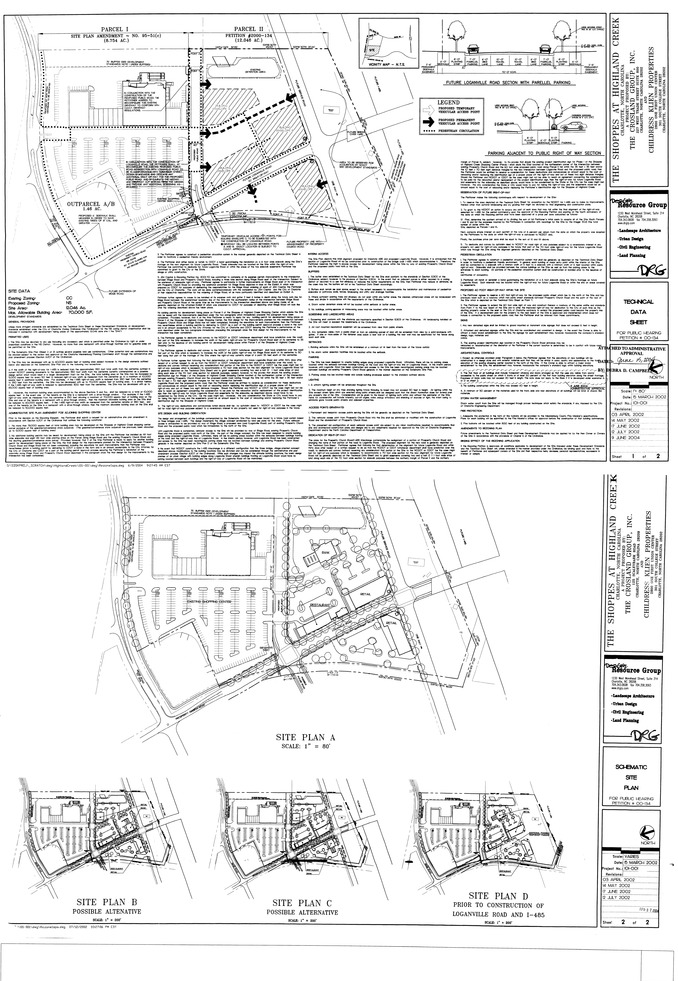
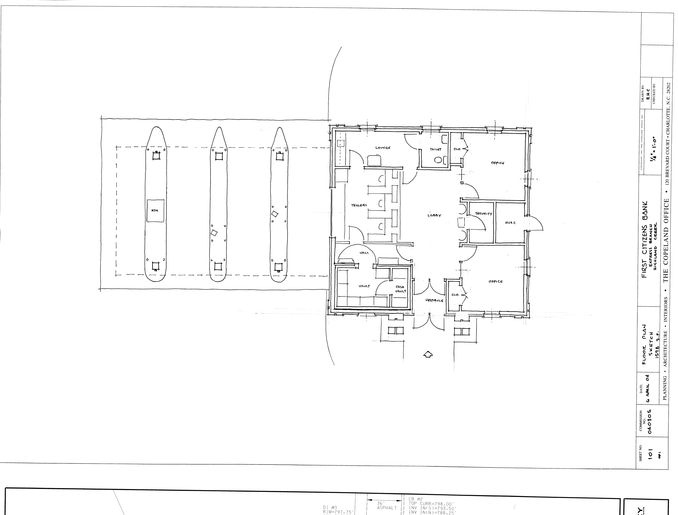
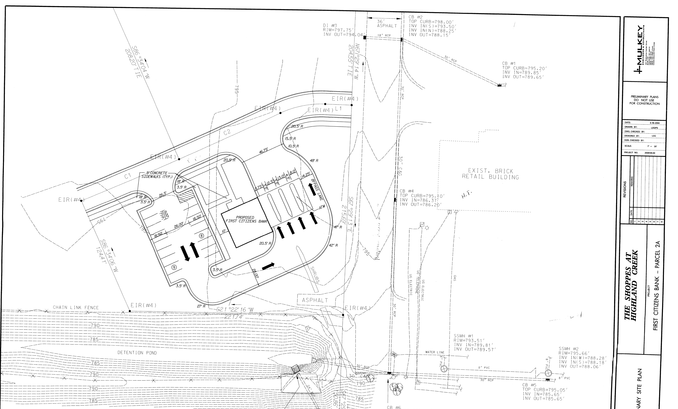
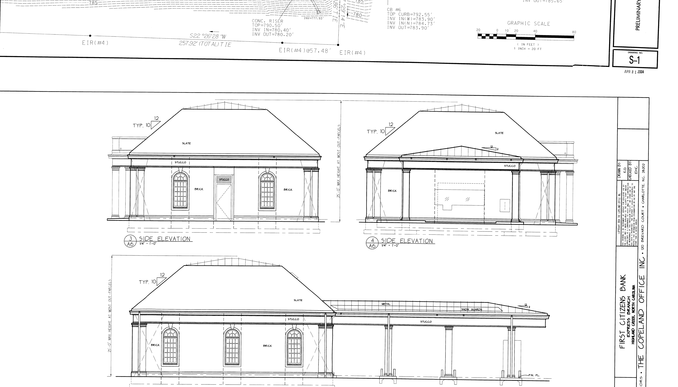
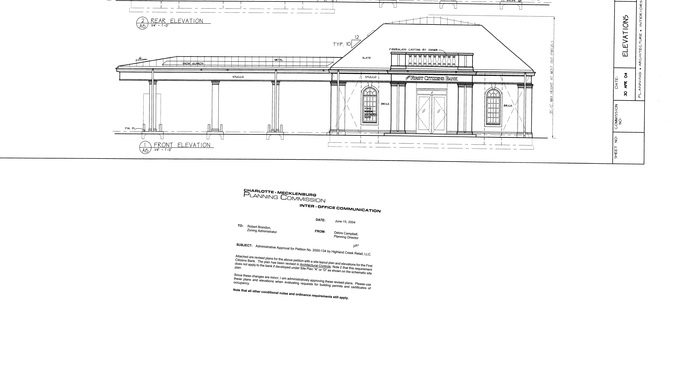










CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: June 15, 2004

TO: Robert Bentley, Zoning Administrator

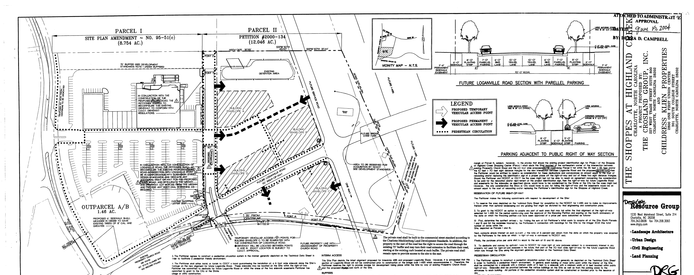
FROM: Debra Campbell, Planning Director

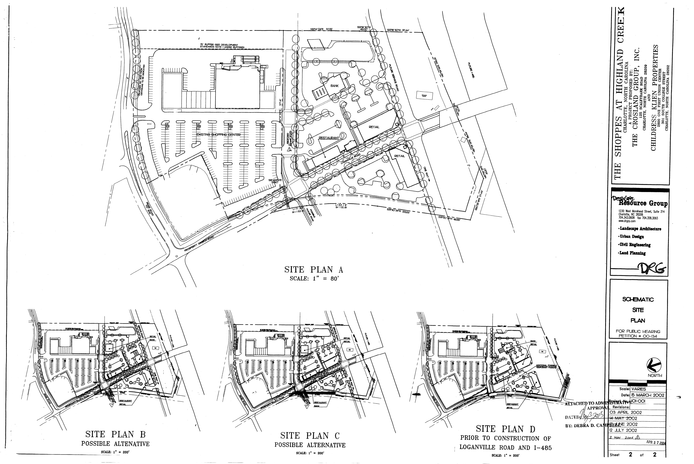
SUBJECT: Administrative Approval for Petition No. 2000-134 by Highland Creek Realty LLC.

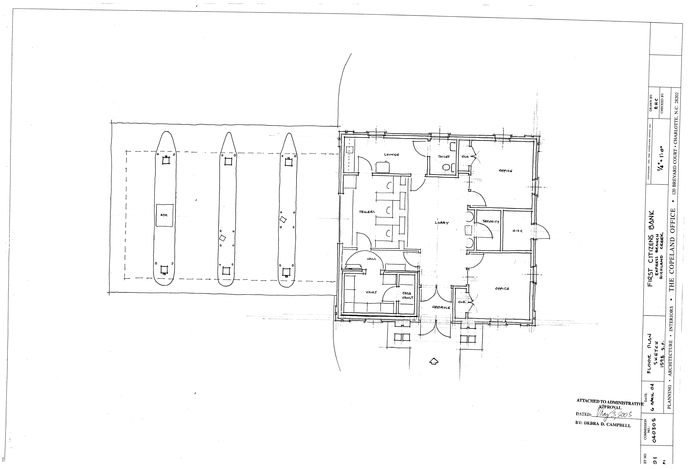
Attached are revised plans for the above petition with a site layout plan and elevations for the Final Development Plan. The site plan has been revised to show the location of the building and parking areas that are used for the bank if developed under Alternative Scenario. Note 4 the site development data table has been revised to show the 10,000 SF as shown on the schematic site plan.

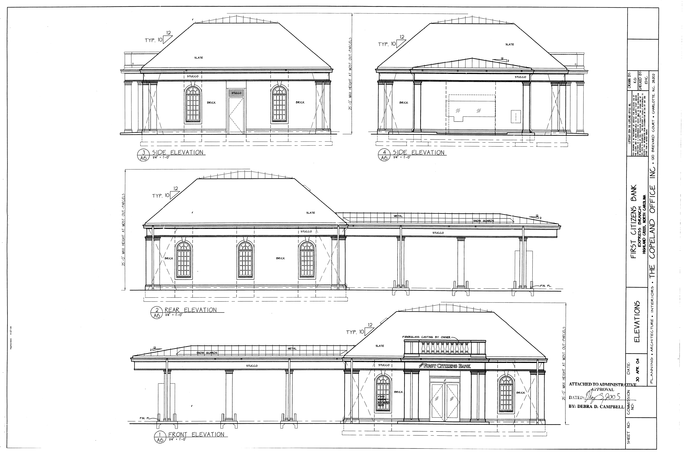
Since these changes are minor I am administratively approving these revised plans. Please use these plans and elevations when evaluating requests for building permits and certificates of occupancy.

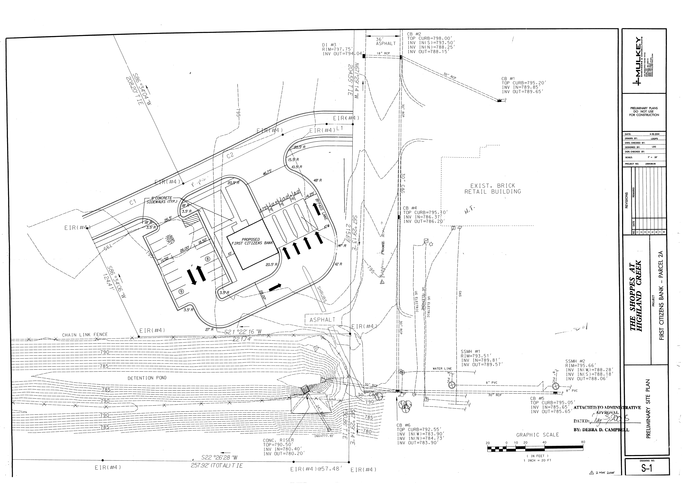
Note that all other conditional notes and ordinance requirements still apply.











CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: May 3, 2005

TO: Katrina Young
Interim Zoning Administrator

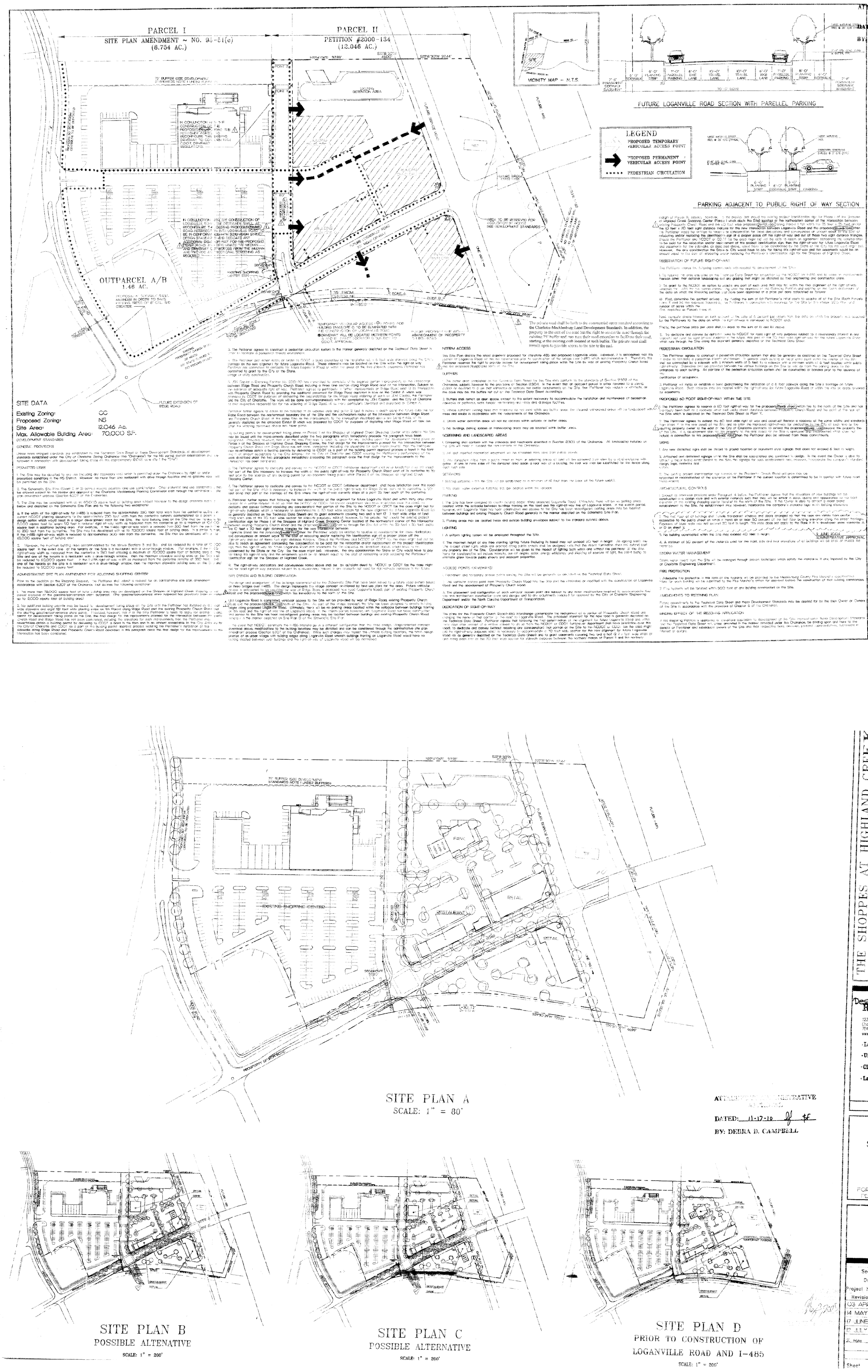
FROM: Grace Cangelosi
Planning Director

SUBJECT: Administrative Approval for Petition No. 2005-134 by Highland Creek Retail, LLC

Attached are revised plans for the above petition with a site layout plan and elevations for the First Citizens Bank. The plan has been revised to indicate that the road running through the site will be constructed as a private street instead of a public street. The petitioner has also agreed to allow the eastern property line stub drive aisle to connect to a future roadway on the adjoining site.

Since these changes are minor, I am administratively approving these revised plans. Please use these plans for all deviations when evaluating requests for building permits and certificates of occupancy.

Note that all other conditional notes and ordinance requirements still apply.



CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: November 17, 2010

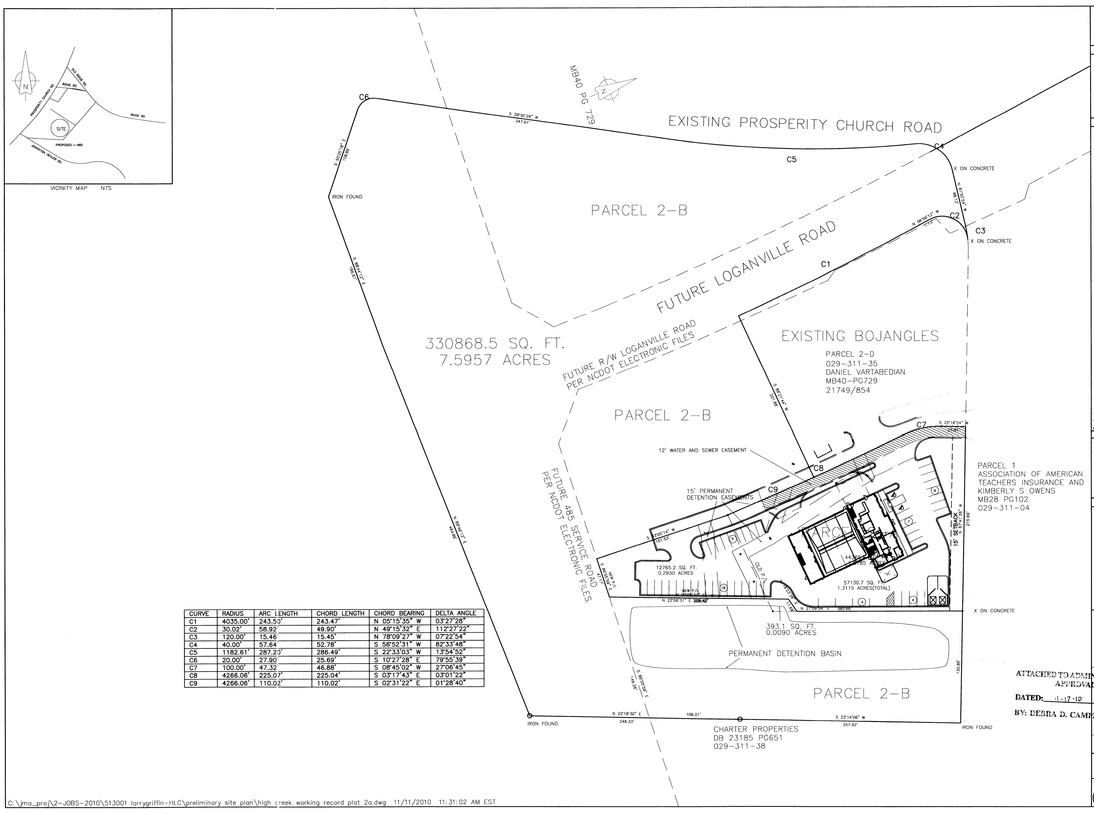
TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2000-134 by Highland Creek Retail.

Attached are revised plans for the above petition. The plans have been revised to make minor changes to a building foot print (labeled building envelope A, parcel 02931134) to allow a Griffin Brothers Tire and Repair Store. The building elevations have also been incorporated. Since these changes are minor and do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance requirements and conditional notes still apply.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4035.00'	243.53'	243.47'	N 05°15'35" W	03°27'28"
C2	30.00'	58.92'	49.90'	N 49°15'32" E	112°27'22"
C3	120.00'	15.46'	15.45'	N 78°09'27" W	07°22'54"
C4	40.00'	57.64	52.78'	S 56°52'31" W	82°33'48"
C5	1182.61'	287.23'	286.49'	S 22°33'03" W	13°54'50"
C6	20.00'	27.90'	25.69'	S 10°27'28" E	79°55'39"
C7	100.00'	47.32'	46.88'	S 08°45'02" W	27°08'45"
C8	4266.06'	225.07'	225.04'	S 03°17'43" E	03°01'23"
C9	4266.06'	110.02'	110.02'	S 00°31'22" E	01°28'40"

THIS DRAWING IS THE PROPERTY OF JAMES McGOVERN & ASSOCIATES AND MAY NOT BE REPRODUCED OR USED IN WHOLE OR IN PART, NOR MAY IT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION

JMA
800 Spring Center Blvd. Suite 100
P.O. Box 80
Fort Mill, South Carolina 29134
(704) 889-8200
James McGovern & Associates
Consulting Engineers

Project: Griffin Brothers
Sheet Title: Griffin Brothers 5740 Prosperity Church Rd Charlotte, North Carolina
Preliminary Site Plan

Graphic Scale: 0 10 20 40 (IN FEET)
Scale: (1"=20')
Engineer: James J. McGovern
Senior Designer: Ted W. Lawrence
Date: 11.10.2010

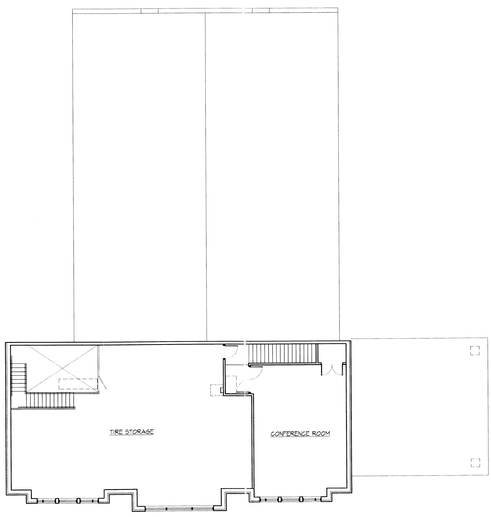
Revisions

No.	Date
No.	Date
No.	Date
No.	Date
No.	Date
No.	Date

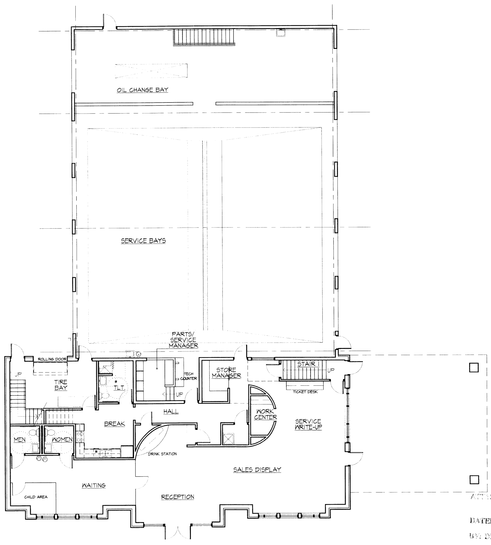
ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 11-17-10
BY: DEBRA D. CAMPBELL

Dwg. No.
Nightowl
Project Number: 513.001
Sheet No. / No. of Sheet: S-1 of 1

C:\jma_pro\2-JOBS-2010\513001 larrygriffin-HLC\preliminary site plan\high creek working record plat 2a.dwg 11/11/2010 11:31:02 AM EST



02 Second Floor Plan 1/8" = 1'-0"



01 First Floor Plan 1/8" = 1'-0"

Preliminary Drawings

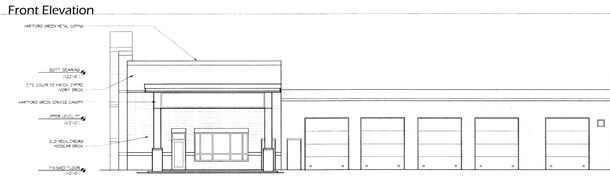
Not for Construction, Final Pricing, or Permit

Griffin Brothers tires • wheels • auto repair
Charlotte, North Carolina

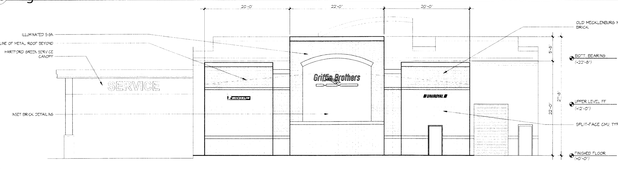
Issue Date: 11.09.10
Revisions

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 11-17-10
BY: DEBRA D. CAMPBELL

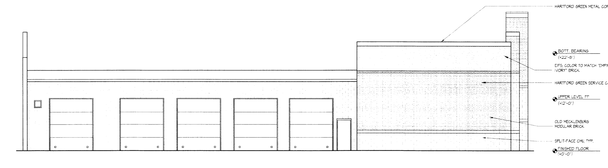
04 Front Elevation 1/8" = 1'-0"



