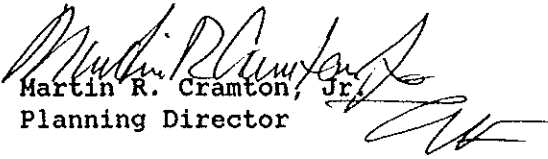


**CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION**

**INTER-OFFICE COMMUNICATION**

DATE: March 29, 1993

TO: Robert Brandon  
Zoning Administrator

FROM:   
Martin R. Cramton, Jr.  
Planning Director

SUBJECT: Administrative approval for a portion of Petition No. 88-67(c)  
Tax Parcel #023-127-37, 023-127-01

The above mentioned rezoning petition lies within the counties watershed area. When the plan was originally approved the developer/owner committed to adhere to the state's watershed regulations been proposed at the time (i.e. WS-III). Since this time the watershed regulations for Mountain Island Lake have changed. In an effort to reach a compromise between the new watershed regulations and the approved conditional plan the owner requested an administrative approval.

This administrative approval clarifies how the B-1SCD portion of Petition No. 88-67(c) can be developed by setting maximum impervious area amounts. These impervious area amounts are based on the state's standards for a WS-IV. The attached exhibit 'A' prepared by James McGovern and associates in addition to the letter from Bailey Patrick dated March 25, 1993 which contains the new approved wording for portions of paragraph 12 explain how the B-1SCD tract may be developed.

Since these changes clarify how development on this tract may take place while protecting the Mountain Island watershed we are administratively approving this revised wording for paragraph 12. Please use this wording when evaluating requests for building permits for the B-1SCD tract.

Prior to the issuance of a building permit a specific site plan for the B-1SCD tract must be submitted to the Planning Commission staff for approval. This administrative approval only effects the B-1SCD tract. The other portions of this petition must also clarify how they will adhere to the new watershed regulations before they are eligible for building permits. They may do this by requesting administrative approval similar to this or by petitioning the County Commissioners for a new public hearing and a site plan amendment.

MRCJr/KHM:sls

LAW OFFICES

PERRY, PATRICK, FARMER & MICHAUX

PROFESSIONAL ASSOCIATION

2200 THE CARILLON

227 WEST TRADE STREET

CHARLOTTE, NORTH CAROLINA 28202

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March 25, 1993

ATTACHED TO ADMINISTRATIVE  
APPROVAL

DATED: 3/29/93  
BY: MARTIN R. CRAMTON, JR.

Mr. Martin R. Cramton, Jr.  
Planning Director  
Charlotte-Mecklenburg Planning Commission  
600 East Fourth Street  
Charlotte, NC 28202-2853

Re: Rezoning Petition No. 88-67(c)

Application for Administrative Site Plan Amendment relating to Parcel 1 of the Site covered by this Rezoning Petition, a 31.58± acre tract of land located at the northeast corner of the intersection formed between Mt. Holly-Huntersville Road and N.C. Highway 16, all as shown on the enclosed Exhibit A prepared by James McGovern and Associates on March 15, 1993 (the "B-1 SCD Tract")

Dear Martin:

On behalf of New N.C. 16 Land Investors Limited Partnership, the owner of the B-1 SCD Tract, and the proposed developer, Lat Purser & Associates, Inc., we hereby apply for an Administrative Site Plan Amendment to remove certain ambiguities in the Conditions governing development of the B-1 SCD Tract which have arisen due to changes in circumstances taking place since this Petition was approved.

By way of background, as a part of its negotiations with the Mecklenburg County Department of Environmental Protection, the Petitioner, Bristol Development Corporation, agreed to make certain amendments to the Conditions and Restrictions imposed under its Rezoning Plan on the development of the Site to protect the Mountain Island Lake Watershed.

Mr. Martin R. Cramton, Jr.  
March 25, 1993  
Page 2

Under Paragraph 12A of these Conditions, Bristol Development Corporation agreed for itself and its successors and assigns:

"To follow and adhere to the guidelines for watershed protection for Class WS-III Waters in that portion of a watershed which lies outside the critical area of the watershed established" [by State authorities at that time], as amended from time to time; and any subsequent guidelines or standards for watershed protection for Class WS-III Waters in that portion of a watershed which lies outside the critical area of the watershed that may hereafter be promulgated by the State of North Carolina or Mecklenburg County, to the extent that such guidelines or standards may apply to any portion of the Site and to the types of development proposed under this Rezoning Plan." (Emphasis Added)

At the time this Petition was approved, Mountain Island Lake carried a Class WS-III Waters Classification and the B-1 SCD Tract lay outside the Critical Area of the Lake's watershed. Moreover, the State regulations contemplated the exclusive use of stormwater Best Management Practices ("BMP's") for protection of the Lake. However, since that time, Mountain Island Lake has been reclassified to a Class WS-IV Lake and the means adopted in recent amendments to State regulations for protection of the Critical Areas of the Mountain Island Lake Watershed have shifted from the sole use of BMP's to the imposition of restrictions on the amount of impervious area which may be created by development plus the use of BMP's in some instances. The proposed County regulations use only restrictions on the amount of impervious area in the Critical Areas but allow use of BMP's in other areas of the Watershed. To further complicate matters, under the new definition of the Critical Area of the Mountain Island Lake Watershed, over one-half of the B-1 SCD Tract now lies within the Critical Area whereas none of it lay within the Critical Area at the time the Rezoning Petition was approved.

Because of (1) the reclassification of Mountain Island Lake from a Class WS-III Lake to a Class WS-IV Lake, (2) the change in the means by which the watershed is to be protected in Critical Areas from the sole use of BMP's to the imposition of limitations on the permissible amount of impervious area and (3) the redefining of the Lake's Critical Areas, we have held meetings with and provided information to the County Attorney, Marvin Bethune, Don Willard of the Mecklenburg County

Mr. Martin R. Cramton, Jr.  
March 25, 1993  
Page 3

Department of Environmental Protection and Walter Fields, Linda Beverly and Keith MacVean of your Staff for purposes of arriving at a mutually satisfactory solution to the unique problem which the owner and developer face with respect to the development of the B-1 SCD Tract.

During our initial meeting with Marvin, he suggested as a means toward arriving at a mutually acceptable method for addressing these ambiguities that due consideration be given to the imposition of additional conditions governing development of the B-1 SCD Tract that were, to the extent economically feasible, consistent with both the spirit of the Conditions imposed under the original provisions of Paragraph 12 and the new approaches adopted for protection of the Watershed.

After giving careful consideration to Marvin's suggestion, our clients authorized us to propose a revised conditional development program which, at build-out, would be in substantial compliance with the development allowed for the B-1 SCD Tract under the current State regulations (WS-IV, part Critical and part Protected). It would be impossible to construct the development allowed by the Rezoning Plan under the regulations proposed by the County since these proposed regulations do not provide for the high density development option in the Critical Areas needed to construct the development approved under the Rezoning Plan.

Marvin and I agreed that an acceptable means by which to impose these further restrictions on development of the B-1 SCD Tract for the protection of the Mountain Island Lake Watershed would be by way of an Administrative Site Plan Amendment pursuant to Section 6.206(2) of the County Zoning Ordinance.

The amendment requested with respect to the B-1 SCD Tract is to modify Paragraph 12 of the Development Conditions approved for Rezoning Petition No. 88-67c as follows:

(1) Subparagraph A is amended by deleting all of its provisions and inserting the following in lieu thereof:

"A. The Owner or Owners agree that the total impervious square footage at ultimate build-out of the B-1 SCD Tract will not exceed the maximum permissible impervious square footage that could have been developed under the State of North Carolina's watershed regulations as adopted by the North Carolina Environmental Management Commission on February 13, 1992 (the "regulations") if the Critical



Mr. Martin R. Cramton, Jr.  
March 25, 1993  
Page 4

Area portion of the B-1 SCD Tract had been developed in accordance with the Critical Area regulations and the Protected Area portion of the B-1 SCD Tract had been developed in accordance with the Protected Area regulations and both such areas had been developed in accordance with the respective high density options applicable thereto.

"Because the B-1 SCD Tract lies partly inside the Critical Area and partly outside, a "banking" system is hereby established in order to insure that the total impervious square footage on the B-1 SCD Tract at ultimate build-out will not exceed the maximum permissible impervious square footage that could have been developed on the B-1 SCD Tract had the Critical Area portion of the B-1 SCD Tract been developed in accordance with the Critical Area regulations and the Protected Area portion of the B-1 SCD Tract been developed in accordance with the Protected Area regulations.

"Under this banking system, development rights may be transferred from Protected Areas within the B-1 SCD Tract to Critical Areas within the B-1 SCD Tract, or visa versa, so long as the total impervious square footage on the B-1 SCD Tract at final build-out does not exceed the combined total of the impervious square footage allowed for each portion of the B-1 SCD Tract under the State regulations currently in effect.

Based on calculations derived from Mecklenburg County's maps depicting watershed boundaries which were furnished by the Planning Commission's Staff to James J. McGovern, the owner's consulting engineer, the "Bank" of permissible impervious square footage for the B-1 SCD Tract is 819,200 square feet, which has been calculated as follows:

Protected Area:

Total Area: 656,409 square feet

.7 x 656,409 square feet = 459,486 square feet of permissible impervious area

Critical Area:

Total Area: 719,427 square feet

Mr. Martin R. Cramton, Jr.  
March 25, 1993  
Page 5

.5 x 719,427 square feet = 359,714 square feet of  
permissible impervious area

Total Bank of Permissible Impervious Area within the  
B-1 SCD Tract:

459,486 + 359,714 = 819,200 square feet

Except as noted in the last paragraph of this  
subparagraph (A), the 819,200 square foot Bank of  
permissible impervious square footage is the maximum  
allowable impervious square footage that may be  
developed on the B-1 SCD Tract.

Each phase of development taking place on the B-1 SCD  
Tract will be allowed to draw down from this Bank of  
permissible impervious square footage until the entire  
Bank has been consumed, at which time no further  
development will be allowed.

"Each BMP constructed on the B-1 SCD Tract must be  
designed to accommodate all impervious square footage  
reasonably expected to drain to that particular BMP.  
The overall design of the BMP(s) for the B-1 SCD Tract  
will be based on the maximum permissible impervious  
square footage that may be developed on the B-1 SCD  
Tract at complete build-out."

"The location of the impervious square footage on the  
B-1 SCD Tract or on any lots resulting from  
subdivisions thereof will be non-consequential as long  
as (1) the total impervious square footage developed  
on the B-1 SCD Tract does not exceed the maximum Bank  
of permissible impervious square footage and (2) the  
water run-off from the development flows through  
BMP(s) properly designed and constructed in accordance  
with the provisions of Paragraph 12.B."

"Notwithstanding anything to the contrary provided  
under the foregoing paragraphs of this Paragraph A, so  
long as the entire BP Tract (Parcel 2 of the Site  
covered by Rezoning Petition No. 88-67(c)) which  
adjoins the northeastern line of the B-1 SCD Tract is  
covered by the application, the owner or owners of the  
B-1 SCD Tract and the BP Tract may apply for an  
administrative site plan amendment covering the BP  
Tract which would calculate the "Bank" of permissible

impervious square footage for the entire BP Tract in the same manner in which the "Bank" of permissible impervious square footage for the B-1 SCD Tract has been calculated in this Administrative Site Plan Amendment. The administrative site plan amendment for the BP Tract may also allow for the transfer of impervious square footage from the BP Tract to the B-1 SCD Tract and for the location of BMP's on the BP Tract which will serve the B-1 SCD Tract, but only if the amount of permissible impervious coverage transferred to the B-1 SCD Tract would not cause the total amount of impervious square footage on the B-1 SCD Tract at total build-out to exceed 70% of the total area of the B-1 SCD Tract, or 963,085 square feet. Additionally, no transfer of impervious square footage from the B-1 SCD Tract to the BP Tract established under Rezoning Petition No. 88-67(c) will be allowed."

"(2) Subparagraph B of Paragraph 12 is amended by deleting all of its provisions and substituting the following in lieu thereof:"

"B. Prior to the issuance of a permit for any proposed development on the B-1 SCD Tract, the owner or owners must submit to the appropriate Engineering Department for review and approval plans and specifications depicting the design proposed for the engineering devices (stormwater best management practices - "BMP's") - if any - which will serve that particular development, if the design for BMP's to serve that development has not previously been approved."

"Except as noted under the last paragraph of subparagraph (A) of Paragraph 12, all BMP's serving the B-1 SCD Tract must be located on that tract and must satisfy the design requirements for BMP's adopted by Mecklenburg County as contained in the Charlotte-Mecklenburg Land Development Standards Manual or as otherwise adopted by Mecklenburg County which are in effect at the time such plans and specifications for the proposed BMP's are submitted for review and approval.

"Failure to act on the request of the owner or owners within 30 business days after the plans and specifications are submitted to the Engineering Department shall be conclusively deemed to constitute approval of the plans and specifications submitted."

Mr. Martin R. Cramton, Jr.  
March 25, 1993  
Page 7

(3) Subparagraph C of Paragraph 12 is amended by deleting the words "by the Special Committee identified" from the seventh line thereof.

I look forward to receiving Staff's review and comments with respect to these proposed textual changes.

Don't hesitate to call on me should you have questions.

With best wishes, I remain

Cordially yours,

PERRY, PATRICK, FARMER & MICHAUX, P.A.



Bailey Patrick, Jr.

BPJr/gb/1099(21)

cc: Mr. Marvin A. Bethune  
Mr. Don Willard -  
Mecklenburg County Environmental Department  
Mr. James J. McGovern  
Mr. Ronald J. Withrow  
Lat Purser & Associates, Inc.  
Ms. Linda Beverly

original  
Paragraph 12

Recd 3/20/89  
@ decision  
meeting

REZONING PETITION NO. 88-67(c)

Bristol Development Corporation hereby amends its Rezoning Plan by adding the following Development Requirements thereto:

12. CONDITIONS AND RESTRICTIONS IMPOSED TO PROTECT THE MOUNTAIN ISLAND LAKE WATERSHED:

The following Conditions and Restrictions shall apply at each phase of development on the Site:

- A. The owner or owners agree to follow and adhere to the guidelines for watershed protection for Class WS-III Waters in that portion of a watershed which lies outside the critical area of the watershed established under North Carolina Division of Environmental Management Reports Numbers 87-05 and 87-05A [Guidelines for Obtaining a Protective Surface Water Classification (and Appendices)], as amended from time to time; and any subsequent guidelines or standards for watershed protection for Class WS-III Waters in that portion of a watershed which lies outside the critical area of the watershed that may hereafter be promulgated by the State of North Carolina or Mecklenburg County, to the extent that such guidelines or standards may apply to any portion of the Site and to the types of development proposed under this Rezoning Plan.
- B. Prior to the issuance of a building permit for any phase of development, the owner or owners must submit plans and specifications depicting the design proposed for the engineering devices (Stormwater Best Management Practices - "BMP's") to be incorporated in that phase of the development to a Special Committee, composed of representatives from the Mecklenburg County Department of Environmental Protection, the Mecklenburg County Department of Engineering, the Mecklenburg County Legal Department and the Staff of the Charlotte-Mecklenburg Planning Commission, for their review and approval to insure that the BMP's or other methods of treating stormwater proposed by the owner or owners satisfy the standards identified and imposed under Paragraph A above, as the same may be in effect at the time of the application for any such building permit.

This Special Committee must be designated and appointed within 5 business days after notice is given by the owner or owners of that part of the Site

affected that the Special Committee's approval will be sought. Such notice must be submitted in writing to the County Manager and the Plans for the proposed BMP's for which approval is sought must be attached to the notice. Failure to act on the request of the owner or owners within 15 business days after the notice is delivered to the County Manager shall be conclusively deemed to constitute approval of the Plans submitted.

- C. No occupancy permit for any phase of the proposed development will be issued unless and until the owner or owners of the development seeking any such occupancy permit shall have constructed and installed the BMP's proposed for that phase of development in accordance with the Plans therefor which were approved by the Special Committee identified under Paragraph B above.
- D. No owner or owners of the Site shall knowingly permit any toxic chemicals or mixtures of chemicals whose manufacture, processing, distribution, use or disposal may present an unreasonable risk of injury to human health or the environment to be stored within any portion of the Site.
- E. The underground storage of fuel oil or other products shall not be permitted on any part of the Site.
- F. The owner or owners of each phase of development taking place on the Site or their successors in title shall have the continuing financial obligation and responsibility to maintain those BMP's required to be constructed and installed on the Site to accommodate stormwater run off created by that phase of development in good working order and to make such repairs or improvements thereto as may be necessary to satisfy the standards described and imposed under Paragraph A above, as the same may be in effect from time to time.

