

PROJECT NAME: LONG CREEK VILLAGE - FAMILY DOLLAR  
OWNER: KM JDH BEATTIES FORD, LLC  
PLANS PREPARED BY: BURTON ENGINEERING ASSOC. PHONE NO: 704-653-8881  
ZONING: B-1 (CD) PETITION NO: 2007-094 TAX PARCEL: 03327110  
PROPOSED USE: RETAIL STORIES: 1  
BUILDING HEIGHT: BUILDINGS A-F = 22'-8", GROCERY STORE = 33'-4"  
GROSS FLOOR AREA: 65,653 SQ.FT.  
LOT SIZE: 19.634 ACRES REGULATED WATERSHED: LONG WATERSHED  
FEMA FLOOD PANEL: 37015801067  
YARD REQUIREMENTS (BUILDING):  
FRONT YARD SETBACK: 30 FT. FROM R/W REAR YARD: 10 FT.  
SIDE YARD (FOXTHORNE): 20 FT. SIDE YARD (BEATTIES FORD): 30 FT.  
EXISTING BUFFERS:  
FRONT: (NO) YES XX FT. REAR: (NO) YES XX FT.  
SIDE(L): (NO) YES 75 FT. SIDE(R): (NO) YES 75 FT.  
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

**VICINITY MAP**

The vicinity map shows the project location at the intersection of Highway 60 and Highway 78. Highway 90 runs vertically through the center. Other roads shown include Highway 100, Highway 101, Highway 102, Highway 103, Highway 104, Highway 105, Highway 106, Highway 107, Highway 108, Highway 109, Highway 110, Highway 111, Highway 112, Highway 113, Highway 114, Highway 115, Highway 116, Highway 117, Highway 118, Highway 119, Highway 120, Highway 121, Highway 122, Highway 123, Highway 124, Highway 125, Highway 126, Highway 127, Highway 128, Highway 129, Highway 130, Highway 131, Highway 132, Highway 133, Highway 134, Highway 135, Highway 136, Highway 137, Highway 138, Highway 139, Highway 140, Highway 141, Highway 142, Highway 143, Highway 144, Highway 145, Highway 146, Highway 147, Highway 148, Highway 149, Highway 150, Highway 151, Highway 152, Highway 153, Highway 154, Highway 155, Highway 156, Highway 157, Highway 158, Highway 159, Highway 160, Highway 161, Highway 162, Highway 163, Highway 164, Highway 165, Highway 166, Highway 167, Highway 168, Highway 169, Highway 170, Highway 171, Highway 172, Highway 173, Highway 174, Highway 175, Highway 176, Highway 177, Highway 178, Highway 179, Highway 180, Highway 181, Highway 182, Highway 183, Highway 184, Highway 185, Highway 186, Highway 187, Highway 188, Highway 189, Highway 190, Highway 191, Highway 192, Highway 193, Highway 194, Highway 195, Highway 196, Highway 197, Highway 198, Highway 199, Highway 200.

