Raed "Ray" Aziz
Store Manager

10070 Reames Rd.
Charlotte, NC 28269

596-6117
Fax 596-1142



10700 REAMES RD

02502301

12/20/2007

duponbj

Groundwater and Wastewater Services File Imaging Project
May 2007
Barcode Font = IDAutomationHC39M

FENCE SCREENING

Any fence or wall shall be constructed in a durable fashion of brick, stone, other masonry materials or wood posts and planks or metal or other materials specifically designed as fencing materials, or any combination thereof as may be approved by the Zoning Administrator. Other materials may also be considered through the alternate buffer and screening process as detailed in Section 12.304. No more than 25 percent of the fence surface shall be left open and the finished side of the fence shall face the abutting property. A chain link fence with plastic, metal or wooden slats may not be used to satisfy the requirements of this section when abutting residential uses and districts;

Walls and fences shall be a minimum height of 6 feet;

SCREENING NOTE (SHRUBS):

SHRUBS USED IN ANY SCREENING OR LANDSCAPING MUST BE EVERGREEN, AT LEAST 2.5 FEET TALL WHEN PLANTED AND NO FURTHER APART THAN 5 FEET. THEY MUST BE OF A VARIETY AND ADEQUATELY MAINTAINED SO THAT AN AVERAGE HEIGHT OF 5 TO 6 FEET COULD BE EXPECTED AS NORMAL GROWTH WITHIN 4 YEARS OF PLANTING. SHRUBS AND TREES SHALL BE ON THE APPROVED PLANT LIST IN APPENDIX 1 CHARLOTTE ZONING ORDINANCE.

MECKLENBURG COUNTY
GENERAL TREE NOTES:

1. MINIMUM PLANTING SIZE FOR BOTH SMALL AND LARGE MATURING TREES IS 2" CALIPER MEASURED 6" ABOVE GROUND AND 8'-0" TALL.
2. ALL TREES TO BE AS SPECIFIED OR AN APPROVED EQUAL FROM THE MECKLENBURG COUNTY ZONING ORDINANCE APPROVED PLANTING LIST (APPENDIX I).
3. AT LEAST 50% OF NEW TREES PLANTED TO BE LARGE MATURING.
4. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
5. WIRE BASKETS AND STRAPPING MUST BE CUT AWAY AND REMOVED FROM TOP AND SIDES OF ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. CUT AWAY OF ROLL BACK TOP 1/3 OF BURLAP FROM ROOT BALL.

PARKING SUMMARY:

ONE SPACE PER 250 SF OF RETAIL AREA REQUIRED.
3,445 SF / 250 SF = 13 △

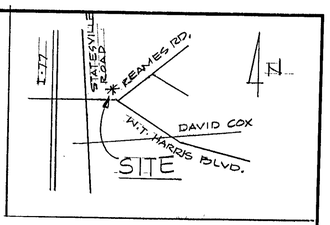
TOTAL SPACES REQUIRED = 13 △
TOTAL SPACES PROVIDED = 13 △

