



Charlotte-Mecklenburg Planning Department

DATE: August 20, 2012

TO: Mark Fowler Zoning Supervisor

Planning Director

Debra Campbell

SUBJECT: Administrative Approval for Petition No. 1989-096 The Flad Mullinax Partnership

Attached is a revised site plan for the above referenced rezoning petition. The site plan shows modifications for a load dock for the vacant Wal-Mart Building. The drawings show a five foot screen wall and plantings to screen the loading dock from Eastway Drive. Since this change 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 this plan. Please use

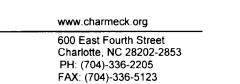
these plans when evaluating requests for building permits and certificates of

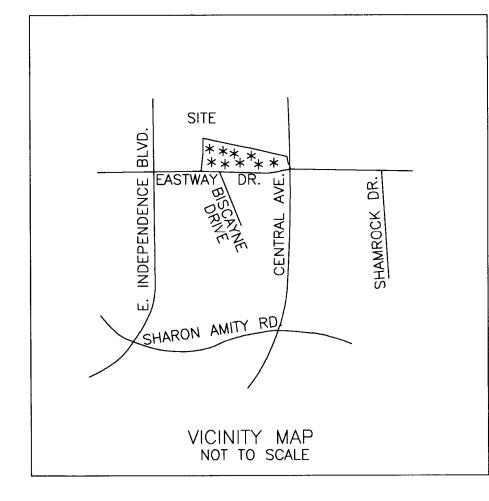
Note all other Zoning Ordinance and conditional requirements still apply.

Note signage was not a part of this review.

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

occupancy.





ZONING CODE SUMMARY

PROJECT NAME: U.S. FOODS - EASTWAY EXPANSION

OWNER/APPLICANT: COLLETT & ASSOCIATES
PARAMEDITE, NC 28204
704-206-8300

ZONING: B-1 (SCD) JURISDICTION: CITY OF CHARLOTTE PARCEL ID: 12909121

LOT SIZE: 16.90 AC. DEED BOOK 23547 PAGE 342

DEED BOOK 21179 PAGE 456 DEED BOOK 20545 PAGE 373

DEED BOOK 16621 PAGE 943 DEED BOOK 2052 PAGE 319

EXISTING USE: SHOPPING CENTER

DEED BOOK 15451 PAGE 881

PROPOSED USE:

	TOTAL	PARKING RE	Q'D BY ZONING	TOTAL PARKING	PARKING SPACES	PARKING RATIO
PHASES	SQUARE FT.	CUSTOMER	EMPLOYEE	REQ'D BY ZONING	PROVIDED	PROVIDED
PHASE 1	110,643	5 / 1000 SF	1 PER 2 EMP	553 + 61 = 614	630*	5.41 / 1000
PHASE 2	152,823	5 / 1000 SF	1 PER 2 EMP	764 + 70 = 834	988**	6.36 / 1000
TOTAL PHASE 1 + 2	263,466	5 / 1000 SF	1 PER 2 EMP	1318 + 131 = 1,449	1618***	6.08 / 1000
OTAL PHASE 1 + 2 W/ WALMART EXP.****	283,466	5 / 1000 SF	1 PER 2 EMP	1,417 + 136 = 1,553	1556	5.53 / 1000

SHOPPING CENTER

* ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PHASE I PARKING TOTAL AT 659 SPACES. ** ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PHASE II PARKING TOTAL AT 942 SPACES. *** ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PARKING TOTAL AT 1,601 SPACES. **** WALMART EXPANSION DID NOT OCCUR.

ITE DATA - PROPOSE	D U.S. FOO	DS EXPANSI	ON		ZONIN	G B-1 (SCD)
PHASES	TOTAL SQUARE FT.	PARKING REC	Q'D BY ZONING EMPLOYEE	TOTAL PARKING REQ'D BY ZONING	PARKING SPACES PROVIDED	PARKING RATIO
PHASE 1****	110,643	5 / 1000 SF	1 PER 2 EMP	553 + 61 = 614	659*	5.41 / 1000
PHASE 2****	152,823	5 / 1000 SF	1 PER 2 EMP	764 + 70 = 834	942**	6.36 / 1000
TOTAL PHASE 1 + 2****	263,466	5 / 1000 SF	1 PER 2 EMP	1318 + 131 = 1,449	1601***	6.08 / 1000
TOTAL PHASE 1 + 2 W/ U.S. FOODS EXP.	268,591	5 / 1000 SF	1 PER 2 EMP	1,343 + 8 = 1,351	1559	5.80 / 1000

* ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PHASE I PARKING TOTAL AT 659 SPACES. ** ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PHASE II PARKING TOTAL AT 942 SPACES. *** ALTA/ACSM LAND TITLE SURVAY CONDUCTED ON SEPTEMBER 19, 2006 STATES PARKING TOTAL AT 1,601 SPACES. **** PHASE 1 AND 2 ARE EXISTING CONDITIONS.

U.S. FOODS PARCEL	DATA				ZO	NING B-1 (SC
	TOTAL	PARKING RE	Q'D BY ZONING	TOTAL PARKING	PARKING SPACES	PARKING RAT
PHASES	SQUARE FT.	CUSTOMER	EMPLOYEE	REQ'D BY ZONING	PROVIDED	PROVIDED
LLC ECODS EVP	36 635	5 / 1000 SE	1 DER 2 EMP	184 + 8= 192	214	5.84 / 1000

PLANT_SCHEDULE <u>COMMON NAME</u> BURFORD CHINESE HOLLY SHRUBS QTY BOTANICAL NAME
ILEB 17 ILEX CORNUTA BURFORDII'

