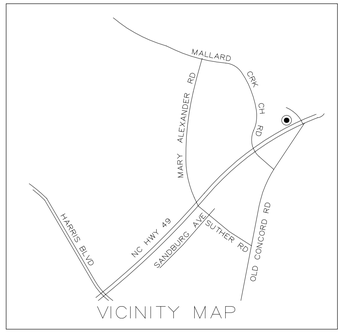


VICINITY MAP

SITE DATA	
TOTAL SITE AREA:	2.09 ACRES
TAX PARCEl NUMBER:	05101120
PARKING CALCULATION:	
OVERALL COMBINED COMMERCIAL: 25,700 sf (1:250)	103 spaces
OVERALL COMBINED RESTARAUNT: 4,800 sf (1:75)	64 spaces
PARKING REQUIRED = 167 SPACES	
PARKING PROVIDED = 167 SPACES	
EXISTING ZONING:	B-1(CD)
PROPOSED ZONING:	B-2(CD)

GENERAL SITE PLAN NOTES

DEVELOPMENT STANDARDS
UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THIS TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE B-2(CD) ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

PERMITTED USES
1. PERMITTED USES ARE RETAIL, OFFICE, CARWASH, AND CONVENIENCE CENTER.
2. THE GROSS FLOOR AREA OF THE BUILDING CONSTRUCTED ON THE SITE MAY NOT EXCEED, IN THE AGGREGATE, 8,000 SQUARE FEET.

SETBACKS, SIDE YARDS AND REAR YARDS
1. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE.

SCREENING AND LANDSCAPED AREAS
1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
2. ANY DUMPSTERS LOCATED WITHIN THE SITE THAT ARE VISIBLE FROM A PUBLIC STREET OR FROM AN EXTERNAL ADJOINING PROPERTY WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES.
3. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
4. OWNER WILL PROVIDE A CERTIFIED TREE ARBORIST TO CREATE A TREE PLAN TO PERVSERVE EXISTING TREE ON SITE.

PARKING
1. OFF STREET PARKING SPACES WILL SATISFY THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
2. OWNER WILL PROVIDE LEGAL EASEMENT AGREEMENT FOR SHARED PARKING BETWEEN PARCELS DURING PERMITTING PROCESS.

ARCHITECTURAL STANDARDS
1. THE PROPOSED BUILDING WILL HAVE ARCHITECTURAL COMPATIBILITY WITH THE EXISTING BUILDING ON ADJACENT SITE, AND WILL USE BRICK, EIFS, AND SIMILIAR ARE ZONED AND/OR USED FOR RESIDENTIAL PURPOSES, AND FROM VIEW OF PUBLIC COLORS COMPLIMENTING THE EXISTING BUILDING.
2. ALL ROOF TOP EQUIPMENT WILL BE SCREENED FROM ABUTTING PROPERTIES THAT STREETS.

