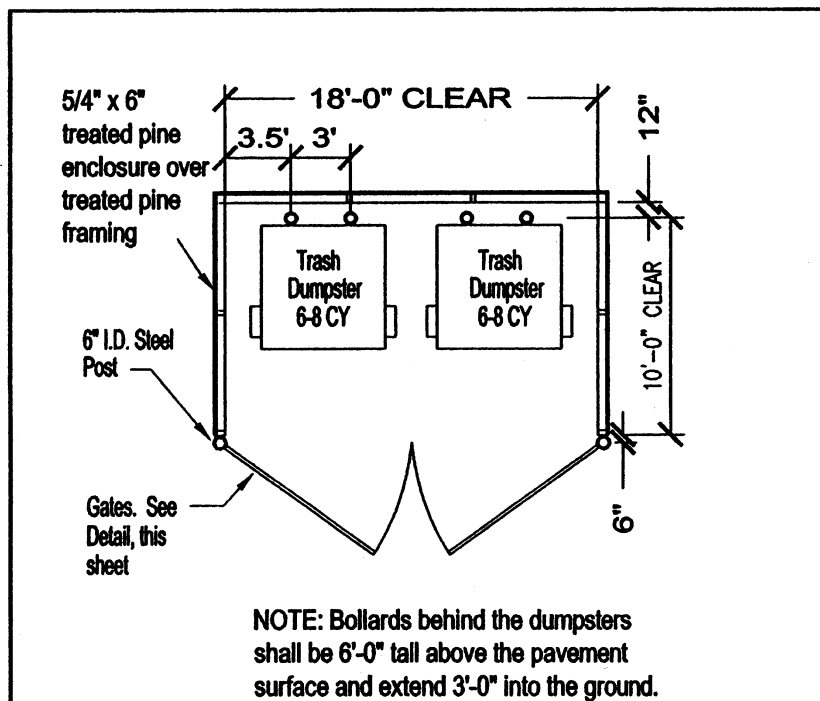
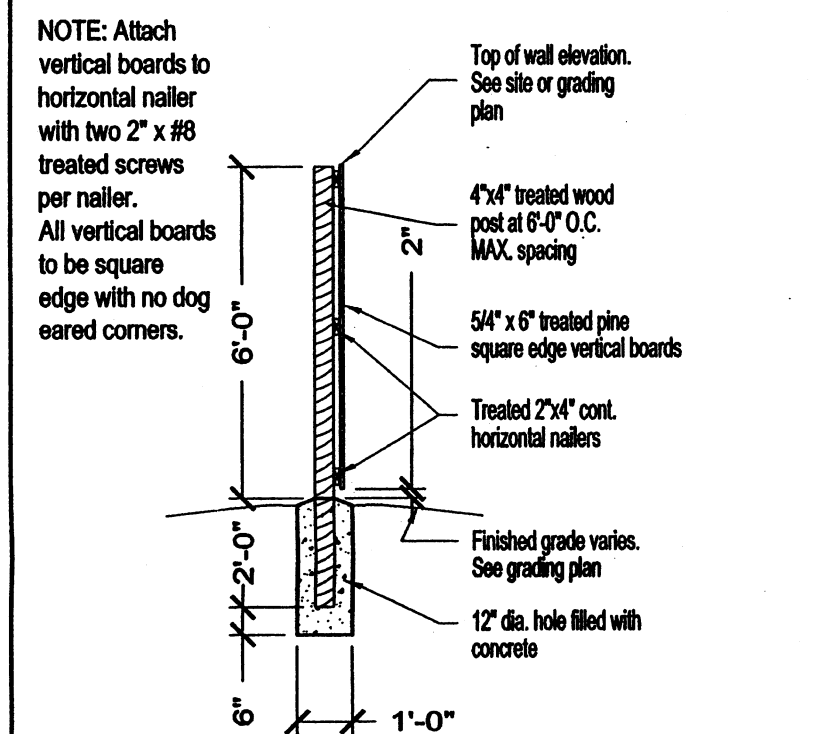
