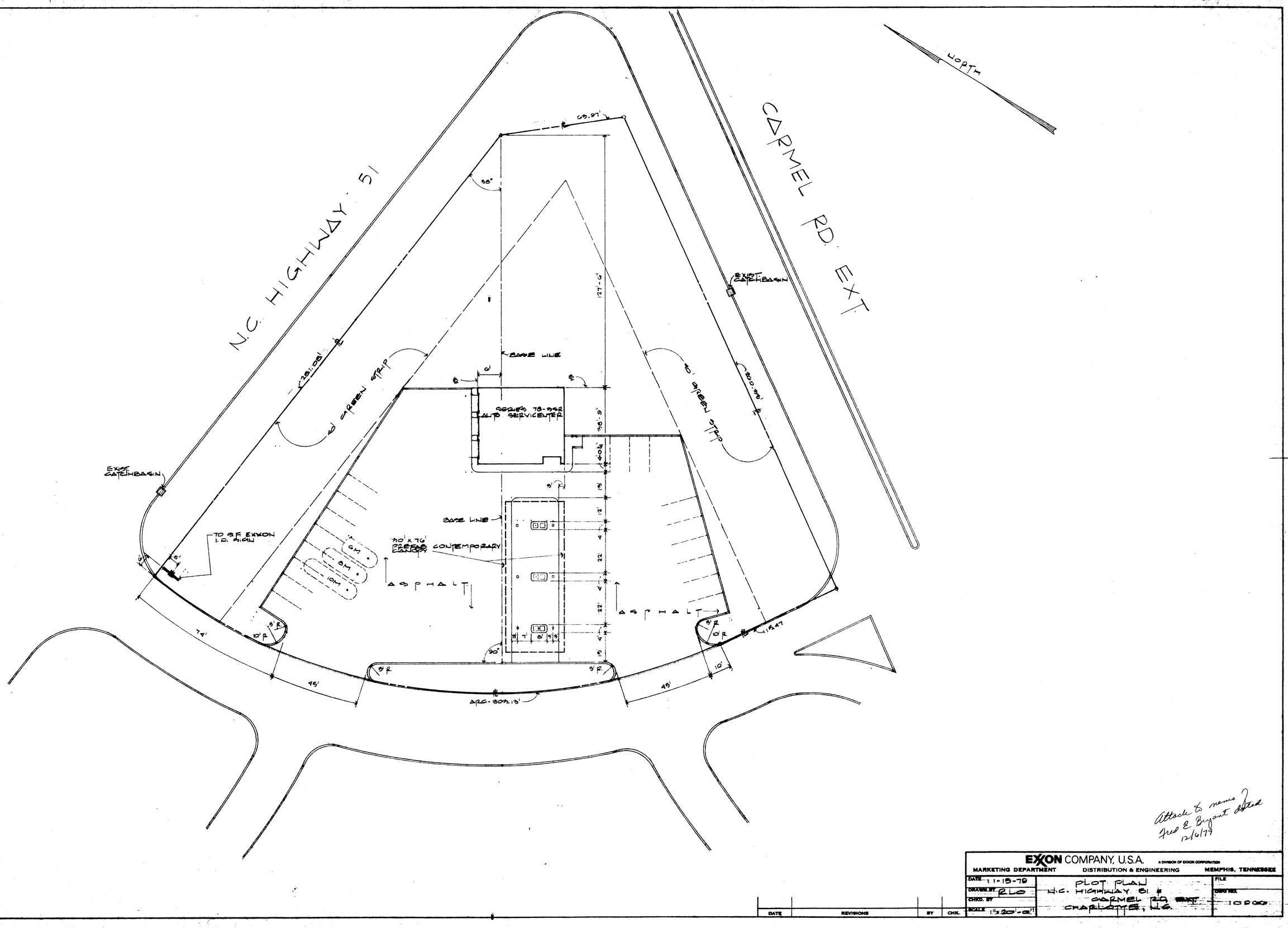


Attach to memo
Fred E Bryant dated
12/6/79

EXXON COMPANY, U.S.A. A DIVISION OF EXXON CORPORATION		
MARKETING DEPARTMENT	DISTRIBUTION & ENGINEERING	MEMPHIS, TENNESSEE
DATE 11-15-79	PLOT PLAN N.C. HIGHWAY 51 & CARMEL RD. EXT. CHARLOTTE, N.C.	FILE
DRAWN BY RLO		CONT'D FROM
CHKD. BY	SCALE 1" = 20'-0"	10900

DATE	REVISIONS	BY	CHK.

CITY OF CHARLOTTE
INTER-OFFICE COMMUNICATION

DATE: December 6, 1979

FROM: Fred E. Bryant,
Assistant Planning Director

TO: Mr. Sam Liner, Jr.,
County Zoning Administrator

SUBJECT: Revised Site Plan for Carmel Road -
N. C. 51 Shopping Center

Attached is a revised site plan for a portion of the Carmel Road - N. C. 51 Shopping Center which is administratively approved as a minor change to the plan. This change is for the area shown as Tract "A" on the overall site plan at the corner of N. C. 51 and Carmel Road. This plan then would become a part of the overall site plan for the Shopping Center and be eligible for the normal building permit procedure.

FEB/DH/mh

cc: Mr. Douglas K. Garges
Mr. Joe L. Gulledge

Attachment

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: November 7, 1980

TO: Mr. Sam Liner, Jr., County Zoning Administrator

FROM: Fred E. Bryant, Assistant Planning Director

SUBJECT: - Revised Site Plan, Carmel Commons Shopping Center -

Attached is a revised site plan for Carmel Commons Shopping Center which I am administratively approving. The primary changes consist of the following:

A larger restaurant at Tract "C", near N. C. 51 and Carmel Commons Boulevard

The removal of the restaurant at Tract "D" between the offices and Carmel Road and elimination of one driveway entrance.

Adjustments in shape and square footage of "local shops K, L, M, P."

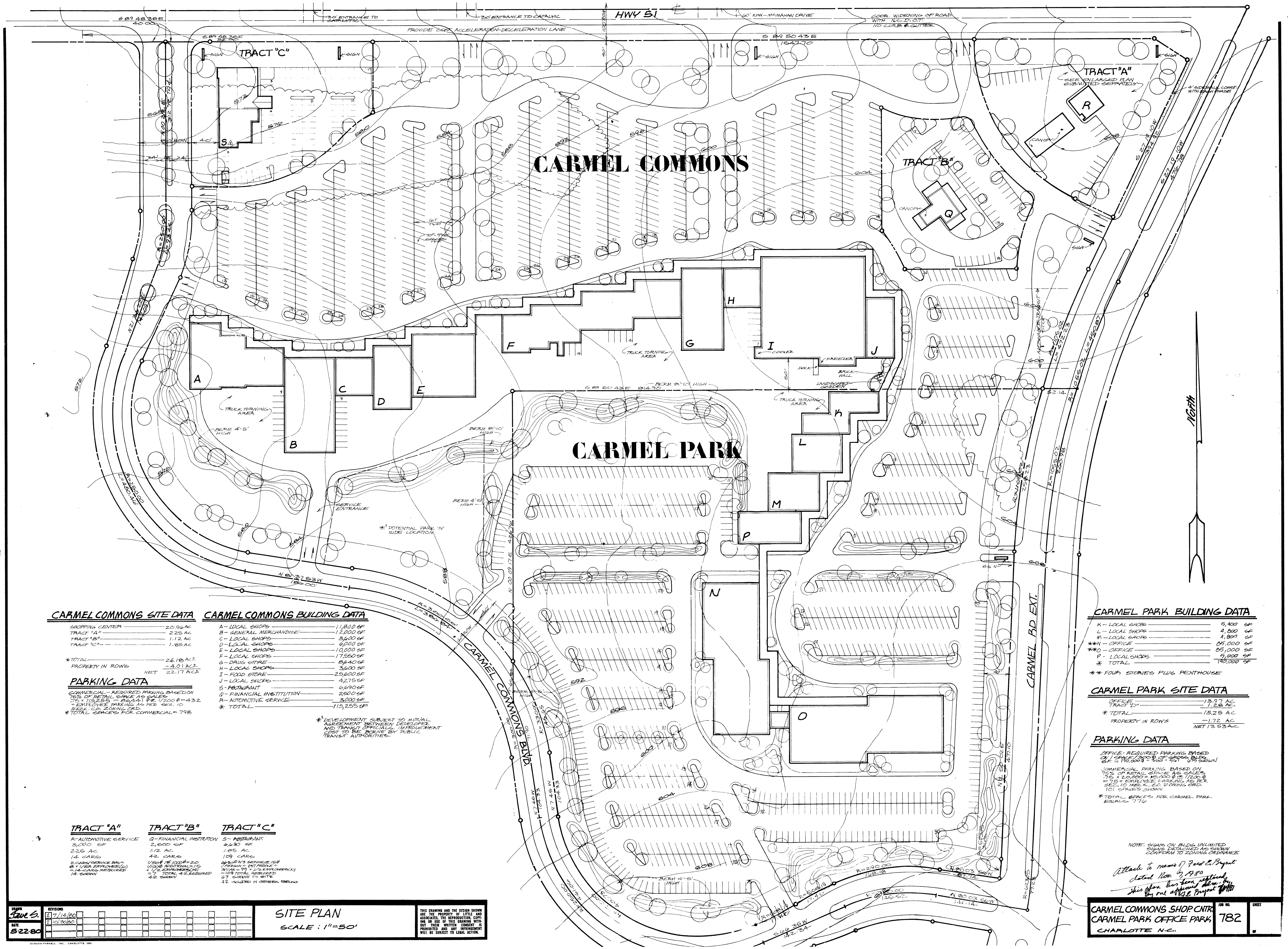
A reduction in size of the 4 story office buildings "M and O" from 100,000 square feet each to 85,000 square feet each.

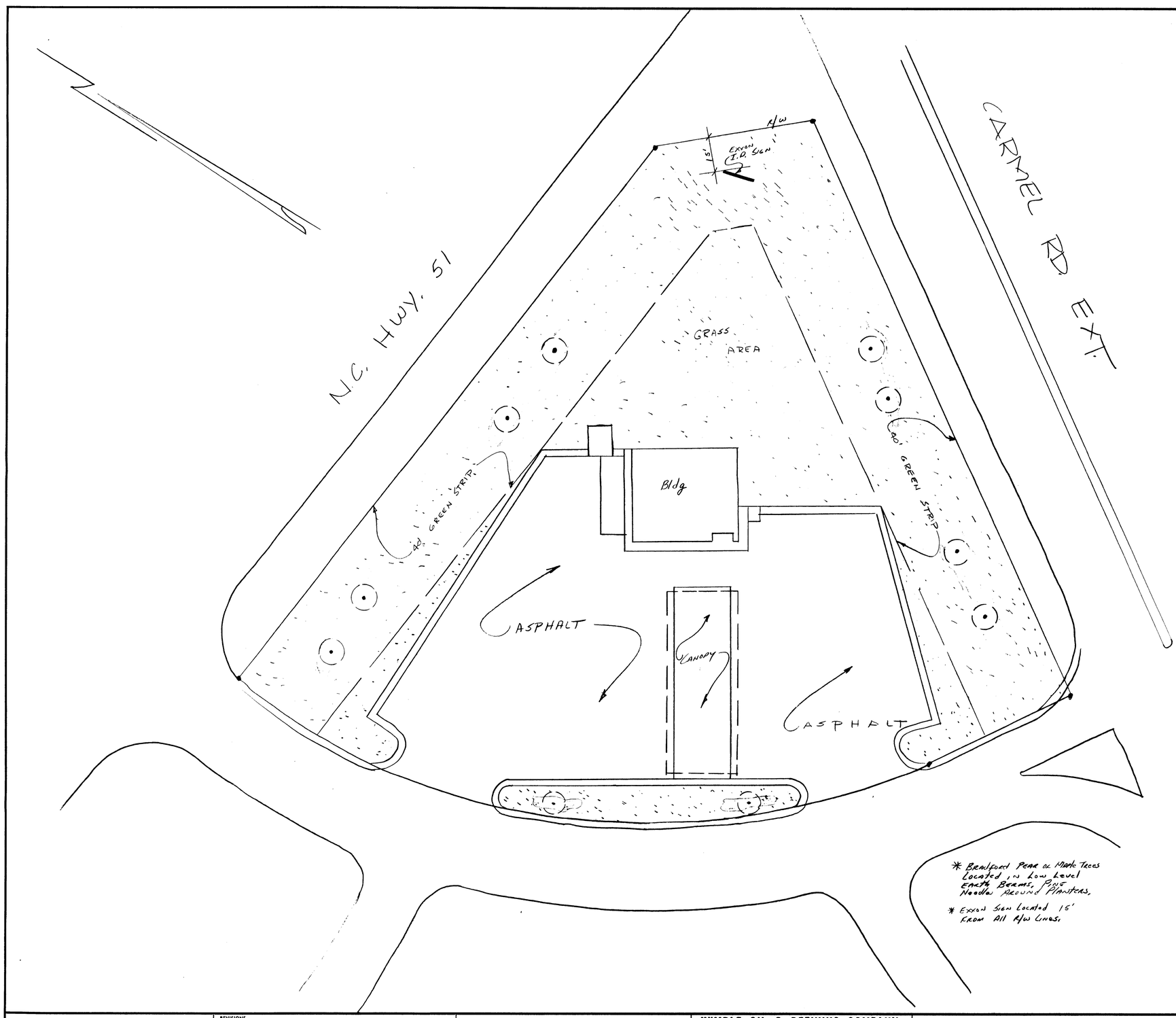
A reduction in the number of parking spaces near the office area.

This plan has been replaced by one approved adm. by F. E. Bryant July 14, 1981 & attached to memo of July 14, 1981

cc: Mr. Douglas K. Gorges
Alliance Properties, Inc.
1380 W. Paces Ferry Road, N.W.
Suite 125
Atlanta, Ga.

cc: Mr. Jerry Clark, Jr.
Lat Purser and Associates, Inc.
P. O. Box 18067
Charlotte, N. C. 28218

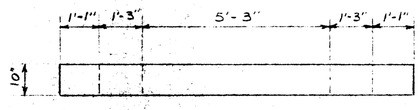


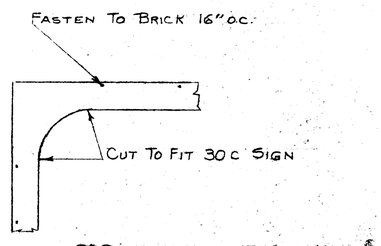


THIS BLUE PRINT IS THE PROPERTY OF HUMBLE OIL & REFINING COMPANY IT IS LOANED TO YOU AND MUST BE RETURNED AFTER IT HAS SERVED THE PURPOSE FOR WHICH IT WAS INTENDED.	REVISIONS	**HUMBLE OIL & REFINING COMPANY** SOUTHEASTERN REGION CONSTRUCTION & MAINTENANCE P.O. BOX 420 CHARLOTTE, N. C. 28201	DRAWN BY C. Summey; CHECKED BY; SCALE 1"=20'-0"	SITE PLAN N.C. Hwy. 51 & Carmel Rd Ext, Charlotte, N.C.	DATE 5/18/81; FILE NO.; DWG. NO. 1

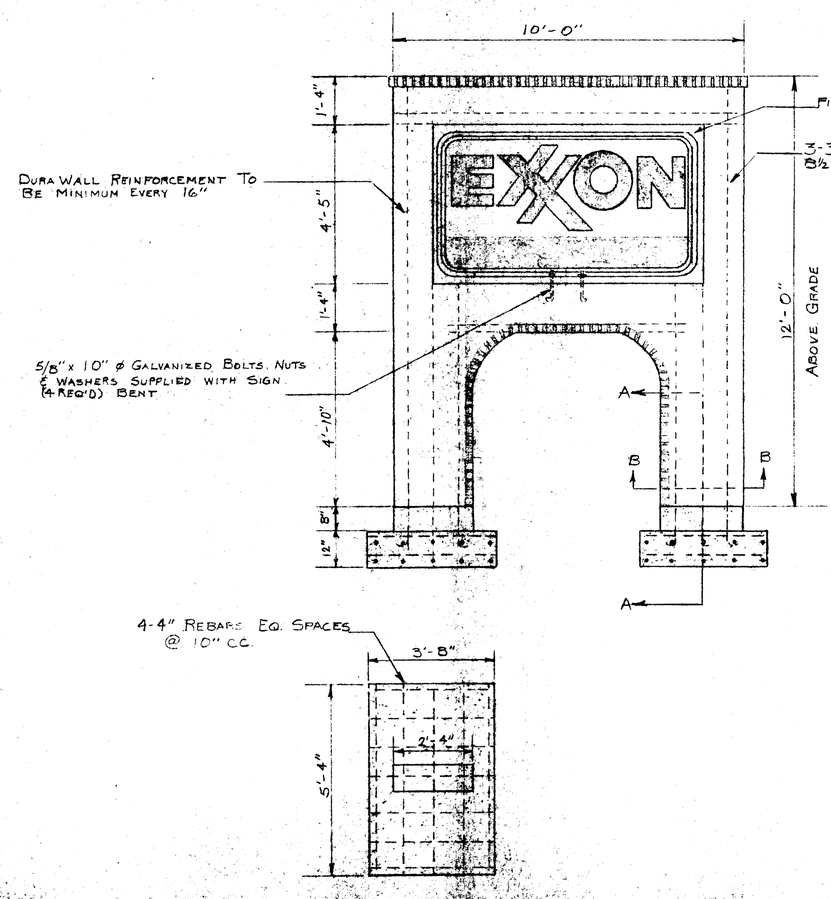
DUNCAN PRINTMAKERS, CHARLOTTE

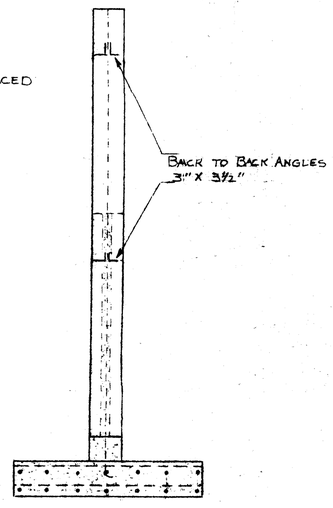
Attach to F.E. Bryant's memo of May 26, 1981

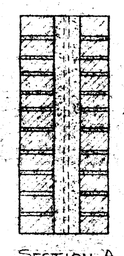




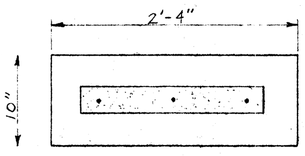
3" POLISHED ALUM. FILLER STRIP SUPPLIED BY CONTRACTOR
1½" = 1'







SECTION A
NTS



SECTION - B
1½" = 1'

NOTES:

1. STRUCTURE TO BE CONSTRUCTED OF BRICK TO MATCH BUILDING.
2. 30c EXXON SIGN TO BE INSTALLED WITH BRICK STRUCTURE AND SURROUNDED BY 3" POLISHED ALUMINUM FILLER STRIP SEE DETAIL

EXXON COMPANY, U.S.A. A DIVISION OF EXXON CORPORATION MARKETING DEPARTMENT DISTRIBUTION & ENGINEERING MEMPHIS, TENNESSEE		
DATE 5/6/81; DRAWN BY BLW; CHECKED BY; SCALE 1/2" = 1'-0"	SPECIAL DESIGN SIGN CARMEL & 51 CHARLOTTE, N.C.	JOB NO. A/S #40162; DWG. NO. 881-3

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: May 26, 1981

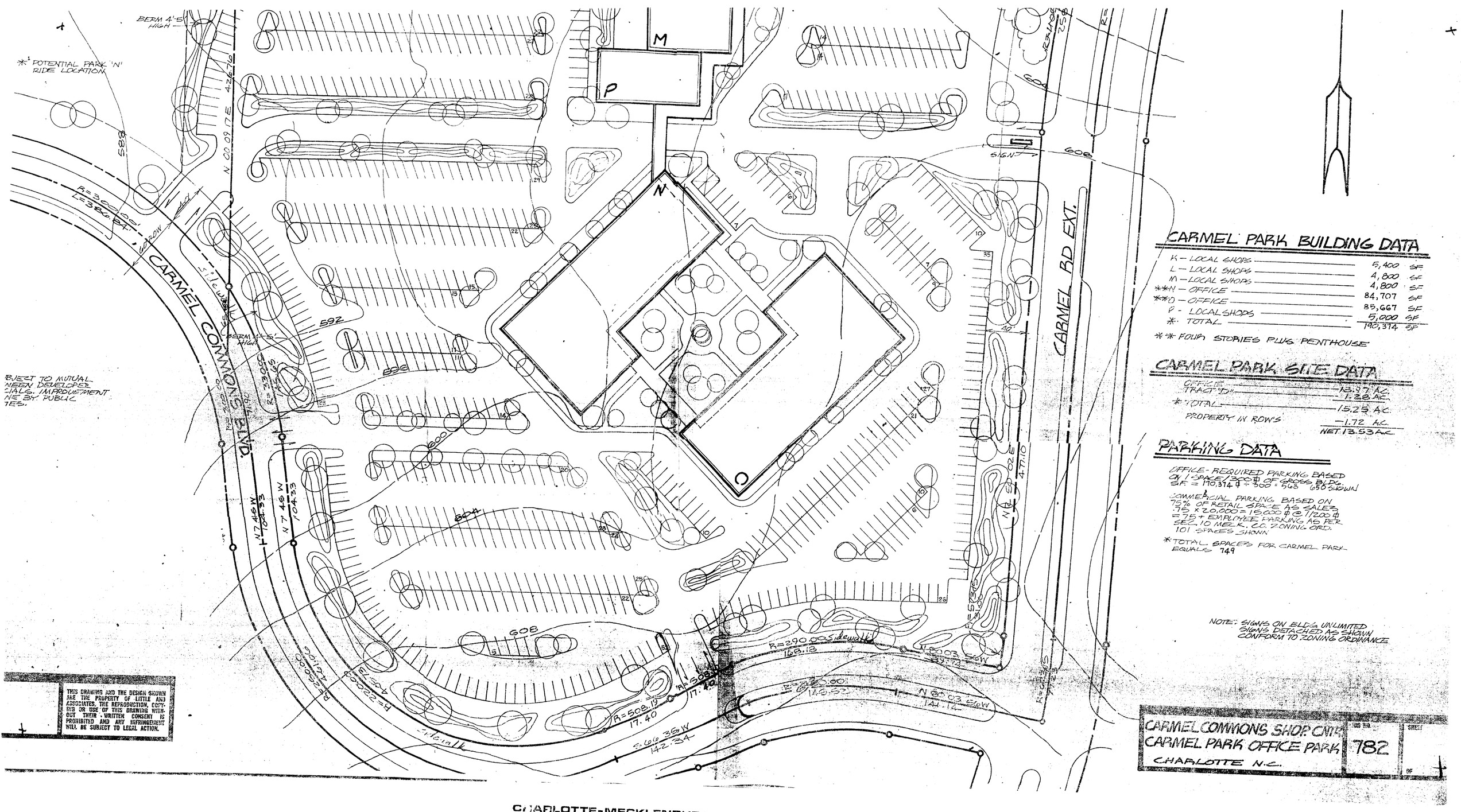
TO: Sam Liner, Jr.
County Zoning Administrator

FROM: Fred E.Bryant
Assistant Planning Director

SUBJECT: Landscaping and Sign for Exxon Co., as part of B-1SCD plan for Carmel Commons Shopping Center at Carmel Road and N.C.51.

Attached are plans showing the landscaping and sign details for the above mentioned property which I am administratively approving as part of the B-1 SCD plan.

Cc: Mr.Craig Summey
Exxon Company U.S.A



SUBJECT TO MUTUAL AGREEMENT BETWEEN DEVELOPER, COMMERCIAL & IMPROVEMENT TO BE MADE BY PUBLIC AGENCIES.

THIS DRAWING AND THE DESIGN SHOWN ARE THE PROPERTY OF LITTLE AND ASSOCIATES. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

CARMEL PARK BUILDING DATA

K – LOCAL SHOPS	5,400 SF
L – LOCAL SHOPS	4,800 SF
M – LOCAL SHOPS	4,800 SF
**N – OFFICE	84,707 SF
**O – OFFICE	89,667 SF
P – LOCAL SHOPS	5,000 SF
* TOTAL	190,314 SF

** FOUR STORIES PLUS PENTHOUSE

CARMEL PARK SITE DATA

OFFICE TRACT "D"	13.97 A.C.
	1.28 A.C.
* TOTAL	15.25 A.C.
PROPERTY IN R/W'S	-1.72 A.C.
	NET 13.53 A.C.

PARKING DATA

OFFICE - REQUIRED PARKING BASED ON 1 SPACE / 300 # OF GROSS BLDG. SF = 170,314 # ÷ 300 = 568 (650 SHOWN)

COMMERCIAL PARKING BASED ON 75% OF RETAIL SPACE AS SALES .75 x 20,000 = 15,000 # @ 1/200 # = 75 + EMPLOYEE PARKING AS PER SEC. 10 M.E.K. CO. ZONING ORD. 101 SPACES SHOWN.

* TOTAL SPACES FOR CARMEL PARK EQUALS 749

NOTE: SIGNS ON BLDGS UNLIMITED SIGNS DETACHED AS SHOWN CONFORM TO ZONING ORDINANCE

CARMEL COMMONS SHOP. CNTR.
CARMEL PARK OFFICE PARK
CHARLOTTE N.C.
782

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: July 14, 1981

TO: Sam Liner Jr
County Zoning Administrator

FROM: Fred E.Bryant
Assistant Planning Director

SUBJECT: Revised Site Plan, Carmel Commons Shopping Center

Attached is a revised site plan for Carmel Commons Shopping Center which I am administratively approving. The basic change involves a reorientation of the two, four-story office buildings and associated circulation and parking layout.

FEB/bwb

Cc: Don Blair
Little and Associates, Inc.
4000 Park Road
Charlotte. N.C. 28209

Robert Binford
County Engineering Office

THIS PLAN HAS BEEN REPLACED BY ONE APPROVED DOM BY F.E. BRYANT'S MEMO OF 8/4/81

CARMEL COMMONS

CARMEL PARK I

CARMEL PARK II

HWY 51

TRACT "A"

TRACT "B"

TRACT "C"

CARMEL COMMONS BLVD.

CARMEL RD EXT.

CARMEL COMMONS SITE DATA

SHOPPING CENTER	20.96 Ac.
TRACT "A"	2.25 Ac.
TRACT "B"	1.12 Ac.
TRACT "C"	1.85 Ac.
*TOTAL	26.18 Ac.
PROPERTY IN ROW'S	-4.01 Ac.
NET	22.17 Ac.

PARKING DATA

COMMERCIAL - REQUIRED PARKING BASED ON 75% OF RETAIL SPACE AS SALES.
.75 × 115,255 = 86,441 @ 1/200 = 432.
+ EMPLOYEE PARKING AS PER SEC. 10 MECK. CO. ZONING ORD.
* TOTAL SPACES FOR COMMERCIAL = 798.

CARMEL COMMONS BUILDING DATA

A - LOCAL SHOPS	11,800 SF
B - GENERAL MERCHANDISE	12,000 SF
C - LOCAL SHOPS	4,400 SF
D - LOCAL SHOPS	6,000 SF
E - LOCAL SHOPS	10,000 SF
F - LOCAL SHOPS	17,560 SF
G - DRUG STORE	8,440 SF
H - LOCAL SHOPS	3,600 SF
I - FOOD STORE	25,600 SF
J - LOCAL SHOPS	4,275 SF
S - RESTAURANT	6,690 SF
Q - FINANCIAL INSTITUTION	2,600 SF
P - AUTOMOTIVE SERVICE	3,000 SF
* TOTAL	115,255 SF

*DEVELOPMENT SUBJECT TO MUTUAL AGREEMENT BETWEEN DEVELOPER AND TRANSIT OFFICIALS. IMPROVEMENT COST TO BE BORNE BY PUBLIC TRANSIT AUTHORITIES.

TRACT "A"

P - AUTOMOTIVE SERVICE
3,000 SF
2.25 Ac.
14 CARS
2 CARS/SERVICE BAY = 8 (1 PER EMPLOYEE) = 14 CARS REQUIRED
14 SHOWN

TRACT "B"

Q - FINANCIAL INSTITUTION
2,600 SF
1.12 AC.
42 CARS
1/200 @ 1ST 10,000 = 50
1/1000 ADDITIONAL = 16
+ 1/2 EMPLOYEES (14) = 7
= TOTAL 42 REQUIRED
42 SHOWN

TRACT "C"

S - RESTAURANT
6690 SF
1.85 Ac.
109 CARS
1/50 @ 2/3 SEATING (150 PERSONS) = 99
+ 1/2 EMPLOYEES (20) = 10
= 109 TOTAL REQUIRED
67 SHOWN ON SITE
42 INCLUDED IN GENERAL PARKING

CARMEL PARK DATA

Carmel Park I

K - Local Shop	5,400 S.F.
L - Local Shop	4,800 S.F.
M - Local Shop	4,800 S.F.
N - Office	85,455 S.F.
P - Local Shop	5,000 S.F.
Total	105,455 S.F.
Building Tract	7.75 Acres
Parking Shown	419 spaces
Required Parking	
Office	285 spaces
Commercial (*)	75 spaces
	360

(*) 61 spaces available for employees

Carmel Park II

O - Office	84,919 S.F.
Building Tract	7.5 Acres
Parking Shown	332 spaces
Required Parking	283 spaces

Totals

Carmel Park I	105,455 S.F.
Carmel Park II	84,919 S.F.
Total	190,374 S.F.
Building Tract	15.25 Acres
Parking Shown	
Carmel Park I	419
Carmel Park II	332
Total	751

Office Buildings N.A. stories plus penthouse

NOTE: SIGNS ON BLDG. UNLIMITED
SIGNS DETACHED AS SHOWN
CONFORM TO ZONING ORDINANCE

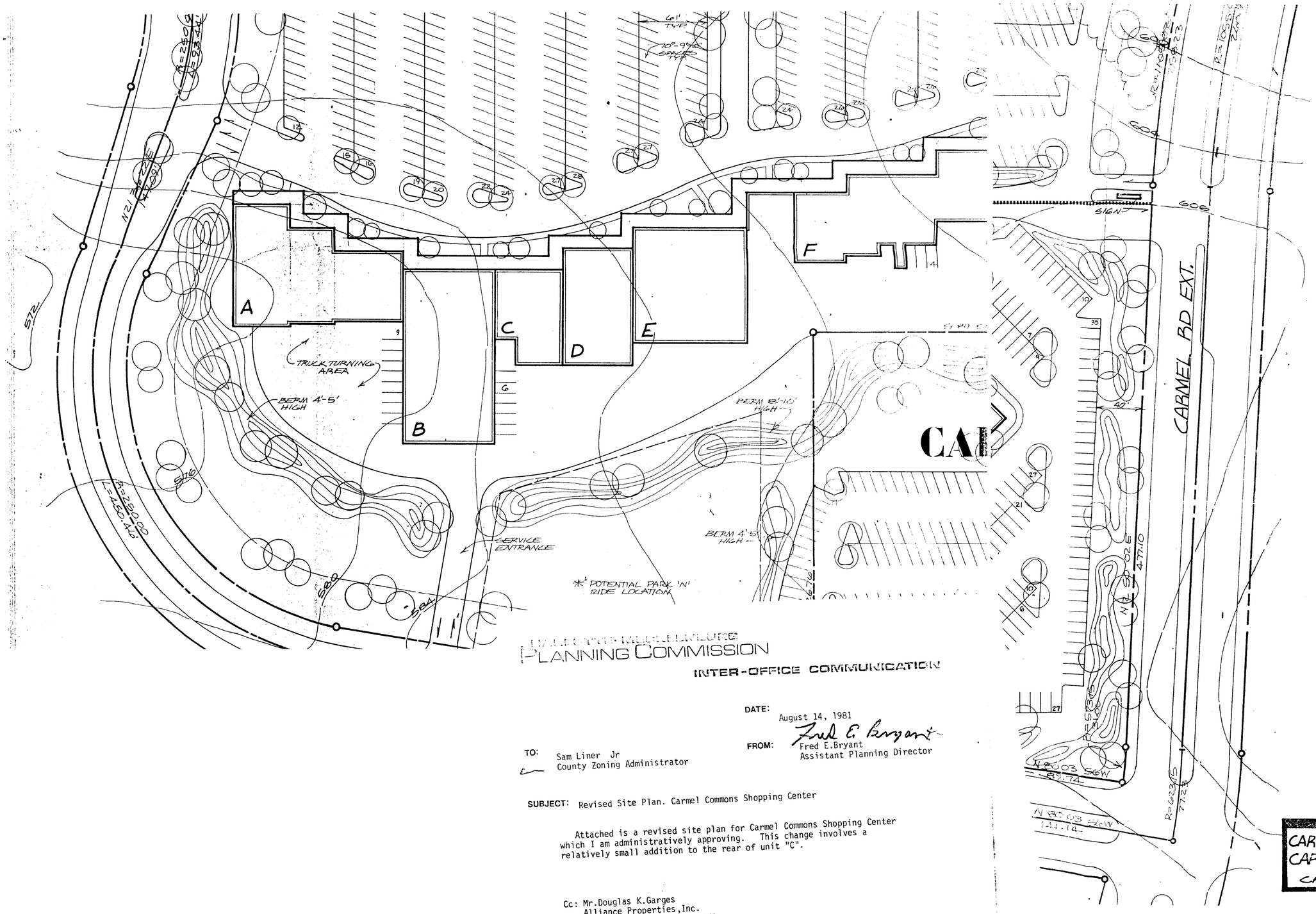
80-21(C) Attach to memo 7/7/81 re Project dated 7/3/81

DRAWN Dave S.	REVISIONS 1 7/14/80 5 7/13/81; 2 10/30/80; 3 6/18/81; 4	SITE PLAN SCALE: 1"=50'	THIS DRAWING AND THE DESIGN SHOWN ARE THE PROPERTY OF LITTLE AND ASSOCIATES. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.
DATE 5-22-80			

CARMEL COMMONS, SHOP CNTR.
CARMEL PARK OFFICE PARK
CHARLOTTE N.C.

