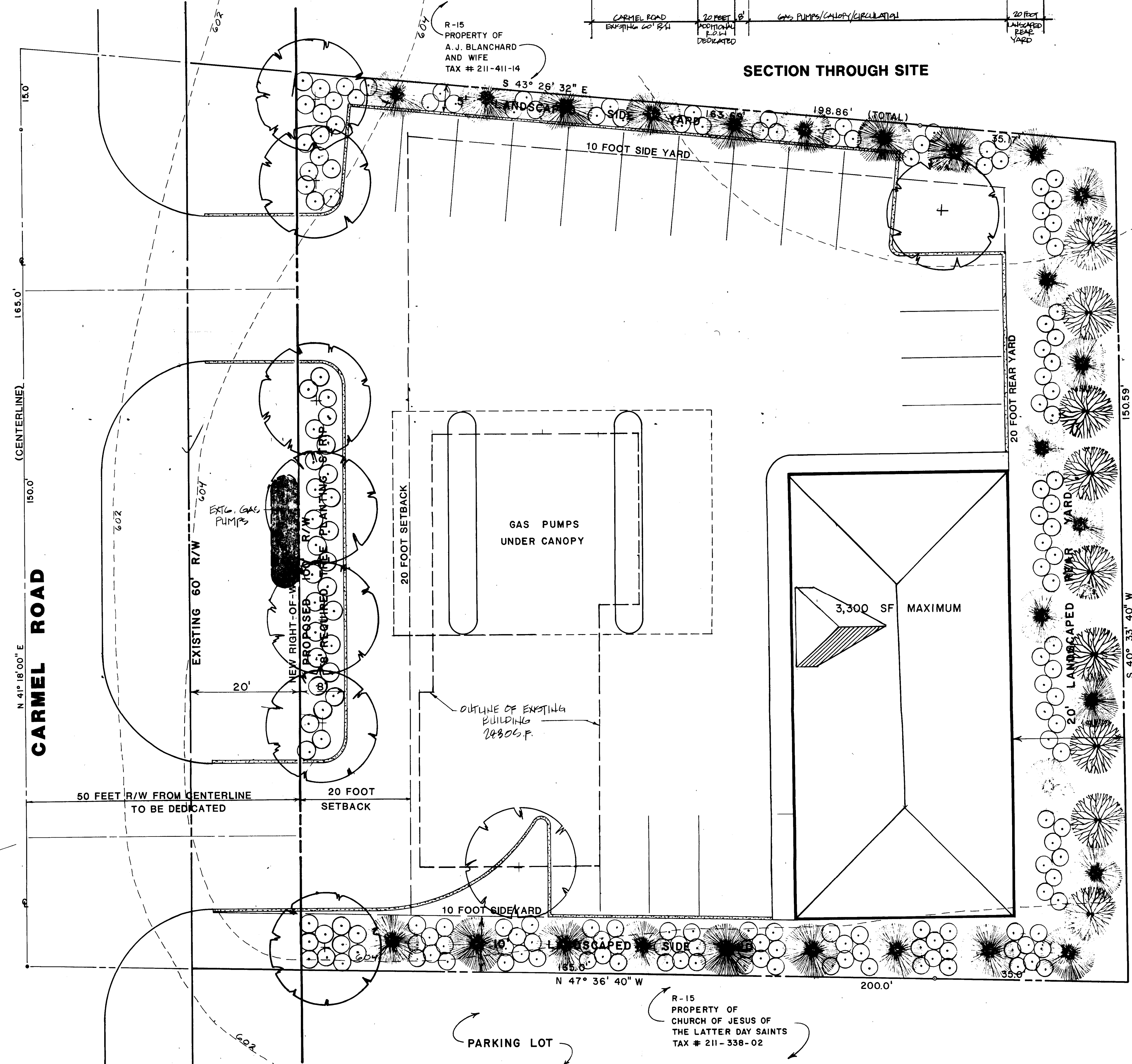


**SITE DATA**

**EXISTING ZONING: R-15**  
**PROPOSED ZONING B-1 (CD)**  
**0.616 ACRES**  
**PROPOSED USE: CONVENIENCE STORE/RETAIL**  
**3,300 S.F. MAXIMUM BUILDING AREA**  
 (EXISTING BUILDING 2,830 S.F.)

