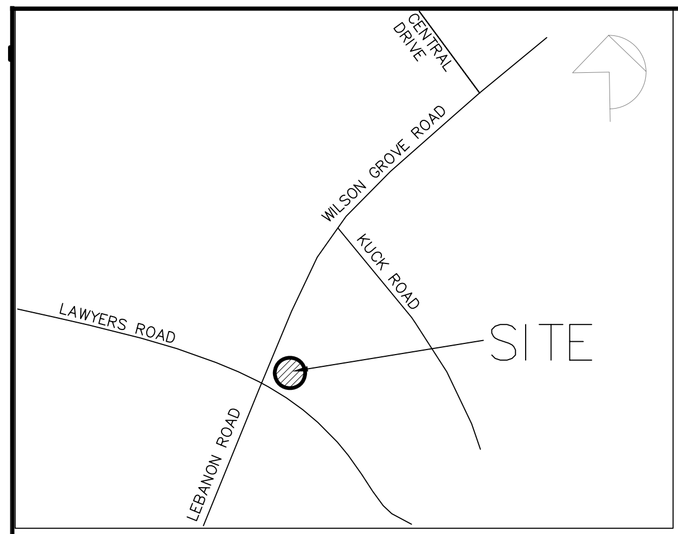
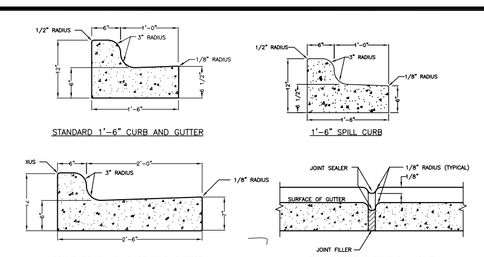
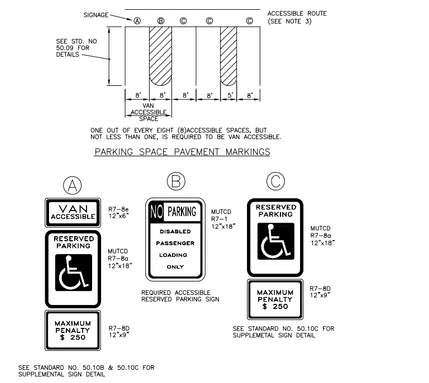