03 Right Side Elevation 1/8" = 1'-0"



02 Rear Elevation 1/8" = 1'-0"



01 Left Side Elevation 1/8" = 1'-0"

Griffin Brothers tires • wheels • auto repair
Charlotte, North Carolina

Issue Date: 11.09.10
Revisions

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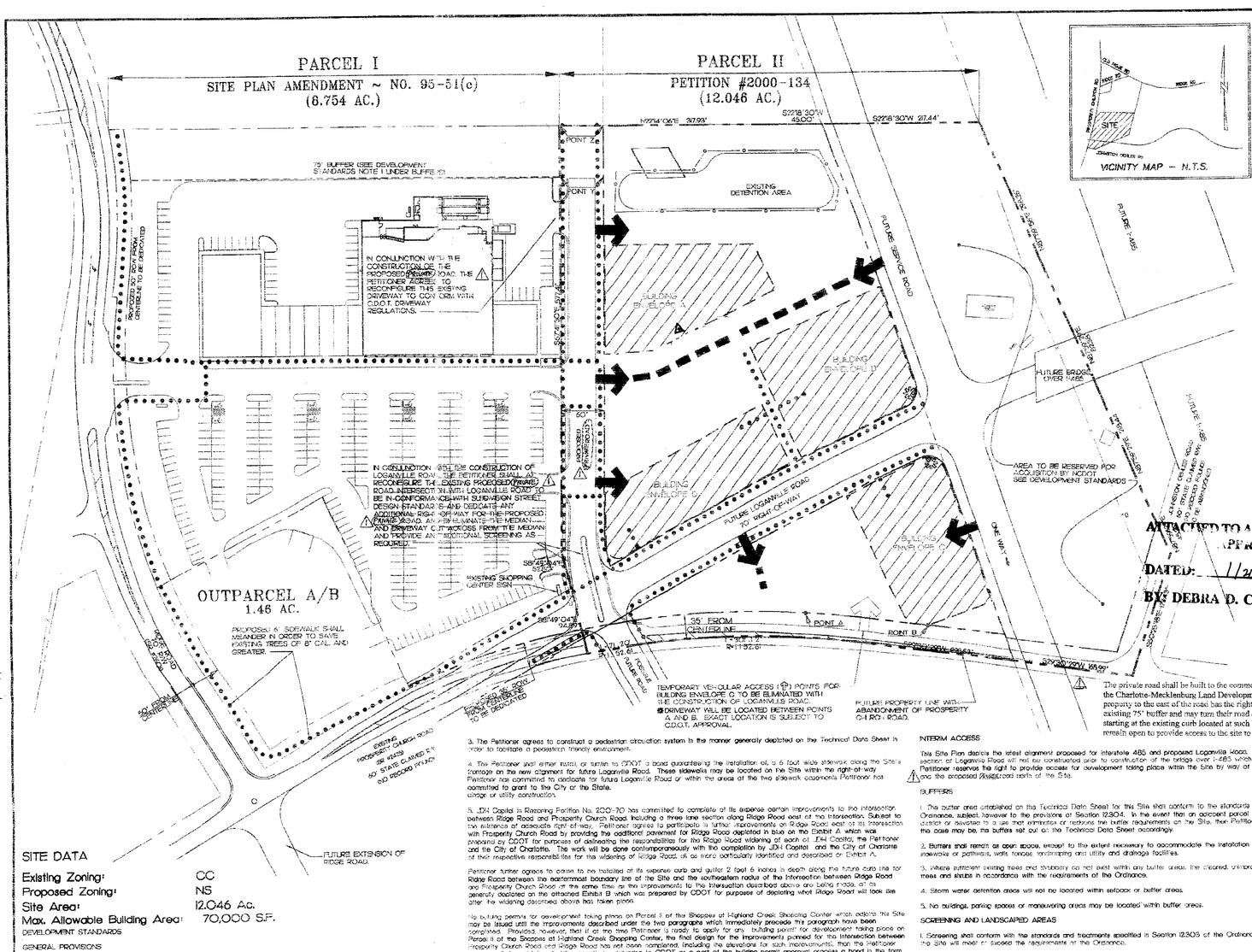
DATED: 11-17-10
BY: DEBRA D. CAMPBELL



ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 11/21/11
BY: DEBRA D. CAMPBELL

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: June 16, 2004
BY: DEBRA D. CAMPBELL

THE SHOPPES AT HIGHLAND CREEK
CHARLOTTE, NORTH CAROLINA
A PROJECT PROPOSED BY:
THE CROSLAND GROUP, INC.
227 WEST TRADE STREET SUITE 800
CHARLOTTE, NORTH CAROLINA 28202
AND
CHILDRESS KLEIN PROPERTIES
2800 ONE FIRST UNION CENTER
301 SOUTH COLLEGE STREET
CHARLOTTE, NORTH CAROLINA 28202

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 11-17-10
BY: DEBRA D. CAMPBELL

Design Resource Group
1230 West Morehead Street, Suite 214
Charlotte, NC 28208
704.343.0608 fax 704.358.3093
www.drgrp.com
- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

TECHNICAL DATA SHEET

FOR PUBLIC HEARING
PETITION # 00-134

May 3, 2005

NORTH

Scale: 1" = 80'
Date: 15 MARCH 2002
Project No.: 101-001
Revisions:
03 APRIL 2002
14 MAY 2002
17 JUNE 2002
12 JULY 2002
9 JUNE 2004
2 MAY 2005 △1
1 JAN 2011 △2
Sheet 1 of 2

SITE DATA

Existing Zoning:	CC
Proposed Zoning:	NS
Site Area:	12.046 Ac.
Max. Allowable Building Area:	70,000 S.F.

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the NS zoning district classification shall be followed in connection with development taking place on this approximately 12.046 acre site ("the Site").

PERMITTED USES

1. The Site may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in the NS District. However, no more than one restaurant with drive-through facilities and no gasoline sales will be permitted on the Site.

2. The Schematic Site Plan (Sheet 2 of 2) outlines several possible land use combinations. Other potential land use combinations may be allowed subject to the review and approval of the Charlotte Mecklenburg Planning Commission staff through the administrative site plan amendment process (Section 6.207 of the Ordinance).

3. The Site may be developed with up to 65,000 square feet of building area subject however to the design elements outlined below and depicted on the Schematic Site Plan and to the following two exceptions:

a. If the width of the right-of-way for I-485 is reduced from the approximately 350 foot total width from the centerline outline in current NCDOT planning documents to the approximately 250 foot width from the centerline currently contemplated as a possible design option which would result in a larger development tract for the Site, the total building area on the Site may be increased by 5,000 square feet for every 50 feet in reduced right-of-way width as measured from the centerline up to a maximum of 100,000 square feet in additional building area. For example, if the I-485 right-of-way width is reduced from 350 feet from the centerline to 250 feet from the centerline, the Site may be developed with up to 70,000 square feet of building area. If the I-485 right-of-way width is reduced to approximately 300 feet from the centerline, the Site may be developed with up to 65,000 square feet of building area.

2. However, the maximum building area accommodated by the above Sections 3 and 3a. shall be reduced by a total of 10,000 square feet in the event one of the tenants on the Site is a restaurant with a drive-through window. For example, if the I-485 right-of-way width as measured from the centerline is 250 feet allowing a maximum of 100,000 square feet of building area on the Site and one of the tenants is a restaurant with a drive-through window, then the maximum allowable building area on the Site shall be reduced to 60,000 square feet. If the I-485 right-of-way width as measured from the centerline remains at 350 feet, and one of the tenants on the Site is a restaurant with a drive-through window, then the maximum allowable building area on the Site shall be reduced to 50,000 square feet.

ADMINISTRATIVE SITE PLAN AMENDMENT FOR ADJOINING SHOPPING CENTER

Prior to the decision on the Rezoning Request, the Petitioner shall submit a request for an administrative site plan amendment in accordance with Section 6.207 of the Ordinance that outlines the following conditions:

1. No more than 78,000 square feet of total building area may be developed on the Shoppes at Highland Creek shopping center parcel exclusive of the gasoline/convenience store outparcel. (The gasoline/convenience store outparcel has previously been allocated up to 12,000 square feet of building area.)

2. No additional building permits may be issued for development taking place on the Site until the Petitioner has installed six (6) foot wide sidewalks and eight (8) foot wide planting strips on this Parcel along Ridge Road and the existing Prosperity Church Road and the abutting gasoline/convenience store parcel. Provided, however, that if at the time Petitioner is ready to apply for another building permit for development taking place on the Site, the final design for the improvements planned for the intersection between Prosperity Church Road and Ridge Road has not been completed, including the elevations for such improvements, then the Petitioner may nevertheless obtain a building permit by delivering to CDOT a bond in the form and in an amount acceptable to the City Attorney for the City of Charlotte and CDOT as a part of the building permit approval process securing the Petitioner's installation of the sidewalks along Ridge Road and Prosperity Church Road described in this paragraph once the final design for the improvements to the intersection has been completed.

3. The Petitioner agrees to construct a pedestrian circulation system in the manner generally depicted on the Technical Data Sheet in order to facilitate a pedestrian friendly environment.

4. The Petitioner shall either install, or similar to CDOT is bond guaranteeing the installation of, a 6 foot wide sidewalk along the Site's frontage on the new alignment for future Loganville Road. These sidewalks may be located on the Site within the right-of-way. Petitioner has committed to dedicate for future Loganville Road or within the areas of the two sidewalk easements Petitioner has committed to grant to the City or the State, usage or utility construction.

5. JDH Capital in Rezoning Petition No. 2001-70 has committed to complete of its expense certain improvements to the intersection between Ridge Road and Prosperity Church Road, including a three lane section along Ridge Road east of the intersection. Subject to the existence of adequate right-of-way, Petitioner agrees to participate in further improvements on Ridge Road east of its intersection with Prosperity Church Road by providing the additional pavement for Ridge Road depicted in blue on the Exhibit A which was prepared by CDOT for purposes of delineating the responsibilities for the Ridge Road widening of each of JDH Capital, the Petitioner and the City of Charlotte. The work will be done contemporaneously with the completion by JDH Capital and the City of Charlotte of their respective responsibilities for the widening of Ridge Road, all as more particularly identified and described on Exhibit A.

Petitioner further agrees to cause to be installed at its expense curb and gutter 2 feet 6 inches in depth along the future curb line for Ridge Road between the easternmost boundary line of the Site and the southeastern radius of the intersection between Ridge Road and Prosperity Church Road at the same time as the improvements to the intersection described above are being made, all as generally depicted on the attached Exhibit B which was prepared by CDOT for purposes of depicting what Ridge Road will look like after the widening described above has taken place.

No building permits for development taking place on Parcel II of the Shoppes of Highland Creek Shopping Center which adjoins this Site may be issued until the improvements described under the two paragraphs which immediately precede this paragraph have been completed. Provided, however, that if at the time Petitioner is ready to apply for any building permit for development taking place on Parcel II of the Shoppes at Highland Creek Shopping Center, the final design for the improvements planned for the intersection between Prosperity Church Road and Ridge Road has not been completed, including the elevations for such improvements, then the Petitioner may nevertheless obtain a building permits by delivering to CDOT as a part of the building permit approval process a bond in the form and in an amount acceptable to the City Attorney for the City of Charlotte and CDOT securing the Petitioner's performance of the work described under the two paragraphs immediately preceding this paragraph once the final design for the improvements to the intersection has been completed.

6. The Petitioner agrees to dedicate and convey to the NCDOT or CDOT (whichever department shall have jurisdiction over this road) that part of the Site which is necessary to increase the width of the public right-of-way for Ridge Road south of its centerline to 50 feet along that part of the frontage of the Site where the right-of-way currently stops at a point 35 feet south of the centerline.

6. Petitioner further agrees that following the final determination of the alignment for future Loganville Road and within thirty days after receipt of a written request to do so from the NCDOT or CDOT (whichever department shall have jurisdiction over the road), to dedicate and convey (without receiving any consideration) that portion of the Site to the NCDOT or CDOT (as the case might be) for right-of-way purposes which is necessary to accommodate a 70 foot wide section for the new alignment for future Loganville Road (all as generally depicted on the Technical Data Sheet) and to grant easements covering two and a half (2 ½) foot wide strips of land along each side of this 70 foot wide section for sidewalk purposes. Provided, however, to the proviso that should the existing project identification sign for Phase I of the Shoppes of Highland Creek Shopping Center located at the northeastern corner of the intersection between existing Prosperity Church Road and the proposed (new road) running through the Site fall within the 35 feet x 35 feet and/or the 10 feet x 70 feet sight distance triangles for the new intersection between Loganville Road and the proposed (new road) then the Petitioner would be entitled to receive as consideration for these dedications and conveyances an amount equal to the cost of relocating and/or replacing the identification sign at a proper place off the right-of-way and out of these two sight distance triangles. Should the Petitioner and NCDOT or CDOT (as the case might be) not be able to reach an agreement concerning the consideration to be paid for the relocation and/or replacement of this project identification sign, then the right-of-way for future Loganville Road and easements for the sidewalks, as described above, would have to be condemned by the State or the City (as the case might be). However, the only consideration the State or City would have to pay for taking this right-of-way and the easements would be an amount equal to the cost of relocating and/or replacing the Petitioner's identification sign for the Shoppes at Highland Creek.

9. The right-of-way dedications and conveyances noted above shall be by quitclaim deed to NCDOT or CDOT (as the case might be) for road right-of-way purposes subject to a reversionary interest in any property not used for right-of-way purposes in the future.

SITE DESIGN AND BUILDING ORIENTATION

The design and arrangement of the buildings contemplated by the Schematic Site Plan have been keyed to a future road system based on three bridges over I-485. The design implements the village concept envisioned by land use plans for the area. Future vehicular access is anticipated to be provided by way of Ridge Road, a proposed new road (Loganville Road), part of existing Prosperity Church Road and the proposed (new road) which lies immediately to the north of the Site.

Until Loganville Road is completed, vehicular access to the Site will be provided by way of Ridge Road, existing Prosperity Church Road and the proposed (new road) north of the Site. As part of the village concept, the Site has been designed to create building edges along proposed Loganville Road. Ultimately, there will be no parking areas located within the setbacks between buildings fronting on this road and the right-of-way line of Loganville Road. In the interim period, however, until Loganville Road has been constructed and access to the Site has been reconfigured, parking areas may be located between buildings and existing Prosperity Church Road generally in the manner depicted on Site Plan D of the Schematic Site Plan.

In the event that NCDOT constructs the I-485 interchange in a different configuration than the three bridge, village-oriented concept described above, modifications to the building locations may be dictated and can be considered through the administrative site plan amendment process (Section 6.207 of the Ordinance). While such changes may impact the ultimate building locations, the basic design premise of an urban village with building edges along Loganville Road wherein buildings fronting on Loganville Road would have no parking located between such buildings and the right-of-way of Loganville Road will be maintained.

INTERIM ACCESS

This Site Plan depicts the latest alignment proposed for Interstate 485 and proposed Loganville Road. However, it is anticipated that this section of Loganville Road will not be constructed prior to construction of the bridge over I-485 which accommodates it. Therefore, this Petitioner reserves the right to provide access for development taking place within the Site by way of existing Prosperity Church Road and the proposed (new) road north of the Site.

BUFFERS

1. The buffer area established on the Technical Data Sheet for this Site shall conform to the standards of Section 12.302 of the Ordinance, subject however to the provisions of Section 12.304. In the event that an adjacent parcel is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, then Petitioner may reduce or eliminate, as the case may be, the buffers set out on the Technical Data Sheet accordingly.

2. Buffers shall remain as open space, except to the extent necessary to accommodate the installation and maintenance of pedestrian sidewalks or pathways, walls, fences, landscaping and utility and drainage facilities.

3. Where sufficient existing trees and shrubbery do not exist within any buffer areas, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.

4. Storm water detention areas will not be located within setback or buffer areas.

5. No buildings, parking spaces or maneuvering areas may be located within buffer areas.

SCREENING AND LANDSCAPED AREAS

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.

2. All roof mounted mechanical equipment will be screened from view from public streets.

3. Any dumpsters visible from a public street or from an adjoining parcel of land will be screened from view by a solid enclosure with gates. If one or more sides of the dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the fence along each such side.

SETBACKS

1. Building setbacks within the Site will be established at a minimum of 14 feet from the back of the future curb.

2. No storm water detention facilities may be located within the setback.

PARKING

1. The Site has been designed to create building edges along proposed Loganville Road. Ultimately, there will be no parking areas located within the setbacks between buildings fronting on this road and the right-of-way line of Loganville Road. In the interim period, however, until Loganville Road has been constructed and access to the Site has been reconfigured, parking areas may be located between buildings and existing Prosperity Church Road generally in the manner depicted on the Schematic Site Plan.

2. Parking areas may be located inside and outside building envelopes subject to the standard outlined above.

LIGHTING

1. A uniform lighting system will be employed throughout the Site.

2. The maximum height of any free standing lighting fixture (including its base) may not exceed 30 feet in height. All lighting within the Site (except street lights which are erected along public streets shall be designed such that the direct illumination does not extend past any property line of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards public streets and adjacent properties.

ACCESS POINTS (DRIVEWAYS)

1. Permanent and temporary access points serving the Site will be generally as depicted on the Technical Data Sheet.

2. The vehicular access point from Prosperity Church Road into the Site shall be eliminated or modified with the construction of Loganville Road and the abandonment of Prosperity Church Road.

3. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Engineering Department and/or the North Carolina Department of Transportation.

DEDICATION OF RIGHT-OF-WAY

The plans for the Prosperity Church Road/I-485 interchange contemplate the realignment of a portion of Prosperity Church Road and changing the name of that portion of the road to Loganville Road. The proposed alignment for the new road is generally depicted on the Technical Data Sheet. Petitioner agrees that following the final determination of the alignment for future Loganville Road and within thirty days after receipt of a written request to do so from the NCDOT or CDOT (whichever department shall have jurisdiction over this road), to dedicate and convey (without receiving any consideration) that portion of the Site to the NCDOT or CDOT (as the case might be) for right-of-way purposes which is necessary to accommodate a 70 foot wide section for the new alignment for future Loganville Road (all as generally depicted on the Technical Data Sheet) and to grant easements covering two and a half (2 ½) foot wide strips of land along each side of the 70 foot wide section for sidewalk purposes between the northerly margin of Parcel II and the northerly margin of Parcel III, subject, however, to the proviso that should the existing project identification sign for Phase I of the Shoppes of Highland Creek Shopping Center (Parcel I which adjoins this Site) located at the northeastern corner of the intersection between existing Prosperity Church Road and the 40 foot wide proposed (new road) along Parcel II fall within the 35 feet x 35 feet and/or the 10 feet x 70 feet sight distance triangles for the new intersection between Loganville Road and the proposed (new road) then the Petitioner would be entitled to receive as consideration for these dedications and conveyances an amount equal to the cost of relocating and/or replacing this identification sign at a proper place off the right-of-way and out of these two sight distance triangles. Should the Petitioner and NCDOT or CDOT (as the case might be) not be able to reach an agreement concerning the consideration to be paid for the relocation and/or replacement of this project identification sign, then the right-of-way for future Loganville Road and easements for the sidewalks, as described above, would have to be condemned by the State or the City (as the case might be). However, the only consideration the State or City would have to pay for taking this right-of-way and the easements would be an amount equal to the cost of relocating and/or replacing the Petitioner's identification sign for the Shoppes at Highland Creek.

RESERVATION OF FUTURE RIGHT-OF-WAY

The Petitioner makes the following commitments with respect to development of the Site:

1. To reserve the area depicted on the Technical Data Sheet for acquisition by the NCDOT for I-485 and to make no improvements thereon other than optional landscaping and any grading that might be dictated by final engineering and construction plans.

2. To grant to the NCDOT an option to acquire any part of such area that may fall within the final alignment of the right-of-way selected for I-485 for the period commencing upon the approval of the Rezoning Petition and expiring on the fourth anniversary of the date on which the Rezoning petition shall have been approved at a price per acre calculated as follows:

(a) First, determine the quotient arrived at by dividing the sum of (a) Petitioner's initial costs to acquire all of the Site (both Parcels I and II) and (b) the expenses incurred by the Petitioners in connection with rezonings for the Site by the integer 20.5 (the total number of acres within the Site, designated as Parcels I and II).

Next, compute simple interest on such quotient at the rate of 6 percent per annum from the date on which the property was acquired by the Petitioners to the date on which the right-of-way is conveyed to NCDOT and;

Finally, the purchase price per acre shall be equal to the sum of (a) and (b) above.

3. To dedicate and convey by quitclaim deed to NCDOT for road right of way purposes subject to a reversionary interest in any property not used for right-of-way purposes in the future, that part of the 70 foot wide right-of-way for the future Loganville Road which runs through the Site along the alignment generally depicted on the Technical Data Sheet.

PEDESTRIAN CIRCULATION

1. The Petitioner agrees to construct a pedestrian circulation system that shall be generally as depicted on the Technical Data Sheet in order to facilitate a pedestrian friendly environment. In general, each building or major entry point within the interior of the Site shall be connected by a sidewalk with a minimum width of 5 feet to a sidewalk with a minimum width of 6 feet located within public right-of-way. Sidewalks shall be provided between the various buildings on the Site as well as from the parking areas to the entrances to each building. All portions of the pedestrian circulation system shall be constructed or bonded prior to the issuance of the certificates of occupancy.

2. Petitioner will install or establish a bond guaranteeing the installation of a 6 foot sidewalk along the Site's frontage on future Loganville Road. Such sidewalk may be located within the right-of-way for future Loganville Road or within the site on areas covered by easements.

PROPOSED 60 FOOT RIGHT-OF-WAY WITHIN THE SITE

1. The Petitioner agrees to reserve a 60 foot right-of way for the proposed (new road) which lies to the north of the Site and has partially been built as a roadway which met public street standards between Prosperity Church Road and the point at the rear of the Site which is depicted on the Technical Data Sheet as Point Y.

2. The Petitioner agrees to extend the 60 foot wide right of way and construct thereon a roadway of the same width and standards from Point Y to the rear (east) of the Site and to offer the improved right-of-way for dedication to the City at such time as the abutting property owner to the east or the City of Charlotte continues to extend this proposed (new road) beyond the property line of the Site. If a development plan for the property to the rear (east) of the Site is approved and implemented which does not include a connection to this proposed (new road) then the Petitioner shall be relieved from these commitments.

SIGNS

1. Any new detached signs shall be limited to ground mounted or monument style signage that does not exceed 6 feet in height.

2. Attached and detached signage within the Site shall be coordinated and consistent in design. In the event the Owner is able to attract a major brand establishment to the Site, the signage for such establishment may, however, incorporate the company's standard design, logo, materials and colors.

3. The existing project identification sign located at the Prosperity Church Road entrance may be relocated or reconstructed at the discretion of the Petitioner if the current location is determined to be in conflict with future road improvements.

ARCHITECTURAL CONTROLS

1. Except as otherwise provided under Paragraph 4 below, the Petitioner agrees that the elevations of new buildings will be constructed in a design style and with exterior materials such that they will be similar in design, quality and appearance to the front elevation of the existing shopping center located to the north of the Site. If the Owner is able to attract a major brand establishment to the Site, the establishment may, however, incorporate the company's standard logo within building elevations.

2. The first floor of all buildings shall include transparent windows and doors arranged so that the uses are visible from and/or accessible to the public street on which it fronts on at least 50 percent of the first floor building elevation along the street frontage. Expanses of blank walls may not exceed 20 feet in length. This note does not apply to the Bank if it is developed under scenarios A or D on sheet 2.

3. No building constructed within the Site may exceed 40 feet in height. 3 JUNE 2004 ADMINISTRATIVE APPROVAL

4. A minimum of 50 percent of the materials used for the front, side and rear elevations of all buildings will be brick or stucco like materials.

STORM WATER MANAGEMENT

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.

