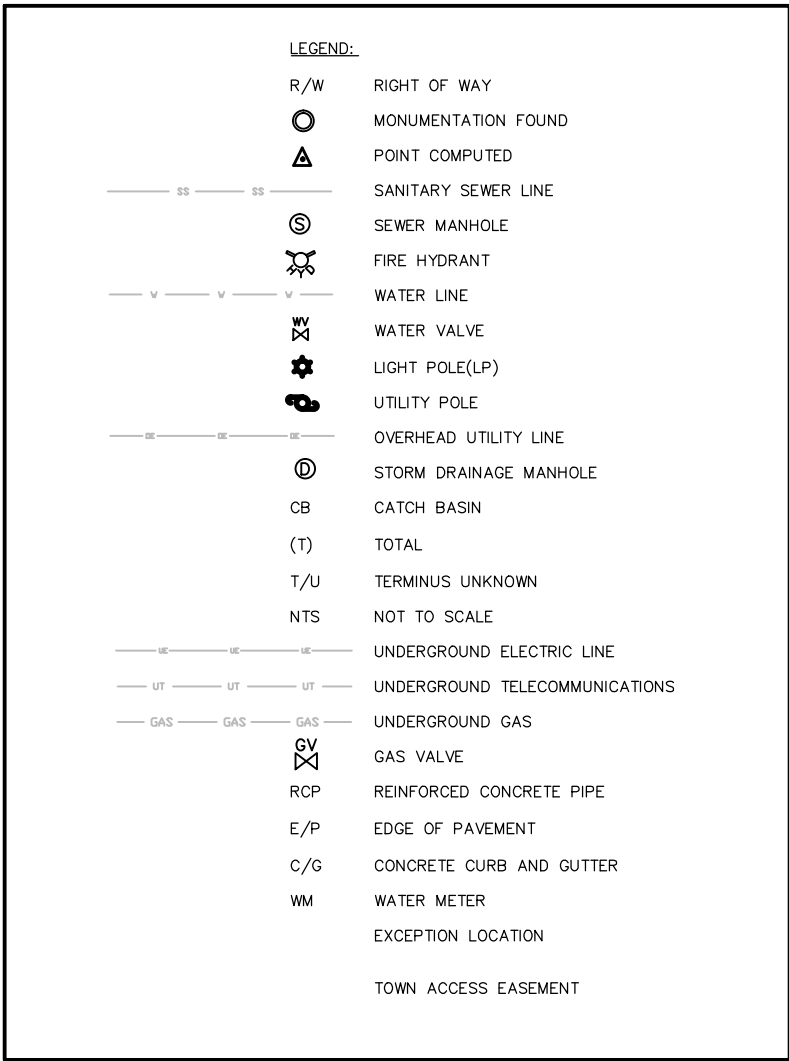
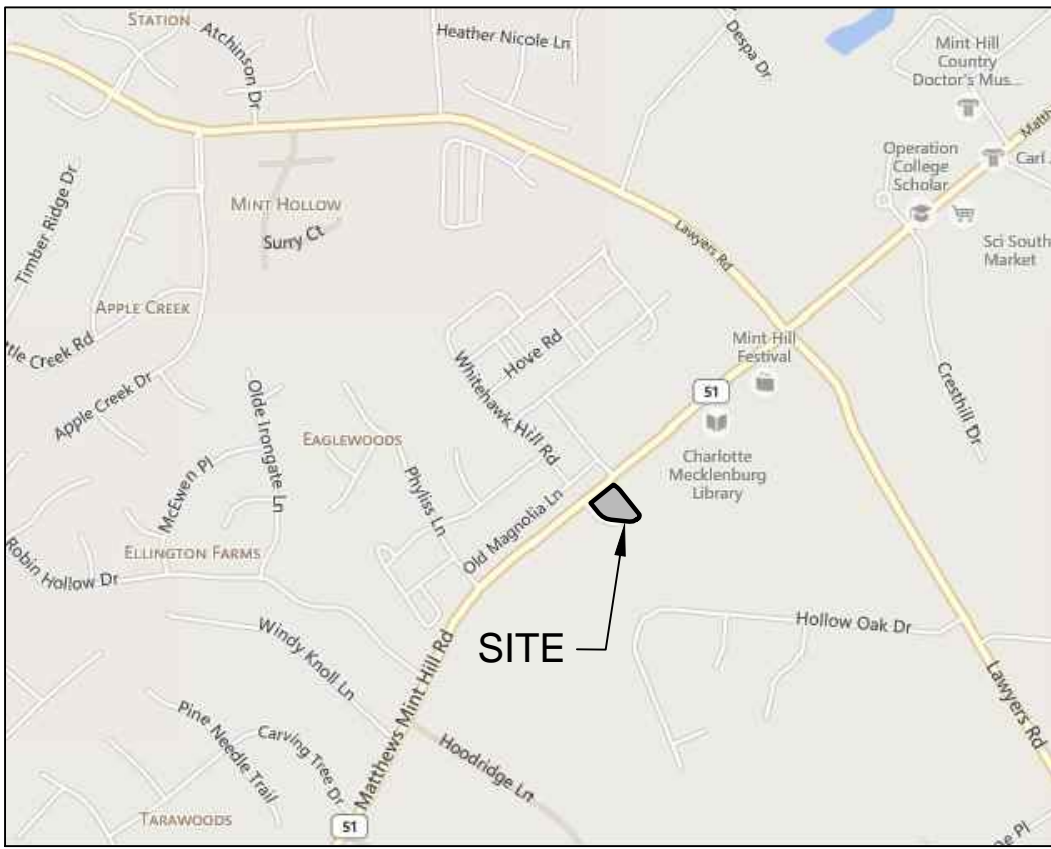
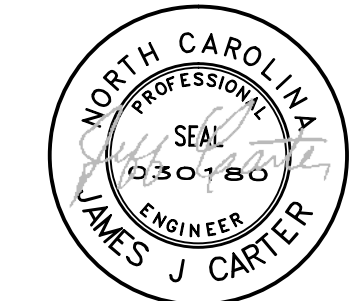


CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	61.08	157.00	60.70	S49°47'51"E
C2	31.33	20.00	28.22	N06°20'56"E
C3	54.36	70.00	53.01	N73°35'43"E
C4	97.81	124.00	95.30	N61°39'09"W



REVISION BLOCK:

#	DATE	DESCRIPTION
A	10/06/14	CITY OF MINT HILL SUBMITTAL
B	11/14/14	CITY OF MINT HILL COMMENTS



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1551 Jennings Mill Rd
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Rogers, GA 30622
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P: 706.559.7430
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SITE DEVELOPMENT PLANS
for
M&T DEVELOPMENT, LLC
OUTPARCEL #1, MINT HILL COMMONS, MINT HILL, NORTH CAROLINA

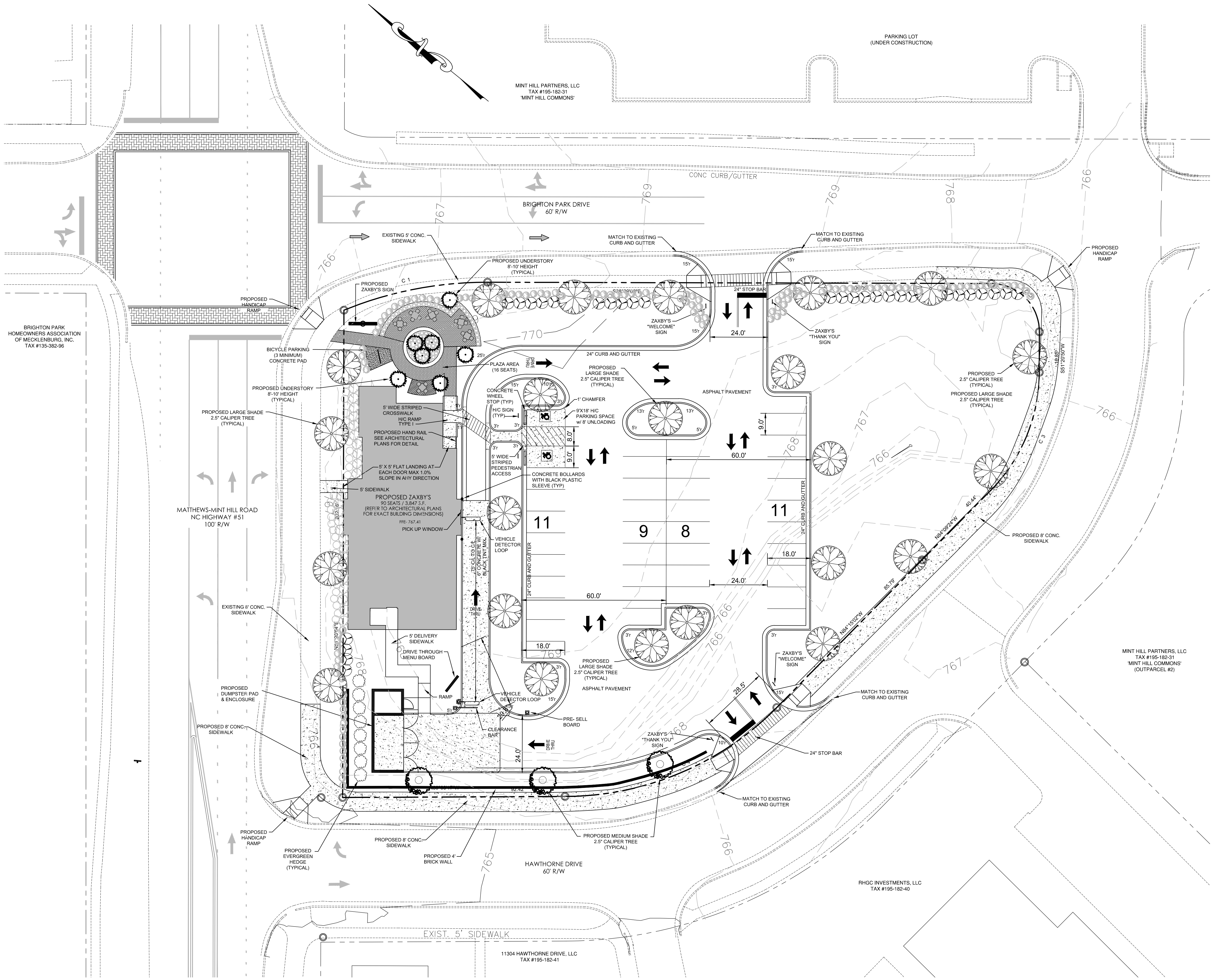


SHEET TITLE:
SKETCH PLAN
EXISTING CONDITIONS

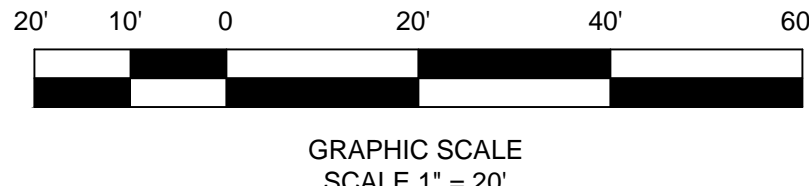
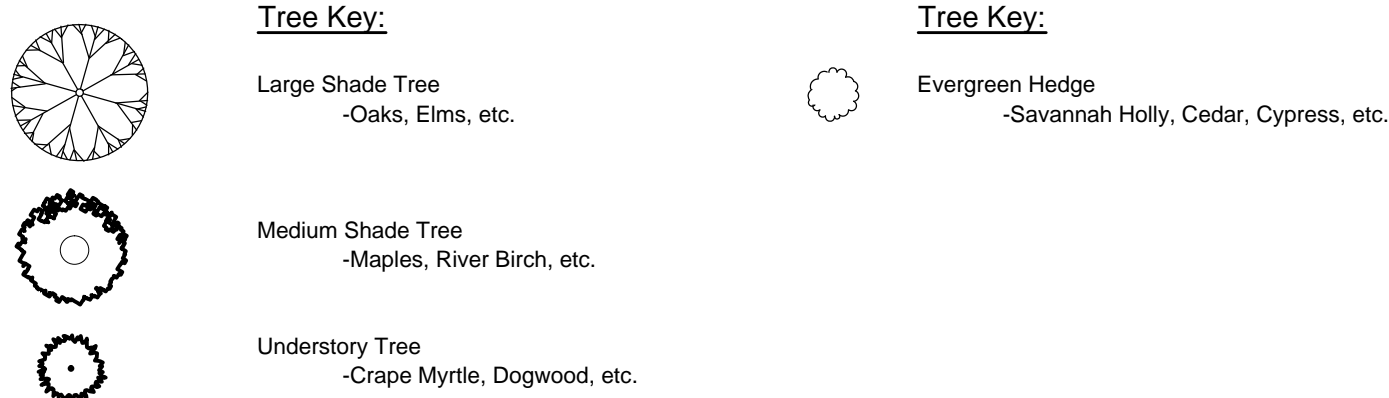
SHEET NUMBER:
1

