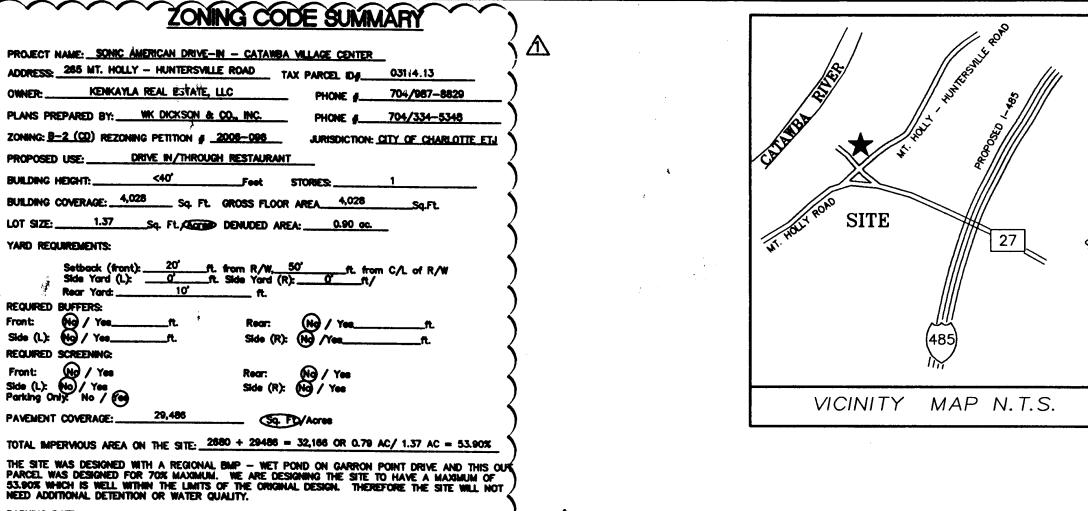


NANDINA 3 Ggl. 50x30



APPROVED BY

1. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

- 2. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL
- 3. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- 4. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER PRIOR TO PROCEEDING WITH THE WORK.
- 5. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
- 6. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- 7. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SUCH THAT WORKMAN AND THE GENERAL PUBLIC SHALL BE PROTECTED FROM INJURY.
- 8. DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT
- 9. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- 11. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE
- 12. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 13. ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCH WHITE LINES UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- 14. DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS #50.05.
- 15. PIPE SYSTEMS LOCATED WITHIN PERMANENT STORM DRAINAGE EASEMENTS IN THE CITY ARE TO BE MAINTAINED BY THE CITY IN AN "ON-CALL" MANNER. THE CITY SHALL NEITHER BE RESPONSIBLE FOR THE GROUNDS WITHIN THE PERMANENT STORM DRAINAGE EASEMENT NOR
- 16. PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- 17. THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
- NON-STANDARD ITEMS IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION PRIOR TO INSTALLATION.
- 19. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- 20. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, GUS JORDI (704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY
- 22. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- 23. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SF OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
- 24. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.

CONDITIONAL (CD) ZONING NOTES IN PEITION #2006-098: AN INTERNAL SIDE WALK WILL BE PROVIDED BETWEEN THE PARKING FOR THE PROPOSED RESTAURANT AND THE SHOPPING CENTER PARKING. THE SIDEWALK WILL EXTEND FROM THE MAIN CENTER TO MT. HOLLY-HUNTERSVILL ROAD

GENERAL
THE SCHEMATIC SITE PLAN CONSISTS OF THE TECHNICAL DATA & THE ILLUSTRATIVE DRAWINGS (COLLECTIVELY "SITE PLAN). THE SITE PLAN CONTAINS DEVELOPMENT NOTES & CONDITIONS REGARDING VEHICULAR ACCESS POINTS, BUFFERS/ SETBACKS, GENERALIZED BUILDING SIZE, PARKING RATIOS, DEVELOPMENT TYPE & INTENSITY ETC. THE SITE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON 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 & 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 NO. & ARRANGEMENT OF OFF-STREET PARKING SPACES (SEE 12.202) SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING

- THE PROPOSED ZONING SUPPORTS RETAIL, OFFICE, RESTAURANT AND/ OR SIMILAR USES AS PERMITTED UNDER B-1 AND SPECIFICALLY A B-2 DISTRICT DRIVE-IN SERVICE RESTAURANT SHALL BE ALLOWED IN PARCEL B.
- THE SCHEMATIC PLAN SHALL COMPLY WITH THE WATERSHED STANDARDS IN BOTH THE CRITICAL AND PROTECTED AREAS OF THE SITE.

STORM WATER DETENTION, WATER QUALITY BASIN (BMP) FOR THE PROPOSED DEVELOPMENT OF PARCEL B WILL BE LOCATED IN AN OFF SITE REGIONAL FACILITY.

APPROVED BY

60308 CADD

SCALE 1"=30"

TREES LOCATED IN THE SETBACK AREA ALONG MT. HOLLY-HUNTERSVILLE ROAD WHICH ARE 6" 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 MT. HOLLY HUNTERSVILLE ROAD FRONTAGE ON PARCEL B WILL BE DESIGNED TO BE CONSISTENT WITH CATHWBA PLANTARON WASTER PLAN PROJECT HANAGER | BRAVING SCALE

1"=30"

