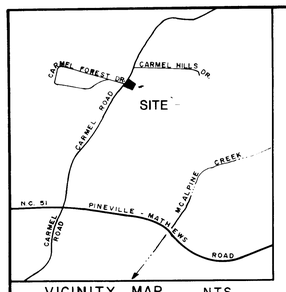
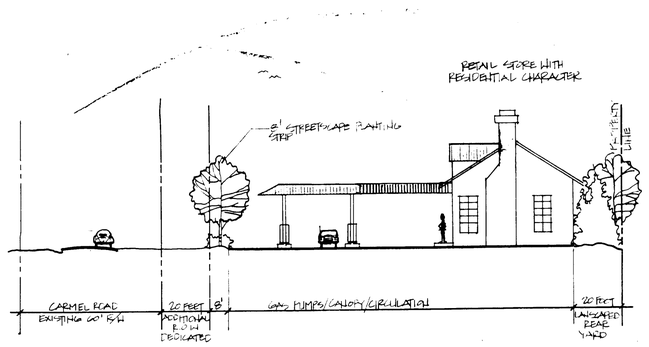


VICINITY MAP N.T.S.



SECTION THROUGH SITE

SITE DATA

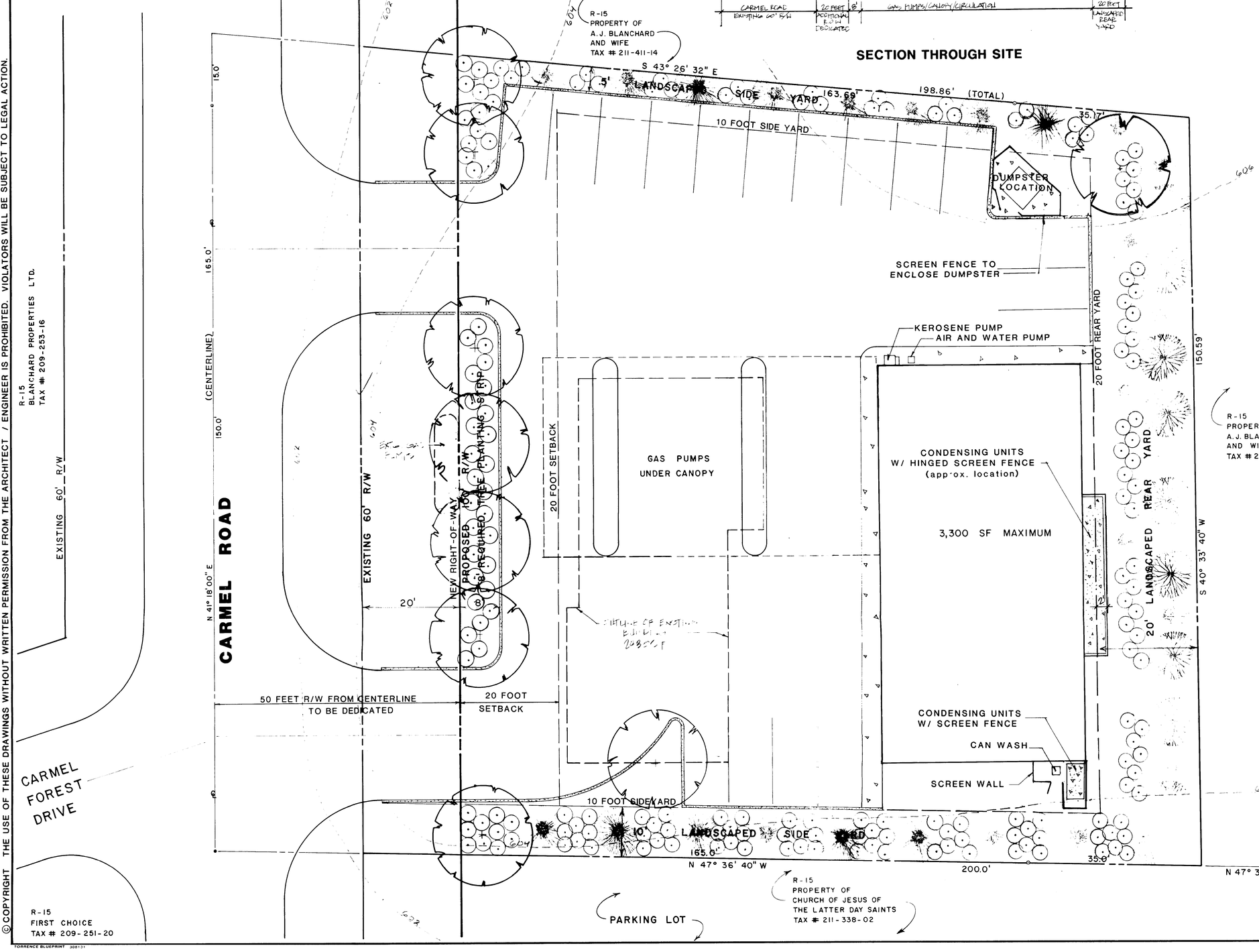
EXISTING ZONING: R-15

PROPOSED ZONING B- 1 (CD)

0.616 ACRES

PROPOSED USE: CONVENIENCE STORE/RETAIL
INCLUDING ACCESSORY USES SUCH AS FOOD SERVICE

3,300 S.F. MAXIMUM BUILDING AREA
NOT INCLUDING UNFINISHED ATTIC/STORAGE SPACE



GENERAL NOTES :

1. WHILE THIS PLAN DEPICTS A FIRM CONCEPT FOR DEVELOPMENT, SLIGHT MODIFICATIONS OF BUILDING SHAPE, SIZE, AND LOCATION AND ASSOCIATED DEVIATIONS IN THE PARKING LOT CONFIGURATION MAY OCCUR AS PART OF THE FINAL SITE DESIGN.
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12. AN ADDITIONAL 20 FOOT OF R.O.W. (50 FEET FROM THE CENTERLINE OF CARMEL ROAD) SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
13. ANY REQUIRED STORM WATER DETENTION FACILITY WILL NOT ENCROACH INTO REQUIRED YARD AREAS.
14. NO MECHANICAL EQUIPMENT CAN BE PLACED IN THE REQUIRED SIDE OR REAR YARDS, EXCEPT AS SHOWN.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 10/01/91
BY: MARTIN R. CRAMTON, JR.
SEE ADMINISTRATIVE APPROVAL

DATED: 4/27/92
BY: MARTIN R. CRAMTON, JR.