JOB NO. 782

SHEET



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P - Local Shop		5,000 S.F.
	Total	105,455 S.F.
Building Tract		7.75 Acres
Parking Shown		419 spaces
Required Parking		
Office		285 spaces
Commercial (*)		75 spaces
		360

(*) 61 spaces available for employees

Carmel Park II

O - Office		84,919 S.F.
Building Tract		7.5 Acres
Parking Shown		332 spaces
Required Parking		283 spaces

Totals

Carmel Park I		105,455 S.F.
Carmel Park II		84,919 S.F.
	Total	190,374 S.F.
Building Tract		15.25 Acres
Parking Shown		
Carmel Park I		421
Carmel Park II		332
	Total	753

Office Buildings N & O - 4 stories plus penthouse

NOTE: SIGNS ON BLDG. UNLIMITED
SIGNS DETACHED AS SHOWN
CONFORM TO ZONING ORDINANCE

Attach to F.E. Bryant's memo of 8/14/81

7/3/81

CARMEL COMMONS SHOP. CNTR. CARMEL PARK OFFICE PARK CHARLOTTE N.C.	JOB NO. 782	SHEET OF

MECKLENBURG COUNTY
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: August 14, 1981

FROM: Fred E. Bryant
Fred E.Bryant
Assistant Planning Director

TO: Sam Liner Jr
County Zoning Administrator

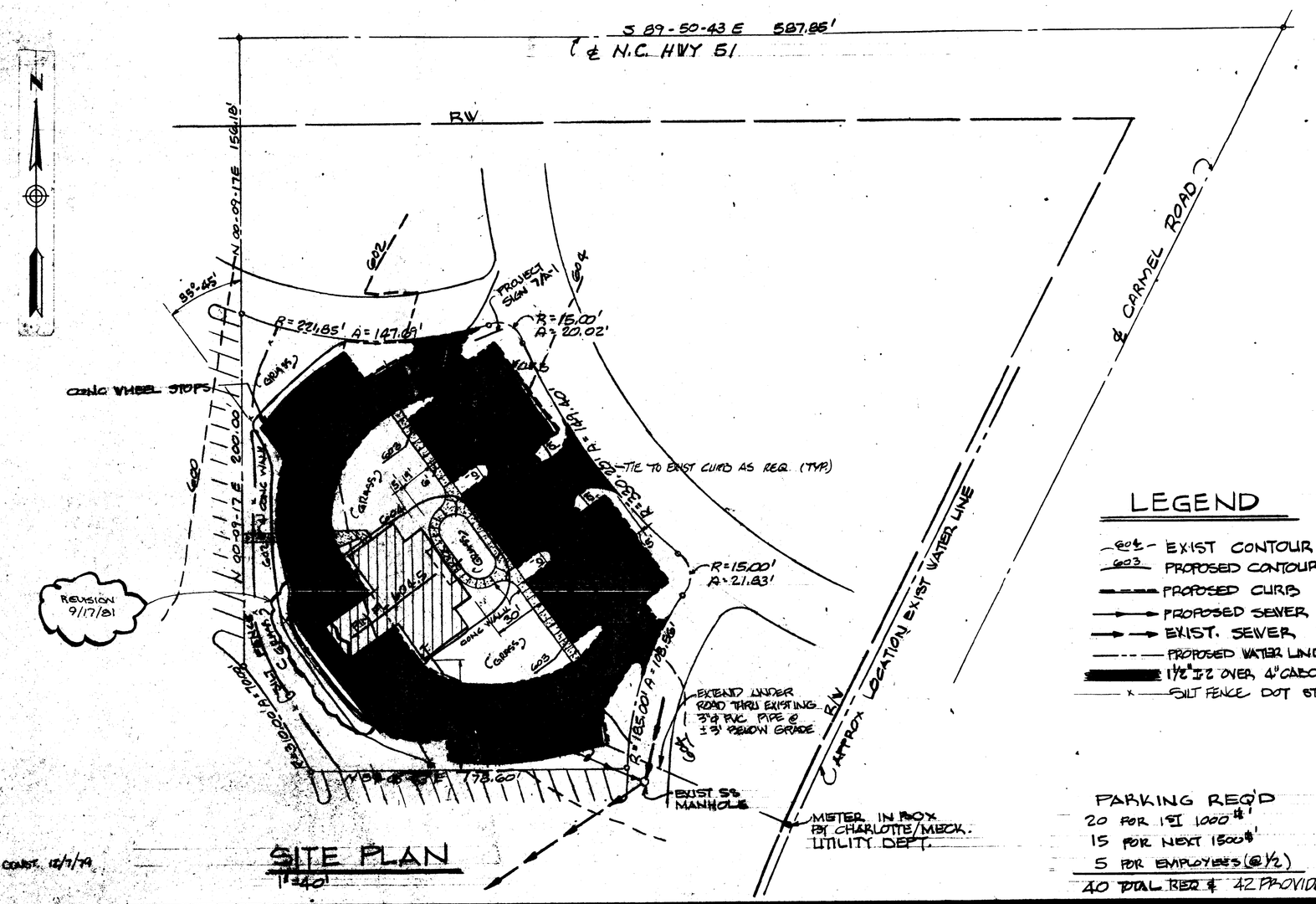
SUBJECT: Revised Site Plan. Carmel Commons Shopping Center

Attached is a revised site plan for Carmel Commons Shopping Center which I am administratively approving. This change involves a relatively small addition to the rear of unit "C".

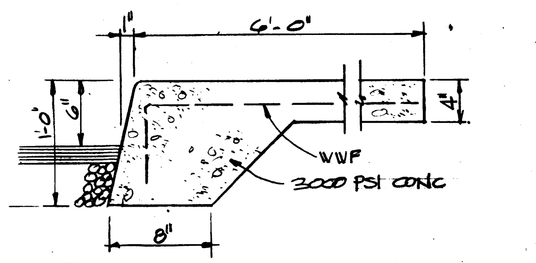
Cc: Mr.Douglas K.Garges
Alliance Properties,Inc.
1380 W.Paces Ferry Road,N.W.
Suite 125
Atlanta, Georgia. 30327

RECEIVED
AUG 19 1981
MECKLENBURG COUNTY
BLDG. STNDS. & CODE ENF.

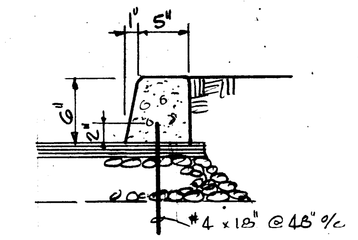
SOUTHERN NATIONAL BANK
CARMEL COMMONS BRANCH



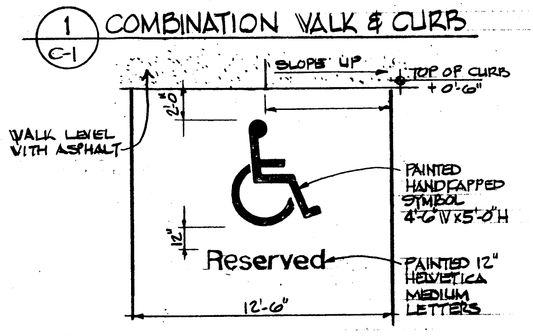
SITE PLAN
1"=40'



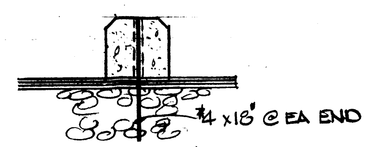
1 C-1 COMBINATION WALK & CURB



2 C-1 CONC CURB



3 C-1 HANDICAP PARKING SPACE
SEE PLAN FOR LOCATION



4 C-1 WHEEL STOP

LEGEND

- EXIST CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB
- PROPOSED SEWER
- EXIST. SEWER
- PROPOSED WATER LINE
- 1½"ø S2 OVER, 4" CALC
- SILT FENCE DOT STD 873.01

PARKING REQ'D
20 FOR 1ST 1000 ft²
15 FOR NEXT 15000 ft²
5 FOR EMPLOYEES (@ ½)
40 TOTAL REQ'D & 42 PROVIDED

Approved
DEC 1979
Charlotte-Mecklenburg Planning Commission

INDEX OF DRAWINGS	
NO.	TITLE
C-1	COVER SHEET & SITE PLAN
SP-1	SPECIFICATIONS
SP-2	SPECIFICATIONS
SP-3	SPECIFICATIONS
A-1	FOUNDATION PLAN
A-2	FLOOR PLAN & DETAILS
A-3	ELEVATIONS & DETAILS
A-4	WALL SECTIONS
A-5	FRAMING PLAN
A-6	BANK EQUIPMENT DETAILS
A-7	REFLECTED CEILING PLAN
M-1	PLUMBING & MECHANICAL
E-1	ELECTRICAL PLAN

WILLIAM & LITTLE ASSOCIATES 1289 REGISTERED ARCHITECTS CHARLOTTE, N.C.

WILLIAM ELBERT BAKER REGISTERED No. 4681 ENGINEER NORTH CAROLINA

SHEET

SET NO.

JOB NO.

LITTLE & ASSOCIATES
ARCHITECTS · ENGINEERS · PLANNERS
CHARLOTTE NORTH CAROLINA

Attached & revised Site Plan 11/25/81

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: November 25, 1981

TO: Mr. Sam Liner, Jr.
County Zoning Administrator

FROM: Fred E. Bryant
Assistant Planning Director

SUBJECT: Revised Site Plan, Carmel Commons Shopping Center, Southern National Bank (Zoning Petition 80-21(c), Carmel Park, Ltd.)

Attached is a revised site plan for the Southern National Bank Branch, tract "B" of the Carmel Shopping Center which I am administratively approving.

This minor revision to tract "B" only consists of adding a small booth housing a 24-hour drive up banking machine to the end of the existing canopy.

FEB/RCH/mh

cc: Mr. W. Donald Blair
Little and Associates, Inc.

SITE PLAN AMENDMENT to B-1 SCD

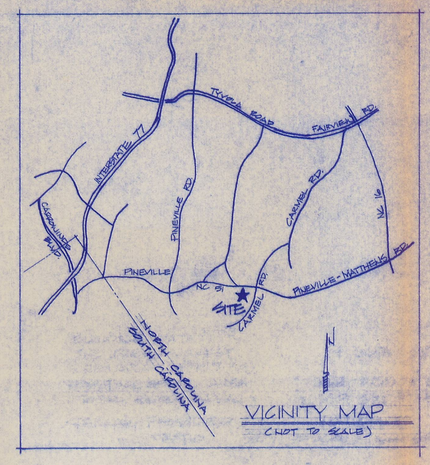
EXISTING RETAIL "A"	20,100 sf
EXISTING RETAIL "B"	60,694 sf
EXISTING RETAIL "C"	43,400 sf
EXISTING RESTAURANT (outparcel)	6,681 sf
EXISTING FINANCIAL (outparcel)	2,580 sf
EXISTING AUTO SERVICE (outparcel)	1,896 sf
EXISTING TOTAL	135,351 sf
TOTAL ALLOWED by B-1 SCD (7/13/81)	135,255 sf
☆PROPOSED ADDITIONS	14,649 sf
☆TOTAL PROPOSED	150,000 sf

PARKING REQUIRED	600
PARKING PROVIDED (including outparcels)	900

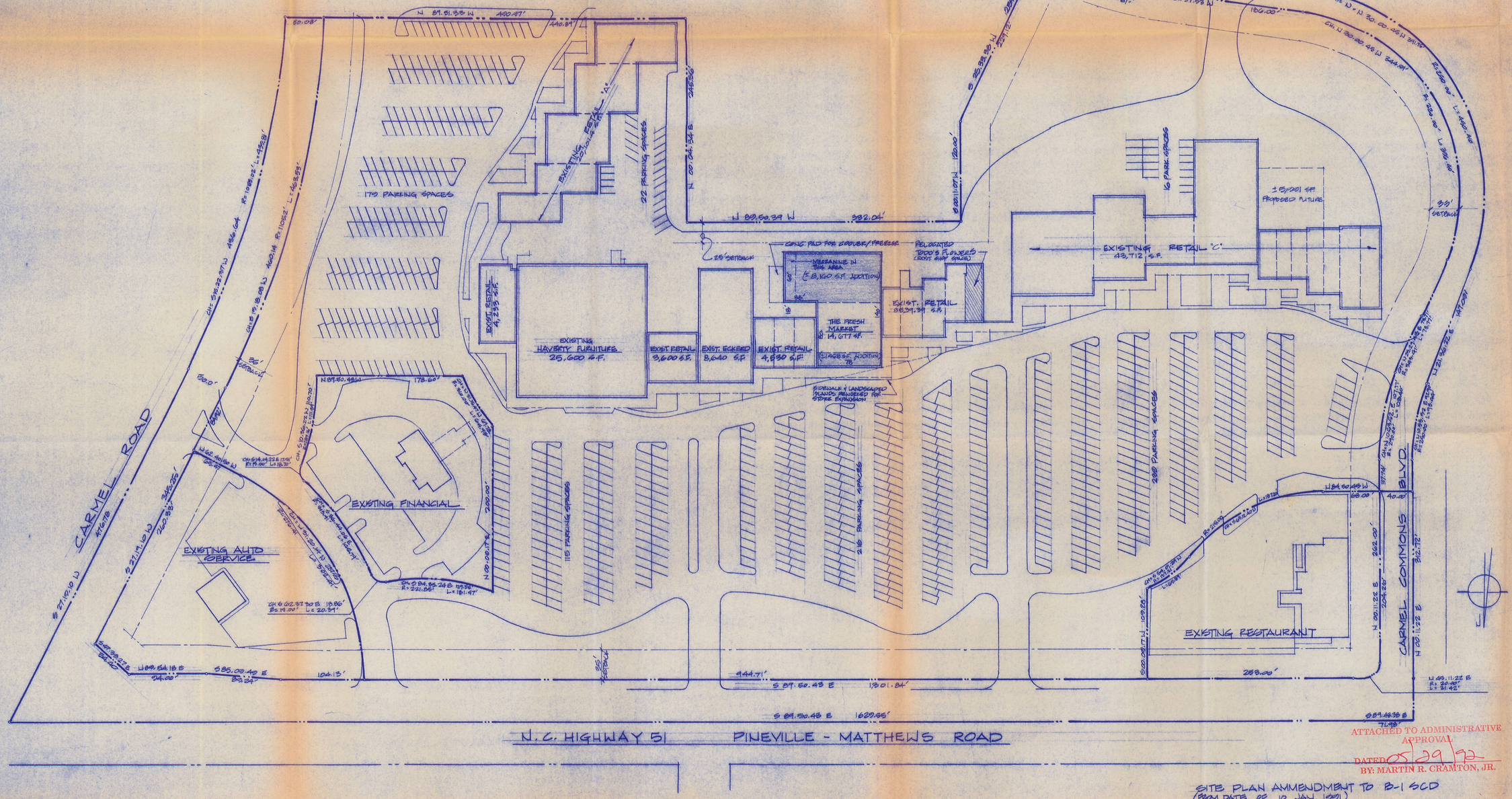
GENERAL NOTES:

1. PETITIONER REQUESTS ADDITIONAL AREA, AS ILLUSTRATED ON THE SITE PLAN, TO ACCOMODATE SPECIFIC NEEDS OF PROSPECTIVE TENANTS.
2. ANY ADDITIONS TO SHOPPING CENTER NOT TO EXCEED THE AREAS OUTLINED ON THE SITE PLAN. LOCATIONS OF ADDITIONS MAY BE MODIFIED SLIGHLTY TO ACCOMODATE SPECIFIC NEEDS BUT AREAS WILL NOT BE INCREASED ABOVE MAXIMUM OUTLINED ON ILLUSTRATIVE PLAN.
3. THE SHOPPING CENTER WILL ADHERE TO THE CITY OF CHARLOTTE TREE ORDINANCE, INCLUDING CUT OUT ISLANDS, TREES, PLANTING AREAS ETC.
4. ALL SIGNAGE IS EXISTING. ANY NEW SIGNAGE WILL ADHERE TO THE CITY OF CHARLOTTE SIGN ORDINANCE.
5. ALL PARKING IS EXISTING AND IS AMPLE FOR OUR PROPOSED ADDITIONS.
6. NO MODIFICATIONS TO EXISTING CURB CUTS AND TRAFFIC CIRCULATION PATTERNS ARE A PART OF THIS AMENDMENT.
7. ALL SCREENING, (BERMS AND LANDSCAPING) BEHIND THE SHOPPING CENTER IS EXISTING AND WILL REMAIN.
8. FIRE HYDRANTS WILL BE INSTALLED SO THAT A FIRE TRUCK DOES NOT HAVE TO TRAVEL MORE THAN 500 FEET TO THE MOST REMOTE AND ACCESSIBLE POINT OF THE BUILDING.
9. ANY USE THAT IS CURRENTLY ALLOWED IN B-1 WILL BE PERMITTED.
10. STANDARD "STOP SIGNS", "KEEP RIGHT" SIGNS AND ANY OTHER SIGNS REQUIRED BY DOT WILL BE INSTALLED PRIOR TO PROPOSED ADDITIONS.
11. THE OWNER WILL RESERVE PARKING BAYS FOR A PARK-AND-RIDE LOT WITHIN THE SHOPPING CENTER PARKING AREA. THE EXACT LOCATION TO BE DETERMINED BY THE CENTER'S MANAGEMENT.
12. THE PETITIONER WILL DEDICATE R/W MEASURING 60 FEET FROM THE CENTERLINE OF CARMEL ROAD FOR 500 FEET BACK FROM THE FUTURE NC 51 R/W, THEN TAPERING 45:1 TO 50 FEET FROM CENTERLINE; AND 70 FEET FROM THE CENTERLINE ON NC 51 FOR 500 FEET BACK FROM FUTURE CARMEL ROAD R/W TAPERING 20:1 BACK TO 50 FEET FROM CENTERLINE. R/W DEDICATION TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.

LANDSCAPING SHALL BE BROUGHT UP TO DATE. REVIEW DOCUMENTS ARE UNDER SEPARATE CONTRACT AND SHALL ADHERE TO GENERAL NOTE #3 NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL LANDSCAPE PLAN HAS BEEN APPROVED BY PLANNING.



VICINITY MAP
(NOT TO SCALE)



ATTACHED TO ADMINISTRATIVE APPROVAL
DATED 5/29/92
BY: MARTIN R. CRAMTON, JR.

SITE PLAN AMMENDMENT TO B-1 SCD
(FROM DATE OF 10 JAN. 1991)
REVISION #3 ; 3/28/1992

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: May 29, 1992

TO: Robert Brandon,
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 91-18 by Charlotte Capital Partners, Tax Parcel #221-441-02

Attached is revised plan of the above-mentioned rezoning petition. The plan has been revised to show a new building configuration for the proposed expansion areas. Since this change is internal and does not reduce the yards at the exterior of the property I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRCJr.:KHM:dmh

Attachment

ALL DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT IMMEDIATELY.

KEY PLAN

C&P Architects, Inc.
1105 Greenwood Cliff
Charlotte, North Carolina 28204
(704) 376-7010

JOB TITLE THE FRESH MARKET AT CARMEL COMMONS CHARLOTTE, NORTH CAROLINA

DRAWING TITLE SITE PLAN

7-29-92

JOB NO.	90539
SCALE	1": 50'-0"
DATE	2/7/92
DRAWN	DGH
CHECK	

REVISION	
△ 2-11-92	
△ 3-24-92	
△ 4-2-92	
△ 5-19-92	

DRWG NO. SP-1

PLANT SCHEDULE		
SYMBOL	PLANT	SIZE
WO	WILLOW OAK	2" Caliper
RM	RED MAPLE	2" Caliper
AP	ARISTOCRAT PEAR	2" Caliper

TREE NOTES:

N. C. HIGHWAY 51

SERVICE DRIVE

CARMEL ROAD EXTENSION

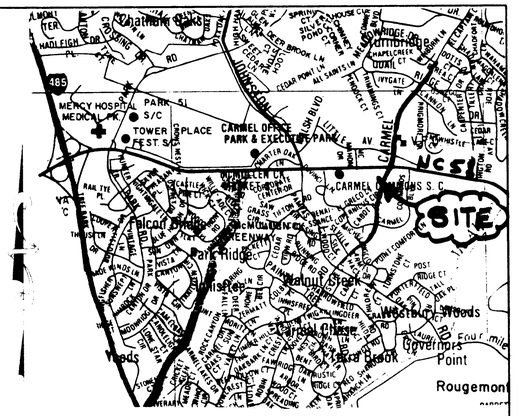
Tree Protection Barricade Sta 40+18

EXXON CONVENIENCE STORE

New Canopy Fascia Sign

New Canopy Fascia Sign

STOP



LOCATION MAP

SITE DATA

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 05/09/05

BY: MARTIN R. CRAMTON, JR.

SITE PLAN NOTES

GRAPHIC SCALE

1 inch = 20 ft.

NORTH CAROLINA SEAL 8095 CAMERON W PENFIELD

EXXON COMPANY
4111 GREENHAVEN LANE
GASTONIA, N.C. 28056 (704) 853-1841

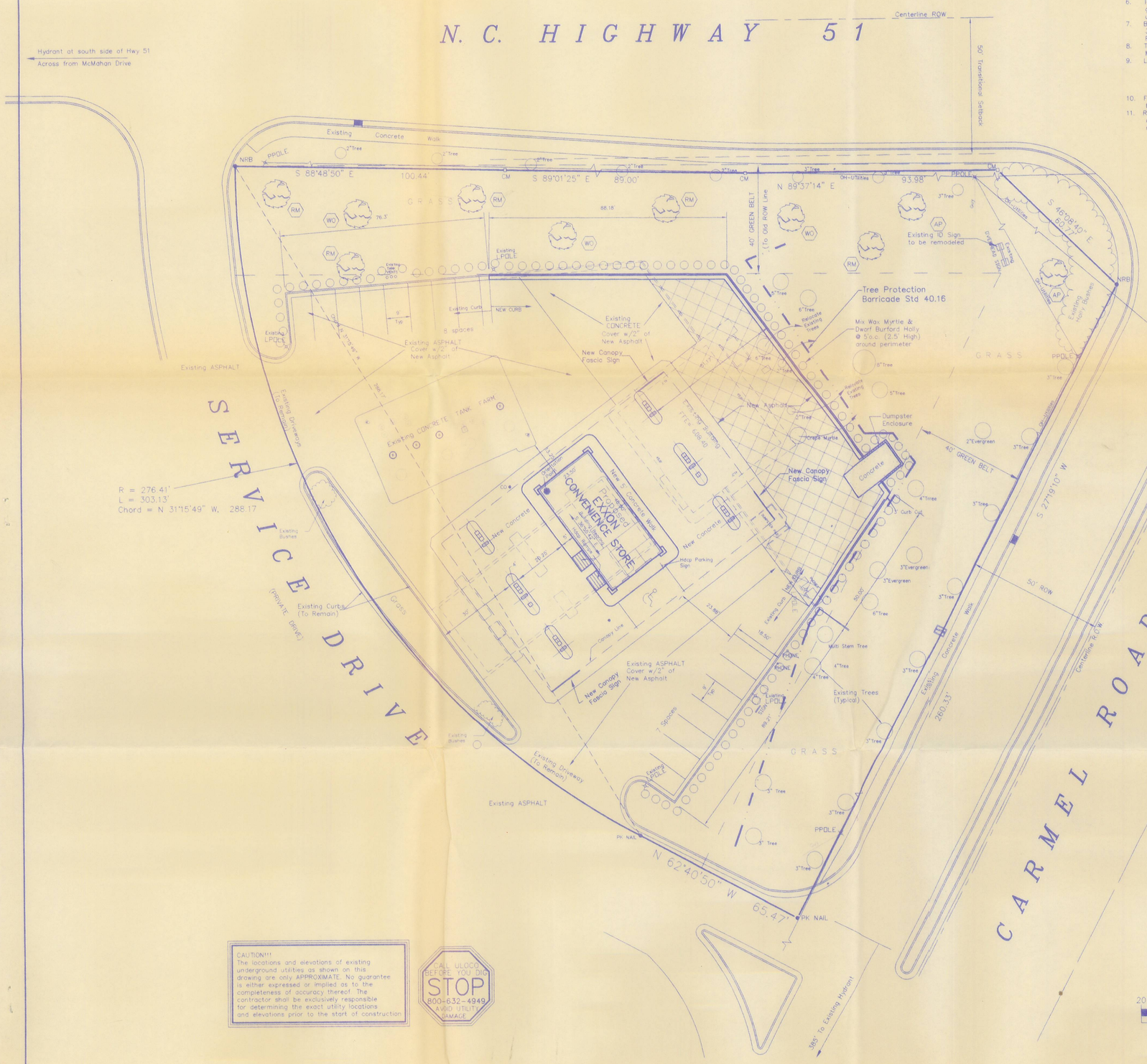
SITE PLAN
EXXON CONVENIENCE STORE
N.C. HIGHWAY 51 @ CARMEL ROAD
CHARLOTTE MECKLENBURG CO. N. C.

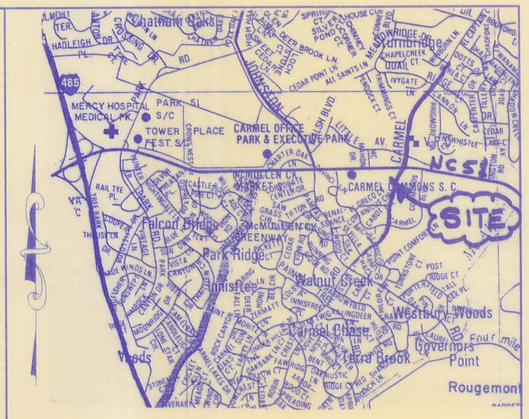
P.E.A.
OF
North Carolina
1409 East Boulevard
Charlotte, N.C. 28203
(704) 377-4349

PLANT SCHEDULE		
SYMBOL	PLANT	SIZE
WO	WILLOW OAK	2" Caliper
RM	RED MAPLE	2" Caliper
AP	ARISTOCRAT PEAR	2" Caliper

TREE NOTES:

1. Wire baskets and strapping must be cut away and removed from the top and sides of the root ball prior to backfilling plant pit. Cut away or roll back 1/3 of burlap from the root ball.
2. All species used must be from the approved species list and shall have a minimum size at planting of 2" caliper, 8' tall if single trunk, minimum 8' tall and 3 stems maximum multi-trunked. Mulch is required; staking/guying is optional.
3. Tree Calculations:
   Impervious area shown on this plan = 29,100 Sq. Ft.
   Required internal trees 29,100 = 3 trees
4. All planting shall be done per City Std. Details 40.14 & 40.15.
5. No soil disturbance or compaction, construction materials, traffic or burial pits are allowed in the tree protection zone.
6. Tree protection barricades must be installed before any demolition, grading or construction begins and not removed until after final inspection by Urban Forester.
7. Before any grading or construction begins, call 336-3599 or 336-2291 for inspection of tree protection barricades by Urban Forester.
8. Tree barricades must meet or exceed City Std. 40.16 of the Charlotte Mecklenburg Land Development Standards Manual.
9. Landscape Calculation: Total Site Area = 1.35 Ac (58,800 SF)
   New Total Imperv. Area = 29,100 SF
   Previous Existing Imprev. Area = 26,200 SF
   Added Imperv. Area = 2,900 SF
   Landscaped Area = 29,700 SF (50%)
10. For new planting areas, remove all gravel and construction debris before preparing solid and planting trees. (200 Sq Ft Min.)
11. 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.





LOCATION MAP

SITE DATA

Project Name: EXXON CONVENIENCE STORE
Owner: EXXON COMPANY, USA
Site Plans Prepared By: P.E.A. of North Carolina, 377-4349, Cameron Penfield

TOTAL SITE AREA: 1.35 Acres

ZONING: B-1 SCD
SETBACKS:
Front: 20'
Side: 0'
Rear: 20'

PROPOSED USE: Convenience Store
BUILDING HEIGHT: 12'-2"
BUILDING COVERAGE: 1081 SF

PARKING:
REQUIRED: 1/250 Sq. Ft. of Bldg. Area
(1081 SF/250) = 5 Spaces
TOTAL SPACES PROVIDED = 16 Spaces (1 Hndcp)

TAX PARCEL NUMBER: 221-441-02

ADDRESS: 7511 Pineville-Matthews Road

REQUIRED BUFFERS:
Front: _____Ft Rear: _____Ft
Side (R)_____Ft Side (L)_____Ft

REQUIRED SCREENING:
Front: No/Yes Rear: No/Yes
Side (R) No/Yes Side(L) No/Yes
Parking Only: No/Yes

PAVEMENT COVERAGE: 29,100 Sq. Ft. 0.7 Acres

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 05/09/95
BY: MARTIN R. CRAMTON, JR.

SITE PLAN NOTES:

1. Dimensions shown are to the back of curb unless otherwise noted.
2. See SW-2 for site grading and utilities.
3. Do NOT alter the layout of this site without first obtaining written approval from P.E.A. of North Carolina.
4. Boundary and topographic information was provided by:
   Steve Mullins & Associates
   3126 Milton Road, Suite 222-A
   Charlotte, NC 28215
   (704) 563-0566
5. Relocate existing trees and shrubs as much as possible. Coordinate final locations with Exxon representative and City officials.

CAUTION!!!
The locations and elevations of existing underground utilities as shown on this drawing are only APPROXIMATE. No guarantee is either expressed or implied as to the completeness of accuracy thereof. The contractor shall be exclusively responsible for determining the exact utility locations and elevations prior to the start of construction.

CALL ULOCO BEFORE YOU DIG STOP 800-632-4949 (1-800 UTILITY) TO AVOID DAMAGE

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

No.	By	Ck	Description	Date
			Revisions	

EXXON COMPANY
4111 GREENHAVEN LANE
GASTONIA, N.C. 28056 (704) 853-1841

SITE PLAN
EXXON CONVENIENCE STORE
N.C. HIGHWAY 51 @ CARMEL ROAD
CHARLOTTE MECKLENBURG CO. N. C.