PROJECT NUMBER:
14903ZAX

DATE:
10/06/14



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	61.08	157.00	60.70	S49°47'51"E
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C4	97.81	124.00	95.30	N61°39'09"W



PLAZA AREA:
SEATING: 16 SITTING SPACES (4 TABLES)

PLAZA AREA CONTAINS:
1. SITTING SPACE
2. TREES
3. OUTDOOR EATING AREA



PROJECT NOTES:

OWNER / DEVELOPER:
M&T DEVELOPMENT, LLC.
1040 Founders Boulevard
Athens, GA 30606
Contact: Kathy Brooks
Tel: (706) 353-8107

ENGINEER:
Carter Engineering Consultants, Inc.
1551 Jennings Mill Rd. Building 500 Suite B
Bogart, GA 30622
Contact: Jeff Carter, P.E.
jeff@carterengineering.net
Tel: (706) 559-7430

Property located at Outparcel #1 of Mint Hill Commons, City of Mint Hill, Mecklenburg County, North Carolina

PROJECT INFORMATION:

Size of proposed building = 3,847 s.f.
Total size of property = 1.15 acres (50,094 s.f.)
Mecklenburg County Tax Parcel Number: 195-182-31
Zoning District: B-G DO-B
Zoning District of adjoining properties: B-G DO-B & O-A DO-B (CUD)
Existing Use: Vacant
Existing Vegetation: Grass and exposed soil (Seeded)
Total Impervious Area = 0.537 acres (23,396 s.f. - 46.70%)
Building Height = 22' Minimum (See Architectural Plans)
Setbacks: Front- 0'
Side- 0'
Rear- 20'
Proposed Utilities: Gas, Power, Public Water, Public Sanitary Sewer, Telephone

Parking Calculations
TOTAL PARKING SPACES REQUIRED
(1 spaces per 4 seats)
90 seats / 4 spaces (Interior)
16 seats / 4 spaces (Plaza)
26.5 spaces minimum required
MAXIMUM PARKING SPACES ALLOWED
26.5 x 150% = 39.75 spaces
TOTAL PARKING SPACES PROVIDED
39 spaces
(2 handicap spaces provided)

UNDERGROUND UTILITIES DISCLAIMER

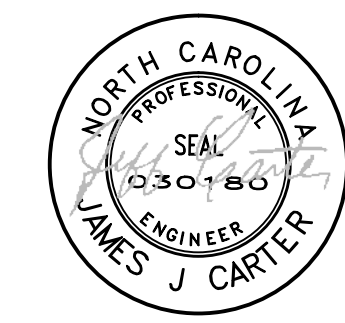
Information regarding the reputed presence, size, character and location of existing underground utilities and structures related to underground utilities is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown hereon may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown hereon.

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 371055-0200-J, DATED MARCH 2, 2009.



REVISION BLOCK:

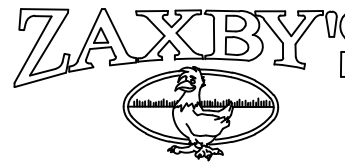
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SITE DEVELOPMENT PLANS
for
M&T DEVELOPMENT, LLC
OUTPARCEL #1, MINT HILL COMMONS, MINT HILL, NORTH CAROLINA

PROJECT NAME:

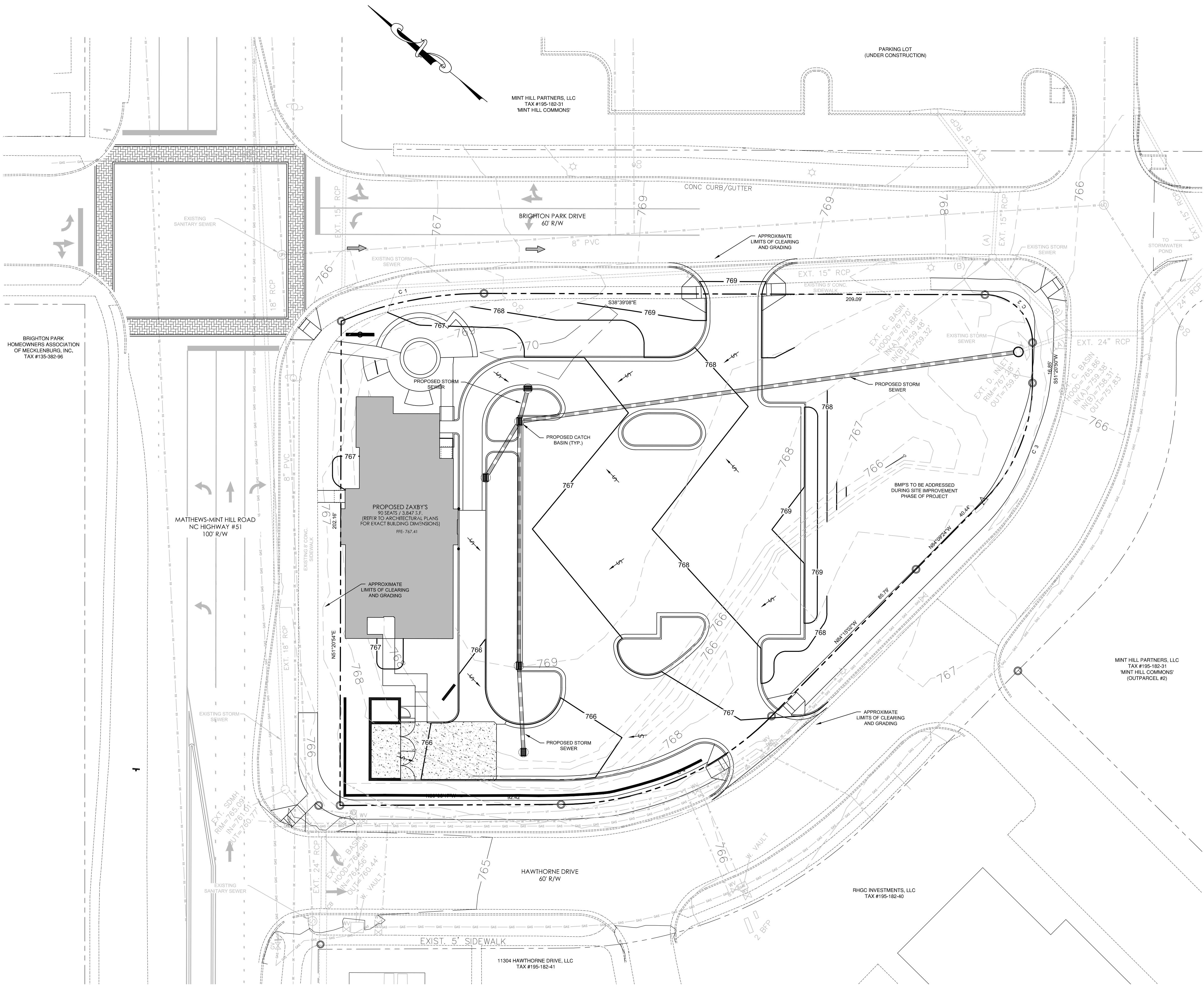


SHEET TITLE:
SKETCH PLAN
SITE LAYOUT

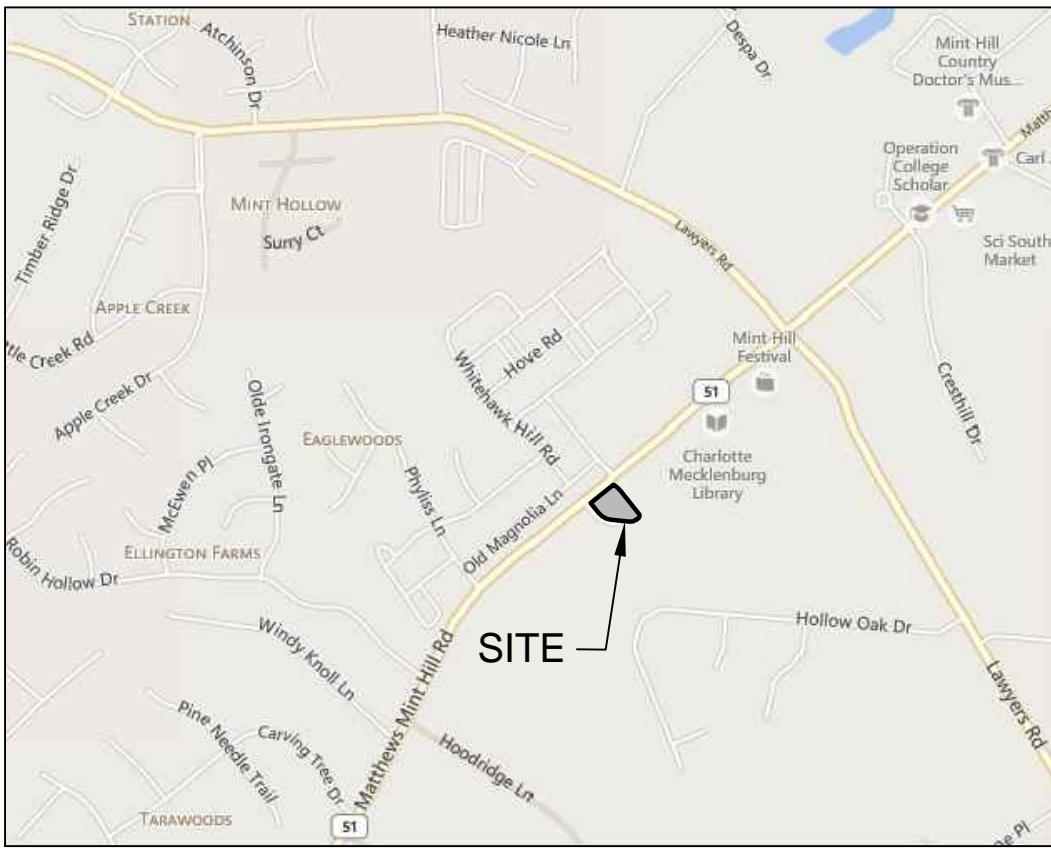
SHEET NUMBER:
2

PROJECT NUMBER:
14903ZAX

DATE:
10/06/14



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	61.08	157.00	60.70	S49°47'51"E
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LOCATION MAP
SCALE: NTS

PROJECT NOTES:

OWNER / DEVELOPER:
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Property located at Outparcel #1 of Mint Hill Commons, City of Mint Hill,
Mecklenburg County, North Carolina

PROJECT INFORMATION:

Size of proposed building = 3,847 s.f.
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Mecklenburg County Tax Parcel Number: 195-182-31
Zoning District: B-G DO-B
Zoning District of adjoining properties: B-G DO-B & O-A DO-B (CUD)
Existing Use: Vacant
Existing Vegetation: Grass and exposed soil (Seeded)
Total Impervious Area = 0.485 acres (21,109 s.f. - 42.10%)
Building Height = 20'
Setbacks: Front- 0'
Side- 0'
