

212 South Tryon Street - Suite 1300  
Charlotte - North Carolina - 28281  
704/375/1615

## SARDIS VILLAGE

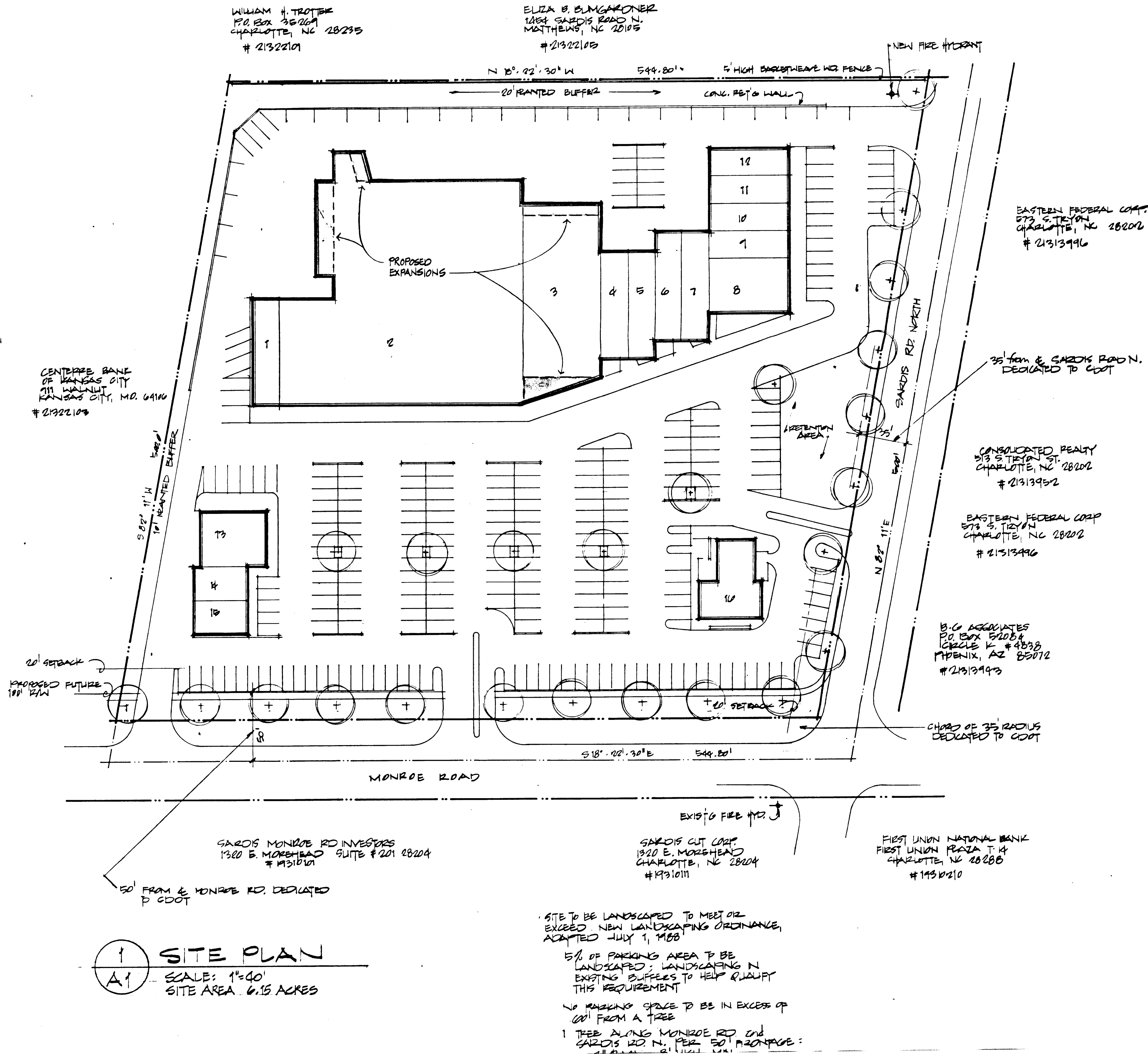
CHARLOTTE NC

PROPOSED EXPANSION  
AMENDMENT TO B-1 CD

Project  
**280**

Issued **JUNE 22, 1988**  
Revised **AUG 4, 1988**  
**JULY 17, 1990**

Sheet  
**A-1**



SPACE	OCCUPANCY	GROSS AREA	SALES AREA	# EMPLOYEES	REQUIRED PARKING
1, 8	Restaurants	4,000 sf	129 seats	10	48
2	Grocery	29,160 sf	19,000	20	105
3	Drug Store	6,840 sf	6,048	4	33
4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15	Shops	15,000 sf	12,060	22	71
16	Dry Cleaner	2,000 sf	800	2	5
<b>Gross Area:</b>		<b>57,000</b>			
<b>Parking Required:</b>		<b>262</b>			
<b>Parking Provided:</b>		<b>262</b>			

### CHARLOTTE-MECKLENBURG PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: July 23, 1990

TO: Robert Brandon  
Zoning Administrator

FROM: Martin R. Cranton, Jr.  
Planning Director

SUBJECT: Administrative Approval for Rezoning Petition No. 88-64  
PH-1 Development Company, Tax Parcel #213-221-04

Attached is a revised plan for the above referenced petition. The revised plan accommodates a minor change in building layout.

Pursuant to my authority as outlined in the Zoning Ordinance, I am administratively approving this plan. Please use it when evaluating requests for building permits.