**SITE**

© 2007 Teton Park

Date © 2007 National Geographic

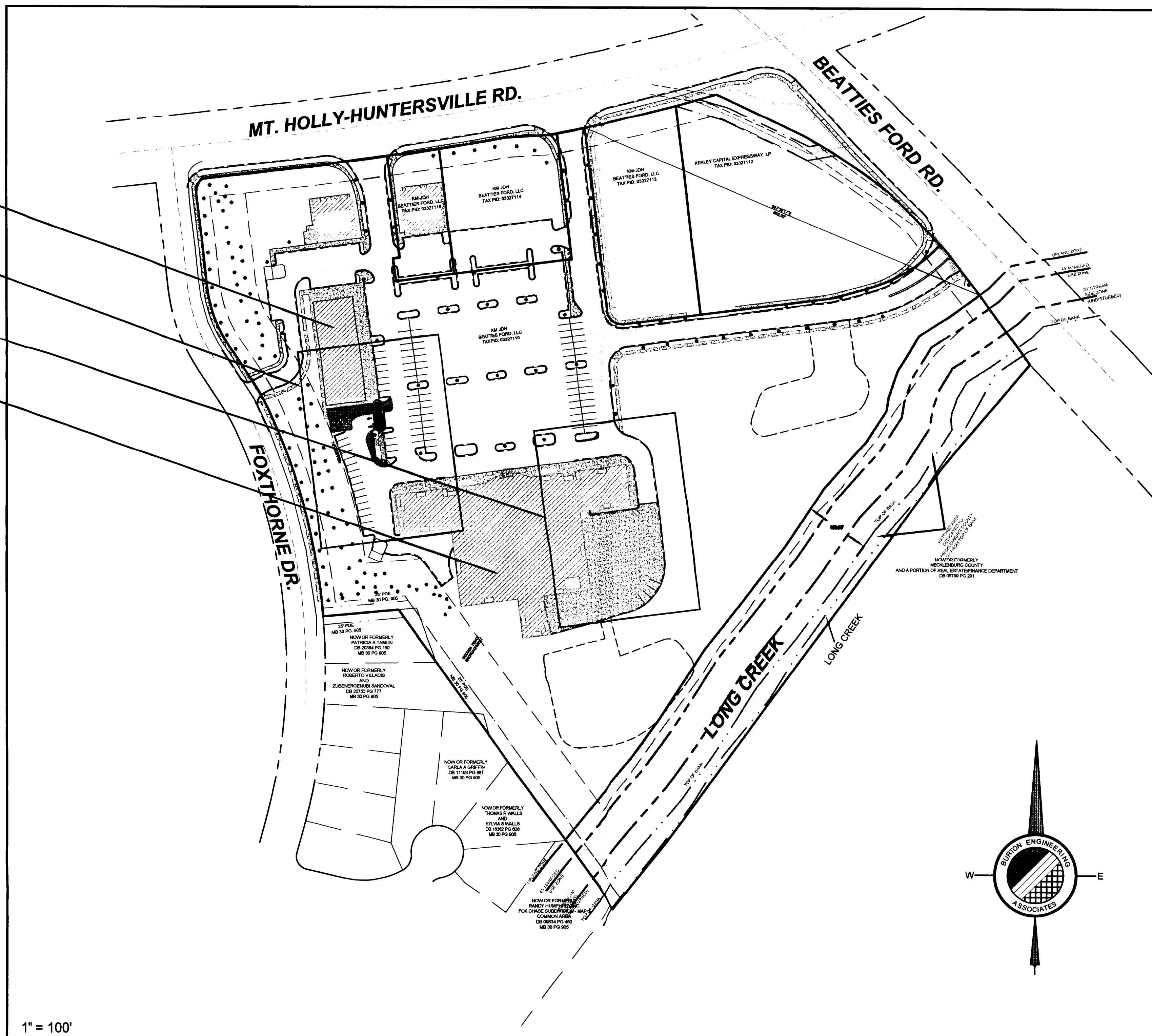
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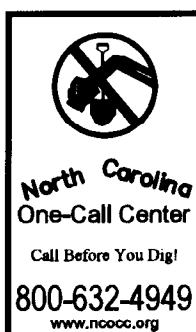
**BURTON  
ENGINEERING  
ASSOCIATES**  
CIVIL ENGINEERS  
LAND PLANNERS

5950 Fairview Rd. • Suite 100 • Charlotte, NC 28210  
(704) 553-8881 • Fax (704) 553-8860

## ***EXISTING FOOD LION***



1" = 100'

[illegible]

Project  
LONG CREEK VILLAGE - FAMILY DOLLAR

COVER SHEET

CTB
Engineer
LJB
Drawn By
04/19/12
Date
Revisions
05/08/12 - REVISED PER CITY COMMENTS
BEA Project Number
487-028
Sheet                  of
C1                      4



**DATE:** May 24, 2012

**TO:** Mark Fowler  
Zoning Supervisor

**FROM:** Debra Campbell  
Planning Director

**SUBJECT:** Administrative Approval for Petition No. 2007-094 Beatties Ford Road  
Retail Investors, LLC

Attached are the revised site plans for the above referenced rezoning petition. The plan shows an adjustment to a plaza that was part of the original approval. The adjustment will allow for the installation of a dumpster. 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, Subdivision, Tree Ordinance and conditional requirements still apply.**

