



Zoning Permit#: Z05800-062122

A copy of this Zoning Permit and the official "job site" copies of the approved plans and specifications are required to be kept onsite at all times.

Issued to: GPD Engineering and Architecture Professional Corporation C3879
Date Issued: 08/16/2022
For: Install electric vehicle charging station within the existing parking lot of CVS. Installing 12 charging posts, 3 charging cabinets, 1 utility transformer, and 1 switchgear
Zoning: B3
Use: 11.37 Electric-Vehicle Charging Station
Location: 2147 BLOWING ROCK RD Boone, NC 28607
Total Land Disturbance: 0

Approval is Based Upon:

1. Zoning Permit Application and Financial Ownership Responsibility Form dated received on 06/21/2022.
2. Parking Analysis Report prepared by applicant dated received on 08/09/2022.
3. Commitments and representations in the response letter prepared by applicant dated received on 08/09/2022.
4. Site plans prepared by applicant dated received on 07/18/2022.

Conditions of Approval:

1. **Please call the Town of Boone Planning and Inspections Department to schedule a preconstruction meeting prior to commencement of any land-disturbing activities. At this meeting, Town Staff will review the plans and permit associated with the approved development. The contractor responsible for the land-disturbing activity is required to be at this meeting.**
2. **Per discussion with GPD group, a large deciduous tree will be required to be installed near the electrical area prior to closure in order to meet the 60-foot parking requirement. Location of tree to be determined by applicant and Town staff after all utilities are installed.**
3. **The applicant is responsible for ensuring all design professionals and contractors follow the approved plans and specifications.**
4. All improvements must be made in accordance with the communication, plans, permits, reports, details and specifications listed in the first itemized list above. Any condition(s) attached to these

Planning & Inspections Department
680 W. King Street, Suite C
Boone, North Carolina 28607
Phone (828)268-6960 Fax (828)268-6961
www.townofboone.net

plans, permits, reports, details and specifications must be followed. Prior to commencement on any modification of the approved plan, please submit a request for review and approval.

5. Any signage as shown on the plan is not approved. Note: all signage is required to be permitted separately. Please submit a separate permit application for each sign.
6. Please note that this approval is based in part on the accuracy of the information provided in the provided Financial Responsibility Form. You are requested to file an amended form if there is any change in the information included on the form.
7. Any excess soil must be taken to an approved dump site. This documentation must be provided to this office.
8. The Project Manager is responsible for coordination of all design and construction monitoring activities related to the project. This shall include but is not limited to:
 - a. Coordination of design, including ensuring that adequate consideration is given in the design of recommendations made by professionals who performed preliminary exploration of site conditions, and
 - b. Monitoring of construction; and
9. All work must be completed prior to final inspections or the issuance of a Certificate of Occupancy.
10. All system development fees and any other fees associated with this project must be paid prior to final inspections or the issuance of a Certificate of Occupancy.
11. It is a condition of approval that there is a right to physical inspection of the development. Staff may perform random independent inspections of the development to ensure compliance with the approved plan.
12. Contact the Planning and Inspections Department (828-268-6960) for final inspections when the project is complete.
13. A zoning permit shall automatically expire within one year after issuance if the use has not commenced or less than ten percent of the total cost of all construction authorized has been completed.

/s/ Michael James

Town of Boone Official

08/16/2022

Date