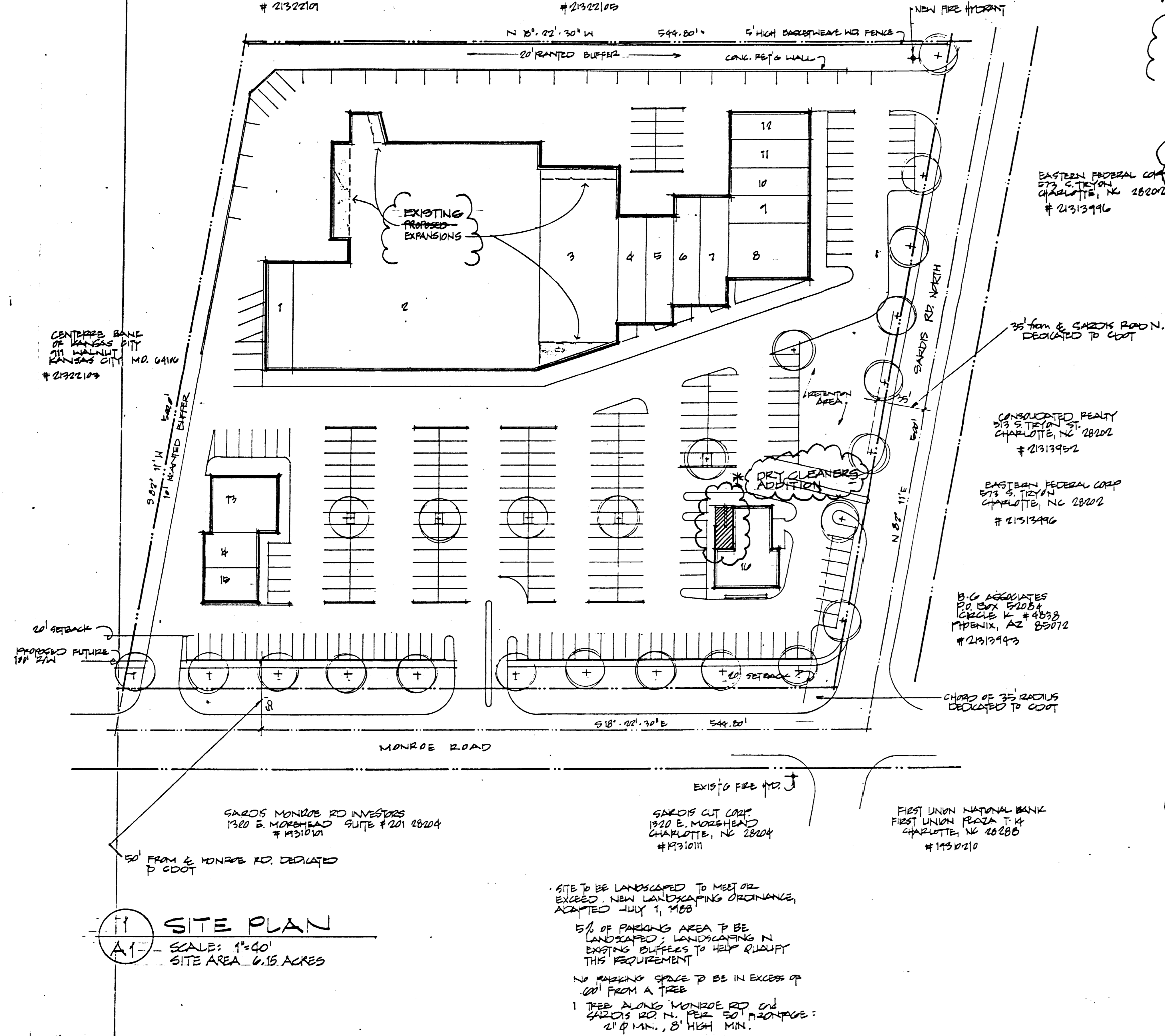
MRC/LS:sls

Attachment

cc: Jim Harris

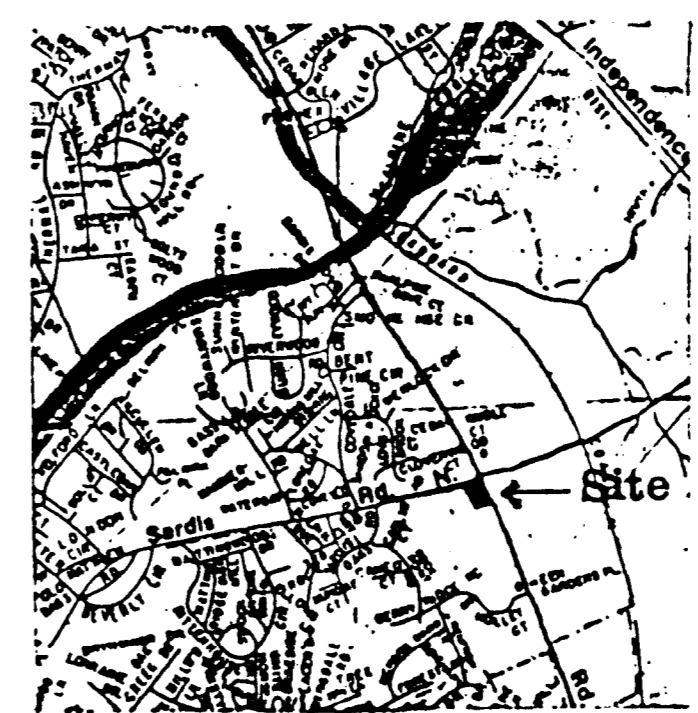
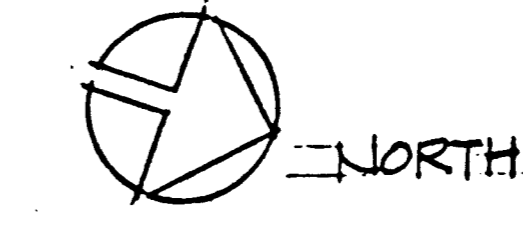
WILLIAM H. TROTTER  
P.O. BOX 45061  
CHARLOTTE, NC 28233  
# 21322101

ELIJA B. BLUMGARDNER  
1084 SARDIS ROAD N.  
MATTHEWS, NC 28105  
# 21302105



Revised Area Distribution Showing Addition to Dry Cleaners

AREA	USE	SIZE
1,8	Restaurants	4,000 SF
2	Grocery	31,255 SF
3 (Now part of 2)	Drug store (Deleted)	0 SF
4,5,6,7,9,10,11,13,13,14,15	Retail Shops	18,400 SF
16	Dry Cleaners	2,000 SF
Addition	Dry Cleaners	390 SF
Totals		56,045 SF
Total Area Allowed by B-1 CD		57,000 SF



NOTE:  
ALL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO ISSUANCE OF BLDG. PERMIT FOR ADDITION

\* SEE REVISED AREA DISTRIBUTION ABOVE

SPACE	OCCUPANCY	GROSS AREA	SALES AREA	# EMPLOYEES	REQUIRED PARKING
1,8	Restaurants	4,000 sq ft	129 seats	10	48
2	Grocery	29,160 sq ft	19,000	20	105
3	Drug Store	6,840 sq ft	6,048	4	33
4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15	Shops	15,000 sq ft	12,060	22	71
16	Dry Cleaner	2,000 sq ft	800	2	3
Gross Area:		57,000			
Parking Required:		262			
Parking Provided:		262			

**SITE PLAN**  
SCALE: 1"=40'  
SITE AREA 6.15 ACRES

SITE TO BE LANDSCAPED TO MEET OR EXCEED NEW LANDSCAPING ORDINANCE, ADOPTED JULY 1, 1988  
5% OF PARKING AREA TO BE LANDSCAPED, LANDSCAPING IN EXISTING BUFFERS TO HELP QUALIFY THIS REQUIREMENT  
NO PARKING SPACES TO BE IN EXCESS OF 100' FROM A TREE  
1 TREE ALONG MONROE RD AND SARDIS RD N. PER 50' FRONTAGE: 2 1/2" MIN., 8' HIGH MIN.