LCCN 81 LOROPETALUM CHINENS 'CHANG NIAN HONG' EVER RED? LOROPETALUM 5 GAL

Revised

Issued

07/18/12

ColeJenest & Stone

Shaping the Environment Realizing the Possibilities

Land Planning

Civil Engineering

Urban Design

Landscape Architecture

200 South Tryon Street, Suite 1400 Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851 url+ www.colejeneststone.com

P.O. BOX 36799

North Carolina 28204

U.S. FOODS

3330 EASTWAY DRIVE

North Carolina 28205

SITE AND LANDSCAPING

Charlotte

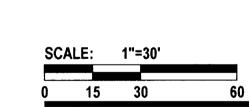
Charlotte

PLAN

COLLETT &

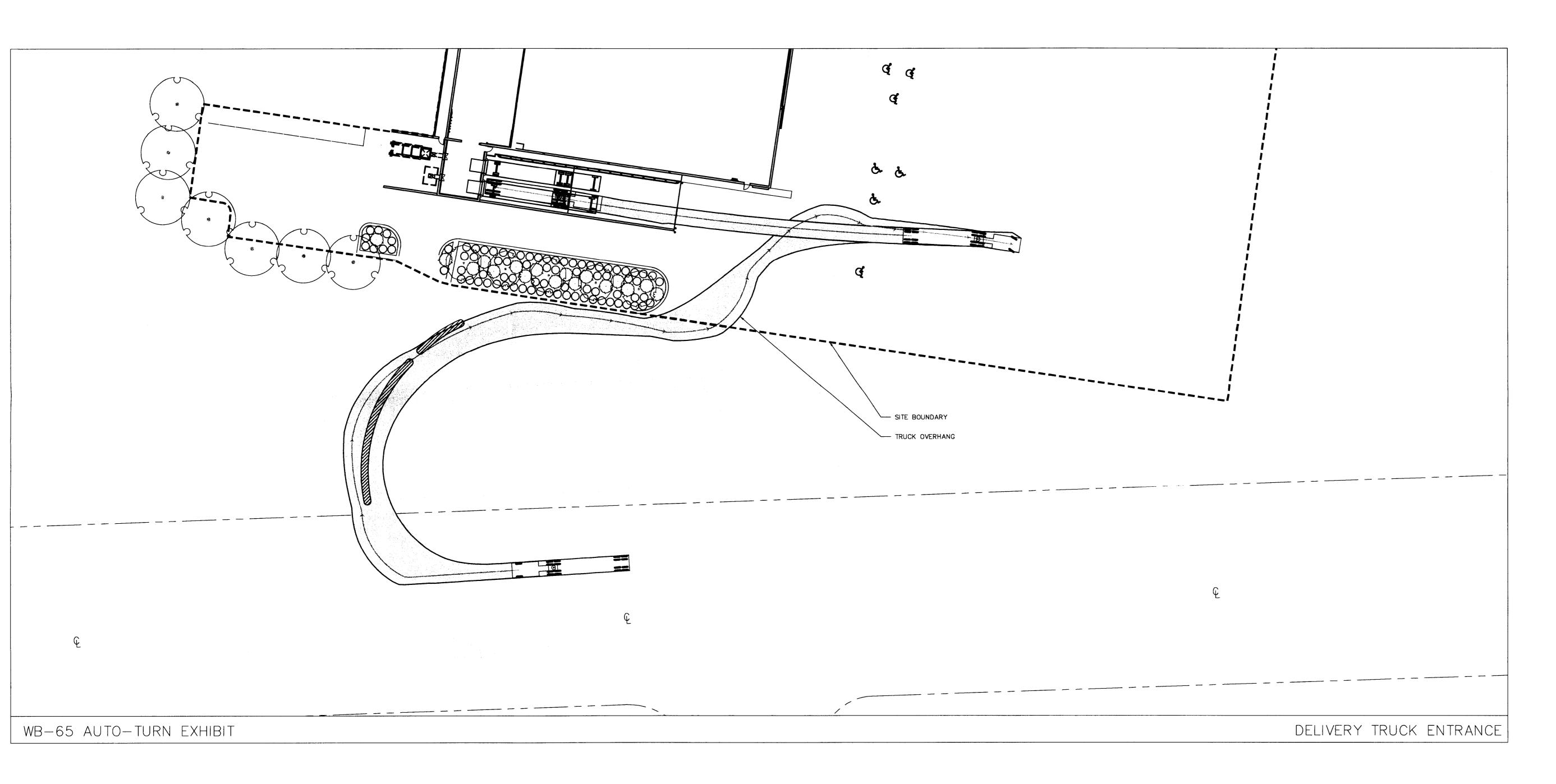
ASSOCIATES

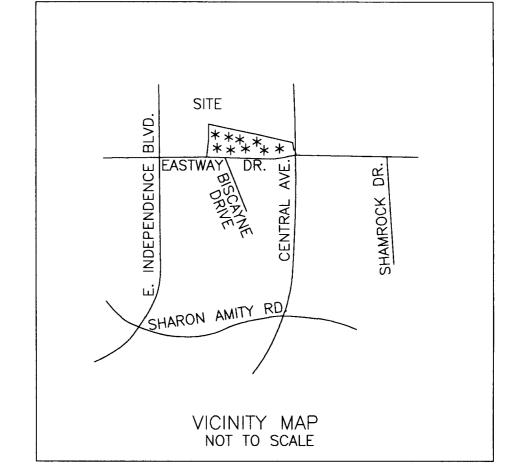


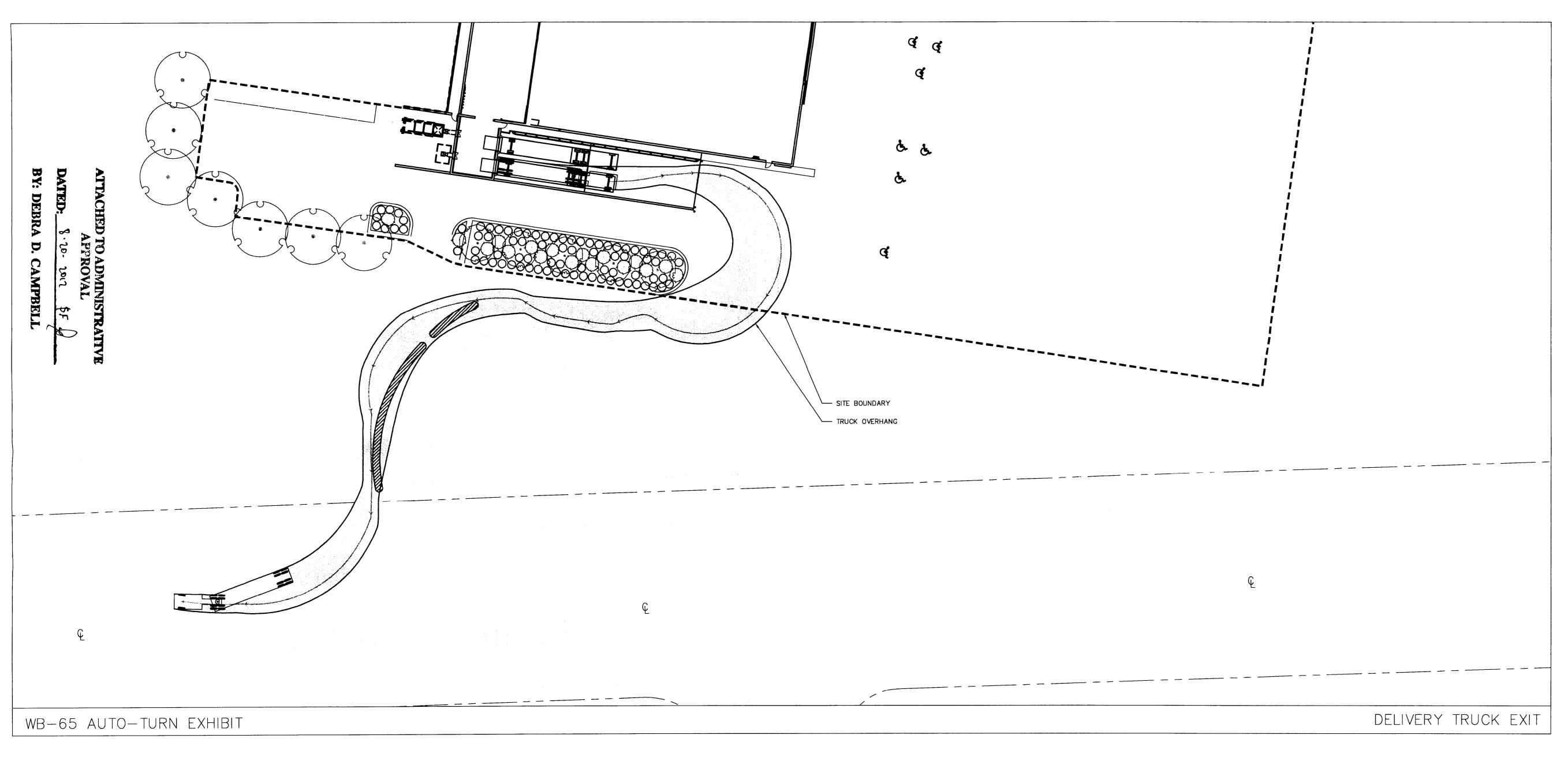


The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2012









Shaping the Environment Realizing the Possibilities

Land Planning + Landscape Architecture

+ Civil Engineering + Urban Design

200 South Tryon Street, Suite 1400 Charlotte, North Carolina 28202 p+ 704 376 1555 f+ 704 376 7851 url+ www.colejeneststone.com

COLLETT & ASSOCIATES

P.O. BOX 36799 Charlotte North Carolina 28204

U.S. FOODS

3330 EASTWAY DRIVE Charlotte
North Carolina 28205

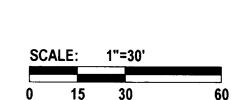
DELIVERY TRUCK ACCESS PLAN

Project No. 31065.12

Issued

Revised





CV2 0

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2012



EXHIBIT A - BEFORE

ATTACHED TO ADMINISTRATIVES
APPROVAL

DATED: 8. 20-2012 SF A
BY: DEBRA D. CAMPBELL



EXHIBIT A - AFTER



EXHIBIT B - BEFORE



EXHIBIT B- AFTER



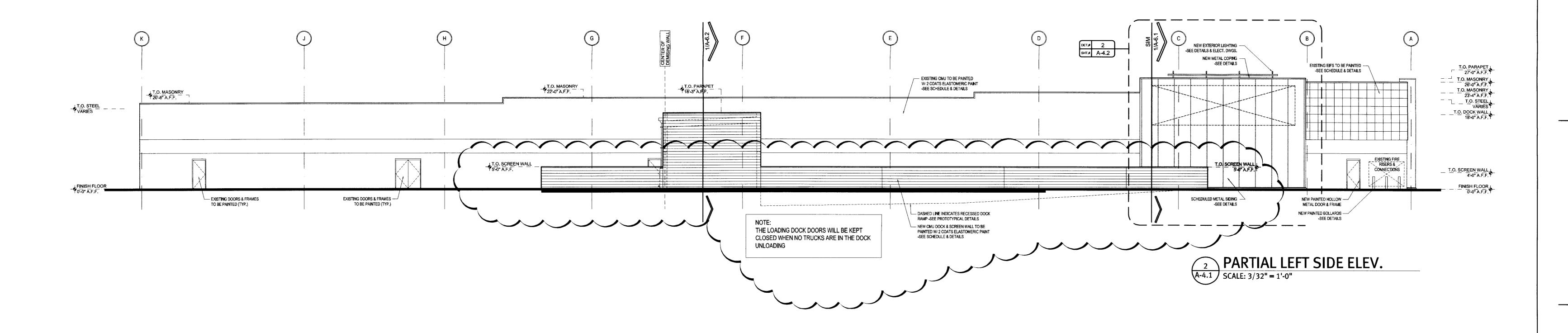
ColeJenest & Stone

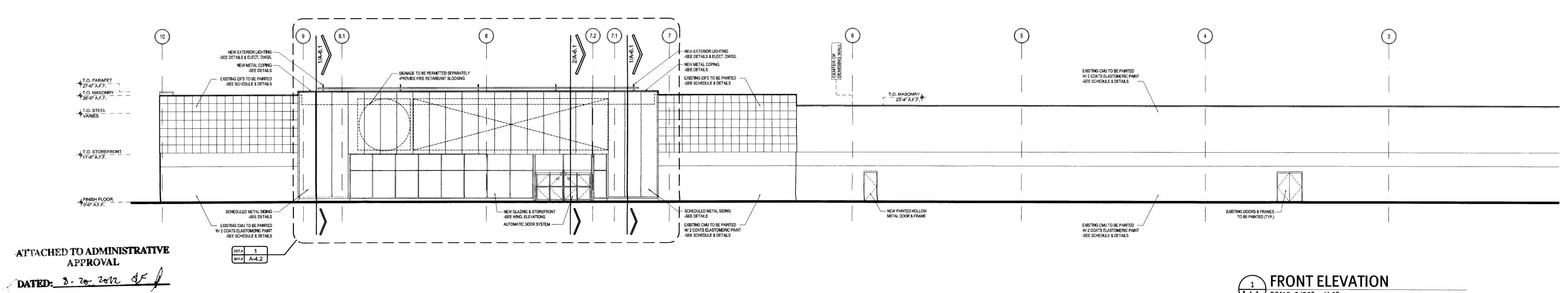
U.S. FOODS STORE

U.S. FOODS

VEGETATED BUFFER EXHIBIT

Project No. 31065.12 Issued 07.18.12





BY: DEBRA D. CAMPBELL

FRONT ELEVATION A-4.1 SCALE: 3/32" = 1'-0"

ROBERT JOHNSON architects 1808 West Morehead St. Charlotte, NC 28208 T 704 / 342.1058 F 704 / 342.3043 E info@rjarchitects.com

CONSULTANT

STORE #001 EASTWAY CROSSING

SHOPPING CENTER

CHARLOTTE, NC.

ISSUE DATE FOR CONSTRUCTION 07.31.12 08.09.12 1\CITY COMMENTS

DRAWING DATA DRAWN BY: CHECKED BY: FILE NUMBER: P/2012/1229 SHEET TITLE

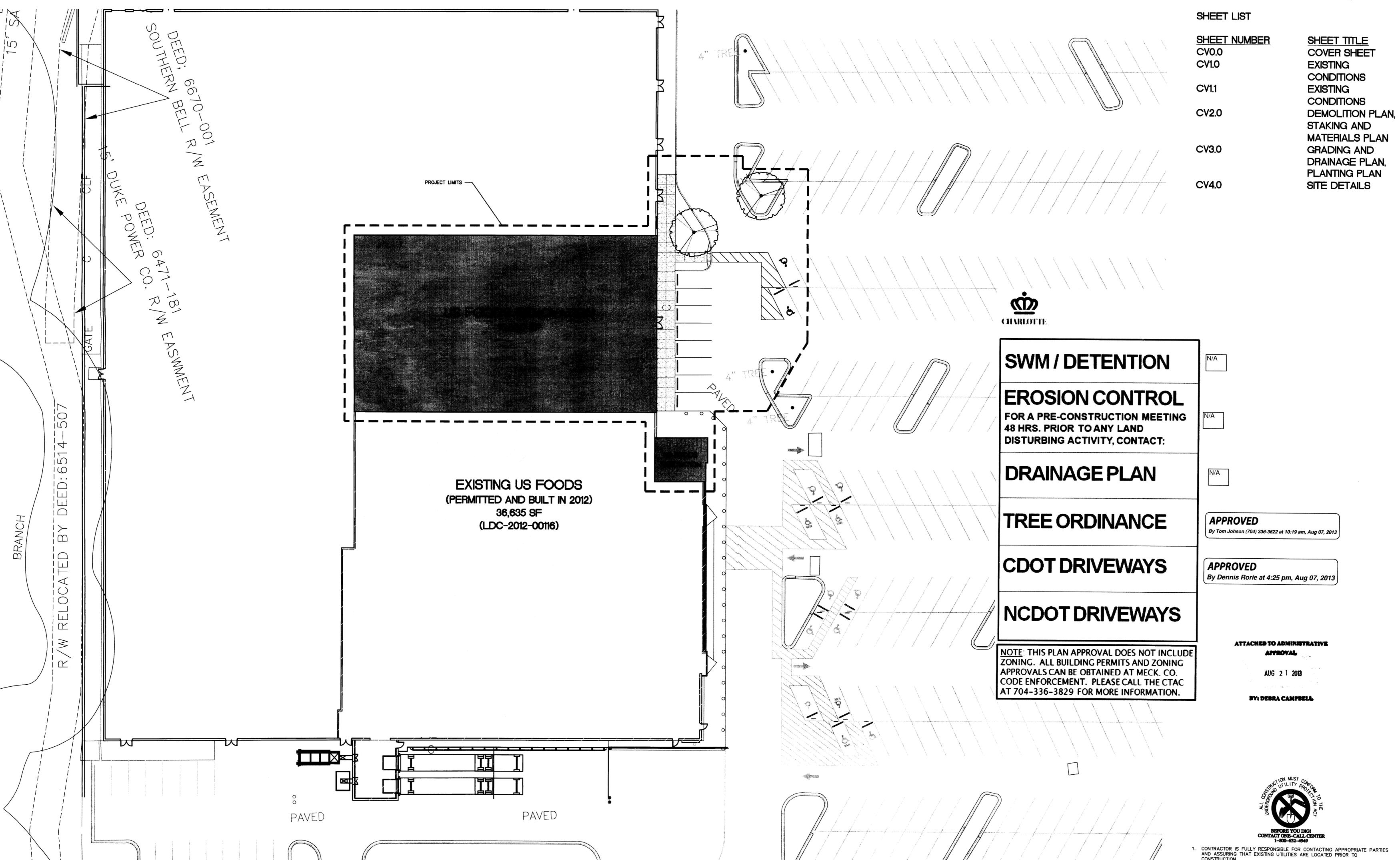
EXTERIOR ELEVATIONS

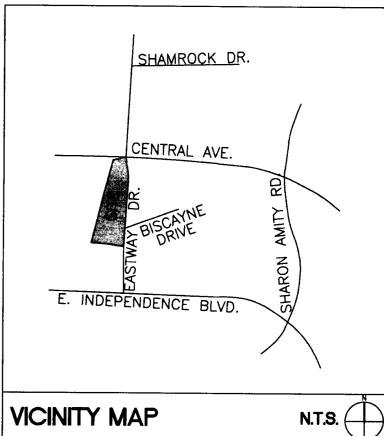
This drawing is the property of ROBERT JOHNSON ARCHITECTS, Inc. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

SHEET NUMBER

A-4.1

US FOODS RENOVATION - EASTWAY CROSSINGS CHARLOTTE, NC CONSTRUCTION DOCUMENTS

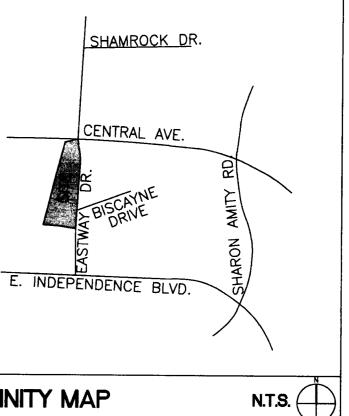


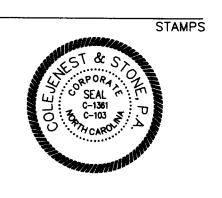


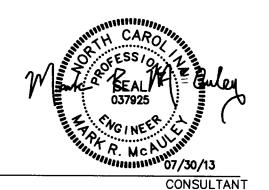
ALTA LAND TITLE SURVEY, ISSUE DATE SEPTEMBER 19, 2006, AND TOPOGRAPHIC SURVEY, ISSUE DATE AUGUST 9, 2012 PROVIDED BY R.B. PHARR AND ASSOCIATES, 420 HAWTHORNE LANE, CHARLOTTE, NC 28204, 704-376-2186

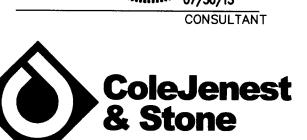
CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.

SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.









Realizing the Possibilities

Landscape Architecture Civil Engineering Urban Design

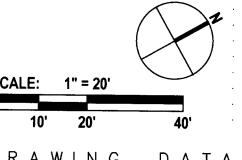
url+ www.colejeneststone.com

FOODS
KEEPING KITCHENS COOKING.



store #001 eastway crossing shopping center Charlotte, NC.

