



Charlotte-Mecklenburg Planning, Design, & Development

DATE: February 25, 2021

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2007-008 Lauth Property Group

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.

- To allow an increase of 1,000 square feet per Chapter Six section 6.207 to for Parcel A to allow an overall total of 78,000 Square feet.

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.

Signage was not reviewed as part of this request.



02 February 2021

Mr. Solomon Fortune
Project Manager
Charlotte Mecklenburg Planning Department
Charlotte Development Center
600 East Fourth Street – 1st Floor
Charlotte, NC 28202

Attached to Administrative
Approval

Solomon A. Fortune SF
Solomon A. Fortune

Re: Parcel 055-191-04
Administrative Amendment to Rezoning Petition No. 2007-008

Dear Solomon,

FMK Architects on behalf of CaroMont Health would like to request the following amendment to Rezoning Petition No. 2007-008 approved site plan (as attached):

Replace item #2(a) under “Development Standards” which reads:

2. Maximum Building Areas and Development Limitations

(a) Parcel A may be developed with up to 77,000 square feet of floor area along with related accessory uses.

With the following language:

2. Maximum Building Areas and Development Limitations

(a) Parcel A may be developed with up to 78,000 square feet of floor area along with related accessory uses.

All other Development Standard and the site plan itself remain unaltered and fully in force.

Sincerely,
FMK Architects

Neil C. Dixon
Neil C. Dixon, AIA | Principal



DEVELOPMENT SUMMARY

PARCELS	GROSS AC.	EXISTING ZONING	PROPOSED ZONING	SF LOTS	SF UNITS	RETAIL SF	OFFICE SF
A	11.74± AC.	R4	NS / LLWPA	-	-	77,000 MAX.	-
B	41.34± AC.	R4	MX-2 / LLWPA	67	179	-	-
OPEN SPACE	6.48± AC.	-	MX-2 / LLWPA	-	-	-	-
TOTAL	53.08± AC.	-	-	67	179	77,000 MAX.	-

**OVERALL DENSITY 6.0 D.U./A (6.0 DEN. UNITS/ ACRE)

PARKING SUMMARY
 REQUIRED SPACES: 302 PER CITY OF CHARLOTTE ZONING ORDINANCE
 PROVIDED SPACES: 350 (4.64 SPACES PER 1000 SF)

SURVEY DISCLAIMER

- BOUNDARY SURVEY PROVIDED BY RB PHARR AND ASSOCIATES, P.A.; 231 POST OFFICE DR., UNIT B-6, INDIAN TRAIL, N.C. 28079; TEL: (704) 821-4029; DATED MARCH 28, 2005.
- TOPOGRAPHY IS A COMBINATION OF MECKLENBURG COUNTY MAPPING/ GIS SERVICES VERSION 2002 AND FIELD RUN TOPOGRAPHY FROM R.B. PHARR PER NOTE 1.

- AREA TO BE REZONED 53.08± ACRES
- TAX PARCEL #'S - 055-191-01, 055-111-01, 055-111-02

See attached Administrative Amendment

DEVELOPMENT STANDARDS

General Provisions
 These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Lauth Property Group to accommodate development of a mixed use, pedestrian-friendly village type community on an approximately 53.08 acre site located on Moore's Chapel Road at I-485 (the "Site"). Development of the Site will be governed by the Technical Data Sheet, these Development Standards and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the NS zoning classification shall govern all development taking place on Parcel B of the Site and the regulations established under the Ordinance for the MX-2 zoning classification shall govern all development taking place on Parcel A of the Site subject to the Innovative development provisions outlined on the Technical Data Sheet.

1. Permitted Uses

- Parcel A of the Site may be devoted to retail, commercial, office, and/or restaurant uses together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the NS Zoning District.
- Parcel B of the Site may be devoted to single family detached homes, townhomes or condominiums for sale and/or multi family residential units together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the MX-2 Zoning District.

2. Maximum Building Areas and Development Limitations

- Parcel A may be developed with up to 90,000 square feet of floor area along with related accessory uses.
- Parcel B may be developed with up to 67 detached single family homes, up to 144 multi family units and up to 35 townhomes or condominiums for sale along with related accessory uses subject to the Ordinance provision outlined below in Section 4(g).

3. Setbacks, Side Yards and Rear Yards

All buildings constructed on Parcel A of the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the NS zoning district. All buildings constructed on Parcel B shall conform to the MX-2 requirements as modified by the Innovative provisions outlined on the Technical Data Sheet.

4. Design and Performance Standards

The development depicted on the Conceptual Master Plan is schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configuration, placement, and size of the building footprints, as well as the location of streets shown on the Conceptual Master Plan are schematic in nature and, subject to the provisions set forth below under Architectural Controls, may be altered or modified during design development and construction phases. Parking layouts may also be modified to accommodate final building locations to the extent permitted by the Ordinance.

(a) Architectural Controls

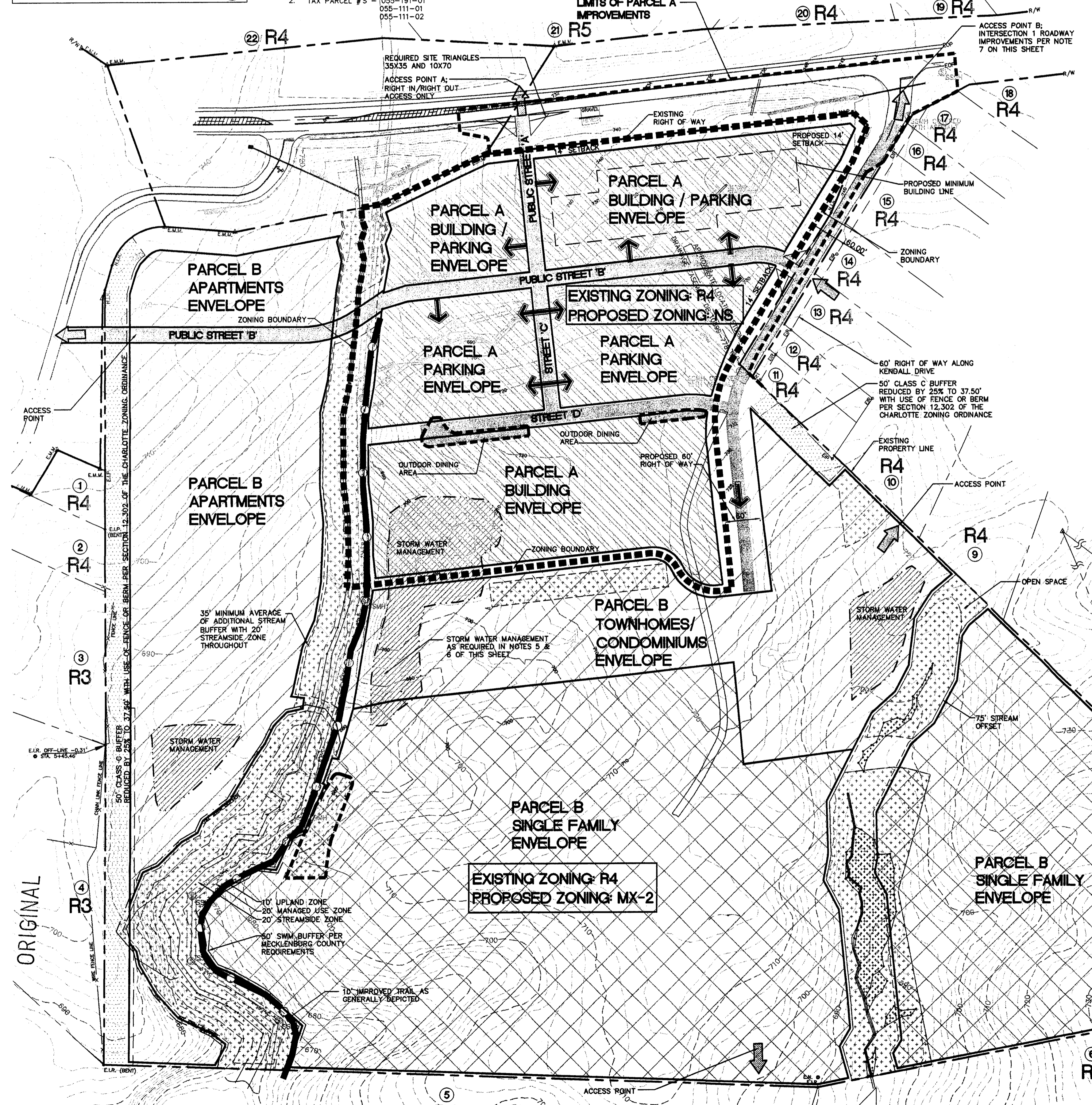
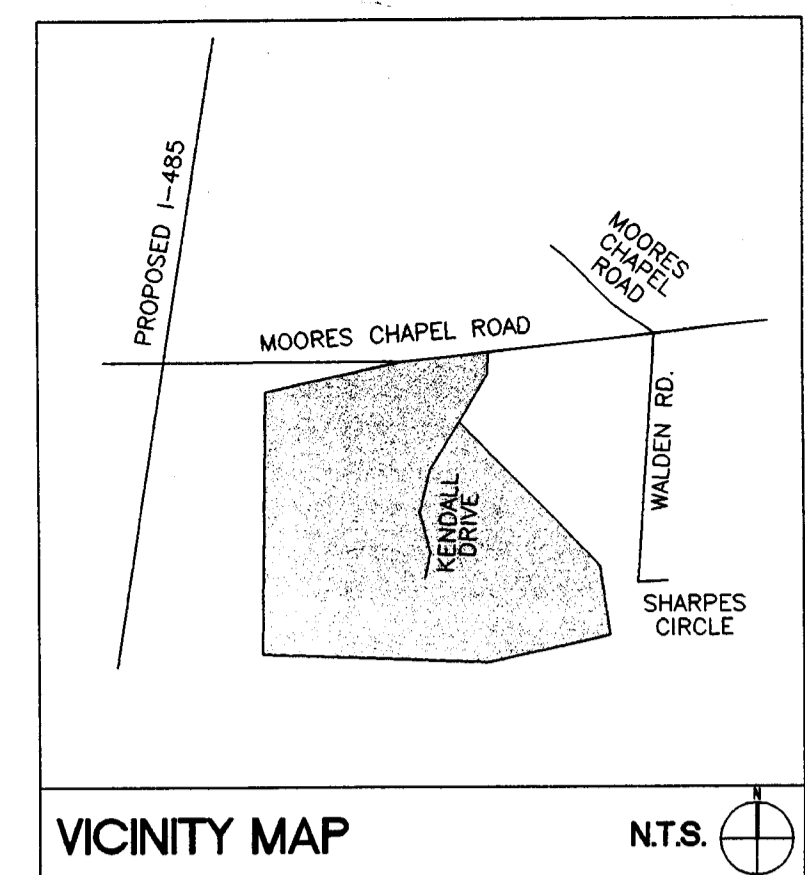
- Buildings constructed along Moore's Chapel Road, Kendall Road, Street "A" and Street "B" will contain non-opaque windows which face these streets. Large expanses of solid walls exceeding 20 linear feet shall be avoided through the introduction of articulated facades and other specially designed architectural elements. Within Parcel A, the sides of buildings oriented to Kendall Drive shall be finished in materials similar to the front of these buildings.
- Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall of the building may be substituted for a side.
- Any restaurant located within Parcel A will include an outdoor dining area, seating area, and courtyard.
- Landscaping and Screening
- Internal areas of the Site shall be landscaped in accordance with the requirements of the Code of the City of Charlotte.
- All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and adjoining properties as viewed from grade.
- All other screening and landscaping shall conform to the standards of the Ordinance.
- The Site shall conform to the City of Charlotte Tree Ordinance.
- Streetscape Treatment
- Within Parcel A, the streetscape treatment along Moore's Chapel Road, Kendall Drive, Street "A" and Street "B" will conform to the Ordinance and include large landscaping, supplemental shrubbery, sidewalks which are at least 6 feet in width and planting strips which are at least 8 feet in width.
- Within Parcel A, the streetscape treatment along Street "C" and Street "D" shall include 5 foot wide sidewalks and 6 foot wide planting strips on both sides of the street.
- Within Parcel B, Kendall Drive shall include 5 foot wide sidewalks and 6 foot wide planting strips on both sides of the street.
- Lighting
- All freestanding lighting fixtures installed within Parcel A will be uniform in design.
- The maximum height of any freestanding lighting fixture in Parcel A including its base, may not exceed 25 feet.
- All parking lot lighting in Parcel A shall be capped, downwardly directed and fully shielded.
- Any lighting attached to a building in Parcel A shall be capped and downwardly directed.
- Wall-mounted decorative light fixtures such as sconces are permitted.
- Pedestrian scale lighting of no more than 15 feet in height will be provided along all public and private streets.
- Parking
- Off-street parking and loading areas will satisfy the standards established under the Ordinance.
- On-street parking shall be permitted in accordance with normal City standards.
- While areas devoted to outdoor dining, courtyards and plazas within Parcel A are not included in the square footage maximum noted above, any off-street parking required by the Ordinance will be provided for these areas.