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
INTER - OFFICE COMMUNICATION

DATE: September 26, 1994  
TO: Robert Brandon, Zoning Administrator  
FROM: Martin R. Cramton, Jr., Planning Director  
SUBJECT: Administrative Approval for Petition No. 88-64 by PDH-One Tax Parcel # 213-221-04

Attached is a revised site plan for the above mentioned rezoning petition. The site plan has been revised to add 300 square feet to the Springfresh Cleaners. This additional square footage will bring the total built square footage at the center to 56,045sqft. which is still below the allowed square footage of 57,000sqft. Since this change is minor and does not reduce the yards at the exterior of the property I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

Drawn: \_\_\_\_\_  
Date: SEPTEMBER 16, 1994  
Checked: \_\_\_\_\_  
Revisions: \_\_\_\_\_

**SPRINGFRESH CLEANERS, INC.**

Sardis Road Shopping Center  
9800 Monroe Road Charlotte, North Carolina

**Zoning Ammendment to B-1 CD Plan**

**CHARLOTTE - MECKLENBURG**  
**PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

**DATE:** February 5, 2004

**TO:** Robert Brandon  
Zoning Administrator

**FROM:** Debra Campbell  
Interim Planning Director

**SUBJECT:** Administrative Approval for Petition No. 88-64 by PDH-1 Development Company.

Attached is a revised plan for the above rezoning petition. The plan has been revised to allow a Walgreens Drug Store on the final outparcel. Since this revised plan does not increase the square footage on the site and does not alter the intent of the original site plan, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

**Note this site must still meet all other ordinance requirements.**



NOTE:  
THIS DRAWING IS THE PROPERTY OF THE WALGREEN COMPANY. IT IS MEANT FOR REFERENCE ONLY. ANY OTHER USE OR REPRODUCTION IN PART OR IN TOTAL IS PROHIBITED WITHOUT AUTHORIZATION FROM THE WALGREEN COMPANY.

**THE ISAACS GROUP**  
CIVIL ENGINEERING DESIGN AND LAND SURVEYING  
8720 RED OAK BOULEVARD, STE. 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335

**Raley Miller PROPERTIES, INC.**

### SHEET INDEX

- SHEET C1.1-GEOMETRIC SITE PLAN
- SHEET C1.2-UTILITY PLAN
- SHEET C1.3-GRADING PLAN
- SHEET C1.4-EROSION CONTROL PLAN
- SHEET C1.5-DEMOLITION PLAN
- SHEET L1.1-LANDSCAPE PLAN
- SHEET C2.1-DETAIL SHEET

### SIGN SCHEDULE

- Ⓐ RESERVED PARKING-MAX PENALTY \$250 (MUTCD R7-8, R7-8A, & R7-8D)
- Ⓑ VAN ACCESSIBLE HANDICAPPED PARKING SIGN (MUTCD R7-8, R7-8A, & R7-8D)
- Ⓒ STOP SIGN (30"x30") (MUTCD R1-1)
- Ⓓ DO NOT ENTER

### CONDITIONAL NOTES (PER REZONING PLAN 9/19/88)

- 1. SITE TO BE LANDSCAPED TO MEET OR EXCEED NEW LANDSCAPING ORDINANCE ADAPTED JULY 1, 1988.
- 2. 5% OF PARKING AREA TO BE LANDSCAPED; LANDSCAPING IN EXISTING BUFFERS TO HELP QUALIFY THIS REQUIREMENT.
- 3. NO PARKING SPACE TO BE IN EXCESS OF 60' FROM A TREE.
- 4. 1 TREE ALONG MONROE ROAD AND SARDIS RD. N PER 50' FRONTAGE 2" DIAMETER, 8' HIGH MIN.
- 5. ALL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ADDITION.

### LEGEND

- PROPOSED HEAVY DUTY PAVEMENT (HDP)
- LIGHT DUTY PAVEMENT (LDP)
- PROPOSED CONCRETE

NO.	DATE	BY	DESCRIPTION	CONST
1	01/16/04	WDP	PER CITY OF CHARLOTTE COMMENTS	CONST

### CERTIFICATION AND SEAL



PROJECT NAME  
**WALGREENS STORE NO. 07766**  
SARDIS VILLAGE  
CHARLOTTE, N.C.

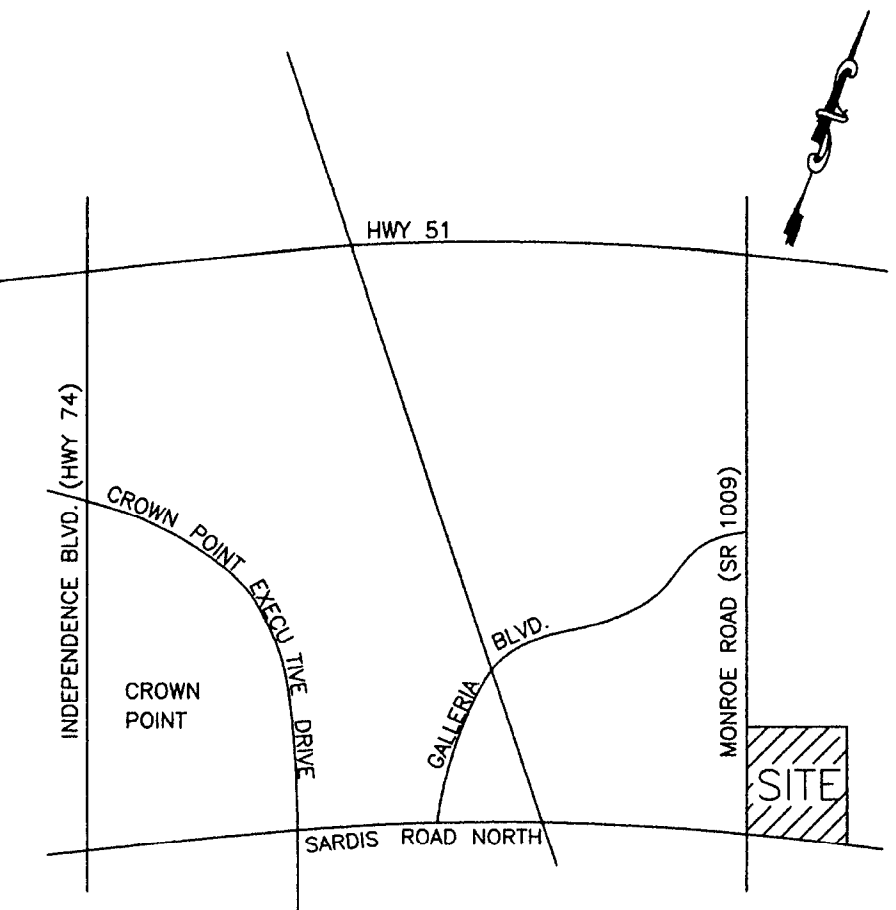
### DRAWING TITLE

**GEOMETRIC SITE PLAN**

CADD PLOT: 03085.dwg	SCALE: 1" = 30'	DRAWING NO.
VOID PLOT:	DRAWN BY: W.D.P.	<b>C1.1</b>
	DATE: OCT. 1, 2003	
	REVIEWED BY: B.T.U.	OF DWGS.

