# CARMEL COMMONS

# CARMEL PARK

HWY 51

TRACT "C"

TRACT "A"

SEE ENLARGED PLAN SUBMITTED SEPARATELY

TRACT "B"

TRACT "D"

CARMEL COMMONS BLVD.

CARMEL RD EXT.

North

## CARMEL COMMONS SITE DATA

| | |
|---|---|
| SHOPPING CENTER | 20.96 AC. |
| TRACT "A" | 2.25 AC. |
| TRACT "B" | 1.12 AC. |
| TRACT "C" | 1.85 AC. |
| *TOTAL | 26.18 AC± |
| PROPERTY IN ROWS | -4.01 AC± |
| NET | 22.17 AC± |

## PARKING DATA

COMMERCIAL - REQUIRED PARKING BASED ON 75% OF RETAIL SPACE AS SALES: .75 x 119,000 = 89,250 SF @ 1/200 ft = 446 + EMPLOYEE PARKING AS PER SEC. 10 MECK. CO. ZONING ORD.

* TOTAL SPACES FOR COMMERCIAL = 798

incl K, L, & R.

## CARMEL COMMONS BUILDING DATA

| | |
|---|---|
| A - LOCAL SHOPS | 11,800 SF |
| B - GENERAL MERCHANDISE | 12,000 SF |
| C - LOCAL SHOPS | 3,600 SF |
| D - LOCAL SHOPS | 6,000 SF |
| E - LOCAL SHOPS | 10,000 SF |
| F - LOCAL SHOPS | 17,550 SF |
| G - DRUG STORE | 8,640 SF |
| H - LOCAL SHOPS | 3,600 SF |
| I - FOOD STORE | 25,800 SF |
| J - LOCAL SHOPS | 4,275 SF |
| P - RESTAURANT | 4,000 SF |
| Q - FINANCIAL INSTITUTION | 2,600 SF |
| R - AUTOMOTIVE SERVICE | 3,000 SF |
| * TOTAL | 112,565 SF |

* DEVELOPMENT SUBJECT TO MUTUAL AGREEMENT BETWEEN DEVELOPER AND TRANSIT OFFICIALS. IMPROVEMENT COST TO BE BORNE BY PUBLIC TRANSIT AUTHORITIES.

## TRACT "A"

P - AUTOMOTIVE SERVICE
3,000 SF
2.25 AC.
14 CARS
2 CARS/SERVICE BAY = 6
1 CAR/EMPLOYEE (4) = 4
= 14 CARS REQUIRED
14 SHOWN

## TRACT "B"

Q - FINANCIAL INSTITUTION
2,600 SF
1.12 AC.
42 CARS
1/500 SF (2,000 ft = 20
1/1000 ADDITIONAL = 5
+ 1/2 EMPLOYEES (4) = 2
= 27 TOTAL 42 REQUIRED
42 SHOWN

## TRACT "C"

P - RESTAURANT
4,000 SF
1.85 AC.
67 CARS
4,000 ft² 3/3 SEATING @ 15 ft²/PERSON = 178 PERSONS
3/CAR = 59 + (2% EMPLOYEES (3)) = 62 TOTAL REQUIRED
66 SHOWN

## CARMEL PARK BUILDING DATA

| | |
|---|---|
| K - LOCAL SHOPS | 4,500 SF |
| L - LOCAL SHOPS | 5,220 SF |
| M - LOCAL SHOPS | 6,215 SF |
| **N - OFFICE | 100,000 SF |
| **O - OFFICE | 100,000 SF |
| S - RESTAURANT (SIT DOWN) | 4,500 SF |
| * TOTAL | 230,435 SF |

** FOUR STORIES PLUS PENTHOUSE

## CARMEL PARK SITE DATA

| | |
|---|---|
| OFFICE | 13.97 AC. |
| TRACT "D" | 1.28 AC. |
| * TOTAL | 15.25 AC. |
| PROPERTY IN ROWS | -1.72 AC. |
| NET | 13.53 AC. |

## PARKING DATA

OFFICE - REQUIRED PARKING BASED ON 1 SPACE / 300 ft² OF GROSS BLDG. AREA = 200,000 ft² ÷ 300 = 667 SHOWN

## TRACT "D"

S - RESTAURANT (SIT DOWN)
4,500 ft²
1.06 AC. NET - .22 AC. IN ROW
75 CARS

* 4,500 ft² 3/3 SEATING @ 15 ft²/PERSON = 300 + 1/2 EMPLOYEES @ 14 = 2 = 302 = 75 CARS = 75 SHOWN

Note: Sign below has been replaced by one approved by Board of Adjustment at Proj. E Report's meeting of November 7, 1980

NOTE: SIGNS ON BLDG. UNLIMITED SIGNS DETACHED A-SIGNS CONFORM TO ZONING ORDINANCE

As approved by County Commissioners 9/2/80

SITE PLAN
SCALE: 1"=50'

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CARMEL COMMONS SHOP CNTR.
CARMEL PARK OFFICE PARK
CHARLOTTE N.C.

JOB NO. 782

DRAWN Jack S.
DATE 8-22-80
7/14/80

STEVENS-FARRELL INC., CHARLOTTE, N.C.