

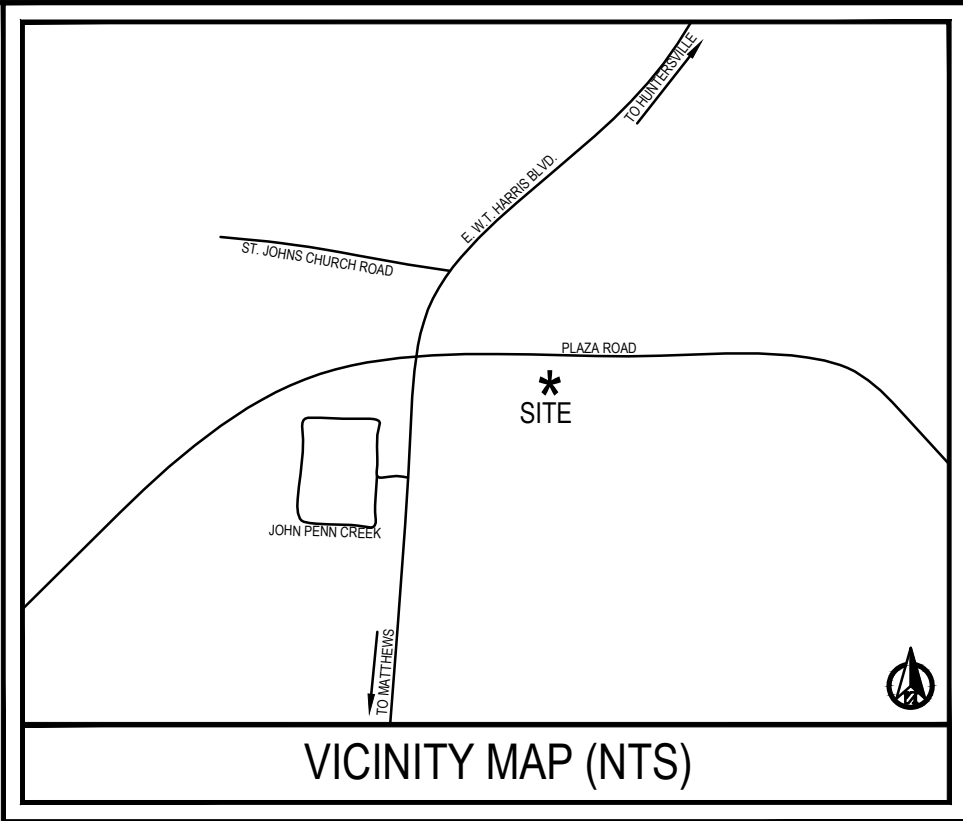
SITE PLAN NOTES/ANNOTATION	
1. DEVELOPMENT DATA TABLE	
a. SITE ACREAGE	1.54 ACRES
b. TAX PARCELS INCLUDED IN REZONING	10709104
c. EXISTING ZONING	R-3
d. PROPOSED ZONING	B-1 (CD)
e. EXISTING AND PROPOSED USES	EXISTING USE = SINGLE FAMILY, PROPOSED USED = RETAIL
f. NUMBER OF RESIDENTIAL UNITS	N/A
g. RESIDENTIAL DENSITY	N/A
h. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE	RETAIL = 9,055 SQ.FT.
i. FLOOR AREA RATIO	0.134 F.A.R.
j. MAXIMUM BUILDING HEIGHT	30'-0"
k. NUMBER AND/OR RATIO OF PARKING SPACES	36 PARKING SPACES
l. AMOUNT OF OPEN SPACE	0.75 ACRES
2. GENERAL PROVISIONS	
a. NOTE ADDRESSING APPLICABILITY OF ORDINANCES	PLAN COMPLIES WITH ALL ORDINANCE REQUIREMENTS
b. NOTE THAT ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207	ALTERATIONS TO THE CONDITIONAL PLAN WILL BE SUBJECT TO SECTION 6.207
3. OPTIONAL PROVISIONS	
N/A	
4. PERMITTED USES	
a. ALLOWED USES	RETAIL
b. PROHIBITED USES	NON-RETAIL