LINE	BEARING	LENGTH
L1	N82°42'44"E	21.75
L2	N81°43'46"E	33.87
L3	N86°52'38"E	26.05
L4	N70°49'04"E	1.00
L5	N89°44'23"E	20.03

CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD DISTANCE
C1	79.25	52.50	S62°28'28"E	71.94



### ZONING CODE SUMMARY

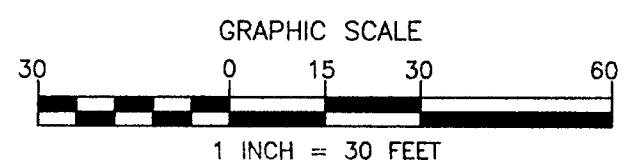
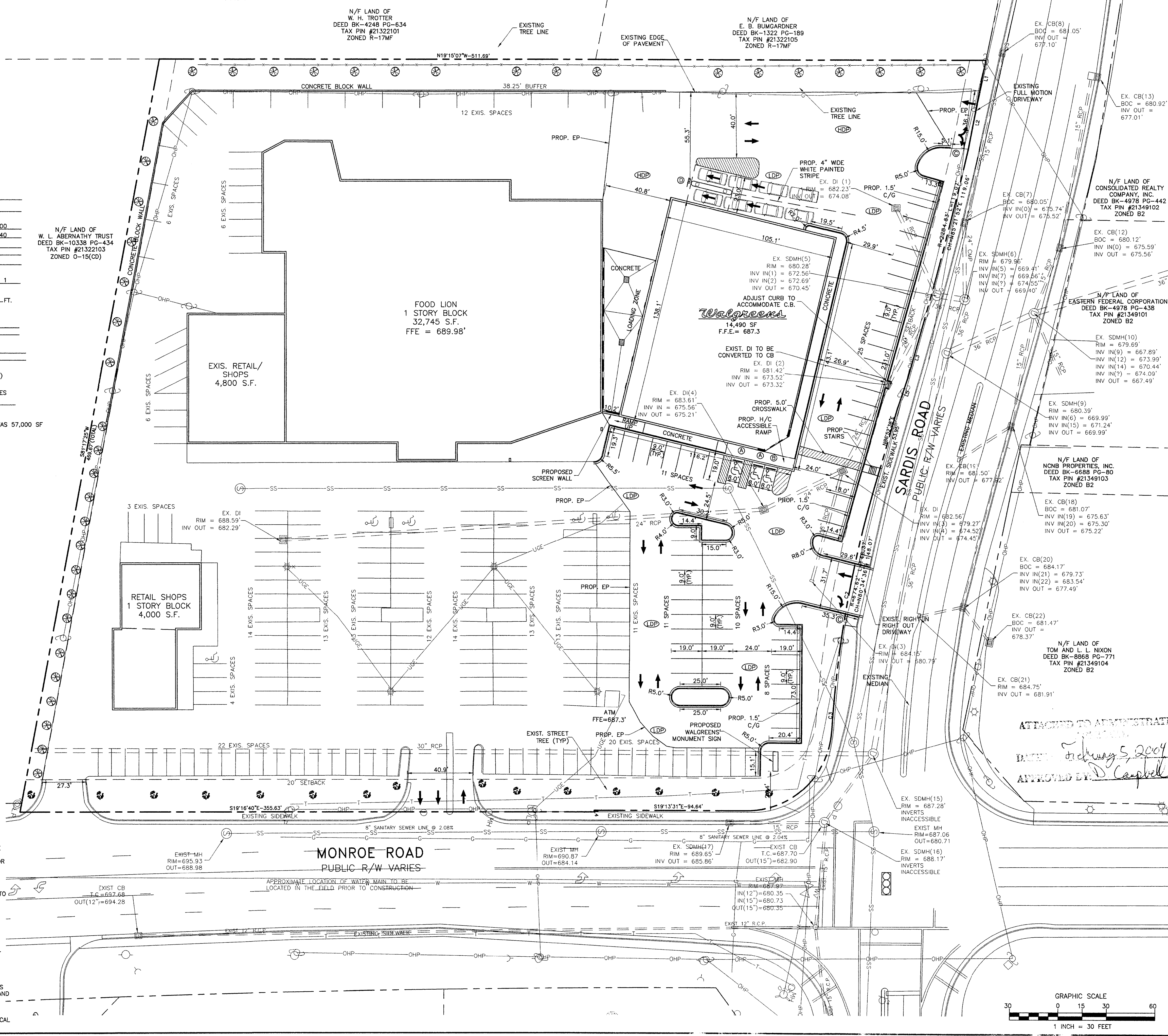
PROJECT NAME: WALGREENS STORE NO. 7766  
 TAX PARCEL #: 00537402  
 DEVELOPER: RALEY-MILLER PROPERTIES PHONE #: 704-321-1000  
 PLANS PREPARED BY: THE ISAACS GROUP, PC PHONE #: 704-527-3440  
 ZONING: B1-CD JURISDICTION: CITY OF CHARLOTTE  
 PROPOSED USE: WALGREENS  
 BUILDING HEIGHT: 28'-1" FEET STORIES: 1  
 BUILDING COVERAGE: 14,490 SQ. FEET  
 LOT SIZE: 229,076/5,259 SQ. FEET/ACRES NUMBER OF UNITS/SUITES: 1  
 YARD REQUIREMENTS:  
 MONROE ROAD: 20 FT. FROM R/W SARDIS ROAD: 10 FT.  
 LEFT SIDE: 10 FT. REAR: 10 FT.  
 REQUIRED BUFFERS:  
 FRONT: NO YES REAR: NO YES 38.25'  
 SIDE (L): NO YES SIDE (R): NO YES  
 REQUIRED SCREENING:  
 FRONT: NO YES REAR: NO YES DUMPSTER  
 SIDE (L): NO YES SIDE (R): NO YES  
 PARKING ONLY: NO YES SHRUBS @ 5' O.C.  
 PARKING DATA: (SPECIFIC REQUIREMENT, ZONING ORDINANCE AND SECTION NUMBER)  
 REFERENCE ZONING CODE 12.202 RETAIL  
 GROSS FLOOR AREA = 41,545 SF/250(RETAIL)+14,490 SF/250(RETAIL)=224 SPACES  
 EXISTING: 253 REQUIRED: 224 PROVIDED: 247 HANDICAP: 7  
 CARPOOL: 0 LOADING SPACES: 2  
 ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.  
 TOTAL GROSS FLOOR AREA APPROVED FOR THE SHOPPING CENTER ON 9/19/88 WAS 57,000 SF  
 TOTAL GROSS FLOOR AREA OF THE SHOPPING CENTER IS 56,035 SF

### PAVING SPECIFICATIONS

- LIGHT DUTY PAVEMENT (LDP):**  
 6" COMPACTED AGGREGATE BASE COURSE (CABC)  
 2" BINDER COURSE, TYPE H  
 1" SURFACE COURSE, 1-2.
- HEAVY DUTY PAVEMENT (HDP):**  
 8" COMPACTED AGGREGATE BASE COURSE (CABC)  
 2" BINDER COURSE, TYPE H  
 1" SURFACE COURSE, 1-2.
- CONCRETE**  
 5" COMPACTED AGGREGATE BASE COURSE (CABC)  
 8" 4000 PSI CONCRETE WITH 6" X 6" WIRE MESH REINFORCEMENT(10 GAUGE)

