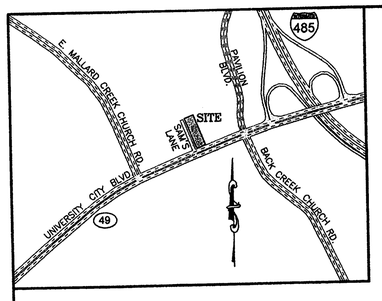
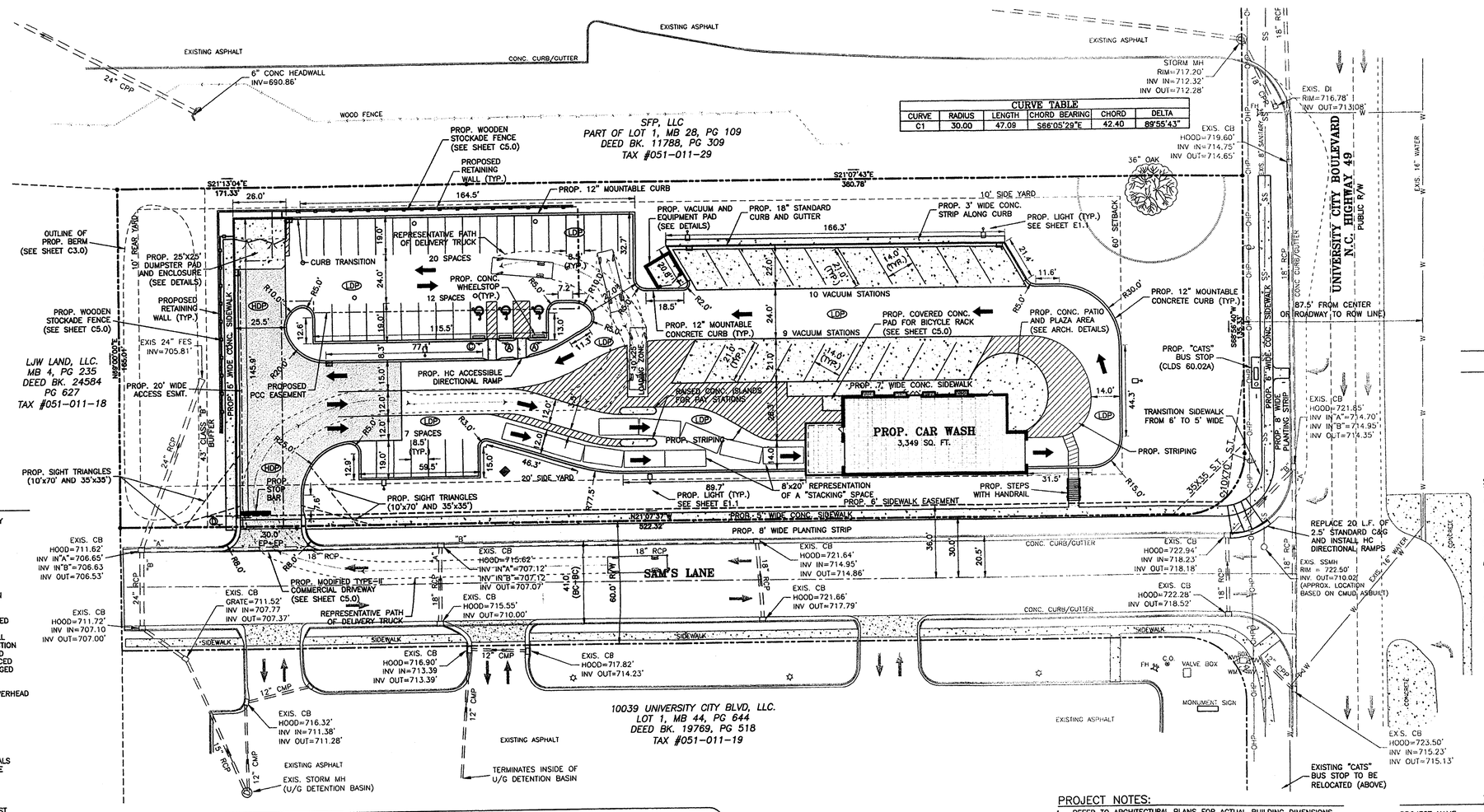




CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	30.00	47.08	S66°05'29"E	42.40	89°55'43"

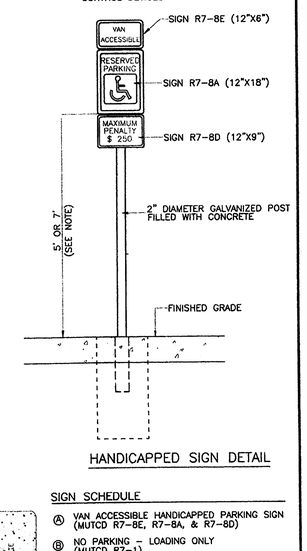
R7-8D

SIGN APPROVED FOR USE UNDER GENERAL STATUTE 20-37.6. R7-8D PENALTY SIGNS ARE REQUIRED TO ACCOMPANY ALL R7-8 PARKING SIGNS ERECTED AFTER DECEMBER 31,1990.

