

APPROVED BY COUNTY COMMISSION  
DATE 1/19/88  
8733(C)

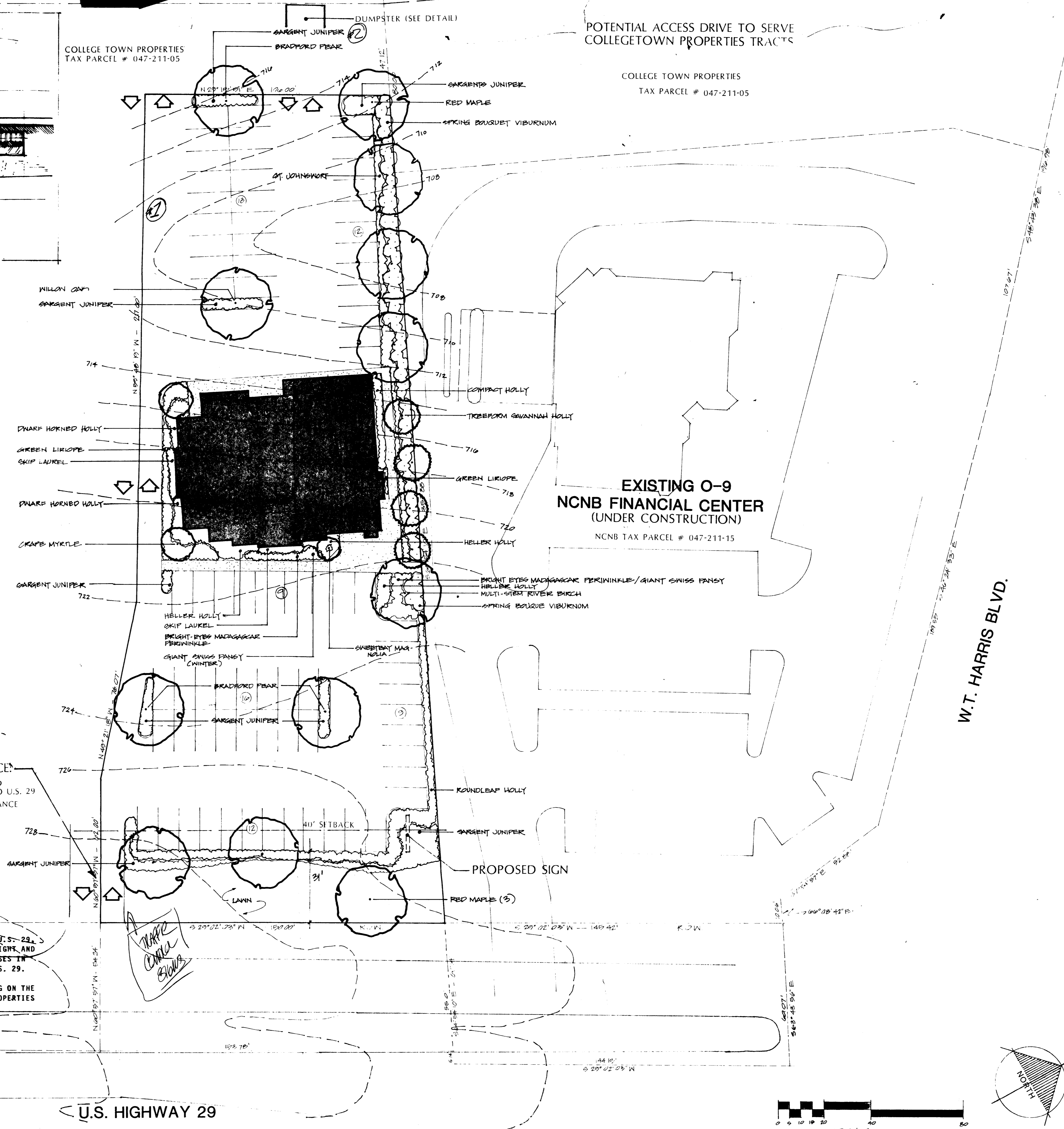
**SITE DATA :**

TOTAL SITE ACREAGE	1.018 ACRES
PRESENT ZONING	O-9
REQUESTED ZONING	B-1(CD)
TOTAL BLDG. S.F.	5,500 S.F.
PARKING SPACES	63 SPACES REQUIRED 76
MINIMUM SETBACK	40'
MINIMUM REAR YARD	10'
MINIMUM SIDE YARD	NONE

