

TUCKASEEGEE ROAD MARKET CHARLOTTE, N.C.

ADJACENT PROPERTY OWNERS

- 1 Jerry H. Pettus, Sr.
1 Southern Fertil Dome
2000 S.W. 1st St.
Charlotte, NC 28208
- 2 William J. Brown, Jr. and Rita
2111 Tuckaseege Road
Charlotte, NC 28208
- 3 Joseph P. Swain and
Richard A. Swain
2770 York Hill Drive SE
Charlotte, NC 28217
- 4 St. Andrew's Episcopal Church
P.O. Box 1461
Charlotte, NC 28215
- 5 The Village of Greensboro, Inc.
P.O. Box 1461
Charlotte, NC 28215
- 6 Village of Greensboro, Inc.
4210 8th Street
Greensboro, NC 27405
- 7 W. B. Development, Inc. and
M. M. Development, Inc.
1701 Park Road
Charlotte, NC 28210
- 8 Bethel Baptist Church
2402 Tuckaseege Road
Charlotte, NC 28208

DEVELOPMENTAL CONDITIONS

- 1 This site plan represents a firm concept of development with regard to arrangement of entrances, parking, circulation and building layout. However, minor variations are allowed based on final design layouts.
- 2 Building height shall not exceed 40'.
- 3 All permitted uses in the B-1 District shall be allowed.
- 4 The Gateway Boulevard Extension, as shown in the previously approved 0-15 CD rezoning in 1980 shall be removed. No through connection shall be allowed from Tuckaseege Road to the I-85 Service Road.
- 5 All development will comply with the Standard of City of Charlotte Zoning Ordinance requirements and other relevant codes, including screening, signage, parking standards and tree ordinance.
- 6 additional 20' R/W dedicated as per Map Book 23, Page 405.
- 7 Petitioner/Owner is responsible for the installation of a continuous 14" turn lane along entire frontage of the project. Petitioner/Owner will coordinate requirements for 150' taper with C.D.O.T. and in accordance with their plans for a larger continuous left turn lane in this area of Tuckaseege Road.

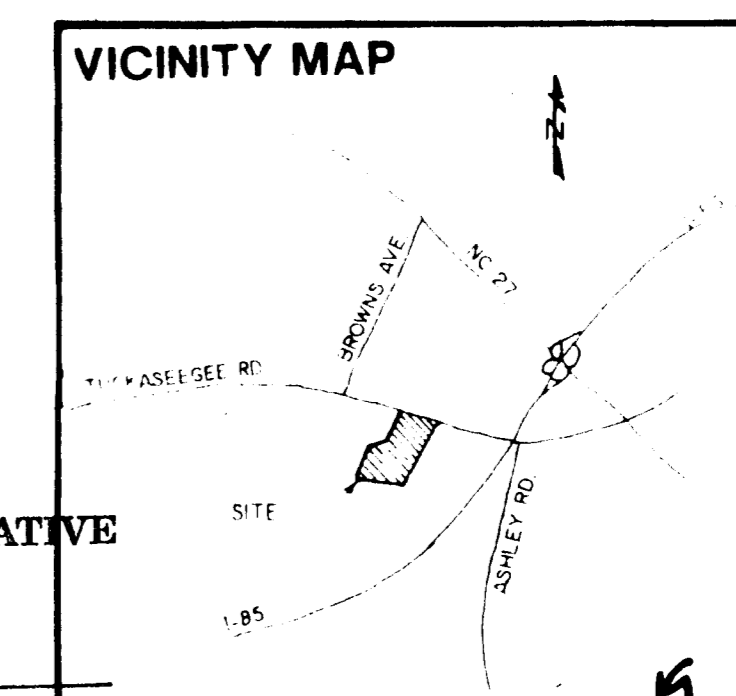
SITE DATA

EXISTING ZONING: I-1 AND 0-15 CD
 PROPOSED ZONING: B-1 CD
 TOTAL RETAIL SQ. FT.: 37,500 SF *Amended*
 TOTAL SITE AREA: 5.48 AC. *38,500 possible*
see administrative
approval

SITE PARCEL # 061-161-02

REZONING PETITION

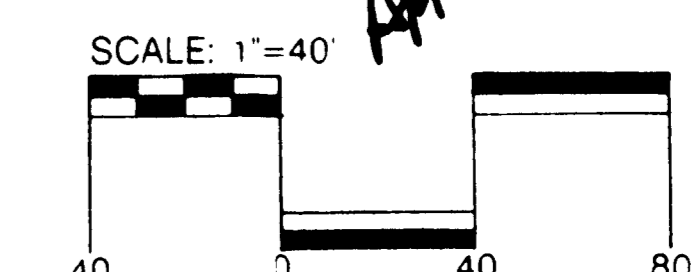
FOR
T. COOPER JAMES
 P.O. BOX 10324
 600 GREEN VALLEY ROAD
 GREENSBORO, N.C. 27404



Ford Design
 DATE: JAN. 5, 1990
 PROJECT NO: 89014
 REVISIONS:
 REVISED FEB. 26, 1990
 * REVISED JAN. 20, 1993
 * ADDED FOOD LION ADDITION
 OF 985 SQ. FEET AND
 OMITTED 7 PARKING SPACES