DES. CP		SCALE 1" = 20'	JOB NO. 95011
DN. C.P.	CK. C.W.P.	DATE 4-10-95	DWG. NO. SW-1

P.E.A. OF North Carolina
1409 East Boulevard
Charlotte, N.C. 28203
(704) 377-4349

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 6106 CAMERON W. PENFIELD

4

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: May 9, 1995

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No.91-18 by Charlotte Capital Partners Tax Parcel # 221-441-02

Attached is a specific plan for the Exxon gas station located at the corner of N.C. 51 and Carmel Road. We have reviewed this plan for compliance with the conditional plan and find it to be acceptable. We have also reviewed the Architectural elevations and find them to be in compliance with the notes of the approved conditional plan regarding architectural compatibility. Please use these plans when evaluating requests for building permits and certificates of occupancy.

EQUIPMENT SCHEDULE
(SEE BLDG. DRAWING FOR LOCATION)

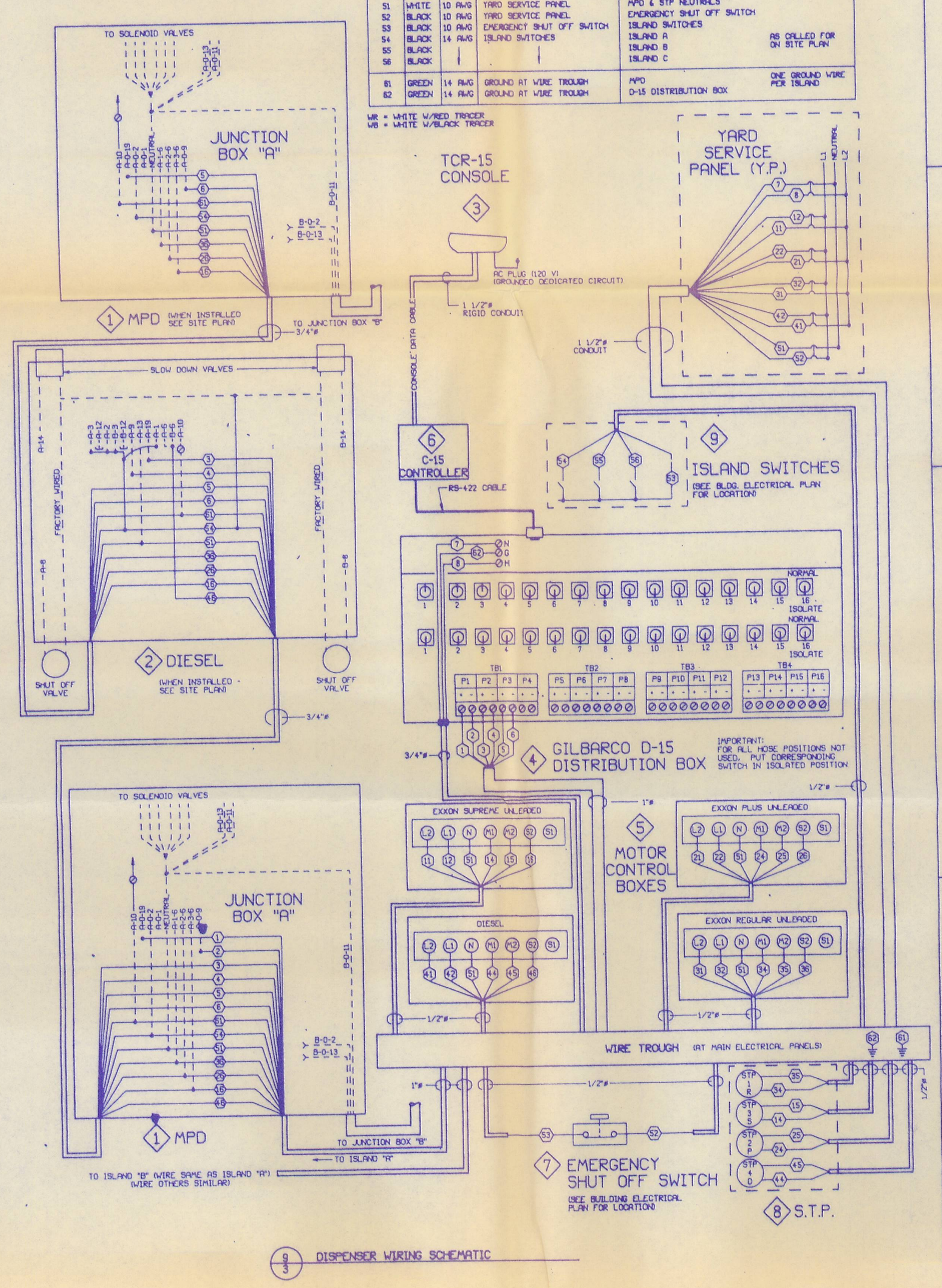
#	ITEM	FURNISHED BY	INSTALLED BY
①	MPD DISPENSER	EXXON	GC
②	DIESEL DISPENSER (WHEN CALLED FOR ON SITE PLAN)	EXXON	GC
③	TCR-15 CONSOLE W/WIRE CABLE TO C-15 CONTROLLER	EXXON	GC
④	D-15 DISTRIBUTION BOX	EXXON	GC
⑤	MOTOR CONTROL BOXES	EXXON	GC
⑥	C-15 CONTROLLER	EXXON	GC
⑦	EMERGENCY SHUT OFF SWITCH - MICROSWITCH DIVISION OF HONEYWELL #PTY-2081 OPERATOR WITH (1) #PTCC BLOCK (CONTACTS WIRED IN PARALLEL) IN 2"x3"x3 1/2" GENERAL PURPOSE BOX WITH SQUARE D CLASS 9001-K25 FLUSH PLATE AND (1) PTNT04 LEGEND PLATE @ 60"	GC	GC
⑧	SUBMERGED TURBINE PUMPS (STP)	EXXON	GC
⑨	ISLAND SWITCHES - HUBBELL #1201-GRY (USE S1, S2 OR S3 STAINLESS STEEL PLATES DEPENDING ON NUMBER OF ISLANDS). MOUNT IN BOX UNDER CASHIER COUNTER	GC	GC
⑩	CONDUIT AND ELECTRICAL WIRING	GC	GC

NOTES:
1. ALL UNDERGROUND CONDUIT SHALL BE RIGID GALVANIZED STEEL.
2. CONDUIT ATOP CANOPY TO LIGHTS MAY BE THINWALL CONDUIT
3. ALL WIRING SHALL BE "THWN" WITH SIZES AS NOTED.
4. ALL WIRING AND CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH NEC. SECTIONS 501, 514, 514.2 AND NFPA 30 & 70.
5. CONNECT ALL (51) WIRES IN TROUGH. ROUTE A SINGLE (51) FROM TROUGH TO YARD SERVICE PANEL.

[WIRE] SCHEDULE

WIRE NUMBER	COLOR	SIZE	FROM	TO	COMMENTS
1	WR	14 AWG	DISTRIBUTION BOX	MPD ISLAND A	SEE SITE PLAN FOR NUMBER OF MPD AND DIESEL DISPENSERS
2	WB			MPD ISLAND A	
3	WR			DIESEL ISLAND A	
4	WB			DIESEL ISLAND A	
5	WR			MPD ISLAND A	
6	WB			MPD ISLAND A	
7	WHITE			YARD SERVICE PANEL	
8	BLACK			YARD SERVICE PANEL	
11	BLUE	12 AWG	SUPREME MOTOR CONTROL BOX	YARD SERVICE PANEL	
12	BLUE				
14	BLUE			EXXON EXTRA UNLEADED STP	
15	BLUE			EXXON EXTRA UNLEADED STP	
16	BLUE	14 AWG		MPD	
21	YELLOW	12 AWG	PLUS MOTOR CONTROL BOX	YARD SERVICE PANEL	
22	YELLOW				
24	YELLOW			EXXON UNLEADED STP	
25	YELLOW			EXXON UNLEADED STP	
26	YELLOW	14 AWG		MPD	
31	RED	12 AWG	REGULAR MOTOR CONTROL BOX	YARD SERVICE PANEL	
32	RED				
34	RED			EXXON REGULAR STP	
35	RED			EXXON REGULAR STP	
36	RED	14 AWG		MPD	
41	GRAY	12 AWG	DIESEL MOTOR CONTROL BOX	YARD SERVICE PANEL	WHEN CALLED FOR ON SITE PLAN
42	GRAY				
44	GRAY			DIESEL STP	
45	GRAY			DIESEL STP	
46	GRAY	14 AWG		MPD	
51	WHITE	10 AWG	YARD SERVICE PANEL	MPD & STP NEUTRALS	
52	BLACK	10 AWG	YARD SERVICE PANEL	EMERGENCY SHUT OFF SWITCH	
53	BLACK	10 AWG	EMERGENCY SHUT OFF SWITCH	ISLAND SWITCHES	
54	BLACK	14 AWG	ISLAND SWITCHES	ISLAND A	AS CALLED FOR ON SITE PLAN
55	BLACK			ISLAND B	
56	BLACK			ISLAND C	
61	GREEN	14 AWG	GROUND AT WIRE TROUGH	MPD	ONE GROUND WIRE PER ISLAND
62	GREEN	14 AWG	GROUND AT WIRE TROUGH	D-15 DISTRIBUTION BOX	

WR = WHITE W/RED TRACER
WB = WHITE W/BLACK TRACER

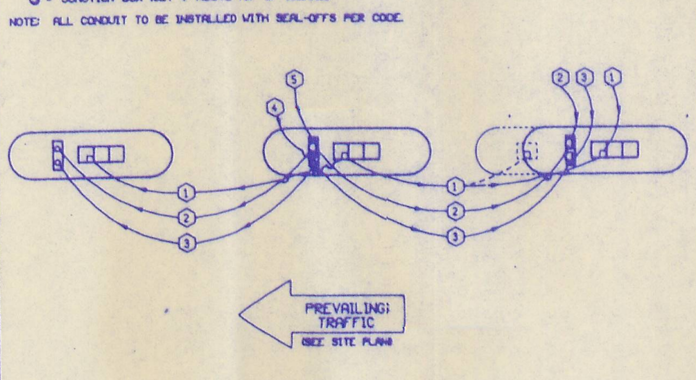


9/3 DISPENSER WIRING SCHEMATIC

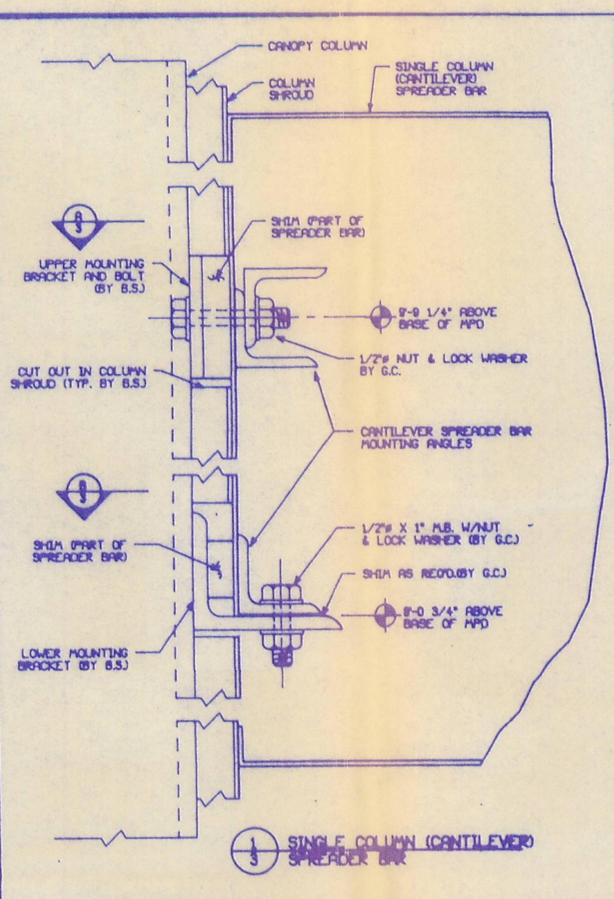
LEGEND

CONDUIT NUMBER	SIZE	FUNCTION	FROM	TO	COMMENTS
①	1"ø	DISPENSER POWER & DATA	WIRE TROUGH	MPD & DIESEL DISPENSER	EACH ISLAND SHALL HAVE A DEDICATED DISPENSER CONDUIT.
②	3/4"ø	LIGHTS/SPREADER POWER	WIRE TROUGH	JUNCTION BOX ○	CONDUITS ② AND ③ ARE ROUTED IN SERIES ALONG ENTIRE CANOPY EXCEPT AT CONVENIENCE FOOD STORE WHERE THEY ARE ROUTED TO EA. ISLAND)
③	3/4"ø	INTERCOM	CASHIER AREA	JUNCTION BOX ○	
④	3/4"ø	FUTURE DATA	WIRE TROUGH	SEE COMMENT	ROUTE TO COLUMN AT ISLAND SHELTER BUILDING. IN ABSENCE OF ISLAND SHELTER BUILDING, ROUTE TO CENTER ISLAND ON 3 ISLAND CANOPY OR INSIDE ISLAND ON 2 ISLAND CANOPY. ROUTE TO EACH ISLAND AT CONVENIENCE FOOD STORE FACILITY. ALL FUTURE CONDUITS TO HAVE PULL WIRES. INSTALL TELEPHONE SERVICE TO ISLAND SHELTER BUILDING IN FUTURE DATA CONDUIT ④.
⑤	3/4"ø	FUTURE POWER	WIRE TROUGH	SEE COMMENT	

* = FUTURE (STUB TO JUNCTION BOX SET 4' ABOVE ISLAND) (G.C. TO TAG W/METAL TAGS - "FOR RETAIL AUTOMATION USE ONLY")
□ = DISPENSER JUNCTION BOX A (4" ABOVE ISLAND BY DISPENSER MANUFACTURER)
○ = JUNCTION BOX (SET 4' ABOVE TOP OF ISLAND)
NOTE: ALL CONDUIT TO BE INSTALLED WITH SEAL-OFFS PER CODE.



2/3 CONDUIT SCHEDULE (BY G.C.)



1/3 SINGLE COLUMN (CANTILEVER) SPREADER BAR

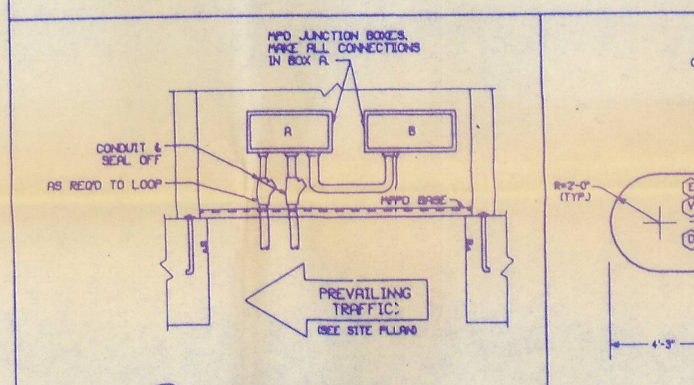
LEGEND

E = EXXON
G.C. = GENERAL CONTRACTOR
B.S. = BUILDING SUPPLIER

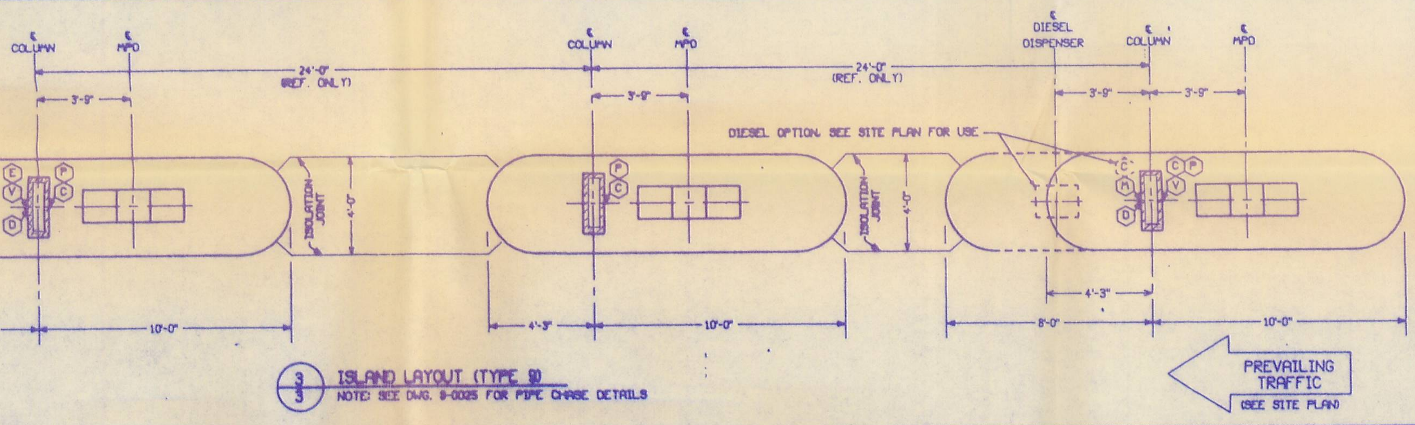
SYMBOL	FURN'D BY	INST'D BY	DESCRIPTION	REMARKS
Ⓒ	E	GC	SINGLE COLUMN CANTILEVER SPREADER BAR (EXXON)	
Ⓓ	GC	GC	DOWNSPOUT DAYLIGHT LOCATION	SEE SITE PLAN FOR USE
(C)	E	GC	SINGLE COLUMN CANTILEVER SPREADER BAR (DIESEL)	
Ⓔ	E	GC	COLUMN END SIGN	
Ⓥ	E	GC	VERTICAL CLEARANCE SIGN	TOP OF LETTERS TO BE 12" BELOW TOP OF COLUMN
Ⓜ	E	GC	MANDATORY SIGN	TOP OF FRAME TO BE 3/4" BELOW CANTILEVER SPREADER BAR
Ⓟ	E	GC	PROMOTIONAL SIGN	TOP OF FRAME TO BE 3/4" BELOW CANTILEVER SPREADER BAR

NOTE:
STEEL ISLAND FORMS & DISPENSER BASES TO BE FURNISHED AND INSTALLED BY G.C. AND MAY BE PURCHASED FROM AMFAB CO. OR EXXON APPROVED EQUAL. DISPENSER BASE SHALL BE PURCHASED WITH SHEAR VALVE CLAMP ASSEMBLER AND ANCHOR BOLTS AS INTEGRAL PARTS OF THE ISLAND FORM. SEE CANOPY LAYOUT ON SITE PLAN FOR LOCATION OF DIESEL EQUIPPED ISLAND(S). STEEL FORMS TO BE PAINTED EXXON P-3 BLACK BY G.C.

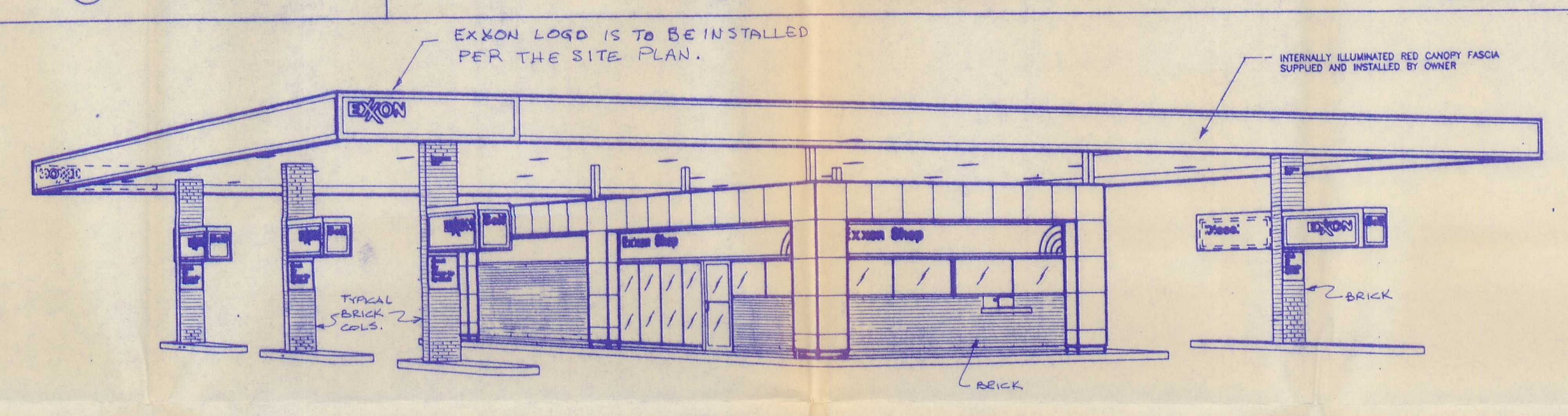
ITEM		RESPONSIBILITY
FASCIA SIGNS	B.S.:	INSTALL TWO FASCIA SIGNS. SIGN FRAME TO ALIGN WITH CANOPY PANELS. EXXON LOGO ALWAYS IS ADJACENT TO END OF CANOPY.
	G.C.:	WIRE SIGNS ON SAME DEDICATED CIRCUIT. CAULK WITH SILICONE SEALANT ALONG EDGE OF ROOF FLASHING ABOVE SIGN.
SPREADER BARS	B.S.:	FURNISH & INSTALL BRACKETS ON COLUMNS PER DETAILS SHOWN. TRIM COLUMN SHROUD MINIMUM AMOUNT TO CLEAR BRACKETS.
	G.C.:	INSTALL & WIRE ALL IN-LINE BARS ON EACH ISLAND WITH A SEPARATE CIRCUIT.
COLUMN END SIGNS	G.C.:	MOUNT SAME HEIGHT AS SPREADER BAR USING (4) 1/4"ø SELF TAPPING HEX HEAD BOLTS. WIRE TO SPREADER BAR CIRCUIT ON CORRESPONDING ISLAND.
INTERCOM SYSTEM	G.C.:	WIRE EACH SPEAKER (INSIDE SPREADER BAR) TO CONSOLE (AT CASHIER AREA) USING 2 WIRE, 3V, 20GA SHIELDED CONDUCTORS WITH POLYVINYLCHLORIDE JACKET.
RECESSED CANOPY LIGHTS	B.S.:	FURNISH & INSTALL
	G.C.:	WIRE 6 LIGHTS PER ISLAND ON SAME DEDICATED CIRCUIT.



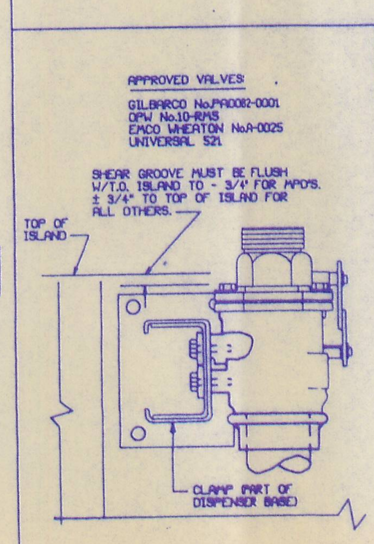
4/3 MPD FRONT ELEVATION



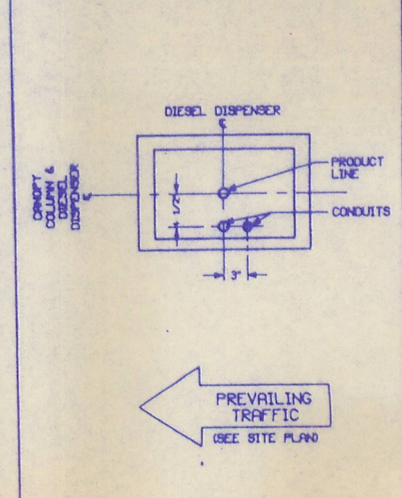
3/3 ISLAND LAYOUT (TYPE 9)
NOTE: SEE DWG. 9-0025 FOR PIPE CHASE DETAILS



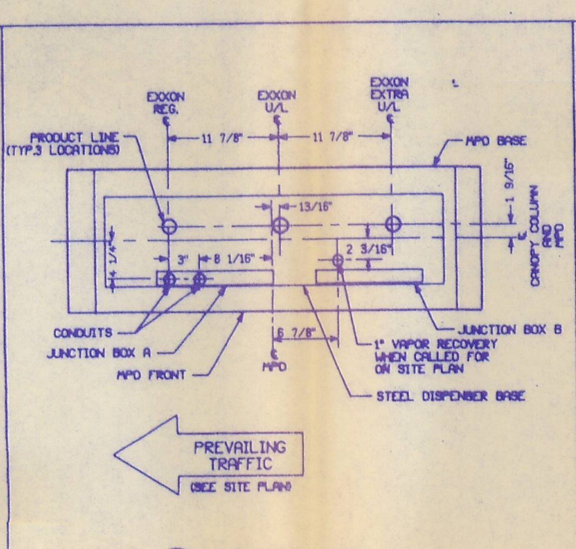
5/3 PERSPECTIVE VIEW



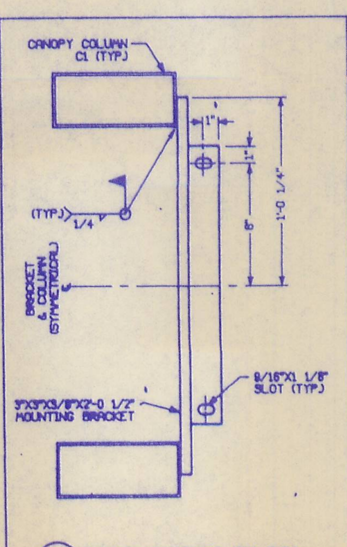
8/3 SHEAR VALVE (FURN. & INSTALLED BY G.C.)



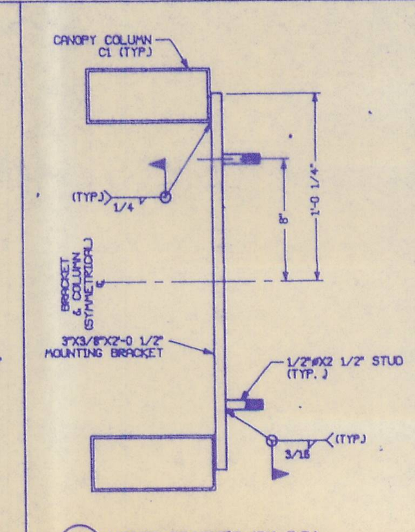
7/3 DIESEL DISPENSER BASE DETAIL



6/3 MPD BASE DETAIL



B/3 LOWER BRACKET (BY B.S.) (SHROUD & CANTILEVER SPREADER BAR NOT SHOWN)



A/3 UPPER BRACKET (BY B.S.) (SHROUD & CANTILEVER SPREADER BAR NOT SHOWN)

REVISIONS: A. BRICK ON ELEVATION BY: P.E.A. OF N.C. 4-20-95

APR 20 1995

DRAWING: ISLAND & CANTILEVER SPREADER BAR DETAILS MPD WIRING/CONDUIT SCHEMATICS

db.es5025_3

EXXON COMPANY, U.S.A. A DIVISION OF EXXON CORPORATION
Marketing Department — Real Estate & Engineering

PROJECT: 87 SERIES 46' EXXON SHOP WITH 68x104 CANOPY W/RED ILLUMINATED FASCIA RETROFIT

DRAWN	APPROVED
D.S.	
SCALE: NONE	
DATE 3-22-95	DISC. NO.
PROJECT NO. 5025 A /RIF	DRAWING NO. 3

95011

ROOFING SPECIFICATIONS (BY B.S.)

1.0 GENERAL
1.1 ROOF SYSTEM SHALL BE A 2 PLY OWENS CORNING FIBERGLAS CORP. DERBIGUM MODIFIED BITUMEN MEMBRANE PER OWENS CORNING SPECIFICATION NO.20-NS WITH 10 YEAR GUARANTEE.
1.2 ALL MATERIALS SHALL MEET OR EXCEED APPROPRIATE ASTM STANDARDS.

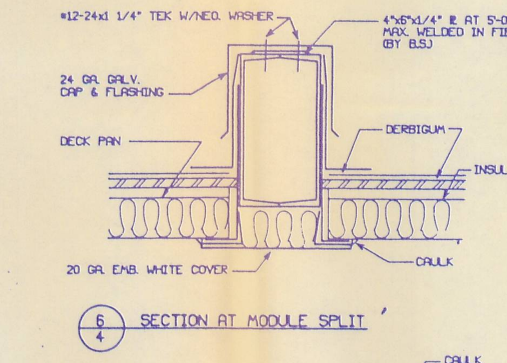
2.0 MATERIALS
2.1 STRUCTURAL DECK SHALL BE 4 FT.X8 FT. SHEETS OF 5/8" CDX U.L. APPROVED "FR-S" RATED FIRE RETARDANT TREATED PLYWOOD PLACED AT RIGHT ANGLES TO DECK PANS.
2.2 PLYWOOD FASTENERS SHALL BE PLYMETAL TEK #10-24X 1 7/16" WITH PHILLIPS WAFER HEAD (OR APPROVED EQUAL).
2.3 ASPHALT BASED PRIMER PER ASTM SPEC D-41 OR FEDERAL SPEC SS-A-701 TO BE APPLIED TO ALL METAL SURFACES TO WHICH THE MEMBRANE IS APPLIED.
2.4 BASE PLY SHALL BE OWENS CORNING PERMA PLY-IV (ASTM D2178 TYPE IV, TABLE 1).
2.5 BASE PLY NAILS SHALL BE ONE PIECE ANNULAR RING SHANK, SQUARE HEAD.
2.6 MEMBRANE SHALL BE OWENS CORNING DERBIGUM-HPS (ASTM 2523, NBS-55) APPLIED IN ACCORD WITH MANUFACTURERS INSTRUCTIONS.

3.0 STORAGE OF MATERIALS
3.1 ALL MATERIALS MUST BE KEPT DRY PRIOR TO AND DURING APPLICATION. BREATHER TYPE COVERINGS SUCH AS CANVAS SHOULD BE USED TO PROTECT MATERIALS. ROLLS MUST BE STORED ON END. AMBIENT STORAGE TEMPERATURE OF DEBRIGUM SHOULD BE ABOVE 40°F. FOR A PRIOD PRIOR TO APPLICATION.

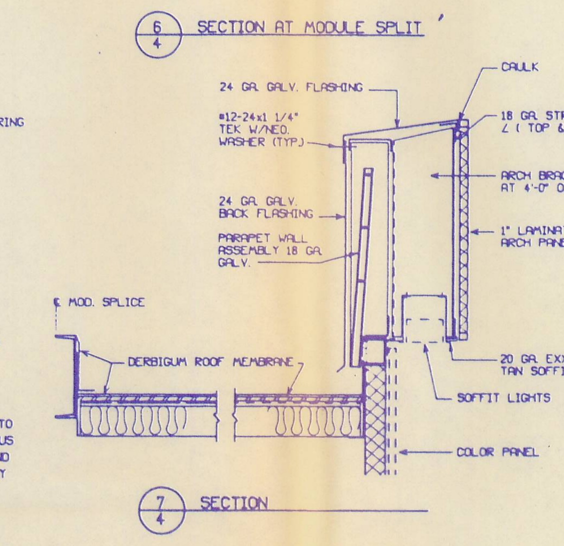
4.0 INSTALLATION (SEE DETAIL 7/4).
4.1 PLYWOOD SURFACE SHALL BE CLEAN, DRY, SMOOTH AND PROPERLY GRADED TO SCUPPERS OR GUTTERS.
4.2 BASE PLY SHALL BE APPLIED WITH 2" SIDE LAPS AND 3" END LAPS. NAIL 9" O.C. AT SIDE LAPS AND AT 18" O.C. ON 2 LINES 12" FROM EACH EDGE (STAGGERED)
4.3 DERBIGUM MEMBRANE SHALL BE APPLIED BY THE TORCH METHOD WITH 3" SIDE LAPS AND 4" END LAPS. ALL LAPS SHALL BE CHECKED AND SEALED WHILE THE MODIFIED BITUMEN IS STILL IN A SEMI-FLUID STATE FROM ROLL APPLICATION. SUFFICIENT PRESSURE MUST BE APPLIED TO THE LAPS AND ANY UNEVEN SURFACES TO GAIN A COMPLETE BOND. DURING TORCHING, A CONTINUOUS FLOW OF MODIFIED BITUMEN IN FRONT OF THE ROLL AND OUT FROM UNDER THE CAP IS REQUIRED (APPROXIMATELY 1/2"). DERBIGUM CANNOT BE BONDED BY HEATING THE TOP SURFACE. OVERHEATING THE TOP DAMAGES THE WEATHERING SURFACE AND WILL REQUIRE CORRECTIVE ACTION.
4.4 FLASHING, CURBS, PENETRATIONS, CORNERS, PIPES AND DUCTS SHALL BE INSTALLED AFTER THE INSTALLATION OF THE MEMBRANE.
4.4.1 ALL FLASHING SHOULD EXTEND 8" ABOVE THE ROOF LEVEL. ALL METAL FLANGES THAT ARE INCORPORATED IN THE ROOFING SYSTEM MUST BE SET ON TOP OF THE COMPLETED MEMBRANE, PRIMED AND THE FLANGE STRIPPED IN WITH AN ADDITIONAL PIECE OF MEMBRANE. STACKS AND PIPES SHALL HAVE A SHEET METAL SLEEVE FLASHING 8" HIGH MINIMUM OR AS REQUIRED BY CODE. MEMBRANE SHALL NOT BE BONDED DIRECTLY TO HOT EXHAUST OR DISCHARGE PIPE. A SEPARATE SHEET METAL STACK FLASHING WITH RAIN COLLAR MUST BE USED.
4.4.2 CANT STRIPS ARE NOT REQUIRED. IF CANT STRIPS ARE USED THEY MUST BE SOLID WOOD OR FIBERBOARD COMPLETELY COVERED WITH BASE PLY.
4.4.3 PARAPET AND CURB FLASHING SHALL CONSIST OF THE FIELD PLY EXTENDING A MINIMUM OF 4" ONTO THE DECK. ALL INSIDE AND OUTSIDE CORNERS MUST USE A DERBIGUM BOOT. ALL HORIZONTAL LAPS SHALL BE 3" MINIMUM.

