

- DEVELOPMENT REQUIREMENTS:**
- SETBACKS:**
1. BUILDING SETBACKS SHALL BE 50 FEET FROM INDEPENDENCE BLVD.
 2. BUILDING SETBACKS SHALL BE 50 FEET FROM SARDIS ROAD NORTH.
 3. BUILDING SETBACKS SHALL BE 50 FEET FROM HERFELD DRIVE.
 4. BUILDING SETBACKS SHALL BE 25 FEET FROM ALL SIDE AND REAR PROPERTY LINES.
- PARKING:**
1. PARKING SHALL BE PERMITTED WITHIN THE REAR OR SIDE SETBACK AREA.
 2. NO PARKING SHALL BE PERMITTED WITHIN 25 FEET OF THE SARDIS ROAD NORTH AND HERFELD DRIVE RIGHTS-OF-WAY.
 3. ALL OFF-STREET PARKING SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
 4. ALL PARKING AREAS SHALL BE PAVED AND LIGHTED.
 5. PARKING AREAS WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE WHICH GOES INTO EFFECT JULY 1, 1988.
- MAXIMUM BUILDING HEIGHT:**
1. MAXIMUM PARKING HEIGHT WILL BE 30 FT.
 2. MAXIMUM ARCHITECTURAL SIGHTLINE WILL BE 40 FT.
- MAXIMUM BUILDING COVERAGE:**
1. THE GROSS COVERED FLOOR AREA OF ALL BUILDINGS SHALL NOT EXCEED 50% OF THE LAND AREA OF THE PROJECT.
- ACCESS POINTS:**
1. THIS PROJECT SHALL BE LIMITED TO ONE (1) ACCESS POINT ALONG INDEPENDENCE BLVD. AND TWO (2) ACCESS POINTS ALONG SARDIS ROAD NORTH.
 2. ACCESS POINTS ALONG SARDIS ROAD NORTH SHALL BE SUBJECT TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVAL.
- SCREENING AND BUFFER ZONES:**
1. SCREENING ALONG INDEPENDENCE BLVD. SHALL CONFORM TO CITY OF CHARLOTTE ZONING ORDINANCE.
- PERMITTED USES:**
1. USES SHALL BE AS PERMITTED WITHIN THE B-50 ZONING OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- GENERAL NOTES:**
1. THE CONFIGURATION AND SHAPE OF BUILDINGS AND ADJACENT PARKING AREAS SHALL BE DETERMINED BY THE ARCHITECT AND ENGINEER. THE GENERAL LOCATION SHALL BE AS SHOWN.
 2. EXACT CONFIGURATION OF INTERIOR PARTITIONS AND EXTERIOR WALL SWAPS MAY VARY IN ACCORDANCE WITH FINAL DESIGN REQUIREMENTS.
- PROJECT SUMMARY:**
- | | |
|------------------------------|--|
| EXISTING ZONING | B-50 AND B-1 |
| PROPOSED ZONING | B-50 |
| SITE AREA TO BE REZONED B-50 | 34.20 ACRES |
| EXISTING LAND USE | VACANT |
| PROPOSED LAND USE | RETAIL / COMMERCIAL |
| BUILDING AREA | |
| AMERICAN FARE | 152,000 SQUARE FEET (99,700 SF FUTURE) |
| BUILDERS SQUARE | 9,600 SQUARE FEET |
| OUT BUILDING | 6,000 SQUARE FEET |
| TOTAL | 167,600 SQUARE FEET |
- PARKING:**
- | | |
|---|-----|
| REQUIRED FOR RETAIL SALES | 114 |
| EXCESS RETAIL AREA AT SPACE / 200 SQ. FT. | 114 |
| PARKING PROVIDED | 152 |
- NOTES:** TEMPORARY PARKING, AS SHOWN FOR PHASE I, IS OVERFLOW PARKING & IS NOT INCLUDED IN ABOVE CALCULATIONS.