ATTACHED TO ADMINISTRATIVE
 APPROVAL

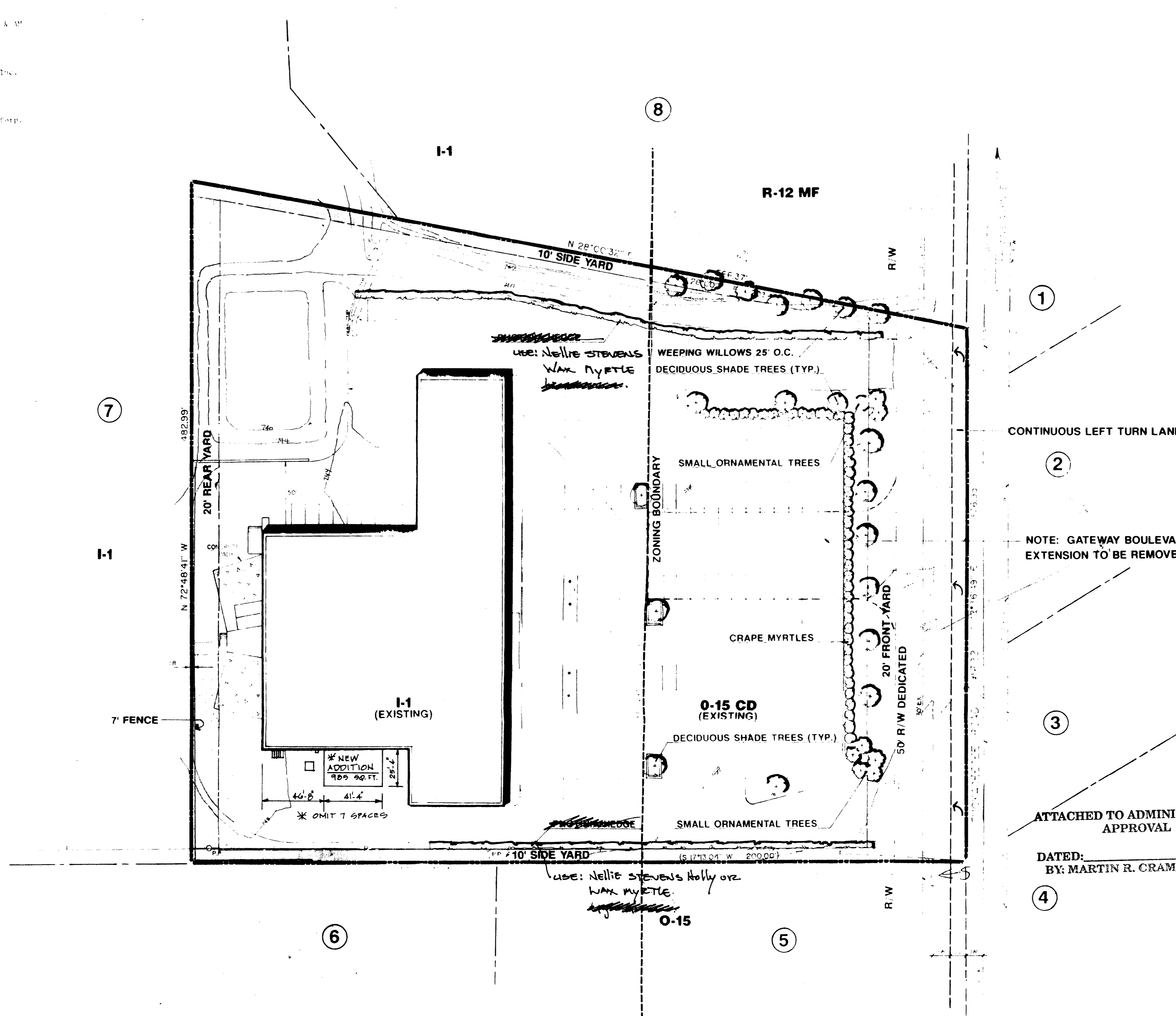
DATED:
 BY: MARTIN R. CRAMTON, JR.



170 East Boulevard Charlotte, NC 28203 704/333-0125
 12600 Shiloh Street Alexandria, VA 22304 703/349-1715
 225 Westborough Street Raleigh, NC 919/314-8027

Land Design
 Landscape Architecture Land Planning
 Urban Design Civil Engineering

SHEET NO. 1 OF 1



CHARLOTTE-MECKLENBURG PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: February 25, 1993
 TO: Robert Brandon
 Zoning Administrator
 FROM: *Martin R. Cramton, Jr.*
 Planning Director

SUBJECT: Administrative Approval for Petition No. 90-19 by T. Cooper James
 Tax Parcel #061-161-02

Attached is a revised plan of the above mentioned rezoning petition. The plan has been revised to add 985 square feet to the existing Food Lion, this addition will bring the total square footage for the center to 37,814 square feet. Since this represents 314 square feet more than the original plan allowed we have granted the developer a one time expansion of 1,000 square feet. They are currently using 314 square feet of this 1,000 square feet. If at a later date they choose to add additional square footage a administrative approval will be required to amend the plan to show the location of any proposed building additions. The original plan also called for the installation of two red tip photinia hedges. These two hedges are substantially dead and will need to be replaced as part of this upfit. The photinia must be replaced by either wax myrtle, or Nellie Stevens holly five feet on center and three feet tall at installation. Since these changes are minor I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRCJr/KRM:als
 Attachment

| LEGEND | |
|--------|---------------------|
| E.I.P. | EDGE OF PAVEMENT |
| IE | INVERT ELEVATION |
| E.I.P. | EXISTING IRON PIN |
| N.I.P. | NEW IRON PIN |
| N.F. | NOW OR FORMERLY |
| P.P. | POWER POLE |
| R/W | RIGHT-OF-WAY |
| SS | POWER LINE |
| SS | SANITARY SEWER LINE |
| --- | FENCE LINE |
| --- | TELEPHONE LINE |
| ○ | TREE |

