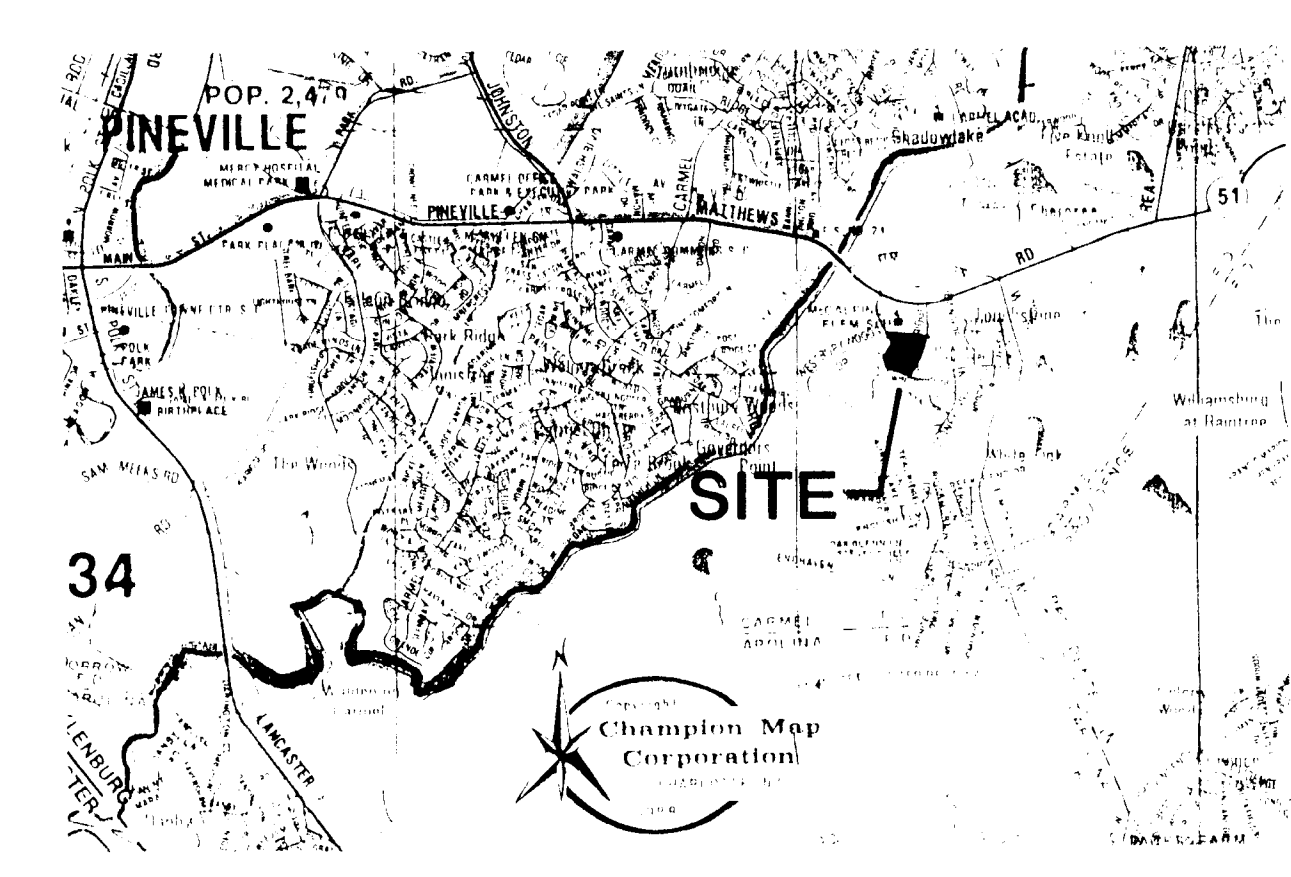
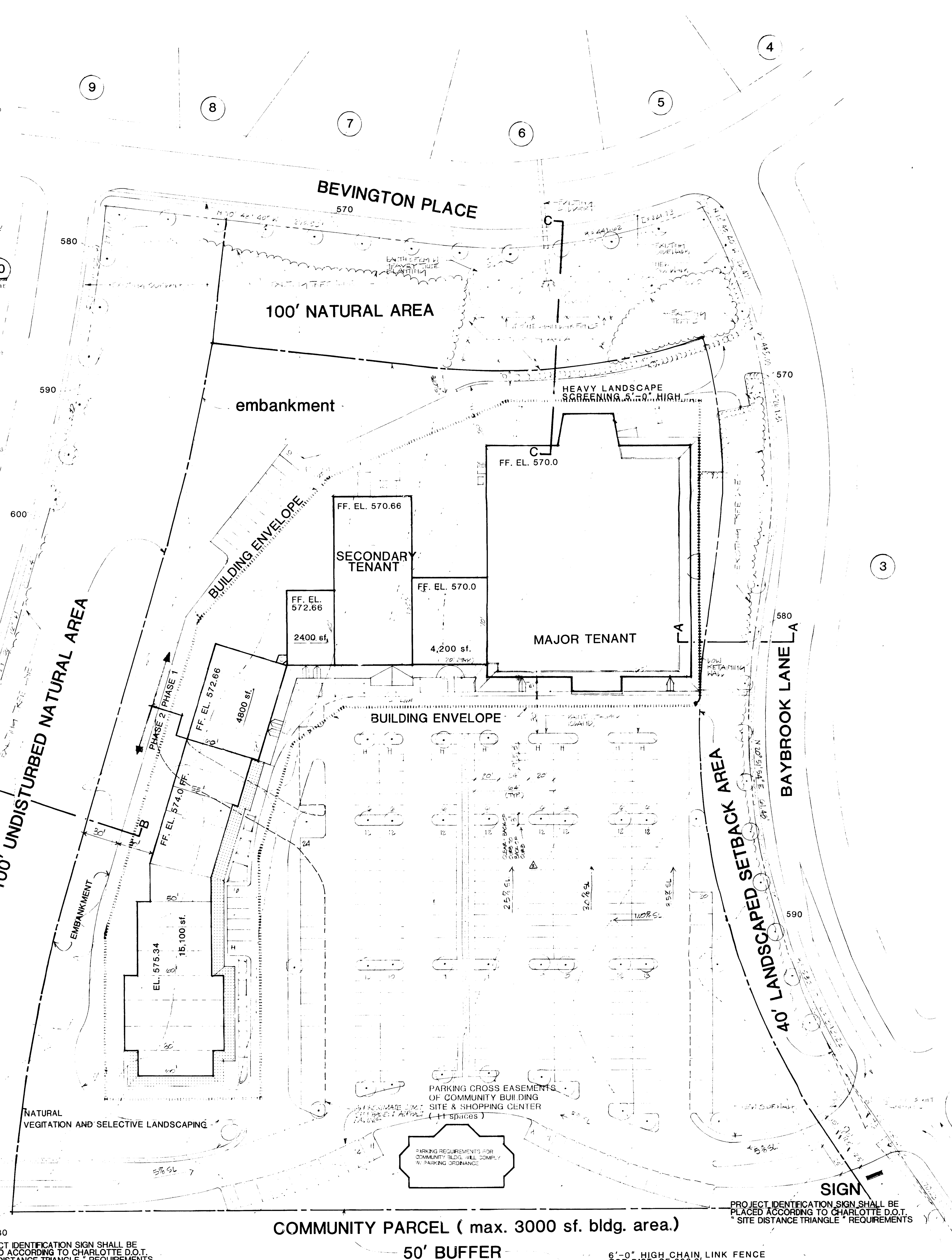


NOTES:

1. Subsequent permits shall occur in the landscaped setback area to Bay Brook Lane. This planting shall clear underbrush, vines, and other undesirable growth. No trees larger than 4" diameter shall be removed. Woodland shall be dressed and landscaped with pine needle mulch or other suitable ground cover.
2. Building identification signs including names of no more than 5 characters shall be placed at each public entry to shopping center. In addition, identification signs for primary occupants in the community building shall be provided for on this sign. An area of landscape to be landscaped to be located in the immediate vicinity of each sign for identification shall be provided. Signs indicating entrance only to be located at entrance to site. In all other respects, signs to conform with all applicable signage ordinances for a B-1 district. Maximum area of sign shall be that area specified appropriate for a shopping center plus the area specified appropriate for the community building according to section 2188 of the City of Charlotte zoning ordinance.
3. Building front shall include materials, architectural proportions, and detailing commensurate with the residential character of the neighborhood.
4. Land for the community building will be delivered by the owner for public review. The owner, however, shall be responsible for improvements relating to the use of the building, i.e., parking, sidewalks, water and sewer service, etc. New use shall be approved by the owner and submitted to the planning commission for final approval. The use shall be consistent with the zoning ordinance for a B-1 district, except that, in other public community use, architectural style, etc. shall be approved by the planning commission.
5. All dumpsters and fuel storage tanks shall be located in an area not visible from the street or landscaped area shall be screened with walls, earth embankment, planting, or other appropriate screening devices so as to minimize their visual impact on adjacent properties.
6. Use of all trees will be retained to the extent possible with other active uses of the site.
7. Parking for the building shall be on site, not on an adjacent street or landscaped area.
8. The community building is not intended by the zoning ordinance to be a permanent structure. It shall be located on a parcel owned by the owner of the site.
9. Signs will provide traffic control approach and clearly defined setbacks as well as drop-off and pick-up zones.
10. Plans shall be coordinated with Engineering Department.
11. Signs shall be placed on the architectural plans and copies of the improvements will be submitted to the appropriate agencies as part of the permit process.
12. Owner to fence around property between school and the shopping center as shown.
13. Owner to coordinate with Planning Department for the proposed use of the site.
14. Owner to coordinate with Planning Department for the proposed use of the site.
15. Owner will coordinate with the City of Charlotte, removal of "high" density trees in buffer along Bay Brook Lane. "High" density trees will be those trees in the area where the City of Charlotte has been designated as a "High Density" area. The City of Charlotte is currently reviewing the area for possible "High Density" designation. Landscaping will conform to applicable zoning ordinance.
16. Community building details will comply with parking requirements.



