



ROBERT JOHNSON

architects

1808 W. Morehead Street
Charlotte NC 28208
tel 704 342 1058
fax 704 342 3043
email info@rjarchitects.com

EAST OF THE
INTERSECTION OF
MOORES CHAPEL RD
& BELMEADE RD

Charlotte, NC

PROJECT NUMBER	PRJHSP74
ISSUE DATE	
RELEASED FOR OWNER REVIEW	07.14.04
RELEASED FOR REZONING	08.20.04
RELEASED FOR OWNER REVIEW	10.28.04
RELEASED FOR PUBLIC HEARING	11.17.04
RELEASED FOR PUBLIC HEARING	12.29.04

DRAWING DATA

DRAWN BY: TJF
CHECKED BY: RJ
FILE NUMBER: SP-374

SHEET TITLE

ILLUSTR. SITE / LANDSCAPE PLAN

This drawing is the property of ROBERT JOHNSON ARCHITECTS, Inc. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

SHEET NUMBER

SP-1

FLOODWAY NOTES

1. The property shown hereon is not situated in a special flood hazard area as determined by FEMA Flood Insurance Rate Map Community Panel No. 370158-0070-B with an effective date of February Date of February 3, 1993.

GAS STATION NOTES

1. The underground fuel storage facility must satisfy the following provisions designed to protect the ground water:

- Double wall storage tanks.
- Double wall piping.
- An automated leak detection system with an alarm system that is continuously monitored both on-site and off-site by an independent service whose business is to monitor and respond to alarms on a timely basis.
- Provisions requiring that before any such facility may be constructed on the site, the plans for the underground fuel storage facility must be submitted to the Mecklenburg County Water Quality Program for review and approval.
- The Mecklenburg County Water Quality Program must receive and approve certification from the engineer responsible for the design and installation of the underground storage facility that the system has been installed in accordance with approved plans and specs prior to the release of occupancy permits.

GENERAL NOTES

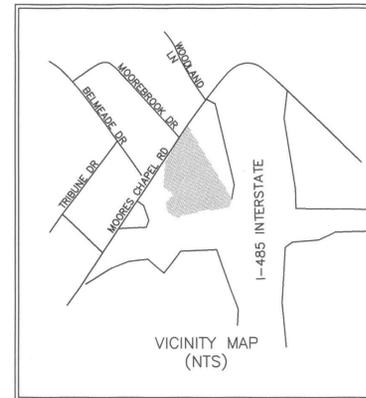
- Boundary survey is based on existing physical evidence observed in field on date(s) of survey.
- North orientation is based on North Carolina Department of Transportation Datum, Project 6.678001B (NCGS NAD-83).
- No North Carolina State Plane Grid Control located within 2000 feet of subject property.
- All distance shown hereon are horizontal net distances unless otherwise noted. All areas were calculated using the coordinate method.
- Iron pins found on or set at all corners unless otherwise noted.
- The locations of utilities shown hereon are approximate and are based on above ground visible appurtenance.
- Property as shown hereon may be subject to recorded or unrecorded easements, right-of-ways, restrictions, and/or conditions not observed or indicated hereon.
- Vertical datum is based on North Carolina Department of Transportation I-485 Project Datum.
- This drawing is a conceptual site study and is subject to further design analysis in regards to applicable local, state, and national building codes and local zoning ordinances. This drawing is the property of Robert Johnson Architects, Inc. and is not to be reproduced or copied in whole or in part. It is to be returned upon request.
- Location and number of trees/shrubs may vary.
- Curb with dimensions and locations to be approved by NCDOT.
- Not to be used for construction, plan subject to approval by local authorities.
- Other site uses allowed besides convenience stores & restaurants. These include; banks, retail buildings & office buildings. These uses to comply with restrictions of B-1CD LLWPA (See Chapter 9, Part 8 for allowed site uses).
- Site to comply with Chapter 9, Part 8 of the Charlotte-Mecklenburg Zoning Ordinance. This restricts the site to 2 buildings w/ 40' max. Building Heights & a total Building Area of 70,000 SF max. for retail & 100,000 SF max. for office.
- Limit lights of gas canopy to 24-foot candles measured at ground. Lights are to be flush with canopy.
- Limit signs to 4'-0" height and 32 square feet in area with one per street front.
- Changes are allowed only as per Section 6.20.6.
- Sidewalk (5ft. width) required from each building to each public street as indicated on drawing.
- Curb/gutter, storm drainage and sidewalks are required along all public streets.
- One (1) inverted U-type bicycle rack at each building for a total of two (2) racks to be provided on the site.
- Adequate sight distance triangles must be reserved at the existing/proposed entrance(s). Two 35' X 35' and two 10' X 70' sight triangles are required for the entrance(s) to meet sight distance requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s).
- Typical parking module dimension is 9' wide by 18' long.

LANDSCAPING NOTES

- All buffers to comply with the requirements of th Charlotte-Mecklenburg Zoning Ordinance (Chapter 12, Part 3).
- "B" Class Buffer based on Table 12.302(b). See site plan for exact buffer calculations (i.e. tree & shrub counts).
- Trees & shrubs to be selected from the Charlotte-Mecklenburg approved plant list in Appendix 1 of the Zoning Ordinance.
- Per Meeting with Keith McVane on 11/17/04, 35' Buffer reduced to 20' along Rhyme Road & adjacent to Parcel 055-491-15.