### NOTES:

- ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDERLIFT SHOULD BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). IN ADDITION, AT LEAST THE UPPER 18 INCHES OF SUBGRADE FILL BENEATH PAVEMENTS AND FLOOR SLABS AND 24 INCHES BELOW PAVEMENTS SUBJECT TO TRUCK TRAFFIC SHOULD BE COMPACTED TO 98 PERCENT OF THE SAME SPECIFICATION. THE ABOVE COMPACTION SPECIFICATION IS A RECOMMENDATION ONLY. SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE A DIFFERENT COMPACTION STANDARD. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE WORK MEASURES IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND/OR ON-SITE RECOMMENDATIONS PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
- PAVEMENT SPECIFICATIONS LISTED ABOVE ARE RECOMMENDATIONS ONLY AND ARE SUBJECT TO CHANGE BASED UPON PROJECT CONDITIONS OR RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT. PRIOR TO COMMENCEMENT OF PAVING, THE OWNER OR CONTRACTOR SHOULD HIRE A GEOTECHNICAL ENGINEER TO PROVIDE A PAVEMENT DESIGN BASED UPON ANTICIPATED VEHICULAR TRAFFIC AND PROJECT SOIL CONDITIONS. THE ISAACS GROUP ASSUMES NO RESPONSIBILITY FOR THE ADEQUACY OF THE PAVEMENT SPECIFICATION PROVIDED ABOVE.
- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY ESP ASSOCIATES, P.A.
- 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.
- PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
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- 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.
- REFER TO GEOTECHNICAL REPORT BY GEOSCIENCE GROUP, INC. FOR GEOTECHNICAL RECOMMENDATIONS.



**CHARLOTTE - MECKLENBURG**  
**PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

**DATE:** March 16, 2004

**TO:** Robert Brandon  
Zoning Administrator

**FROM:** Debra Campbell  
Interim Planning Director

**SUBJECT:** Administrative Approval for Petition No. 88-64 by PDH-1 Development Company.

Attached is a revised plan for the above rezoning petition. The plan has been revised to allow a Walgreens Drug Store and reduce the number of required parking spaces. Since this revised plan does not increase the square footage on the site and does not alter the intent of the original site plan, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

**Note this site must still meet all other ordinance requirements.**



**Walgreens**

STORE NO. 07766  
FACILITIES PLANNING, DESIGN & ENGINEERING  
200 WILMOT ROAD  
DEERFIELD, IL 60015-4616

NOTE:  
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8720 RED OAK BOULEVARD, STE. 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335

**RALEY MILLER PROPERTIES, INC.**

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- SHEET L1.1 - LANDSCAPE PLAN
- SHEET C2.1 - DETAIL SHEET

**SIGN SCHEDULE**

- Ⓐ RESERVED PARKING - MAX PENALTY \$250 (MUTCD R7-8 & R7-8D)
- Ⓑ VAN ACCESSIBLE HANDICAPPED PARKING SIGN (MUTCD R7-8, R7-8A, & R7-8D)
- Ⓒ STOP SIGN (30"x30") (MUTCD R1-1)

**CONDITIONAL NOTES (PER REZONING PLAN 9/19/88)**

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5% OF PARKING AREA TO BE LANDSCAPED; LANDSCAPING IN EXISTING BUFFERS TO HELP QUALIFY THIS REQUIREMENT.  
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1 TREE ALONG MONROE ROAD AND SARDIS RD. N PER 50' FRONTAGE 2" DIAMETER, 8' HIGH MIN.  
ALL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ADDITION.

**LEGEND**

- PROPOSED HEAVY DUTY PAVEMENT (HDP)
- LIGHT DUTY PAVEMENT (LDP)
- PROPOSED CONCRETE

NO.	DATE	BY	DESCRIPTION	CONST
2	03/10/04	CBH	MODIFY BUILDING LOCATION	
1	01/16/04	WDP	PER CITY OF CHARLOTTE COMMENTS	

**CERTIFICATION AND SEAL**

APPROVED BY: *D. Campbell*  
DATE: March 16, 2004  
PRELIMINARY  
DO NOT USE FOR CONSTRUCTION

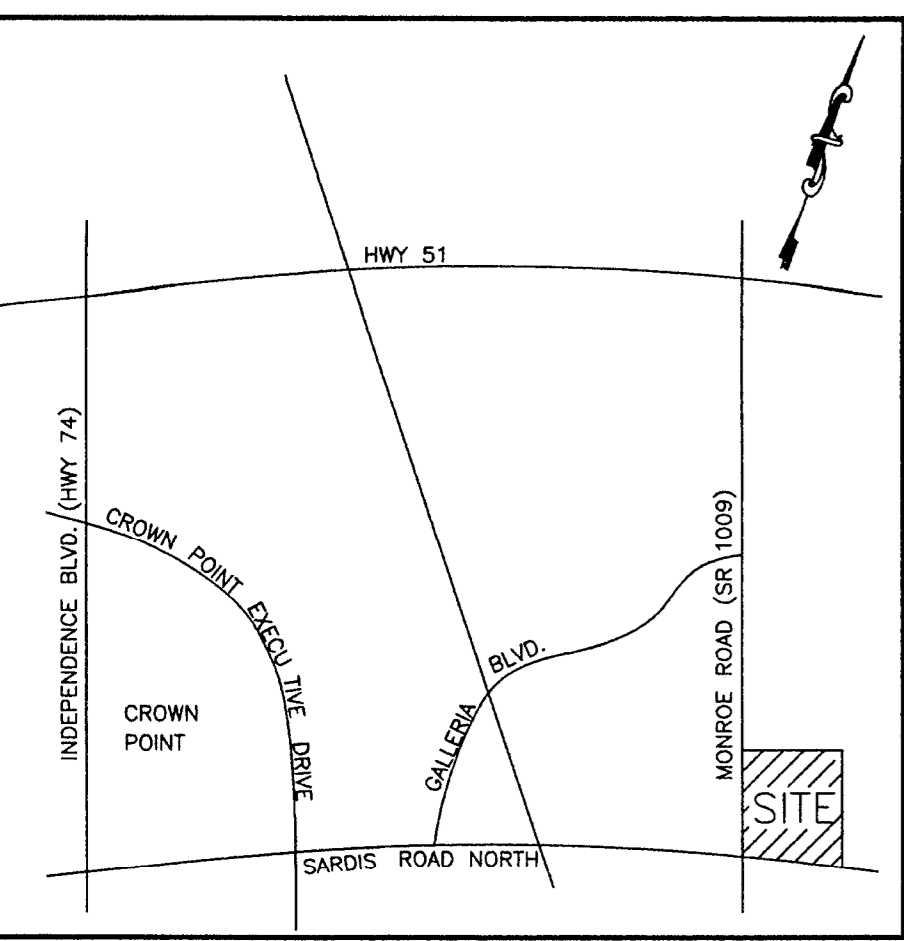
PROJECT NAME  
**WALGREENS STORE NO. 07766**  
SARDIS VILLAGE  
CHARLOTTE, N.C.

**GEOMETRIC SITE PLAN**

CADD PLOT: 03085.dwg	SCALE: 1" = 30'	DRAWING NO.
VOID PLOT:	DRAWN BY: W.D.P.	<b>C1.1</b>
	DATE: OCT. 1, 2003	
	REVIEWED BY: B.T.U.	OF DWGS.