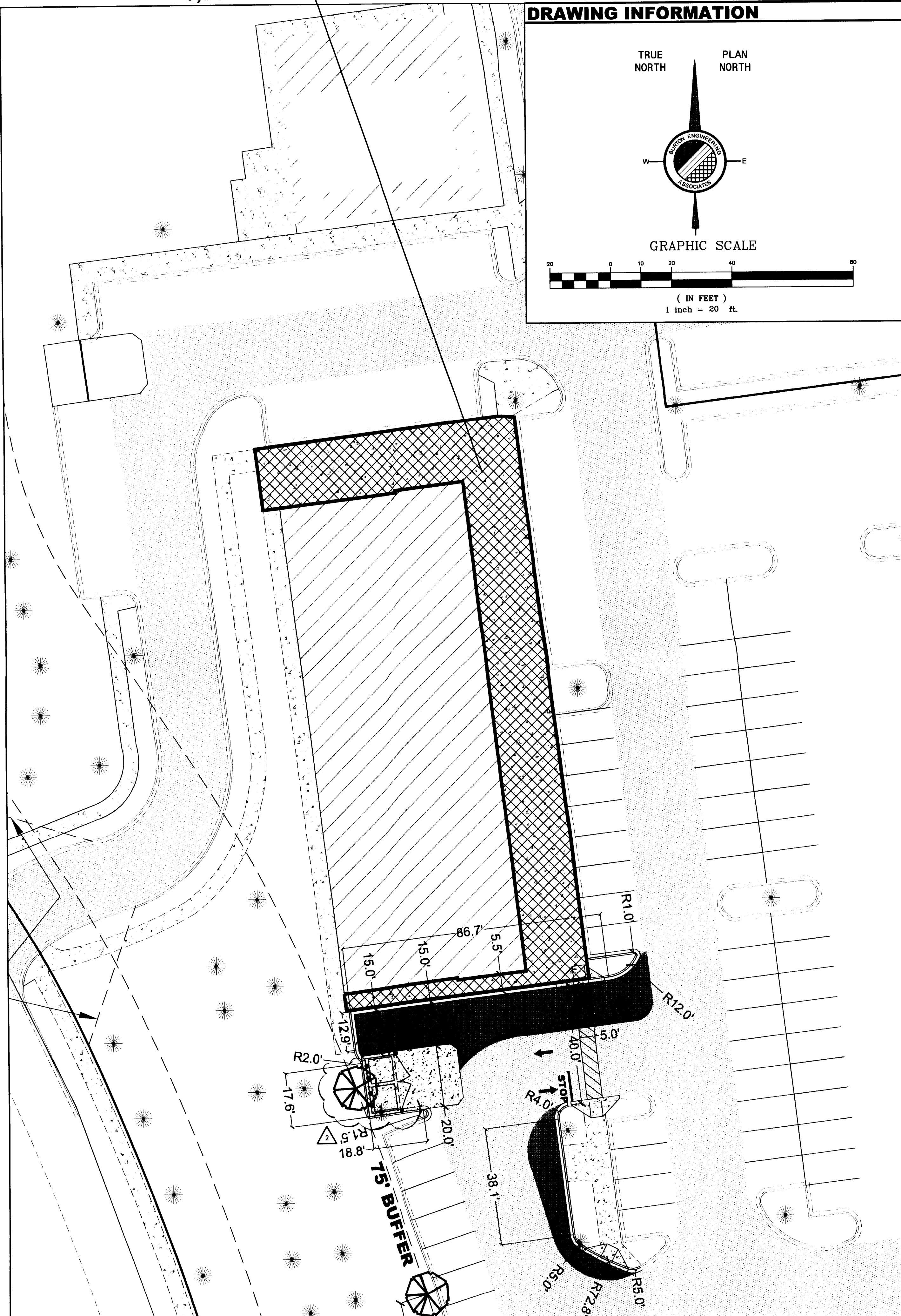
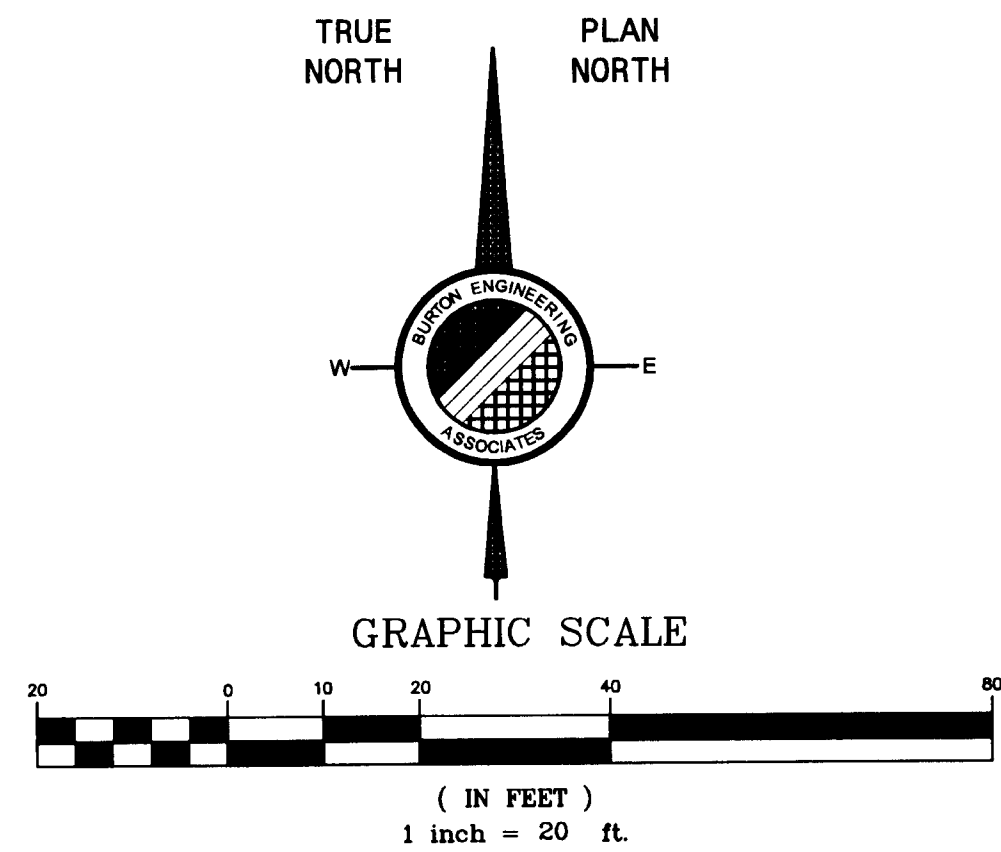






