

ZONING DATA

PROPOSED ZONING:	S-1 (CD)
JURISDICTION:	CHARLOTTE
TAX PARCEL NUMBER:	047-211-25
PROPOSED USE:	RESTAURANT
GROSS FLOOR SPACE:	8,600 SF
YARD REQUIREMENTS:	
SETBACK:	
FRONT:	20'
SIDE:	10'
REAR:	20'
REQUIRED BUFFERS:	NONE

PARKING DATA

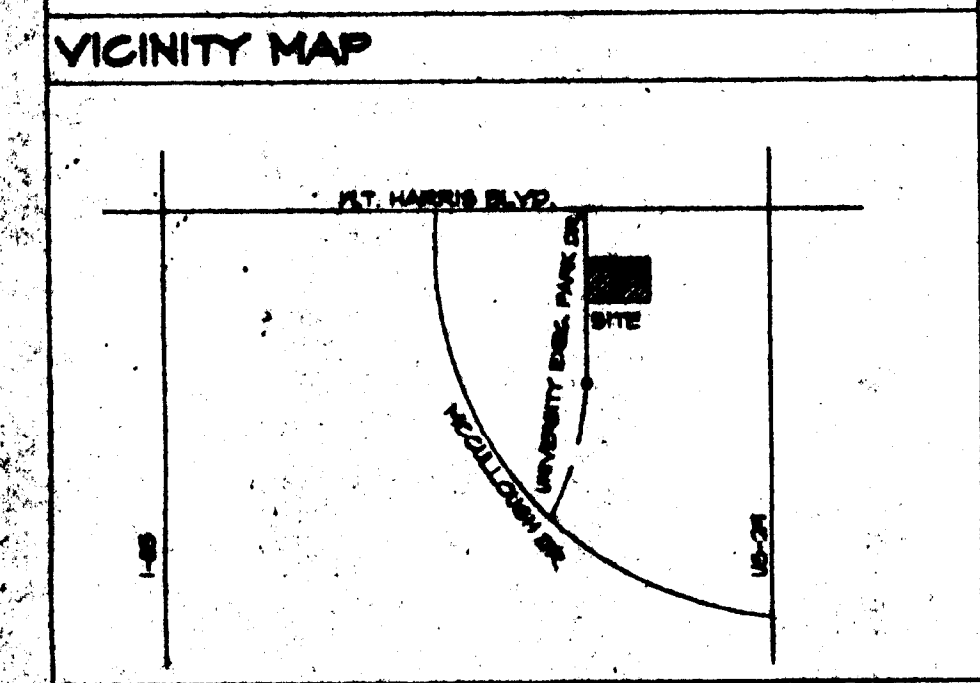
COPELAND'S RESTAURANT	8,600 SF
TOTAL	8,600 SF
TOTAL REQUIRED @ 1/75	115 SPACES
TOTAL PROVIDED:	114 SPACES
TOTAL HANDICAP SPACES	5 SPACES
TOTAL COMPACT SPACES	24 SPACES