c. OTHER USE RESTRICTIONS	
1. NO DRIVE THRU ACCESSORY SERVICE WINDOWS WILL BE ALLOWED. 2. 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.	
5. TRANSPORATION	
a. DEDICATION AND RESERVATION OF STREET RIGHT-OF-WAY TO CITY/NC DOT	N/A
b. TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT	N/A
c. PUBLIC VS. PRIVATE STREETS	N/A
d. PARKING LOCATION - SURFACE OR DECKED	SURFACE
e. TRANSIT FACILITIES	N/A
f. RIGHT-OF-WAY ABANDONMENT TO BE REQUESTED	N/A
g. LOCATION OF PROPOSED BIKE/PEDESTRIAN IMPROVEMENTS	BIKE SPACES PROVIDED
h. LOCATION OF EXISTING AND PROPOSED THOROUGHFARES	N/A
6. ARCHITECTURAL STANDARDS	
SEE ARCHITECT'S COMMENTS	
7. STREETSCAPE AND LANDSCAPING	
a. STREETSCAPE (SIDEWALK AND PLANTING STRIP) STANDARDS	PROVIDED PER CITY CHARLOTTE COMMENTS

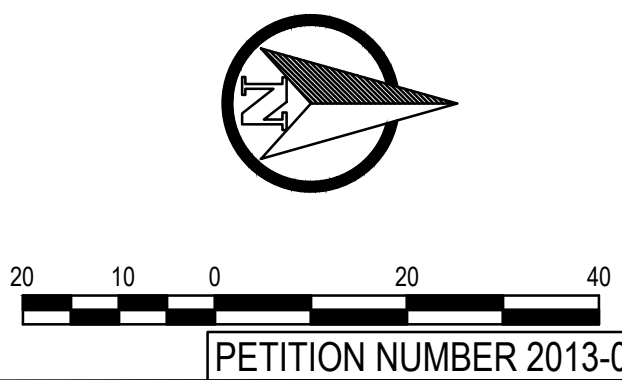
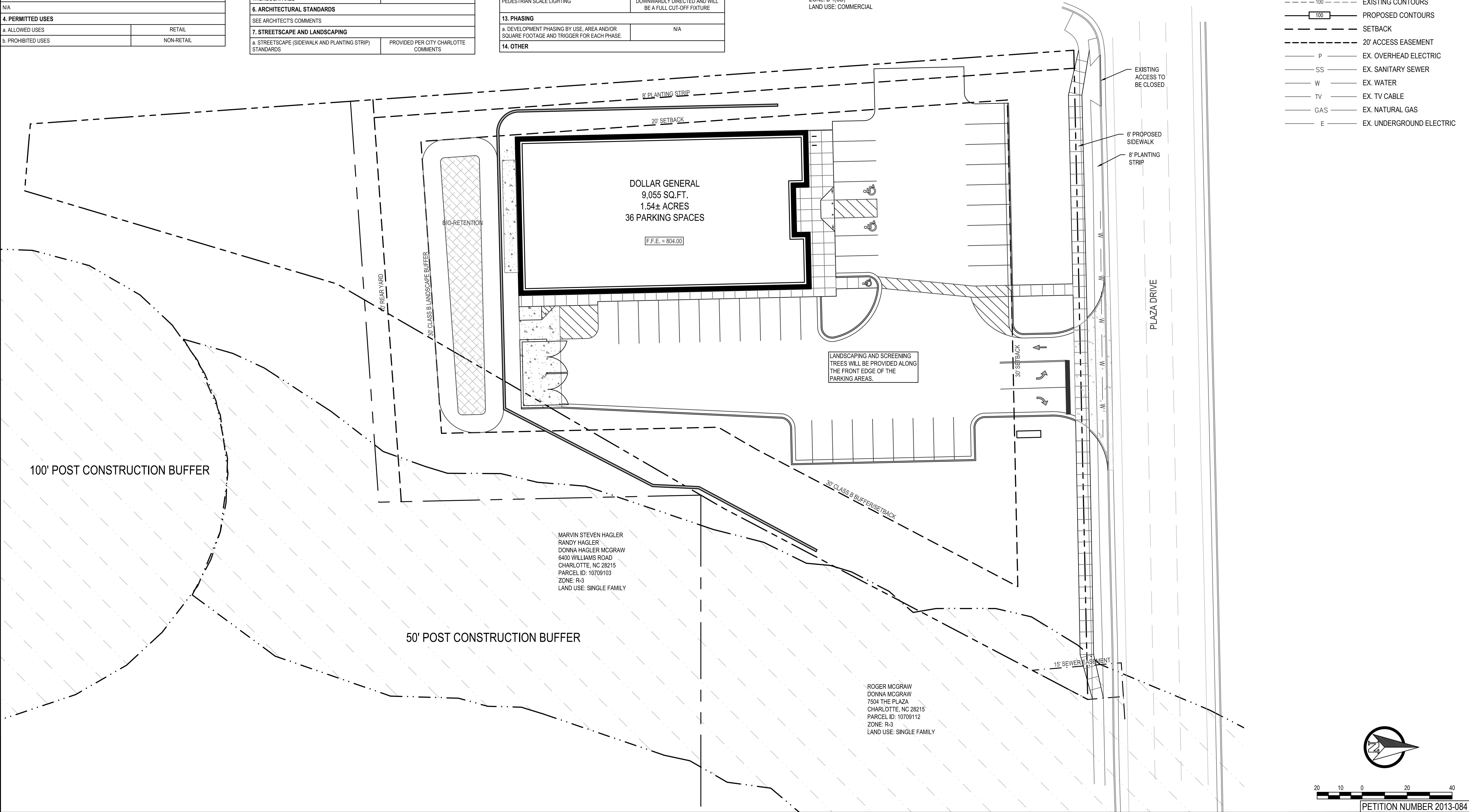
b. SPECIAL LANDSCAPE, BUFFER, SCREENING TREATMENT	N/A
8. ENVIRONMENTAL FEATURES	
a. TREE SAVE AREAS	ALONG WESTERN PROPERTY LINE
b. PCCO TREATMENT	N/A
c. ENVIRONMENTAL PROVISIONS PER ENVIRONMENTAL GENERAL DEVELOPMENT POLICIES	STORMWATER BMP