LEGEND

	ACCESS POINT
	INTERNAL ACCESS
	ZONING BOUNDARY
	EXISTING ZONING
	ADJACENT PROPERTY OWNER
	PARCEL A
	PARCEL B MULTI-FAMILY
	PARCEL B SINGLE FAMILY
	CLASS C BUFFER
	PARK/ OPEN SPACE

ADJACENT PROPERTY OWNERS:

- PEDRO HERNANDEZ AND ZENaida HERNANDEZ 1919 DILLING FARM RD CHARLOTTE, NC 28214 PARCEL ID#: 05549102
- JEANNE F ALWRAN 1927 DILLING FARM RD CHARLOTTE, NC 28214 PARCEL ID#: 05549103
- PEDRO HERNANDEZ AND ZENaida HERNANDEZ 9927 MOORES CHAPEL RD CHARLOTTE, NC 28214 PARCEL ID#: 05549104
- ANNA H BECK 209 LAMPLIGHTER LN MOUNT HOLLY, NC 28120 PARCEL ID#: 05549105
- MECKLENBURG WILD LIFE CLUB INC PO BOX 688404 CHARLOTTE, NC 28266 PARCEL ID#: 05550101
- LLC PAWTUCKETT GOLF CLUB 301 S MCDOWELL ST STE 315 CHARLOTTE, NC 28204 PARCEL ID#: 05518108
- BARBARA L DAVIS 1334 WALDORF RD CHARLOTTE, NC 28208 PARCEL ID#: 05512101
- FOSTER T TRUST DRAKEFORD AND (JOHN GRIFFING TRUSTEE) 516 SOUTH NEW HOPE RD GASTONIA, NC 28054 PARCEL ID#: 05512129
- FOSTER DRAKEFORD PO BOX 167 CHARLOTTE, NC 28297 PARCEL ID#: 05512112
- JOHN LEWIS SMALL 9201 KENDALL DR CHARLOTTE, NC 28214 Parcel ID#: 05512114
- ORION ESTATES 425 W BLVD CHARLOTTE, NC 28203 Parcel ID#: 05512122
- ROBERT D MCCULLOUGH 8054 FAYETTE ST PHILADELPHIA, PA 19150 Parcel ID#: 05512121
- KATIE M BELL 11614 SUNSHINE POND RD TAMPA, FL 33635 Parcel ID#: 05512120
- CHARLIE LYNNAH 1248 EDGEWOOD RD CHARLOTTE, NC 28214 Parcel ID#: 05512119
- RIGOBERTO ALVARDO AND MELISANDA ALVARDO 9301 KENDALL DR CHARLOTTE, NC 28214-9499 Parcel ID#: 05512118
- ROBERT EUGENE BOYD AND MARGARET W BOYD 9235 KENDALL DR CHARLOTTE, NC 28214 Parcel ID#: 05512117
- KENON SMITH AND MAMIE L SMITH 9225 KENDALL DR CHARLOTTE, NC 28214 Parcel ID#: 05512115
- JOHN LEWIS SMALL 9201 KENDALL DR CHARLOTTE, NC 28214 Parcel ID#: 05512115
- CLEAVE KIRKPATRICK CARR 8355 ROCKY RIVER RD HARRISBURG, NC 28075 Parcel ID#: 05511104
- FRED HEIRS MORRISON AND % SHIRLEY BOULWARE 2504 RACHEL ST # 3 CHARLOTTE, NC 28206-2452 Parcel ID#: 05511103
- NELLIE ROSE ASHFORD HILL AND BY WILL 1001 GORE ST CHARLOTTE, NC 28208 Parcel ID#: 05511129
- GAYNOR DEVELOPMENT CO AND % LEONARD STRAUSE PO BOX 11261 CHARLOTTE, NC 28220 Parcel ID#: 05511131



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LAUTH PROPERTY GROUP
 6805 Morrison Boulevard, Suite 390
 Charlotte
 North Carolina 28211

MOORES CHAPEL ROAD / I-485 REZONING

Charlotte
 North Carolina 28284

TECHNICAL DATA SHEET

Project No. 3186

ISSUED 05/10/05

Revised

08/22/05 - REZONING COMMENTS
 09/19/05 - REZONING COMMENTS - PUBLIC HEARING
 03/15/06 - REZONING COMMENTS
 07/07/06 - REZONING COMMENTS
 10/11/06 - REVISIONS PER OWNER
 12/18/06 - REZONING COMMENTS

APPROVED BY CITY COUNCIL

FEB 19 2007

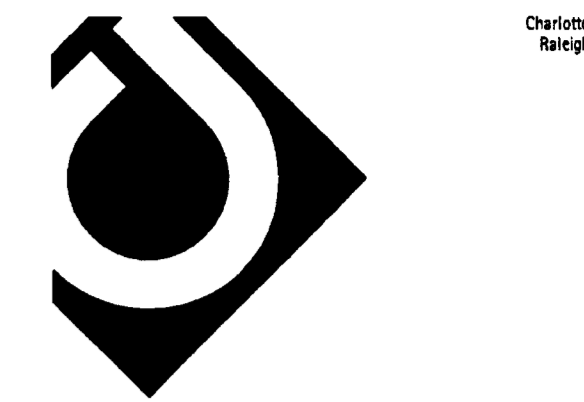
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RZ1.0 of 4

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MOORES CHAPEL ROAD / I-485 REZONING

FOR PUBLIC HEARING
 Petition No. 2005-121

SCHEMATIC SITE PLAN

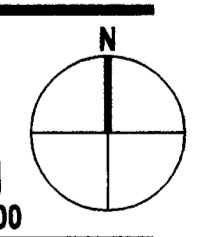
Project No.
 3186

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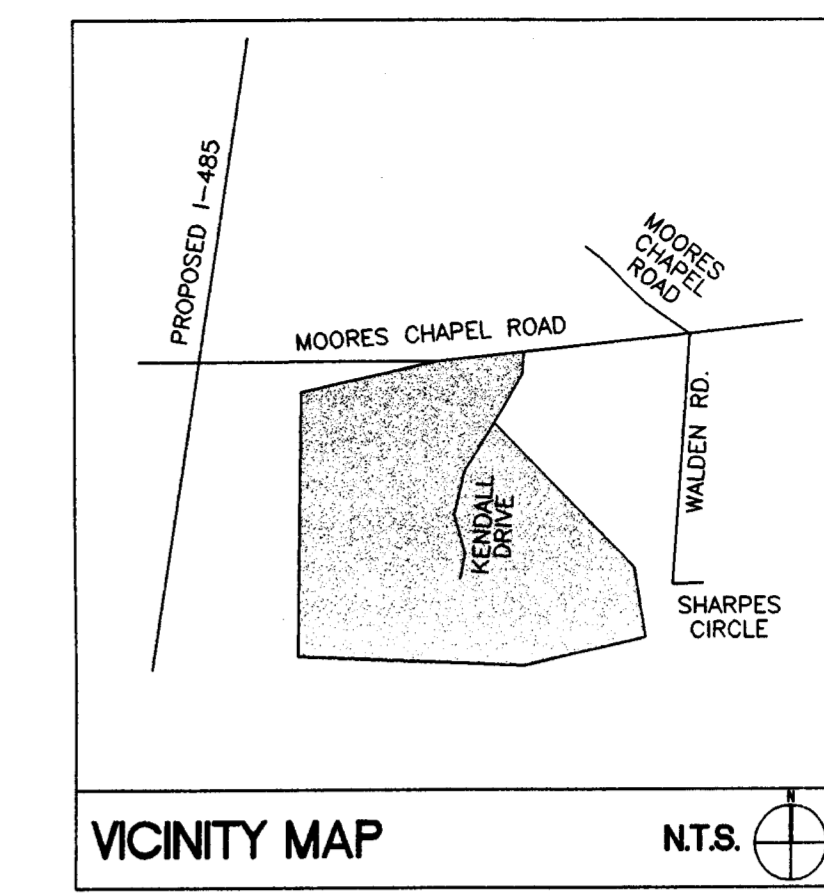
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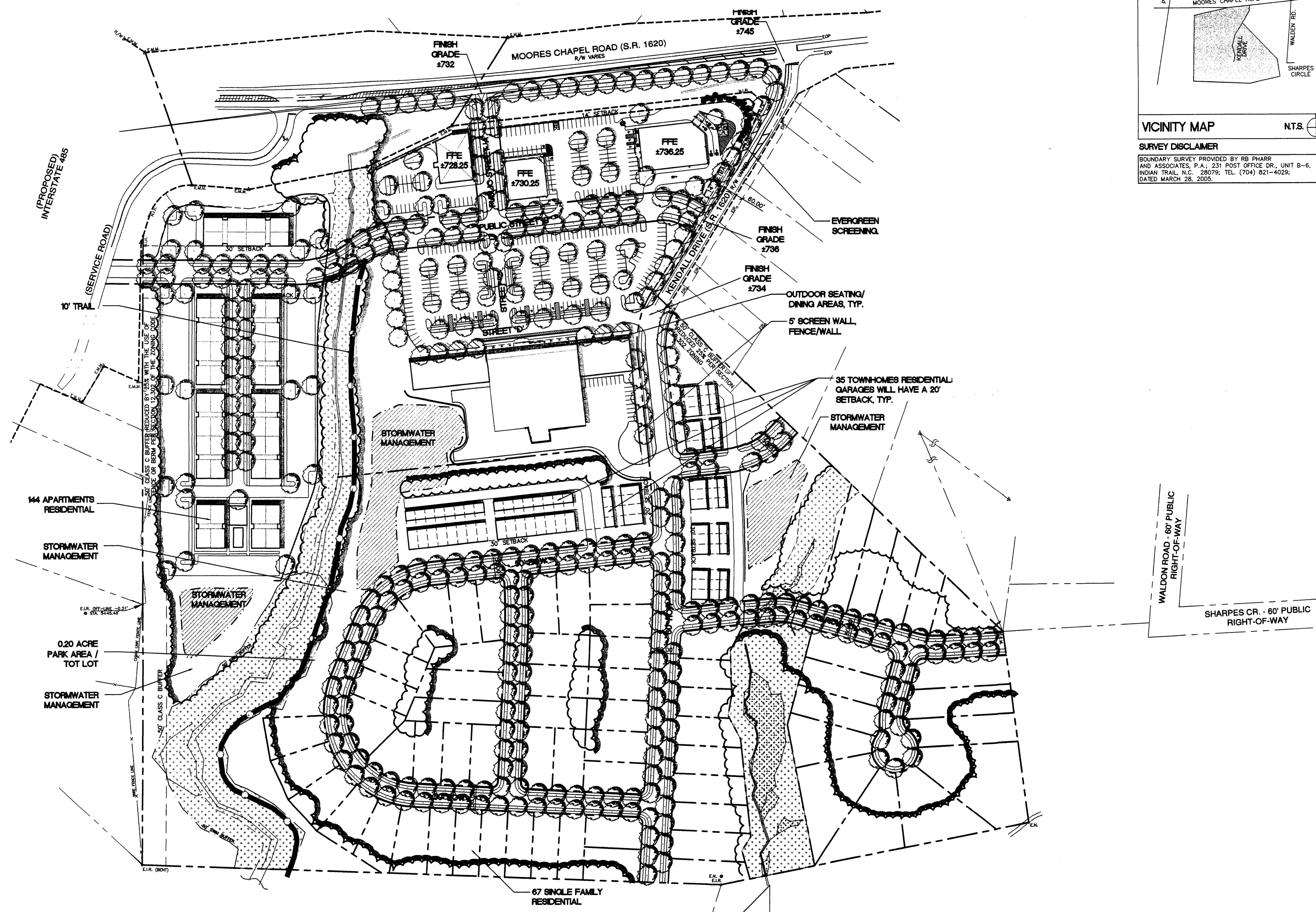
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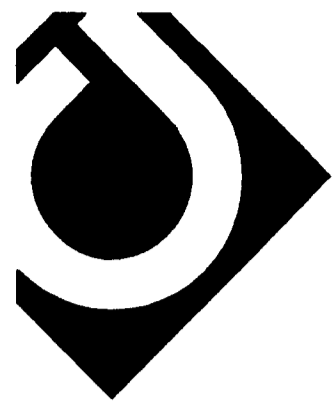
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ORIGINAL