VICINITY MAP

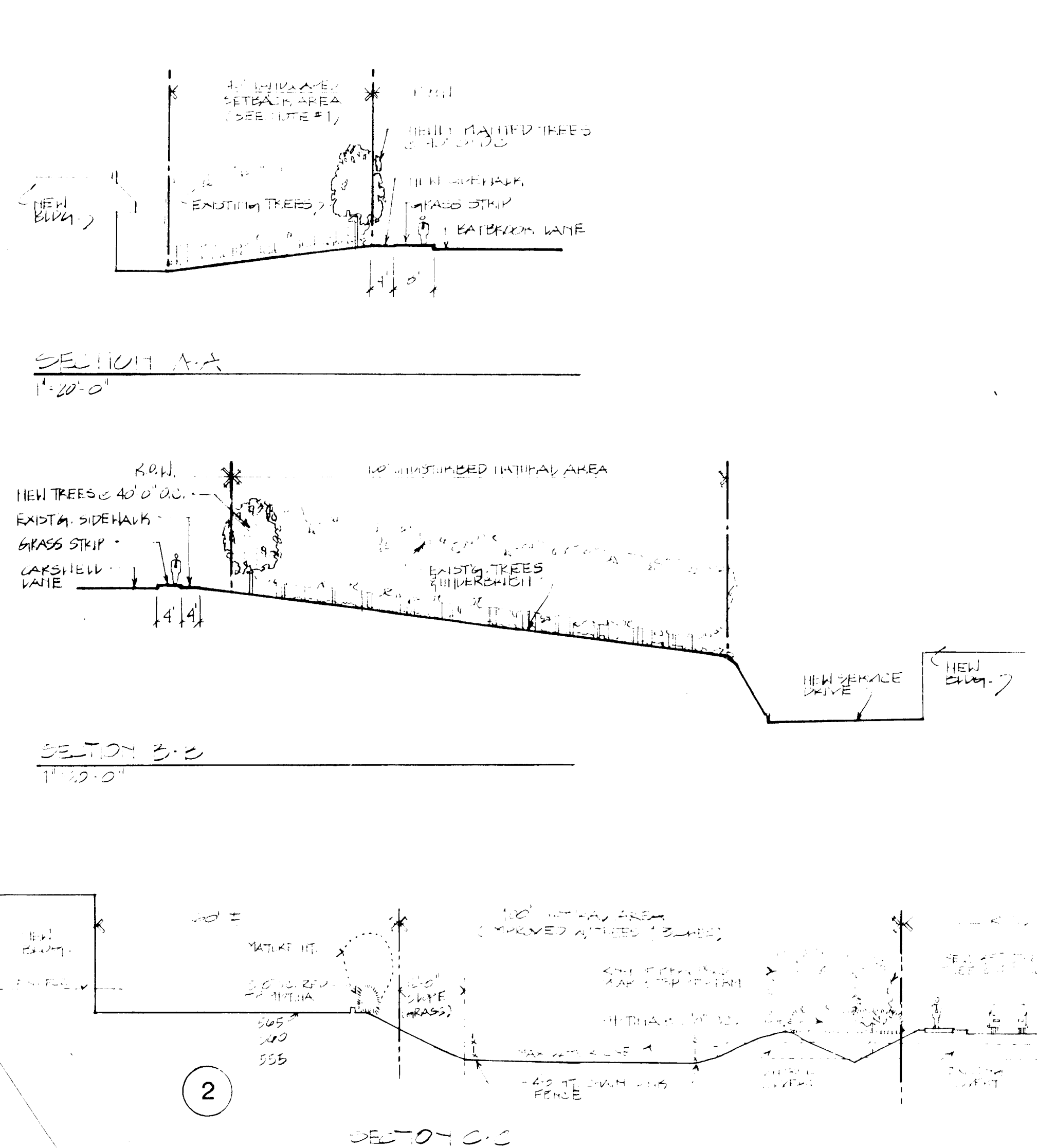
SITE DATA PHASE 1&2 PROBABLE COMPLETION BY 1995

Net Acreage	25.000
Community Parcel	4.200
Landscaped Setback	1.100
Community Building	1.100
Other	18.600
Total	26.000

PHASE 1 PROBABLE COMPLETION BY 1990

Net Acreage	25.000
Community Parcel	4.200
Landscaped Setback	1.100
Community Building	1.100
Other	18.600
Total	26.000

EXISTING ZONING B1-CO
 TOTAL ACERAGE 12.80 ±
 AREA OF NATURAL AREAS & SETBACKS 5.50 AC.
 AREA OF COMMUNITY PARCEL .358 AC.
 AREA OF RETAIL SITE 6.95 AC.



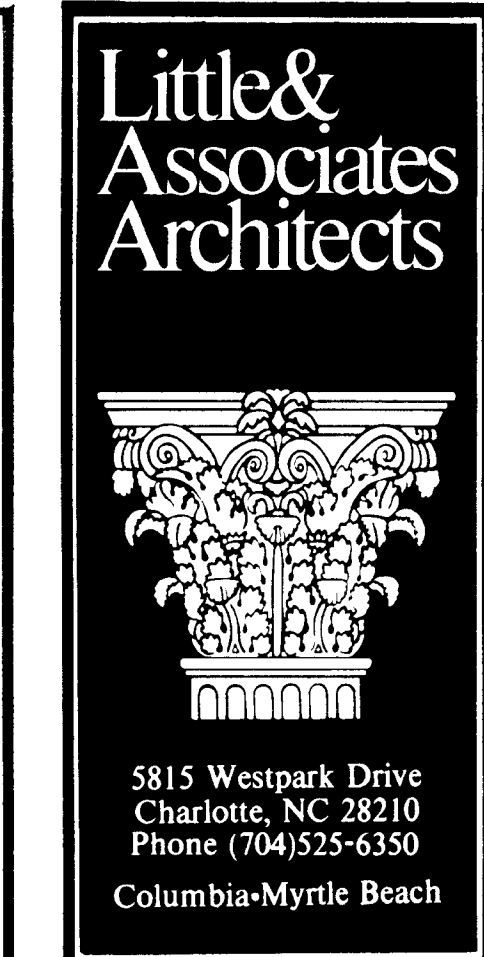
ATTACHED to Administrative Approval DATED 2/3/90
 By MARTIN R. CRANTON, JR./W-
 See Administrative Approval DATED 8/21/90 FOR REVISED PLAN.

1 THESE SYMBOLS OF PRESENT ADJACENT PROPERTY OWNERS ARE CODED TO THE TAX MAP

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION
 DATE: April 3, 1990
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cranton, Jr., Planning Director
 SUBJECT: Administrative Approval for Petition #90-13 Tax Parcel #223-025-02

Attached is a revised plan for the above mentioned rezoning petition. The petition has been revised to eliminate eight proposed trees along Carswell Lane. These trees are not needed due to the large number of existing trees along portions of Carswell Lane. If these trees were planted existing trees would have to be removed. Since this change is minor in nature I am administratively approving this plan. Please use this plan when evaluating requests for building permits.

MRC/NMK:sls
 Attachment



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TOUCHSTONE VILLAGE CENTER
 FOR: CROSLAND GROUP
 REZONING PLAN

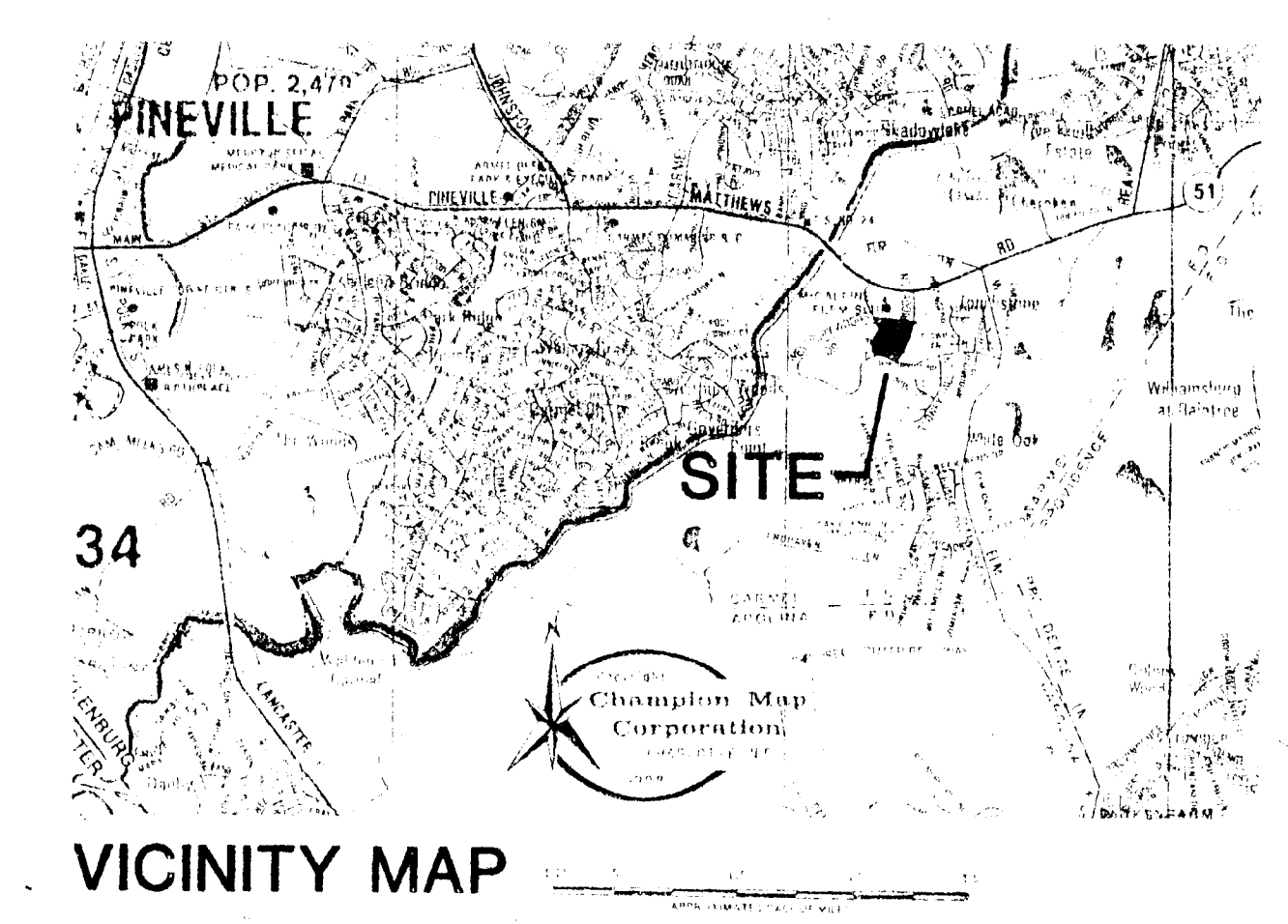
Project Architect/Job Captain
 Drawn By
 Date Drawn
 Revisions
 1 Date 1/20/90
 2 Date 2/3/90
 3 Date 2/23/90

Partner In Charge
 Project Architect/Job Captain
 Drawn By
 Date Drawn
 Revisions
 1 Date 1/20/90
 2 Date 2/3/90
 3 Date 2/23/90

Project Number
 2094-X4
 SF-1

NOTES:

1. Select the primary only to be on the landscaped setback area to the back fence. This primary shall cover underground, pipes, and other subsurface utilities. No trees larger than 4" diameter shall be removed. Worked area to be fenced and landscaped with pine needle mulch or other suitable ground cover.
2. Building identification signs including names of no more than 3 letters to be located on the building front or side. In addition, identification for primary occupants in the community building shall be provided for an identification sign. An area of landscape to be left open of trees of the same size density of each sign the sign shall not exceed 1,000 sq. ft. Signs indicating service only to be located in service entrance to sign. In all other cases, signs to conform with the appearance of the building. Maximum area of sign shall be that area specified on the plan for a sign or signs plus the area specified on the plan for the community building entrance to service area of the sign of the same density as the building.
3. Building front shall be landscaped, architectural proportions, and detailing shall be in accordance with the residential character of the neighborhood.
4. Land for the community building will be dedicated by the owner for public purposes. The owner, however, shall be permitted to improve the building to the use of the building, such as parking, sidewalks, water and sewer service, etc. The use shall be approved by the board and subject to the planning commission for final approval prior to construction of facilities. Such use shall be a library, place of public assembly, etc. Architectural style, color, and materials shall be compatible with the character of the neighborhood.
5. All dumpsters and freestanding mechanical equipment buffers or landscaped areas shall be in accordance with earth retention, grading, or other approved measures to maintain the natural character of the site.
6. Trees of buildings will be planted in accordance with the plan to be submitted.
7. Parking lot landscaping shall be in accordance with the plan to be submitted.
8. If community signs are approved by appropriate agency prior to the plan, the signs shall be approved by the board.
9. Signs will provide traffic control, signage and clearly defined pedestrian walks at these entrances to parcel.
10. The plan to be submitted with Engineering Department.
11. Notation that the architectural style and theme of the improvements will be in accordance with the architectural character of the area.
12. Owner to fence school property between school and the shopping center as shown.
13. The plan shall be submitted with the plan.
14. Owner will coordinate with the city engineer, removal of "bush" trimmed trees in buffer along Baybrook Road. Because tree planting will be in some extent in the future, the city engineer's decision on the existing trees shall be in accordance with the plan and all other respects, landscaping will conform to applicable tree ordinance.
15. Community parking will comply with parking requirements.



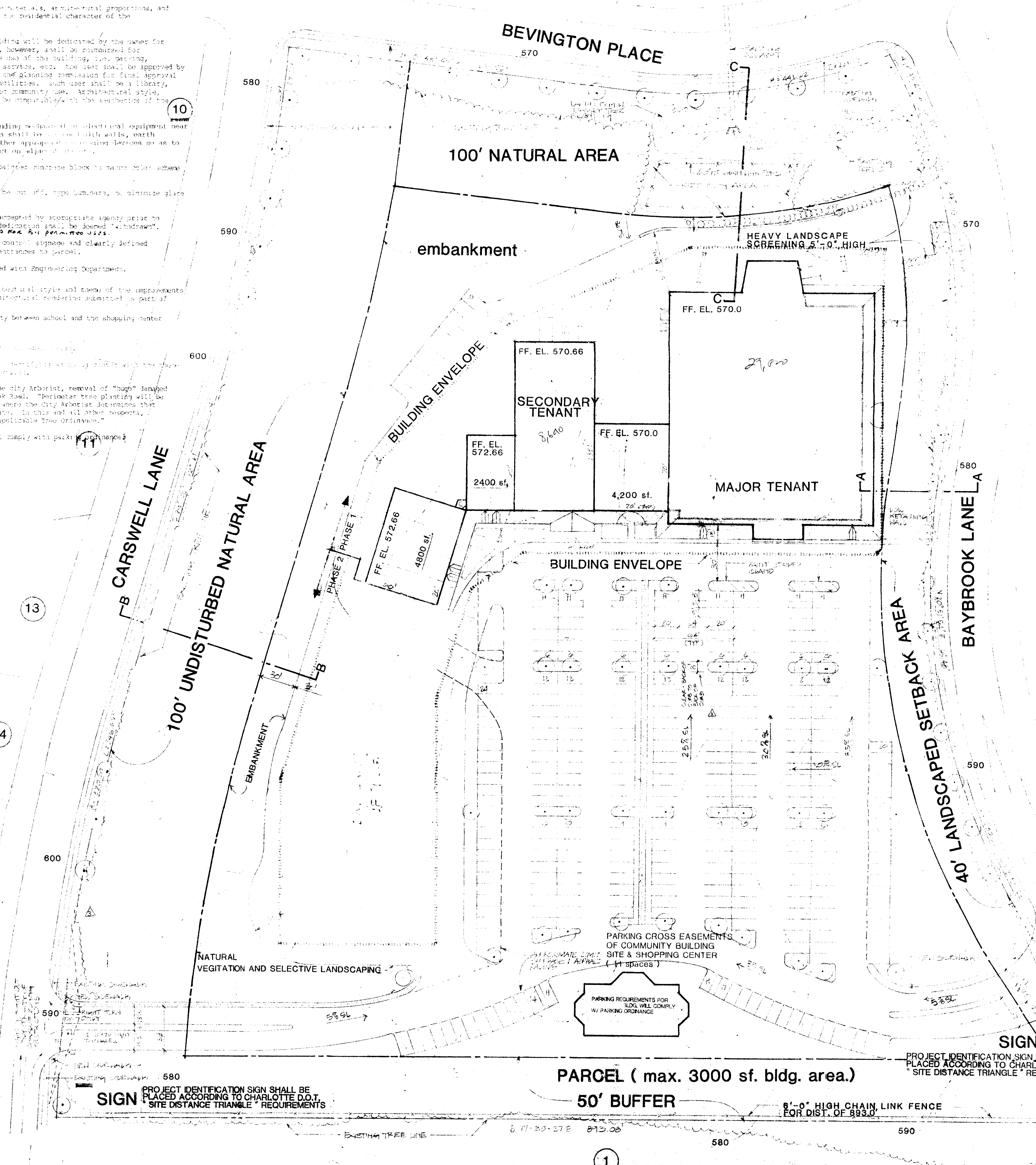
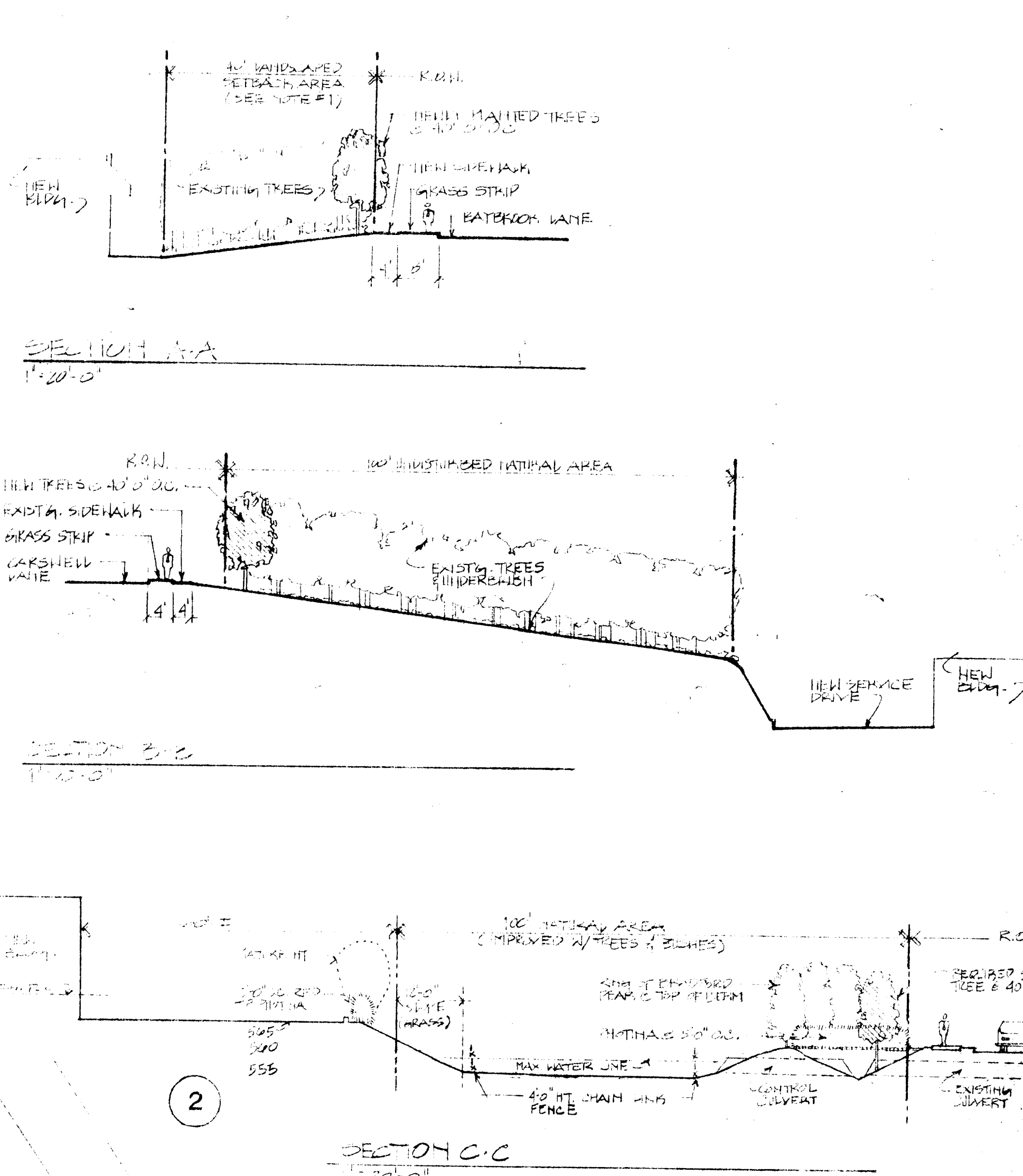
SITE DATA PHASE 1&2
PROBABLE COMPLETION BY 1995

Lot Area	49,889
Site Area	4,484
Front Setback	2,500
Side Setback	24,114 ± 1.8 (Gross)
Back Setback	24,114 ± 2.0 (Gross)
Site Area	51,112 ± 200 ± 257
Community Building	3,000 sq. ft. Max.
Employment	20
Population	20
Service Area	20
Other	20
Parking Required	4,700
Existing Parking	257 ± 24 ± 294 Spaces
Additional Parking	4,443 ± 200 ± 257
Additional Parking	4,443 ± 200 ± 257

PHASE 1
PROBABLE COMPLETION BY 1990

Lot Area	49,889
Site Area	4,484
Front Setback	2,500
Side Setback	24,114 ± 1.8 (Gross)
Back Setback	24,114 ± 2.0 (Gross)
Site Area	51,112 ± 200 ± 257
Community Building	3,000 sq. ft. Max.
Employment	20
Population	20
Service Area	20
Other	20
Parking Required	4,700
Existing Parking	257 ± 24 ± 294 Spaces
Additional Parking	4,443 ± 200 ± 257
Additional Parking	4,443 ± 200 ± 257

EXISTING ZONING	B1-CD
TOTAL ACERAGE	12.80 ±
AREA OF NATURAL AREAS & SETBACKS	5.50 AC.
AREA OF COMMUNITY PARCEL	.358 AC.
AREA OF RETAIL SITE	6.95 AC.