NOTES:

ALL HANDICAPPED SIGNS (R7-8) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED BETWEEN SIDEWALK AND BUILDING FACE OR OUTSIDE OF PEDESTRIAN AREAS.

(MUTCD) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES



HANDICAPPED SIGN DETAIL

SIGN SCHEDULE

- Ⓐ VAN ACCESSIBLE HANDICAPPED PARKING SIGN (MUTCD R7-8E, R7-8A, & R7-8D)
- Ⓑ NO PARKING – LOADING ONLY (MUTCD R7-1)
- Ⓒ RESERVED PARKING-MAX PENALTY (MUTCD R7-8A & R7-8D)
- Ⓓ STOP SIGN (30"x30") (MUTCD R1-1)

SIGNAGE NOTE:

CONTRACTOR TO COORDINATE FINAL SIGN LOCATIONS WITH OWNER PRIOR TO INSTALLATION

ATTACHED TO ADMINISTRATIVE APPROVAL

JUL 11 2013

BY: DEBRA CAMPBELL

NOTES:

1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE ISAACS GROUP, P.C.
2. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN; THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION AND PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE UTILITY OWNER. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY NOT IN SERVICE AND WHICH ARE TO BE REPLACED DURING THE COURSE OF CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
6. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
7. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
9. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
10. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
11. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704)-336-4262 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704)-336-6692 FOR REQUIRED PERMITS.
12. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. "IT'S THE LAW."
13. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
14. NO LIGHT/UTILITY POLES TO BE PLACED IN TREE ISLANDS
15. THE PURPOSE OF THE STORM DRAINAGE EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
16. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF_SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
17. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
18. PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
19. PRIOR TO C.O., SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
20. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
21. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60- 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
22. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT http://www.charmeck.org/departments/transportation/street+maintenance/home.htm
23. PER SECTION 18-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

ACCESSIBLE PARKING REQUIREMENTS

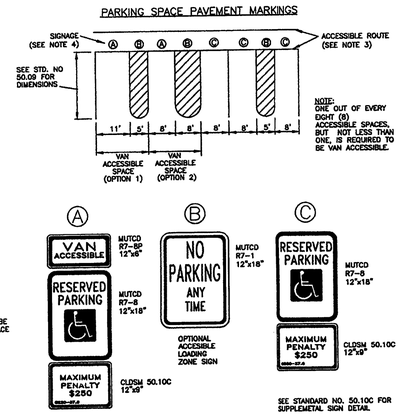
TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES SPACES REQUIRED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESSIBLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	1
301 TO 400	8	1
401 TO 500	9	2
501 TO 1000	2% OF TOTAL	1 IN EVERY 8 ACCESSIBLE SPACES
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1 IN EVERY 8 ACCESSIBLE SPACES

REFERENCE: SECTION 208 OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN

NOTES:

1. ALL 12"x18" ACCESSIBLE SIGNS (R7-8 & R7-1) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.
2. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
3. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.
4. SIGNAGE MUST NOT OBSTRUCT ACCESSIBLE ROUTE OR RAMPS.

PARKING SPACE PAVEMENT MARKINGS



NOT TO SCALE

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ

ACCESSIBLE PARKING AND SIGNAGE STANDARDS

STD. NO. 50.10A REV. 9

PCCO SUMMARY	
Original Parcel ID Number(s):	051-011-20
Development Type:	Commercial
Subject to PCCO? Y/N	Y
If NO, why?	-- Click for Dropdown --
Watershed:	Yadkin
Disturbed Area (ac):	2.12 (total); 1.91 (property); 0.21 (ROW)
Site Area (ac):	2.09
Total on-site Drainage Area (ac):	2.09
Development Type:	0
Existing Built-upon-area (SF):	0
Existing BUA to be removed (SF):	0
Existing BUA to remain (SF):	0
Proposed New BUA (SF):	52,000.0
Proposed % BUA:	57.12%
Density (High / Low)	High
Total Post-Project BUA for site:	52,000 ft² / 57%
Development or Redevelopment?	Development
Natural Area Required (ac):	N/A
Natural Area provided, total (ac):	N/A
Undisturbed Treed Natural Area Preserved (ac):	N/A
Total stream buffer protected on-site (ac):	N/A
Transit Station Area? Y/N	N
Distressed Business District? Y/N	N
Mitigation Type (if applicable)	N/A
Natural Area mitigation? Y/N	N
Buffer Mitigation? Y/N	N
Total Phosphorous Mitigation? Y/N	N

PROJECT NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
2. THIS PROJECT UNDERWENT A ZONING PETITION IN 2008 (NO. 08-153) THE PETITION WAS APPROVED IN JANUARY, 2009.
3. PROPOSED BUILDING HEIGHT SHALL NOT EXCEED 40 FEET.

