

# CONDITIONAL USE PLAN MINT HILL VOLUNTEER FIRE STATION

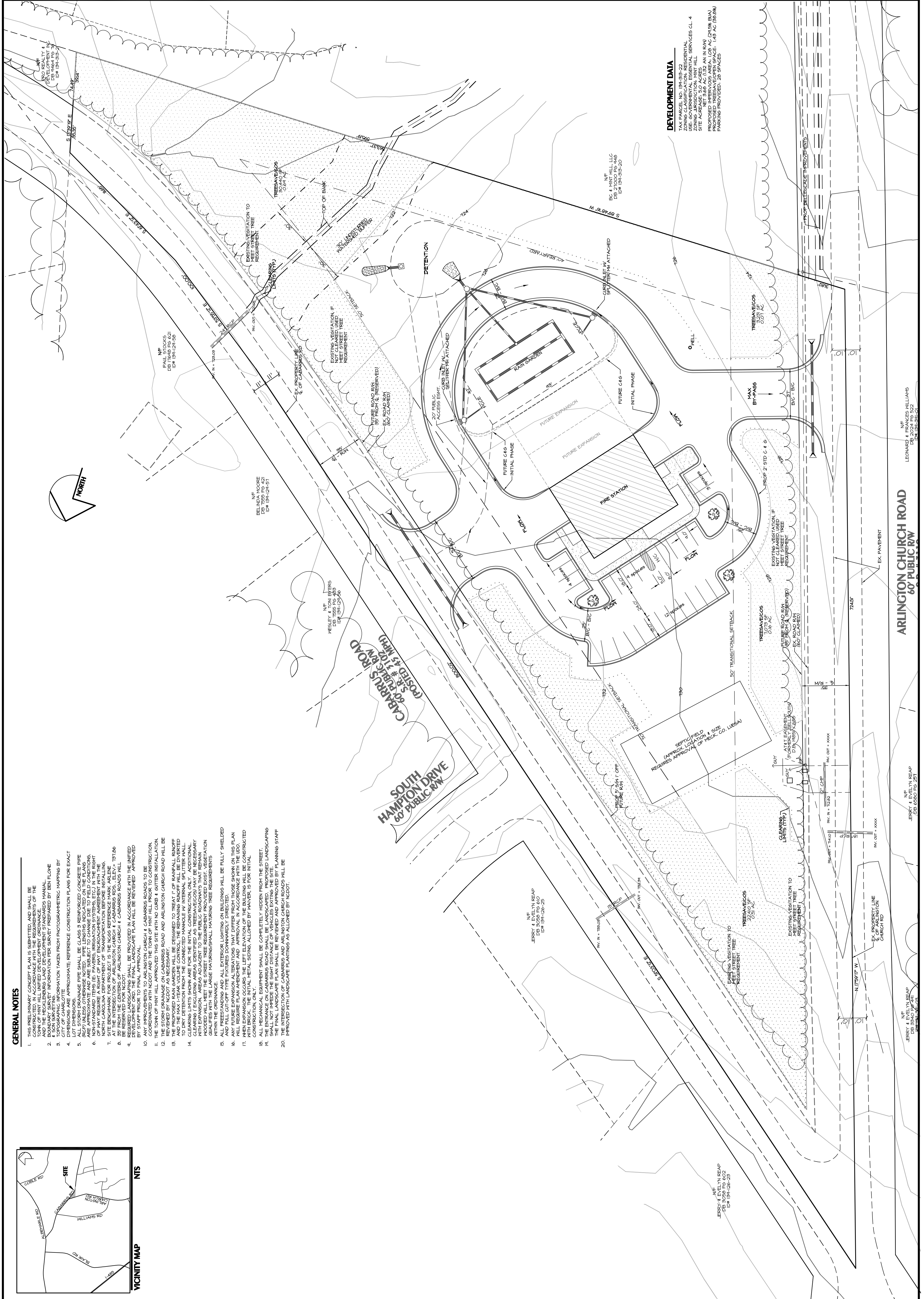
Town of Mint Hill, Mecklenburg County, North Carolina  
Mint Hill Volunteer Fire Department, 8313 Fairview Rd, Mint Hill, NC 28227

Scale: 1"=30'  
Date: 6/5/12  
Drawn By: MKK  
Designed By: MKK  
Job No.: 0411

REVISIONS:  
1. 7/2/12 REVISED PER PLANNING STAFF COMMENTS.

**KENNEY DESIGN**  
GROUP, PA  
1316 GREENWOOD CLIFF  
CHARLOTTE, NORTH CAROLINA 28204  
PH: 704/377-6099 FAX: 704/377-6097  
EMAIL: KENNEY@KENNEYDESIGN.COM