SIGN PROJECT IDENTIFICATION SIGN SHALL BE PLACED ACCORDING TO CHARLOTTE D.O.T. SITE DISTANCE TRIANGLE REQUIREMENTS

PARCEL (max. 3000 sf. bldg. area.)
50' BUFFER
8'-0" HIGH CHAIN LINK FENCE FOR DIST. OF 893.0

1 THESE SYMBOLS OF PRESENT ADJACENT PROPERTY OWNERS ARE CODED TO THE TAX MAP

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 6/11/96
BY: MARTIN R. CRANTON, JR.

Little & Associates Architects
5815 Westpark Drive
Charlotte, NC 28210
Phone (704) 525-6350
Columbia-Myrtle Beach

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TOUCHSTONE VILLAGE CENTER
FOR
REZONING PLAN

Partner in Charge
Project Architect/Job Captain
Drawn By
Date Drawn
Revisions
No. 1 Date 1-22-95
No. 2 Date 2-21-95
No. 3 Date 3-23-95
No. 4 Date 5-10-96
Issue Date

Project Number
2094-X4
Sheet
SP-1

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: June 11, 1996
TO: Robert Brandon, Zoning Administrator
FROM: Martin R. Cranton, Jr., Planning Director

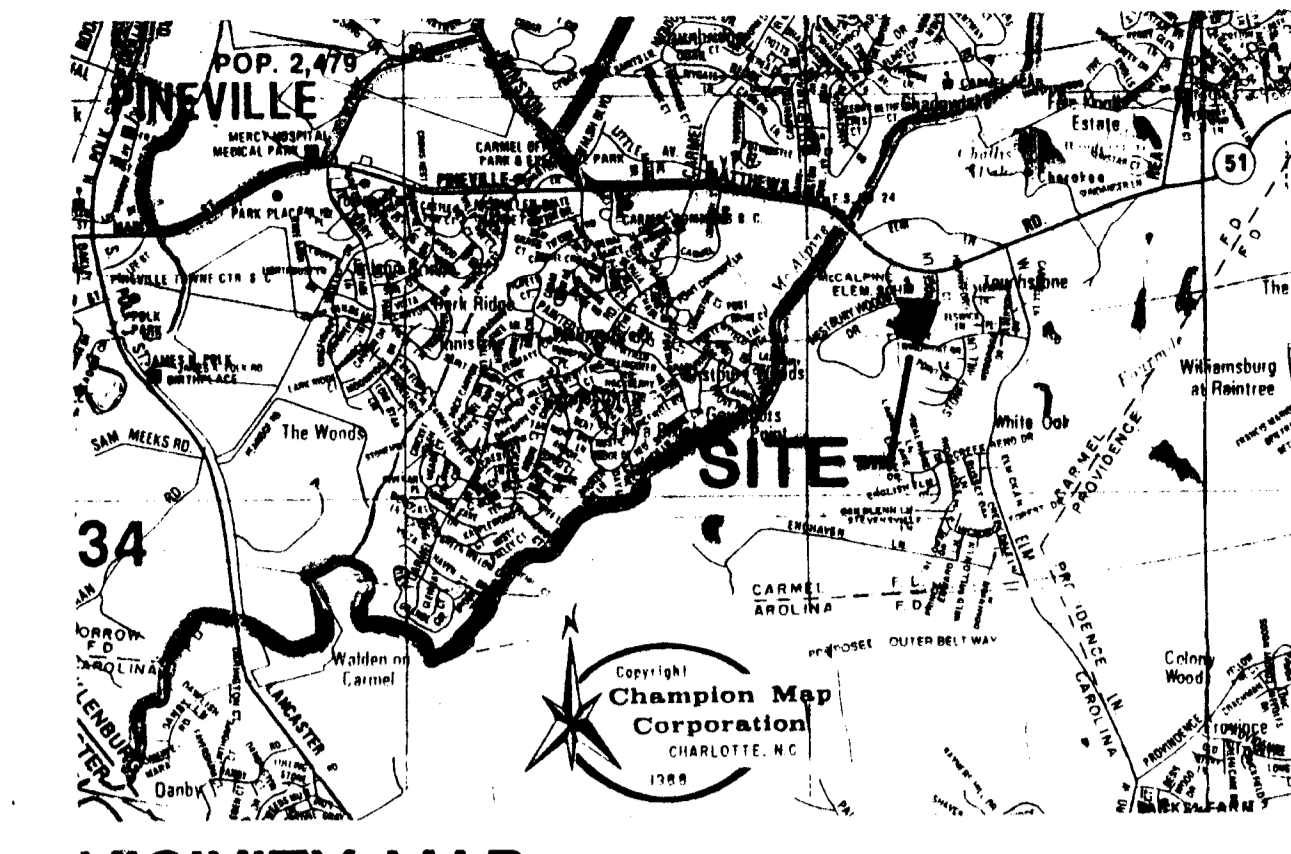
SUBJECT: Administrative Approval for Petition No. 90-13 by Touchstone Assoc. Ltd. Partnership Tax Parcel # 223-025-02

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to eliminate the commitment to a 3,000sqft. Community Parcel. The originally approved plan had committed to making this parcel available upon request by a community organization. The plan had also stated that any such request would need to occur prior to January 3rd 1994 otherwise the offer of dedication would be withdrawn. Since this date has passed and no request has been made by any community organization the owner has requested that we administratively approve a revised plan that eliminates the commitment to the community parcel and allows the community parcel building to be used for any use allowed by the approved conditional plan and the B-1 zoning classification. The square footage of any building built on this parcel will be limited to 3,000sqft. and subject to all other conditions of the approved conditional plan.

Since this change is minor and the total square footage for the center has not been exceeded and the commitment to dedicate the community parcel has elapsed we are administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy.

NOTES:

- Selective pruning only to occur in the landscaped setback area on Bay Brook Lane. This pruning shall clear underbrush, vines, and other undesirable growth. No trees larger than 4" caliper shall be removed. Wooded floor to be dressed and landscaped with pine needle mulch or other suitable ground cover.
- Building identification on sign including names of no more than 5 tenants to be located at each public entry to shopping center. In addition, identification for primary occupants in the community building shall be provided for on this sign. An area of landscape to be left void of trees in the immediate vicinity of each sign for visibility not to exceed 1,500 SF. Sign indicating service only to be located at service entrance to site. In all other respects, signage to conform with all applicable signage ordinances for a B-1 district. Maximum area of sign shall be the area specified appropriate for a shopping center plus the area specified appropriate for the community building according to Section 2108 of the City of Charlotte zoning ordinance.
- Building front shall utilize materials, architectural proportions, and detailing commensurate with the residential character of the neighborhood.
- Land for the community building will be dedicated by the owner for public purpose. The owner, however, shall be reimbursed for improvement relating to the use of the building, i.e., grading, sidewalks, water and sewer service, etc. The user shall be approved by the owner and submitted to the planning commission for final approval prior to construction of facilities. Such user shall be a library, post office, or other public community use. Architectural style, color, and materials shall be compatible with the aesthetics of the neighborhood.
- All dumpsters and free-standing mechanical or electrical equipment near buffers or landscaped areas shall be screened with walls, earth embankment, planting, or other appropriate screening devices so as to minimize their visual impact on adjacent streets.
- Rear of buildings will be painted concrete block to match color scheme of front of buildings.
- Parking lot lighting shall be cut off, type luminaires, to minimize glare to surrounding areas.
- If community space is not accepted by appropriate agency prior to January 3, 1994, offer of dedication shall be deemed "withdrawn".
- Owner will provide traffic control signage and clearly defined pedestrian walks at drive entrances to parcel.
- Turn lanes to be coordinated with Engineering Department.
- Owner agrees that the architectural style and theme of the improvements will be similar to the architectural rendering submitted as part of this proposal.
- Owner to fence school property between school and the shopping center as shown.
- Owner to coordinate landscaping at entrances to the shopping center with landscaping at entrances to subdivision.
- Owner to coordinate signage identifying shopping center with the theme of the center and the subdivision.
- Owner will coordinate with the city arborist, removal of "top" damaged trees in buffer along Baybrook Road. "Perimeter tree planting" will be as shown except in the areas where the City Arborist determines that existing tree cover is adequate. In this and all other respects, landscaping will conform to applicable Tree Ordinance.
- Community parcel parking will comply with parking ordinance.



