

212 South Tryon Street · Suite 990
Charlotte · NC · 28281
704/332/1615



Site Plan Amendment to:
Carmel Commons Shopping Center
B-1 SCD
Charlotte, North Carolina
Project #492

SEE ADMINISTRATIVE APPROVAL

DATED: 05/29/92
BY: MARTIN R. CRAMTON, JR.

FOR REVISED PLAN

Issued 10 JAN 1991

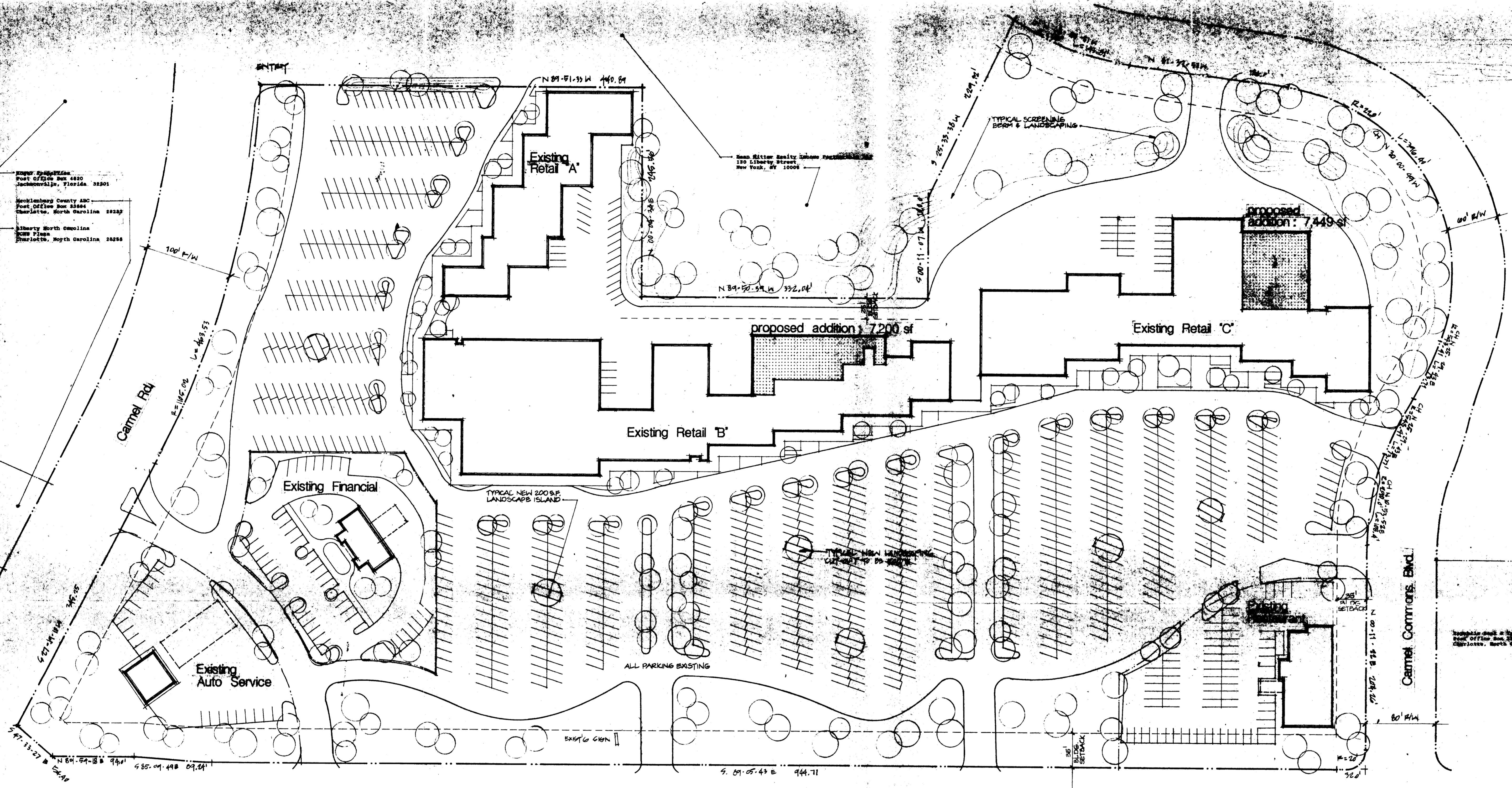
Revised 25 FEB 91

91-18
Charlotte Capital Partners

APPROVED BY CITY COUNCIL
DATE 5/20/91

FOR PUBLIC HEARING

Project: Carmel Commons
Post Office Box 4410
Jacksonville, Florida 32201
Mecklenburg County A/C
Post Office Box 2244
Charlotte, North Carolina 28223
Liberty North Carolina
Post Office Box 28288
Charlotte, North Carolina 28288



NC. Highway 51 Pineville - Matthews Rd.

