

CLARK REAL ESTATE LLC
 ATTN: ANTHONY WINDELL
 5821 FAIRVIEW ROAD - SUITE G 10
 CHARLOTTE, NC 28209
 PARCEL ID: 10709110
 ZONE: B-1(CD)
 LAND USE: COMMERCIAL

TREE SAVE PLANTINGS
 12 - WILLOW OAK
 14 - RED OAK
 12 - EASTERN REDBUD

AREA TO BE RE-ZONED TO B-1(CD)

DOLLAR GENERAL
 9,055 SQ.FT.
 1.54± ACRES

F.F.E. = 800.00

TO REMAIN
 ZONE R-3

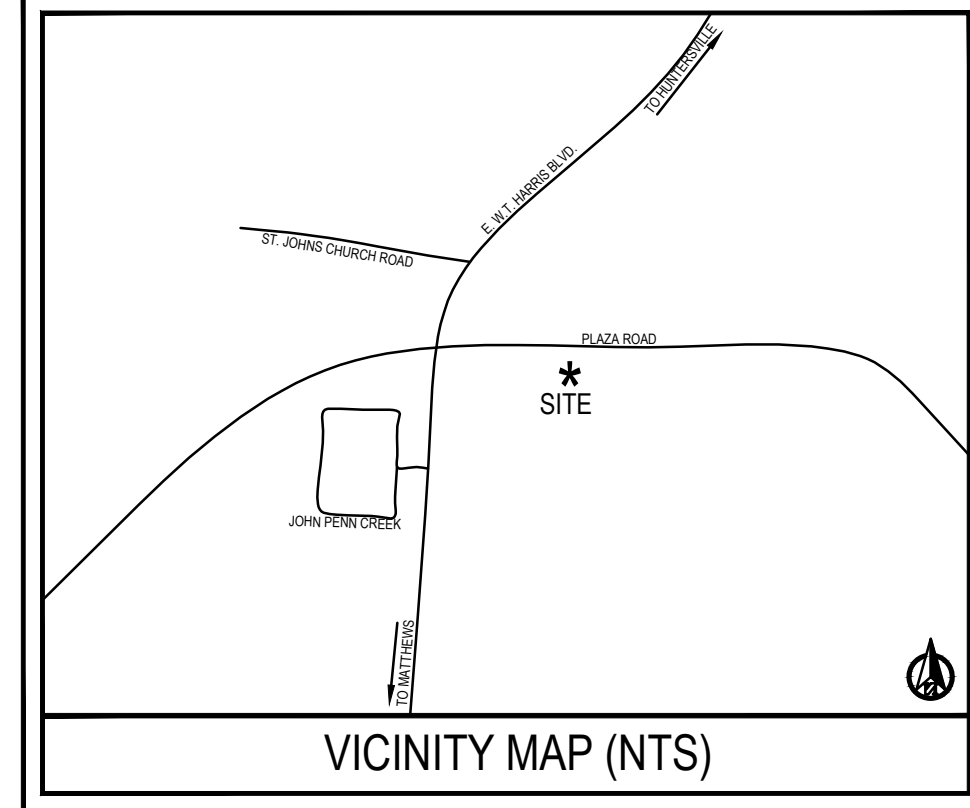
TO BE COMBINED WITH
 PARCEL ID: 10709103

100' POST CONSTRUCTION BUFFER

50' POST CONSTRUCTION BUFFER

MARVIN STEVEN HAGLER
 RANDY HAGLER
 DONNA HAGLER MCGRAW
 6400 WILLIAMS ROAD
 CHARLOTTE, NC 28215
 PARCEL ID: 10709103
 ZONE: R-3
 LAND USE: SINGLE FAMILY

ROGER MCGRAW
 DONNA MCGRAW
 7504 THE PLAZA
 CHARLOTTE, NC 28215
 PARCEL ID: 10709112
 ZONE: R-3
 LAND USE: SINGLE FAMILY



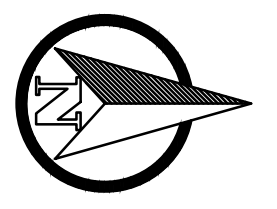
LEGEND

---	PROPERTY LINE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	SETBACK
---	20' ACCESS EASEMENT
P	EX. OVERHEAD ELECTRIC
SS	EX. SANITARY SEWER
W	EX. WATER
TV	EX. TV CABLE
GAS	EX. NATURAL GAS
E	EX. UNDERGROUND ELECTRIC

SITE DATA TABLE

SITE ACREAGE	1.54 ACRES
PARCEL ID	10709104
EXISTING ZONE	R-3
PROPOSED ZONE	B-1(CD)
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	RETAIL
RETAIL SQUARE FOOTAGE	9,055 SQ. FT.
FLOOR AREA RATIO	0.134 F.A.R.
MAX. BUILDING HEIGHT	30'-0"
NUMBER OF PARKING SPACES	36 PARKING SPACES
AMOUNT OF OPEN SPACE	0.75 ACRES

- NOTES:**
- NO DRIVE THRU ACCESSORY SERVICE WINDOWS WILL BE ALLOWED.
 - DETACHED LIGHTING WILL BE LIMITED TO 25 FEET IN HEIGHT.
 - THE LOCATIONS, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.



