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BY:

# SCHEMATIC SITE PLAN CATAWBA VILLAGE CENTER CHARLOTTE, NORTH CAROLINA

DATE: 4/24/06  
DATE: 6/20/06

## SITE SUMMARY

EXISTING ZONING: B-1(CD)  
PROPOSED ZONING: S.P.A. B-2(CD) LWPA PARCEL B ONLY  
LAND SUMMARY:

SHOPPING CENTER:	8.78 ACRES±
PARCEL A:	1.41 ACRES±
PARCEL B:	1.37 ACRES±
AREA IN R.O.W.:	0.80 ACRES±
GROSS SITE AREA:	12.36 ACRES±
NET SITE AREA:	11.56 ACRES±

### BUILDING AREA:

FOOD LION:	38,274 SF
LOCAL SHOPS A:	9,183 SF
LOCAL SHOPS B:	9,365 SF
TOTAL:(PRIOR TO EXPANSION)	56,822 SF
FUTURE NET EXPANSION	7,800 SF
TOTAL:	64,622 SF
PROPOSED SONIC:	3,225 SF
TOTAL:	67,847 SF

### PARKING:

REQUIRED:  $4.0/1000=271$  SPACES

\*SHOWN:  $4.4/1000=298$  SPACES

\*SHOPPING CENTER: 263

\*SONIC: 35

Catawba Village OutParcel # B

GENERAL

1. The Schematic Site Plan consists of the technical data and the illustrative drawings (collectively, "Site Plan"). The Site Plan contains development notes and conditions regarding vehicular access points, buffers/setbacks, generalized building size, parking ratios, development type and intensity etc. The Site Plan depicts a development scenario based upon the conditions imposed by the technical data, but other development scenarios are permitted as a matter of right which permits alternative arrangements of buildings/parking/circulation areas, building footprints and shapes, lot layouts, etc. Changes may be made per section 6.206. All proposed development on the site shall comply with ordinance requirements regarding the number and arrangement of off-street parking spaces (see 12.202) signage, yard dimensions, buffers, screening (see 12.303), and landscaping (see 12.208).
2. The proposed zoning supports retail, office, restaurant and/or similar uses as permitted under the B-1 and specifically a B-2 district drive-in service restaurant shall be allowed on parcel B.
3. The Schematic Plan will comply with the watershed standards in both the critical and protected areas of the site.

### SITE DESIGN/BUFFERS/SETBACKS

1. Trees located in the setback area along Mt. Holly-Huntersville Road which are 6 inches or greater in caliper shall be preserved provided they do not interfere with the slopes necessary to widen Mt. Holly-Huntersville Road. The streetscape along the Mt. Holly-Huntersville Road frontage on Parcel B will be designed to be consistent with Catawba Plantation Master Plan.

### STORM WATER QUANTITY CONTROL

1. The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage 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.

### STORM WATER QUALITY TREATMENT

1. For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environmental and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.
2. This stormwater drainage from this site will flow into the BMP that was designed for the Catawba River Plantation and approved in 2001. This site makes up part of this master plan consisting of 70% maximum allowable impervious. The BMP was designed and approved by the City of Charlotte. The proposed site consists of approximately 50% impervious area.
3. Storm water detention, water quality basin (BMP) for the proposed development of parcel B will be located in an off site regional facility. NO storm water detention allowed in setbacks.

