

May 22, 2012

Town of Matthews

Attn: Jay Camp, Senior Planner
232 Matthews Station Street
Matthews, North Carolina 28105

Re: Circle K Convenience Store
3424 Matthews-Mint Hill Road
Matthews, North Carolina 28105
Zoning Application 2012-585

Mr. Camp,

Thank you for sending us your notes from the May 14th Public Hearing. We have made the following revisions to the drawings and color renderings:

- 1) The proposed building has been moved 5' towards the existing canopy; this resulted in the building also being moved approximately 15' towards Idlewild Road, and away from the existing residences.
- 2) Landscape screening has been added at the southern property line at the wood fence, which will be replaced. Also landscaping has been added at the road frontage corner of the property.
- 3) The existing pylon sign has been changed to an amortization schedule not to exceed 5 years.
- 4) The northwest corner of the property at the road frontage has been enhanced with a sidewalk connector from the paving to the road corner, two brick fences have been added, and the landscape density in this area has been significantly increased. This area has also been designed to accommodate a future monument sign to replace the pylon sign per the amortization schedule.
- 5) The "side door" at the right side of the building (south side of the property) is an emergency exit that will not see regular use. The change in location of the building should limit any impact on adjacent neighbors.
- 6) The location of the loading space has been moved to the north side of the building between the building and Idlewild Road. The vacuums have been removed from this site. The air compressor has been moved to the north side of the property.
- 7) A conditional note has been added to the plan that the southeast area of the property (rear of the building) will remain undeveloped in the future.
- 8) The "pork-chop" ingress/egress at Matthews-Mint Hill Road has been revised to increase the angle of entry onto the road and thus make a left hand exit from the site more difficult.
- 9) The following revisions have been made to the exterior of the proposed building:
 - a. Added pilasters to all corners of the building and each side of the storefront.
 - b. Enhanced EIFS cornice molding.
 - c. Added brick soldier course above the storefront.
 - d. Changed color of bollard covers to more closely match color of EIFS on building.
 - e. Changed color of accent brick.

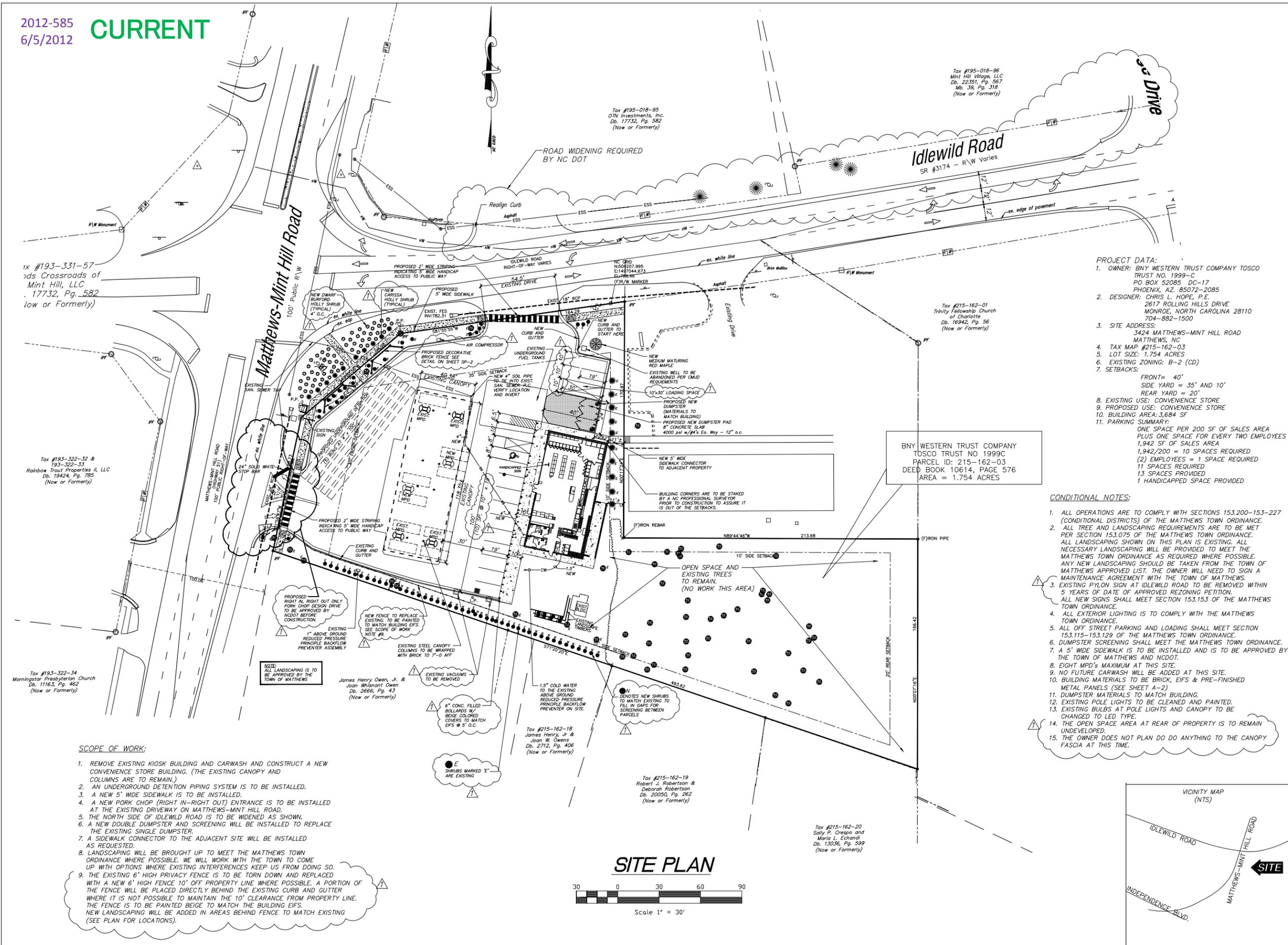
We submit these changes, revisions, and additions to the plans and renderings for review by the Planning Board and request their recommendation of this project to the council.

Please feel free to contact me with any questions.

Sincerely,

Chad T. Caig
Designer/Project Manager

attachment



tax #193-331-57
lands Crossroads of
Mint Hill, LLC
Db. 17732, Pg. 582
(Now or Formerly)

Tax #193-322-32 &
193-322-33
Rainbow Trout Properties II, LLC
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Mint Hill Village, LLC
Db. 22351, Pg. 567
Mo. 39, Pg. 318
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Tax #215-162-01
Trinity Fellowship Church
of Charlotte
Db. 16942, Pg. 56
(Now or Formerly)

BNY WESTERN TRUST COMPANY
TOSCO TRUST NO 1999C
PARCEL ID: 215-162-03
DEED BOOK 10614, PAGE 576
AREA = 1.754 ACRES

- PROJECT DATA:**
- OWNER: BNY WESTERN TRUST COMPANY TOSCO TRUST NO. 1999-C
PO BOX 52085 DC-17
PHOENIX, AZ. 85072-2085
 - DESIGNER: CHRIS L. HOPE, P.E.
2617 ROLLING HILLS DRIVE
MONROE, NORTH CAROLINA 28110
704-882-1500
 - SITE ADDRESS: 3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NC
 - TAX MAP #215-162-03
 - LOT SIZE: 1.754 ACRES
 - EXISTING ZONING: B-2 (CD)
 - SETBACKS:
FRONT = 40'
SIDE YARD = 35' AND 10'
REAR YARD = 20'
 - EXISTING USE: CONVENIENCE STORE
 - PROPOSED USE: CONVENIENCE STORE
 - BUILDING AREA: 3,684 SF
 - PARKING SUMMARY:
ONE SPACE PER 200 SF OF SALES AREA PLUS ONE SPACE FOR EVERY TWO EMPLOYEES
1,942 SF OF SALES AREA
1,942/200 = 10 SPACES REQUIRED
(2) EMPLOYEES = 1 SPACE REQUIRED
11 SPACES REQUIRED
13 SPACES PROVIDED
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 - EXISTING POLE LIGHTS TO BE CLEANED AND PAINTED.
 - EXISTING BULBS AT POLE LIGHTS AND CANOPY TO BE CHANGED TO LED TYPE.
 - THE OPEN SPACE AREA AT REAR OF PROPERTY IS TO REMAIN UNDEVELOPED.
 - THE OWNER DOES NOT PLAN TO DO ANYTHING TO THE CANOPY FASCIA AT THIS TIME.

NEW CONVENIENCE STORE FOR:
CIRCLE K STORE
3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NORTH CAROLINA 28105

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

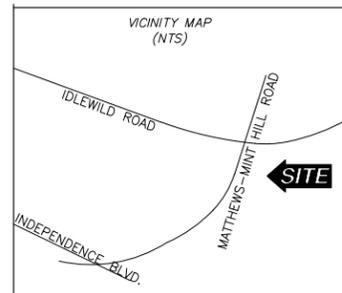
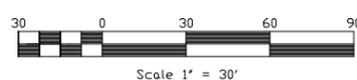
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Set No. _____
Rev. **5/21/12**
Scale **NOTED**
Drawn By **CLH**
Checked By **CLH**
Date **5/9/12**
Job No. **14911**

SP-1
OF 2

SCOPE OF WORK:

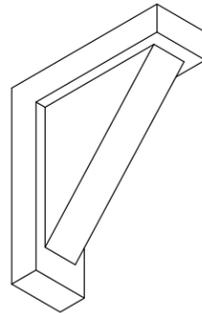
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- THE EXISTING 6' HIGH PRIVACY FENCE IS TO BE TORN DOWN AND REPLACED WITH A NEW 6' HIGH FENCE 10' OFF PROPERTY LINE WHERE POSSIBLE. A PORTION OF THE FENCE WILL BE PLACED DIRECTLY BEHIND THE EXISTING CURB AND GUTTER WHERE IT IS NOT POSSIBLE TO MAINTAIN THE 10' CLEARANCE FROM PROPERTY LINE. THE FENCE IS TO BE PAINTED BEIGE TO MATCH THE BUILDING EIFS. NEW LANDSCAPING WILL BE ADDED IN AREAS BEHIND FENCE TO MATCH EXISTING (SEE PLAN FOR LOCATIONS).

SITE PLAN

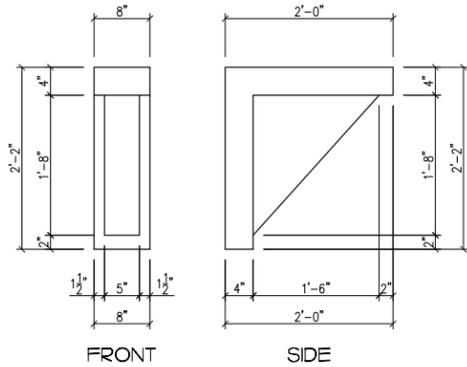


2012-585
6/5/2012

CURRENT

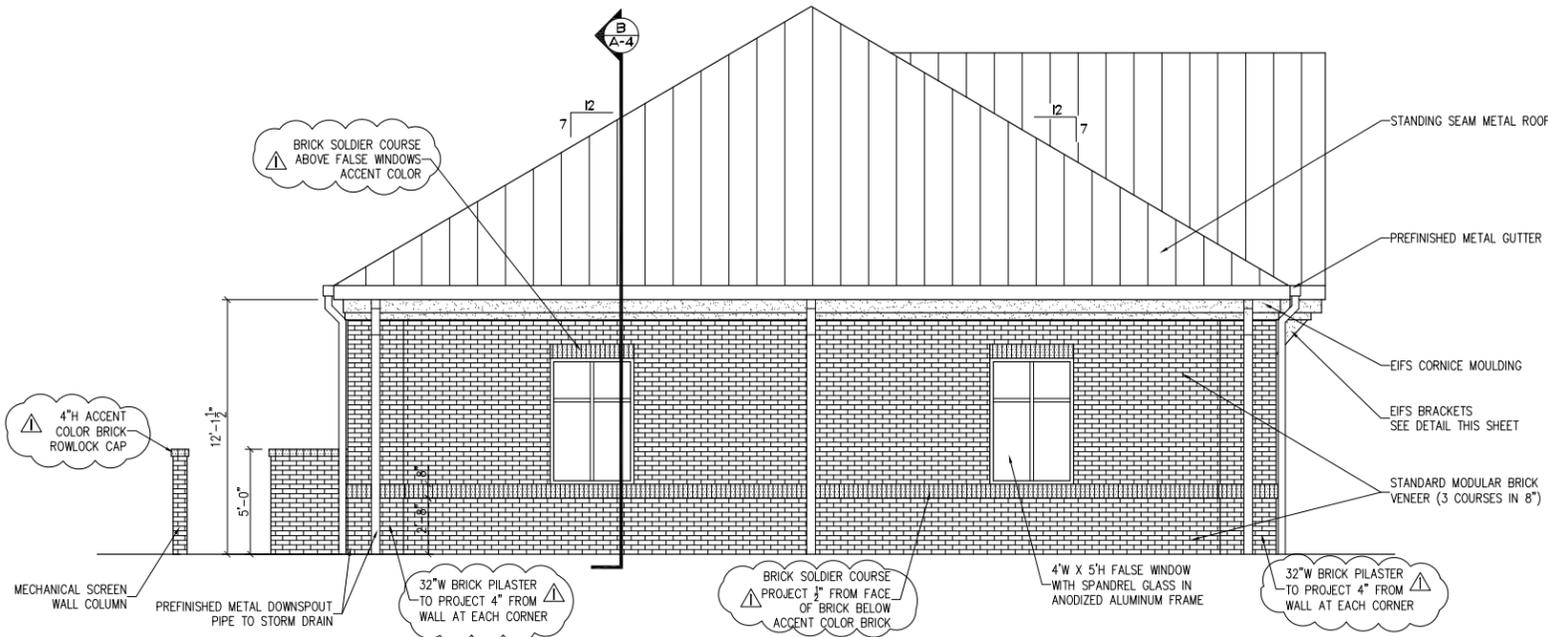


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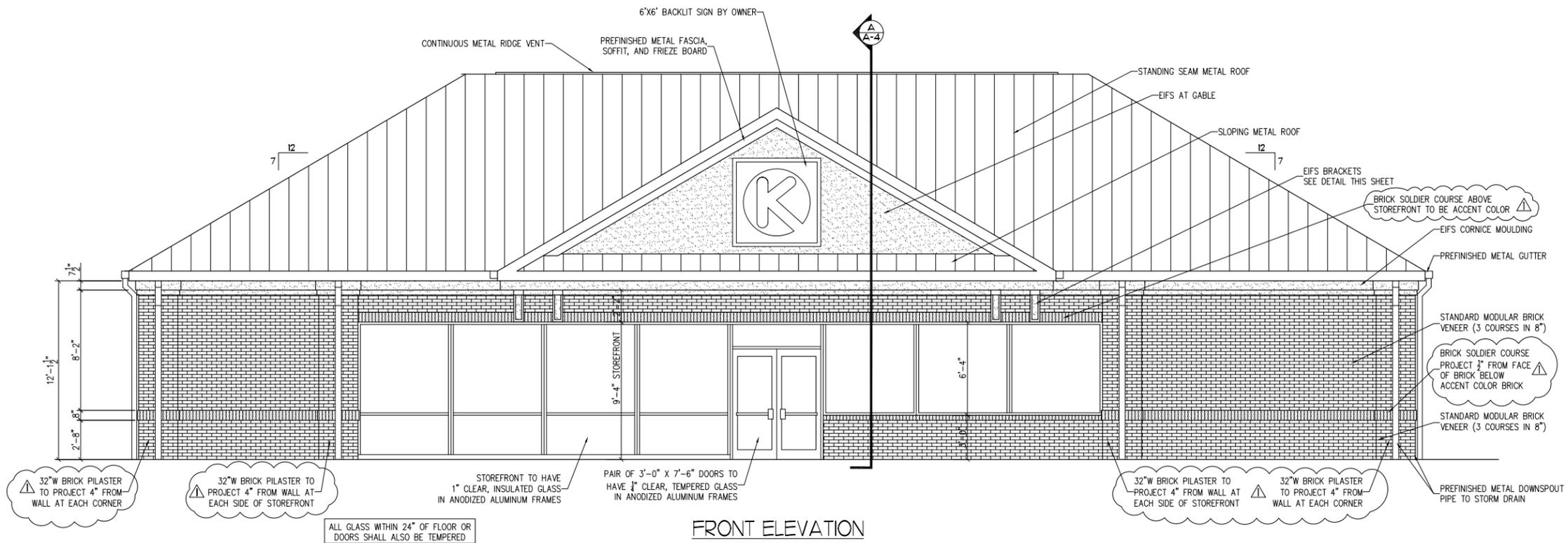


EIFS BRACKET DETAILS
SCALE: 1" = 1'-0"

NOTE: G.C. VERIFY DESIGN AND ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTES

1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
3. REFER TO SHOP DRAWINGS BY WOOD TRUSS MANUFACTURER'S ENGINEER.
4. REFER TO STRUCTURAL ENGINEERING DRAWINGS.