VICINITY MAP

SITE DATA CASE 182
PROBABLE COMPLETION BY 1995

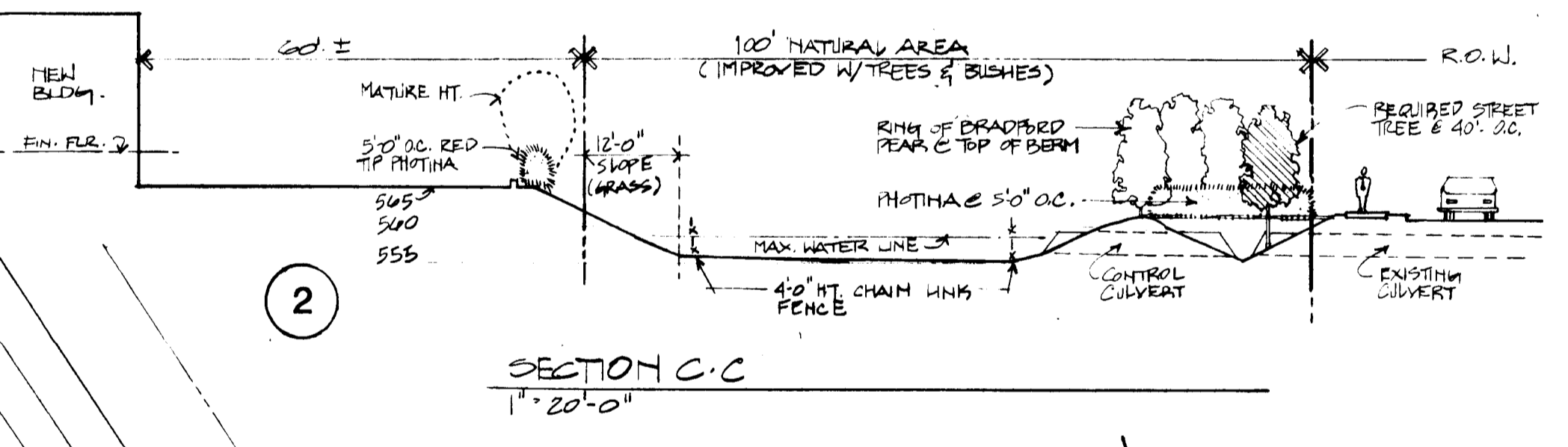
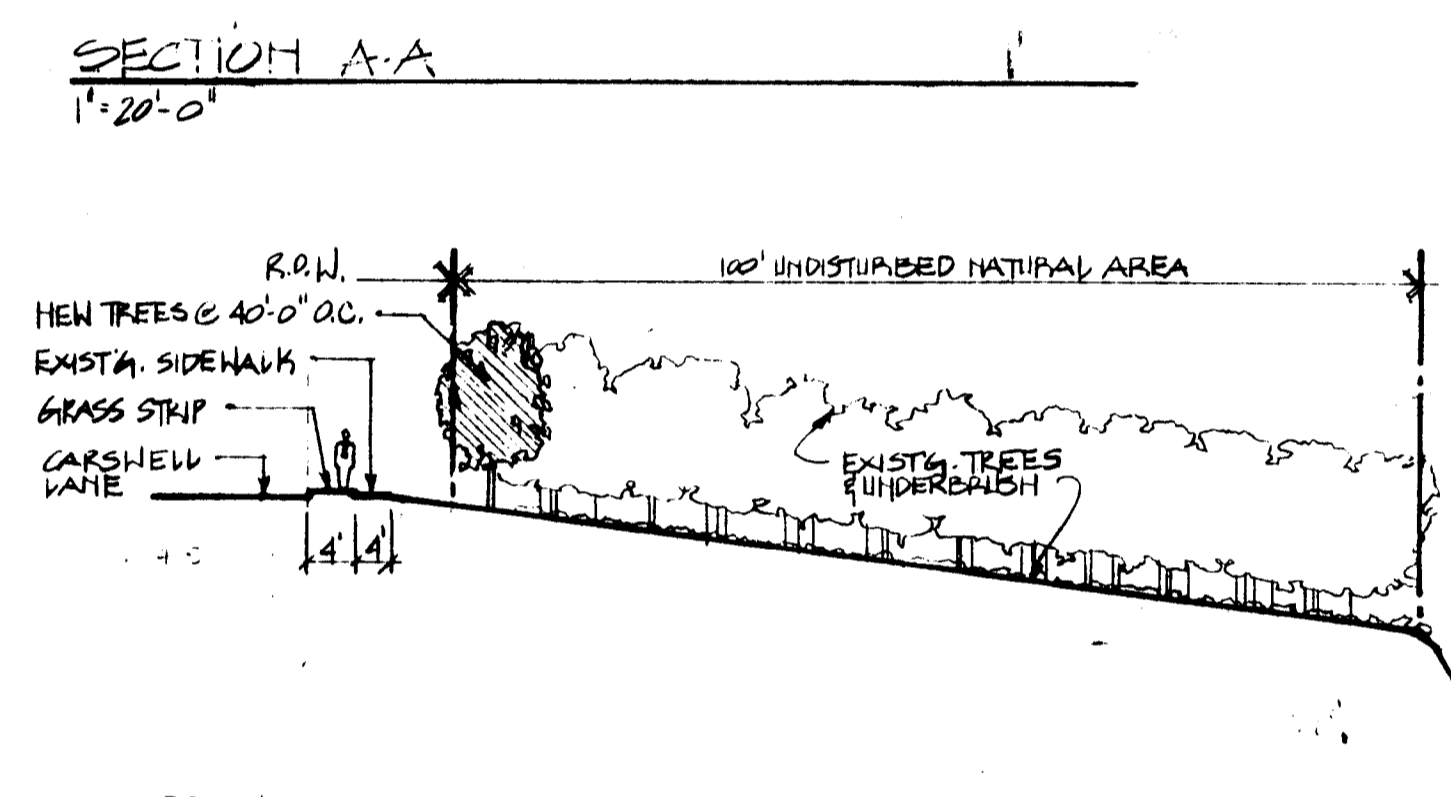
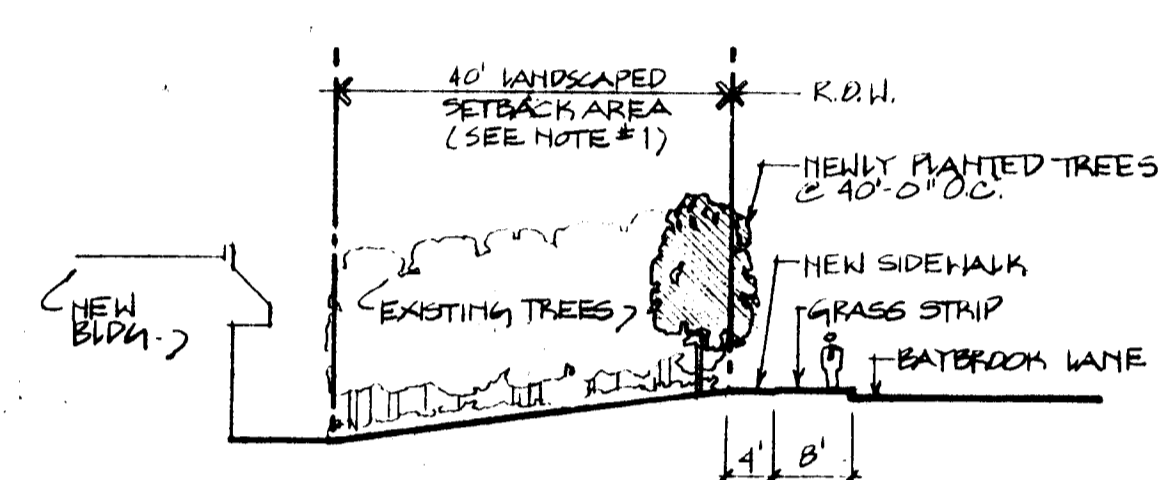
Major Tenant	29,800
Secondary Tenant	8,640
Local Shops	25,980
Total	64,420 x 8 (Gross)
	51,312 SF (Net)
	51,312 ÷ 200 = 257
Community Building	3800 SF (Max.)
EMPLOYEES	
Major Tenant	20
Secondary Tenant	5
Locals	48
	65 ÷ 2 = 33 Spaces
Parking Required @ 200	257 + 33 = 298 Spaces
"Parking Designated" Community Parcel	15 Spaces
Parking Provided	317 Spaces
TOTAL BUILDING AREA	67,140 sf.

PHASE 1
PROBABLE COMPLETION BY 1990

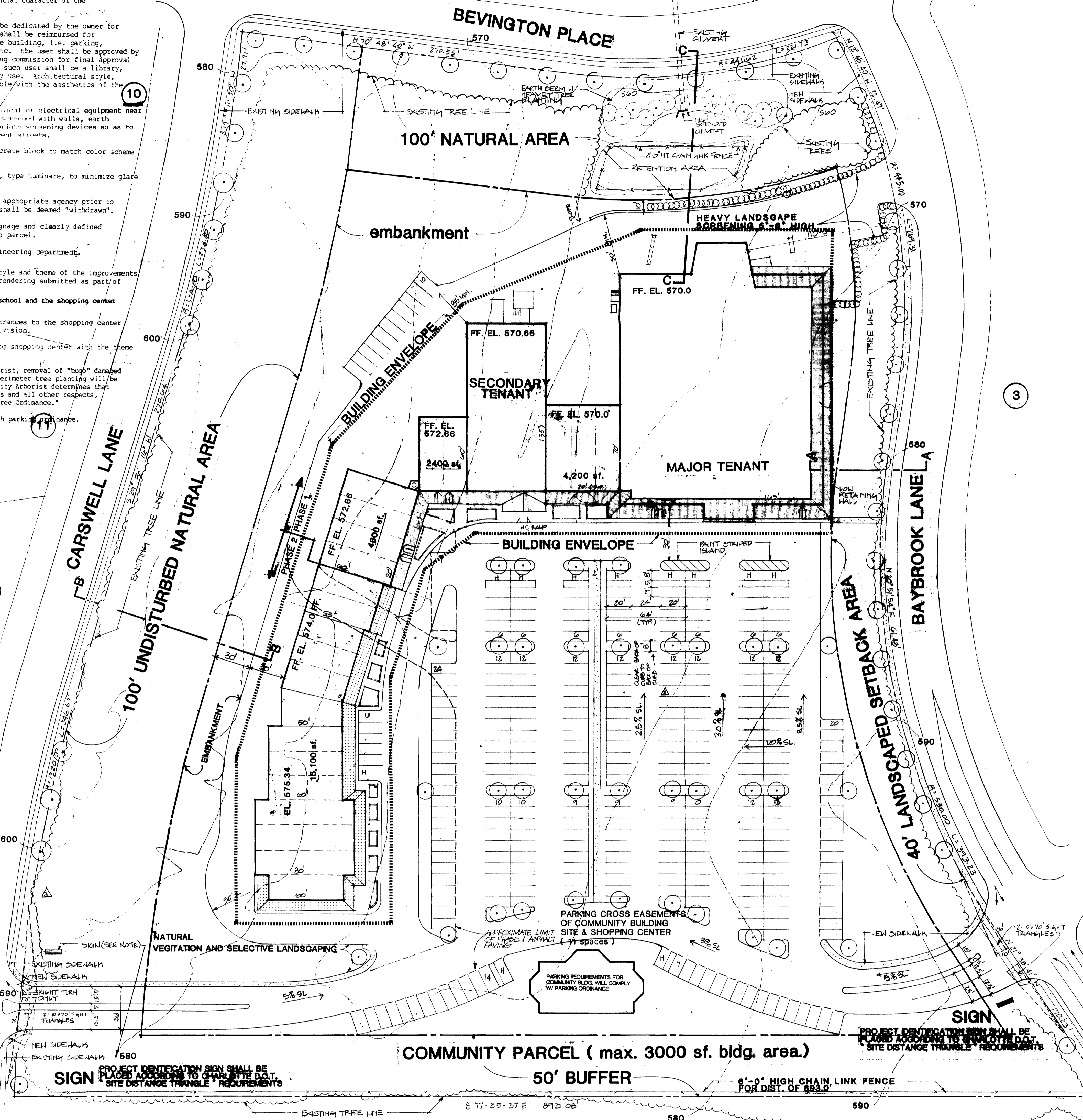
Major Tenant	29,800
Secondary Tenant	8,640
Local Shops	13,400
Total	47,840 x 80 (Gross)
	39,232 SF (Net)
	39,232 ÷ 200 = 197
EMPLOYEES	
Major Tenant	20
Secondary Tenant	5
Locals	24
	24 ÷ 2 = 12 Spaces
Parking Required @ 200	197 + 22 = 219 Spaces
Parking Provided Phase 1	= 243 Spaces

EXISTING ZONING B1-CD

TOTAL ACERAGE	12.80 ±	
AREA OF NATURAL AREAS & SETBACKS		5.50 AC.
AREA OF COMMUNITY PARCEL		.358 AC.
AREA OF RETAIL SITE		6.95 AC.



