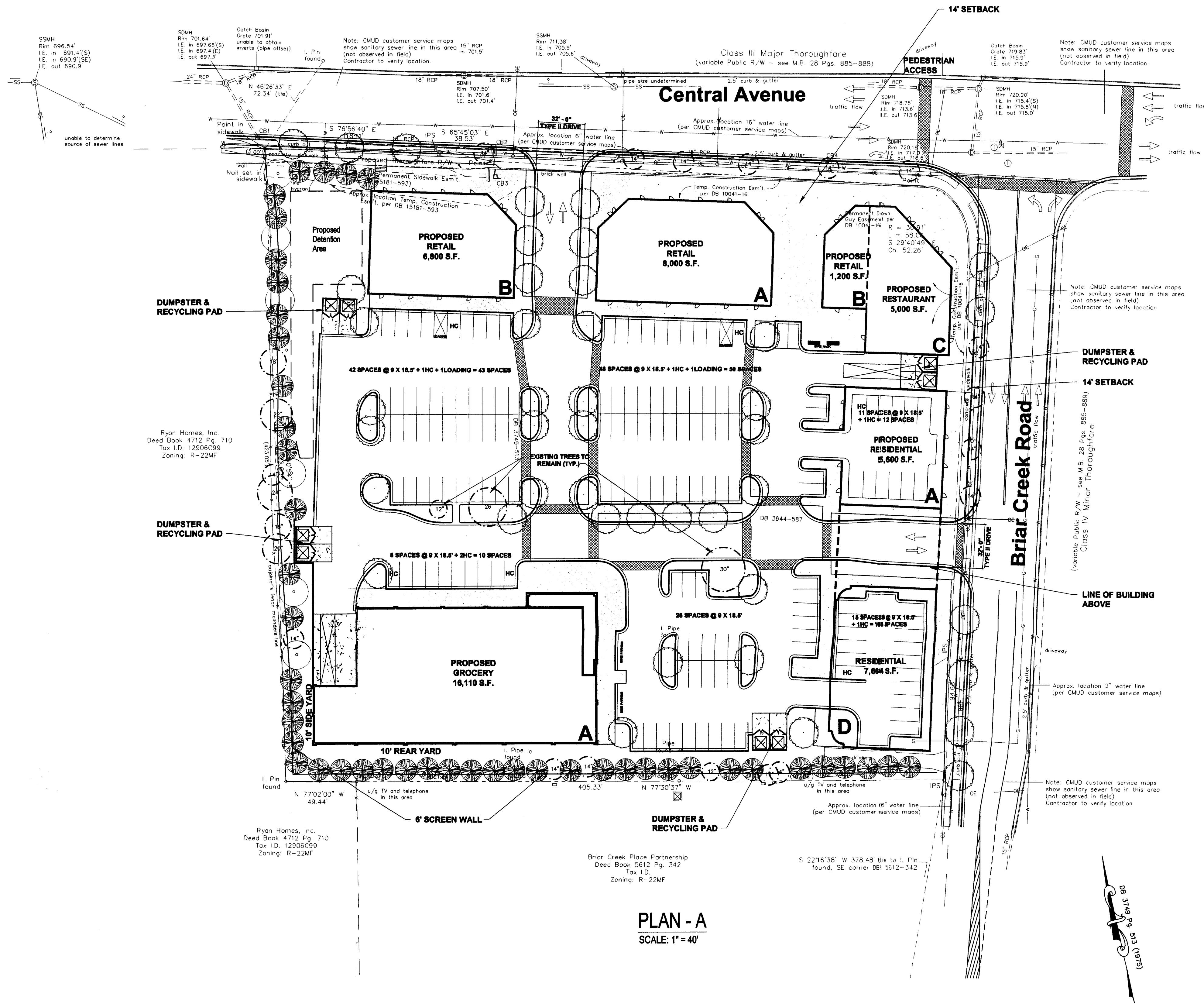
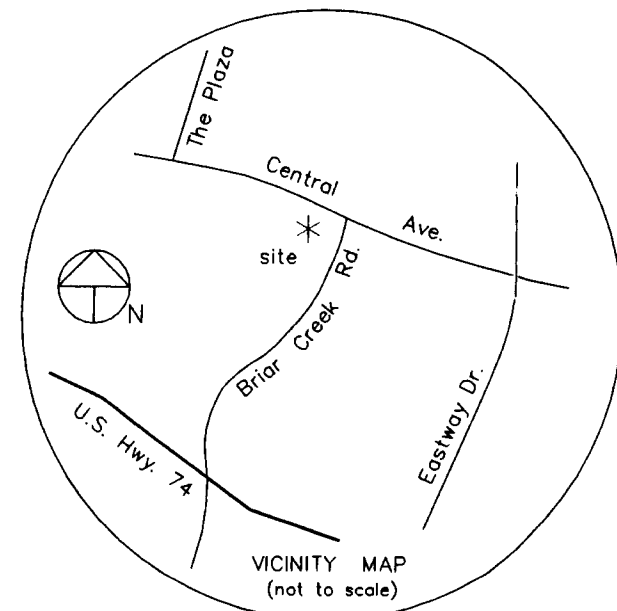




PLAN - A
SCALE: 1" = 40'



VACINITY MAP
N.T.S.