To secure performance of their obligation(s) to maintain the BMP's serving each phase of development taking place on the Site, the owner or owners of the particular phase of development involved shall immediately prior to the issuance of the first occupancy permit for that particular phase of development post a security bond, letter of credit or make other financial arrangements which are acceptable to the County Engineering Department and in a form which is acceptable to the County Attorney. Such security shall be posted with the Mecklenburg County Engineering Department and shall be in an amount determined by the Mecklenburg County

Engineering Department to be the best estimate of the costs of maintaining the BMP's serving that phase of development over a three year period. Provided, however, that the amount of the security may not, in any event, exceed the product arrived at by multiplying the number of acres involved (to the nearest tenth of an acre) by the integer \$600.00 (such product represents the County Engineering Department's current worst case estimate of the costs involved in maintaining BMP's over a three year period).

Each bond, letter of credit or other financial arrangement shall be conditioned upon the faithful performance by the owner or owners of the Conditions imposed under this Paragraph 12, and shall be renewed annually to provide for continuing liability.

If the State of North Carolina or the federal government should at anytime hereafter promulgate regulations which require developers to maintain BMP's within the Mountain Island Lake Watershed and to secure the performance of their maintenance obligations and if such regulations are at least as stringent as those imposed under this Paragraph 12 with respect to securing performance of such maintenance obligations, the owner or owners of the BMP's involved shall be released from all requirements imposed under this Paragraph 12F upon submitting satisfactory evidence to the Charlotte/Mecklenburg Planning Director that the owner or owners have complied with the more stringent state or federal regulations. Submission of such evidence shall be deemed to be justification for an administrative Site Plan Amendment removing all security obligations imposed under this Paragraph 12F.

If Mecklenburg County should hereafter enact regulations with respect to the maintenance of BMP's and the securing of the performance of such maintenance obligations which would apply to developers of land lying within the Mountain Island Lake Watershed who are similarly situated to any one or more developers of the Site, and if such regulations are more stringent than any regulations that may hereafter be adopted by the State or the federal government but less stringent than the provisions for security which are imposed under this Paragraph 12F, then the provisions of this Paragraph 12F shall be rendered null and void upon the enactment of such regulations by Mecklenburg County and the owner or owners of the Site who are subject to such state or federal regulations shall thereafter only be required to comply with the regulations adopted by Mecklenburg County.

G. If after completing its evaluation of the regulations needed to protect the Mountain Island Lake Watershed, the Mecklenburg County Commission determines that any one or more of the Conditions imposed under this Paragraph 12 with respect to any given type of development authorized under this Rezoning Plan are not necessary to protect the Watershed, then the owner or owners of the particular type of development so exempted shall be relieved from any of the Conditions imposed under this Paragraph 12 which are not imposed under such regulations with respect to similar development that might take place in the Watershed.

Upon the enactment of such final regulations, the owner or owners of the development so exonerated shall be entitled to apply for and obtain an administrative site plan amendment removing any such Conditions imposed under this Paragraph 12.

Nothing contained in this Paragraph 12 shall be deemed to prevent the owner or owners of any part of the Site from applying for amendments to this Rezoning Plan pursuant to the provisions of Section 3202.5. of the Mecklenburg County Zoning Ordinance.

H. If the Director of the Charlotte-Mecklenburg Building Standards Department (the "Zoning Administrator") discovers a violation of any of the Conditions and Restrictions established under the foregoing provisions of this Paragraph 12, the Zoning Administrator shall notify the owner or owners having responsibility for maintenance of the BMP's involved and give the violator(s) a specified time to correct the violation. The time allowed for correction shall be reasonable, given the nature and consequences of the violation, but in no event shall it exceed 60 days in duration. If the violation continues beyond the time period specified for correction, the Zoning Administrator may initiate judicial proceedings to enforce the Conditions and Restrictions imposed under this Paragraph 12 by notifying the County Attorney of any violation thereof. The County Attorney may, among other remedies that may be available to the County, then pursue any or all of the following judicial remedies in the name of the County:

- (a) A mandatory or prohibitory injunction commanding the violator(s) to correct any unlawful condition or cease any unlawful use;
- (b) An order of abatement commanding the violator to correct any unlawful condition or cease any unlawful use; and



- (c) Any other appropriate action, proceeding or equitable remedy to prevent the erection, construction, reconstruction, alteration, repair, conversion, maintenance or use of any BMP which is in violation of the foregoing Conditions and Restrictions; or to restrain, correct or abate the violation; or to prevent any unauthorized occupancy of any building, structure or land; or to prevent any illegal act, conduct, business or use in or about any development on the Site which is served by the defective BMP's.

It shall not be a defense to the County's application for equitable relief that there are other remedies provided under the general law.

### 13. CONDITIONS RELATING TO THE NORTH CHARLOTTE OUTER LOOP:

At the time of the filing of this amendment to the Rezoning Plan, one of the alternative routes being considered for the North Charlotte Outer Loop runs through a portion of Parcel 2 of the Site (the "BP Area"). The owner or owners of the BP Area may not proceed with development of any part thereof which is affected by this proposed alternative route until such time as the final route for the North Charlotte Outer Loop shall have been determined. If the alternative route which currently affects the BP Area is the one selected for the North Charlotte Outer Loop, then the owner or owners of the BP Area must revise that part of this Rezoning Plan which applies to the BP Area so as:

- A. to reserve the land within the BP Area over which the selected Corridor runs for future right-of-way purposes;
- B. to prohibit any permanent structures, "required" off-street parking spaces or other facilities of a permanent nature which, if allowed to be constructed within that part of the BP Area over which the Corridor runs, would, when removed, adversely affect the use of or otherwise diminish the value of development taking place outside the reserved Corridor it is designed to serve; and
- C. to require that the outer margins of the protected Corridor must be used as the points from which to measure setbacks, side yards and rear yards for any buildings that may be constructed along the reserved Corridor.

If the final Corridor selected for the North Charlotte Outer Loop does not run across the BP Area, then the provisions of this Paragraph 13 shall, upon the selection of another route for the Corridor, no longer be enforceable and shall thereupon be rendered null and void.

The owner or owners of the BP Area agree that if the N. C. Department of Transportation selects the alternative route which runs through the BP Area as the final route for the North Charlotte Outer Loop and thereafter elects to acquire for public road purposes all or any part of the portion of the BP Area through which the finally selected corridor runs, the owner or owners of such portion of the BP Area shall be obligated to sell such property to the N. C. Department of Transportation at a price that is no greater than an amount which equals the sum of:

(a) the product arrived at by multiplying: (i) the total costs per acre incurred by Bristol Development Corporation (or its assignees) in rezoning and acquiring the BP Area from the current owners (the "original acquisition costs") by (ii) the total number of acres to be acquired by the NCDOT (to the nearest 1/100 of an acre); and

(b) that aggregate amount which would be equal to the interest due on the original acquisition costs, if accrued from the acquisition date to the date of purchase by the N. C. Department of Transportation at the average prime rate of interest charged by NCB National Bank of North Carolina (or its successor) from time-to-time during each 12 months' period following the acquisition date, with such annual amount of interest to be compounded annually and added to the original acquisition costs for the purpose of performing the next annual interest calculation. If such prime rate is no longer available for any time during the computation period, then the rate to be used for the period such prime rate is no longer available shall be the nearest comparable rate for short term borrowing having a maturity of 90 days.

#### 14. NOTICE REQUIREMENTS.

The owners of the Site must file (or cause to be filed) in the Office of the Register of Deeds for Mecklenburg County, North Carolina within 60 days from date on which this Rezoning Petition is approved an instrument giving notice to the general public of the fact that development of the Site is subject to satisfaction of the Conditions imposed under this Rezoning Plan (as the same may be amended from time to time pursuant to Section 3202.5. of the Mecklenburg County Zoning Ordinance) and of the fact that copies of such conditions may be examined in the Offices of the Charlotte/Mecklenburg Zoning Administrator

and the Charlotte/Mecklenburg Planning Commission under Rezoning File No. 88-67(c). Such instrument must be approved as to form by the County Attorney prior to filing.

The undersigned Petitioner and Owners of the Site hereby agree to the foregoing amendments to the Rezoning Plan, this \_\_\_\_\_ day of March, 1989.

PETITIONER:

BRISTOL DEVELOPMENT CORPORATION

ATTEST:

By: \_\_\_\_\_

\_\_\_\_\_  
Secretary

(CORPORATE SEAL)

OWNERS:

\_\_\_\_\_  
JACKSON F. DUNN (SEAL)

\_\_\_\_\_  
NELL HARPER DUNN (SEAL)

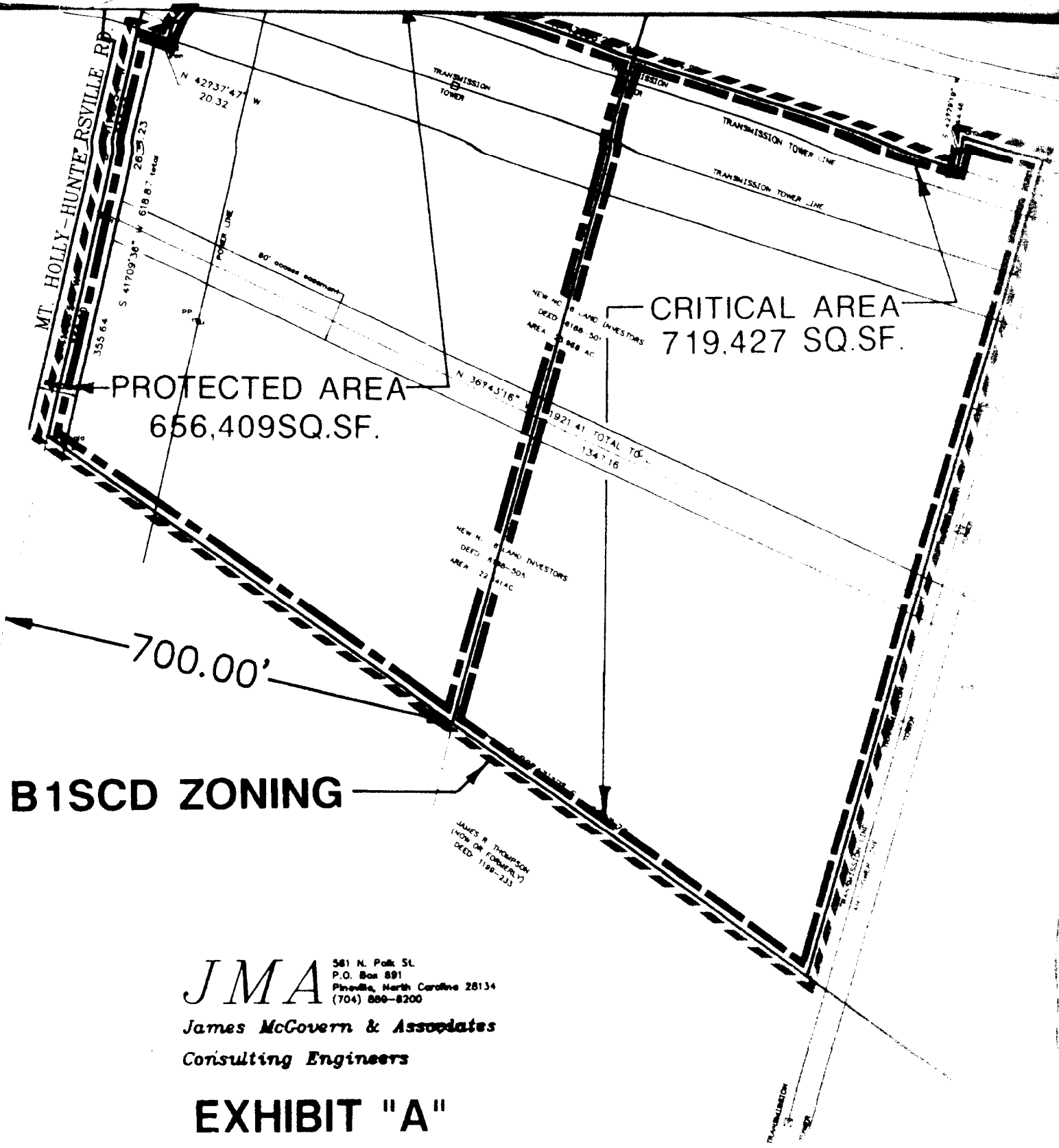
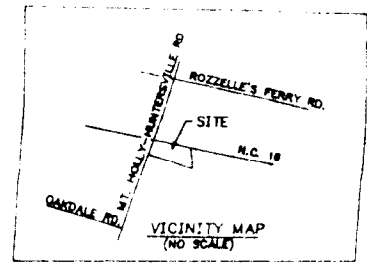
\_\_\_\_\_  
THOMAS J. DUNN (SEAL)

\_\_\_\_\_  
ALICE McDONALD DUNN (SEAL)

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CROSBY A. DUNN (SEAL)

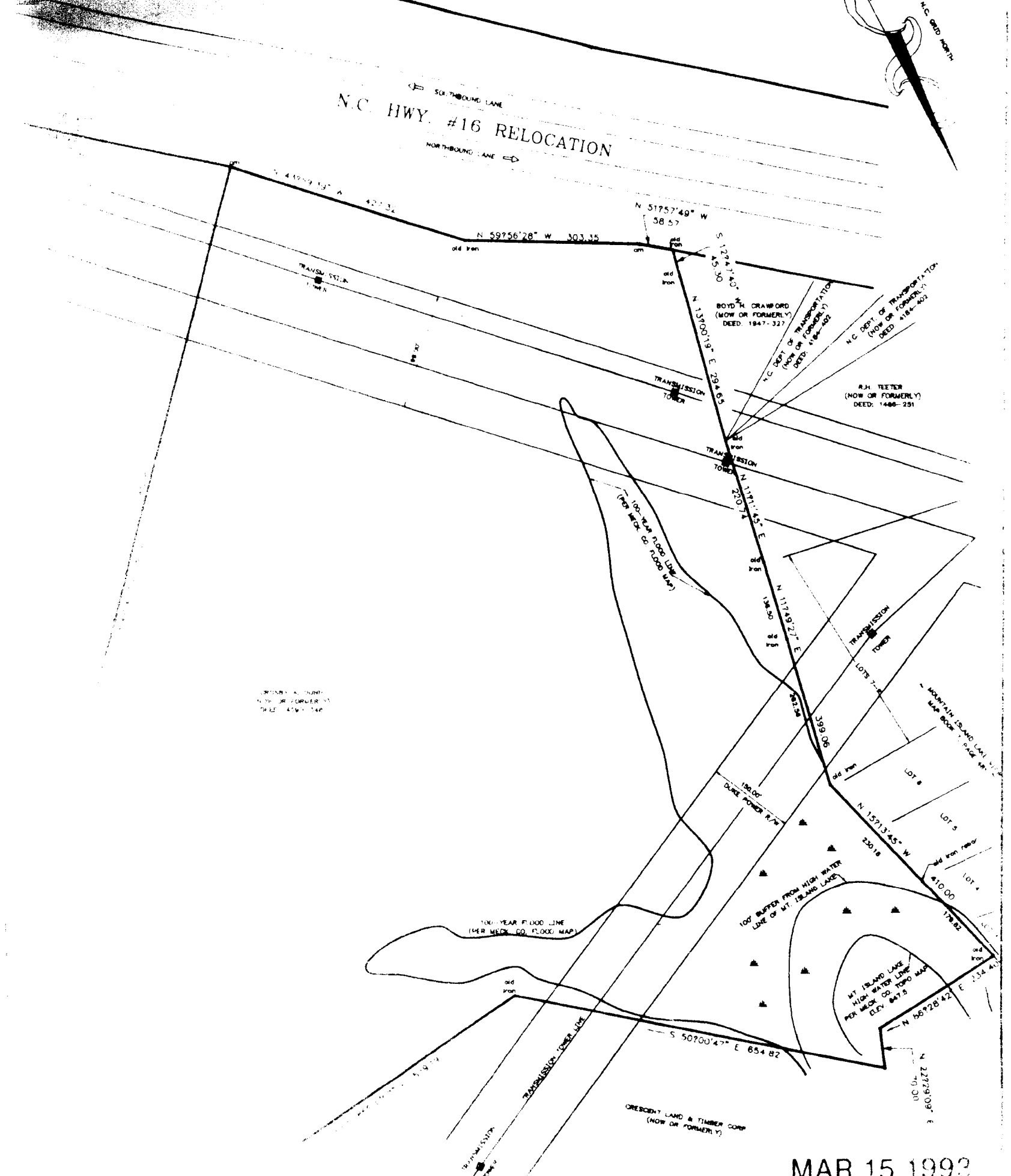
WITHHELD TO ADMINISTRATIVE APPROVAL

DATED: 03/29/93  
BY: MARTIN R. CRAMTON, JR.