EXTERIOR MATERIAL SPECIFICATIONS

- BRICK: GEORGIA BRICK BY TRIANGLE BRICK
- EIFS: SAND PEBBLE #10 VAN DYKE
- EXTERIOR DOORS: COLOR TO MATCH EIFS
- SOFFIT, GUTTERS AND DOWNSPOUTS: TO MATCH ROOF
- ROOF: BEIGE, EXACT COLOR TO BE DETERMINED

Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 334-1111

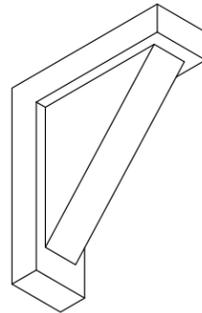
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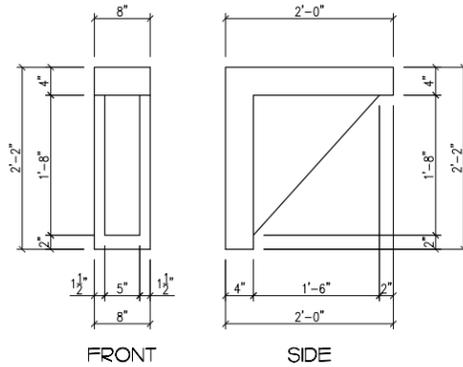
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Job No	14911

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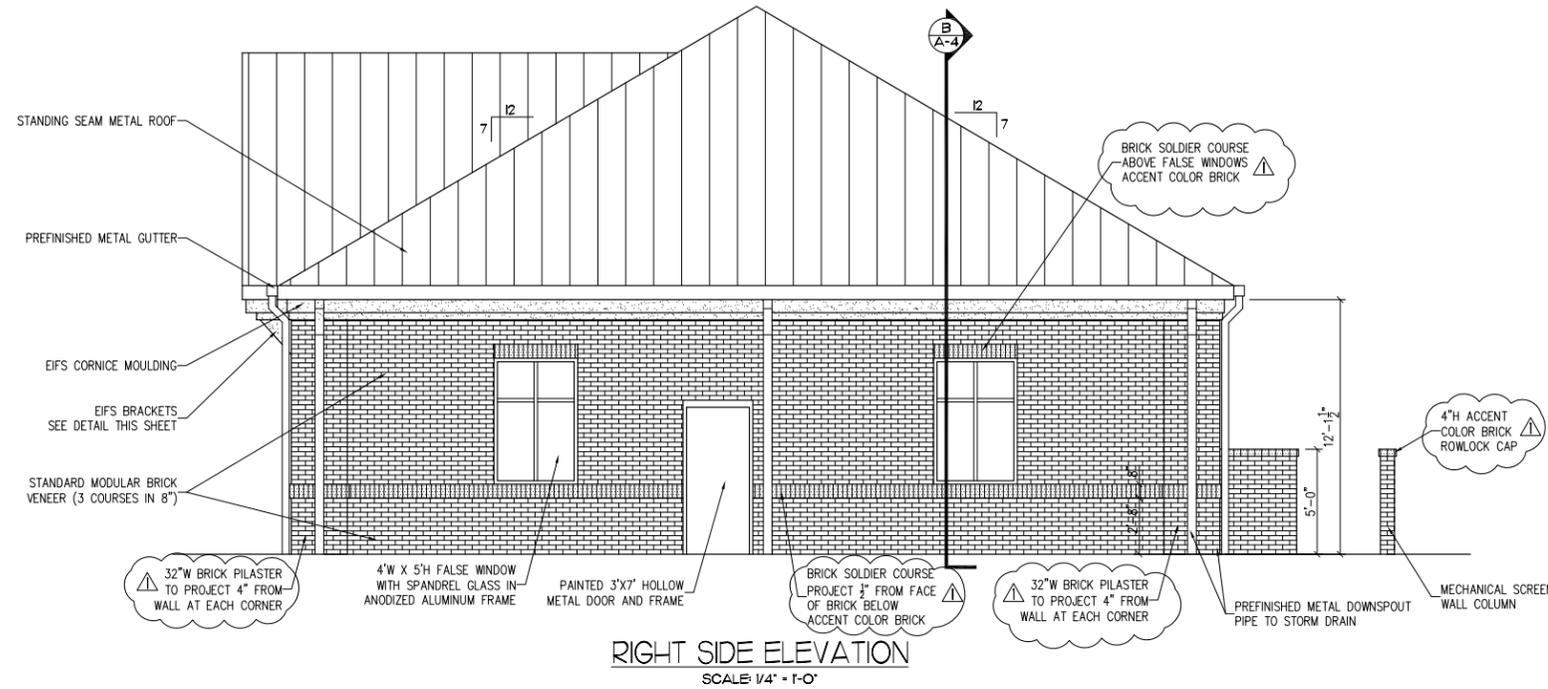


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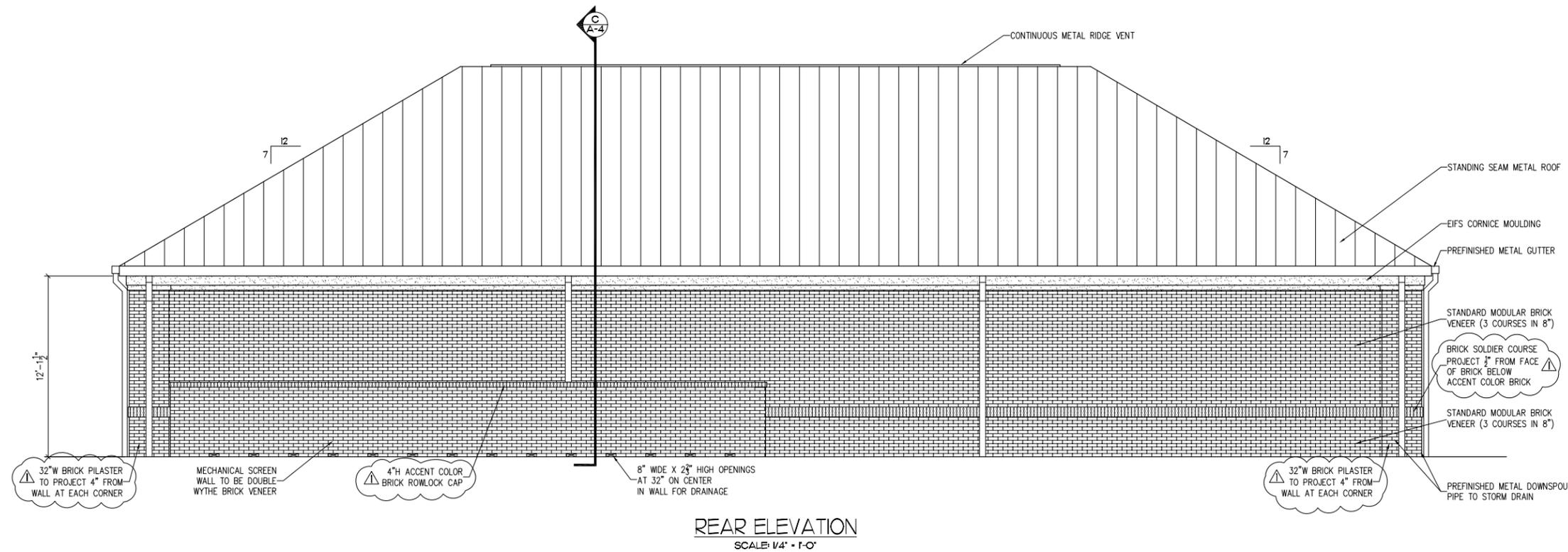
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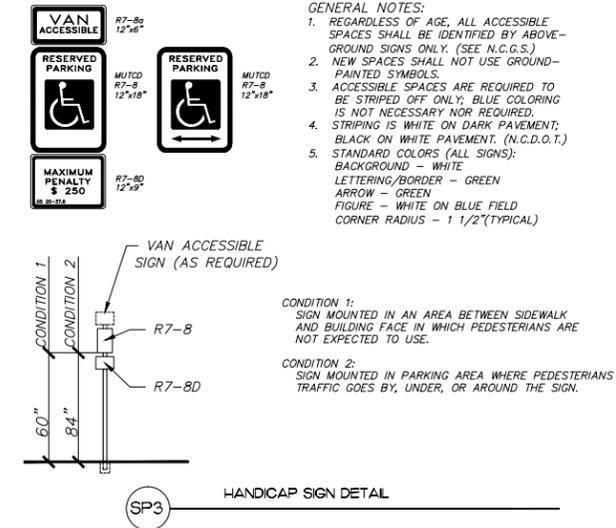
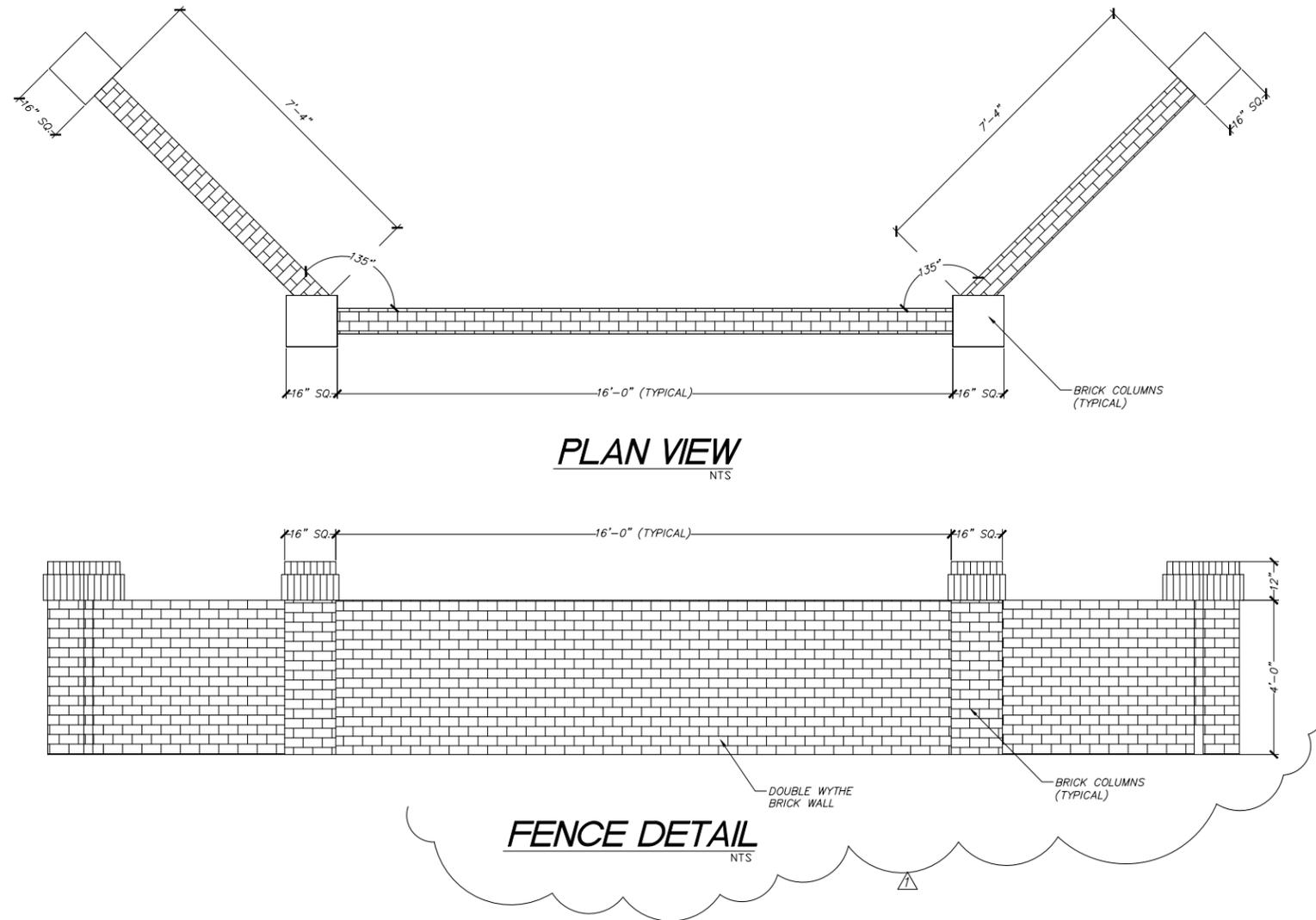
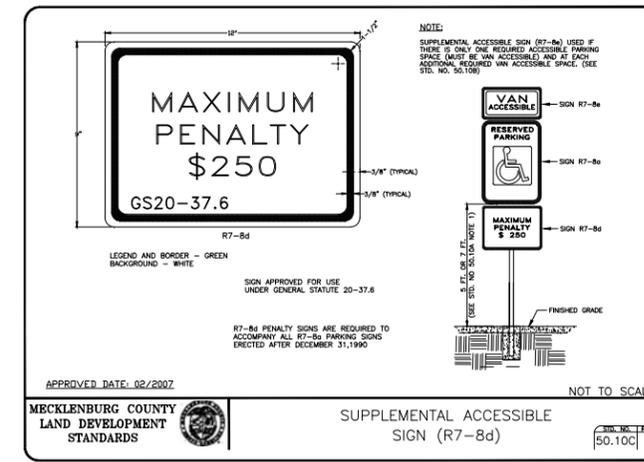
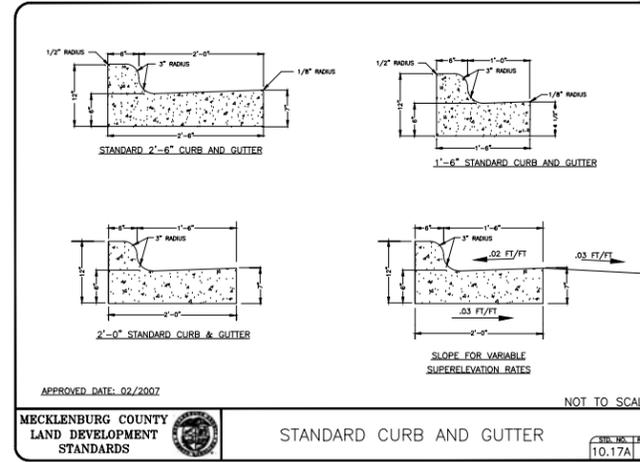
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A-3
OF 8