PETITION NUMBER 2013-084

ZONING COMPLIANCE PLAN

REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 09/18/2013

PROFESSIONAL SEAL
 NORTH CAROLINA ENGINEERING
 035736
 JUSTIN C. JONES, P.E.

BLUE RIDGE ENVIRONMENTAL CONSULTANTS, P.A.
 ENGINEERING PLANNING ENVIRONMENTAL
 NCBELS ENGINEERING FIRM #C-3448
 1305 SOUTH COLLEGE DRIVE
 WILKESBORO, NC 28687
 336.844.4088
 http://brnc.biz

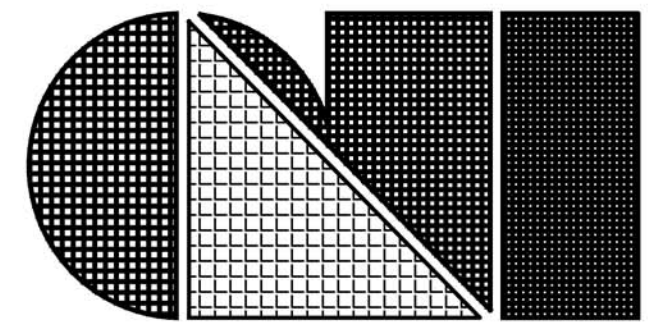
DOLLAR GENERAL - CHARLOTTE, NC

PREPARED FOR:
 VENTURE PROPERTIES VII, LLC
 1305 SOUTH COLLEGE DRIVE
 WILKESBORO, NC 28687

DATE: 09/18/2013
 PROJECT NUMBER: 0700132013
 DRAWN BY: J. EDWARDS
 APPROVED BY: J. CHURCH
 SCALE: 1" = 20' (H) (V)
 SHEET: ZC1

RELEASED FOR AGENCY REVIEW - NOT RELEASED FOR CONSTRUCTION

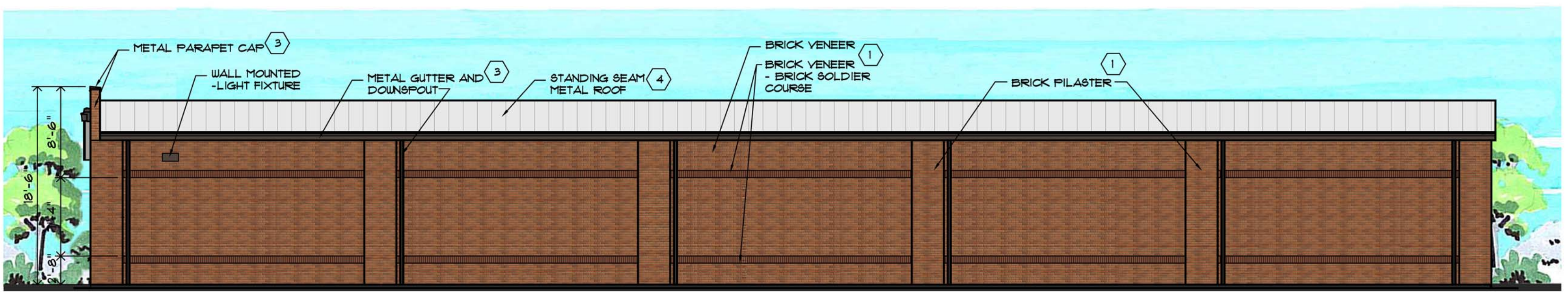
DO NOT SCALE - PLANS MUST BE RECEIVED AS A COMPLETE SET



C.L. Helt, Architect Inc.

1136 Greenwood Cliff
Charlotte, NC 28204

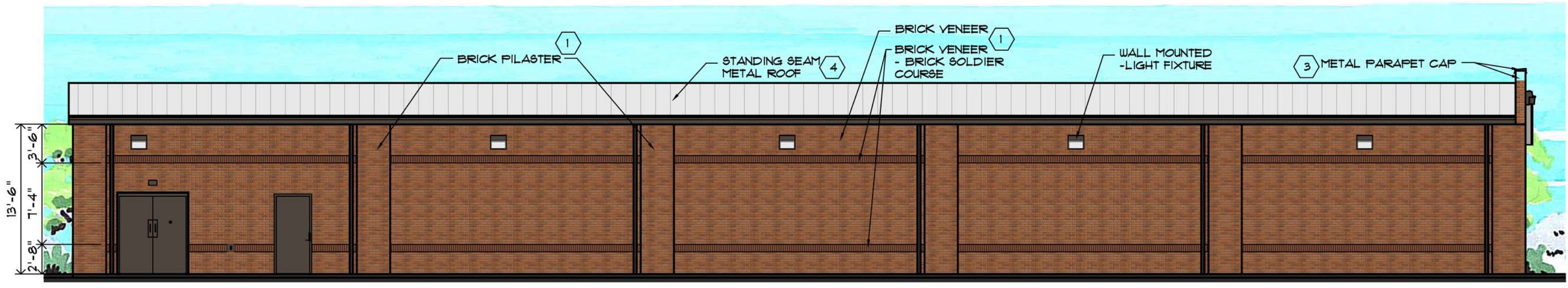
Ph. 704-342-1686
Fx. 704-343-0054
E-MAIL TIMJ @ CLHELT.COM