INTERNAL PLANTING REQUIREMENTS

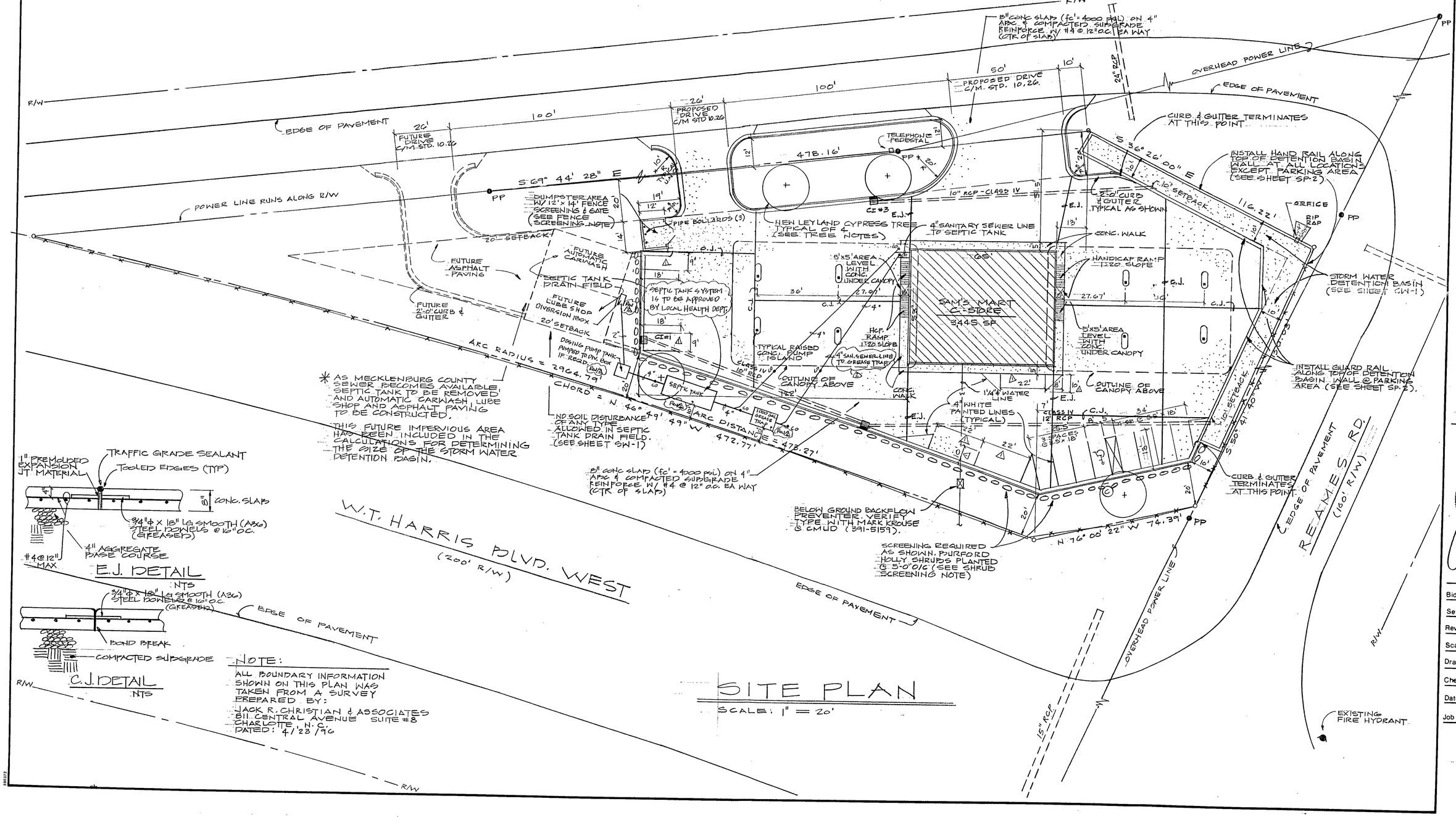
1. TOTAL SITE = 55,191 SF
IMPERVIOUS AREA = 37,797 SF
LANDSCAPE AREA = 17,394 SF
37,797 SF x 10% = 3,779 SF REQ'D.
2. 37,797 SF / 10,000 SF = 4 TREES REQ'D.
4 NEW TREES PROVIDED
3. ALL PARKING IS WITHIN 60' OF A TREE.

PROJECT DATA:

1. OWNER: SAM'S MART, INC.
2407 IDLEWILD RD. SUITE 3-211
CHARLOTTE, N.C. 28212
2. SITE ADDRESS: W.T. HARRIS BLVD. & REAMES RD.
CHARLOTTE, N.C.
3. JURISDICTION: MECKLENBURG COUNTY
4. TAX PARCEL NO.: 025-023-01
5. ZONING: I-2
6. SETBACKS: FRONT = 20'
SIDE = 10' (REAMES RD.)
REAR = 20'
(THIS SITE IS CLASSIFIED AS A "THROUGH-PARCEL")
7. PROPOSED USE: CONVENIENCE STORE
8. EXISTING USE: VACANT
9. BUILDING AREA: 3,445 SF C-STORE
FUTURE AUTOMATIC CARWASH
FUTURE LUBE SHOP
10. TOTAL SITE: 1.267 ACRES
11. DISTURBED SOIL: LESS THAN ONE ACRE
12. IMPERVIOUS AREA: 37,797 SF
(INCLUDES FUTURE IMPERVIOUS)



VICINITY MAP
NTS



NOTE:
ALL BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY PREPARED BY:
JACK R. CHRISTIAN & ASSOCIATES
811 CENTRAL AVENUE SUITE #8
CHARLOTTE, N.C.
DATED: 4/23/96

SITE PLAN

SCALE: 1" = 20'