LINE	BEARING	LENGTH
L1	N82°42'44"E	21.75
L2	N81°43'46"E	33.87
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CURVE	LENGTH	RADIUS	CHORD	DIRECTION	CHORD DISTANCE
C1	79.25	52.50	S62°28'28"E		71.94



**ZONING CODE SUMMARY**

PROJECT NAME: WALGREENS STORE NO. 7766  
TAX PARCEL #: 21322104  
DEVELOPER: RALEY-MILLER PROPERTIES  
PLANS PREPARED BY: THE ISAACS GROUP, PC  
ZONING: B1-CD JURISDICTION: CITY OF CHARLOTTE  
PROPOSED USE: WALGREENS  
BUILDING HEIGHT: 28'-1" FEET STORIES: 1  
BUILDING COVERAGE: 14,490 SQ. FEET  
LOT SIZE: 229,076/5,259 SQ. FEET/ACRES NUMBER OF UNITS/SUITES: 1  
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MONROE ROAD: 20 FT. FROM R/W SARDIS ROAD: 10 FT.  
LEFT SIDE: 10 FT. REAR: 10 FT.  
REQUIRED BUFFERS:  
FRONT: NO YES REAR: NO YES 38.25'  
SIDE (L): NO YES SIDE (R): NO YES  
REQUIRED SCREENING:  
FRONT: NO YES REAR: NO YES DUMPSTER  
SIDE (L): NO YES SIDE (R): NO YES  
PARKING ONLY: NO YES SHRUBS @ 5' O.C.  
PARKING DATA: (SPECIFIC REQUIREMENT, ZONING ORDINANCE AND SECTION NUMBER)  
REFERENCE ZONING CODE: 12.202 RETAIL  
GROSS FLOOR AREA = 41,545 SF/250(RETAIL)+14,490 SF/250(RETAIL)=224 SPACES  
EXISTING: 253 REQUIRED: 227 PROVIDED: 243 HANDICAP: 7  
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.  
TOTAL GROSS FLOOR AREA APPROVED FOR THE SHOPPING CENTER ON 9/19/88 WAS 57,000 SF  
TOTAL GROSS FLOOR AREA OF THE SHOPPING CENTER IS 56,675 SF

**PAVING SPECIFICATIONS**

**LIGHT DUTY PAVEMENT (LDP):**  
6" COMPACTED AGGREGATE BASE COURSE (CABC)  
2" BINDER COURSE, TYPE H  
1" SURFACE COURSE, 1-2.

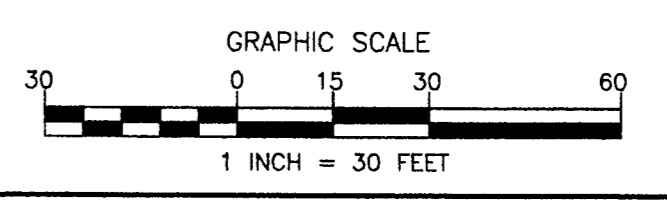
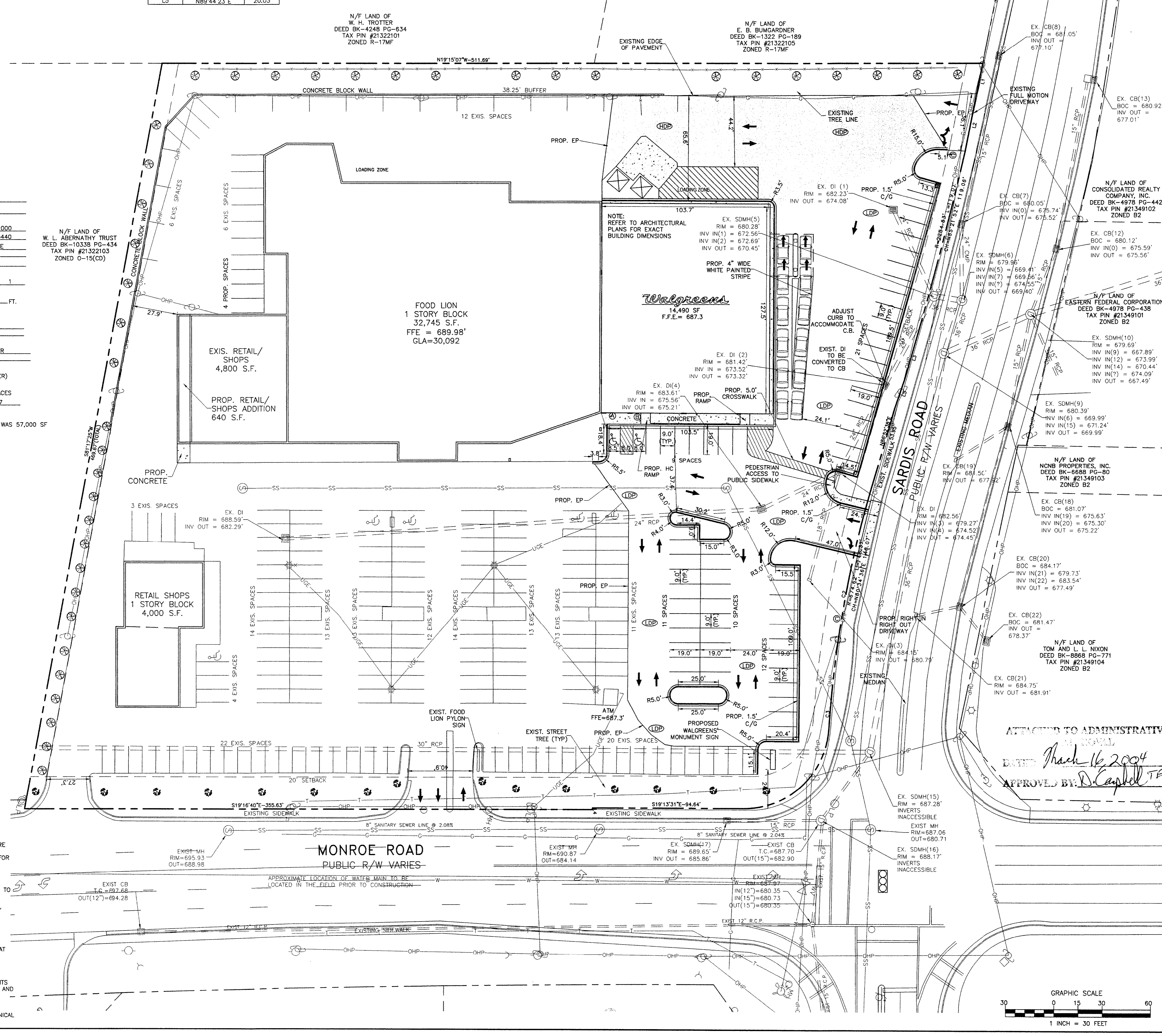
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8" COMPACTED AGGREGATE BASE COURSE (CABC)  
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1" SURFACE COURSE, 1-2.