LEGEND

- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- EXISTING CATCH BASIN
- OHP — EXISTING OVERHEAD POWER
- EXISTING STORM DRAINAGE PIPE
- HDP — PROP. HEAVY DUTY PAVEMENT
- LDP — PROP. LIGHT DUTY PAVEMENT
- PROPOSED CONCRETE

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FEET

ZONING CODE SUMMARY

PROJECT NAME: SAM'S XPRESS CAR WASH
PLANS PREPARED BY: THE ISAACS GROUP, PC
PHONE #: 704-527-3440
ZONING: B-2 (CD) REZONING PETITION: 2008-153
JURISDICTION: CITY OF CHARLOTTE
TAX PARCEL #: 051-011-20
PROPOSED USE: CAR WASH
LOT SIZE: 91,055/2.09 SQ. FEET/ACRES
GROSS FLOOR AREA: 3,349 SQ. FEET
EXISTING IMPERVIOUS AREA AND GRAVEL AREA: 0 / 0 SQ. FT/ACRES
PROPOSED IMPERVIOUS AREA AND GRAVEL AREA: 52,693/1.21 SQ. FT/ACRES

YARD REQUIREMENTS:
SETBACK (FRONT) 60' REAR YARD: 10'
SIDE YARD (WEST): 20' SIDE YARD (EAST): 8'

BUFFER REQUIREMENTS:
43' (CLASS B), ALONG REAR OF PROPERTY, PER REZONING PETITION

PARKING DATA:
PARKING REQUIRED: 1 SPACE/250 S.F. = 3,349 S.F./250 = 14 SPACES
PARKING PROVIDED: 39 SPACES (INCLUDES 3 HANDICAP SPACES)

BIKE PARKING DATA:
REQUIRED: LONG TERM = 2 SPACES
SHORT TERM 5% OF PARKING = 14*.05 = 0.7 SPACES
PROVIDED: 2 LONG TERM
2 SHORT TERM

ALL SIGNAGE WILL BE PERMITTED SEPERATELY.
AN ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS MUST BE POSTED ON BUILDING

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON 6/28/13

THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING CERTIFICATE OF AUTHORIZATION NO. C-1069

NO.	BY	DATE	REVISION
1	CMJ	5/1/13	PER REVIEW COMMENTS
2	CMJ	6/28/13	PER REVIEW COMMENTS

Project: SAM'S XPRESS CAR WASH
1531 SAM'S LANE
CHARLOTTE, NORTH CAROLINA

Title: SITE PLAN

File #: 13023.dwg | Date: 4-17-13 | Project Eng: BTU | Design By: BTU | Drawn By: CMJ | Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C1.0

CHARLOTTE

Charlotte-Mecklenburg Planning Department

DATE: July 11, 2013

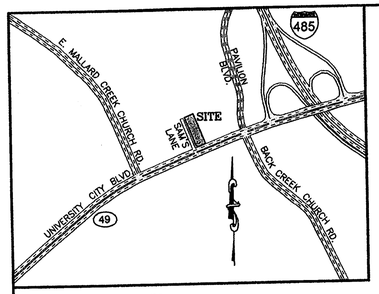
TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2008-153 Sam's Mart LLC

Attached is a revised site plan for the above referenced rezoning petition. The site plan attached shows change in the site layout for building locations. As part of this submittal elevations were reviewed. 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.