FIRE PROTECTION

1. Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

2. Fire hydrants will be located within 500 feet of any building constructed on the Site.

AMENDMENTS TO REZONING PLAN

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: January 21, 2011

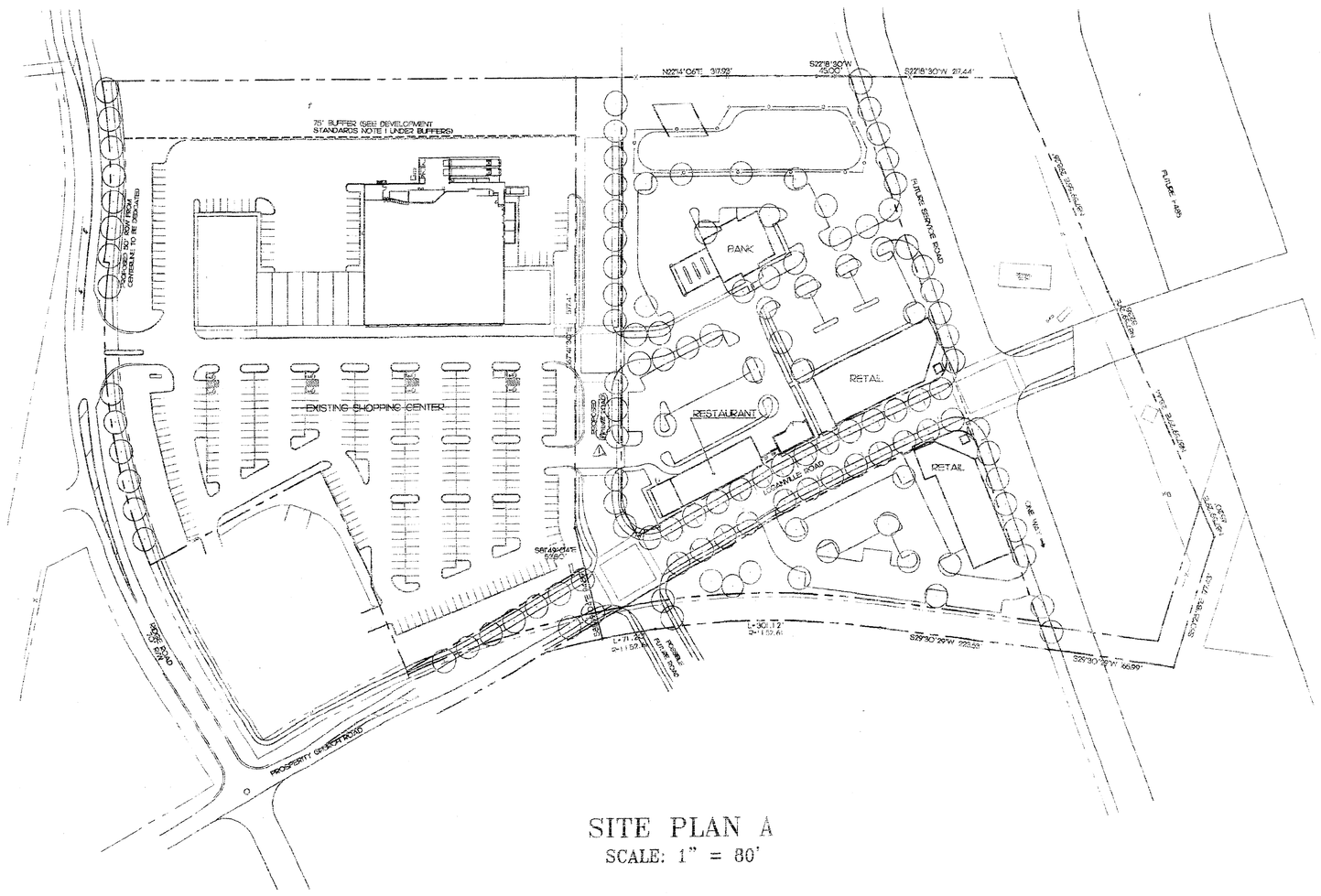
TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2000-134 by Highland Creek Retail.

Attached are revised plans for the above petition. The plans have been revised to make minor changes to the sidewalk for building envelope A, parcel 02931134. The sidewalk in front of the proposed building along the private drive is being removed. A painted pedestrian crosswalk to the sidewalk on the adjacent property is being added. All other sidewalks associate with building envelope A will remain. Since these changes are minor and do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving these plans. Please use these plans when evaluating request for building permits and certificates of occupancy.

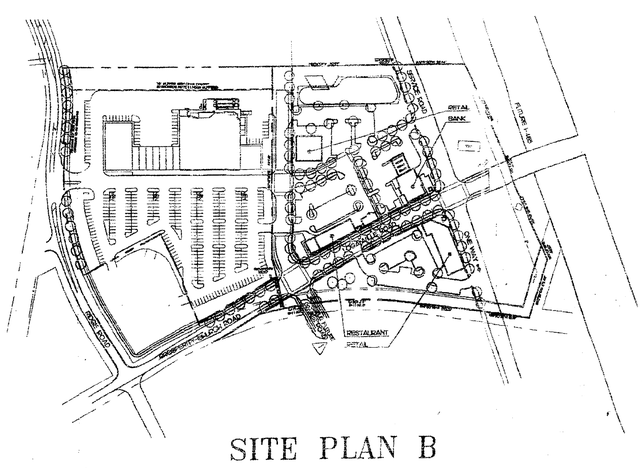
Note all other ordinance requirements and conditional notes still apply.



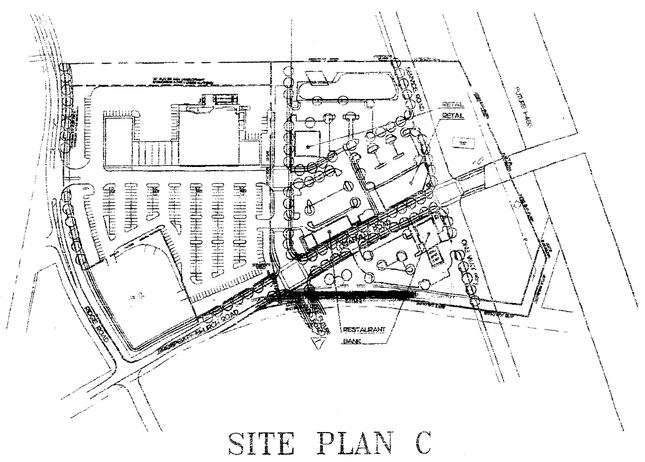
SITE PLAN A
SCALE: 1" = 80'

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 1/21/11 DK
BY: DEBRA D. CAMPBELL

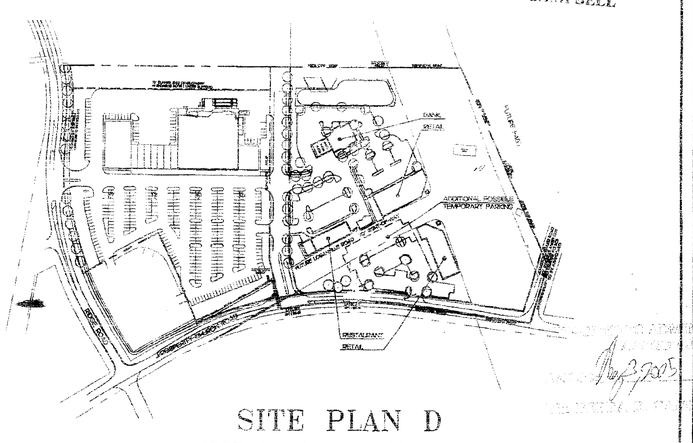
ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 11-17-10 DK
BY: DEBRA D. CAMPBELL



SITE PLAN B
POSSIBLE ALTENATIVE
SCALE: 1" = 200'



SITE PLAN C
POSSIBLE ALTERNATIVE
SCALE: 1" = 200'



SITE PLAN D
PRIOR TO CONSTRUCTION OF
LOGANVILLE ROAD AND I-485
SCALE: 1" = 200'

THE SHOPPES AT HIGHLAND CREEK
CHARLOTTE, NORTH CAROLINA
A PROJECT PROPOSED BY:
THE CROSLAND GROUP, INC.
125 SCALYBARK ROAD
CHARLOTTE, NORTH CAROLINA 28209
AND
CHILDRESS KLEIN PROPERTIES
2800 ONE FIRST UNION CENTER
301 SOUTH COLLEGE STREET
CHARLOTTE, NORTH CAROLINA 28202

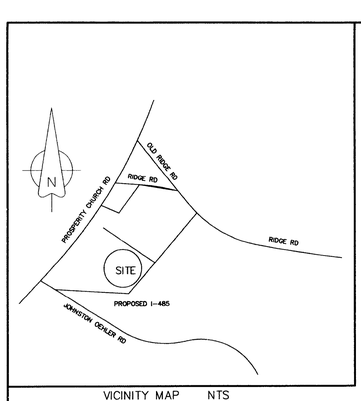
Design Resource Group
1230 West Morehead Street, Suite 214
Charlotte, NC 28208
704.343.0608 fax 704.358.3093
www.drgrp.com
- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

SCHEMATIC SITE PLAN
FOR PUBLIC HEARING
PETITION # 00-134

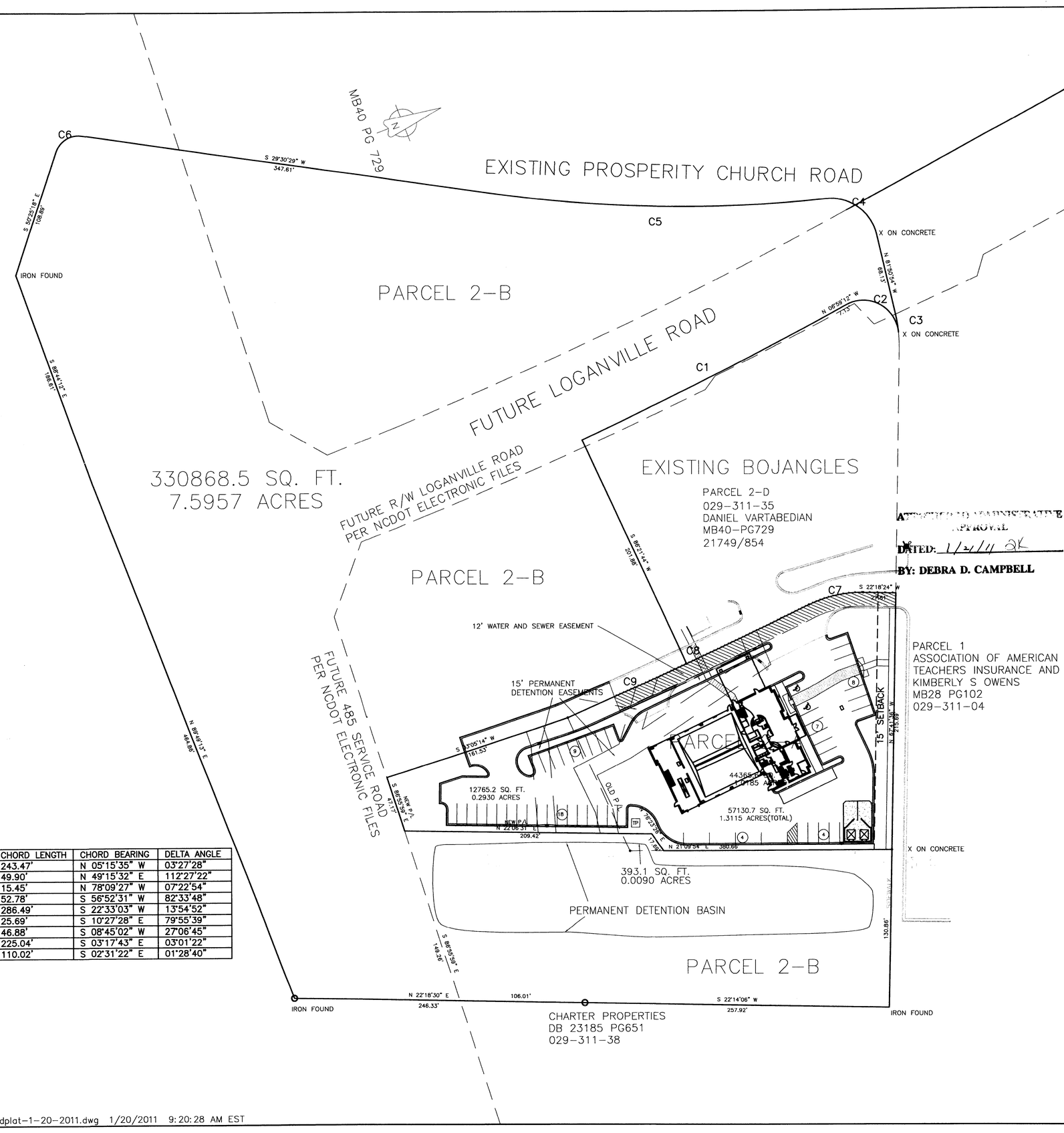
NORTH

Scale: VARIES
Date: 15 MARCH 2002
Project No.: 101-001
Revisions:
03 APRIL 2002
14 MAY 2002
17 JUNE 2002
12 JULY 2002
2 MAY 2006 1
APR 8 7 2008

Sheet 2 of 2



VICINITY MAP NTS



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4035.00'	243.50'	243.47'	N 05°15'35" W	03°27'28"
C2	30.02'	58.92'	49.90'	N 49°15'32" E	112°27'22"
C3	120.00'	15.46'	15.45'	N 78°09'27" W	07°22'54"
C4	40.00'	57.64'	52.78'	S 56°52'31" W	82°33'48"
C5	1182.61'	287.20'	286.49'	S 22°33'03" W	13°54'52"
C6	20.00'	27.90'	25.69'	S 10°27'28" E	79°55'39"
C7	100.00'	47.32'	46.88'	S 08°45'02" W	27°06'45"
C8	4266.06'	225.07'	225.04'	S 03°17'43" E	03°01'22"
C9	4266.06'	110.02'	110.02'	S 02°31'22" E	01°28'40"

THIS DRAWING IS THE PROPERTY OF JMA.JAMES MCGOVERN & ASSOCIATES CONSULTING ENGINEERS, AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

JMA
800 Towne Center Blvd. Suite 100
P.O. Box 691
Pineville, North Carolina 28134
(704) 889-8200
James McGovern & Associates
Consulting Engineers

Project: Griffin Brothers
5740 Prosperity Church Rd
Charlotte, North Carolina
Sheet Title: Preliminary Site Plan

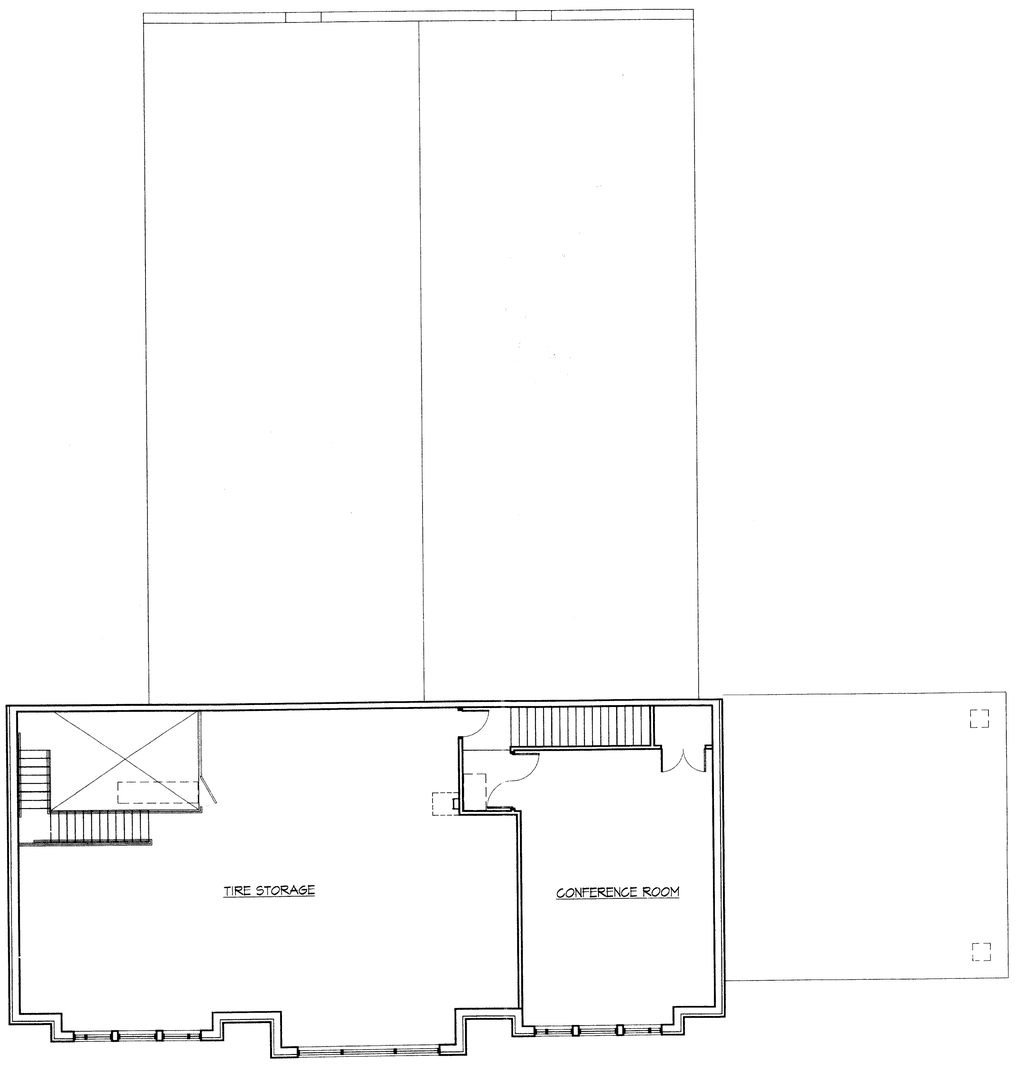
Graphic Scale:
0 10 20 40
(IN FEET)
Scale: (1"=20')
Engineer: James J. McGovern
Senior Designer: Ted W. Lawrence
Date: 11.10.2010
Revisions
No. 1 Date 1.20.2011
No. Date
No. Date
No. Date
No. Date
No. Date

Dwg. No. hightcreek
Project Number 513.001
Sheet No. C
No. of Sheet S-1of1

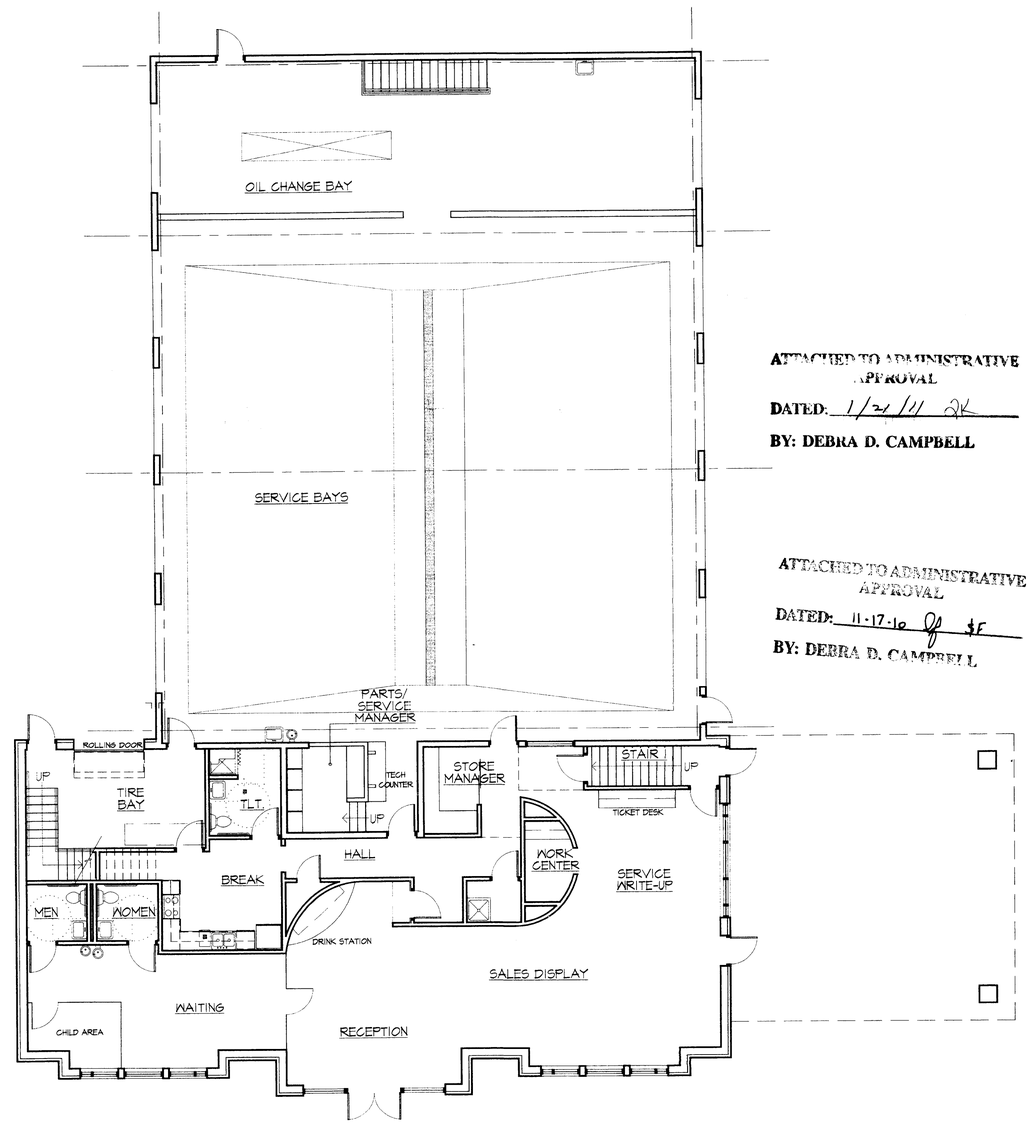
C:\jma_proj\2-JOBS-2010\513001 larrygriffin-HLC\preliminary site plan\high-creek-recordplat-1-20-2011.dwg 1/20/2011 9:20:28 AM EST

Preliminary Drawings

Not for Construction, Final Pricing, or Permit



02 Second Floor Plan 1/8" = 1'-0"



ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 1/21/11 DK
BY: DEBRA D. CAMPBELL

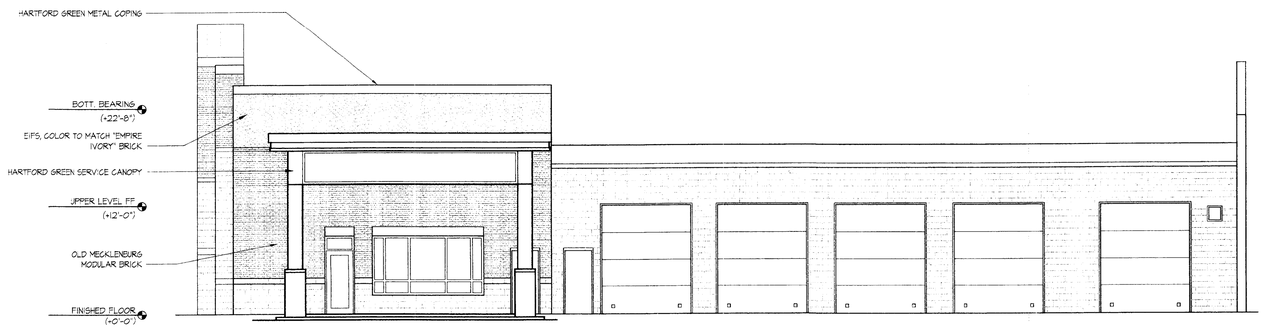
ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 11-17-10 DJ SF
BY: DEBRA D. CAMPBELL

01 First Floor Plan 1/8" = 1'-0"

Griffin Brothers
tires • wheels • auto repair
Charlotte, North Carolina

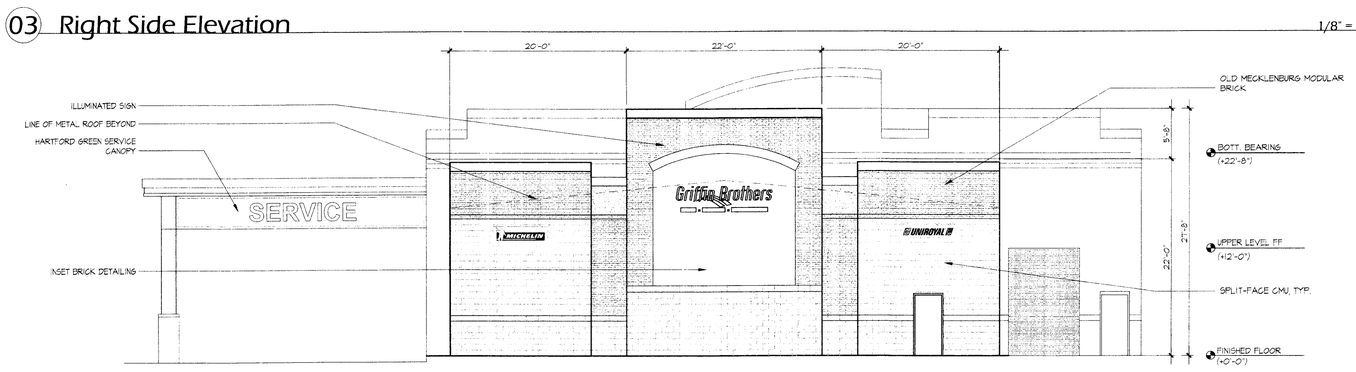
Issue Date: 11.09.10
Revisions

04 Front Elevation 1/8" = 1'-0"



ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 1/21/11 DK
BY: DEBRA D. CAMPBELL