CONVENIENCE STORE FOR:
SAM'S MART
W.T. HARRIS BLVD. / REAMES ROAD
CHARLOTTE, NORTH CAROLINA

CHRIS HOPE/ PROFESSIONAL ENGINEER/ 2247 BOLTON DR. CHARLOTTE, N.C. 28205 (704) 567-0247

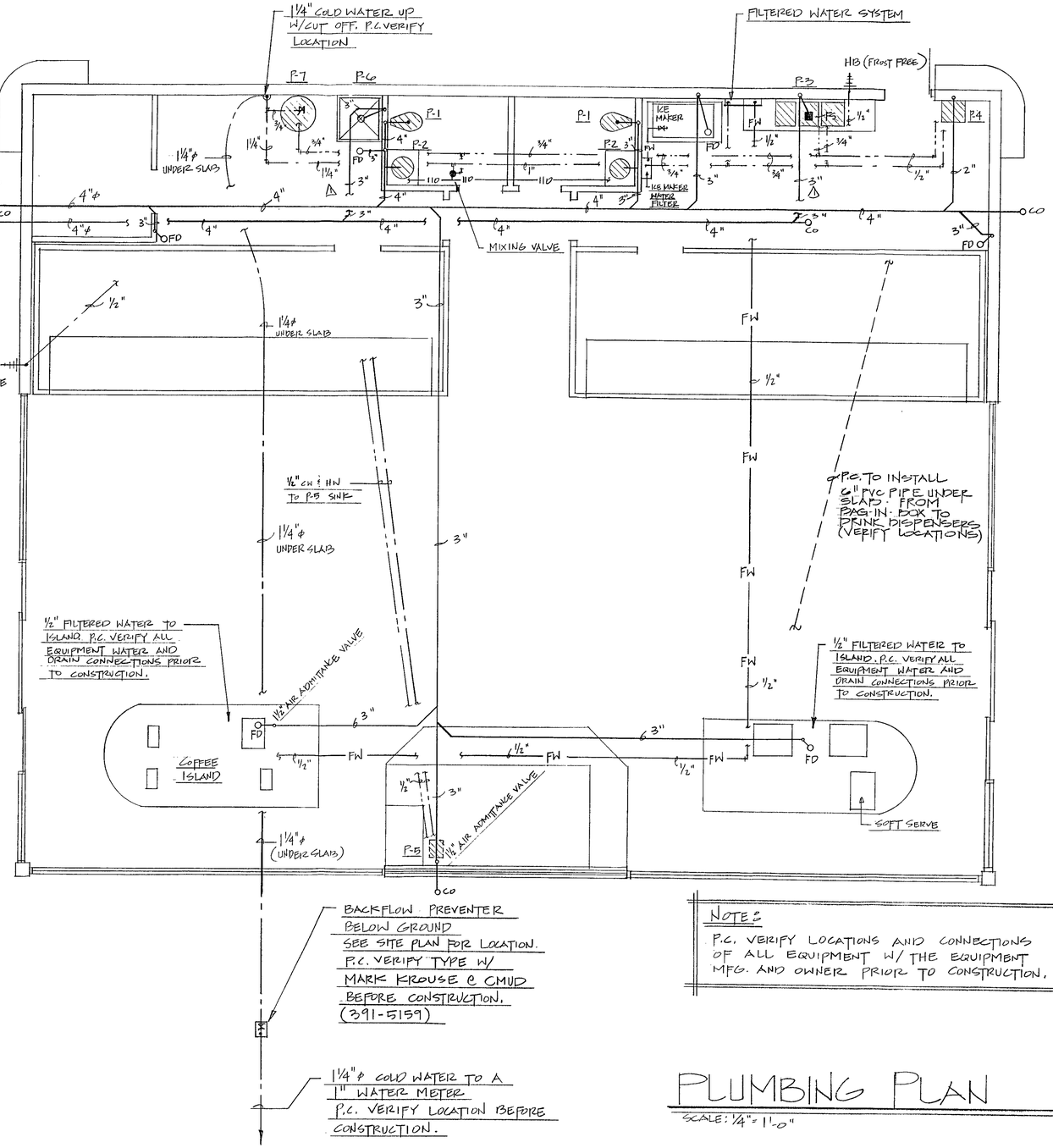
NORTH CAROLINA PROFESSIONAL SEAL 6044 ENGINEER CHRISTOPHER L. HOPE
9-18-96

Bids Due	
Set No	
Revisions	△ 11/4/96 △ 10/28/96
Scale	NOTED
Drawn by	JDH
Checked by	CLH
Date	9-18-96
Job No	22696