PROJECT NUMBER FOR CONSTRUCTION



CHECKED BY: CJS PROJ. #: SHEET TITLE

SHEET

This drawing is the property of ROBERT JOHNSON ARCHITECTS, Inc. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

SHEET NUMBER



Charlotte-Mecklenburg Planning Department

August 21, 2013 TO: Mark Fowler Debra Campbell Zoning Supervisor Planning Director SUBJECT: Administrative Approval for Petition No. 1989-096 The Flad Mullinax Partnership Attached are revised site plans and elevations for the 15,000 square foot expansion of the US

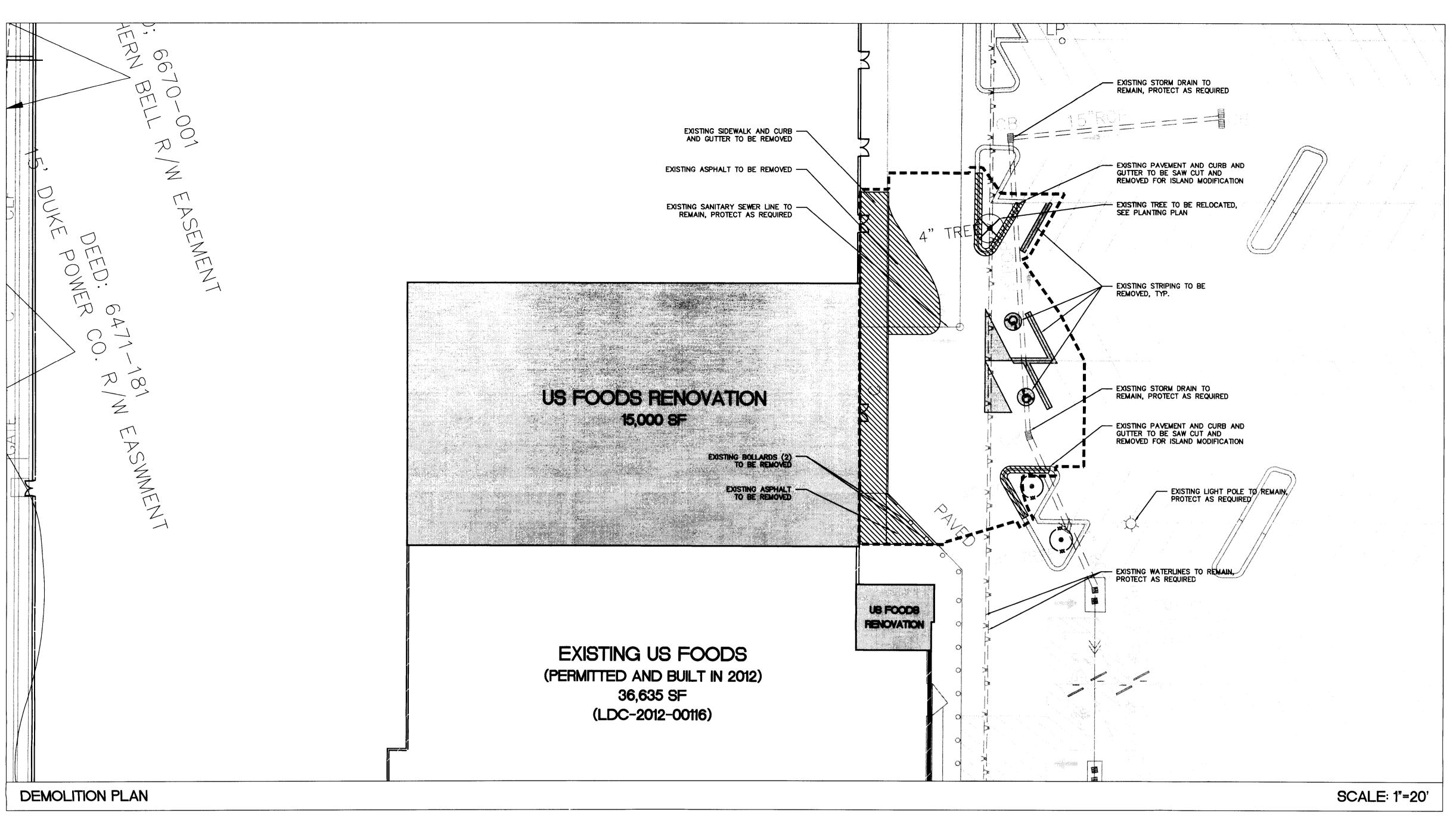
Foods. The plans have been revised to show an expansion and a loading at the front of the store. Since these changes do not alter the intent of the development and meet the requirements of the conditional site plan, I am approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

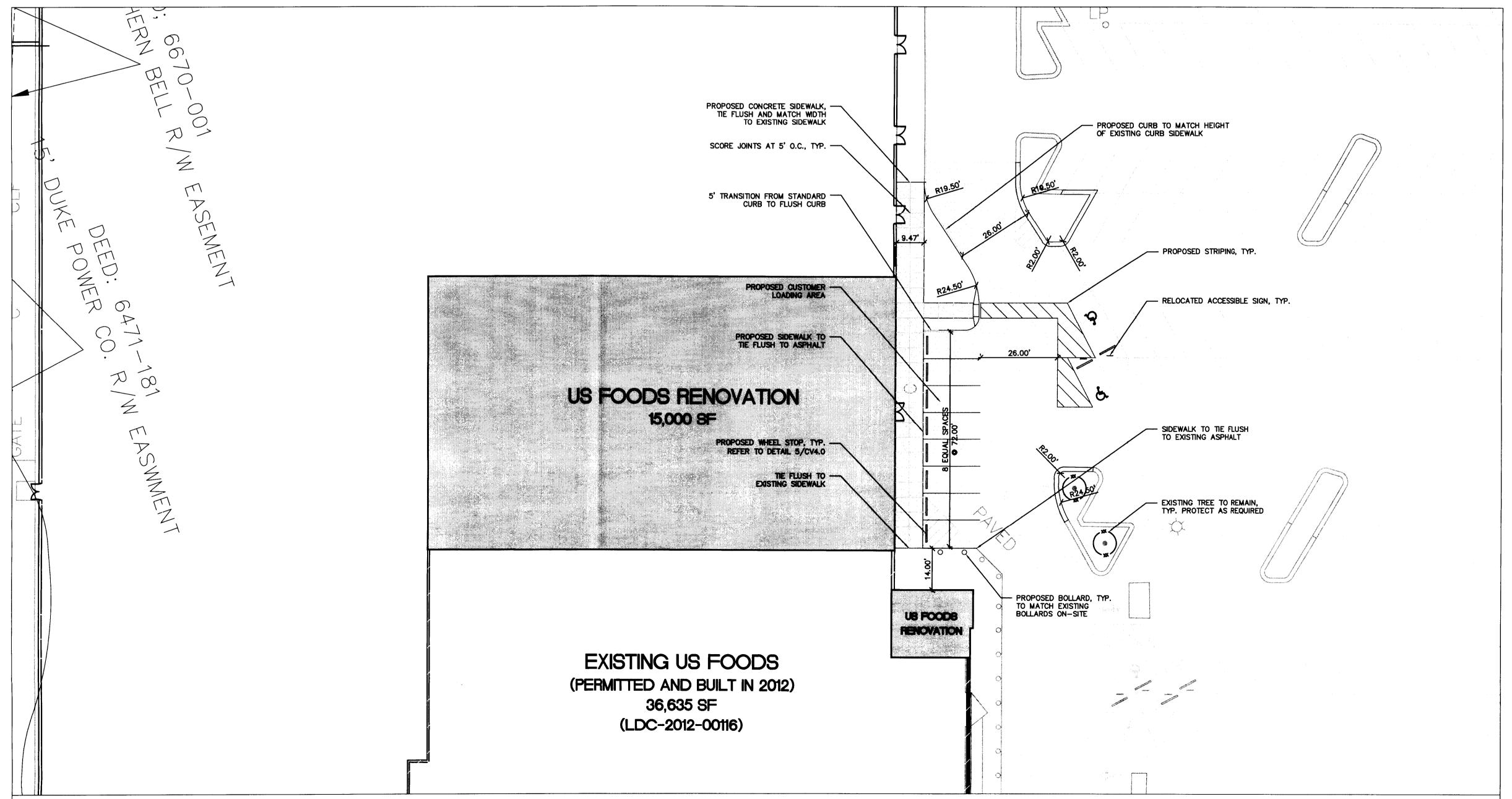
Note: All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply. Signage was not a part of this review.

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

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

FAX: (704)-336-5123





STAKING AND MATERIALS PLAN

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND SEQUENCING OF DEMOLITION AS DESCRIBED BY THESE DOCUMENTS. CONTRACTOR IS TO OBTAIN

2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DEMOLITION OR RELOCATION WITH APPLICABLE UTILITY COMPANIES, IE, GAS, CABLE, POWER, TELEPHONE, WATER, SEWER, ETC.

3. CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY FIX ANY ACTIVE UTILITIES DAMAGED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE. 4. ALL MATERIAL GENERATED BY THE DEMOLITION WILL BE HAULED FROM THE SITE AND DISPOSED OF PER LOCAL ORDINANCES.

6. SAW-CUT CONCRETE AND ASPHALT PAVEMENT, SIDEWALK OR CURB AND GUTTER BEFORE EXCAVATION WHERE CONSTRUCTION PLANS SHOW TIE-INS. 7. EASTWAY DRIVE SHALL REMAIN OPEN AND UNOBSTRUCTED TO TRAFFIC AT

8. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DURING CONSTRUCTION PER WORK AREA TRAFFIC CONTROL HANDBOOK STANDARDS. (W.A.T.C.H.) 9. REPAIR OR REPLACE ANY ADJACENT CONCRETE CURBING AND/OR SIDEWALK DAMAGED AS PART OF DEMOLITION PROCESS.

10. FOR THE REMOVAL OF ASBESTOS-CONTAINING MATERIALS AND THE DEMOLITION OF BUILDINGS, FEDERAL AND/OR LOCAL REGULATIONS REQUIRE THAT A THOROUGH INSPECTION BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY. THE ASBESTOS INSPECTION MUST ACCREDITED ASBESTOS INSPECTOR. ALL NORTH CAROLINA BE CONDUCTED BY A REGULATED AND/OR FRIABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS

11. CONTRACTOR TO REMOVE ANY EXISTING VEGETATION LOCATED WITHIN ALL PARKING LOT ISLANDS THAT ARE TO BE EXPANDED. 12. TREES LOCATED DURING SITE VISIT ARE NOT SURVEYED LOCATIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES OR ADDITIONAL TREES LOCATED ON-SITE.

BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY.

STAKING AND MATERIALS PLAN NOTES

- 1. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- 2. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
- 3. CONTRACTOR SHALL STAKE SITE AS INDICATED ON THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. STAKING OF SITE SHALL BE BASED ON LATEST ELECTRONIC FILES TO BE PROVIDED BY COLEJENEST & STONE UPON CONTRACTOR REQUEST. CONTRACTOR IS RESPONSIBLE FOR REQUESTING LATEST ELECTRONIC INFORMATION TO ENSURE PROPER LAYOUT ON SITE. NOTIFY COLEJENEST & STONE IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ELECTRONIC INFORMATION AND DIMENSIONS SHOWN ON PLANS, PRIOR TO BEGINNING WORK.
- 4. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
- 5. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH CONSTRUCTION DOCUMENTS.
- 6. ALL RADII SHALL BE 4'-6" (B.O.C.) UNLESS OTHERWISE NOTED.

ZONING CODE SUMMARY

PROJECT NAME: U.S. FOODS - EASTWAY EXPANSION

OWNER/APPLICANT: US FOODS CORP. 9399 WEST HIGGINS ROAD

ROSEMONT, IL 60018 ZONING: B-1 (SCD) JURISDICTION: CITY OF CHARLOTTE

PARCEL ID: 12909121 LOT SIZE: 16.90 AC.

DEED BOOK 23547 PAGE 342 DEED BOOK 21179 PAGE 456

DEED BOOK 20545 PAGE 373 DEED BOOK 16621 PAGE 943

DEED BOOK 2052 PAGE 319 DEED BOOK 15451 PAGE 881

SCALE: 1"=20'

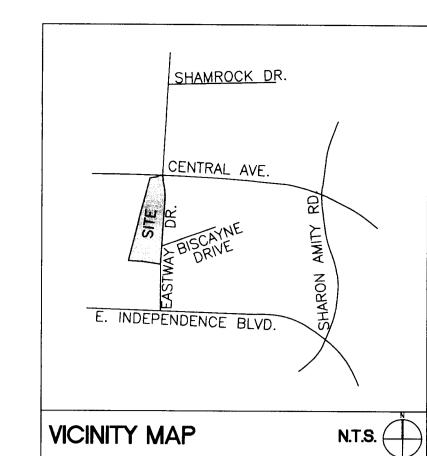
EXISTING USE: SHOPPING CENTER PROPOSED USE: SHOPPING CENTER

	TOTAL	PARKING RE	Q'D BY ZONING	TOTAL PARKING	PARKING SPACES	PARKING RAT
PHASES	SQUARE FT.	CUSTOMER	EMPLOYEE	REQ'D BY ZONING	PROVIDED	PROVIDED
PHASE 1	110,643	5/1000 SF	1 PER 2 E MP	553 + 61 = 614	630*	5.41 / 1000
PHASE 2	152,823	5/1000 SF	1 PER 2 EMP	764 + 70 = 834	988**	6.36 / 1000
TOTAL PHASE 1 + 2	263,466	5/1000 SF	1 PER 2 E MP	1318 + 131 = 1,449	1618***	6.08 / 1000
TOTAL PHASE 1 + 2 W/ WALMART EXP.****	283,466	5 / 1000 SF	1 PER 2 EMP	1,417 + 136 = 1,553	1556	5.53 / 1000

* ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PHASE I PARKING TOTAL AT 659 SPACES. ** ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PHASE II PARKING TOTAL AT 942 SPACES. *** ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PARKING TOTAL AT 1,601 SPACES.