03 Right Side Elevation 1/8" = 1'-0"



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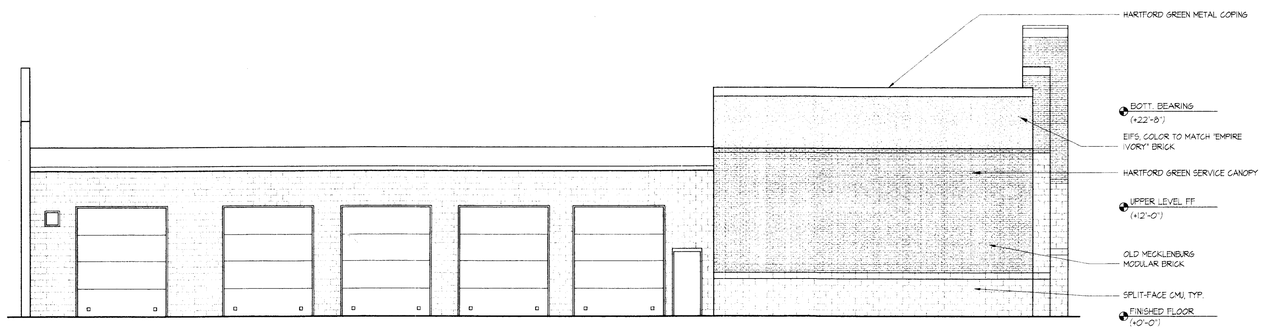
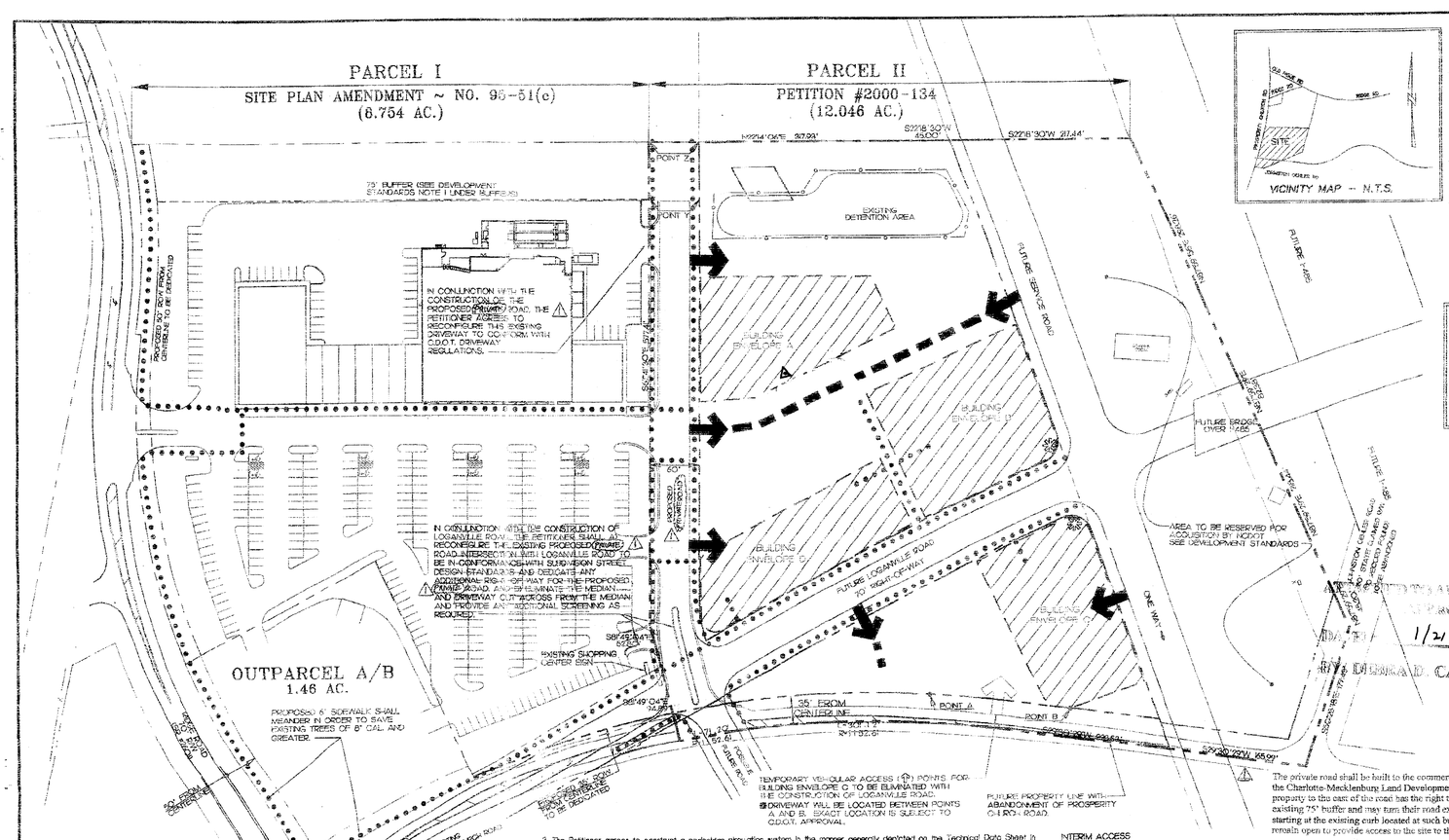


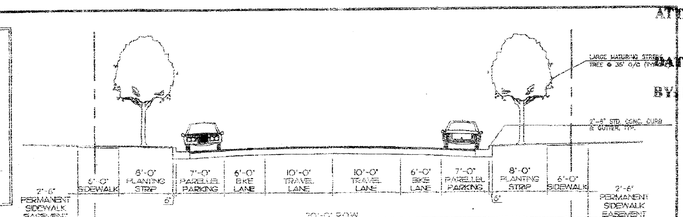
01 Left Side Elevation 1/8" = 1'-0"

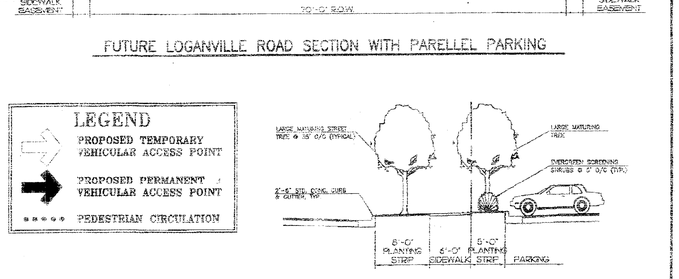
Griffin Brothers
tires • wheels • auto repair
Charlotte, North Carolina

Issue Date: 11.09.10
Revisions

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 11-17-10 DJ SF
BY: DEBRA D. CAMPBELL







LEGEND
PROPOSED TEMPORARY VEHICULAR ACCESS POINT
PROPOSED PERMANENT VEHICULAR ACCESS POINT
PEDESTRIAN CIRCULATION

ATTACHED TO ADMINISTRATIVE APPROVAL
DATE: June 15, 2004
BY: DEBRA D. CAMPBELL

THE SHOPPES AT HIGHLAND CREEK
CHARLOTTE, NORTH CAROLINA
A PROJECT PROPOSED BY:
THE CROSLAND GROUP, INC.
227 WEST TRADE STREET SUITE 800
CHARLOTTE, NORTH CAROLINA 28202
AND
CHILDRESS KLEIN PROPERTIES
2800 ONE FIRST UNION CENTER
301 SOUTH COLLEGE STREET
CHARLOTTE, NORTH CAROLINA 28202

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 2-14-11
BY: DEBRA D. CAMPBELL

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 11-17-10
BY: DEBRA D. CAMPBELL

ATTACHED TO ADMINISTRATIVE APPROVAL
DATE: 1/21/11
BY: DEBRA D. CAMPBELL

Design Resource Group
1230 West Morehead Street, Suite 214
Charlotte, NC 28208
704.343.0608 fax 704.358.3093
www.drgrp.com
- Landscape Architecture
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- Civil Engineering
- Land Planning

DRG

TECHNICAL DATA SHEET

FOR PUBLIC HEARING
PETITION # 00-134

May 3, 2005

NORTH

Scale: 1" = 50'
Date: 15 MARCH 2002
Project No.: 101-001
Revisions:
03 APRIL 2002
14 MAY 2002
17 JUNE 2002
12 JULY 2002
9 JUNE 2004
2 MAY 2005 △1
1 JAN 2011 △2
Sheet 1 of 2

SITE DATA

Existing Zoning:	CC
Proposed Zoning:	NS
Site Area:	12.046 Ac.
Max. Allowable Building Area:	70,000 S.F.

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the NS zoning district classification shall be followed in connection with development taking place on this approximately 12.046 acre site (" the "Site").

PERMITTED USES

1. The Site may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in the NS District. However, no more than one restaurant with drive-through facilities and no gasoline sales will be permitted on the Site.

2. The Schematic Site Plan (Sheet 2 of 2) outlines several possible land use combinations. Other potential land use combinations may be allowed subject to the review and approval of the Charlotte Mecklenburg Planning Commission staff through the administrative site plan amendment process (Section 6.207 of the Ordinance).

3. The Site may be developed with up to 60,000 square feet of building area subject however to the design elements outlined below and depicted on the Schematic Site Plan and to the following two exceptions:

a. If the width of the right-of-way for I-485 is reduced from the approximately 350 foot total width from the centerline outlined in current NCDOT planning documents to the approximately 250 foot width from the centerline currently contemplated as a possible design option which would result in a larger development tract for the Site, the total building area on the Site may be increased by 50,000 square feet for every 50 feet in reduced right-of-way width as measured from the centerline up to a maximum of 100,000 square feet in additional building area. For example, if the I-485 right-of-way width is reduced from 350 feet from the centerline to 250 feet from the centerline, the Site may be developed with up to 70,000 square feet of building area. In a similar fashion, if the I-485 right-of-way width is reduced to approximately 300 feet from the centerline, the Site may be developed with up to 65,000 square feet of building area.

2. However, the maximum building area accommodated by the above Sections 3. and 3.a. shall be reduced by a total of 10,000 square feet in the event one of the tenants on the Site is a restaurant with a drive-through window. For example, if the I-485 right-of-way width as measured from the centerline is 250 feet allowing a maximum of 70,000 square feet of building area on the Site and one of the tenants is a restaurant with a drive-through window, then the maximum allowable building area on the Site shall be reduced to 60,000 square feet. If the I-485 right-of-way width as measured from the centerline of 350 feet, and one of the tenants on the Site is a restaurant with a drive-through window, then the maximum allowable building area on the Site shall be reduced to 50,000 square feet.

ADMINISTRATIVE SITE PLAN AMENDMENT FOR ADJOINING SHOPPING CENTER

Prior to the decision on this Rezoning Request, the Petitioner shall submit a request for an administrative site plan amendment in accordance with Section 6.207 of the Ordinance that outlines the following conditions:

1. No more than 78,000 square feet of total building area may be developed on the Shoppes at Highland Creek shopping center parcel exclusive of the gasoline/convenience store outparcel. The gasoline/convenience store outparcel has previously been allocated up to 12,000 square feet of building area.

2. No additional building permits may be issued for development taking place on the Site until the Petitioner has installed six (6) foot wide sidewalks and eight (8) foot wide planting strips on this Parcel along Ridge Road and the existing Prosperity Church Road and the abutting gasoline/convenience store parcel. Provided, however, that if at the time Petitioner is ready to apply for another building permit for development taking place on the Site, the final design for the improvements planned for the intersection between Prosperity Church Road and Ridge Road has not been completed, including the elevations for such improvements, then the Petitioner may nevertheless obtain a building permit by delivering to CDOT a bond in the form and in an amount acceptable to the City Attorney for the City of Charlotte and CDOT as a part of the building permit approval process securing the Petitioner's installation of this sidewalk along Ridge Road and Prosperity Church Road described in this paragraph once the final design for the improvements to this intersection has been completed.

3. The Petitioner agrees to construct a pedestrian circulation system in the manner generally depicted on the Technical Data Sheet in order to facilitate a pedestrian friendly environment.

4. The Petitioner shall either install or similar to CDOT a bond guaranteeing the installation of a 6 foot wide sidewalk along the Site's frontage on the new alignment for future Loganville Road. These sidewalks may be located on the Site within the right-of-way Petitioner has committed to dedicate for future Loganville Road or within the areas of the two sidewalk easements Petitioner has committed to grant to the City or the State. (design or utility construction).

5. JDH Capital in Rezoning Petition No. 2001-70 has committed to complete at its expense certain improvements to the intersection between Ridge Road and Prosperity Church Road, including a three lane section along Ridge Road west of the intersection. Subject to the existence of adequate right-of-way, Petitioner agrees to participate in further improvements on Ridge Road east of its intersection with Prosperity Church Road by providing the additional pavement for Ridge Road depicted in blue on the Exhibit A which was prepared by CDOT for purposes of delineating the responsibilities for the Ridge Road widening of each of JDH Capital, the Petitioner and the City of Charlotte. The work will be done contemporaneously with the completion by JDH Capital and the City of Charlotte of their respective responsibilities for the widening of Ridge Road, all as more particularly identified and described on Exhibit A.

Petitioner further agrees to install to the extent of its separate curb and gutter 2 foot 6 inches in depth along the future curb line for Ridge Road between the easternmost boundary line of the Site and the southeastern radius of the intersection between Ridge Road and Prosperity Church Road at the same time as the improvements to the intersection described above are being made, all as generally depicted on the attached Exhibit B which was prepared by CDOT for purposes of depicting what Ridge Road will look like after the widening described above has taken place.

No building permits for development taking place on Parcel II of the Shoppes at Highland Creek Shopping Center which adjoins the Site may be issued until the improvements described under the two paragraphs which immediately precede this paragraph have been completed. Provided, however, that if at the time Petitioner is ready to apply for any building permit for development taking place on Parcel II of the Shoppes at Highland Creek Shopping Center, the final design for the improvements planned for the intersection between Prosperity Church Road and Ridge Road has not been completed, including the elevations for such improvements, then the Petitioner may nevertheless obtain a building permits by delivering to CDOT as a part of the building permit approval process a bond in the form and in an amount acceptable to the City Attorney for the City of Charlotte and CDOT securing the Petitioner's performance of the work described under the two paragraphs immediately preceding this paragraph once the final design for the improvements to the intersection has been completed.

6. The Petitioner agrees to dedicate and convey to the NCDOT or CDOT (whichever department shall have jurisdiction over this road) that part of the Site necessary to increase the width of the public right-of-way for Prosperity Church Road east of its centerline to 35 feet prior to the issuance of any building permit for development taking place within Parcel II of the Shoppes at Highland Creek Shopping Center.

7. The Petitioner agrees to dedicate and convey to the NCDOT or CDOT (whichever department shall have jurisdiction over this road) that part of the Site which is necessary to increase the width of the public right-of-way for Ridge Road south of its centerline to 50 feet along that part of the frontage of the Site where the right-of-way currently stops at a point 35 feet south of the centerline.

8. Petitioner further agrees that following the final determination of the alignment for future Loganville Road and within thirty days after receipt of a written request to do so from the NCDOT or CDOT (whichever department shall have jurisdiction over this road) to dedicate and convey (without receiving any consideration) that portion of the Site to the NCDOT or CDOT (as the case might be) for right-of-way purposes which is necessary to accommodate a 70 foot wide section for the new alignment for future Loganville Road (all as generally depicted on the Technical Data Sheet) and to grant easements covering two and a half (2 ½) foot wide strips of land along each side of this 70 foot wide section for sidewalk purposes, subject, however, to the proviso that should the existing project identification sign for Phase I of the Shoppes at Highland Creek Shopping Center located at the northeastern corner of the intersection between existing Prosperity Church Road and the proposed (private road) running through the Site fall within the 50 feet x 50 feet and/or the 10 feet x 70 feet sight distance triangles for the new intersection between Loganville Road and the proposed (private road) then the Petitioner would be entitled to receive a consideration for these dedications and conveyances an amount equal to the cost of relocating and/or replacing the identification sign at a proper place off the right-of-way and out of these two sight distance triangles. Should the Petitioner and NCDOT or CDOT (as the case might be) not be able to reach an agreement concerning the consideration to be paid for the relocation and/or replacement of this project identification sign, then the right-of-way for future Loganville Road and easements for the sidewalks, as described above, would have to be condemned by the State or the City (as the case might be). However, the only consideration the State or City would have to pay for taking this right-of way and the easements would be an amount equal to the cost of relocating and/or replacing the Petitioner's identification sign for the Shoppes at Highland Creek.

9. The right-of-way dedications and conveyances noted above shall be by quitclaim deed to NCDOT or CDOT (as the case might be) for road right-of-way purposes subject to a reversionary interest in any property not used for right-of-way purposes in the future.

SITE DESIGN AND BUILDING ORIENTATION

The design and arrangement of the buildings contemplated by the Schematic Site Plan have been keyed to a future road system based on three bridges over I-485. The design implements the village concept envisioned by land use plans for the area. Future vehicular access is anticipated to be provided by way of Ridge Road, a proposed new road (Loganville Road), part of existing Prosperity Church Road and the proposed (private road) which lies immediately to the north of the Site.

Until Loganville Road is completed, vehicular access to the Site will be provided by way of Ridge Road, existing Prosperity Church Road and the proposed (private road) north of the Site. As part of the village concept, the Site has been designed to create building edges along proposed Loganville Road. Ultimately, there will be no parking areas located within the setbacks between buildings fronting on this road and the right-of-way line of Loganville Road. In the interim period, however, until Loganville Road has been constructed and access to the Site has been reconfigured, parking areas may be located between buildings and existing Prosperity Church Road generally in the manner depicted on Site Plan 2 of the Schematic Site Plan.

In the event that NCDOT constructs the I-485 interchange in a different configuration than the three bridge, village-oriented concept described above, modifications to the building locations may be dictated and can be considered through the administrative site plan amendment process (Section 6.207 of the Ordinance). While such changes may impact the ultimate building locations, the basic design premise of an urban village with building edges along Loganville Road wherein buildings fronting on Loganville Road would have no parking located between such buildings and the right-of-way of Loganville Road will be maintained.

INTERIM ACCESS

This Site Plan depicts the latest alignment proposed for Interstate 485 and proposed Loganville Road. However, it is anticipated that this section of Loganville Road will not be constructed prior to completion of the bridge over I-485 which accommodates it. Therefore, the Petitioner reserves the right to provide access for development taking place within the Site by way of existing Prosperity Church Road and the proposed (private road) north of the Site.

BUFFERS

1. The buffer area established on this Technical Data Sheet for this Site shall conform to the standards of Section 12.302 of the Ordinance, subject, however to the provisions of Section 12.304. In the event that an adjacent parcel is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, then Petitioner may reduce or eliminate, as the case may be, the buffers set out on the Technical Data Sheet accordingly.

2. Buffers shall remain as open space, except to the extent necessary to accommodate the installation and maintenance of pedestrian sidewalks or pathways, with fencing, landscaping and utility and drainage facilities.

3. Where sufficient existing trees and shrubbery do not exist within any buffer area, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.

4. Storm water detention areas will not be located within setback or buffer areas.

5. No buildings, parking spaces or maneuvering areas may be located within buffer areas.

SCREENING AND LANDSCAPED AREAS

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.

2. All roof mounted mechanical equipment will be screened from view from public streets.

3. Any dumpsters visible from a public street or from an adjoining parcel of land will be screened from view by a solid enclosure with gates. If one or more sides of the dumpster area abutts a rear wall of a building, the rear wall may be substituted for the fence along each such side.

SETBACKS

1. Building setbacks within the Site will be established at a minimum of 14 feet from the back of the future curb(s).

2. No storm water detention facilities may be located within the setback.

PARKING

1. The Site has been designed to create building edges along proposed Loganville Road. Ultimately, there will be no parking areas located within the setbacks between buildings fronting on this road and the right-of-way line of Loganville Road. In the interim period, however, until Loganville Road has been constructed and access to the Site has been reconfigured, parking areas may be located between buildings and existing Prosperity Church Road generally in the manner depicted on the Schematic Site Plan.

2. Parking areas may be located inside and outside building envelopes subject to the standard outlined above.

LIGHTING

1. A uniform lighting system will be employed throughout the Site.

2. The maximum height of any free standing lighting fixture (including its base) may not exceed 30 feet in height. All lighting within the Site (except street lights which are erected along public streets) shall be designed such that the direct illumination does not extend past any property line of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards public streets and adjacent properties.

ACCESS POINTS (DRIVEWAYS)

1. Permanent and temporary access points serving the Site will be generally as depicted on the Technical Data Sheet.

2. The vehicular access point from Prosperity Church Road into the Site shall be eliminated or modified with the construction of Loganville Road and the abandonment of Prosperity Church Road.

3. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Engineering Department and/or the North Carolina Department of Transportation.

DEDICATION OF RIGHT-OF-WAY

The plans for the Prosperity Church Road/I-485 interchange contemplate the realignment of a portion of Prosperity Church Road and changing the name of that portion of the road to Loganville Road. The proposed alignment for the new road is generally depicted on the Technical Data Sheet. Petitioner agrees that following the final determination of the alignment for future Loganville Road and within thirty days after receipt of a written request to do so from the NCDOT or CDOT (whichever department shall have jurisdiction over this road), to dedicate and convey (without receiving any consideration) that portion of the Site to the NCDOT or CDOT (as the case might be) for right-of-way purposes which is necessary to accommodate a 70 foot wide section for the new alignment for future Loganville Road (all as generally depicted on the Technical Data Sheet) and to grant easements covering two and a half (2 ½) foot wide strips of land along each side of this 70 foot wide section for sidewalk purposes within the northerly march of Parcel II and the northerly margin of Parcel III, subject, however, to the proviso that should the existing project identification sign for Phase I of the Shoppes of Highland Creek Shopping Center (Parcel I which abuts this Site) located at the northeastern corner of the intersection between existing Prosperity Church Road and the 10 foot wide proposed (private road) along Parcel II fall within the 50 feet x 50 feet and/or the 10 feet x 70 feet sight distance triangles for the new intersection between Loganville Road and the proposed (private road) then the Petitioner would be entitled to receive a consideration for these dedications and conveyances an amount equal to the cost of relocating and/or replacing the identification sign at a proper place off the right-of-way and out of these two sight distance triangles. Should the Petitioner and NCDOT or CDOT (as the case might be) not be able to reach an agreement concerning the consideration to be paid for the relocation and/or replacement of this project identification sign, then the right-of-way for future Loganville Road and easements for the sidewalks, as described above, would have to be condemned by the State or the City. However, the only consideration the State or City would have to pay for taking this right-of way and the easements would be an amount equal to the cost of relocating and/or replacing the Petitioner's identification sign for the Shoppes at Highland Creek.

The private road shall be built to the commercial street standard according to the Charlotte-Mecklenburg Land Development Standards. In addition, the property to the east of the road has the right to access the road through the existing 75' buffer and may turn their road extension to facilitate their road, starting at the existing curb located at such buffer. The private road shall remain open to provide access to the site to the east.

RESERVATION OF FUTURE RIGHT-OF-WAY

The Petitioner makes the following commitments with respect to development of the Site:

1. To reserve the area depicted on the Technical Data Sheet for acquisition by the NCDOT for I-485 and to make no improvements thereon other than earthen landscaping and any grading that might be dictated by final engineering and construction plans.

2. To grant to the NCDOT an option to acquire any part of such area that may fall within the final alignment of the right-of-way adopted for I-485 for the period commencing upon the approval of the Rezoning Petition and expiring on the fourth anniversary of the date on which the Rezoning petition shall have been approved at a price per acre calculated as follows:

(i) First, determine the quotient arrived at by dividing the sum of (a) Petitioner's initial costs to acquire all of the Site (Both Parcels I and II) and (b) the expenses incurred by the Petitioners in connection with rezonings for the Site by the integer 20.0 (the total number of acres within the Site, depicted as Parcels I and II).

Next, compute simple interest on such quotient at the rate of 6 percent per annum from the date on which the property was acquired by the Petitioners to the date on which the right-of-way is conveyed to NCDOT and;

Finally, the purchase price per acre shall be equal to the sum of (i) and (ii) above.

3. To dedicate and convey by quitclaim deed to NCDOT (or road right of way purposes subject to a reversionary interest in any property not used for right-of-way purposes in the future, that part of the 70 foot wide right-of-way for the future Loganville Road which runs through the Site along the alignment generally depicted on the Technical Data Sheet.

PEDESTRIAN CIRCULATION

1. The Petitioner agrees to construct a pedestrian circulation system that shall be generally as depicted on the Technical Data Sheet in order to facilitate a pedestrian friendly environment. In general, each building or major entry point within the interior of the Site shall be connected by a sidewalk with a minimum width of 5 feet to a sidewalk with a minimum width of 6 feet located within public right-of-way. Sidewalks shall be provided between the various buildings on the Site as well as from the parking areas to the entrances to each building. All portions of the pedestrian circulation system shall be constructed or bonded prior to the issuance of any certificate of occupancy.