Charlotte
Reimagined

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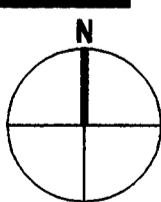
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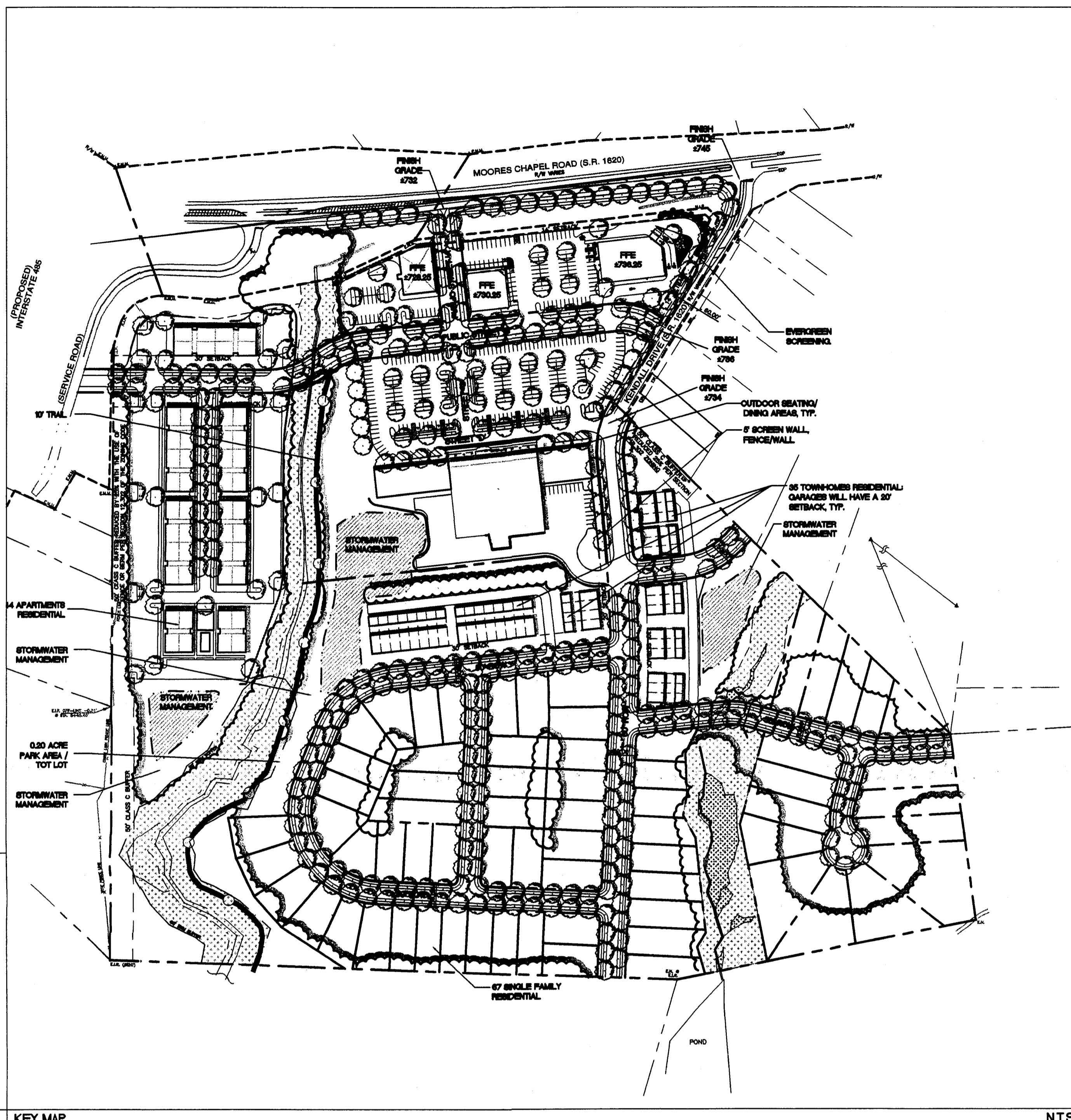
Revised
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07/07/06 - REZONING COMMENTS
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RZ3.0 of 4

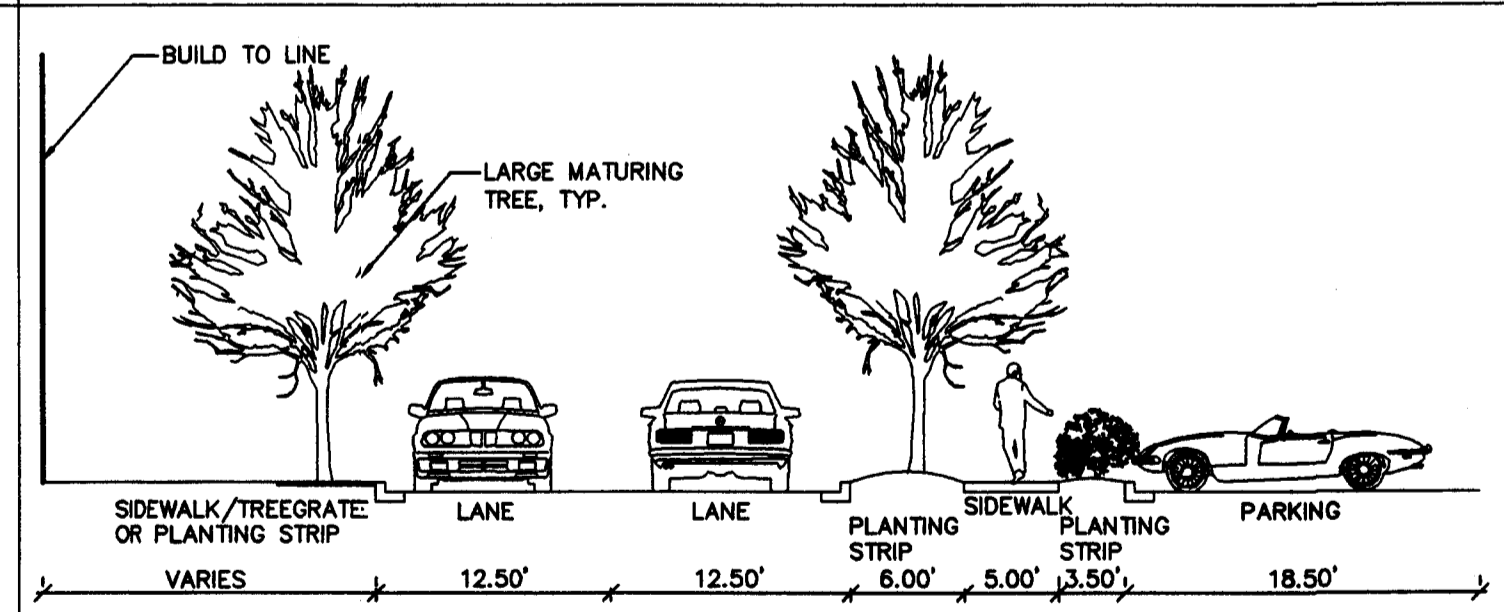
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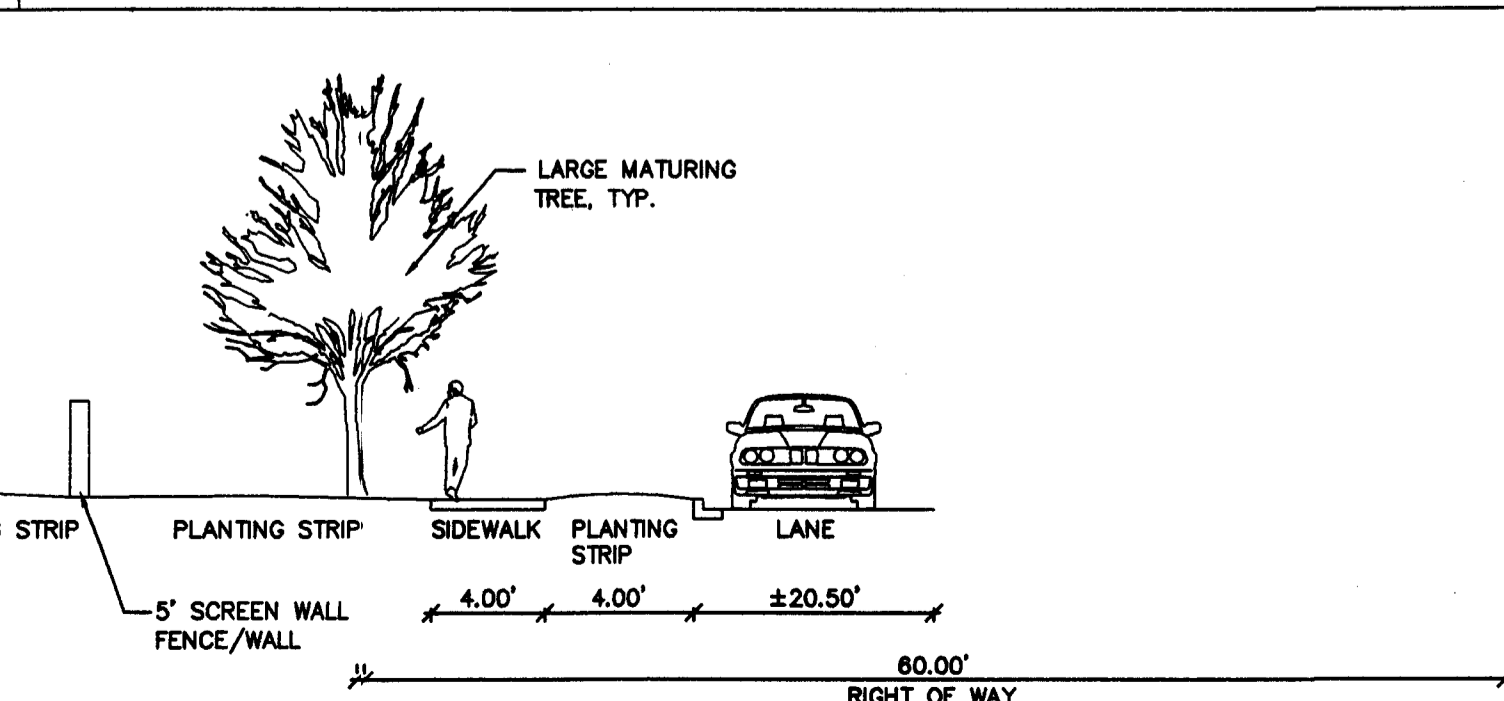
N.T.S. KEY MAP

N.T.S.