FOR REVISED PLAN

GNA DESIGN ASSOCIATES, Inc.
428 East Fourth Street
Suite 408 (704) 373-1907
Charlotte, NC 28202
Surveying • Landscape Architecture • Civil Engineering

C.D. REZONING SITE PLAN

PROPERTY OF CARMEL RETAIL, INC.
CARMEL ROAD CHARLOTTE, N.C.

PROJECT
26266
DATE 11-10-89
DESIGN TLH/DLW
DRAWN TLH/DLW
CHECK

REVISIONS
- 12/22/89 Per STAFF COMMENTS
- 8/16/91 PER BLDG. STDS. ZONING
- 8/27/91 PER CMPC
- 9/20/91 PER K.MERRILL

SHEET 1 OF 1

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TORRENCE BLUEPRINT 308131

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: October 1, 1991

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative approval for Petition No. 90-3 by Carmel Retail Inc., Tax Parcel No. 211-411-15.

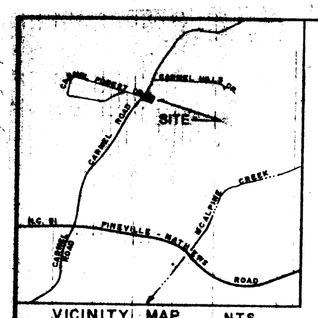
Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to address three minor changes as identified by the Zoning Administrator's office. The changes are as follows:

- Increase the length of the area set aside for condensing units.
- Label the proposed screen wall around the condensing units at the southern property line.
- To add an air and water pump along the northern face of the building.

