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# 49er's PLAZA

University City Blvd.  
 Charlotte, North Carolina

PETITION #2008- 153  
 FOR PUBLIC HEARING

ISSUED	MM/DD/YY
REZONING	09/22/08
COMMENTS	11/17/08

SITE PLAN

**RZ1.0**

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 ODA No. 051938.018 CAD File: 19380\_A3.1

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 RESTAURANT:	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.

- PARKING**
1. OFF STREET PARKING SPACES WILL SATISFY THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

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

**SIDEWALKS**  
 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.

- 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, 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.

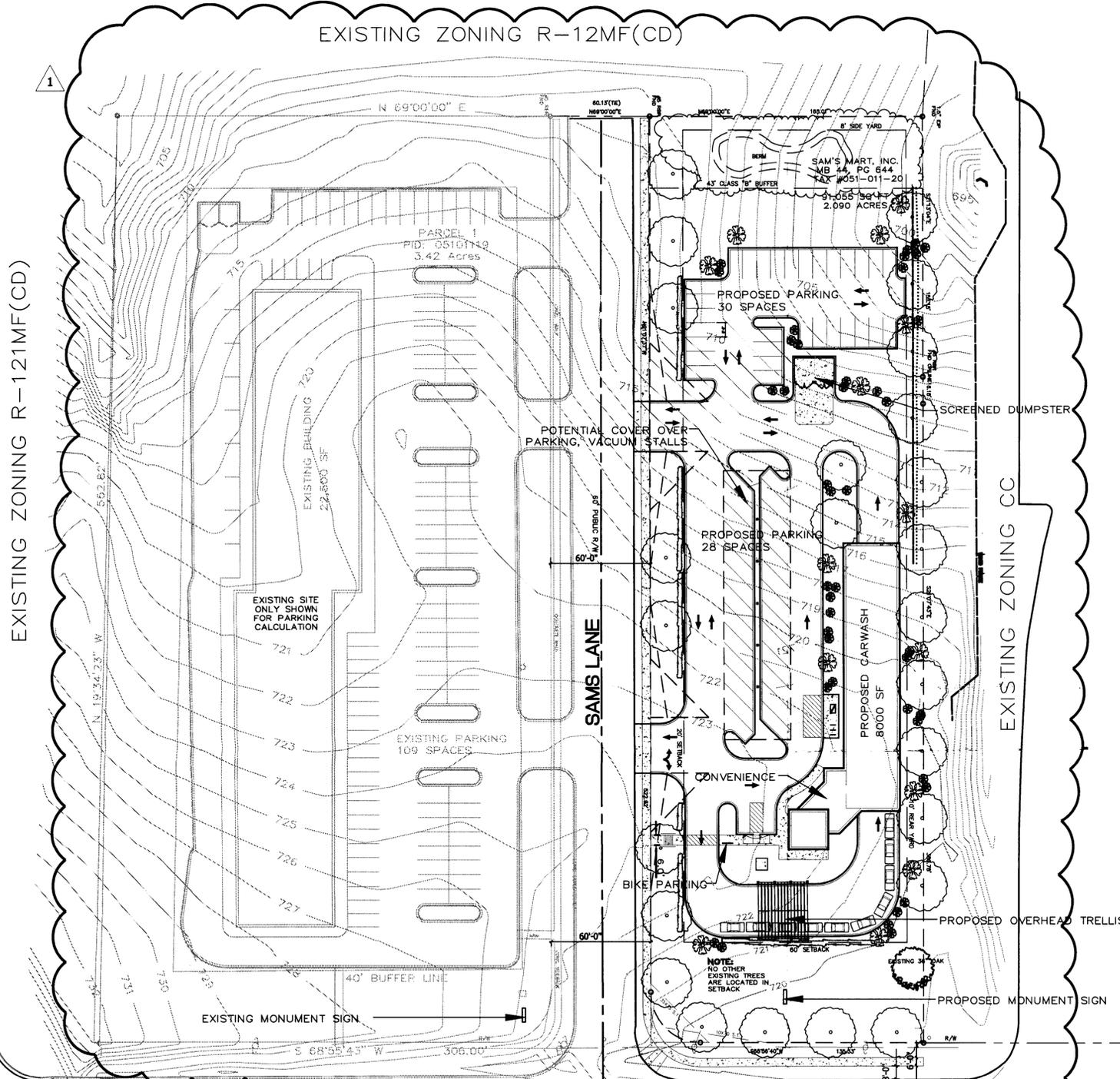
- ACCESS POINTS (DRIVEWAYS)**
1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON THE SITE PLAN.
  2. THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION 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 MANAGEMENT**
1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

EXISTING ZONING R-12MF(CD)

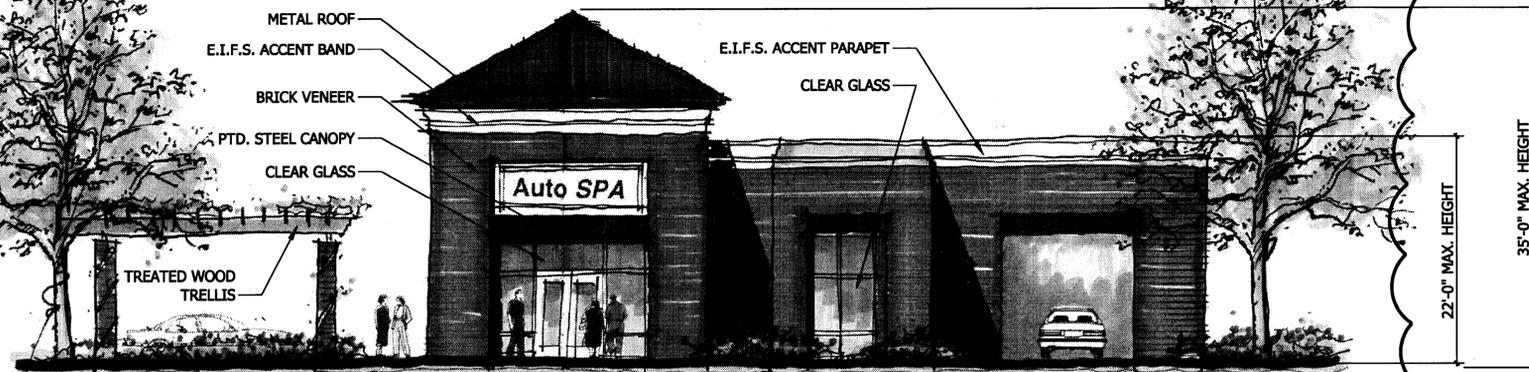
EXISTING ZONING R-12MF(CD)

THOMAS COMBS DR



UNIVERSITY CITY BOULEVARD / NC HIGHWAY #49

EXISTING ZONING B-1



SCALE: 1/8" = 1'-0"

01 SITE PLAN

SCALE: 1" = 40'-0"