



VICINITY MAP
NOT TO SCALE

SITE NOTES:

- ALL SITE DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. RADI DIMENSIONS SHOWN ARE TO BACK OF CURB.
- ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
- ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY NFIP F.I.R.M. MAP NUMBER 3710459200K, EFFECTIVE DATE: FEBRUARY 19, 2014.
- THE PROPOSED USE FOR THE SUBJECT PROPERTY IS AN AUTOMATED CAR WASH. THE PURPOSED OF THIS REZONING PETITION IS NOT TO CHANGE THE ZONING DESIGNATION BUT TO PERMIT A CAR WASH USE ON THE SUBJECT PROPERTY.
- SITE WILL BE DEVELOPED PER THE TOWN OF MINT HILL UNIFIED DEVELOPMENT ORDINANCE (UDO).
- ACCESS TO THE SITE WILL BE PROVIDED USING THE EXISTING, SHARED DRIVE CURRENTLY SERVING THE EXISTING FAMILY DOLLAR STORE.

EXISTING
FAMILY
DOLLAR

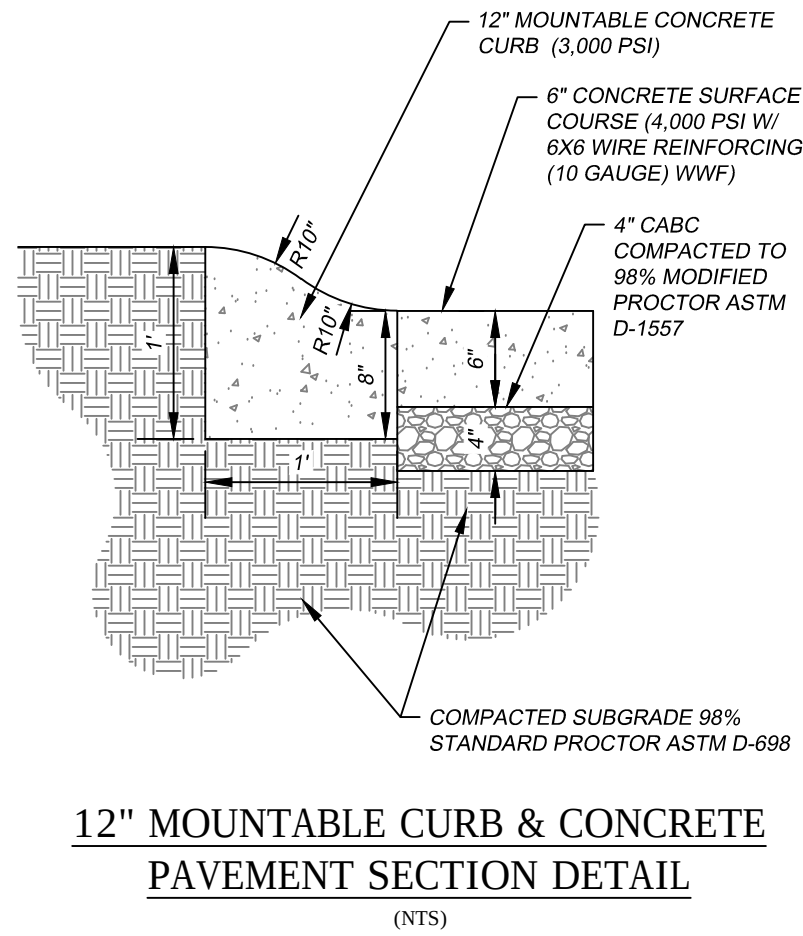
N/F
PID: 13522132
COLE FD PORTFOLIO VIII, LLC
DB 29297, PG 533
REF: MB 55 PG. 32
MB 58 PG. 205
ZONING - B-G (CUD)

N/F
PID: 13522131
MINT HILL, LLC
DB 10369, PG 808
ZONING - B-P (CUD)