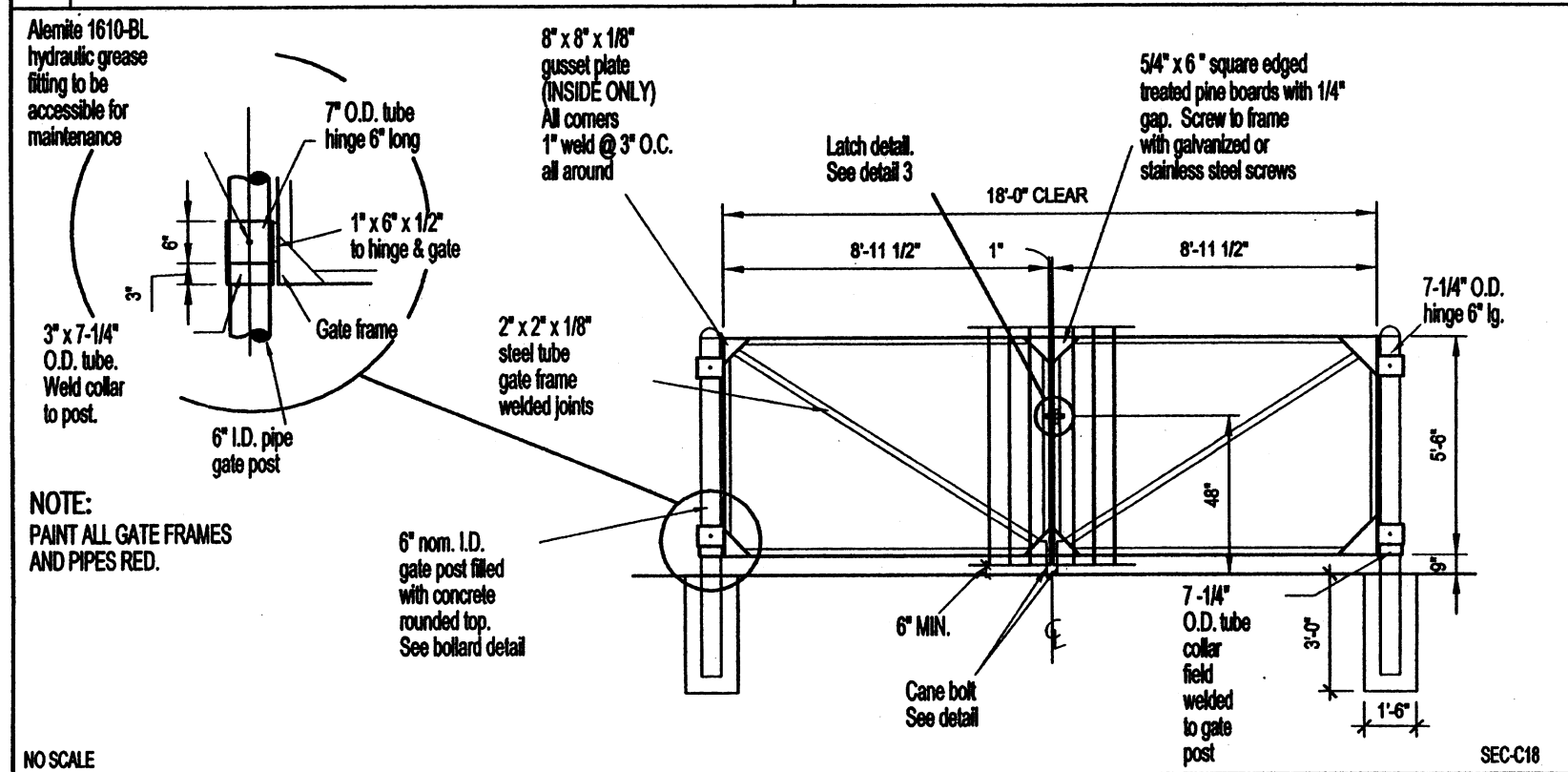