SITE DATA - PROPOSE	ZONING B-1 (SCD)					
= -	TOTAL	PARKING REQ'D BY ZONING		TOTAL PARKING	PARKING SPACES	PARKING RATIO
	SQUARE FT.	CUSTOMER	EMPLOYEE	REQ'D BY ZONING	PROVIDED	PROVIDED
PHASE 1****	110,643	5/1000 SF	1 PER 2 EMP	553 + 61 = 614	659*	5.41 / 1000
PHASE 2****	152,823	5/1000 SF	1 PER 2 E MP	764 + 70 = 834	942**	6.36 / 1000
TOTAL PHASE 1 + 2****	263,466	5 / 1000 SF	1 PER 2 EMP	1318 + 131 = 1,449	1601***	6.08 / 1000
TOTAL PHASE 1 + 2 W/ 1ST U.S. FOODS RENOV.	268,591	5 / 1000 SF	1 PER 2 EMP	1,343 + 8 = 1,351	1518	5.65/1000
TOTAL PHASE 1+2W/ 2ND U.S. FOODS RENOV.	268,591	5/1000 SF	1 PER 2 EMP	1,340 - 13 - 1,356	1516	5.64/1000

* ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PHASE I PARKING TOTAL AT 659 SPACES. •• ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PHASE II PARKING TOTAL AT 942 SPACES. *** ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PARKING TOTAL AT 1,601 SPACES. **** PHASE 1 AND 2 ARE EXISTING CONDITIONS. ***** PER FIRST US FOODS RENOVATION. PERMITTED AND BUILT IN 2012. ****** SECOND US FOODS RENOVATION (15,000 SF) REMOVES TWO (2) SPACES, ADDS TEN (10) EMPLOYEES.



SURVEY DISCLAIMER ALTA LAND TITLE SURVEY, ISSUE DATE SEPTEMBER 19, 2006, AND TOPOGRAPHIC SURVEY, ISSUE DATE AUGUST 9, 2012 PROVIDED BY R.B. PHARR AND ASSOCIATES, 420 HAWTHORNE

LANE, CHARLOTTE, NC 28204, 704-376-2186

LEGEND SYMBOL		<u>DETAIL</u>
	AREA TO BE DEMOLISHED	-/-
	EXISTING STRIPING TO BE REMOVED ASPHALT TO REMAIN	-/-
ж. ————————————————————————————————————	TREE PROTECTION FENCING	10/CV 4 .0
	TREE TO BE RELOCATED (APPROXIMATE LOCATION BASED ON PREVIOUS CONSTRUCTION DOCUMENTS)	-/-
	DENUDED LIMITS	-/-
	PROPOSED SIDEWALK	3/CV4.0
& .	PROPOSED ACCESSIBLE SPACE	7/CV4.0
Č. VAN	PROPOSED ACCESSIBLE VAN SPACE	7/CV4.0
-	PROPOSED ACCESSIBLE SIGN	8/CV4.0
	HEAVY DUTY BITUMINOUS CONCRETE	2/CV4.0
	2" MILL AND OVERLAY (S9.5B)	-/-

PROPOSED VERTICAL CURB

1/CV4.0

ATTACHED TO ADMINISTRATIVE

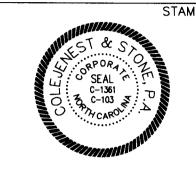
AUG 2 1 2013

BY: DEBRA CAMPBELL

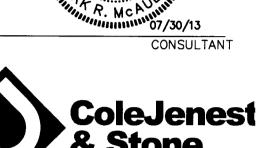


- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC. 3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

Johnson architects 1808 West Morehead St. Charlotte, NC 28208 T 704 / 342.1058 F 704 / 342.3043 E info@rjarchitects.com







Shaping the Environment Realizing the Possibilities

Land Planning Landscape Architecture

Urban Design 200 South Tryon Street, Suite 1400 Charlotte, North Carolina 28202

Civil Engineering

p+ 704 376 1555 f+ 704 376 7851 url+ www.colejeneststone.com

store #001 eastway crossing

Charlotte, NC. PROJECT NUMBER ISSUE DATE

FOR CONSTRUCTION 07.30.13

DRAWING DATA DRAWN BY: CHECKED BY: MRM CJS PROJ. #: 4260

SHEET TITLE DEMOLITION & STAKING

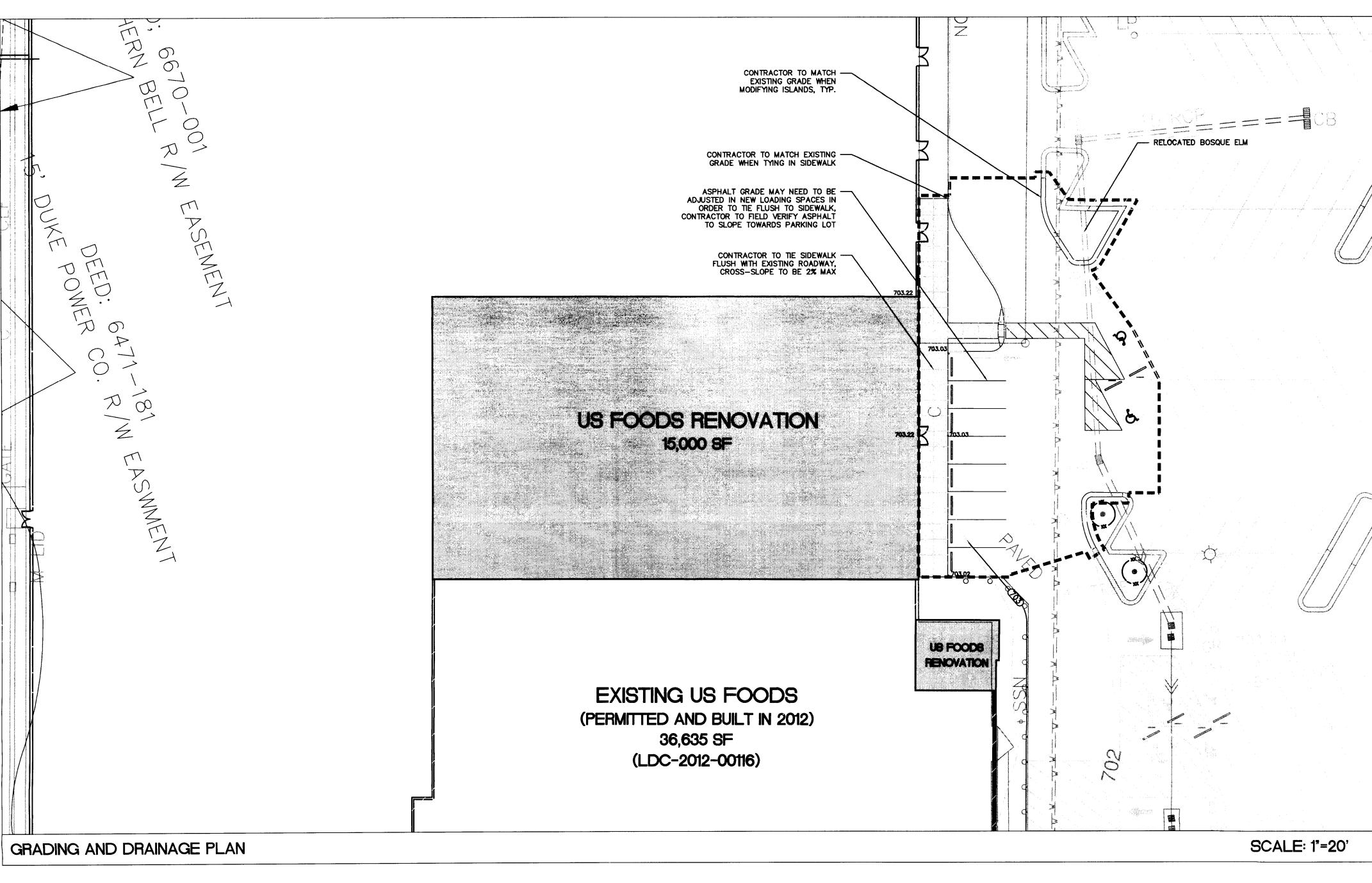
This drawing is the property of ROBERT JOHNSON ARCHITECTS, Inc. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified

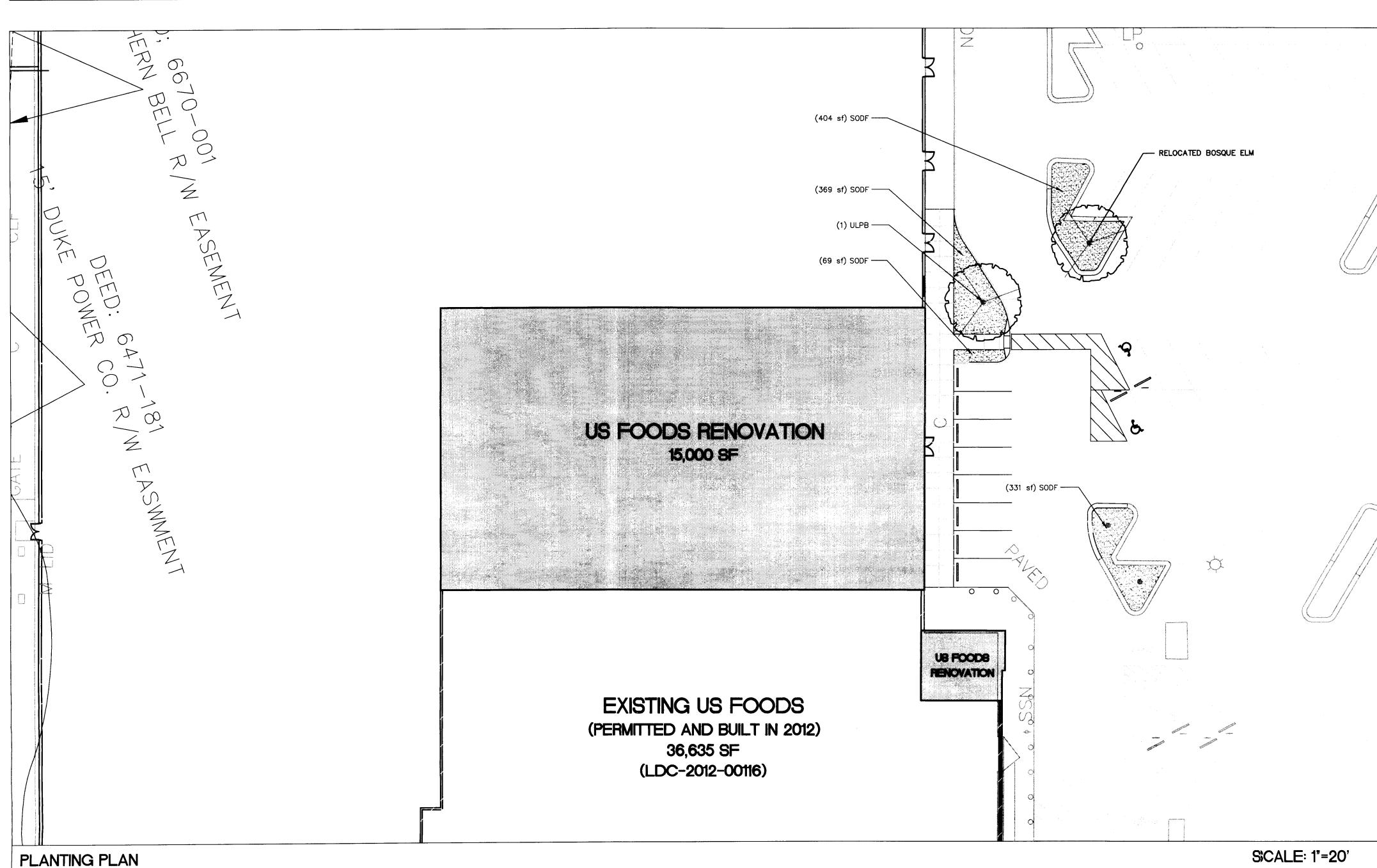
herein and is not to be used on any other

project. It is to be returned upon request.