**GENERAL CONDITIONS :**

- THIS SITE PLAN REPRESENTS THE FINAL LAYOUT PLAN. HOWEVER, THE DEVELOPER RESERVES THE RIGHT TO MAKE SLIGHT MODIFICATIONS REGARDING THE FINAL BUILDING FOOTPRINT, AS WELL AS SLIGHT SHIFTS IN LOCATION OF THE BUILDING AND PARKING.
- THE LANDSCAPING FOR THIS PARCEL HAS BEEN DESIGNED IN CONCERT WITH THE ADJACENT NCNB SITE, IN ORDER TO ACHIEVE A CONSISTENT STREETSCAPE THEME ALONG U.S. 29. AS DEPICTED ON THIS PLAN, A MINIMUM OF 20% OF THE SITE WILL BE SET ASIDE FOR IMPROVED LANDSCAPED AREA. ALL LANDSCAPED AREAS WILL BE MAINTAINED BY AN AUTOMATIC IRRIGATION SYSTEM.
- SIGNAGE FOR THIS PROJECT WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2100, OF THE MECKLENBURG COUNTY ZONING ORDINANCE AND WILL BE LIMITED TO ONE SIGN ONLY.
- THE DRIVEWAY ACCESS FROM U.S. 29 WILL BE IN COMMON USE WITH THE ADJACENT O-9 PARCEL, WHICH IS UNDER THE SAME OWNERSHIP AS THE REZONING PARCEL. THIS IS IN AN EFFORT TO LIMIT THE NUMBER OF (AND CONSOLIDATE) THE DRIVEWAY CUTS ONTO U.S. 29. THIS DRIVEWAY WILL BE DESIGNED IN ACCORDANCE WITH N.C.D.O.T. STANDARDS AND WILL BE SUBJECT TO APPROVAL BY MECKLENBURG COUNTY ENGINEERING DEPT. AND N.C.D.O.T.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO THE ADJACENT NCNB TRACT FROM THE REZONING PARCEL.
- IT IS THE PETITIONERS INTENT TO DEVELOP THIS PROPERTY SO THAT IT ACHIEVES A SIMILAR VISUAL CHARACTER AND STYLE IN TERMS OF SITE DESIGN, AS THOSE RETAIL USES IN UNIVERSITY PLACE.
- ANY REQUIREMENTS FOR SCREENING SHALL BE IN ACCORDANCE WITH SECTION 1600, OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
- PROPOSED PARKING SPACES, AS SHOWN ON THE PLAN, ARE BASED UPON 177 SEATS AND 112 EMPLOYEES AT THE MAXIMUM SHIFT FOR 63 REQUIRED SPACES.

**SHARED DRIVEWAY ENTRANCE:**  
TO SERVE BOTH PARCELS IN ORDER TO MINIMIZE NUMEROUS CURB CUTS ONTO U.S. 29 O-9 TRACT WILL HAVE SECOND ENTRANCE



U.S. 29 R.O.W.  
MECKLENBURG COUNTY  
NORTHEAST WASTE-TO-ENERGY INCINERATOR FACILITY  
20.6 ACRES  
TAX PARCEL # 049-312-02

**SHONEYS**  
SHONEYS  
SHONEYS  
SHONEYS

CD REZONING PLAN FOR:  
**COLLEGE TOWN PROPERTIES**

9/24/87 REVISED 11/5/87 REVISED 11/12/87  
**GNA** GIFFORD NIELSON ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE - ENGINEERING - LAND PLANNING - SURVEYING  
1710 CHARLOTTE PLAZA CHARLOTTE, N.C. 28244  
(704) 373-1907