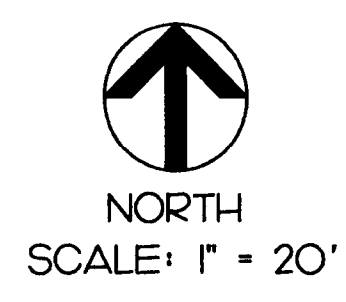


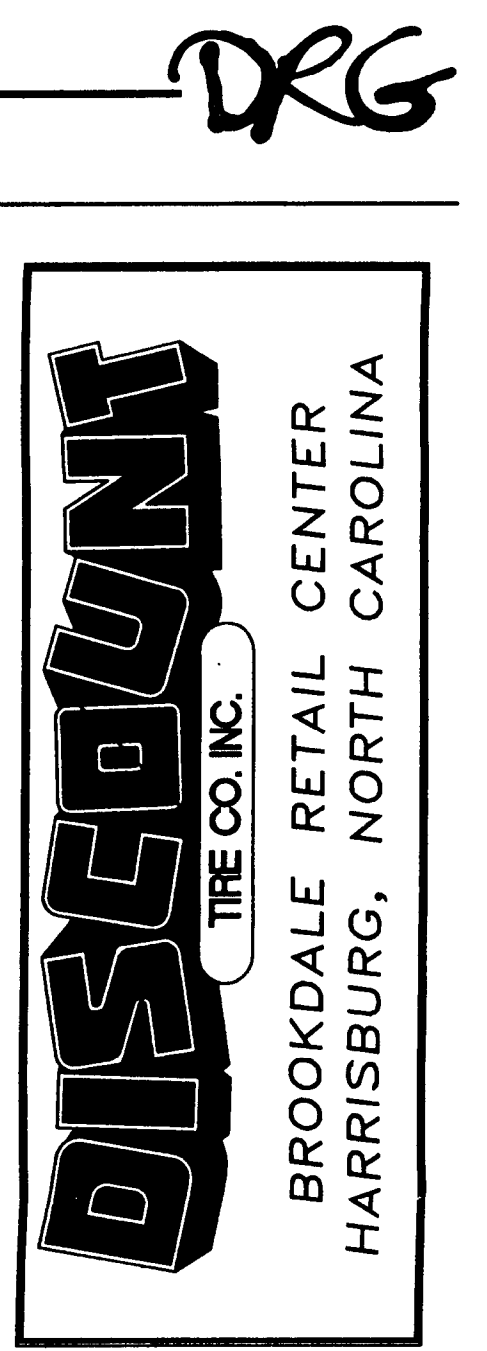
SITE DATA

SITE AREA:	1.28 AC TOTAL
TAX PARCEL:	105-201-09 & 105-201-10
SITE ZONING:	CC = COMMERCIAL CENTER DISTRICT (REZONING PETITION #2002-103)
SETBACK PER ZONING:	35' on I-485 15' on ROCKY RIVER ROAD
MAXIMUM BUILDING HEIGHT:	40'
BUILDING SQUARE FOOTAGE:	7853 SQUARE FEET
LAND USE:	COMMERCIAL
PARKING SUMMARY:	
TOTAL SPACES REQUIRED =	32 (1 SPACE PER 250 SF)
TOTAL SPACES PROVIDED =	44
INCLUDING 2 HANDICAP VAN ACCESSIBLE SPACES	



Design Resource Group
 1230 West Morehead Street, Suite 214
 Charlotte, NC 28208
 704.343.0608 fax 704.358.3093
 www.drgp.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning



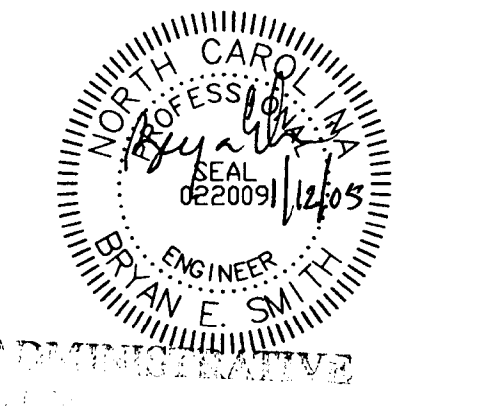
CONSTRUCTION DOCUMENT

NO. REVISIONS/DESCRIPTION DATE

1. REVISED SETBACK AT ROCKY RIVER RD. AND ADDED SCREEN WALL PER PLANNING REVIEW 01/20/05

194-001 JOB NO
 11/04 DATE
 BA DRAWN BY
 KAK CHECKED BY

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTURAL RESOURCE GROUP, INC. THIS DRAWING MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT THEIR WRITTEN PERMISSION.



DATE: January 14, 2005
 BY: DEBRA D. CAMPBELL SITE PLAN

2002.103 C3

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: January 14, 2005

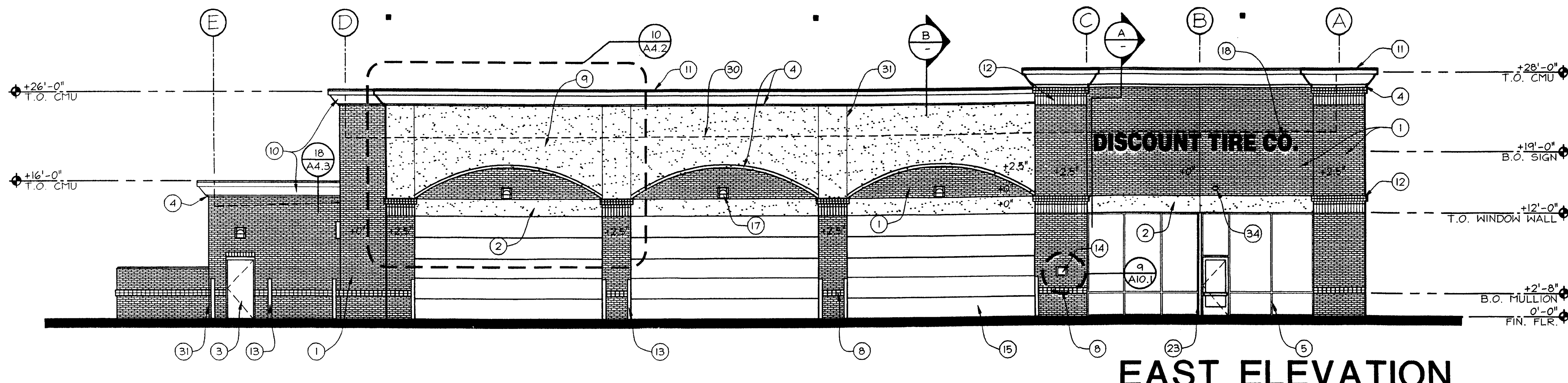
TO: Katrina Young
 Interim Zoning Administrator

FROM: Debra Campbell
 Planning Director

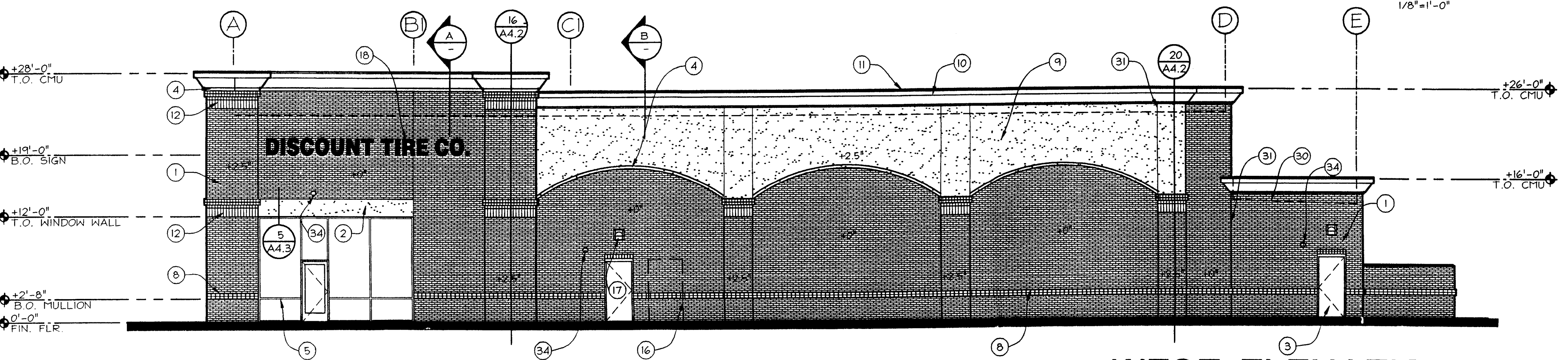
SUBJECT: Administrative Approval for Petition 2002-103, APS Investments, LLC.

Attached is a copy of the site specific plan for Discount Tire with elevations located on the above referenced rezoning petition. The revised plan has minor modifications to the site layout. Since these changes are minor, I am administratively approving this revised plan and elevations. Please use this plan and elevations when evaluating requests for building permits and certificates of occupancy. Note all other ordinance requirements still apply.