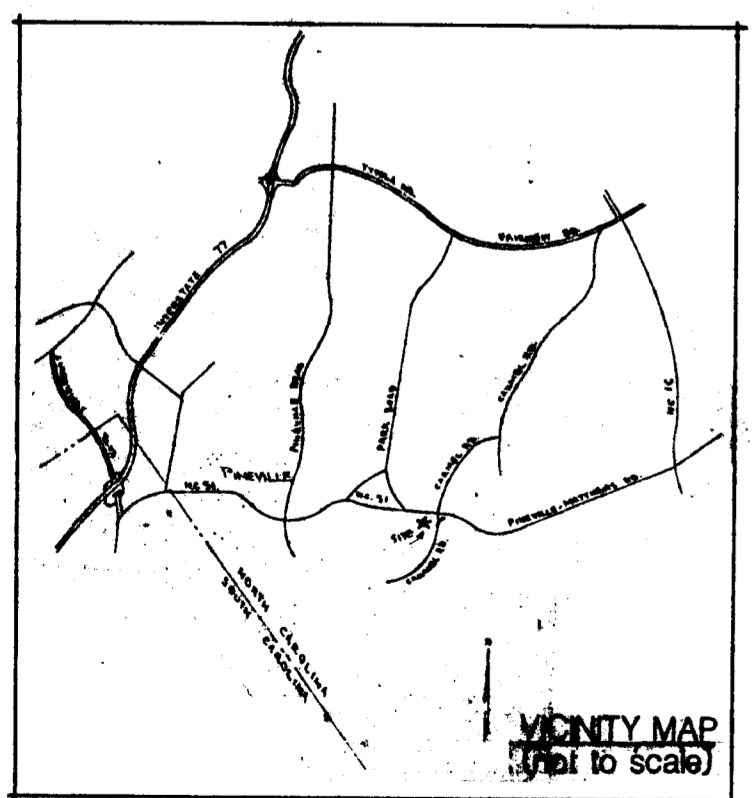
ILLUSTRATIVE PLAN
1" = 60' 24.3 acres

GENERAL NOTES

- Petitioner requests additional area, as illustrated on the site plan, to accommodate specific needs of prospective tenants.
- Any additions to Shopping Center not to exceed the areas outlined on the site plan. Locations of additions may be modified slightly to accommodate specific needs but areas will not be increased above maximum outlined on illustrative plan.
- The Shopping Center will adhere to the City of Charlotte Tree Ordinance, including cut out islands, trees, planting areas, etc.
- All signage is existing. Any new signage will adhere to the City of Charlotte Sign Ordinance.
- All parking is existing, and is ample for our proposed additions.
- No modifications to existing curb cuts and traffic circulation patterns are a part of this amendment.
- All screening (berms and landscaping) behind the Shopping Center is existing and will remain.
- Fire hydrants will be installed so that a fire truck does not have to travel more the 500 feet to the most remote and accessible point of the building.
- Any use that is currently allowed in B-1 will be permitted.
- Standard "stop signs", "keep right" signs, and any other signs required by DOT will be installed prior to proposed additions.
- The owner will reserve parking bays for a Park-N-Ride lot within the Shopping Center parking area. The exact location to be determined by the Center's management.
- The petitioner will dedicate R/W measuring 60 feet from the centerline of Carmel Road for 500 feet back from the future NC 51 R/W, then tapering 45:1 to 50 feet from centerline, and 70 feet from the centerline on NC 51 for 500 feet back from the future Carmel Road R/W tapering 20:1 back to 50 feet from centerline. R/W dedication to occur prior to issuance of building permits.

SITE PLAN AMENDMENT TO B-1 SCD

Existing Retail 'A'	20,100 sf
Existing Retail 'B'	60,694 sf
Existing Retail 'C'	43,400 sf
Existing Restaurant (Outparcel)	6,681 sf
Existing Financial (Outparcel)	2,580 sf
Existing Auto Service (Outparcel)	1,896 sf
EXISTING TOTAL	135,351 sf
TOTAL ALLOWED by B-1 SCD (7/13/81)	135,255 sf
* PROPOSED ADDITIONS	14,649 sf
* TOTAL PROPOSED	150,000 sf



600