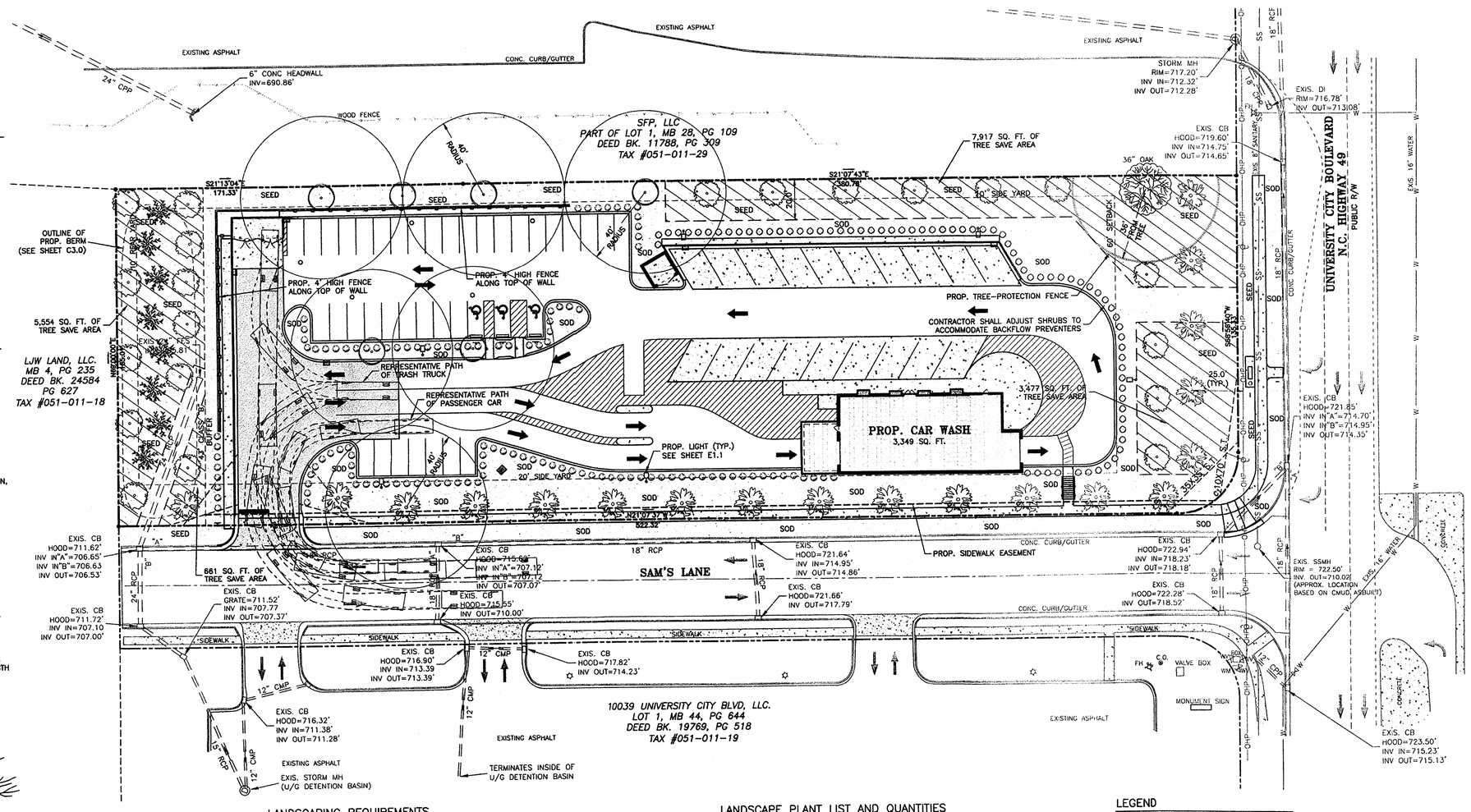


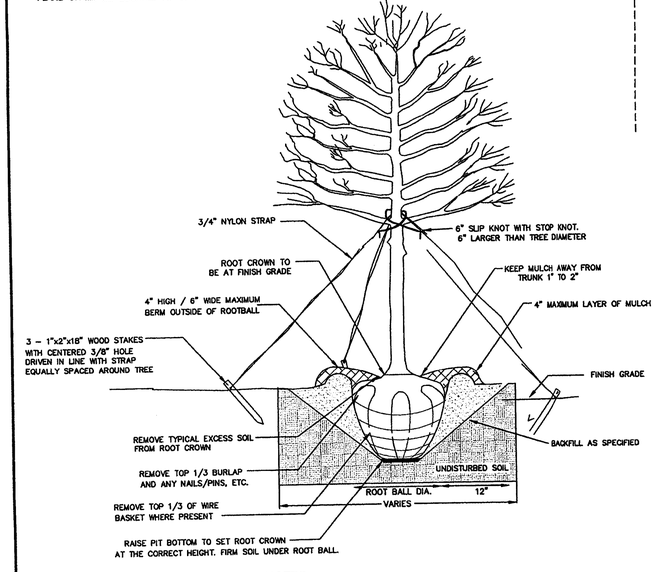
LANDSCAPING NOTES:

1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED IN ACCORDANCE WITH THE PLAN BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS (IF APPLICABLE).
2. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, CONSTRUCTION DEBRIS AND COMPACTED SOIL PRIOR TO PLANTING.
3. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOP SOIL STANDARDS FOR PLANTING TREES WITHIN MINIMUM 274 SQ. FT. AREA PER TREE.
4. PLEASE CALL 336-4330 FOR INSPECTION OF TREES AND/OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
5. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
6. ADJUST TREE PLANTING TO AVOID UNDERGROUND UTILITIES. 15.0' OFF WATER, ELECT., GAS, SANITARY SEWER, AND STORM DRAINAGE.
7. REFERENCE CMLD STANDARDS 40.01, 40.02, 40.03, 40.04, AND 40.09 FOR TREE PLANTING AND PROTECTION DETAILS.
8. GEOGRID FOR RETAINING WALLS IS TO BE LEFT 24" MIN. BELOW GRADE IN TREE PLANTING AREAS.
9. ATTENTION LANDSCAPER NOTIFY URBAN FORESTER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES. CALL 336-4330
10. ORDINANCE REQUIRED TREES MUST BE MAINTAINED IN TREE FORM & ALLOWED TO GROW TO THEIR NATURAL HEIGHT/FORM, WITH A MAXIMUM OF THREE STEMS OR TRUNKS (NO TOPPING OR ROUNDING OVER).
11. ALL AUTOMOBILE PARKING SPACES MUST BE WITHIN FORTY (40) FEET OF A TREE.
12. LARGE MATURING TREES MUST BE A MINIMUM OF 25 FEET FROM OVERHEAD DISTRIBUTION POWER LINES. IF TREES CONFLICT WITH POWER LINES, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
13. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.
14. VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
15. SHRUBS SHALL BE 2' HIGH, 2' WIDE, 5-GAL., AT TIME OF PLANTING AND SHALL BE LOCATED AT 5' O.C.
16. A MINIMUM OF FIFTY (50) PERCENT OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN TWENTY (20) TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.
17. 75% LARGE MATURING TREES ARE REQUIRED UNLESS THERE IS OVERHEAD POWER.
18. SITE LIGHTING MUST BE A MINIMUM OF THIRTY (30) FEET AWAY FROM A TREE. IF PEDESTRIAN SCALE LIGHTING IS BEING USED, THE LIGHTING MUST BE A MINIMUM OF FIFTEEN (15) FEET AWAY FROM A TREE, UNLESS APPROVED OTHERWISE BY THE CITY. NO LIGHT POLES ALLOWED IN TREE ISLANDS.
19. UNLESS APPROVED BY URBAN FORESTRY STAFF ALL REQUIRED TREES MUST HAVE SINGLE STEM TRUNKS WITH NO CO-DOMINANT TRUCNKS OR BRANCHES. TREE TRUNKS SHALL BE STRAIGHT IN FORM AND FREE OF DAMAGE OR CRACKS. PRUNING SHALL BE CALLUSED OVER. BRANCH LENGTH SHALL BE TYPICAL FOR THE TREES AGE AND NOT BE BROKEN, DISEASED, OR INJURED. ROOT FLARE SHALL BE LOCATED AT GRADE AND BE FREE OF ADNETITIOUS ROOT GROWTH.

TREE SAVE AREA NOTES:

1. PROPOSED TREE SAVE AREAS SHALL BE SEEDED WITH "PENSACOLA BAHIA" GRASS TO ESTABLISH THE INITIAL GROUNDCOVER AND STABILIZATION.
2. ONCE GROUNDCOVER IS ESTABLISHED IN THE TREE SAVE AREA, NO FURTHER MAINTENANCE SHALL OCCUR WITHIN THAT AREA.





NOTES:

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.

TREE PLANTING

CLDS 40.01

LANDSCAPING REQUIREMENTS

INTERIOR:
BUILDINGS, PARKING LOTS, AND WALKWAYS: 52,693/1.21 SQ. FEET/ACRES
LANDSCAPED AREA:
INTERNAL TREE REQUIREMENT: 1 TREE/10,000 S.F. IMPERVIOUS=
52,693/10,000 S.F. IMPERVIOUS= 6 TREES
PROVIDED= 6 PROPOSED

STREET TREES:
UNIVERSITY CITY BOULEVARD
165 L.F. OF STREET FRONTAGE
REQUIRED: 1 LMT PER 40 L.F. OF FRONTAGE
165 L.F. * (1 TREE/40 L.F.) = 5 TREES
PROVIDED: 5 LMT'S
SAM'S LANE
553 L.F. OF STREET FRONTAGE
REQUIRED: 1 LMT PER 40 L.F. OF FRONTAGE
553 L.F. * (1 TREE/40 L.F.) = 14 TREES
PROVIDED: 14 LMT'S

BUFFER PLANTINGS:
CLASS B BUFFER: 165 FT. LONG
TREES REQUIRED = 8 PER 100 L.F. = 13
TREES PROVIDED = 13 (5 DECIDUOUS + 8 EVERGREEN)

TREE REPLACEMENT:
EXISTING ONSITE TREE CANOPY TO BE REMOVED = 2,495 SQ. FT.
(EXISTING 36" AND 18" OAK TREES TO BE REMOVED ALONG PROPERTY LINE)
REQUIRED TREE CANOPY REPLACEMENT = 150% OF 2,495 SQ. FT. = 3,743 SQ. FT.

TREE DENSITY REQUIREMENTS
TREE DENSITY REQUIRED (36 TREES PER ACRE OF TREE SAVE AREA)

TREE SAVE REQUIRED
15% OF SITE AREA = 0.15x2.09 AC. = 0.31 AC. (13,656 SQ. FT.)
ADDITIONAL TREE SAVE REQUIRED = 3,743 SQ. FT. (TREE REPLACEMENT)
TOTAL TREE SAVE REQUIRED = 3,743 SQ. FT. + 13,656 SQ. FT. = 17,399 SQ. FT.

TREE SAVE AREA PROVIDED = 17,559 SQ. FT. = 0.40 AC.*

TREE DENSITY REQUIRED = 36 x 0.40 AC. = 15 TREES REQUIRED
TREE DENSITY PROVIDED = 17 TREES
[6 IN REAR BUFFER + 11 (10 PROP. + 1 EXIS.) ALONG EASTERN PROPERTY LINE AND FRONT SETBACK]

*WHERE UTILITIES EXIST OR ARE PROPOSED INSIDE THE DESIGNATED TREE SAVE AREAS, A 10' WIDE SECTION AROUND EACH UTILITY IS NOT COUNTED TOWARD THE TREE SAVE.