2. Petitioner will install or establish a bond guaranteeing the installation of a 6 foot sidewalk along the Site's frontage on future Loganville Road. Such sidewalk may be located within the right-of-way for future Loganville Road or within the site or areas covered by easements.

PROPOSED 60 FOOT RIGHT-OF-WAY WITHIN THE SITE

1. The Petitioner agrees to reserve a 60 foot right-of-way for the proposed (private street) which lies to the north of the Site and has previously been built as a roadway which met public street standards between Prosperity Church Road and the point at the rear of the Site which is depicted on the Technical Data Sheet as Point "I".

2. The Petitioner agrees to extend the 60 foot wide right of way and construct thereon a roadway of the same widths and standards from Point "I" to the rear (east) of the Site and to offer the improved right-of-way for dedication to the City at such time as the abutting property owner to the east or the City of Charlotte contracts to extend the proposed (private road) beyond the property line of the Site. If a development plan for the property to the rear (east) of the Site is approved and implemented which does not include a connection to this proposed (private road) then the Petitioner shall be relieved from these commitments.

SIGNS

1. Any new detached signs shall be limited to ground mounted or monument style signage that does not exceed 6 feet in height.

2. Attached and detached signage within the Site shall be coordinated and consistent in design. In the event the Owner is able to attract a major brand establishment to the Site, the signage for such establishment may, notwithstanding the company's standard design, logo, materials and colors.

3. The existing project identification sign location at the Prosperity Church Road entrance may be relocated or reconstructed at the discretion of the Petitioner if the current location is determined to be in conflict with future road improvements.

ARCHITECTURAL CONTROLS

1. Except as otherwise provided under Paragraph 4 below, the Petitioner agrees that the elevations of new buildings will be constructed in a design style and with exterior materials such that they will be similar in color, quality and appearance to the front elevation of the existing shopping center located to the north of the Site. If the Owner is able to attract a major brand establishment to the Site, the establishment may, notwithstanding the company's standard design, logo, materials and colors.

2. The first floor of all buildings shall include transparent windows and doors arranged so that they face and are visible from and/or accessible to the public street on which it fronts on at least 50 percent of the first floor building elevation along the street frontage. Expanses of blank walls may not exceed 20 feet in length. This note does not apply to the Bank if it is developed under scenarios A or D on sheet 2.

3. No building constructed within the Site may exceed 40 feet in height.

4. A minimum of 50 percent of the materials used for the front, side and rear elevations of all buildings will be brick or stucco like materials.

STORM WATER MANAGEMENT

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.

FIRE PROTECTION

1. Adequate fire protection in the form of the hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

2. Fire hydrants will be located within 500 feet of any building constructed on the Site.

AMENDMENTS TO REZONING PLAN

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: February 14, 2011

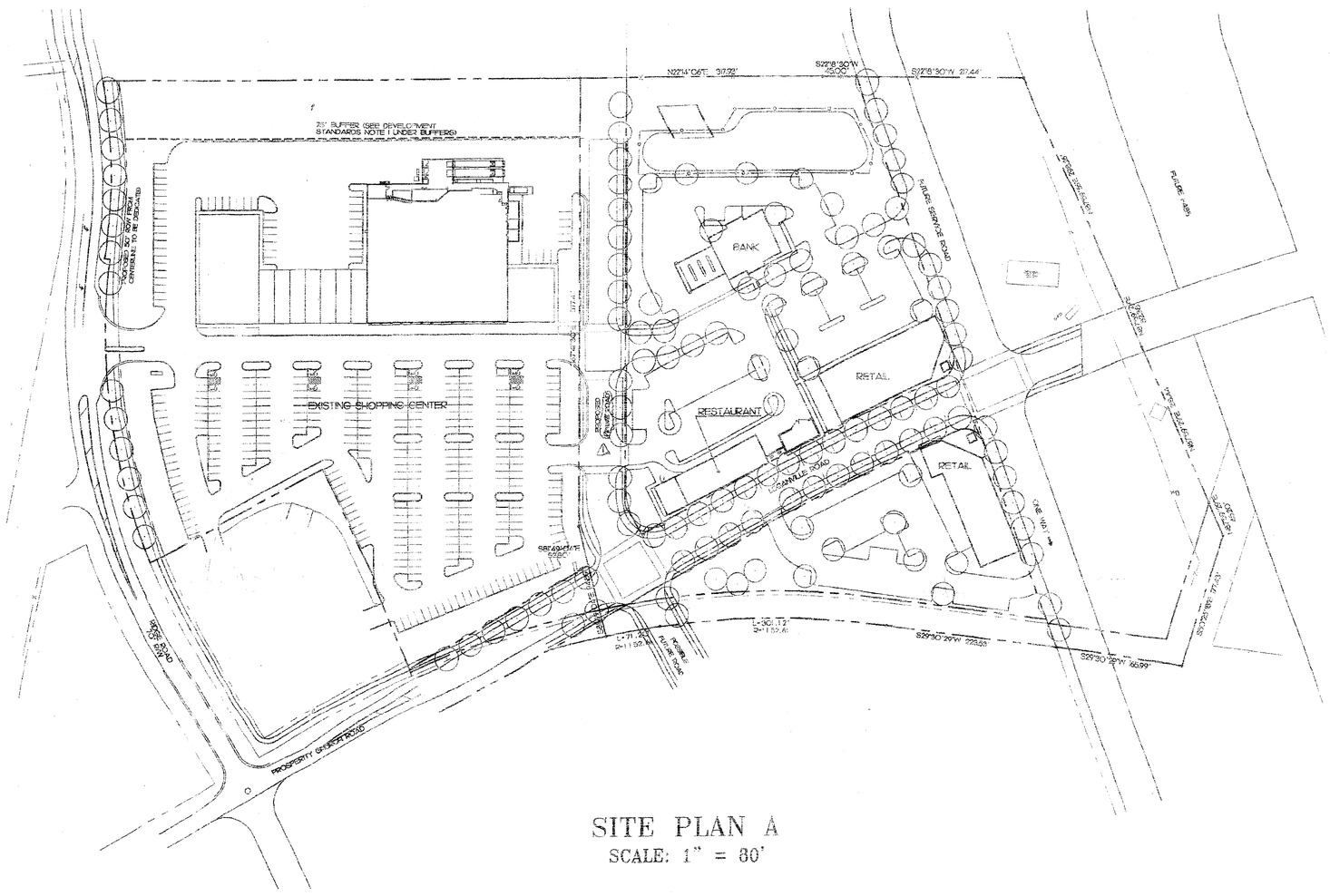
TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2000-134 by Highland Creek Retail.

Attached are revised plans for the above petition. The plans have been revised to include the screening for the rooftop mechanical equipment for envelope A, parcel 02931134. Since this change is minor and 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 these plans. Please use these plans when evaluating request for building permits and certificates of occupancy.

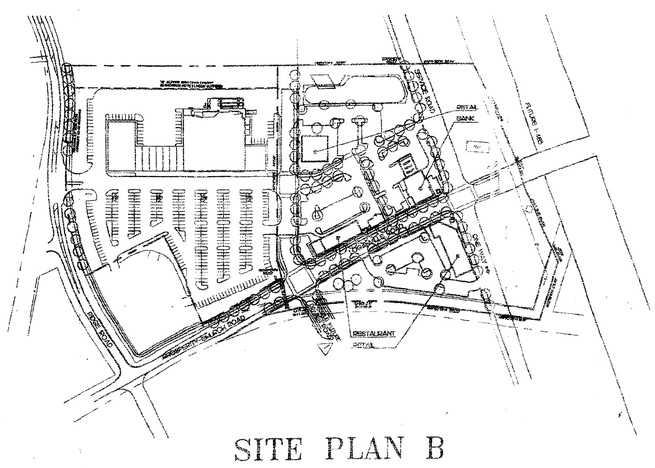
Note all other ordinance requirements and conditional notes still apply.



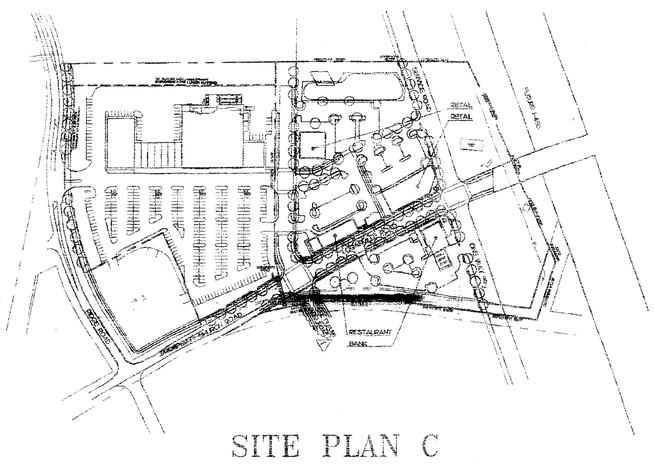
SITE PLAN A
SCALE: 1" = 80'

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 11/21/11
BY: DEBRA D. CAMPBELL

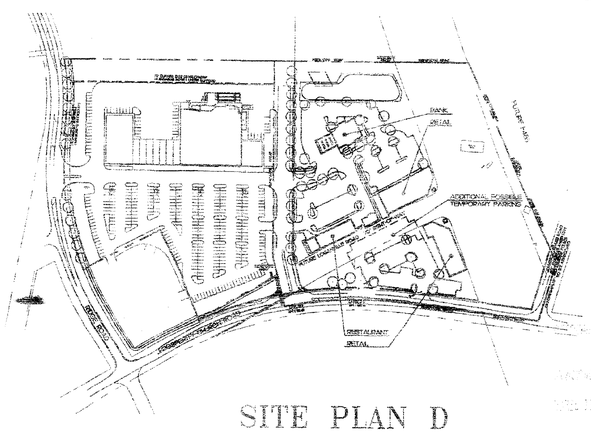
ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 11-17-10 & SF
BY: DEBRA D. CAMPBELL



SITE PLAN B
POSSIBLE ALTENATIVE
SCALE: 1" = 200'



SITE PLAN C
POSSIBLE ALTERNATIVE
SCALE: 1" = 200'



SITE PLAN D
PRIOR TO CONSTRUCTION OF
LOGANVILLE ROAD AND I-485
SCALE: 1" = 200'

THE SHOPPES AT HIGHLAND CREEK
CHARLOTTE, NORTH CAROLINA
A PROJECT PROPOSED BY:
THE CROSLAND GROUP, INC.
1215 SCALEYBARK ROAD
CHARLOTTE, NORTH CAROLINA 28209
AND
CHILDRESS KLEIN PROPERTIES
2600 ONE FIRST UNION CENTER
301 SOUTH COLLEGE STREET
CHARLOTTE, NORTH CAROLINA 28202

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 2-14-11
BY: DEBRA D. CAMPBELL

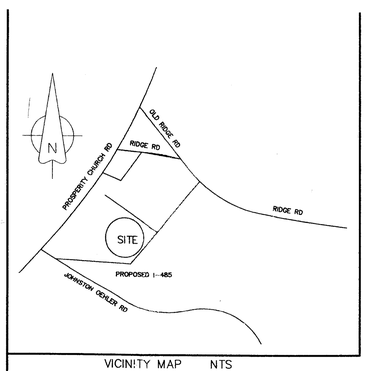
Design Resource Group
1230 West Morehead Street, Suite 214
Charlotte, NC 28208
704.343.0608 fax 704.358.3093
www.drgrp.com
- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

SCHEMATIC SITE PLAN
FOR PUBLIC HEARING
PETITION # 00-134

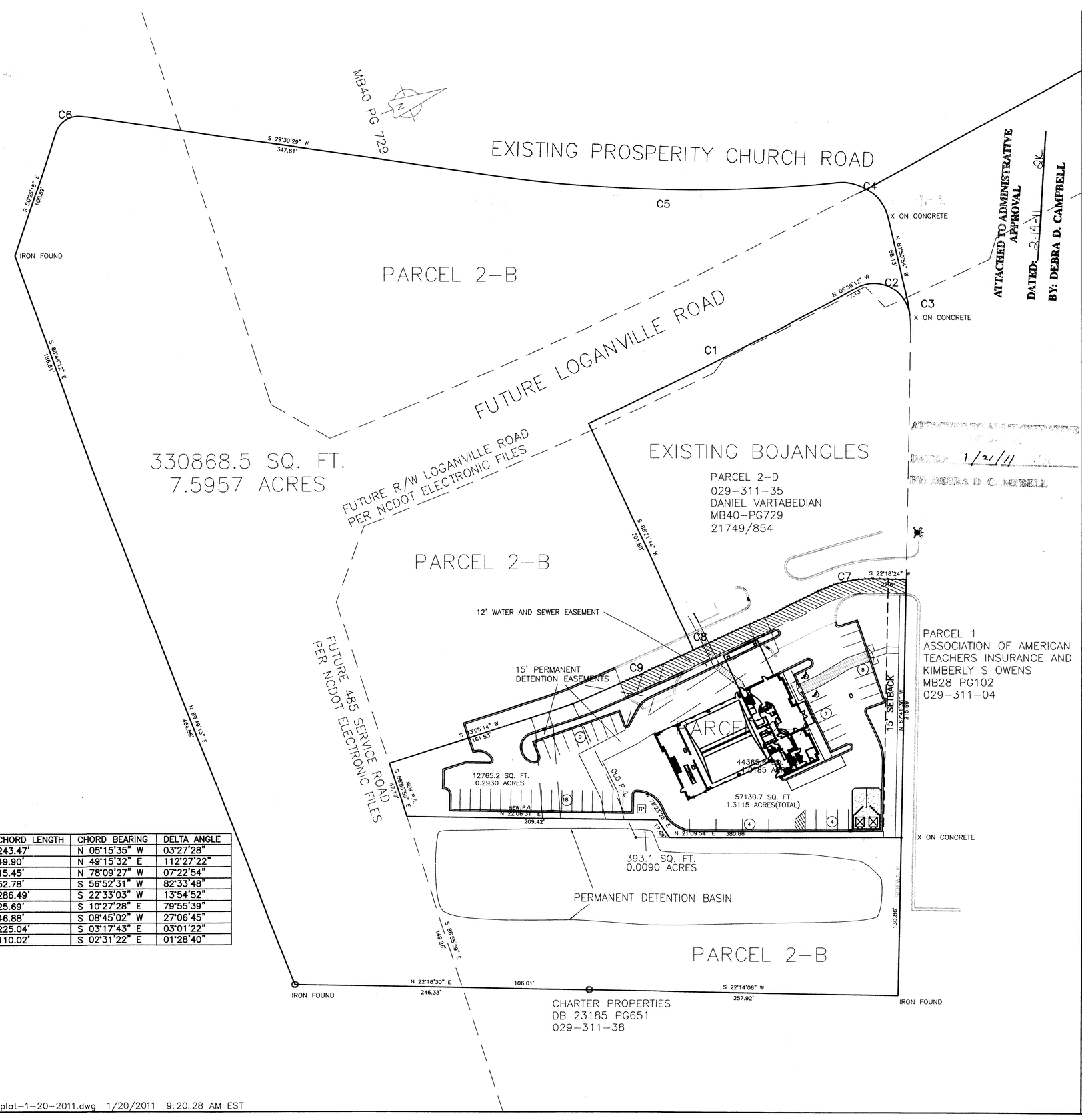
NORTH

Scale: VARIES
Date: 15 MARCH 2002
Project No.: 101-001
Revisions:
03 APRIL 2002
14 MAY 2002
17 JUNE 2002
12 JULY 2002
2 MAY 2005
APR 8 7 2008

Sheet 2 of 2



VICINITY MAP NTS



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4035.00'	243.50'	243.47'	N 05°15'35" W	03°27'28"
C2	30.02'	58.92'	49.90'	N 49°15'32" E	112°27'22"
C3	120.00'	15.46'	15.45'	N 78°09'27" W	07°22'54"
C4	40.00'	57.64'	52.78'	S 56°52'31" W	82°33'48"
C5	1182.61'	287.20'	286.49'	S 22°33'03" W	13°54'52"
C6	20.00'	27.90'	25.69'	S 10°27'28" E	79°55'39"
C7	100.00'	47.32'	46.88'	S 08°45'02" W	27°06'45"
C8	4266.06'	225.07'	225.04'	S 03°17'43" E	03°01'22"
C9	4266.06'	110.02'	110.02'	S 02°31'22" E	01°28'40"

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 1/21/11
BY: DEBRA D. CAMPBELL

CONSULTING ENGINEERS, AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

JMA
800 Towne Center Blvd. Suite 100
P.O. Box 891
Pineville, North Carolina 28134
(704) 889-8200
James McGovern & Associates
Consulting Engineers

Project: Griffin Brothers
tires • wheels • auto repair
Sheet Title: Preliminary Site Plan

Griffin Brothers
5740 Prosperity Church Rd.
Charlotte, North Carolina

Graphic Scale:
0 10 20 40
(IN FEET)
Scale: (1"=20')
Engineer: James J. McGovern
Senior Designer: Ted W. Lawrence
Date: 11.10.2010
Revisions
No. 1 Date 1.20.2011
No. Date
No. Date
No. Date
No. Date
No. Date

Dwg. No.
hightcreek
Project Number
513.001
Sheet No. C
No. of Sheet S-1of1

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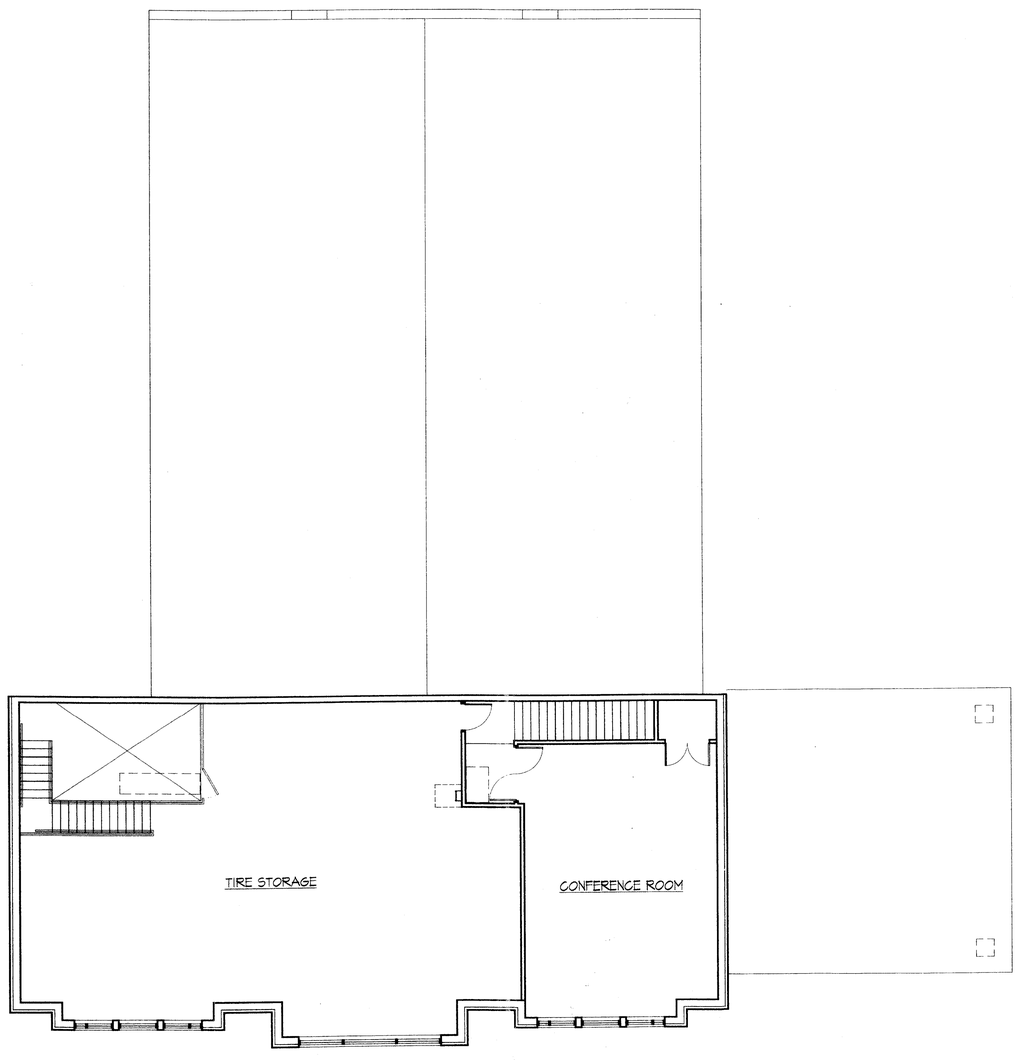
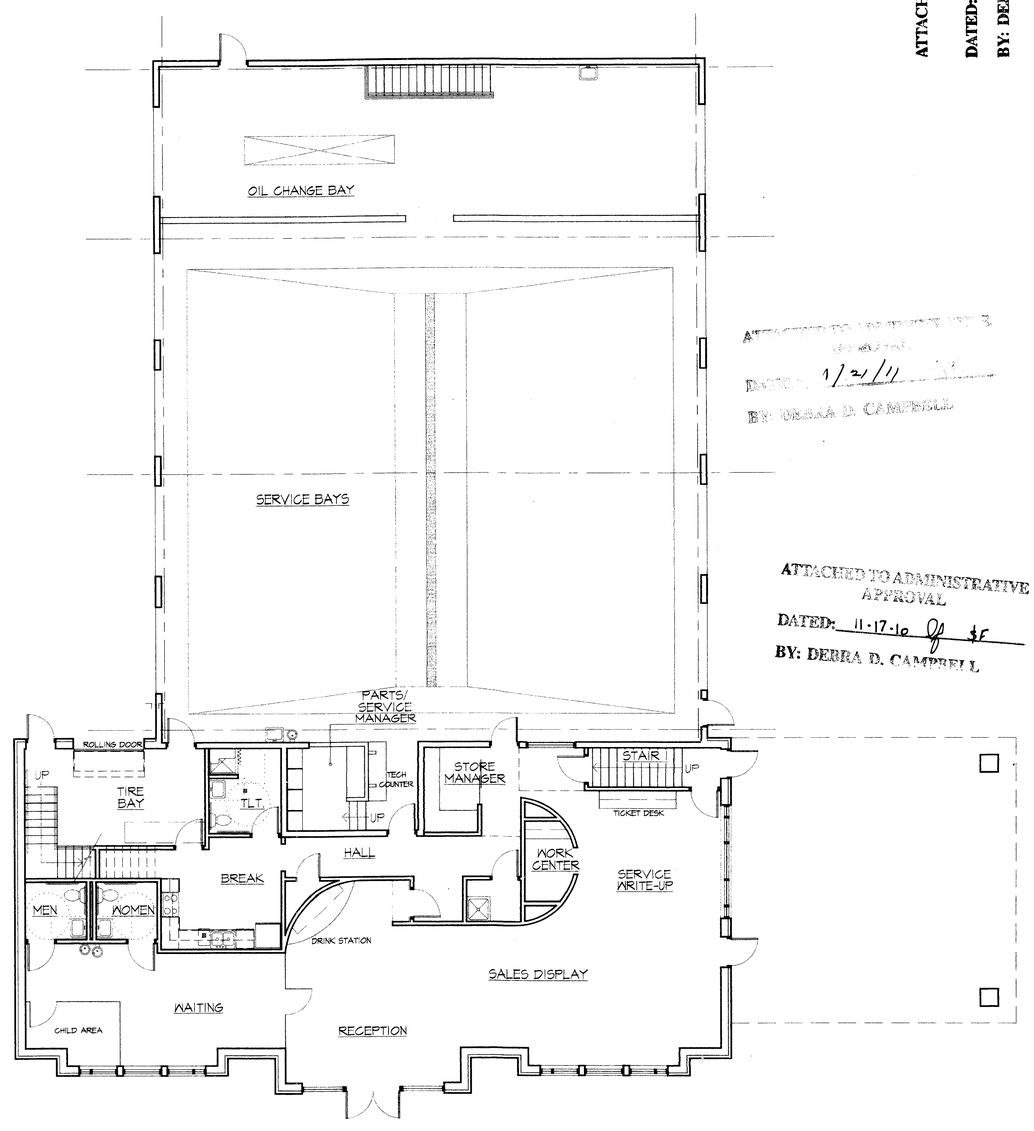


02 Second Floor Plan

1/8" = 1'-0"



01 First Floor Plan

1/8" = 1'-0"

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 2-14-11
BY: DEBRA D. CAMPBELL