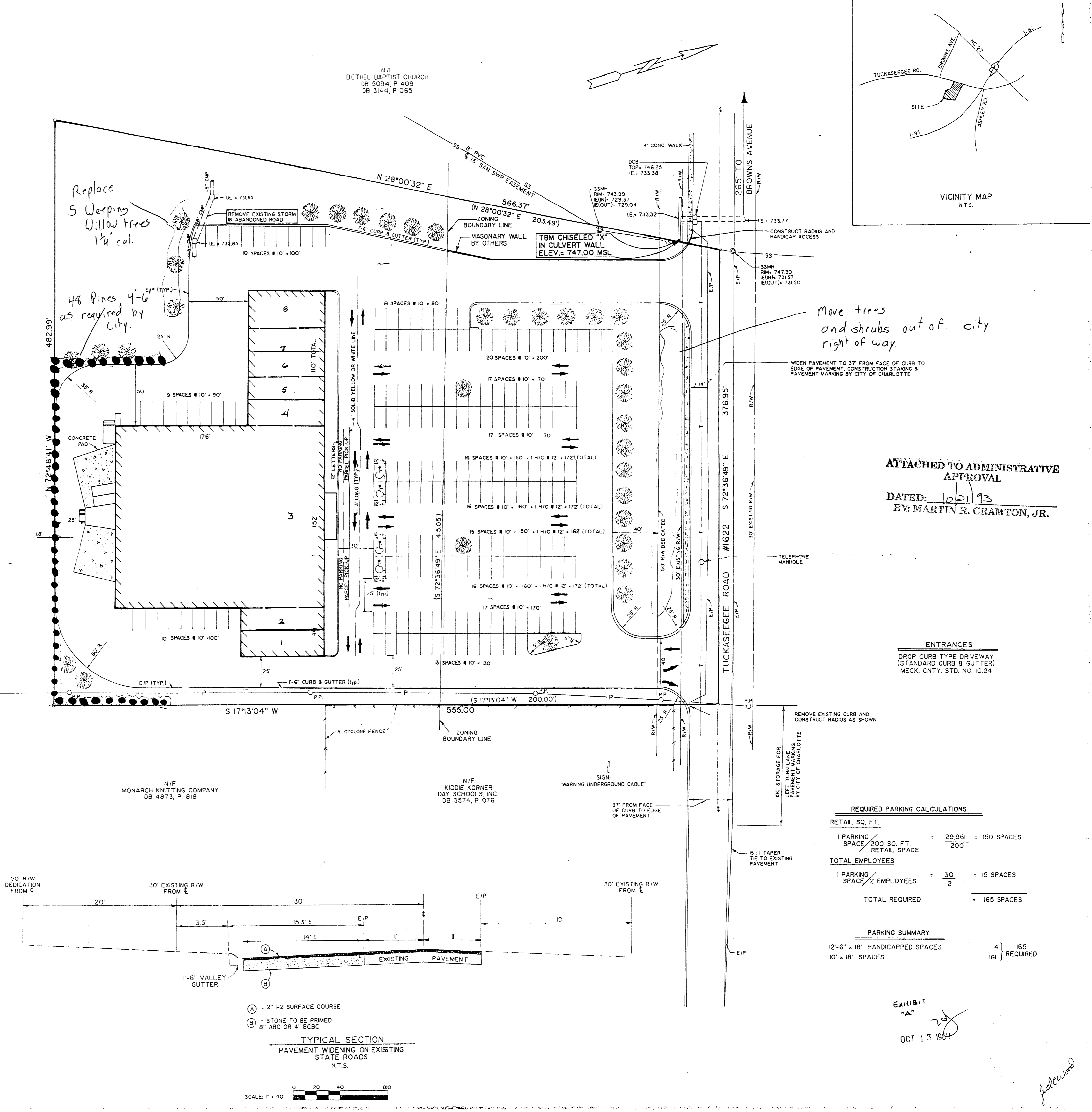
REFERENCES

M.B. 17 PG. 245
 D.B. 4238 PG. 298
 D.B. 3674 PG. 076
 D.B. 5094 PG. 409
 D.B. 3144 PG. 065
 D.B. 4873 PG. 018

NOTES

1. TBM IS A CHISELED 'X' IN CONCRETE CULVERT WALL ELEVATION = 747.00 MSL.
2. ALL WORK TO BE IN ACCORDANCE WITH CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS.
3. LANDSCAPING PLAN BY OTHERS.
4. THERE ARE NO TREES IN THE TREE PROTECTION ZONE THAT WARRANT TREE PROTECTION.
5. NO SUBSURFACE INVESTIGATION REPORT PROVIDED BY OWNER. SOIL BORINGS AND SUBSURFACE INVESTIGATION NEEDED PRIOR TO BEGINNING CONSTRUCTION.
6. NO ON-SITE DISPOSAL OF DEBRIS TO BE DISPOSED AT OFF-SITE.

N/F
 SYNCO, INC.
 DB 4238, P. 298

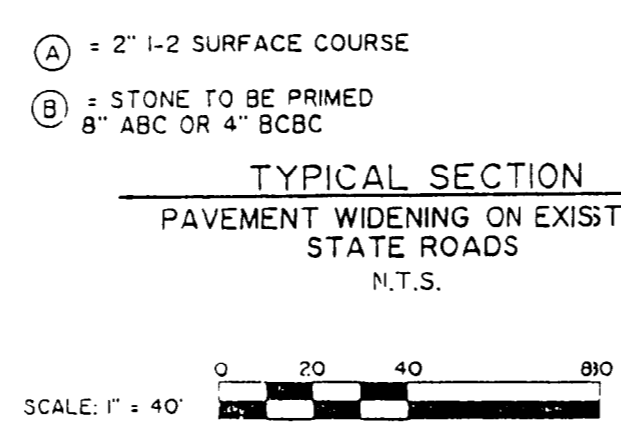


ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 10/21/93
 BY: MARTIN R. CRAMTON, JR.