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 R-15  
 BLANCHARD PROPERTIES LTD.  
 TAX # 209-253-16  
 EXISTING 60' R/W  
 CARMEL FOREST DRIVE  
 R-15  
 FIRST CHOICE  
 TAX # 209-251-20



**GENERAL NOTES :**

- WHILE THIS PLAN DEPICTS A FIRM CONCEPT FOR DEVELOPMENT, SLIGHT MODIFICATIONS OF BUILDING SHAPE, SIZE, AND LOCATION AND ASSOCIATED DEVIATIONS IN THE PARKING LOT CONFIGURATION MAY OCCUR AS PART OF THE FINAL SITE DESIGN.
- PARKING SHALL BE PROVIDED AS REQUIRED BY SECTION 2000. OF THE ZONING ORDINANCE.
- SIGNAGE SHALL BE PERMITTED AS ALLOWED BY SECTION 2100. OF THE ZONING ORDINANCE.
- AS SHOWN ON THIS SITE PLAN, THE PROPOSED TREE PLANTING AND INTERNAL LANDSCAPING WILL EXCEED THE CITY OF CHARLOTTE TREE ORDINANCE REQUIREMENTS. AN 8 FOOT PLANTING STRIP IS PROPOSED IN BACK OF THE NEW R.O.W. LINE. LARGE MATURING TREES ARE PROPOSED IN THIS AREA AND THE TREE SPECIES SHALL BE SUBJECT TO APPROVAL BY THE CITY TREE TECHNICIAN.
- A 20 FOOT LANDSCAPED REAR YARD IS PROPOSED ALONG THE EAST PROPERTY LINE. THIS AREA WILL BE IMPROVED WITH A COMBINATION OF EVERGREEN SHRUBS AND TREES, SUPPLEMENTED WITH DECIDUOUS TREES. THE EVERGREEN SHRUBS SHALL BE A MINIMUM OF 3 FEET IN HEIGHT AT THE TIME OF PLANTING AND WILL BE SPACED 5 FEET APART. THE EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT AT THE TIME OF PLANTING AND WILL BE SPACED 15 FEET APART.
- A 5 FOOT AND A 10 FOOT LANDSCAPED SIDE YARD ARE PROPOSED ALONG THE NORTH AND SOUTH PROPERTY LINES. THESE AREAS WILL BE IMPROVED USING A COMBINATION OF EVERGREEN SHRUBS AND TREES. SHRUBS SHALL BE A MINIMUM OF 5 FEET IN HEIGHT AT THE TIME OF PLANTING AND SHALL BE SPACED 3 FEET APART. THE EVERGREEN TREES SHALL BE A MINIMUM OF 8 FEET IN HEIGHT AT THE TIME OF PLANTING AND WILL BE SPACED 12 FEET APART.
- STORM WATER DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY ENGINEERING DEPARTMENT. DETENTION MAY BE ACCOMPLISHED BY A COMBINATION OF SURFACE AND UNDERGROUND STORAGE.
- DRIVEWAY ACCESS ONTO CARMEL ROAD SHALL BE IN ACCORDANCE WITH THE ESTABLISHED REVIEW AND PERMIT PROCESS THROUGH CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION. PAVEMENT SHALL BE INSTALLED TO PROVIDE A TEMPORARY LEFT TURN LANE TO SERVE THE PROPOSED DRIVEWAYS UNTIL PERMANENT IMPROVEMENTS ARE INSTALLED. AFTER ROAD IMPROVEMENTS ARE COMPLETE, DRIVEWAYS WILL BE RIGHT-IN AND OUT ONLY, DUE TO MEDIAN.
- BOUNDARY SURVEY TAKEN FROM A BOUNDARY SURVEY FOR A .616 ACRE TRACT BY JAMES M. HONEYCUT MCRLS / L-1360, DATED AUGUST 28, 1974, AS ALSO DESCRIBED IN DEED BOOK 1168 PAGE 051 IN THE MECKLENBURG COUNTY REGISTER OF DEEDS OFFICE.
- TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF CHARLOTTE AERIAL TOPOGRAPHY SHEET NO. 452.
- THE PROPOSED BUILDING AND CANOPY WILL BE DESIGNED TO BE RESIDENTIAL IN CHARACTER AND WILL UTILIZE FEATURES SUCH AS A PITCHED ROOF, MASONRY CONSTRUCTION, CORNERS, ROOF OVERHANGS, ETC., IN ORDER TO ACHIEVE VISUAL COMPATIBILITY WITH THE SURROUNDING NEIGHBORHOOD.
- AN ADDITIONAL 20 FOOT OF R.O.W. (50 FEET FROM THE CENTERLINE OF CARMEL ROAD) SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ANY REQUIRED STORM WATER DETENTION FACILITY WILL NOT ENCRUCH INTO REQUIRED YARD AREAS.
- NO MECHANICAL EQUIPMENT CAN BE PLACED IN THE REQUIRED SIDE OR REAR YARDS.

GIFFORD NIELSON ASSOCIATES Incorporated  
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**C.D. REZONING SITE PLAN**  
 PROPERTY OF CARMEL RETAIL, INC.  
 CHARLOTTE, N.C.  
 CARMEL ROAD

**PROJECT** CIL26266  
**DATE** 11-10-89  
**DESIGN** TLH/DLW  
**DRAWN** TLH/DLW  
**CHECK**  
**REVISIONS**  
 12/22/89 Per STAFF COMMENT  
**SHEET** 1 OF 1

APPROVED BY CITY COUNCIL  
 DATE 2/19/90  
 90-3  
 NORTH