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500



NEW CONVENIENCE STORE FOR:
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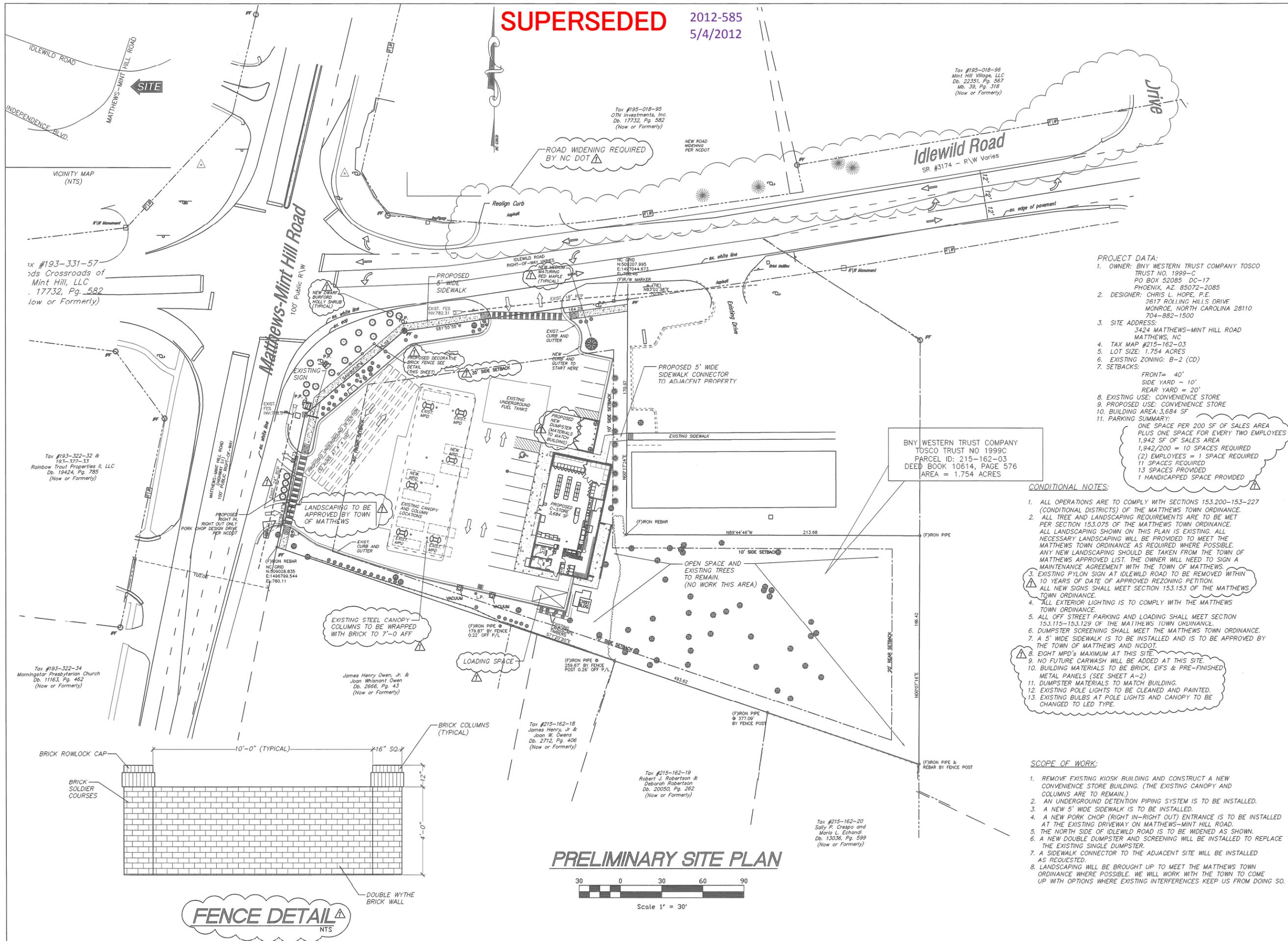
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SP-2
OF 2

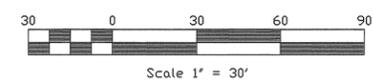




SUPERSEDED 2012-585
5/4/2012



PRELIMINARY SITE PLAN



Tax #195-018-96
Mint Hill Village, LLC
Db. 22351, Pg. 567
Mo. 39, Pg. 318
(Now or Formerly)

Tax #195-018-95
OTN Investments, Inc.
Db. 17732, Pg. 582
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Db. 20050, Pg. 262
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Tax #215-162-20
Sally P. Crespo and
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Db. 13036, Pg. 599
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PO BOX 52085 DC-17
PHOENIX, AZ. 85072-2085
 - DESIGNER: CHRIS L. HOPE, P.E.
2617 ROLLING HILLS DRIVE
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704-882-1500
 - SITE ADDRESS:
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 - TAX MAP #215-162-03
 - LOT SIZE: 1.754 ACRES
 - EXISTING ZONING: B-2 (CD)
 - SETBACKS:
FRONT= 40'
SIDE YARD = 10'
REAR YARD = 20'
 - EXISTING USE: CONVENIENCE STORE
 - PROPOSED USE: CONVENIENCE STORE
 - BUILDING AREA: 3,684 SF
 - PARKING SUMMARY:
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PLUS ONE SPACE FOR EVERY TWO EMPLOYEES
1,942 SF OF SALES AREA
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DEED BOOK 10614, PAGE 576
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SCOPE OF WORK:

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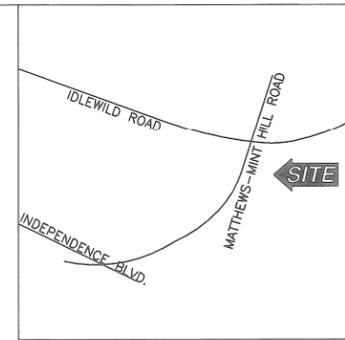
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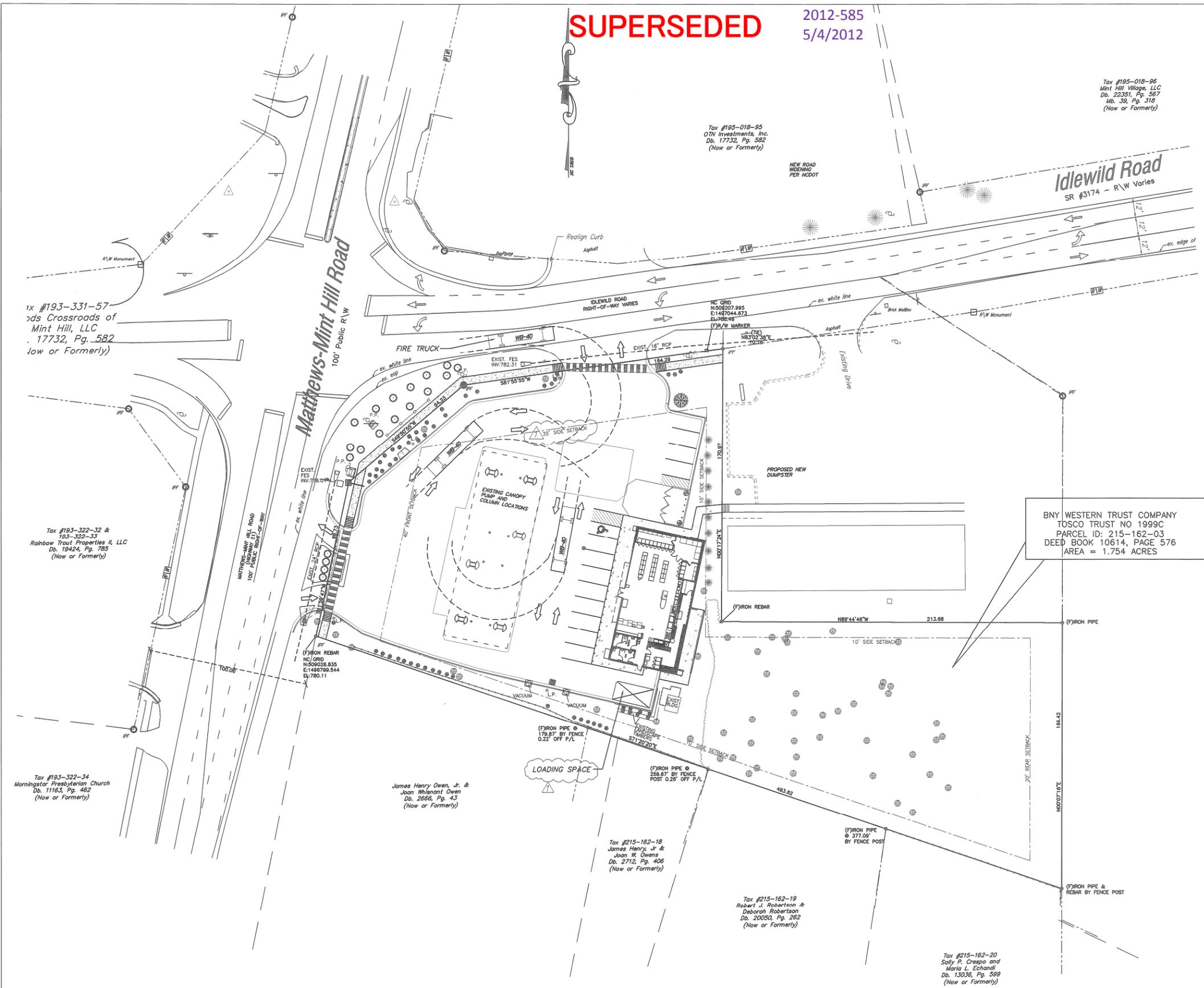
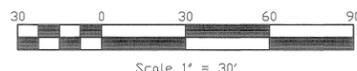
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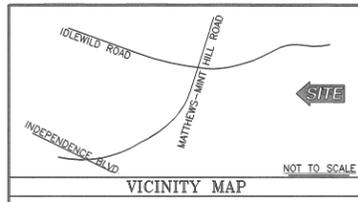
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TM-1
OF 1

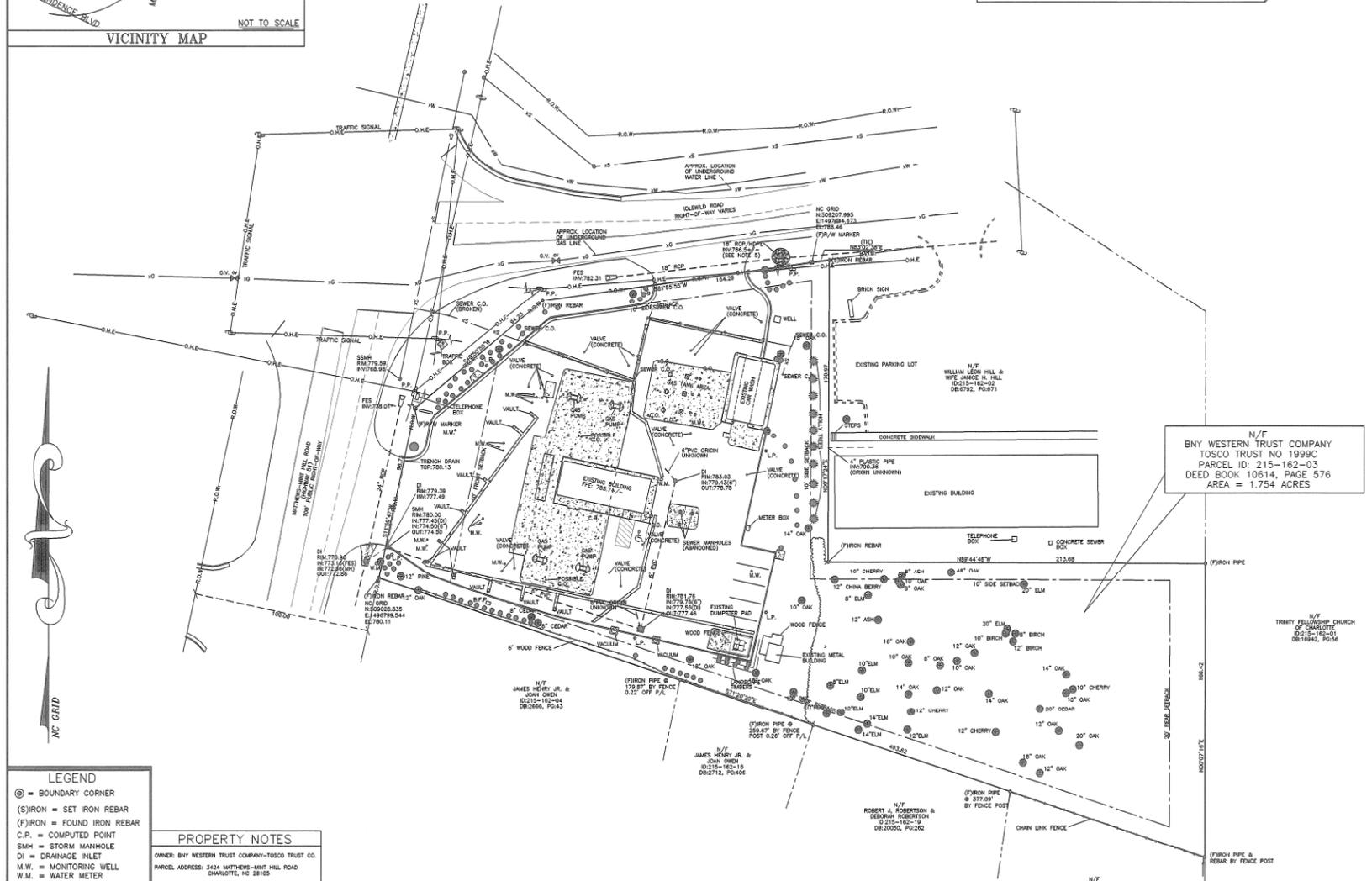
FIRE TRUCK MANEUVERING PLAN



CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500



PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCE OR SALES



- LEGEND**
- ⊙ = BOUNDARY CORNER
 - (S)IRON = SET IRON REBAR
 - (F)IRON = FOUND IRON REBAR
 - C.P. = COMPUTED POINT
 - SMH = STORM MANHOLE
 - DI = DRAINAGE INLET
 - M.W. = MONITORING WELL
 - W.M. = WATER METER
 - C.O. = CLEANOUT
 - B.F.P. = BACKFLOW PREVENTOR
 - = OVERHEAD ELECTRIC LINES
 - = POWER POLE
 - = LIGHT POLE
 - = WATER LINE
 - = SEWER LINE
 - = EXISTING FENCE

PROPERTY NOTES

OWNER: BNY WESTERN TRUST COMPANY-TOSCO TRUST CO.
PARCEL ADDRESS: 3424 MATTHEWS-MINT HILL ROAD
CHARLOTTE, NC 28105

TAX PARCEL NUMBER: 315-182-03
DEED BOOK: 10614, PAGE 576-588
ZONING: R-2(20)

SETBACK INFORMATION:
FRONT: 40'
SIDE: 10' & 10'
REAR: 20'

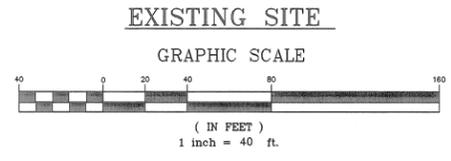
1. THIS PROPERTY IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA MAPS FOR THIS LOCATION.

