

HARRIS TEETER COTSWOLD #208 BUILDING EXPANSION CONSTRUCTION DOCUMENTS



ZONING CODE SUMMARY

PROJECT NAME: HARRIS TEETER COTSWOLD #208 - BUILDING EXPANSION
 OWNER: CRC REAL ESTATE, LLC
 PHONE: 980.722.6511
 PLANS PREPARED BY: BANKS ENGINEERING, PLLC.
 PHONE: 704.780.4972
 TAX PARCEL ID: 025-011-22
 STREET ADDRESS: 8600 HANKINS ROAD
 ZONING: CC(SPA) - (2015-097)
 PROPOSED USE: RETAIL
 EX. BUILDING AREA: 274,291 SF
 NEW BUILDING AREA: 3,681 SF (HARRIS TEETER EXPANSION - 58,085 NEW HT BLDG. AREA)
 TOTAL BLDG. AREA: 277,972 SF
 ALLOWABLE BLDG: 278,791 SF (PER 2015-097)
 LOT SIZE: 21.7 AC
 JURISDICTION: CITY OF CHARLOTTE

YARD REQUIREMENTS:
 SETBACK (FRONT N&E): *14' SIDE YARD (-): N/A
 REAR YARD (W): 25' SIDE YARD (S): 25'
 *REDUCED FROM 35' PER SECTION 11.405 (7) TO 14' BACK OF EX./PROP. CURB

REQUIRED BUFFERS:
 SETBACK (FRONT): N/A SIDE YARD (EAST): N/A
 REAR YARD: N/A SIDE YARD (WEST): N/A

REQUIRED SCREENING:
 SETBACK (FRONT): N/A SIDE YARD (EAST): N/A
 REAR YARD: N/A SIDE YARD (WEST): N/A
 PARKING AND SERVICE ONLY: YES

PARKING SUMMARY

PARKING REQUIREMENT:
 PER SECTION 12.202: SHOPPING CENTER = 1 SPACE PER 250 SF
 ADA PER CMLDS 50.10A: 20 SPACES PLUS 1 FOR EACH 100 OVER 1000 BASED ON PARKING PROVIDED

STANDARD PARKING
 PARKING REQUIRED: 1103 SPACES COMPACT ALLOWED (25%): 275 SPACES
 PARKING PROVIDED: *1192 SPACES COMPACT PROVIDED: 80 SPACES
 *INCLUDES ADA AND COMPACT SPACES

ACCESSIBLE PARKING
 ACCESSIBLE SPACES REQUIRED: 22 SPACES SPACES PROVIDED: 33 SPACES
 VAN ACCESSIBLE SPACES REQUIRED: 4 SPACES SPACES PROVIDED: 13 SPACES

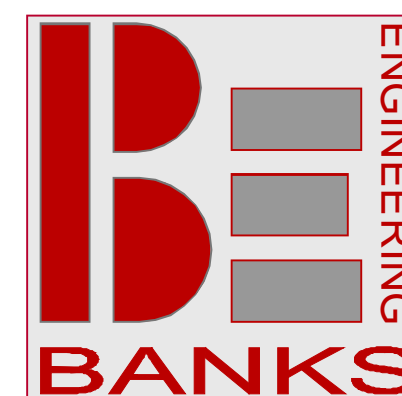
BICYCLE PARKING
 SHORT TERM BICYCLE PARKING REQUIREMENT: 5% OF AUTO PARKING (SHOPPING CENTERS).
 LONG TERM: 2, OR 1 PER 12,000 SF.

REQUIRED VEHICLE PARKING FOR HARRIS TEETER: 58,085 / 250 = 233 SPACES

SHORT TERM REQUIRED: 233 x 5% = 12 SPACES SPACES PROVIDED: 12 SPACES
 LONG TERM REQUIRED: 58,085 / 12,000 = 5 SPACES SPACES PROVIDED: 6 SPACES



VICINITY MAP
NOT TO SCALE



1919 SOUTH BOULEVARD
 SUITE 200
 CHARLOTTE, NC 28203
 T: 704.780.4972
 NC License #P-1370
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OWNER:
 HARRIS TEETER
 701 CRESTDALE RD.
 MATTHEWS, NC 28105
 704.844.3100
 CONTACT: AL LENTZ

ENGINEER:
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 1919 SOUTH BOULEVARD, SUITE 200
 CHARLOTTE, NC 28203
 704.780.4972
 CONTACT: JAY D. BANKS, PE

SURVEYOR:
 FORESITE ENGINEERING & SURVEY
 5950 FAIRVIEW RD. SUITE 100
 CHARLOTTE, NC 28210
 704.553.6171
 CONTACT: C. GARY BROOKS, RLS



SHEET INDEX	
Sheet No:	Sheet title
C0-1	COVER SHEET
C0-2	GENERAL NOTES
C0-3	EXISTING CONDITIONS
C1-0	DEMOLITION PLAN
C2-0	NOT USED
C3-0	SITE PLAN
C3-1	TRAFFIC CONTROL
C3-2	TRAFFIC CONTROL - STORM LINE ONLY
C4-0	GRADING AND UTILITY PLAN
C5-0	NOT USED
C6-0	NOT USED
C7-0	SITE DETAILS - 1
C7-1	SITE DETAILS - 2
C7-2	STORM DETAILS
C7-3	PLANTING DETAILS

REV.	DATE	REVISION DESCRIPTION	SHEETS
H	12/15/2016	Revised storm line location and traffic control	C0-1, C4-0, C3-2
G	11/8/2016	Revised per backflow reviewer comments	C0-1, C4-0
F	10/19/2016	Revised per backflow reviewer comments	ALL
E	8/26/2016	Revised building footprint	ALL
D	03/04/16	Added backflow preventers per Bldg. Stds. Review	ALL
C	2/26/2016	Per Building Standards review comments	ALL
B	1/28/2016	2nd Submittal to City of Charlotte	ALL
A	1/21/2016	Rev 1st Submittal to City of Charlotte	ALL
-	1/13/2016	1st submittal to City of Charlotte	ALL