### VOLUME AND PEAK CONTROL

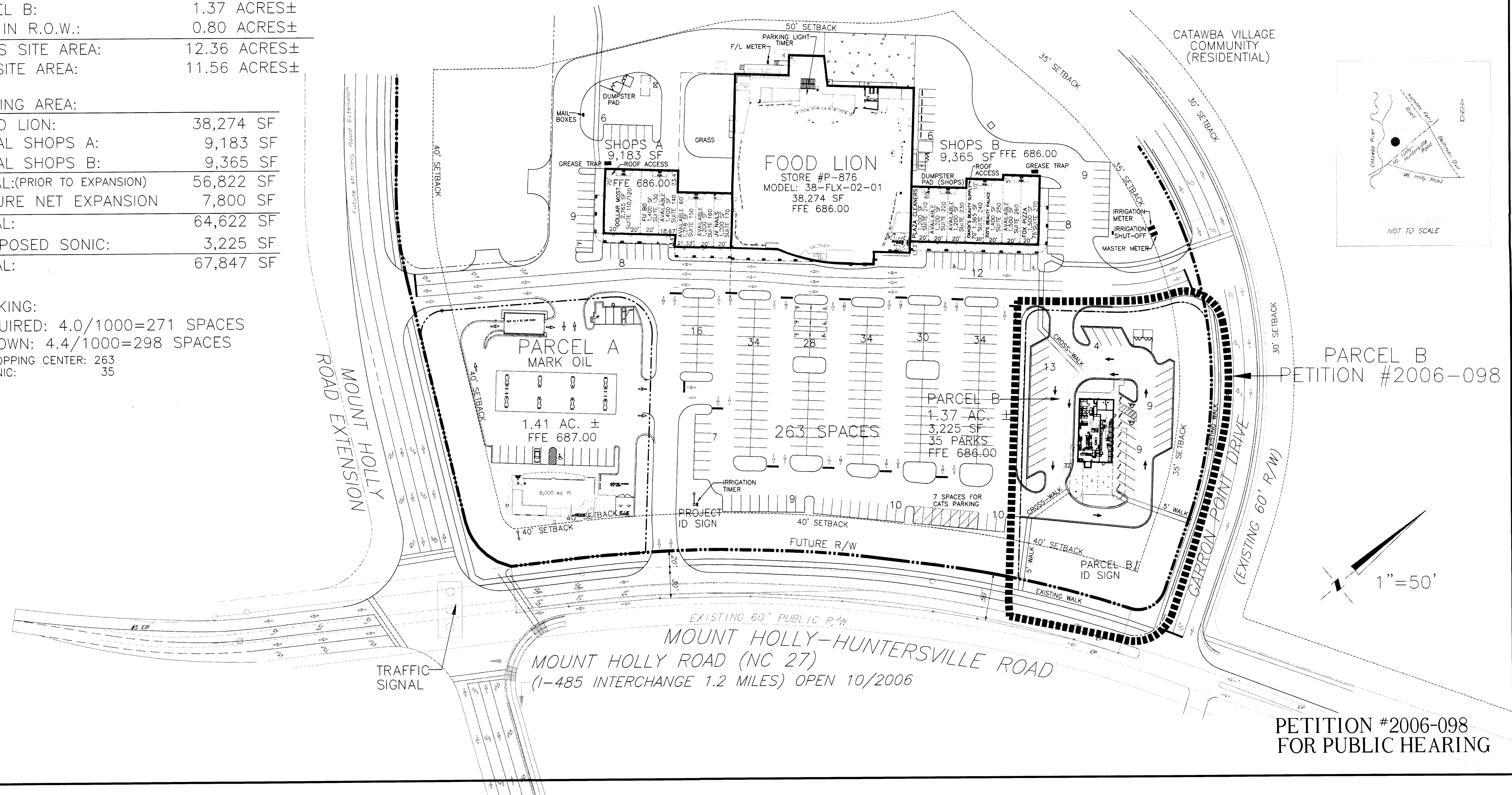
1. For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours. For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.
2. This stormwater drainage from this site will flow into the BMP that was designed for the Catawba River Plantation and approved in 2001.

### TRANSPORTATION

1. The site has completed all off site road improvements in conformance with the requirements of the North Carolina Department of Transportation (NC-DOT) and the Department of Transportation (C-DOT).

### ARCHITECTURAL

1. Wall pack type down lighting may be permitted on commercial buildings provided such lighting is designed to broadcast light down and contain such light within the site. The maximum height of detached lights in all parking lot areas shall be 25 feet.
2. All lighting to be fully shielded.
3. All dumpsters shall be screened with solid enclosures with gates.
4. The maximum height for buildings located within the commercial area shall be 30 feet above FFE, excluding the parapet wall or roof mounted screening.
5. The buildings to be constructed on parcel B shall be designed and constructed with similar/complementary architectural styles, features and colors as the commercial center on parcel 2.
6. Detached signage along Mt. Holly-Huntersville Road shall be limited to one (1) ground mounted sign for parcel B up to 4 feet high and 32 square feet in size.



PETITION #2006-098  
FOR PUBLIC HEARING