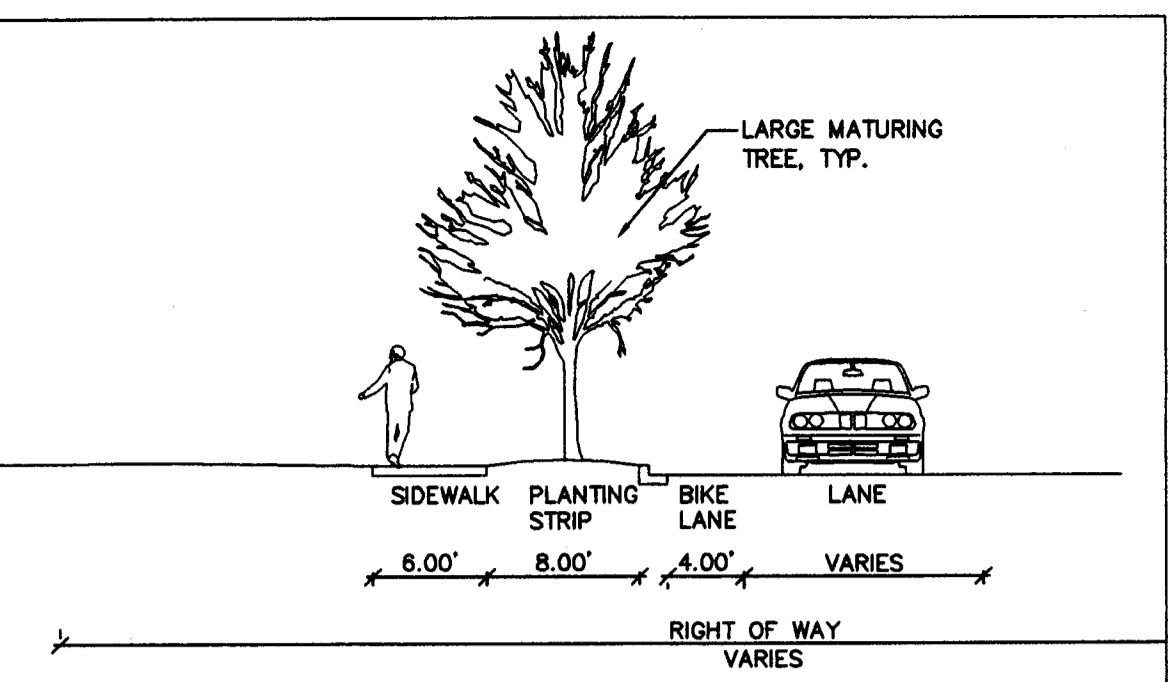
N.T.S. NS - STREET 'D'

N.T.S.



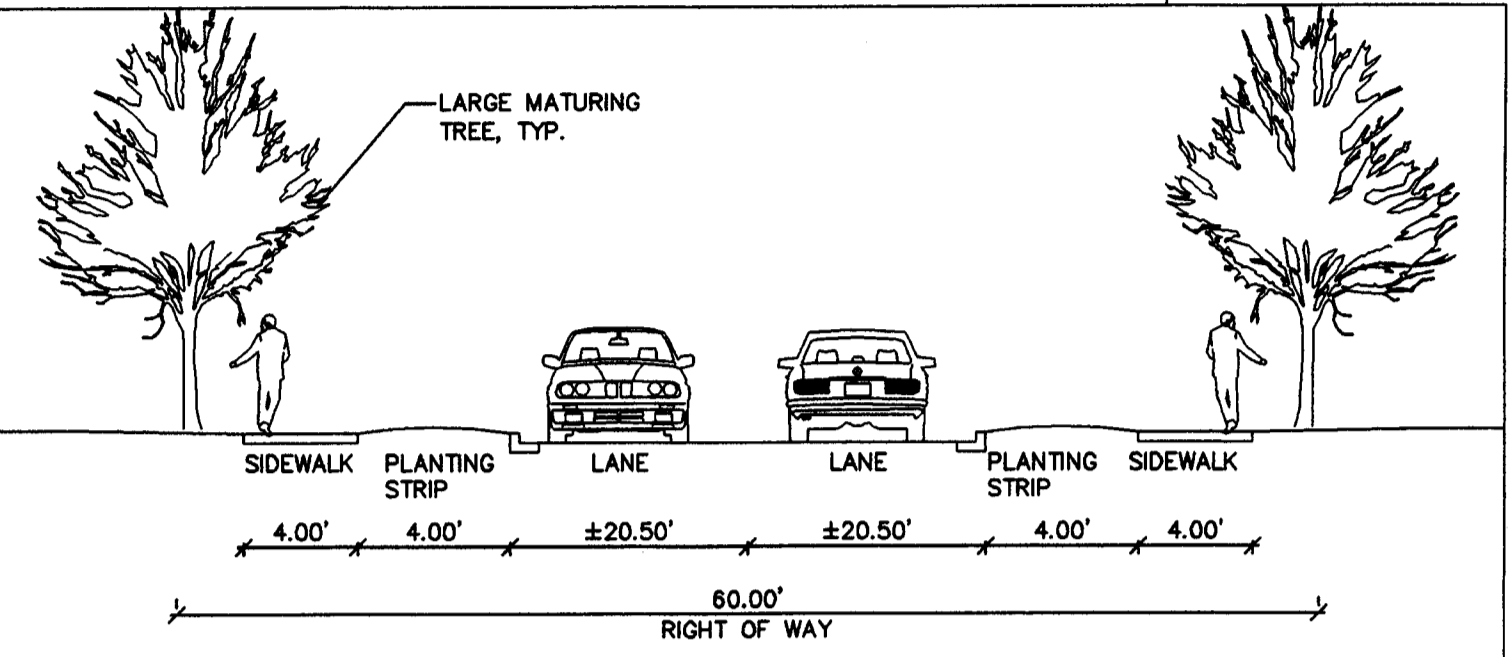
N.T.S. KENDALL DRIVE - SERVICE COURT SECTION

N.T.S.



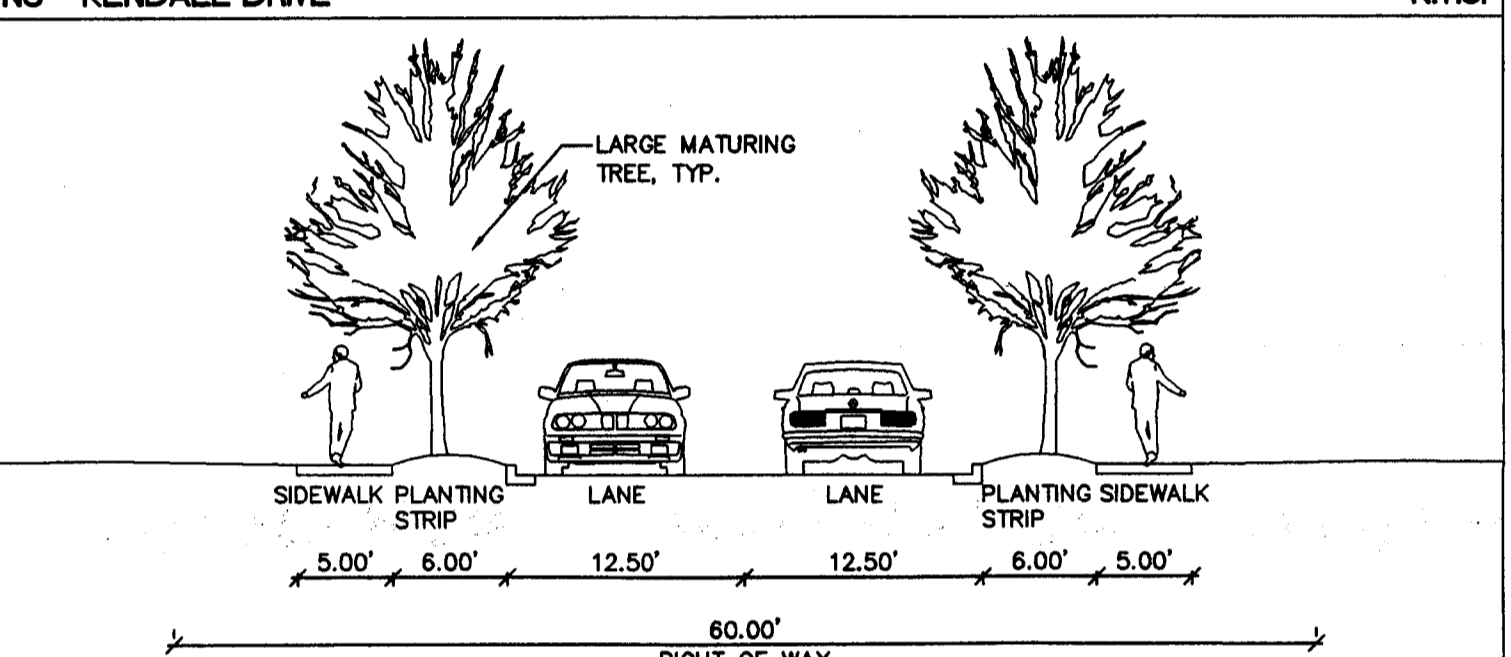
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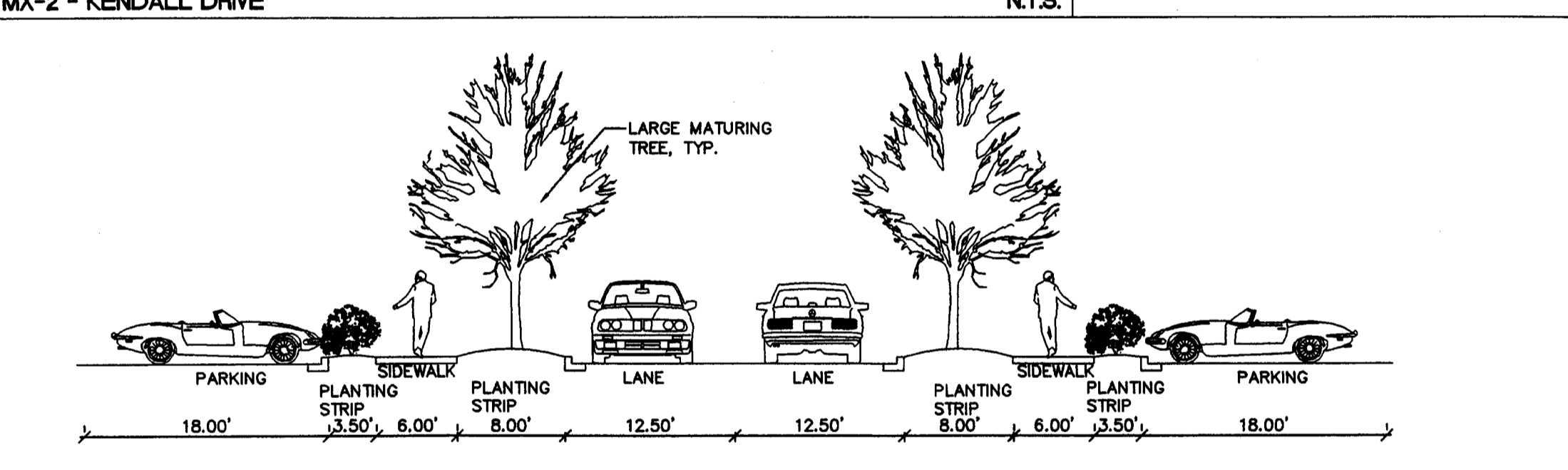
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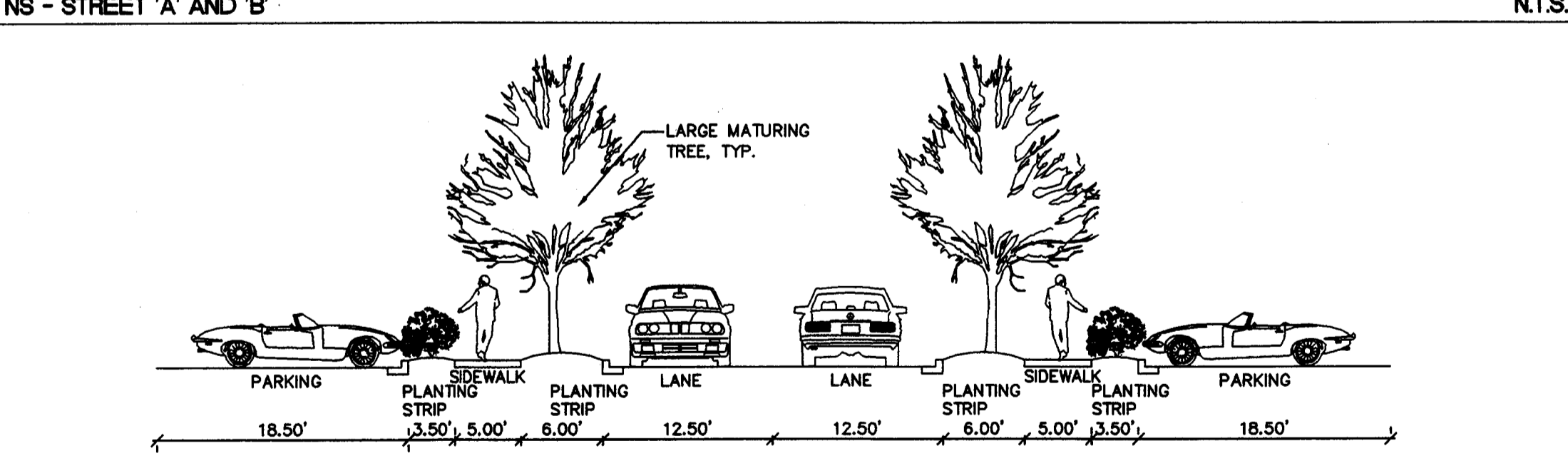
MX-2 - KENDALL DRIVE