2. ALL DISTANCES ARE SURFACE HORIZONTAL DISTANCES.

3. AREA WAS COMPUTED BY COORDINATE METHOD.

4. ALL UNDERGROUND UTILITIES SHOWN ARE FROM ABOVE GROUND FEATURES.

5. EXISTING TOP OF HOPE PIPE EXPOSED, AND TIES INTO EXISTING RCP PIPE AT THIS LOCATION.



DRAWING NAME:
11-03 RS
SCALE: 1" = 40'
TAX ID #21516203
SURVEYED BY: TC
DRAWN BY: JW
CHECKED BY: DG
DATE: 03/23/11

PA TOPOGRAPHICAL SURVEY FOR:
3424 MATTHEWS-MINT HILL ROAD
CHARLOTTE MECKLENBURG COUNTY, NORTH CAROLINA
PREPARED FOR
MCT
MONROE, NC

GRIFFIN SURVEYING SERVICES,
P.O. Box 98 Monroe, NC 28111-0098
QUALITY IS OUR PRIORITY
PH: (704) 753-5008 E-MAIL: DAVID@GRIFFINSURVEYING.NET FAX: (704) 753-9041



N/F
BNY WESTERN TRUST COMPANY
TOSCO TRUST NO 1999C
PARCEL ID: 215-182-03
DEED BOOK 10614, PAGE 576
AREA = 1.754 ACRES

N/F
TRINITY FELLOWSHIP CHURCH
OF CHARLOTTE
02115-182-01
DB:1842, PG:6

N/F
DAILY R. CROSBY & MARIA L. EDWARDS
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
02115-182-05
DB:1305A, PG:59

N/F
IRM SCOTT & WIFE
ESTER SCOTT
02115-182-41
DB:2004, PG:16

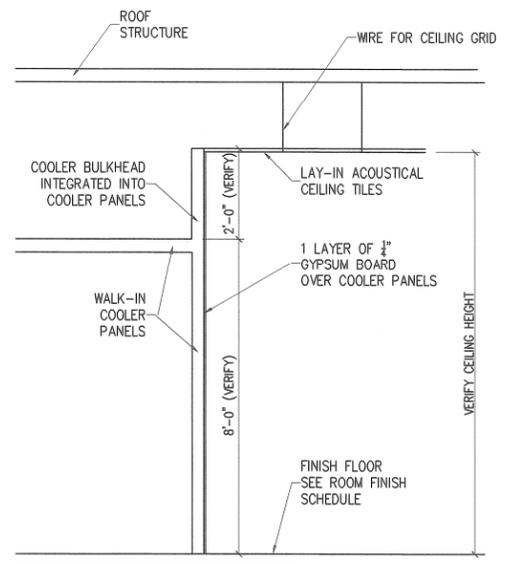
SUPERSEDED 2012-585
5/4/2012

WALL LEGEND

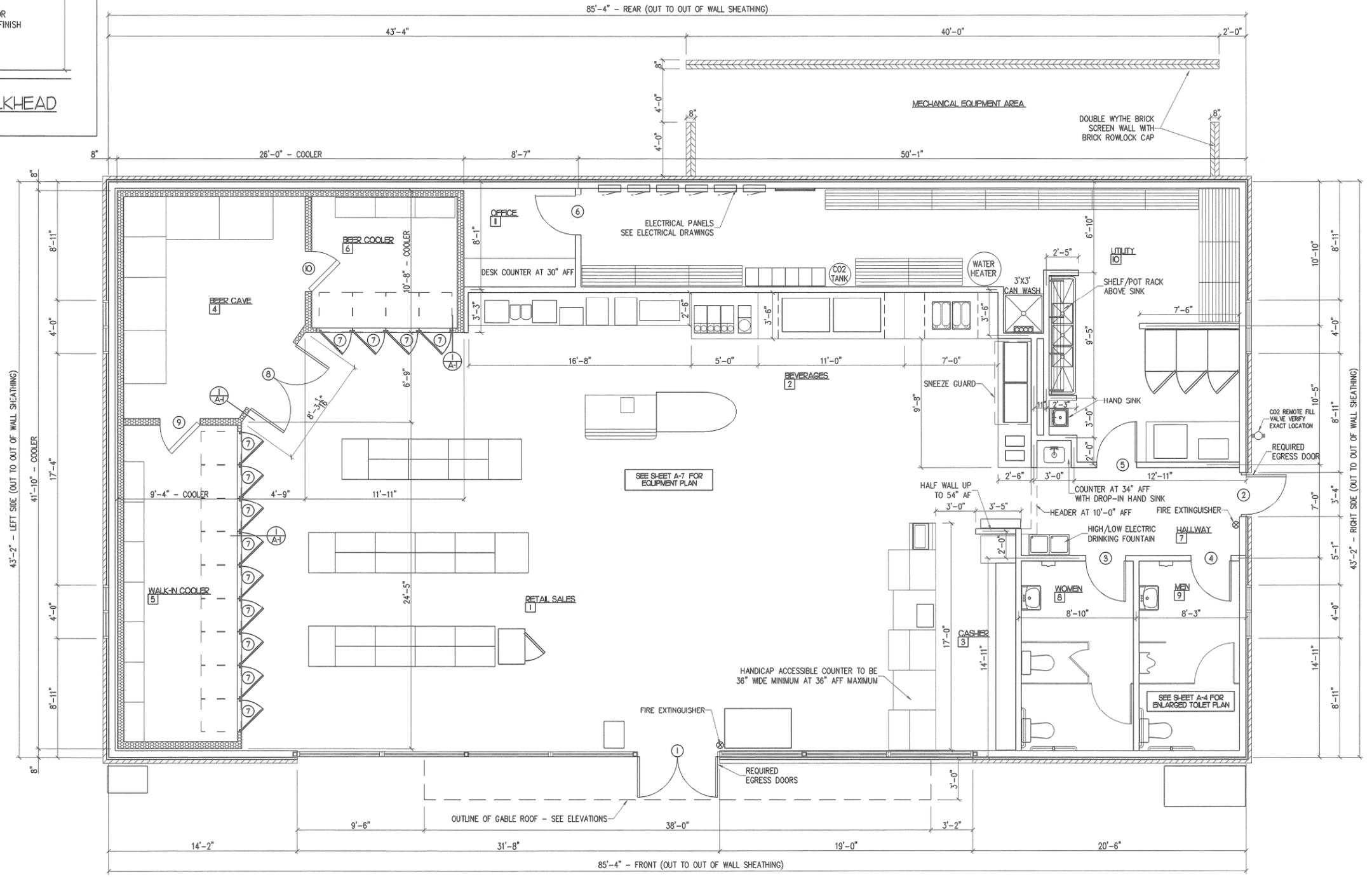
- EXTERIOR WALLS TO BE 2X4 WOOD STUDS AT 12" ON CENTER. INSTALL $\frac{5}{8}$ " REGULAR GYPSUM BOARD AT INTERIOR SIDE. INSTALL BRICK VENEER FULL HEIGHT, ON WEATHER RESISTANT BARRIER AT EXTERIOR. SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF MATERIALS. SEE WALL SECTIONS FOR INSTALLATION DETAILS.
- COOLER PANEL WALLS (VERIFY HEIGHT) APPLY (1) LAYER OF $\frac{1}{2}$ " REGULAR GYPSUM BOARD TO 'RETAIL SALES' SIDE OF WALL
- INTERIOR PARTITION WALLS TO BE (1) LAYER OF $\frac{5}{8}$ " REGULAR GYPSUM BOARD EACH SIDE OF 2X4 WOOD STUDS AT 16" ON CENTER UP TO 11'-0" AFF. FILL ALL INTERIOR WALLS WITH SOUND ATTENUATION BATT INSULATION.
- BRICK HVAC SCREEN WALL - DOUBLE WYTHE BRICK WALL WITH BRICK ROWLOCK CAP UP TO 5'-0" AFF - SEE STRUCTURAL DRAWINGS.

GENERAL NOTES

1. THIS BUILDING WILL HAVE A 3,684 GROSS SQUARE FEET.
2. THIS BUILDING IS TYPE V-B CONSTRUCTION, UNSPRINKLED AND UNPROTECTED.
3. THIS BUILDING WILL BE USED AS A CONVENIENCE STORE AND IS CLASSIFIED AS MERCANTILE OCCUPANCY.
4. INSTALL FIRE EXTINGUISHERS PER NFPA AND LOCAL FIRE MARSHALL.
5. OCCUPANT LOAD: 3,684 GROSS SQUARE FEET / 30 SQUARE FEET PER PERSON = 123 TOTAL OCCUPANTS.



SECTION AT COOLER BULKHEAD



FLOOR PLAN
SCALE: 1/4" = 1'-0"

Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 330-1111

NEW CONVENIENCE STORE FOR:
CIRCLE K STORE
3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NORTH CAROLINA 28105



5/4/2012
TED RICHARD BROWN
REGISTERED ARCHITECT
NORTH CAROLINA
MATTHEWS, N.C.
3741
Ted Richard Brown

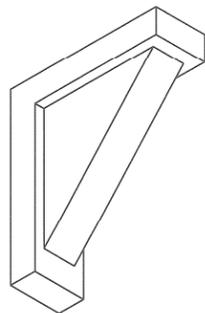
Bids Due	
Set No	
Revisions	
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	5/4/2012
Job No	1491

A-1
OF 8

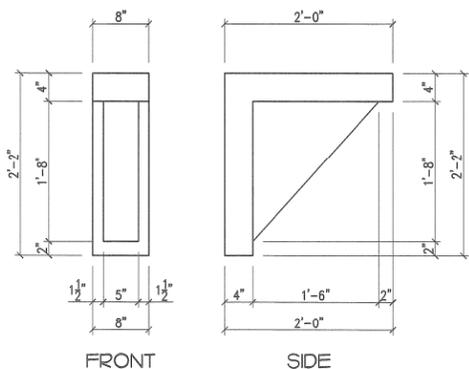
CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

SUPERSEDED

2012-585
5/4/2012

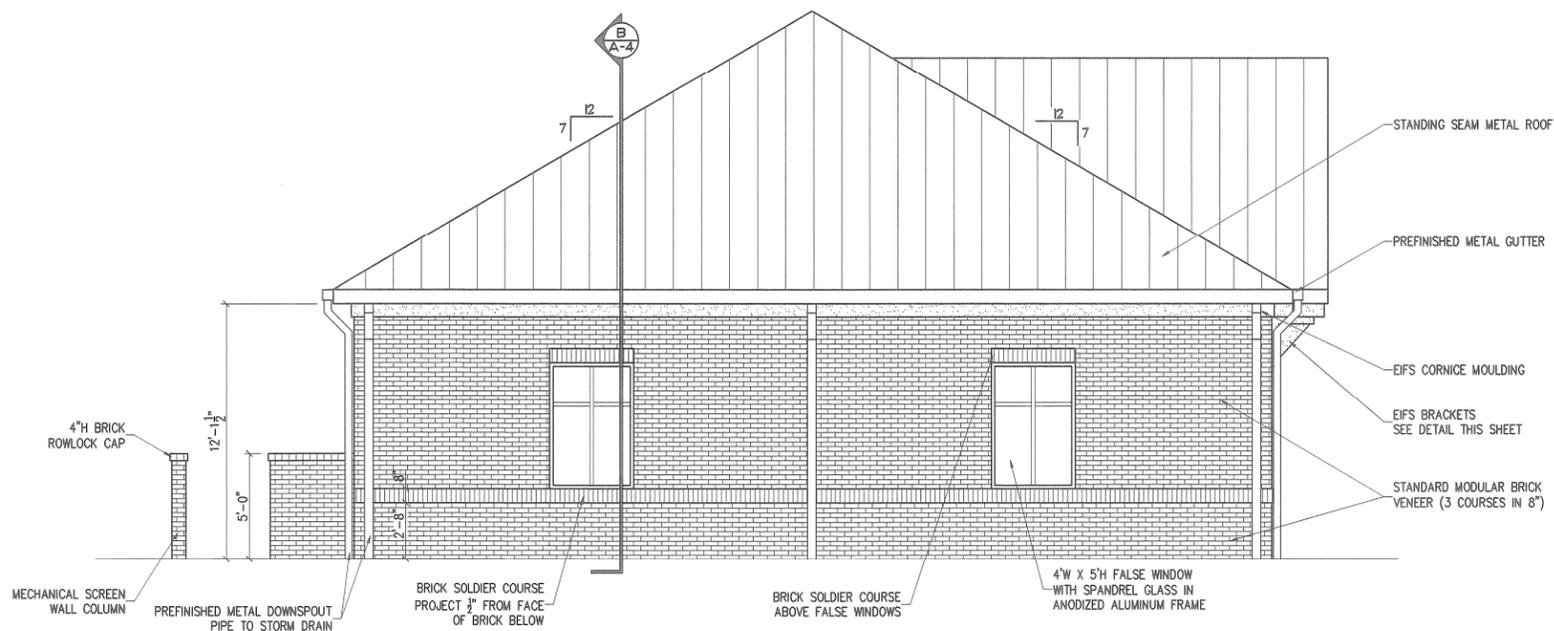


PERSPECTIVE



EIFS BRACKET DETAILS
SCALE: 1" = 1'-0"