# VICINITY MAP

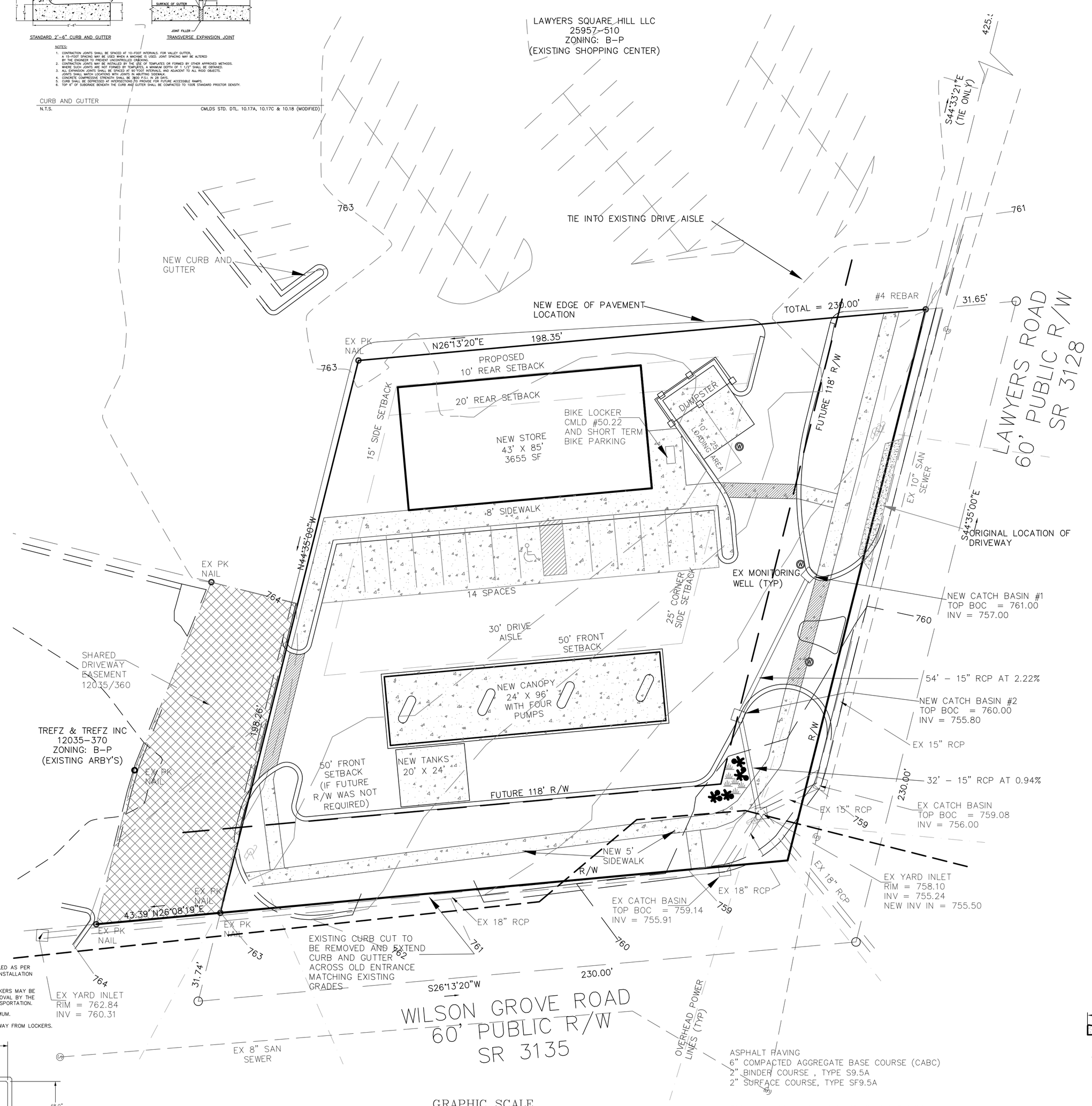



NOTES:
1. CONTRACTION JOINTS SHALL BE SPACED AT 10-FOOT INTERVALS. FOR VALLEY GUTTER, A 15-FOOT SPACING MAY BE USED WHEN A MACHINE IS USED. JOINT SPACING MAY BE ALTERED TO MATCH THE LENGTH OF THE PROPOSED PAVEMENT.
2. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS.
3. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
4. EXPANSION JOINTS SHALL BE SPACED AT 40-FOOT INTERVALS OR AS MAY BE ADJACENT TO ALL ROAD OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ABUTTING SIDEWALK.
5. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 P.S.I. IN 28 DAYS.
6. CURB AND GUTTER SHALL BE INTERRUPTED AT DRIVEWAYS TO ACCOMMODATE ACCESSIBLE RAMPS.
7. TOP 6" OF SUBGRADE BENEATH THE CURB AND GUTTER SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.

CURB AND GUTTER
N.T.S.
CMLDS STD. DTL. 10.17A, 10.17C & 10.18 (MODIFIED)




ACCESSIBLE PARKING AND SIGNAGE STANDARDS
CMLD STD # 50.10A




## LAND DEVELOPMENT NOTES:

1. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
2. ALL ROAD IMPROVEMENTS AT LAWYERS ROAD AND WILSON GROVE ROAD ARE TO BE COORDINATED WITH THE TOWN AND/OR COUNTY LUESA PRIOR TO CONSTRUCTION.
3. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
4. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
5. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
6. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT OF WAY IF DEEMED NECESSARY BY THE INSPECTOR.
7. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN ON UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
8. PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
9. NON-STANDARD ITEMS (IE PAVERS, IRRIGATION SYSTEMS, ETC) IN THE RIGHT OF WAY REQUIRE A RIGHT OF WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORHT CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
10. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
11. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
12. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. ITS THE LAW.
13. REFERENCE THE CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL AND/OR THE DETAILS.

CATCH BASIN STD#20.01 AND 20.02
CONSTRUCTION ENTRANCE STD#30.11A
SILT FENCE STD#30.06
CURB AND GUTTER STD#10.17 AND 10.20
CONCRETE SIDEWALK STD#10.22
ACCESSIBLE HANDICAPPED RAMP STD#10.31

