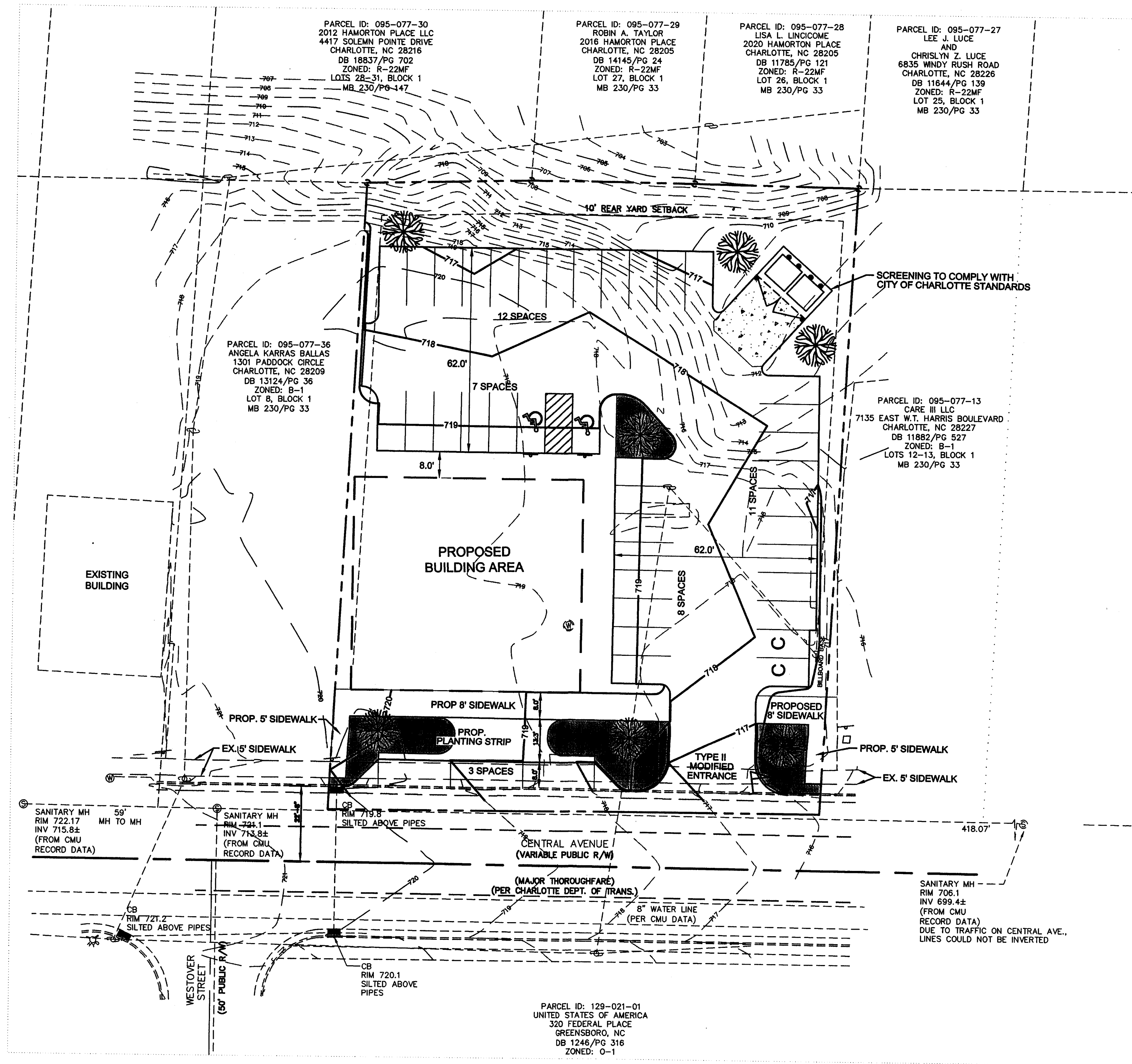




ZONING NOTES:

- EXISTING ZONING: B-1
- PROPOSED ZONING: MUDD-CO
- MINIMUM STREET SETBACK: 28'-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.

SITE DATA

TOTAL SITE SURVEYED: 0.656 AC
TOTAL IMPREVIOUS AREA: 19,827 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.
 - 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.
 - 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 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 REQUIREMENTS.
- THE PROVISIONS OF MULTIPLE ENTRANCES FROM THE PUBLIC SIDEWALK OR OPEN SPACES IS ENCOURAGED.
8. MAXIMUM BUILDING HEIGHT: 60'-0"
9. MAXIMUM BUILDING SIZE: 12,000 S.F.
10. MINIMUM PARKING: 36
11. PARKING SPACES PROVIDED: 41

VICINITY MAP



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) 553-8880

OTHER TOPO FROM MECKLENBERG COUNTY GIS

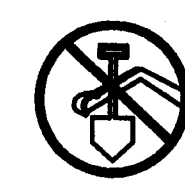
ENGINEER:
BURTON ENGINEERING ASSOCIATES
5950 FAIRVIEW ROAD, SUITE 100
CHARLOTTE, NORTH CAROLINA 28210
(704) 553-8881 * FAX (704) 553-8880

ARCHITECT:
PUGH & SCARPA
406 LOUISE AVENUE
CHARLOTTE, NORTH CAROLINA 28204
(704) 347-3484

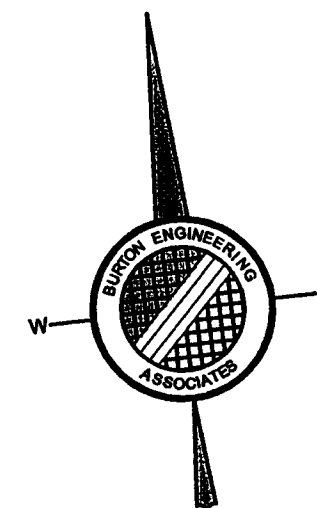
OWNER:
FOOTHILLS CAPITAL, LLC
2910 SELWYN AVENUE, SUITE 322
CHARLOTTE, NORTH CAROLINA 28209
(704) 527-8600 PHONE
(704) 527-1155 FAX

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING INFORMATION



BEFORE
YOU DIG
CALL
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832-4949
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GRAPHIC SCALE

(IN FEET)

1" = 20

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CIVIL ENGINEERS
LAND PLANNERS
5950 Fairview Rd. * Suite 100 * Charlotte, NC 28210
(704) 553-8881 * Fax (704) 553-8880

2013 CENTRAL AVENUE
PROPOSED RETAIL AND OFFICE BUILDING

REZONING
PLAN

Project

Sheet
Title

CTB
Engineer
LB
Drawn By
06/30/06
Date

Revisions

Project Number
478-001

Sheet of
1 1