**CONCRETE**  
5" COMPACTED AGGREGATE BASE COURSE (CABC)  
8" 4000 PSI CONCRETE WITH 6" X 6" WIRE MESH REINFORCEMENT(10 GAUGE)

**NOTES:**  
1. ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDERLIFT SHOULD BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 699). IN ADDITION, AT LEAST THE UPPER 18 INCHES OF SUBGRADE FILL BENEATH PAVEMENTS AND FLOOR SLABS AND 24 INCHES BELOW PAVEMENTS SUBJECT TO TRUCK TRAFFIC SHOULD BE COMPACTED TO 98 PERCENT OF THE SAME SPECIFICATION. THE ABOVE COMPACTION SPECIFICATION IS A RECOMMENDATION ONLY. SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE A DIFFERENT COMPACTION STANDARD. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE WORK MEASURES IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND/OR ON-SITE RECOMMENDATIONS PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER DURING CONSTRUCTION.  
2. PAVEMENT SPECIFICATIONS LISTED ABOVE ARE RECOMMENDATIONS ONLY AND ARE SUBJECT TO CHANGE BASED UPON PROJECT CONDITIONS OR RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT. PRIOR TO COMMENCEMENT OF PAVING, THE OWNER OR CONTRACTOR SHOULD HIRE A GEOTECHNICAL ENGINEER TO PROVIDE A PAVEMENT DESIGN BASED UPON ANTICIPATED VEHICULAR TRAFFIC AND PROJECT SOIL CONDITIONS. THE ISAACS GROUP ASSUMES NO RESPONSIBILITY FOR THE ADEQUACY OF THE PAVEMENT SPECIFICATION PROVIDED ABOVE.

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.  
9. REFER TO GEOTECHNICAL REPORT BY GEOSCIENCE GROUP, INC. FOR GEOTECHNICAL RECOMMENDATIONS.

**NOTES:**  
1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY ESP ASSOCIATES, P.A.  
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.  
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9. REFER TO GEOTECHNICAL REPORT BY GEOSCIENCE GROUP, INC. FOR GEOTECHNICAL RECOMMENDATIONS.



**CHARLOTTE - MECKLENBURG**  
**PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

**DATE:** July 28, 2004

**TO:** Robert Brandon  
Zoning Administrator

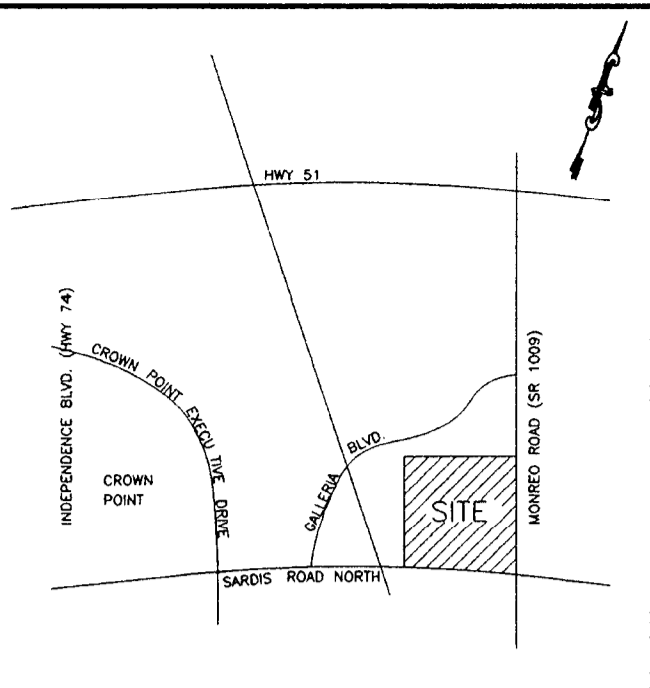
**FROM:** Debra Campbell  
Planning Director

**SUBJECT:** Administrative Approval for Petition No. 88-64 by PDH-1 Development Company.

Attached is a revised plan for the above rezoning petition. The plan has been revised to allow a drive-thru window on the Dry Cleaning Store. Since this revised plan does not increase the square footage on the site and does not alter the intent of the original site plan, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

**Note this site must still meet all other ordinance requirements.**





VICINITY MAP

ZONING CODE SUMMARY

PROJECT NAME: SPRINGFRESH DRY CLEANERS  
 TAX PARCEL #: 21322104  
 DEVELOPER: AZALEA MANAGEMENT & LEASING PHONE #: 828-298-3406  
 PLANS PREPARED BY: THE ISAACS GROUP, PC PHONE #: 704-527-3440  
 ZONING: B1-CD JURISDICTION: CITY OF CHARLOTTE  
 PROPOSED USE: DRY CLEANERS  
 LOT SIZE: 229,076/5.259 SQ. FEET/ACRES

YARD REQUIREMENTS:  
 MONROE ROAD: 20 FT. FROM R/W SARDIS ROAD: 10 FT.  
 LEFT SIDE: 10 FT. REAR: 10 FT.  
 REQUIRED BUFFERS:  
 FRONT: YES REAR: YES SIDE (L): YES SIDE (R): YES  
 REQUIRED SCREENING:  
 FRONT: YES REAR: YES SIDE (L): YES SIDE (R): YES  
 PARKING ONLY: NO SHRUBS @ 5' O.C.  
 PARKING DATA: (SPECIFIC REQUIREMENT, ZONING ORDINANCE AND SECTION NUMBER)  
 REFERENCE ZONING CODE 12.202 RETAIL  
 GROSS FLOOR AREA = 42,777 SF/250(EXIST. RETAIL)+13,650 SF/250(WALGREENS)=226 SPACES  
 TOTAL GROSS FLOOR AREA = 56,427 SF  
 EXISTING: 253 REQUIRED: 226 PROVIDED: 238 HANDICAP: 7  
 CARPOOL: 0 LOADING SPACES: 2  
 ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.  
 TOTAL GROSS FLOOR AREA APPROVED FOR THE SHOPPING CENTER ON 9/19/88 WAS 57,000 SF  
 TOTAL GROSS FLOOR AREA OF THE SHOPPING CENTER IS 56,427 SF  
 SITE ADDRESS AND BUILDING PERMIT NUMBER SHALL BE POSTED ON THE BUILDING.

PAVING SPECIFICATIONS

LIGHT DUTY PAVEMENT (LDP):  
 6" COMPACTED AGGREGATE BASE COURSE (CABC)  
 2" BINDER COURSE, TYPE H  
 1" SURFACE COURSE, 1-2  
 HEAVY DUTY PAVEMENT (HDP):  
 8" COMPACTED AGGREGATE BASE COURSE (CABC)  
 2" BINDER COURSE, TYPE H  
 1" SURFACE COURSE, 1-2

CONCRETE  
 5" COMPACTED AGGREGATE BASE COURSE (CABC)  
 8" 4000 PSI CONCRETE WITH 6" X 6" WIRE MESH REINFORCEMENT(10 GAUGE)

NOTES:  
 1. ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDERCUT SHOULD BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). IN ADDITION, AT LEAST THE UPPER 18 INCHES OF SUBGRADE FILL BENEATH PAVEMENTS AND FLOOR SLABS AND 24 INCHES BELOW PAVEMENTS SUBJECT TO TRUCK TRAFFIC SHOULD BE COMPACTED TO 98 PERCENT OF THE SAME SPECIFICATION. THE ABOVE COMPACTION SPECIFICATION IS A RECOMMENDATION ONLY. SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE A DIFFERENT COMPACTION STANDARD. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE WORK MEASURES IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND/OR ON-SITE RECOMMENDATIONS PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER DURING CONSTRUCTION.  
 2. PAVEMENT SPECIFICATIONS LISTED ABOVE ARE RECOMMENDATIONS ONLY AND ARE SUBJECT TO CHANGE BASED UPON PROJECT CONDITIONS OR RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT. PRIOR TO COMMENCEMENT OF PAVING, THE OWNER OR CONTRACTOR SHOULD HIRE A GEOTECHNICAL ENGINEER TO PROVIDE A PAVEMENT DESIGN BASED UPON ANTICIPATED VEHICULAR TRAFFIC AND PROJECT SOIL CONDITIONS. THE ISAACS GROUP ASSUMES NO RESPONSIBILITY FOR THE ADEQUACY OF THE PAVEMENT SPECIFICATION PROVIDED ABOVE.