LANDSCAPE PLANT LIST AND QUANTITIES

	QUANTITY
EXISTING TREE	
PROPOSED SHUMARD OAK TREE LMT (2 IN. CAL. MAX. HEIGHT 8')	21
PROPOSED LACEBARK ELM LMT (2 IN. CAL. MAX. HEIGHT 8')	19
PROPOSED WILLOW OAK TREE LMT (2 IN. CAL. MAX. HEIGHT 8')	6
PROPOSED VIRGINIA PINE LMT (2 IN. CAL. MAX. HEIGHT 8')	8
PROPOSED INKBERRY HOLLY (2' HIGH, 2' WIDE, 5 GAL.)	73
PROPOSED DWARF BURFORD HOLLY (2' HIGH, 2' WIDE, 5 GAL.)	115
PROPOSED TREE PROTECTION	125 L.F.
GRASS AREA (AS INDICATED)	48,130 SQ. FT.

NOTE

PLANT QUANTITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL PLANT QUANTITIES WITH CHARLOTTE URBAN FORESTRY PRIOR TO INSTALLATION.

LEGEND

- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- EXISTING CATCH BASIN
- OHP — EXISTING OVERHEAD POWER
- EXISTING STORM DRAINAGE PIPE
- HDP — PROP. HEAVY DUTY PAVEMENT
- LDP — PROP. LIGHT DUTY PAVEMENT
- PROPOSED CONCRETE

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

ATTACHED TO ADMINISTRATIVE APPROVAL
JUL 11 2013
BY: DEBRA CAMPBELL

NORTH CAROLINA PROFESSIONAL SEAL 025926 ENGINEER BRIAN T. UPTON 6/28/13

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

NO.	BY	DATE	REVISION
1	CMJ	5/1/13	PER REVIEW COMMENTS
2	CMJ	6/28/13	PER REVIEW COMMENTS

Project: SAM'S XPRESS CAR WASH
1531 SAM'S LANE
CHARLOTTE, NORTH CAROLINA

Title: LANDSCAPE PLAN

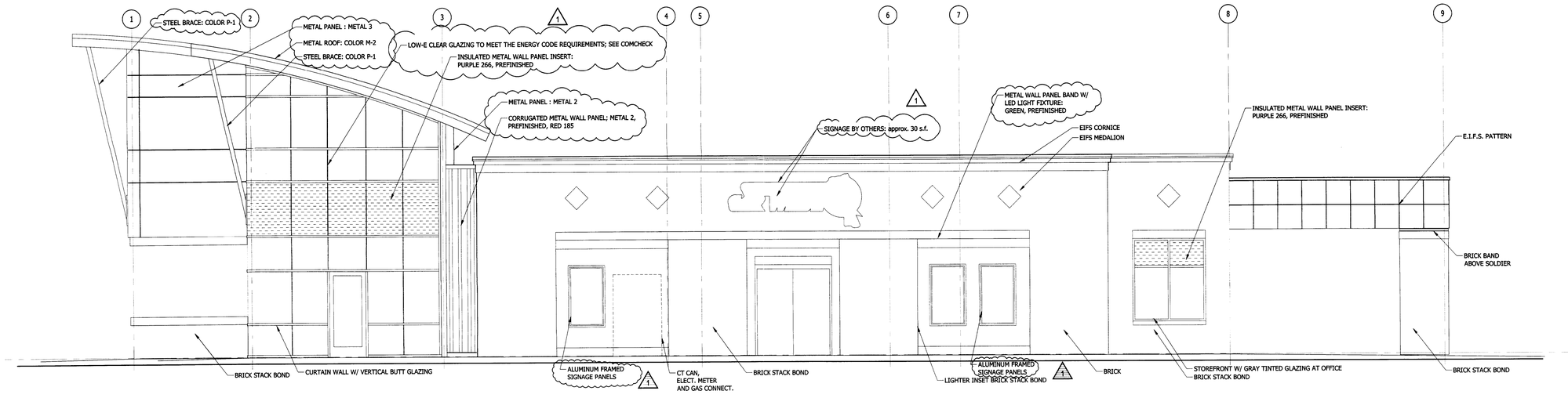
File #: 13023.dwg | Date: 4-17-13 | Project Egr: BTU | Design By: BTU | Drawn By: CMJ | Scale: 1"=30'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