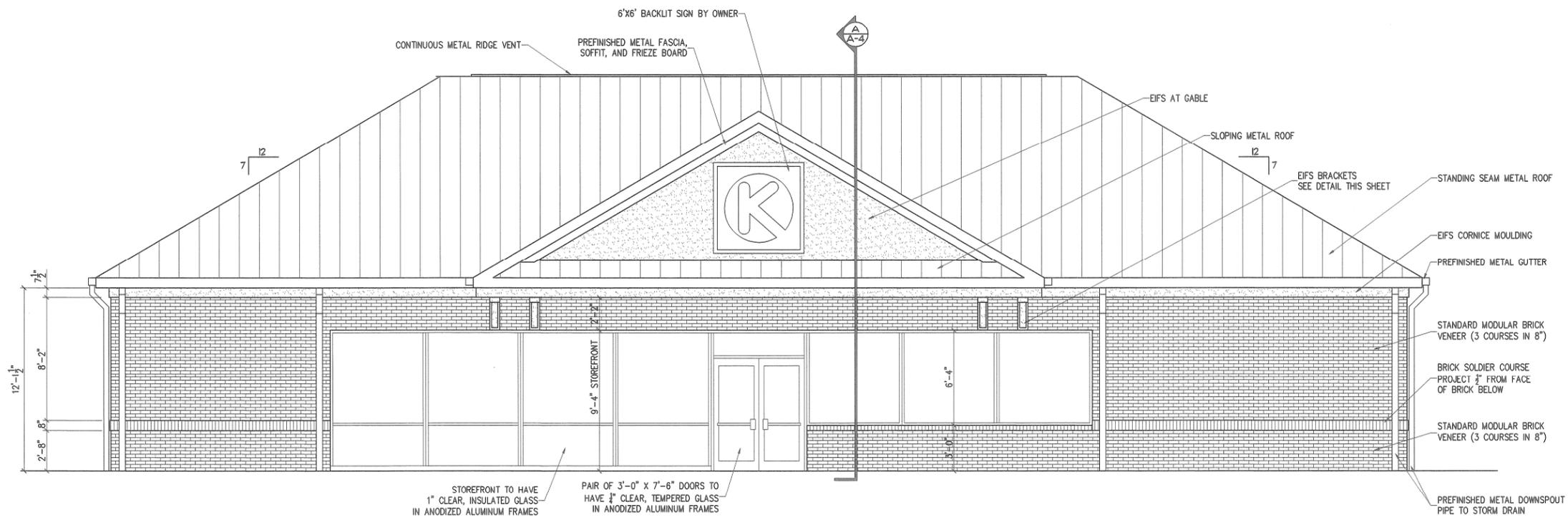
NOTE: G.C VERIFY DESIGN AND ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

- NOTES
1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
 2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
 3. REFER TO SHOP DRAWINGS BY WOOD TRUSS MANUFACTURER'S ENGINEER.
 4. REFER TO STRUCTURAL ENGINEERING DRAWINGS.

- EXTERIOR MATERIAL SPECIFICATIONS
- BRICK: GEORGIA BRICK BY TRIANGLE BRICK
 - EIFS: SAND PEBBLE #10 VAN DYKE
 - EXTERIOR DOORS: COLOR TO MATCH EIFS
 - SOFFIT, GUTTERS AND DOWNSPOUTS: WHITE
 - ROOF: BROWN, EXACT COLOR TO BE DETERMINED



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ALL GLASS WITHIN 24" OF FLOOR OR DOORS SHALL ALSO BE TEMPERED

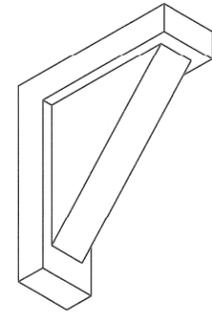
Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 330-1111

NEW CONVENIENCE STORE FOR:
CIRCLE K STORE
3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NORTH CAROLINA 28105

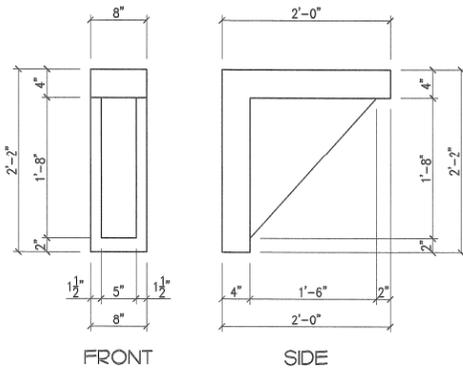


Bids Due	
Set No	
Revisions	
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	5/4/2012
Job No	1491

SUPERSEDED 2012-585
5/4/2012

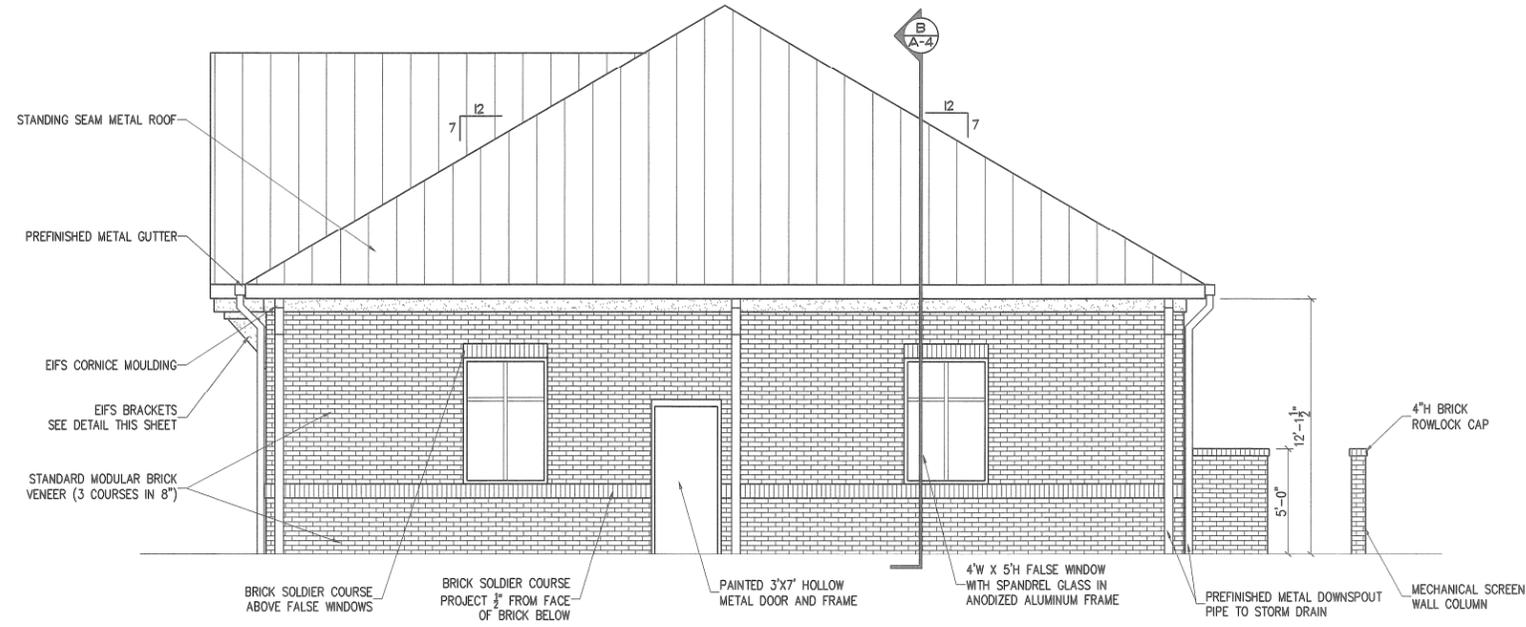


PERSPECTIVE

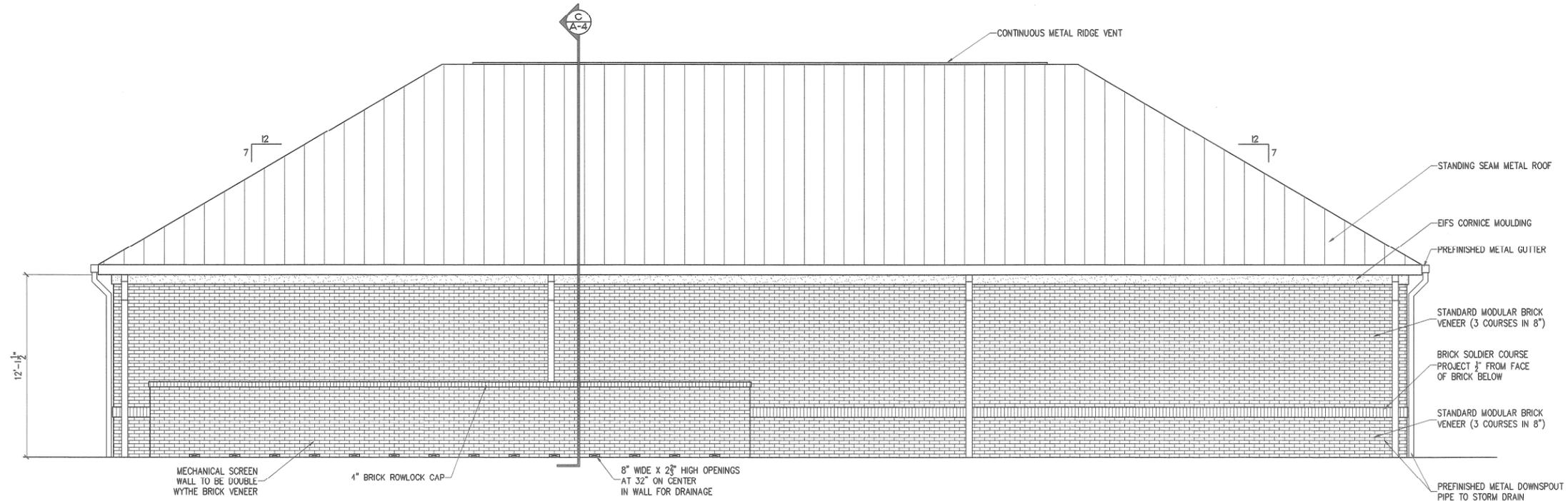


EIFS BRACKET DETAILS
SCALE: 1" = 1'-0"

NOTE: G.C. VERIFY DESIGN AND ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

- NOTES
1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
 2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
 3. REFER TO SHOP DRAWINGS BY WOOD TRUSS MANUFACTURER'S ENGINEER.
 4. REFER TO STRUCTURAL ENGINEERING DRAWINGS.

- EXTERIOR MATERIAL SPECIFICATIONS
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 - EIFS: SAND PEBBLE #10 VAN DYKE
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 - SOFFIT, GUTTERS AND DOWNSPOUTS: WHITE
 - ROOF: BROWN, EXACT COLOR TO BE DETERMINED

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Architectural Services
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Telephone: (704) 330-1111

NEW CONVENIENCE STORE FOR:
CIRCLE K STORE
3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NORTH CAROLINA 28105



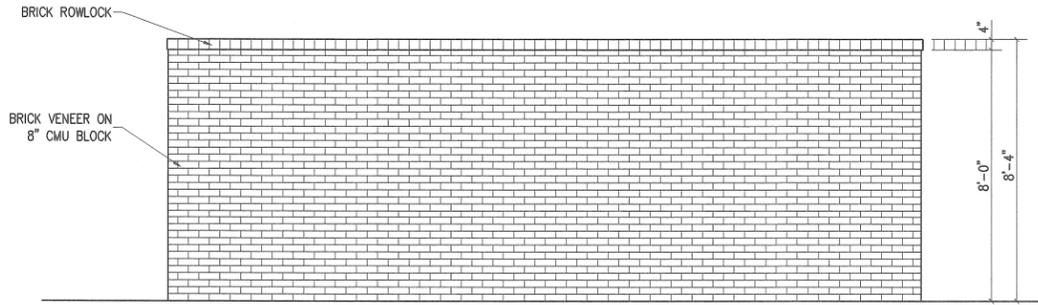
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Revisions	
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	5/4/2012
Job No	1491

A-3
OF 8

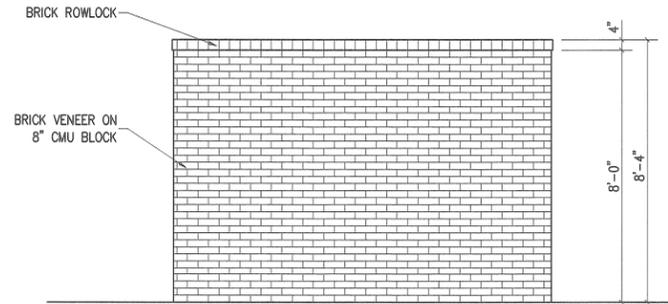
CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

SUPERSEDED

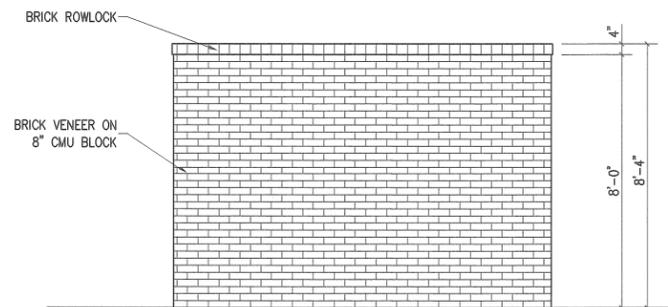
2012-585
5/4/2012



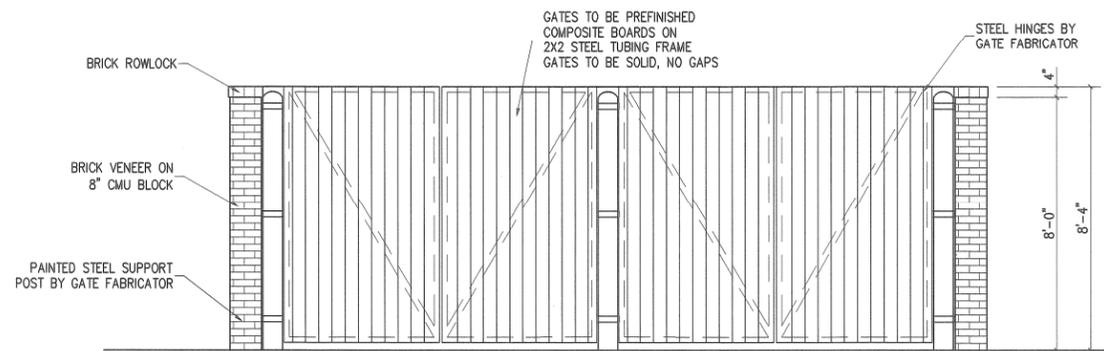
REAR ELEVATION
SCALE: 3/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/8" = 1'-0"