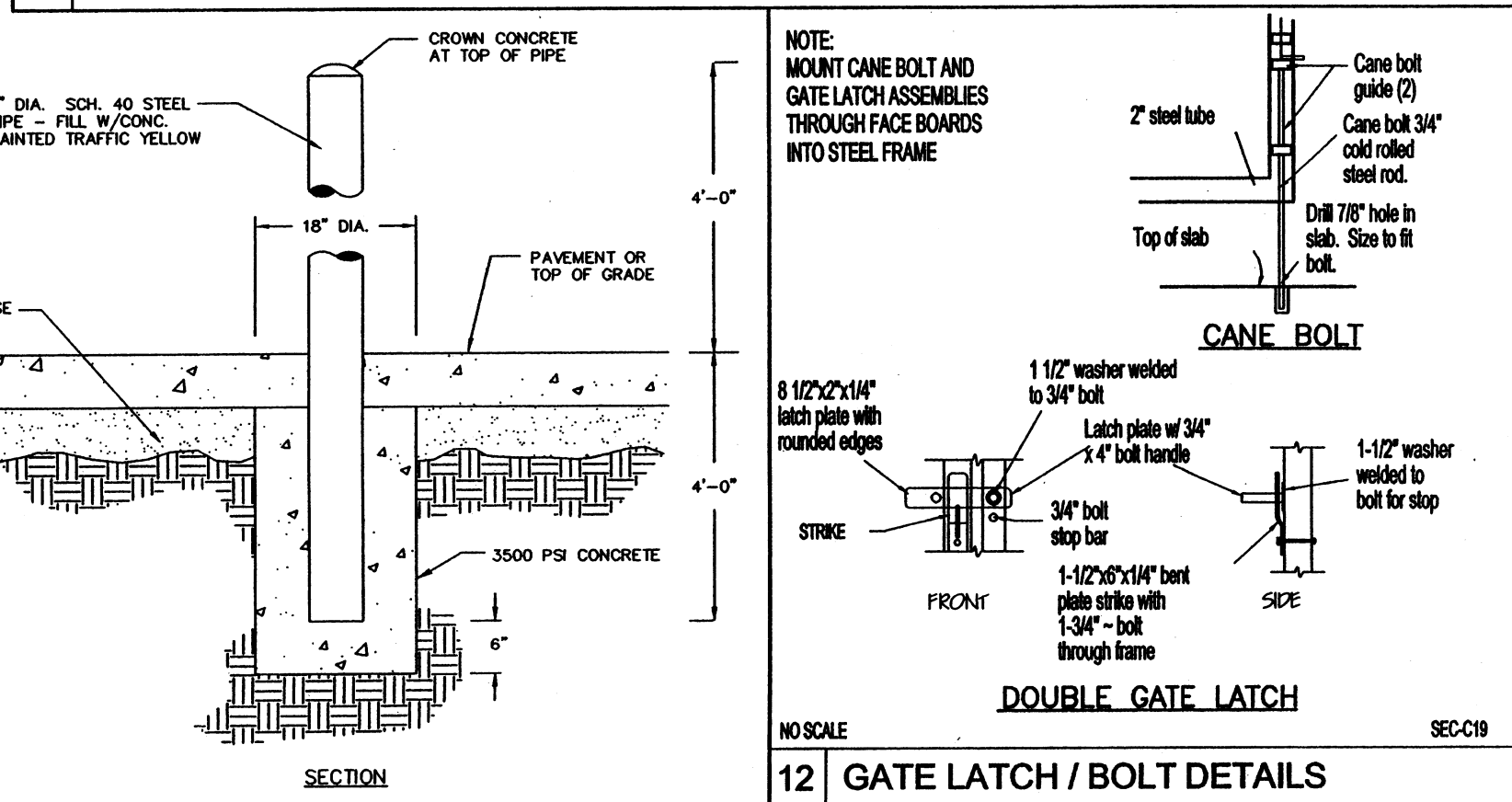
NO SCALE
10 DUMPSTER LAYOUT



NO SCALE
16 PRIVACY FENCE DETAIL

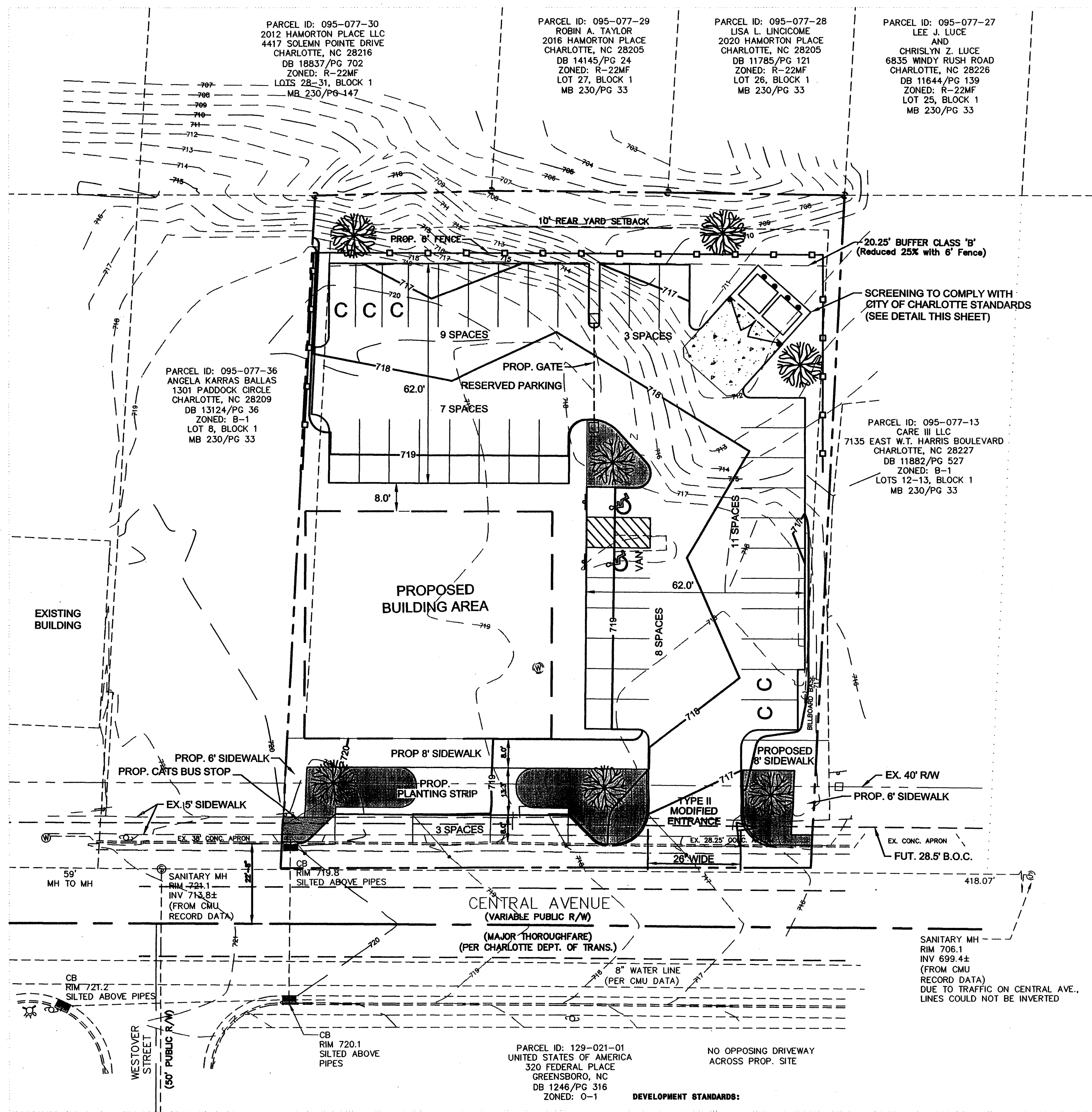


NO SCALE
11 GATE DETAIL FOR DUMPSTER ENCLOSURE



NO SCALE
12 GATE LATCH / BOLT DETAILS

NO SCALE
BOLLARD POST DETAIL
N.T.S.
CMLDS STD. DTL.