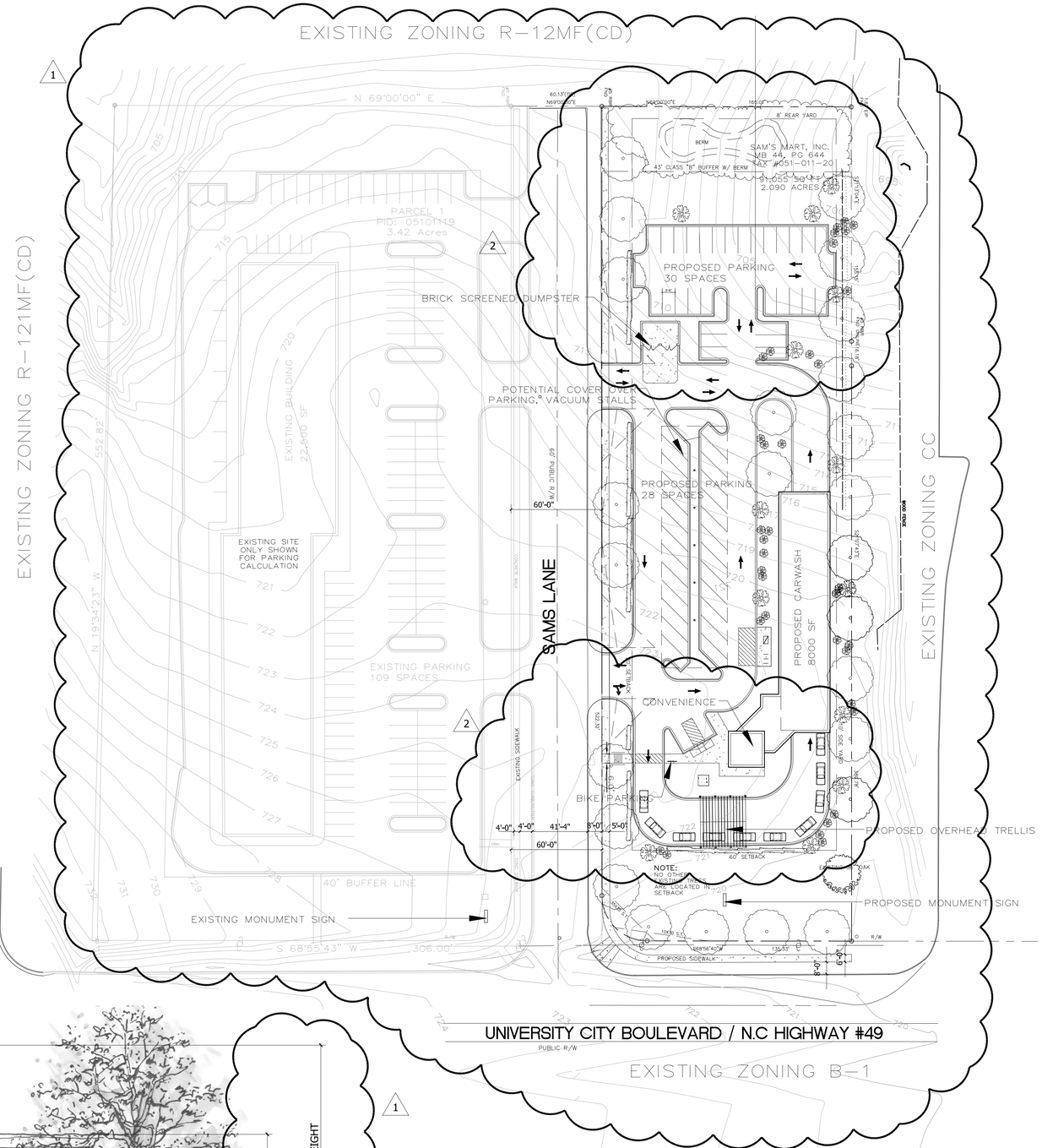
SIDEWALKS
1. A SIDEWALK SYSTEM SHALL BE PROVIDED THROUGHOUT THE SITE GENERALLY AS DEPICTED ON THE SITE PLAN AND AS REQUIRED BY THE ZONING ORDINANCE. SIDEWALKS SHALL BE PROVIDED WITHIN THE PARKING LOT TO PROVIDE FOR PEDESTRIAN ACCESS BETWEEN THE PROPOSED BUILDING AND EXISTING SITE TO THE WEST.
2. OWNER TO PROVIDE EASEMENT FOR SIDEWALK ALONG SAM'S LANE IN RIGHT OF WAY
3. OWNER TO PROVIDE WAITING / BENCH PAD FOR CATS.

LIGHTING
1. ALL FREESTANDING LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN.
2. THE HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE MAY NOT EXCEED 25 FEET.
3. WALL PACK LIGHTING WILL NOT BE ALLOWED.
4. ALL LIGHTING WILL BE SHIELDED WITH FULL CUT-OFF FIXTURES, AND ALL LIGHTING WILL BE DESIGNED SO THAT DIRECT ILLUMINATION WILL NOT EXTEND PAST ANY PROPERTY LINE.

SIGNS
ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

ACCESS POINTS (DRIVEWAYS)
1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON THE SITE PLAN.
2. THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

STORM WATER & WASTE MANAGEMENT
1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
1. THE PETITIONER SHALL PROVIDE A SOLID WASTE MANAGEMENT PLAN PRIOR TO INTIATING LAND CLEARING, DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.



02 UNIVERSITY CITY BOULEVARD ELEVATION — SCALE: 1/8" = 1'-0"

01 SITE PLAN — SCALE: 1" = 40'-0"

Overcash • Demmitt Architects
2010 south tryon street suite 1a
charlotte north carolina 28203
voice • 704.332.1615
fax • 704.332.0117
web • www.odarch.com

49er's PLAZA

University City Blvd.
Charlotte, North Carolina

PETITION #2008- 153 FOR PUBLIC HEARING

ISSUED	:	MM/DD/YY
REZONING	:	09/22/08
1 COMMENTS	:	11/17/08
2 COMMENTS	:	12/03/08
RESUBMITTAL	:	12/12/08
RESUBMITTAL	:	12/19/08

SITE PLAN

RZ1.0

Copyright 2008, Overcash Demmitt Architects
ODA No. 051938.01B CADD File: 1938B_A3.1