SP-1
OF 2

PLUMBING NOTES

1. FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR COMPLETION AND OPERATION OF ALL PLUMBING SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.
2. MATERIALS: SOIL, WASTE AND VENT PIPING SHALL BE ABS OR PVC SCHEDULE 40 DWV PIPE AND FITTING WITH SOLVENT TYPE JOINTS MEETING ASTM D-2661 OR D-2665. ALL NIPPLES FOR FIXTURE CONNECTIONS SHALL BE SCHEDULE 40 GALVANIZED STEEL. PIPE FOR YARD CLEANOUTS SHALL BE SERVICE WEIGHT CAST IRON MEETING ASTM A-74 WITH COMPRESSION GASKETS MEETING ASTM C-564.
3. ALL WATER PIPING BELOW GRADE, ABOVE CEILING OR EXPOSED SHALL BE HARD DRAWN COPPER TUBE, MADE UP WITH WROUGHT COPPER FITTINGS. PIPE SHALL BE TYPE "L" COPPER. PIPE OUTSIDE BUILDING SHALL BE SCHEDULE 40 PVC WITH SOLVENT JOINTS. INSULATE ALL WATER PIPE ABOVE CEILING AND OUTSIDE WALLS. PIPE SHALL BE INSULATED WITH AN INSULATION HAVING A MINIMUM "R" FACTOR OF 6.5.
4. CLEANOUT PLUGS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE. CLEANOUTS SHALL BE PLACED IN READILY ACCESSIBLE LOCATIONS.
5. ALL WASTE AND VENT LINES SHALL BE CONCEALED IN BUILDING CONSTRUCTION.
6. COPPER PIPING SHALL BE PROTECTED AGAINST CONTACT WITH CONCRETE AND MASONRY CONSTRUCTION. PROVIDE SLEEVES WHERE PIPE PASSES THROUGH FLOORS AND WALLS.
7. THE PLUMBING CONTRACTOR SHALL COORDINATE CLOSELY WITH MECHANICAL AND ELECTRICAL CONTRACTORS TO AVOID INTERFERENCE WITH OTHER TRADES. VERIFY ELECTRICAL REQUIREMENTS OF EQUIPMENT WITH ELECTRICAL CONTRACTOR BEFORE ORDERING EQUIPMENT.
8. WATER HEATERS TO BE EQUIPPED W/ ASME PRESSURE AND TEMPERATURE RELIEF VALVE, PIPE TO DRAIN. PROVIDE STOP VALVES AT COLD AND HOT WATER (WATER HEATER).
9. WATER HEATERS TO BE TOP FED UNLESS OTHERWISE NOTED.



NOTE:
P.C. VERIFY LOCATIONS AND CONNECTIONS OF ALL EQUIPMENT W/ THE EQUIPMENT MFG. AND OWNER PRIOR TO CONSTRUCTION.

PLUMBING LEGEND

- SOIL PIPE — PVC
- VENT PIPE — PVC
- COLD WATER PIPE — TYPE 'L' COPPER
- HOT WATER PIPE — TYPE 'L' COPPER
- 110 — 110°F HOT WATER — TYPE 'L' COPPER
- FW — FILTERED WATER — TYPE 'L' COPPER

PLUMBING PLAN

SCALE: ¼" = 1'-0"

CONVENIENCE STORE FOR:
SAM'S MART
W.T. HARRIS BLVD / REAMES ROAD
CHARLOTTE, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 5044 ENGINEER CHRISTOPHER L. HOPE
9.20.96

Bids Due
Set No
Revisions 1 - 11-4-96
Scale AS NOTED
Drawn by CLH
Checked by
Date 9-20-96
Job No 22696

P-1
OF 2

CHRIS HOPE/ PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

POLE LT. BASE DETAIL

ELECTRICAL SITE PLAN

SCALE: 1" = 20'

CONVENIENCE STORE FOR:

SAM'S MART

W.T. HARRIS BLVD. / REAMES ROAD
CHARLOTTE, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 9504 WINSTON L. EZELL

Winston L. Ezell

9-20-96

Bids Due	
Set No	
Revisions	
Scale	NOTED
Drawn by	SFT
Checked by	WLE
Date	9/20/96
Job No	226096

E-3

OF 4

CHRIS HOPE/ PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500