ENTRANCES
 DROP CURB TYPE DRIVEWAY (STANDARD CURB & GUTTER)
 MECK. CNTY. STD. NO. 024

| REQUIRED PARKING CALCULATIONS | |
|--|-----------------------------|
| RETAIL SQ. FT. | |
| 1 PARKING SPACE / 200 SQ. FT. RETAIL SPACE | = 29,961 / 200 = 150 SPACES |
| TOTAL EMPLOYEES | |
| 1 PARKING SPACE / 2 EMPLOYEES | = 30 / 2 = 15 SPACES |
| TOTAL REQUIRED | = 165 SPACES |

| PARKING SUMMARY | |
|---------------------------------|--------------|
| 12'-6" x 18' HANDICAPPED SPACES | 4 |
| 10' x 18' SPACES | 161 |
| TOTAL | 165 REQUIRED |



CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: October 21, 1993
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for petition 90-19 by T. Cooper James Tax Parcel #061-161-02

Attached is a specific landscape plan for a portion the above mentioned rezoning petition. This plan shows how a required wooden screen fence along the rear property line will be replaced by a row of pines four to six feet high. Since this change is minor and does not reduce the yards at the exterior of the property I am administratively approving this landscape plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

TUCKASEEGEE ROAD MARKET
 SITE PLAN
 FOR
 T. COOPER JAMES
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

POWER ENGINEERING COMPANY, INC.
 4801 CHASTAIN AVENUE - SUITE 194
 CHARLOTTE, NORTH CAROLINA 28217
 PHONE: (704) 522-0242

DEB/JS
 JEW
 11/18/88
 1" = 40'
 5063

EXHIBIT
 "A"
 OCT 13 1993

followed

- IE. = EXISTING INVERT ELEVATION
- E.I.P. = EXISTING IRON PIN
- N.I.P. = NEW IRON PIN
- N/F = NOW OR FORMERLY
- P.P. = POWER POLE
- R/W = RIGHT-OF-WAY
- SS = POWER LINE
- SS = SANTARY SEWER LINE
- SS = FENCE LINE
- SS = TELEPHONE LINE
- SS = TREE