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 1/21/11
BY: DEBRA D. CAMPBELL

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 11-17-10
BY: DEBRA D. CAMPBELL

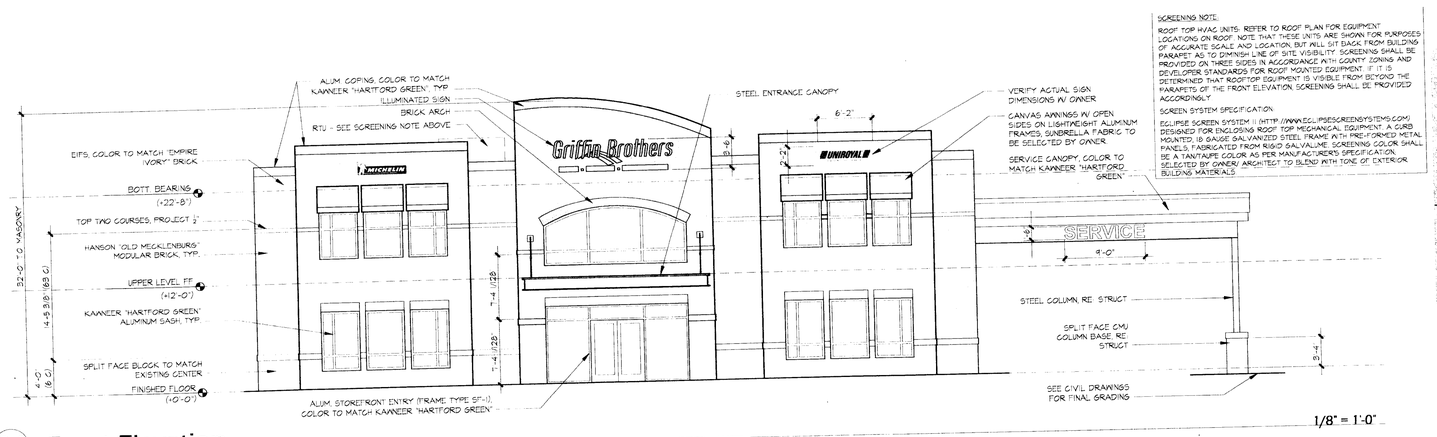
SCHRADER DESIGN

Preliminary Drawings

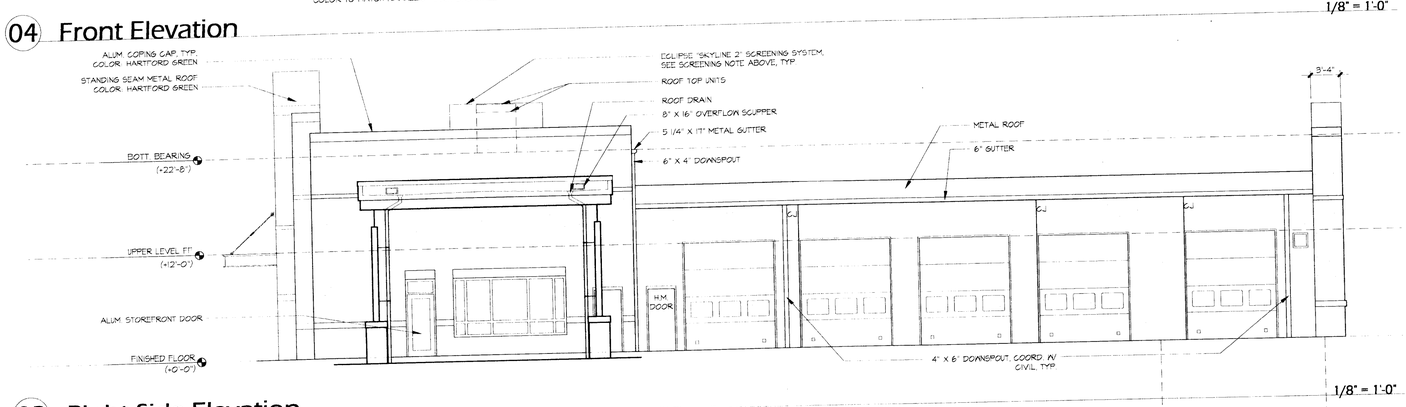
Not for Construction, Final Pricing, or Permit

Griffin Brothers
tires • wheels • auto repair
Charlotte, North Carolina

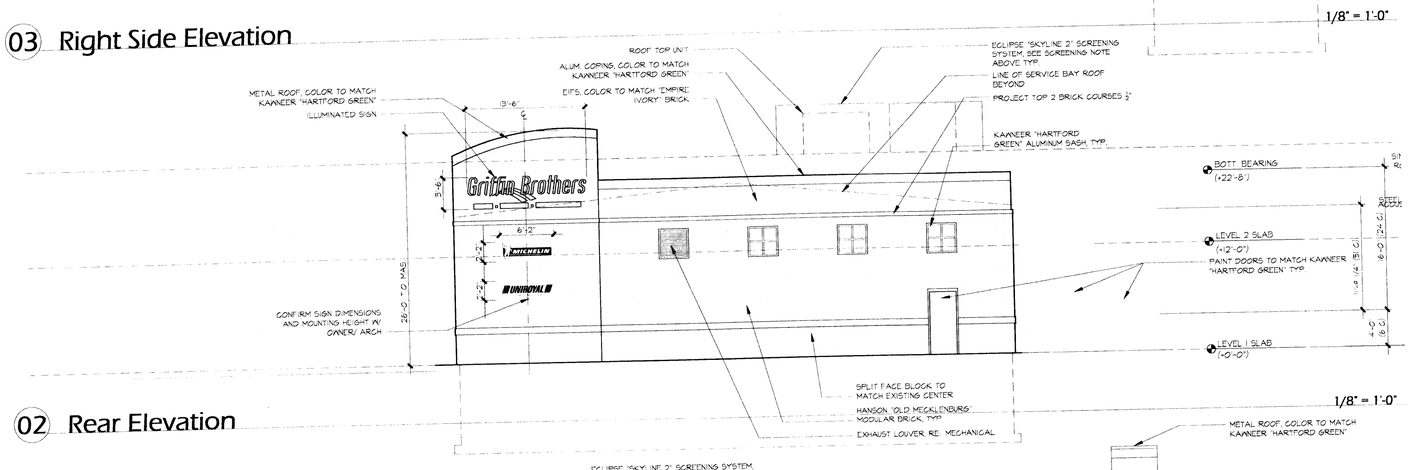
Issue Date: 11.09.10
Revisions



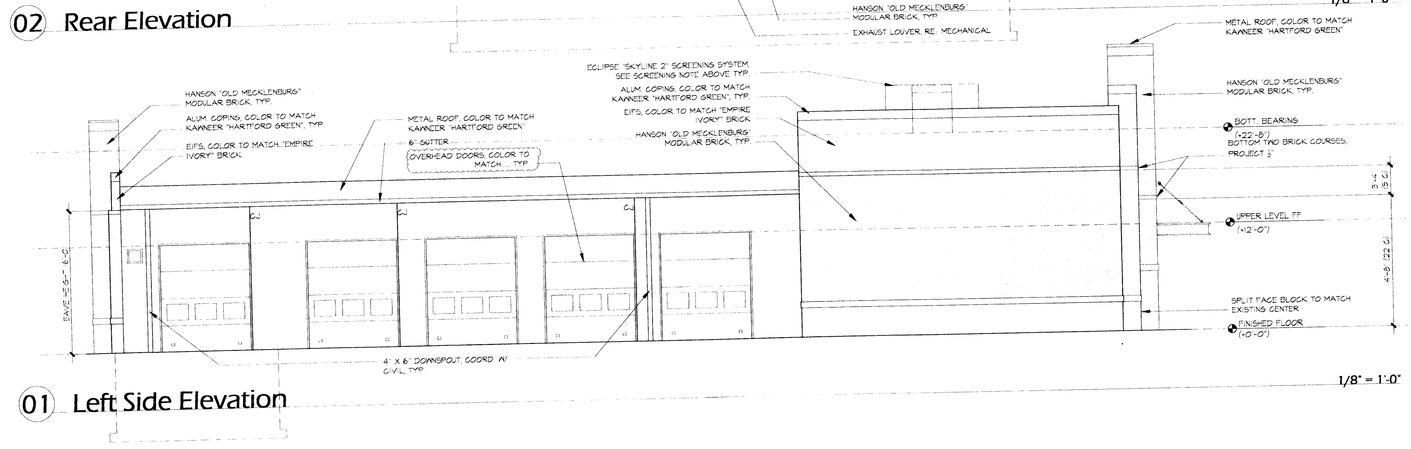
04 Front Elevation



03 Right Side Elevation



02 Rear Elevation



01 Left Side Elevation

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 2-14-11
BY: DEBRA D. CAMPBELL

Griffin Brothers
tires • wheels • auto repair
Charlotte, North Carolina

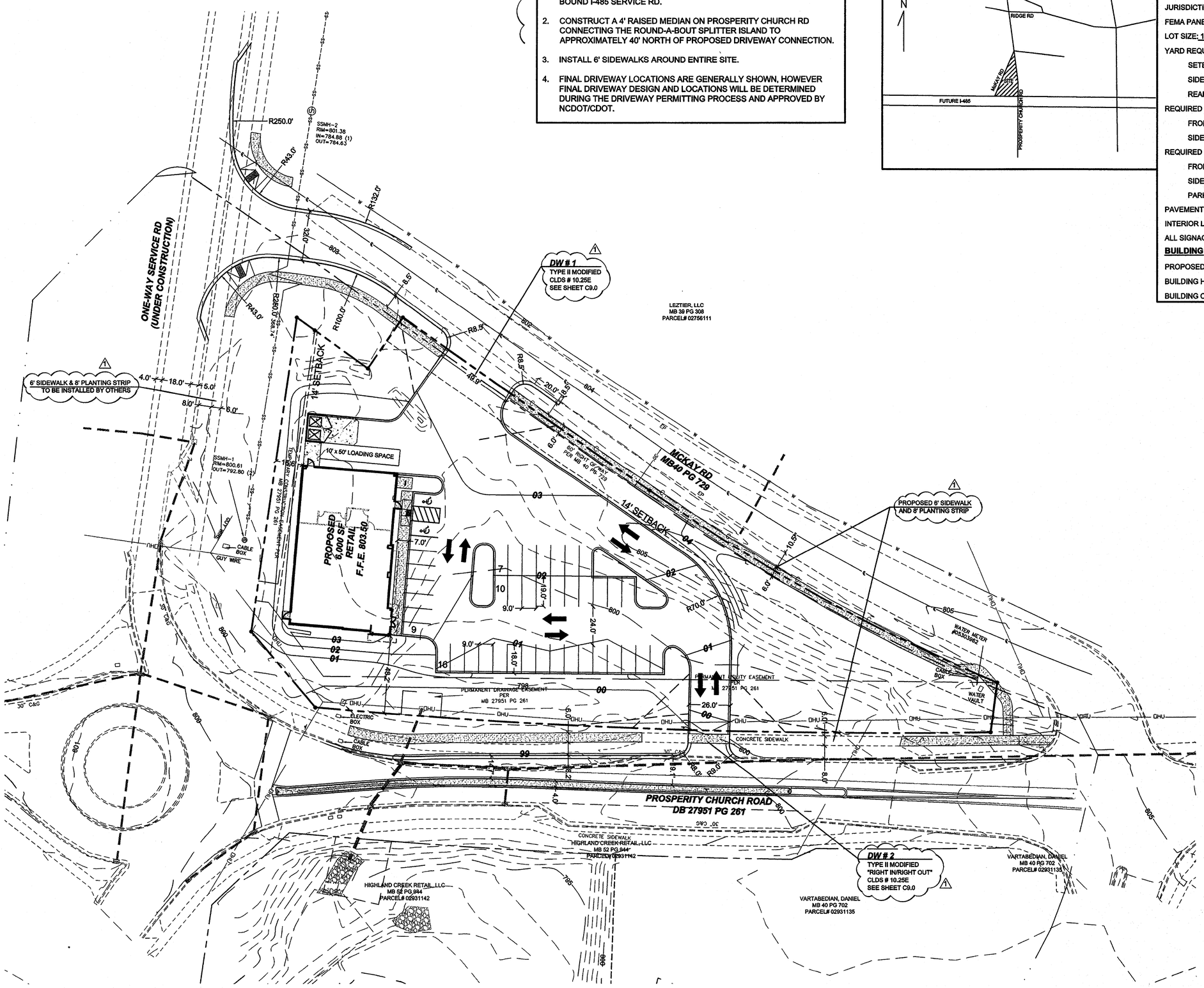
Project Number: 09-003
Issue Date: 2-11-11
Revisions

Elevations

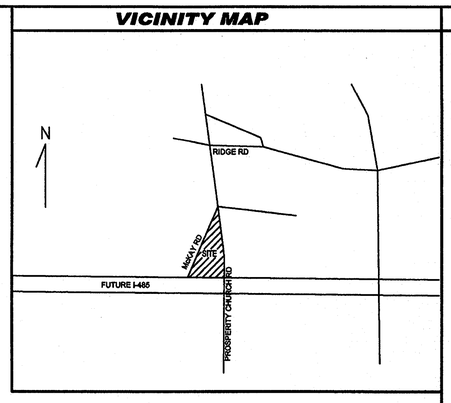
A4

NOTE: ALL TRANSPORTATION IMPROVEMENTS LISTED SHALL BE IMPLEMENTED PRIOR TO ISSUANCE OF CO.

1. CONSTRUCT THE PROPOSED MCKAY RD CONNECTION TO THE WEST BOUND I-485 SERVICE RD.
2. CONSTRUCT A 4' RAISED MEDIAN ON PROSPERITY CHURCH RD CONNECTING THE ROUND-A-BOUT SPLITTER ISLAND TO APPROXIMATELY 40' NORTH OF PROPOSED DRIVEWAY CONNECTION.
3. INSTALL 6' SIDEWALKS AROUND ENTIRE SITE.
4. FINAL DRIVEWAY LOCATIONS ARE GENERALLY SHOWN, HOWEVER FINAL DRIVEWAY DESIGN AND LOCATIONS WILL BE DETERMINED DURING THE DRIVEWAY PERMITTING PROCESS AND APPROVED BY NCDOT/CDOT.



VICINITY MAP



PROJECT SUMMARY

PROPERTY

PROJECT NAME: ABC STORE-HIGHLAND CREEK OWNER/DEVELOPER: MECK ABC BOARD

PLANS PREPARED BY: BURTON ENGINEERING ASSOCIATES PHONE #: (704)553-8881

ZONING: NS; CC PETITION NO.: 2000-134; 1995-051C TAX PARCEL: 029-31-133

JURISDICTION: CHARLOTTE WATERSHED DISTRICT: CATAWBA

FEMA PANEL No.: 3710456900J FEMA PANEL DATE: 03/02/09 FLOOD ZONE: OUT

LOT SIZE: 1.563 ACRES

YARD REQUIREMENTS

SETBACK (FRONT): 14 FT. FROM B/C

SIDE YARD (L): 10 FT. SIDE YARD (R): 10 FT.

REAR YARD: 20 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 ONLY: NO (YES)

PAVEMENT COVERAGE: SEE LANDSCAPE PLAN

INTERIOR LANDSCAPING: SEE LANDSCAPE PLAN

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

BUILDING

PROPOSED USE: RETAIL

BUILDING HEIGHT: 25'-6" FEET, STORIES: 1

BUILDING COVERAGE: 6,000 SQ. FT. GROSS FLOOR AREA: 6,000 SQ.FT.

PARKING TAB.

REQUIRED PARKING: ("RETAIL")
1 SPACES PER 600 SF
6,000 SF/600 = 10 SPACES REQ'D

PROPOSED PARKING:
TOTAL PROPOSED (INC. ACCESS. SPC'S.) = 42
REGULAR SPACES = 40
ACCESSIBLE SPACES= 2 (INCLUDING 1 VAN)
10' X 50' LOADING SPACE = 1

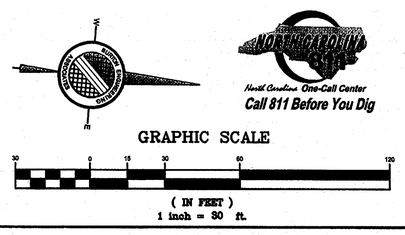
BICYCLE PARKING:
SHORT TERM REQUIRED: 2 MINIMUM; or 1 PER 12,000 S.F.
SHORT TERM PROVIDED: 2
LONG TERM REQUIRED: 5% OF AUTO PARKING; 34 X 0.05 = 1.7
LONG TERM PROVIDED: 2

ATTACHED TO ADMINISTRATIVE APPROVAL

JUL 31 2014

BY: DEBRA CAMPBELL

DRAWING INFORMATION



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BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS
5950 Fairview Rd.• Suite 100•Charlotte, NC 28210
Phone: (704) 553-8881• Fax: (704)553-8660
Firm License #C-1157

Engineer's Seal:

NORTH CAROLINA PROFESSIONAL SEAL 12557 ENGINEER CARLTON T. BURTON

7-28-14

Project: ABC STORE - HIGHLAND CREEK
5715 PROSPERITY CHURCH RD
CHARLOTTE, NORTH CAROLINA

Sheet Title: SCHEMATIC SITE PLAN

Engineer	CTB
Drawn By	ChB
Date	03/18/14
Revisions	1 - 05/14/14 - ADMIN REVIEW COMMENTS
Project Number	380-017

AA1.0
Sheet 1 of X

P:\DWG\380-017 ABC HIGHLAND CREEK\SITE PLAN DXF\N_RECOVER.DWG ADMIN SITE 7/28/2014 1:45:57 PM LANIER-LT.CTB CHASE

CHARLOTTE

Charlotte-Mecklenburg Planning Department

DATE: July 31, 2014

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 1995-051C & 2000-134 Childress Klein Properties

Attached is the revised site plan for the petition listed above. The site plan shows the proposed site layout and elevations for the proposed retail store (ABC Spirits). Since these changes do not alter the intent of the development I am approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Reasons for Staff's support of the request:

- The site layout, elevations, and use are consistent with the requirements of the approved conditional notes and schematic plan.

Note:

- **All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply.**
- **Signage was not a part of this review.**

www.charmeck.org
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

PLANTING SCHEDULE

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT/SIZE	SPACING
CP	4	PISTACHIO CHINENSIS	CHINESE PISTACHE	B & B	2" CAL., MIN. 8' TALL	
AE	18	ULMUS PARVIFOLIA 'ALLEE'	'ALLEE' LACEBARK ELM	B & B	2" CAL., MIN. 8' TALL	
TCM	17	LAGERSTROEMIA FAURIEI 'TUSCARORA'	'TUSCARORA' CRAPE MYRTLE	B & B	1-1/2" CAL., MIN. 8' TALL	
HH	120	ILEX CRENATA 'HOOGENDORN'	'HOOGENDORN' JAPANESE HOLLY	3 GAL.		5' OC

TREE REQUIREMENTS

CHAPTER 21 TREE ORDINANCE CODE SUMMARY

PERIMETER TREE REQUIREMENTS

"PROSPERITY CHURCH RD"
488± L.F./30'= (17) SMALL MATURING TREES REQUIRED
(17) NEW TREES
(0) EXISTING TREES

"MCKAY RD"
500± L.F./40'= (13) LARGE MATURING TREES REQUIRED
(13) NEW TREES
(0) EXISTING TREES

"SERVICE RD"
198± L.F./40'= (5) LARGE MATURING TREES REQUIRED
(5) NEW TREES
(0) EXISTING TREES
IF OVERHEAD DISTRIBUTION LINES EXIST, ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 25 FT. OF LINES. OTHERWISE 75% OF NEW TREES MUST BE LARGE MATURING.

INTERNAL TREE REQUIREMENTS

1 TREE/10,000 S.F. IMPERVIOUS AREA
IMPERVIOUS AREA = (27,801) S.F. (ASPHALT, CONC., ETC.)
IMPERVIOUS AREA = (6,000) S.F. (BUILDING)
IMPERVIOUS AREA = (33,801) S.F. (TOTAL)
LANDSCAPE AREA = (34,283) S.F. (50.4%)
SITE AREA = (68,084) S.F.
IMPERVIOUS AREA/10,000 S.F.= (4) TREES REQUIRED ((4) PROVIDED)

ATTENTION CONTRACTOR/LANDSCAPER:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 704-336-6769 OR URBAN FORESTER NAMED ON APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES.

TREE PLANTING NOTES

1. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM TREES MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
2. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
3. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL -OR- UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQ. FT. PER TREE).
4. LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREE CONFLICTS WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE **BEFORE** PLANTING.
5. PLEASE CALL 704-336-6769 FOR AN INSPECTION OT TREE PROTECTION AND/OR TREE PLANTING AREAS 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.

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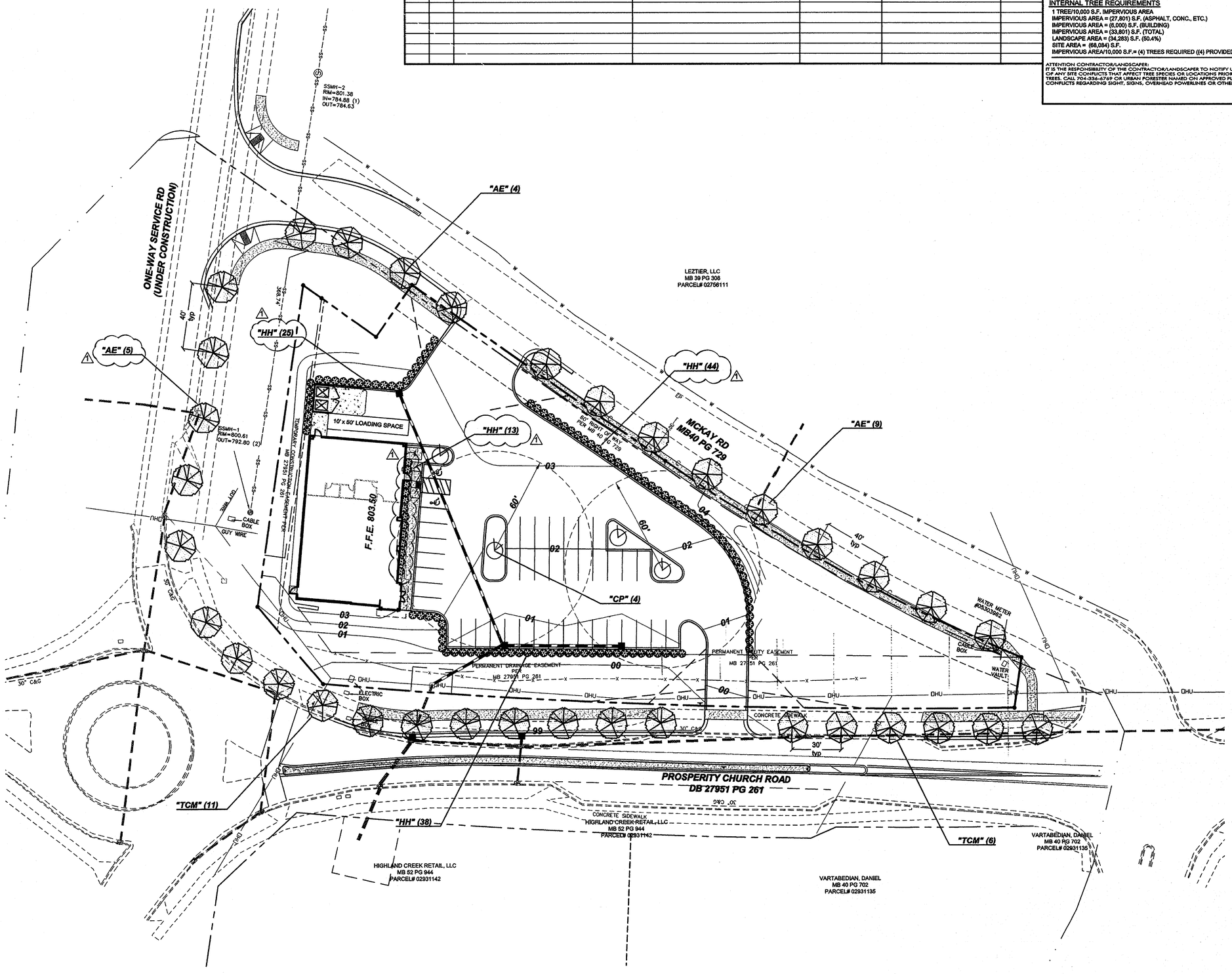


LANDSCAPE NOTES

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
2. ALL PLANTS SHALL BE COMPACT, UNIFORM, AND WELL GROWN. PLANTS SHALL NOT BE LOOSE, OPEN PLANTS. THE CLIENT'S LANDSCAPE ARCHITECT RESERVES THE RIGHT, IN OUR SOLE OPINION, TO REJECT ANY AND ALL MATERIALS WHICH DO NOT MEET THESE REQUIREMENTS.
3. ALL PLANTING BEDS SHALL BE MULCHED A MINIMUM OF 4" WITH PINE NEEDLE MULCH.
4. ALL PLANTS SHALL BE FREE FROM DISEASE, INSECT INFESTATIONS, AND INJURIES.
5. ALL PLANT BEDS SHALL HAVE A 4" V-CUT TRENCH INSTALLED AT THE PERIMETER OF THE BED.
6. CONTRACTOR MUST PROVIDE A ONE YEAR WRITTEN GUARANTEE FOR ALL PLANT MATERIALS FROM THE DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
7. THE SPECIES, VARIETIES, AND SIZE LISTED SHALL BE PROVIDED AS SPECIFIED. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON WRITTEN APPLICATION BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT, AND WHEN APPROVAL BY SAID LANDSCAPE ARCHITECT IS IN WRITING.
8. SYMBOLS: B&B = BALLED AND BURLAPPED; O.C. = ON CENTER; GAL. = GALLON CONTAINER, M.S. = MULTI-STEM; HT. = HEIGHT, CAL. = CALIPER.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANTS ILLUSTRATED ON THE PLANTING PLAN. IF ANY DISCREPANCIES EXIST BETWEEN THE QUANTITIES LISTED ON THE PLANT LIST AND THE QUANTITIES SHOWN ON THE PLAN, THE CONTRACTOR SHALL PROVIDE ALL QUANTITIES ILLUSTRATED ON THE PLAN. IF ANY PLANTS ARE SHOWN NOT LABELED, THE CONTRACTOR SHALL VERIFY THE PLANT IDENTITY WITH THE LANDSCAPE ARCHITECT AND THESE PLANTINGS SHALL BE INCLUDED IN THE CONTRACTOR'S INITIAL BID.
10. SOIL AMENDMENTS SHALL BE UNIFORMLY SPREAD AND CULTIVATED THOROUGHLY BY A MECHANICAL TILLER INTO THE TOP 12" OF SOIL THROUGHOUT SHRUB BEDS.
11. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING OF ALL SOIL CONDITIONS THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANT MATERIALS. PROPER DRAINAGE MUST BE ASSURED.
12. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.
13. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX -OR- UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
14. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE REMOVED FROM ROOT BALL PRIOR TO BACK FILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
15. ALL SIGNAGE AND SITE LIGHTING TO BE COORDINATED AROUND THE TREES LOCATED ON THE PLANTING PLAN. ALL TREES SHOWN ON THE PLANTING PLAN MUST GO IN AS SPECIFIED. ANY CHANGES TO THE PLANTING PLAN COULD RESULT IN A DELAY IN RECEIVING AND OCCUPANCY PERMIT.
16. CONSULT PLANT LIST FOR PLANT SIZES AND SPECIFICATIONS.
17. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO INSTALLATION. NOTIFY ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
18. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANS. QUANTITIES ARE FOR CONVENIENCES ONLY.
19. MULCH TO BE PINE NEEDLES.
20. GENERAL CONTRACTOR TO SEED ALL DISTURBED AREAS BEYOND PARKING LOT PERIMETER. LANDSCAPE CONTRACTOR SHALL SEED ALL AREAS WITHIN PARKING AS NOTED.
21. CONTRACTOR MAY CONTACT THE CITY INSPECTOR FOR A PRELIMINARY MEETING TO NEGOTIATE CREDIT FOR EXISTING TREES IN THE BUFFER AREA.