AUGUST, 2006

60308.00.CL

AUGUST,2006

PLOT BATE

community infrastructure consultants

TREE PLANTING NOTES

INTERNAL TREE REQUIREMENTS 32,166 = 53.90%TOTAL IMPERVIOUS COVER: __

27,511 = 46.10%

1 TREE PER 10,000 SF IMPERVIOUS AREA = $\frac{3.2}{}$ TREE(S) REQUIRED ____ TOTAL INTERNAL TREES PROVIDED

PERMETER TREE REQUIREMENTS:
FRONTAGE ALONG MT. HOLLY-HUNTERSVILLE ROAD = 135 LF 4 LARGE MATURING TREES REQ'D
5 LARGE MATURING TREES PROVIDED NG GARRON POINT DRIVE = 300 LF 8 LARGE MATURING TREES REQ'D 11 LARGE MATURING TREES PROVIDED

MT. HOLLY-HUNTERSVILLE ROAD LARGE/SMALL MATURING TREES - EX. TREES PROVIDED 5 GARRON POINT DRIVE LARGE/SMALL MATURING TREES - EX. TREES PROVIDED 11
(ALSO PROVIDED IS EVERGREEN SHRUBS AT 8/100LF - 55 SHRUBS MIN. PROVIDING 82
SHRUBS EXISTING ALONG BOTH FRONTAGES)

LANDSCAPE NOTES 1. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES - PLANT 15'-20' FROM UNDERGROUND SEWER AND STORM DRAINAGE LINES. 10'-15' FROM GAS, WATER PHONE AND UNDERGROUND ELECTRIC LINES.

2. ATTENTION LANDSCAPER: NOTIFY URBAN FORESTER OF ANY SIGN, POWER LINE, OR OTHER

CONFLICT PRIOR TO PLANTING NEW TREES. CALL 704.336.6769 FOR COORDINATION.

3. ORDINANCE REQUIRED TREES MUST BE MAINTAINED IN TREE FORM AND ALLOWED TO GROW TO THEIR NATURAL HEIGHT AND FORM, WITH A MAXIMUM OF THREE STEMS (NO TOPPING OR

4. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER, 8' TALL IF SINGLE STEM; MINIMUM 8' TALL AND 3 STEMS IF MULTI-STEM. MULCH IS REQUIRED; STAKING/GUYING IS OPTIONAL. 5. PLEASE CALL 704.336.6769 FOR INSPECTION OF TREES AND OR TREE AREAS, 1 TO 2 DAYS BEFORE THE TEMPORARY OF FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.

6. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRICE TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL TOP OF ROOT BALL TO BE 2" ABOVE ADJACENT GRADE. 7. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION

DEBRIS, REMOVE COMPACTED SOIL AND ADD 24" NEW TOP SOIL MIX OR UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL / PLANTING MIX REQUIREMENTS FOR TREES (WITHIN THE ENTIRE REQUIRED PLANTING AREA - 274 SF

LARGE MATURING TREES MAY NOT BE PLANTED WHERE DIFFRIE AD LITHLITY LINES EXIST. 9. NO TREES TO BE PLANTED WITHIN 10' OF A UTILITY OR LIGHT POLE NO. PARKING LOT LIGHTS ALOWED IN ISLANDS WITH TREES.

10. TREE SURVEY WILL BE REQUIRED INDICATING ALL TREES 8" IN DIAMETER AND HIGHER WITHIN 11. 75% OF PLANTED TREES WILL BE LARGE MATURING SHADE TREES, EXCEPT WHERE OVERHEAD

DISTRIBUTION LINES EXIST.

12. THE SIZE OF THE ISLANDS IN PARKING LOTS IS 274 SF

THE PETITIONER/ DEVELOPER SHALL PROVIDE A 5' SIDEWALK W/ AN 8' PLANTING STRIP, PROVIDED THE 5' SIDEWALK REMAINS WITHIN THE RIGHT OF WAY ALONG ME HOLLY-HUNTERSVILLE ROAD. THE 8' PLANTING STRIP MAY BE REDUCED TO A MINIMUM OF 5' TO KEEP THE 5' SIDEWALK WITHIN THE R.O.W. THE SIDEWALK MAY MEANDER WITHIN THE RIGHT OF WAY TO SAVE EXISTING MATURE TREES 6" CALIPE

TRANSPORTATION THE SITE HAS COMPLETED ALL OFF ROAD IMPROVEMENTS IN CONFORMANCE W/
THE REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND THE DEPARTMENT OF TRANSPORTATION (C-DOT).

ARCHITECTURAL
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'.

- ALL DUMPSTERS SHALL BE SCREENED WITH SOLID ENCLOSURES WITH GATES.
- 3. THE MAXIMUM HEIGHT OF BUILDINGS LOCATED WITHIN THE COMMERCIAL AREA SHALL BE 30' ABOVE FFE., EXCLUDING THE PARAPET WALL OR ROOF MOUNTED
- 4. THE BUILDINGS TO BE CONSTRUCTED ON PARCEL B SHALL BE DESIGNED AND CONSTRUCTED WITH SIMILAR/ COMPLIMENTARY ARCHITECTURAL STYLES, FEATURES AND COLORS AS THE COMMERCIAL CENTER ON PARCEL 2.
- DETACHED SIGNAGE ALONG MT. HOLLY-HUNTERSVILLE RD. SHALL BE LIMITED TO ONE (1) GROUND MOUNTED SIGN FOR PARCEL B UP TO 5' HIGH AND 50 SQ. FT. IN SIZE.

CONSTRUCTION

RECORD DWG.

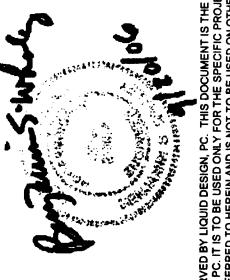
616 COLONNADE DRIVE RELEASED FOR CHARLOTTE, N.C. 28205 APPROVALS AUGUST,2006 (704) 334-5348

Georgia Florida

Office Locations

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SITE PLAN AND LANDSCAPING

CITY COUNCIL

SEP 13 2005

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