

8" GREEN LETTERS MADE WITH 1/4" ALUMINUM

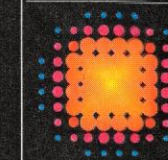
SIGN PLANT

12" ALUM. LETTERS PAINTED GREEN W/WHITE REFLECTIVE VINYL

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: March 14, 2001
BY: MARTIN R. CRAMTON, JR.

98-78



TECHNOLOGIES

LOCKWOOD SIGN GROUP

1750 ENTERPRISE WAY
S-108
MARIETTA, GA 30067
770-541-1320 PHONE
770-541-0855 FAX
www.lockwoodsign.com

CLIENT

STARBUCKS
COFFEE

LOCATION

1401 EAST BOULEVARD

SALESPERSON

AMY MACPHERSON

DESIGNER

YOURA SHEVCHENKO

WORK ORDER

REVISIONS

NO.	BY	DATE
1		
2		
3		
4		

ISSUE DATE

02-08-01

APPROVED BY

Signatures required
before production

Engineering
Date:

Sales
Date:

Estimating / G.M.
Date:

Production
Date:

FILE NAME

PAGE

11

WITHOUT CONSENT.

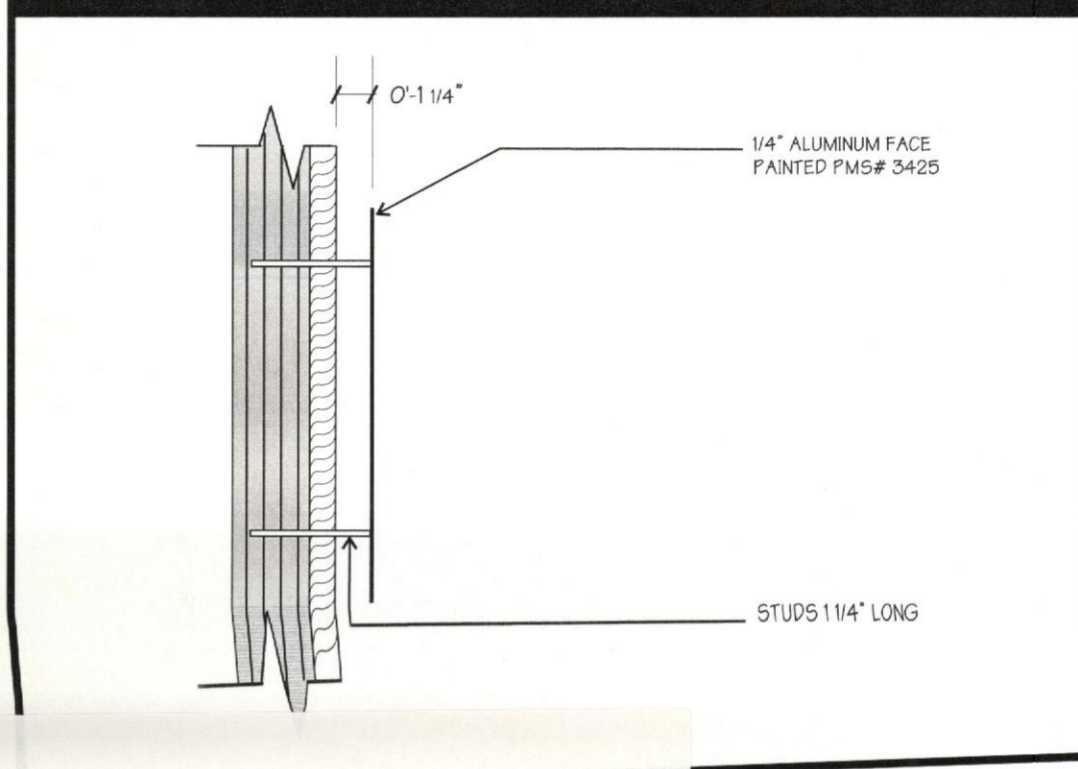
10'-10" 0'-8"

STARBUCKS COFFEE

GENERAL NOTES

OVERALL SIZE: 8" HIGH x 10'-10" LONG
 DESCRIPTION: NON-ILLUMINATED CHANNEL LETTERS
 APPLICATION: EXTERIOR
 MOUNTING: PIN MOUNTED
 MARKING NOTES:

NON-ILLUMINATED PAINTED LETTERS



THIS SKETCH IS THE SOLE

**CHARLOTTE - MECKLENBURG
 PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: March 14, 2001

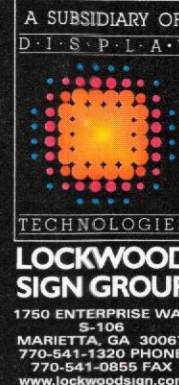
TO: Robert Brandon
 Zoning Administrator

FROM: *TEM*
 Martin R. Cramton, Jr.
 Planning Director

SUBJECT: Administrative Approval for Petition No. 98-78 Timothy Brumm.

Attached is a copy of a revised signage plan for the above rezoning petition. The plan has been revised to permit a wall sign over the doorway (the existing logo sign will be removed) and allow modifications to the existing sign over the flowerbed. Since these changes are minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for sign permits.

This site must still meet all requirements of the sign ordinance as outlined in the City of Charlotte Zoning Ordinance.



CLIENT

STARBUCKS
 COFFEE

LOCATION

1401 EAST BOULEVARD

SALESPERSON

AMY MACPHERSON

DESIGNER

YOURA SHEVCHENKO

WORK ORDER

REVISIONS

NO.	BY	DATE
1		
2		
3		
4		

ISSUE DATE

02-15-01

APPROVED BY

Signatures required
 before production

Engineering
 Date:

Sales
 Date:

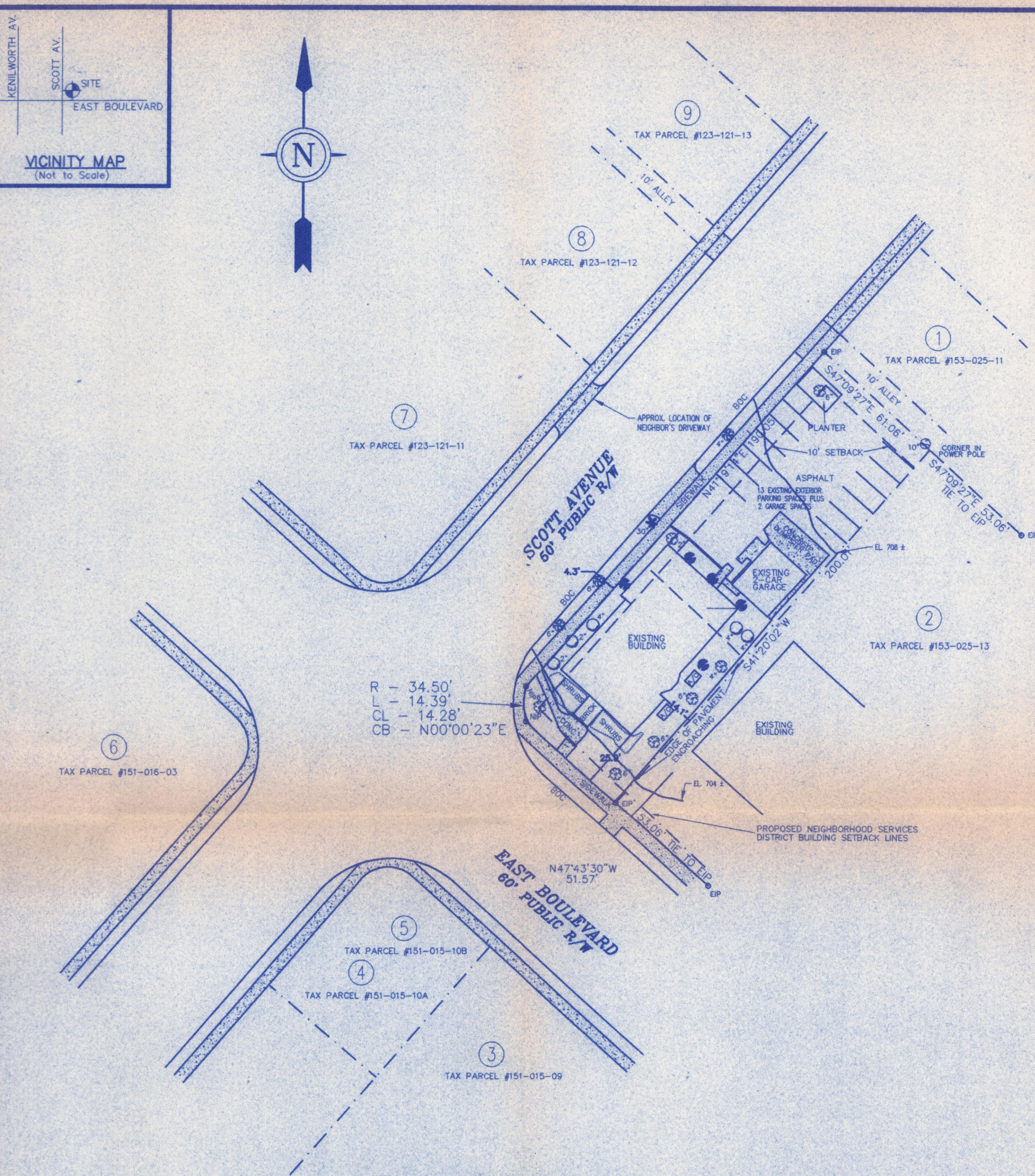
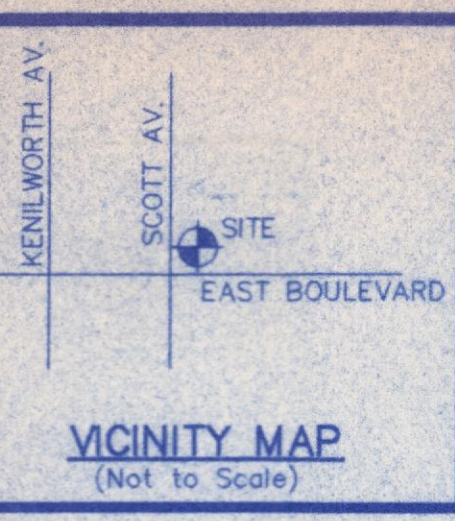
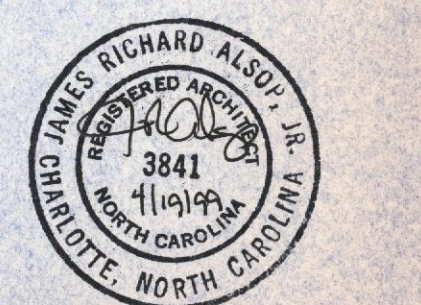
Estimating / G.M.
 Date:

Production
 Date:

FILE NAME

PAGE

1



1 EXISTING SITE PLAN
SCALE: 1"=30' (SURVEY BY GPA PROFESSIONAL LAND SURVEYORS)

1401 EAST BOULEVARD
(INFORMATION PROVIDED BY PRUDENTIAL/CAROLINAS REALTY)

MAP CODE	NAME	ADDRESS	CITY, STATE, ZIP	TAX ID NUMBER
1.	ROBERT H. MORRISON	1408 EAST BLVD.,	CHARLOTTE, NC 28203	153-025-11
2.	APSAHAN HAFEZI & REZD H. HAFEZI	1405 EAST BLVD.,	CHARLOTTE, NC 28203	153-025-13
3.	GEORGE H. TALBOT	P.O. BOX 220753,	CHARLOTTE, NC 28222	151-015-09
4.	GEORGE H. TALBOT	P.O. BOX 220753,	CHARLOTTE, NC 28222	151-015-10A
5.	WHITETOWER MOT. CORP.	WHITETOWER BUILDING,	SUBURBAN AVE. STAMFORD, CT 06904	151-015-10B
6.	JAMES N. CASTANAS	3329 COLONY ROAD,	CHARLOTTE, NC 28209	151-016-03
7.	SUZANNE G. VERCOE	2310 ROSWELL AVE., #0,	CHARLOTTE, NC 28207	123-121-11
8.	CLENNA D. AYERS & DEBORAH K. RABE	1712 SCOTT AVE.,	CHARLOTTE, NC 28203	123-121-12
9.	JANEY S. THOMPSON	2621 CROFTON ROAD,	CHARLOTTE, NC 28209	123-121-13

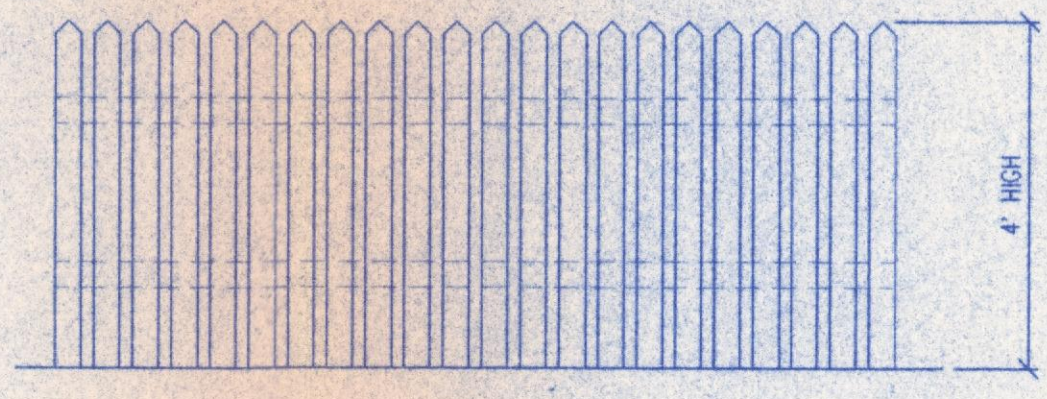
This is to certify that this map or plot and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes all pertinent items of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM) and in effect on the date of this certification of a Suburban Survey.

For the exclusive use of the herein named party(ies), the current owners of the property and also those who purchase, mortgage or guarantee the title thereto arising from a transaction involving the current owner(s) within six months from the date hereof and these people are hereby certified, for the fee paid for making the survey, I, David R. Gerroty, hereby certify, hereby certify, to such assessments, if any that may be located below the surface of the land (the lands and not visible), and that this map was drawn from an actual survey, and that the error of closure as calculated by latitudes and longitudes does not exceed the standard of 1" = 10,000', and that the boundaries not surveyed are plotted in accordance with information found in D.B. N/A, Page N/A, and prepared in accordance with G.S. 47-30 as amended, and that the angle of the standard of 20 seconds times the square root of the number of each of my knowledge or belief. This survey is not valid unless embossed with this survey has been done without the benefit of reviewing a current title includes all notes and comments placed herein.

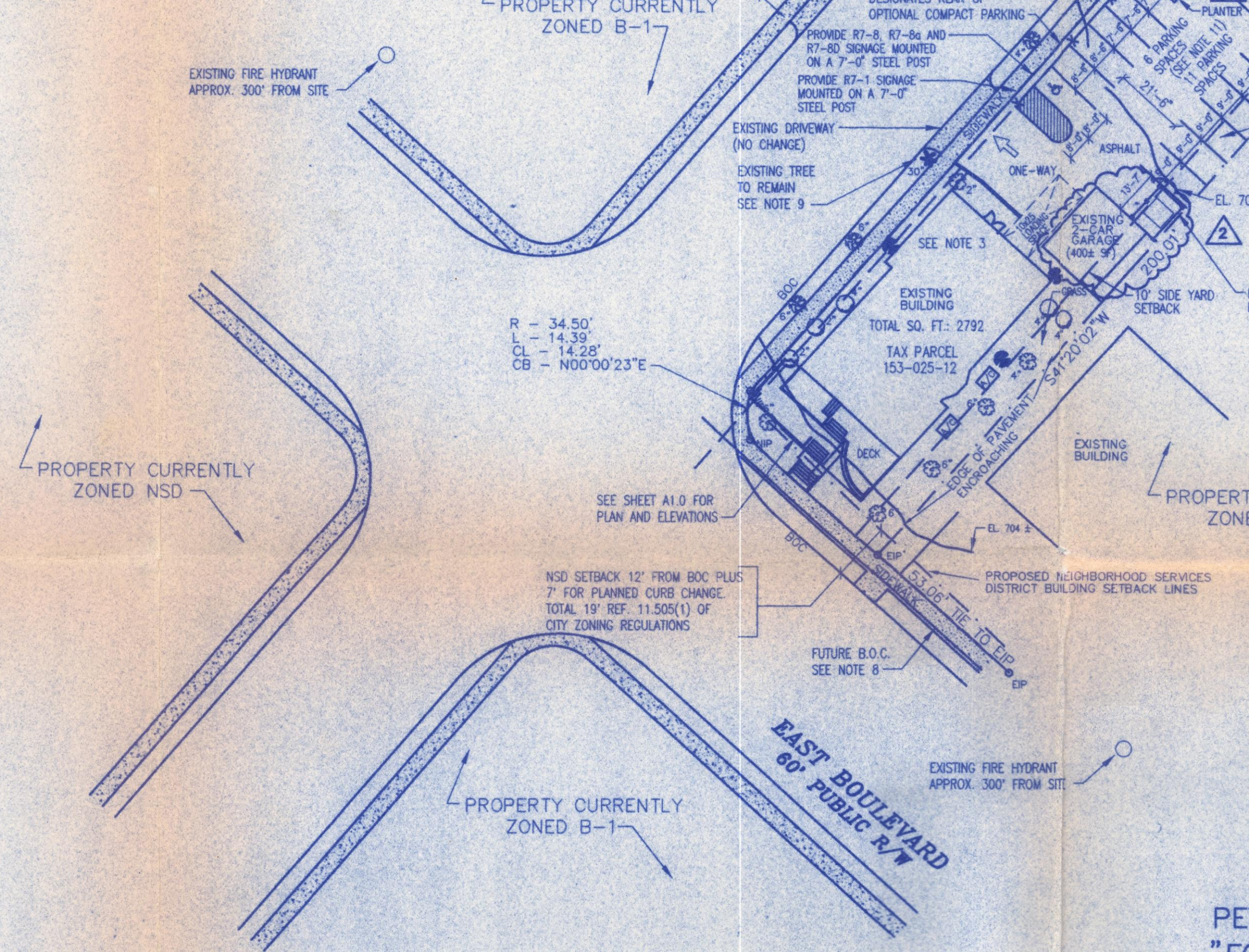
Witness my original signature, registration number and seal this 9th day of April, 1999.
License No. L-3688 Registered



NOTES:
1. FENCE SHALL BE CONSTRUCTED OF WOOD AND SHALL BE PAINTED OR STAINED AT OWNERS PREFERENCE.
2. NO MORE THAN 25% OF THE FENCE SURFACE SHALL BE LEFT OPEN.
3. FINISH SIDE OF FENCE SHALL FACE SCOTT AVE.



3 SCREENING FENCE
SCALE: N.T.S.



2 PROPOSED SITE PLAN
SCALE: 1"=30'

NOTES: (RENOVATION)

- REQUIRED NUMBER OF PARKING SPACES FOR NS ZONING (8) SPACES INCLUDES (1) VAN ACCESSIBLE HANDICAP PROVIDED PARKING: (15) SPACES INCLUDES (1) VAN ACCESSIBLE HANDICAP AND (1) IN THE GARAGE.
- NO CHANGES TO EXISTING PARKING LOT EXCEPT FOR ADDITION OF:
1. SCOTT AVE. SCREENING
2. DUMPSTER SCREENING-FENCED ENCLOSURE WITH GATE
3. ADDITION OF HANDICAP SPACE
4. DESIGNATED LOADING ZONE
- THERE ARE TWO STRUCTURES AND A DECK ON THE PROPERTY THE MAIN STRUCTURE IS APPROX. 20 FEET TALL AT ITS HIGHEST POINT.
- PROPOSED ZONING: NEIGHBORHOOD SERVICES DISTRICT
- THE PROPOSED USE OF THE SUBJECT LAND AND STRUCTURE WILL BE A CAFE/RETAIL STORE. THE MAIN STRUCTURE IS OUTLINED ABOVE AND CONTAINS APPROX. 2,792 SQUARE FEET OF SPACE. IT IS AN EXISTING STRUCTURE THAT WILL BE RENOVATED COMPLETELY TO MEET ALL CURRENT BUILDING AND ADA CODES. IMPROVEMENTS WILL BE MADE TO BATHROOMS, ELEC. SYSTEMS, HVAC, AND PLUMBING. IMPROVEMENTS TO THE EXTERIOR INCLUDE A REQUIRED SCREENING FENCE ALONG SCOTT AVENUE, THE ADDITION OF A FRONT DECK FACING EAST BOULEVARD THAT WILL BE FACED IN BRICK WITH A RAILING (WITHIN ALL SETBACKS). EXISTING WINDOWS ALONG EAST BLVD. MAY NOT BE REDUCED OR ELIMINATED BUT MAY BE ENLARGED OR CHANGED TO FRENCH DOORS WITH NO LESS GLASS AREA THAN WINDOWS THEY MIGHT REPLACE. THE EXTERIOR CHANGES ARE DESIGNED TO PROVIDE GREATER APPEAL TO RETAIL CUSTOMERS AND THE NEIGHBORHOOD. THE EXISTING GARAGE OF APPROX. 400 SQ. FT. WILL BE RETAINED FOR STORAGE, TRAINING AND A PARKING SPACE FOR THE MANAGER.

PETITION#: 98-78
"FOR PUBLIC HEARING"
TAX ID#: 153-025-12

ATTACHED TO ADMINISTRATIVE APPROVAL

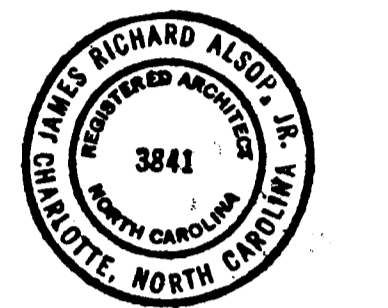
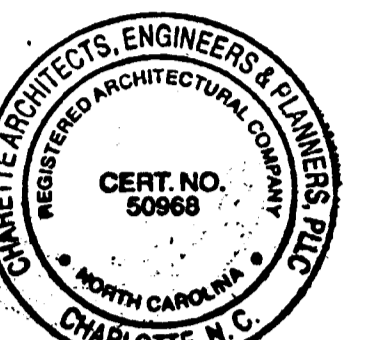
DATED: April 23, 1999
BY: MARTIN R. CRAMTON, JR.

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: April 23, 1999
TO: Robert Brandon, Zoning Administrator
FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 98-78 Timothy Brumm Tax parcel 153-025-12.

Attached is a copy of the revised plan for the above rezoning petition. The plan has been revised to allow the existing garage to remain to be used for storage. The plan also adjusts the number of parking spaces provided. Since this change does not alter the intent of the development and is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy.



Copyright © 1998
CHARETTE
ARCHITECTS, ENGINEERS
& PLANNERS, PLLC

1401 E. BLVD.
REZONING-
NEIGHBORHOOD
SERVICES
DISTRICT
CHARLOTTE, NC

Project No. 98051

EXISTING &
PROPOSED
SITE PLANS

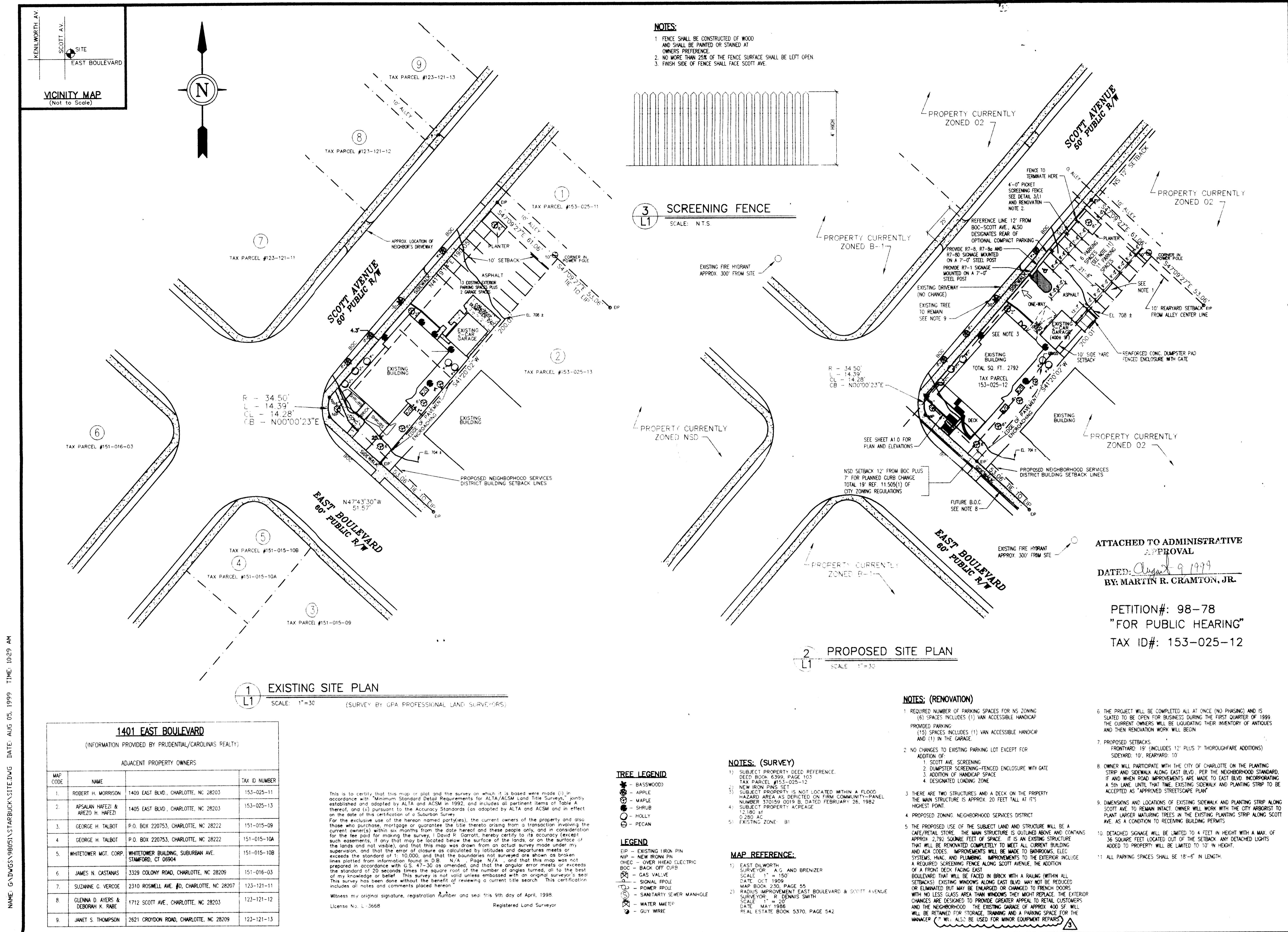
Scale: 1"=30'
GRAPHIC SCALE
feet

Q.A. _____
Q.C. _____

Date: 4/15/98

Revisions:
1. 8-21-98
2. 4-19-99
3. 8-5-99

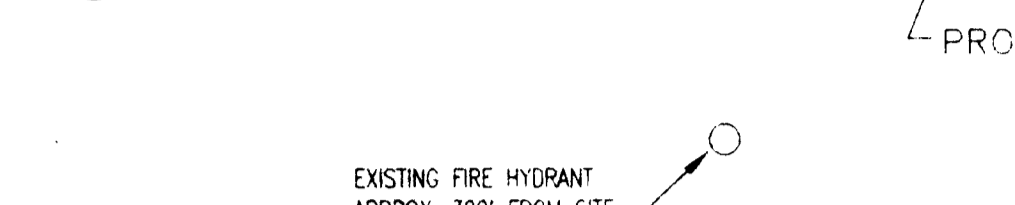
Sheet:
L.1



NOTES:

- FENCE SHALL BE CONSTRUCTED OF WOOD AND SHALL BE PAINTED OR STAINED AT OWNERS PREFERENCE.
- NO MORE THAN 25% OF THE FENCE SURFACE SHALL BE LEFT OPEN.
- FINISH SIDE OF FENCE SHALL FACE SCOTT AVE.

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



2 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

NOTES: (RENOVATION)

- REQUIRED NUMBER OF PARKING SPACES FOR NS ZONING (15) SPACES INCLUDES (1) VAN ACCESSIBLE HANDICAP PROVIDED PARKING (15) SPACES INCLUDES (1) VAN ACCESSIBLE HANDICAP AND (1) IN THE GARAGE.
- NO CHANGES TO EXISTING PARKING LOT EXCEPT FOR ADDITION OF:
 - SCOTT AVE. SCREENING
 - DUMPSTER SCREENING-FENCED ENCLOSURE WITH GATE
 - ADDITION OF HANDICAP SPACE
 - DESIGNATED LOADING ZONE
- THERE ARE TWO STRUCTURES AND A DECK ON THE PROPERTY THE MAIN STRUCTURE IS APPROX 20 FEET TALL AT ITS HIGHEST POINT.
- PROPOSED ZONING: NEIGHBORHOOD SERVICES DISTRICT
- THE PROPOSED USE OF THE SUBJECT LAND AND STRUCTURE WILL BE A CAFE/RETAIL STORE. THE MAIN STRUCTURE IS OUTLINED ABOVE AND CONTAINS APPROX 2792 SQUARE FEET OF SPACE. IT IS AN EXISTING STRUCTURE THAT WILL BE RENOVATED COMPLETELY TO MEET ALL CURRENT BUILDING AND ADA CODES. IMPROVEMENTS WILL BE MADE TO BATHROOMS, ELEC. SYSTEMS, HVAC, AND PLUMBING. IMPROVEMENTS TO THE EXTERIOR INCLUDE A REQUIRED SCREENING FENCE ALONG SCOTT AVENUE, THE ADDITION OF A FRONT DECK FACING EAST BOULEVARD THAT WILL BE FACED IN BRICK WITH A RAILING (WITHIN ALL SETBACKS) EXISTING WINDOWS ALONG EAST BLVD MAY NOT BE REDUCED OR ELIMINATED BUT MAY BE ENLARGED OR CHANGED TO FRENCH DOORS WITH NO LESS GLASS AREA THAN WINDOWS THEY MIGHT REPLACE. THE EXTERIOR CHANGES ARE DESIGNED TO PROVIDE GREATER APPEAL TO RETAIL CUSTOMERS AND THE NEIGHBORHOOD. THE EXISTING GARAGE OF APPROX 400 SF WILL BE RETAINED FOR STORAGE, TRAINING AND A PARKING SPACE FOR THE MANAGER (IT WILL ALSO BE USED FOR MINOR EQUIPMENT REPAIRS).
- THE PROJECT WILL BE COMPLETED ALL AT ONCE (NO PHASING) AND IS SUITED TO BE OPEN FOR BUSINESS DURING THE FIRST QUARTER OF 1999. THE CURRENT OWNERS WILL BE LIQUIDATING THEIR INVENTORY OF ANTIQUES AND THEN RENOVATION WORK WILL BEGIN.
- PROPOSED SETBACKS:
 - FRONTYARD: 15'
 - REAR: 10'
 - SIDEYARD: 10'
 - REAR: 10'
- OWNER WILL PARTICIPATE WITH THE CITY OF CHARLOTTE ON THE PLANTING STRIP AND SIDEWALK ALONG EAST BLVD. PER THE NEIGHBORHOOD STANDARD. IF AND WHEN ROAD IMPROVEMENTS ARE MADE TO EAST BLVD INCORPORATING A 5th LANE, UNTIL THAT TIME EXISTING SIDEWALK AND PLANTING STRIP TO BE ACCEPTED AS "IMPROVED STREETScape PLANT".
- DIMENSIONS AND LOCATIONS OF EXISTING SIDEWALK AND PLANTING STRIP ALONG SCOTT AVE TO REMAIN INTACT. OWNER WILL WORK WITH THE CITY ARBORIST TO PLANT LARGER MATURING TREES IN THE EXISTING PLANTING STRIP ALONG SCOTT AVE AS A CONDITION TO RECEIVING BUILDING PERMITS.
- DETACHED SIGNAGE WILL BE LIMITED TO 4 FEET IN HEIGHT WITH A MAX OF 36 SQUARE FEET LOCATED OUT OF THE SETBACK. ANY DETACHED LIGHTS ADDED TO PROPERTY WILL BE LIMITED TO 10' IN HEIGHT.
- ALL PARKING SPACES SHALL BE 18'-6" IN LENGTH.

NOTES: (SURVEY)

- SUBJECT PROPERTY DEED REFERENCE: DEED BOOK 6399, PAGE 103 TAX PARCEL #153-025-12
- NEW IRON PINS SET
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEPICTED ON FIRM COMMUNITY-PANEL NUMBER 37015A 0019 D, DATED FEBRUARY 26, 1982
- SUBJECT PROPERTY ACPEAGE: 12,280 AC
- EXISTING ZONE: B1

MAP REFERENCE:

- EAST DULWORTH SURVEYOR: A.G. AND BRENZER SCALE: 1"=150' DATE: OCT 1909 MAP BOOK 230, PAGE 55
- RADIAL IMPROVEMENT EAST BOULEVARD & SCOTT AVENUE SURVEYOR: R. DENNIS SMITH SCALE: 1"=150' DATE: MAY 1986 PLAT ESTATE BOOK 5370, PAGE 542

TREE LEGEND

- BRASSWOOD
- APPLE
- MAPLE
- SHRUB
- HOLLY
- PECAN

LEGEND

- EXISTING IRON PIN
- NEW IRON PIN
- OVER HEAD ELECTRIC
- BACK OFF GEAR
- GAS VALVE
- SIGNAL POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- WATER METER
- GUY WIRE

1 EXISTING SITE PLAN
SCALE: 1"=30'

(SURVEY BY: GPA PROFESSIONAL LAND SURVEYORS)

1401 EAST BOULEVARD (INFORMATION PROVIDED BY PRUDENTIAL/CAROLINAS REALTY)			
ADJACENT PROPERTY OWNERS			
MAP CODE	NAME	ADDRESS	TAX ID NUMBER
1.	ROBERT H. MORRISON	1409 EAST BLVD., CHARLOTTE, NC 28203	153-025-11
2.	APSAHAN HAFEZI & AREZO H. HAFEZI	1405 EAST BLVD., CHARLOTTE, NC 28203	153-025-13
3.	GEORGE H. TALBOT	P.O. BOX 220753, CHARLOTTE, NC 28222	151-015-09
4.	GEORGE H. TALBOT	P.O. BOX 220753, CHARLOTTE, NC 28222	151-015-10A
5.	WHITETOWER MGT. CORP.	WHITETOWER BUILDING, SUBURBAN AVE. STAMFORD, CT 06904	151-015-10B
6.	JAMES N. CASTANAS	3329 COLONY ROAD, CHARLOTTE, NC 28209	151-016-03
7.	SUZANNE C. VERCOE	2310 ROSWELL AVE. #0, CHARLOTTE, NC 28207	123-121-11
8.	CLENNA D. AYERS & DEBORAH K. RABE	1712 SCOTT AVE., CHARLOTTE, NC 28203	123-121-12
9.	JANET S. THOMPSON	2621 CROYDON ROAD, CHARLOTTE, NC 28209	123-121-13

This is to certify that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992, and includes all pertinent items of Table A thereof; and (2) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM) and in effect on the date of this certification of a Suburban Survey.

For the exclusive use of the herein named party(ies), the current owners of the property and also those who purchase, mortgage or otherwise acquire the title thereto arising from a transaction involving the current owner(s) within six months from the date hereof and these people only, and in consideration for the fee paid for making the survey, I David P. Garrott, hereby certify to its accuracy (except such easements, if any that may be located below the surface of the lands, or on the surface of the lands and not visible), and that this map was drawn from an actual survey made under my supervision, and that the error of closure as calculated by latitudes and departures meets or exceeds the standard of 1:10,000, and that the boundaries not surveyed are shown as broken lines plotted from information found in D.B. N/A, Page N/A, and that this map was not prepared in accordance with G.S. 47-30 as amended, and that the angular error meets or exceeds the standard of 20 seconds times the square root of the number of angles turned, all to the best of my knowledge or belief. This survey is not valid unless embossed with an original surveyor's seal. This survey has been done without the benefit of reviewing a current title search. This certification includes all notes and comments placed hereon.

Witness my original signature, registration number and seal this 9th day of April, 1998.
License No. L-3668 Registered Land Surveyor

**CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
INTER-OFFICE COMMUNICATION**

DATE: August 9, 1999

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 98-78 Timothy Brumm Tax parcel 153-025-12.

Attached is a copy of the revised plan for the above rezoning petition. The plan has been revised to allow the existing garage to remain to be used for storage, training and minor equipment repairs. Since this change does not alter the intent of the development and is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy.

NAME: G:\DWG\98051\STARBUCKS\STARBUCKS.DWG DATE: AUG 05, 1999 TIME: 10:29 AM