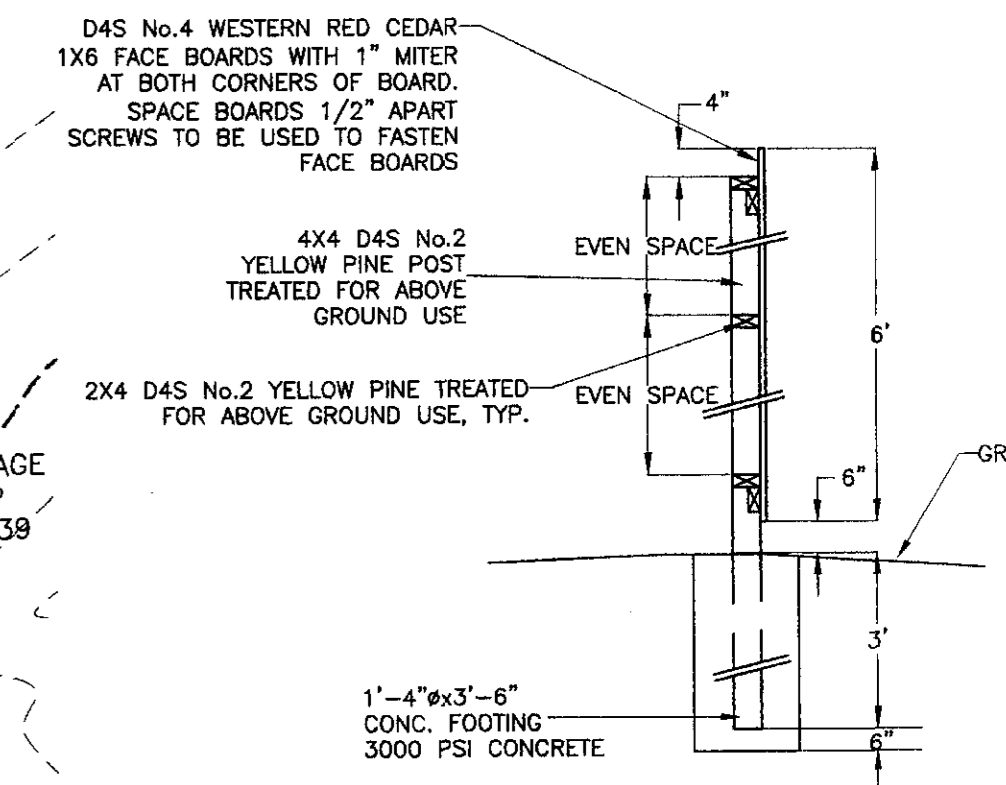


VICINITY MAP

DEVELOPMENT NOTES

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, PARKING, AND LANDSCAPING 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 WILL CONFORM TO THE PROVISIONS OF SECTION 12.301.
3. SCREENING WILL CONFORM TO THE PROVISIONS OF SECTION 12.303 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 15' IN HEIGHT AND WILL BE AIMED INTO THE SITE AWAY FROM ADJOINING PROPERTIES AND PUBLIC STREETS. LIGHTING TO BE 80' ON CENTER SHOE BOX DOWNCAST LIGHTING.
5. SIGNAGE ON THE SITE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ORDINANCE PROVISIONS.
6. NO "WAL-PAK" LIGHTING ALLOWED ON BUILDINGS.
7. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 40 FEET.
8. FLAT ROOFS NOT PERMITTED IN THIS DEVELOPMENT. ALL ROOFS SHALL HAVE RESIDENTIAL ARCHITECTURAL FEATURES.
9. AN EASEMENT WILL BE PROVIDED FOR ANY SIDEWALK OR STREET TREES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY OF HAMPTON CHURCH ROAD.



PROPOSED WOODEN STOCKADE FENCE DETAIL

DEVELOPMENT DATA

PETITION #: 200303
 TAX PARCEL #: 04940106
 EXISTING ZONING: O-1(CD)
 PROPOSED ZONING: B1(CD)
 PROPOSED USE:
 RETAIL/RESTAURANT-23,440 SF
 OFFICE-31,065 SF
 DAYCARE-12,000 SF
 (10,000 SF RESTAURANT INCLUDED AS RETAIL)
 TOTAL LOT AREA=7.50 AC.
 PARKING TABULATION:
 1 SPACE REQUIRED PER 250 SF OF RETAIL
 1 SPACE REQUIRED PER 75 SF OF RESTAURANT
 12,500 SF RETAIL/250 SF=50 RETAIL SPACES REQUIRED
 10,940 SF RESTAURANT/75 SF=146 REST. SPACES REQUIRED
 1 SPACE REQUIRED PER 300 SF OF OFFICE
 31,065 SF OFFICE/300 SF=103 OFFICE SPACES REQUIRED
 1 SPACE REQUIRED PER 10 CHILDREN PLUS 13 FOR DAYCARE
 12,000 SF DAYCARE WITH 250 CHILDREN/10 KIDS+13 =38 SPACES REQUIRED
 TOTAL SPACES REQUIRED: 337 SPACES
 TOTAL PARKING PROVIDED: 339 SPACES

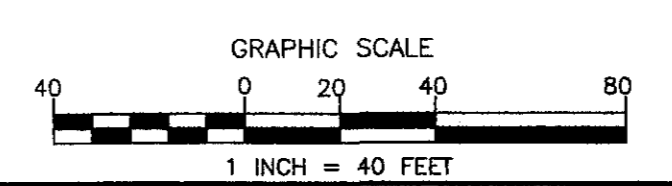
NOTES:

1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY PLANIMETRICS.
2. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
6. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
7. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.

LEGEND

- PROPOSED LARGE MATURING TREES
- PROPOSED SMALL MATURING TREES
- PROPOSED SHRUBS
- EXISTING CONTOURS(4' INTERVAL)
- PROPOSED CONTOURS(4' INTERVAL)
- PROPOSED RETAINING WALL

SPECIFIC SPECIES OF SMALL & LARGE MATURING TREES AND SHRUBS LISTED ABOVE ARE RECOMMENDATIONS ONLY. ACTUAL SPECIES TO BE FROM THE APPROVED LIST IN APPENDIX 1 OF THE COUNTY ZONING ORDINANCE IF FOR BUFFERS OR SCREENING AND THE URBAN FORESTRY ACCEPTABLE TREE LIST IF FOR STREET TREES OR INTERNAL PLANTINGS.



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	WDP	11/20/03	REVISED PER COMMISSION COMMENTS
2	WDP	12/17/03	REVISED PER COMMISSION COMMENTS

APPROVED BY CITY COUNCIL
DATE: 1/16/04

Project: **UNIVERSITY CITY BUSINESS PARK**
 CHARLOTTE, NORTH CAROLINA
 Title: **REZONING PLAN**
 File #: 03187.DWG Date: 10/31/03 Project Egr: BTU
ISAACS CIVIL ENGINEERING DESIGN AND LAND SURVEYING
 Design By: BTU
 Drawn By: DDS/WDP
 Scale: 1"=40'
 8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335
C1.0