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LEGEND

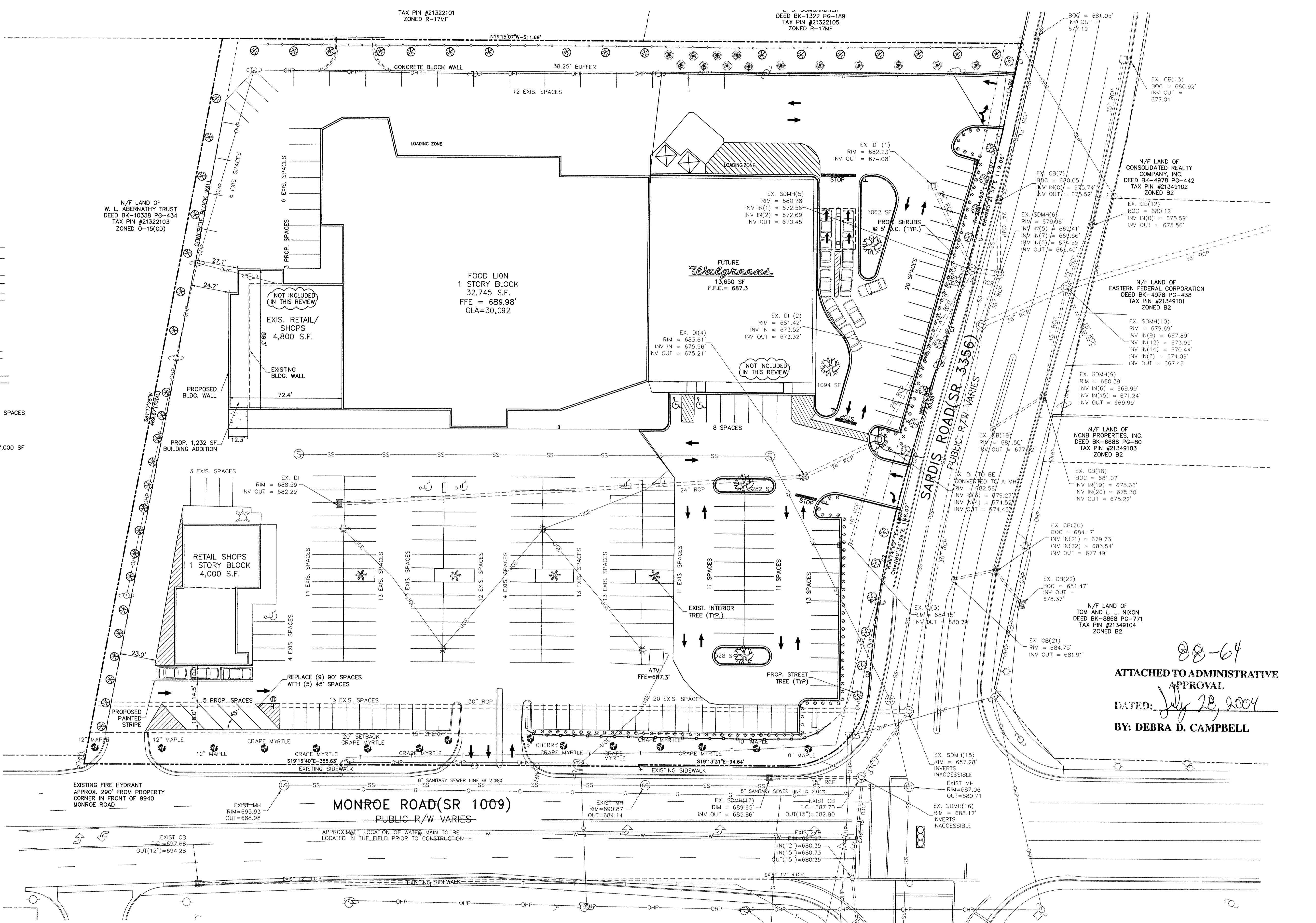
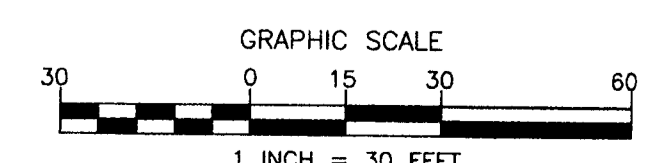
- PROPOSED HEAVY DUTY PAVEMENT (HDP)
- LIGHT DUTY PAVEMENT (LDP)
- PROPOSED CONCRETE

SIGN SCHEDULE

- RESERVED PARKING-MAX PENALTY \$250 (MUTCD R7-B & R7-80)
- VAN ACCESSIBLE HANDICAPPED PARKING SIGN (MUTCD R7-B, R7-8A, & R7-8D)
- STOP SIGN (30"x30") (MUTCD R1-1)
- DO NOT ENTER SIGN

CONDITIONAL NOTES(PER REZONING PLAN 9/19/88)

SITE TO BE LANDSCAPED TO MEET OR EXCEED NEW LANDSCAPING ORDINANCE ADAPTED JULY 1, 1998.  
 5% OF PARKING AREA TO BE LANDSCAPED; LANDSCAPING IN EXISTING BUFFERS TO HELP QUALIFY THIS REQUIREMENT.  
 NO PARKING SPACE TO BE IN EXCESS OF 60' FROM A TREE.  
 1 TREE ALONG MONROE ROAD AND SARDIS RD. N PER 50' FRONTAGE 2" DIAMETER, 8' HIGH MIN.  
 ALL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ADDITION.



88-64  
 ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: July 28, 2004  
 BY: DEBRA D. CAMPBELL

PRELIMINARY  
 DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	WDP	07/28/04	PER PLANNING COMMISSION COMMENTS

Project: **SPRINGFRESH DRY CLEANERS**  
 9800 MONROE ROAD  
 CHARLOTTE, NORTH CAROLINA

**THE ISAACS GROUP**  
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

File #: 04196 DWG Date: 07/28/04 Project Egr: BTU  
 Design By: BTU  
 Drawn By: CBH/WEP  
 Scale: 1"=30'

**C1.0**