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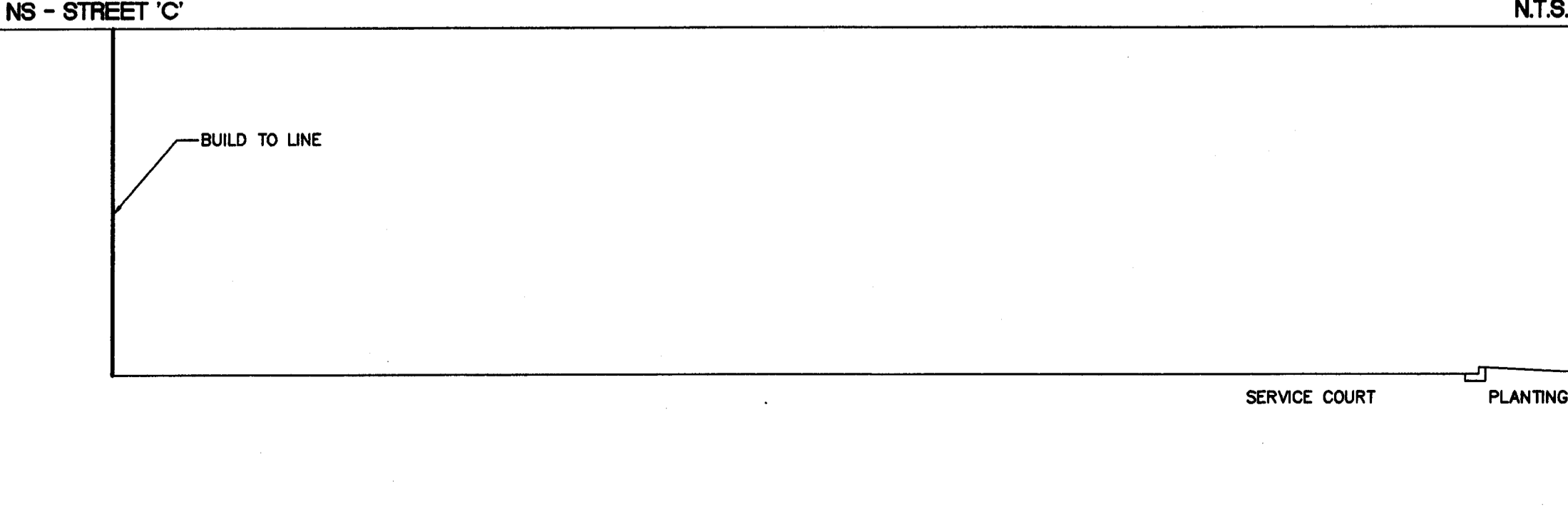
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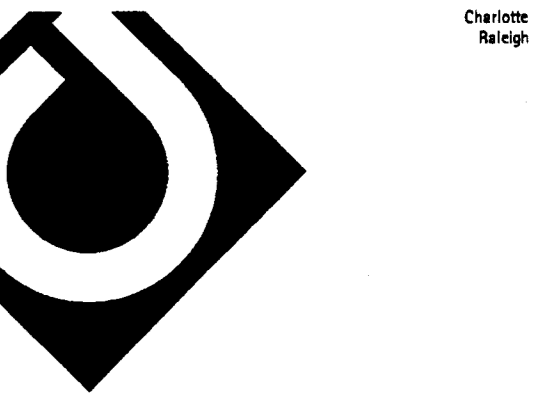
NS - STREET 'C'

N.T.S.



N.T.S. NS - STREET 'D'

N.T.S.



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North Carolina 28284

SURVEY MAP & METES AND BOUNDS DESCRIPTION

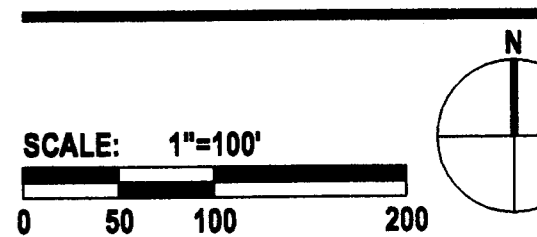
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Revised

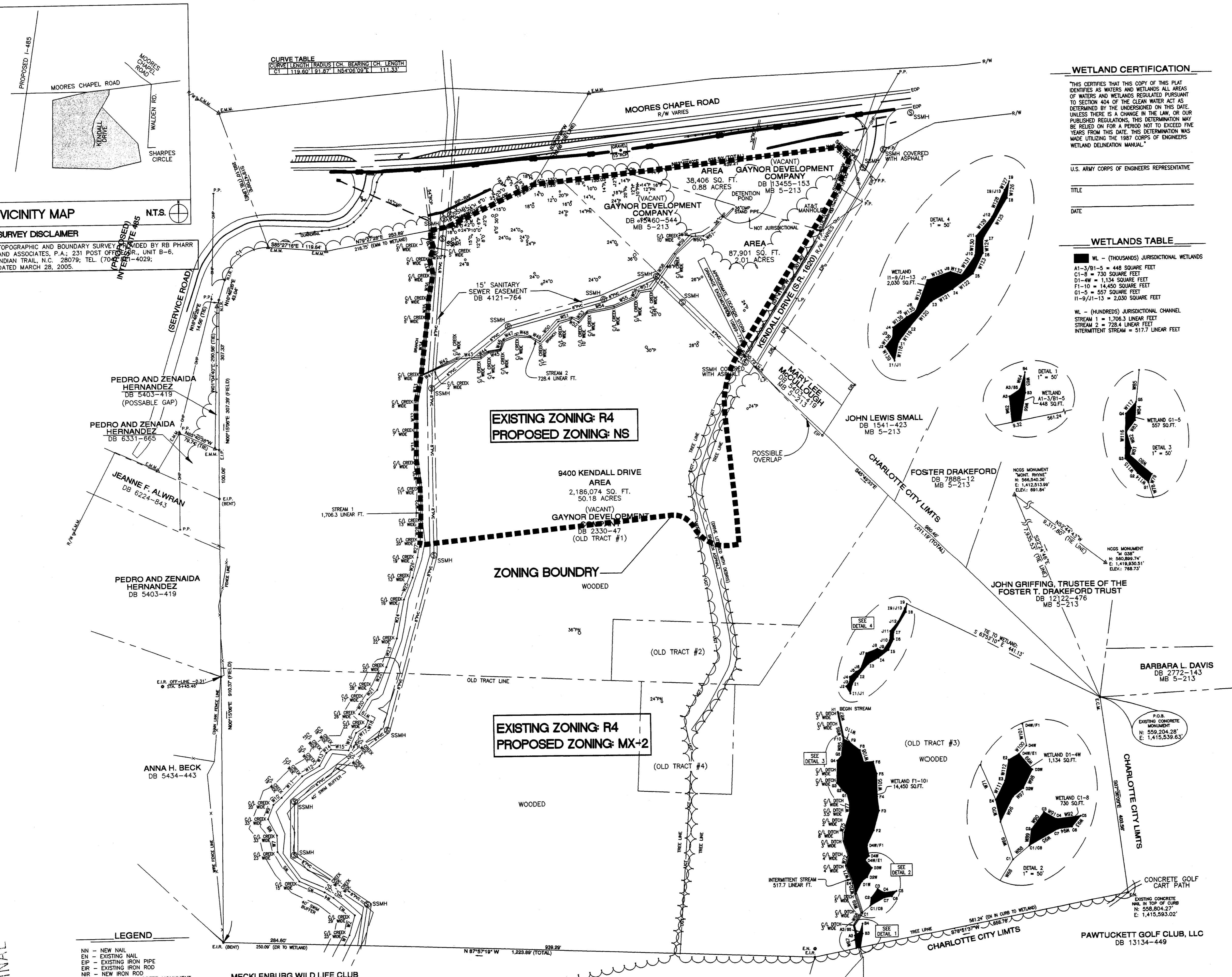
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LEGEND

- NN - NEW NAIL
- EN - EXISTING NAIL
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- NIR - NEW IRON ROD
- ECM - EXISTING CONCRETE MONUMENT
- EXM - EXISTING METAL MONUMENT
- PP - POWER POLE
- LP - LIGHT POLE
- TP - TELEPHONE POLE
- TB - TELEPHONE BOX
- PB - POWER BOX
- GW - GUY WIRE
- PM - POWER METER
- WM - WATER METER
- WB - WATER BOX
- WS - WATER SUMP
- FW - FIRE HYDRANT
- OHP - OVERHEAD POWER
- OHT - OVERHEAD TELEPHONE
- UGP - UNDERGROUND TELEPHONE
- EDP - EDGE OF PAVEMENT
- GAS - UNDERGROUND GAS LINE
- R/W - RIGHT-OF-WAY
- SSMH - SANITARY SEWER MANHOLE
- PCP - REINFORCED CONCRETE PIPE
- POB - POINT OF BEGINNING

NOTES

- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD, WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- NO RECOVERABLE NCGS MONUMENT LOCATED WITHIN 2000' OF SUBJECT PROPERTY.
- SUBJECT PROPERTY ZONED R-4 MINIMUM FRONT SETBACK - 30 FEET MINIMUM SIDE SETBACK - 6 FEET MINIMUM REAR SETBACK - 40 FEET

SURVEYOR'S CERTIFICATION

This is to certify that this map or plot and the survey on which it is based were made (1) in accordance with Minimum Standard Detail and requirements for ALTA/ACSM Land Title Surveys (jointly established and endorsed by ALTA, ACSM and NSPS in 1999, and includes items 4, 6, 9-10, 11(a), 11(b), 11(c), 11(d), 11(e), 11(f), 11(g), 11(h), 11(i), 11(j), 11(k), 11(l), 11(m), 11(n), 11(o), 11(p), 11(q), 11(r), 11(s), 11(t), 11(u), 11(v), 11(w), 11(x), 11(y), 11(z), 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 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(signed) _____ (seal)

E. Daniel Wooten L-4341

WETLAND CERTIFICATION

THIS CERTIFIES THAT THIS COPY OF THIS PLAT IDENTIFIES AS WATERS AND WETLANDS ALL AREAS OF WATERS AND WETLANDS REGULATED PURSUANT TO SECTION 404 OF THE CLEAN WATER ACT AS DETERMINED BY THE UNDERSIGNED ON THIS DATE. UNLESS THERE IS A CHANGE IN THE LAW, OR OUR PUBLISHED REGULATIONS, THIS DETERMINATION MAY BE RELIED ON FOR A PERIOD NOT TO EXCEED FIVE YEARS FROM THIS DATE. THIS DETERMINATION WAS MADE UTILIZING THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL.