SITE DATA

ACREAGE	1.508 ACRES
COPELAND'S RESTAURANT PROJECT SITE	

GENERAL NOTES AND CONDITIONS

1. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE PROVISIONS OF THE CHARLOTTE ZONING ORDINANCE AND THE PROVISIONS OF THIS SITE PLAN, AS WELL AS OTHER APPLICABLE CODES AND ORDINANCES. THE BUILDING AND PARKING CONFIGURATION SHOWN ON THE SITE PLAN REPRESENTS A FIRM PLAN FOR THE DEVELOPMENT OF THE SITE BUT MAY BE ALTERED OR MODIFIED DURING THE DESIGN AND DEVELOPMENT OF THE SITE WITHIN THE MAXIMUM BUILDING AND PARKING ENVELOPES INDICATED.
2. BUFFERS IF REQUIRED WILL CONFORM TO THE PROVISIONS OF SECTION 12.501.
3. SCREENINGS WILL CONFORM TO THE PROVISIONS OF SECTION 12.502. LANDSCAPED AREAS WITHIN THE SITE WILL BE IMPROVED AS PART OF THE OVERALL SITE DEVELOPMENT. ALL GARBAGE/ TRASH DISPOSAL AREAS, DUMPSTERS, ETC. WILL BE SCREENED WITH A SOLID ENCLOSURE AND GATES.
4. ANY DETACHED LIGHTING ON THE SITE WILL NOT EXCEED 50 FEET IN HEIGHT AND WILL BE AIMED INTO THE SITE AWAY FROM ADJOINING PROPERTIES AND PUBLIC STREETS.
5. SIGNAGE ON THE SITE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ORDINANCE PROVISIONS. DETACHED SIGNS, IF USED, WILL BE GROUND MOUNTED, LIMITED TO 7 FEET IN HEIGHT AND 50 SQUARE FEET IN AREA.
6. STORMWATER DETENTION WILL COMPLY WITH APPLICABLE STANDARDS OF CHARLOTTE/ MECKLENBURG STORMWATER SERVICES.
7. PARKING WILL BE PROVIDED AT A RATE THAT WILL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE ORDINANCE.
8. THE BUILDING PROPOSED FOR THE SITE WILL NOT EXCEED 5 STORIES (45 FEET) IN HEIGHT.
9. THE PROPOSED USE IS FOR A FULL SERVICE RESTAURANT, OR ANY USE ALLOWED BY REZONING PETITION NO. 88-18(C).
10. ACCESS TO THE SITE WILL BE PROVIDED BY TWO DRIVEWAYS ONTO A PRIVATE STREET ON THE NORTH SIDE OF THE SITE AND BY AN EXISTING SHARED DRIVEWAY TO UNIVERSITY EXECUTIVE PARK DRIVE. NO DIRECT ACCESS WILL BE PROVIDED TO UNIVERSITY EXECUTIVE PARK DRIVE. SITE DISTANCE TRIANGLES AS SPECIFIED BY CDOT WILL BE MAINTAINED FOR ALL NEW DRIVEWAYS REQUIRING A DRIVEWAY PERMIT.
11. THE PETITIONER AGREES TO CONSTRUCT A 5 FOOT SIDEWALK WITH AN 8 FOOT PLANTING STRIP ALONG UNIVERSITY EXECUTIVE PARK DRIVE AND TO INSTALL TWO ROWS OF TREES IN THE SETBACK, WHICH TREES SHALL ALSO BE COUNTED TOWARD MEETING OTHER REQUIREMENTS, SUCH AS THE TREE ORDINANCE.