PROPOSED PLAZA AREA  
5,342-SF

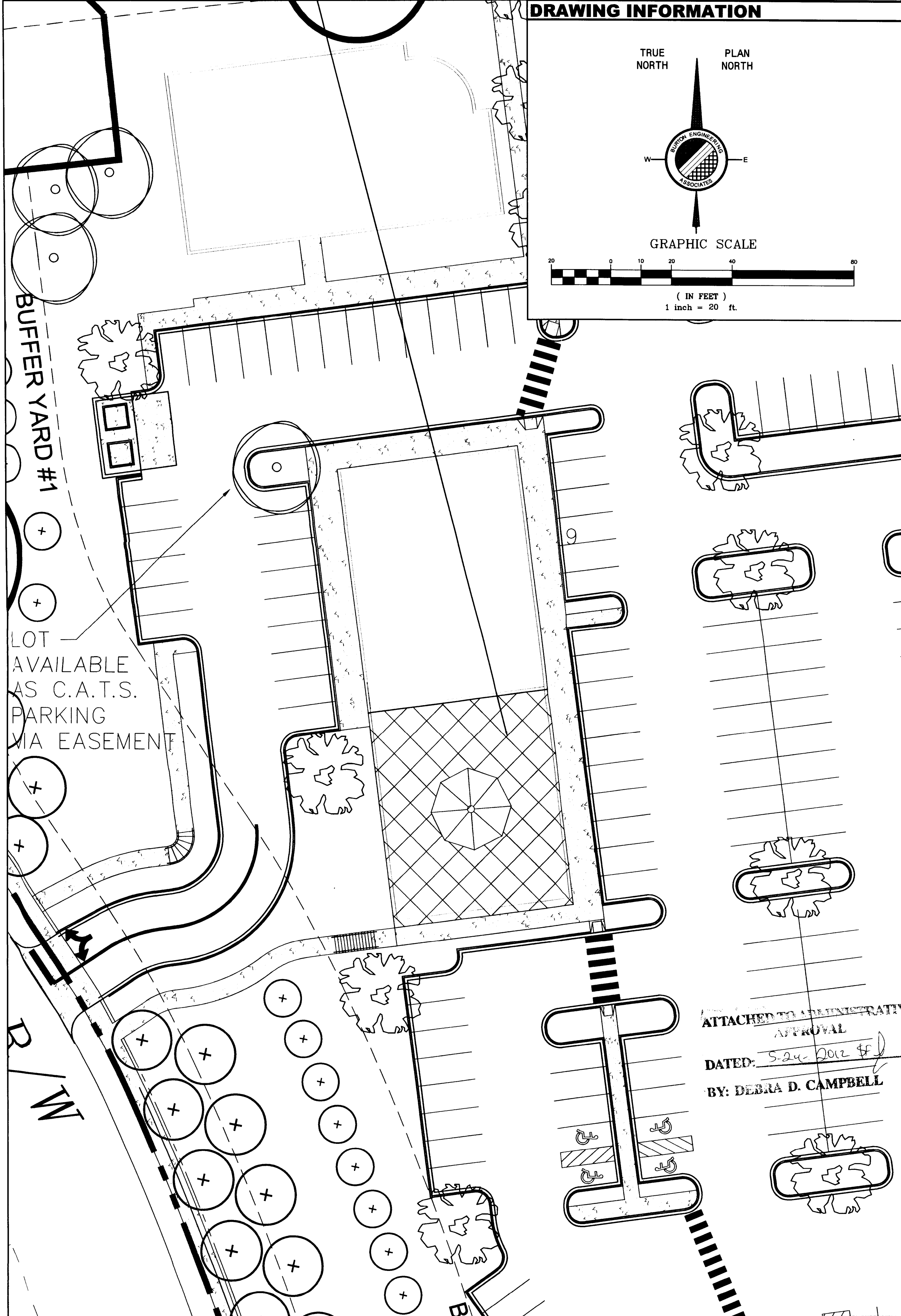
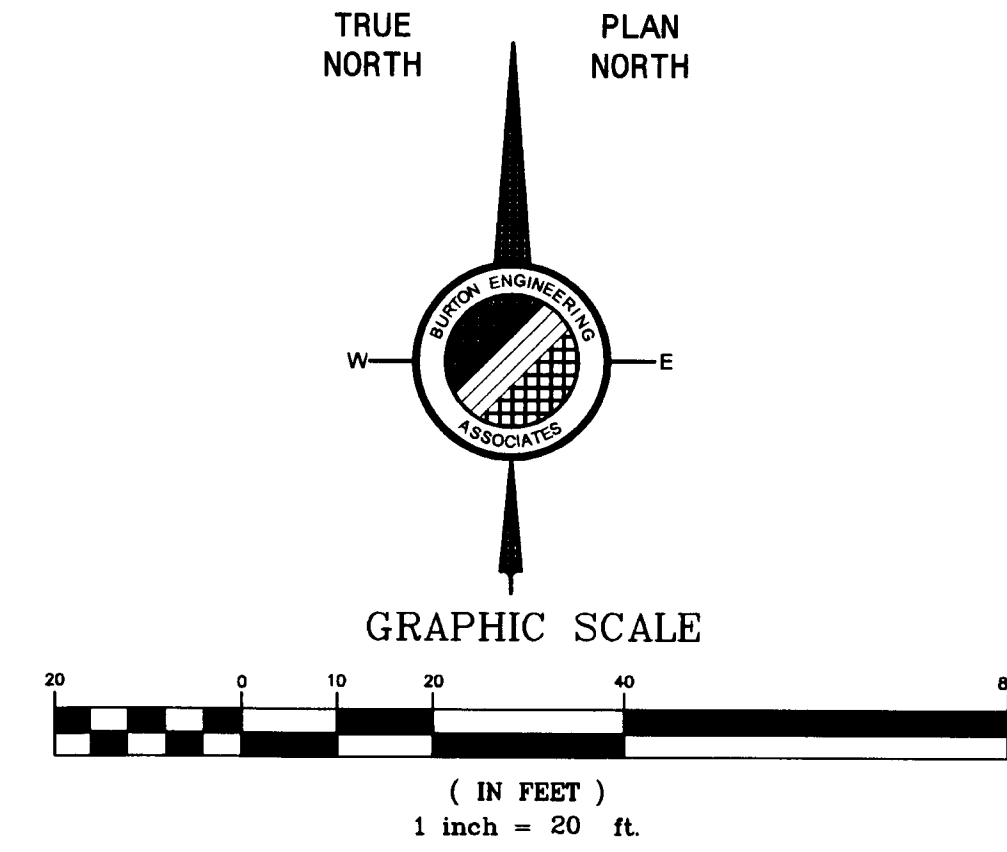
DRAWING INFORMATION



PROPOSED FAMILY DOLLAR IMPROVEMENTS SCALE: 1"=20'

PROPOSED PLAZA AREA  
4,320-SF

DRAWING INFORMATION



APPROVED REZONING PLAN 2007-094 SCALE: 1"=20'

REVISED 05.08.12 - PETITION # 2007-094

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Seal

Project  
LONG CREEK VILLAGE - FAMILY DOLLAR

MT. HOLLY/HUNTERSVILLE ROAD  
CHARLOTTE, NORTH CAROLINA

Sheet  
Title  
PLAZA AREA  
COMPARISON

CTB  
Engineer  
LJB

Drawn By  
04/19/12  
Date

Revisions  
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