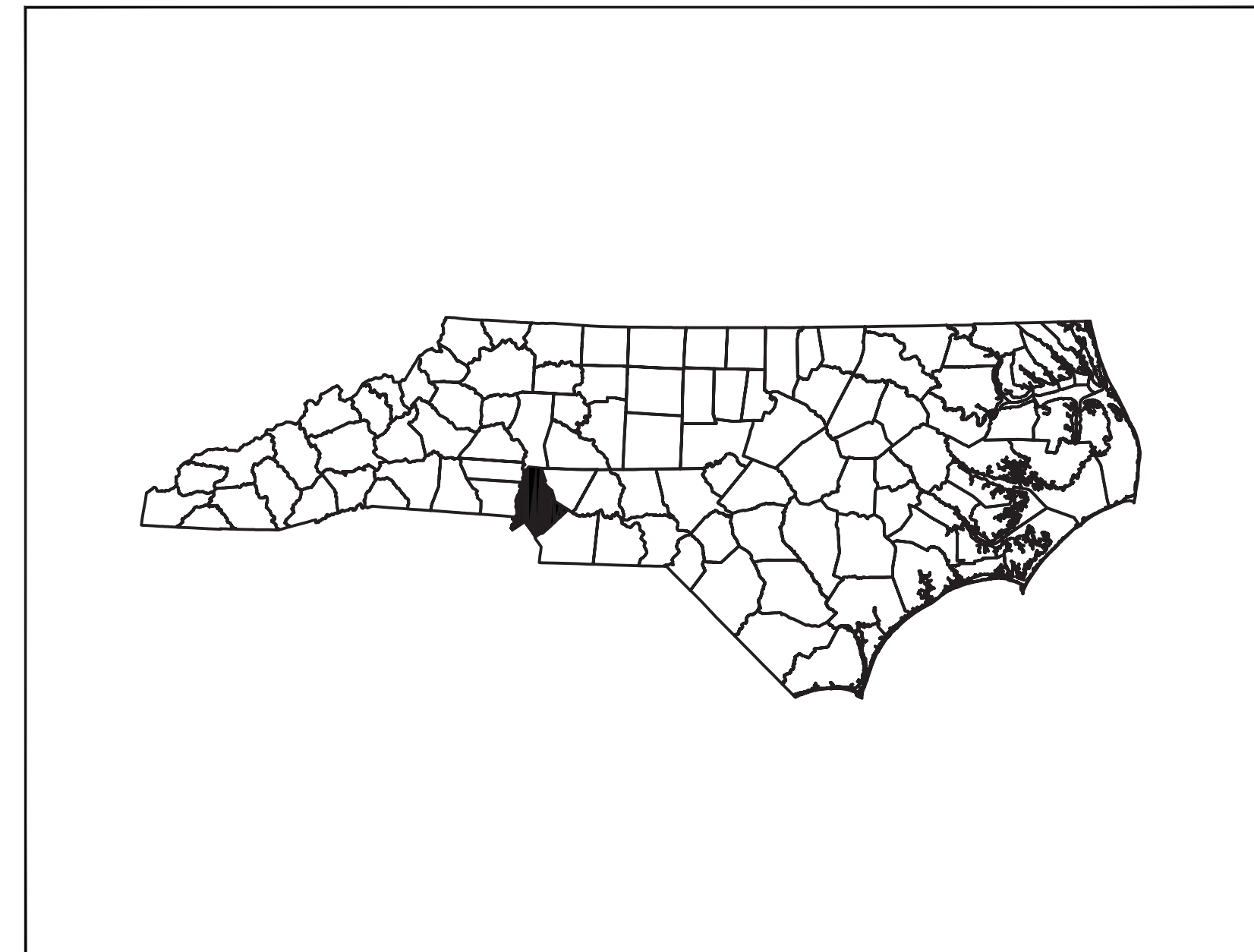


DOLLAR GENERAL®

CHARLOTTE, NC



VICINITY MAP (NTS)



NORTH CAROLINA COUNTY MAP
(MECKLENBURG COUNTY)