Since these changes are minor in nature and do not intensify the site, I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRCjr/KHM/cln

Attachment



VICINITY MAP N.T.S.

TREE SUBSTITUTION: T1 OCTOBER GLORY

SHRUB SUBSTITUTON: S1 5 - BLUE PACIFIC JUNIPER
S2 27 - JAPANESE AUCUBA

BLANCHARD STORE AND DELI

KEY	QTY	BOTANICAL NAME/ COMMON NAME	SIZE	ROOT	SPACING	REMARKS
TREES						
T1	10	ACER RUBRUM/ 'RED SUNSET' RED MAPLE	8' MIN. 2" CAL.	B&B	30' O.C.	FULL FORM
T2	25	CUPRESSOCYPARIS LEYANDII/ LEYLAND CYPRESS	6-8' MIN. HT.	B&B	10' O.C.	FULL TO GROUND
T3	4	MYRICA CERIFERA/ TREE-FORM WAX MYRTLE	8' MIN. HT.	B&B	25' O.C.	3-5 TRUNKS MAX.
SHRUBS						
S1	18	ABELIA GRANDIFLORA GLOSSY ABELIA	36" MIN. HT. INSTALLED	CONT.	5'O.C.	FULL SPECIMEN
S2	27	ELEAGNUS PUNGENS/ ELEAGNUS	36" MIN. HT. INSTALLED	CONT.	5'O.C.	FULL SPECIMEN
S3	15	LIGUSTRUM JAPONICUM/ JAPANESE PRIVET	36" MIN. HT. INSTALLED	CONT.	7'O.C.	FULL SPECIMEN

NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE QUANTITIES IN THE PLANT LIST. PROJECT BID SHALL BE BASED ON THE TOTAL QUANTITIES INDICATED ON THE PLANT LIST. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE PLANNER AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING.
2. THE LOCATION OF EXISTING TREES AND WOODS LINE IS APPROXIMATE. MINOR ADJUSTMENTS TO THE FINAL LOCATION OF PLANT MATERIALS, SIDEWALKS, STEPS AND THE WOODEN DECK MAY BE REQUIRED, IN ORDER TO AVOID DAMAGE AND OR CONFLICTS WITH EXISTING TREES.
3. ALL TREES, SHRUBS AND PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
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5. PRUNING: THIN BRANCHES AND FOLIAGE (NOT ALL END TIPS) BY 1/3, RETAINING NORMAL PLANT SHAPE, NEVER CUT EVERGREEN LEADER.
6. ALL PLANTS SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS BORN TO PREVIOUS EXISTING GRADE.
7. ALL ROOT BALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACK FILLING.
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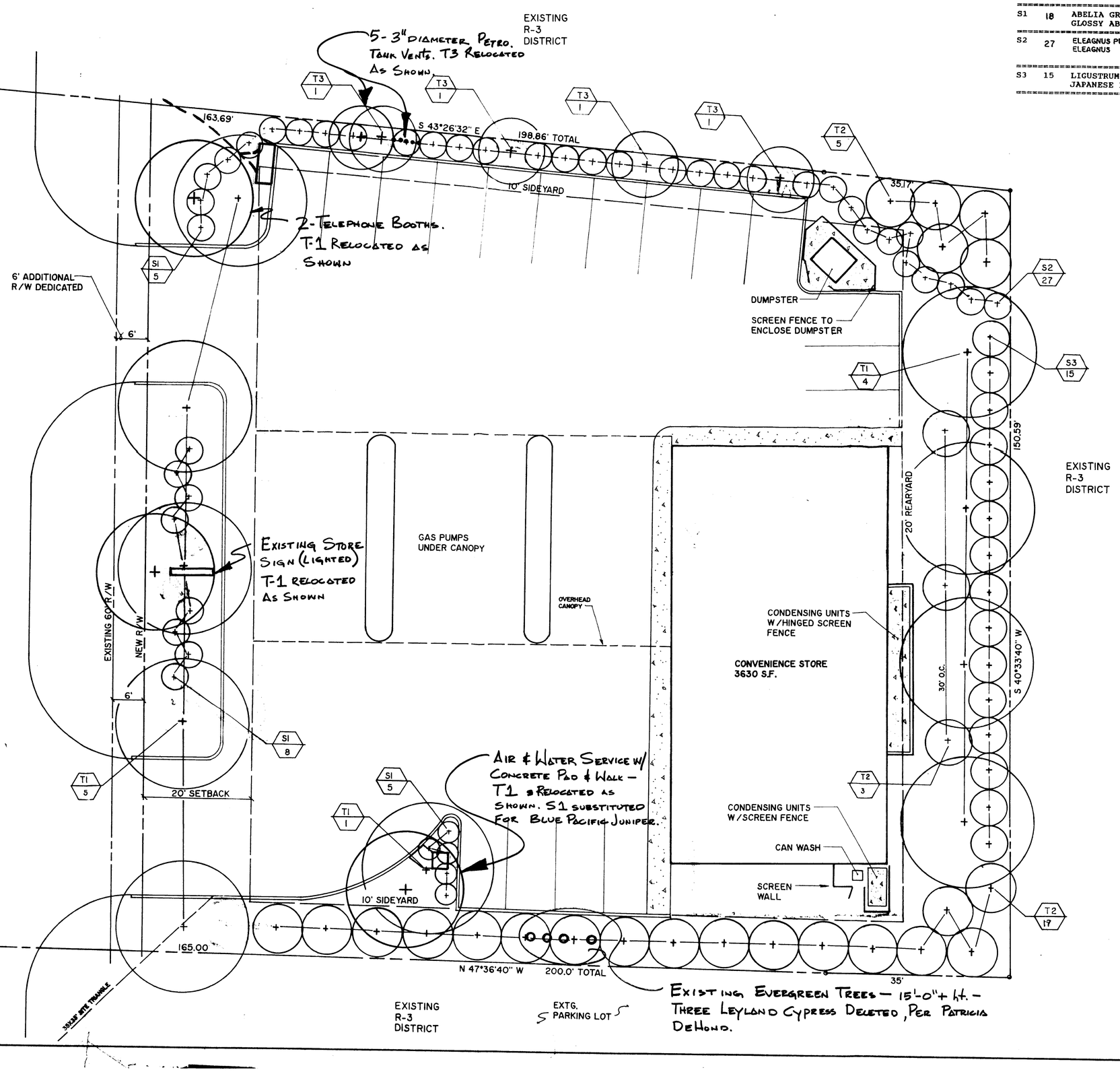