**JMA**  
581 N. Park St.  
P.O. Box 481  
Fayetteville, North Carolina 28134  
(704) 886-8200  
James McGovern & Associates  
Consulting Engineers

**EXHIBIT "A"**  
A PLAT FOR  
NEW NC 16 LAND INVESTORS  
PAW CREEK TOWNSHIP, MECKLENBURG CO., N.C.  
TOTAL AREA: 48,609 AC.  
SCALE: 1" = 200'  
CAROLINA SURVEYORS, INC.  
FAYETTEVILLE, N.C.  
BOB E. WHITE, JR., P.E.



**CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION**

**INTER-OFFICE COMMUNICATION**

DATE: March 29, 1993

TO: Robert Brandon  
Zoning Administrator

FROM: *Martin R. Cramton, Jr.*  
Martin R. Cramton, Jr.  
Planning Director

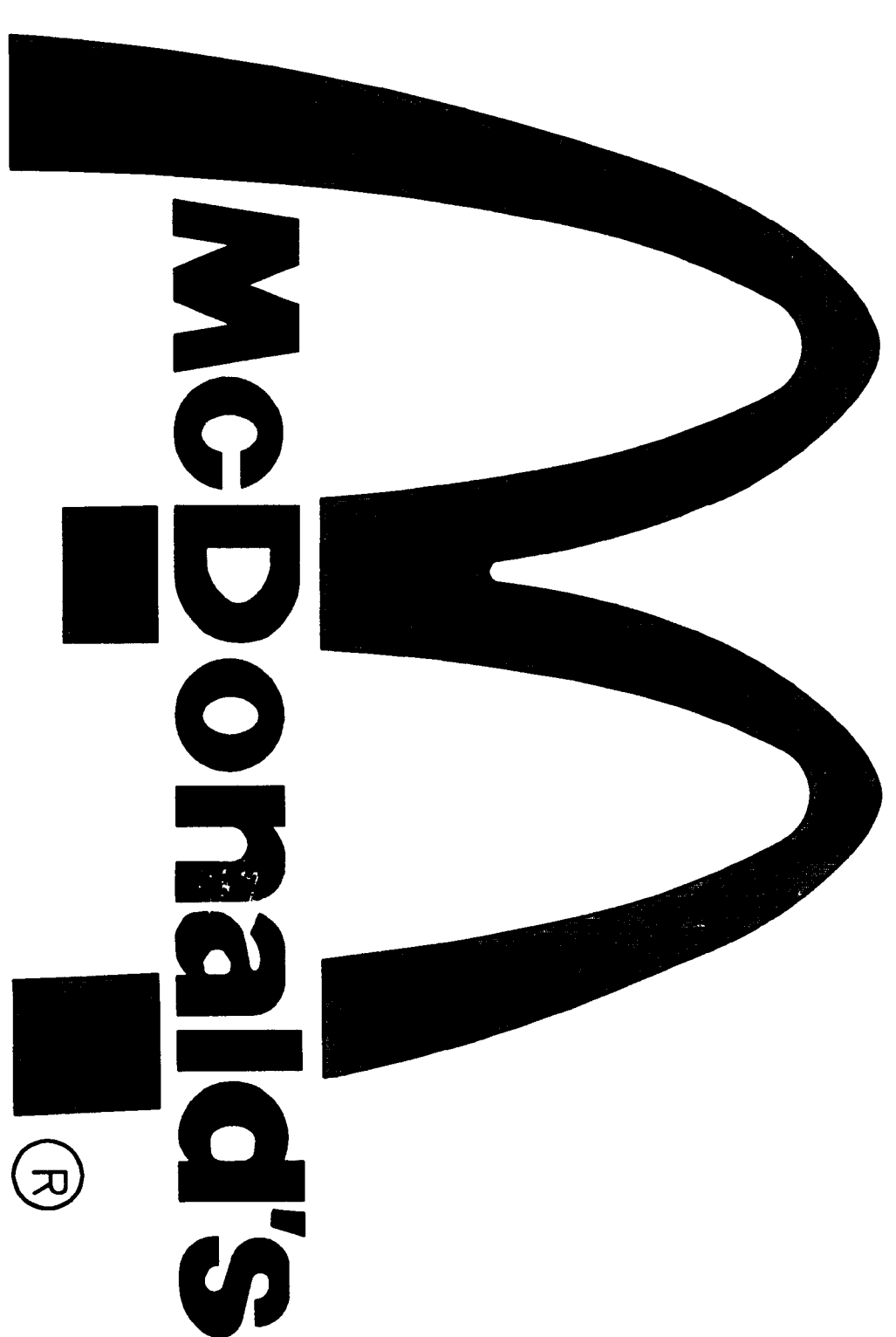
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Tax Parcel #023-127-37, 023-127-01

The above mentioned rezoning petition lies within the counties watershed area. When the plan was originally approved the developer/owner committed to adhere to the state's watershed regulations been proposed at the time (i.e. WS-III). Since this time the watershed regulations for Mountain Island Lake have changed. In an effort to reach a compromise between the new watershed regulations and the approved conditional plan the owner requested an administrative approval.

This administrative approval clarifies how the B-1SCD portion of Petition No. 88-67(c) can be developed by setting maximum impervious area amounts. These impervious area amounts are based on the state's standards for a WS-IV. The attached exhibit 'A' prepared by James McGovern and associates in addition to the letter from Bailey Patrick dated March 25, 1993 which contains the new approved wording for portions of paragraph 12 explain how the B-1SCD tract may be developed.

Since these changes clarify how development on this tract may take place while protecting the Mountain Island watershed we are administratively approving this revised wording for paragraph 12. Please use this wording when evaluating requests for building permits for the B-1SCD tract.

Prior to the issuance of a building permit a specific site plan for the B-1SCD tract must be submitted to the Planning Commission staff for approval. This administrative approval only effects the B-1SCD tract. The other portions of this petition must also clarify how they will adhere to the new watershed regulations before they are eligible for building permits. They may do this by requesting administrative approval similar to this or by petitioning the County Commissioners for a new public hearing and a site plan amendment.



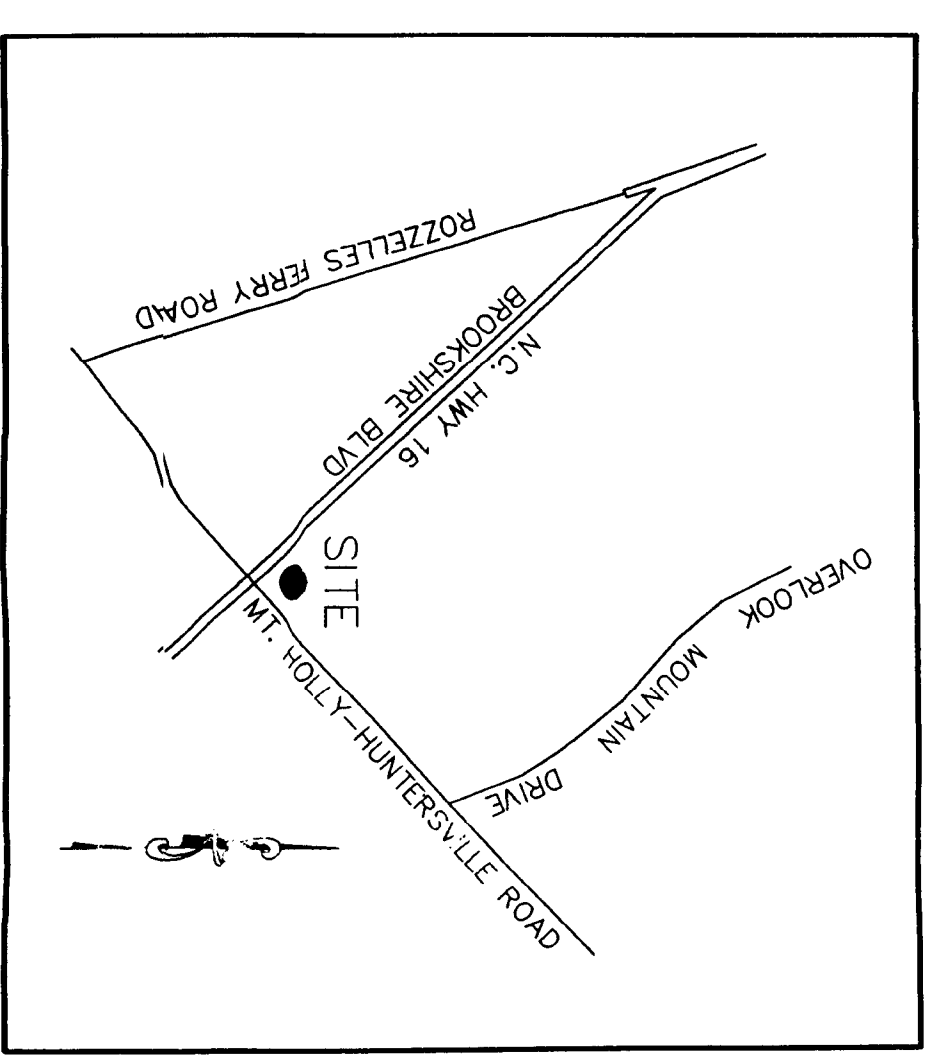
# McDONALD'S CORPORATION

OWNER/DEVELOPER: McDONALD'S CORPORATION

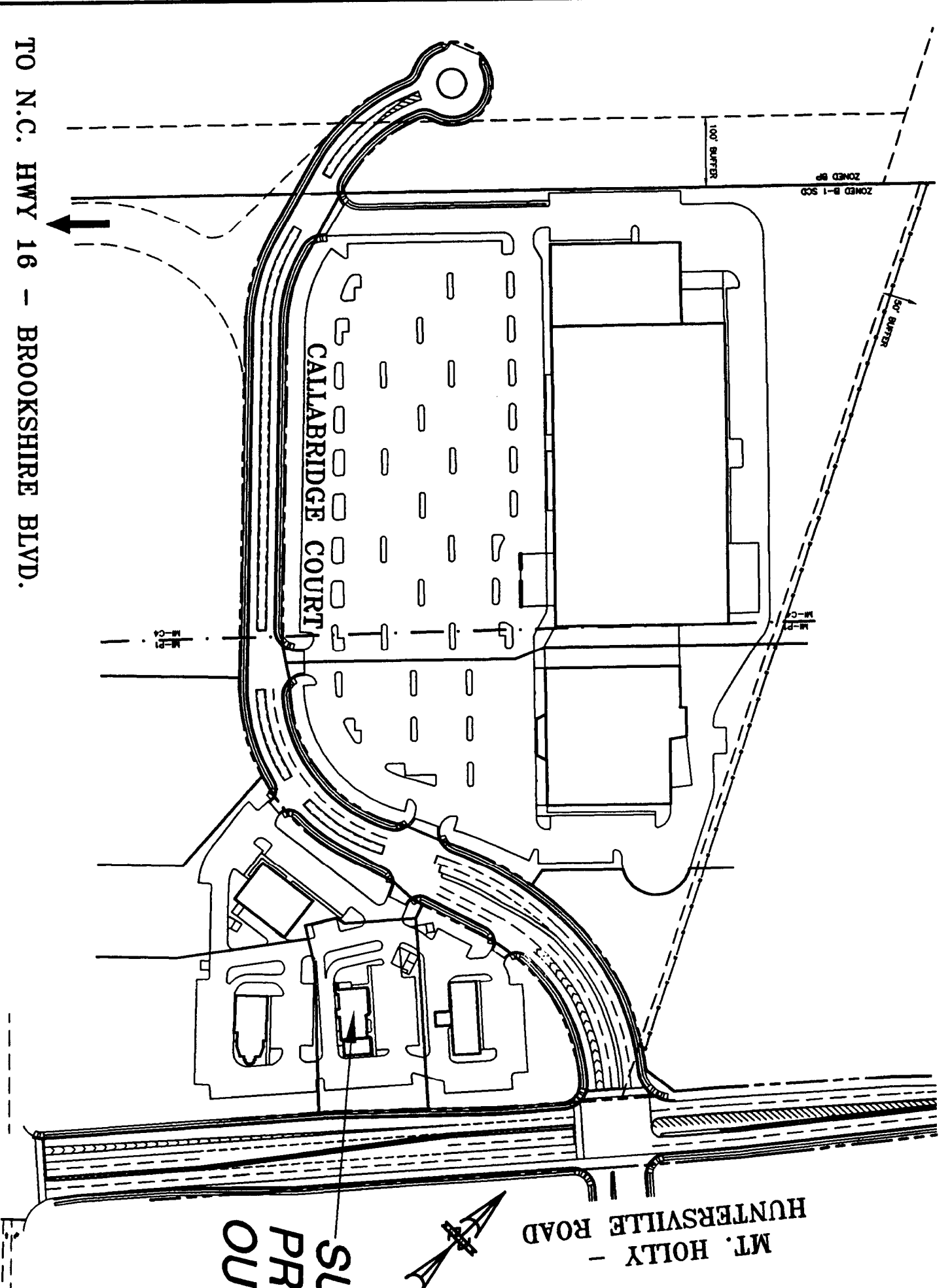
3200 BEECHLEAF COURT  
SUITE 300  
RALEIGH, NORTH CAROLINA 27604  
(919) 876-9716

SITE ADDRESS: 9725 CALLABRIDGE COURT  
OUTPARCEL #5 CALLABRIDGE LANDING  
CHARLOTTE, NORTH CAROLINA

PROJECT NUMBER: MCD-01060  
LOCATION CODE: NC/032-1156



VICINITY MAP  
NTS



CALLABRIDGE LANDING

SUBJECT  
PROPERTY  
OUTPARCEL #5

### UTILITY CONTACTS

**WATER & SEWER:**  
STEVEN K. MILLER  
CMUD  
5100 BROOKSHIRE BLVD.  
CHARLOTTE, N.C. 28216  
(704) 391-5107

**ELECTRIC:**  
EDDIE BLACKWOOD  
DUKE POWER COMPANY  
526 CHURCH ST.  
CHARLOTTE, N.C. 28201  
(800) 653-5301

**STORM:**  
TOMMY FERGUSON  
CITY OF CHARLOTTE  
600 E. 4th ST.  
CHARLOTTE, N.C. 28202-2844  
(704) 336-3281

**TELEPHONE:**  
ROBERT FALMER  
BELLSOUTH  
4100 S. STREAM BLVD.  
CHARLOTTE, N.C. 28217  
(704) 655-8157

**GAS:**  
PIEDMONT NATURAL GAS  
P.O. BOX 33068  
CHARLOTTE, N.C. 28233  
(704) 525-1654

### SITE DATA

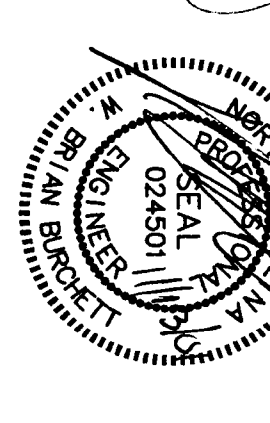
SITE ADDRESS:	9725 CALLABRIDGE COURT
OWNER/DEVELOPER:	McDONALD'S CORPORATION 3200 BEECHLEAF COURT, SUITE 300 RALEIGH, N.C. 27604 PHONE: (919) 876-9716 FAX: (919) 876-4285
DESIGNER:	THE JOHN R. McADAMS COMPANY, INC. P.O. BOX 14005 RESEARCH TRIANGLE PARK, N.C. 27709 ATTN: BRIM SOLTZ PHONE: (919) 361-5000 FAX: (919) 361-2289
PROPOSED USE:	EATING ESTABLISHMENT
EXISTING USE:	VACANT
ZONING:	BI-SCD
BUILDING SETBACKS: RIGHT-OF-WAY SIDE REAR	20 FEET 5 FEET 10 FEET 15' FROM MT. HOLLY - HUNTERSVILLE RD. 5' FROM INTERIOR PROPERTY LINES
ZONING SETBACKS: (LANDSCAPE)	1 PER 75 SQ. FT. OF BUILDING FOR PUBLIC USE 1/24 SQ. FT. = 23 SPACES REQD.
PARKING REQUIREMENTS:	39 REGULAR SPACES 2 HANDICAP SPACES
PARKING PROVIDED:	40,870 SF (0.94 ACRES) 40,870 SF (0.94 ACRES) 32,995 SF (0.75 ACRES) 792
STURBED AREA: ALLOWED PERVIOUS AREA PROPOSED PERCENT OF IMPERVIOUS AREA PROPOSED:	4,020 SF (1 STORY) CMUD CMUD
LOADING AREA/NUMBER OF STORES:	
WATER:	
SEWER:	

### INDEX TO DRAWINGS

- ~~C-1A OVERALL STOPPING CENTER~~
- ~~C-1 GRADING PLAN~~
- C-1 SITE REZONING CONDITIONS
- C-2 SITE PLAN
- C-3 GRADING/EROSION CONTROL PLAN
- ~~C-4 UTILITY PLAN~~
- ~~C-5 DETAILS~~
- ~~C-6 DETAILS~~
- C-7 DETAILS
- C-8 DETAILS
- C-9 DETAILS
- L-1 LANDSCAPE PLAN
- L-2 LIGHTING PLAN

THE JOHN R. McADAMS  
COMPANY, INC.