5.0 SAFETY
5.1 TORCHES PRODUCE TEMPERATURES IN EXCESS OF 2000°F.
5.2 EACH ROOF WORK AREA SHALL INCLUDE A FIRE EXTINGUISHER. ROOFING APPLICATORS MUST BE TRAINED IN THE USE OF SAID FIRE EXTINGUISHER.
5.3 CONTRACTOR SHALL EXERCISE EXTREME CARE AND OBSERVE APPROPRIATE SAFETY PRECAUTIONS. SPECIAL CARE MUST BE TAKEN IN AREAS AROUND ANY COMBUSTIBLE MATERIAL, GAS LINES, ETC.
5.4 PROPANE GAS TANKS SHALL BE LOCATED AT LEAST 10 FEET FROM THE OPEN FLAME. FITTINGS, HOSES AND TORCH HEADS MUST BE SECURE. NEVER LEAVE LIGHTED TORCH UNATTENDED.
5.5 IN APPLICATION AREAS WHERE FLAME IS NOT VISIBLE, BACKHEAT MEMBRANE AND FLOP INTO PLACE.
5.6 AT THE END OF ROOF APPLICATION OR END OF EACH DAY DURING APPLICATION THE CONTRACTOR SHALL CAREFULLY EXAMINE THE ENTIRE ROOF AREA TO ENSURE THAT SMOLDERING FIRES ARE NOT PRESENT.

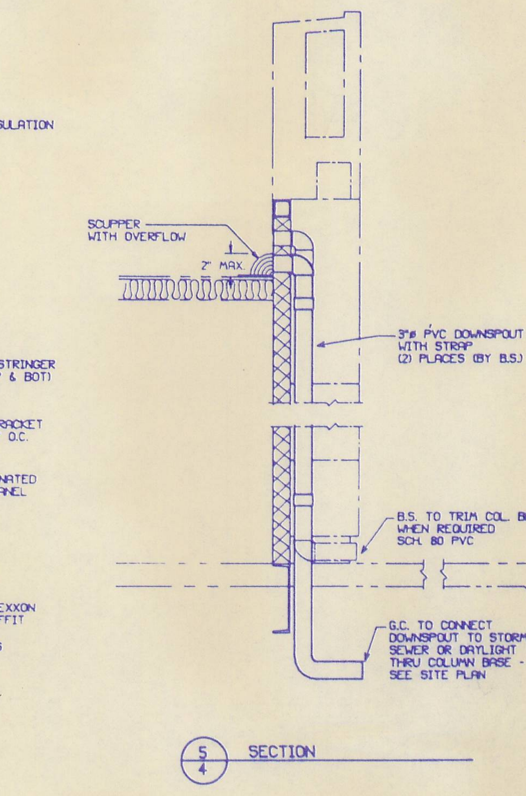
6.0 ROOFING QUALITY
6.1 ALL LIGHTLY BURNED AREAS MUST BE RESATURATED WITH EXTRA MODIFIED BITUMEN. ALL OTHER BURNED AREAS REQUIRE PATCHING WITH MEMBRANE MATERIAL.
6.2 ALL DELAMINATED AREAS, BUCKELS, BLISTERS AND VOIDS MUST BE CUT OPEN, REHEATED AND PATCHED.
6.3 THE ROOF MUST BE SOLID AND TIGHT INDICATING PROPER ADHESION. ALL LAPS AND SEAMS MUST BE TIGHT AND PROPERLY SEALED. LAP SEALS MUST BE BEADED TO FORM A SMOOTH TRANSACTION.



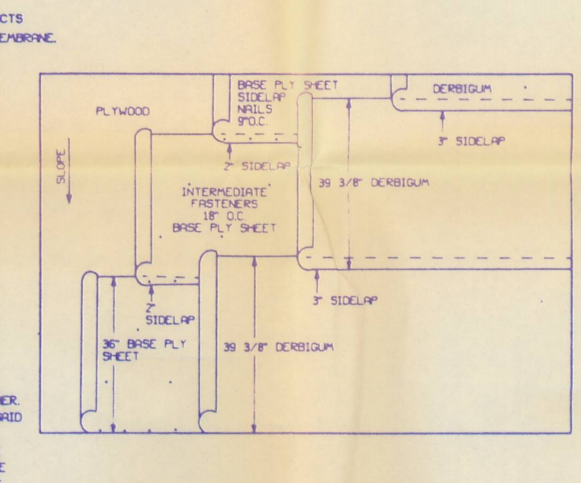
6/4 SECTION AT MODULE SPLIT



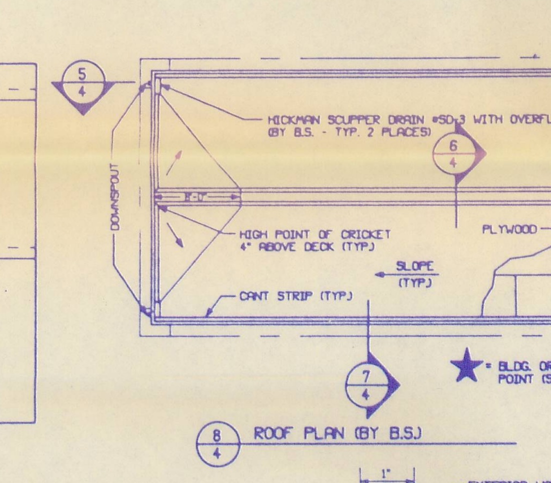
7/4 SECTION



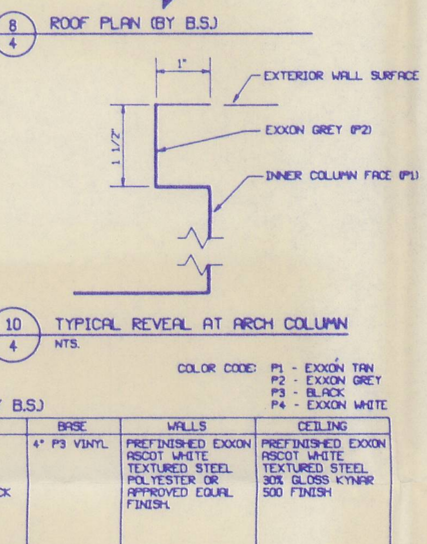
5/4 SECTION



9/4 ROOFING SCHEME



8/4 ROOF PLAN (BY B.S.)



10/4 TYPICAL REVEAL AT ARCH COLUMN
NTS.

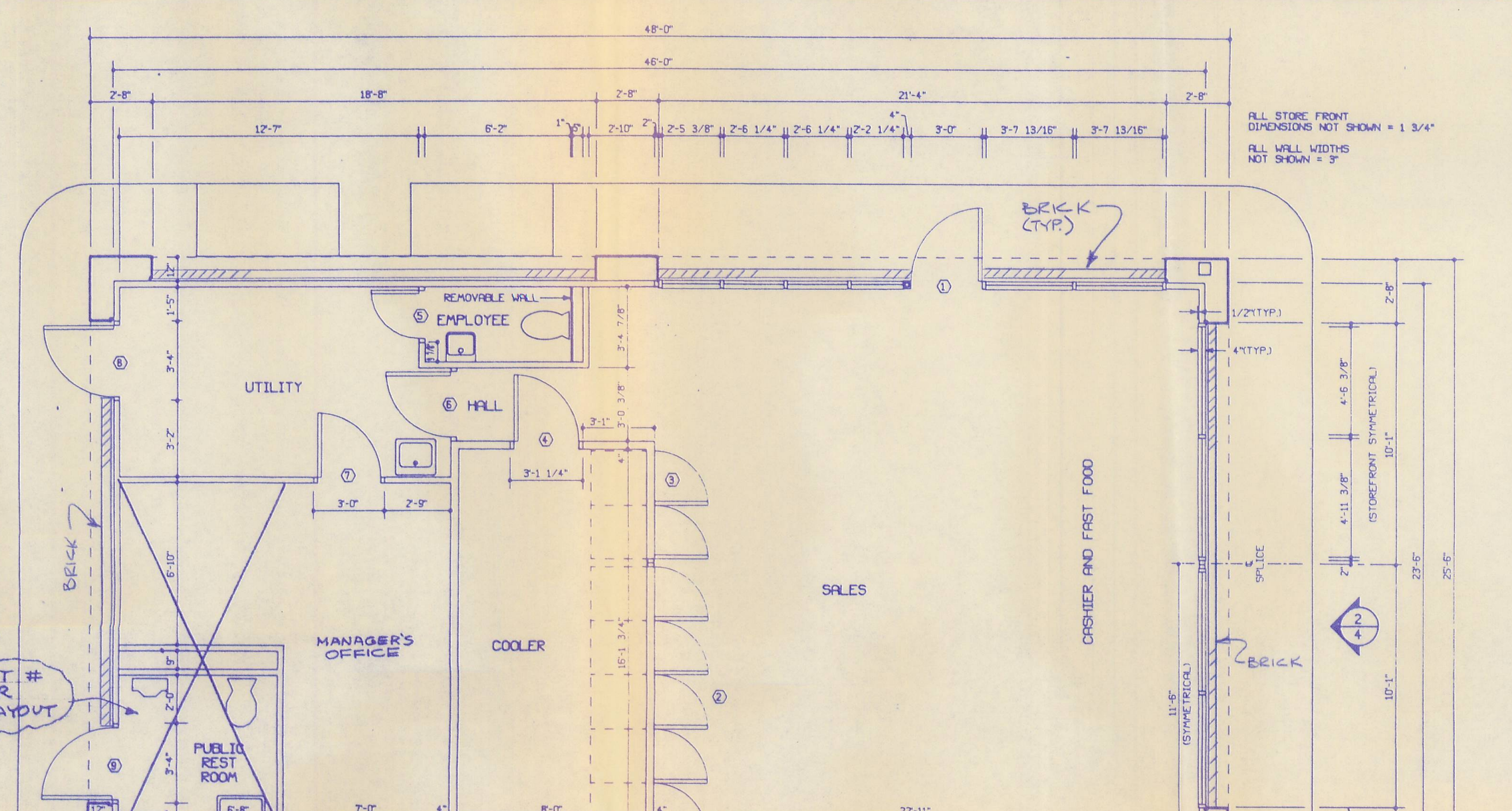
TILE SETTING/GROUTING SPECIFICATIONS (BY B.S.)

1.0 FLOOR TILE MORTAR:
SHALL BE AMERICAN OLEAN GRAY THINSET MORTAR OR OWNER APPROVED EQUAL.
JOINTS SHALL BE 3/8" WIDE, PLUS OR MINUS 1/16".

2.0 FLOOR TILE GROUT:
SHALL BE AMERICAN OLEAN NO.4955 (RAVEN) SANDED GROUT OR OWNER APPROVED EQUAL. GROUT SHALL BE MIXED WITH AMERICAN OLEAN'S ACRYLIC ADMIX (50# BAG GROUT/1 GAL. ADMIX)

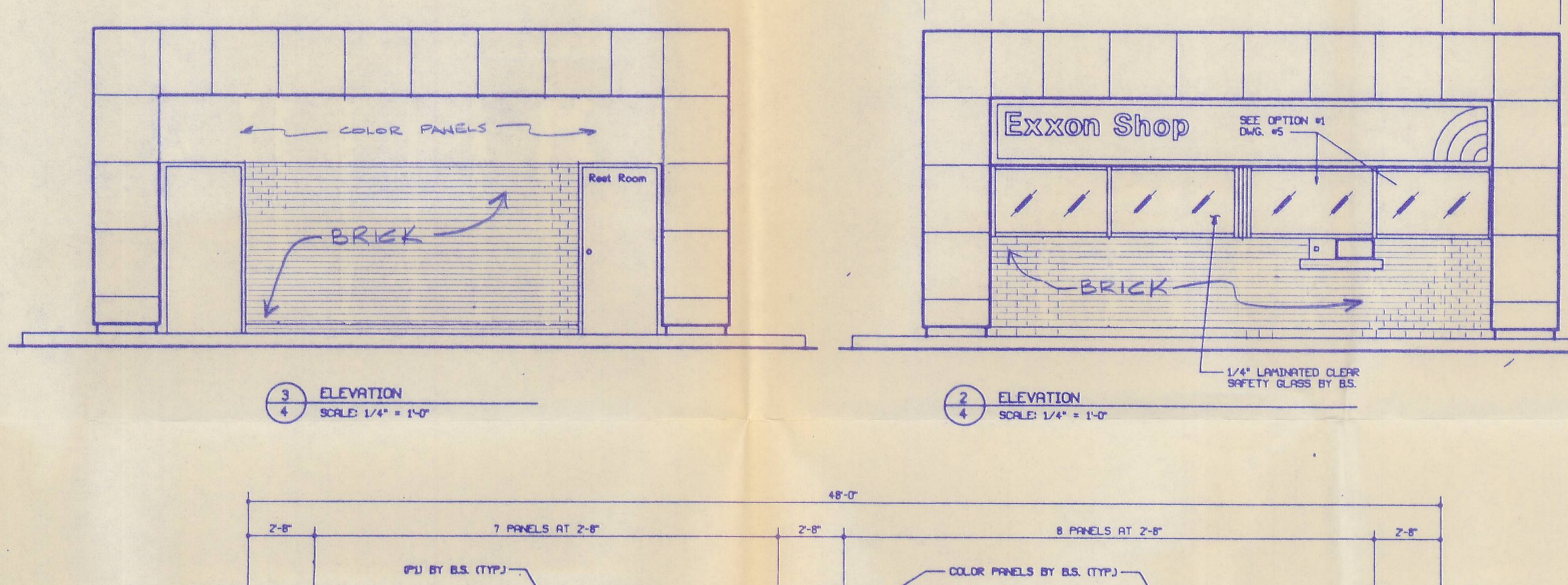
3.0 WALL TILE MORTAR:
SHALL BE AMERICAN OLEAN, OR OWNER APPROVED EQUAL.
EPOXY ADHESIVE NO. A02000

COLOR CODE: P1 - EXXON TAN
P2 - EXXON GREY
P3 - BLACK
P4 - EXXON WHITE



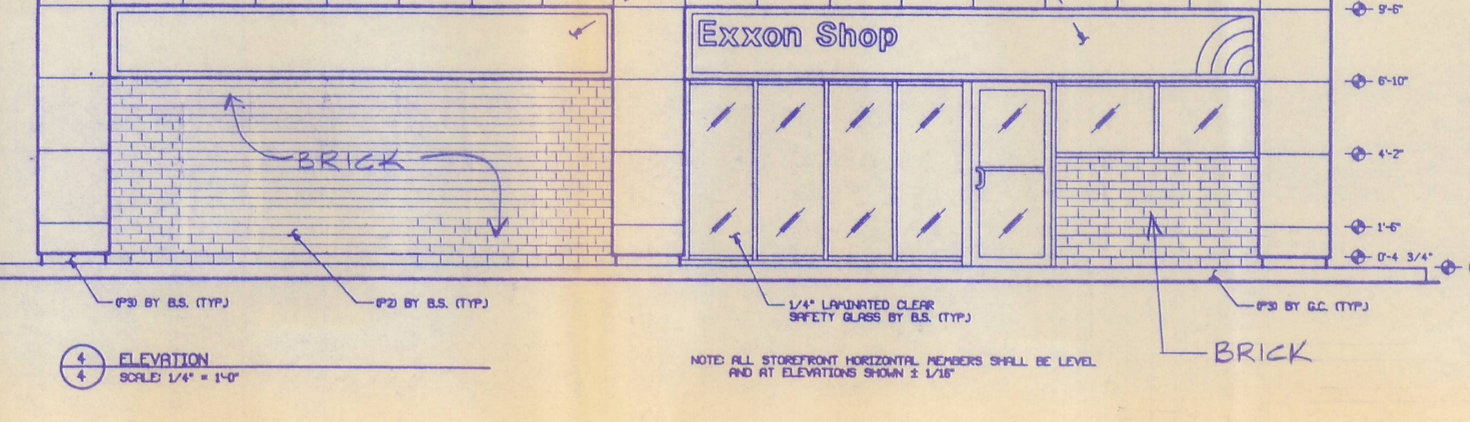
1/4 FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
BRICK SHALL MATCH EXISTING BRICK IN CARMEL COMMONS SHOPPING CENTER



3/4 ELEVATION
SCALE: 1/4" = 1'-0"

2/4 ELEVATION
SCALE: 1/4" = 1'-0"



4/4 ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: ALL STOREFRONT HORIZONTAL MEMBERS SHALL BE LEVEL AND AT ELEVATIONS SHOWN ± 1/16"

DOOR SCHEDULE (BY B.S.)

MK.	QTY.	SIZE	TYPE	MANUFACTURER	FRAME	COLOR DOOR	COLOR FRAME
①	2	3'-0"x6'-8"	EXTRUDED ALUMINUM FULL GLASS	VISTAWALL OR APPROVED EQUAL	EXTRUDED ALUMINUM	HARDCOAT BLACK ANODIZED	HARDCOAT BLACK ANODIZED
②	1	26"x72"	MODEL #S-2 STYLELINE FIVE DOOR UNIT WITH DOOR & FRAME HEATERS, LOCKS, TEMPERED GLASS W/5 FLAT SHELVES PER DR. & 4 ADDL. FLAT SHELVES, PLUS 6 SLIDE TRACK SHELVES	COMMERCIAL REFRIGERATOR DOOR COMPANY. NOTE: B.S. TO TORQUE ADJUST DOORS AFTER BLDG SET IN PLACE.	AS SUPPLIED WITH DOOR & INSULATED	TSB TRIM	TSB TRIM
③	1		SAME AS ② EXCEPT 2 DOOR UNIT				
④	1	34"x80"	MODEL #3480 SOLID INSULATED SINGLE DOOR UNIT WITH STUCCO EMBOSSED WHITE DR. PANEL (FULL SIZE), INSULATED FRAME, LOCK, INNER DR.-GUARD, & NO THRESHOLD				
⑤	1	2'-0"x6'-8"	18 GA. 1 3/4" FLUSH STEEL	CECO IMPERIAL FOAM CORE OR APPROVED EQUAL	16 GA. 3" SINGLE RABBET	P2	P2
⑥	1	2'-8"x6'-8"	18 GA. 1 3/4" FLUSH STEEL W/4634 LOUVER ATT. W/NON-REMOVABLE SCREWS & OBSERVOSCOPE AT 5'-8" ELEV.				
⑦	1						
⑧	1	3'-0"x6'-8"	18 GA. 1 3/4" FLUSH STEEL WITH OBSERVOSCOPE				
⑨	1		18 GA. 1 3/4" FLUSH STEEL		16 GA. 4" SINGLE RABBET		P3

ROOM FINISH SCHEDULE (BY B.S.)

ROOM		FLOOR	BASE	WALLS	CEILING
SALES		NOMINAL 6"x6" AMERICAN OLEAN PRIMITIVE ULTRA PAVER-DARK CADET #891 WITH 1/4" BLACK GROUT JOINTS. SEE SETTING/GROUTING SPECIFICATION THIS SHEET	4" P3 VINYL	PREFINISHED EXXON ASCOT WHITE TEXTURED STEEL POLYESTER OR APPROVED EQUAL FINISH.	PREFINISHED EXXON ASCOT WHITE TEXTURED STEEL 30% GLOSS KYNAR 500 FINISH
OFFICE		12"x12" ARMSTRONG EXCELON IMPERIAL TEXTURE TILE #51890 DESERT TAN 1/8" GAUGE			
UTILITY					
HALL		SAME AS SALES ROOM			
RESTROOMS	EMPLOYEE	SAME AS OFFICE			
RESTROOMS	PUBLIC	SAME AS SALES ROOM	4 1/4"x4 1/4" CERAMIC COVE, A.O. #A-3401T TO MATCH WALL	AMER. OLEAN REDI SET SYSTEM 100 #97 GARDENIA 4 1/4"x4 1/4" OR OWNER APPROVED EQUAL	
COOLER			4" P3 VINYL	SAME AS SALES RM	

HARDWARE SCHEDULE (BY B.S.)

MK.	QTY.	HINGES	LOCK SET	CLOSER	PULL	PUSH BAR	PUSH PLATE	KICK PLATE	SWEEP	THRESHOLD	REMARKS
①	2		ADAMS-RITE #MS1851S-335 DEADLOCK W/#MS4002-012 ARMORED STRIKE, #MS4043 CYLINDER GUARD & YALE #1194x1160L CYLINDER BOTH SIDE, PLUS ADAMS-RITE #4711-335 DEADLATCH W/#4565-335 INTERIOR HANDLE (NO EXTERIOR CYLINDER) & REVERSE ACTION ELEC. STRIKE #7800-24VDC-REV-335 W/#4603 RECTIFIER AND TRANSFORMER #4605	YALE #TJ-4400 -BF x 315 W/ #486 MOUNTING PL. W/SPRAYED P3 FINISH	BROOKLINE S.S. #H1050 +3'-4" A.F.F.	BROOKLINE S.S.#808	NONE	NONE	VISTAWALL V-231	MIL-FIN. ALUM. ZERO INTERNATIONAL INC., #101	NON-REMOVABLE HINGE PINS
⑤	1	STANLEY FBB179 BUTT HINGES (3 PER DOOR)	YALE LF5402 US 26D	YALE #PA3304 W/SPRAYED P3 FINISH	NONE	NONE	BROOKLINE #69-US 32D	BROOKLINE 16 GA. 8" US 32D	NONE	NONE	
⑥	1		SIMPLEX - UNICAN 51-1000-1x26D W/ STRIKE	NONE			NONE			SAME AS DOOR ①	
⑦	1		YALE 8632 US 26D 2186 WITH DISPLAY KEY ONLY							NONE	NON-REMOVABLE HINGE PINS
⑧	1		VON DUPRIN PANIC TOUCHBAR EXIT DEVICE #9975EO, US 26D (NO EXTERIOR HARDWARE)	YALE #PA 3304 W/ SPRAYED P3 FINISH			NONE		VISTAWALL V-231	MIL-FIN. ALUM. ZERO INTERNATIONAL INC., #70	LATCH-GUARD GUARD PLATE JAMB & HEAD WEATHER STRIPP. ZERO INTER. INC. SERIES 3000 BY B.S.
⑨	1		YALE BR4SDR-5406-MK-US26D-480B-485-1210 REMOVABLE CORE	YALE #TJ-4400 -BFx315 W/#486 MOUNTING PL.			BROOKLINE #69-US 32D			SAME AS DOOR ①	

KEYING: ALL DOORS MASTER KEYED EXCEPT 2, 3 & 4
KEY DOORS 2 & 3 ALIKE
ALL OTHERS KEY DIFFERENTLY

NOTES: 1. DOOR ④ TO BE EQUIPPED W/CLOSER AND LOCK W/THUMB TURN INSIDE COOLER.
2. B.S. TO USE LOCKTITE ON ALL SET-SCREWS

REVISIONS:
A. GENERAL REVISIONS REDRAWN 12/1/87 - VN
B. REVISED HARDWARE DOOR # 8 6-15-88 -KT
C. BRICK EXTERIOR BY: P.E.A. OF N.C. 4-20-95

APR 20 1995

DRAWING: FLOOR & ROOF PLANS, ELEVATIONS, FINISH, HARDWARE & DOOR SCHEDULES

db.es5000_4

BEAMAN CORPORATION

EXXON COMPANY, U.S.A. A DIVISION OF EXXON CORPORATION
Marketing Department — Real Estate & Engineering
FLORIDA

PROJECT: 87 SERIES 46' EXXON SHOP
4-14-95 D.S.

DRAWN	APPROVED
CLH	DMG
SCALE: AS NOTED	
DATE 2/20/87	DISC. NO. 87ES2
PROJECT NO. 5000 A 5010 A 5025 A	DRAWING NO. 4

95011 5000A

SITE PLAN NOTES

1. MENU BOARD, SEE DETAIL 14/SD2.1 AND SHEET ES1.0.
2. SPEAKER BOARD, SEE DETAIL 15/SD2.1 AND SHEET ES1.0.
3. MONUMENT SIGN CONDUIT AND WIRING BY ELECTRICAL CONTRACTOR. INSTALLATION AND HOOK-UP BY SIGN CONTRACTOR. SEE SHEET ES1.0.
4. DRIVE-THRU SIGN, SEE SHEET ES1.0.
5. ENTRY SIGN, SEE SHEET ES1.0.
6. 'THANK YOU' AND 'DO NOT ENTER' SIGN, SEE SHEET ES1.0.
7. HEIGHT CLEARANCE POLE SIGN, (CLEARANCE HEIGHT TO BE 9'-0"). SEE DETAIL 9/SD2.1.
8. ACCESSIBLE PARKING STALL SYMBOL SEE DETAIL 14/SD2.0 PARKING STALL STRIPING, AND ADJACENT ACCESS AISLE STRIPING IS TO BE PAINTED BLUE.
9. 9A ACCESSIBLE PARKING SIGN, SEE DETAILS SD2.3.
10. SLOPED WALK, SEE DETAIL 13/SD2.0.
11. NOT USED.
12. SYMBOL OF ACCESSIBILITY AT ENTRY DOOR, PROVIDE DECAL OF INTERNATIONAL SYMBOL OF ACCESSIBILITY PER A.D.A.A.G. REQUIREMENTS.
13. TRASH ENCLOSURE, SEE DETAIL 6/SD2.2.
14. PARKING LOT LIGHT STANDARD, SEE DETAIL 16/SD2.1 AND SHEET ES1.0.
15. CONCRETE PAVING, SEE 'PAVING SECTION THICKNESS' CHART ELSEWHERE ON THIS SHEET. SEAL ALL CONCRETE WITH "NON-PIGMENTED" CLEAR SEALER.
16. ASPHALT PAVING, SEE 'PAVING SECTION THICKNESS' CHART ELSEWHERE ON THIS SHEET.
17. NOT USED.
18. CONCRETE CURB AND GUTTER, SEE DETAIL 6/SD2.0.
19. 6' LONG PRECAST CONCRETE WHEEL STOP, SEE DETAIL 20/SD2.0.
20. CONCRETE CURB AND WALK, SEE DETAIL 3/SD2.0.
21. CONCRETE CURB AT DRIVE-THRU LANE, SEE DETAIL 4/SD2.0.
22. CONSTRUCTION JOINT, SEE DETAIL 8/SD2.0.
23. ISOLATION JOINT, SEE DETAIL 9/SD2.0.
24. 4" WIDE PARKING STALL STRIPING, PAINTED WHITE PER CITY STANDARDS.
25. 4" THICK CONCRETE SIDEWALK, WITH LIGHT BROOM FINISH, WIDTH AS NOTED ON PLAN.
26. CONCRETE APPROACH TO BE INSTALLED PER CITY STANDARDS.
27. NOT USED.
28. NOT USED.
29. EXISTING CONCRETE SIDEWALK.
30. PAY TELEPHONE, SEE DETAIL 7/SD2.1 AND SEE SHEET ES1.0.
31. BARRIER POST, SEE DETAIL 18/SD2.1. REFER TO FLOOR PLAN AND MENU BOARD FOR DIMENSIONAL LOCATIONS.
32. SCHEDULE 40 PVC SLEEVE, SEE IRRIGATION PLAN, SLEEVE TO BE TWICE THE DIAMETER OF IRRIGATION PIPING.
33. TAPERED CONCRETE CURB, SEE DETAIL 1/SD2.0.
34. CONCRETE CURB AT DRIVE-THRU WINDOW, SEE DETAIL 13/S4.0.
35. NOT USED.
36. NOT USED.
37. DETECTOR LOOP AT PICK UP WINDOW, SEE DETAIL 10/SD2.1.
38. NOT USED.
39. CURB RAMP, SEE DETAIL 16/SD2.0.

*****CAUTION*****

N.C. ONE CALL: UTILITY LOCATOR SERVICE
3 DAYS BEFORE DIGGING CALL TOLL FREE 1-800-632-4949
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

*** CAUTION ***

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

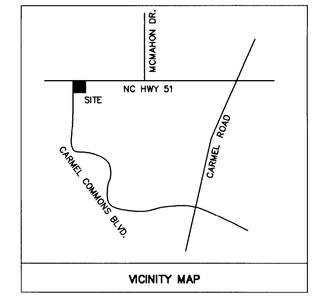
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.43'	20.01'	28.29'	N 45°10'44" E	90°01'36"

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.91'	S 88°59'59" E

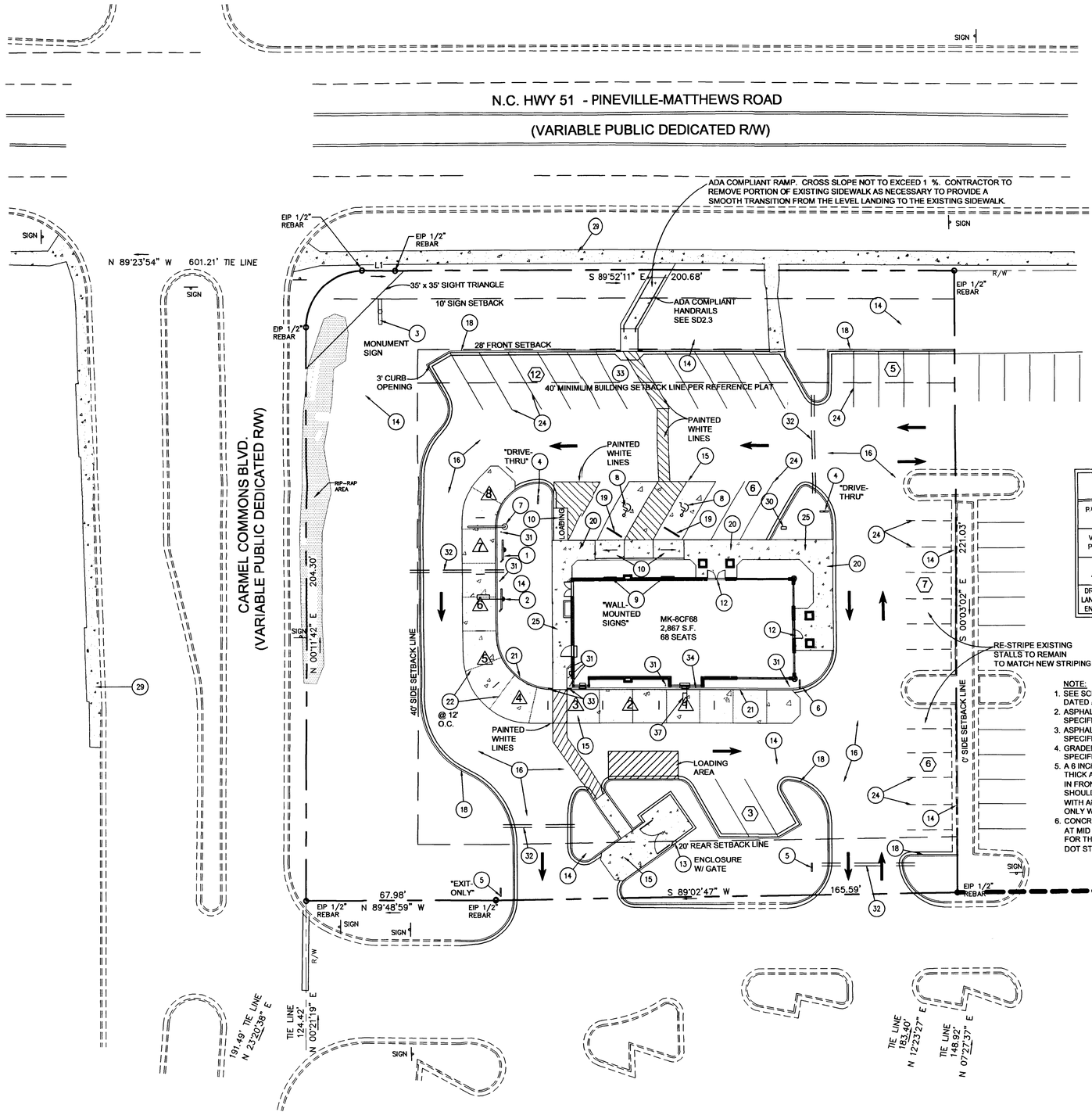
PARKING REQUIREMENTS

THE PARKING REQUIREMENTS FOR THIS PARCEL ARE AS FOLLOWS:
ONE (1) SPACE PER SEVENTY-FIVE (75) SQUARE FEET OF FLOOR AREA

(2,867 SF / 75 SF) =	38.2	SPACES
TOTAL PARKING REQUIRED:	39	SPACES
ACCESSIBLE PARKING PROVIDED:	2	SPACES
STANDARD PARKING PROVIDED:	37	SPACES
TOTAL PARKING PROVIDED:	39	SPACES



VICINITY MAP



GENERAL CONDITIONS

GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC., AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE, AS REQUESTED BY CONSTRUCTION MANAGER, 'COMING SOON' SIGNAGE, SEE DETAIL 8/SD2.1.
2. ALL SITE CONCRETE PAVING SHALL BE SPRAYED WITH A CURING COMPOUND AS SOON AS CONCRETE IS SET UP.