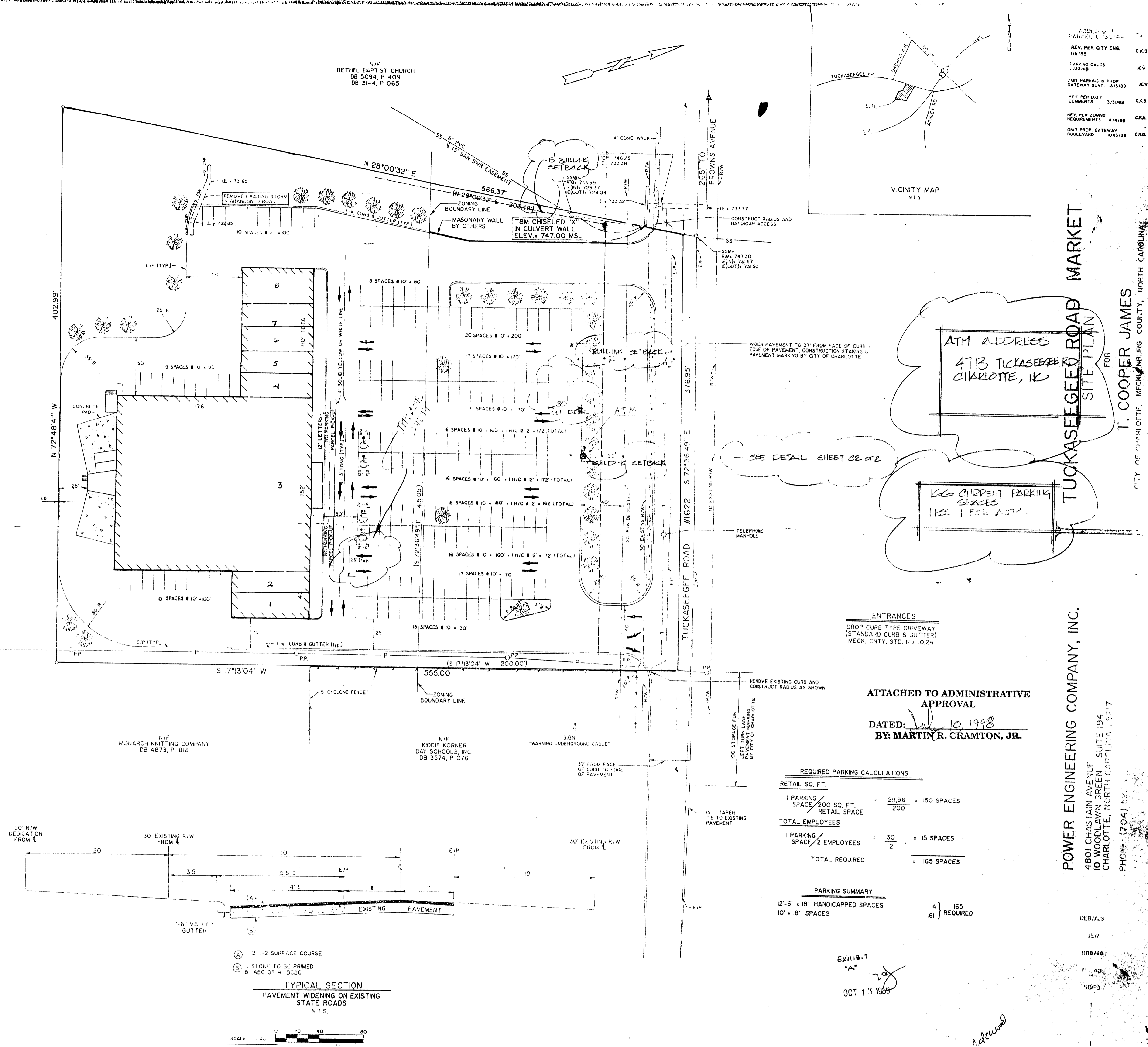
REFERENCES

- MB. 17 PG. 245
- DB. 4238 PG. 298
- DB. 3574 PG. 076
- DB. 5094 PG. 409
- DB. 3144 PG. 065
- DB. 4873 PG. 818

NOTES

1. TBM IS A CHISELED 'X' IN CONCRETE CULVERT WALL ELEVATION = 747.00 MSL
2. ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF MECKLENBURG LAND DEVELOPMENT STANDARDS
3. LANDSCAPING PLAN BY OTHERS
4. THERE ARE NO TIES IN THE THREE PROTECTION ZONE THAT WARRANT TREE PROTECTION
5. NO SUBSURFACE INVESTIGATION REPORT PROVIDED BY OWNER. SOIL BORINGS AND SUBSURFACE INVESTIGATION NEEDED PRIOR TO BEGINNING CONSTRUCTION
6. NO ONSITE DISPOSAL OF DEBRIS TO BE DISPOSED OFF SITE

NIP
SINCO INC.
DB 4238, P. 298



POWER ENGINEERING COMPANY, INC.
4801 CHASTAIN AVENUE
10 WOODLAWN GREEN SUITE 196
CHARLOTTE, NORTH CAROLINA 28217
PHONE: (704) 525-1111

TUCKASEEGEE ROAD MARKET
SITE PLAN
FOR
T. COOPER JAMES
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

ATM ADDRESS
4713 TUCKASEEGEE
CHARLOTTE, NC

NO CURRENT PARKING SPACES
HERE FOR ATM

EXHIBIT
OCT 13 1998

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: July 10, 1998

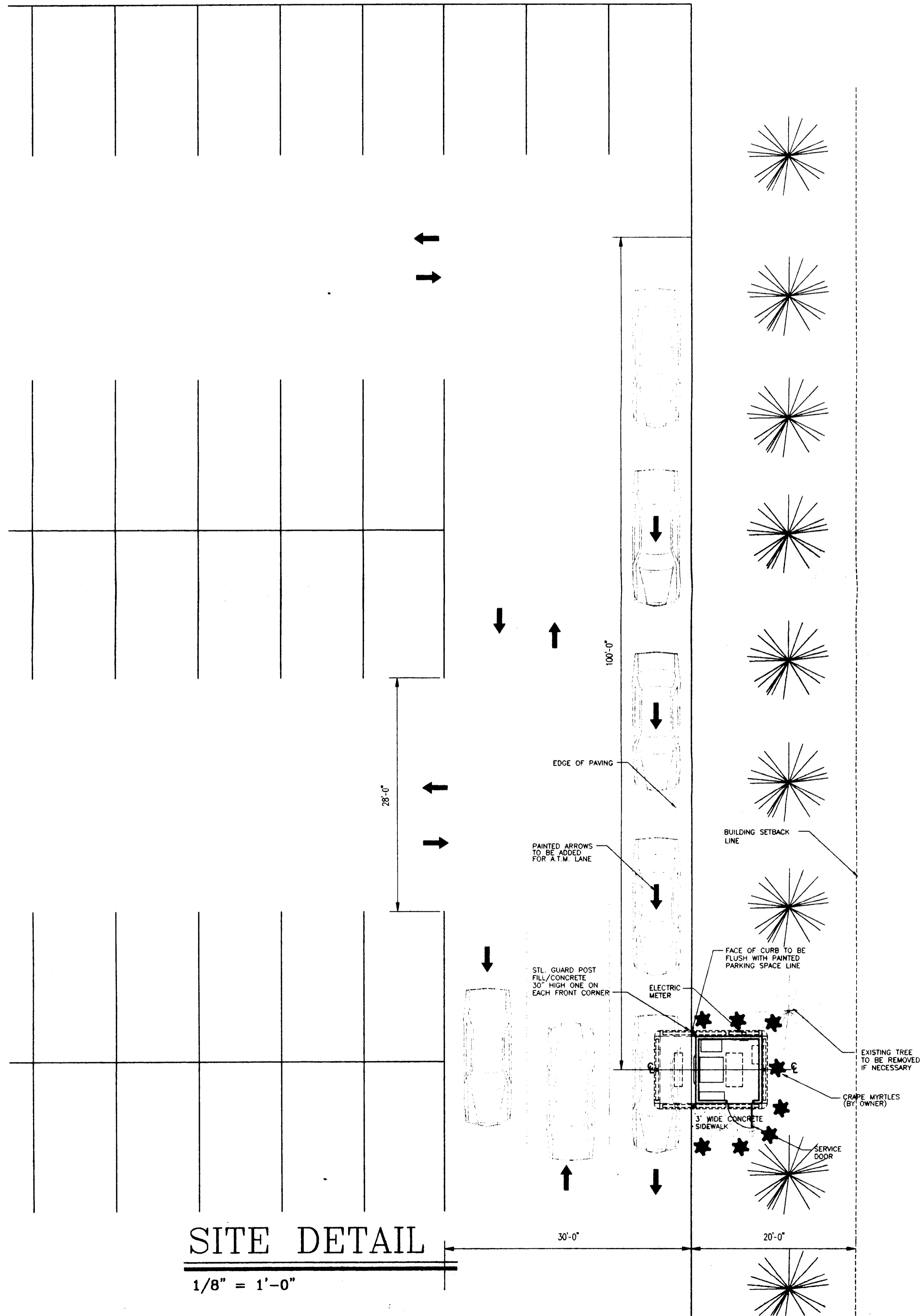
TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 90-19 Cooper James Tax parcel 061-161-02.