SHEET NUMBER

ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.





TREE PROTECTION NOTES:

- APPLICABILITY

 1. A TREE AND ROOT PRESERVATION PLAN DELINEATING AREAS OF TREE SAVE SHALL BE INCORPORATED AS PART OF THE LANDSCAPING, GRADING, AND EROSION CONTROL PLANS. THE FOLLOWING MEASURES SHALL BE FOLLOWED TO PROTECT EXISTING TREES ON A DEVELOPING
- 1.a. PRIOR TO DEMOLITION, CLEARING, CONSTRUCTION, GRADING, AND INSTALLATION OF EROSION CONTROL MEASURES; TREE PROTECTIVE BARRIERS MUST BE INSTALLED AROUND ALL TREE
- 1.b. THE TREE PROTECTION FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (DRIP LINE PLUS 5 FEET). TREE PROTECTION FENCING FOR A FOREST CANOPY STANDS AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE. TREE PROTECTION FENCING SHALL CONSIST OF ORANGE SAFETY FENCING OR A COMBINATION OF ORANGE SAFETY FENCING WITH SILT FENCING AT A MINIMUM OF 4 FEET IN HEIGHT ON METAL OR WOOD POSTS.
- 1.c. ALL TREE PROTECTION AREAS MUST BE DESIGNATED AS SUCH WITH "TREE SAVE AREA SIGNS" POSTED IN ADDITION TO THE REQUIRED PROTECTIVE FENCING. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED FOR SITE ENTRANCES..
- 1.d. NO SOIL DISTURBANCE OR COMPACTION, STOCK PILING OF SOIL OR OTHER CONSTRUCTION MATERIAL, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT AND MATERIALS ARE ALLOWED
- WITHIN THE TREE SAVE AREA. 1.e. NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR

MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE OR SHRUB.

1.f. ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS

ENCROACHMENT

1. IF ENCROACHMENT INTO A REQUIRED TREE SAVE/PRESERVATION AREA OCCURS WHICH CAUSES IRREPARABLE DAMAGE TO THE TREES, THE TREE PRESERVATION AND/OR REPLACEMENT PLAN SHALL BE REVISED TO COMPENSATE FOR THE LOSS. ENCROACHMENTS SHALL BE SUBJECT TO THE PENALTIES LISTED IN ARTICLE 7.9. ENCROACHMENTS, DAMAGE AND REMOVAL OF VEGETATION IN A TREE SAVE/PRESERVATION AREA SHALL BE REPLANTED IN ACCORDANCE WITH

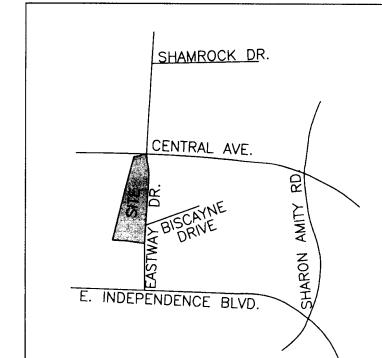
- 2. NEED PERMIT FROM CITY ARBORIST (704-336-4262) TO REMOVE TREES FROM RIGHT-OF-WAY. LAND DISTURBING PERMIT REQUIRED. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL SUCH ACTIVITIES HAVE BEEN AUTHORIZED BY ISSUANCE OF A VALID LAND DISTURBING PERMIT AS SPECIFIED UNDER THE PROVISIONS OF THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL AND EROSION AND SEDIMENTATION CONTROL MANUAL.
- 3. IF A REQUIRED TREE SAVE/PRESERVATION AREA OR REQUIRED UNDISTURBED BUFFER YARD IS DISTURBED FOR ANY REASON, IT SHALL BE RESTORED AT A RATE OF 10 TREES PER 1000 SQUARE FEET. TREES TO BE PLANTED SHALL HAVE A MINIMUM CALIPER OF 2 INCHES, SHALL BE 8-10 FEET IN HEIGHT AT INSTALLATION, AND SHALL BE AT LEAST 75% LARGE MATURING VARIETIES. WHERE A DISTURBED AREA ALSO FUNCTIONED TO BUFFER ADJACENT PROPERTIES OR PUBLIC STREET(S), AT LEAST 50% OF THE TREES SHALL BE EVERGREEN VARIETIES. TREES SHALL BE DISTRIBUTED THROUGHOUT THE DISTURBED AREA IN SUCH A WAY AS TO EFFECTIVELY REPLACE THE VEGETATION DISTURBED. WHERE UNDER STORY VEGETATION IS REMOVED OR DISTURBED IT SHALL BE REPLACED AT A RATE OF 40 SHRUBS PER 100 LINEAR FEET. SHRUBS SHALL BE EVERGREEN AND 3 FEET IN HEIGHT WHEN INSTALLED AND ARE EXPECTED TO REACH A MINIMUM HEIGHT OF 6 FEET AT MATURITY. WHEN A TREE IS DESTROYED DUE TO AN ACT OF GOD, IT SHALL BE REPLACED WITH THE SAME SPECIES OR COMPARABLE SPECIES, 2 INCH IN CALIPER IN SIZE. A PLANTING PLAN IS REQUIRED FOR STAFF REVIEW AND

PLANTING NOTES

APPROVAL PRIOR TO COMMENCEMENT OF PLANTING.

- 1. SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "USA STANDARDS FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF
- 2. HEIGHT AND WIDTH SPECIFICATIONS INDICATED ON PLANT SCHEDULE SHALL TAKE PRECEDENCE OVER CONTAINER SIZE AND CALIPER.
- CONTRACTOR SHALL MOUND ALL PARKING LOT ISLANDS TO 8" ABOVE BACK OF CURB AT THE CENTER OF ISLAND. CONTRACTOR SHALL SUPPLY AND PLACE ADDITIONAL TOPSOIL IF
- NECESSARY FOR MOUNDING AS INDICATED ON CONSTRUCTION DOCUMENTS. 4. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
- 5. IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 8" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
- 6. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET SHALL BE CUT AWAY AND REMOVED BY THE CONTRACTOR FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. CONTRACTOR SHALL REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL. 7. FOR NEW PLANTING AREAS, CONTRACTOR SHALL REMOVE ALL PAVEMENT, GRAVEL SUB-BASE
- AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR AMEND THE TOP 24" OF EXISTING SOIL TO MEET SPECIFIED TOPSOIL/PLANTING MIX
- 8. LARGE MATURING TREES SHALL BE A MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CONTRACTOR SHALL CONTACT URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- 9. CONTRACTOR SHALL CALL (704)336-6769 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, SEVEN TO TEN DAYS PRIOR TO THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY DATE.
- 10. MINIMUM TREE SIZE AT PLANTING SHALL BE 3 INCH CALIPER FOR LARGE MATURING TREES AND 2 INCH CALIPER FOR SMALL MATURING TREES. ALL MULTI-STEM PLANTS SHALL BE TREE FORM, MAXIMUM THREE TO FIVE TRUNKS, AND A MINIMUM EIGHT FEET TALL.
- 11. ADDITIONAL TREE(S) MAY BE REQUIRED TO MEET THE TREE ORDINANCE, AS DIRECTED BY URBAN FORESTER (A TREE WITHIN SIXTY FEET OF EACH PARKING SPACE) IF THE EXISTING TREE LINE IS FURTHER FROM THE PARKING LOT THAN INDICATED.

PCCO SUMMAF	?Y		
Original Parcel ID Number(s):	12909121		
Development Type:	Commercial		
Subject to PCCO? Y/N	N		
If NO, why?	Rezoning		
Watershed:	Central Catawba		
Disturbed Area (ac):	0.2		
Site Area (ac):	16.9		
	DA#1	DA#2	
Existing Built-upon-area prior to 12/31/07 (SF)	566,910		
Existing BUA to be removed (1st US Foods Renovation) (SF):	19,176		
Existing BUA to be removed (2nd US Foods Renovation) (SF):	1,321		
Proposed New BUA (1st US Foods Renovation) (SF):	17,125		
Proposed New BUA (2nd US Foods Renovation) (SF):	1,545		
Proposed % BUA:	9.84%		
Density (High / Low)	High		
Development or Redevelopment?	Redevelopment		
Natural Area Required (ac):	N/A		
Natural Area Provided (ac):	N/A		
Total stream buffer protected on-site (ac):	N/A		
Transit Station Area? Y/N	N		
Distressed Business District? Y/N	Υ		
Mitigation Type (if applicable)	N/A		



VICINITY MAP N.T.S. (_

SURVEY DISCLAIMER

ALTA LAND TITLE SURVEY, ISSUE DATE SEPTEMBER 19, 2006, AND TOPOGRAPHIC SURVEY, ISSUE DATE AUGUST 9, 2012 PROVIDED BY R.B. PHARR AND ASSOCIATES, 420 HAWTHORNE LANE, CHARLOTTE, NC 28204, 704-376-2186

LEGEND

SYMBOL		DETAIL
100.00 •	PROPOSED SPOT ELEVATION	-/-
	DENUDED LIMITS	-/-
xx	TREE PROTECTION FENCING	10/CV4.0
	EXISTING WATER MAIN	-/-
\$	EXISTING SAN. SWR. LINE AND MANHOLE	-/-
•	EXISTING TREE	-/-
	PROPOSED TREE	11/CV 4 .0
636247.48747.48747.48747.4874.		

EROSION CONTROL , GRADING, AND DRAINAGE NOTES:

PROPOSED SEED

SUBJECT TO A FINE.

- 1. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
- 2. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLANS IS A VIOLATION OF THE CITY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A
- 3. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY EROSION CONTROL ORDINANCE AND IS
- 4. APPROVAL OF CONSTRUCTION DOCUMENTS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE
- GRADING, PERMISSION SHALL BE OBTAINED BY CONTRACTOR FROM THE AFFECTED PROPERTY OWNERS.
- 5. IN ORDER TO ENSURE PROPER DRAINAGE, CONTRACTOR SHALL MAINTAIN A MINIMUM OF 0.5% SLOPE ON THE CURB.
- 6. THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED CONDITION AND SHALL REMOVE FROM THESE AREAS ALL DEBRIS, LOGS, TIMBER, TRASH, JUNK AND OTHER ACCUMULATIONS.
- ASSUME RESPONSIBILITY FOR THE STRUCTURAL STABILITY OF ANY EXISTING OR PROPOSED RETAINING WALLS ON THE SITE.

7. THE LOCAL ENGINEERING DEPARTMENT HAS NOT REVIEWED AND DOES NOT

- 8. ALL "CLDS" NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL. 9. ALL SIDEWALKS, STOOPS, TERRACES AND OTHER PAVED AREAS SHALL SLOPE
- AWAY FROM BUILDING(S) AT 2.0% MAXIMUM.
- 10. CONTRACTOR SHALL CONTACT INSPECTOR 48 HOURS BEFORE CONSTRUCTION. 11. GROUND STABILIZATION A) SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE
- LAND-DISTURBVING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE: I) ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. II) ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
- 12. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.
- 13. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING. (CLDS #30.16)
- 14. THE TOTAL SITE ACREAGE IS 16.90 ACRES. THE TOTAL DENUDED AREA IS 0.20 ACRES ON—SITE AND 0.00 OFF—SITE.

WATER DISTRIBUTION NOTES

1. NO NEW WATER LINES OR CHANGES TO EXISTING INFRASTRUCTURE REQUIRED AS A PART OF THIS PROJECT.

PLANT SCHEDULE

Natural Area mitigation? Y/N

BOTANICAL NAME CONT SIZE SPACE

B&B 3" CAL., 10' HT. AT PLANTING A.I. COMMON NAME ULMUS PARVIFOLIA 'BOSQUE' BOSQUE ELM ULPB BOTANICAL NAME SPAC SPACING REMARKS 1,172 SF FESTUCA ARUNDINACEA 'ELITE' ELITE TALL FESCUE SOD



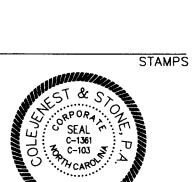
BY: DEBRA CAMPBELL



- 1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- 2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN,
- ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE—MECKLENBURG UTILITIES SPECIFICATIONS.
- 4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

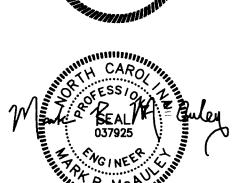


1808 West Morehead St. Charlotte, NC 28208 T 704 / 342.1058



F 704 / 342.3043

E info@rjarchitects.com







Realizing the Possibilities

Land Planning Landscape Architecture

Urban Design 200 South Tryon Street, Suite 1400

Civil Engineering

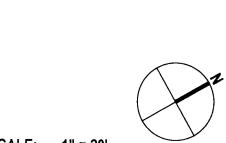
Charlotte, North Carolina 28202 p+ 704 376 1555 f+ 704 376 7851 url+ www.colejeneststone.com





store #001 eastway crossing shopping center Charlotte, NC.