TAX MAP NO.: PARCEL ID# 22144111
PLAT BOOK: 28-230
DEED BOOK: 8995-836
ZONING: B-1 (SCD)
AREA: 51,877 SF (1.191 AC)
BUILDING SQUARE FOOTAGE: 2,867 SF
SEATING CAPACITY: 68 SEATS

PAVING SECTION THICKNESSES

PAVEMENT AREA	THICKNESS OF ASPHALT SURFACE COURSE	THICKNESS OF ASPHALT BINDER COURSE	THICKNESS OF AGGREGATE BASE COURSE	THICKNESS OF CONCRETE PAVING
VEHICLE PARKING	1"	2"	6"	
MAIN AISLES	1"	2"	8"	
DRIVE-THRU LANE & TRASH ENCLOSURE			SEE NOTE	SEE NOTE

NOTE:
1. SEE SOILS REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, INC. DATED AUGUST 3, 2001, UNDER SEPERATE COVER FOR ADDITIONAL INFORMATION.
2. ASPHALT CONCRETE SURFACE COURSE SHALL CONFORM TO NCDOT STANDARD SPECIFICATION SECTION 645, TYPE I-1.
3. ASPHALTIC CONCRETE BINDER COURSE SHALL CONFORM TO NCDOT STANDARD SPECIFICATION SECTION 640.
4. GRADED AGGREGATE BASE COURSE SHALL CONFORM TO NCDOT STANDARD SPECIFICATION SECTION 520, TYPE B OR C.
5. A 6 INCH THICK PORTLAND CEMENT CONCRETE SECTION UNDERLAIN BY A 4 INCH THICK AGGREGATE BASE COURSE OVER A PROPERLY PREPARED SUBGRADE IS RECOMMENDED IN FRONT OF THE TRASH ENCLOSURE. LONGITUDINAL AND TRANSVERSE CONTRACTION JOINTS SHOULD BE CONSTRUCTED EVERY 12 FEET, TO A DEPTH OF 1.5 TO 2 INCHES, AND FILLED WITH AN APPROPRIATE JOINT SEALANT. EXPANSION JOINTS SHOULD BE PROVIDED ONLY WHERE PAVEMENT ABUTS FIXED OBJECTS, SUCH AS THE BUILDING AND LIGHT POLES.
6. CONCRETE PAVING TO BE REINFORCED W/ 6 X 6 - W2.9xW2.9 W.W.F. PLACED AT MID HEIGHT WITHIN PAVEMENT. THE MATERIAL AND CONSTRUCTION PROCEDURES FOR THE CONCRETE PAVEMENT SHOULD BE IN ACCORDANCE WITH THE NORTH CAROLINA DOT STANDARD SPECIFICATION, SECTION 700.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: October 29, 2001
BY: MARTIN R. CRAMTON, JR.
91-18

NORTH CAROLINA PROFESSIONAL SEAL 25419 ENGINEER SCOTT K STANNARD 10/25/01

PLANS PREPARED BY:
FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8915

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: October 29, 2001

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 91-18 by Charlotte Capital Partners.

Attached find a site layout plan, landscape plan and building elevations for a Jack in the Box for the above petition. Since these plans are consistent with the requirements of the conditional rezoning, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Architecture / Engineering DEPARTMENT
9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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dates
RELEASE: May 21, 2001
PERMIT: Oct. 3, 2001
BID:
CONSTRUCTION:

revisions
1 CITY COMMENTS 10/25/01

JACK IN THE BOX
CHARLOTTE, NORTH CAROLINA

JEFF LEWIS ARCHITECT
1229 LINCOLN STREET • COLUMBIA, SC 29201

site information
MK TYPE: 8CF68
JIB #: 6835
ADDRESS: 7725 Pineville-Mathews Road
Charlotte, NC
DRAWN BY: CSW
SCALE: 1"=20'

SITE PLAN

SD1.0

QUANTITY		COMMON NAME	SCIENTIFIC NAME	SIZE
6	AR	RED MAPLE	ACER RUBRUM	2" CALIPER, 8' MIN. HEIGHT
5	ZS	JAPANESE ZELKOVA	ZELKOVA SERRATA	2" CALIPER, 8' MIN. HEIGHT
64	RI	INDIA HAWTHORN	RAPHIOLEPIS INDICA	24" MIN. HEIGHT, 4' OC
3	INS	NELLIE STEVENS HOLLY	ILEX X 'NELLIE STEVENS HOLLY'	6' MIN. HT. PLACED 10' OC
20	AG	GLOSSY ABELIA 'EDWARD GOUCHER'	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	30" MIN. HT., 4' OC
123	IC	BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	24" MIN. HT. 5' OC, 2' WIDE, 5 GAL. MIN
1	LI	CRAPE MYRTLE 'NATCHEZ'	LAGERSTROEMIA INDICA	6-8' MIN. HT.
108	JDE	PARSON'S JUNIPER	JUNIPERUS DAVURICA 'EXPANSA'	3 GAL. MIN. HT. 12"
4	LJ	TREE FORM LIGUSTRUM	LIGUSTRUM JAPONICUM	3 GAL. MIN HT. 24"
9	IAF	FOSTERS HOLLY	ILEX X ATTENUATA 'FOSTERI'	1-1/2" CAL. 4-6' MIN. HT
110 SQ. FT.		ANNUALS		
		SOD		

TREE PROTECTION NOTES:

1. PER THE CITY ARBORIST - WHILE GRADING IN THE AREA OF EXISTING TREES, THE CONTRACTOR SHALL CUT ANY EXPOSED ROOTS BY HAND. CONTRACTOR SHALL BE SURE THAT EXISTING ROOTS ARE NOT DESTROYED WITH THE GRADING EQUIPMENT.

2. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.

3. SEE PLAN FOR LOCATION OF ALL TREE PROTECTION FENCES.

4. REFER TO CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS MANUAL FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.

5. SEE TREE PROTECTION DETAIL (SHEET L2.0).

NEW TREES TO BE PLANTED:
12 Large Trees
1 Small Trees
92% of trees to be planted are large maturing trees
(Standard requires minimum 75% to be large maturing trees)

PERIMETER PLANTING REQUIRED:

(along N.C. Highway 51)
Large Trees: 200.68' / 40 = 5.01 = 5 required or
Small Trees: 200.68' / 30 = 6.69 = 7 required
5 Japanese Zelkova to be planted
4 Existing Holly Trees and 1 Existing Pine Tree

(along Carmel Commons)
Large Trees: 204.30' / 40 = 5.1 = 5 required or
Small Trees: 204.30' / 30 = 6.81 = 7 required
4 Existing Apple Trees and 2 Existing Pine Trees

LANDSCAPING AREA PROVIDED:

10% of site area to receive landscaping:
0.10 * 51,877 SF = 5,188 SF to be landscaped
Based on site area, 21,665 SF provided

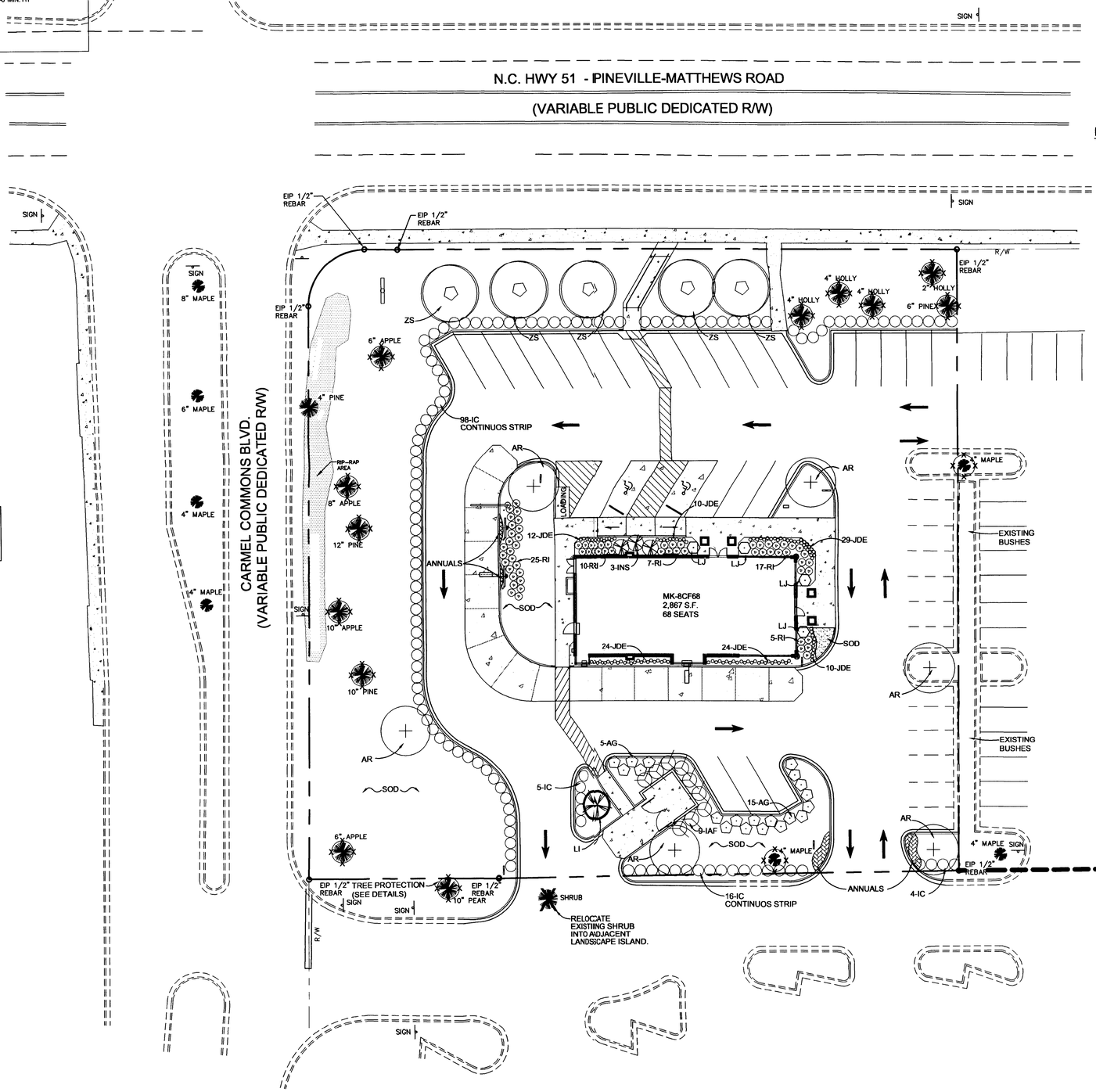
INTERNAL TREES REQUIRED:

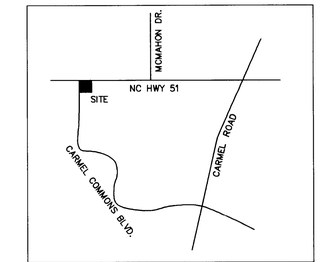
1 tree per 10,000 SF of impervious area is required
30,212 SF (impervious area) / 10,000 = 3.02 = 3 req'd
6 Red Maples provided
1 Crape Myrtles provided

CAUTION

N.C. ONE CALL: UTILITY LOCATOR SERVICE
3 DAYS BEFORE DIGGING CALL TOLL FREE 1-800-632-4949
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

*** CAUTION ***
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.





VICINITY MAP

TAX MAP NO.: PARCEL ID# 22144111
PLAT BOOK: 28-230
DEED BOOK: 8995-836
ZONING: B-1 (SCD)
AREA: 51,877 SF (1.191 AC)
BUILDING SQUARE FOOTAGE: 2,867 SF
SEATING CAPACITY: 68 SEATS

LANDSCAPE NOTES:

1. All plants shall meet or exceed the minimum requirements as noted in the latest edition of the American Standard for Nursery Stock by the American Association of Nurserymen, ANSI Z60.1.

2. The Contractor shall be responsible for his own quantity takeoff.

3. The Contractor shall stakeout plantings for owner's representative approval prior to beginning work.

4. The Contractor is hereby notified that underground utilities exist and he should secure current utility plans before commencing work.

5. Should location of trees be within 5 feet of underground utilities, relocate said tree to a minimum of 5 feet from ball to utility.

6. Planting backfill mixture: 4 parts topsoil; 1 part peat moss; 10 lbs. 5-10-5 planting fertilizer thoroughly mixed per cubic yard.

7. Stake trees immediately after planting.

8. Mulch all beds with 4" depth pine straw and an underlayment of "weed mat".

9. All areas are to receive sod and water.

10. The Contractor shall provide a one year guarantee on all plant material from date of final acceptance.

11. Minimum tree size at planting is 2-inch caliper (for single stem trees). All Multi-stem plants must be tree farm, maximum 3 to 5 trunks, and minimum 8 feet tall.

12. 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.

13. For all new construction, remove all pavement, gravel sub-base and construction debris, remove compacted soil and add 24" new topsoil -or- uncompact 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 tree).

14. Large maturing trees must be a minimum 25 to 30 feet from the overhead distribution or transmission lines. If trees conflict with power lines or signs, call Urban Forester to resolve BEFORE planting.

15. Please call 336-4824 for an inspection of tree protection and/or tree planting areas, 7 to 10 days before the temporary or final Certificate of Occupancy is needed.

16. All 3:1 slopes shall be stabilized with hydroseed and a Curlex blanket (by American Excelsior Company) or approved equivalent. All slopes steeper than 3:1 shall be stabilized with solid sod and staked.

17. All areas disturbed by construction and not covered by permanent construction shall be graded to drain away from the building, hand raked, sodded, watered and maintained until a healthy, dense, mowable stand of grass is established. Turn over to Owner after mowing.

18. The contractor shall furnish and install a complete automatic irrigation system. The contractor is responsible for submitting for approval to the owner the irrigation design, prior to beginning construction. This submittal shall illustrate pipe routing, head locations and types, valve locations, controller proposed, etc.

19. Annuals as noted on the plans shall be provided by the contractor. They shall be placed 8" on center and the selection shall be dependent upon the season of the year and coordinated with the Landscape Architect.

20. Areas to be sodded shall be loose and friable to a depth of at least three feet. The top layer shall be loosened by raking, disking or other acceptable means before sodding occurs. In lieu of soil test results, apply 100 pounds of dolomitic limestone and 25 pounds of 10-10-10 fertilizer per 1,000 sf. harrow or disk lime and fertilizer into the soil to a depth of at least 3 inches on slopes flatter than 3:1. No attempt should be made to drag any disked area to make the soil surface smooth after disking.

21. Ordinance-required trees must be maintained in tree form & allowed to grow to their natural height/form, with a maximum of three stems or trunks (No topping or rounding over).

22. Adjust tree planting locations to avoid underground utilities - plant 15-20' off sewer & storm drainage lines; 10-15' off gas water, phone and underground electrical lines.

NORTH CAROLINA PROFESSIONAL SEAL 25419 ENGINEER SCOTT K. STAMNATO
10/25/01

PLANS PREPARED BY:

FREELAND and KAUFFMAN, INC.
Engineers ▪ Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8915

Architecture / Engineering DEPARTMENT
9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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dates

RELEASE: May 21, 2001
PERMIT: Oct. 3, 2001
BID:
CONSTRUCTION:

revisions

1 CITY COMMENTS 10/25/01

JACK IN THE BOX
CHARLOTTE, NORTH CAROLINA

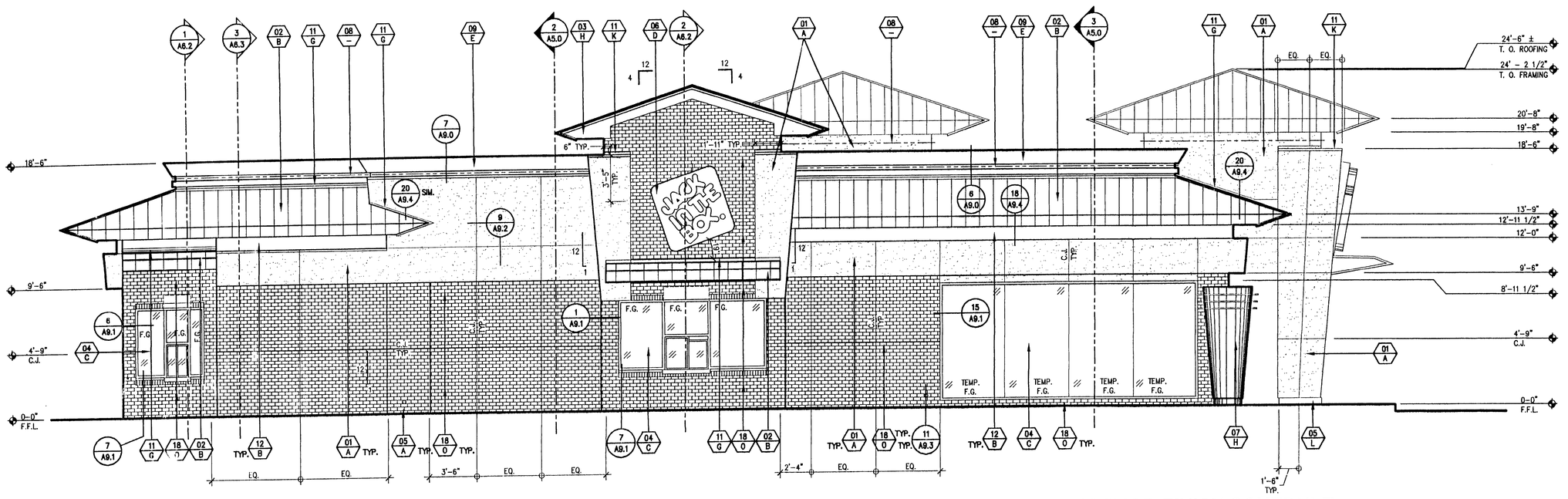
JEFF LEWIS ARCHITECT
1229 LINCOLN STREET ▪ ▪ ▪ COLUMBIA, SC 29201

site information

MK TYPE: 8CF68
JIB #: 6835
ADDRESS:
7725 Pineville-Mathews Road
Charlotte, NC
DRAWN BY: CSW
SCALE: 1"=20'

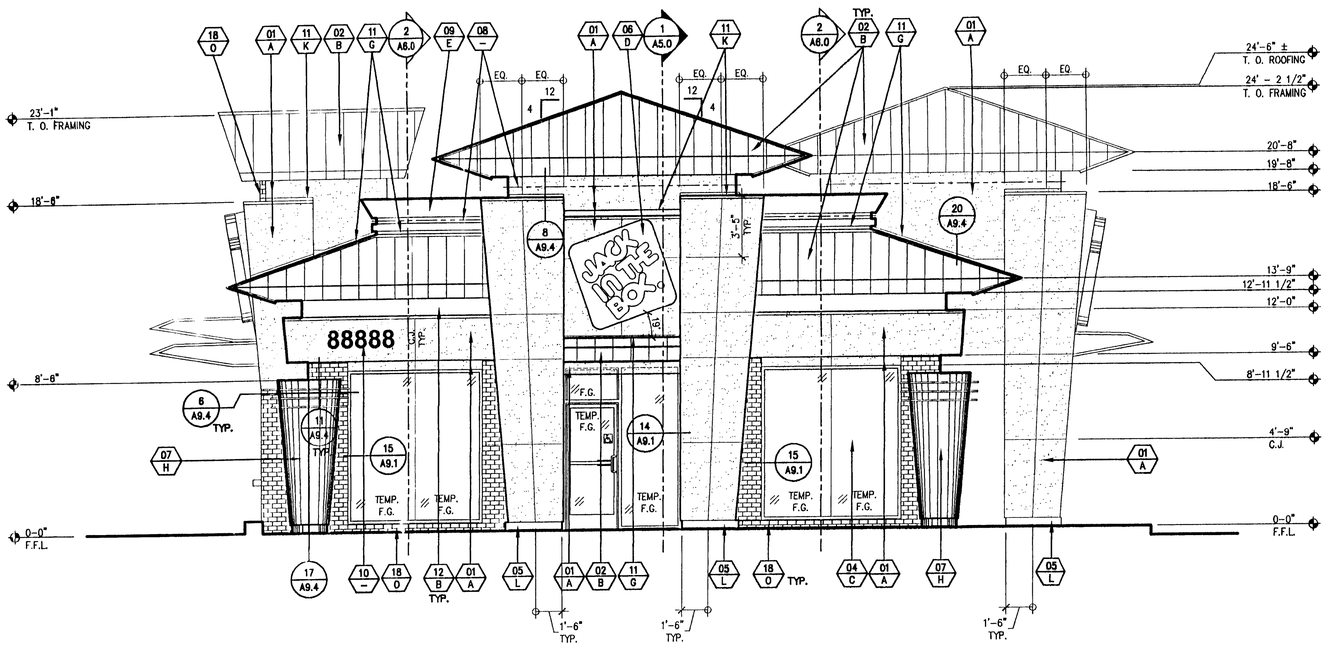
SITE PLANTING PLAN

L1.0



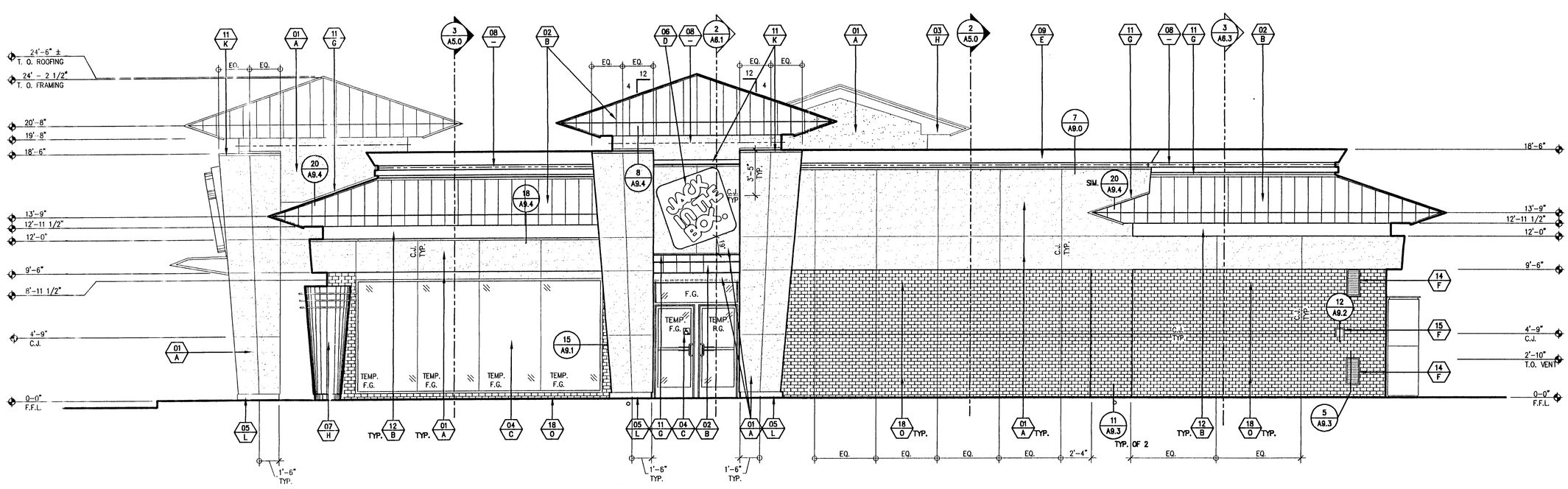
LEFT ELEVATION

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



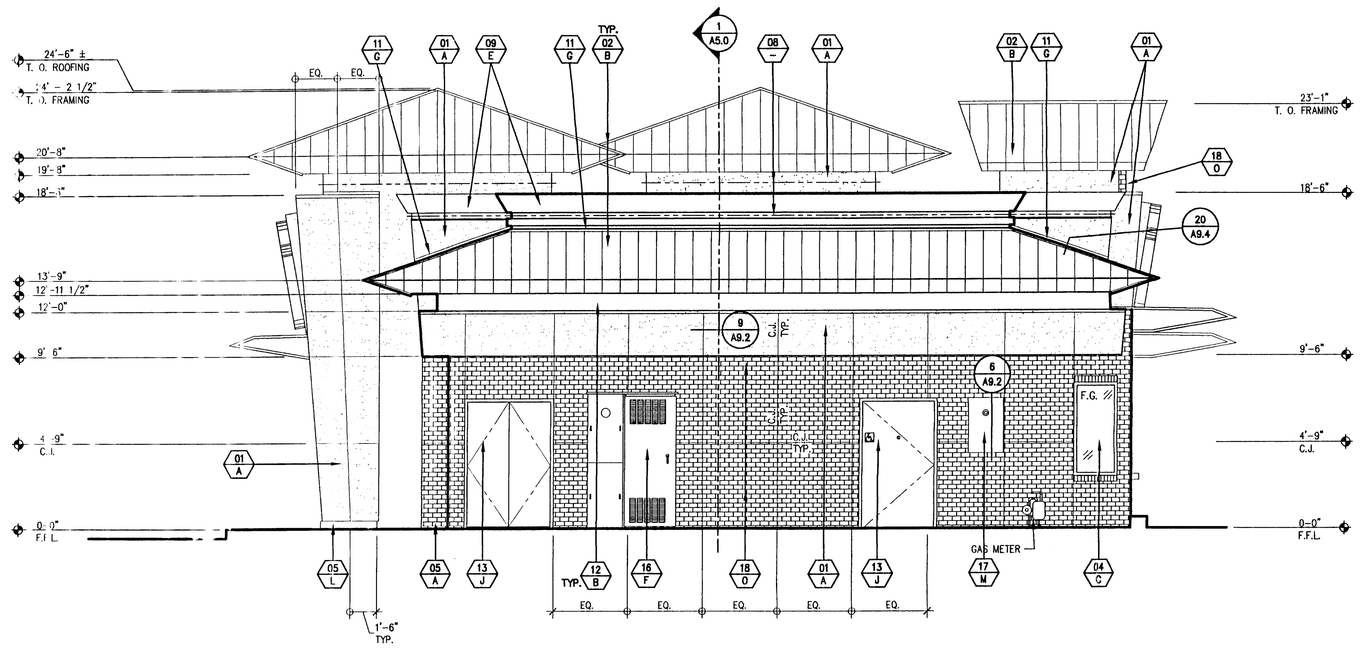
FRONT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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

EXTERIOR FINISH SCHEDULE

01/A — MATERIAL/FINISH
COLOR

MATERIAL/FINISH:

01 EXTERIOR CEMENT PLASTER – LIGHT DASH FINISH – COLOR COAT: TAN
02 STANDING SEAM METAL ROOF SYSTEM. (SEE SPECIFICATIONS)
03 PREFINISHED METAL TRIM, BY METAL ROOF SUPPLIER.
04 1" CLEAR INSULATED GLASS IN ALUMINUM STOREFRONT SYSTEM
A. SOLARBAN 60 COATING ☐ B. NO COATING ☑
05 EXTERIOR CEMENT PLASTER FINISH COAT OVER CONCRETE CURB
06 INTERNALLY ILLUMINATED BUILDING SIGNAGE (NOT A PART OF THIS PERMIT)
07 PREFINISHED DECORATIVE COLUMN, J.I.B. RED FINISH. (OWNER FURNISHED, SIGN CONTRACTOR INSTALLED.)
08 EXPOSED L.E.D. LIGHT STRIP (NOT A PART OF THIS PERMIT)
09 PREFINISHED METAL PARAPET COPING (O.F.C.I.)
10 12" HIGH BUILDING ADDRESS LETTERS (AS REQUIRED PER LOCAL JURISDICTION)
11 METAL FLASHING
12 METAL COPING
13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
14 12" W x 24" H WALL LOUVER
15 CO2 FILL BOX METAL COVER
16 MAIN SWITCH BOARD (M.S.B.)
17 24" x 36" S.S. FLASHING AT GREASE RECOVERY TAP IN
18 FACE BRICK

COLOR:

A THOROLASTIC ELASTOMERIC: TO MATCH ACROCRETE A-13 HILLSGATE TAN, FINE TEXTURE.
B BERRIDGE STANDARD COLOR: DEEP RED
C #40 DARK BRONZE ANODIZED
D WHITE TEXT ON RED BACKGROUND
E WHITE WITH RED BAND
F COLOR/FINISH TO MATCH ADJACENT SURFACE
G BENJAMIN MOORE PAINT: CUSTOM JACK IN THE BOX RED, HIGH GLOSS ENAMEL
H COLOR TO MATCH BENJAMIN MOORE PAINT: CUSTOM JACK IN THE BOX RED.
J BENJAMIN MOORE PAINT: #283-2134-40 "WHALE GRAY", SOFT GLOSS (PAINT BOTH SIDES OF THE DOOR)
K BENJAMIN MOORE PAINT: #170-EXT. RM "BRILLIANT WHITE".
L NATURAL CONCRETE, GRAY.
M STAINLESS STEEL
N BENJAMIN MOORE PAINT: #071 "BLACK".
O BRICK TO MATCH EXISTING DEVELOPMENT – COORDINATE APPROVAL WITH NC CONSTRUCTION MANAGER

NOTE: EXTERIOR ELEVATIONS

1. ALL SIGNAGE AND L.E.D. IS UNDER SEPARATE SUBMITTAL AND PERMIT (N.I.C.).
2. C.J. = PLASTER CONTROL JOINT PER 9/A9.2
3. ALL PLASTER ACCESSORIES, FLASHINGS ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES (U.N.O.)
4. ALL EXTERIOR WALL OPENINGS FOR RECEPTACLES, HOSE BIBS, ETC. SHALL BE SEALED. SEE FLOOR PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.

JEFFREY LEWIS REGISTERED ARCHITECT 8219 NORTH CAROLINA COLUMBIA, SC

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COLOR

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JEFFREY LEWIS REGISTERED ARCHITECT 8219 NORTH CAROLINA COLUMBIA, SC

Architecture / Engineering DEPARTMENT

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dates

RELEASE:	MAY 21, 2001
PERMIT:	OCT 3, 2001
BID:	OCT 8, 2001
CONSTRUCTION:	

revisions

1 ADD BRICK 10-11-01

JACK IN THE BOX
CHARLOTTE, NORTH CAROLINA

JEFF LEWIS ARCHITECT
1229 LINCOLN STREET ■ ■ ■ COLUMBIA, SC 29201

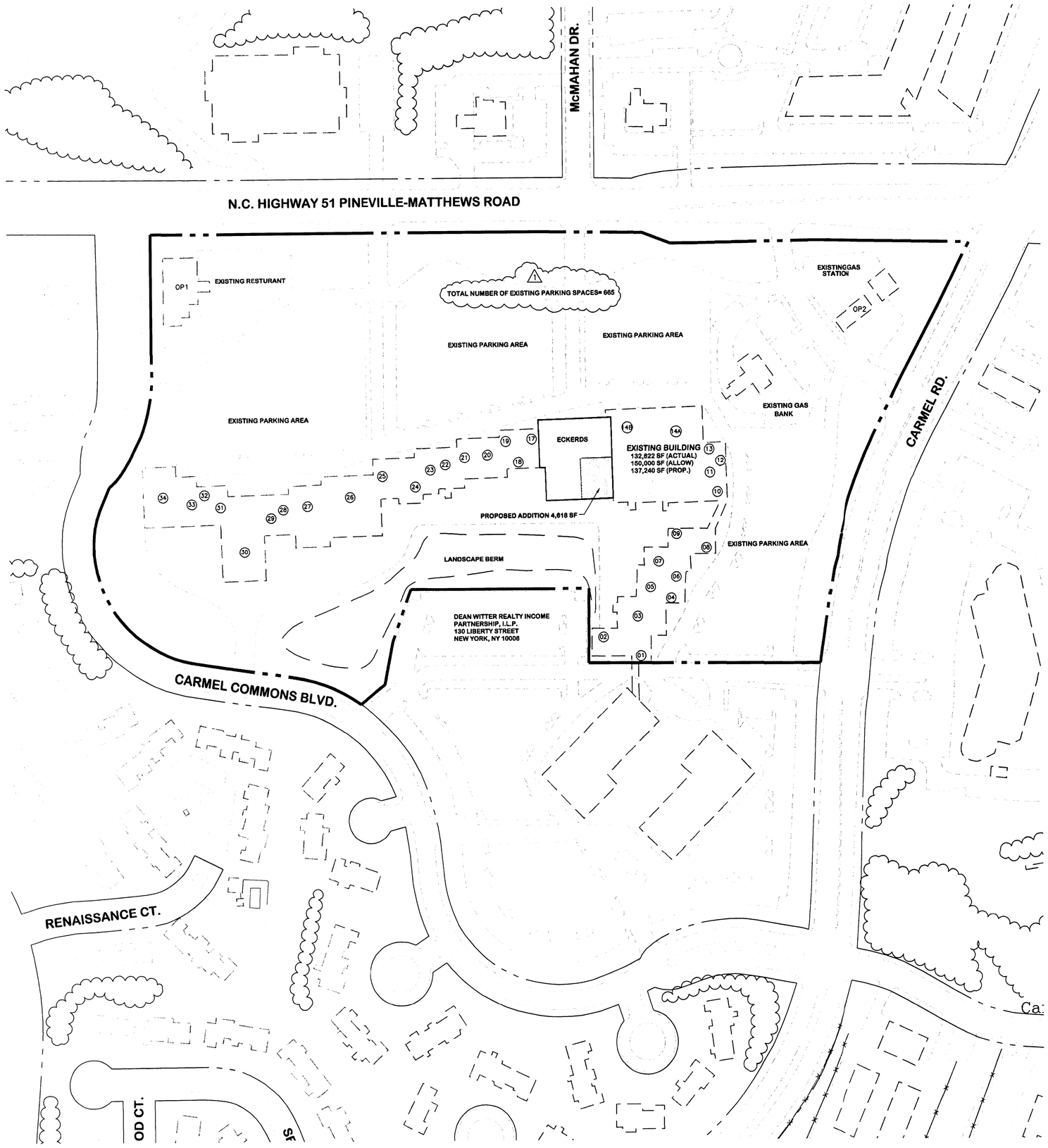
site information

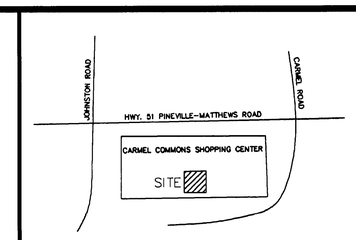
MK TYPE: 8CF68
JIB #: 6835
ADDRESS: 7725 Pineville-Matthews Rd.
CHARLOTTE, NC
DRAWN BY: GAS
SCALE: AS NOTED

EXTERIOR ELEVATIONS

A4.0

A4.1





VICINITY MAP N.T.S.

BUILDING AREA SUMMARY:

UNIT NO.	DESCRIPTION	AREA (SF)
1	SALSA'S MEXICAN RESTURANT	3050
2	HIGH TECH. SIGNS	1950
3	THE GREAT WALL OF CHINA	4800
4	EXPERT NAILS	1600
5	CARMEL COMMONS PRINTING	1800
6	ELITE CLEANERS	1400
7	IMAGERY OF CARMEL	2686
8	CARMELLA'S	1348
9	BLIMPIE'S	1348
10	LEE SHOE SERVICE	850
11	ONE HOUR MOTOPHOTO	1462
12	HENG'S ALTERATIONS	870
13	BASKIN-ROBBINS	1043
14A	PARTY CITY	15742
14B	SPACE SAVERS	9858
15	ECKERD DRUGS	3600
16	ECKERD DRUGS	8615
17	THE JEWELRY STOP	1200
18	HAIR CUTTERY	1200
19	RADIO SHACK	2100
20	THE FRESH MARKET	14300
21	WINGSTOP	1200
22	BANGKOK OCHA	2000
23	AVAILABLE	2100
24	GNC	1600
25	TODD'S FLOWERS	1500
26	PARTY CITY	10000
27	BLOCKBUSTER VIDEO	6000
28	HEAVENLY HAM	2400
29	CD WAREHOUSE	1200
30	CHUCK E. CHEESE	12000
31	MOE'S SOUTHWEST GRILL	2400
32	AVAILBLE	1200
33	COMMERCIAL CREDIT	1600
34	MID-TOWN SOUTH	6600
ADDITIONAL	ECKERD	4618
	JACK IN THE BOX	3000
	BANK (1)	2550
	GAS STATION	1425
	TOTAL -	144,215

GENERAL NOTES:

1. PETITIONER REQUESTS ADDITIONAL AREA, AS ILLUSTRATED ON THE SITE PLAN TO ACCOMMODATE SPECIFIC NEEDS OF PROSPECTIVE TENANT.

   THE PETITIONER IS REGENCY CENTERS
   101 MAYNARD CROSSING COURT
   CARY NORTH CAROLINA 27153
   (919)466-1500 - PHONE

2. ANY ADDTIONS TO SHOPPING CENTER NOT TO EXCEED THE AREAS OUTLINED ON THE SITE PLAN. LOCATIONS OF ADDTIONS MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE SPECIFIC NEEDS BUT AREAS WILL NOT BE INCREASED ABOVE THE MAXIMUM OUTLINED ON ILLUSTRATIVE SITE PLAN.

3. THE SHOPPING CENTER WILL ADHERE TO THE CITY OF CHARLOTTE TREE ORDINANCE, INCLUDING CUT OUT ISLANDS, TREES, PLANTING AREAS, ETC.

4. ALL SIGNAGE IS EXISTING. ANY NEW SIGNAGE WILL ADHERE TO THE CITY OF CHARLOTTE SIGN ORDINANCE.

5. ALL PARKING IS EXISTING, AND IS AMPLE FOR OUR PROPOSED ADDITIONS.

6. NO MODIFICATIONS TO EXISTING CURB CUTS AND TRAFFIC CIRCULATION PATTERNS ARE A PART OF THIS AMENDMENT.

7. ALL SCREENING (BERMS AND LANDSCAPING) BEHIND THE SHOPPING CENTER IS EXISTING AND WILL REMAIN.

8. FIRE HYDRANTS WILL BE INSTALLED SO THAT A FIRE TRUCK DOES NOT HAVE TO TRAVEL MORE THAN THE 500 FEET TO THE MOST REMOTE AND ACCESSIBLE POINT OF THE BUILDING.

9. ANY USE THAT IS CURRENTLY ALLOWED IN B-1 WILL BE PERMITTED.

0 50 100 200 400
SCALE: 1"=100

ATTACHED TO ADMINISTRATIVE
DATED: March 29 2004
APPROVED BY: Debra Campbell
91-18

BEFORE YOU DIG.....
North Carolina One-Call Center, Inc.
Call 48 Hours Before You Dig!
1-800-632-4949

PM ENGINEERING
Incorporated
Land Planners ● Engineers ● Transportation
4601 Charlotte Park Drive, Suite 160
Charlotte, NC 28217
Telephone: (704) 521-9973 Fax: (704) 521-9974

PROJECT:

ECKERD

STORE #1294
CARMEL ROAD AND
N.C. HIGHWAY 51
MECKLENBURG COUNTY
CHARLOTTE, NC

FOR:

ECKERD
1776 STATESVILLE AVE.
CHARLOTTE, NC 28206
(704)371-3733

REVISIONS
1-3/23/04-MADE REVS. PER CITY COMMENTS.

DWG. NAME : SCHSITE
DRAWN BY : JEC
DATE. : 3/15/04
SCALE: 1"=100'

ILLUSTRATIVE SCHEMATIC SITE PLAN

C.1S

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

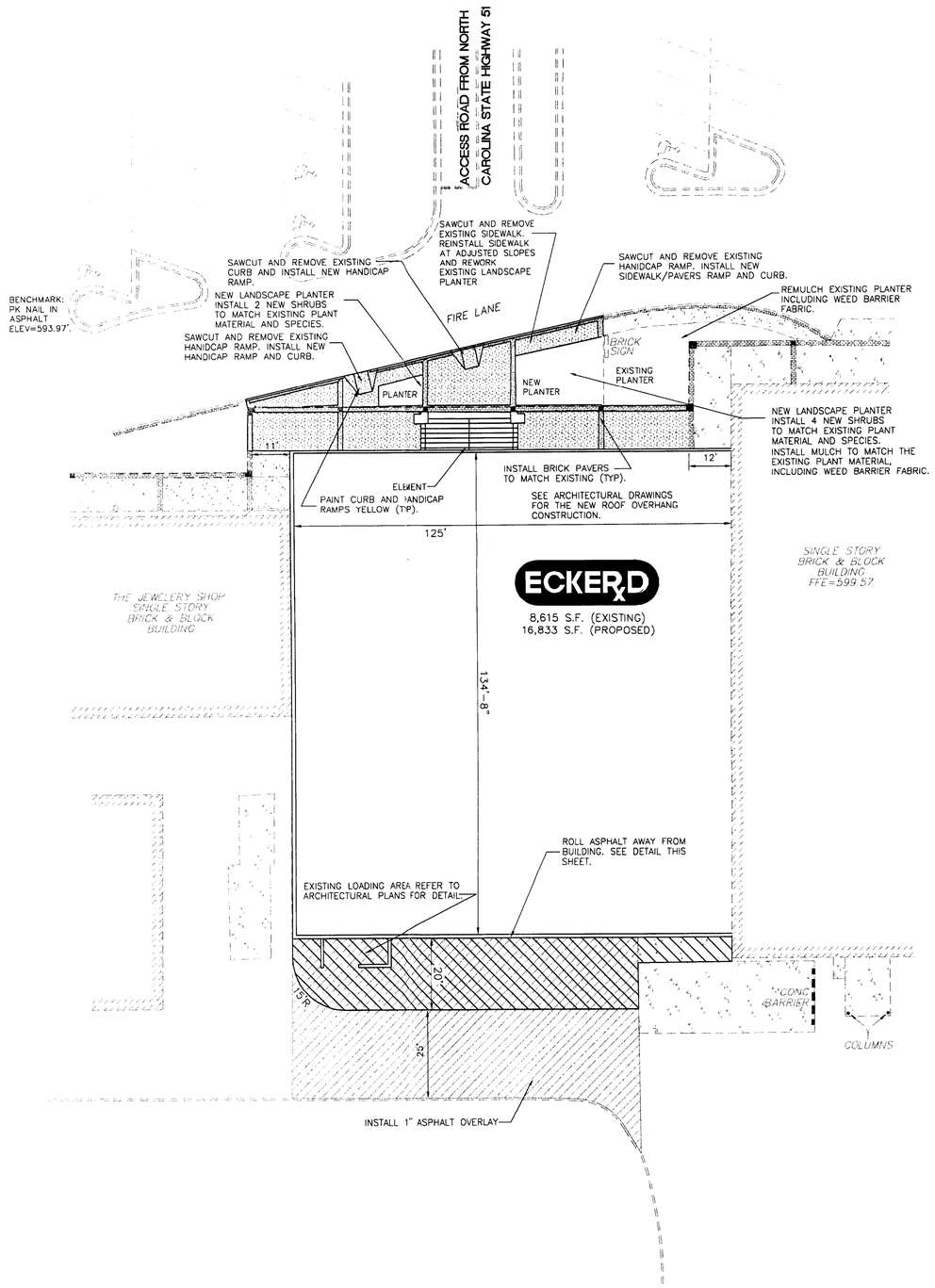
DATE: March 29, 2004

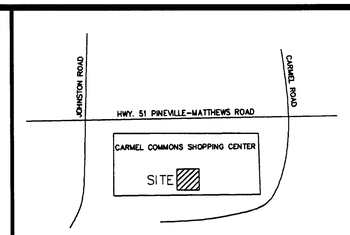
TO: Robert Brandon
Zoning Administrator

FROM: Debra Campbell
Interim Planning Director

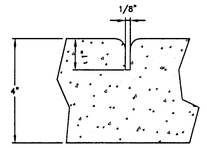
SUBJECT: Administrative Approval for Petition No. 91-18 by Charlotte Capital Partners.

Attached is a revised site plan showing a 4,618 square foot expansion to the existing Eckerds. The plan also indicates that parking will be provided under the new standard of 1 space per 250 square feet. Since this expansion will not exceed the allowable square footage on the site and is consistent with the requirements of the conditional rezoning, I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.
Note that all other ordinance requirements still apply.

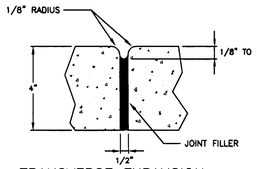




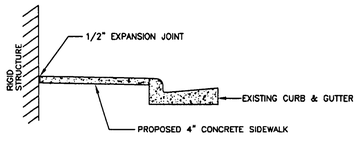
VICINITY MAP N.T.S.



GROOVE JOINT IN SIDEWALK



TRANSVERSE EXPANSION JOINT IN SIDEWALK



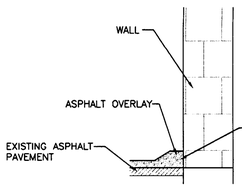
DETAILS SHOWING EXPANSION JOINTS IN CONCRETE SIDEWALK

GENERAL NOTES:

1. A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS NOT TO EXCEED 50' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB. A SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. SIDEWALK AT DRIVEWAY ENTRANCES TO BE 6" THICK.
3. WIDTH OF SIDEWALK ON THOROUGHFARE STREETS SHALL BE A MINIMUM OF 5'. WIDTH OF SIDEWALKS IN THE CENTRAL BUSINESS DISTRICT WILL BE DETERMINED BY THE CITY/COUNTY ENGINEER.
4. WIDTH OF SIDEWALKS ON NON-THOROUGHFARE STREETS SHALL BE A MINIMUM OF 4'. UNLESS OTHERWISE SPECIFIED BY TOWN SUBDIVISION ORDINANCE.
5. SIDEWALK TO BE POURED TO END OF RADIUS AT INTERSECTING STREETS.
6. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI. IN 28 DAYS.

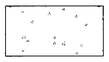
CONCRETE SIDEWALK

C.M.L.D. STD. 10.22

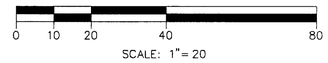


ASPHALT DETAIL NEXT TO BUILDING WALL

N.T.S.



CONCRETE PAVEMENT
ITEM 710 6" PORTLAND CEMENT CONCRETE PAVEMENT (4000 PSI)
WELDED WIRE MESH 6 X 6 W2.9 X W2.9
ITEM 520 6" GRADED AGGREGATE BASE



SCALE: 1"= 20

GENERAL NOTES

1. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE, NC , THE CURRENT NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, AND O.S.H.A. STANDARDS.
2. BOUNDARY AND PHYSICAL INFORMATION TAKEN FROM SURVEYING PLANS PREPARED BY DONALDSON GARRETT AND ASSOCIATES DATED 1/7/04
3. PROPERTY IS LOCATED AT N.C. HWY. 51 AND CARMEL ROAD IN THE CITY OF CHARLOTTE NORTH CAROLINA.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS PRIOR TO CONSTRUCTION.
5. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASE" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS.
6. ALL PROPOSED LAND USES SHALL COMPLY WITH CHARLOTTE MECKLENBURG DEVELOPMENT STANDARDS.
7. APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNS. A SEPARATE SIGN PERMIT IS REQUIRED.
8. ALL PAVEMENT STRIPING SHALL BE MADE IN ACCORDANCE WITH THE STANDARDS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL (MUTCD)
9. ALL DEMOLITION SHALL COMPLY WITH REPORT OF ASBESTOS SURVEY AND GEOTECHNICAL REPORT INCLUDED IN THE SPECIFICATION MANUAL.

BEFORE YOU DIG.....
North Carolina One-Call Center, Inc.
Call 48 Hours Before You Dig!
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PM ENGINEERING
Incorporated
Land Planners • Engineers • Transportation
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Charlotte, NC 28217
Telephone: (704) 521-9973 Fax: (704) 521-9974

NORTH CAROLINA PROFESSIONAL SEAL 026274 ENGINEER MICHAEL D. NEWMAN
2-12-04

PROJECT:

ECKERD

STORE #1294
CARMEL ROAD AND
N.C. HIGHWAY 51
MECKLENBURG COUNTY
CHARLOTTE, NC

FOR:

ECKERD
1776 STATESVILLE AVE.
CHARLOTTE, NC 28206
(704)371-3733

REVISIONS

DWG. NAME : 2003450C
DRAWN BY : JEC
DATE. : 1/21/04
SCALE: 1"=20'

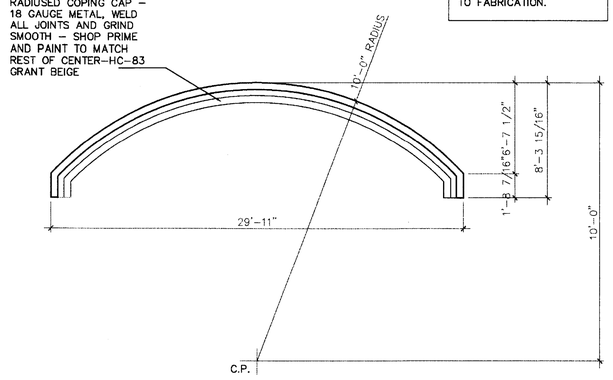
SITE PLAN

C.1

GENERAL NOTES

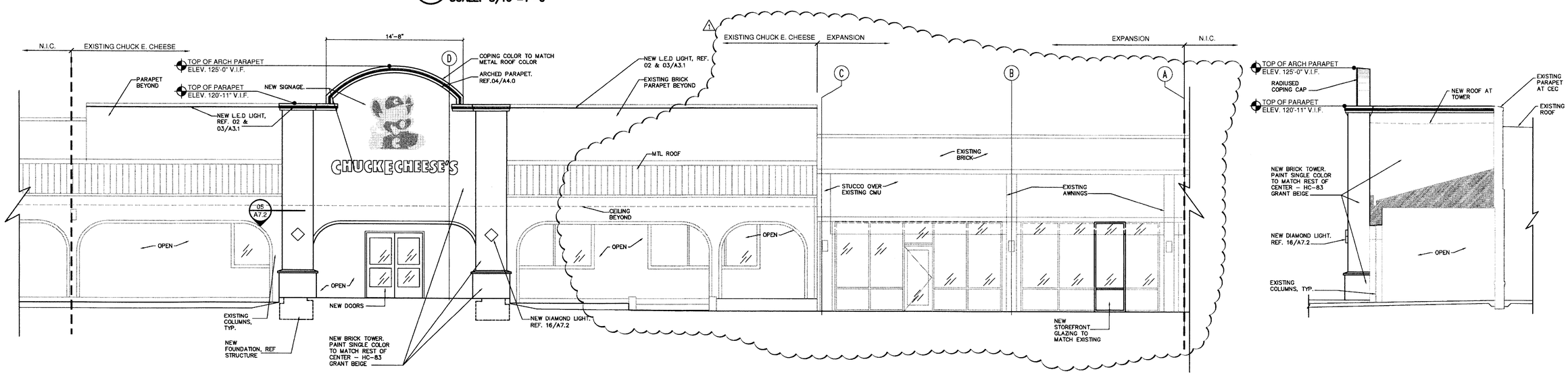
1. SIGN COMPANY SHALL OBTAIN ALL REQUIRED SIGNAGE PERMITS PRIOR TO INSTALLATION OF NEW WORK AND REPAIRS.
2. PAINTED FEATURES: ALL DOWNSPOUTS, SCUPPERS, ELECTRICAL PANELS, GRILLES, CONDUIT AND PIPING, VISIBLE TO PUBLIC, SHALL BE PAINTED TO MATCH ADJACENT MATERIAL FINISH AND BANDING, U.N.O.
3. UNPAINTED ITEMS: DO NOT PAINT OVER SECURITY CAMERAS, SECURITY/FIRE ALARM BELLS AND ASSOCIATED PUMPS FIXTURES FITTINGS AND OTHER LIFE SAFETY FIXTURES. DO NOT PAINT OVER ELECTRICAL AND PLUMBING LABELS.
4. VEGETATION: ALL PLANTS, TREES, VEGETATION, GARDEN BEDS AND ASSOCIATED PATHWAYS TO BE PROTECTED FROM ANY PHYSICAL OR PAINT DAMAGE PRIOR TO PAINTING. PLANTS TO BE TRIMMED AND MAINTAINED PER INSTRUCTION FROM C.E.C. ENTERTAINMENT INC.

NOTE: G.C. TO FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION.



04 A4.0 **RADIUSED PARAPET ELEVATION**
SCALE: 3/16"=1'–0"

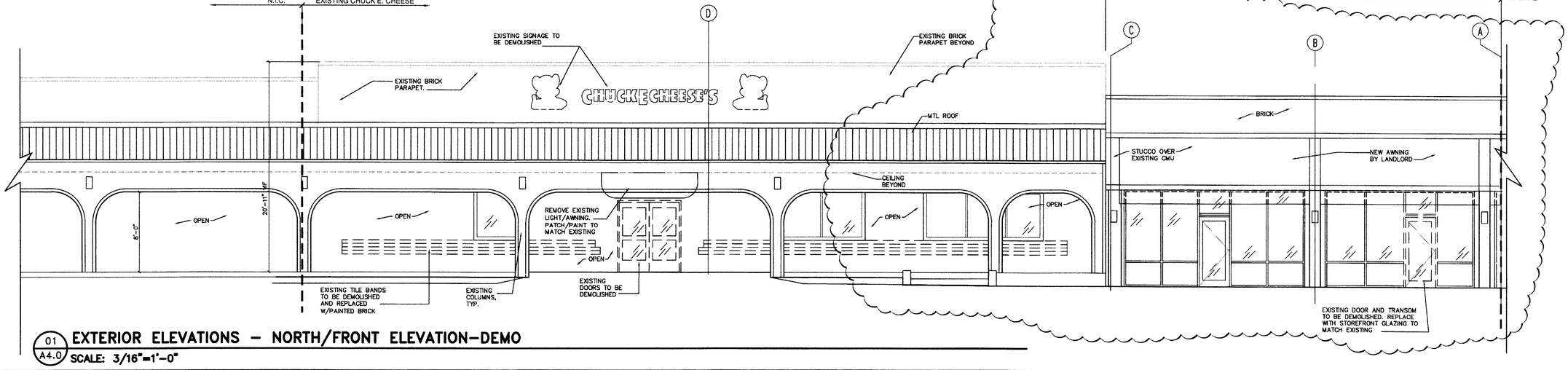
ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 4-15-2012 SF
BY: DEBRA D. CAMPBELL



02 A4.0 **EXTERIOR ELEVATIONS – NORTH/FRONT ELEVATION–PROPOSED**
SCALE: 3/16"=1'–0"

03 A4.0 **SIDE ELEVATION @ TOWER**
SCALE: 3/16"=1'–0"

RD. TS



01 A4.0 **EXTERIOR ELEVATIONS – NORTH/FRONT ELEVATION–DEMO**
SCALE: 3/16"=1'–0"

CMA
architecture · planning · interior design

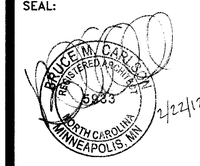
C.M. ARCHITECTURE, P.A.
4130 COMMERCE ST., SUITE 105
DALLAS, TX 75226-1713
PHONE: (214) 466-1192
FAX: (214) 466-1197
E-MAIL: general@cmatx.com
CONTACT: Randy Stringer
rstringer@cmatx.com

CONSULTANTS:

CONSULTANT1:
Jordan & Skala Engineers, Inc.
14240 Midway Rd, Ste 350
Dallas, TX 75244
469.385.1616
Jeremy Staab

CONSULTANT2:
Ronald A. Roberts
2948 N. Stemmons Freeway
Dallas, TX 75247
214.637.6299
Ron Roberts

SEAL:



BRUCE M. CARLSON, ARCHITECT
02-07-12
DATE ISSUED
5933
REG. NO.

CHUCK E CHEESE'S

STORE # 064
7701 PINEVILLE-MATTHEWS RD.
SUITE 030
CHARLOTTE, NC 28226
MECKLENBURG COUNTY

DATE: 02-07-12
PERMIT ISSUE

SHEET TITLE:
EXTERIOR ELEVATIONS

REVISIONS:

NO:	DATE:	BY:
1	02/22/12	CLARIFICATION

PROJECT NO: 11177.003
DRAWN BY:

A4.0

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CHARLOTTE

Charlotte-Mecklenburg Planning Department

DATE: April 15, 2012

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SF

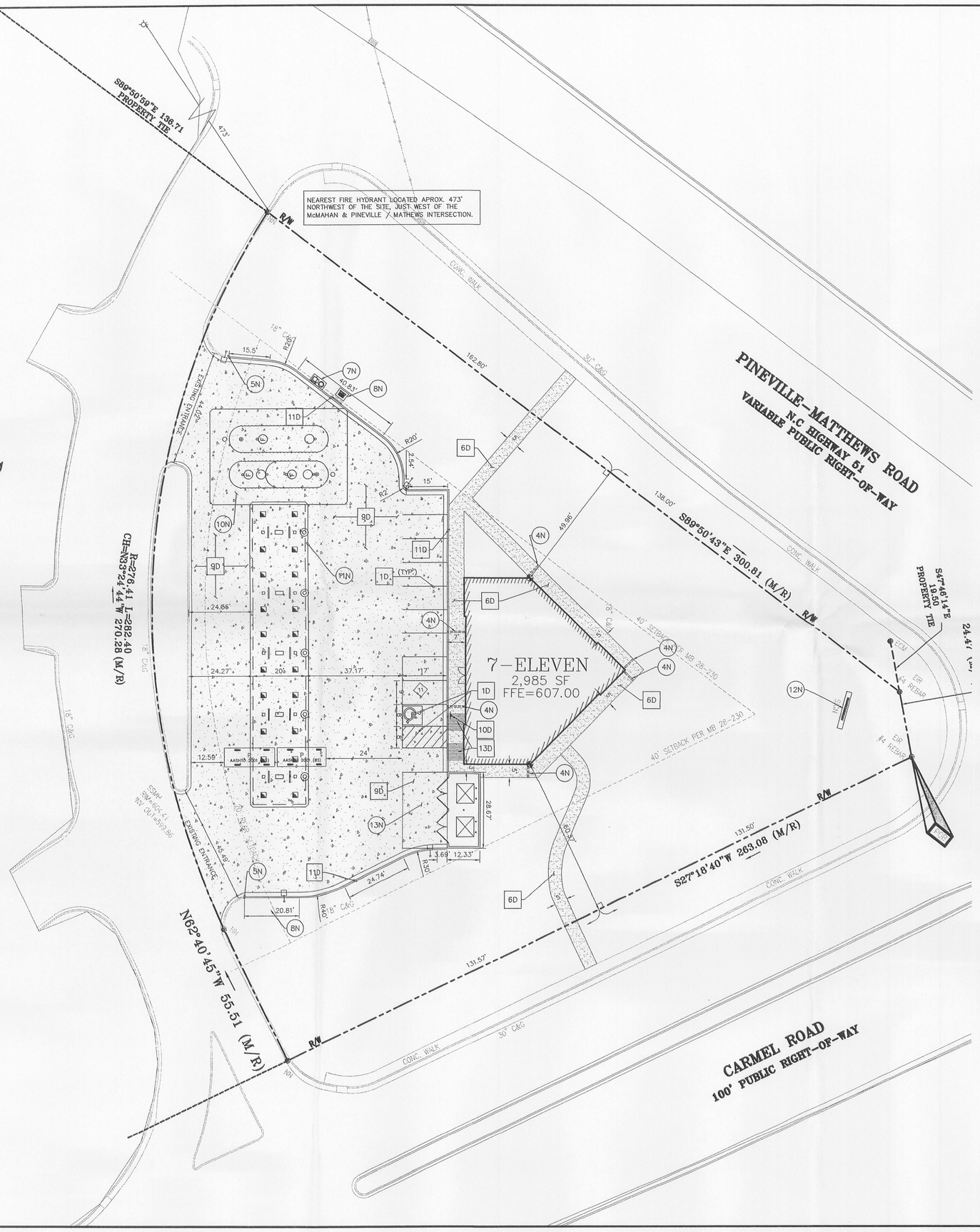
SUBJECT: Administrative Approval for Petition No. 1991-018 Charlotte Capitol Partners

Attached are the revised elevations for the above referenced rezoning petition. The attached elevations are consistent with the existing shopping center. 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 occupancy.

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

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

mnavarro – 2/22/2012 12:45:13 PM
K:\Chuck E. Cheese's\Expansion projects\11177.003_CHARLOTTE-PINEVILLE, NC\Drawings\Work in Progress\16-11177.003 A4.0-EXTERIOR ELEVATION.dwg



PCCO SUMMARY		
Original Parcel ID Number(s):		
Development Type:	Commercial	
Subject to PCCO? Y/N	Y	
If NO, why?	Below BUA/Disturbance Thresholds	
Watershed:	Central Catawba	
Disturbed Area (ac):	0.76 AC	
Site Area (ac):	1.169 AC	
	DA#1	DA#2
Total on-site Drainage Area (ac):	1.169 AC	
Existing Built-upon-area (SF):	30,890 SF	
Existing BUA to be removed (SF):	29,314 SF	
Existing BUA to remain (SF):	1,576 SF	
Proposed New BUA (SF):	24,120 SF	
Proposed % BUA:	52%	
Density (High / Low)	HIGH	
Total Post-Project BUA for site:	25,696 SF	
Development or Redevelopment?	Redevelopment	
Natural Area Required (ac):	N/A	
Natural Area Provided (ac):	N/A	
Total stream buffer protected on-site (ac):	0.00 SF	
Transit Station Area? Y/N	N	
Distressed Business District? Y/N	N	
Mitigation Type (if applicable)	Payment in-lieu	
Natural Area mitigation? Y/N	N	
Buffer Mitigation? Y/N	N	
Total Phosphorous Mitigation? Y/N	N	

NOTE:

PCCO COMPLIANCE:
THIS SITE IS MEETING THE REQUIREMENTS OF THE POST CONSTRUCTION ORDINANCE (PCO) BY PAYING A MITIGATION FEE AS ALLOWED PER PCCO SECTION 18-161(C) (2). THE IMPERVIOUS AREA ON WHICH THE FEE IS CALCULATED IS THE TOTAL OF ALL NEW IMPERVIOUS AREAS INCLUDING IMPERVIOUS AREAS THAT ARE REMOVED AND REPLACED. THE PROPOSED NEW IMPERVIOUS AREA FOR THE SITE IS 0.59 ACRES. THE MITIGATION FEE MUST BE PAID TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO PLAN APPROVAL.

SCALE
20 0 20 40
1 inch = 20 ft.

SITE SUMMARY

ZONING: B-1 SCD		
PETITION NUMBER: 1991-018		
BUILDING HEIGHT: ±15'		
LOT AREA:	1.169 ACRES	50,904 SF
STANDARD PARKING:		
TOTAL PROVIDED		11 SPACES
BUILDING		3,110 SF
RATIO PROVIDED		3.55 / 1000 SF
ACCESSIBLE PARKING:		
TOTAL PROVIDED		1 SPACES
VAN		1 SPACES
TOTAL REQUIRED		1 SPACES
IMPERVIOUS AREA:		
EXISTING		29,635 SQFT
PROPOSED		24,120 SQFT
TOTAL IMPERV. DISTURBED		4,952 SQFT

NOTE: TABLE INFORMATION IS BASED ON THE SITE INVESTIGATION REPORT BY LEND LEASE DATED JULY 15TH, 2011.

EXISTING LEGEND

WTR	WATER	LT	LIGHT POLE
CLF	CHAINLINK FENCE	SD	STORM DRAIN
MH	MAN HOLE	FL	FIRELANE
T	TELEPHONE	WM	WATER METER
GM	GAS METER	BL	BUILDING LINE
FIR	FOUND IRON ROD	CO	CLEAN OUT
SIR	SET IRON ROD	FH	FIRE HYDRANT
FC	FENCE CORNER	SS	SANITARY SEWER
PT	POWER & TELEPHONE		
P/P	POWER POLE		
UP	UNDERGROUND POWER		
G	GAS		
BP	BUMPER POLE		
FOC	FIBER OPTIC CABLE		

PROPOSED

- PROPERTY LINE
- CURBING
- BUILDING CONTROL POINT
- LIGHTING PER LIGHTING PLAN
- PARKING COUNT
- ELECTRIC METER

GENERAL SITE NOTES

1. UNLESS OTHERWISE SHOWN, ALL CURB RADII SHALL BE 2' OR 10'.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL CURBING SHALL BE TYPE B PER DETAIL TYPE B CURB, UNLESS OTHERWISE NOTED.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL REGULATIONS AND O.S.H.A. STANDARDS.
5. CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION AND DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
6. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
8. ALL SIGNS SHALL BE PER MUTCD.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.T.C.D.

NOTES

4N. DOWNSPOUT TO BE CONNECTED TO DRAIN UNDER SIDEWALK AND DAYLIGHT AT CURB.
5N. TAPER CURB TO MATCH EXISTING
7N. AIR AND VACUUM MACHINE (PER FUELING PLANS)
8N. FUELING VENT PIPES (PER FUELING PLANS)
10N. UNDERGROUND STORAGE TANKS (PER FUELING PLANS)
11N. FUELING CANOPY (PER FUELINS PLANS)
12N. SIGN LOCATION
13N. DUMPSTER PAD
14N. LIGHTING (PER LIGHTING PLAN)

DETAILS

1D. STRIPING
6D. SIDEWALK
9D. HEAVY DUTY CONCRETE PAVING
10D. SIGN BASE SUPPORTS
11D. CURB AND GUTTER
13D. ADA RAMPS

ATTACHED TO ADMINISTRATIVE APPROVAL
JUN 18 2013
BY: DEBRA CAMPBELL

HFA
ARCHITECTS
ENGINEERS
INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
809 S.W. A Street, Suite 201
Bentonville, Arkansas 72712
t 479.273.7780
f 479.273.9436
www.hfa-ae.com

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7-ELEVEN
7511 PINEVILLE-MATHEWS ROAD
CHARLOTTE, NC 28226
PROJ NUMBER: 12-11-00744

ISSUE BLOCK

STORE NO.:	35580
DOCUMENT DATE:	6/10/2013
CHECKED BY:	MTP
DRAWN BY:	RDE

NORTH CAROLINA PROFESSIONAL SEAL 031658 ENGINEER ANDREW D. SLUTER
6/10/13

N. CAROLINA
COA
#P-0402

SITE PLAN
REV-2

SHEET: C1.0

CHARLOTTE

Charlotte-Mecklenburg Planning Department

DATE: June 18, 2013

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 1991-018 Charlotte Capitol Partners

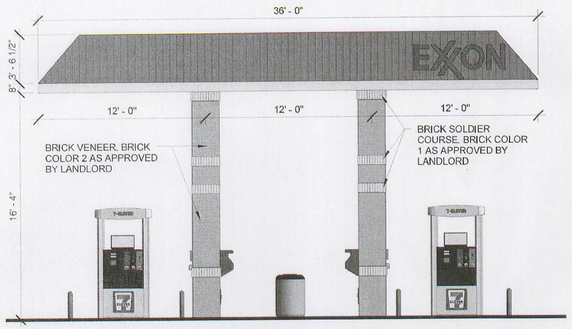
Attached is the revised site plan for the above referenced rezoning petition. The site plan shows a change in the square footage of the shopping center to allow the existing gas station to expand. The attached elevations are consistent with the existing shopping center. Since this change does not alter 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 occupancy.

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

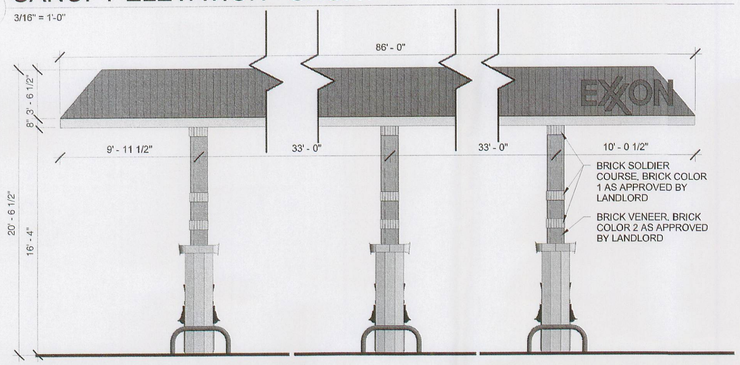
Per the as-built survey submitted for this request the square footage for the shopping center going forward is listed below.

Overall square footage: 145,840 Square Feet (Built)
C-Store with Pumps: 2,985Square Feet (per the June 2013 Admin Request)
Total Square footage: 148,825 Square Feet (Built)

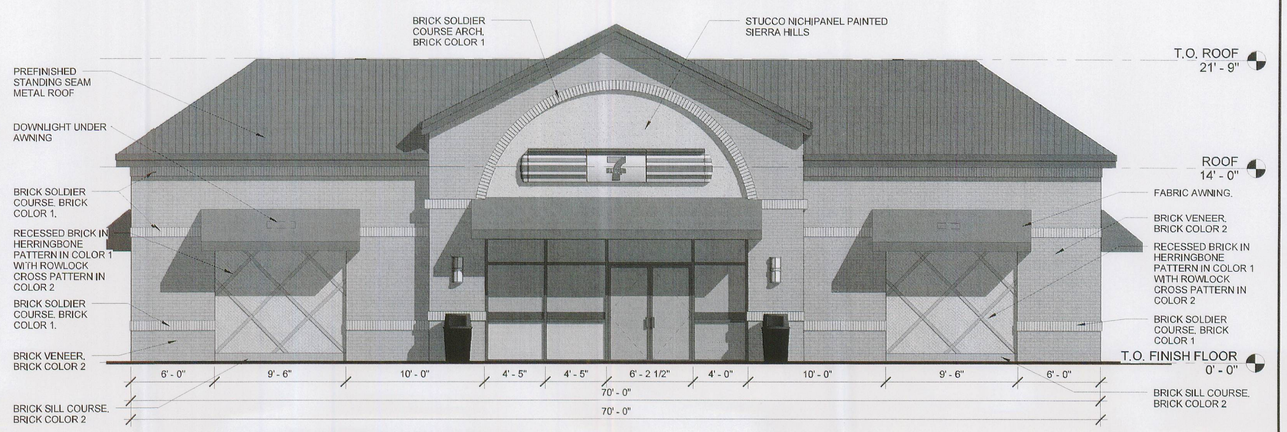
- BRICK COLOR 1 TO BE TRIANGLE BRICK CAPE FEAR
- BRICK COLOR 2 TO BE TRIANGLE BRICK STONE CANYON
- AWNING FABRIC COLOR TO BE "FOREST GREEN" -82003 FROM OWNER APPROVED COLOR SELECTION
- METAL ROOF TO BE PREFINISHED STANDING SEAM METAL ROOF TO MATCH BENJAMIN MOORE "BRONZETONE C163 60"



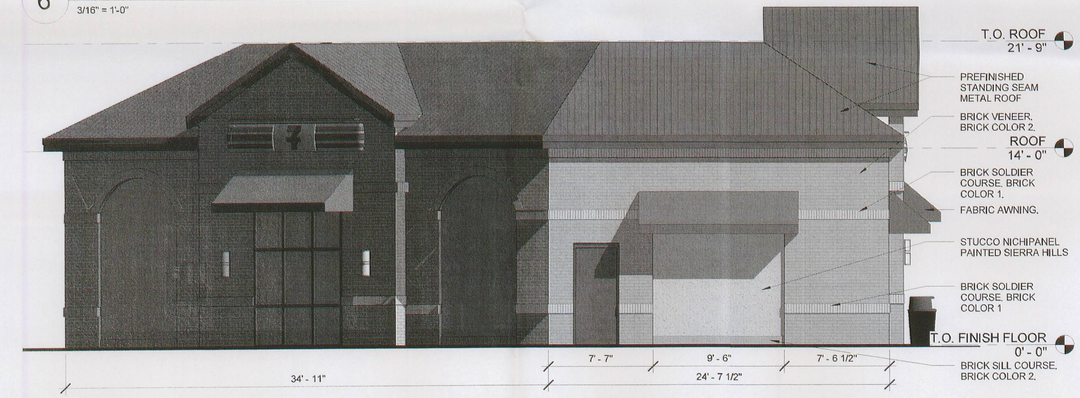
7 CANOPY ELEVATION - SHORT
3/16" = 1'-0"



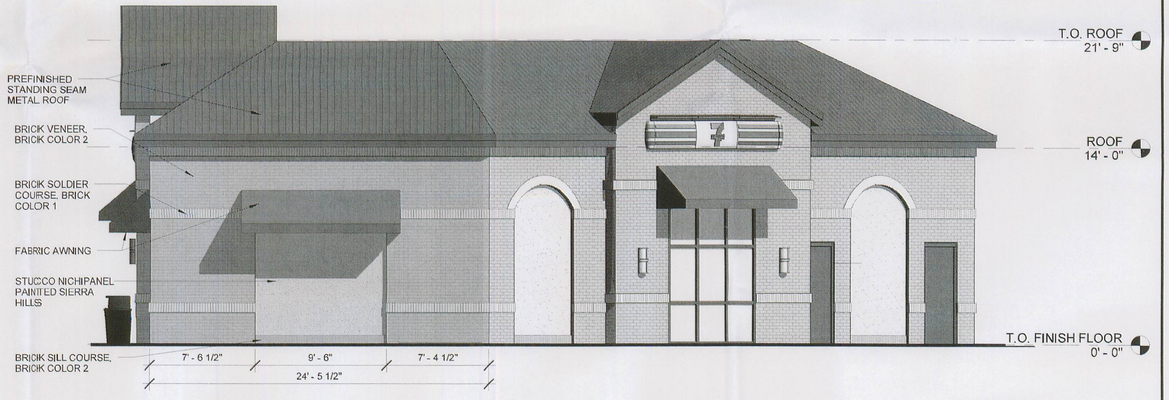
6 CANOPY ELEVATION - LONG
3/16" = 1'-0"



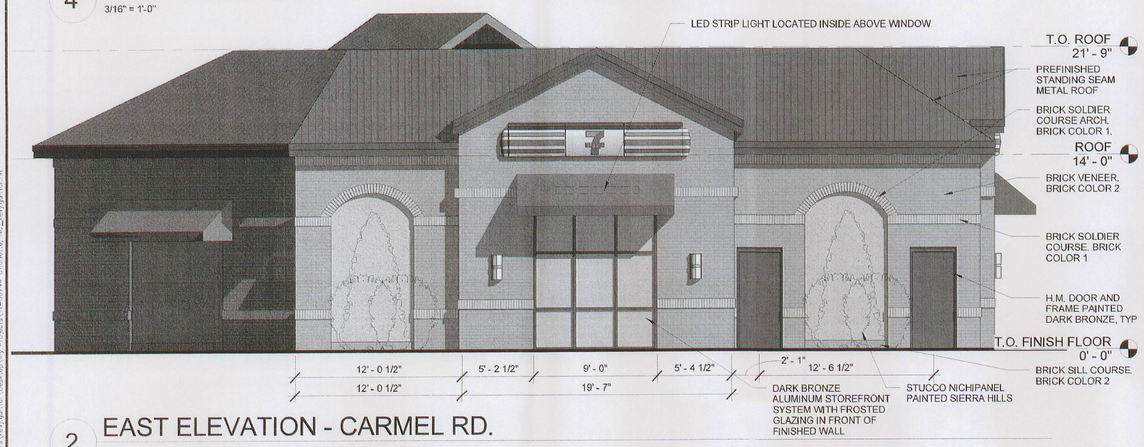
5 SOUTHWEST ELEVATION
3/16" = 1'-0"



4 NORTHWEST ELEVATION - PINEVILLE-MATTHEWS RD.
3/16" = 1'-0"



3 SOUTHEAST ELEVATION - CARMEL RD.
3/16" = 1'-0"



2 EAST ELEVATION - CARMEL RD.
3/16" = 1'-0"

1 NORTH ELEVATION - PINEVILLE - MATTHEWS RD.
3/16" = 1'-0"

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7-ELEVEN
7511 PINEVILLE - MATTHEWS RD
CHARLOTTE, NC
JOB NUMBER: 12-11-00744

ISSUE BLOCK

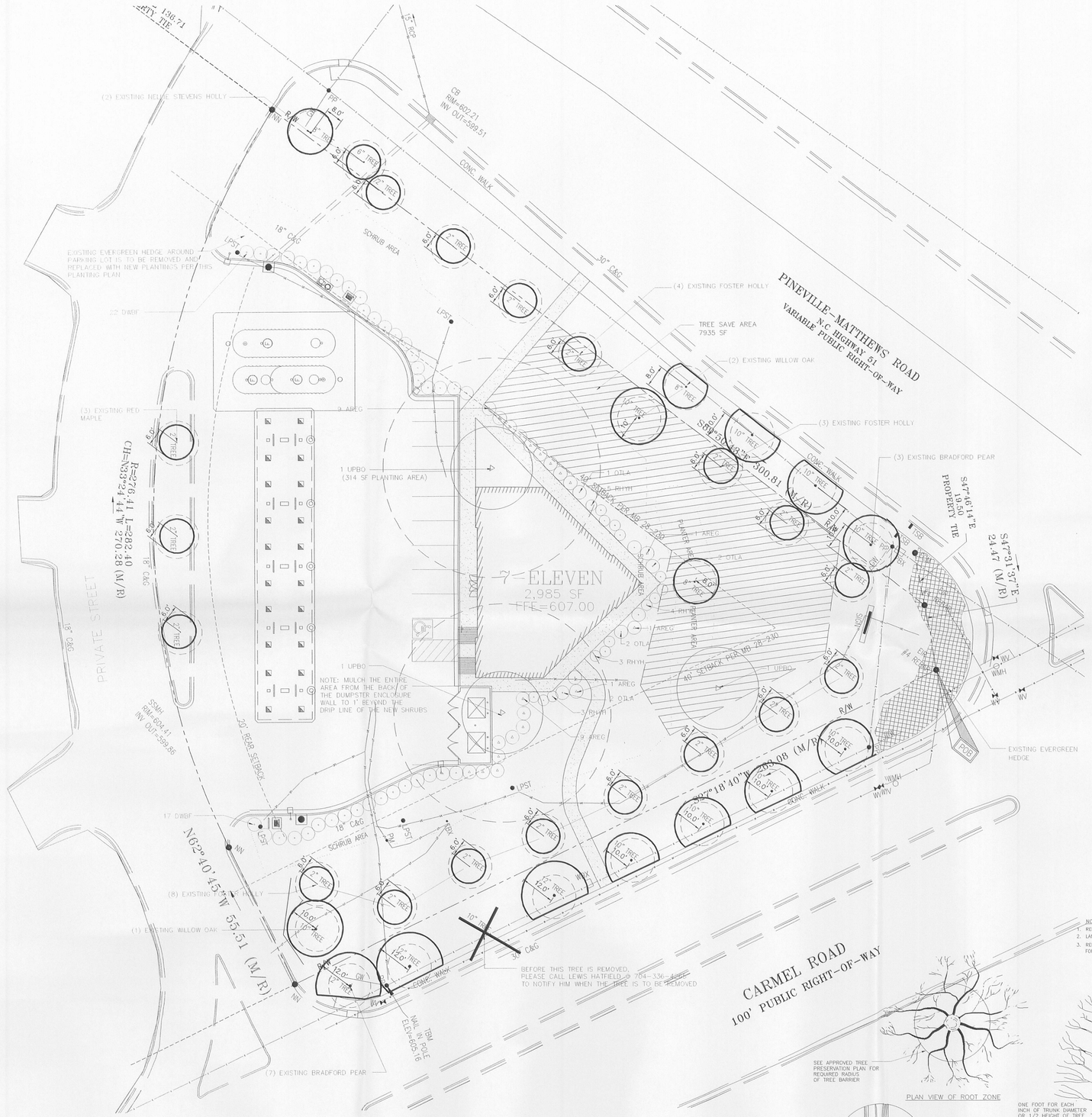
STORE NO.:	1030283
DOCUMENT DATE:	3/29/12
CHECKED BY:	MG
DRAWN BY:	KG

ATTACHED TO ADMINISTRATIVE APPROVAL
JUN 18 2013
BY: DEBRA CAMPBELL

REVIEW BOARD ELEVATIONS

SHEET:
RB1

4/5/2013 06:08 PM
C:\Users\kgilpin\Documents\Projects\12-0744_Pineville_NC_kgilpin.rvt



LEGEND

- EXISTING TREE (6" TREE)
- PROPOSED TREE
- PROPOSED SHRUBS
- PROPOSED TREE SAVE AREA
- TREE PROTECTION SEE CMLDS DETAIL 40.02, THIS SHEET

PLANTING CALCULATIONS

SITE AREA: 50,904 sf
EXISTING IMPERVIOUS AREA: 30,441 sf
NEW IMPERVIOUS AREA: 24,890 SF
NOTE: THIS IS A NET REDUCTION OF 5,551SF OF IMPERVIOUS AREA

REQUIRED INTERNAL LANDSCAPING: 10% of 24,890SF= 2,489 sf
26,014 sf of Internal Open Space provided

REQUIRED INTERNAL TREE PLANTING: 1 Tree/10,000sf OF IMPERVIOUS AREA=3 REQUIRED TREES
3 EXISTING TREES PROVIDED (3 RED MAPLES)

REQUIRED PERIMETER TREE PLANTING:
PINEVILLE-MATTHEWS ROAD FRONTAGE: ' 322LF REQUIRES 9 TREES, 12 EXISTING TREES PROVIDED (2 WILLOW OAKS, 7 FOSTER HOLLY, AND 3 BRADFORD PEAR)

CARMEL ROAD FRONTAGE: 277' LF REQUIRES 7 TREES-15 EXISTING TREES PROVIDED (1 WILLOW OAK, 7 FOSTER HOLLY, 7 BRADFORD PEAR)

REQUIRED TREE SAVE AREA: 15% OF 50,094=7,635.6 SF
36 TREES/ACRE REQUIRED: (36/43560=X/7635.6) = 6.3 TREES REQUIRED
5 EXISTING AND 1 NEW TREE PROPOSED

PLANTING PLAN NOTES

1. ALL TREES AND SHRUBS NOTED ON TIHS PLAN AS EXISTING ARE TO REMAIN AND COUNT TOWARDS THE VARIOUS PLANTING REQUIREMENTS OF THE CITY OF CHARLOTTE.

2. THIS PLANTING PLAN WAS PREPARED WITHOUT A FIELD SURVEY OF THE EXISTING EVERGREEN HEDGE PLANTS ALONG THE EASTERN BOUNDARY. THE INTENT IS TO FILL IN THE GAPS BETWEEN THE EXISTING SHRUBS TO FORM A CONTINUOUS EVERGREEN HEDGE. ADJUSTMENTS TO LOCATION AND NUMBER OF PLANTS MAY BE NECESSARY.

3. THE NEW PLANTING AREAS OCCUR IN AREAS PREVIOUSLY PAVED. THE CONTRACTOR SHALL REMOVE ALL PAVEMENT, GRAVEL, CONSTRUCTION DEBRIS AND COMPACTED SOIL TO A DEPTH OF 18". NEW SOIL MUST BE AMMENDED PER THE CITY OF CHARLOTTE TREE ORDINANCE.

4. ALL DISTURBED AREAS NOT OTHERWISE INDICATED SHALL BE SEEDED.

5. MINIMUM SIZE OF TREE SHALL BE 2" IN CALIPER, PER THE CITY OF CHARLOTTE TREE ORDINANCE.

6. SIZE AND GRADING STANDARDS OF ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "USA STANDARDS FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.

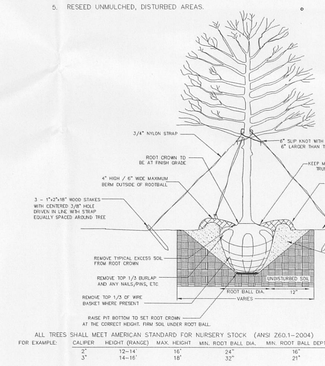
7. ALL NEW PLANTINGS SHALL BE MULCHED WITH A HARDWOOD MULCH TO A DEPTH OF 3"-4".

8. TREE SAVE AREAS MUST BE RECORDED IN ACCORDANCE WITH THE APPROVED PLAN ON A FINAL PLAT AT THE REGISTER OF DEEDS OFFICE BEFORE URBAN FORESTRY HOLDS CAN BE RELEASED.

PLANT DETAILS

NOTES:

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.



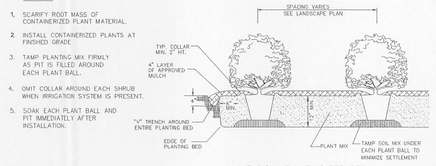
ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12-14'	16'	24"	16"
	3"	14-16'	18'	32"	21"

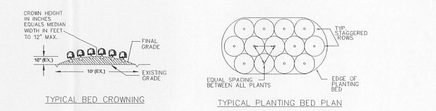
TREE PLANTING DETAIL (CMLDS #40.01)

NOTES:

1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



TYPICAL BED CROWNING

TYPICAL PLANTING BED PLAN

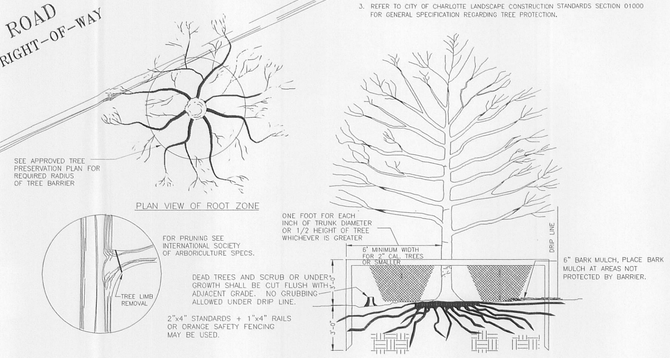
SHRUB PLANTING DETAIL (CMLDS #40.05)

PLANT SCHEDULE

TREES SYMBOL	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE/SPACING	NOTES
UPBO	3	LACE BARK ELM	ULMUS PARVIFOLIA 'BOSQUE'	2"CA./8'TALL MIN	MATCHED.
SHRUBS					
AREG	19	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS	6'TALL	MATCHED, FULL TO GROUND.
DWSH	39	DWARF BURFORD HOLLY	ILEX BURFORDII 'NANA'	30"TALL/5'O.C.	
OTLA	7	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS	5 GAL/5'O.C.	
RHYH	16	YEDDO HAWTHORN	RHAPHIOLEPSIS INDICA YEDDO	5 GAL/4'O.C.	

NOTES:

1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
2. LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES.
3. REFER TO CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION 01000 FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.



TREE PROTECTION DETAIL (CMLDS #40.02)

ATTACHED TO ADMINISTRATIVE APPROVAL
JUN 18 2013
BY: DEBRA CAMPBELL

THIS DRAWING IS FOR "REVIEW" PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

DESIGN CRAFT P.A.
landscape architecture.urban design planning.healthcare

704.999.1203
2029 East 9th Street
Charlotte, NC 28204
www.designcraftpa.com

HARRISON FRENCH & ASSOCIATES, PLLC
809 S.W. A Street, Suite 201
Bentonville, Arkansas 72712
t 479.273.7780
f 479.273.9436
www.hfa-ae.com

7-ELEVEN
CARMEL ROAD
CHARLOTTE, NC

PLANTING PLAN

Revisions:
8/27/12 REVISED PER CITY COMMENT
6/10/13 REVISED PER CITY COMMENT

REGISTERED LANDSCAPE ARCHITECT No. 1233 NORTH CAROLINA
6/10/13

1" = 20'-0"

Date: 06/12/12
Project No. 1130
Sheet #
C 5.0

VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1. THIS PURPOSE OF THIS MAP IS TO SHOW TOTAL SQUARE FOOTAGE OF BUILDINGS ON SITE. NO BOUNDARY SURVEY WAS PERFORMED BY JAMES MAUNEY & ASSOCIATES IN PREPARATION OF THIS MAP. BOUNDARY LINES SHOWN ARE FROM EXISTING RECORDS.
2. PHYSICAL IMPROVEMENTS EXIST ON THE PROPERTY THAT ARE NOT SHOWN ON THIS MAP.
3. BOUNDARY INFORMATION WAS TAKEN FROM EXISTING RECORDS (MB 28, PG 230)

ZONING

THE SUBJECT PROPERTY IS ZONED: B-1SCD

NORTH CAROLINA HIGHWAY #51
PINEVILLE-MATTHEWS ROAD
VARIABLE PUBLIC RIGHT-OF-WAY
MB 28-230

APPROX R/W

S89°50'43"E 268.36'

S86°58'58"E 400.50'

S89°50'43"E 437.47'

S47°28'00"E 24.55'

40' MINIMUM BUILDING SETBACK LINE MB 28-230

REGENCY CENTERS, INC.
DB 8995, PG 836
PARCEL B,
CARMEL COMMONS SHOPPING CENTER, MAP 1,
MB 28, PG 230
PARCEL ID#: 22144111

BUILDING E
1 STORY BRICK BLDG
"JACK IN THE BOX"
2957 Sq. Ft.
#7725

ROBERT R. RHYNE JR.
DB 11295, PG 320
PARCEL A,
CARMEL COMMONS SHOPPING CENTER, MAP 1,
MB 28, PG 230
PARCEL ID#: 22144102

N00°08'29"E 220.95'

S89°51'30"E 68.00'

N89°00'11"E 166.20'

S89°51'28"E 191.48'

N00°11'42"W 37.63'

REGENCY CENTERS LP
TRACT 1,
CARMEL COMMONS SHOPPING CENTER, MAP 1
MB 28, PG 230
DB 8995, PG 836
PARCEL ID#: 22144110

BUILDING A
1 STORY BRICK BLDG
119351 SQ.FT.

BUILDING C
2,554 SQ.FT.

BUILDING D
1,224 SQ.FT.

BUILDING E
2,957 SQ.FT.

CARMEL COMMONS BOULEVARD
VARIABLE PUBLIC RIGHT-OF-WAY
MB 28-230

L=73.77'
R=543.41'
CH: S26°30'03"W
73.71'

L=108.40'
R=280.00'
CH: S10°54'12"W
107.77'

L=396.39'
R=220.00'
CH: S30°00'19"E
344.91'

20' DRAINAGE, BUILDING SETBACK LINE MB 28-230

N89°50'38"W 332.09'

S00°10'47"W 120.08'

CARMEL PARK I LP
DB 19842, PG 123
MB 19, PG 304
PARCEL ID#: 22144103

BUILDING B
1 STORY
BRICK BLDG
20,991 SQ.FT.

N00°04'37"E 245.58'

N89°50'22"W 438.42'

S85°32'27"W 228.21'

N81°37'29"W 186.00'

L=143.82'
R=330.00'
C: S69°08'22"E
142.68'

BUILDING A
1190351 Sq. Ft

BUILDING B
20,991 SQ.FT.

BUILDING C
2,554 SQ.FT.

BUILDING D
1,224 SQ.FT.

BUILDING E
2,957 SQ.FT.

GRAND TOTAL
1477,064 SQ.FT.

L=108.54'
R=1115.02'
CH: S24°31'56"W
108.50'

S27°19'15"W 346.96'

L=358.71' R=985.94'
CH: S11°19'14"W 356.73'

CARMEL ROAD
100' PUBLIC RIGHT-OF-WAY
MB 28-230

N/F VERIZON

LEGEND OF SYMBOLS AND ABBREVIATIONS

TEXT:

DB – DEED BOOK
EIP – EXISTING IRON PIPE
EIR – EXISTING IRON ROD
MB – MAP BOOK
PG – PAGE
R/W – RIGHT-OF-WAY
SQ.FT. – SQUARE FEET

LINE:

PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP.
COMMUNITY PANEL: 3710449003J
EFFECTIVE DATE: 03/02/2009
FLOOD ZONE: "X"

0 60 120 180 240
SCALE IN FEET
1" = 60'

ATTACHED TO ADMINISTRATIVE APPROVAL

JUN 18 2013

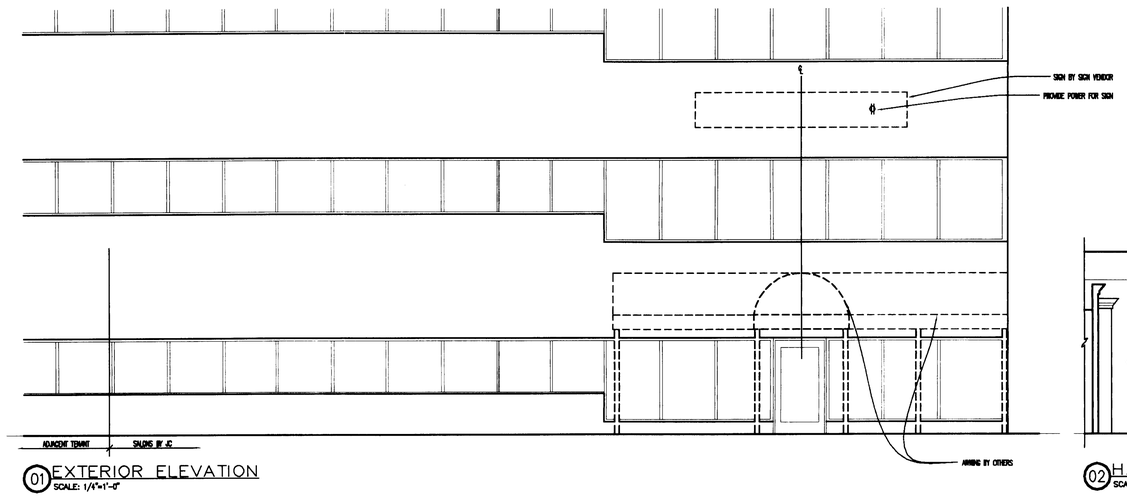
BY: DEBRA CAMPBELL

MAP OF
TRACT 1,
CARMEL COMMONS SHOPPING CENTER, MAP 1
LOCATED IN THE
CITY OF CHARLOTTE,
MECKLENBURG COUNTY, NORTH CAROLINA
MB 28, PG 230, DB 8995, PG 836
PARCEL ID#: 22144110

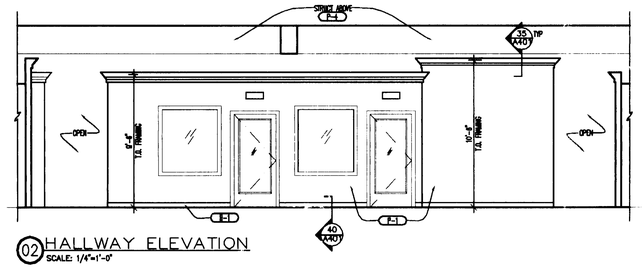
NORTH CAROLINA PROFESSIONAL SEAL L-0885 REGISTERED LAND SURVEYOR JAMES H. MAUNEY, JR.

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS
6405 WILKINSON BLVD. SUITE 11 - BELMONT, NC 28012
TEL: 704-859-9893 - FAX: 704-899-9695
LICENSE NO. C-2573

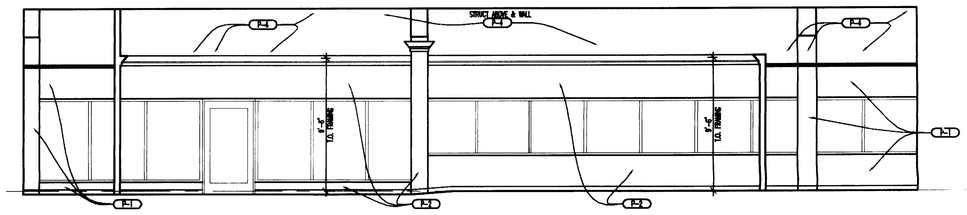
CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
SS	JH		1"=60'	03/21/2013	5595	F-974



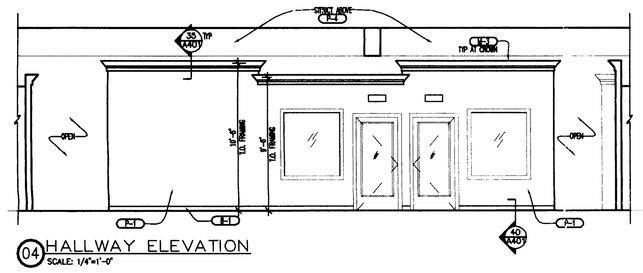
01 EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



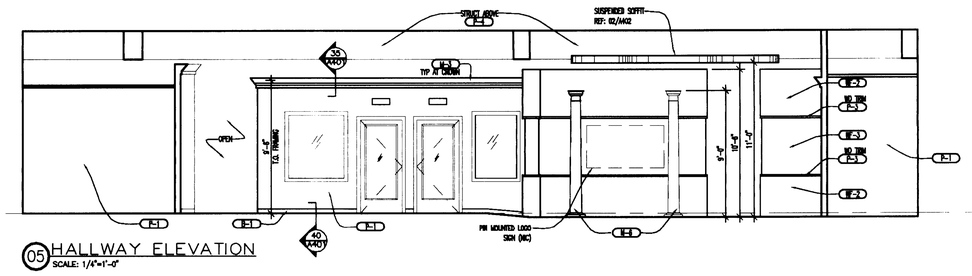
02 HALLWAY ELEVATION
SCALE: 1/4"=1'-0"



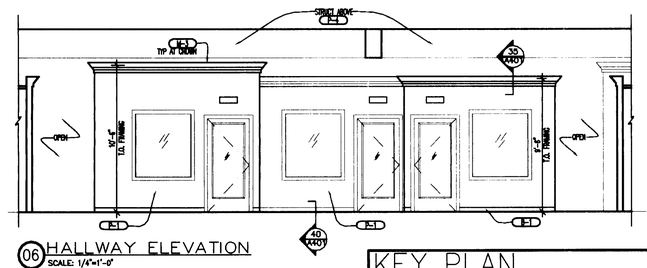
03 HALLWAY ELEVATION
SCALE: 1/4"=1'-0"



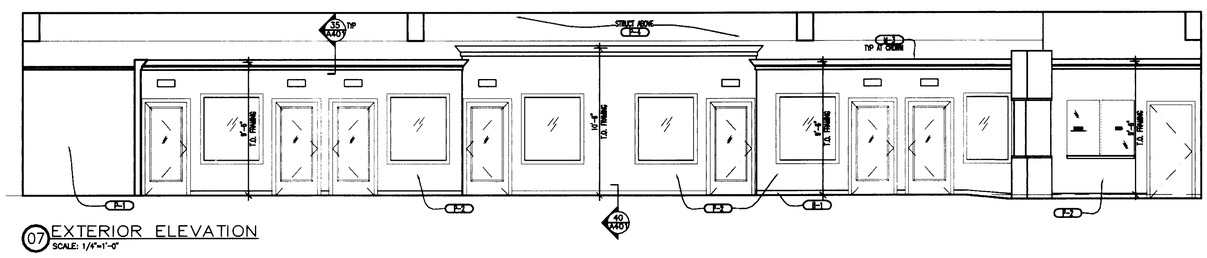
04 HALLWAY ELEVATION
SCALE: 1/4"=1'-0"



05 HALLWAY ELEVATION
SCALE: 1/4"=1'-0"



06 HALLWAY ELEVATION
SCALE: 1/4"=1'-0"



07 EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

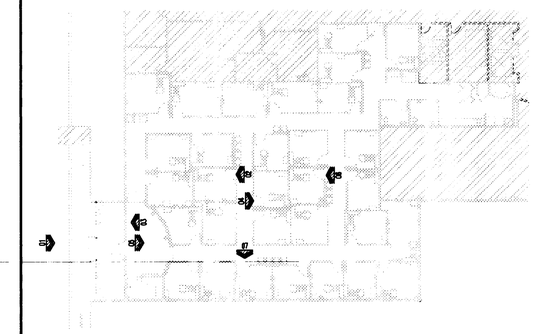
MATERIAL/FINISH SCHEDULE

FINISH	DESCRIPTION
B	BASES
B-1	MANUFACTURER: ARCHITECTURAL MILLWORK PRODUCT: 5/8"x5-1/2" PAINT GRADE WOOD BASE, #137 COLOR: PAINT P-3 CONTACT: 800-685-1331
B-2	MANUFACTURER: SCHLUTER SYSTEMS PRODUCT: SILED-ANA 180 (ALUM) COLOR: AT - SATIN NICKEL ANODIZED ALUM CONTACT: 800-472-4588, WWW.SCHLUTER.COM
CL	CEILINGS
CL-1	MANUFACTURER: ARMSTRONG PRODUCT: SUSPENDED CEILING TILE, PRELUDE XL W/ EXPOSED TEE SYSTEM 15/16" GRID STYLE/SIZE: FISSURED, 2'x4' SQUARE EDGE PANELS NOTE: WORKSTATIONS & BREAKROOM
CL-2	OPEN CEILING TO STRUCTURE COLOR: PAINT P-4 NOTE: ALL EXPOSED SURFACES AND HALLWAY WALLS ABOVE 11'-4" A.F.F.
CL-3	CHIP BOARD CEILING COLOR: PAINT P-5 NOTE: RESTROOMS
F	FLOOR FINISHES
F-1	MANUFACTURER: PARADIGM FLOORING PRODUCT: MODULED 24263 (HALLWAYS/LIGHTER COLOR) COLOR: OLD ENGLISH OAK 1790 VENDOR- INTERIOR SURFACES DISTRIBUTING (210)705-3371 KEVIN HENDERSON
F-2	MANUFACTURER: PARADIGM FLOORING PRODUCT: MODULED 24882 (SUITES/DARKER COLOR) COLOR: OLD ENGLISH OAK 1785 VENDOR- INTERIOR SURFACES DISTRIBUTING (210)705-3371 KEVIN HENDERSON
F-3	MANUFACTURER: N/A PRODUCT: SEALED CONCRETE COLOR: N/A
M	MISC.
M-1	MANUFACTURER: FORMICA PRODUCT: PLASIC LAMINATE COLOR: ASHEN CEDAR - 7686-55 NOTE: REST ROOM COUNTERTOPS
M-2	MANUFACTURER: FORMICA PRODUCT: PLASTIC LAMINATE COLOR: SEAGRASS SWAMP - 8214-58 NOTE: REST ROOM PARTITIONS / PATTERN IN HORIZONTAL DIRECTION
M-3	MANUFACTURER: ARCHITECTURAL MILLWORK PRODUCT: 11/16"x5-3/8" C-GRADE SELECT PINE WD CROWN MOLDING, #138 COLOR: PAINT P-3 CONTACT: 800-685-1331
M-4	MANUFACTURER: ARCHITECTURAL MILLWORK PRODUCT: 13/16"x3-1/4" C-GRADE SELECT PINE WD CASING, #136 COLOR: PAINT P-3 CONTACT: 800-685-1331
M-5	MANUFACTURER: PIONITE PRODUCT: PLASIC LAMINATE COLOR: DARK SECRET A2916 NOTE: BREAKROOM BASE CABINETS
M-6	MANUFACTURER: MC WILLIAMS PRODUCT: TUSCAN FIBERGLASS COLUMN, SM0808 8'x8'-0" HIGH, W/ TC2598 CAP & TB3008 BASE COLOR: P-5 CONTACT: 800-826-4025, WWW.MCWILLIAMSFRP.COM
M-7	MANUFACTURER: SCHLUTER SYSTEMS PRODUCT: JOLLY 100 (ALUM) COLOR: AT - SATIN NICKEL ANODIZED ALUM CONTACT: 800-472-4588, WWW.SCHLUTER.COM
P	PAINT & STAIN
P-1	MANUFACTURER: SHERWIN WILLIAMS PRODUCT/FINISH: SW7738 - EGGSHELL COLOR: CHIC! PANTS NOTE: INTERIOR BLOCK HALLWAY WALLS
P-2	MANUFACTURER: SHERWIN WILLIAMS PRODUCT/FINISH: SW7633 - EGGSHELL COLOR: RAIN SHADE NOTE: EXTERIOR PERIMETER HALLWAY WALLS
P-3	MANUFACTURER: SHERWIN WILLIAMS PRODUCT/FINISH: SW7627 - LOW LUSTRE FINISH COLOR: WILL-BRED BROWN NOTE: BASES, TRIM, & DOORS
P-4	MANUFACTURER: SHERWIN WILLIAMS PRODUCT/FINISH: SW7632 - FLAT FINISH COLOR: IRONSTONE NOTE: EXPOSED STRUCTURE
P-5	MANUFACTURER: SHERWIN WILLIAMS PRODUCT/FINISH: SW7008 - FLAT FINISH COLOR: ALABASTER NOTE: RESTROOM CEILING
P-6	MANUFACTURER: SHERWIN WILLIAMS PRODUCT/FINISH: SW6911 - FLAT FINISH COLOR: CONFIDENT YELLOW NOTE: EAVE PIPING OR ROOF
WF	WALL FINISHES
WF-1	T.B.D.
WF-2	MANUFACTURER: ELDORADO STONE PRODUCT/FINISH: CUT COURSE STONE COLOR: DESERT GROUT: DRY STACK / NO GROUT JOINTS CONTACT: 800-925-1491 NOTE: ACCENT WALL AT ENTRY
WF-3	MANUFACTURER: DALTILE PRODUCT/FINISH: MOSAIC WALL TILE, 1"x2" TILES (ON 12"X12" SHEET) COLOR: COASTAL EXPOSURES - TRANSLUCENT CR-08 GROUT: LATICRETE, #44 BRIGHT WHITE, STRAIGHT JOINT CONTACT: 210-483-0288 NOTE: ACCENT TILE OR ENTRY WALL

FINISH NOTES

1. ALL INTERIOR PERIMETER WALLS, STRUCTURE, DECK, ENCYWORK, ELECTRICAL, PLUMBING & EXPOSED INSULATION, ETC. ABOVE CEILING TO BE PAINTED P-4.

KEY PLAN



GHA
Architecture / Design
Parkway Plaza
14440 Dallas Parkway
Suite 305
Dallas, Texas 75240
Ph: (972) 239-5884
Fax: (972) 239-7884

SALONS BY J.C.
CARMEL PARK
11121 CARMEL COMMONS
SUITE 100
CHARLOTTE, NC
25226

TENANT IMPROVEMENT

salons by jc

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS-NOTIFY ARCHITECT
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION

NO REVISION

ATTACHED TO ADMINISTRATIVE APPROVAL

JAN 1, 2014

BY: DEBRA CAMPBELL

PROJECT NUMBER
C1301.16

SHEET NUMBER
ELEVATIONS

ORIGINAL ISSUE DATE - XX.XX.XX
DATE OF THIS PRINTING

CHARLOTTE

Charlotte-Mecklenburg Planning Department

DATE: January 14, 2014

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 1980-021C Caramel Commons Shopping Center

Attached are the revised elevations for the listed petition above. The elevations show a modification to the office building to allow a new proposed spa. Since these changes do not alter the intent of the development and meet the requirements of the conditional site plan. 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 reviewed as part of this request.

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

ATTACHED TO ADMINISTRATIVE
APPROVAL

JAN 17 2014

BY: DEBRA CAMPBELL

salons by jc

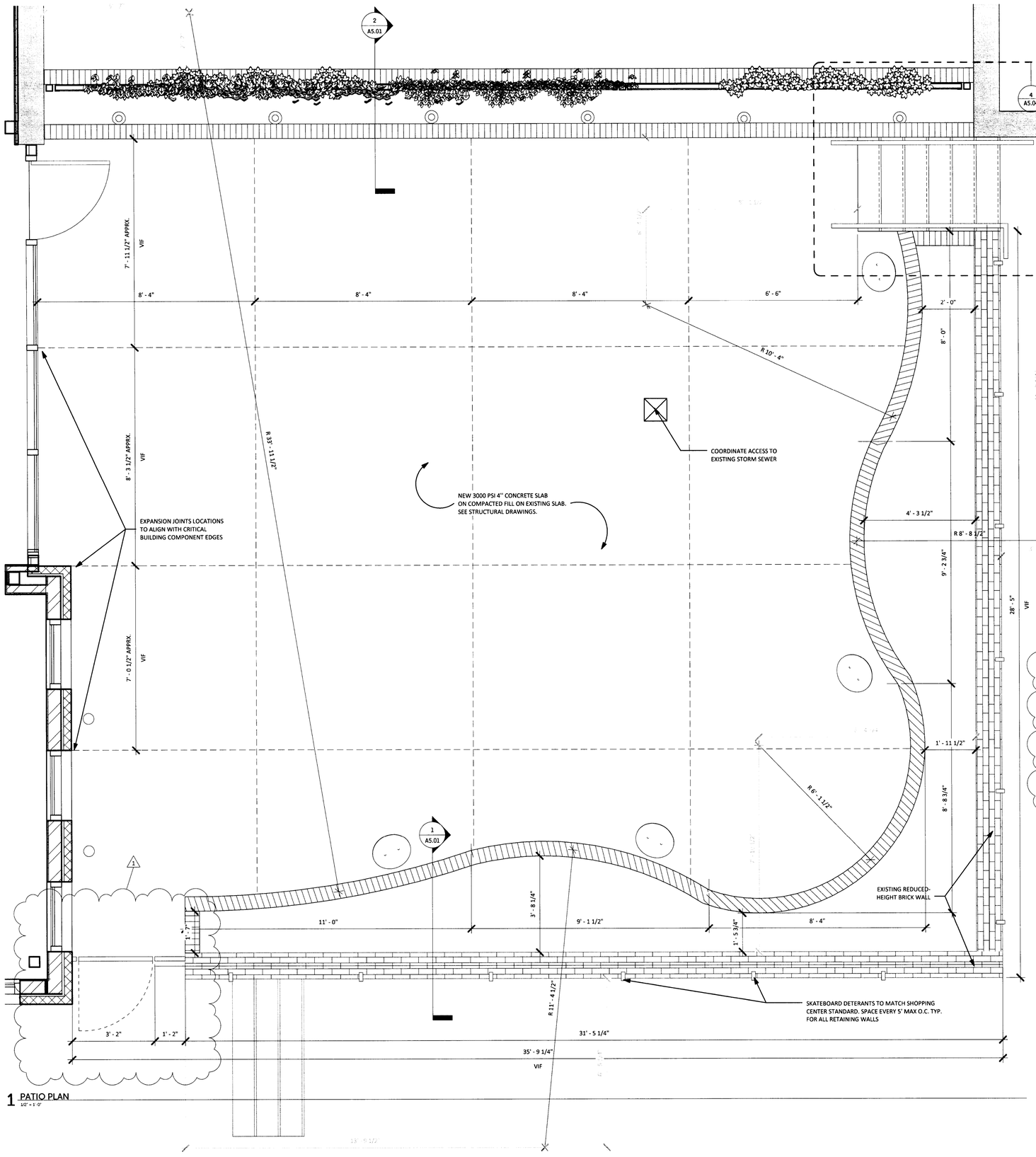
Proposed Exterior - 2

Salons by JC
Charlotte, NC - Carmel Park

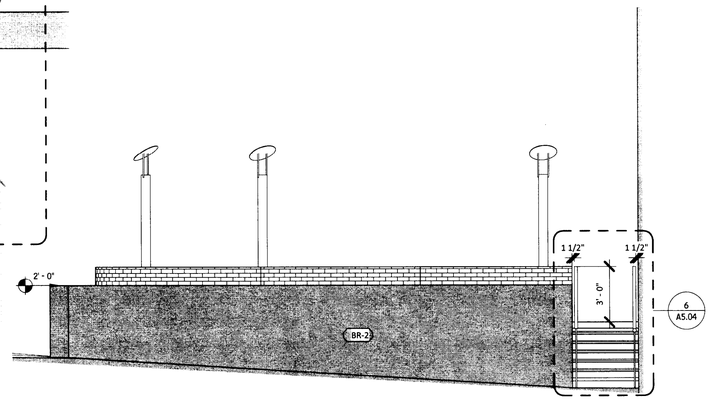
DATE: 10-04-2013
SCALE: NTS

GHA Architecture / Development
14110 Dallas Parkway Suite 300
Dallas, Texas 75254 972.239.8884

GH A



1 PATIO PLAN
1/2" = 1'-0"



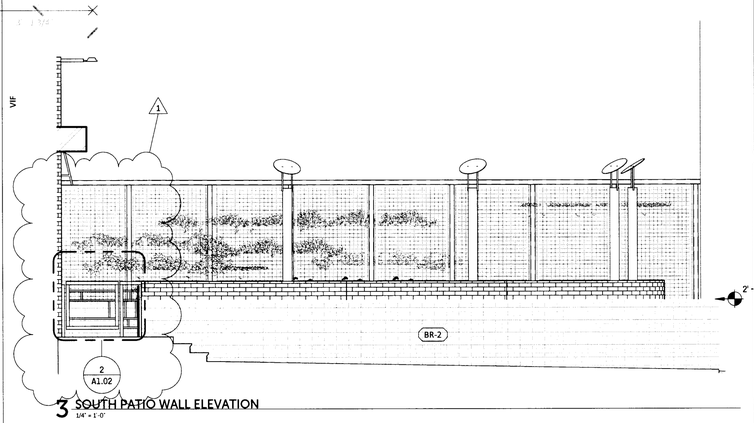
4 EAST PATIO WALL ELEVATION
1/4" = 1'-0"

NOTE:

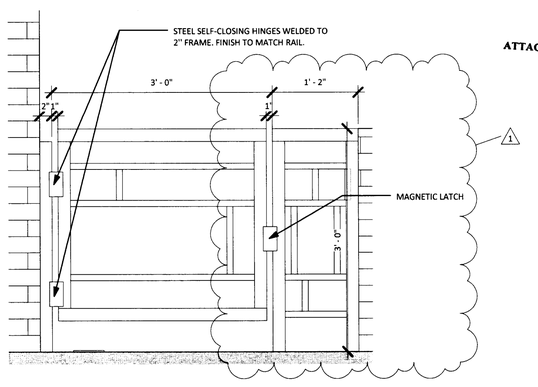
1. ALL RAILINGS TO BE CHARCOAL SATIN POWDER COATED STEEL.

2. ALL RAILING SECTIONS TO BE EQUAL CENTERED ON OVERALL RUNS. SECTIONS TO BE 4'-0" MIN TO 6'-0" MAX WHERE POSSIBLE.

3. CONTRACTOR TO FIELD VERIFY DIMENSIONS AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.



3 SOUTH PATIO WALL ELEVATION
1/4" = 1'-0"



2 SOUTH PATIO WALL GATE DETAIL
1" = 1'-0"

ATTACHED TO ADMINISTRATIVE APPROVAL

FEB 11 2015

CHARLOTTE

Charlotte-Mecklenburg Planning Department

DATE: February 11, 2015

TO: Mark Fowler
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning Director

SUBJECT: Administrative Approval for Petition No. 1991-018 Charlotte Capital Partners.

7631 Pineville-Matthews Road

Attached are the elevations for the proposed EDEE use (Zoes Kitchen) and patio. 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 occupancy.

Reasons for Staff's support of the request:
- The elevations comply with the conditional notes and still meets the intent of the plan approved by the City Council.

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

Signage and Zoning Requirements were not reviewed as part of this request.

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

ZOËS - CARMEL COMMONS

project address | name

7631 Pineville – Matthews Rd. Charlotte, NC 28226

ZOËS KITCHEN

client

starr design
branded environments

Starr Design, PLLC
1435 West Morehead St, Suite 240
Charlotte, NC 28208
V: 704 377 5200 F: 704 377 5201
www.starrdesignteam.com

designers

CONSTRUCTION DOCUMENTS
1/12/15

job status

No.	Description	Date
1	PERMIT	1/26/15

revisions

NAME: STEVEN A. STARR
LICENSE NUMBER: 11090
EXPIRATION DATE: JUNE 30, 2015

STEVEN AARON STARR
REGISTERED ARCHITECT
11090
NORTH CAROLINA
CHARLOTTE, NC

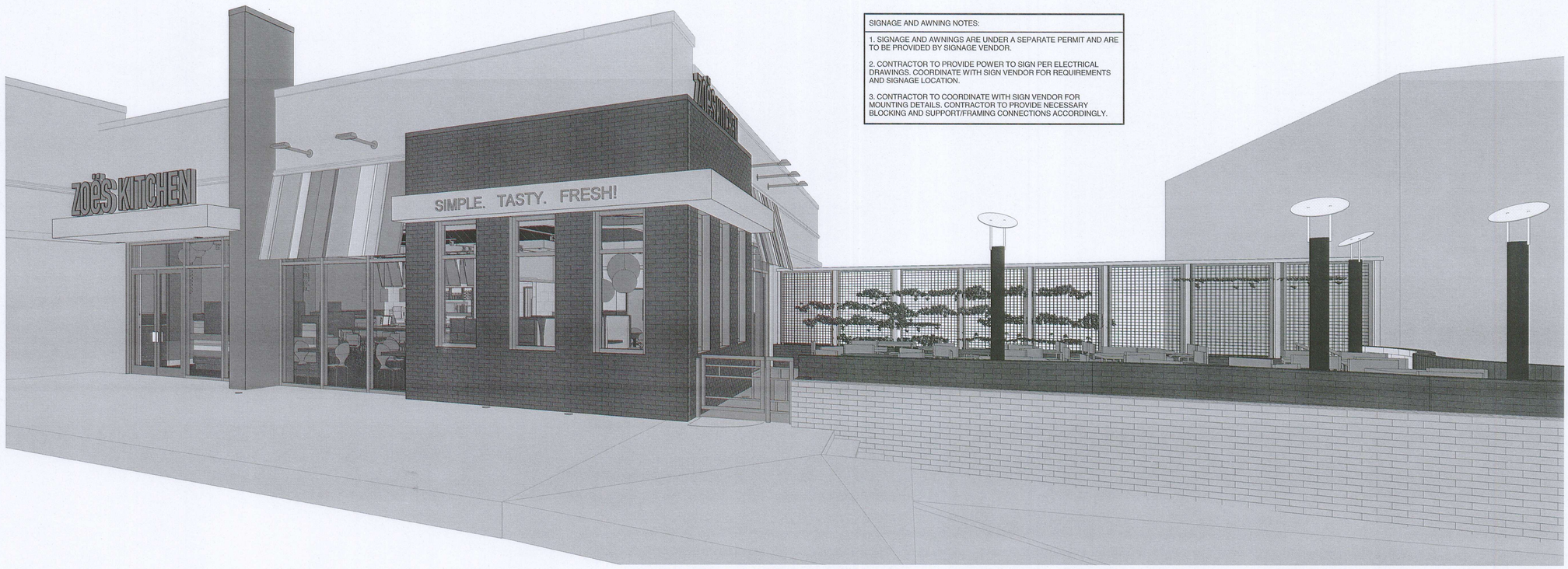
seal

PATIO PLAN

A1.02

sheet number | title

14ZK032 | © Starr Design, PLLC 2014

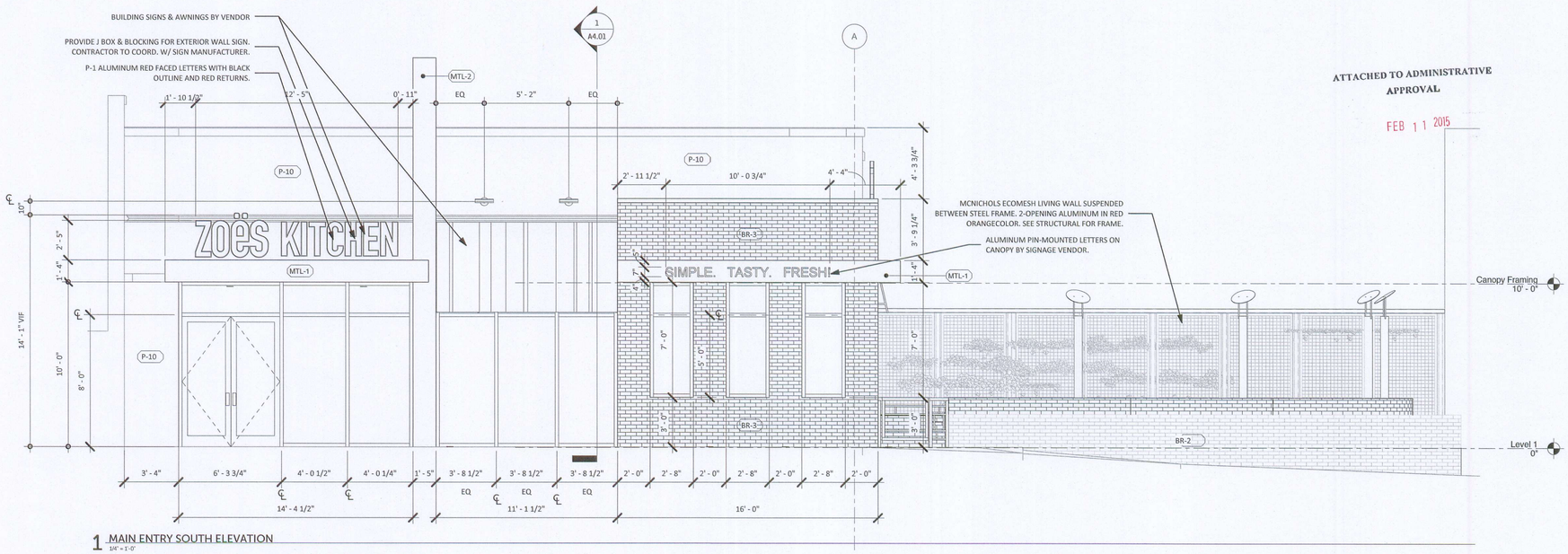


SIGNAGE AND AWNING NOTES:

1. SIGNAGE AND AWNINGS ARE UNDER A SEPARATE PERMIT AND ARE TO BE PROVIDED BY SIGNAGE VENDOR.

2. CONTRACTOR TO PROVIDE POWER TO SIGN PER ELECTRICAL DRAWINGS. COORDINATE WITH SIGN VENDOR FOR REQUIREMENTS AND SIGNAGE LOCATION.

3. CONTRACTOR TO COORDINATE WITH SIGN VENDOR FOR MOUNTING DETAILS. CONTRACTOR TO PROVIDE NECESSARY BLOCKING AND SUPPORT/FRAMING CONNECTIONS ACCORDINGLY.



1 MAIN ENTRY SOUTH ELEVATION
1/4" = 1'-0"

ATTACHED TO ADMINISTRATIVE APPROVAL

FEB 11 2015

ZOËS - CARMEL COMMONS

project address | name

7631 Pineville – Matthews Rd. Charlotte, NC 28226

client

starr design branded environments

Starr Design, PLLC
1435 West Morehead St, Suite 240
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www.starrdesignteam.com

designers

job status

CONSTRUCTION DOCUMENTS
1/12/15

revisions

No.	Description	Date

NAME: STEVEN A. STARR
LICENSE NUMBER: 11090
EXPIRATION DATE: JUNE 30, 2015

seal

sheet number | title

EXTERIOR ELEVATIONS

A3.01

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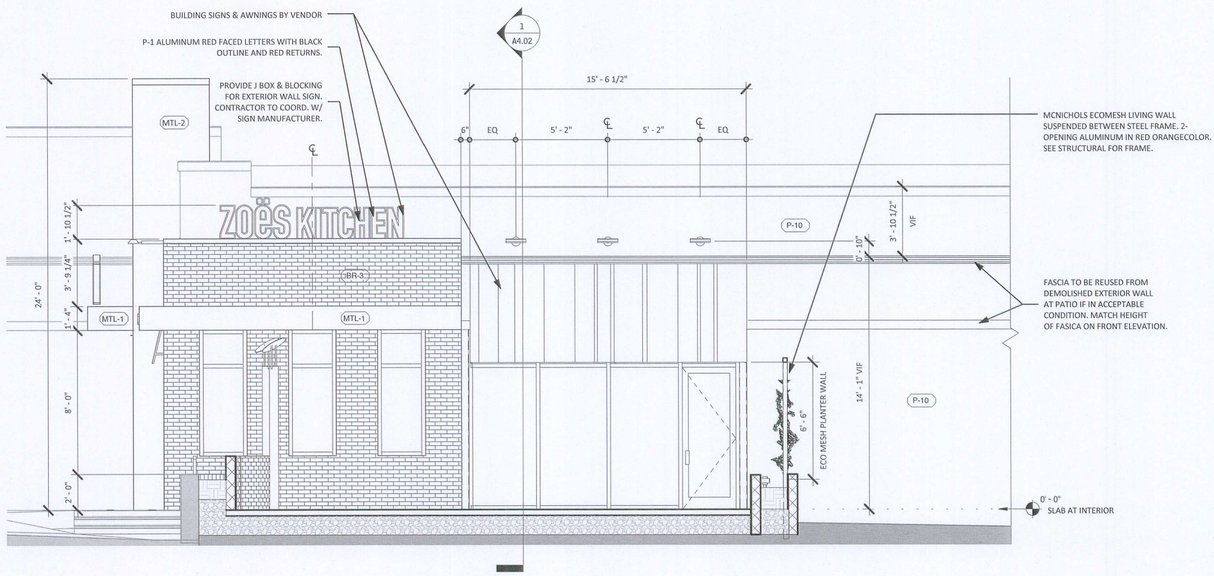
SIGNAGE AND AWNING NOTES:

1. SIGNAGE AND AWNINGS ARE UNDER A SEPARATE PERMIT AND ARE TO BE PROVIDED BY SIGNAGE VENDOR.

2. CONTRACTOR TO PROVIDE POWER TO SIGN PER ELECTRICAL DRAWINGS. COORDINATE WITH SIGN VENDOR FOR REQUIREMENTS AND SIGNAGE LOCATION.

3. CONTRACTOR TO COORDINATE WITH SIGN VENDOR FOR MOUNTING DETAILS. CONTRACTOR TO PROVIDE NECESSARY BLOCKING AND SUPPORT/FRAMING CONNECTIONS ACCORDINGLY.



1 PATIO ENTRY EAST ELEVATION
1/4" = 1'-0"

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CONSTRUCTION DOCUMENTS
1/12/15

job status

No.	Description	Date

revisions

NAME: STEVEN A. STARR
LICENSE NUMBER: 11090
EXPIRATION DATE: JUNE 30, 2015

seal

EXTERIOR ELEVATIONS

A3.02

sheet number | title

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ZOËS KITCHEN

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DATE: 10/20/14

ORIGIN/DESCRIPTION:

COMMENTS:

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FEB 11 2015

3D VIEW

SP-02

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