ENGINEERS/PLANNERS/SURVEYORS  
RESEARCH TRIANGLE PARK, NC  
P.O. BOX 14005 ZIP 27709-4005  
(919) 361-5000



DATE: January 15, 2002  
BY: JOHN R. McADAMS, JR.  
88-677c

REVISIONS:

NO.	DATE	DESCRIPTION	BY
Δ	9-24-01	CITY COMMENTS #1	
Δ	10-3-01	CITY COMMENTS #2	
Δ	11-11-01	CITY COMMENTS #3	











**AREA SUMMARIES**

TOTAL AREA = 48,604 ACRES (2,117,426 SF)  
 TOTAL AREA IN B-1 SCD ZONING = 31,589 ACRES (1,375,992 SF)  
 TOTAL AREA IN BP ZONING = 17,024 ACRES (741,417 SF)

AREA IN PARCEL #1 = 13,071 ACRES (569,377 SF) - B-1 SCD ZONING  
 AREA IN PARCEL #2 = 5,368 ACRES (233,766 SF) - B-1 SCD ZONING  
 PARCELS #3, #8 AND #9 NOT USED

AREA IN OUTPARCEL #4 = 1,056 ACRES (46,007 SF) - B-1 SCD ZONING  
 AREA IN OUTPARCEL #5 = 0.382 ACRES (16,689 SF) - B-1 SCD ZONING  
 AREA IN OUTPARCEL #6 = 1,692 ACRES (72,435 SF) - B-1 SCD ZONING  
 AREA IN OUTPARCEL #7 = 1,451 ACRES (63,199 SF) - B-1 SCD ZONING  
 OPEN SPACE FOR PARCEL #2 = 1,209 ACRES (52,575 SF) - B-1 SCD ZONING  
 OPEN SPACE FOR PARCEL #1 = 3,400 ACRES (148,085 SF) - B-1 SCD ZONING  
 AREA IN PARCEL #10 = 16,490 ACRES (717,912 SF) - BP ZONING

**PUBLIC RIGHT-OF-WAY AREAS**

PUBLIC R/W #1 (CALLABRIDGE COURT) = 2,675 ACRES (116,522 SF) - B-1 SCD ZONING  
 PUBLIC R/W #2 (NEW R/W DEDICATION IN = 0.313 ACRES (14,512 SF) - B-1 SCD ZONING  
 MT. HOLLY-HUNTERVILLE RD)  
 PUBLIC R/W #3 (EXISTING R/W IN = 0.425 ACRES (18,535 SF) - B-1 SCD ZONING  
 MT. HOLLY-HUNTERVILLE RD)  
 PUBLIC R/W #4 (CALLABRIDGE COURT) = 0.540 ACRES (23,505 SF) - BP ZONING

**IMPERVIOUS AREA SUMMARIES FOR B-1 SCD ZONING**

WATERSHED AREA	AREA IN B-1 SCD ZONING	MAX. ALLOWABLE IMPERVIOUS AREA	HUNTERVILLE R/W DEDICATION
M-P1	623,699 SF	436,889 SF (70%)	
M-C4	719,246 SF	359,623 SF (50%)	
TOTALS	1,342,945 SF	796,512 SF (59.28%)	

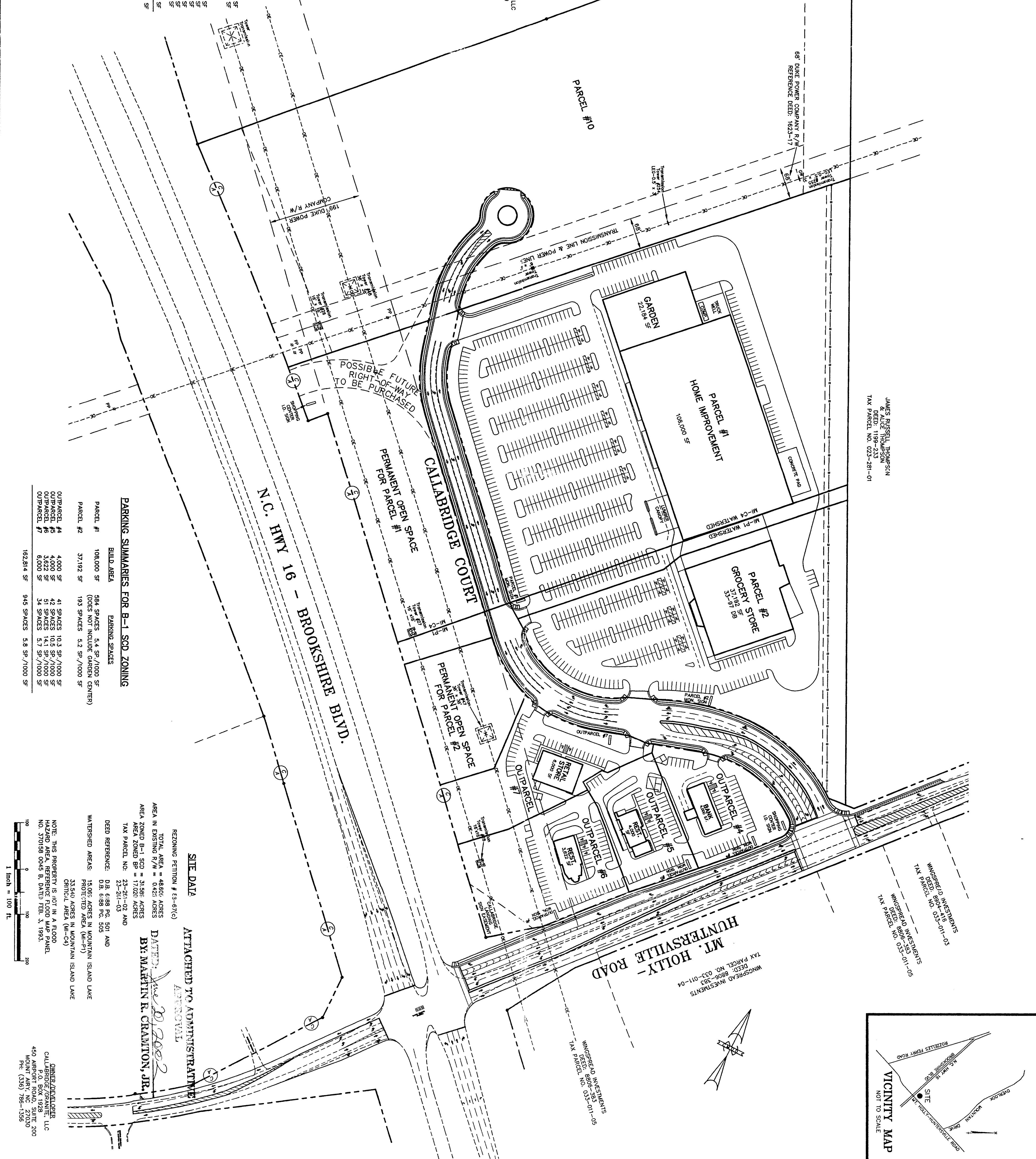
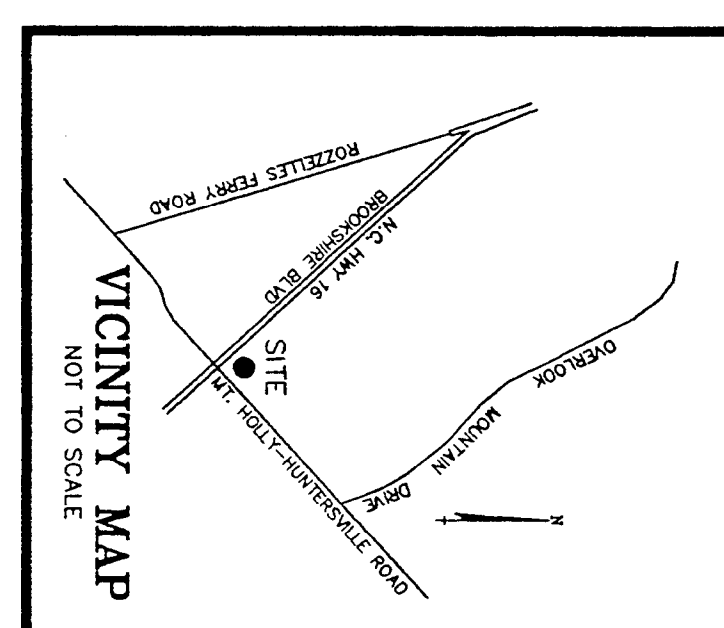
IMPERVIOUS AREAS	ALLOTTED	SHOWN
PARCEL #1	416,403 SF	414,482 SF
PARCEL #2	150,180 SF	148,259 SF
OUTPARCEL #4	29,040 SF	27,028 SF
OUTPARCEL #5	33,105 SF	31,091 SF
OUTPARCEL #6	29,742 SF	27,728 SF
OPEN SPACE PARCEL #1	0 SF	0 SF
OPEN SPACE PARCEL #2	0 SF	0 SF
NEW R/W #1	104,568 SF	101,334 SF
TOTAL	796,212 SF	781,072 SF

**IMPERVIOUS AREA SUMMARIES FOR BP ZONING**

WATERSHED AREA	AREA IN BP	MAX. ALLOWABLE IMPERVIOUS AREA
M-C4	741,417 SF	370,709 SF (50%)
TOTALS	741,417 SF	370,709 SF (50%)

JAMES RUSSELL THOMPSON & ALICE THOMPSON  
 DEED: 1199-233  
 TAX PARCEL NO. 023-261-01

WMSRFD INVESTMENTS  
 TAX PARCEL NO. 03-0-1011-02  
 WMSRFD INVESTMENTS  
 TAX PARCEL NO. 03-0-1011-03  
 WMSRFD INVESTMENTS  
 TAX PARCEL NO. 03-0-1011-04



**PARKING SUMMARIES FOR B-1 SCD ZONING**

BUILD AREA	PARKING SPACES
PARCEL #1	584 SPACES (5.4 SP./1000 SF (DOES NOT INCLUDE GARDEN CENTER))
PARCEL #2	193 SPACES (5.2 SP./1000 SF)
OUTPARCEL #4	41 SPACES (10.3 SP./1000 SF)
OUTPARCEL #5	51 SPACES (14.1 SP./1000 SF)
OUTPARCEL #6	34 SPACES (5.7 SP./1000 SF)
OUTPARCEL #7	945 SPACES (5.8 SP./1000 SF)

**SITE DATA**

REZONING PETITION # 19-07(C)  
 TOTAL AREA = 48,604 ACRES  
 AREA IN EXISTING R/W = 0.425 ACRES  
 AREA ZONED B-1 SCD = 31,589 ACRES  
 AREA ZONED BP = 17,024 ACRES  
 TAX PARCEL NO: 23-201-02 AND 23-201-03  
 DEED REFERENCE: DB, 6/98 PG. 501 AND DB, 6/98 PG. 505  
 WATERSHED AREAS: 15,065 ACRES IN MOUNTAIN ISLAND LAKE PROTECTED AREA (M-P1) 33,540 ACRES IN MOUNTAIN ISLAND LAKE CRITICAL AREA (M-C4)

DATE: *June 20, 2002*  
 BY: MARTIN E. CRAWFORD, D.R.

NOTE: THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA, REFERENCE FLOOD MAP PANEL NO. 370158 0045 B, DATED FEB. 3, 1993.  
 OWNER/DEVELOPER: CALLABRIDGE GRANITE, LLC  
 459 HUNTERVILLE RD., SUITE 200  
 HUNTERVILLE, NC 27020  
 PH: (336) 786-1356

REV.	DATE	DESCRIPTION	BY
09-01-00		PER CLIENT	
09-08-00		PER CLIENT/ENGR	
09-20-00		PER CLIENT/ENGR	
11-07-00		PER CLIENT MOVE DRIVEWAY/NEW AREAS	
3-22-01		PER CITY REVIEW COMMENTS	
05-25-01		PER CITY REVIEW COMMENTS	
07-16-01		PER CITY REVIEW COMMENTS	

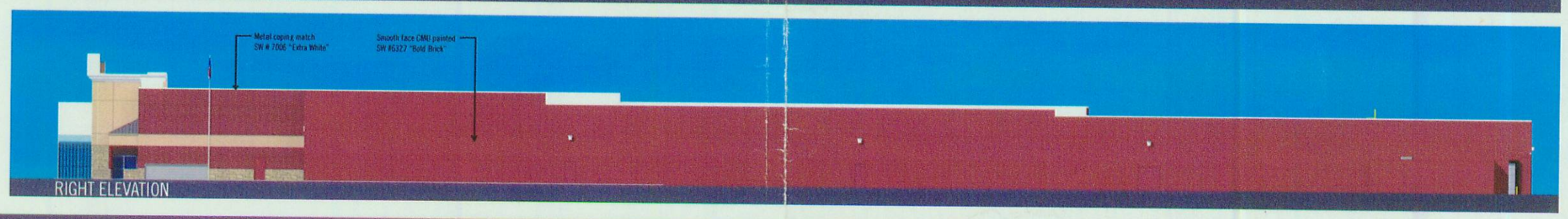
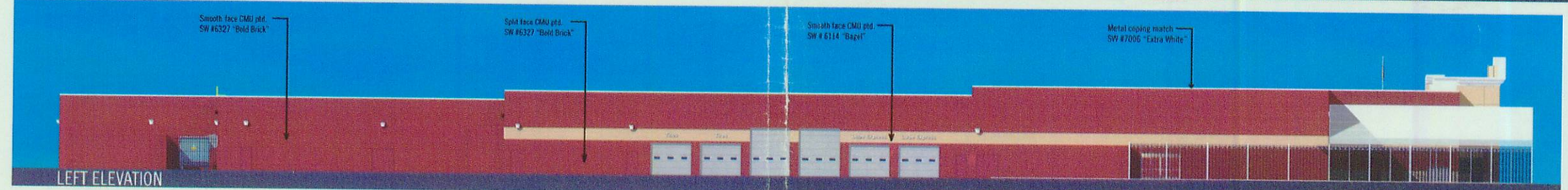
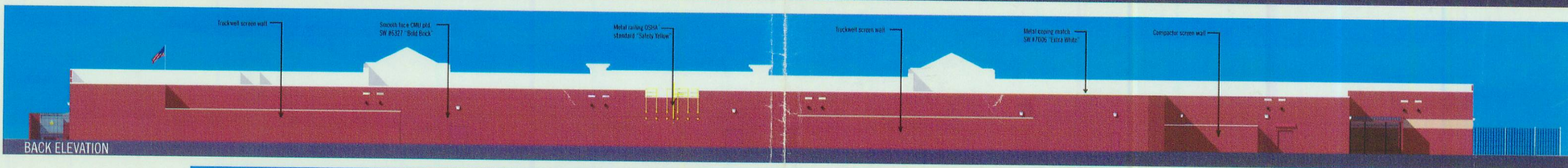
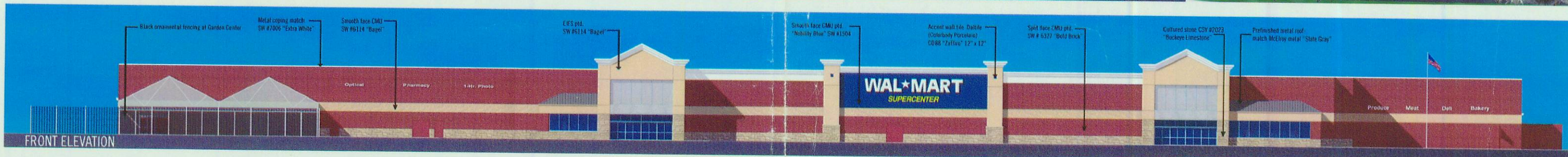
**CALLABRIDGE LANDING**  
 MECKLENBURG COUNTY, NORTH CAROLINA