PROJECT NUMBER ISSUE DATE FOR CONSTRUCTION 07.30.13



DRAWING DATA DRAWN BY: CHECKED BY: MRM CJS PROJ. #: 4260 SHEET TITLE

GRADING & PLANTING

This drawing is the property of ROBERT JOHNSON ARCHITECTS, Inc. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other

SHEET NUMBER

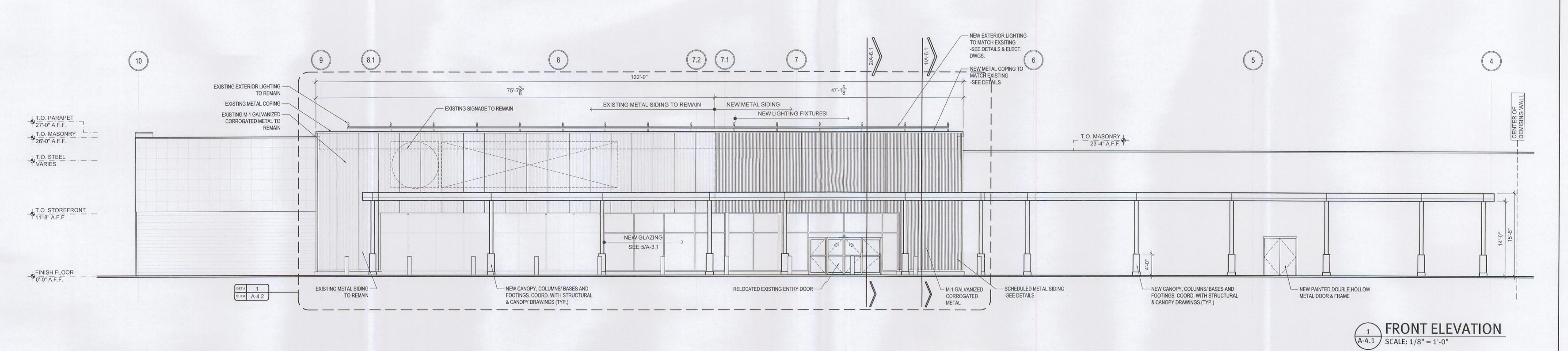
project. It is to be returned upon request.



ATTACHED TO ADMINISTRATIVE
APPROVAL

AUG 2 1 2013

BY: DEBRA CAMPBELL



ROBERT JOHNSON

ROBERT JOHNSON architects

1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058
F 704 / 342.3043
E info@rjarchitects.com





FOODS
KEEPING KITCHENS COOKING.

STORE #001
EXPANSION
EASTWAY CROSSING
SHOPPING CENTER
CHARLOTTE, NC.

PROJECT NUMBER 1358

ISSUEDATE

FOR CONSTRUCTION 08.07.13

DRAWING DATA

DRAWN BY: DP

FILE NUMBER: P/2012/1229

SHEET TITLE

CHECKED BY:

EXTERIOR ELEVATIONS

This drawing is the property of ROBERT JOHNSON ARCHITECTS, Inc. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

SHEET NUMBER

A-4.1

EASTWAY CROSSINGS SHOPPING CENTER PARKING DATA+

E DATA - PER ATTACI	HED REZONIN	ZONING B-1 (SCD)				
PHASES	TOTAL SQUARE FT.	PARKING RECUSTOMER	EQ'D BY ZONING EMPLOYEE	TOTAL PARKING REQ'D BY ZONING	PARKING SPACES PROVIDED	PARKING RATIO PROVIDED
PHASE 1	110,643	5 / 1000 SF	1 PER 2 EMP	553 + 61 = 614	630*	5.41 / 1000
PHASE 2	152,823	5 / 1000 SF	1 PER 2 EMP	764 + 70 = 834	988**	6.36 / 1000
TOTAL PHASE 1 + 2	263,466	5 / 1000 SF	1 PER 2 EMP	1318 + 131 = 1,449	1618***	6.08 / 1000
TOTAL PHASE 1 + 2 W/	283,466	5 / 1000 SF	1 PER 2 EMP	1,417 + 136 = 1,553	1556	5.53 / 1000

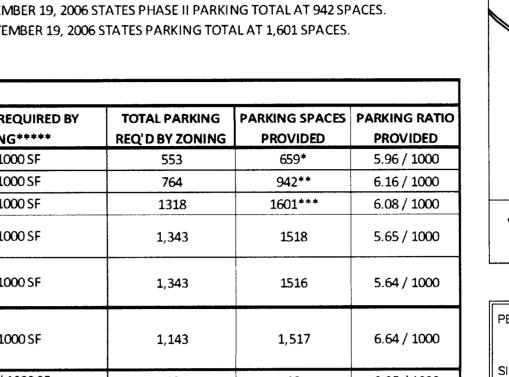
* ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PHASE I PARKING TOTAL AT 659 SPACES. ** ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PHASE II PARKING TOTAL AT 942 SPACES. *** ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PARKING TOTAL AT 1,601 SPACES. **** WALMART EXPANSION DID NOT OCCUR.

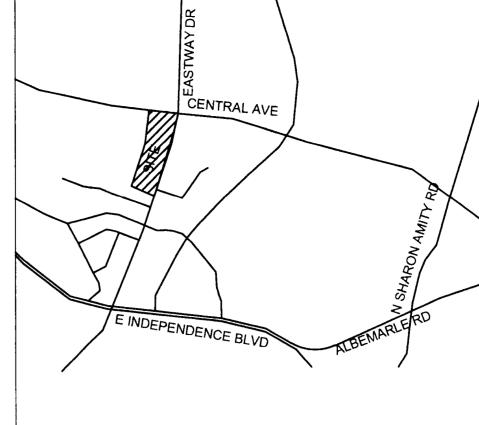
SITE DATA - ADMINISTRA				·		
	TOTAL	PARKING REQUIRED BY	TOTAL PARKING	PARKING SPACES	PARKING RATIO	
PHASES	SQUARE FT.	ZONING****	REQ'D BY ZONING	PROVIDED	PROVIDED	
PHASE 1****	110,643	5 / 1000 SF	553	659*	5.96 / 1000	
PHASE 2****	152,823	5 / 1000 SF	764	942**	6.16 / 1000	
TOTAL PHASE 1 + 2****	263,466	5 / 1000 SF	1318	1601***	6.08 / 1000	
TOTAL PHASE 1 + 2 W/ 1ST	252.524	F / 1000 CF	4 242	1510	F 6F / 1000	
U.S. FOODS RENOV.	268,591	5 / 1000 SF	1,343	1518	5.65 / 1000	
TOTAL PHASE 1+ 2 W/ 2ND		F (4000.05			5.64.44000	
U.S. FOODS RENOV.	268,591	5 / 1000 SF	1,343	1516	5.64 / 1000	
A DDDOLLED DEZONUNG DET	228,558					
APPROVED REZOINING PET.	(B-1SCD)	5 / 1000 SF	1,143	1,517	6.64 / 1000	
# 2013-073 (REZONE 46,892)	*** ***					
SF FROM B-1SCD TO B-D)	46,892 (B-D)	0.25 / 1000 SF	12	12	0.25 / 1000	
TOTAL PHASE 1 + 2 W/ 2ND	234,331	5/1000SF	1 170	1 257	5.36 / 1000	
U.S. FOODS RENOV. AND	(B-1SCD)	5/ IMAGE	1,172	1,257	3.367 1000	
OUTPARCEL	46,892 (B-D)	0.25 / 1000 SF	12	12	0.25 / 1000	

* ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PHASE I PARKING TOTAL AT 659 SPACES. ** ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PHASE II PARKING TOTAL AT 942 SPACES. *** ALTA/ACSM LAND TITLE SURVEY CONDUCTED ON SEPTEMBER 19, 2006 STATES PARKING TOTAL AT 1,601 SPACES.

*****EMPLOYEE PARKING REQUIREMENTS REMOVED DUE TO TENANT CHANGES AND INCONSISTENT WORKFORCE *** *** DATA UPDATED TO REFLECT SURVEY BUILDING SQUARE FOOTAGES

**** PHASE 1 AND 2 ARE EXISTING CONDITIONS.



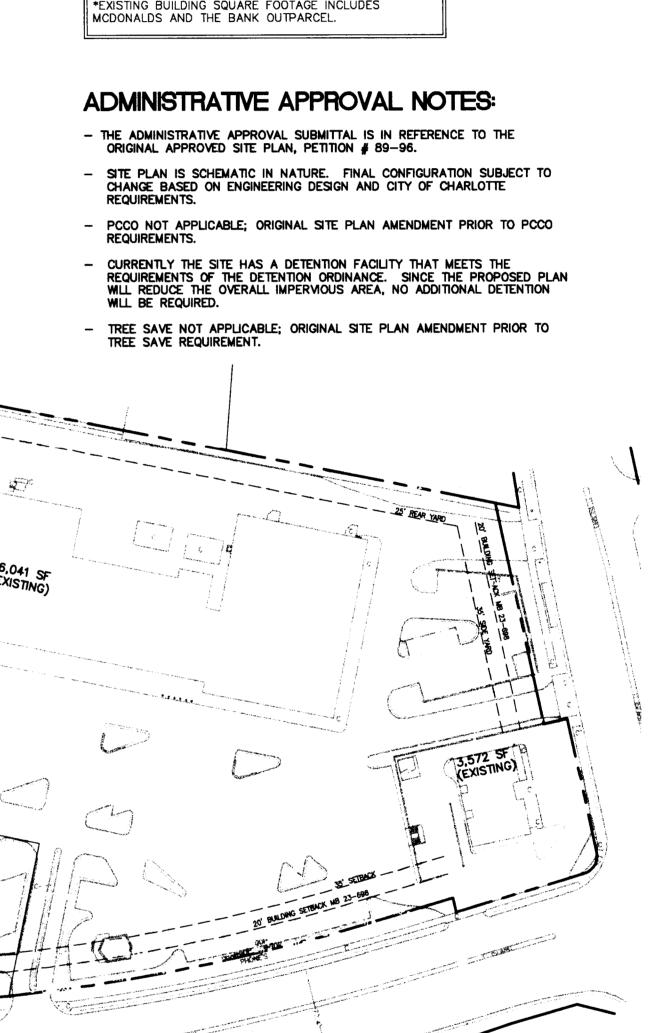


VICINITY MAP

N.T.S.

PETITIONER: EASTWAY HOLDINGS, LLC
P.O. BOX 36799
CHARLOTTE, NORTH CAROLINA 28236 SITE ACREAGE: ±16.90 ACRES
OUT-PARCEL ACREAGE: ±1.75 ACRES TAX PARCEL #: 12909122, 12909121(PORTION OF) ZONING: B-1SCD PROPOSED USE: COMMERCIAL/RETAIL PARKING: REQUIRED: TOTAL PROVIDED: 24 SPACES 56 SPACES EXISTING BUILDING SUMMARY:

EXISTING BUILDING SF*: PROPOSED OUT-PARCEL: 283,802 SF <u>5,773 SF</u> TOTAL BUILDING SF: 289,575 SF MAX ALLOWABLE PER APPROVED SITE PLAN: 293,847 SF *EXISTING BUILDING SQUARE FOOTAGE INCLUDES MCDONALDS AND THE BANK OUTPARCEL.





4,179 SF (EXISTING)

CHARLOTTE

Charlotte-Mecklenburg Planning Department

February 21, 2014

TO: Mark Fowler Zoning Supervisor Debra Campbell Planning Director

SUBJECT: Administrative Approval for Petition No. 1989-096 The Flad Mullinax Partnership

Attached are revised site plans and elevations for the proposed 5,773 square foot convenience store and new outparcel. Since these changes do not alter the intent of the development and meet the requirements of the conditional site plan, I am approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note:

EASTWAY DRIVE

POAD GAINTAINED BY THE CRY OF CHARLOTTE

128,314 SF (EXISTING)

PROPOSED DRIVEWAY -

- The new proposed driveway access along Eastway Drive will need to be approved by North Carolina and Charlotte Department of Transportation.
- All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply.
- Signage was not a part of this review.