ATTACHED TO ADMINISTRATIVE APPROVAL DATED 8/28/90
By MARTIN R. CRANTON, JR.
See administrative approval dated 12/18/90 for revised Plan



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THESE SYMBOLS OF PRESENT ADJACENT PROPERTY OWNERS ARE CODED TO THE TAX MAP

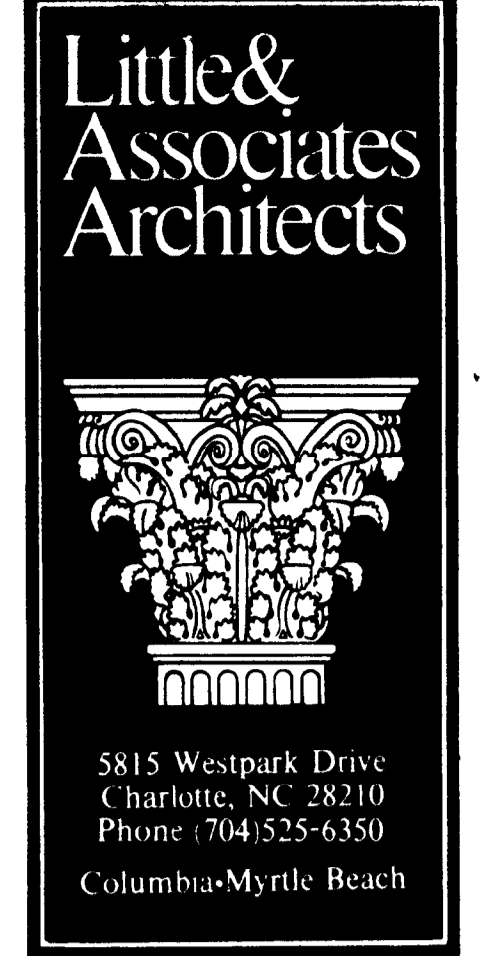
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: August 28, 1990
TO: Robert Brandon, Zoning Administrator
FROM: Martin R. Cranton, Jr., Planning Director
SUBJECT: Administrative Approval for Petition #90-13 Touchstone Assoc. Ltd. Partnership, Tax Parcel #223-025-02

Attached is a revised plan for the above mentioned rezoning petition. The plan is being revised to show a new location for the project identification sign along Carswell Lane. The sign is being moved from the north side of the driveway to the south side of the driveway. This shift will allow the developer to save the trees between the driveway and the school property to the north.

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

MRC/ROK:sla
Attachment



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Project: TOUCHSTONE VILLAGE CENTER
for: CROSLAND GROUP
Sheet Title: REZONING PLAN

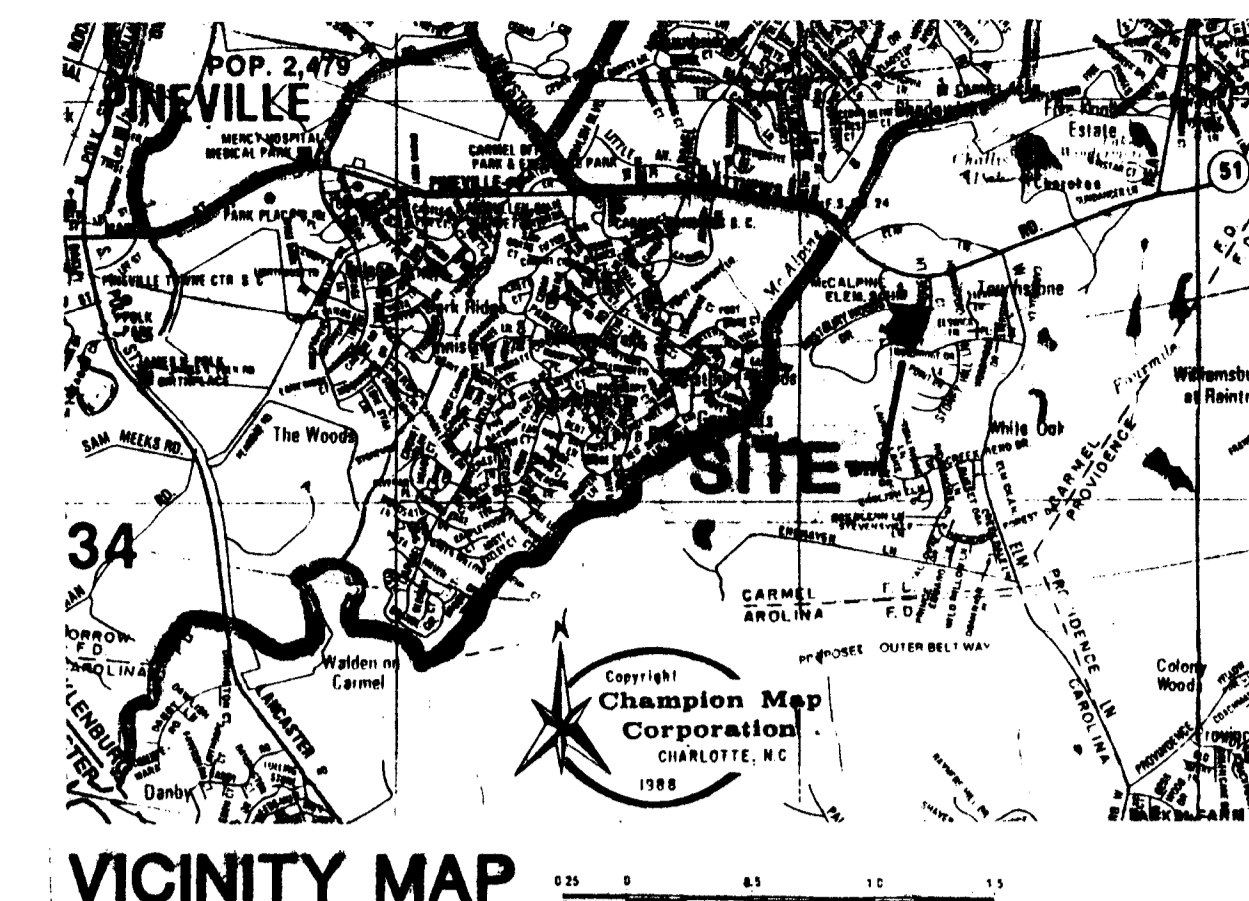
Partner in Charge: KRISTOPH
Project Architect/Job Captain: CAROL
Drawn By: M. CRANTON, JR.
Date Drawn: 10/18/90

Revisions	No.	Date
	1	1-22-90
	2	2-21-90
	3	3-23-90
	4	
	5	
	6	
	7	
	8	
	9	
	10	

Issue Date:

Project Number: 2094-X4
Sheet: SP-1

- NOTES:**
- Selective pruning only to occur in the landscaped setback area on Bay Brook Lane. This pruning shall clear underbrush, vines, and other undesirable growth. No trees larger than 4" caliber shall be removed. Woodland floor to be dressed and landscaped with pine needle mulch or other suitable ground cover.
 - Building identification on sign including names of no more than 5 tenants to be located at each public entry to shopping center. In addition, identification for primary occupants in the community building shall be provided for on this sign. An area of landscape to be left void of trees in the immediate vicinity of each sign for legibility not to exceed 1,500 SF. Sign indicating service only to be located at service entrance to site. In all other respects, signage to conform with all applicable signage ordinances for a B-1 district. Maximum area of sign shall be that area specified appropriate for a shopping center plus the area specified appropriate for the community building according to Section 2188 of the City of Charlotte zoning ordinance.
 - Building front shall utilize materials, architectural proportions, and detailing commensurate with the residential character of the neighborhood.
 - Land for the community building will be dedicated by the owner for public purpose. The owner, however, shall be reimbursed for improvement relating to the use of the building, i.e., parking, sidewalks, water and sewer service, etc. The user shall be approved by the owner and submitted to the planning commission for final approval prior to construction of facilities. Such user shall be a library, post office, or other public community use. Architectural style, color, and materials shall be compatible with the aesthetics of the shopping center.
 - All dumpsters and free-standing mechanical or electrical equipment near buffers or landscaped areas shall be screened with walls, earth embankment, planting, or other appropriate screening devices so as to minimize their visual impact on adjacent streets.
 - Rear of buildings will be painted concrete block to match color scheme of front of buildings.
 - Parking lot lighting shall be cut off, type luminaire, to minimize glare to surrounding areas.
 - If community space is not accepted by appropriate agency prior to January 3, 1994, offer of dedication shall be deemed "withdrawn".
 - Owner will provide traffic control signage and clearly defined pedestrian walks at drive entrances to parcel.
 - Turn lanes to be coordinated with Engineering Department.
 - Owner agrees that the architectural style and theme of the improvements will be similar to the architectural rendering submitted as part of this proposal.
 - Owner to fence school property between school and the shopping center as shown.
 - Owner to coordinate landscaping at entrances to the shopping center with landscaping at entrance to subdivision.
 - Owner to coordinate signage identifying shopping center with the theme of the center and the subdivision.
 - Owner will coordinate with the City Arborist, removal of "top" damaged trees in buffer along Baybrook Road. Perimeter tree planting will be as shown except in the areas where the City Arborist determines that existing tree cover is adequate. In this and all other cases, landscaping will conform to applicable tree ordinance.
 - Community parcel parking will comply with parking ordinance.



SITE DATA PHASE 1A2
PROBABLE COMPLETION BY 1995

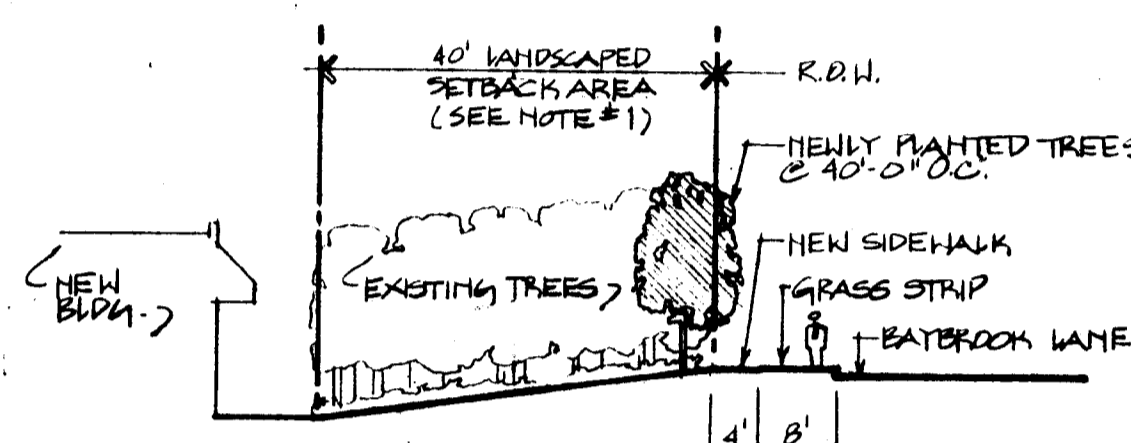
Major Tenant	29,000
Secondary Tenant	8,600
Local Shops	25,500
Total	63,100 x .8 (Gross)
	51,312 SF (Net)
	51,312 ÷ 200 = 257