**SITE PLAN EXHIBIT**

**CIVIL CONSULTANTS INC.**  
 Civil Engineers  
 Land Development Consultants

3622 Lyckan Parkway Suite 3003 Durham, NC 27707  
 Phone: (919) 490-1645 Fax: (919) 403-0336 civilenr@aol.com





**Materials and Color Specifications**

(P1) Field paint - SW #6327 "Bold Brick"

(P2) Accent paint - SW #6114 "Bagel"

(P4) Cornice paint - SW #7005 "Extra White"

(P3) Sign element paint - SW #1504 "Nobility Blue"

(CS1) Cultured stone veneer - Cultured stone CSV #2023 "Buckeye limestone"

(CT3) Accent wall tile - Daltile (Colorbody Porcelain) CD88 "Zaffiro" 12" x 12" x 5/16"

(PF3) Metal roofing - match: McElroy metal "Slate Gray"

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

DATE: February 17, 2004

TO: Robert Brandon  
 Zoning Administrator

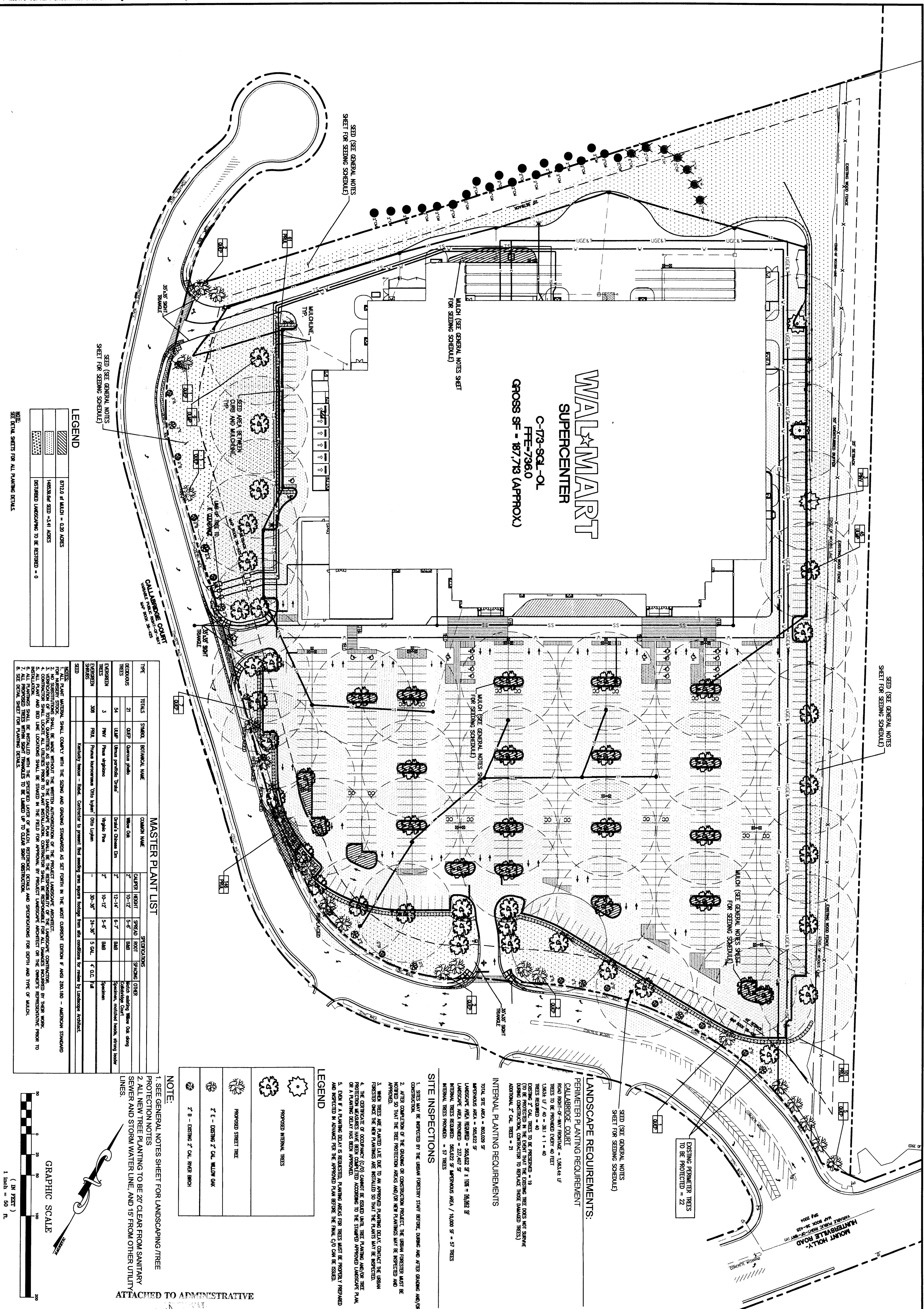
FROM: *Debra Campbell*  
 Debra Campbell  
 Interim Planning Director

SUBJECT: Administrative Approval for Petition No. 88-67(c) by Bristol Development Corp.

Please find attached a revised plan with elevations for the Wal-Mart at the above location. The plan indicates a slight change in the building layout. Since these plans do not alter the intent of the original site plan and are a minor change, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

**Note that all notes from the original approval still apply.**





**WALMART**  
**SUPERCENTER**  
 C-173-SCL-01  
 FEE-736.0  
 GROSS SF = 187,713 (APPROX)

**LEGEND**

[Symbol]	GRID 2 MULCH = 0.20 ACRES
[Symbol]	VARIOUS SEED = 4.41 ACRES
[Symbol]	INSTALLED LANDSCAPING TO BE RESTORED = 0

**MASTER PLANT LIST**

TOTALS	SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	ROOT	SPACING	OTHER
21	QLEP	Quercus phellos	White Oak	10-12'	5-6'	SHR	10' x 10'	Planting in 20' x 20' grid
54	ULAP	Ulmus parviflorus 'Pendula'	Winged Elm	12-14'	6-7'	SHR	10' x 10'	Planting in 20' x 20' grid
3	PRVY	Prunus virginiana	Black Cherry	5-6'	5-6'	SHR	10' x 10'	Planting in 20' x 20' grid
300	PRAL	Prunella americana	Blackberry	30-35"	24-30"	5 GAL	4" O.C. PA	Planting in 20' x 20' grid

NOTE:  
 1. SEE GENERAL NOTES SHEET FOR LANDSCAPING TREE PROTECTION NOTES  
 2. ALL NEW TREE PLANTING TO BE 20' CLEAR FROM SANITARY SEWER AND STORM WATER LINE, AND 15' FROM OTHER UTILITY LINES.

**LEGEND**

[Symbol]	PROPOSED INTERNAL TREES
[Symbol]	PROPOSED STREET TREE
[Symbol]	2' E - DESIGN 2" CAL. WILLOW OAK
[Symbol]	2' B - DESIGN 2" CAL. RED BIRCH

**SITE INSPECTIONS**

1. SITE MAY BE INSPECTED BY THE URBAN FORESTRY STAFF BEFORE, DURING AND AFTER GRADING AND/OR CONSTRUCTION.
2. AFTER COMPLETION OF THE GRADING OR CONSTRUCTION PROJECT, THE URBAN FORESTRY STAFF MUST BE NOTIFIED SO THAT THE TREE PROTECTION AREAS AND/OR NEW PLANTINGS MAY BE INSPECTED AND APPROVED.
3. WHEN TREES ARE PLANTED LATE DUE TO AN APPROVED PLANTING DELAY, CONTACT THE URBAN FORESTRY STAFF TO DETERMINE IF THE TREES CAN BE PLANTED IN THE SAME LOCATION AND/OR IF A PLANTING DELAY HAS BEEN APPROVED.
4. THE CROPPING OF OCCUPANCY (C/O) CANNOT BE ISSUED UNTIL TREE PLANTING AND/OR TREE PROTECTION MEASURES HAVE BEEN COMPLETED ACCORDING TO THE STATED APPROVED LANDSCAPE PLAN OR A PLANTING DELAY HAS BEEN APPROVED.
5. EQUAL IF A PLANTING DELAY IS REQUESTED, PLANTING AREAS FOR TREES MUST BE PROPERLY FENCED AND INSPECTED IN ADVANCE FOR THE APPROVED PLAN BEFORE THE FINAL C/O CAN BE ISSUED.

**LANDSCAPE REQUIREMENTS:**

- PERIMETER PLANTING REQUIREMENT**  
 CALLABRIDGE COURT  
 ROAD RIGHT-OF-WAY PROVIDE = 1,954.44 LF  
 TREES TO BE PROVIDED EVERY 40 FEET  
 1,954.44 LF / 40 = 31 + 1 = 40  
 TREES REQUIRED = 40
- EXISTING 2" CAL. TREES TO BE PRESERVED = 19**  
 (TO BE PROTECTED IN THE EXISTING TREE LINES NOT SHOWN ON THIS CONSTRUCTION DRAWING TO REPLACE THESE DAMAGED TREES)  
 ADDITIONAL 2" CAL. TREES = 21
- INTERNAL PLANTING REQUIREMENTS**  
 TOTAL SITE AREA = 86,028 SF  
 ASPHALT AREA = 56,822 SF  
 LANDSCAPE AREA REQUIRED = 56,822 SF x 10% = 5,682 SF  
 LANDSCAPE AREA PROVIDED = 237,407 SF  
 INTERNAL TREES REQUIRED = 56,822 SF / 10,000 SF = 57 TREES  
 INTERNAL TREES PROVIDED = 57 TREES

<p><b>C-11</b></p>	<p>APPROVED BY: <i>[Signature]</i>  <b>LANDSCAPE PLAN</b></p>	<p>PROJECT:  <b>WAL-MART SUPERCENTER 173</b>                  05481 - 00 CHARLOTTE (BRKSHIRE)</p>	<p>CLIENT:  <b>WAL-MART</b>                  STORES, INC.                  3AM WALTON DEVELOPMENT COMPLEX                  2001 SE 10TH STREET                  BENTONVILLE, ARKANSAS 72716-4050                  TEL: (479) 273-4000</p>	<p>NO. DATE REVISIONS</p>	<p>Kimley-Horn                  and Associates, Inc.                  4801 GARDNER FARM DRIVE                  SUITE 100, NORTH CAROLINA 28717                  PHONE: (704) 333-5131                  FAX: (704) 333-5131                  © 2004</p>
	<p>DESIGNED BY: JS                  DRAWN BY: FLB                  CHECKED BY: WHW                  DATE: 01-29-04                  PROJECT#: 015476015</p>	<p>TITLE: <i>[Handwritten]</i>                  PROJECT: <i>[Handwritten]</i>                  APPROVED BY: <i>[Signature]</i>  <b>LANDSCAPE PLAN</b></p>	<p>9820 CALLABRIDGE COURT                  CHARLOTTE, MECKLENBURG COUNTY                  NORTH CAROLINA, 28216</p>	<p>NO. DATE REVISIONS</p>	<p>NO. DATE REVISIONS</p>



**SITE DATA**

TAX ID NUMBERS: 023-281-06, 10, 11, 12, 13, 14, 16, 17  
 TOTAL AREA = 48.609 ACRES  
 AREA IN EXISTING R/W = 0.425 ACRES  
 AREA ZONED B-1 SCD = 31,289 ACRES  
 AREA ZONED BR = 17,020 ACRES  
 MAP BOOK: 35, 425  
 DEED 11523-67Z, DEED 13181-82Z  
 DEED 11523-67Z, DEED 13181-82Z  
 WATERSHED AREAS:  
 15,089 ACRES IN MOUNTAIN ISLAND LAKE PROTECTED AREA  
 33,540 ACRES IN MOUNTAIN ISLAND LAKE CRITICAL AREA (M-C4)  
 NOTE: THIS AREA IS NOT IN A FLOOD HAZARD AREA. REFERENCE MAPS PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE AND MITIGATION ADMINISTRATION, 1984, COMMUNITY PLAN 370198 0045 C, ZONE 3.

Impervious Area Summary for B-1 SCD Zoning

Impervious Area (sf)	Max. Allowable Impervious Area (sf)	(70% and does not include Mt. Holly-Huntersville R/W Dedication)
M-C4	623,899	436,729
TOTAL	719,246	359,623 (50%)

Impervious Area Allocated Summary for B-1 SCD Zoning

Location	Area (sf)
Parcel 1	416,402
Parcel 2	150,180
Outparcel 4	29,040
Outparcel 5	33,105
Outparcel 6*	35,565
Outparcel 7	29,742
Open Space for Parcel 1	0
Open Space for Parcel 2	0
New R/W #1	104,258
Total	798,582

Impervious Area Proposed Summary for B-1 SCD Zoning

Location	Area (sf)
Combined parcel 1 and 2	565,763
Outparcel 4	29,040
Outparcel 5	33,105
Outparcel 6*	35,565
Outparcel 7	29,742
Combined Open Space for Parcel 1	0
New R/W #1	101,334
Total	794,549

\*Increased allowable impervious for Outparcel 6 per Amendment to the Declaration of Easements and Restrictive Covenants, as recorded in Book 13397 Page 826 of the Mecklenburg County Register of Deeds

Parking Summary for B-1 SCD Zoning

Parcel	Shaded Area (sf)	Parking Spaces	Parking Ratio
Parcel 1	1,301,184	564	4.3 per 1,000 sf (Includes Garden Center)
Parcel 2	37,192	193	5.2 per 1,000 sf
Outparcel 4	4,000	41	10.3 per 1,000 sf
Outparcel 5	4,000	42	10.3 per 1,000 sf
Outparcel 6	3,822	51	14.1 per 1,000 sf
Outparcel 7	6,000	34	5.7 per 1,000 sf
Total	184,998	945	5.1 per 1,000 sf

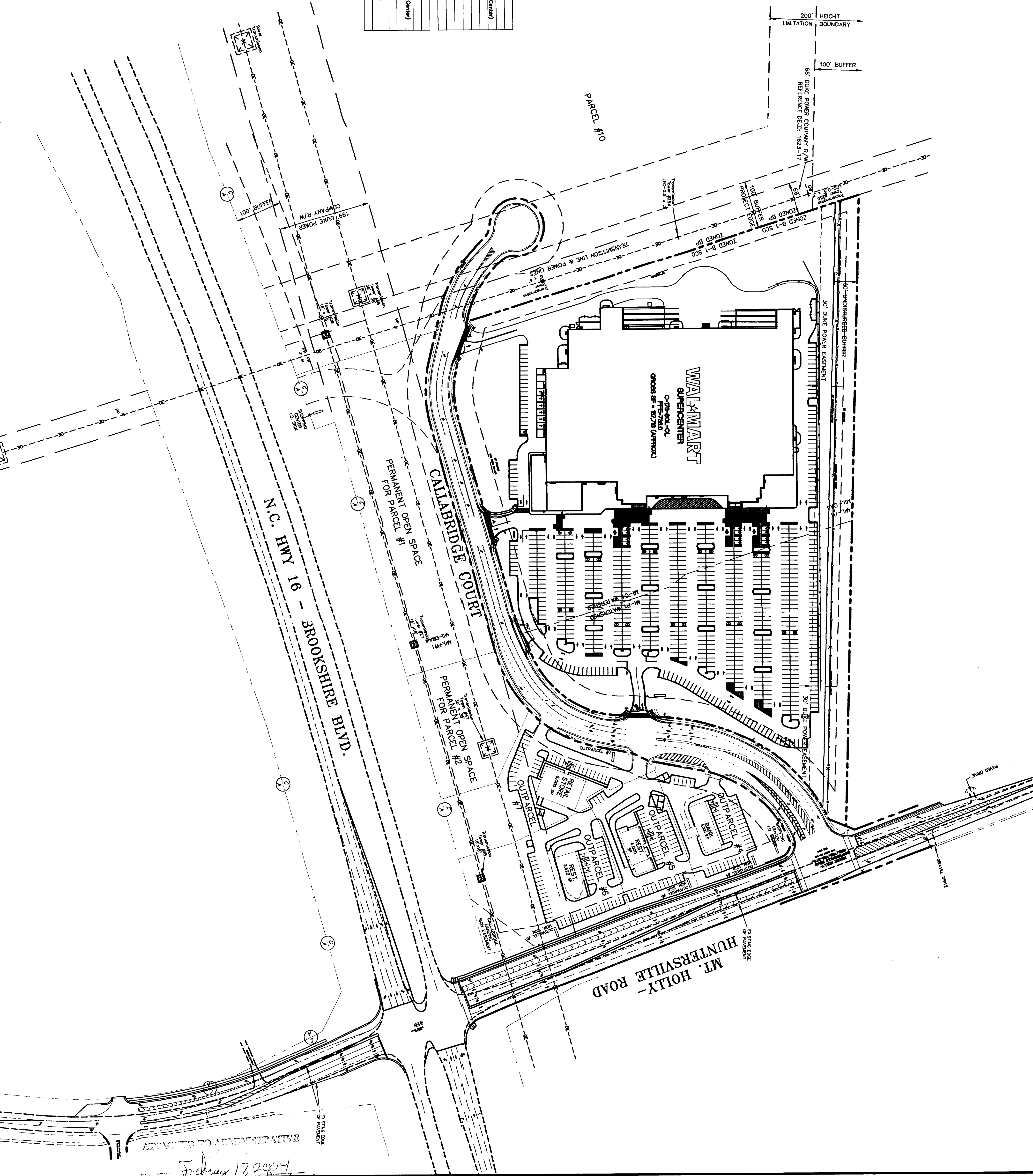
Note: Parking Requirements per the 1988 Mecklenburg County Zoning Ordinance Section 2002.20 Retail stores, all types specifies 1 space per 200 square feet of floor area used or designed for sales on ground floor, plus 1 space per 300 square feet of floor area used or designed for sales on all other floors, plus 1 space per each 2 employees.