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

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

FAX: (704)-336-5123

ColeJenest & Stone

Shaping the Environment Realizing the Possibilities

Land Planning Landscape Architecture Civil Engineering

Urban Design

200 South Tryon Street, Suite 1400 Charlotte, North Carolina 28202 p+ 704 376 1555 f+ 704 376 7851 url+ www.colejeneststone.com

North Carolina 28284

EASTWAY HOLDINGS II,LLC PO BOX 36799 Charlotte, NC 28236

EASTWAY CROSSINGS II

EASTWAY RD./CENTRAL AVE. Charlotte North Carolina 28284

ADMINISTRATIVE APPROVAL PLAN PETITION # 1989-096AA

Project No. 4189 Issued 08/29/13

Revised 01/24/14 - PER CITY COMMENTS



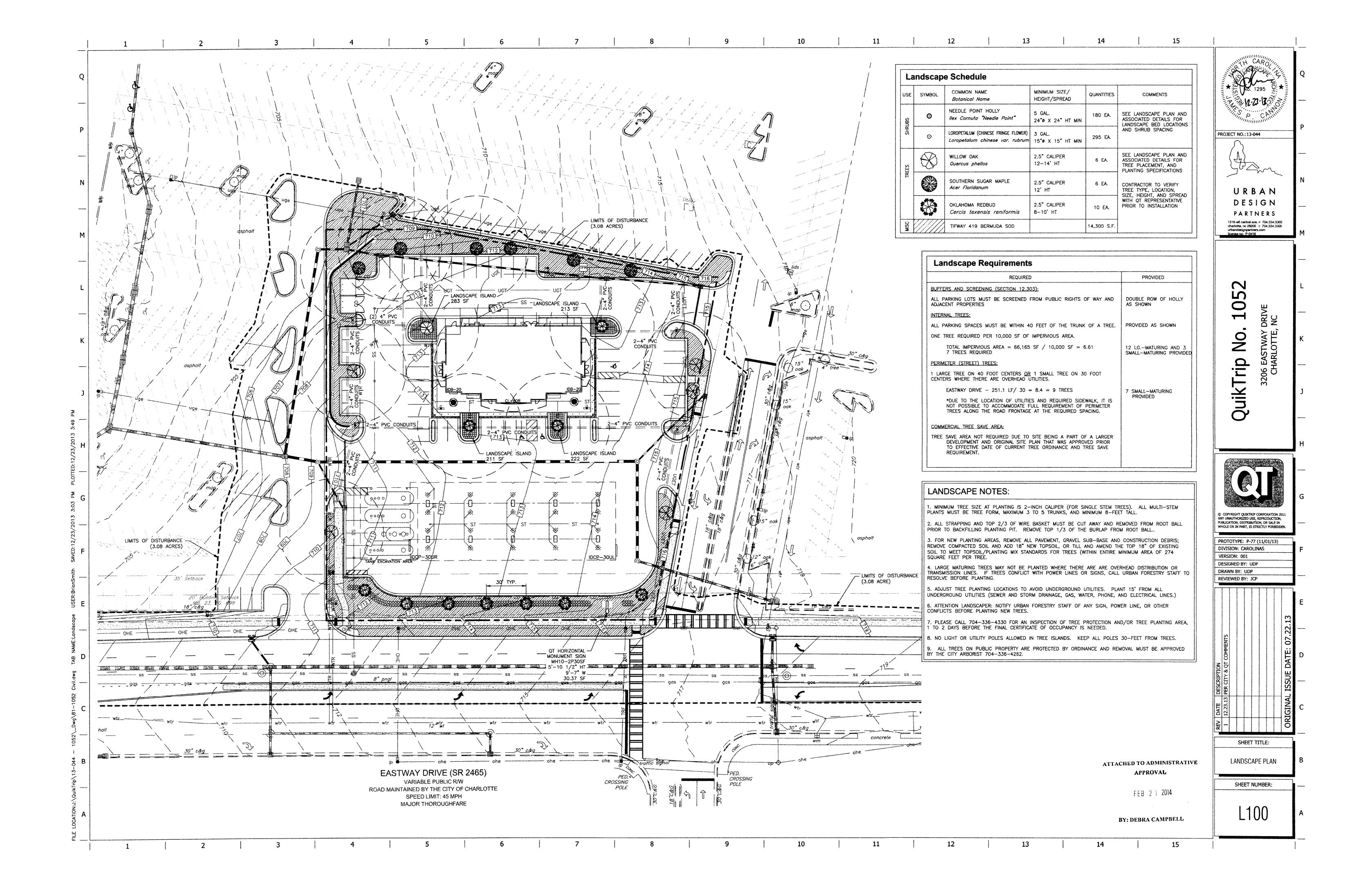
FEB 2 1 2014

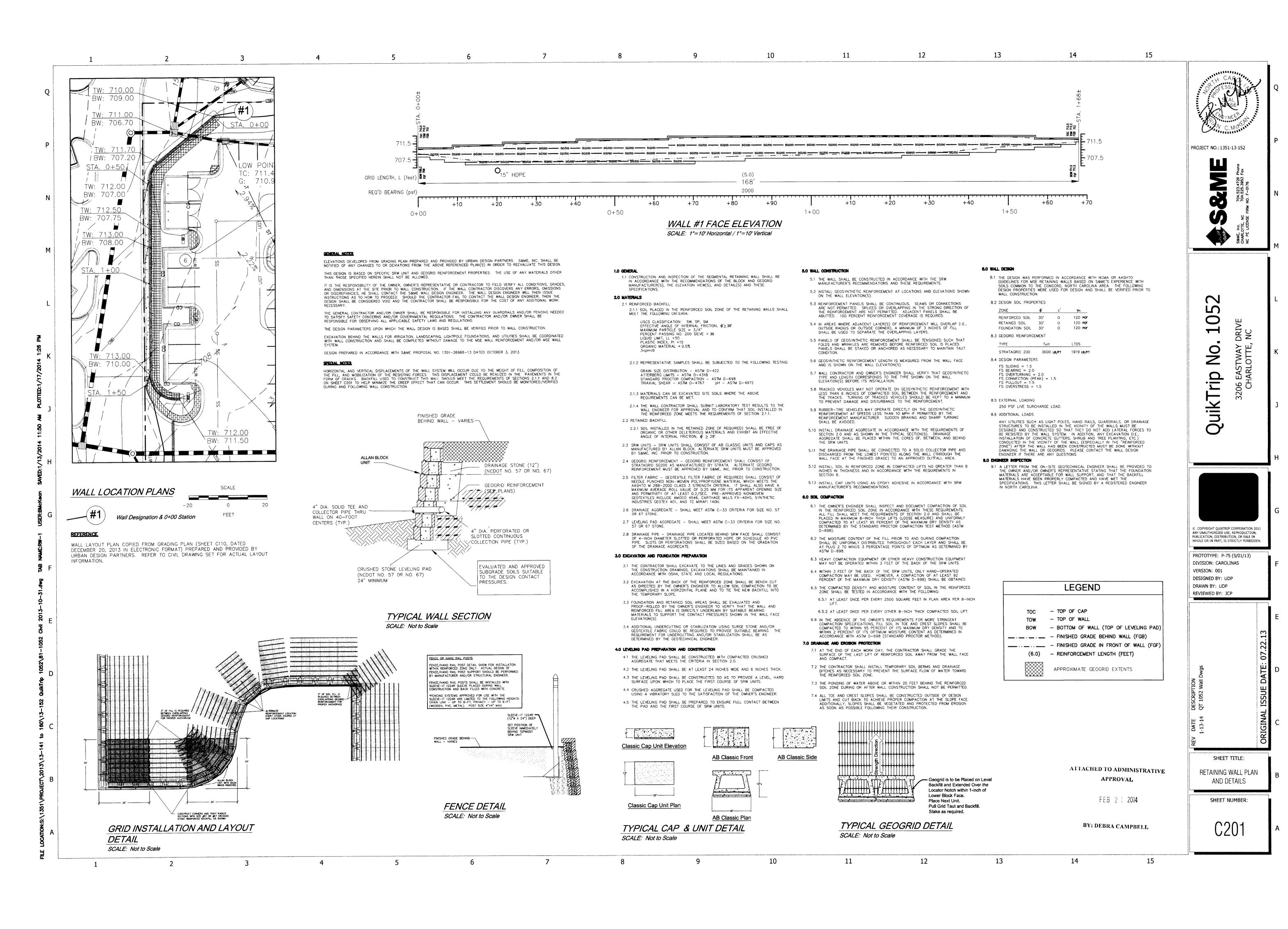
BY: DEBRA CAMPBELL

AA1.0

40' 80'

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited. ColeJenest & Stone, P.A. 2013 🕲





ATTACHED TO ADMINISTRATIVI APPROVAL



ATTACHED TO ADMINISTRATIVE APPROVAL





Charlotte-Mecklenburg Planning Department

DATE: January 5, 2016

TO: Donald Moore FROM: Ed McKinney

Zoning Supervisor Interim, Planning

Director

SUBJECT: Administrative Approval for Petition No. 1989-096 Flad Mullinax 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 <u>Alterations to Approval</u>, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

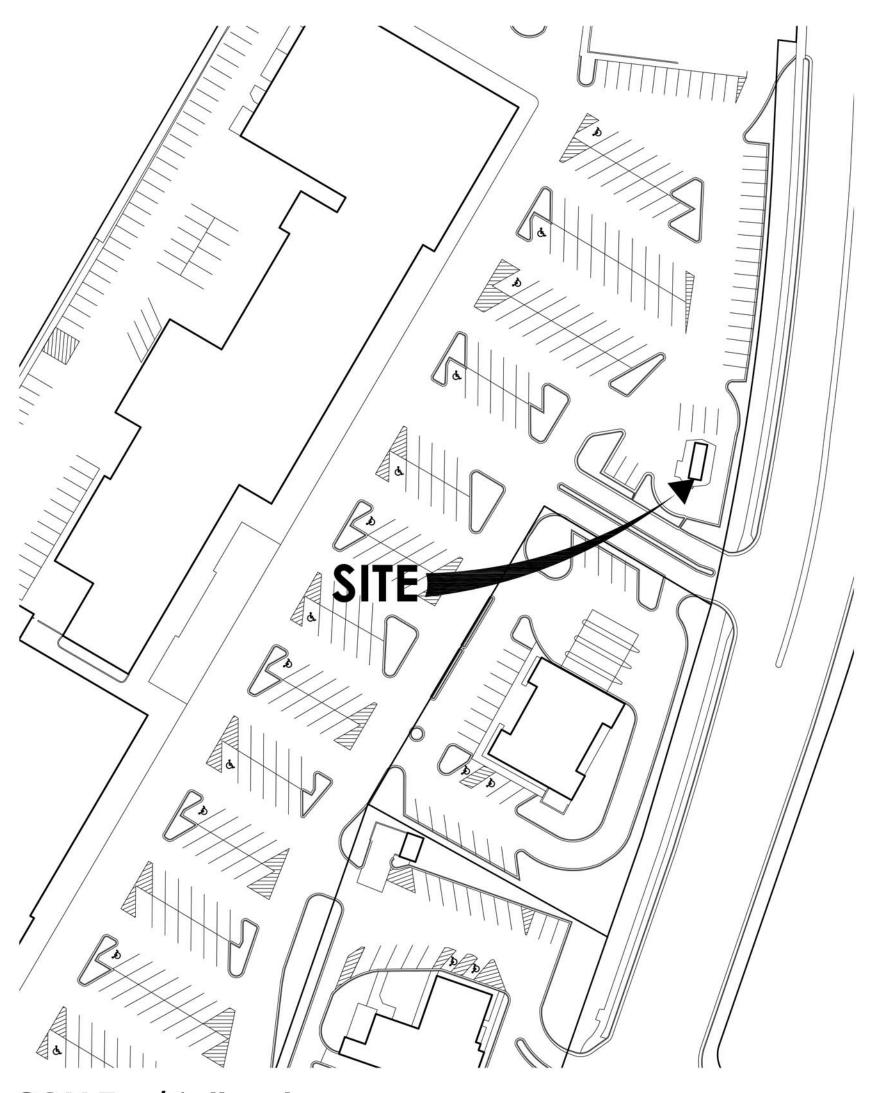
- Elevations for an accessory retail use (Ice House).
- Site layout plan and landscaping.

Reasons for Staff's support of the request:

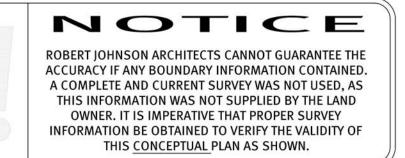
• The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

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

Signage was not reviewed as part of this request.