AMERICAN FARE

Hill-Fister Engineers, Inc.
 808 Park North Boulevard, Suite 100
 Charlotte, Georgia 30021
 404-296-7979

AMERICAN FARE
 CHARLOTTE, NORTH CAROLINA

PROJECT DESCRIPTION

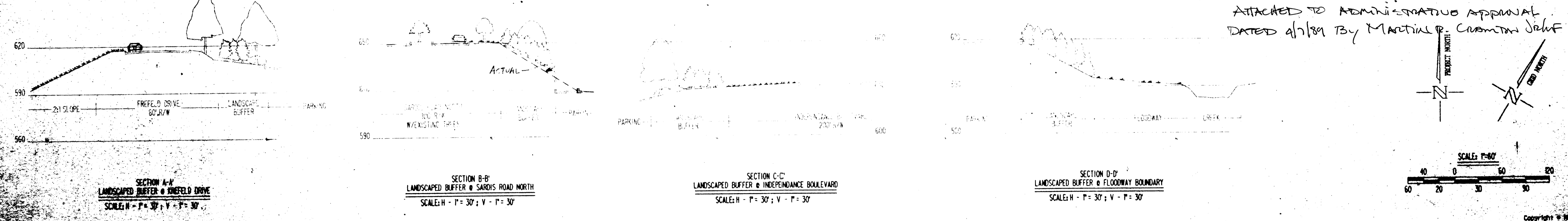
SHEET TITLE
 SCHEMATIC SITE PLAN

DRAWN BY: M. SMITH
CHECKED BY: R. PIERCE
DATE:
SCALE:

RZ-1

THIS SECTION OF HERFELD DR. TO BE PLANTED IDENTICAL TO ADJOINING SECTIONS ON HERFELD DR. AS SHOWN ON THIS DRAWG. IN FUTURE PHASE.