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 11/20/92
BY: MARTIN R. CRAMTON, JR.

Revised landscape materials and location only 02/09/93

1990-3

SCALE 1" = 10'

GNA DESIGN ASSOCIATES, INC.
428 East Fourth Street
Suite 400 (704) 373-1907
Charlotte, NC 28202
Surveying ● Landscape Architecture ● Civil Engineering

ADMINISTRATIVE APPROVAL REQUEST

BLANCHARD'S STORE AND DELI

SCREENING PLAN

PROJECT 26266.01
DATE 10/13/92
DESIGN TLH/SJH
DRAWN SJH
CHECK TLH
REVISIONS 11/24/92
SHEET 1 OF 1

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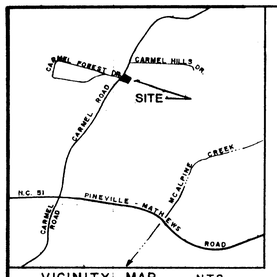
TORRENCE BLUEPRINT 321594



VICINITY MAP N.T.S.

BLANCHARD STORE AND DELI

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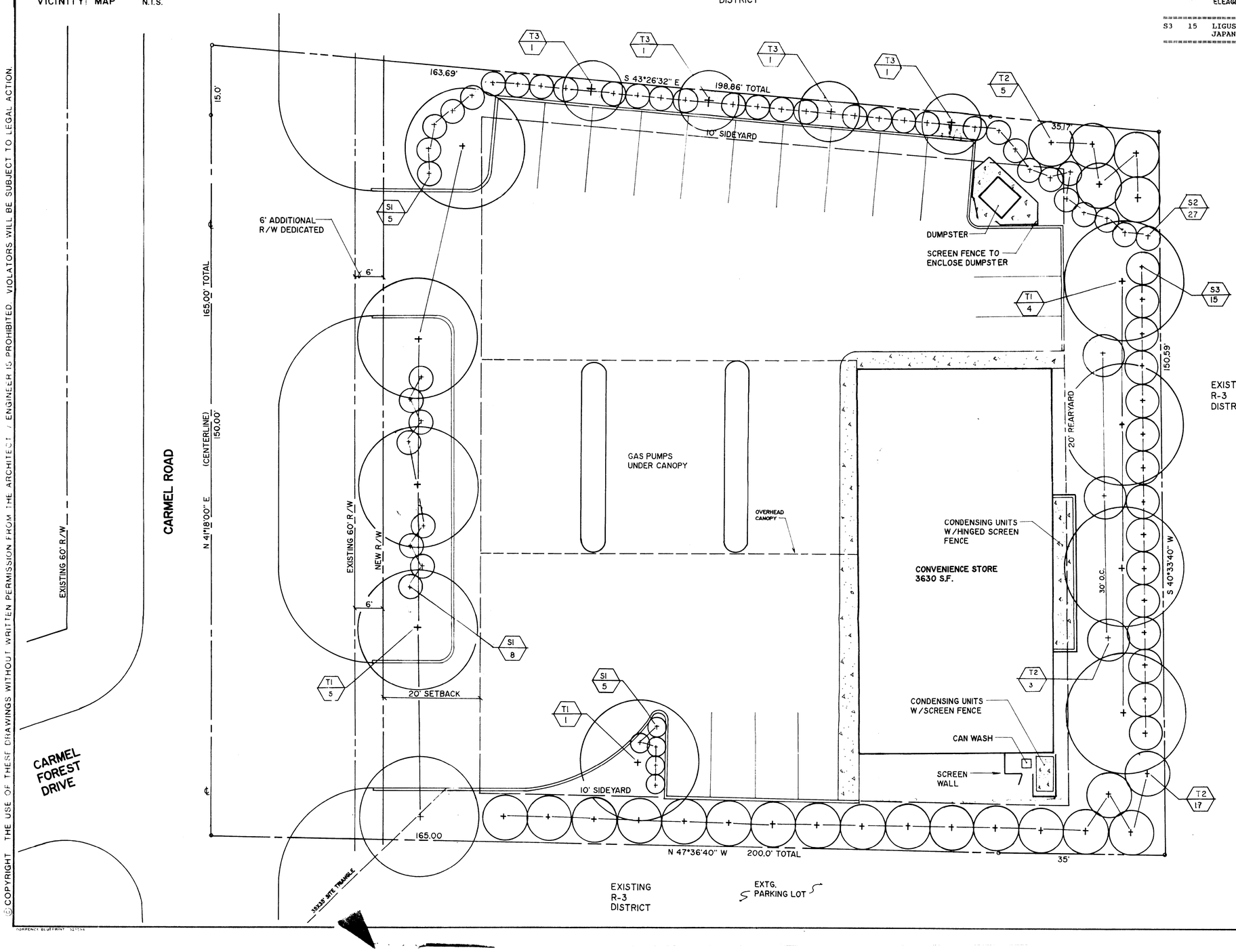

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ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 11/24/92

BY: MARTIN R. CRAMTON, JR.

See other plan for revised plant material location and specie changes 02/09/93

SCALE 1"=10'

10' 5' 0 10' 20' 30'

ADMINISTRATIVE APPROVAL REQUEST

GNA DESIGN ASSOCIATES, INC.
428 East Fourth Street
Suite 408 (704) 373-1907
Charlotte, NC 28202
Landscape Arch. ● Landscape Architecture ● Civil Engineering