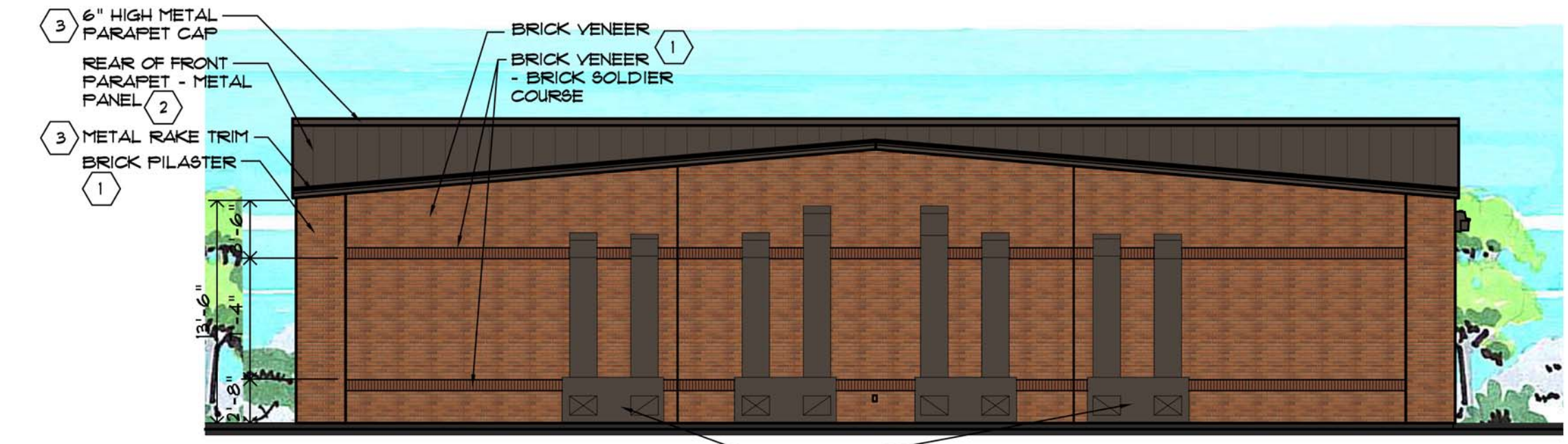
4 RIGHT SIDE ELEVATION
A2.B 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE		MATERIALS ARE TO BE APPROVED BY DOLLAR GENERAL STORE COLORS ARE CRITICAL AND MUST BE APPROVED BY DOLLAR GENERAL STORE REPRESENTATIVE.		
NO.	AREA	TYPE	COATS	COLOR
1	BRICK VENEER	TRIANGLE BRICK	PRE-FINISHED	HERTFORD
2	METAL WALL PANELS @ PARAPET	T.B.D.	PRE-FINISHED	DARK BRONZE
3	DOORS, GUTTERS, MTL. TRIM & PARAPET CAP	METAL BUILDING MANUFACTURER	PRE-FINISHED	DARK BRONZE
4	METAL ROOF	STANDING SEAM	PRE-FINISHED	GALVALUME

NOTE: EXPANSES OF 20' OR MORE WILL BE BROKEN UP BY VARIOUS MATERIALS & ARCHITECTURAL FEATURES.



3 LEFT SIDE ELEVATION
A2.B 1/8"=1'-0"



2 REAR ELEVATION
A2.B 1/8"=1'-0"



1 FRONT ELEVATION
A2.B 1/4"=1'-0"

NOTE:
TRASH ENCLOSURE TO MATCH BUILDING MATERIALS
-SEE CIVIL FOR SIZE OF ENCLOSURE

ARCHITECT'S PROJECT # 13079

Project #
DOLLAR GENERAL
FOR
WIMCO CORPORATION
Plaza Road
Charlotte, NC
Based on DOLLAR GENERAL
2013 PROTOTYPE CRITERIA SET PLAN 'B'

Sheet Description #
EXTERIOR ELEVATIONS

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Drawn By :
N. DOUFEKIAS

Checked By :
D. MYERS

Revisions :

1
2
3
4

Seal
Date :
09/18/13

Sheet No.
A2.B