LANDSCAPING LEGEND

	EVERGREEN TREE		EVERGREEN SHRUB
	DECIDUOUS TREE		DECIDUOUS SHRUB



SITE DATA	
TAX PARCEL 055-491-14	± 1.861 ACRES
TAX PARCEL 055-491-13	± 1.880 ACRES
TOTAL ACREAGE	± 3.741 ACRES

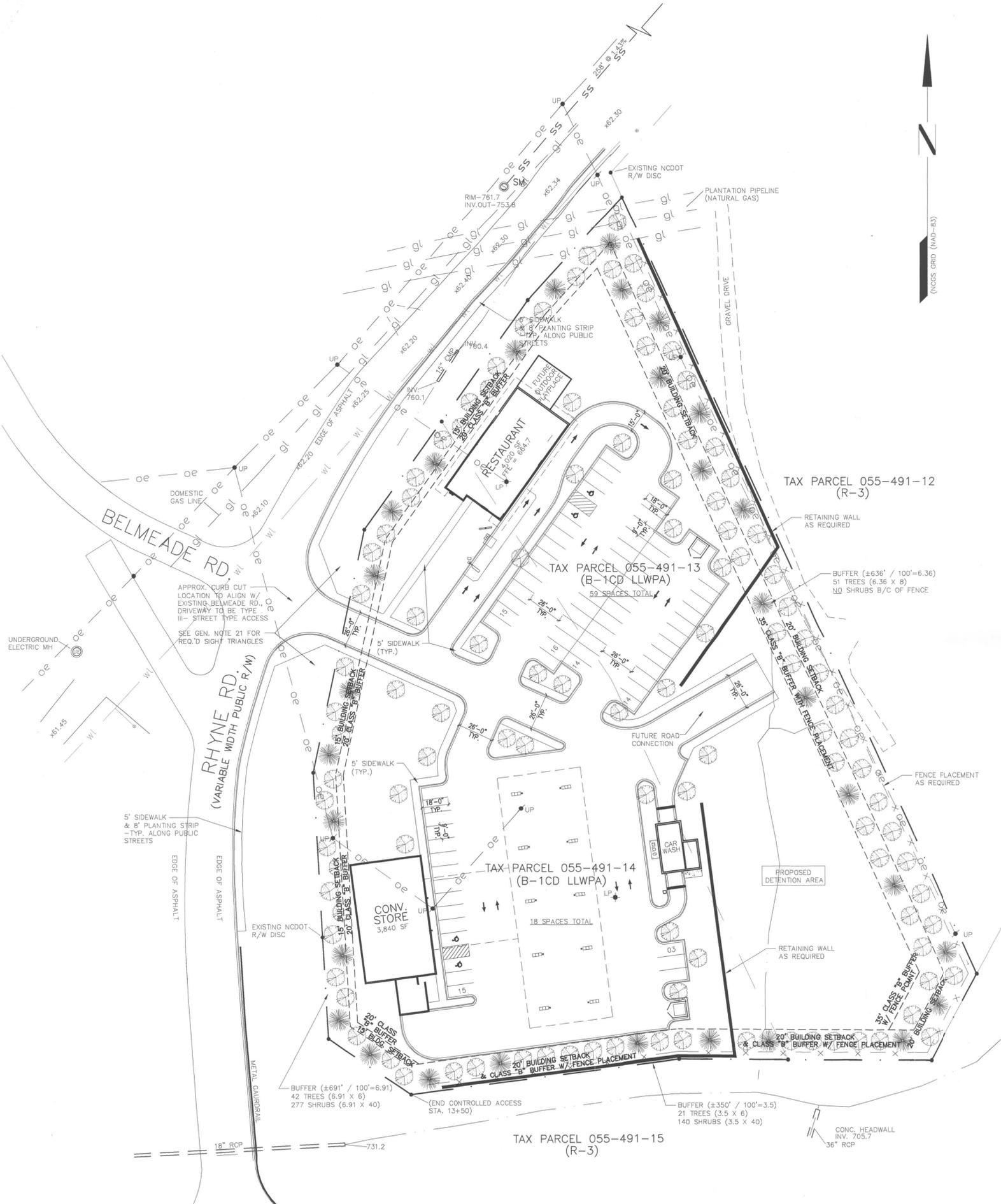
ZONING CLASSIFICATION	
CURRENT CLASSIFICATION	
TAX PARCEL 055-491-14	R-3
TAX PARCEL 055-491-13	R-3
PROPOSED CLASSIFICATION	
TAX PARCEL 055-491-14	B-1CD LLWPA
TAX PARCEL 055-491-13	B-1CD LLWPA

BUILDING DATA	
CONVENIENCE STORE	3,840 SF
RESTAURANT	4,020 SF
TOTAL	7,860 SF

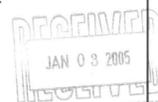
PARKING DATA	
CONVENIENCE STORE	1/250 SF = 16 SPACES PROVIDED
RESTAURANT	1/75 SF = 54 SPACES PROVIDED
TOTAL PROVIDED	77 SPACES

LEGEND

EIP	EXISTING IRON PIN
UP	UTILITY POLE
SM	SEWER MANHOLE
WV	WATER VALVE
SB	TELEPHONE PEDISTAL
FH	FIRE HYDRANT
	ROAD SIGN
	GUY WIRE
	SANITARY SEWER LINE
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	WATER LINE
	GAS LINE
	UNDER GROUND POWER
WM	WATER METER
LP	LIGHT POLE
CB	CATCH BASIN



Illustrative Site / Landscape Plan
SCALE: 1" = 40'



04-136