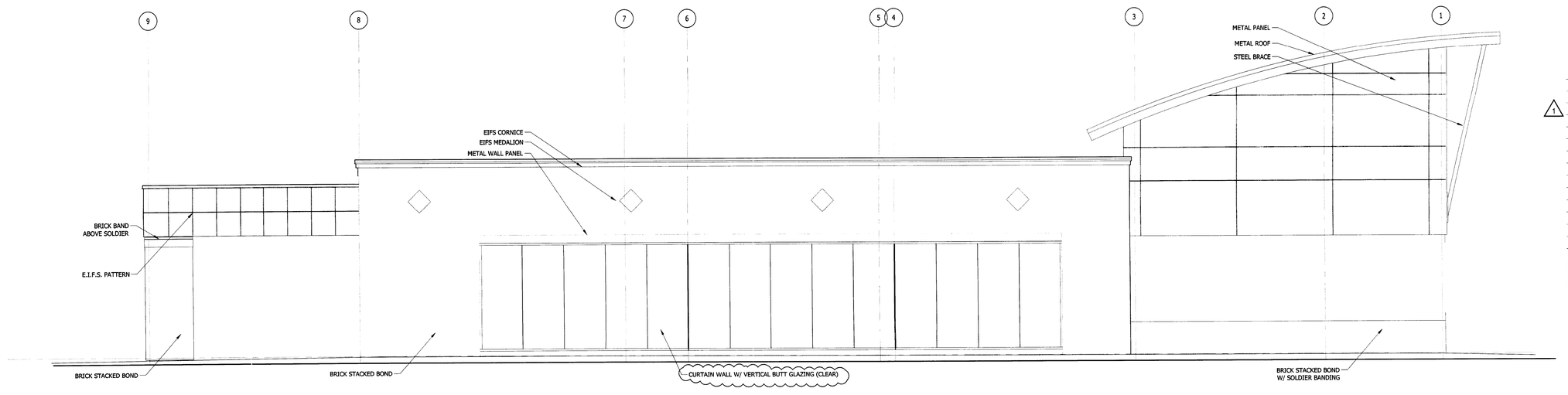
C1.1

MATERIAL SCHEDULE

KEY	MANUFACTURER	MATERIAL	PRODUCT #	COLOR	NOTES
P-1		PAINT		RED 186	H.M. DOORS AND FRAMES
P-2		PAINT		PURPLE 266	ACRYLIC SEMI-GLOSS AT FIRST COURSE OF CMU AT METAL PANELS
P-3		PAINT		YELLOW 108	
P-4		PAINT		ORANGE 172	
P-5		PAINT		GREEN 361	EXPOSED DOWNSPOUTS & BRACING AT ROOF
P-6		PAINT		SILVER	PAINT VACUUM PURLINS SILVER TO MATCH METAL PANELS
M-1	TBD	METAL COPING	KYNAR 500, 24 GA.	TBD	GALVANEZED, PRE-FINISHED, MATCH P-1 COLOR
M-2	TBD	METAL ROOF	KYNAR 500, 26 GA.	SCARLETT RED	STANDING SEAM, PRE-FINISHED, SILICONIZED POLYSTER
OHD-1	OVERHEAD DOOR	UPWARD SECT. DOOR	CS11	CLEAR ANODIZED	FIELD PAINT/MILDEW RESISTANT PAINT
BRICK	TAYLOR CLAY PRODUCTS	FACE BRICK	WIRE CUT	372 AUTUMN BLEND	STACKED BOND - COLOR TO BE DETERMINED
CMU-1	WWW.TRENWYTH.COM	CONCRETE MASONRY UNIT	ASTRA-GLAZE-SW	ROYAL PURPLE 17.3%	BOTTOM COURSE AT METAL PANELS
CMU-2	JOHNSON CONCRETE CO.	CONCRETE MASONRY UNIT	JCG-218 RIVERSTONE	GROUNDFACE RIVERSTONE	STACKED CMU
G-1	PPG OR LOF	1/4" TEMPERED GLASS			CLEAR, GLAZING CONTRACTOR SHALL INSTALL SEALANT AT ALL JOINTS.
G-2	PPG OR LOF	1" TEMPERED INSUL. GLASS			GRAY TINT AT OFFICE, GLAZING CONTRACTOR SHALL INSTALL SEALANT AT ALL JOINTS
SP-1	YKK, KAWNEER OR APPROVED EQUAL	1" SPANDREL PANELS		PURPLE 266	HORIZONTAL SPANDREL PANEL AT CURTAIN WALL & TRANSOMS OF WINDOWS
METAL 1	ALUCOBOND, FIRESTONE OR APPROVED EQUAL	ALUM. ARCH. METAL PANELS		PURPLE 266	CLADDING FOR EQUIP ROOM & TUNNEL ABOVE STOREFRONT, CURTIAN WALL INSERT
METAL 2	ALUCOBOND, FIRESTONE OR APPROVED EQUAL	ALUM. CORRUGATED		RED 185	SMALL SECTION BETWEEN CURTAIN WALL AND EQUIPMENT ROOM
METAL 3	ALUCOBOND, FIRESTONE OR APPROVED EQUAL	ALUM. ARCH METAL PANELS		YELLOW	EXIT END OF TUNNEL
AL-1	YKK, KAWNEER OR APPROVED EQUAL	ALUM. STOREFRONT		CLEAR ANADOZED	INSTALL CLOSURE PLATES ON BACK OF ALL JAMB PIECES
CURTAIN	YKK, KAWNEER OR APPROVED EQUAL	ALUM. CURTAIN WALL SYSTEM		CLEAR ANADOZED	INSTALL CLOSURE PLATES ON BACK OF ALL JAMB PIECES