ATTACHED TO ADMINISTRATIVE APPROVAL DATED 4/18/89 BY MARTHA L. CANNON, JUDGE

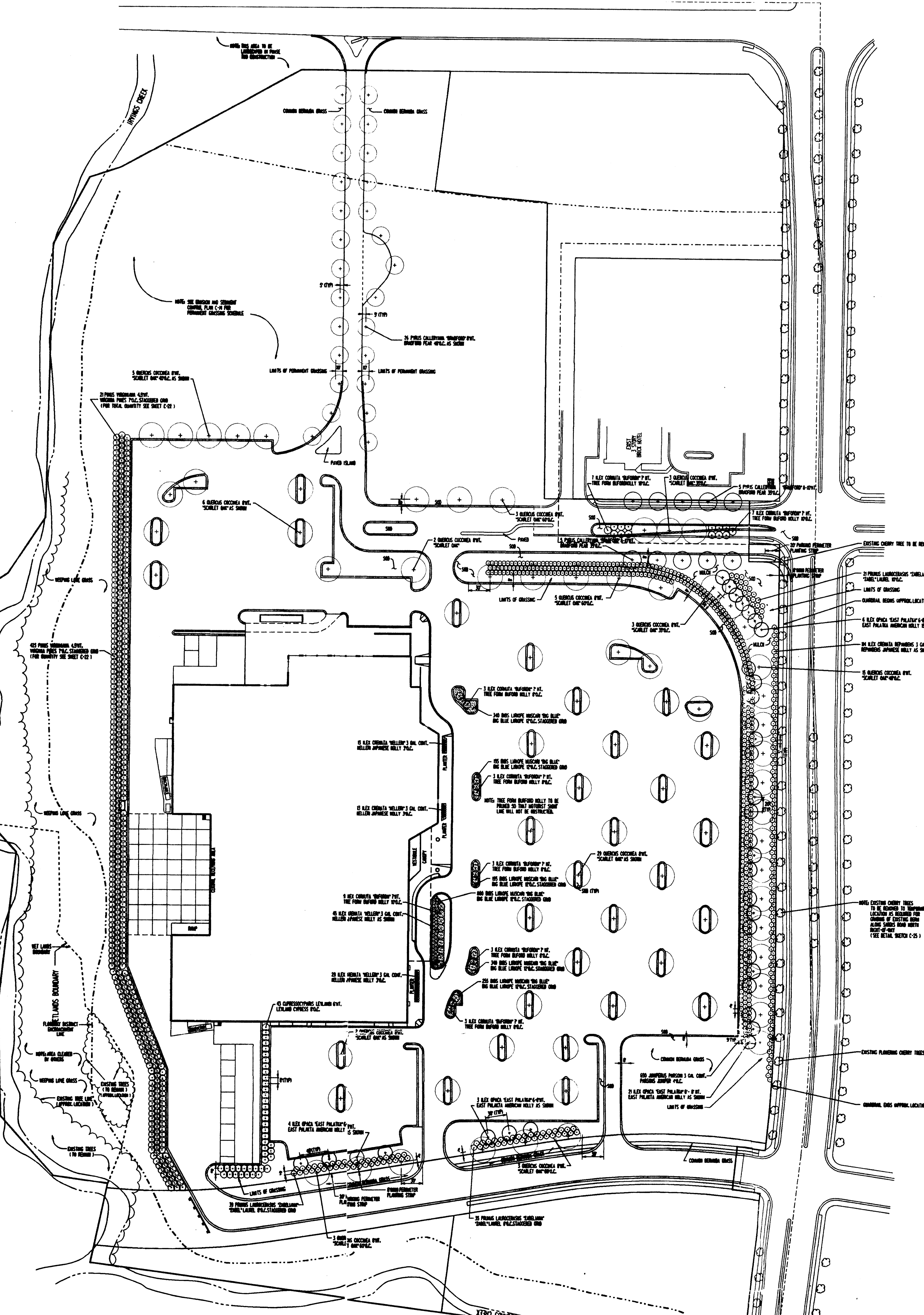


SECTION A - LANDSCAPED BUFFER & HERFELD DRIVE SCALE: H - 1/4" = 1' V - 1" = 10'

SECTION B - LANDSCAPED BUFFER & SARDIS ROAD NORTH SCALE: H - 1/4" = 1' V - 1" = 10'