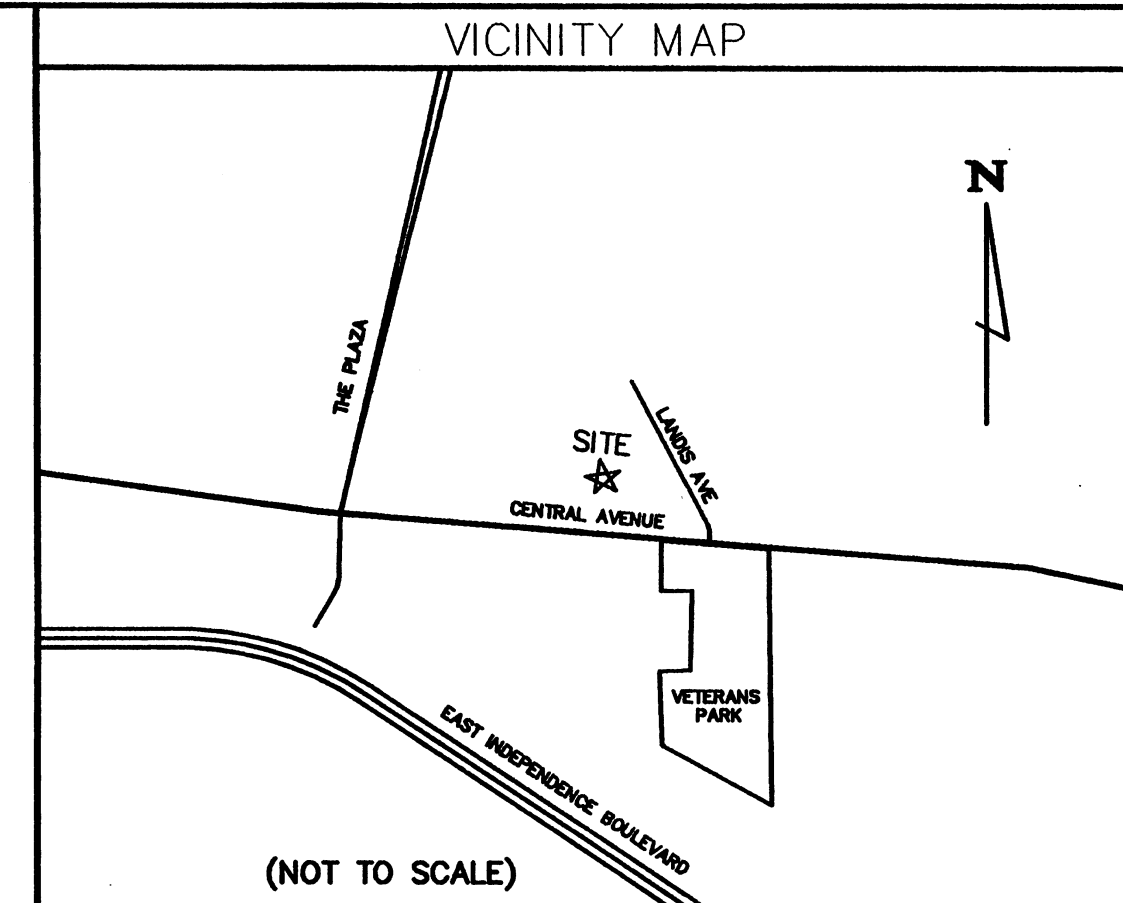


- ZONING NOTES:**
- EXISTING ZONING: B-1
 - PROPOSED ZONING: MUDD-CD
 - MINIMUM STREET SETBACK: 29'-3" (FROM BACK OF CURB)
 - MINIMUM SIDE YARDS: NONE, BUT 10' BUILDING SEPARATION REQUIRED ADJACENT TO A RESIDENTIAL USE.
 - MINIMUM REAR YARD: NONE, BUT 10' BUILDING SEPARATION REQUIRED ADJACENT TO A RESIDENTIAL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

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

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

- DEVELOPMENT STANDARDS:**
- 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 ARRANGEMENT OF PROPOSED BUILDINGS AND USES ON THE SITE, BUT THE EXACT CONFIGURATION AND PLACEMENT MAY BE MODIFIED.
 - 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.
 - 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.
 - PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE. PARKING WILL BE PROVIDED BEHIND FRONT SETBACK LINE.
 - 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.
 - THE PROJECT WILL COMPLY WITH ALL MUDD STANDARDS AND REVIEW PROCESSES.
 - STREET WALLS THE FIRST FLOORS OF ALL BUILDINGS, INCLUDING STRUCTURED PARKING, MUST BE DESIGNED TO ENCOURAGE AND COMPLIMENT 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 REQUIREMENTS.
 - THE PROVISIONS OF MULTIPLE ENTRANCES FROM THE PUBLIC SIDEWALK OR OPEN SPACES IS ENCOURAGED AND THE DOORS WILL NOT SWING ACROSS SETBACK LINE.
 - MINIMUM BUILDING HEIGHT: 20'-0"
 - MAXIMUM BUILDING HEIGHT: 60'-0"
 - MAXIMUM BUILDING SIZE: 12,000 S.F.
 - MINIMUM PARKING: 36
 - PARKING SPACES PROVIDED: 41
 - "NO TREES 8" DIAMETER OR LARGER ARE PRESENT IN THE SETBACK OR RIGHT-OF-WAY"
 - PROPOSED RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF CHARLOTTE PRIOR TO START OF CONSTRUCTION.
 - BILLBOARD WILL BE REMOVED PRIOR TO THE START OF CONSTRUCTION.