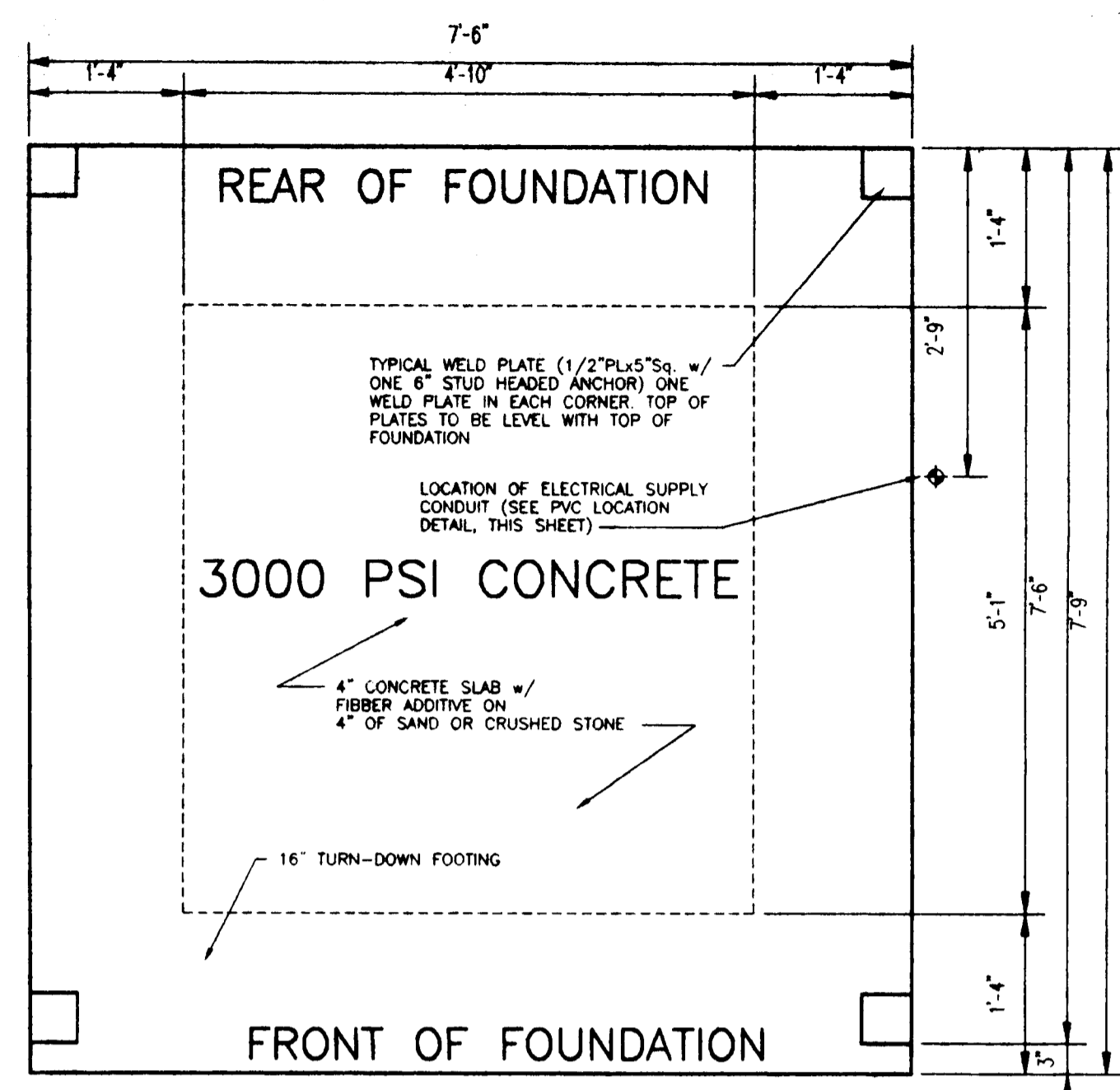
Attached is a specific site plan showing a 64 square foot ATM machine. This specific plan shows the ATM location with future plantings and vehicle stacking. The existing center is presently approved for 38,500 square feet which this additional square footage will not exceed. Since this change is minor and is in compliance with the overall development concept I am administratively approving this plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

© THESE DRAWINGS ARE COPYRIGHTED BY THE ARCHITECT. UNLAWFUL OR UNAUTHORIZED USE IS PROTECTED BY FEDERAL LAW. NO PART MAY BE USED OR COPIED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.



SITE DETAIL

1/8" = 1'-0"