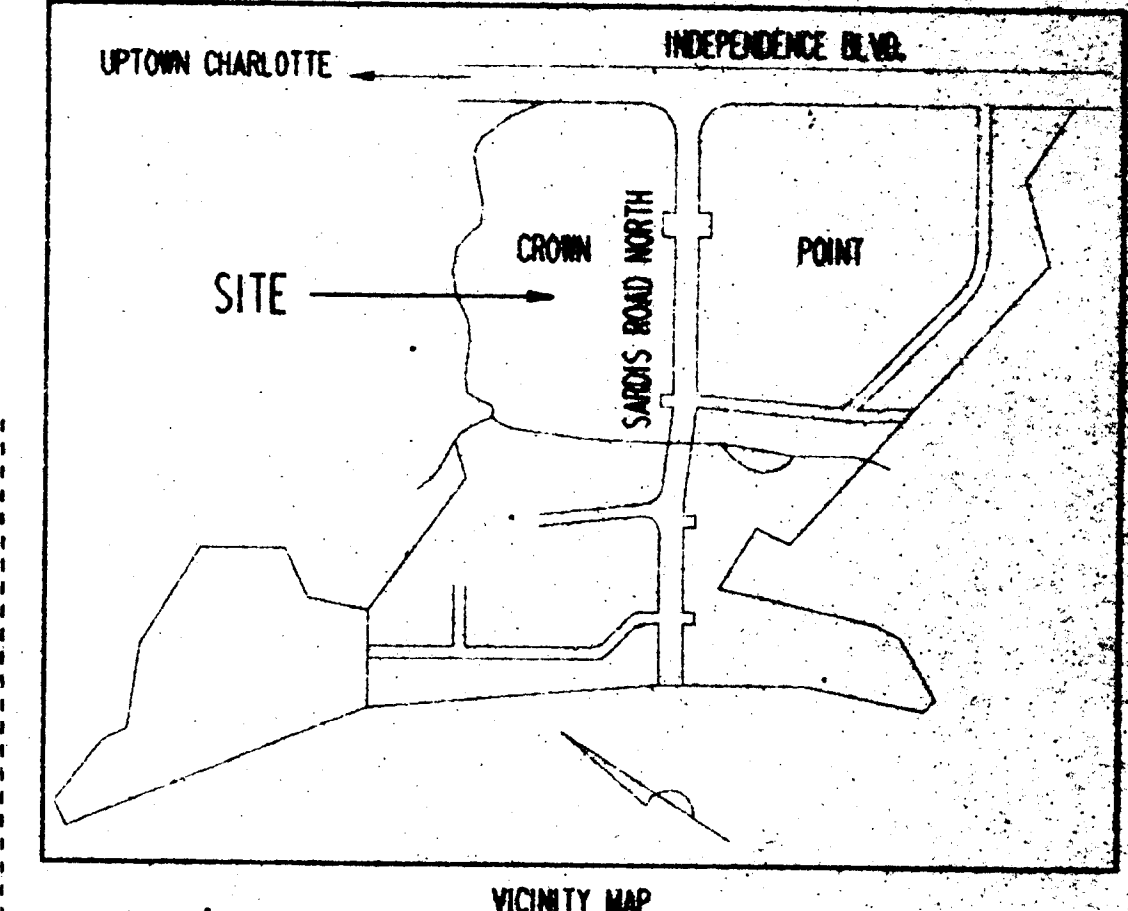
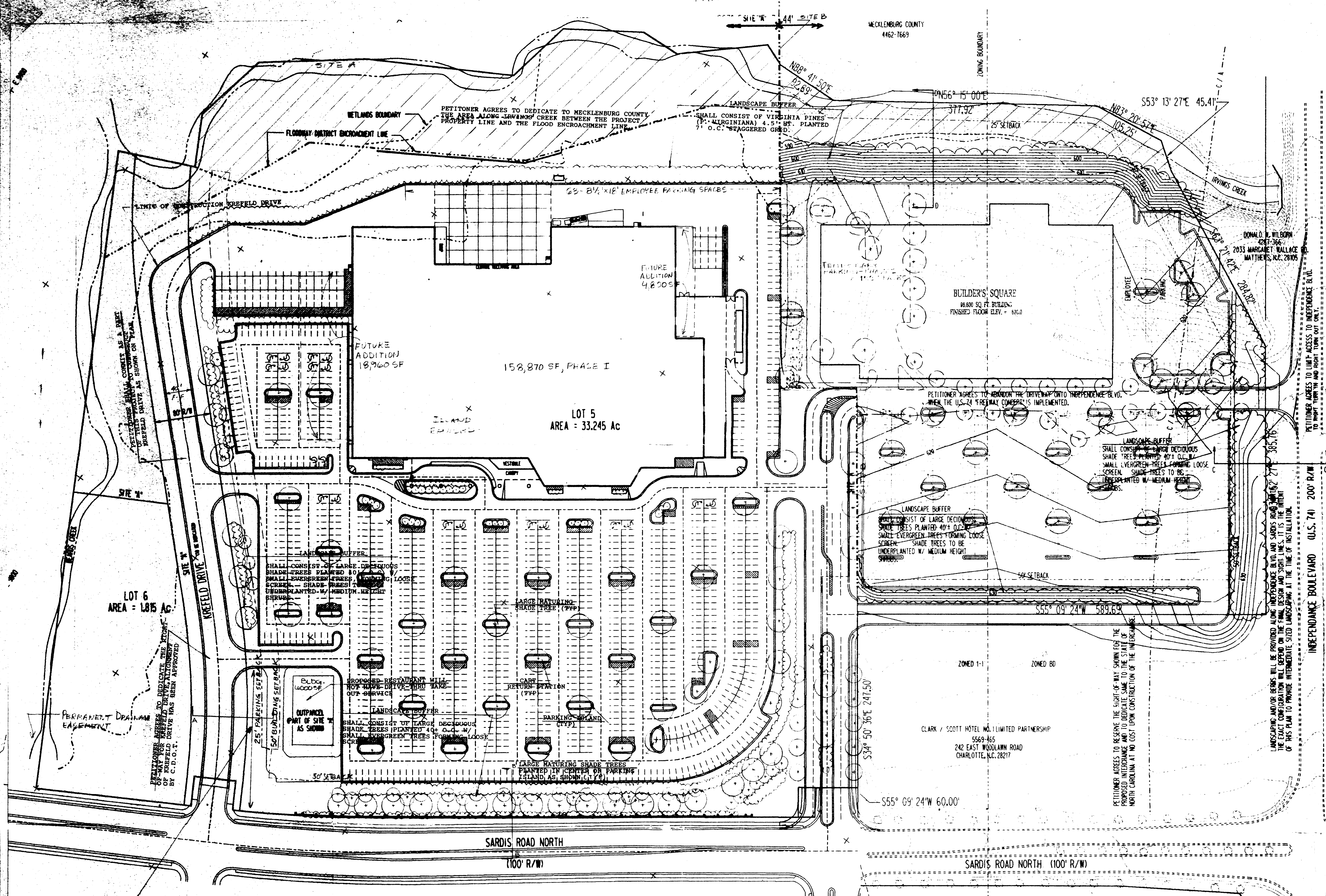
SECTION C - LANDSCAPED BUFFER & INDEPENDENCE BOULEVARD SCALE: H - 1/4" = 1' V - 1" = 10'