(NOT TO SCALE)
SCHEDULE OF DRAWINGS
1 - REZONING PLAN

GENERAL NOTES

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

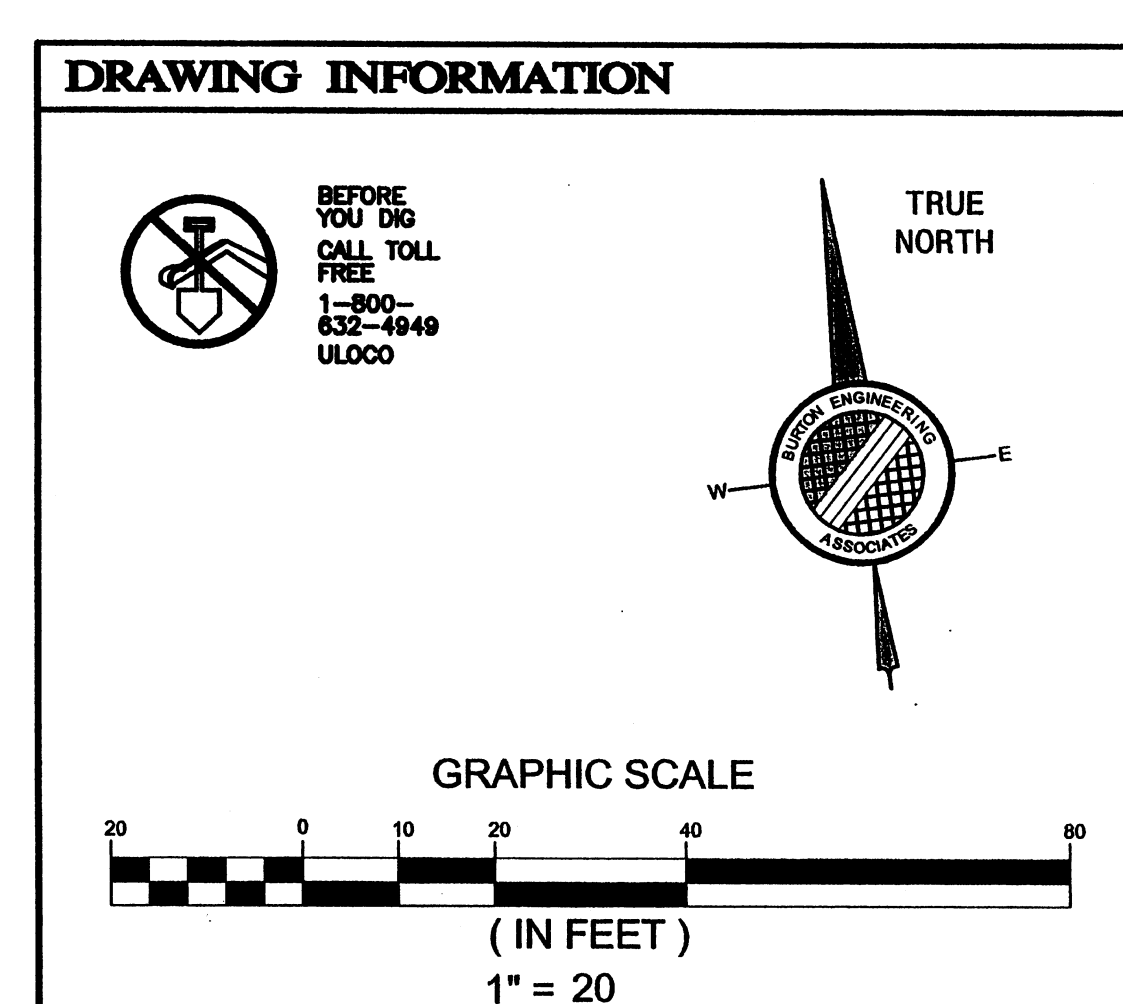
OTHER TOPO FROM MECKLENBURG COUNTY GIS

ENGINEER:
BURTON ENGINEERING ASSOCIATES
5950 FAIRVIEW ROAD, SUITE 100
CHARLOTTE, NORTH CAROLINA 28210
(704) 553-8861 * FAX (704) 553-8860

ARCHITECT:
PUSH & 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) 527-8800 PHONE
(704) 527-1155 FAX

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BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS
5950 Fairview Rd. * Suite 100 * Charlotte, NC 28210
(704) 553-8861 * Fax (704) 553-8860

2013 CENTRAL AVENUE
PROPOSED RETAIL AND OFFICE BUILDING

REZONING PLAN

Project
Sheet
Title

CTB
Engineer
LB
Drawn By
06/30/06
Date

Revisions
REV. 9-20-2006

Project Number
478-001

Sheet
of
1
1