TREE PROTECTION NOTES

1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING, OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
2. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS (CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES, APPENDIX 9) OR LAND DEVELOPMENT STANDARDS MANUAL 40.04.
3. BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL 704-336-__FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
4. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 IN. OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
5. BRUSH, VINES, AND SMALL TREES (<8"Ø, OR AS SMALL AS 2" CALIPER) MAY BE HAND CLEARED ONLY CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP 6 FT. (AT LEAST 2/3 OF THE BRANCHES SHOULD BE LEFT) TO IMPROVE VISIBILITY.
6. EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH SHARP PRUNING TOOL; BACKFILL ASAP TO MINIMIZE EXPOSURE TO THE AIR.
7. TREE PROTECTION FENCE IS TO BE LOCATED 1 FT. PER TREE DIA. INCH AWAY FROM THE TREE IN THE SETBACK OR RIGHT-OF-WAY.
8. 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 REMOVAL OF ANY RIGHT-OF-WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND & LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704)336-6692 FOR REQUIRED PERMITS.

DRAWING INFORMATION

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

North Carolina One-Call Center
Call 811 Before You Dig

ATTACHED TO ADMINISTRATIVE APPROVAL
JUN 3 1 2014
BY: DEBRA CAMPBELL

BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS
5950 Fairview Rd.•Suite 100•Charlotte, NC 28210
Phone: (704) 553-8881•Fax: (704)553-8860
Firm License #C-1157

Engineer's Seal:
NORTH CAROLINA PROFESSIONAL SEAL 12557 ENGINEER CARLTON T. BURTON
7-28-14

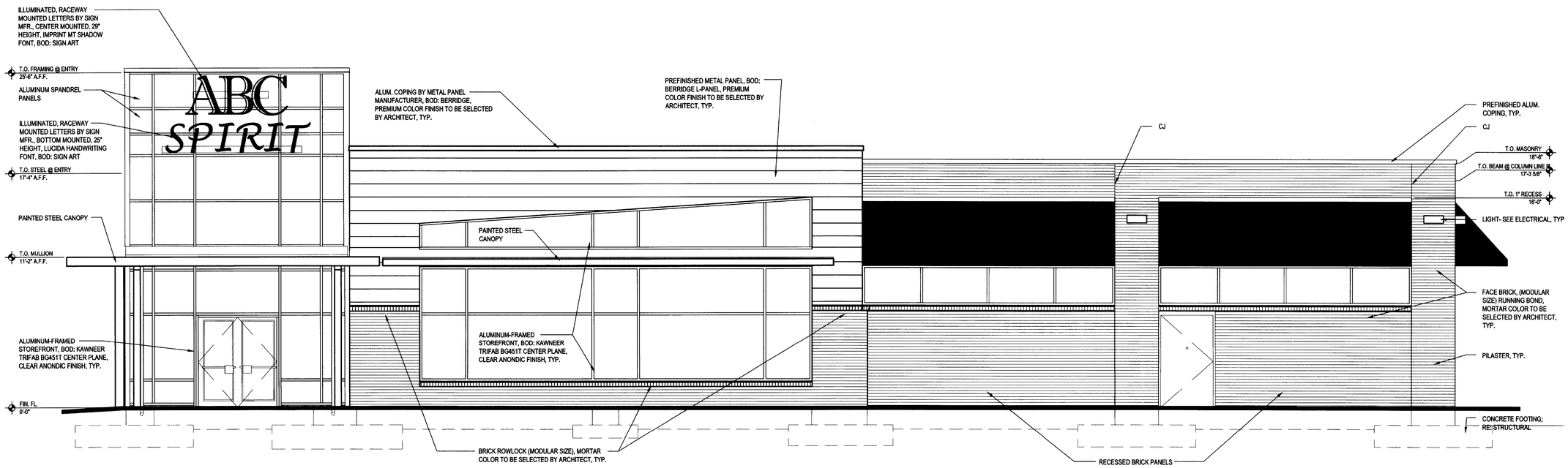
Project: ABC STORE - HIGHLAND CREEK
5715 PROSPERITY CHURCH RD
CHARLOTTE, NORTH CAROLINA

Sheet Title: LANDSCAPE PLAN

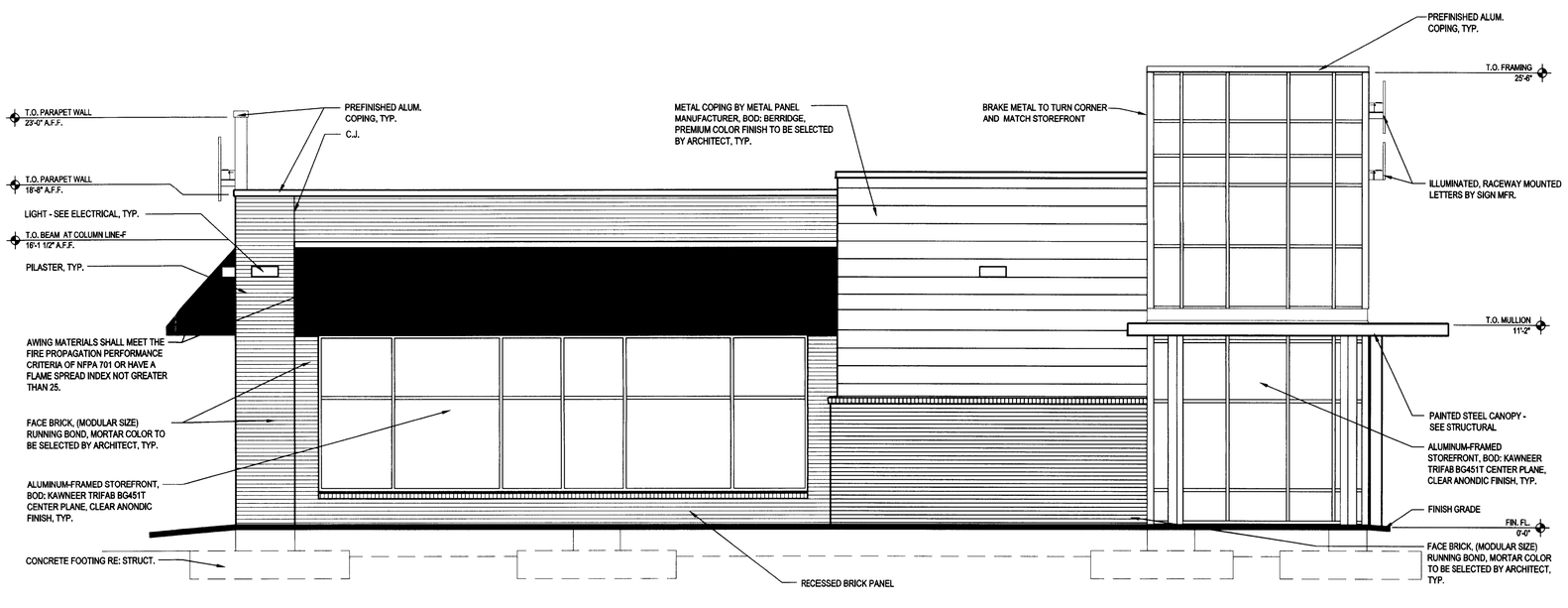
Engineer	CTB
Drawn By	ChB
Date	03/18/14
Revisions	1 - 05/14/14 - ADMIN REVIEW COMMENTS
Project Number	380-017

L1
Sheet 1 of X

P:\DWG\380-017 ABC HIGHLAND CREEK\SITE PLAN DXF\N_RECOVERLDWG 7-LANDSCAPE 7/28/2014 1:53:01 PM LANIER-LT.CTB CHASE



1 / A201 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0" RE: A101



9 / A201 **EAST ELEVATION**
SCALE: 1/4" = 1'-0" RE: A101

neighboring concepts
ARCHITECTURE ■ PLANNING ■ INTERIORS

1230 West Morehead Street, Suite 204
Charlotte, North Carolina 28208
T:704.374.0916 F:704.342.3808

www.neighboringconcepts.com

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NEIGHBORING CONCEPTS, PLLC ARCHITECTURE CERT. NO. 51098 CHARLOTTE, NC

MECKLENBURG COUNTY ABC BOARD 1947 NORTH CAROLINA

ATTACHED TO ADMINISTRATIVE APPROVAL

JUL 31 2014

BY: DEBRA CAMPBELL

MECKLENBURG COUNTY ABC HIGHLAND CREEK STORE

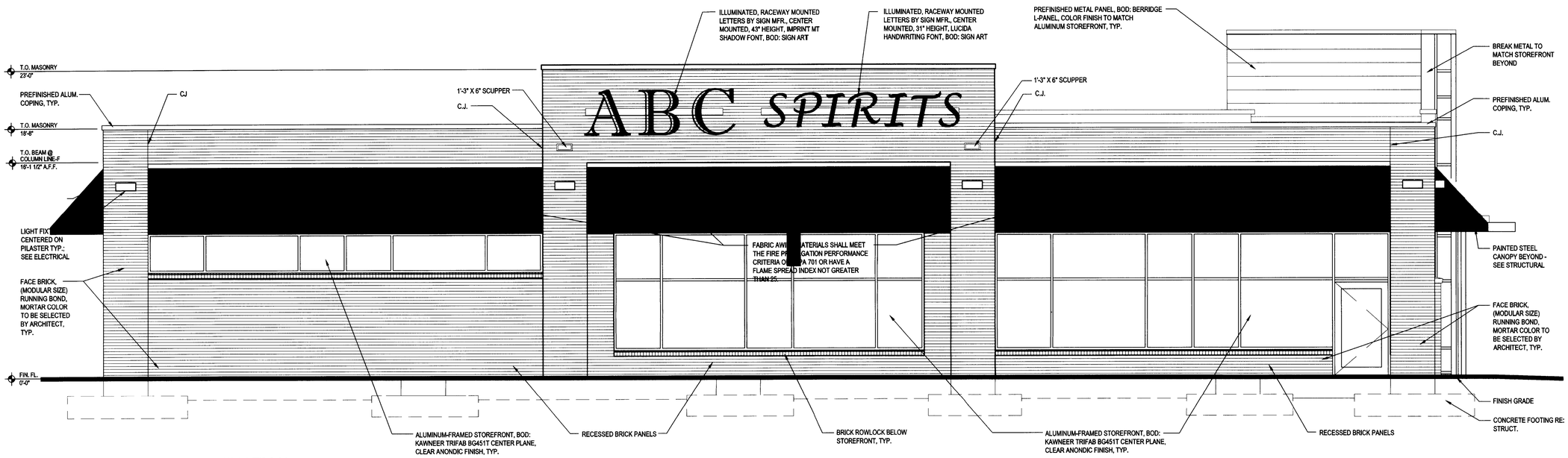
REV. 1 DATE
REV. 2 DATE
REV. 3 DATE
REV. 4 DATE
REV. 5 DATE
REV. 6 DATE
REV. 7 DATE
REV. 8 DATE

DOCUMENTS - FOR CONSTRUCTION

North & East Elevations

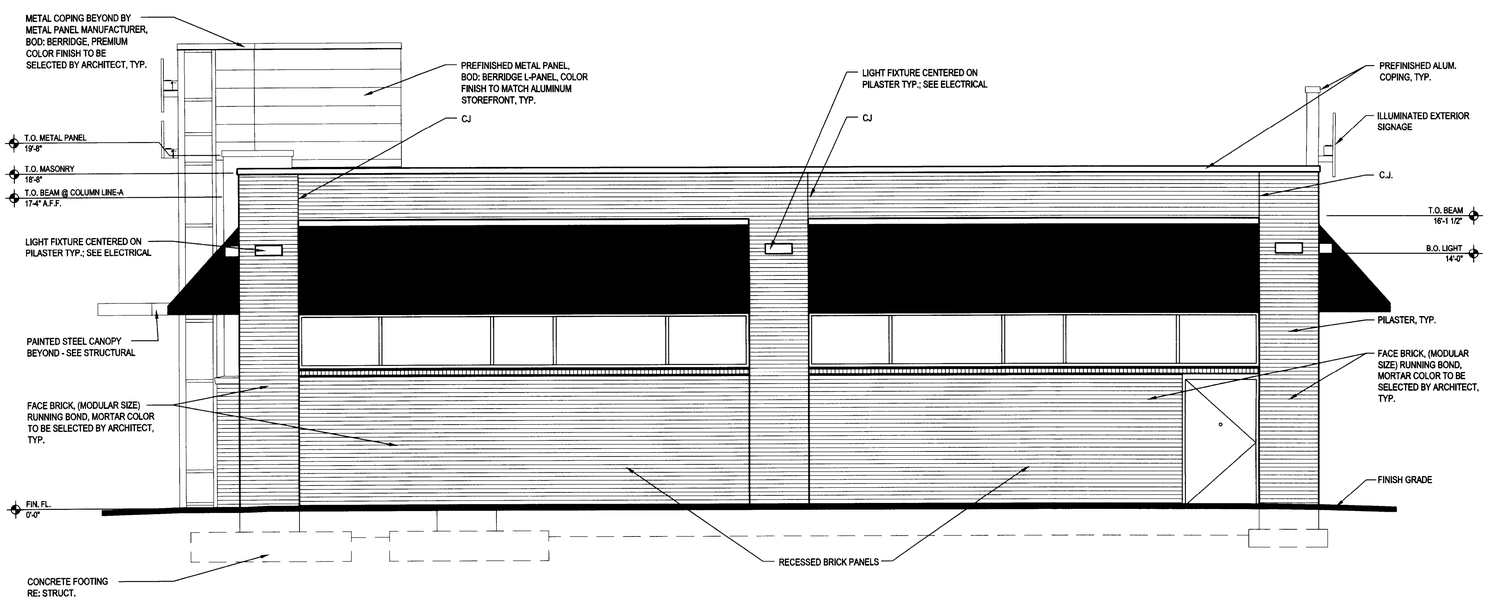
ISSUE DATE March 28, 2014
CHECKED
SHEET BY LCK
PROJECT NUMBER NC_13-021

A201



1 / A202 **SOUTH ELEVATION**

SCALE: 1/4" = 1'-0" RE: A101



9 / A202 **WEST ELEVATION**

SCALE: 1/4" = 1'-0" RE: A101

ATTACHED TO ADMINISTRATIVE APPROVAL

JUL 31 2014

BY: DEBRA CAMPBELL

neighboring concepts

ARCHITECTURE ■ PLANNING ■ INTERIORS

1230 West Morehead Street, Suite 204
Charlotte, North Carolina 28208
T:704.374.0916 F:704.342.3808

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MECKLENBURG COUNTY · ABC BOARD 1947 · NORTH CAROLINA

MECKLENBURG COUNTY ABC HIGHLAND CREEK STORE

REV. 1 DATE
REV. 2 DATE
REV. 3 DATE
REV. 4 DATE
REV. 5 DATE
REV. 6 DATE
REV. 7 DATE
REV. 8 DATE

DOCUMENTS - FOR CONSTRUCTION

South & West Elevations

ISSUE DATE March 28, 2014
CHECKED
SHEET BY LCK
PROJECT NUMBER NC_13-021

A202

CHARLOTTE

Charlotte-Mecklenburg Planning Department

DATE: September 14, 2015

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning Director

SAF EJ

SUBJECT: Administrative Approval for Petition No. 1995-051C & 2000-134 Childress Klein Properties, LLC.

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do 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.

- Proposed building elevations for a new retail building.
- Proposed site layout.

Reasons for Staff's support of the request:

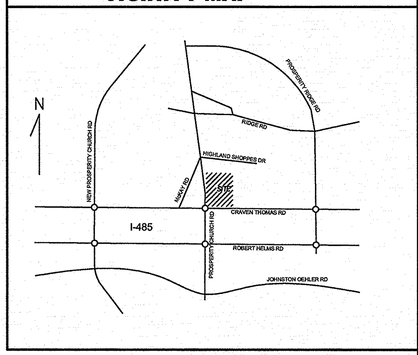
- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council and County Commissioners.

Note: All other Zoning, Subdivision, Tree Ordinances, conditional requirements, and Building Codes still apply.

Signage was note reviewed as part of this request.

www.charmeck.org
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

VICINITY MAP



PROJECT SUMMARY

PROPERTY

PROJECT NAME: HIGHLAND CREEK RETAIL

OWNER/DEVELOPER: HIGHLAND CREEK RETAIL, LLC

PLANS PREPARED BY: BURTON ENGINEERING ASSOCIATES PHONE #: (704)553-8881

ZONING: NS PETITION NO.: 2000-134 TAX PARCEL: 029-31-142

JURISDICTION: CHARLOTTE WATERSHED DISTRICT: CATAWBA

FEMA PANEL No.: 3710456900J FEMA PANEL DATE: 03/02/09 FLOOD ZONE: OUT

LOT SIZE: 1.139 ACRES

YARD REQUIREMENTS

SETBACK (FRONT): 14 FT. FROM B/C

SIDE YARD (L): 20 FT. SIDE YARD (R): 0 FT.

REAR YARD: 10 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 ONLY: NO YES

PAVEMENT COVERAGE: SEE LANDSCAPE PLAN

INTERIOR LANDSCAPING: SEE LANDSCAPE PLAN

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

BUILDING

PROPOSED USE: RETAIL

BUILDING HEIGHT: 20'-0" FEET, STORIES: 1

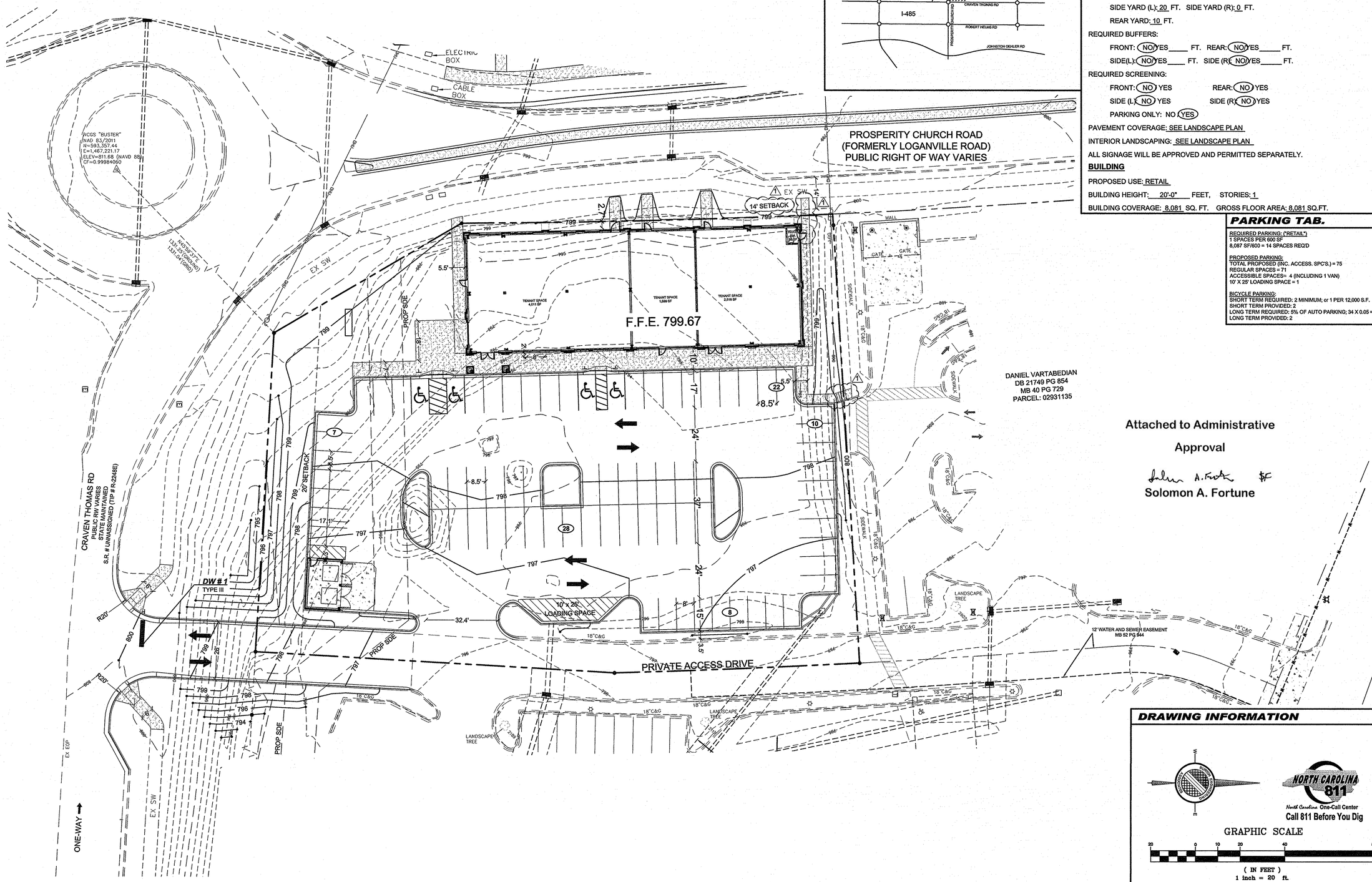
BUILDING COVERAGE: 8,081 SQ. FT. GROSS FLOOR AREA: 8,081 SQ.FT.