TOPOGRAPHIC SURVEY:
BLUE RIDGE GEOMATICS, PA
1305 SOUTH COLLEGIATE DRIVE
WILKESBORO, NC 28697
LICENSE: C-3576

ENGINEER:
BLUE RIDGE ENVIRONMENTAL
CONSULTANTS, PA
1305 SOUTH COLLEGIATE DRIVE
WILKESBORO, NC 28697
LICENSE: C-3448

SHEET INDEX:

CS	COVER SHEET
ZC1	ZONING COMPLIANCE PLAN
ZC2	ZONING COMPLIANCE PLAN
ZC3	EXISTING CONDITIONS

CITY/TOWN: CHARLOTTE, NC

SITE COORDINATES: LATITUDE = 35.257749° N LONGITUDE = -80.733291° W

COVER SHEET

REVISIONS:

DATE:



BLUE RIDGE ENVIRONMENTAL CONSULTANTS, PA
ENGINEERING | PLANNING | ENVIRONMENTAL
NCBEL'S ENGINEERING FIRM #C-3448
1305 SOUTH COLLEGIATE DRIVE
WILKESBORO, NC 28697
338.844.4088
http://brnec.biz



DOLLAR GENERAL - CHARLOTTE, NC

PREPARED FOR:
VENTURE PROPERTIES VII, LLC
PO BOX 1000
WILKESBORO, NC 28697

DATE: 07/18/2013

PROJECT NUMBER: 0700132013

DRAWN BY: J. EDWARDS

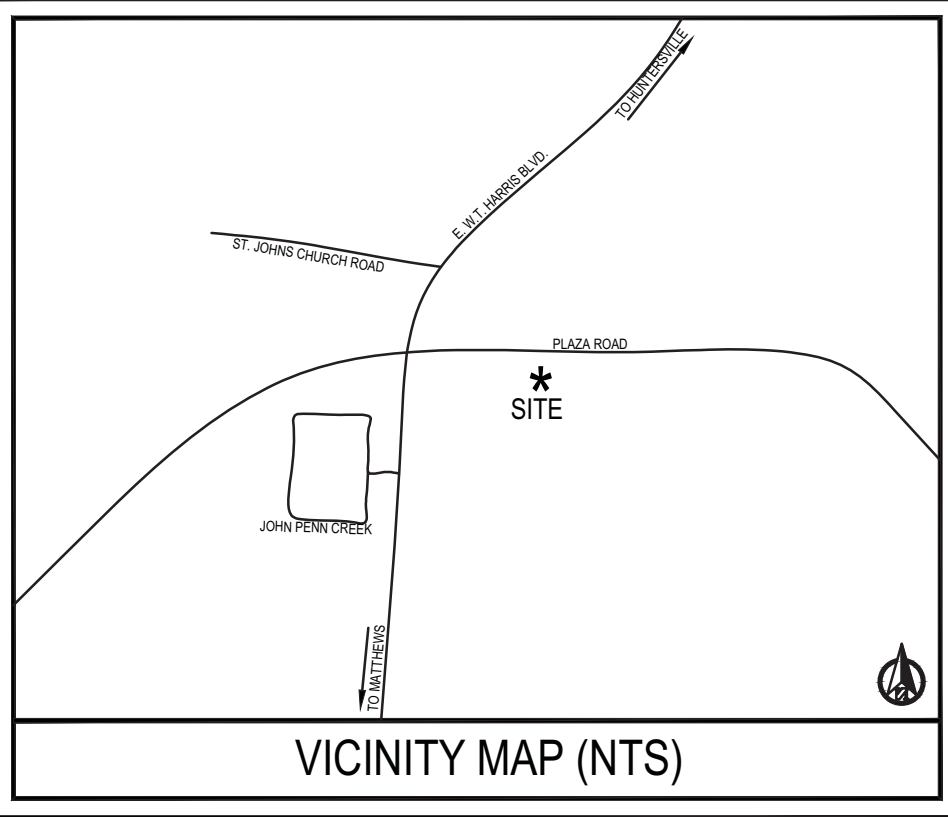
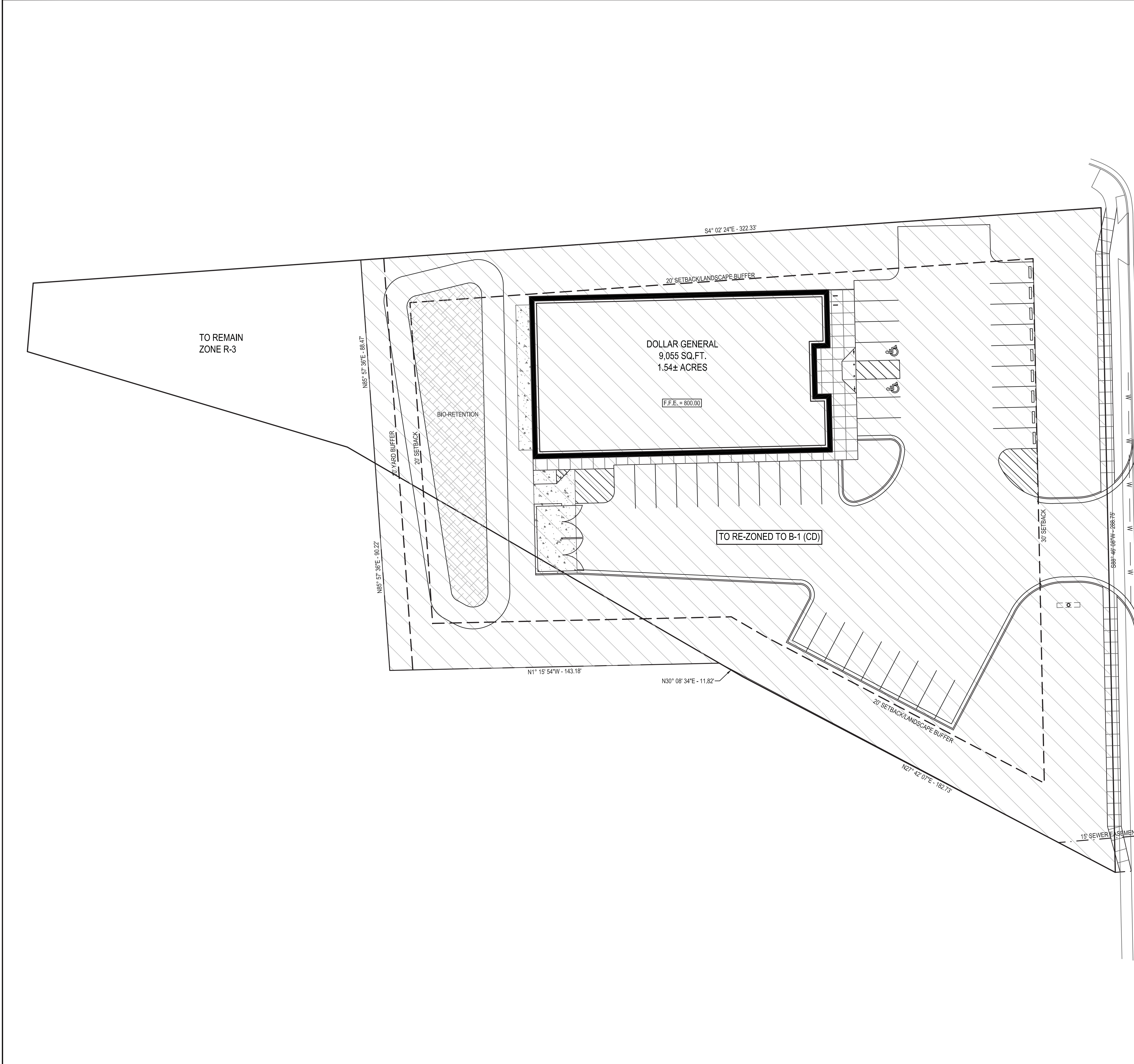
APPROVED BY: J. CHURCH