U.S. ARMY CORPS OF ENGINEERS REPRESENTATIVE

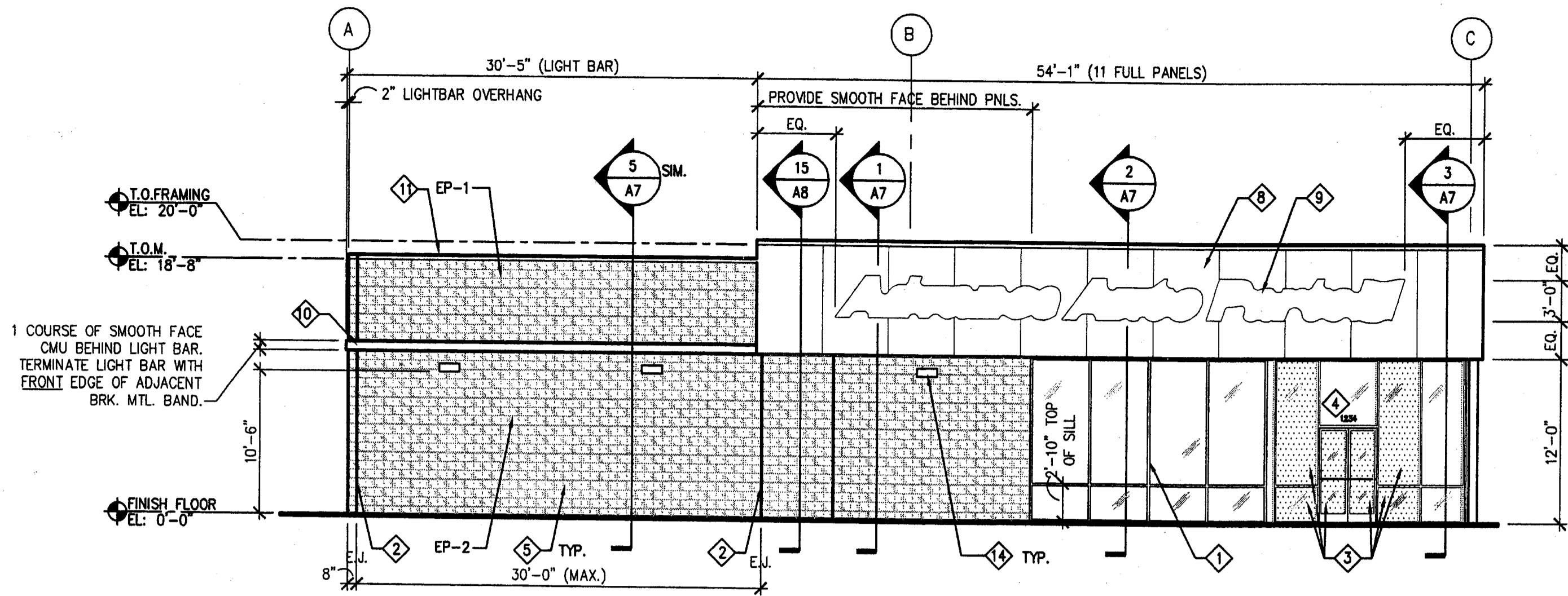
TITLE _____

DATE _____

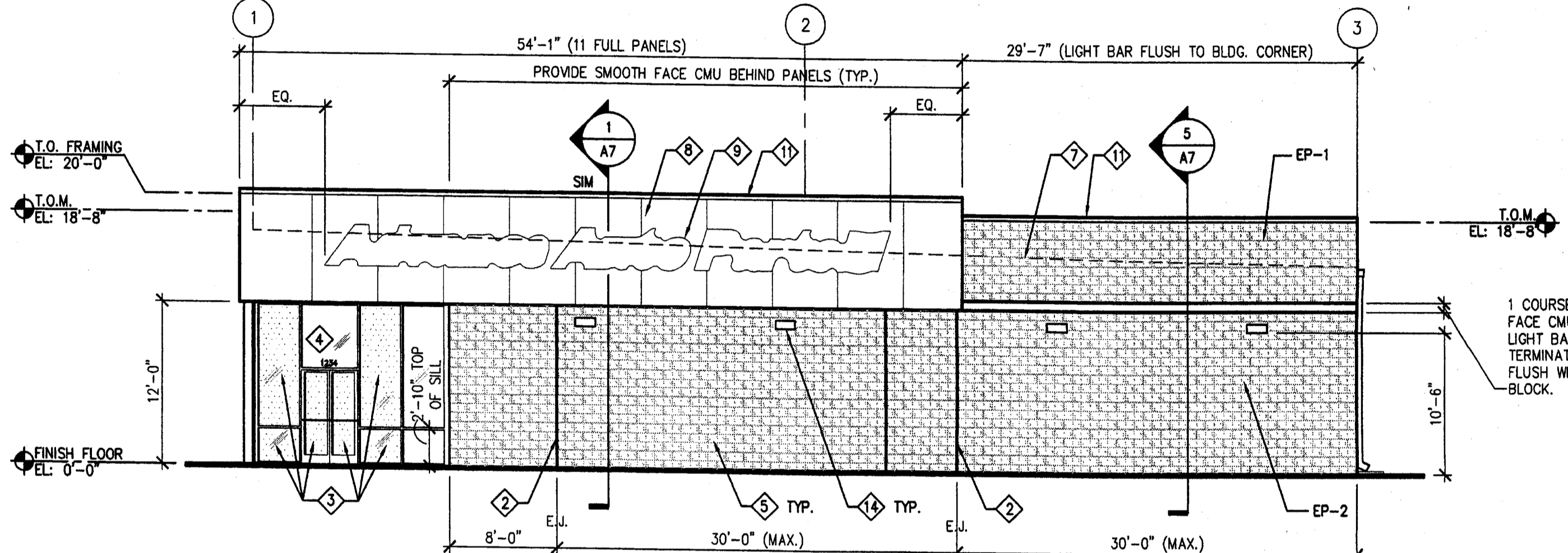
WETLANDS TABLE

W1 - (THOUSANDS) JURISDICTIONAL WETLANDS

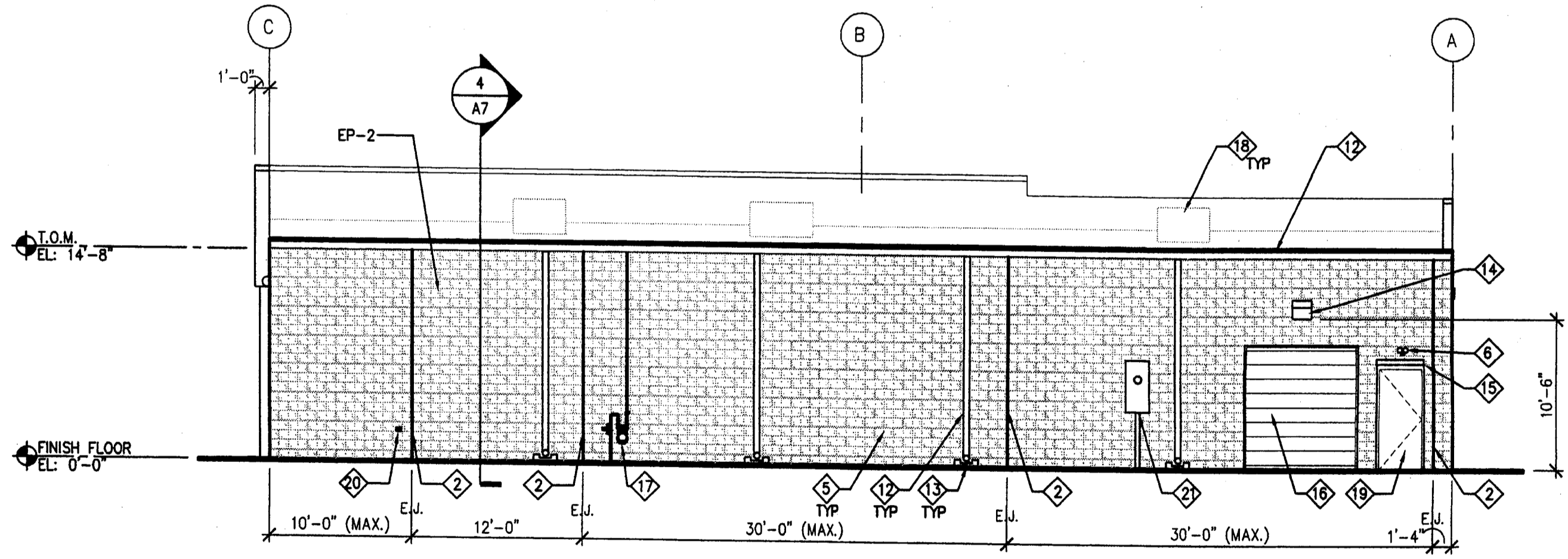
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W1	N 27°03'24" E	22.82'	W71	N 22°18'59" W	26.83'
W2	N 12°28'00" E	42.19'	W72	N 18°36'15" W	29.01'
W3	N 49°51'57" W	56.53'	W73	N 20°59'13" W	30.68'
W4	N 57°39'08" W	21.89'	W74	N 02°34'25" E	18.72'
W5	N 88°09'58" W	59.62'	W75	N 18°44'18" E	17.18'
W6	N 38°43'48" W	73.04'	W76	N 19°11'27" E	25.60'
W7	N 01°28'35" W	33.88'	W77	N 00°25'06" W	18.84'
W8	N 28°23'11" W	38.55'	W78	N 15°48'46" W	18.98'
W9	N 21°39'08" E	31.95'	W79	N 23°00'09" E	9.43'
W10	N 50°16'37" W	22.53'	W80	N 48°50'31" W	30.62'
W11	N 44°34'01" E	60.54'	W81	N 18°00'57" E	47.71'
W12	N 09°12'41" E	41.65'	W82	N 19°29'18" W	17.18'
W13	N 28°19'24" E	30.22'	W83	N 36°33'24" E	15.05'
W14	N 53°32'17" E	11.78'	W84	N 07°11'50" E	18.80'
W15	S 84°24'31" W	35.92'	W85	N 06°03'50" E	32.33'
W16	N 24°25'45" E	39.21'	W86	N 11°30'35" W	34.79'
W17	N 58°56'04" E	23.74'	W87	N 11°56'17" W	24.14'
W18	N 23°50'28" E	13.30'	W88	N 50°13'55" E	21.85'
W19	N 53°45'27" W	22.71'	W89	N 07°37'51" E	16.79'
W20	N 30°47'44" E	34.33'	W90	N 39°48'49" E	22.12'
W21	N 46°33'21" E	28.06'	W91	S 80°09'22" E	14.69'
W22	N 44°32'40" E	50.49'	W92	N 83°21'44" E	25.40'
W23	N 21°13'12" E	61.69'	W93	S 39°37'35" W	14.40'
W24	N 11°06'44" E	81.45'	W94	S 82°05'22" W	14.69'
W25	N 24°37'35" E	48.54'	W95	S 52°56'54" W	14.00'
W26	N 14°44'00" E	43.66'	W96	N 27°46'24" E	29.11'
W27	N 09°52'52" E	32.60'	W97	N 52°18'30" E	13.73'
W28	N 03°02'40" E	44.40'	W98	N 26°36'11" E	21.22'
W29	N 02°48'51" E	65.60'	W99	N 02°28'45" W	48.46'
W30	N 07°05'53" W	55.26'	W100	N 42°12'34" E	11.47'
W31	N 07°09'29" W	60.96'	W101	N 09°53'21" W	22.42'
W32	N 00°01'50" W	51.24'	W102	N 24°39'21" E	24.42'
W33	N 11°49'30" E	55.28'	W103	N 18°08'57" E	41.73'
W34	N 06°34'22" E	119.97'	W104	N 07°11'18" W	23.03'
W35	N 03°54'50" E	24.21'	W105	N 05°48'46" W	19.77'
W36	N 02°47'47" E	55.73'	W106	N 18°55'38" W	24.42'
W37	N 13°38'10" W	30.23'	W107	S 87°33'09" W	19.31'
W38	N 21°00'57" E	25.03'	W108	N 00°50'53" W	24.72'
W39	N 18°45'45" E	18.45'	W109	N 52°22'25" W	28.75'
W40	N 03°51'34" W	20.30'	W110	N 65°54'33" W	13.35'
W41	N 86°36'48" E	27.00'	W111	N 27°37'05" E	21.28'
W42	N 86°36'48" E	53.60'	W112	N 02°48'20" E	41.20'
W43	N 86°07'12" E	49.50'	W113	N 81°11'02" E	12.88'
W44	N 56°34'40" E	18.43'	W114	N 48°26'08" W	16.78'
W45	N 02°48'51" E	55.60'	W115	N 07°43'55" W	19.83'
W46	N 18°57'24" E	21.21'	W116	N 01°20'56" E	45.83'
W47	N 68°13'17" E	28.71'	W117	N 41°51'53" E	18.03'
W48	S 81°45'54" E	29.03'	W118	N 13°23'53" E	19.77'
W49	S 82°42'48" E	21.90'	W119	N 36°38'56" E	19.16'
W50	N 42°53'00" E	55.56'	W120	N 40°21'28" E	33.83'
W51	N 78°48'58" E	28.85'	W121	N 00°06'53" W	24.72'
W52	S 88°32'42" E	15.83'	W122	N 53°44'51" E	26.42'
W53	N 42°36'33" E	27.05'	W123	N 28°06'54" E	23.66'
W54	N 78°28'24" E	56.83'	W124	N 00°30'30" W	18.05'
W55	N 86°36'48" E	48.12'	W125	N 11°26'08" W	48.43'
W56	N 26°08'02" E	14.17'	W126	N 07°32'00" E	17.11'
W57	N 78°28'10" E	25.22'	W127	S 28°08'00" W	10.02'
W58	N 82°27'13" E	88.67'	W128	S 82°25'50" W	30.32'
W59	N 82°27'13" E	49.68'	W129	S 39°32'37" W	25.84'
W60	N 88°15'26" E	24.45'	W130	S 03°40'19" W	19.92'
W61	N 87°32'48" E	20.57'	W131	S 39°07'57" W	24.43'
W62	N 87°32'48" E	26.52'	W132	N 74°10'57" W	12.07'
W63	N 82°21'58" E	13.14'	W133	S 70°10'49" W	24.78'
W64	N 17°16'44" E	17.87'	W134	S 20°40'35" W	34.21'
W65	S 03°03'02" E	20.65'	W135	S 87°48'11" W	10.62'
W66	S 02°31'51" W	28.67'	W136	S 53°38'44" W	17.87'
W67	N 18°11'08" W	47.18'	W137	S 01°12'17" W	10.24'
W68	N 82°27'13" E	30.74'	W138	S 82°27'28" W	12.15'
W69	N 18°57'24" E	40.88'	W139	S 31°55'39" E	17.24'
W70	N 1				