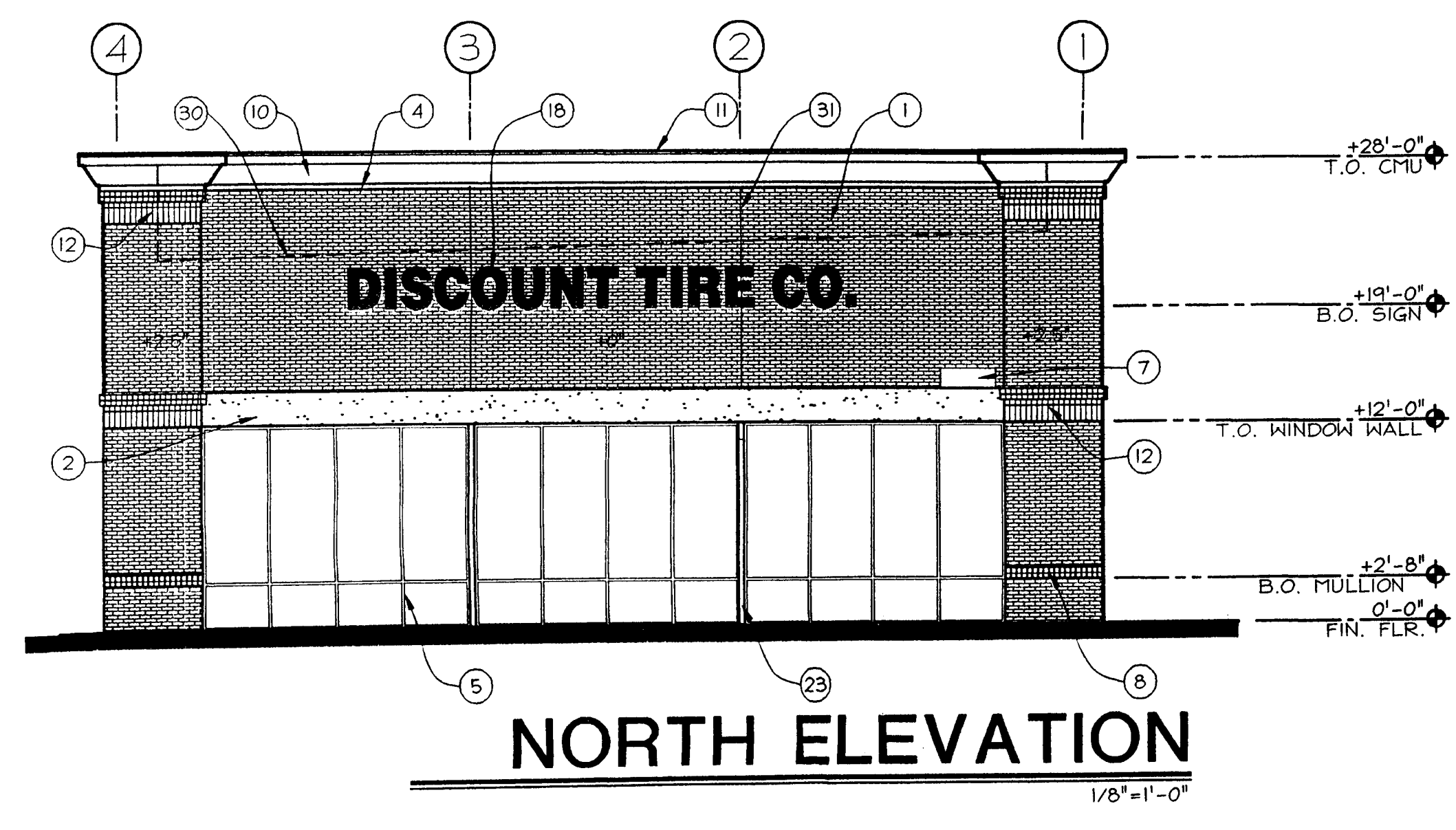
G:\ASDK\PROJ\194-001\DWG\SP1.DWG 1/12/2005 10:24:11 AM EST



EAST ELEVATION
1/8"=1'-0"



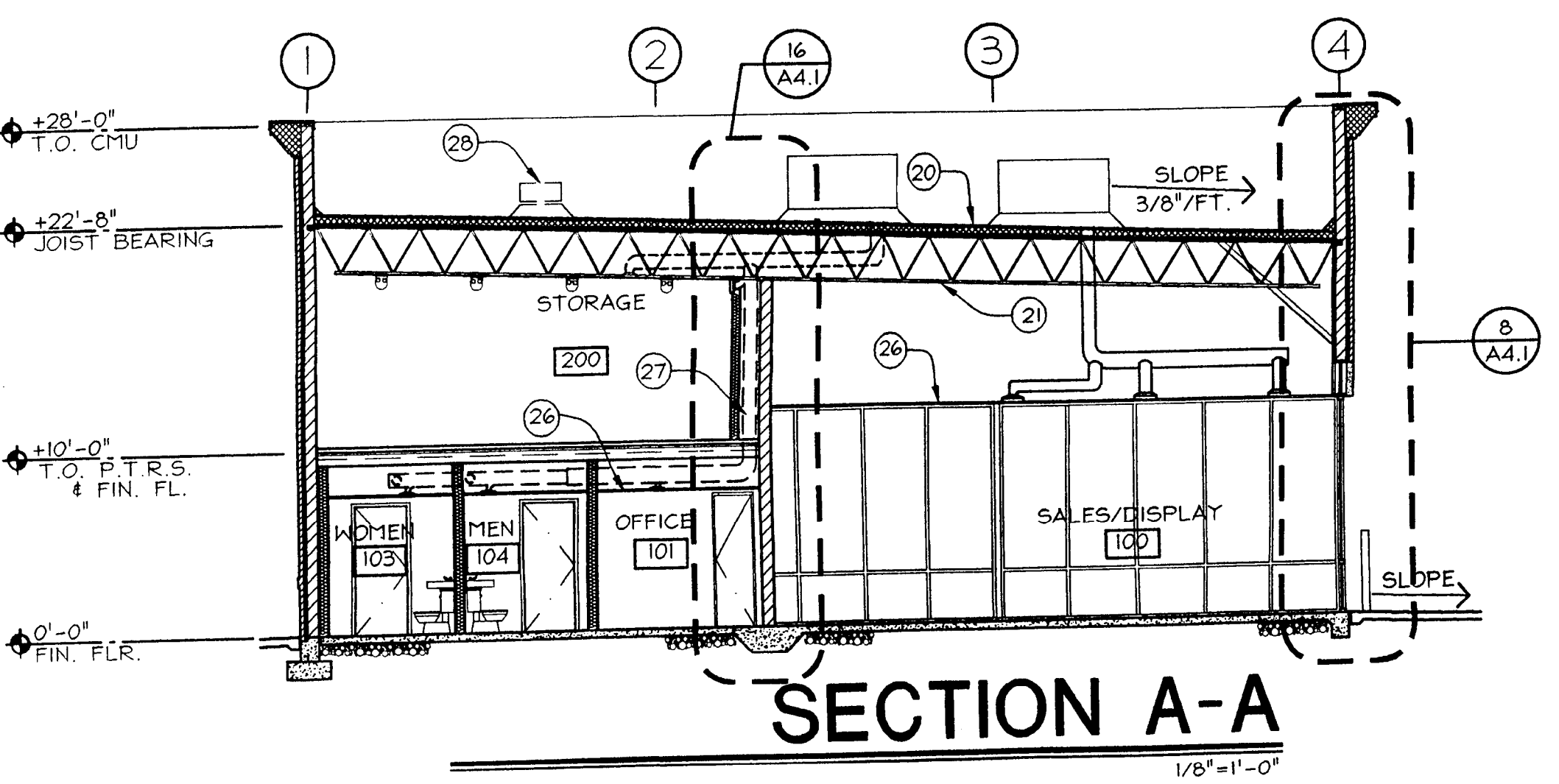
WEST ELEVATION
1/8"=1'-0"



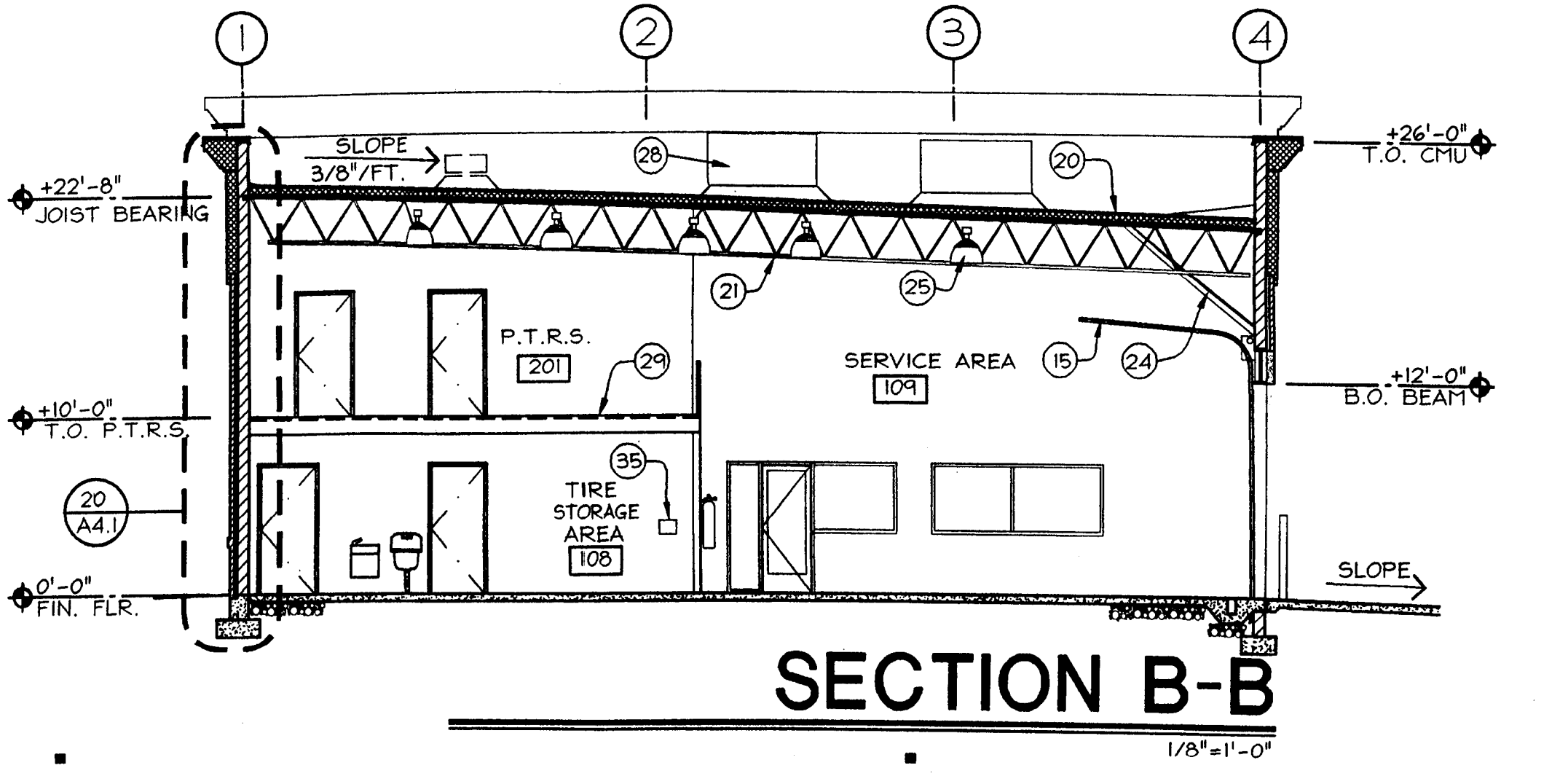
NORTH ELEVATION
1/8"=1'-0"



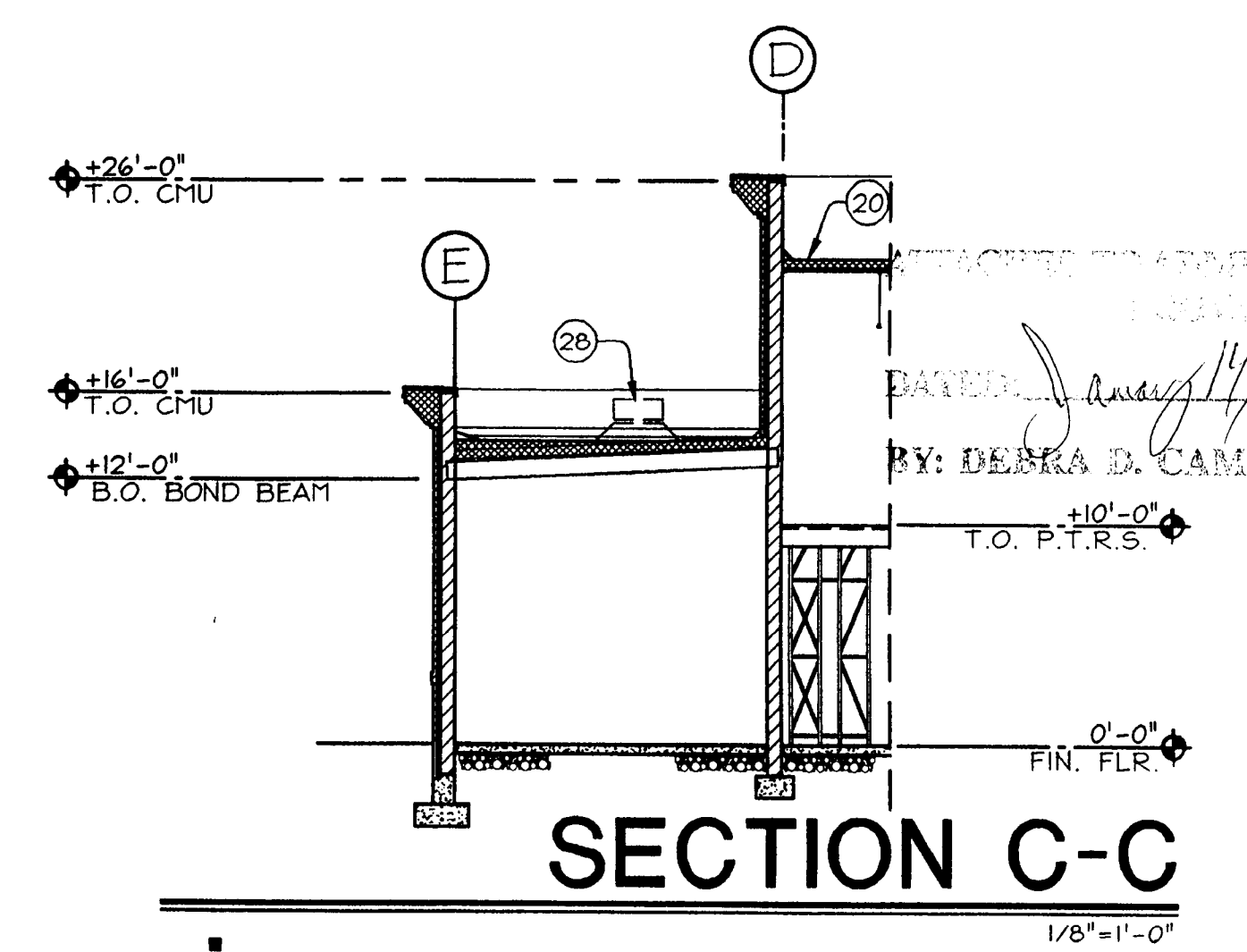
SOUTH ELEVATION
1/8"=1'-0"



SECTION A-A
1/8"=1'-0"



SECTION B-B
1/8"=1'-0"



SECTION C-C
1/8"=1'-0"

KEYNOTES

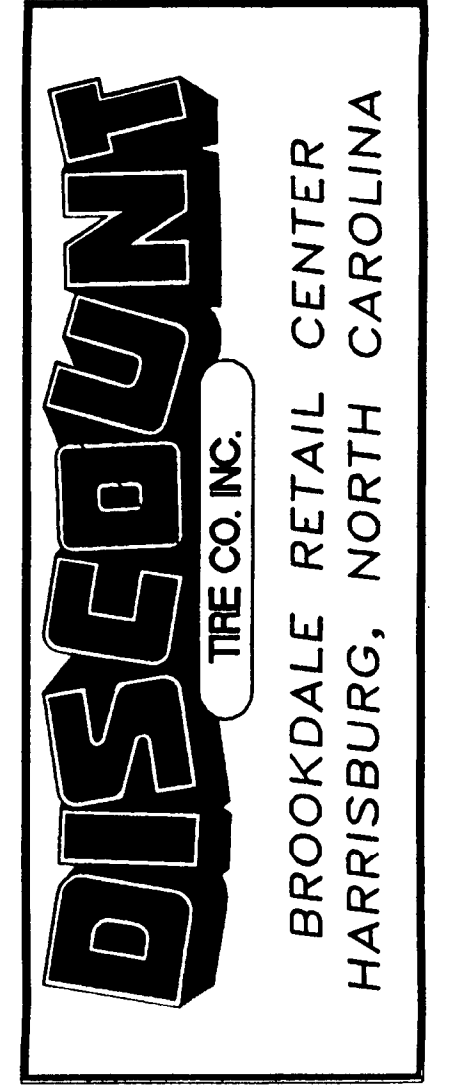
1. BRICK VENEER OVER CMU - P5.
2. E.I.F.S. OVER STEEL BEAM, INTEGRAL COLOR - P3.
3. HOLLOW METAL DOOR, PAINT - P5.
4. E.I.F.S. ACCENT BAND, INTEGRAL COLOR - P3.
5. STOREFRONT SYSTEM, FACTORY COATED - P4.
6. WALL LOUVER TOP OF OPENING @ 10'-0" A.F.F.; PAINT - P5.
7. 6" BUILDING ADDRESS LETTERS (N.I.C.); CONTRASTING BACKGROUND.
8. (2) HEADER COURSE BRICK BAND - P5.
9. E.I.F.S. OVER CMU; INTEGRAL COLOR - P2.
10. DECORATIVE EIFS CORNICE, INTEGRAL COLOR - P2.
11. METAL COPING; FACTORY COATED - P1.
12. (3) HEADER COURSES & SOLDIER COURSE BRICK ACCENT - P5.
13. CONCRETE FILLED BOLLARDS; PAINT - P1.
14. KNOX BOX, RECESSED.
15. SECTIONAL OVERHEAD DOORS; FACTORY COATED - P6.
16. S.E.S. PAINT - P5.
17. SECURITY WALL PACKS WITH FULL CUTOFF SHIELDS.
18. ILLUMINATED SIGNAGE (NIC); RED.
19. COILING DOOR; PAINT - P5.
20. BUILT-UP ROOFING SYSTEM OVER METAL DECK.
21. STEEL JOIST.
22. OVERFLOW DRAIN TO SPILL AT GRADE. ROOF DRAIN TO CONNECT TO STORM DRAIN.
23. BREAK METAL CLOSURE AROUND STEEL COLUMN; FACTORY COATED - P4.
24. ANGLE BRACE.
25. HIGH BAY LIGHTS.
26. SUSPENDED ACOUSTICAL CEILING PANEL SYSTEM.
27. MECHANICAL CHASE.
28. MECHANICAL EQUIPMENT.
29. OPEN GRATE PTRS (NIC).
30. LINE OF ROOF BOND.
31. CONTROL JOINT.
32. TRASH ENCLOSURE GATE; PAINT - P5.
33. FIRE DEPARTMENT CONNECTION.
34. EMERGENCY OUTDOOR LIGHTING.
35. SWITCHBANK.

PAINT / MATERIAL SCHEDULE

KEY	SPECIFIED COLOR	SUBSTITUTE COLORS
P1	DUNN EDWARDS DISCOUNT TEAL	ICI MAINE HARBOR 1245
P2	SHERWIN WILLIAMS "RAMIE" FN157-SW6156	
P3	SHERWIN WILLIAMS "RESTRAINED GOLD" FN130-SW6129	
P4	PPG INDUSTRIES "BANNER RED" -UC 40597	
P5	HANSON BRICK - RED WIRE CUT #1,350,05,4 SHERWIN WILLIAMS "BOLD BRICK" R-0/0/40-SW 6327	
P6	WAYNE DALTON WHITE	



Architectural Resource Team, Inc.
411 North Central Ave. Suite 100
Phoenix Arizona 85004-2139
602-307-5399 Voice
602-307-5409 Fax
www.art-team.com

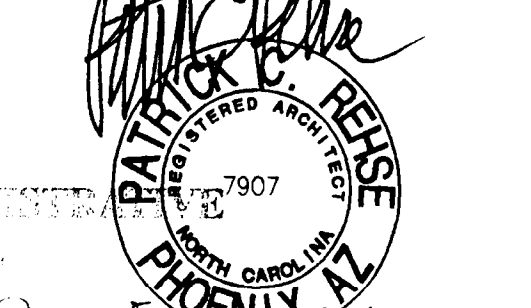


CONSTRUCTION DOCUMENTS

NO.	REVISIONS DESCRIPTION	DATE

Y4529 JOB NO.
11/04 DATE
WMD DRAWN BY
VEM CHECKED BY

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ARCHITECTURAL RESOURCE TEAM, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL RESOURCE TEAM, INC.

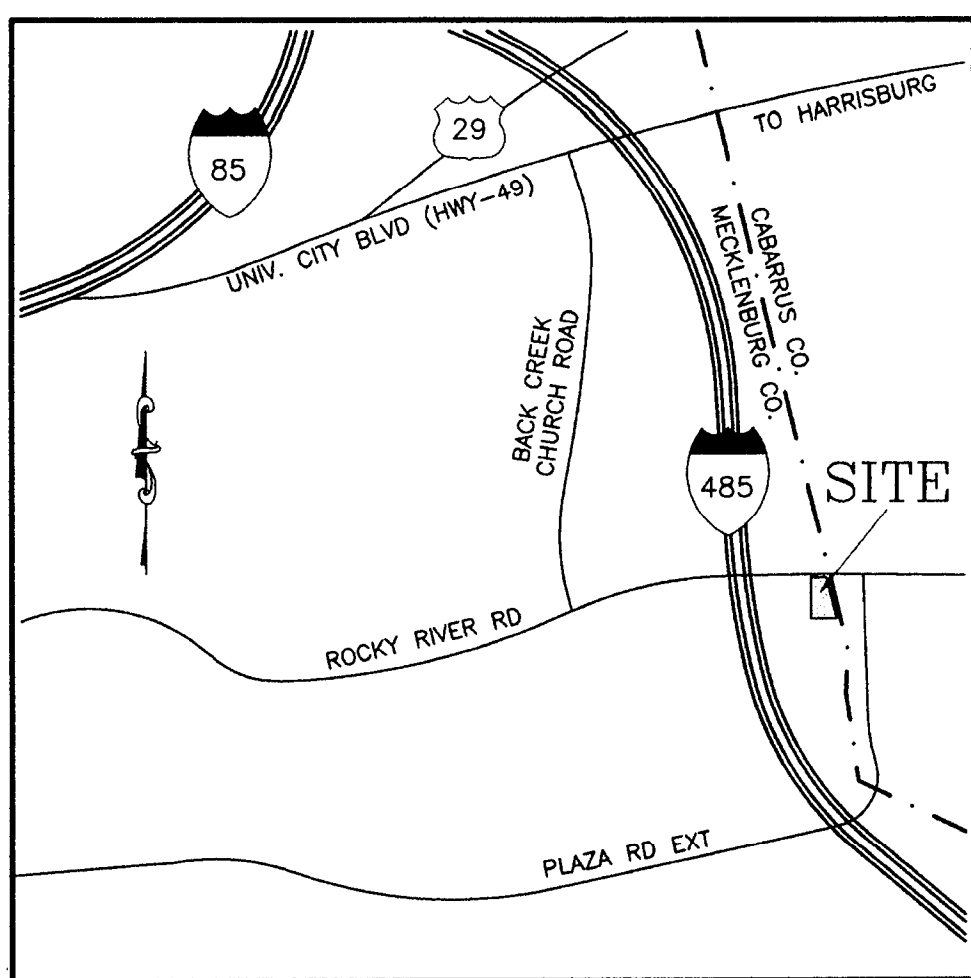


DATE: January 14, 2005
BY: DEBRA D. CAMPBELL

PRELIMINARY BUILDING ELEVATIONS

A3.1

TUFFY AUTO SERVICE CENTER



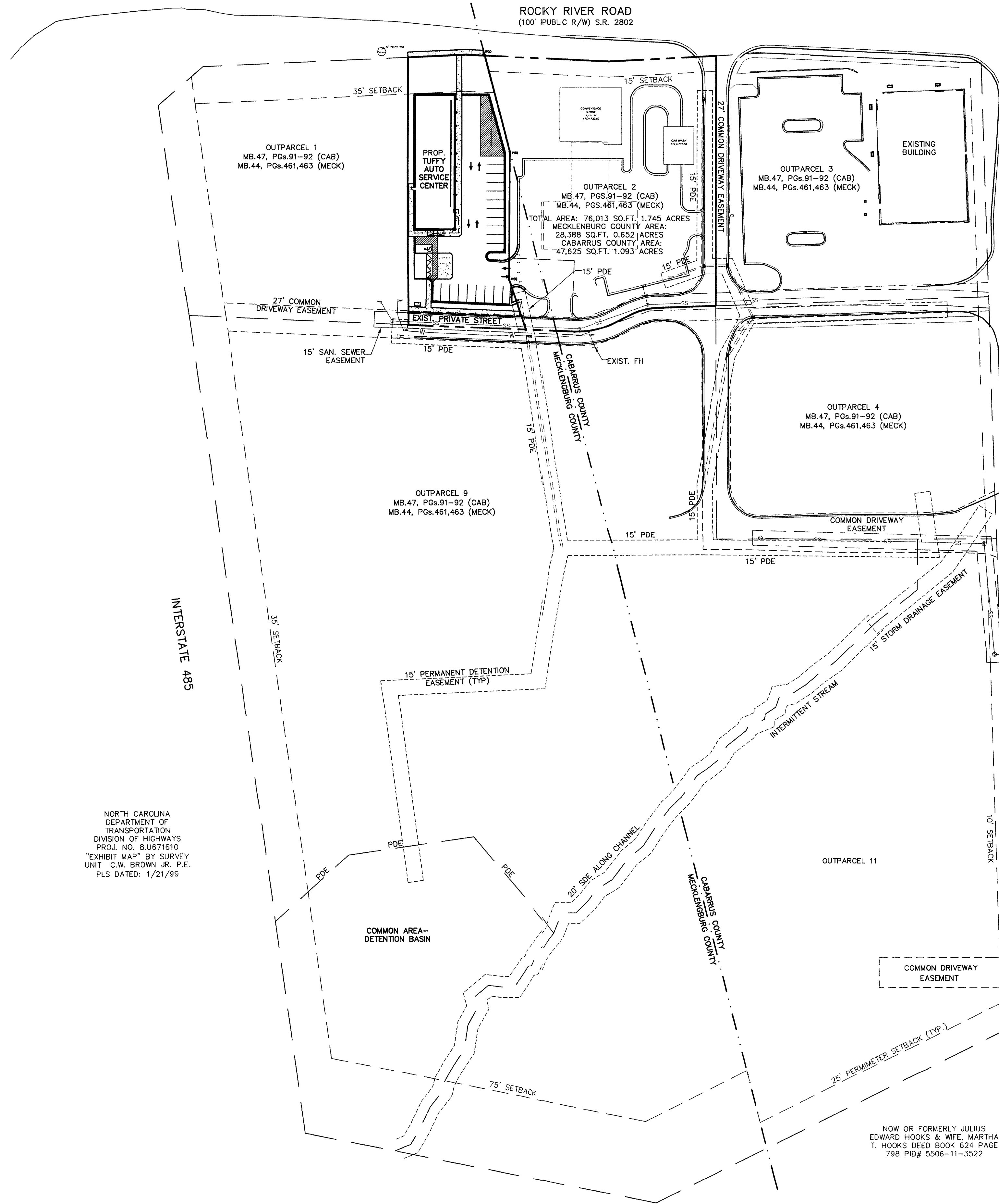
VICINITY MAP
(NOT TO SCALE)

NOTES:

- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY MEADE GUNNELL ENGINEERING & SURVEYING, P.C..
- 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.
- PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MANS 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 MANS 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.
- THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
- HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- 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.

REZONING NOTES (PER PETITION # 2002-103)

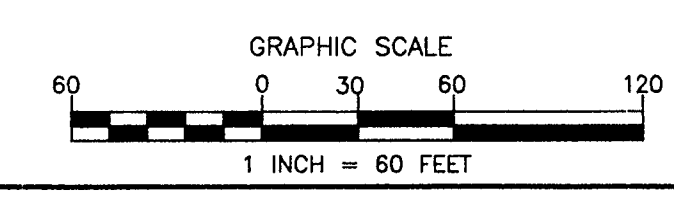
- REFER TO COMMERCIAL CENTER DISTRICT (CC) OF THE CITY OF CHARLOTTE ZONING ORDINANCE SECTION 11.402 FOR A LIST OF PERMITTED USES.
- ACTUAL LOCATION OF CITY/COUNTY BOUNDARY IS UNDER DISPUTE. AREAS DEPICTED MAY CHANGE BASED ON RESOLUTION.
- THE SIZE, SHAPE, AND LOCATION OF BUILDINGS, PARKING LOTS, CURB CUTS, LANDSCAPING AND OUTPARCEL PROPERTY AS DEPICTED ON THE ILLUSTRATIVE SITE PLAN ARE CONCEPTUAL IN NATURE AND AS SUCH ARE SUBJECT TO CHANGE. ANY MODIFICATIONS HOWEVER, WILL BE IN COMPLIANCE WITH THE PARAMETERS ESTABLISHED BY THE ZONING DOCUMENT. ADDITIONALLY, ANY CHANGES TO THE PLAN MUST ABIDE BY DESIGN STANDARDS SET FORTH IN THE CITY OF CHARLOTTE ZONING ORDINANCE. ALL PLANS MUST HAVE ALL REQUIRED APPROVALS PRIOR TO BEGINNING SPECIFIC SITE DEVELOPMENT.
- THIS PLAN WAS CREATED FROM ELECTRONIC DATA AND SURVEY INFORMATION (TOPOGRAPHY, UTILITIES, ETC.) PROVIDED BY MEADE GUNNELL ENGINEERING & SURVEYING, P.C. OF CORNELIUS, NC (704)855-7290. JOB #568.10 DATED APRIL 17, 2002. ADDITIONALLY, GIS INFORMATION PROVIDED BY MECKLENBURG COUNTY AND CABARRUS COUNTY WAS USED IN THE PRODUCTION OF THIS PLAN. THIS PROPERTY HAS BEEN DETERMINED TO NOT BE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. REFER TO SURVEY NOTED ABOVE FOR ADDITIONAL INFORMATION.
- SITE AMENITIES SUCH AS BENCHES, BIKE RACKS, LANDSCAPING, ETC. SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT. LOCATIONS OF AMENITIES ARE TO BE DETERMINED BASED ON SITE DEVELOPMENT.
- PARKING SHALL BE PROVIDED AND MEET, AT A MINIMUM, THE STANDARDS OF THE ZONING ORDINANCE.
- ALL INTERIOR SIDE WALKWAYS SHALL HAVE A MINIMUM WIDTH OF 5'-0", EXCEPT WHERE SIDEWALKS ARE DIRECTLY ADJACENT TO "HEAD-IN" PARKING, IN WHICH CASE THE SIDE WALK SHALL HAVE A MINIMUM WIDTH OF 6'-0".
- THERE SHALL BE NO "WALL PACK" TYPE LIGHT FIXTURES. WE WILL BE UTILIZING "SHOE-BOX" LOW CUT OFF TYPE FIXTURES IN SERVICE AREAS. SITE LIGHTING POLES SHALL BE 30' IN HEIGHT, WHICH WILL BE CONSISTENT WITH THE REST OF THE DEVELOPMENT.
- ENCLOSURES WITH GATES SHALL BE PROVIDED FOR DUMPSTERS.
- A 5'-0" SIDEWALK SHALL BE PROVIDED ALONG ROCKY RIVER ROAD WITH CONFIGURATION THE SAME ACROSS THE ENTIRE DEVELOPMENT WHICH IS A 5'-0" PLANTING STRIP FROM HIGHWAY EDGE TO SIDEWALK, A 5'-0" SIDEWALK, AND THEN A 15'-0" SETBACK TO THE BUILDING ALLOWING FOR ADDITIONAL LANDSCAPING.
- NO RESTAURANTS WITH DRIVE-THRU SERVICE OR GAS STATION / CONVENIENCE WILL BE CONSTRUCTED ON THE SITE.
- THE BUILDINGS SHALL UTILIZE BRICK, EPS, STOREFRONTS / WINDOWS, METAL AND / OR SYNTHETIC SLATE ROOFING IN CHARACTER WITH THE OVERALL DEVELOPMENT. THE DEVELOPMENT SHALL USE ROSEDALE ON GILEAD ROAD IN HUNTERSVILLE AS A BASIS FOR THE DESIGN DEVELOPMENT FOR THE COMMERCIAL DEVELOPMENT.
- 100 FOOT RIGHT-OF-WAY REQUIRED AT ROCKY RIVER ROAD SHALL BE PROVIDED. ANY ADDITIONAL RIGHT-OF-WAY REQUIRED WOULD BE DEDICATED AND CONVERTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- PARCEL OWNED BY OTHERS SHALL HAVE 4,850 S.F. PER PRORATED SITE AREA. THE PARCEL OWNED BY OTHERS IS 0.93 ACRES = 9.7% OF THE SITE. (9.7% OF 50,000 S.F. IS 4,850 S.F.)
- PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY IN MECKLENBURG COUNTY, PETITIONER WILL COMPLETE CONSTRUCTION OF LEFT TURN LANE FROM ROCKY RIVER ROAD ONTO HOOD ROAD (CONSTRUCTION WILL BE DONE TO NCDOT AND COTO STANDARDS). ROAD IMPROVEMENTS ARE SUBJECT TO ACQUISITION OF RIGHT-OF-WAY.



NORTH CAROLINA
DEPARTMENT OF
TRANSPORTATION
DIVISION OF HIGHWAYS
PROJ. NO. 81671610
EXHIBIT MAP BY SURVEY
UNIT C.W. BROWN JR. P.E.
PLS DATED: 1/21/99

NOW OR FORMERLY JOE HENRY
HOOKS AND WIFE NANCE NOLES
HOOKS DEED BOOK 7982 PAGE 788
PID#10520108

NOW OR FORMERLY JULIUS
EDWARD HOOKS & WIFE, MARTHA
T. HOOKS DEED BOOK 824 PAGE
798 PID# 5506-11-3522



PLAZA ROAD EXT.
(60' PUBLIC R/W) S.R. 1176

ZONING CODE SUMMARY

PROJECT NAME: TUFFY AUTO SERVICE CENTER
PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE #: 704-527-3440
TAX ID: 105-201-10
ZONING: CC JURISDICTION: CITY OF CHARLOTTE (MECKLENBURG COUNTY)
SITE ADDRESS: 9841 ROCKY RIVER RD. PETITION: 2002-103
YARD REQUIREMENTS:
SETBACK (FRONT): 15 FT. FROM R/W
SIDE YARD (WEST): 5 FT. SIDE YARD (EAST): 5 FT.
REAR YARD: 5 FT.
LOT SIZE: 24,833/0.57 SQ. FEET/ACRES NUMBER OF UNITS/SUITES: 1

PROPOSED USE: COMMERCIAL
GROSS FLOOR AREA: 5,280 SQ. FEET
BUILDINGS, PARKING LOTS, AND WALKWAYS COVERAGE: 18,044/0.41 SQ. FEET/ACRES
PARKING REQUIRED: (CITY OF CHARLOTTE ZONING ORDINANCE):
1 SPACE REQUIRED PER 250 S.F. RETAIL

REQUIRED: 21 PROVIDED: 21 + HANDICAP: 1 + COMPACT: 0
LONG-TERM BICYCLE PARKING REQUIRED = 1/12000 SF = 5280/12000 = 1
SHORT-TERM BICYCLE PARKING REQUIRED = 5% OF AUTO PARKING = 0.05x21 = 1
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.
ASSIGNED BUILDING PERMIT NUMBER & SITE ADDRESS SHALL BE POSTED ON THE BUILDING.
ALL UTILITIES SHALL BE UNDERGROUND.
ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION:
-STORM DRAINAGE DETENTION IS ALREADY BEING PROVIDED BY A 15' PERMANENT DETENTION EASEMENT WHICH LEADS TO A COMMON DETENTION BASIN.

STANDARD NOTES

- CONTACT THE UTILITY DEPARTMENT TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE REPLACED AT THE EXPENSE OF THE APPLICANT.
- ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.*
- TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 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) 336-8592 FOR REQUIRED PERMITS.
- BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.
*STORM DRAINAGE DETENTION IS ALREADY BEING PROVIDED BY A 15' PERMANENT DETENTION EASEMENT WHICH LEADS TO A COMMON DETENTION BASIN.

ATTACHED TO ADMINISTRATIVE APPROVAL

DATE: *March 30, 2006*

BY: DEBRA D. CAMPBELL

2002-103



Project: TUFFY AUTO SERVICE CENTER
9841 ROCKY RIVER RD. - CHARLOTTE, NORTH CAROLINA
Title: COVER SHEET
File #: 052510W Date: 12/9/05
Project Egr: BTU
Design By: BTU
Drawn By: MAO
Scale: 1"=60'
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335
CO.0

NO.	BY	DATE	REVISION
1	MAO	1/19/06	PER CITY COMMENTS
2	WDP	2/28/06	PER SITE PLAN MODIFICATIONS
3	MAO	7/20/06	PER SUBDIVISION
4	MAO	9/8/06	PER CITY COMMENTS

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**
INTER - OFFICE COMMUNICATION

DATE: November 30, 2006

TO: Gary Huss
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition 2002-103, APS Investments, LLC.

Attached is a copy of the site specific plan for Tuffy Auto Service with elevations and a landscape plan located on the above referenced rezoning petition. The revised plan has minor modifications to the site layout. Since these changes are minor, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.
Note all other ordinance requirements still apply.

ZONING CODE SUMMARY

PROJECT NAME: TUFFY AUTO SERVICE CENTER
PLANS PREPARED BY: THE ISAACS GROUP, P.C.
PHONE #: 704-527-3440
TAX ID: 105-201-10
ZONING: CC JURISDICTION: CITY OF CHARLOTTE (MECKLENBURG COUNTY)

SITE ADDRESS: 8841 ROCKY RIVER RD. PETITION: 2002-103
YARD REQUIREMENTS: 15 FT. FROM R/W
SIDE YARD (WEST): 5 FT. SIDE YARD (EAST): 5 FT.
REAR YARD: 5 FT.

LOT SIZE: 2.8333/0.52 SQ. FEET/ACRES NUMBER OF UNITS/SUITS: 1
PROPOSED USE: COMMERCIAL
AUTOMOTIVE REPAIR SERVICES PROVIDED: TIRES, BRAKES, COOLANT OIL & LUBE, OIL & FILTER, BREATHERS, TUNE-UPS, TRANSEXLES, POY VALVE LIGHT BULBS, BRAKE FLUID, ALIGNMENT, OBTUSIFICATION, CHASSIS LUBE, WIPER BLADES, WASHER FLUID, TIRE PRESSURE, FUEL INJECTION, BATTERY WATER, AIR CONDITIONING, ELECTRONIC TESTING, EXHAUST SYSTEMS, REPLACE BATTERIES, WIND SHIELD FLOOD, BELTS, REPLACEMENT, TRANSMISSION FLUID, POWER STEERING FLUID, COMPUTER DIAGNOSTICS, AUTO PART SALES, STATE INSPECTIONS, AND SAFETY EMISSIONS TESTS.

GROSS FLOOR AREA: 5,280 SQ. FEET
BUILDINGS, PARKING LOTS, AND WALKWAYS COVERAGE: 18.044/0.41 SQ. FEET/ACRES
PARKING REQUIRED: (CITY OF CHARLOTTE ZONING ORDINANCE):
1 SPACE REQUIRED PER 250 S.F. RETAIL.

REQUIRED: 21 PROVIDED: 21 + HANDICAP: 1 + COMPACT: 0
LONG-TERM BICYCLE PARKING REQUIRED = 1/12000 SF x 5280/12000 = 1
SHORT-TERM BICYCLE PARKING REQUIRED = 5% OF AUTO PARKING = 0.05x21 = 1
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.
ASSIGNED BUILDING PERMIT NUMBER & SITE ADDRESS SHALL BE POSTED ON THE BUILDING.
ALL UTILITIES SHALL BE UNDERGROUND.

ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
STORM DRAINAGE DETENTION IS ALREADY PROVIDED BY A 15' PERMANENT DETENTION BASIN WHICH LEADS TO A COMMON DETENTION BASIN.

STANDARD NOTES:
1. CONTACT THE UTILITY DEPARTMENT TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE PERMIT OF THIS PROJECT MUST BE REPLACED AT THE EXPENSE OF THE APPLICANT.
2. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.

3. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 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.
4. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.
*STORM DRAINAGE DETENTION IS ALREADY PROVIDED BY A 15' PERMANENT DETENTION BASIN WHICH LEADS TO A COMMON DETENTION BASIN.

NOTES:
1. ALL 12"x18" ACCESSIBLE SIGNS (R7-26 & R7-1) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MEASUREMENTS 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) FOR DETAILED INFORMATION ON SIGNAGE AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
3. IF ACCESSIBLE ROUTE IS A BASED SIDEWALK AREA, THEN RAMP ARE REQUIRED AT LOADING ZONE AREA.

ACCESSIBLE PARKING AND SIGNAGE STANDARDS (CMLD STD. #50.10A)
ATTACHED TO ADMINISTRATIVE
APPROVAL
DATED: November 20, 2002
BY: DEBRA D. CAMPBELL

TUFFY AUTO SERVICE CENTER
8841 ROCKY RIVER RD. - CHARLOTTE, NORTH CAROLINA
SITE PLAN
PROJECT # 0523306 Date: 12/6/05 Project Egr: BBU
DESIGNER: ISAACS CIVIL ENGINEERING DESIGN AND LAND SURVEYING, INC.
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

REVISIONS:
NO. BY DATE REVISION
1 MAM/1/19/06 PER CITY COMMENTS
2 MAM/2/28/06 PER SITE PLAN MODIFICATIONS
3 MAM/7/20/06 PER SUBDIVISION
4 MAM/9/8/06 PER CITY COMMENTS

PAVING SPECIFICATIONS:
1. ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDOUBT SHOULD BE UNIFORM, COMPACTED IN THIN LIFTS TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 6998). IN ADDITION, AT LEAST THE UPPER 18 INCHES OF SUBGRADE FILL BENEATH PAVEMENTS AND FLOOR SLABS AND 24 INCHES BELOW PAVEMENTS SUBJECT TO TRUCK TRAFFIC SHOULD BE COMPACTED TO 98 PERCENT OF THE SAME SPECIFICATION. THE ABOVE COMPACTION SPECIFICATION IS A RECOMMENDATION ONLY. SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE A DIFFERENT COMPACTION STANDARD. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE WORK MEASURES IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND/OR ON-SITE RECOMMENDATIONS PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
2. PAVEMENT SPECIFICATIONS LISTED ABOVE ARE RECOMMENDATIONS ONLY AND ARE SUBJECT TO CHANGE BASED UPON PROJECT CONDITIONS OR RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT. PRIOR TO COMMENCING PAVING, THE OWNER OR CONTRACTOR SHOULD HIRE A GEOTECHNICAL ENGINEER TO PROVIDE A PAVEMENT DESIGN BASED UPON ANTICIPATED VEHICULAR TRAFFIC AND PROJECT SOIL CONDITIONS. THE ISAACS GROUP ASSUMES NO RESPONSIBILITY FOR THE ADEQUACY OF THE PAVEMENT SPECIFICATION PROVIDED ABOVE.

PAVING SPECIFICATIONS (CONT.):
HEAVY DUTY PAVEMENT (HDP):
6" COMPACTED AGGREGATE BASE COURSE (CABC)
2" FINISH COURSE, TYPE 4
CONCRETE PAVEMENT:
3" COMPACTED STONE BASE COURSE (NODOT TYPE 67W)
7" 3600 PSI CONCRETE WITH 6" X 6" WIRE MESH REINFORCEMENT (10 GAUGE)

CONVENIENCE STORE 3,171 SF FFE=739.50
CAR WASH FFE=737.50
PROPOSED TUFFY AUTO SERVICE CENTER (STRAIGHT BAY) 5,280 SF F.F.E.=742.00
NOTE: ACTUAL CONSTRUCTION DIMENSIONS SHALL BE AS SHOWN ON ARCHITECTURAL PLANS.

PAVING SPECIFICATIONS (CONT.):
CONCRETE:
25' x 37' x 7" 3600 PSI CONCRETE WITH 6" X 6" WIRE MESH REINFORCEMENT
6" HIGH CONCRETE BLOCK ENCLOSURE WALL
DUMPSTER DETAIL
PROPOSED SCREENING WALL GATE DETAIL
INVERTED 'U' RACK FOR BICYCLE PARKING (CMLD STD. 50.20)

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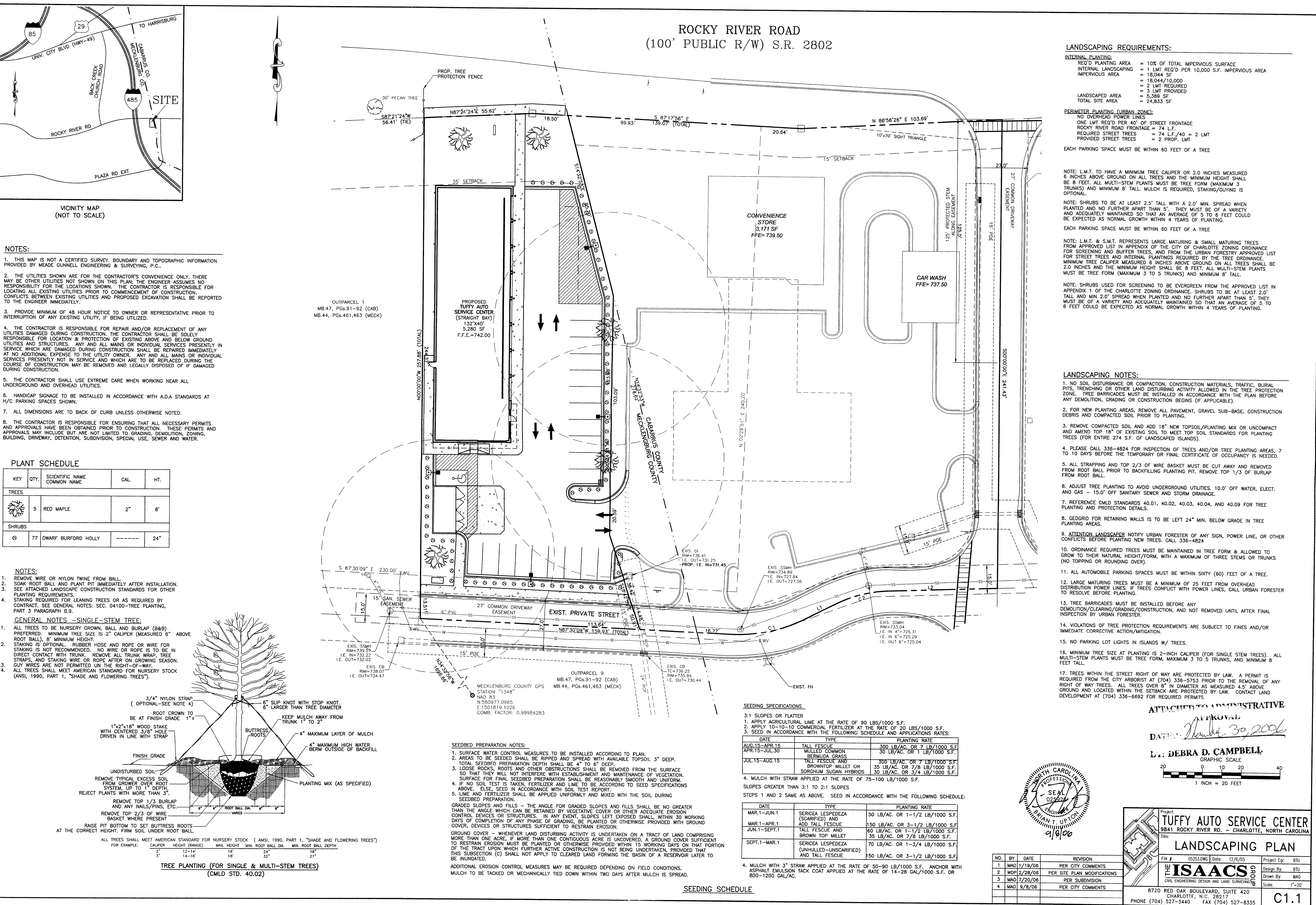
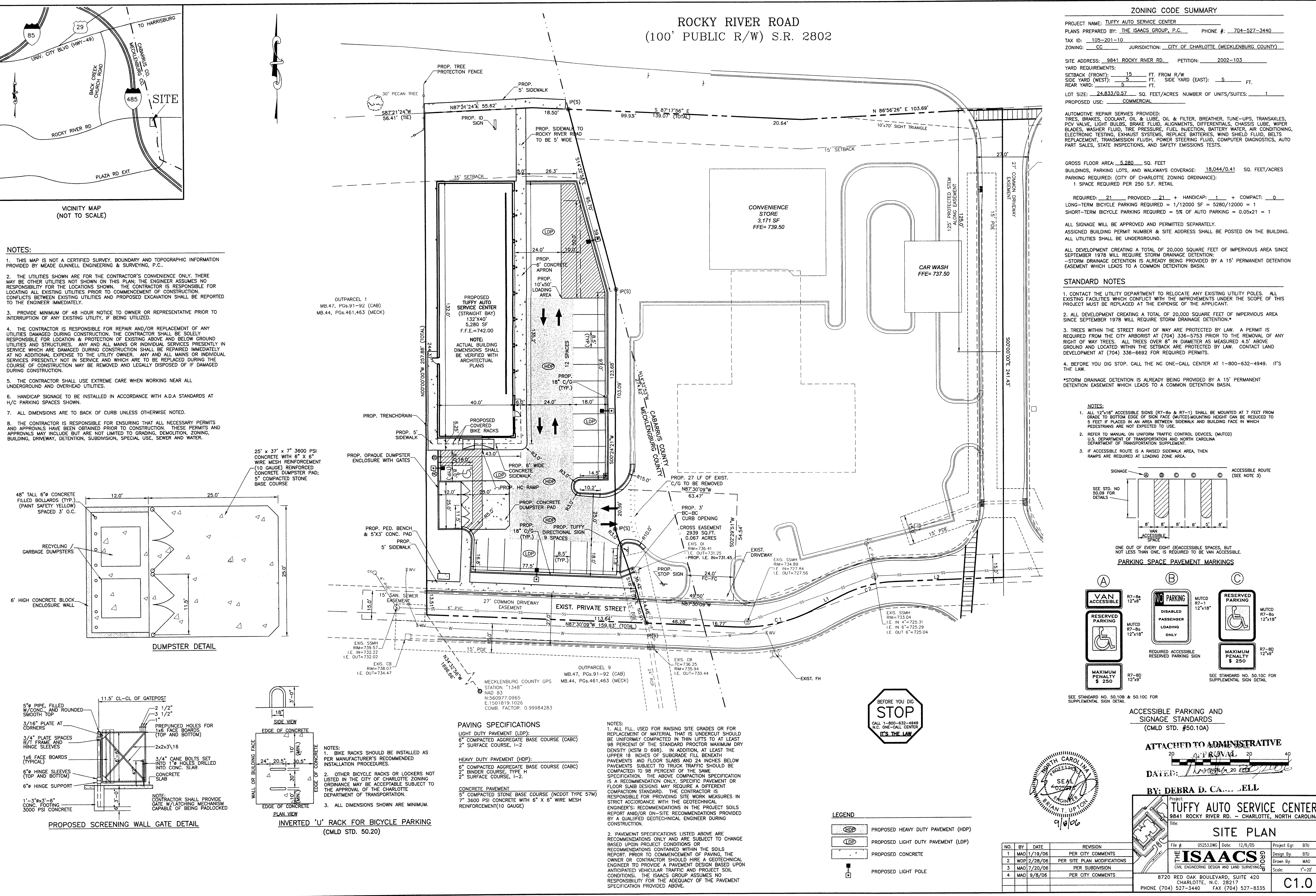
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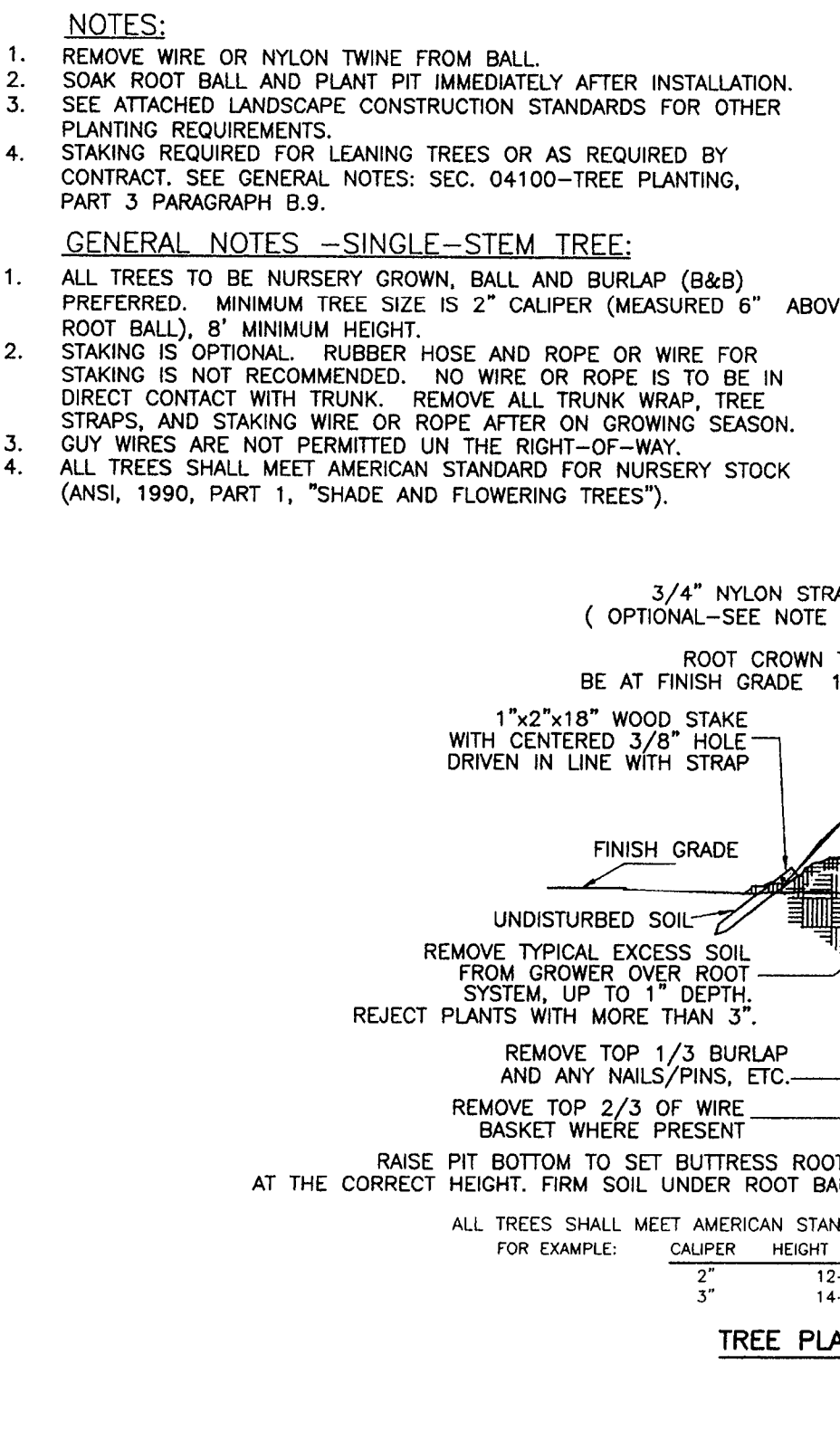
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ROCKY RIVER ROAD (100' PUBLIC R/W) S.R. 2802



PLANT SCHEDULE table with columns for KEY, QTY, SCIENTIFIC NAME, COMMON NAME, CAL., and HT.



SEEDING SCHEDULE table with columns for DATE, TYPE, PLANTING RATE, and SLOPE.

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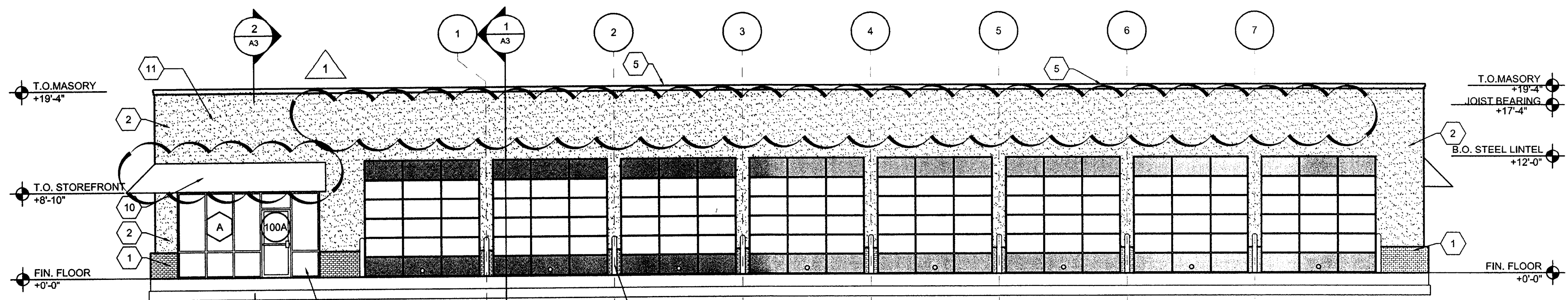
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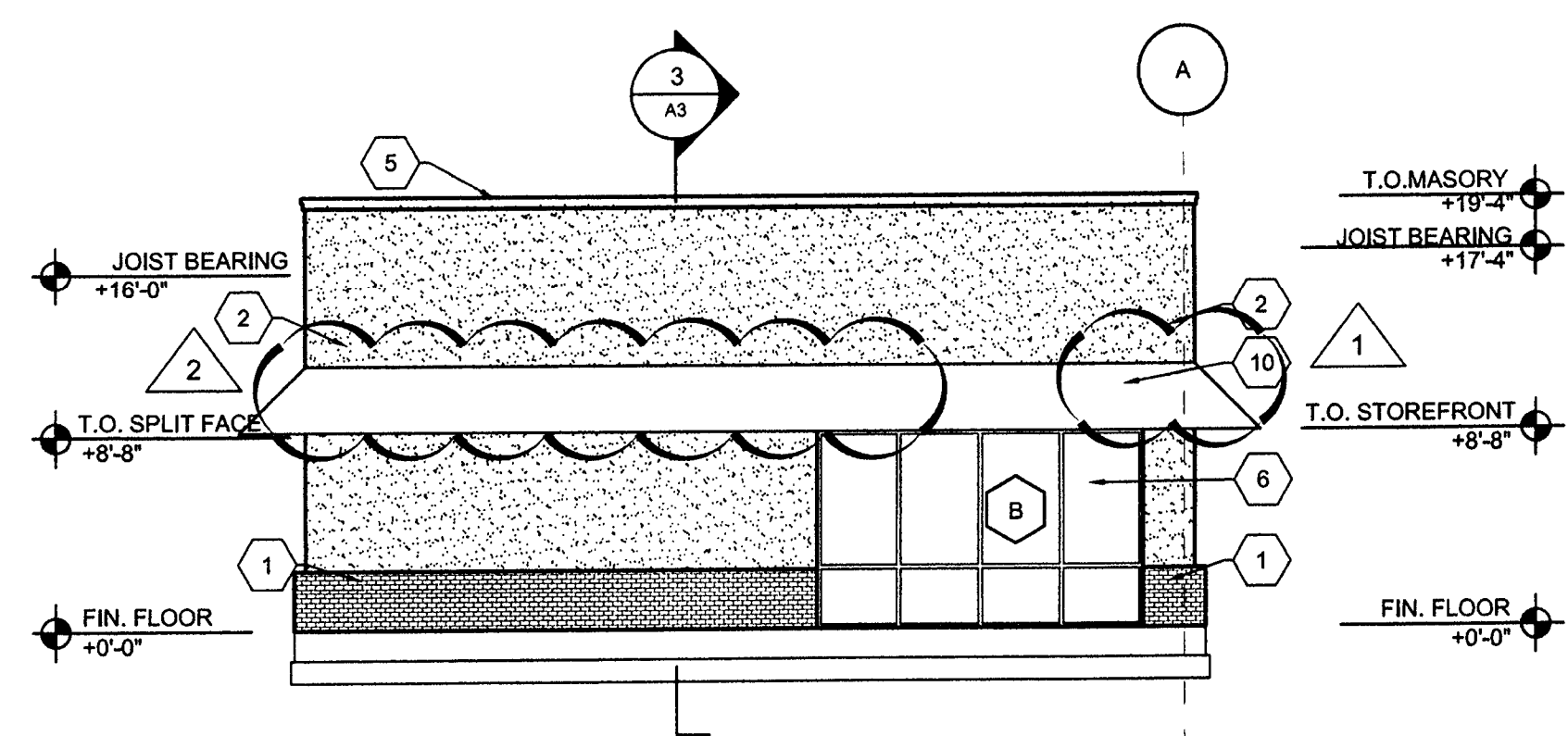
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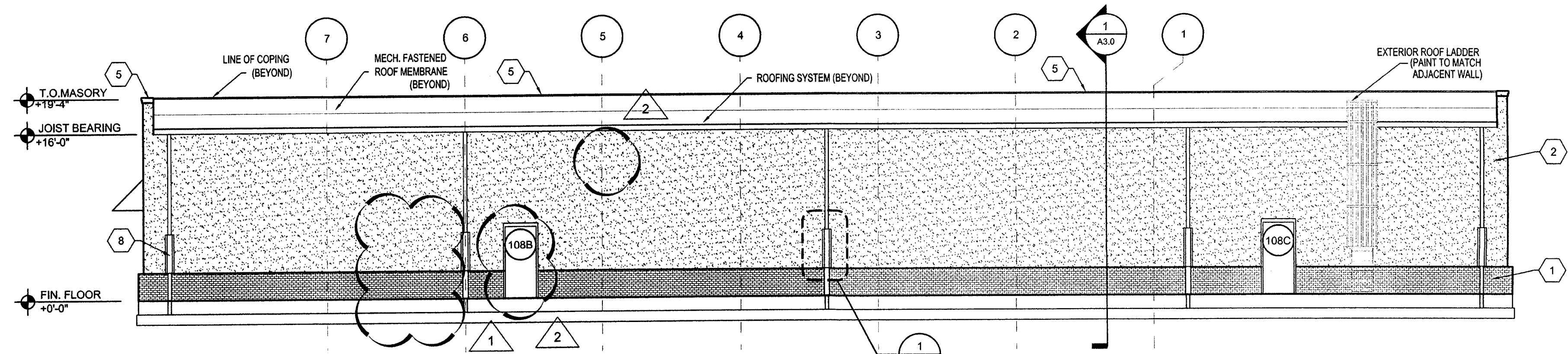
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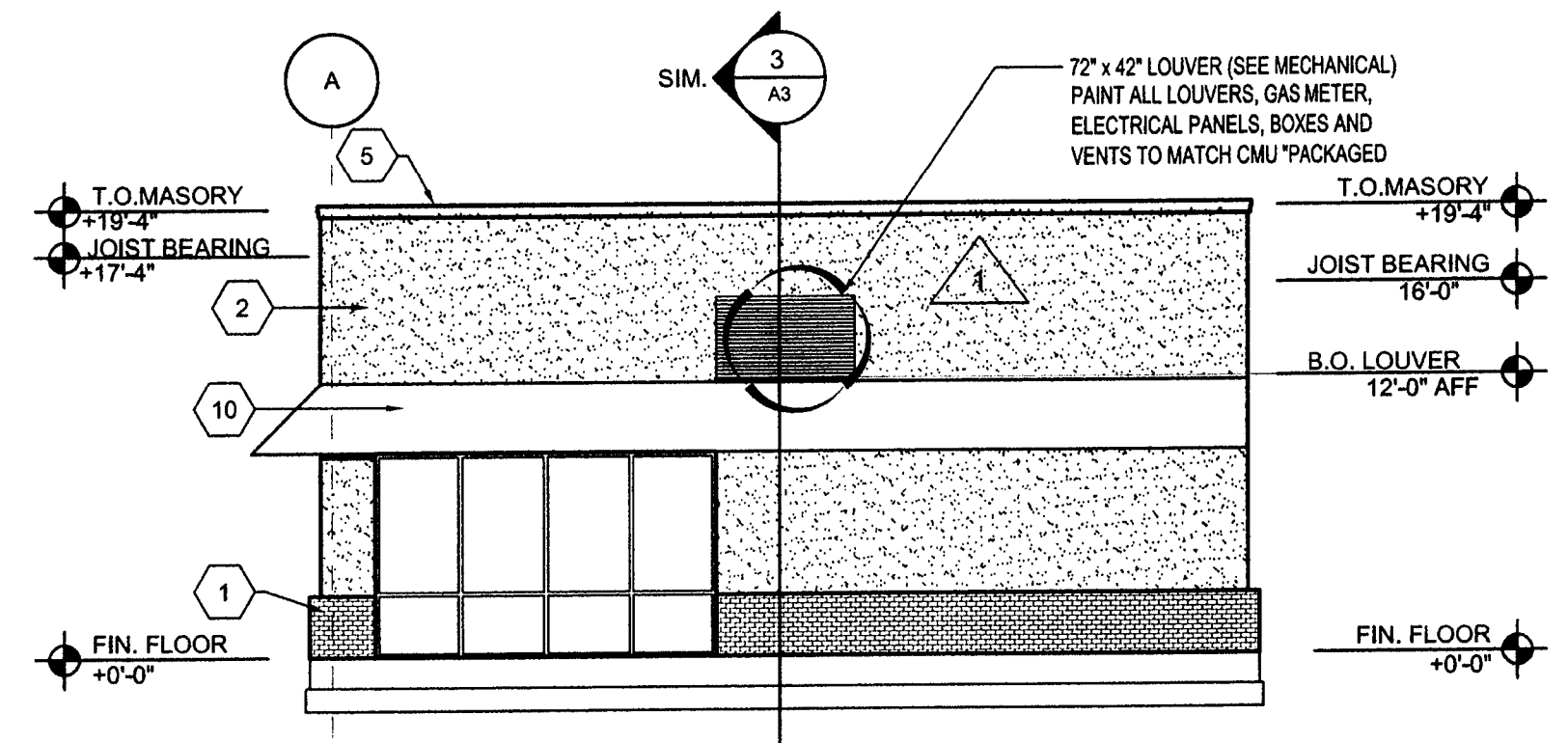
1 FRONT ELEVATION
A2.0 1/8" = 1'-0"



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



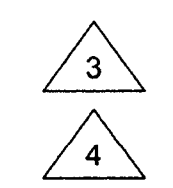
3 REAR ELEVATION
A2.0 1/8" = 1'-0"



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

EXTERIOR FINISH KEY	
1	BRICK VENEER: BORAL BRICKS #10-200 "RED" MODULAR SIZE. MORTAR TO BE BUFF.
2	ONE COAT STUCCO SYSTEM. COLOR TO BE PAREX #10411 "CASHMERE" TEXTURE TO BE #426 "FLEX FINE."
3	TUFFY AUTOMOTIVE DECORATIVE TRIM (BY OTHERS)
4	6" PIPE BOLLARD GROUTED SOLID TO 4'-0" WITH PVC CAP ON TOP PAINTED S&W INDUSTRIAL ENAMEL. COLOR: SOLAR YELLOW
5	PREFIN. PREFAB. SNAP-LOCK COPING SYSTEM. COLOR: TO MATCH CANVAS AWNINGS.
6	ALUM./GLASS INSULATED STOREFRONT SYSTEM. COLOR: LIGHT GRAY TINT, LOW E INSULATED GLAZING
7	HCL WTL. DOOR & FRAME. PAINTS&W INDUSTRIAL ENAMEL. COLOR: TO MATCH STUCCO
8	PREFINISHED METAL RAIN GUTTERING SYSTEM. COLOR TO MATCH ADJACENT WALL. PER SMACNA
10	ALUMINUM FRAMED CANVAS AWNING. COLOR TO BE #4683 "PARCHMENT"
11	LOCATION OF TUFFY AUTOMOTIVE SIGNAGE (BY OTHERS) CONTRACTOR TO COORDINATE LOCATION OF POWER AND REQUIRED BLOCKING WITH OWNER

CMU IS TO BE BLOCK FILLED AND SEALED AS REQUIRED



3
REVISION 3 INCLUDES CHANGING FACE OF BUILDING TO BRICK AND STUCCO.

TUFFY AUTO HARRISBURG

REVISION	DATE
1 TUFFY AUTO REVISIONS	08.03.06
2 CODE COMMENTS	09.12.06
3 TUFFY COMMENTS	11.01.06
4 COUNTY COMMENTS	11.27.06

DRAWN BY: NRB
CHECKED BY: GAB
ISSUE DATE: 02.07.06
PROJECT NUMBER: 06-659NR

APPROVED TO ADMINISTRATIVE APPROVAL ELEVATIONS
DATED: *November 30, 2006*
BY: DEBRA D. CAMPBELL