SCALE:
NTS (H)
(V)

SHEET:
CS1

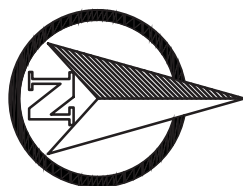
RELEASED FOR AGENCY REVIEW - NOT RELEASED FOR CONSTRUCTION

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



- LEGEND**
- PROPERTY LINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SETBACK
 - 20' ACCESS EASEMENT
 - EX. OVERHEAD ELECTRIC
 - EX. SANITARY SEWER
 - EX. WATER
 - EX. TV CABLE
 - EX. NATURAL GAS
 - EX. UNDERGROUND ELECTRIC

SITE DATA TABLE	
SITE ACREAGE	1.54 ACRES
PARCEL ID	10709104
EXISTING ZONE	R-3
PROPOSED ZONE	B-1
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	18'-0"
NUMBER OF PARKING SPACES	36 PARKING SPACES
AMOUNT OF OPEN SPACE	0.75 ACRES



DOLLAR GENERAL - CHARLOTTE, NC

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

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

DATE: 07/18/2013

PROJECT NUMBER: 0700132013

DRAWN BY: J.EDWARDS

APPROVED BY: J.CHURCH

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

SHEET: ZC1

ZONING COMPLIANCE PLAN

REVISIONS:

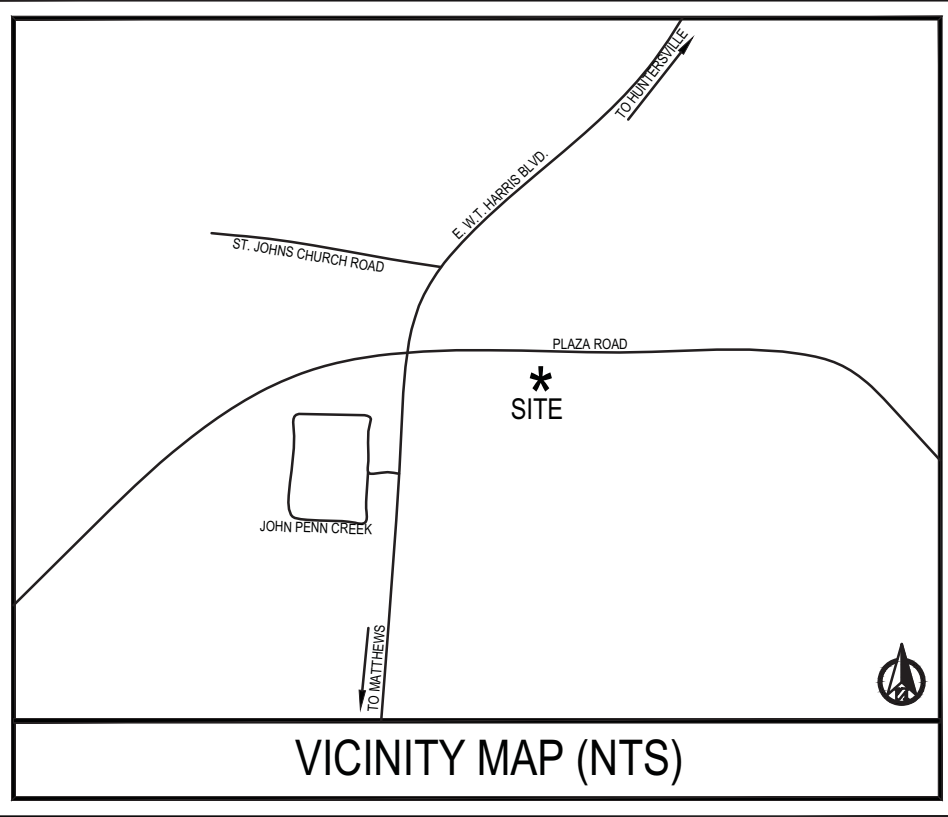
DATE:

07/18/2013

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ENGINEERING | PLANNING | ENVIRONMENTAL

NOBELS ENGINEERING FIRM #C-3448

1315 SOUTH COLLEGIATE DRIVE
WILKESBORO, NC 28697

336.844.4088
<http://nec.biz>



DOLLAR GENERAL - CHARLOTTE, NC

PREPARED FOR:

VENTURE PROPERTIES VII, LLC
PO BOX 843
WILKESBORO, NC 28697

DATE:	07/18/2013
PROJECT NUMBER:	0700132013
DRAWN BY:	J.EDWARDS
APPROVED BY:	J.CHURCH

SCALE:

1" = 20' (H)
(V)

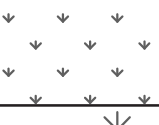
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LEGEND

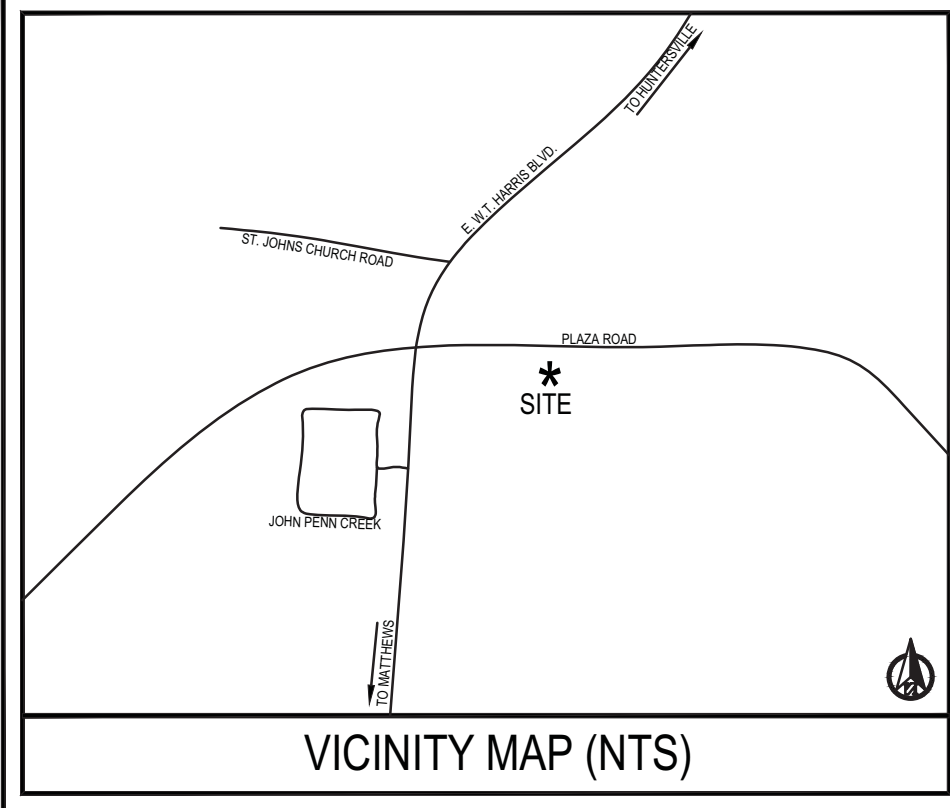
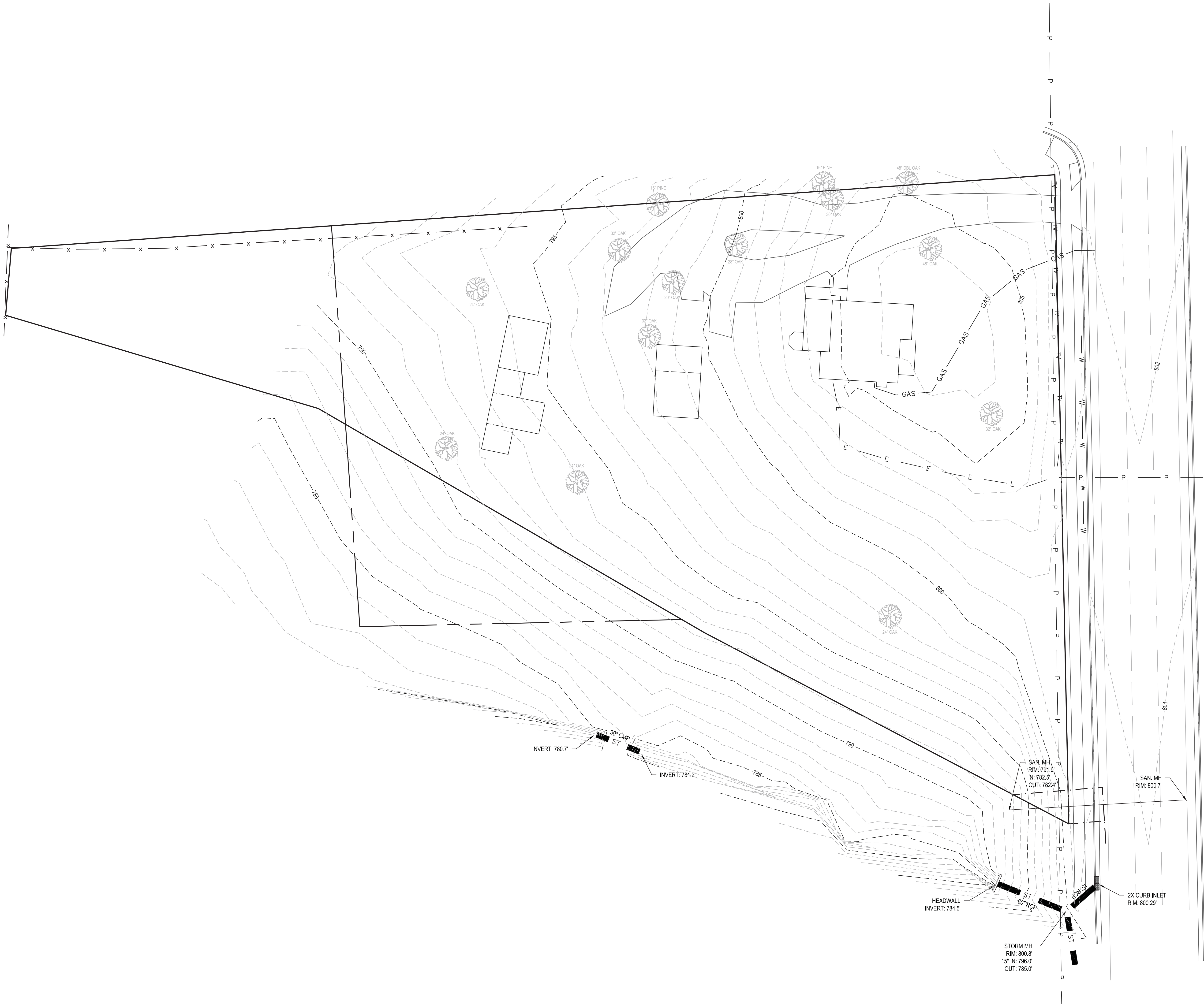
—————	PROPERTY LINE
- - - - - 100	EXISTING CONTOURS
100 —————	PROPOSED CONTOURS
—————	SETBACK
- - - - -	20' ACCESS EASEMENT
————— P —————	EX. OVERHEAD ELECTRIC
————— SS —————	EX. SANITARY SEWER
————— W —————	EX. WATER
————— TV —————	EX. TV CABLE