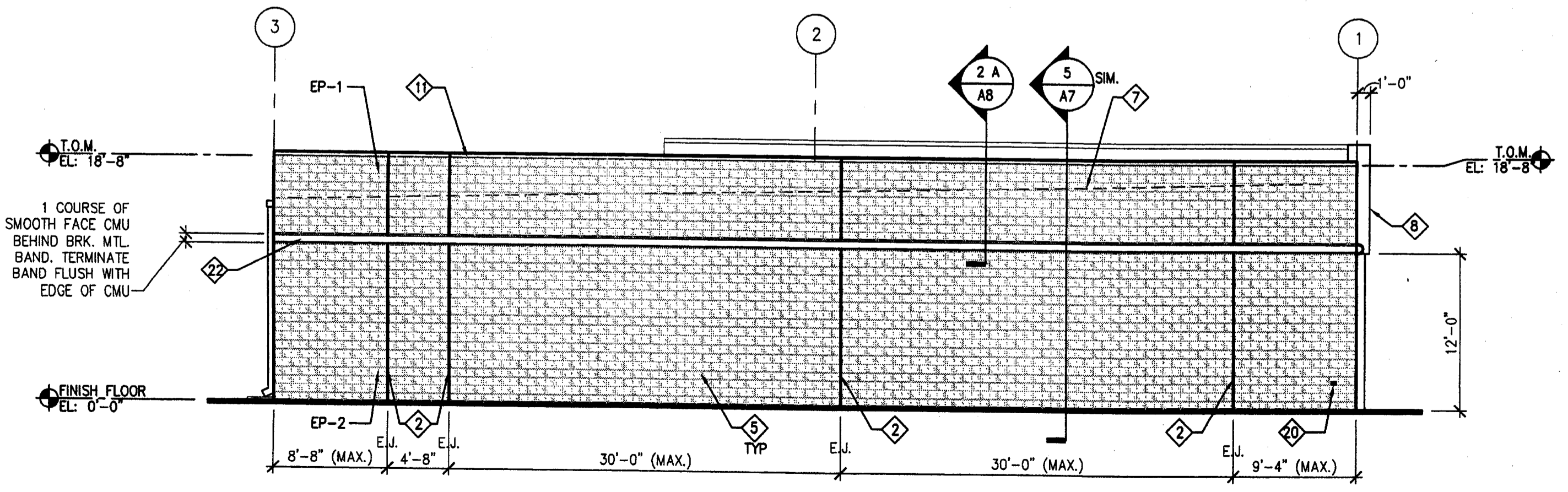
1 SOUTH ELEVATION
A6 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A6 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
A6 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
A6 SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

- 1 ALUMINUM STOREFRONT AND GLAZING - PROVIDE U.S. ALUMINUM SERIES 451 CENTER GLAZED FLUSH GLAZE STOREFRONT SYSTEM IN PANTONE #485 RED FINISH. REFER TO RESPONSIBILITY MATRIX FOR ADDITIONAL INFORMATION. NO SUBSTITUTIONS. PROVIDE 1" INSULATED CLEAR LOW E GLASS. SEALANT AROUND WINDOW FRAME TO BE PAINTABLE AND IS TO MATCH ADJ. WALL COLOR.
- 2 MASONRY CONTROL JOINT.
- 3 HATCH AREA REPRESENTS AREA OF TEMPERED GLAZING.
- 4 G.C. TO PROVIDE & INSTALL 6" VINYL WHITE ON BLACK ADDRESS NUMBERS ON FRONT WINDOWS CENTERED OVER DOOR, BOTTOM EDGE OF NUMBER SHALL SET 4" ABOVE FRAME. NUMBERS BY FAST SIGN, FONT: STANDARD BOLD CONDENSED, FONTSIZE: 5.75", COMPRESSION: NONE, BLACK OUTLINE: .300", BLEED: .02, PRINTED ON GERBER EDGR II, VINYL: ORACLAS 651 WHITE, THICKNESS: 2.5 MIL.
- 5 SPLIT FACE CMU. TYPICAL THROUGHOUT TO BELOW GRADE. UNLESS NOTED OTHERWISE.
- 6 EMERGENCY LIGHT, REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- 7 REFER TO DETAIL 1/A8 FOR ADDITIONAL PARAPET INFORMATION.
- 8 96"x59" RED PANELS ARE TO BE ORDERED FROM STOUT MARKETING. REFER TO THE RESPONSIBILITY MATRIX ON SHEET T1 FOR ORDERING INFORMATION. ARCHITECTURAL PANELS ARE TO BE FULL PANELS FROM STOUT; NO CUTTING IS REQ'D EXCEPT AT RETURNS TO BUILDING FACE. IT IS NOT CRITICAL THAT THE END OF THE ARCHITECTURAL PANEL LINES UP WITH THE PLASTER (BELOW). REFER TO DETAIL 12/A8 FOR ADDITIONAL INFORMATION.
- 9 REFER TO ELECTRICAL DRAWINGS FOR SIGNAGE REQUIREMENTS. SIGNAGE IS PERMITTED SEPARATELY AND INSTALLED BY OTHERS. SIGNAGE IS SHOWN FOR REFERENCE ONLY.
- 10 LIGHT BAR - REFER TO DETAIL 2/A8 AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 11 METAL COPING, PAINT EP-1 TYP.
- 12 GUTTERS AND DOWNSPOUTS - PAINT TO MATCH BUILDING.
- 13 INSTALL 12"x24" 2 3/8" PRECAST CONCRETE SPLASH BLOCKS UNDER EACH DOWNSPOUT.
- 14 WALL MOUNTED LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. QUANTITIES AND LOCATION VARY PER SITE.
- 15 RAIN DEFLECTOR ATTACHED TO MASONRY - REFER TO DOOR HARDWARE SCHEDULE.
- 16 ROLL UP STEEL DOOR - REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- 17 PRIME AND PAINT GAS METER AND PIPES TO MATCH BUILDING.
- 18 ROOF TOP UNIT BEYOND - REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 19 HOLLOW METAL DOOR AND FRAME PAINT TO MATCH COLOR OF ADJACENT WALL SURFACE.
- 20 RECESSED WALL HYDRANT REFER TO PLUMBING SHEET FOR ADDITIONAL INFORMATION.
- 21 ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 22 DECORATIVE 2x8 WRAPPED WITH BRAKE METAL SUPPLIED BY ARCHITECTURAL PANEL MFR. REFER TO DETAIL 2A/A8 FOR ADDITIONAL INFORMATION.

GENERAL NOTES:

1. ALL EXTERIOR SIGNS ARE PROVIDED AND INSTALLED BY ADVANCE AUTO PARTS. ALL ELECTRICAL CONNECTIONS ARE BY ELECTRICAL CONTRACTOR. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT CONCRETE, 7-1/2" X 7-1/2" X 15-1/2", WITH 3/8" MORTAR JOINTS, WITH TOTAL COURSE HEIGHT TO EQUAL 8", IN RUNNING BOND PATTERN.
3. PROVIDE TOOLED CONCAVE MORTAR JOINTS UNLESS NOTED OTHERWISE.