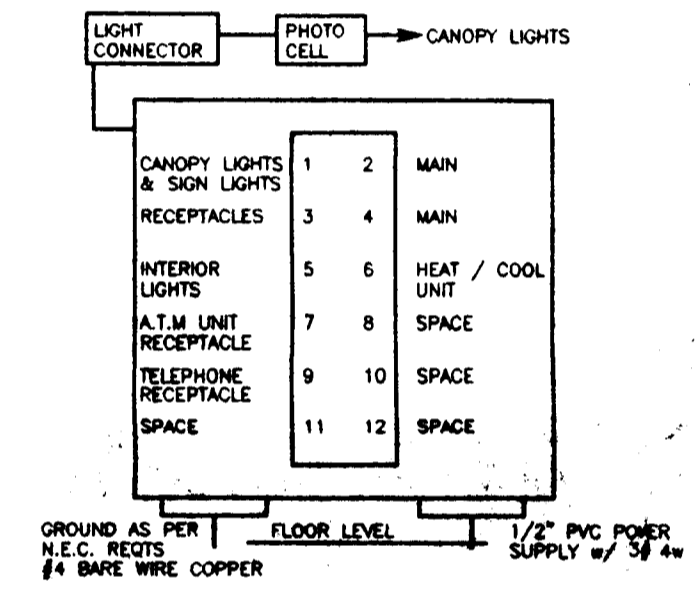


FOUNDATION PLAN

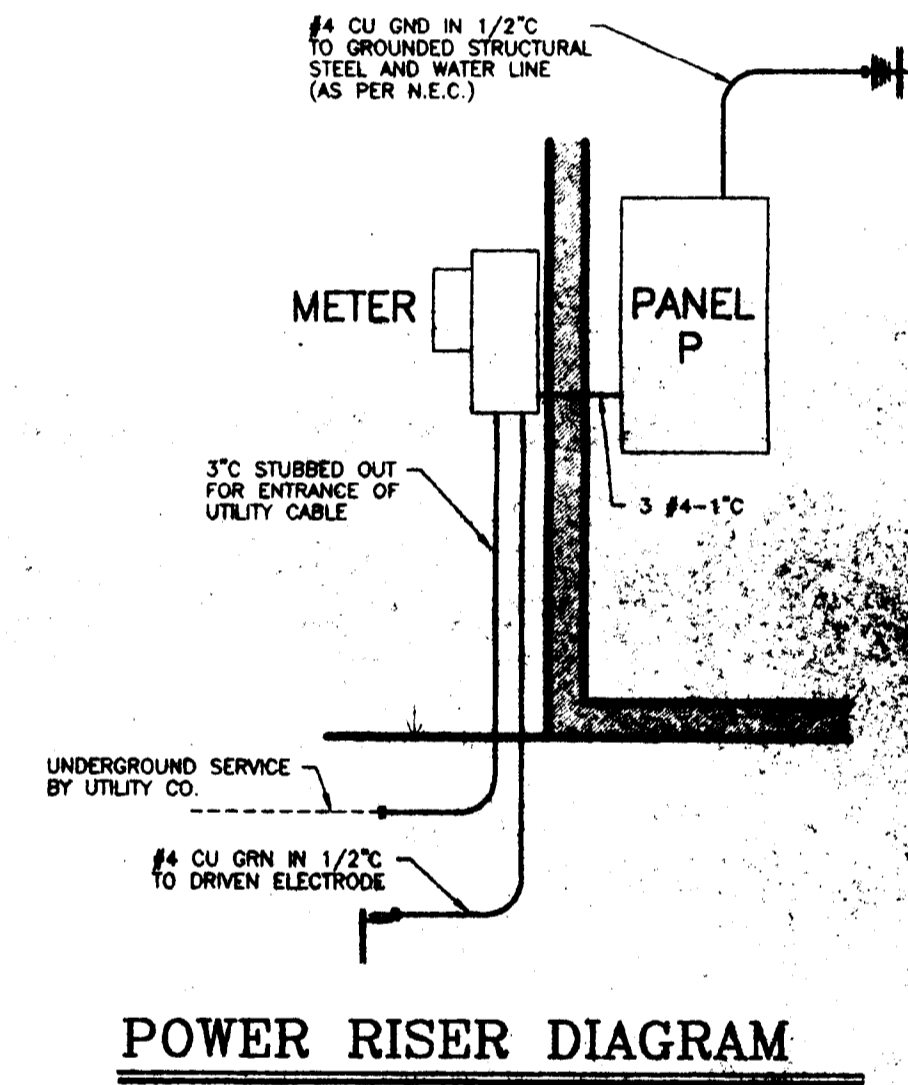
SCALE = 3/4" = 1'-0"

NOTE:
TOTAL SQ. FT. OF KIOSK IS 64 SQ. FT.