9. PARKS, GREENWAY, AND OPEN SPACE	
a. RESERVATION/DEDICATION OF PARK AND/OR GREENWAY	N/A
b. PARK AND/OR GREENWAY IMPROVEMENTS	N/A
c. CONNECTIONS TO PARK AND/OR GREENWAY	N/A
d. PRIVATELY CONSTRUCTED OPEN SPACE	N/A
10. FIRE PROTECTION	
a. FIRE LANE TREATMENT	N/A
11. SIGNAGE	
a. SIGN LIMITATION - SIZE, TYPE, LOCATION	DETACHED IDENTIFICATION SIGNAGE WILL BE LIMITED TO A GROUND MOUNTED SIGN.
12. LIGHTING	
a. LIMITATION ON TYPE (SHIELDED WITH FULL CUT-OFF, NO WALL "PAK" TYPE) OR LOCATION OF LIGHTING	DETACHED LIGHTING WILL BE LIMITED TO 25 FEET IN HEIGHT.
b. ADDITION OF SPECIAL LIGHTING, SUCH AS PEDESTRIAN SCALE LIGHTING	ANY BUILDING LIGHTING WILL BE DOWNWARDLY DIRECTED AND WILL BE A FULL CUT-OFF FIXTURE
13. PHASING	
a. DEVELOPMENT PHASING BY USE, AREA AND/OR SQUARE FOOTAGE AND TRIGGER FOR EACH PHASE.	N/A
14. OTHER	

a. VARIANCE REQUESTS TO BE SUBMITTED	N/A
b. ADDITIONAL PROPERTY CORNER TIE POINTS FOR MAPPING	N/A
c. PUBLIC FACILITIES/SITES TO BE PROVIDED	N/A
d. PROVISION OF PUBLIC ART	N/A
e. UNDERGROUNDING OF UTILITIES	YES
f. POTENTIAL LOCATION OF DUMPSTERS AND RECYCLING CONTAINERS	PROVIDED