PHASE 1
PROBABLE COMPLETION BY 1990

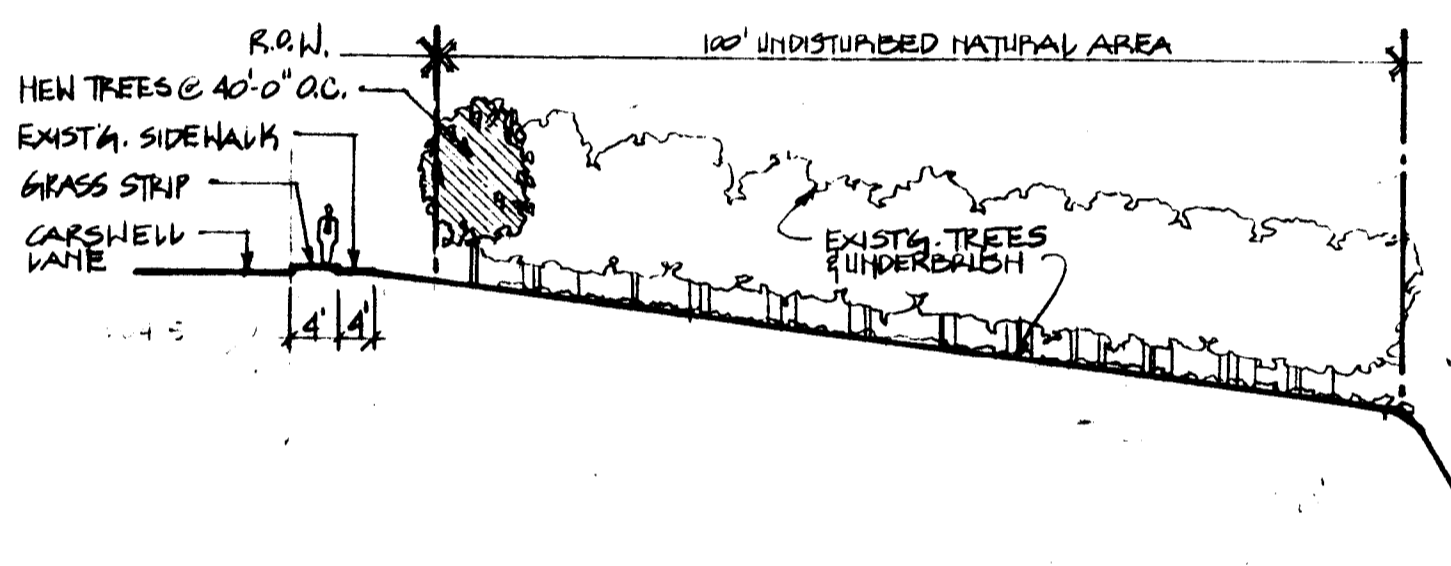
Major Tenant	29,000
Secondary Tenant	8,600
Local Shops	11,400
Total	47,000 x .88 (Gross)
	39,232 SF (Net)
	39,232 ÷ 200 = 197

EXISTING ZONING B1-OD

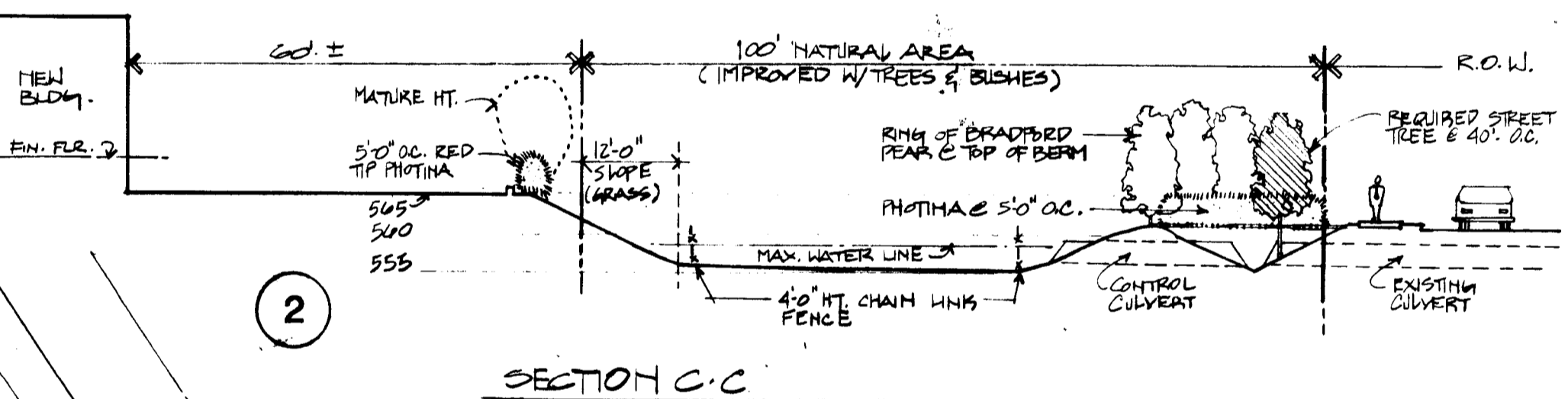
TOTAL ACERAGE	12.80 ±
AREA OF NATURAL AREAS & SETBACKS	5.50 AC.
AREA OF COMMUNITY PARCEL	.358 AC.
AREA OF RETAIL SITE	6.95 AC.



SECTION A-A
1" = 20'-0"

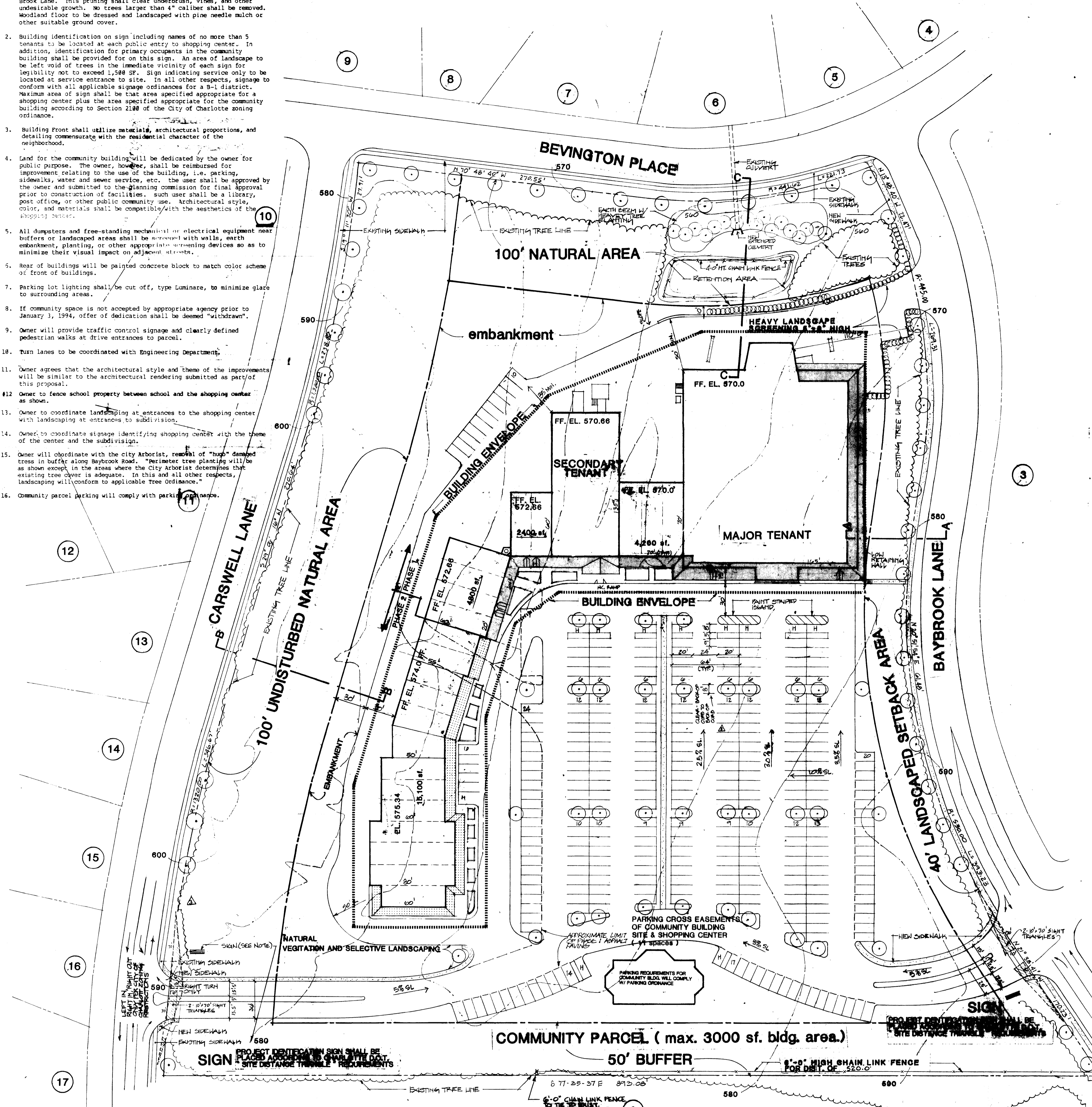


SECTION B-B
1" = 20'-0"



SECTION C-C
1" = 20'-0"

ATTACHED to Administrative Approval DATED 6/18/90
By MARCEL R. CANNON, Jnr



1 THESE SYMBOLS OF PRESENT ADJACENT PROPERTY OWNERS ARE CODED TO THE TAX MAP

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: December 18, 1990

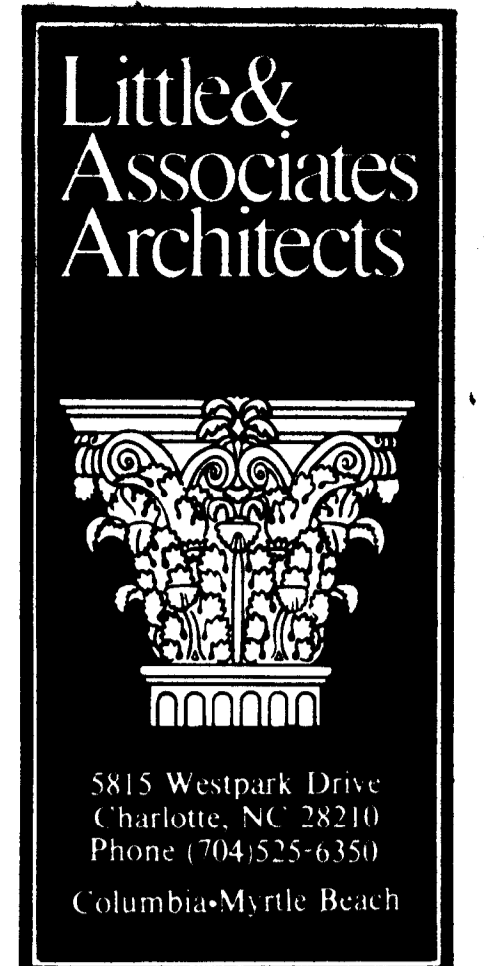
TO: Robert Brandon, Zoning Administrator
FROM: Mattie Eason, Planning Director

SUBJECT: Administrative Approval for Petition #90-13 by Touchstone Assoc. Ltd. Partnership, Tax Parcel #223-025-02

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to show a new location for the proposed chain link fence between the school and the shopping center. The changes were made as a result of conversations with Charles Allison of the schools who preferred these new locations. Also changed on the plan is the wording restricting the vehicular movements on the Carwell Drive entrance. The wording has been changed to allow "left in" movements as well as right in right out movements. This wording was inadvertently left off the plan during the last site plan amendment.