Refer to the Site Analysis Table for the Wal-Mart Parcel Parking Requirements per Code.  
 Required Spaces = 642  
 Provided Spaces = 744

**SITE ANALYSIS TABLE**

REQUIRED BY CODE:  
 113,270 S.F. 567 SPACES  
 5 PER 1000 SF SALES FLOOR AREA  
 130 EMPLOYEES 75 SPACES  
 1 PER 2 EMPLOYEES  
 RECORDED STALLS 622 SPACES  
 PROVIDED STALLS 744 SPACES

**WAL-MART PARCEL IMPERVIOUS AREAS**  
 ALLOWABLE IMPERVIOUS AREA 565,763 S.F.  
 IMPERVIOUS AREA 565,763 S.F.

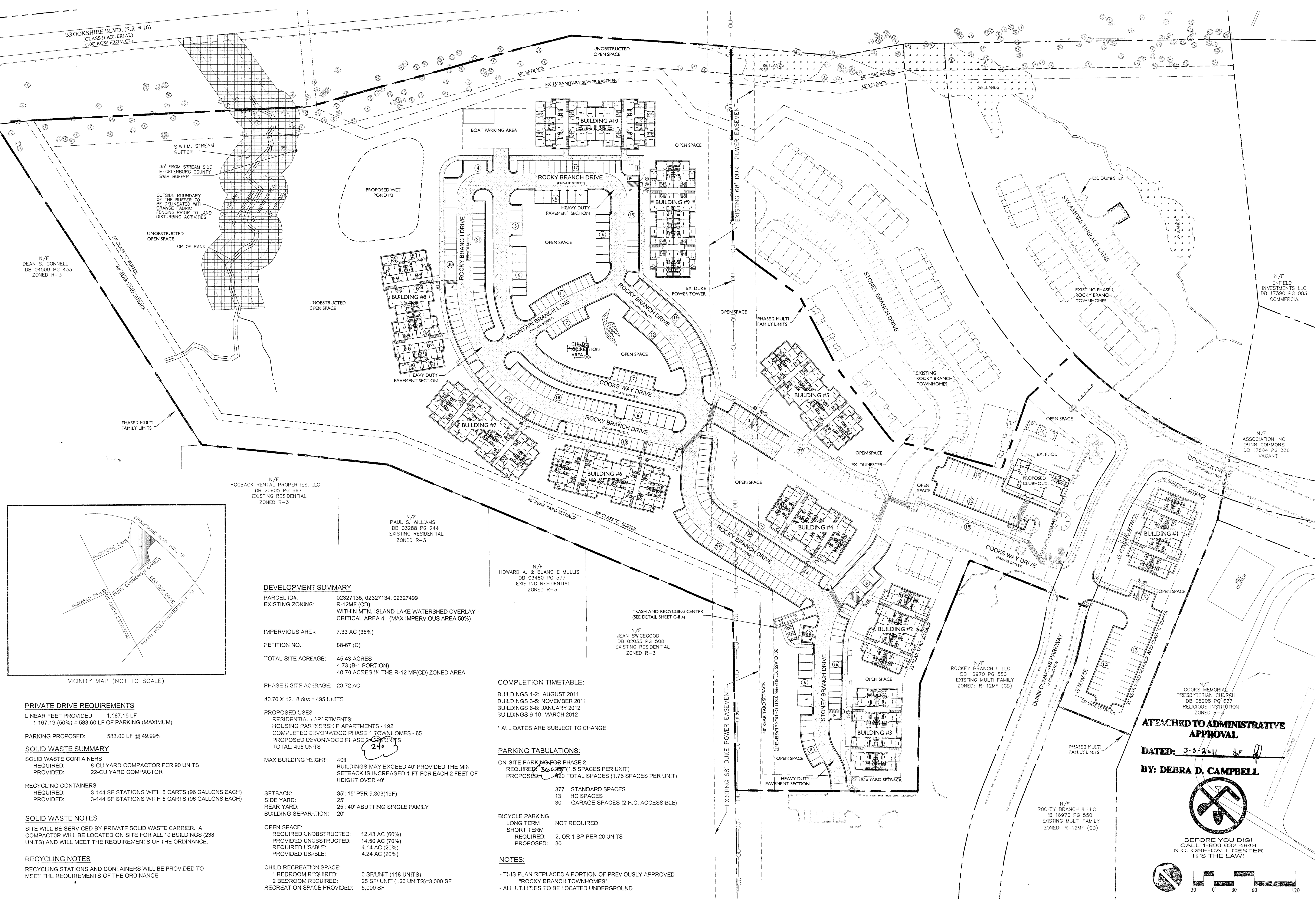


<p>DESIGNED BY: CSB                  DRAWN BY: CSB                  CHECKED BY: ECR                  DATE: 02-11-04                  PROJECT#: 015476015</p>	<p>TITLE:                  APPROVED <i>[Signature]</i>                  CALLABRIDGE LANDING                  SITE PLAN EXHIBIT                  88-670</p>	<p>CLIENT:  <b>WAL-MART</b>                  STORES, INC.                  SAM WALTON DEVELOPMENT COMPLEX                  2001 SE 10TH STREET                  BENTONVILLE, ARKANSAS 72716-4050                  TEL: (479) 273-4000</p>	<p>NO. DATE REVISIONS</p>	<p>Kimley-Horn                  and Associates, Inc.                  4801 CHARLOTTE DRIVE, SUITE 300                  CHARLOTTE, NORTH CAROLINA 28217                  PHONE: (704) 333-4337                  FAX: (704) 333-7444</p>









**DEVELOPMENT SUMMARY**

PARCEL ID#: 02327135, 02327134, 02327499  
 EXISTING ZONING: R-12MF (CD)  
 WITHIN MTN. ISLAND LAKE WATERSHED OVERLAY - CRITICAL AREA 4. (MAX IMPERVIOUS AREA 50%)  
 IMPERVIOUS AREA: 7.33 AC (35%)  
 PETITION NO.: 88-67 (C)  
 TOTAL SITE ACREAGE: 45.43 ACRES  
 4.73 (B-1 PORTION)  
 40.70 ACRES IN THE R-12 MF(CD) ZONED AREA  
 PHASE II SITE ACREAGE: 23.72 AC  
 40.70 X 12.18 @ 485 UNITS  
 PROPOSED USES:  
 RESIDENTIAL / APARTMENTS:  
 HOUSING PARTNERSHIP APARTMENTS - 192  
 COMPLETED EDENWOOD PHASE 1 TOWNHOMES - 65  
 PROPOSED EDENWOOD PHASE 2 TOWNHOMES - 240  
 TOTAL: 495 UNITS  
 MAX BUILDING HEIGHT: 40'  
 BUILDINGS MAY EXCEED 40' PROVIDED THE MIN SETBACK IS INCREASED 1 FT FOR EACH 2 FEET OF HEIGHT OVER 40'  
 SETBACK:  
 SIDE YARD: 25'  
 REAR YARD: 25', 40' ABUTTING SINGLE FAMILY  
 BUILDING SEPARATION: 20'  
 OPEN SPACE:  
 REQUIRED UNOBSTRUCTED: 12.43 AC (60%)  
 PROVIDED UNOBSTRUCTED: 14.50 AC (70%)  
 REQUIRED USABLE: 4.14 AC (20%)  
 PROVIDED USABLE: 4.24 AC (20%)  
 CHILD RECREATION SPACE:  
 1 BEDROOM REQUIRED: 0 SF/UNIT (118 UNITS)  
 2 BEDROOM REQUIRED: 25 SF/UNIT (120 UNITS)=3,000 SF  
 RECREATION SPACE PROVIDED: 5,000 SF

**COMPLETION TIMETABLE:**

BUILDINGS 1-2: AUGUST 2011  
 BUILDINGS 3-5: NOVEMBER 2011  
 BUILDINGS 6-8: JANUARY 2012  
 BUILDINGS 9-10: MARCH 2012  
 \* ALL DATES ARE SUBJECT TO CHANGE

**PARKING TABULATIONS:**

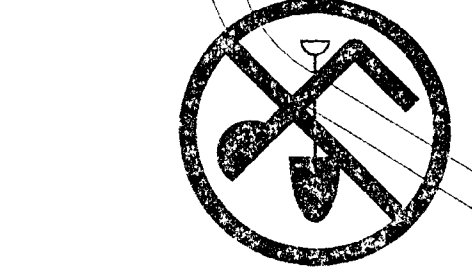
ON-SITE PARKING FOR PHASE 2  
 REQUIRED: 360 SPACES (1.8 SPACES PER UNIT)  
 PROPOSED: 420 TOTAL SPACES (1.76 SPACES PER UNIT)  
 377 STANDARD SPACES  
 13 HC SPACES  
 30 GARAGE SPACES (2 H.C. ACCESSIBLE)

BICYCLE PARKING  
 LONG TERM: NOT REQUIRED  
 SHORT TERM: REQUIRED: 2, OR 1 SP PER 20 UNITS  
 PROPOSED: 30

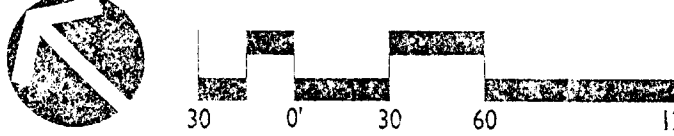
**NOTES:**  
 - THIS PLAN REPLACES A PORTION OF PREVIOUSLY APPROVED "ROCKY BRANCH TOWNHOMES"  
 - ALL UTILITIES TO BE LOCATED UNDERGROUND

**ATTACHED TO ADMINISTRATIVE APPROVAL**

DATED: 3-3-2011  
 BY: DEBRA D. CAMPBELL



BEFORE YOU DIG!  
 CALL 1-800-632-4949  
 N.C. ONE-CALL CENTER  
 IT'S THE LAW!



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

DATE: March 03, 2011  
 TO: Mark Fowler, Zoning Supervisor  
 FROM: Debra Campbell, Planning Director

SUBJECT: Administrative Approval for Petition No. 1988-067(C), Bristol Development Corporation.

Mountain Island Apartments  
 Attached is a revised site plan for rezoning petition 1999-067(C). The site plan has been revised to show an increase of two dwelling units to a total of 497 and required parking to 360 spaces. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all ordinance requirements still apply.



**INSPECTOR CONTACT LIST**  
CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS. THIS IS A PARTIAL LIST PROVIDED AS A COURTESY.

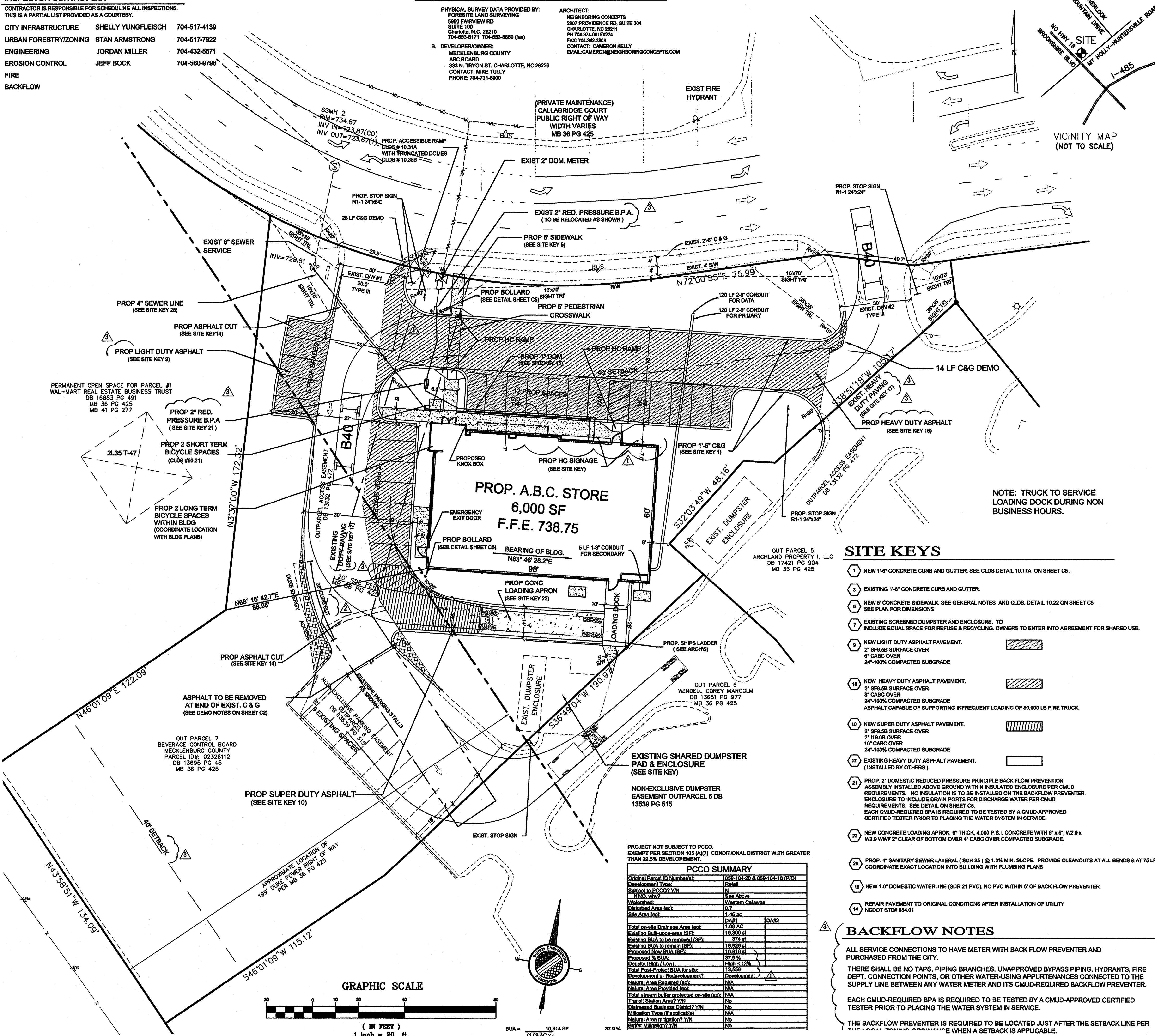
CITY INFRASTRUCTURE	SHELLY YUNGFLEISCH	704-517-4139
URBAN FORESTRY/ZONING	STAN ARMSTRONG	704-517-7922
ENGINEERING	JORDAN MILLER	704-432-5571
EROSION CONTROL	JEFF BOCK	704-560-9798
FIRE		
BACKFLOW		

**CONTACT INFORMATION**

PHYSICAL SURVEY DATA PROVIDED BY:  
FORBES LAND SURVEYING  
8900 FAIRVIEW RD  
SUITE 100  
CHARLOTTE, N.C. 28210  
704-553-8171 704-553-8800 (fax)

ARCHITECT:  
NEIGHBORING CONCEPTS  
2807 PROVIDENCE RD, SUITE 304  
CHARLOTTE, NC 28211  
PH: 704-341-8124  
FAX: 704-342-3628  
CONTACT: CAMERON KELLY  
EMAIL: CKELLY@NEIGHBORINGCONCEPTS.COM

B. DEVELOPER/OWNER:  
MECKLENBURG COUNTY  
ABC BOARD  
333 N. TRYON ST., CHARLOTTE, NC 28226  
CONTACT: MIKE TULLY  
PHONE: 704-731-8800



**ZONING CODE SUMMARY**

PROJECT NAME: PROP. ABC STORE  
OWNER: MECKLENBURG COUNTY ABC BOARD  
PLANS PREPARED BY: BURTON ENGINEERING ASSOC. PHONE #: (704) 553-8881  
ZONING: B-1 (SCD) PETITION NO.: 1988-07(C) TAX PARCEL: 023-28-112  
PROPOSED USE: RETAIL  
BUILDING HEIGHT: FEET, STORIES: 1  
BUILDING COVERAGE: 8,000 SQ. FT. GROSS FLOOR AREA: 8,000 SQ. FT.  
LOT SIZE: 1.45 ACRES  
YARD REQUIREMENTS:  
SETBACK (FRONT): 40 FT. FROM RW (BUILDING)  
SIDE YARD (L): 0 FT. SIDE YARD (R): 0 FT.  
REAR YARD: 40 FT.