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



LEGEND	
---	PROPERTY LINE
- - - - 100 - - - -	EXISTING CONTOURS
100	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



ZONING COMPLIANCE PLAN

REVISIONS:

DATE:

PRELIMINARY

BLUE RIDGE ENVIRONMENTAL CONSULTANTS, P.A.
ENGINEERING | PLANNING | ENVIRONMENTAL
NOBEL'S ENGINEERING FIRM #C-3448
1305 SOUTH COLLEGGATE DRIVE
WILKESBORO, NC 28697
336.844.4088
http://brnc.biz

DOLLAR GENERAL - CHARLOTTE, NC

PREPARED FOR:
VENTURE PROPERTIES VII LLC
PO BOX 100
WILKESBORO, NC 28697

DATE: 12/23/2013

PROJECT NUMBER: 0700132013

DRAWN BY: J. EDWARDS

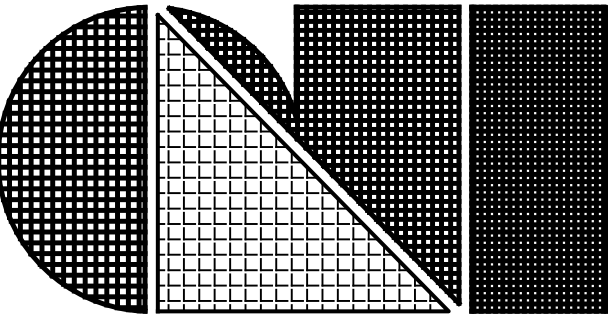
APPROVED BY: J. CHURCH

SCALE: 1" = 20' (H) (V)

SHEET: ZC1

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

RELEASED FOR AGENCY REVIEW - NOT RELEASED FOR CONSTRUCTION



C.L. Helt, Architect Inc.

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Charlotte, NC 28204

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Fx. 704-343-0054
E-MAIL INFO @ CLHELT.COM

ARCHITECT'S PROJECT # 13079

Project #
DOLLAR GENERAL
FOR

WIMCO CORPORATION

Plaza Road
Charlotte, NC

BASED ON DOLLAR GENERAL 'B'
2013 PROTOTYPE CRITERIA SET PLAN 'B'

Sheet Description #
EXTERIOR ELEVATIONS

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CHESTER LEROY HELT, ARCHITECT

Drawn By :
N. DOUFEKIAS

Checked By :
D. MYERS

Revisions :

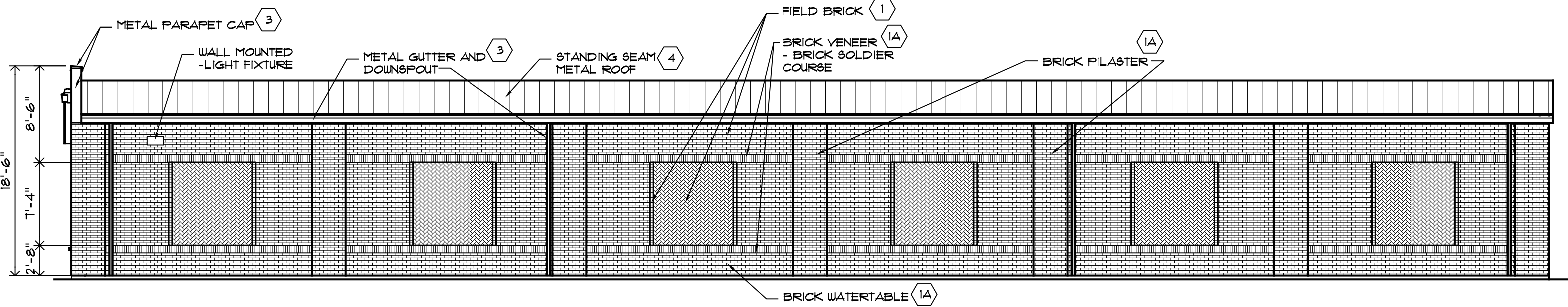
1
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Seal