————— GAS —————	EX. NATURAL GAS
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LANDSCAPE PLANTING LEGEND						
SYMBOL	LABEL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE AT PLANTING	TYPE OF PLANT
	FS	9	Forsythia x intermedia	FORSYTHIA	3 GAL.	SHRUB
	GGA	63	Thuja standishii x plicata 'Green Giant'	GREEN GIANT ARBORVITAE	2" CALIPER/5' HEIGHT/B&B	TREE
	KD	15	Cornus kousa	KOUSA DOGWOOD	2" CALIPER/5' HEIGHT/B&B	TREE
	MB	12	Betula nigra 'Heritage'	MULT-STEM RIVER BIRCH	2.5" CALIPER/8' HEIGHT/B&B	TREE
	SM	1	Acer saccharum	SUGAR MAPLE	2.5" CALIPER/8' HEIGHT/B&B	TREE
	RO	14	Quercus rubra	RED OAK	2.5" CALIPER/8' HEIGHT/B&B	TREE
	WO	13	Quercus phellos	WILLOW OAK	2.5" CALIPER/8' HEIGHT/B&B	TREE
	ER	13	Cercis canadensis	EASTERN REDBUD	2.5" CALIPER/8' HEIGHT/B&B	TREE
	NGA	1	Fraxinus pennsylvanica	NORTHERN GREEN ASH	2.5" CALIPER/8' HEIGHT/B&B	TREE