LAWYERS ROAD - SR#3128
60' PUBLIC R/W
PER MB 29, PG 214

NOTE: LAWYERS ROAD IS CLASSIFIED AS A MAJOR THOROUGHFARE IN THIS AREA PER THE 2004 MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN (UPDATED MARCH 21, 2012) AND IS SUBJECT TO A 100' RIGHT OF WAY WIDTH (50' MEASURED FROM CENTERLINE OF ROAD)

SITE AND DEVELOPMENT DATA	
JURISDICTION	TOWN OF MINT HILL
TAX PARCEL(S):	13522109
SITE ADDRESS:	9230 LAWYERS ROAD
ZONING	B-G (CD)
USE CLASSIFICATION	COMMERCIAL
TOTAL SITE AREA	133,114 SQ. FT. OR 3.06 AC.
DISTURBED AREA	80,116 SQ. FT. OR 1.84 AC.
EXISTING IMPERVIOUS AREA	10,636 SQ. FT. OR 0.24 AC.
EX. IMPERVIOUS TO BE REMOVED	2,180 SQ. FT. OR 0.05 AC.
EX. IMPERVIOUS TO REMAIN	8,456 SQ. FT. OR 0.19 AC.
PROPOSED NEW IMPERVIOUS AREA	43,994 SQ. FT. OR 1.01 AC.
TOTAL POST CONSTRUCTION BUA	52,450 SQ. FT. OR 1.20 AC.
POST CONSTRUCTION IMPERV. %	39.4%
MINIMUM FRONT SETBACK	50 FEET
MINIMUM CORNER/SIDE SETBACK	15 FEET
MINIMUM REAR SETBACK	20 FEET
REQUIRED PARKING	3.5 SPACES / 1,000 SQ. FT. = 14 SPACES REQUIRED

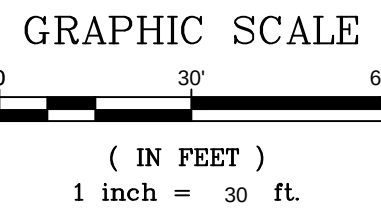


12" MOUNTABLE CURB & CONCRETE
PAVEMENT SECTION DETAIL
(NTS)

N/F
PID: 13522108
CHARLOTTE MECKLENBURG
BOARD OF EDUCATION
DB 6016, PG 636
ZONING I

PLANT SCHEDULE						
CODE	COMMON NAME	BOTANICAL NAME	CALIPER	HEIGHT	SPREAD	COMMENTS
TREES						
FT	FRINGE TREE	CHIONANTHUS VIRGINIANA	2"	10'-15'	15'	SMALL MATURING
JST	JAPANESE STYRAX	STYRAX JAPONICA	2"	20'-30'	20'-30'	SMALL MATURING
SO	SHUMARD OAK	QUERCUS SHUMARDII	2"	60' MAX	50' MAX	LARGE MATURING
SHRUBS						
CAC	CHANSONETTE CARELIA	CAMELLIA SASANQUA 'CHANSONETTE'	---	36" MIN	24"	CONTAINER, DOUBLE PINK FLOWERS
DBH	DWARF BUFORD HOLLY	ILEX COMUTA 'BUFORD NANA'	---	36" MIN	24"	CONTAINER
SCA	SASANQUA CAMELLIA	CAMELLIA SASANQUA	---	36" MIN	18"-24"	CONTAINER, MAGENTA FLOWERS

N/F
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ZONING - I



SAM'S XPRESS CAR WASH - MINT HILL
9230 LAWYERS ROAD
MINT HILL, NC 28227

SAM'S REAL ESTATE
7935 COUNCIL PLACE, SUITE 102
MATTHEWS, NC 28105

ZONING
SITE PLAN

DESIGNED BY	CHECKED BY	FLG
JLR	JLR	5416
SCALE	DATE	01/12/16
AS SHOWN	JOB NUMBER	5416