REQUIRED BUFFERS:  
FRONT: NO YES FT. REAR: NO YES FT.  
SIDE(L): NO YES FT. SIDE (R): NO YES FT.

REQUIRED SCREENING:  
FRONT: NO YES REAR: NO YES  
SIDE (L): NO YES SIDE (R): NO YES  
PARKING: NO YES

PAVEMENT COVERAGE: SEE LANDSCAPE PLAN SQ. FT. ACRES  
INTERIOR LANDSCAPING:  
REQUIRED: SEE ABOVE SQ. FT.  
PROVIDED: SEE ABOVE SQ. FT.

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.  
BUILDING CONTRACTOR SHALL POST THE ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS ON THE BUILDING  
MAX. IMPERVIOUS RATIO (WATERSHED) 50%  
IMPERVIOUS RATIO PROVIDED 46.7%

**PARKING TABULATION**

**AUTOMOBILE:**  
REQUIRED PARKING USE:  
REQUIRED 1 PER 250 SF  
TOTAL REQUIRED= 6,000 SF / 250 = 24  
HC REQUIRED= 2 INCLUDING 1 VAN

PROPOSED PARKING:  
REGULAR SPACES= 24  
ACCESSIBLE SPACES= 2 (INCLUDING 1 VAN)  
EXISTING PARKING SPACES= 9  
TOTAL PARKING SPACES= 33

A LOADING SPACE IS NOT REQUIRED  
BICYCLE:  
PRIMARY USE REQUIREMENTS UNCHANGED  
BICYCLE REQUIREMENTS DO NOT APPLY

WATERSHED: MOUNTAIN ISLAND LAKE (PROTECTED)

**IMPERVIOUS AREA SUMMARY**  
MAX ALLOWED 29,742 SF

EXISTING IMPERVIOUS	19,300 SF
PROPOSED IMPERVIOUS	10,197 SF
TOTAL IMPERVIOUS	29,742 SF

CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES.

ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THE PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.

ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SF OF IMPERVIOUS AREA SINCE 1978 WILL REQUIRE STORMWATER DETENTION.

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 ANY 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.

THE PURPOSE OF THE PERMANENT DETENTION EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

**SHEET INDEX**

C1 of 7 SITE & UTILITY PLAN  
C2 of 7 NOTES  
C3 of 7 GRADING PLAN  
C4 of 7 LANDSCAPE PLAN  
C5 of 7 DETAILS  
C6 of 7 DETAILS  
C7 of 7 EXISTING CONDITIONS  
ISD1 of 2 INTER. SIGHT DIST. PLAN  
ISD2 of 2 INTER. SIGHT DIST. PROFILE  
APPENDIX  
RECORD PLAN  
OFFSITE REGIONAL BASIN PLAT  
REZONING PLAN  
REZONING PLAN  
REZONING PLAN

- SITE KEYS**
- NEW 1-4" CONCRETE CURB AND GUTTER. SEE CLDS DETAIL 10.17A ON SHEET C5.
  - EXISTING 1-4" CONCRETE CURB AND GUTTER.
  - NEW 5" CONCRETE SIDEWALK. SEE GENERAL NOTES AND CLDS. DETAIL 10.22 ON SHEET C5 SEE PLAN FOR DIMENSIONS.
  - EXISTING SCREENED DUMPSTER AND ENCLOSURE. TO INCLUDE EQUAL SPACE FOR REUSE & RECYCLING. OWNERS TO ENTER INTO AGREEMENT FOR SHARED USE.
  - NEW LIGHT DUTY ASPHALT PAVEMENT.  
2" 5% C&G SURFACE OVER  
6" C&G OVER  
24"-100% COMPACTED SUBGRADE
  - NEW HEAVY DUTY ASPHALT PAVEMENT.  
2" 5% C&G SURFACE OVER  
6" C&G OVER  
24"-100% COMPACTED SUBGRADE  
ASPHALT CAPABLE OF SUPPORTING INFREQUENT LOADING OF 80,000 LB FIRE TRUCK.
  - NEW SUPER DUTY ASPHALT PAVEMENT.  
2" 5% C&G SURFACE OVER  
10" C&G OVER  
24"-100% COMPACTED SUBGRADE
  - EXISTING HEAVY DUTY ASPHALT PAVEMENT. (INSTALLED BY OTHERS)
  - PROP. 2" DOMESTIC REDUCED PRESSURE PRINCIPLE BACK FLOW PREVENTION ASSEMBLY INSTALLED ABOVE GROUND WITHIN INSULATED ENCLOSURE PER CMUD REQUIREMENTS. NO INSULATION IS TO BE INSTALLED ON THE BACKFLOW PREVENTER ENCLOSURE TO INCLUDE DRAIN PORTS FOR DISCHARGE WATER PER CMUD REQUIREMENTS. SEE DETAIL ON SHEET C5. EACH CMUD-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CMUD-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.
  - NEW CONCRETE LOADING APRON 6" THICK, 4,000 P.S.I. CONCRETE WITH 6" x 6" W2.9 x W2.9 W/FF 2" CLEAR OF BOTTOM OVER 4" C&G OVER COMPACTED SUBGRADE.
  - PROP. 4" SANITARY SEWER LATERAL (SDR 35) @ 1.0% MIN. SLOPE. PROVIDE CLEANOUTS AT ALL BENDS & AT 75 FT. OC. COORDINATE EXACT LOCATION INTO BUILDING WITH PLUMBING PLANS
  - NEW 1.0" DOMESTIC WATERLINE (SDR 21 PVC) NO PVC WITHIN 5' OF BACK FLOW PREVENTER.
  - REPAIR PAVEMENT TO ORIGINAL CONDITIONS AFTER INSTALLATION OF UTILITY #ACDOT STD 654.01

**BACKFLOW NOTES**

ALL SERVICE CONNECTIONS TO HAVE METER WITH BACK FLOW PREVENTER AND PURCHASED FROM THE CITY.

THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMUD-REQUIRED BACKFLOW PREVENTER.

EACH CMUD-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CMUD-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

THE BACKFLOW PREVENTER IS REQUIRED TO BE LOCATED JUST AFTER THE SETBACK LINE PER THE BACKFLOW PREVENTER MANUFACTURER'S INSTRUCTIONS WHEN A SETBACK IS APPLICABLE.

PROJECT NOT SUBJECT TO PCCO. EXEMPT PER SECTION 105 (A)(7) CONDITIONAL DISTRICT WITH GREATER THAN 22.5% DEVELOPMENT.

**PCCO SUMMARY**

Original Parcel ID Number(s)	1059-104-20 & 099-104-16 (PPO)
Development Type	Retail
Subject to PCCO? Y/N	See Above
# No. W/2'	See Above
Waterlines	Western Catawba
Disturbed Area (Ac)	1.45 ac
Site Area (Ac)	0.7
Total on-site Drainage Area (Ac)	1.09 AC
Existing Best-Management BMP	18,300 sq ft
Existing BPA to be removed (SF)	374 sq ft
Existing BPA to remain (SF)	18,926 sq ft
Proposed New BPA (SF)	10,616 sq ft
Proposed % BPA	57.5 %
Density (High/Low)	High = 12%
Total Post-Project BPA for site (SF)	13,556
Development of Redevelopment?	Development
Natural Area Disturbed (Ac)	N/A
Natural Area Crossed (Ac)	N/A
Total stream buffer protected on-site (Ac)	N/A
Stream Station Acre? Y/N	No
Disturbed Business District? Y/N	No
Intentional Type of Installation?	N/A
Natural Area Impacted? Y/N	No
Buffer Mitigation? Y/N	No

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BURTON ENGINEERING ASSOCIATES  
LAND PLANNERS  
5650 Fairview Rd., Suite 100, Charlotte, NC 28210  
(704) 553-8881 Fax: (704) 553-8880

PROPOSED ABC STORE  
9737 CALLABRIDGE CT.  
CITY OF CHARLOTTE E.T.J.

**SITE & UTILITY PLAN**

Project Title  
CTB  
Engineer  
CB  
Drawn By  
07/12/11  
Date

Revisions  
1. 7/28/11 CITY COMMENTS CB/GM  
2. 8/23/11 DUKE ENERGY GM  
3. 8/23/11 BLDG. STDS GM

Project Number  
380-012

Sheet of  
C1 of 7

Charlotte-Mecklenburg Planning Department

DATE: August 5, 2011

TO: Mark Fowler  
Zoning Supervisor

FROM: Debra Campbell  
Planning Director

SUBJECT: Administrative Approval for Petition No. 1988-067(C) Bristol Development Corporation

Attached is a revised site plan for the above referenced rezoning petition. The site plan shows the new proposed layout from a new ABC store and elevations. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other Zoning Ordinance and conditional requirements still apply.



**DEMOLITION NOTES**

- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CONTRACTOR TO CALL NORTH CAROLINA ONE CALL AT 800-432-4949. ALL NONSUBSCRIBERS NEED TO BE CONTACTED DIRECTLY.
- CONTRACTOR TO REMOVE ALL EXISTING PAVEMENT, CURB & GUTTER, SIDEWALK, SIGNAGE, & ANY OTHER EXISTING STRUCTURES NOTED ON PLANS. THE CONTRACTOR TO HAUL OFF & DISPOSE OF ALL DEBRIS AT AN APPROVED, LEGAL OFF-SITE LOCATION.
- THE CONTRACTOR IS TO PROTECT ALL ADJACENT CURBS, WALKS, BUILDING WALLS, UTILITY POLES, STREET LIGHTING, & OTHER ITEMS FROM DAMAGE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR PAYMENT OF ANY DAMAGED ITEMS TO REMAIN. ALSO, ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE THE DAMAGED UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH THE REMOVAL OR RELOCATION OF UTILITY POLES OR SITE LIGHTING POLES WITHIN THE LIMITS OF CONSTRUCTION.
- ALL PAVEMENT & CONCRETE TO REMAIN TO HAVE SAW CUT PERIMETER EDGES FOR CLEAN EDGES DURING PATCHING & REINSTALLATION OF NEW PAVEMENT. PROTECT ALL PAVEMENT & CONCRETE TO REMAIN. DAMAGE TO THE EXISTING PAVEMENT & CONCRETE WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES & ASSURING THAT EXISTING UTILITIES ARE LOCATED AND RELOCATED PRIOR TO BEGINNING CONSTRUCTION.
- ALL DEMOLITION TO ADHERE TO ALL LOCAL & STATE STANDARDS.
- ALL PLUMBING INSTALLATION & ABANDONMENT TO MEET ALL LOCAL & STATE PLUMBING CODES.
- CAP OR ABANDON ALL EXISTING UTILITY LINES PER LOCAL & STATE PLUMBING & ELECTRICAL CODES.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN FROM DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR PAYMENT FOR ALL DAMAGE TO REMAIN WHICH WERE INTENDED TO REMAIN. ALSO, ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR WHO DAMAGED THE WORK TO REPAIR OR REPLACE.
- CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE EROSION CONTROL PLAN.
- THERE MAY BE OTHER UNDERGROUND UTILITIES NOT FOUND. TAKE NECESSARY PRECAUTIONS DURING EXCAVATION. NOTIFY ARCHITECT OR ENGINEER OF ANYTHING FOUND THAT IS NOT ON PLANS.
- SHORING WILL BE IN ACCORDANCE TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.
- ALL DEMOLITION HAUL OFF TO BE DISPOSED OF IN AN APPROPRIATE MANNER TO AN APPROVED LEGAL LANDFILL & PER ALL LOCAL & STATE CODES.

**GENERAL UTILITY NOTES**

- CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO COMMENCEMENT OF WORK.
- ALL DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN CASE OF CONFLICT. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT CLARIFICATIONS MAY BE MADE PRIOR TO THE START OF WORK.
- DIMENSIONS TO, OR COORDINATES OF MANHOLES, VALVES, PIPELINES, ETC., ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR, PRIOR TO THE BEGINNING OF ANY WORK, ALL PERMITS AND LICENSES NECESSARY TO ACCOMPLISH THE WORK. PERMITS CAN INCLUDE, BUT ARE NOT LIMITED TO CITY OF CHARLOTTE ENCROACHMENT PERMIT, GRADING PERMIT, AND UTILITY COMPANIES PERMIT FOR THE WORK TO BE PERFORMED ON THEIR RESPECTIVE FACILITIES.
- THE ENGINEER WILL NOT BE CONTINUOUSLY PRESENT IN THE FIELD. IT IS SPECIFICALLY UNDERSTOOD THAT HE DOES NOT UNDERTAKE NOR ASSUME ANY OBLIGATION FOR SUPERVISION OF CONSTRUCTION, SAFETY MEASURES TAKEN DURING THE COURSE OF CONSTRUCTION, RESPONSIBILITY FOR SCHEDULING THE WORK FOR INSURING COMPLETE COMPLIANCE WITH THE CONTRACT DOCUMENTS AND/OR ALL CODE REQUIREMENTS, RULES AND REGULATIONS OF ANY PUBLIC OR PRIVATE AUTHORITY HAVING JURISDICTION OVER THE WHOLE OR ANY PART OF THE WORK. IN ADDITION, THE ENGINEER NEITHER UNDERTAKES, ASSUMES, NOR GUARANTEES THE WORK AND/OR PERFORMANCE OF THE CONTRACTOR.
- ALL EXISTING IMPROVEMENTS DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, TO THE SATISFACTION OF THE OWNER.
- ALL CONSTRUCTION TO MEET CITY OF CHARLOTTE AND STATE STANDARDS.
- SPECIFICATIONS, SEWER CLEAN-OUTS SHALL BE PROVIDED AT ALL BENDS ON 6" DIAMETER LINES OR LESS. CLEAN-OUTS SHALL BE PROVIDED EVERY 60' ON 4" DIAMETER LINES AND EVERY 100' ON 6" DIAMETER LINES. SEWER LATERALS TO BE PLACED AT A MINIMUM SLOPE OF 1/4" PER FOOT ON 4" LINES AND 1/8" PER FOOT ON 6" LINES.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY INFORMATION TO THE ENGINEER.
- ALL SERVICE CONNECTIONS TO HAVE METER WITH BACK FLOW PREVENTER AND PURCHASED FROM THE CITY.
- THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USEING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMUD-REQUIRED BACKFLOW PREVENTER.
- EACH CMUD-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CMUD-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