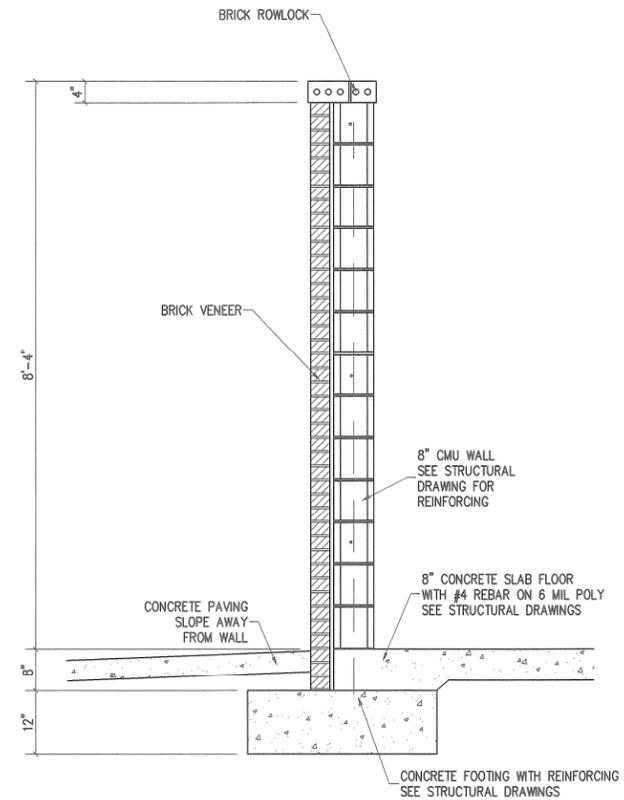


FRONT ELEVATION
SCALE: 3/8" = 1'-0"

EXTERIOR MATERIALS

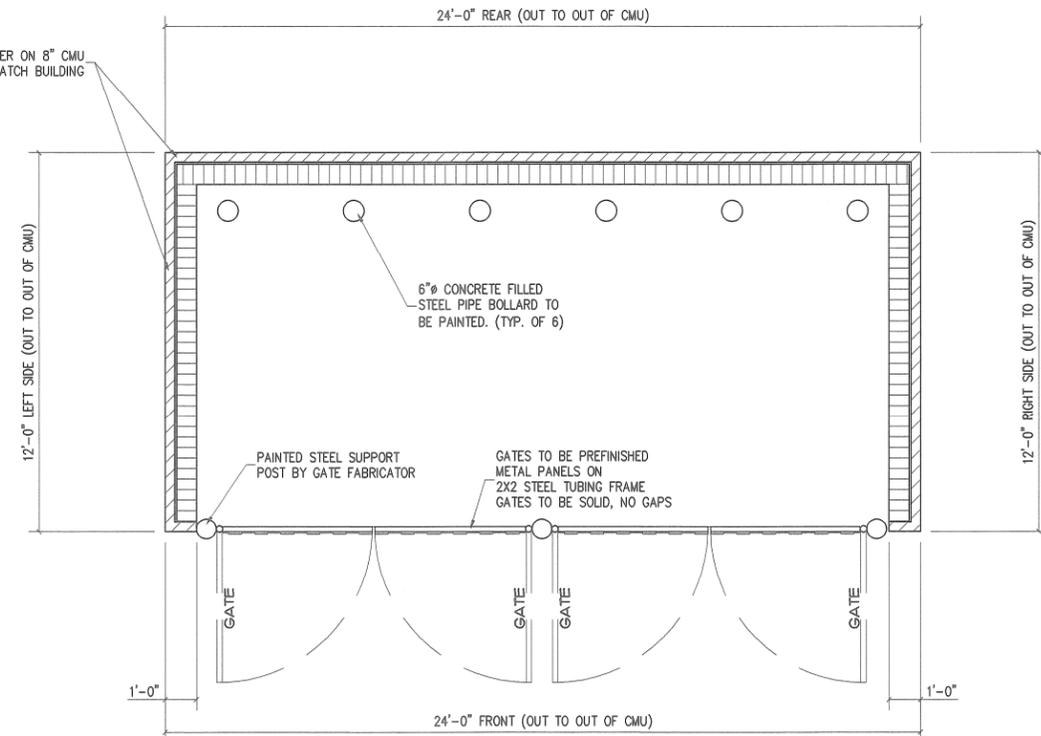
BRICK: GEORGIA BRICK BY TRIANGLE BRICK

DUMPSTER GATES: GUARD-DECK ELITE "DUNE"
COMPOSITE BOARDS



TYPICAL DUMPSTER ENCLOSURE WALL SECTION
SCALE: 3/4" = 1'-0"

BRICK VENEER ON 8" CMU
ALL MATERIALS TO MATCH BUILDING



DUMPSTER ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"

Ted Richard Brown, PLLC
Architectural Firm
Post Office Box 2070, Matthews, North Carolina 28105
Telephone: (704) 330-1111

NEW CONVENIENCE STORE FOR:
CIRCLE K STORE
3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NORTH CAROLINA 28105



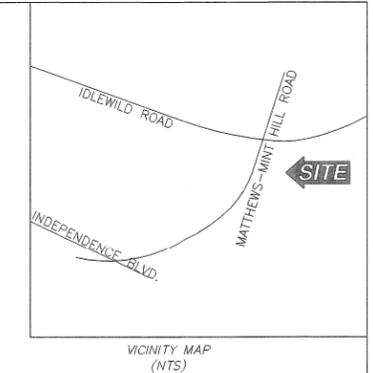
Bids Due _____
Set No _____
Revisions _____
Scale AS NOTED
Drawn By CTC
Checked By TRB
Date 5/4/2012
Job No 1491

A-8
OF 8

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

SUPERSEDED

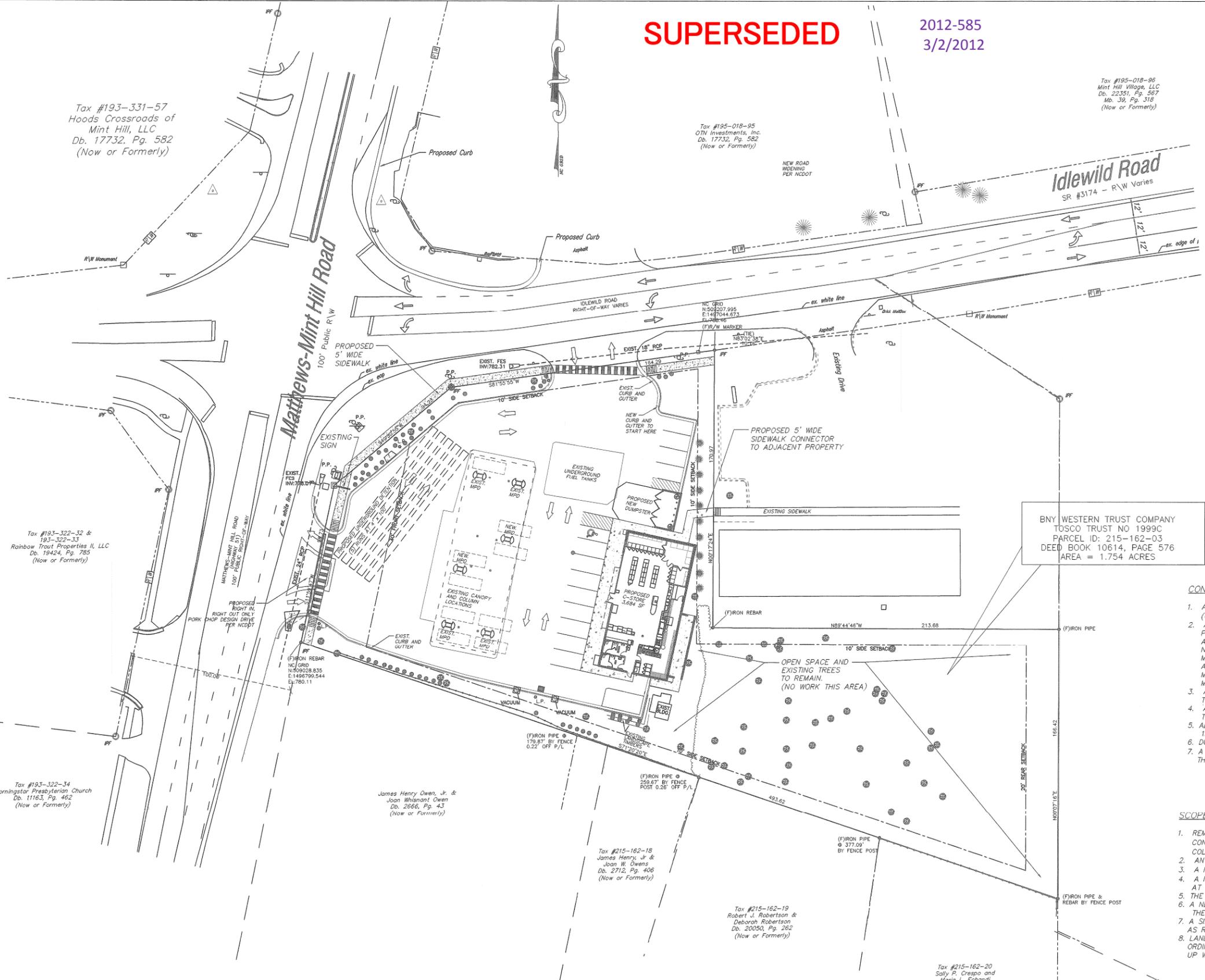
2012-585
3/2/2012



Tax #193-331-57
Hoods Crossroads of
Mint Hill, LLC
Db. 17732, Pg. 582
(Now or Formerly)

Tax #195-018-95
OTM Investments, Inc.
Db. 17732, Pg. 582
(Now or Formerly)

Tax #195-018-96
Mint Hill Village LLC
Db. 22351, Pg. 567
Mb. 39, Pg. 318
(Now or Formerly)



- PROJECT DATA:**
- OWNER: BNY WESTERN TRUST COMPANY TOSCO TRUST NO. 1999-C
PO BOX 52085 DC-17
PHOENIX, AZ. 85072-2085
 - DESIGNER: CHRIS L. HOPE, P.E.
2617 ROLLING HILLS DRIVE
MONROE, NORTH CAROLINA 28110
704-882-1500
 - SITE ADDRESS:
3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NC
 - TAX MAP #215-162-03
 - LOT SIZE: 1.754 ACRES
 - EXISTING ZONING: B-2 (CD)
 - SETBACKS:
FRONT = 40'
SIDE YARD = 10'
REAR YARD = 20'
 - EXISTING USE: CONVENIENCE STORE
 - PROPOSED USE: CONVENIENCE STORE
 - BUILDING AREA: 3,684 SF

BNY WESTERN TRUST COMPANY
TOSCO TRUST NO 1999C
PARCEL ID: 215-162-03
DEED BOOK 10614, PAGE 576
AREA = 1.754 ACRES

CONDITIONAL NOTES:

- ALL OPERATIONS ARE TO COMPLY WITH SECTIONS 153.200-153-227 (CONDITIONAL DISTRICTS) OF THE MATTHEWS TOWN ORDINANCE.
- ALL TREE AND LANDSCAPING REQUIREMENTS ARE TO BE MET PER SECTION 153.075 OF THE MATTHEWS TOWN ORDINANCE. ALL LANDSCAPING SHOWN ON THIS PLAN IS EXISTING. ALL NECESSARY LANDSCAPING WILL BE PROVIDED TO MEET THE MATTHEWS TOWN ORDINANCE AS REQUIRED WHERE POSSIBLE. ANY NEW LANDSCAPING SHOULD BE TAKEN FROM THE TOWN OF MATTHEWS APPROVED LIST. THE OWNER WILL NEED TO SIGN A MAINTENANCE AGREEMENT WITH THE TOWN OF MATTHEWS.
- ALL SIGNS SHALL MEET SECTION 153.153 OF THE MATTHEWS TOWN ORDINANCE.
- ALL EXTERIOR LIGHTING IS TO COMPLY WITH THE MATTHEWS TOWN ORDINANCE.
- ALL OFF STREET PARKING AND LOADING SHALL MEET SECTION 153.115-153.129 OF THE MATTHEWS TOWN ORDINANCE.
- DUMPSTER SCREENING SHALL MEET THE MATTHEWS TOWN ORDINANCE.
- A 5' WIDE SIDEWALK IS TO BE INSTALLED AND IS TO BE APPROVED BY THE TOWN OF MATTHEWS AND NCDOT.

SCOPE OF WORK:

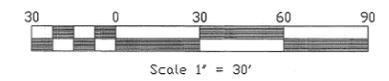
- REMOVE EXISTING KIOSK BUILDING AND CONSTRUCT A NEW CONVENIENCE STORE BUILDING. (THE EXISTING CANOPY AND COLUMNS ARE TO REMAIN.)
- AN UNDERGROUND DETENTION PIPING SYSTEM IS TO BE INSTALLED.
- A NEW 5' WIDE SIDEWALK IS TO BE INSTALLED.
- A NEW PORK CHOP (RIGHT-IN-RIGHT OUT) ENTRANCE IS TO BE INSTALLED AT THE EXISTING DRIVEWAY ON MATTHEWS-MINT HILL ROAD.
- THE NORTH SIDE OF IDLEWILD ROAD IS TO BE WIDENED AS SHOWN.
- A NEW DOUBLE DUMPSTER AND SCREENING WILL BE INSTALLED TO REPLACE THE EXISTING SINGLE DUMPSTER.
- A SIDEWALK CONNECTOR TO THE ADJACENT SITE WILL BE INSTALLED AS REQUESTED.
- LANDSCAPING WILL BE BROUGHT UP TO MEET THE MATTHEWS TOWN ORDINANCE WHERE POSSIBLE. WE WILL WORK WITH THE TOWN TO COME UP WITH OPTIONS WHERE EXISTING INTERFERENCES KEEP US FROM DOING SO.

