE SETBACK OR RIGHT-OF-WAY\*
15. PROPOSED RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF CHARLOTTE PRIOR TO START OF CONSTRUCTION. EXISTING GREEN SPACE MAY BE USED TO MEET MINIMUM REQUIREMENTS FOR ZONING, PRIOR TO R/W DEDICATION.
16. BILLBOARD WILL BE REMOVED PRIOR TO THE START OF CONSTRUCTION.

ZONING NOTES:

1. EXISTING ZONING: B-1
2. PROPOSED ZONING: MUDD-CD
3. MINIMUM STREET SETBACK: 29'-3" (FROM BACK OF CURB)
4. MINIMUM SIDE YARDS: NONE, BUT 10' BUILDING SEPARATION REQUIRED ADJACENT TO A RESIDENTIAL USE.
5. MINIMUM REAR YARD: NONE, BUT 10' BUILDING SEPARATION REQUIRED ADJACENT TO A RESIDENTIAL USE.
6. SHORT TERM BIKE RACK - 2 MIN. (5% OF 41 SPACES = 2)
7. LONG TERM BIKE STORAGE - 2 MIN.

SITE DATA  
TOTAL SITE SURVEYED: 0.656 AC  
TOTAL IMPREVIOUS AREA: 19,627 S.F.

TOTAL IMPREVIOUS AREA IS BELOW THE 20,000 S.F. THRESHOLD. THEREFORE, NO DETENTION IS REQUIRED.



SCHEDULE OF DRAWINGS

1 - REZONING PLAN

APPROVED BY CITY COUNCIL  
DEC 18 2006

06-133

GENERAL NOTES

BOUNDARY & PLANIMETRIC SURVEY DATA PROVIDED BY: FORESITE SURVEY, INC. 5950 FAIRVIEW ROAD, SUITE 100 CHARLOTTE, NORTH CAROLINA 28210 (704) 553-6167 \* FAX (704) 553-8860

OTHER TOPO FROM MECKLENBERG COUNTY GIS

ENGINEER: BURTON ENGINEERING ASSOCIATES 5950 FAIRVIEW ROAD, SUITE 100 CHARLOTTE, NORTH CAROLINA 28210 (704) 553-8881 \* FAX (704) 553-8860

ARCHITECT: PUGH & SCARPA 408 LOUISE AVENUE CHARLOTTE, NORTH CAROLINA 28204 (704) 347-3464

OWNER: FOOTHILLS CAPITAL, LLC 2910 SELWYN AVENUE, SUITE 322 CHARLOTTE, NORTH CAROLINA 28209 (704) 527-8600 PHONE (704) 527-1155 FAX

2013 CENTRAL AVENUE  
PROPOSED RETAIL AND OFFICE BUILDING

REZONING PLAN

DRAWING INFORMATION

BEFORE YOU DIG CALL TOLL FREE 1-800-485-6322-4949 ULOCO

TRUE NORTH

GRAPHIC SCALE  
1" = 20'

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BY:

PRELIMINARY  
NOT FOR CONSTRUCTION

BURTON ENGINEERING ASSOCIATES  
CIVIL ENGINEERS  
LAND PLANNERS  
5950 Fairview Rd. • Suite 100 • Charlotte, NC 28210  
(704) 553-8881 • Fax (704) 553-8860

Project Title

Project Number  
478-001

Sheet of  
1 1

CTB  
Engineer  
LB  
Drawn By  
08/20/06  
Date

Revisions  
REV. 9-20-2006  
REV. 10-23-2006