02 EAST ELEVATION — scale: 1/4" = 1'-0"



01 WEST ELEVATION — scale: 1/4" = 1'-0"

ODa
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STEPHEN F. OVERCASH REGISTERED ARCHITECT 9876 NORTH CAROLINA CHARLOTTE, N.C.
06-19-13

SAM'S EXPRESS CARWASH
HWY. 49
CHARLOTTE, NC

KEY PLAN

ISSUE	:	DATE
FOR CONSTRUCTION ONLY		04.17.13
1 REVIEW COMMENT	:	6-19-13
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BUILDING ELEVATIONS

ATTACHED TO ADMINISTRATIVE APPROVAL
JUL 11 2013
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A2.1

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STEPHEN F. OVERCASH REGISTERED ARCHITECT 3875 CHARLOTTE, N.C.
06-19-13

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HWY. 49
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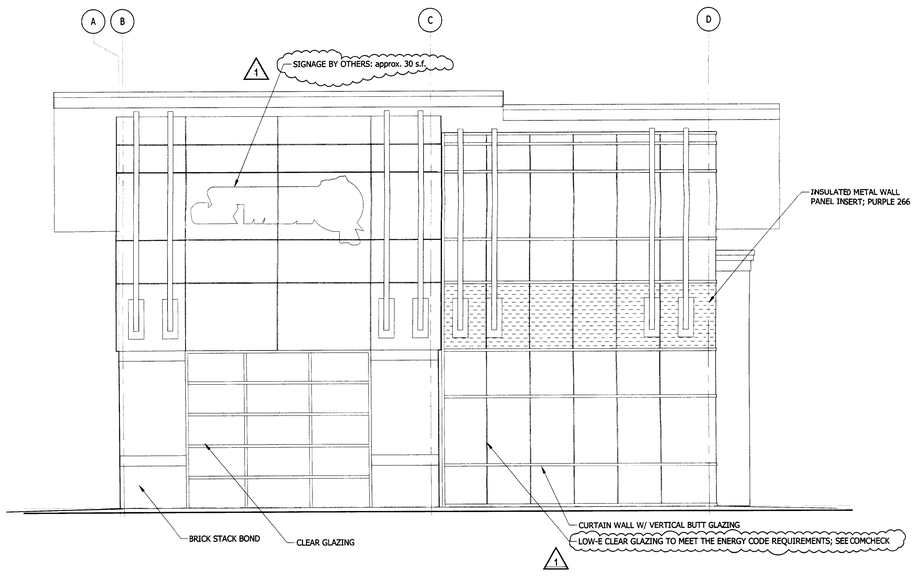
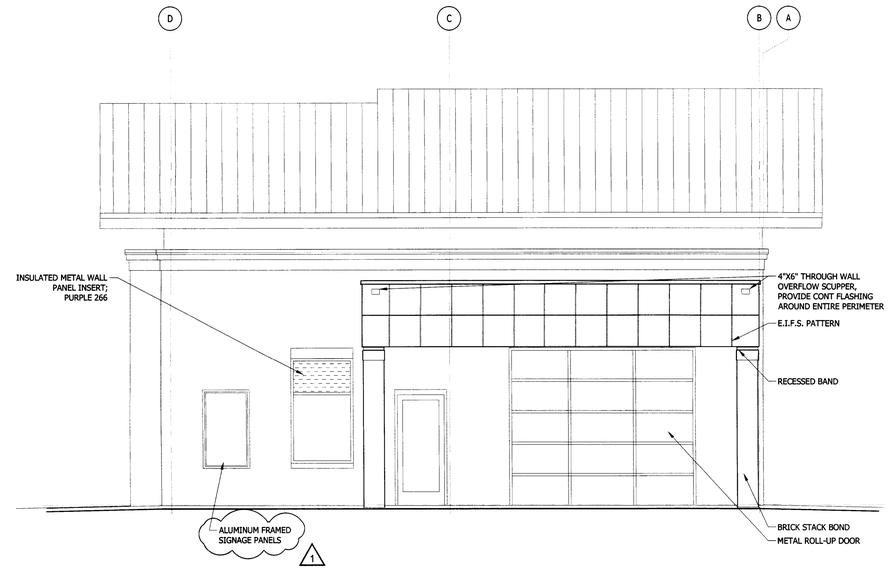
KEY PLAN



02 SOUTH ELEVATION — scale: 1/4" = 1'-0"



01 NORTH ELEVATION — scale: 1/4" = 1'-0"

ISSUE	:	DATE
FOR CONSTRUCTION ONLY		04.17.13
1 REVIEW COMMENT	:	06.19.13
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BUILDING ELEVATIONS

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JUL 11 2013

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CHARLOTTE

Charlotte-Mecklenburg Planning Department

DATE: October 11, 2013

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2008-153 Sam's Mart LLC

Attached are the revised elevations for the above referenced rezoning petition. 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.

Signage was not a part of this review.

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