SITE DEVELOPMENT DATA

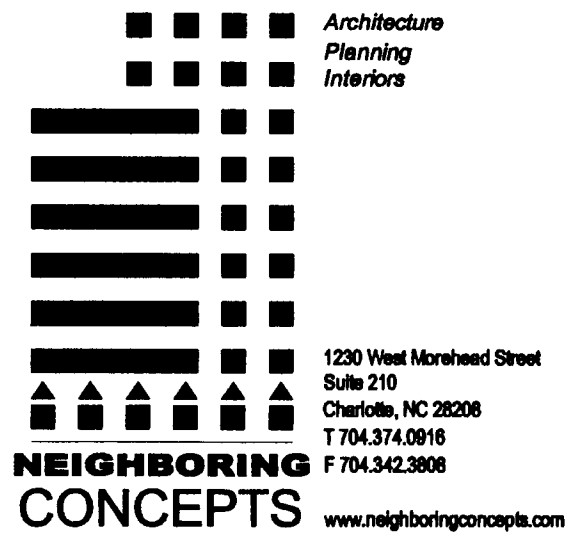
SITE ACREAGE	4.5 ACRES
EXISTING ZONING	RMF 22
PROPOSED ZONING	MUDD-O
SETBACKS	MIN. SETBACK 14' MIN. SIDEYARD 10' MIN. REARYARD 10'
HEIGHT	1 1/2 STORIES FOR RETAIL/RESTURANT/COMMERCIAL 3 STORIES RESIDENTIAL BUILDINGS
PARKING	44 RESIDENTIAL UNITS 1 SPACE PER UNIT REQUIRED: 44 PROVIDED: 44 5,000 SQ. FT. RESTAURANT 1 SPACE PER 125 SQ. FT. REQUIRED: 40 PROVIDED: 48 32,110 SQ. FT. RETAIL REQUIRED: 54 PROVIDED: 65 1 SPACE PER 600 SQ. FT. TOTAL PARKING REQUIRED = 138 SPACES TOTAL PARKING PROVIDED = 157 SPACES + 2 LOADING SPACES

PROPOSED DEVELOPMENT

- A- GROCERY STORE - 16,110 SQ. FT.
- B- RETAIL - 16,000 SQ. FT.
- C- RESTAURANT- 5,000 SQ. FT.
- D- RESIDENTIAL - 36 UNITS

GENERAL NOTES

1. PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303
2. STORM WATER DETENTION FACILITIES WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF STORM WATER SERVICES. NO DETENTION WILL BE PLACED IN SETBACK.
3. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE.
4. SCREENING WILL CONFIRM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
5. ALL DUMPSTERS ON THE SITE WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES. MULTIFAMILY COMPLEXES WILL MEET ALL REQUIREMENTS AS STATED IN SECTION 12.403 AND CHAPTER 12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER, COMPACTOR AND RECYCLING AREAS.
6. SITE LIGHTING/PEDESTRIAN LEVEL LIGHTING WILL BE PROVIDED. EXACT LOCATION OF PEDESTRIAN LIGHTS, OVERHEAD LIGHTS, ETC. WILL BE DETERMINED AS PART OF THE DETAIL CONSTRUCTION PLAN FOR THE SITE. WAL-PAK LIGHTING IS PROHIBITED. ALL LIGHTS TO BE FULLY SHIELDED.
7. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
8. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN.
9. EXISTING BUS STOPS ON CENTRAL AVENUE AND BRIAR CREEK ROAD WILL BE MAINTAINED AS REQUESTED BY CATS.
10. PRINCIPLE BUILDING FACADES SHALL RELATE TO THE SIDEWALK AND PUBLIC SPACE OF THE STREET.
11. FRONT BUILDING ELEVATIONS FACING THE STREET AND THE OVERALL MASSING SHALL COMMUNICATE EMPHASIS ON THE HUMAN SCALE AND THE PEDESTRIAN ENVIRONMENT.
12. PARKING SHALL BE LOCATED PRIMARILY TO THE REAR OF BUILDINGS. MAINTAINED AS REQUESTED BY CATS.
13. ASITE LIGHTING, LANDSCAPING, FURNITURE AND SIGNAGE SHALL BE INTEGRATED ALONG BUILDING FAÇADE AND PUBLIC OPEN SPACE.



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Plummer Properties

PETITION # 2005 - 05 - 133
FOR PUBLIC HEARING
Charlotte, NC

Project Number:
05-009

Submitto:

Issue Date:
January 20, 2006

Drawn: LCK Checked: JW

Rev. 1 Date:

Re:

Rev. 2 Date:

Re:

Rev. 3 Date:

Re:

Rev. 4 Date:

Re:

Title:
SITE PLAN

Sheet Number: of

S1.1

Plate:



Plate: