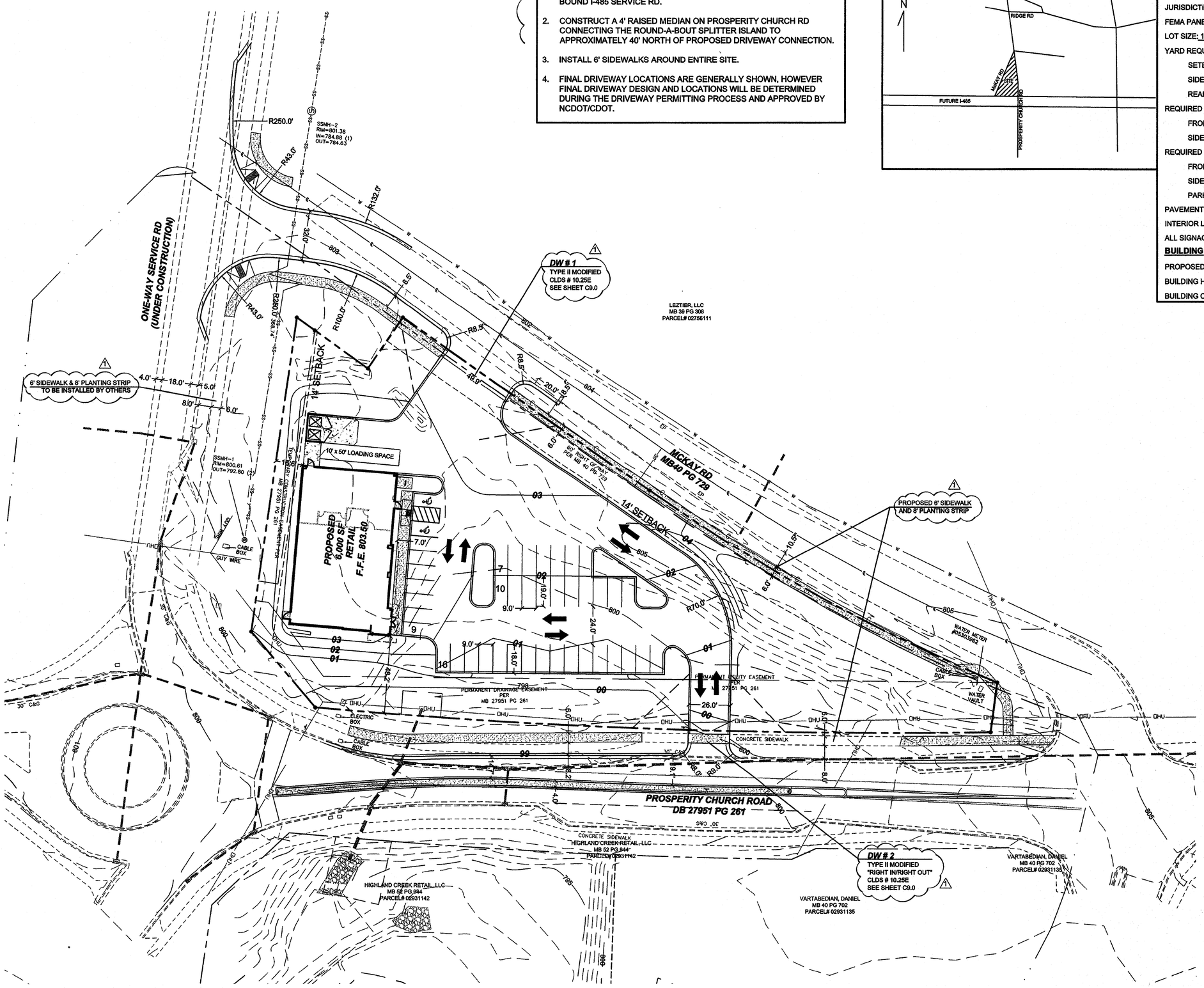
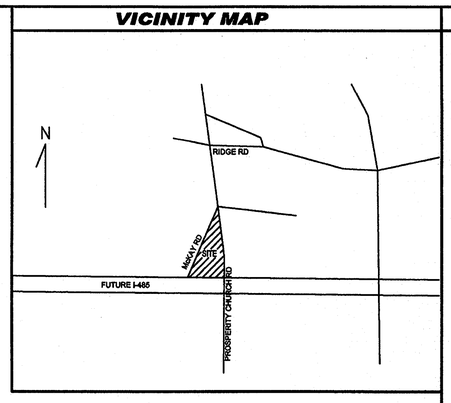
NOTE: ALL TRANSPORTATION IMPROVEMENTS LISTED SHALL BE IMPLEMENTED PRIOR TO ISSUANCE OF CO.

1. CONSTRUCT THE PROPOSED MCKAY RD CONNECTION TO THE WEST BOUND I-485 SERVICE RD.
2. CONSTRUCT A 4' RAISED MEDIAN ON PROSPERITY CHURCH RD CONNECTING THE ROUND-A-BOUT SPLITTER ISLAND TO APPROXIMATELY 40' NORTH OF PROPOSED DRIVEWAY CONNECTION.
3. INSTALL 6' SIDEWALKS AROUND ENTIRE SITE.
4. FINAL DRIVEWAY LOCATIONS ARE GENERALLY SHOWN, HOWEVER FINAL DRIVEWAY DESIGN AND LOCATIONS WILL BE DETERMINED DURING THE DRIVEWAY PERMITTING PROCESS AND APPROVED BY NCDOT/CDOT.



VICINITY MAP



PROJECT SUMMARY

PROPERTY

PROJECT NAME: ABC STORE-HIGHLAND CREEK OWNER/DEVELOPER: MECK ABC BOARD

PLANS PREPARED BY: BURTON ENGINEERING ASSOCIATES PHONE #: (704)553-8881

ZONING: NS; CC PETITION NO.: 2000-134; 1995-051C TAX PARCEL: 029-31-133

JURISDICTION: CHARLOTTE WATERSHED DISTRICT: CATAWBA

FEMA PANEL No.: 3710456900J FEMA PANEL DATE: 03/02/09 FLOOD ZONE: OUT

LOT SIZE: 1.563 ACRES

YARD REQUIREMENTS

SETBACK (FRONT): 14 FT. FROM B/C

SIDE YARD (L): 10 FT. SIDE YARD (R): 10 FT.

REAR YARD: 20 FT.

REQUIRED BUFFERS:

FRONT: (NO)/YES ____ FT. REAR: (NO)/YES ____ FT.

SIDE(L): (NO)/YES ____ FT. SIDE (R) (NO)/YES ____ FT.

REQUIRED SCREENING:

FRONT: (NO) YES REAR: (NO) YES

SIDE (L) (NO) YES SIDE (R) (NO) YES

PARKING ONLY: NO (YES)

PAVEMENT COVERAGE: SEE LANDSCAPE PLAN

INTERIOR LANDSCAPING: SEE LANDSCAPE PLAN

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

BUILDING

PROPOSED USE: RETAIL

BUILDING HEIGHT: 25'-6" FEET, STORIES: 1

BUILDING COVERAGE: 6,000 SQ. FT. GROSS FLOOR AREA: 6,000 SQ.FT.

PARKING TAB.

REQUIRED PARKING: ("RETAIL")
1 SPACES PER 600 SF
6,000 SF/600 = 10 SPACES REQ'D

PROPOSED PARKING:
TOTAL PROPOSED (INC. ACCESS. SPC'S.) = 42
REGULAR SPACES = 40
ACCESSIBLE SPACES= 2 (INCLUDING 1 VAN)
10' X 50' LOADING SPACE = 1

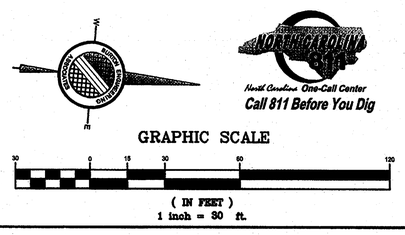
BICYCLE PARKING:
SHORT TERM REQUIRED: 2 MINIMUM; or 1 PER 12,000 S.F.
SHORT TERM PROVIDED: 2
LONG TERM REQUIRED: 5% OF AUTO PARKING; 34 X 0.05 = 1.7
LONG TERM PROVIDED: 2

ATTACHED TO ADMINISTRATIVE APPROVAL

JUL 31 2014

BY: DEBRA CAMPBELL

DRAWING INFORMATION



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Firm License #C-1157

Engineer's Seal:

NORTH CAROLINA PROFESSIONAL SEAL 12557 ENGINEER CARLTON T. BURTON

7-28-14

Project: ABC STORE - HIGHLAND CREEK
5715 PROSPERITY CHURCH RD
CHARLOTTE, NORTH CAROLINA

Sheet Title: SCHEMATIC SITE PLAN

Engineer	CTB
Drawn By	ChB
Date	03/18/14
Revisions	1 - 05/14/14 - ADMIN REVIEW COMMENTS
Project Number	380-017

AA1.0
Sheet 1 of X

P:\DWG\380-017 ABC HIGHLAND CREEK\SITE PLAN DXF\N_RECOVER.DWG ADMIN SITE 7/28/2014 1:45:57 PM LANIER-LT.CTB CHASE

CHARLOTTE

Charlotte-Mecklenburg Planning Department

DATE: July 31, 2014

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 1995-051C & 2000-134 Childress Klein Properties

Attached is the revised site plan for the petition listed above. The site plan shows the proposed site layout and elevations for the proposed retail store (ABC Spirits). Since these changes do not alter the intent of the development I am approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Reasons for Staff's support of the request:

- The site layout, elevations, and use are consistent with the requirements of the approved conditional notes and schematic plan.

Note:

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

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

PLANTING SCHEDULE

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT/SIZE	SPACING
CP	4	PISTACHIO CHINENSIS	CHINESE PISTACHE	B & B	2" CAL., MIN. 8' TALL	
AE	18	ULMUS PARVIFOLIA 'ALLEE'	'ALLEE' LACEBARK ELM	B & B	2" CAL., MIN. 8' TALL	
TCM	17	LAGERSTROEMIA FAURIEI 'TUSCARORA'	'TUSCARORA' CRAPE MYRTLE	B & B	1-1/2" CAL., MIN. 8' TALL	
HH	120	ILEX CRENATA 'HOOGENDORN'	'HOOGENDORN' JAPANESE HOLLY	3 GAL.		5' OC

TREE REQUIREMENTS

CHAPTER 21 TREE ORDINANCE CODE SUMMARY

PERIMETER TREE REQUIREMENTS

"PROSPERITY CHURCH RD"
488± L.F./30'= (17) SMALL MATURING TREES REQUIRED
(17) NEW TREES
(0) EXISTING TREES

"MCKAY RD"
500± L.F./40'= (13) LARGE MATURING TREES REQUIRED
(13) NEW TREES
(0) EXISTING TREES

"SERVICE RD"
198± L.F./40'= (5) LARGE MATURING TREES REQUIRED
(5) NEW TREES
(0) EXISTING TREES
IF OVERHEAD DISTRIBUTION LINES EXIST, ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 25 FT. OF LINES. OTHERWISE 75% OF NEW TREES MUST BE LARGE MATURING.

INTERNAL TREE REQUIREMENTS

1 TREE/10,000 S.F. IMPERVIOUS AREA
IMPERVIOUS AREA = (27,801) S.F. (ASPHALT, CONC., ETC.)
IMPERVIOUS AREA = (6,000) S.F. (BUILDING)
IMPERVIOUS AREA = (33,801) S.F. (TOTAL)
LANDSCAPE AREA = (34,283) S.F. (50.4%)
SITE AREA = (68,084) S.F.
IMPERVIOUS AREA/10,000 S.F.= (4) TREES REQUIRED ((4) PROVIDED)

ATTENTION CONTRACTOR/LANDSCAPER:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 704-336-6769 OR URBAN FORESTER NAMED ON APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES.

TREE PLANTING NOTES

1. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM TREES MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
2. 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.
3. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL -OR- UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQ. FT. PER TREE).
4. LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREE CONFLICTS WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE **BEFORE** PLANTING.
5. PLEASE CALL 704-336-6769 FOR AN INSPECTION OT TREE PROTECTION AND/OR TREE PLANTING AREAS 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.

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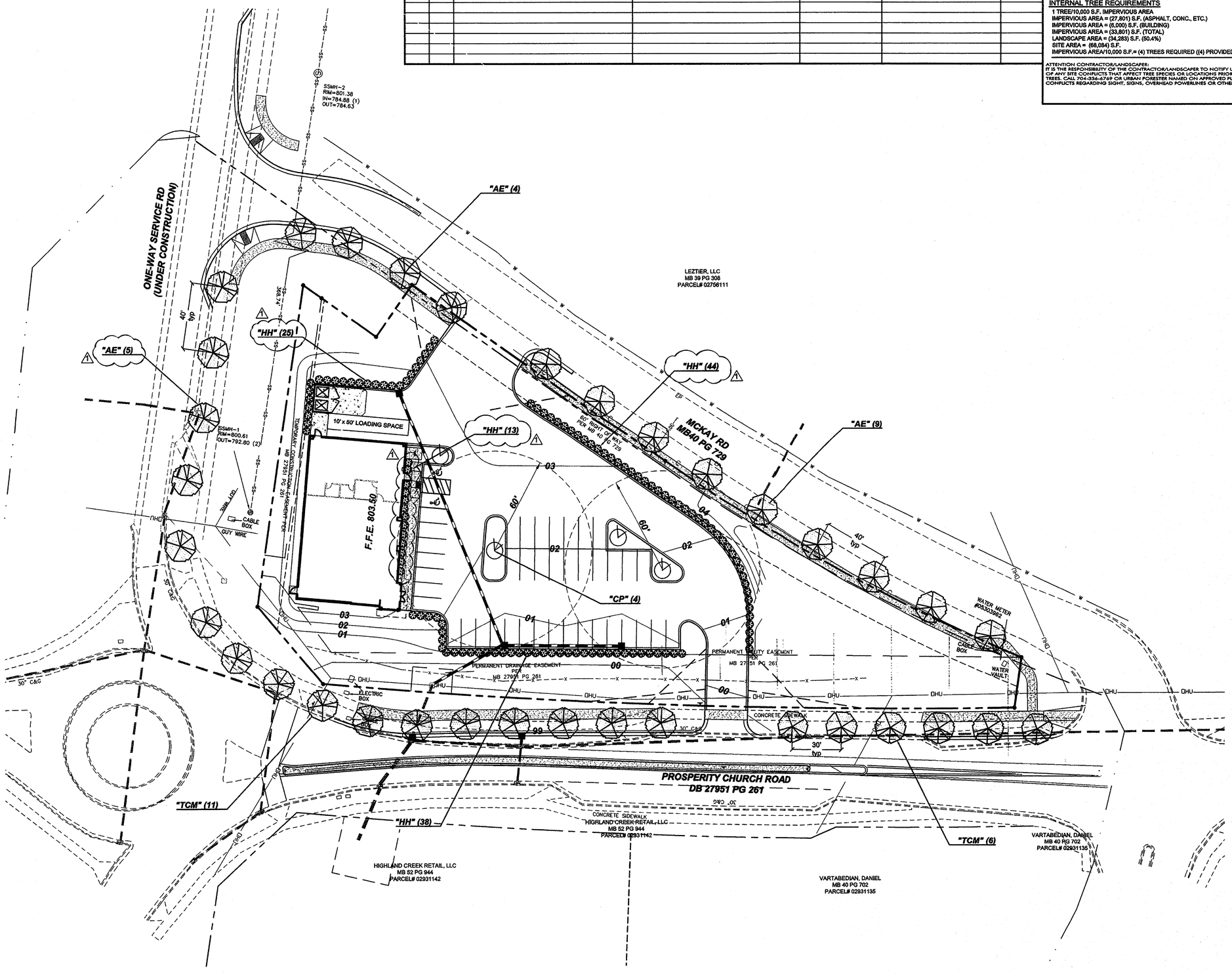

LANDSCAPE NOTES

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
2. ALL PLANTS SHALL BE COMPACT, UNIFORM, AND WELL GROWN. PLANTS SHALL NOT BE LOOSE, OPEN PLANTS. THE CLIENT'S LANDSCAPE ARCHITECT RESERVES THE RIGHT, IN OUR SOLE OPINION, TO REJECT ANY AND ALL MATERIALS WHICH DO NOT MEET THESE REQUIREMENTS.
3. ALL PLANTING BEDS SHALL BE MULCHED A MINIMUM OF 4" WITH PINE NEEDLE MULCH.
4. ALL PLANTS SHALL BE FREE FROM DISEASE, INSECT INFESTATIONS, AND INJURIES.
5. ALL PLANT BEDS SHALL HAVE A 4" V-CUT TRENCH INSTALLED AT THE PERIMETER OF THE BED.
6. CONTRACTOR MUST PROVIDE A ONE YEAR WRITTEN GUARANTEE FOR ALL PLANT MATERIALS FROM THE DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
7. THE SPECIES, VARIETIES, AND SIZE LISTED SHALL BE PROVIDED AS SPECIFIED. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON WRITTEN APPLICATION BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT, AND WHEN APPROVAL BY SAID LANDSCAPE ARCHITECT IS IN WRITING.
8. SYMBOLS: B&B = BALLED AND BURLAPPED; O.C. = ON CENTER; GAL. = GALLON CONTAINER, M.S. = MULTI-STEM; HT. = HEIGHT, CAL. = CALIPER.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANTS ILLUSTRATED ON THE PLANTING PLAN. IF ANY DISCREPANCIES EXIST BETWEEN THE QUANTITIES LISTED ON THE PLANT LIST AND THE QUANTITIES SHOWN ON THE PLAN, THE CONTRACTOR SHALL PROVIDE ALL QUANTITIES ILLUSTRATED ON THE PLAN. IF ANY PLANTS ARE SHOWN NOT LABELED, THE CONTRACTOR SHALL VERIFY THE PLANT IDENTITY WITH THE LANDSCAPE ARCHITECT AND THESE PLANTINGS SHALL BE INCLUDED IN THE CONTRACTOR'S INITIAL BID.
10. SOIL AMENDMENTS SHALL BE UNIFORMLY SPREAD AND CULTIVATED THOROUGHLY BY A MECHANICAL TILLER INTO THE TOP 12" OF SOIL THROUGHOUT SHRUB BEDS.
11. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING OF ALL SOIL CONDITIONS THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANT MATERIALS. PROPER DRAINAGE MUST BE ASSURED.
12. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.
13. 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.
14. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE REMOVED FROM ROOT BALL PRIOR TO BACK FILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
15. ALL SIGNAGE AND SITE LIGHTING TO BE COORDINATED AROUND THE TREES LOCATED ON THE PLANTING PLAN. ALL TREES SHOWN ON THE PLANTING PLAN MUST GO IN AS SPECIFIED. ANY CHANGES TO THE PLANTING PLAN COULD RESULT IN A DELAY IN RECEIVING AND OCCUPANCY PERMIT.
16. CONSULT PLANT LIST FOR PLANT SIZES AND SPECIFICATIONS.
17. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO INSTALLATION. NOTIFY ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
18. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANS. QUANTITIES ARE FOR CONVENIENCES ONLY.
19. MULCH TO BE PINE NEEDLES.
20. GENERAL CONTRACTOR TO SEED ALL DISTURBED AREAS BEYOND PARKING LOT PERIMETER. LANDSCAPE CONTRACTOR SHALL SEED ALL AREAS WITHIN PARKING AS NOTED.
21. CONTRACTOR MAY CONTACT THE CITY INSPECTOR FOR A PRELIMINARY MEETING TO NEGOTIATE CREDIT FOR EXISTING TREES IN THE BUFFER AREA.

TREE PROTECTION NOTES

1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING, OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
2. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS (CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES, APPENDIX 9) OR LAND DEVELOPMENT STANDARDS MANUAL 40.04.
3. BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL 704-336-__FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
4. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 IN. OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
5. BRUSH, VINES, AND SMALL TREES (<8"Ø, OR AS SMALL AS 2" CALIPER) MAY BE HAND CLEARED ONLY CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP 6 FT. (AT LEAST 2/3 OF THE BRANCHES SHOULD BE LEFT) TO IMPROVE VISIBILITY.
6. EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH SHARP PRUNING TOOL; BACKFILL ASAP TO MINIMIZE EXPOSURE TO THE AIR.
7. TREE PROTECTION FENCE IS TO BE LOCATED 1 FT. PER TREE DIA. INCH AWAY FROM THE TREE IN THE SETBACK OR RIGHT-OF-WAY.
8. TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704)336-5753 PRIOR TO REMOVAL OF ANY RIGHT-OF-WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND & LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704)336-6692 FOR REQUIRED PERMITS.

DRAWING INFORMATION

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

North Carolina One-Call Center
Call 811 Before You Dig

ATTACHED TO ADMINISTRATIVE APPROVAL
JUN 3 1 2014
BY: DEBRA CAMPBELL

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Engineer's Seal:
NORTH CAROLINA PROFESSIONAL SEAL 12557 ENGINEER CARLTON T. BURTON
7-28-14

Project: ABC STORE - HIGHLAND CREEK
5715 PROSPERITY CHURCH RD
CHARLOTTE, NORTH CAROLINA

Sheet Title: LANDSCAPE PLAN

Engineer	CTB
Drawn By	ChB
Date	03/18/14
Revisions	1 - 05/14/14 - ADMIN REVIEW COMMENTS
Project Number	380-017

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Sheet 1 of X

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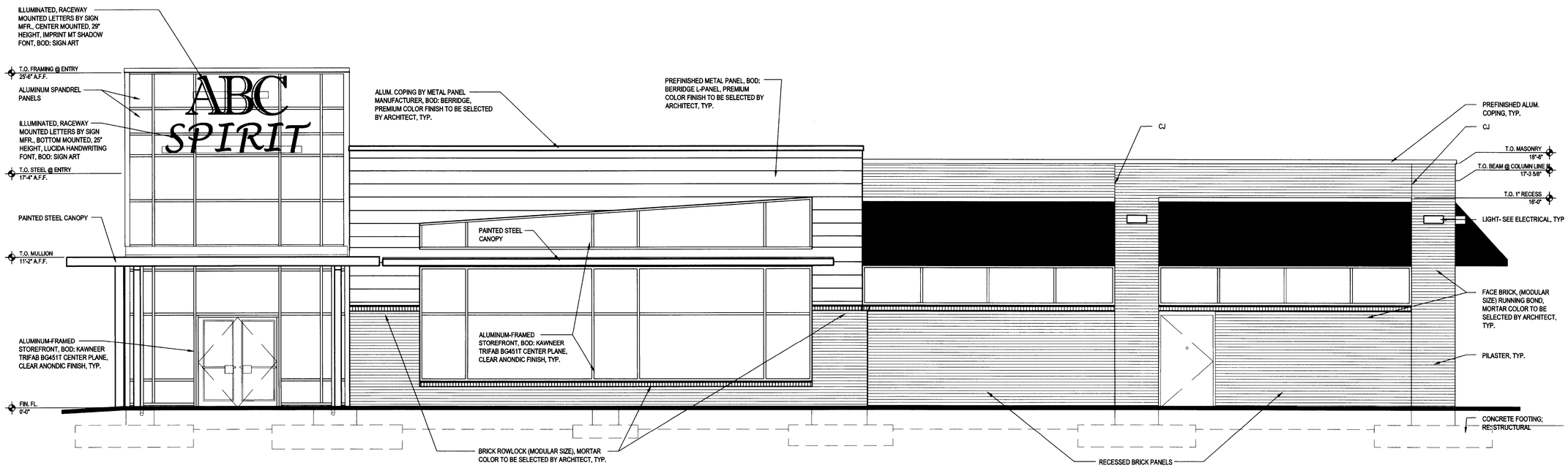
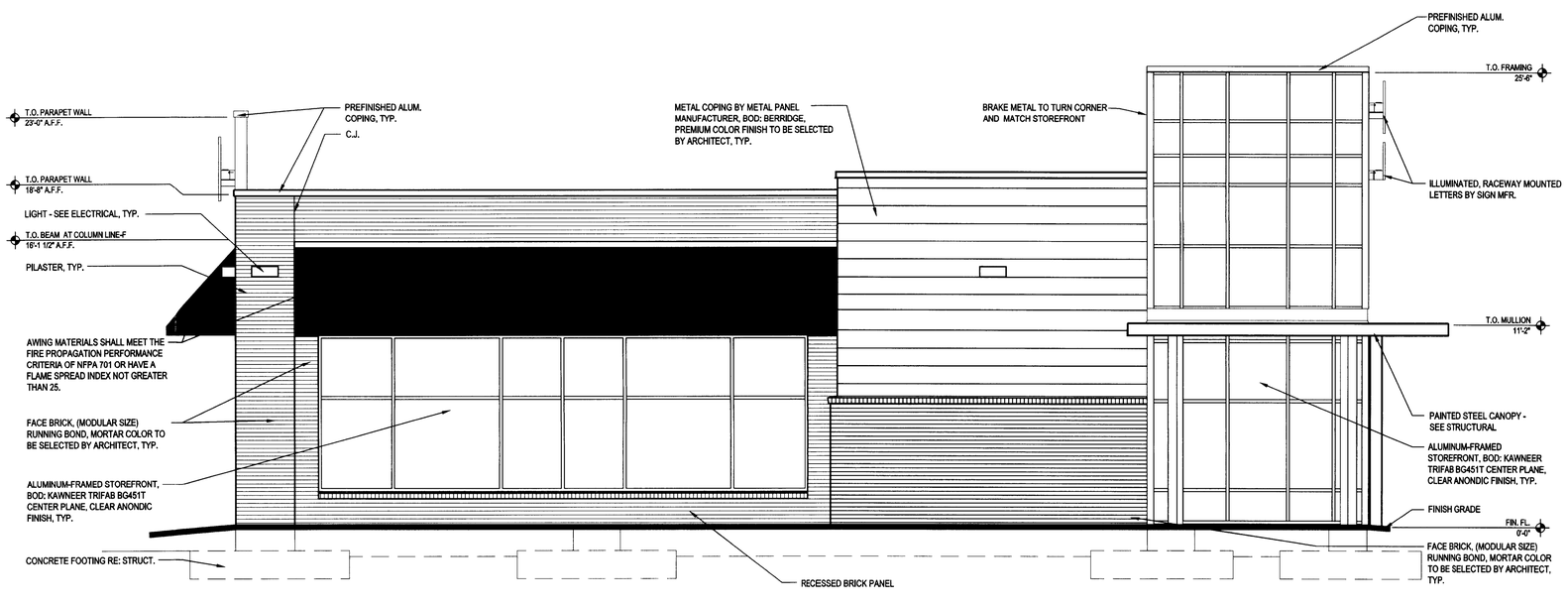


1 / A201 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0" RE: A101



9 / A201 **EAST ELEVATION**
SCALE: 1/4" = 1'-0" RE: A101

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MECKLENBURG COUNTY ABC BOARD 1947 NORTH CAROLINA

ATTACHED TO ADMINISTRATIVE APPROVAL

JUL 31 2014

BY: DEBRA CAMPBELL

MECKLENBURG COUNTY ABC HIGHLAND CREEK STORE

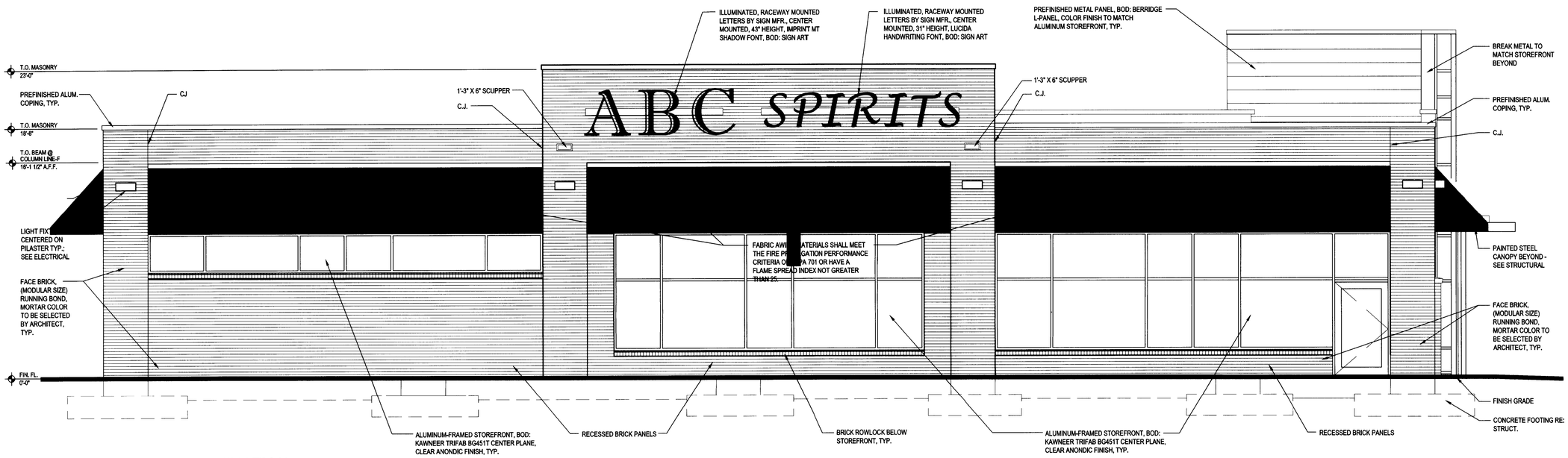
REV. 1 DATE
REV. 2 DATE
REV. 3 DATE
REV. 4 DATE
REV. 5 DATE
REV. 6 DATE
REV. 7 DATE
REV. 8 DATE

DOCUMENTS - FOR CONSTRUCTION

North & East Elevations

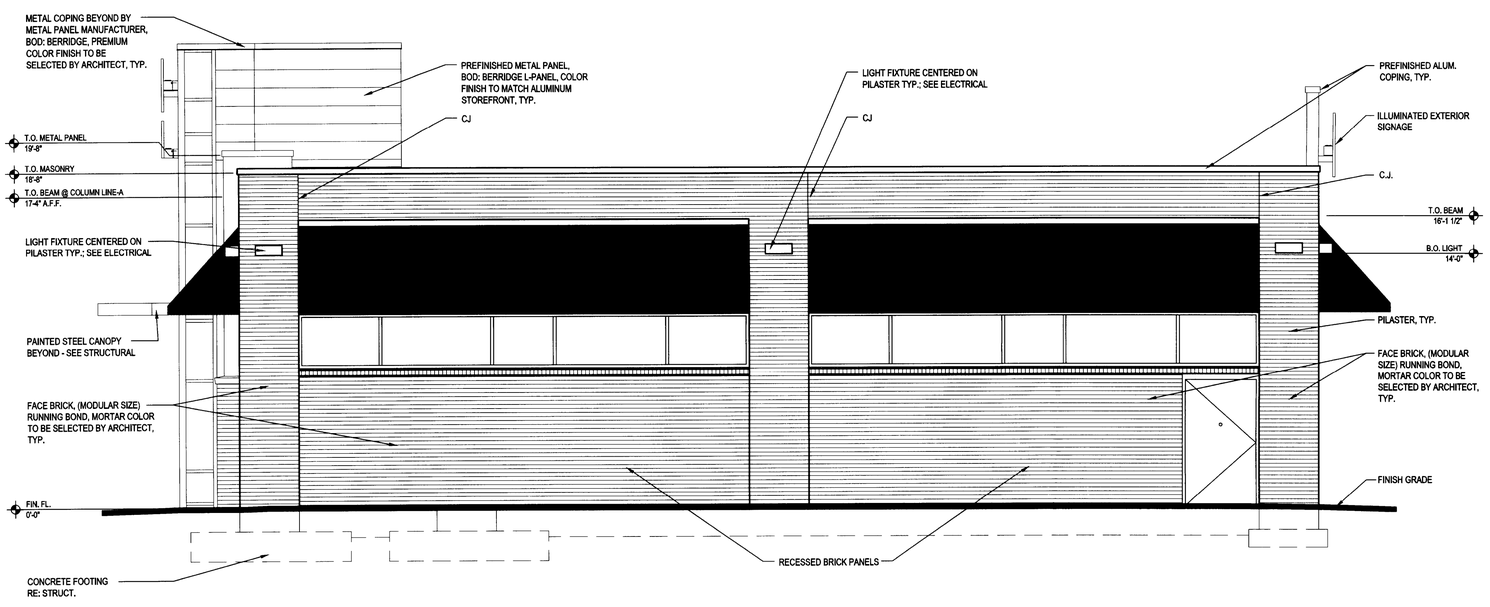
ISSUE DATE March 28, 2014
CHECKED
SHEET BY LCK
PROJECT NUMBER NC_13-021

A201



1 / A202 **SOUTH ELEVATION**

SCALE: 1/4" = 1'-0" RE: A101



9 / A202 **WEST ELEVATION**

SCALE: 1/4" = 1'-0" RE: A101

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JUL 31 2014

BY: DEBRA CAMPBELL

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MECKLENBURG COUNTY · ABC BOARD 1947 · NORTH CAROLINA

MECKLENBURG COUNTY ABC HIGHLAND CREEK STORE

REV. 1 DATE
REV. 2 DATE
REV. 3 DATE
REV. 4 DATE
REV. 5 DATE
REV. 6 DATE
REV. 7 DATE
REV. 8 DATE

DOCUMENTS - FOR CONSTRUCTION

South & West Elevations

ISSUE DATE March 28, 2014
CHECKED
SHEET BY LCK
PROJECT NUMBER NC_13-021

A202