NEW CONVENIENCE STORE FOR:
CIRCLE K STORE
3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NORTH CAROLINA 28105

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Bids Due	
Set No.	
Revisions	
Scale	NOTED
Drawn By	CLH
Checked By	CLH
Date	2/29/12
Job No.	14911

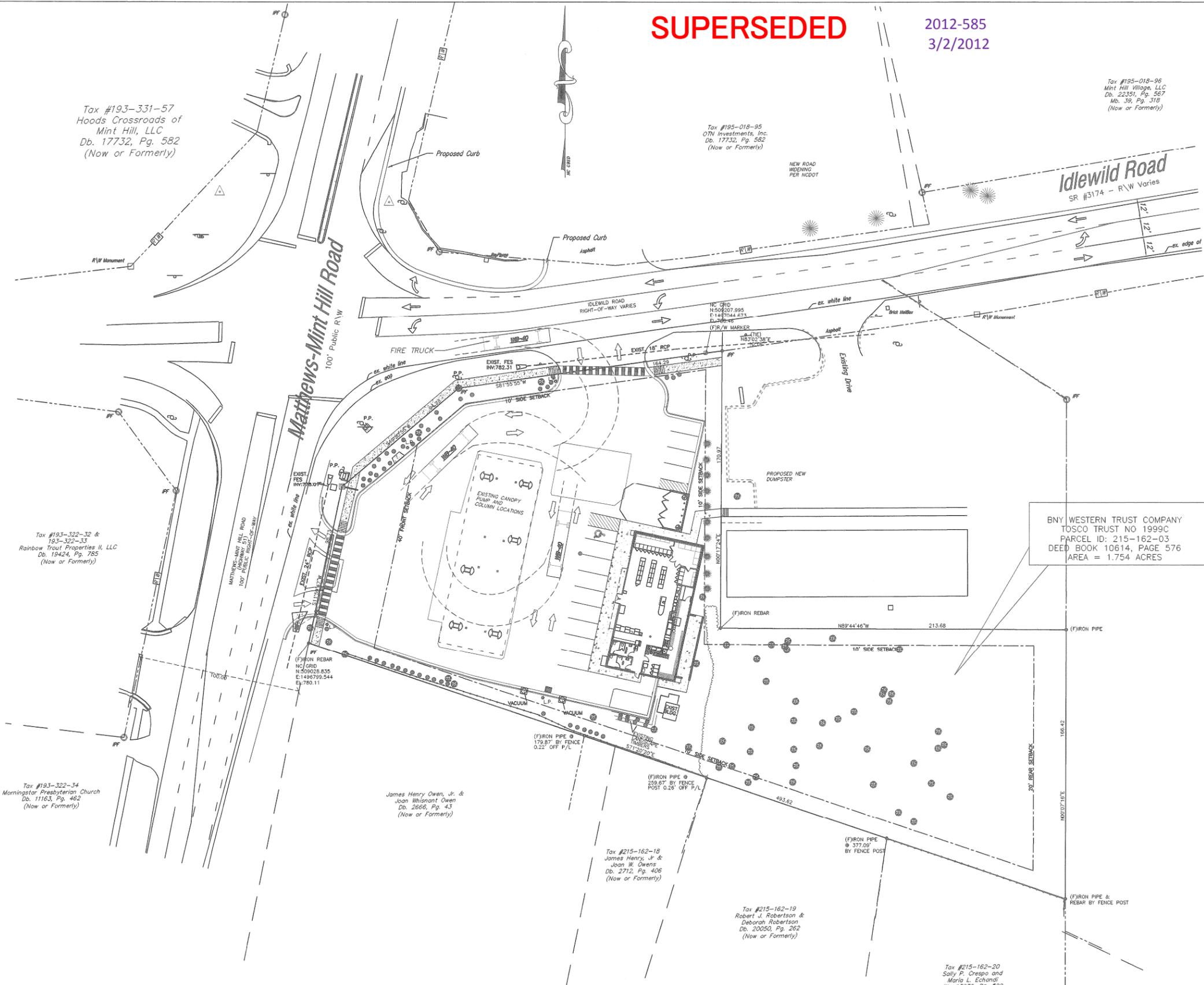
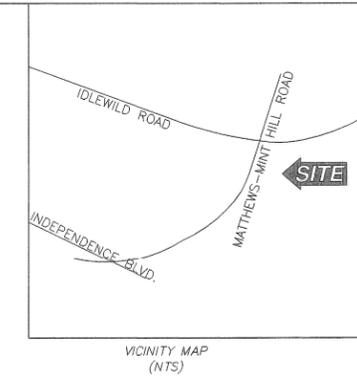
PRELIMINARY SITE PLAN



CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

SUPERSEDED

2012-585
3/2/2012



- PROJECT DATA:
- OWNER: BNY WESTERN TRUST COMPANY TOSCO TRUST NO. 1999-C
PO BOX 52085 DC-17
PHOENIX, AZ. 85072-2085
 - DESIGNER: CHRIS L. HOPE, P.E.
2617 ROLLING HILLS DRIVE
MONROE, NORTH CAROLINA 28110
704-882-1500
 - SITE ADDRESS:
3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NC
 - TAX MAP #215-162-03
 - LOT SIZE: 1.754 ACRES
 - EXISTING ZONING: B-2 (CD)
 - SETBACKS:
FRONT = 40'
SIDE YARD = 10'
REAR YARD = 20'
 - EXISTING USE: CONVENIENCE STORE
 - PROPOSED USE: CONVENIENCE STORE
 - BUILDING AREA: 3,684 SF

BNY WESTERN TRUST COMPANY
TOSCO TRUST NO 1999C
PARCEL ID: 215-162-03
DEED BOOK 10614, PAGE 576
AREA = 1.754 ACRES

NEW CONVENIENCE STORE FOR:

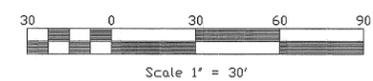
CIRCLE K STORE

3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NORTH CAROLINA 28105

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

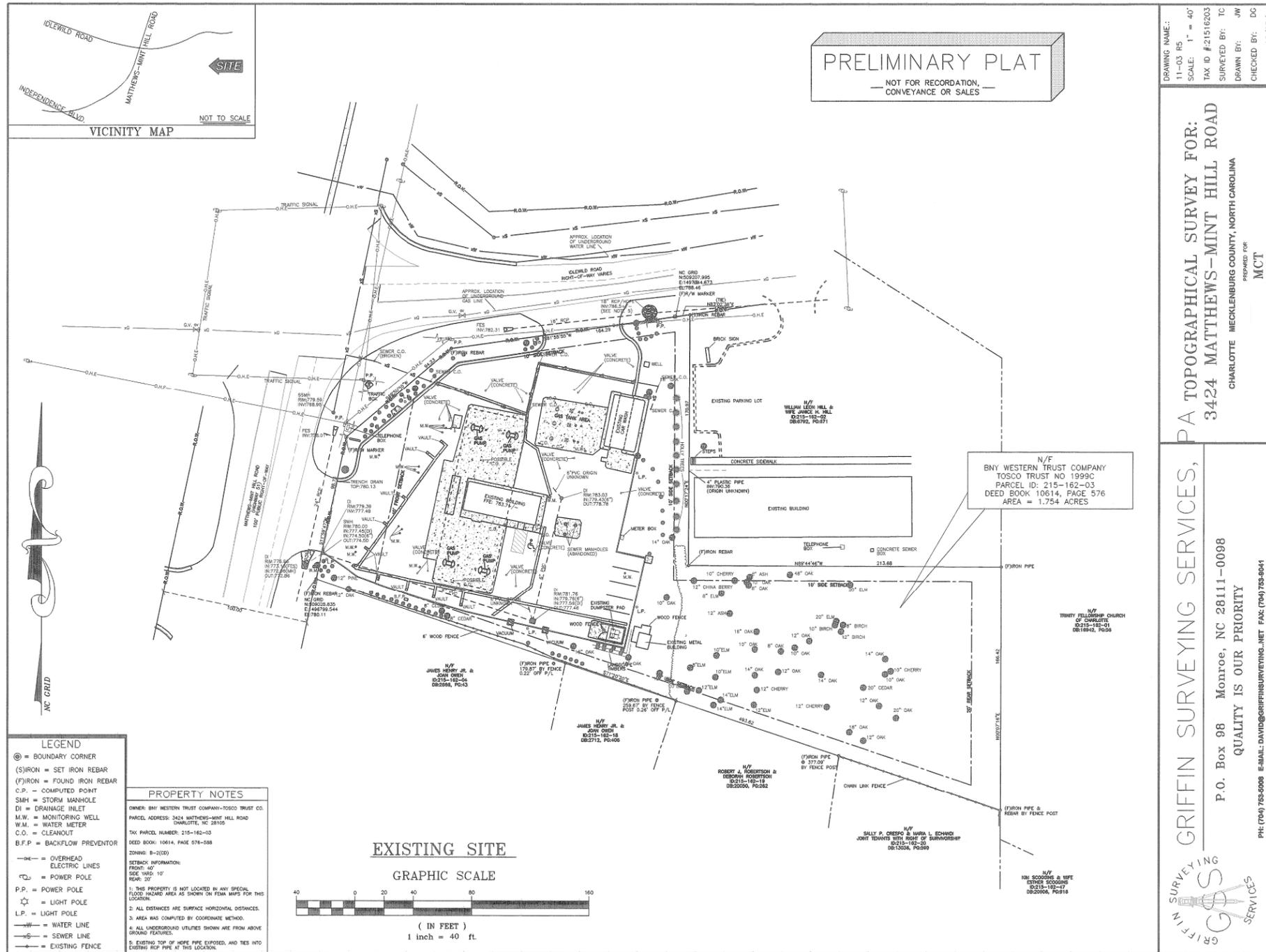
Bids Due _____
Set No. _____
Revisions _____
Scale NOTED
Drawn By CLH
Checked By CLH
Date 2/29/12
Job No. 14911

FIRE TRUCK MANEUVERING PLAN



CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

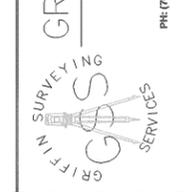
TM-1
OF 1



DRAWING NAME:
11-03 RS
SCALE: 1" = 40'
TAX ID #21516203
SURVEYED BY: TC
DRAWN BY: JW
CHECKED BY: DC
DATE: 03/23/11

PA TOPOGRAPHICAL SURVEY FOR:
3424 MATTHEWS-MINT HILL ROAD
CHARLOTTE MECKLENBURG COUNTY, NORTH CAROLINA
PREPARED FOR:
MCT
MONROE, NC

GRIFFIN SURVEYING SERVICES,
P.O. Box 98 Monroe, NC 28111-0098
QUALITY IS OUR PRIORITY
PH: (704) 788-5008 E-MAIL: DAVID.GRIFFIN@GRIFFINSURVEYING.NET FAX: (704) 788-0041



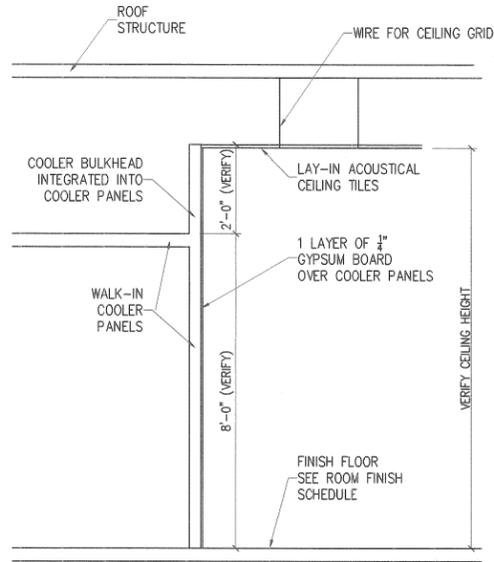
SUPERSEDED 2012-585
3/2/2012

WALL LEGEND

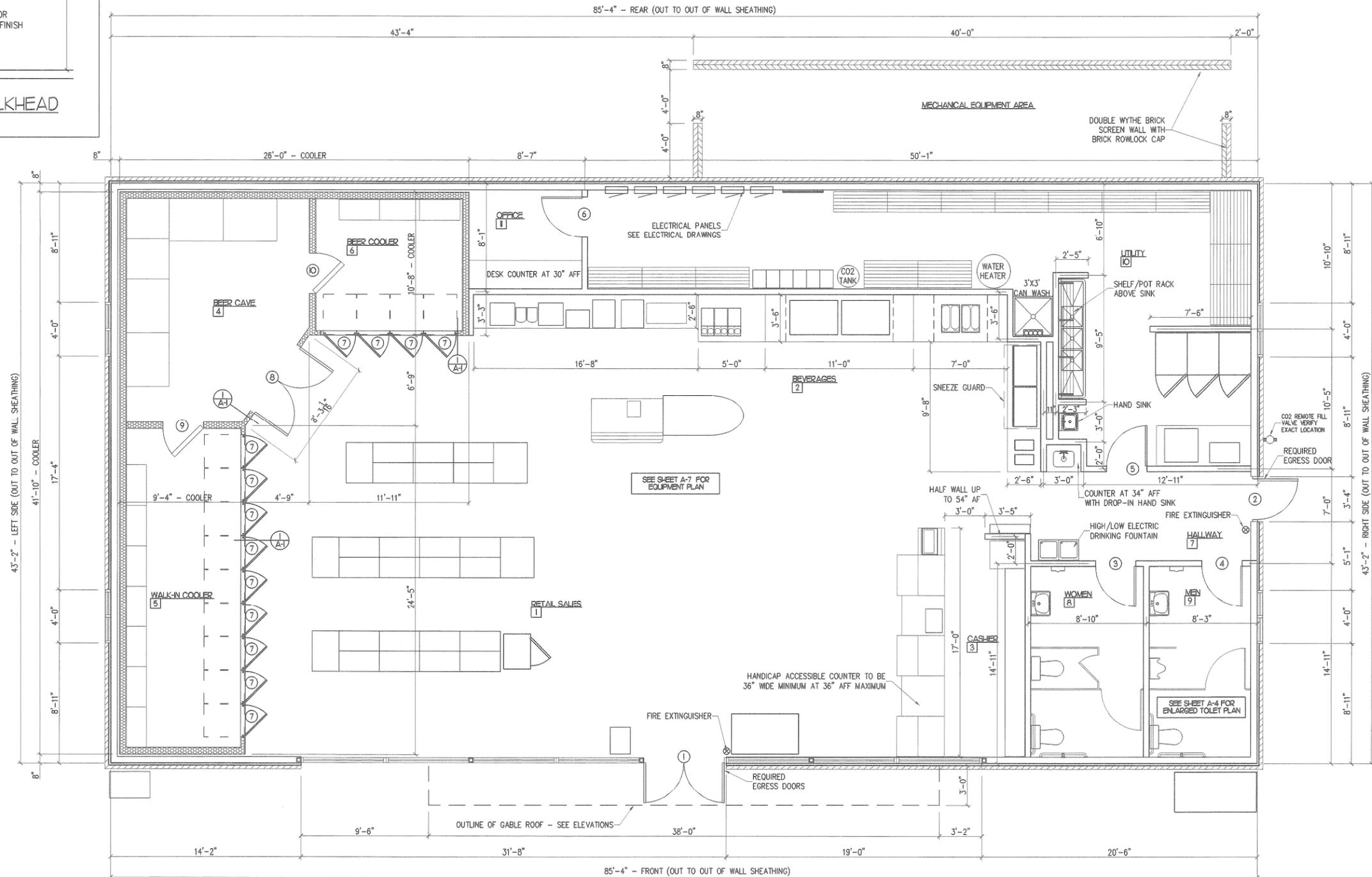
- EXTERIOR WALLS TO BE 2X6 WOOD STUDS AT 12" ON CENTER. INSTALL 5/8" REGULAR GYPSUM BOARD AT INTERIOR SIDE. INSTALL STONE VENEER UP TO 3'-0" WITH DRAINABLE EIFS ABOVE, ON WEATHER RESISTANT BARRIER AT EXTERIOR. SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF MATERIALS. SEE WALL SECTIONS FOR INSTALLATION DETAILS.
- COOLER PANEL WALLS (VERIFY HEIGHT) APPLY ① LAYER OF 1/2" REGULAR GYPSUM BOARD TO 'RETAIL SALES' SIDE OF WALL.
- INTERIOR PARTITION WALLS TO BE ② LAYER OF 5/8" REGULAR GYPSUM BOARD EACH SIDE OF 2X4 WOOD STUDS AT 16" ON CENTER UP TO 8'-0" AFF. FILL ALL INTERIOR WALLS WITH SOUND ATTENUATION BATT INSULATION.
- BRICK HVAC SCREEN WALL - STANDARD 8" CMU BLOCK UP TO 4'-8" AFF WITH THINOUT STONE VENEER AND 4" STONE CAP TO HAVE VERTICAL AND HORIZONTAL REINFORCING - SEE STRUCTURAL DRAWINGS.