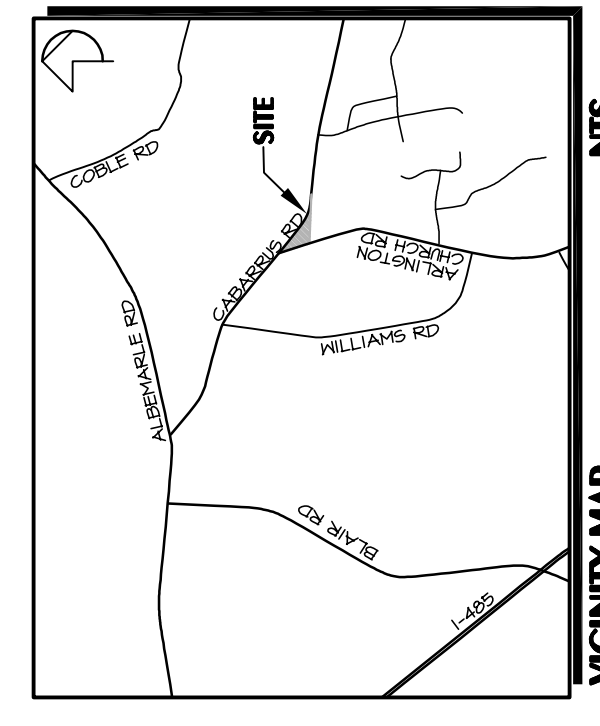
Engineering  
Land Planning  
Land Surveying



**DEVELOPMENT DATA**  
TAX PARCEL NO. 194-319-22  
ZONING CLASSIFICATION: RESIDENTIAL SERVICES CL-4  
ZONING JURISDICTION: MINT HILL  
SITE AREA: 3.50 AC (152,400 SQ FT)  
PROPOSED INTERVIOUS AREA: 1.28 AC (210,800 SQ FT)  
PARKING PROVIDED: 26 SPACES

**GENERAL NOTES**

1. THIS PRELIMINARY CONCEPT PLAN IS SUBMITTED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF MINT HILL UNIFIED DEVELOPMENT ORDINANCE.
2. BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY BERT FLOYE
3. TOPOGRAPHIC INFORMATION TAKEN FROM PHOTOGRAMMETRIC MAPPINGS BY CITY OF CHARLOTTE
4. DIMENSIONS ARE APPROXIMATE; REFERENCE CONSTRUCTION PLANS FOR EXACT
5. ALL STORM DRAINAGE PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE
6. NON-STANDARD ITEMS (IE PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT AND THE MAX 1-YEAR VOLUME CONTROL; THE REMAINING RAINOFF WILL BE DIVERTED TO DRY DETENTION FROM THE CONNECTED MANHOLE IN INTERNAL SPLITTER WALL.
7. SITE BENCHMARK FOR PROJECT IS THE NC659 REFERENCE MARK ARLENE
8. ALL UTILITIES SHALL BE LOCATED AND DEPTH NOTED. UTILITIES SHALL BE REVERSED FOR NCDOT. ALL UTILITIES SHALL BE REVERSED FOR NCDOT.
9. DEVELOPMENT ORD. THE FINAL LANDSCAPE PLAN WILL BE REVIEWED APPROVED BY STAFF PRIOR TO FINAL APPROVAL.
10. ANY IMPROVEMENTS TO ARLINGTON CHURCH & CABARRUS ROADS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF MINT HILL UNIFIED DEVELOPMENT ORDINANCE.
11. THE STORM DRAINAGE ON CABARRUS ROAD AND ARLINGTON CHURCH ROAD WILL BE REVIEWED BY NCDOT AS NECESSARY.
12. AND THE MAX 1-YEAR VOLUME CONTROL; THE REMAINING RAINOFF WILL BE DIVERTED TO DRY DETENTION FROM THE CONNECTED MANHOLE IN INTERNAL SPLITTER WALL.
13. CLEARINGS (EXCLUDING AREAS IDENTIFIED AS TREES/EASMENTS) MAY BE NECESSARY WITH EXPANSION. AREAS ADJACENT TO THE PUBLIC ROADWAYS THAT REMAIN UNIMPAIRED SHALL BE MAINTAINED AS SUCH. LARGE NATIVE TREES SHALL BE MAINTAINED WITHIN THE ORDINANCE.
14. ALL FREESTANDING AND ALL EXTERIOR LIGHTING ON BUILDINGS WILL BE FULLY SHIELDED TO PREVENT LIGHT POLLUTION AND LIGHT GLARE.
15. ANY FUTURE EXPANSION ALTERATIONS THAT DIFFER FROM THOSE SHOWN ON THIS PLAN WILL REQUIRE PLAN AMENDMENT AND APPROVAL IN ACCORDANCE WITH THE UDO.
16. WHEN EXPANSION OCCURS, THE LEFT ELEVATION OF THE BUILDING SHALL BE CONSTRUCTED CONSTRUCTION ONLY.
17. ALL MECHANICAL EQUIPMENT SHALL BE COMPLETELY HIDDEN FROM THE STREET.
18. THE ENTRANCE ON CABARRUS ROAD SHALL BE LANDSCAPED WITH TREES AND PLANTS.
19. THE FINAL LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED BY PLANNING STAFF.
20. THE INTERSECTION OF CABARRUS AND ARLINGTON CHURCH ROADS WILL BE IMPROVED WITH LANDSCAPE PLANTINGS AS ALLOWED BY NCDOT.



ARLINGTON CHURCH ROAD  
60' PUBLIC RW

SOUTH HAMPTON DRIVE  
60' PUBLIC RW  
(POSTED 4.5 MPH)

EX. PAVEMENT  
EX. PROPERTY LINE  
E. OF ARLINGTON CHURCH RD

NE LERRY & EVELYN REAP DB 3540 PLS 602 ID# 194-149-25

NE LERRY & EVELYN REAP DB 3540 PLS 257

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