SECTION D - LANDSCAPED BUFFER & FLOODWAY BOUNDARY SCALE: H - 1/4" = 1' V - 1" = 10'



REFERENCE DRAWING REF-01 4/10/89 AMERICAN FARE #1950 CHARLOTTE, NC SCALE: 1/4" = 1' 00'

PHASE I | PHASE II (FUTURE)



DEVELOPMENT REQUIREMENTS:

- SETBACKS**
- BUILDING SETBACKS SHALL BE 50 FEET FROM INDEPENDENCE BLVD.
 - BUILDING SETBACKS SHALL BE 50 FEET FROM SARDIS ROAD NORTH.
 - BUILDING SETBACKS SHALL BE 50 FEET FROM KREFFELD DRIVE.
 - BUILDING SETBACKS SHALL BE 25 FEET FROM ALL SIDE AND REAR PROPERTY LINES.

PARKING

- PARKING WILL BE PERMITTED WITHIN THE REAR OR SIDE SETBACK AREA.
- NO PARKING SHALL BE PERMITTED WITHIN 25 FEET OF THE SARDIS ROAD NORTH AND KREFFELD DRIVE RIGHTS-OF-WAY.
- ALL OFF-STREET PARKING SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
- ALL PARKING AREAS SHALL BE PAVED AND LIGHTED.
- PARKING AREAS WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE WHICH GOES INTO EFFECT JULY 1, 1988.

MAXIMUM BUILDING HEIGHT

- MAXIMUM PARAPET HEIGHT WILL BE 30 FT.
- MAXIMUM ARCHITECTURAL SKYLIGHT WILL BE 40 FT.

MAXIMUM BUILDING COVERAGE

- THE GROSS GROUND FLOOR AREA OF ALL BUILDINGS SHALL NOT EXCEED 25% OF THE NET LAND AREA OF THE PROJECT.

ACCESS POINTS

- THIS PROJECT SHALL BE LIMITED TO ONE (1) ACCESS POINT ALONG INDEPENDENCE BLVD. AND TWO (2) ACCESS POINTS ALONG SARDIS ROAD NORTH.
- ACCELERATION/DECELERATION LANES ALONG INDEPENDENCE BLVD. AND SARDIS ROAD NORTH SHALL BE SUBJECT TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVAL.

SCREENING AND BUFFER ZONES

- SCREENING ALONG INDEPENDENCE BLVD. SHALL CONFORM TO CITY OF CHARLOTTE ZONING ORDINANCE STANDARDS.