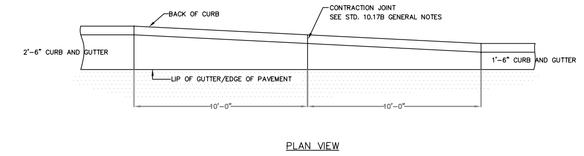
## GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL SURFACE MEASUREMENTS UNLESS OTHERWISE NOTED.
2. ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
3. ALL CORNERS MONUMENTED AS SHOWN.
4. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
5. THERE ARE NO NCGS MONUMENTS WITHIN 2000' OF THIS PROPERTY.
6. SUBJECT PROPERTY IS ZONED B-G (GENERAL BUSINESS) WITH SET BACKS AS FOLLOWS:
   FRONT: 50 FEET
   SIDE: 15 FEET
   CORNER SIDE: 25 FEET
   REAR: 20 FEET
   AS PART OF PLAN WE ARE REQUESTING TOWN OF MINT HILL TO REDUCE THE REAR SETBACK TO 10 FEET AND TO REZONE THE PROPERTY TO BG (CD).
7. THAT THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
8. DEED REF: 3620/241
9. TAX PARCEL NO: 137-22-201
10. PROPERTY IS LOCATED IN MINT HILL CITY LIMITS.
11. ALL DRIVES & PARKING LOTS ARE PAVED WITH 1.6" CURB & GUTTER
12. THIS TRACT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FIRM PANEL # 3710459 200J DATED 3/2/09
13. NO EASEMENTS OR SETBACKS FROM PLAT BOOK 4 PAGE 100 EFFECT THIS PARCEL.
14. EXISTING IMPERVIOUS = 24,609 SF
    EXISTING SITE AREA = 37,088 SF

    % IMPERVIOUS = 66.35%

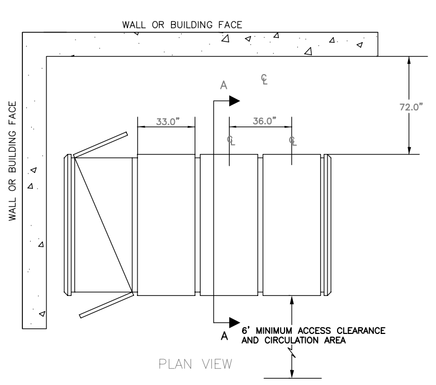
    SINCE ORIGINAL SITE WAS BUILT PRIOR TO 1979 THE SITE IS NOT SUBJECT TO MINT HILL'S POST CONSTRUCTION STORM WATER ORDINANCE OR MECKLENBURG COUNTY'S 1979 DETENTION REQUIREMENTS PROVIDED THE FOLLOWING CONDITIONS ARE MET (PER LETTER FROM RUSTY ROZZELLE DATED MARCH 19, 2012):
    REDEVELOPMENT DOES NOT RESULT IN AN INCREASE IN THE EXISTING BUILT UPON AREA.
    REDEVELOPMENT WILL RESULT IN EQUAL OR GREATER STORM WATER CONTROLS COMPARED TO EXISTING DEVELOPMENT.
    REDEVELOPMENT IS NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE.

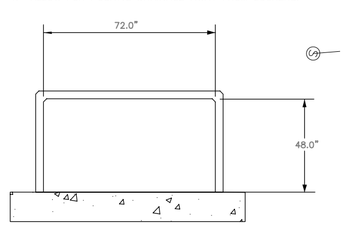
    NEW IMPERVIOUS = 26,338 SF
15. LANDSCAPE WILL BE MAINTAINED IN A GOOD AND HEALTHY CONDITION.
16. LIGHTING WILL BE SMALL LED LIGHTS AT SOFITS ( NO WALL PACKS).
17. THE MAXIMUM PERCENTAGE OF INTERIOR WINDOW SPACE THAT WILL BE USED FOR DISPLAY WILL NOT EXCEED 30%.
18. A GROUND MOUNTED SIGN WILL BE USED WITH A BRICK FOUNDATION.
19. PARKING PROVIDED = 13 SPACES AND 1 HANDICAP SPACE OR A TOTAL OF 14 SPACES




NOTES:
1. TRANSITION TO BE ALONG BACK OF CURB.