Rear- 20'
Proposed Utilities: Gas, Power, Public Water,
Public Sanitary Sewer, Telephone

STORMWATER SUMMARY:

Stormwater detention shall be accommodated through the existing Mint Hill Commons
detention basin located in the southwest corner of the overall project.
BUA Calculations:
0.665 acres/1.15 acres = 57.8%
CN Calculations:
Allotted capacity for proposed outlet (1.15 ac.) - CN = 92
(See Mint Hill Commons Post-Developed Drainage Area Maps (Sheet C7.1) for
additional data)
Proposed curve number - CN = 82.40
Landsaped Area: 0.485 ac. (CN=61) - (0.485 / 1.15) x 61 = 25.73
Paved Area: 0.665 ac. (CN=98) - (0.665 / 1.15) x 98 = 56.67
Weighted Curve Number - 82.40

UNDERGROUND UTILITIES DISCLAIMER

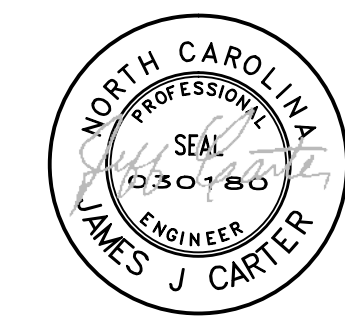
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M&T DEVELOPMENT, LLC
OUTPARCEL #1, MINT HILL COMMONS, MINT HILL, NORTH CAROLINA



SHEET TITLE:
SKETCH PLAN
PRELIMINARY
GRADING PLAN

SHEET NUMBER:
3

PROJECT NUMBER:
14903ZAX

DATE:
10/06/14