PERMITTED USES

- USES SHALL BE AS PERMITTED WITHIN THE BI-SCD ZONING OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

GENERAL NOTES

- THE CONFIGURATION AND SHAPE OF BUILDINGS AND ADJACENT PARKING AND CIRCULATION ARRANGEMENTS MAY BE ALTERED DEPENDING ON INDIVIDUAL DESIGN, BUT THEIR GENERAL LOCATION WILL BE AS SHOWN.
- EXACT CONFIGURATION OF INTERIOR PARTITIONS AND EXTERIOR WALL SHAPES MAY VARY IN ACCORDANCE WITH FINAL DESIGN REQUIREMENTS.

PROJECT SUMMARY:

EXISTING ZONING	BO AND I-1
PROPOSED ZONING	BI-SCD
SITE AREA TO BE REZONED BI-SCD	34.38 ACRES
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RETAIL / COMMERCIAL

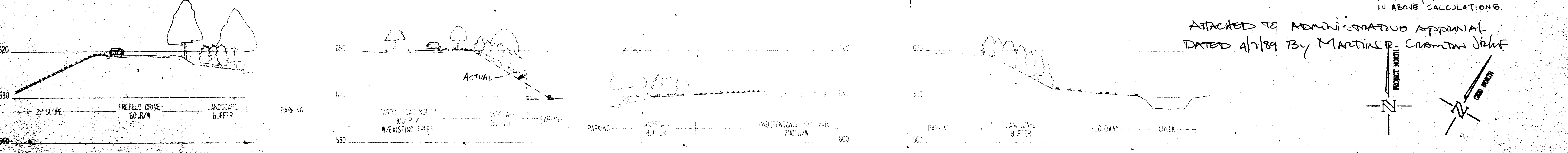
BUILDING AREA	
AMERICAN FARE	192,650 SQUARE FEET (23,760 SF, FUTURE)
BUILDERS SQUARE	96,600 SQUARE FEET
OUT BUILDING	6,000 SQUARE FEET
TOTAL	295,250 SQUARE FEET

PARKING	
REQUIRED FOR RETAIL SALES	1440 PARKING SPACES*
GROSS RETAIL AREA AT 1 SPACE / 200 SQ. FT.	
PARKING PROVIDED	1501 PARKING SPACES*

*NOTE: TEMPORARY PARKING, AS SHOWN FOR PHASE I, IS OVERFLOW PARKING & IS NOT INCLUDED IN ABOVE CALCULATIONS.

ATTACHED TO ADMINISTRATIVE APPROVAL DATED 4/1/89 BY MARTIN R. CROFTON JR.

THIS SECTION OF KREFFELD DR. TO BE PLANTED IDENTICAL TO ADJOINING SECTIONS ON KREFFELD DR. AS SHOWN ON THIS DRAWG. IN FUTURE PHASE.



SECTION A-A LANDSCAPED BUFFER @ KREFFELD DRIVE SCALE: H - P = 30'; V - P = 30'

SECTION B-B LANDSCAPED BUFFER @ SARDIS ROAD NORTH SCALE: H - P = 30'; V - P = 30'

SECTION C-C LANDSCAPED BUFFER @ INDEPENDENCE BOULEVARD SCALE: H - P = 30'; V - P = 30'

SECTION D-D LANDSCAPED BUFFER @ FLOODWAY BOUNDARY SCALE: H - P = 30'; V - P = 30'

REVISIONS

30-FR-04-1989
BUILDING REVIEW
FOR PHASE I

AMERICAN FARE

American Fare

Hill-Fister Engineers, Inc.
Civil - Site - Survey - Structural - Planning - Testing - Transportation
808 Park North Boulevard, Suite 1000
Charlotte, Georgia 30021
404-296-7879

AMERICAN FARE
CHARLOTTE, NORTH CAROLINA

PROJECT DESCRIPTION

SHEET TITLE
SCHEMATIC
SITE PLAN

DRAWN BY: M. SMITH
CHECKED BY: R. HUBB
DATE: 10/20/88

SCALE: 1" = 40'

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