PARKING TAB.

REQUIRED PARKING: ("RETAIL")
1 SPACES PER 600 SF
8,087 SF/600 = 14 SPACES REQ'D

PROPOSED PARKING:
TOTAL PROPOSED (INC. ACCESS. SPC'S.) = 75
REGULAR SPACES = 71
ACCESSIBLE SPACES= 4 (INCLUDING 1 VAN)
10' X 25' LOADING SPACE = 1

BICYCLE PARKING:
SHORT TERM REQUIRED: 2 MINIMUM; or 1 PER 12,000 S.F.
SHORT TERM PROVIDED: 2
LONG TERM REQUIRED: 5% OF AUTO PARKING; 34 X 0.05 = 1.7
LONG TERM PROVIDED: 2



Attached to Administrative Approval

Solomon A. Fortune

DRAWING INFORMATION

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NORTH CAROLINA 811
North Carolina One-Call Center
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BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS
5950 Fairview Rd • Suite 100• Charlotte, NC 28210
Phone: (704) 553-8881• Fax: (704)553-8860
Firm License #C-1157

Engineer's Seal:

NORTH CAROLINA PROFESSIONAL SEAL 12557 ENGINEER CARLTON T. BURTON 8-24-15

Project: HIGHLAND CREEK RETAIL
5815 HIGHLAND SHOPPES DR
CHARLOTTE, NORTH CAROLINA

Sheet Title: SCHEMATIC SITE PLAN

Engineer	CTB
Drawn By	ChB
Date	07/29/15
Revisions	1 - 08/24/15 - ADMIN REVIEW COMMENTS
Project Number	597-001

AA1.0

Sheet 1 of 2

P:\DWG\597-001 HIGHLAND CREEK RETAIL\597-001 SITE PLAN 1.DWG AA-1 8/24/2015 2:28:55 PM LANIER-T.CTB CHASE

PLANTING SCHEDULE

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	PURPOSE	ROOT/CONTAINER	HEIGHT/SIZE	SPACING
LE	4	ULMUS PARVIFOLIA	LACEBARK ELM	INTERNAL TREE	B & B	2" CAL., MIN. 8' TALL	AS SHOWN
TP	8	LIRIODENDRON TULIPIFERA	POPLAR, TULIP	STREET TREE	B & B	3" CAL., MIN. 10' TALL, 6' CLEAR	40' O/C
RL	50	ILEX CRENATA 'ROTUNDIFOLIA'	'ROUNDLEAF' JAPANESE HOLLY	SCREENING	5 GAL.	2' H x 2' W	5' OC
TCM	2	LAGERSTROEMIA FAURIEI 'TUSCARORA'	'TUSCARORA' CRAPE MYRTLE	STREET TREE	B & B	2" CAL., MIN. 8' TALL, 5' CLEAR	30' O/C

STREET TREE'S TO HAVE A STRONG CENTRAL LEADER, NO TOPPING ALLOWED.

TREE REQUIREMENTS

CHAPTER 21 TREE ORDINANCE CODE SUMMARY
PERIMETER TREE REQUIREMENTS
PROSPERITY CHURCH RD
263± L.F./40'= (7) LARGE MATURING TREES REQUIRED
(6) NEW TREES
(0) EXISTING TREES
CRAVEN THOMAS RD
143± L.F./40'= (4) LARGE MATURING TREES REQUIRED
(6) NEW TREES
(0) EXISTING TREES

IF OVERHEAD DISTRIBUTION LINES EXIST, ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 25 FT. OF LINES. OTHERWISE 75% OF NEW TREES MUST BE LARGE MATURING.

INTERNAL TREE REQUIREMENTS
1 TREE/10,000 S.F. IMPERVIOUS AREA
IMPERVIOUS AREA = (28,460) S.F. (ASPHALT, CONC., ETC.)
IMPERVIOUS AREA = (8,087) S.F. (BUILDING)
IMPERVIOUS AREA = (34,547) S.F. (TOTAL)
LANDSCAPE AREA = (15,088) S.F. (30%)
SITE AREA = (49,614.84) S.F.
IMPERVIOUS AREA/10,000 S.F.= (4) TREES REQUIRED ((4) PROVIDED)

ATTENTION CONTRACTOR/LANDSCAPER:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 704-336-6769 OR URBAN FORESTER NAMED ON APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES.

TREE PLANTING NOTES

1. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM TREES MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
2. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
3. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL -OR- UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQ. FT. PER TREE).
4. LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREE CONFLICTS WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE **BEFORE** PLANTING.
5. PLEASE CALL 704-336-6769 FOR AN INSPECTION OT TREE PROTECTION AND/OR TREE PLANTING AREAS 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.

URBAN FORESTRY NOTES

CHARLOTTE URBAN FORESTRY - TREE PLANTING AND PRESERVATION REQUIREMENTS
PLANT MATERIAL
1. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 8' TALL FOR SINGLE-STEM TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM, 13. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 10' TALL. WHERE 3" SINGLE-STEM CALIPER TREES ARE SPECIFIED/REQUIRED THE MINIMUM HEIGHT SHALL BE 10' TALL, IF MULTI-STEM TREES ARE SPECIFIED THEN THEY SHALL BE A MINIMUM OF 12' TALL.

2. ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN ¼ INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/FLARE FROM WILL NOT BE ACCEPTED (CLDS.40.09).

3. SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY URBAN FORESTRY.

4. ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.

5. PERIMETER TREES IN URBAN ZONES SHALL BE 3" IN CALIPER AND BE FREE OF BRANCHES UP TO 6' FROM THE TOP OF THE BALL.

6. A MINIMUM OF 50% OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN 20 TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE (3 OR MORE) SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.

7. 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS.

PLANTING REQUIREMENTS
8. SEE CLDS 40.01 (ON PLAN) FOR DETAILED TREE PLANTING REQUIREMENTS.

9. PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING. SEE CLDS 40.01 FOR APPROVED STAKING METHOD/MATERIALS.

10. ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.

11. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR TILL AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER LARGE MATURE TREE AND 200 SQUARE FEET PER SMALL MATURE TREE).

12. REVIEW SOIL REQUIREMENTS IN THE TREE ORDINANCE GUIDELINES AT: HTTP://LANDPERMITS.CHARMECK.ORG THEN CLICK TREES.

UTILITY ISSUES
13. LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

14. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES.

15. NO LIGHT POLES, UTILITY POLES OR TRANSFORMERS CAN BE INSTALLED IN TREE ISLANDS.

16. COMMERCIAL SCALE LIGHTING (> 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 30' FROM A TREE. PEDESTRIAN SCALE LIGHTING (≤ 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 15' FROM A TREE. SHOW SITE LIGHTING ON LANDSCAPE PLAN.

TREE SAVE AND PRESERVATION
17. TREE PROTECTION MUST BE INSTALLED AND VERIFIED BY URBAN FORESTRY PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.

18. SHOW TREE PROTECTION AND TREES SAVE AREAS ON EROSION CONTROL, GRADING AND LANDSCAPE PLAN SHEETS.

19. COMMERCIAL TREE SAVE AREAS MUST BE RECORDED ON A FINAL PLAT WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS BEFORE URBAN FORESTRY HOLDS CAN BE RELEASED. A 10' NO BUILD ZONE AROUND TREE SAVE AREAS MUST BE REFERENCED ON THE PLAT.

20. THE AREA OF ANY EASEMENTS (WATER, SEWER, UTILITY, ETC.) CAN NOT BE COUNTED TOWARD THE TREE SAVE REQUIREMENT.

21. ANY ALTERATIONS TO TREE SAVE AREAS MUST BE ACCOMPLISHED WITHOUT MECHANIZED EQUIPMENT.

22. NO STRUCTURE WILL BE ALLOWED WITHIN 10' OF TREE SAVE AREAS UNLESS APPROVED BY URBAN FORESTRY.

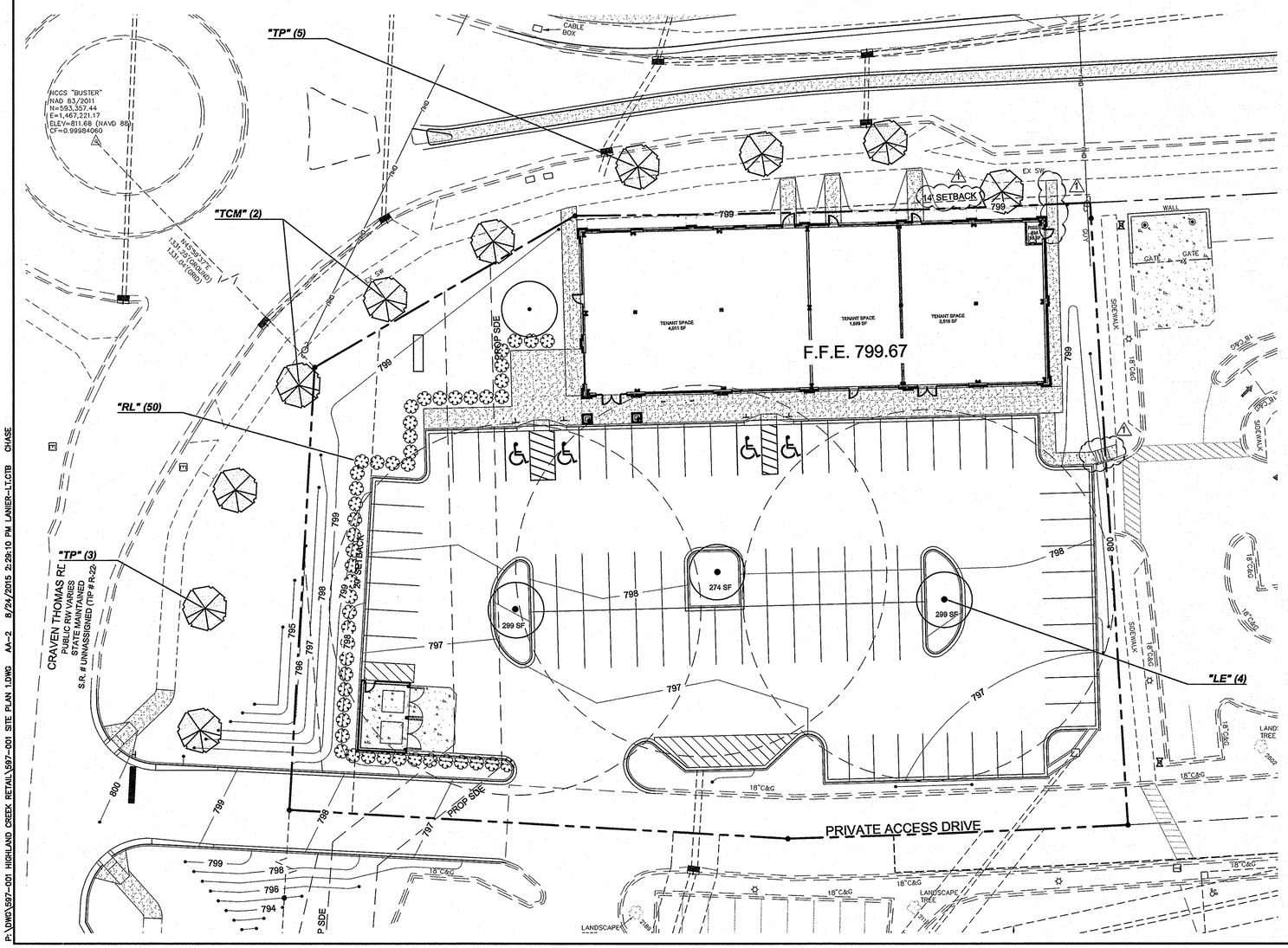
23. ALL TREES ON PUBLIC PROPERTY ARE PROTECTED AND REMOVAL MUST BE PERMITTED BY THE CITY ARBORIST (704)336-4262.

GENERAL
24. CALL (704) 336-3622 FOR AN INSPECTION OF TREE PROTECTION/PLANTING AREAS, A MINIMUM OF 5 DAYS BEFORE A CO IS NEEDED.

25. VISIT CITY OF CHARLOTTE'S LAND DEVELOPMENT WEBSITE FOR ADDITIONAL INFORMATION AND URBAN FORESTRY REQUIREMENTS: HTTP://LANDPERMITS.CHARMECK.ORG THEN CLICK TREES.

LANDSCAPE NOTES

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
2. ALL PLANTS SHALL BE COMPACT, UNIFORM, AND WELL GROWN. PLANTS SHALL NOT BE LOOSE, OPEN PLANTS. THE CLIENT'S LANDSCAPE ARCHITECT RESERVES THE RIGHT, IN OUR SOLE OPINION, TO REJECT ANY AND ALL MATERIALS WHICH DO NOT MEET THESE REQUIREMENTS.
3. ALL PLANTING BEDS SHALL BE MULCHED A MINIMUM OF 4" WITH PINE NEEDLE MULCH.
4. ALL PLANTS SHALL BE FREE FROM DISEASE, INSECT INFESTATIONS, AND INJURIES.
5. ALL PLANT BEDS SHALL HAVE A 4" V-CUT TRENCH INSTALLED AT THE PERIMETER OF THE BED.
6. CONTRACTOR MUST PROVIDE A ONE YEAR WRITTEN GUARANTEE FOR ALL PLANT MATERIALS FROM THE DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
7. THE SPECIES, VARIETIES, AND SIZE LISTED SHALL BE PROVIDED AS SPECIFIED. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON WRITTEN APPLICATION BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT, AND WHEN APPROVAL BY SAID LANDSCAPE ARCHITECT IS IN WRITING.
8. SYMBOLS: B&B = BALLED AND BURLAPPED; O.C. = ON CENTER; GAL. = GALLON CONTAINER, M.S. = MULTI-STEM; HT. = HEIGHT, CAL. = CALIPER.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANTS ILLUSTRATED ON THE PLANTING PLAN. IF ANY DISCREPANCIES EXIST BETWEEN THE QUANTITIES LISTED ON THE PLANT LIST AND THE QUANTITIES SHOWN ON THE PLAN, THE CONTRACTOR SHALL PROVIDE ALL QUANTITIES ILLUSTRATED ON THE PLAN. IF ANY PLANTS ARE SHOWN NOT LABELED, THE CONTRACTOR SHALL VERIFY THE PLANT IDENTITY WITH THE LANDSCAPE ARCHITECT AND THESE PLANTINGS SHALL BE INCLUDED IN THE CONTRACTOR'S INITIAL BID.
10. SOIL AMENDMENTS SHALL BE UNIFORMLY SPREAD AND CULTIVATED THOROUGHLY BY A MECHANICAL TILLER INTO THE TOP 12" OF SOIL THROUGHOUT SHRUB BEDS.
11. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING OF ALL SOIL CONDITIONS THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANT MATERIALS. PROPER DRAINAGE MUST BE ASSURED.
12. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.
13. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX -OR- UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
14. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE REMOVED FROM ROOT BALL PRIOR TO BACK FILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
15. ALL SIGNAGE AND SITE LIGHTING TO BE COORDINATED AROUND THE TREES LOCATED ON THE PLANTING PLAN. ALL TREES SHOWN ON THE PLANTING PLAN MUST GO IN AS SPECIFIED. ANY CHANGES TO THE PLANTING PLAN COULD RESULT IN A DELAY IN RECEIVING AND OCCUPANCY PERMIT.
16. CONSULT PLANT LIST FOR PLANT SIZES AND SPECIFICATIONS.
17. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO INSTALLATION. NOTIFY ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
18. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANS. QUANTITIES ARE FOR CONVENIENCES ONLY.
19. MULCH TO BE PINE NEEDLES.
20. GENERAL CONTRACTOR TO SEED ALL DISTURBED AREAS BEYOND PARKING LOT PERIMETER. LANDSCAPE CONTRACTOR SHALL SEED ALL AREAS WITHIN PARKING AS NOTED.
21. CONTRACTOR MAY CONTACT THE CITY INSPECTOR FOR A PRELIMINARY MEETING TO NEGOTIATE CREDIT FOR EXISTING TREES IN THE BUFFER AREA.



Attached to Administrative Approval

Solomon A. Fortune

DRAWING INFORMATION

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH CAROLINA 811
North Carolina One-Call Center
Call 811 Before You Dig

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BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS
5950 Fairview Rd • Suite 100 • Charlotte, NC 28210
Phone: (704) 553-8881 • Fax: (704)553-8860
Firm License #C-1157

Engineer's Seal:
NORTH CAROLINA PROFESSIONAL SEAL 12557 ENGINEER CHARLTON T. BURTON
8-24-15

Project
HIGHLAND CREEK RETAIL
5815 HIGHLAND SHOPPES DR
CHARLOTTE, NORTH CAROLINA

Sheet Title
LANDSCAPE PLAN

Engineer	CTB
Drawn By	ChB
Date	07/29/15
Revisions	1 - 08/24/15 - ADMIN REVIEW COMMENTS
Project Number	597-001

AA-2
Sheet 2 of 2

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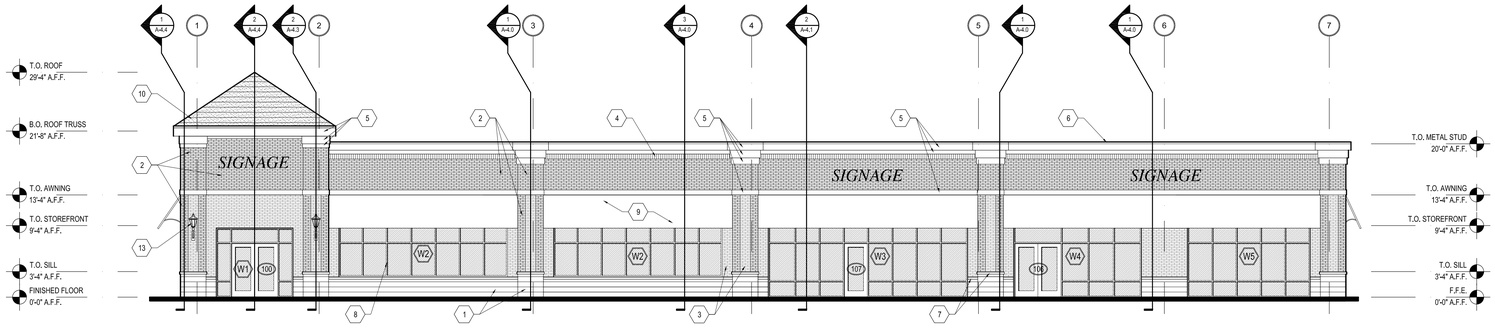
KEYED NOTES

1. SPLIT FACE MASONRY VENEER - JOHNSON OR APPROVED EQUAL - COLOR TO BE SELECTED BY ARCHITECT
2. BRICK VENEER - TAYLOR OR APPROVED EQUAL - COLOR #1 TO BE SELECTED BY ARCHITECT
3. BRICK VENEER - TAYLOR OR APPROVED EQUAL - COLOR #2 TO BE SELECTED BY ARCHITECT
4. BRICK VENEER - SOLIDER COURSE - TAYLOR OR APPROVED EQUAL - COLOR #1 TO BE SELECTED BY ARCHITECT
5. DRAINABLE EIFS - DRYVIT OR APPROVED EQUAL - COLOR #1 TO BE SELECTED BY ARCHITECT
6. PREFINISHED ALUMINUM METAL COPING - COLOR TO MATCH ADJACENT MATERIAL
7. CAST STONE SILL - COLOR TO BE SELECTED BY ARCHITECT
8. ALUMINUM STOREFRONT SYSTEM WITH CLEAR GLAZING - KAWNEER OR APPROVED EQUAL - COLOR/FINISH TO BE SELECTED BY ARCHITECT. TENANTS TO SUBMIT PROPOSED LOCATIONS OF WINDOW FILM OR ALTERNATE TREATMENTS WITH UFFIT SUBMITTAL.
9. CANVAS AWNING WITH ALUMINUM FRAME - SUNBRELLA OR APPROVED EQUAL - COLOR TO BE SELECTED BY ARCHITECT
10. ASPHALT SHINGLE ROOFING - COLOR TO BE SELECTED BY ARCHITECT
11. PREFINISHED METAL OVERFLOW SCUPPER BOX - COLOR TO BE SELECTED BY ARCHITECT
12. HOLLOW METAL DOOR - PAINTED - COLOR TO BE SELECTED BY ARCHITECT
13. LIGHT FIXTURE - FIXTURE TO MATCH SCONCE LIGHTING ON EXISTING SHOPPING CENTER - SEE ELECTRICAL
14. LIGHT FIXTURE - SEE ELECTRICAL



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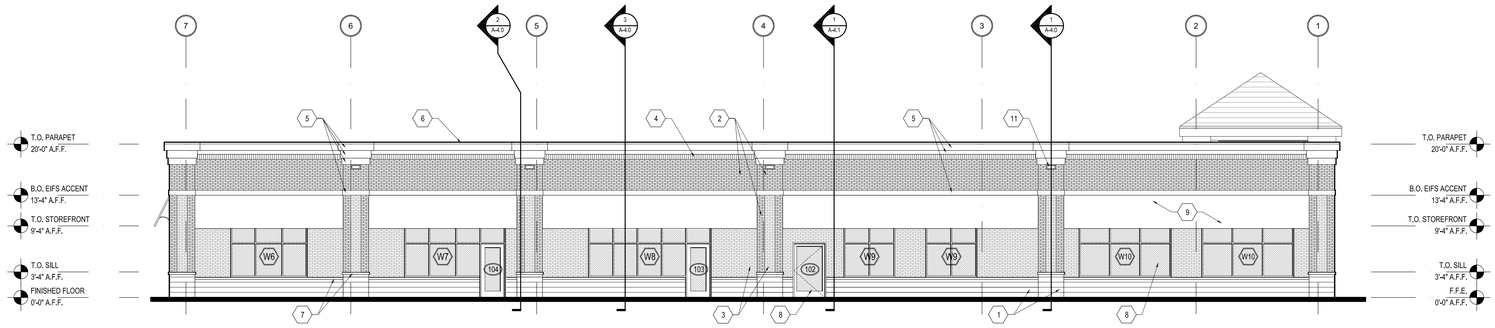

2 A3.0 WEST ELEVATION
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Attached to Administrative Approval

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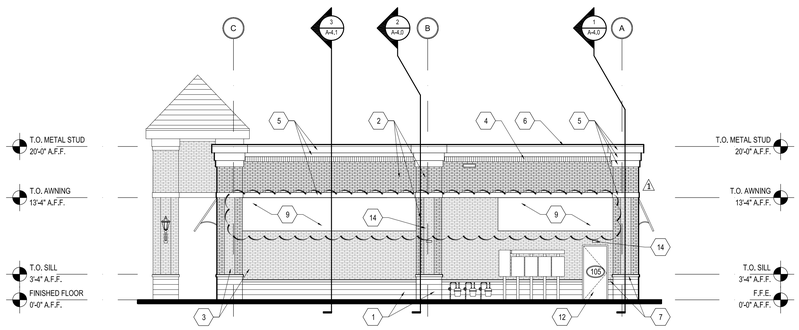

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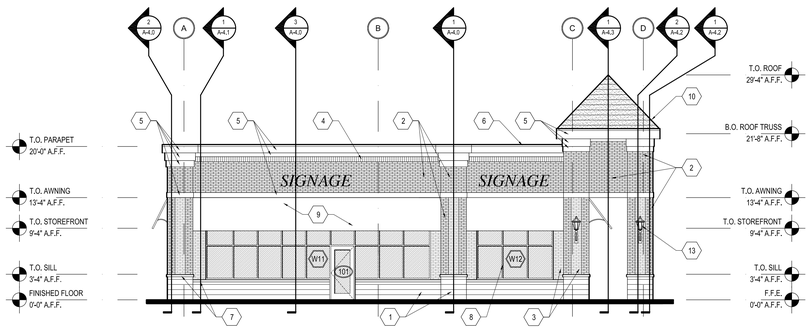

4 A3.0 SOUTH ELEVATION
Scale: 1/8"=1'-0"

ROBERT JOHNSON
architects
1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058
F 704 / 342.3043

STAMPS

ROBERT LEE JOHNSON JR. REGISTERED ARCHITECT 5612 NORTH CAROLINA CHARLOTTE, NC
8.24.15

ROBERT JOHNSON ARCHITECT, INC. CERT NO. 526 NORTH CAROLINA CHARLOTTE, NC

CONSULTANT

SHOPPES AT HIGHLAND CREEK

CHARLOTTE, NC

PROJECT NUMBER 1514

ISSUE DATE

FOR CONSTRUCTION	08.24.15
1 REVISED PER COUNTY	09.10.15

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CHECKED BY:	RJ
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SHEET TITLE

EXTERIOR ELEVATIONS

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SHEET NUMBER

A3.0