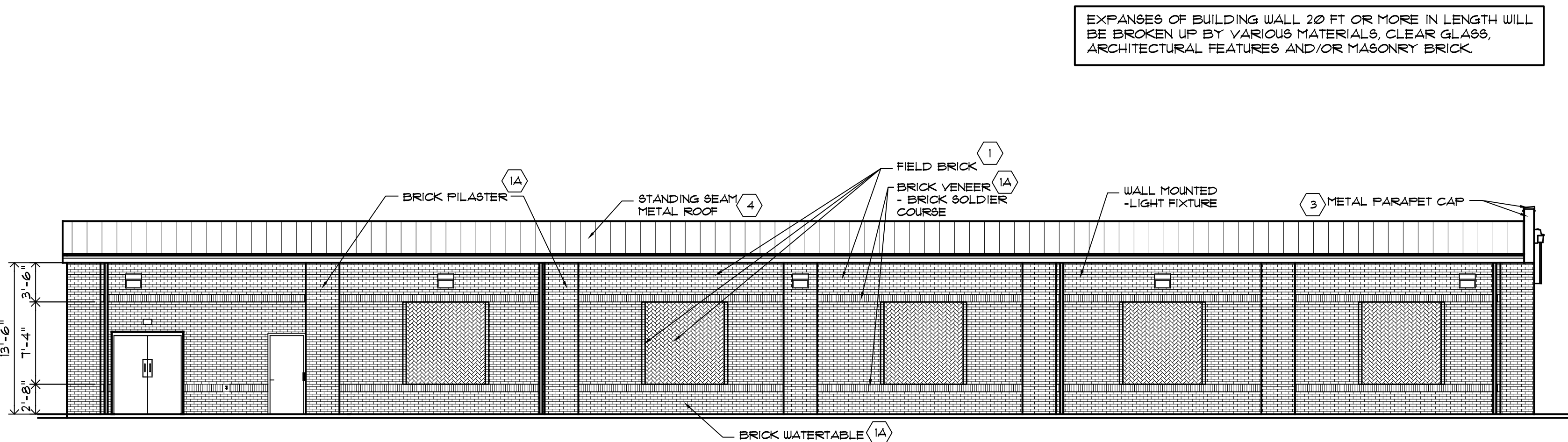
Date :