BLANCHARD'S STORE AND DELI

SCREENING PLAN

PROJECT
26266.01
DATE 10/13/92
DESIGN TLH/SJH
DRAWN SJH
CHECK TLH
REVISIONS
1 11/24/92
SHEET
1 OF 1

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TORRENCY BLUEPRINT 121594

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: November 24, 1992

TO: Robert Brandon
Zoning Administrator

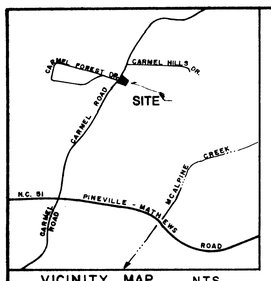
FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 90-3 Carmel Retail, Inc.
Tax Parcel #211-411-15

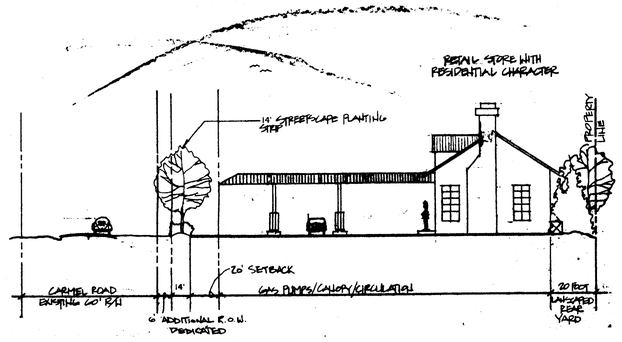
Attached is a specific landscape plan for the above mentioned rezoning petition. This landscape plan clarifies the intent of the landscaping on the approved conditional plan. Since this change is minor I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRCjr/KRM:sls

Attachment



VICINITY MAP N.T.S.



SECTION THROUGH SITE

SITE DATA

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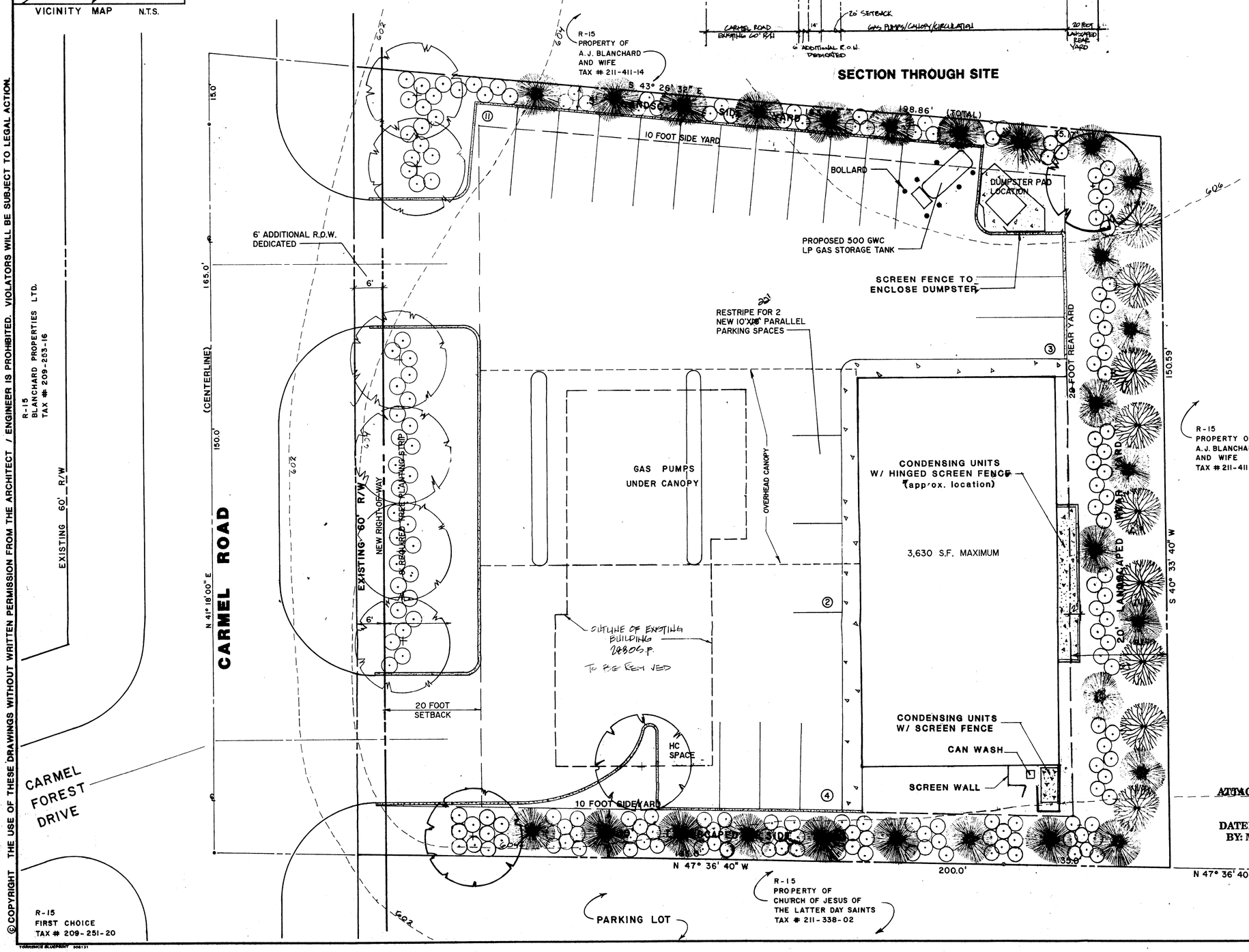
0.616 ACRES