	YC	1	Prunus x yedoensis	YOSHINO CHERRY	2.5" CALIPER/8' HEIGHT/B&B	TREE
	IH	14	Rhaphiolepis	INDIAN HAWTHORN	3 GAL.	SHRUB
	RM	7	Acer rubrum	RED MAPLE	2.5" CALIPER/8' HEIGHT/B&B	TREE
	SW	4	Oxydendrum	SOURWOOD	2.5" CALIPER/8' HEIGHT/B&B	TREE
	CB	13	Aronia arbutifolia	RED CHOKEBERRY	3 GAL.	SHRUB
	BF	24	Iris virginica shrevei	BLUE FLAG IRIS	BARE ROOT BULB	FLOWER
	SG	28	Panicum virgatum	SWITCHGRASS	PLUG	GRASS
	BB	11	Cephalanthus occidentalis	BUTTONBUSH	BARE ROOT	SHRUB
	SOD LAWN					
	SEEDED LAWN					
	3" - 4" OF HARDWOOD MULCHED BEDS					

* MAINTAIN BY PRUNING TO MAX HEIGHT OR 15' (ANY TREE IN DUKE ENERGY R.O.W.)



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EXISTING CONDITIONS

REVISIONS:

DATE:

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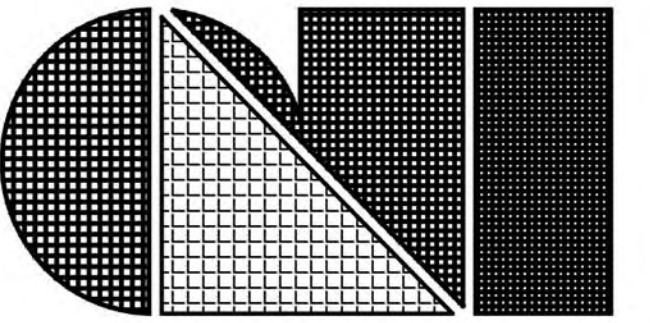
DOLLAR GENERAL - CHARLOTTE, NC

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

DATE: 07/18/2013
PROJECT NUMBER: 0700132013
DRAWN BY: J. EDWARDS
APPROVED BY: J. CHURCH
SCALE: 1" = 20' (H) (V)
SHEET: ZC3

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C.L. Helt, Architect Inc.

1136 Greenwood Cliff
Charlotte, NC 28204

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

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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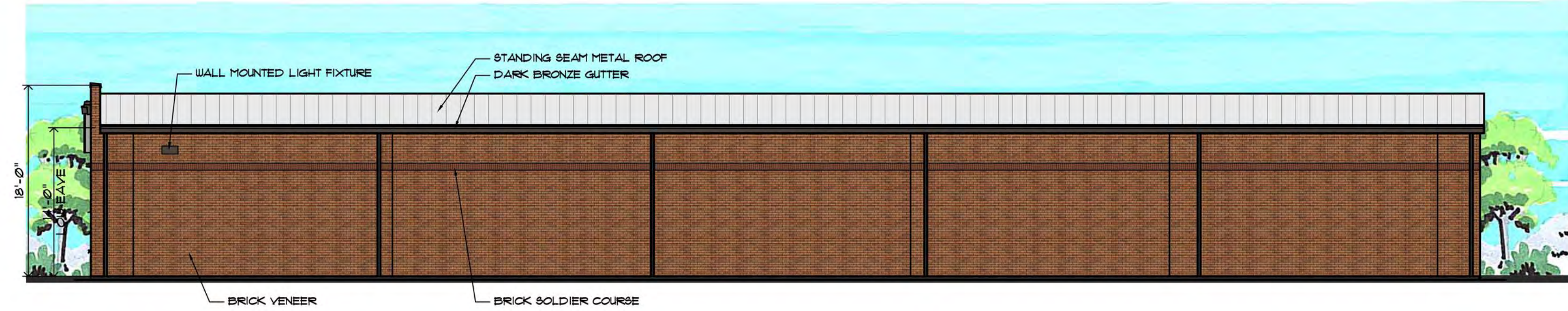
Drawn By :
N. DOUFEKIAS

Checked By :
D. MYERS

Revisions :
1
2
3
4

Seal :
Date :
07/19/13

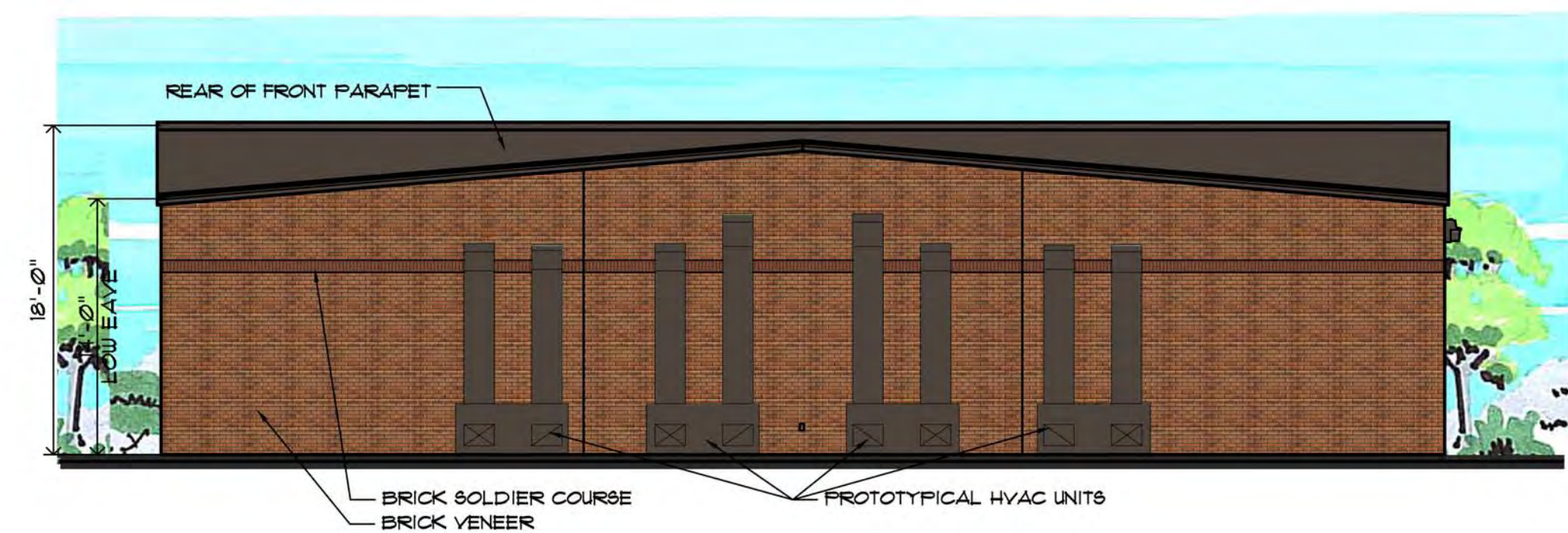
Sheet No.
A2.B



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



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