01/03/14

Sheet No.
A2.B

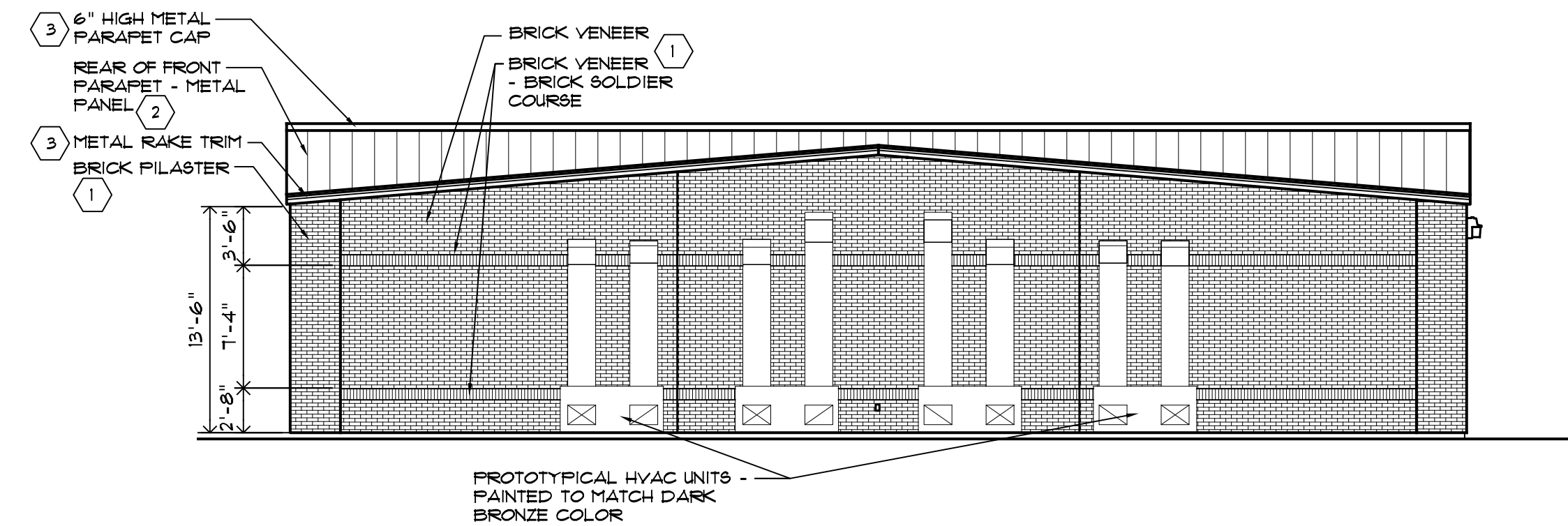


4 RIGHT SIDE ELEVATION
A2.B 1/8"=1'-0"

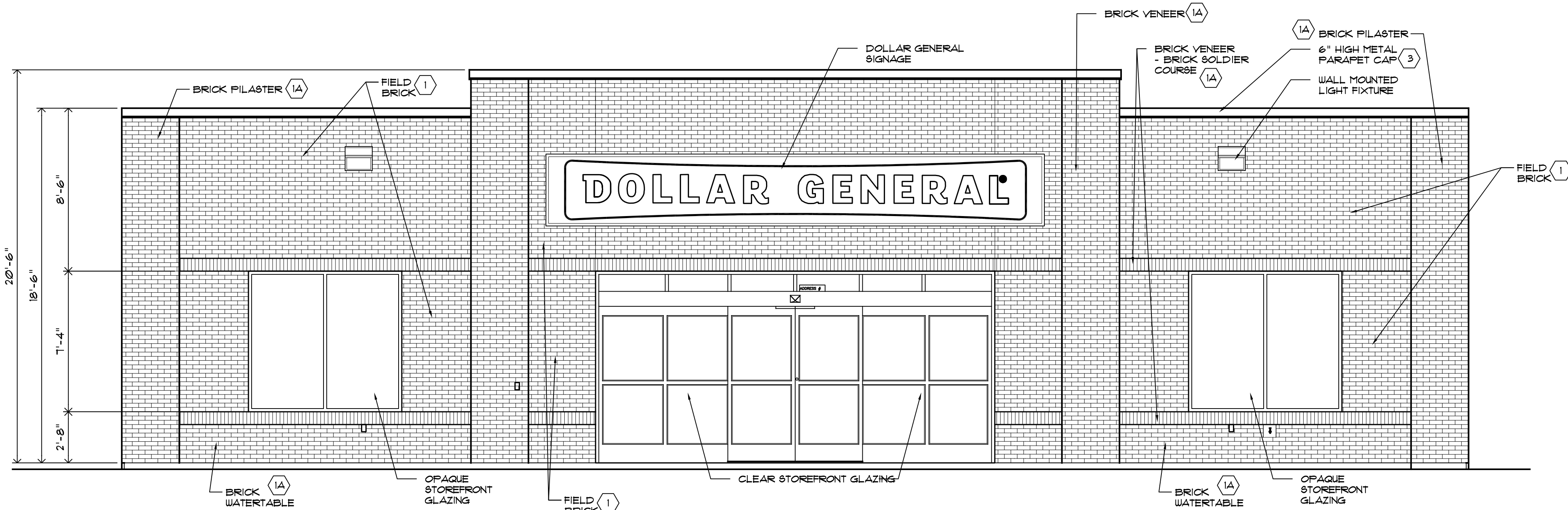


3 LEFT SIDE ELEVATION
A2.B 1/8"=1'-0"

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	FIELD BRICK	TRIANGLE BRICK	PRE-FINISHED	HERTFORD		
1A	BRICK VENEER	TRIANGLE BRICK	PRE-FINISHED	CASTELTONE		
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		



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



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