PROPOSED USE: CONVENIENCE STORE/RETAIL
INCLUDING ALL ACCESSORY USES SUCH AS FOOD SERVICE

3,630 S.F. MAXIMUM BUILDING AREA
INCLUDES PARTIAL USE OF UNFINISHED ATTIC/STORAGE SPACE (330 S.F.)



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1. WHILE THIS PLAN DEPICTS A FIRM CONCEPT FOR DEVELOPMENT, SLIGHT MODIFICATIONS OF BUILDING SHAPE, SIZE, AND LOCATION AND ASSOCIATED DEVIATIONS IN THE PARKING LOT CONFIGURATION MAY OCCUR AS PART OF THE FINAL SITE DESIGN.
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NOTE: LANDSCAPING ON THIS SHEET FOR GRAPHIC REPRESENTATION ONLY. SEE SCREENING PLAN FOR ACTUAL LANDSCAPE REQUIREMENTS.

PARKING DATA:

1 HANDICAP SPACE REQUIRED
20 TOTAL PARKING SPACES REQUIRED
18 EXISTING PARKING SPACES
2 PROPOSED PARALLEL PARKING SPACES
20 TOTAL PARKING SPACES PROVIDED

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 05/24/93
BY: MARTIN R. CRAMTON, JR.

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GNA DESIGN ASSOCIATES, Inc.
428 East Fourth Street
Suite 408 (704) 373-1907
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Planning • Landscape Architecture • Civil Engineering

C.D. REZONING SITE PLAN
BLANCHARD'S STORE & DELI

PROPERTY OF CARMEL RETAIL, INC.
CARMEL ROAD CHARLOTTE, N.C.

PROJECT	26266
DATE	11-10-89
DESIGN	TLH/DLW
DRAWN	TLH/DLW
CHECK	

REVISIONS
12/22/89 Per STAFF COMMENTS
5/16/91 PER BLDG. STDS. ZONING
8/27/91 PER CMPC
9/20/91 PER BLDG. STDS. ZONING
3/20/92 FOR CMPC ADM. APP.
4/7/92 PER CMPC

SHEET
5/5/93 PER BLDG. STD. COM/# OF SEATING

OF

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: May 24, 1993

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative approval for Petition No. 90-3 Carmel Retail, Inc.
Tax Parcel #211-411-15

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to show the addition of a propane tank service area along the northern property line adjacent to the existing dumpster. The installation of this propane tank will eliminate two existing parking spaces which the owner will replace by adding two parallel spaces at the front of the store.

The owner has also acknowledged that six seats of the existing thirty-six in the deli will be removed so the site will comply with the required number of parking spaces.

Since this change is minor and does not effect the yards at the exterior of the property I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRCJr/KHM:sls

Attachment