PROPERTY OWNER
 HOSPITALITY PROPERTIES TRUST
 400 CENTRE ST. RD.
 NEWTON, MA 02456
 047-211-17

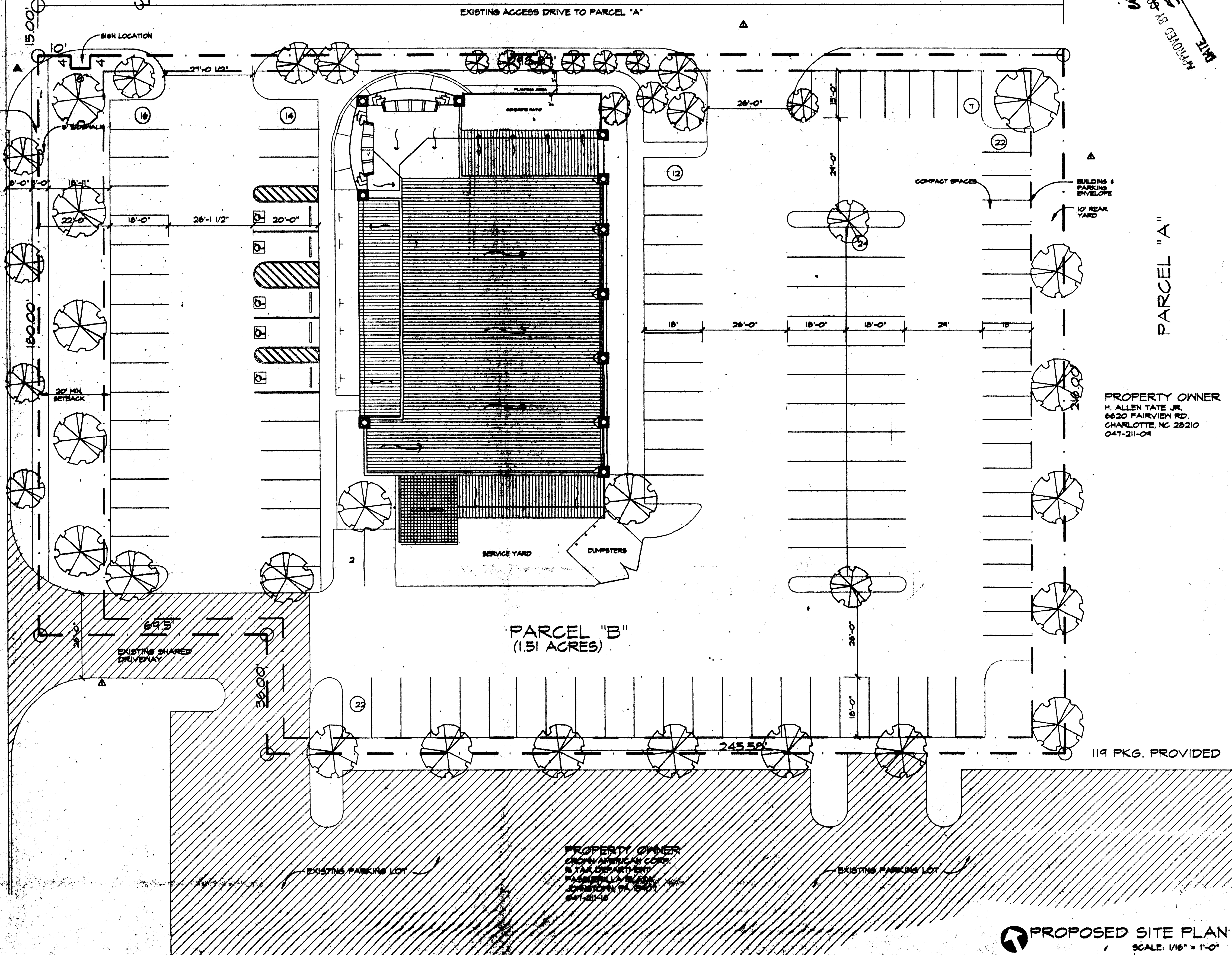
PROPERTY OWNER
 COLLINS & AIRMAN
 SUBSIDIARY CORP.
 101 MCGILLOUGH DR.
 CHARLOTTE, NC 28282
 047-211-12

PROPERTY OWNER
 SOUTHWEST BANK OF CENTRAL CAROLINA
 8 MCNAMARA ASSOC. INC.
 6 OFFICE PARK CR. #508
 BIRMINGHAM, AL 35235
 047-211-24

CASE NO. 98-41
 FOR
 PUBLIC
 HEARING

DATE APPROVED 5-13-98
 SUBMITTED 2-19-98
 CITY OF CHARLOTTE

UNIVERSITY EXECUTIVE PARK DRIVE



PECOT & COMPANY
 ARCHITECT

PROJECT: COPELAND'S RESTAURANT
 THE SUMMIT AT UNIVERSITY EXECUTIVE PARK
 CHARLOTTE, NORTH CAROLINA U.S.A.
 OWNER: GARDEN INVESTMENTS INC.
 501 CHARLES COURT
 SLIDELL, LA. 70458



REVISIONS:

NO.	DATE	DESCRIPTION
1	8-25-97	REVISED PER STAFF MEETING
2	12-28-97	REVISED PER CITY COUNCIL REGULAR MEETING

SHEET NUMBER
 SP-1
 DATE:
 12/17/97

PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"