CURB TRANSITION FROM 2'-6" CURB AND GUTTER TO 1'-6" CURB AND GUTTER
N.T.S.
CMLDS STD. DTL. 10.20



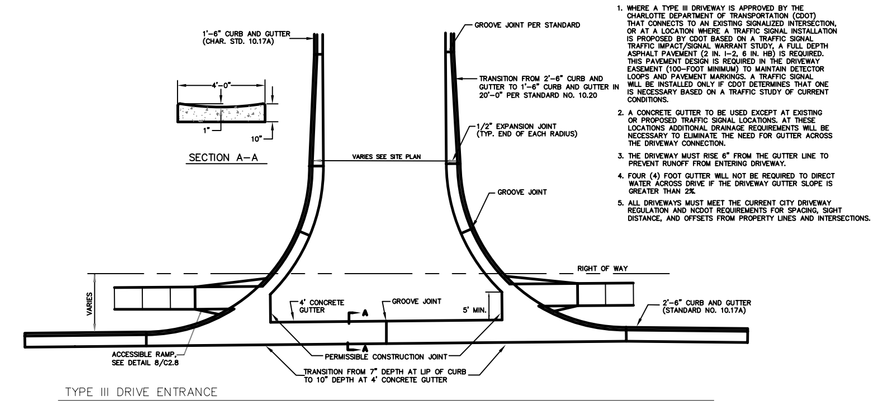

1. BIKE LOCKERS SHOULD BE INSTALLED AS PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.
2. ALTERNATIVE BIKE RACKS OR LOCKERS MAY BE USED BUT ARE SUBJECT TO APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
3. ALL DIMENSIONS SHOWN ARE MINIMUM.
4. ALLOW FOR POSITIVE DRAINAGE AWAY FROM LOCKERS.

BICYCLE LOCKERS
N.T.S.
CMLDS STD. DTL. 50.22

ASPHALT PAVING
6" COMPACTED AGGREGATE BASE COURSE (CABC)
2" BINDER COURSE , TYPE S9.5A
2" SURFACE COURSE, TYPE SF9.5A

CONCRETE PAVEMENT FOR TANKS AND CANOPY;
8" 3600 PSI CONCRETE WITH 6" X 6" WIRE MESH.

CONCRETE PAVEMENT FOR PARKING
6" 3600 PSI CONCRETE WITH 6" X 6" WIRE MESH.




NOTES:
1. WHERE A TYPE III DRIVEWAY IS APPROVED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) FOR USE ON A PUBLIC STREET WITH ANTICIPATED CONGESTION, OR AT A LOCATION WHERE A TRAFFIC SIGNAL INSTALLATION IS PROPOSED BY CDOT BASED ON A TRAFFIC SIGNAL WARRANT STUDY, WHICH IS EXPECTED TO REQUIRE DEPTH ASPHALT PAVEMENT OVER THE FULL 6.50 WIDTH, A REQUIRED THIS PAVEMENT DESIGN IS REQUIRED IN THE DRIVEWAY EASEMENT (100-FOOT MINIMUM) TO MAINTAIN DETECTOR LOOPS AND PAVEMENT MARKINGS. A TRAFFIC SIGNAL WARRANT STUDY MUST BE PERFORMED WHENEVER ONE IS NECESSARY BASED ON A TRAFFIC STUDY OF CURRENT CONDITIONS.
2. A CONCRETE GUTTER TO BE USED EXCEPT AT EXISTING OR PROPOSED TRAFFIC SIGNAL LOCATIONS. AT THESE LOCATIONS, ASPHALT PAVEMENT MAY BE USED IF IT IS NECESSARY TO ELIMINATE THE NEED FOR GUTTER ACROSS THE DRIVEWAY CONNECTION.
3. THE DRIVEWAY MUST RISE 6" FROM THE GUTTER LINE TO PREVENT RUNOFF FROM ENTERING DRIVEWAY.
4. FOUR (4) FOOT GUTTER WILL NOT BE REQUIRED TO DIRECT WATER ACROSS DRIVE IF THE DRIVEWAY GUTTER SLOPE IS GREATER THAN 2%.
5. ALL DRIVEWAYS MUST MEET THE CURRENT CITY DRIVEWAY REGULATIONS FOR DRIVEWAY WIDTH, DRIVEWAY SIGHT DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.

TYPE III DRIVE ENTRANCE
N.T.S.
CMLDS STD. DTL. 10.28

ENGINEER
NORTH CAROLINA PROFESSIONAL SEAL ENGINEER DOUGLAS W. DOWELL JR.
Douglas W. Dowell Jr
10/26/12
SEAL
DLD
DRAWN BY:
10/26/12
DATE PREPARED
REVISIONS
NO: 1
NO: 2
NO: 3
NO: 4
SHEET 2 OF 7
JOB NUMBER 12-951
SCALE Horz: 1" = 20' Vert:

# SITE PLAN
OF
# CIRCLE K AT 9201 LAWYERS RD
MINT HILL ETJ, MECKLENBURG CO., NC

OWNER:
CIRCLE K STORES INC
2440 WHITEHALL PARK DRIVE SUITE 800
CHARLOTTE NC 28273
704-585-5723


DOWELL & CO., P.C.
Engineering • Surveying • Planning
344 Rolling Hill Road, Suite 103 • P.O. Box 3304 • Mooresville, N.C. 28117
(704) 664-9337 / Fax (704) 664-9377
EMAIL: leland7956@aol.com


Computer File: 12951 SITE/SITE CONST PLANS