**GENERAL NOTES**

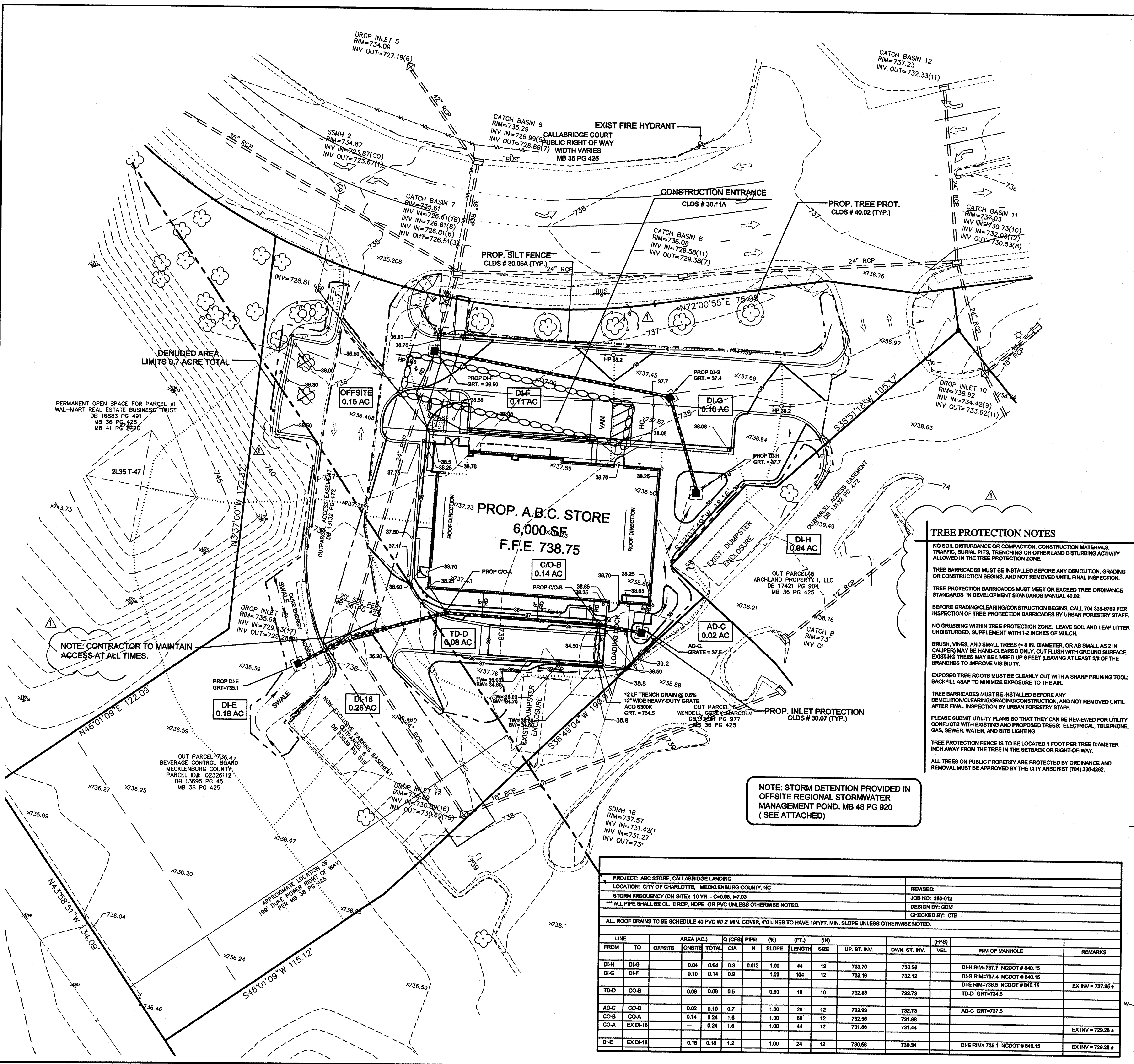
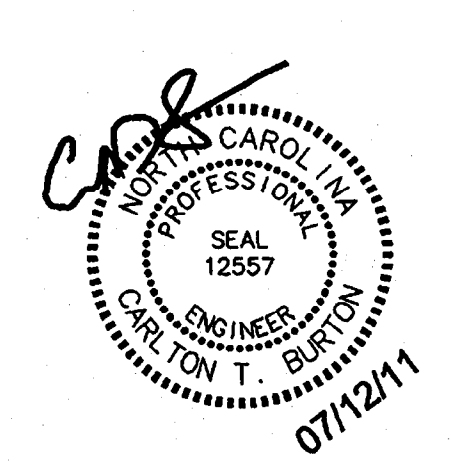
- ALL CONCRETE SIDEWALKS SHALL BE FULL 4" THICK 4000 PSI CONCRETE W/1" DEEP GROOVE CONTROL JOINTS AT INTERVALS INDICATED ON SITE PLAN. PROVIDE EXPANSION JOINTS ADJACENT TO ALL R/W STRUCTURES. EXPANSION JOINT SPACING SHALL NOT EXCEED 30'.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLAN FOR EXACT LOCATION AND SIZE OF WATER, SEWER CONNECTIONS AND ROOF DOWNSPOUTS.
- SEE ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS, FEATURES, STAIRS AND HANDRAILS, ETC.
- DRIVEWAYS SHALL BE CONSTRUCTED TO STATE AND LOCAL CODES.
- ACCESSIBLE PARKING:
  - AN ACCESSIBLE PARKING SPACE SHALL HAVE NO GREATER SLOPE THAN 1/4" PER FOOT ACROSS THE SPACE. HANDRAILS ARE TO BE PROVIDED ON ACCESSIBLE RAMP WITH A DROP OF TWO INCHES OR MORE. MAX. SLOPE FOR AN ACCESSIBLE ROUTE (SIDEWALK) SHALL BE 5.0% (1:20). ALL ACCESSIBLE PARKING SPACES SHALL DISPLAY APPROVED RESERVED.
- PARKING SPACE SIGNS AS PRESCRIBED BY THE N.C.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND APPROVED FOR USE UNDER N.C. GENERAL STATUTE 27-9, 27-40 "PENALTY" SIGN AND WHERE APPLICABLE, "VAN ACCESSIBLE" SIGN.
- THE CONTRACTOR SHALL NOTIFY LOCAL UTILITY COMPANIES AND UTILITY LOCATOR SERVICE PRIOR TO START OF CONSTRUCTION.
- ALL DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN CASE OF CONFLICT, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT CLARIFICATIONS MAY BE MADE PRIOR TO THE START OF WORK.
- THE PROPOSED GRADES AS SHOWN ARE THE FINISH GRADES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL RESET ALL MANHOLE COVERS, CATCH BASIN GRATES AND ANY OTHER UTILITY ACCESS COVERS TO FINISH PAVEMENT SURFACE OR SIDEWALK GRADE.
- THE CONTRACTOR SHALL SUPPLY AND ESTABLISH SURVEY CONTROL, INCLUDING THE HORIZONTAL AND VERTICAL CONTROL POINTS. THE CONTRACTOR SHALL MAINTAIN THIS CONTROL AND PROVIDE ALL BENCHMARKS, STAKES, GRADES, LEVELS, AND LINES NECESSARY FOR CONSTRUCTION.
- PROTECT UNDERGROUND UTILITIES AND THEIR APPURTENANCES TO REMAIN ON SITE FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
- ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.
- BURNING ON, OR NEAR THE JOB SITE WILL NOT BE PERMITTED.
- ALL FILL SHALL BE COMPACTED TO 95% PER ASTM D 698.
- UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION RELATED MATERIAL AND DEBRIS.
- BEFORE GRADING/CONSTRUCTION BEGINS, CONTACT JOHN GEER AT 704-338-4268 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (JOSI JURD, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-80 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE OR ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, WRITTEN PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S).
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH CITY INSPECTOR.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM SLOPE OF 0.5% ON THE CURB.
- INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION.
- THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATELY AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF SUCH PRIOR TO START OF CONSTRUCTION.
- ALL "STD" NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ALL ROAD IMPROVEMENTS TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT AND NCDOT PRIOR TO CONSTRUCTION.
- THE CITY OF CHARLOTTE ENGINEERING DEPT. HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE CONTRACTOR SHALL OBTAIN A RW USE PERMIT FOR ANY WORK NEAR THE PUBLIC RW, CONTACT BOB STALEY, 704-432-1562 WITH THE CHARLOTTE DEPT. OF TRANSPORTATION.
- THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS BEFORE SUBMITTING HIS BID.
- ALL CONSTRUCTION SHALL MEET CITY OF CHARLOTTE AND STATE STANDARDS.
- THE PURPOSE OF THE STORM DRAIN BASEMENT (SDB) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA, ANY OTHER OBJECTS WHICH IMPIDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RW REQUIRES A CERTIFICATE ISSUED BY CDOT.
- PIPE SYSTEMS & CHANNELS LOCATED WITHIN STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.
- ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CITY ENGINEERING FOR REVIEW AND APPROVAL.
- ANY ON-SITE DEMOLITION LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG COUNTY HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATOR THROUGH THE PERMITTING PROCESS.
- THE SPECIFIC LOCATION OF ON-SITE DEMOLITION LANDFILLS WILL BE DETERMINED BY THE MECKLENBURG COUNTY HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATOR THROUGH THE PERMITTING PROCESS.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (E.G. BRICK PAVERS, IRREGULAR SHAPES, DECORATIVE CONCRETE PAVEMENT, ETC.) WITHIN A PROPOSED EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT/NCDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS.

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 6500 Parkway Rd., Suite 100, Charlotte, NC 28210  
 (704) 553-8881 Fax (704) 553-8860

**PROPOSED ABC STORE**  
 9737 CALLABRIDGE CT.  
 CITY OF CHARLOTTE E.T.J.

Project: CTB  
 Engineer: CB  
 Drawn by: 07/12/11  
 Date: \_\_\_\_\_  
 Revisions: \_\_\_\_\_  
 Project Number: 380-012  
 Sheet of: C2 7



**CONSTRUCTION SEQUENCE**

1. OBTAIN GRADING/CONSTRUCTION PLAN APPROVAL FROM THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.

2. SET UP PRE-CONSTRUCTION CONFERENCE ON SITE WITH EROSION CONTROL INSPECTOR OF THE CITY ENGINEERING DEPARTMENT TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO LAND DISTURBING ACTIVITY IS A VIOLATION OF CHAPTER 171 OF THE CITY CODE AND IS SUBJECT TO FINE.

3. INSTALL SILT FENCE, INLET PROTECTION/TREE PROTECTION AND OTHER MEASURES AS SHOWN ON THE PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.

4. CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING AND GRUBBING RW PERMIT.

5. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.

6. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N.C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE, AND THE U.S. DEPT. OF AGRICULTURE, NATIONAL SEDIMENTATION ENGINEERING CONSTRUCTION MANUAL.

7. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE EROSION CONTROL INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.

8. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.

**GENERAL ERO. CONTROL NOTES**

- ALL "STD" NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
- STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL. ON-LAND BERM AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION EROSION CONTROL PLAN, THESE AREAS MUST BE SEEDING WITHIN 21 CALENDAR DAYS. REFER TO EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS.
- ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPT.
- DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT PRECONSTRUCTION MEETING.

**GENERAL GRADING & DRAINAGE NOTES**

LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.

THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

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.

APPROVAL OF THIS SITE PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S).

ALL "STD" NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.

NON-STANDARD ITEMS (E.G. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE AN ENCROACHMENT AGREEMENT WITH THE CHARLOTTE D.O.T./N.C.D.O.T. BEFORE INSTALLATION.

ANY ROAD IMPROVEMENTS AT SHALL BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

COORDINATE ALL CURBS & STREET GRADES IN DRIVEWAYS WITH CITY INSPECTOR.

HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED AROUND THE PIPE. ALL AREAS MUST BE SEEDING WITHIN 21 CALENDAR DAYS.

A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE WHICH WAS NOT INCLUDED IN A PREVIOUSLY APPROVED GRADING PLAN.

AS-BUILT DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBMITTING FINAL IMPROVEMENTS TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT SUBDIVISION ORDINANCE.

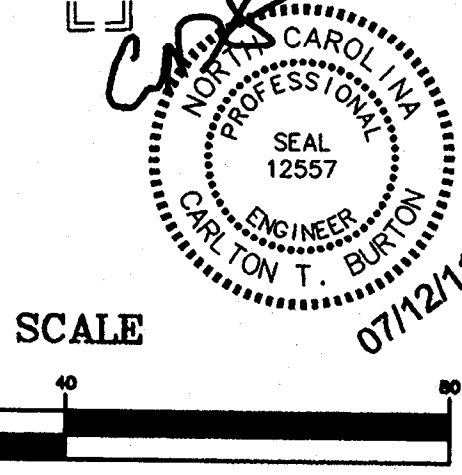
DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT PRECONSTRUCTION MEETING.

**LEGEND**

- EXIST. CONTOUR
- PROP. CONTOUR
- PROP. DENUEDED LIMITS
- PROP. TREE PROTECTION
- PROP. SILT FENCE
- WIRE MESH & STONED BACKFILLED
- PROP. SILT FENCE INLET PROTECTION
- PROP. BLOCK & GRAVEL INLET PROTECTION

**GRAPHIC SCALE**  
 1" = 80' ft.

Project: CTB  
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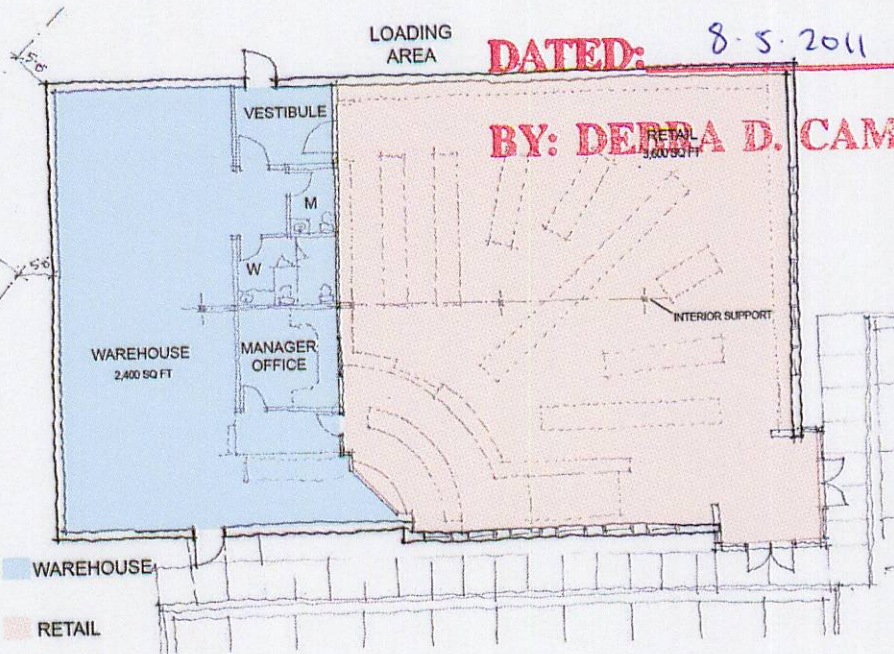


**ATTACHED TO ADMINISTRATIVE APPROVAL**

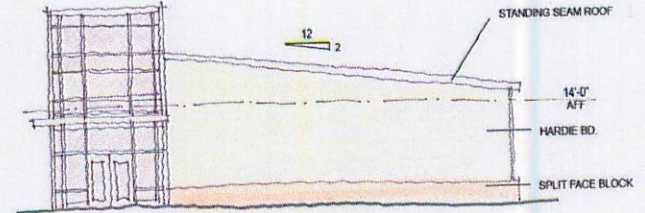
**DATED:**

8.5.2011 JFJ

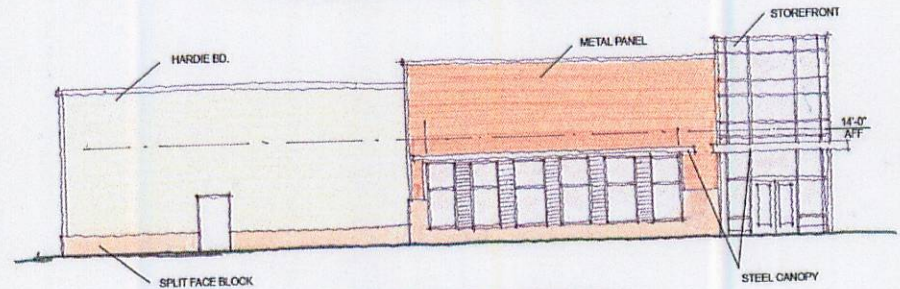
**BY: DEBRA D. CAMPBELL**



**OPTION ONE**



**PROPOSED SIDE ELEVATION**



**PROPOSED FRONT ELEVATION**

Min. Island ABC 60 X 100 (70/30)					
	Number	width (feet)	# shelves	sides	Lin Feet
Floor shelves	37	4	3	2	688
Wall shelves	15	7.5	4	1	450
<b>TOTAL LIN FT SHELVES:</b>					<b>1338</b>

**MTN. ISLAND ABC STORE (60X100)**

N. Tryon ABC 60 X 100 (70/30)					
	Number	width (feet)	# shelves	sides	Lin Feet
Floor shelves	35	4	3	2	912
Wall shelves	11	7.5	4	1	330
Cash wrap units		32.5	3	1	97.5
<b>TOTAL LIN FT SHELVES:</b>					<b>1339.5</b>

**N. TRYON ABC STORE (60X100)**



**PERSPECTIVE**

**MTN. ISLAND ABC STORE- PROPOSED FLOOR PLAN AND ELEVATIONS**