EXTERIOR PAINT FINISH GENERAL NOTES:

- EXTERIOR BLOCK WALLS:
- NEW:
SURFACE PREPARATION - PRESSURE WASH ANY DIRT, MUD, EXCESS MORTAR, ETC. FROM THE BLOCK. MAKE SURE BLOCK IS THOROUGHLY DRY PRIOR TO APPLYING ANY COATINGS.
FILLER: LOXON BLOCK SURFACER A24W200. SPRAY, AND BACK ROLLED WITH LONG NAP ROLLERS. BLOCK TO BE FILLED PIN-HOLE FREE PRIOR TO PROCEEDING WITH FINISH COAT.
FINISH: 1 COAT SHERWIN-WILLIAMS CONFLX XL ELASTOMERIC HI-BUILD COATING A5-400 SERIES. APPLICATION TO BE AIRLESS SPRAY AND BACK ROLLED, OR IF JUST ROLLER APPLICATION IS TO BE USED, 2 COATS MUST BE APPLIED.
COLOR: TO BE AAP-A1, OR AAP-B1, REFER TO COLOR SCHEDULE FOR THE PARTICULAR ADVANCE AUTO PARTS STORE BEING PAINTED
- REPAINT:
SURFACE PREPARATION - SAME AS ABOVE.
FILLER: IF THERE ARE ANY BARE AREAS OF CONCRETE, SPOT FILL THEM WITH LOXON BLOCK SURFACER A24W200.
FINISH: 1 COAT SHERWIN-WILLIAMS A-100 EXTERIOR 100% ACRYLIC SEMI-GLOSS FINISH A82 SERIES. COLOR AAP-A1 OR AAP-B1, REFER TO FINISH SCHEDULE FOR PARTICULAR ADVANCE AUTO PARTS STORE BEING PAINTED.
- PRE-FINISHED METAL:
REPAINT:
SURFACE MUST BE CLEAN, DRY AND IN SOUND CONDITION. REMOVE ALL OIL, GREASE, DIRT, LOOSE RUST, VISIBLE CONTAMINANTS, PEELING PAINT AND OTHER CONTAMINANTS TO ENSURE ADEQUATE ADHESION. DO NOT USE ANY HYDROCARBON CLEANERS, USE A WATER BASED CLEANER/DEGREASER SUCH AS CLEAR MAGIC OR SIMPLE GREEN AND RINSE THOROUGHLY AND ALLOW TO DRY.
- PRODUCT SPECIFICATION:
PRIMER: 1 COAT DTM BONDING PRIMER B66A50
FINISH: 2 COATS SHERCRYL HPA HIGH PERFORMANCE ACRYLIC B66-300 GLOSS OR B66-350 FOR A SEMI-GLOSS FINISH.
- METAL BACK DOOR:
PRIME: 1 COAT PRO-CRYL UNIVERSAL WATER BASED PRIMER B66-310 SERIES.
FINISH-EXTERIOR: 2 COATS METALATEX SEMI-GLOSS COLOR: AAP-A1 OR AAP-B1
FINISH-INTERIOR: 2 COATS METALATEX SEMI-GLOSS. COLOR: AAP-INT 1

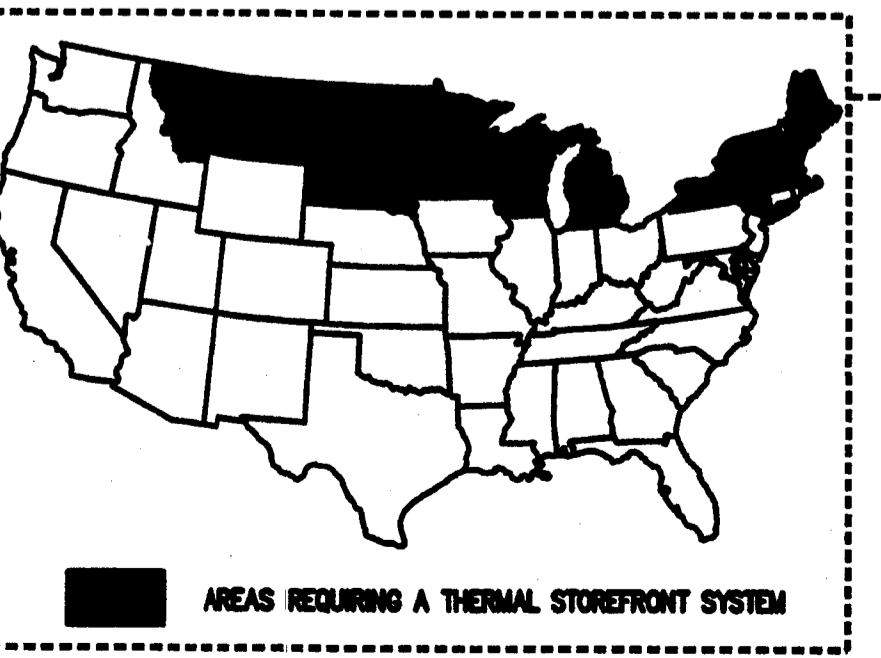
EXTERIOR STUCCO ALT:

- NEW:
SURFACE PREPARATION: REMOVE ANY DIRT, MUD, DEBRIS, CONTAMINANTS FROM THE SURFACE TO BE PAINTED. MAKE SURE SURFACE IS THOROUGHLY DRY PRIOR TO APPLYING ANY COATINGS.
PRIMER: LOXON EXTERIOR MASONRY PRIMER A24W300.
FINISH: 2 COATS CONFLX XL ELASTOMERIC HI-BUILD COATING A5-400 SERIES.
REFER TO FINISH SCHEDULE FOR PARTICULAR ADVANCE AUTO PARTS STORE BEING PAINTED.
- PREVIOUSLY PAINTED:
SURFACE PREPARATION: TO COMPLETED SAME AS ABOVE FOR NEW.
PRIMER: SPOT PRIME ANY BARE AREAS OF STUCCO WITH LOXON EXTERIOR MASONRY PRIMER A24W300.
FINISH: 1-2 COATS A-100 EXTERIOR LATEX SATIN A82 SERIES. COLOR MAY BE AAP-A1, AAP-2, AAP-B1, OR AAP-B2 REFER TO FINISH SCHEDULE FOR THE PARTICULAR ADVANCE AUTO PARTS STORE BEING PAINTED.

DESIGNER NOTE: USE THE FOLLOWING PAINT SPECIFICATIONS IN REMODELS OR BUILD TO SUIT PROJECTS AS REQUIRED:

WINDOW WALL UNITS:
SURFACE PREPARATION - THOROUGHLY CLEAN SURFACE TO BE PAINTED WITH SHERWIN WILLIAMS PRO CLEAN PROFESSIONAL PREP WASH CONCENTRATE # 180-3113. REMOVE ALL RESIDUES, FILM, DIRT, GREASE AND GRIME. SCUFF SAND SURFACE TO A DULL FINISH WITH SM BRAND SANDBLASTER SANDING SPONGE, 60 GRIT.
BARE ANODIZED ALUMINUM SHOULD BE PRIMED PRIOR TO PAINTING. PREVIOUSLY PAINTED ALUMINUM DOES NOT REQUIRE A PRIMER, AND MAY BE PAINTED DIRECT.
PRIME: 1 COAT DTM WASH PRIMER B71Y1
FINISH: 2 COATS SHER-CRYL HPA - HIGH PERFORMANCE ACRYLIC B66R300
COLOR AAP-R1

EXTERIOR ALUMINUM MANSARD:
SURFACE PREPARATION: MAKE SURE SURFACE IS CLEAN, DULL AND DRY. WASH TO REMOVE ALL DUST, DIRT, GRIME, GREASE, ETC.
FINISH: 1-2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX SATIN A82 SERIES. COLOR: AAP-A2 OR AAP-B2, REFER TO FINISH SCHEDULE FOR THIS SPECIFIC ADVANCE AUTO PARTS STORE BEING PAINTED



DESIGNER NOTE: PROVIDE THERMAL STOREFRONT SYSTEM IN AREAS INDICATED ON MAP.

DESIGNER NOTE: ONLY ONE SET OF COLORS TO BE USED. CONFIRM WITH AAP DESIGN COORDINATOR.

DESIGNER NOTE: PROVIDE ON REMODELS OR BUILD TO SUIT PROJECTS AS REQUIRED

NOTE TO DESIGNER:
USE ALTERNATE ELEVATION WITH KNEE WALL FOR WIND SPEEDS OF 110 MPH OR HIGHER.

NOTE TO DESIGNER:
USE HIGH IMPACT STOREFRONT & GLAZING FOR WIND SPEEDS OF 130 MPH OR HIGHER. SEE ENLARGED ELEVATION.

MATERIAL SCHEDULE	
MATERIAL:	LOCATION:
EXTERIOR PAINT	
EP-1 SHERWIN WILLIAMS #AAP-A1	EXT. BLOCK WALLS (ABOVE LIGHT & MTL BAR)
EP-2 SHERWIN WILLIAMS # AAP-A2	EXTERIOR BLOCK WALLS, METAL DOOR (BELOW LIGHT & MTL BAR WHERE BAR OCCURS)
EP-1 ALT. SHERWIN WILLIAMS #AAP-B1	EXT. BLOCK WALLS (ABOVE LIGHT & MTL BAR)
EP-3 SHERWIN WILLIAMS SAFETY RED AAP-R1	ALUMINUM STOREFRONT
EP-4 SHERWIN WILLIAMS COLOR: STEELY GRAY	EXTERIOR ALUMINUM ROOF
EXTERIOR FACADE	
EC-1 ALT. EIFS	EXTERIOR WALLS
EC-2 ALT. QUIK BRICK CONCRETE MASONRY UNITS 8"x4"x16"	EXTERIOR CMU WALL
ROOFING	
RT-1 ALT. MCA SUPERIOR CLAY ROOF TILE, ONE PEICE "S" MISSION BLEND (UNGLAZED), TAUPE SMOKE MEDIUM CC134M, CONTACT APRIL CHISUM OR YASHIHIRO SUZUKI: PHONE 800-736-6221	ROOF
RM-1 ALT. PETERSON PAC-CLAD STANDING-SEAM METAL ROOFING, SLATE GRAY	ROOF

Advance Auto Parts
 PROJECT ADDRESS, CITY, STATE, ZIP
 SITE ID # 83x84 CORNER

REVISIONS	DESCRIPTION	REV	DATE

EXTERIOR ELEVATIONS

DATE: 6/30/06
 JOB #: XXXXX
 DRAWN BY: XXXX
 CHECK BY: DPH

VERSION Q2-06

ALL REPORTS, PLANS, SPECIFICATIONS, FIELD DATA, NOTES AND OTHER DOCUMENTS INCLUDING ALL DOCUMENTS OR ELECTRONIC MEDIA, PREPARED BY THE DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR CONSENT OF THE DESIGN PROFESSIONAL. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE, ARE HEREBY SPECIFICALLY RESERVED.

A6

CET 11 6 2006

ORIGINAL



Moore's Chapel Road Elevation



Kendall Drive Elevation

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: June 6, 2007
BY: DEBRA D. CAMPBELL

2007-08

Approved by _____
Printed name _____
Date _____

EXTERIOR FINISH SCHEDULE			
NO.	MATERIAL / DESCRIPTION	COLOR OR MATCH	NOTES
(1)	EPS	ORIENT #125 MARBLE WHITE	INSTALLED PER MANUF. SPECS
(2)	EPS	ORIENT #125 PEARL ASH	CONCRETE
(3)	BRICK	FRENCH QUARTZ BY ROSA	
(4)	PAINT	TO MATCH L2	WALLS W/ COURTYARD/FINAL DRIVE
(5)	PAINT	PAINT TO MATCH COGN YELLOW	TRIP FOR ALL PIPE/BOLLARDS
(6)	PREPARED METAL COPING	COLOR TO MATCH "L2" EPS	
(7)	ALUM. SIDING/FRONT	CVS RED	
(8)	ALUM. AUTOMATIC DOOR	CVS RED	
(9)	CRVANS ANTRAC	FRESHET RED	SUPPLIED & INSTALLED BY GC
(10)	PRECAST COPING	COLOR TO MATCH "L2" EPS	
(11)	SPANDREL GLASS	TO BE DETERMINED	VARIOUS
(12)	GLASS GLAZES		

NOTE:
SOURCE UNDER SEPARATE PERMIT
REFER TO APPROVED PERMIT
PACKAGE FOR SIGNALS AND/OR FOR
TRAFFIC AND LOCATION OF SIGNALS
EXTERIOR SIGNAGE TO BE EXPRESSION
INDICATED

LEGEND
- NO. EXTERIOR FINISH SCHEDULE



Village Drive Elevation



Samlen Lane Elevation

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: June 6, 2007
BY: DEBRA D. CAMPBELL

2007-08

Approved by _____
Printed name _____
Date _____

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LEGEND
- NO. EXTERIOR FINISH SCHEDULE

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: June 6, 2007

TO: Gary Huss
Zoning Coordinator

FROM: *Debra Campbell*
Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2007-08 by Lauth Property Group. CVS located on Parcel A Only.

Attached are elevations for the CVS located on the above rezoning petition. The elevations will allow windows other than non-opaque along roadways. Since this change is minor, I am administratively approving these elevations. Please use the attached elevations when evaluating requests for building permits and certificates of occupancy.

Note that all other ordinance requirements still apply.