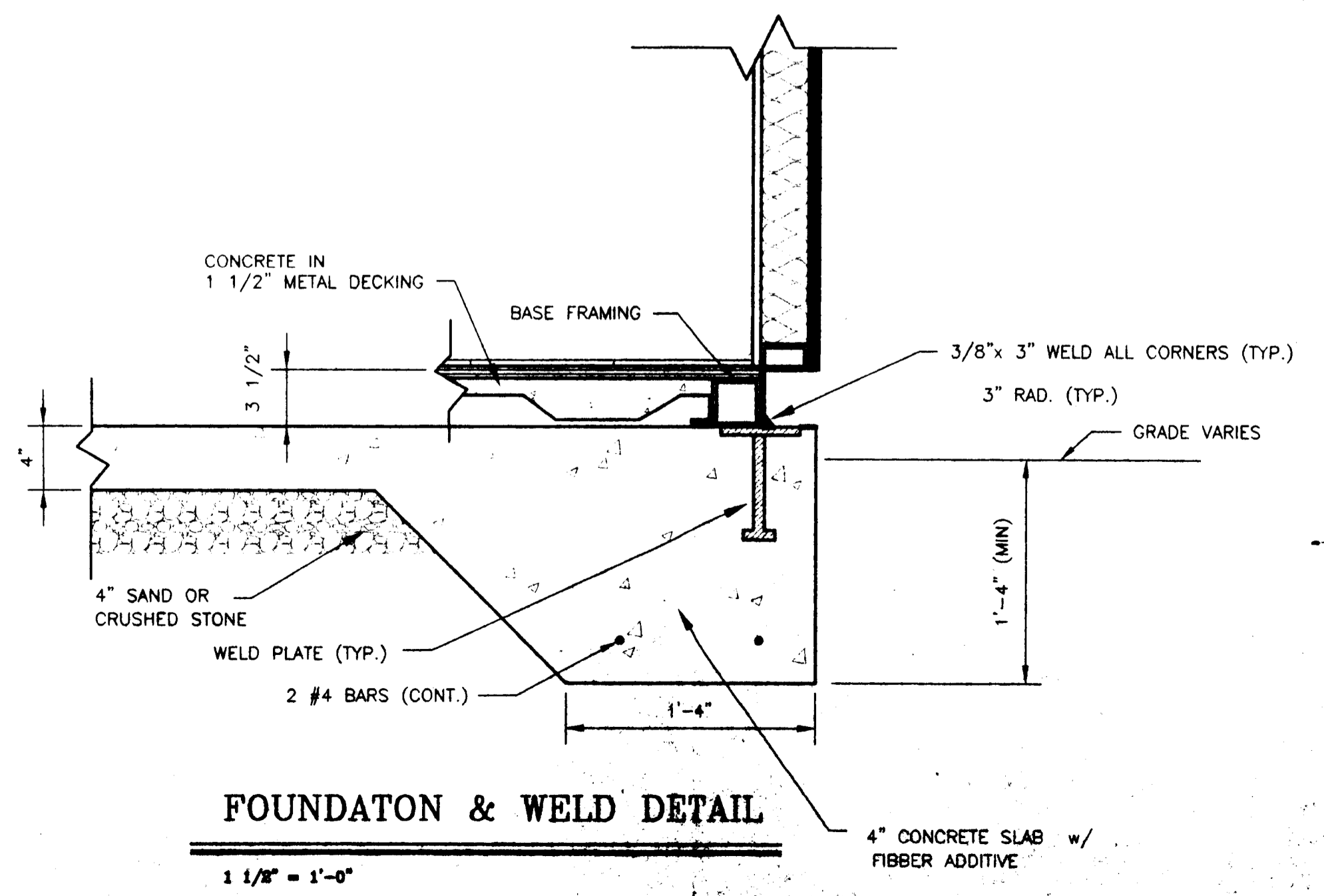
- NOTES :**
- 1 - TYPE IV CONSTRUCTION
 - 2 - OCCUPANCY, GROUP "B" [NON-OCCUPIED]
 - 3 - STATE AND THIRD PARTY LABELS ARE LOCATED ON FRONT OF ELECT. PANEL
 - 4 - 188 EXISTING PARKING SPACES 0 LOST FOR KIOSK INSTALLATION.
 - 5 - SITE INFORMATION PROVIDED BY : POWER ENGINEERING CO, INC. 4801 CHASTAIN AVE. 10 WOODLAWN GREEN-SUITE 194 CHARLOTTE, NC 28217 PHONE: (704)522-0242
 - 5 - KIOSK IS LOCATED (MIN.) 10' FROM SETBACKS, RIGHT OF WAYS OR PROPERTY LINES
- PROJECT DATA:**
- 1 OWNER: ZIMMER BROTHERS, A PARTNERSHIP P.O. BOX 2628 WILMINGTON, NC 28402
 - 2 SITE LOCATION: TUCKASEE GEE SQUARE SHOPPING CENTER 4709 TUCKASEE GEE RD. CHARLOTTE, NC 28208
 - 3 TAX MAP NO: 061-161-02
 - 4 DEED BK REF: 17 PG. 245
 - 5 PROPOSED USE: A.T.M. MACHINE
 - 6 ZONED: B1-CD



| PANEL | CR. | TRIP | WIRE | POLE | USE |
|---------|------|------|------|------|----------------------------------|
| PANEL 1 | 20 A | 12 | 1 | | PORCH LIGHTS & SIGNS RECEPTACLES |
| PANEL 3 | 20 A | 12 | 1 | | RECEPTACLES |
| 70A-2R | 20 A | 12 | 1 | | INTERIOR LIGHTS |
| W.C.B. | 20 A | 12 | 1 | | A.T.M. UNIT |
| | 20 A | 12 | 1 | | TELEPHONE RECEPT. |
| 20/240 | 70 A | 4A | 2 | | SPACE |
| 1R,3w | 70 A | 4A | | | MAIN |
| 12CRTS | 30 A | 10 | 1 | | HEAT/COOL UNIT |
| | | | | | SPACE |
| | | | | | SPACE |
| | | | | | SPACE |



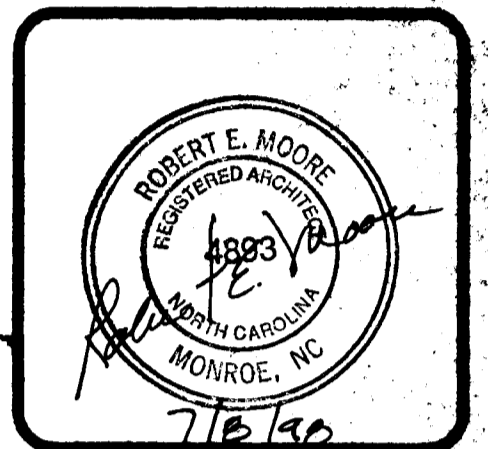
POWER RISER DIAGRAM



FOUNDATION & WELD DETAIL

1/8" = 1'-0"

RELIABLE CONSTRUCTION COMPANY, INC.
100 SUTHERLAND AVENUE
MONROE, NORTH CAROLINA 28110
PHONE: (704) 282-1501



STATE EMPLOYEES CREDIT UNION
4709 TUCKASEE GEE ROAD
CHARLOTTE, NORTH CAROLINA

B3
PORCELAIN EXTERIOR

REVISION

- 5/7/98 red line correction
- 5/18/98 relocate a.t.m.
- 6/2/98 added plants, info
- 7/8/98 arrow correction

DATE: 1/12/98
PROJECT No.
DRAWN BY: [Signature]
APPROVED BY: [Signature]
SHEET

C2 OF **2**