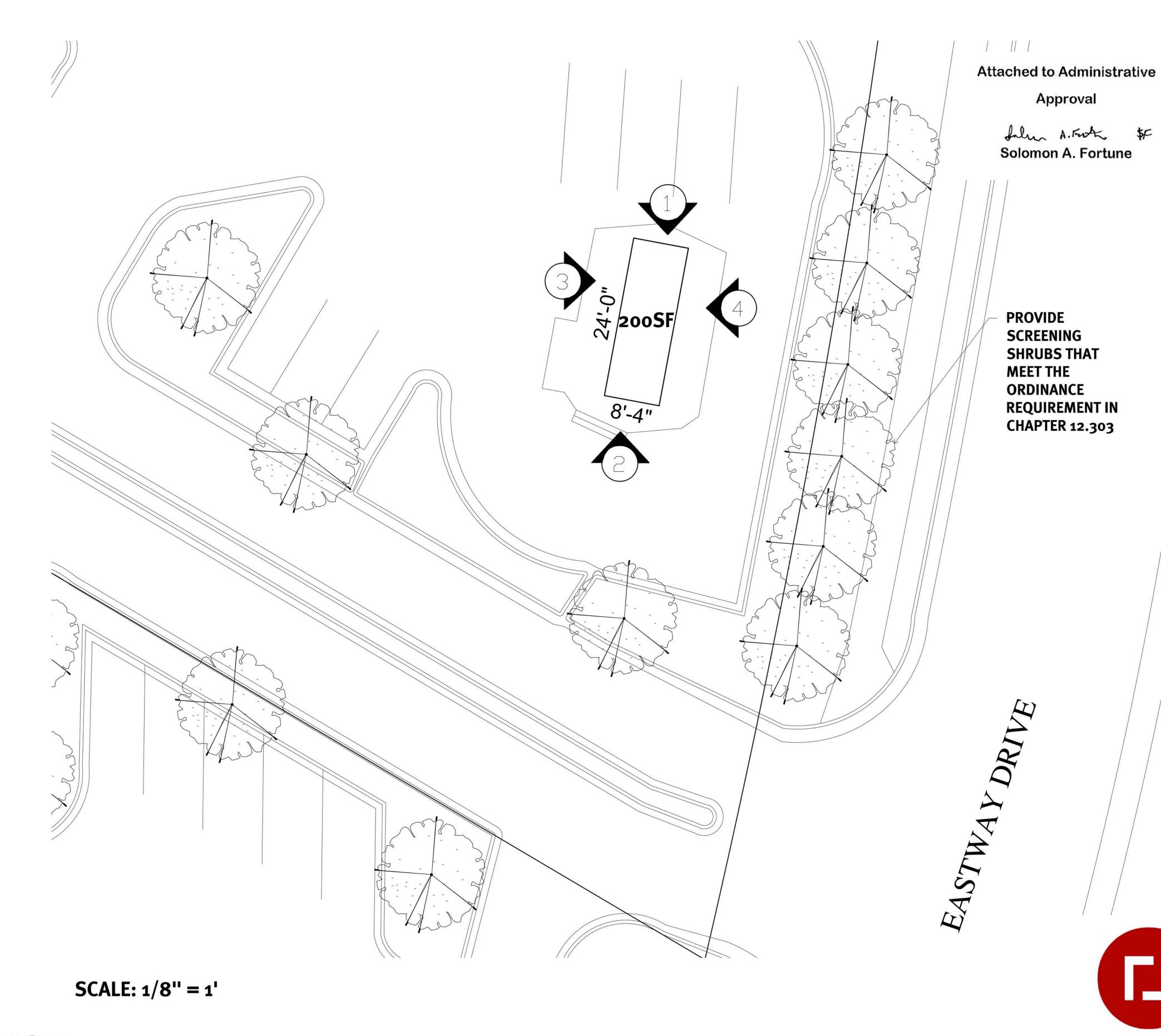


SCALE: 1/64" = 1'



THIS DRAWING IS THE PROPERTY OF ROBERT JOHNSON ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST.

NOTE: NO EXISTING PARKING SPACES ARE BEING REMOVED FOR THIS PROPOSED STRUCTURE



EASTWAY CROSSING - ICEHOUSE

ZONE B-1SCD

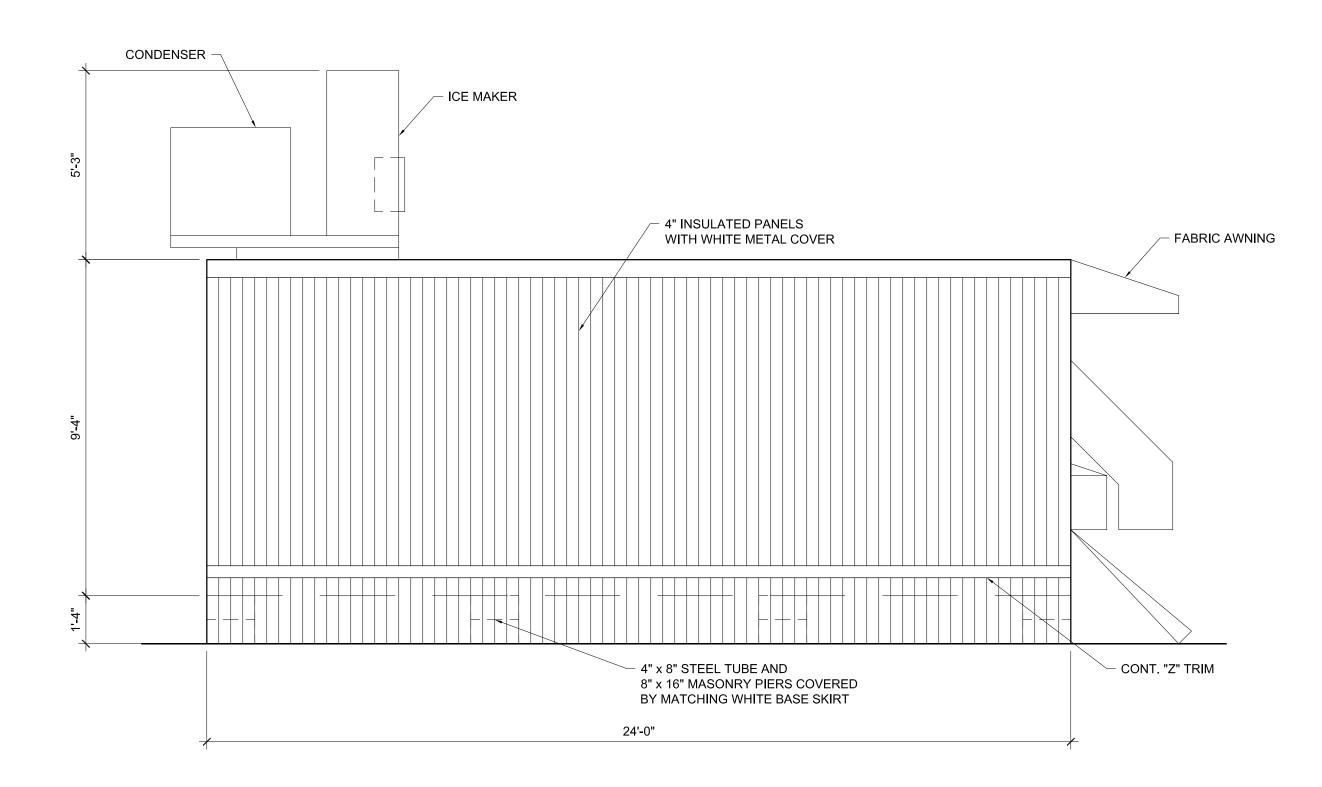
PARCEL #12909122

SITE PLAN

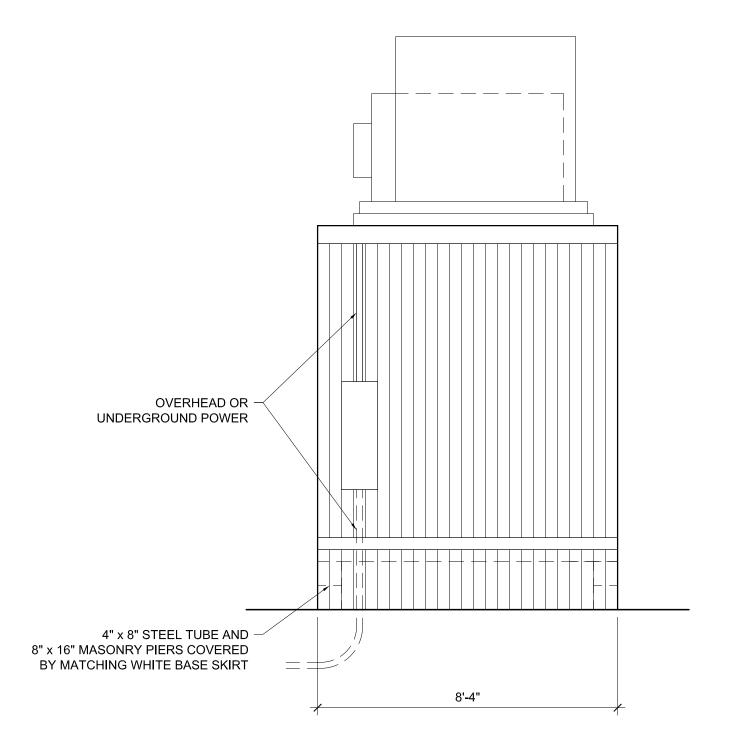
Robert Johnson architects

Charlotte, North Carolina - RJa Project #SP-842 - 12.22.15

1808 West Morehead St. Charlotte, NC 28208 T 704 / 342.1058 F 704 / 342.3043 E info@rjarchitects.com







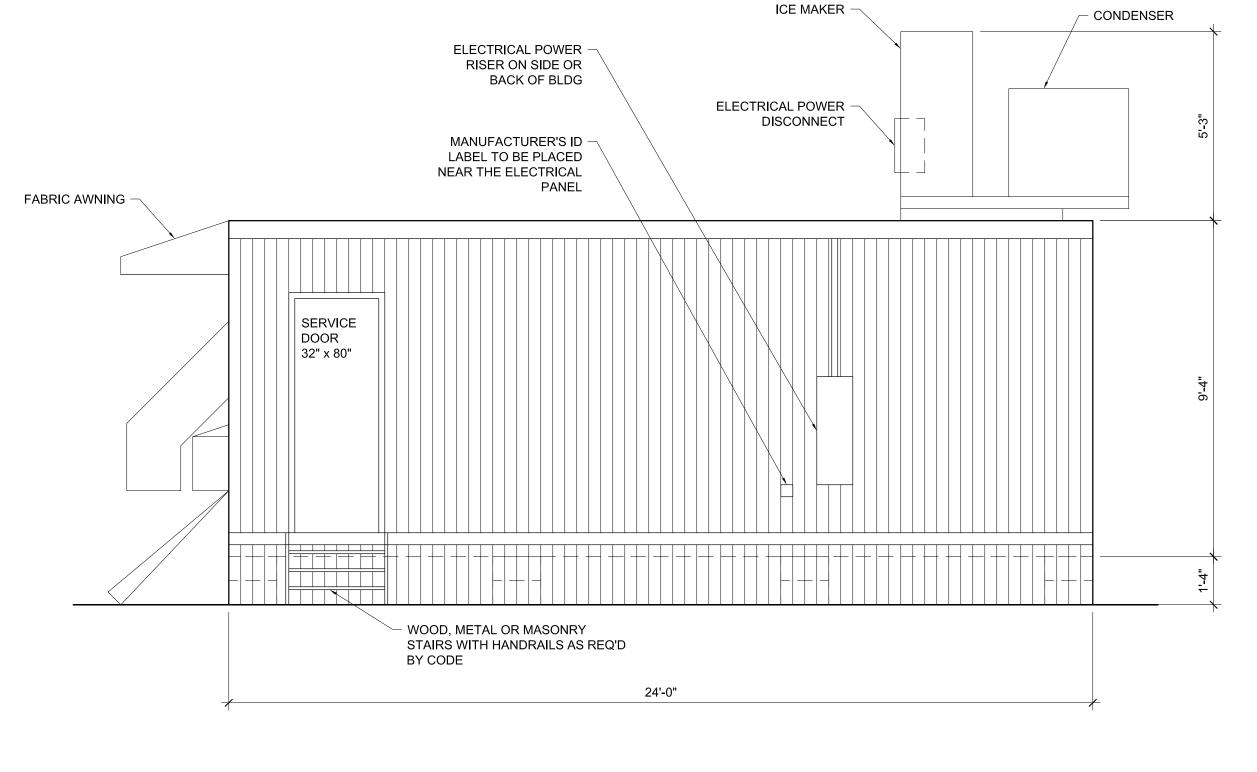
EASTWAY CROSSING - ICEHOUSE

ENTRY ELEVATION (BACK)

SCALE: 3/8"=1'-0"

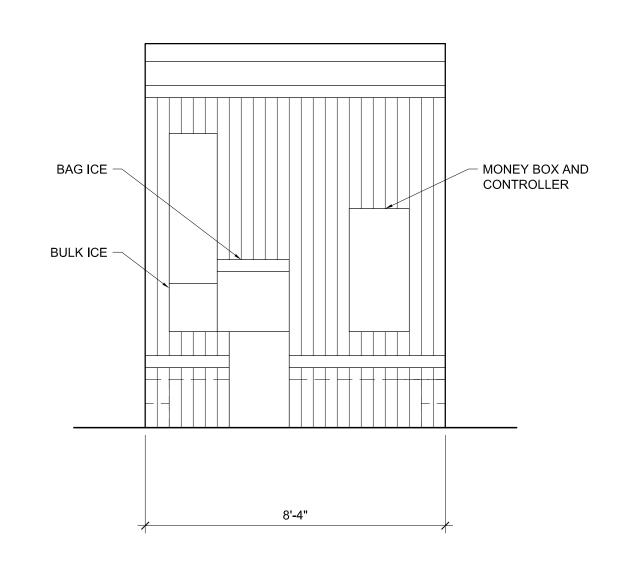
Attached to Administrative Approval

July A. Fest \$F Solomon A. Fortune



SHOPPING CENTER ELEVATION (SIDE)

SCALE: 3/8"=1'-0"



COPYRIGHT THIS DRAWING IS THE PROPERTY OF ROBERT JOHNSON ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER

NOTICE

ROBERT JOHNSON ARCHITECTS CANNOT GUARANTEE THE

INFORMATION BE OBTAINED TO VERIFY THE VALIDITY OF

THIS **CONCEPTUAL** PLAN AS SHOWN.

CENTRAL AVE ELEVATION (FRONT)

Scale: 3/8"=1'-0"



ELEVATIONS