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

MRCjr/ROK:als
Attachment see attached plan for details of fence location



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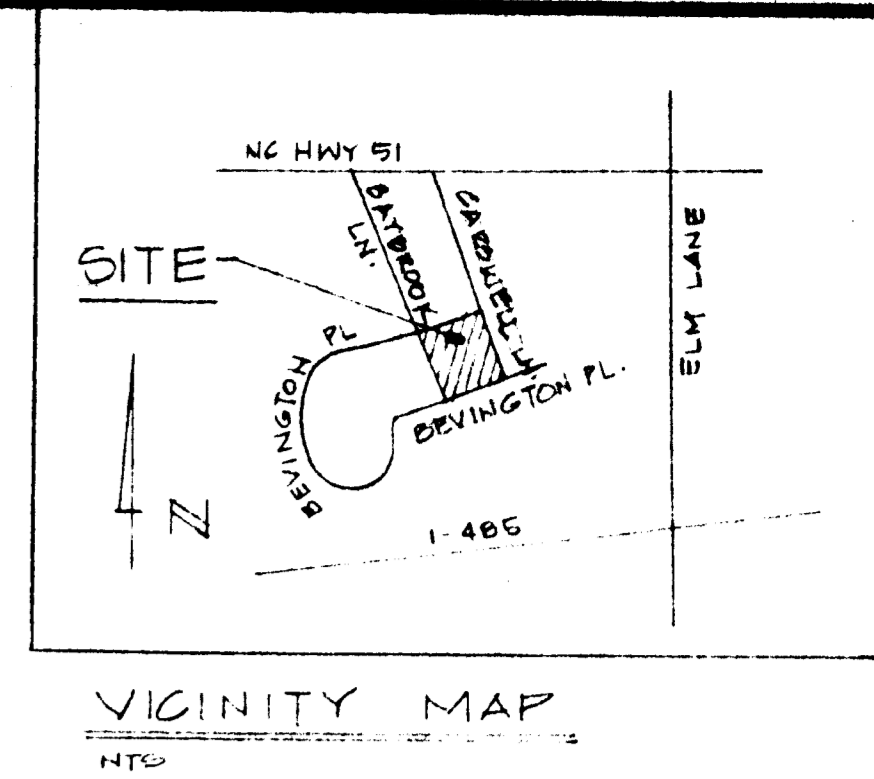
Project: TOUCHSTONE VILLAGE CENTER
for: CROSLAND GROUP
Sheet Title: REZONING PLAN

Partner in Charge: V. R. TIGG
Project Architect/Job Captain: G. P. D.
Drawn by: M. EASON
Date Drawn: 12-18-90

Revisions

No. 1	Date 1-22-90
No. 2	Date 2-21-90
No. 3	Date 3-28-90
No. 4	Date
No. 5	Date
No. 6	Date
No. 7	Date
No. 8	Date
No. 9	Date
No. 10	Date

Project Number: 2094-X4
Sheet: SP-1



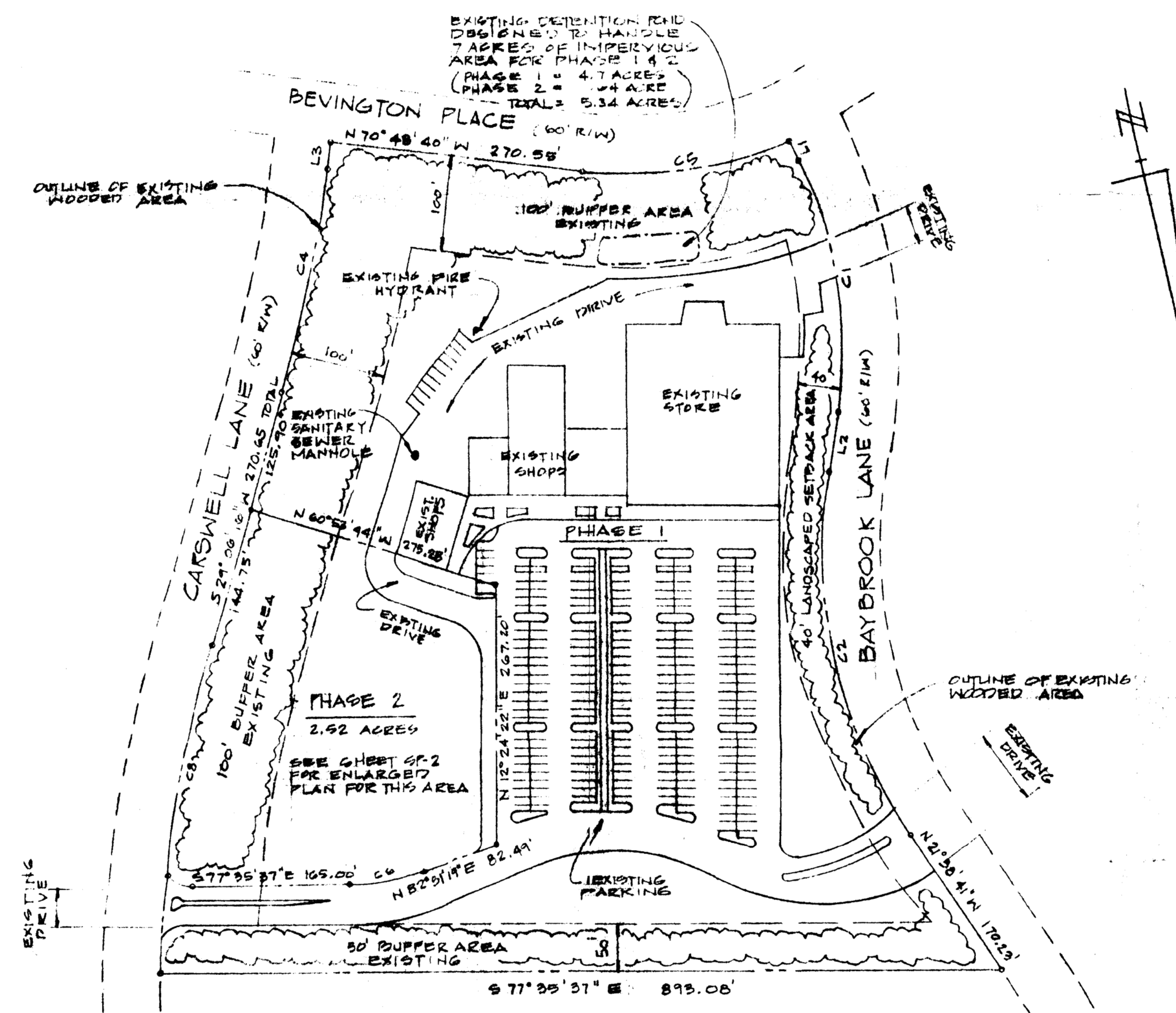
VICINITY MAP
HTS

LINE	DIRECTION	DISTANCE
L1	N13°48'40" W	22.47'
L2	N20°51'54" E	81.48'
L3	S18°11'30" W	27.91'
L4	N82°51'13" E	82.49'
L5	S12°13'00" W	181.99'
L6	S50°08'55" E	80.43'
L7	N82°53'44" W	30.08'
L8	N58°18'17" W	88.34'
L9	N78°34'05" W	18.82'
L10	N12°24'22" E	251.86'
L11	N82°51'13" E	20.77'

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	269.31'	445.00'	N05°31'50" E	269.31'
C2	363.23'	530.00'	N02°23'24" W	363.23'
C3	348.87'	1320.00'	S21°34'53" W	348.87'
C4	238.80'	1380.00'	S24°08'53" W	238.80'
C5	221.74'	441.82'	N82°11'43" W	221.74'
C6	83.86'	251.83'	S72°22'00" E	83.86'
C7	29.30'	40.00'	S56°38'21" E	29.30'
C8	244.83'	1320.00'	S23°17'27" W	244.83'

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C9	8.16'	11.73'	N04°48'23" E	8.16'
C10	42.87'	86.86'	N02°49'56" W	42.87'
C11	18.97'	37.03'	S40°50'23" E	18.97'
C12	46.51'	86.41'	N05°24'49" E	46.51'
C13	74.86'	149.72'	N12°04'33" E	74.86'
C14	102.64'	187.07'	N12°18'02" E	102.64'

NOTE:
ALL SITE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY:
CAROLINA SURVEYORS
P.O. BOX 267
PINEVILLE, NC 28134
HUGH WHITE, NCLRS
DATED: 6/16/94



PROJECT DATA:

1. SITE ADDRESS: TOUCHSTONE VILLAGE CENTER, BAYBROOK LN / CARSWELL LN / DEVINGTON PL., CHARLOTTE, NC
2. TAX PARCEL NO: 223-253-02
3. SITE ACREAGE: 10.28 AC. PHASE 1, 2.52 AC. PHASE 2
4. ZONED: B1-CD PER REZONING PETITION 90-13 BY TOUCHSTONE ASSOCIATES
5. DETENTION POND IS EXISTING FOR THIS SITE. EXISTING DETENTION POND WAS DESIGNED TO HANDLE 7 ACRES OF IMPERVIOUS AREA PER THE CITY OF CHARLOTTE ENGINEERING DEPT.
PHASE 1 = 4.7 ACRES IMPERVIOUS AREA
PHASE 2 = .64 ACRE IMPERVIOUS AREA
TOTAL = 5.34 ACRES IMPERVIOUS AREA

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 08/10/95
BY: MARTIN R. CRAMTON, JR.

NOTE: SEE SHEET SP-2 FOR ENLARGED PHASE 2 SITE PLAN.

TOTAL SITE PLAN
SCALE: 1" = 100'

	REVISIONS	Project: STEP AHEAD DAY CARE, CHARLOTTE, NC, LEE SHORE	Drawing: TOTAL SITE PLAN
	No. Date	Owner: D. DAVIS CONSTRUCTION COMPANY, INC.	Sheet No: SP-1
	Scale: NOTED	Date: 5/30/95	Drawn By: JDH
	Appvd: CLM	Issue:	D. DAVIS CONSTRUCTION COMPANY, INC. 2206 W. ROOSEVELT BLVD., MORRIS, N.C. 28110

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: August 10, 1995
TO: Robert Brandon, Zoning Administrator
FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 90-13 by Touchstone Associates Ltd. Partnership Tax Parcel # 223-025-02

Attached is a revised plan for a phase two of the Touchstone Shopping Center showing the development of this phase with a day care center. The originally approved plan had shown the development of this phase with additional shop space. Since day care centers are allowed by B-1 zoning classification and the total square footage for the shopping center is not being exceeded we are administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

Also included are building elevations noting that the building will use the same brick and roofing material as the shopping center.

