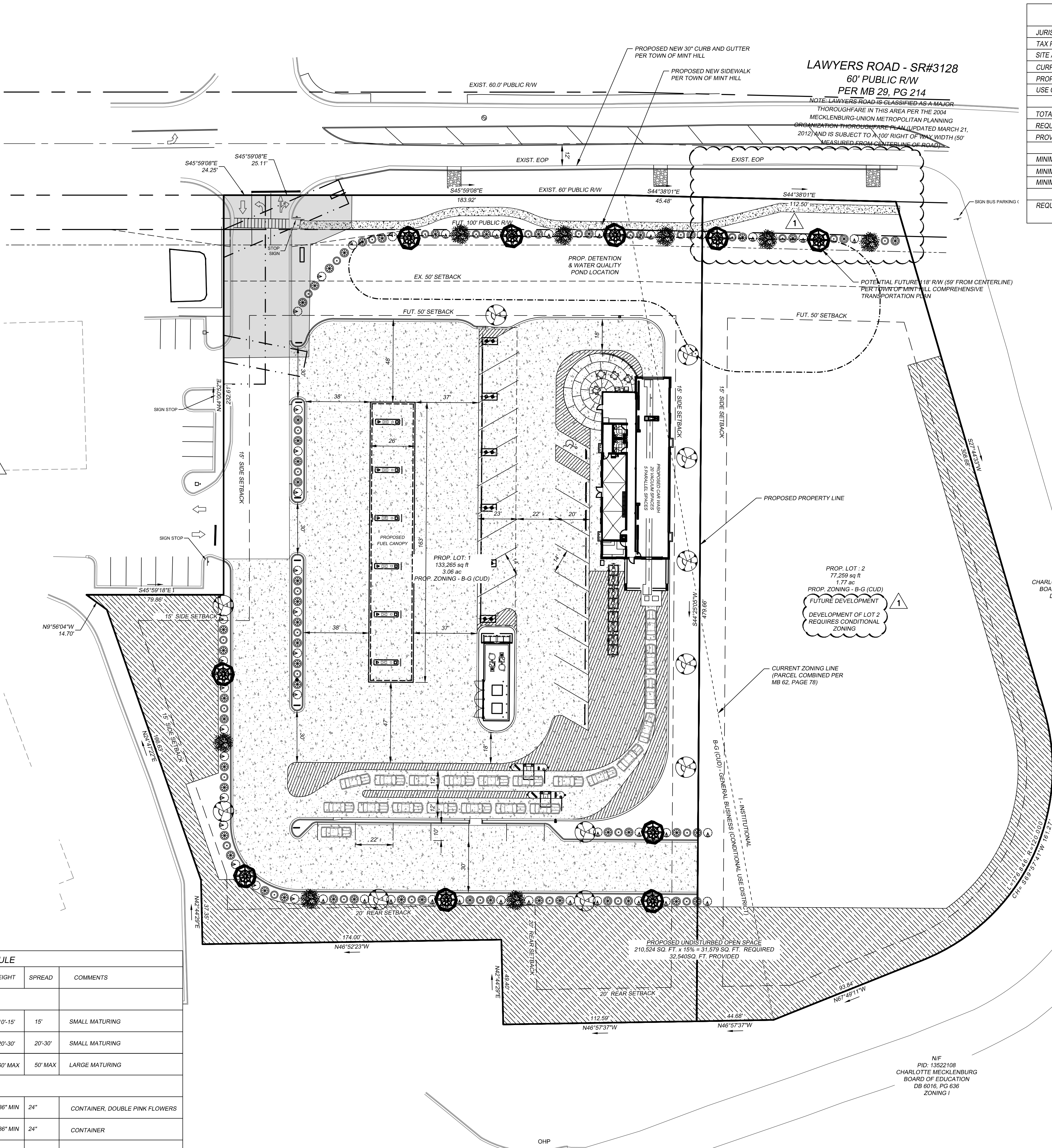




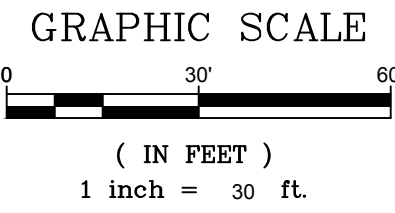
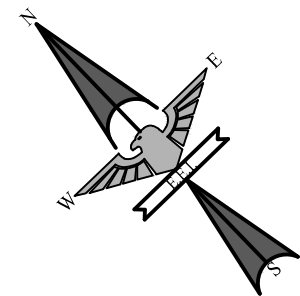
VICINITY MAP
NOT TO SCALE

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 WITH FUEL. THE PURPOSE OF THIS ZONING PETITION IS TO AMEND THE APPROVED ZONING PLAN (2016-1) WITH AN ALLOWANCE FOR A FUEL USE AND TO REZONE 1.77 ACRES FROM INSTITUTIONAL (I) TO GENERAL BUSINESS - CONDITIONAL DISTRICT (B-G CD).
- 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.



SITE AND DEVELOPMENT DATA	
JURISDICTION	TOWN OF MINT HILL
TAX PARCEL(S):	13522109
SITE ADDRESS:	9230 LAWYERS ROAD
CURRENT ZONING	B-G (CD) / I
PROPOSED ZONING	B-G (CD)
USE CLASSIFICATION	COMMERCIAL
TOTAL SITE AREA	
210,524 SQ. FT. OR 4.83 AC.	
REQUIRED UNDISTURBED OPEN SPACE	
210,524 x 0.15 = 31,579 SQ. FT.	
PROVIDED UNDISTURBED OPEN SPACE	
31,856 SQ. FT.	
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	



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

ENGINEERING

2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-2222
www.eagleonline.net

P.O. BOX 551
Alpharetta, GA 30009
(770) 339-0640

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	BY	ISSUE
1.	01/05/18	JLR	ADDRESS TOWN STAFF RECOMMENDATIONS



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

SAM'S XPRESS CAR WASH, LLC
7935 COUNCIL PLACE, SUITE 102
MATTHEWS, NC 28105

ZONING SITE PLAN		CHECKED BY	JHR
DESIGNED BY	JLR	DRAWN BY	JLR
SCALE	AS SHOWN	DATE	11/08/17
		JOB NUMBER	5416