GENERAL NOTES

1. THIS BUILDING WILL HAVE A 3,684 GROSS SQUARE FEET.
2. THIS BUILDING IS TYPE V-B CONSTRUCTION, UNSPRINKLED AND UNPROTECTED.
3. THIS BUILDING WILL BE USED AS A CONVENIENCE STORE AND IS CLASSIFIED AS MERCANTILE OCCUPANCY.
4. INSTALL FIRE EXTINGUISHERS PER NFPA AND LOCAL FIRE MARSHAL.
5. OCCUPANT LOAD: 3,684 GROSS SQUARE FEET / 30 SQUARE FEET PER PERSON = 123 TOTAL OCCUPANTS.



SECTION AT COOLER BULKHEAD



FLOOR PLAN
SCALE 1/4" = 1'-0"

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Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 330-1111

NEW CONVENIENCE STORE FOR:
CIRCLE K STORE
3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NORTH CAROLINA 28105

REZONING PLANS
NOT FOR CONSTRUCTION

Bids Due _____
Set No _____
Revisions _____
Scale **AS NOTED**
Drawn By **CTC**
Checked By **TRB**
Date **2/29/2012**
Job No **14911**

A-1
OF 8

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

SUPERSEDED

2012-585
3/2/2012

Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 330-1111

NOTES
1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
3. REFER TO SHOP DRAWINGS BY WOOD TRUSS MANUFACTURER'S ENGINEER.
4. REFER TO STRUCTURAL ENGINEERING DRAWINGS.

EXTERIOR MATERIAL SPECIFICATIONS
BRICK: GEORGIA BRICK BY TRIANGLE BRICK
EIFS: SAND PEBBLE #10 VAN DYKE
EXTERIOR DOORS: COLOR TO MATCH EIFS
SOFFIT, GUTTERS AND DOWNSPOUTS: BROWN
ROOF: BROWN, EXACT COLOR TO BE DETERMINED

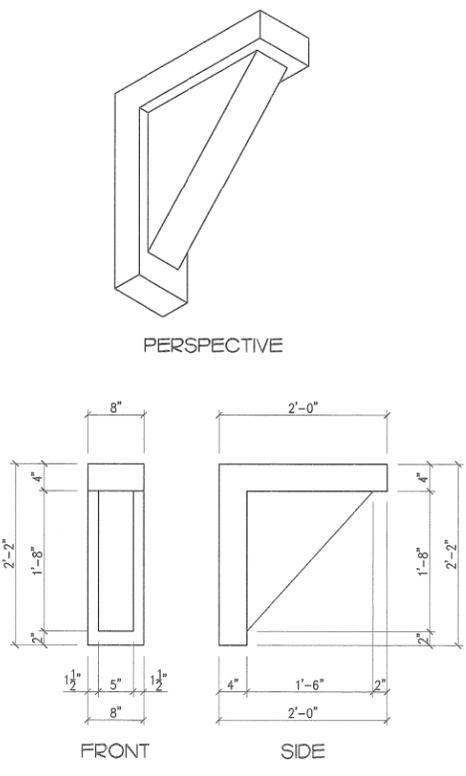
NEW CONVENIENCE STORE FOR:
CIRCLE K STORE
3424 MATTHEWS-MINT HILL ROAD
MATTHEWS, NORTH CAROLINA 28105

REZONING PLANS
NOT FOR CONSTRUCTION

Bids Due _____
Set No _____
Revisions _____
Scale **AS NOTED**
Drawn By **CTC**
Checked By **TRB**
Date **2/29/2012**
Job No **14911**

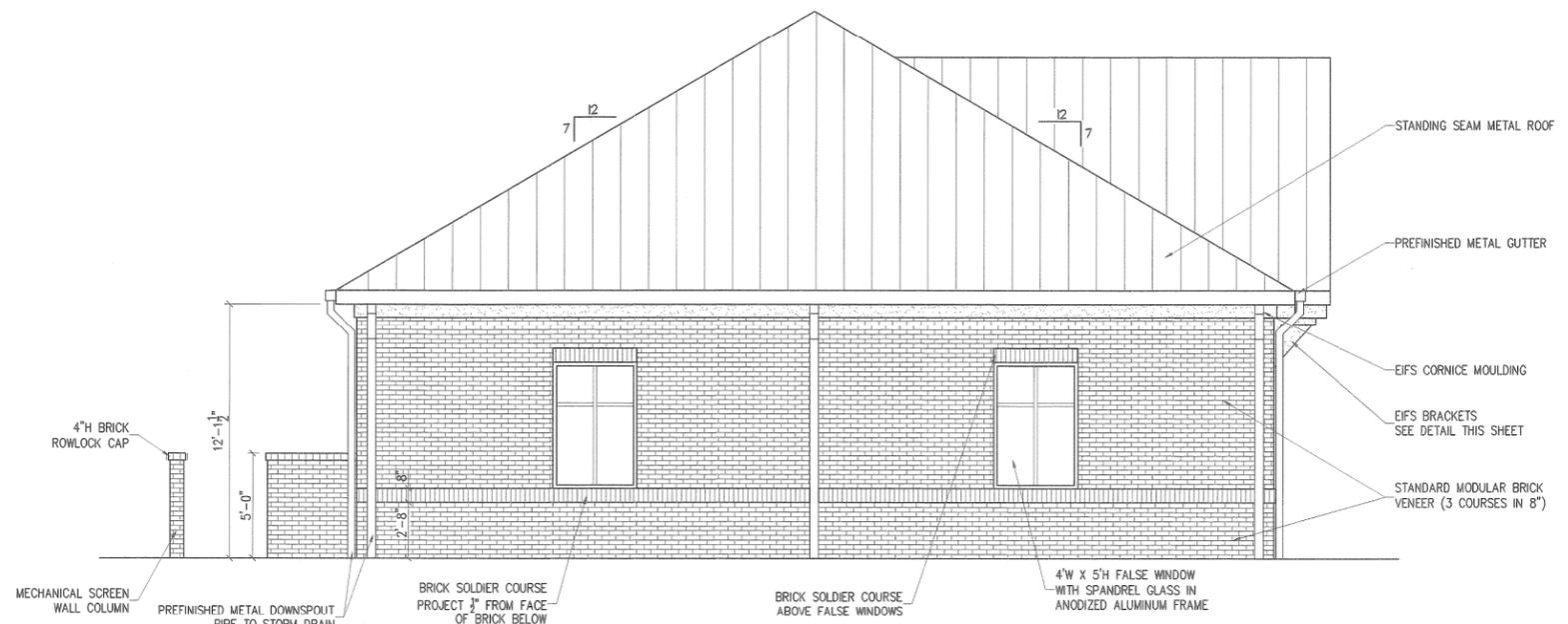
A-2
OF 8

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

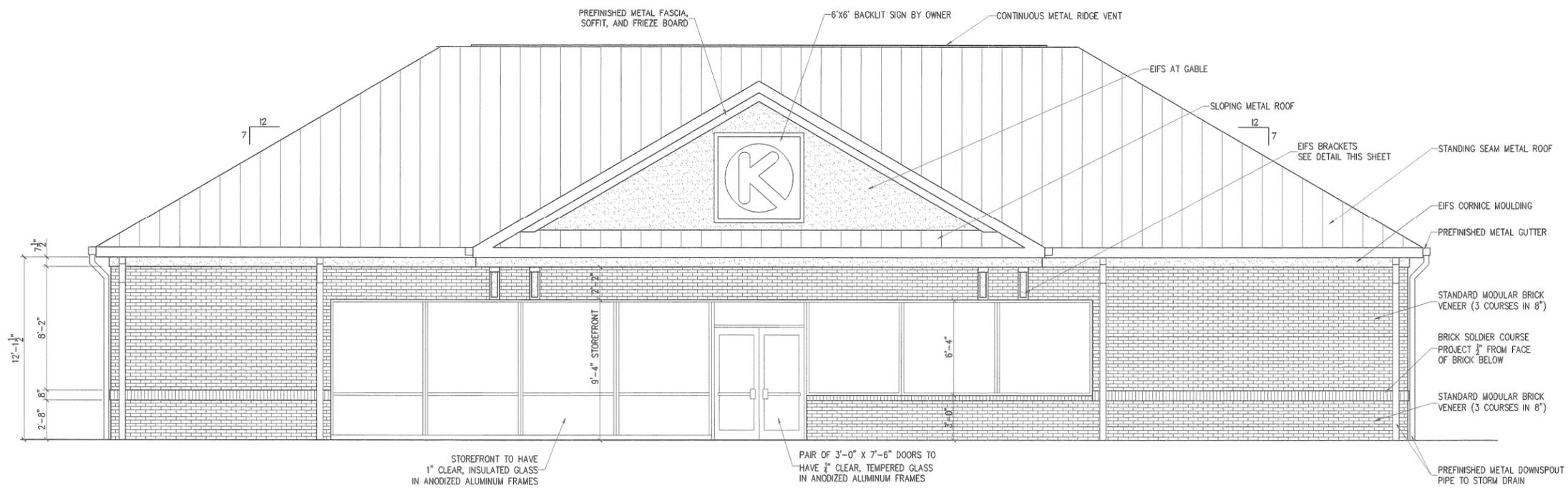


EIFS BRACKET DETAILS
SCALE: 1" = 1'-0"

NOTE: G.C VERIFY DESIGN AND ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ALL GLASS WITHIN 24" OF FLOOR OR DOORS SHALL ALSO BE TEMPERED

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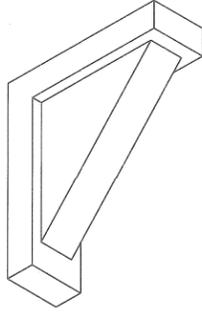
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REZONING PLANS
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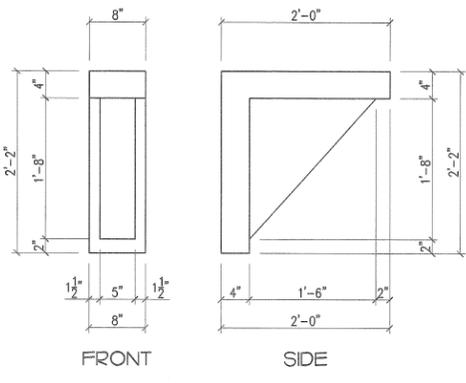
Bids Due _____
Set No _____
Revisions _____
Scale **AS NOTED**
Drawn By **CTC**
Checked By **TRB**
Date **2/29/2012**
Job No **14911**

A-3
OF 8

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

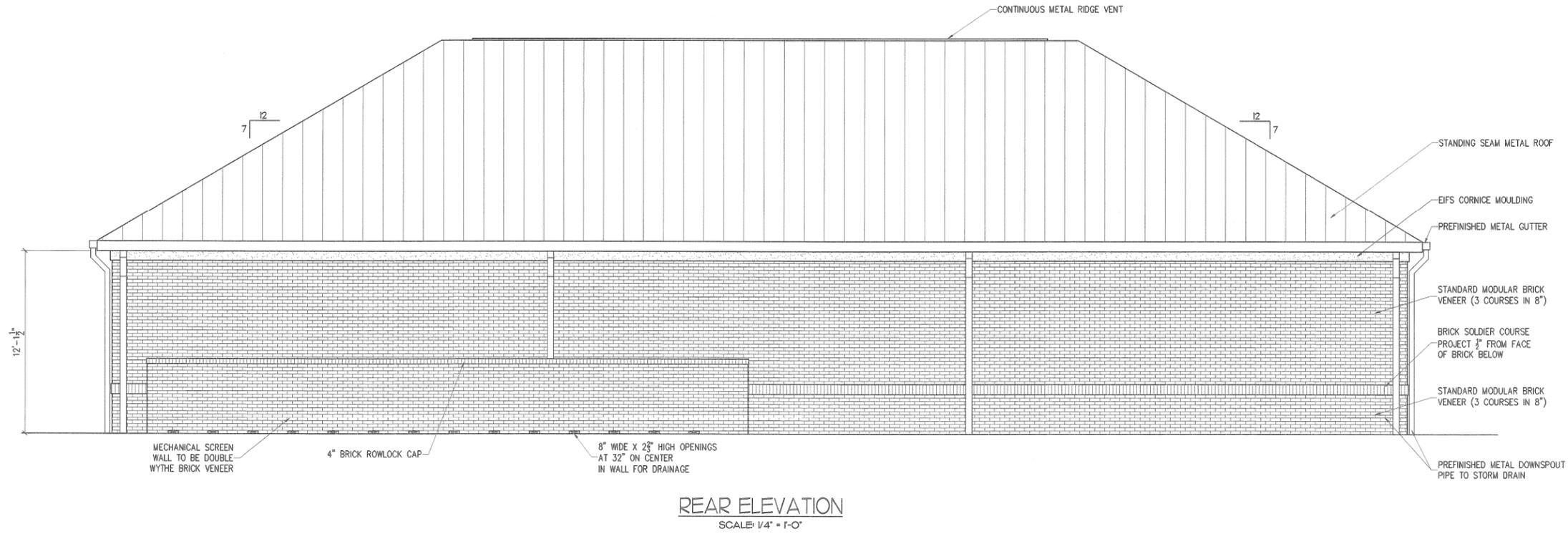
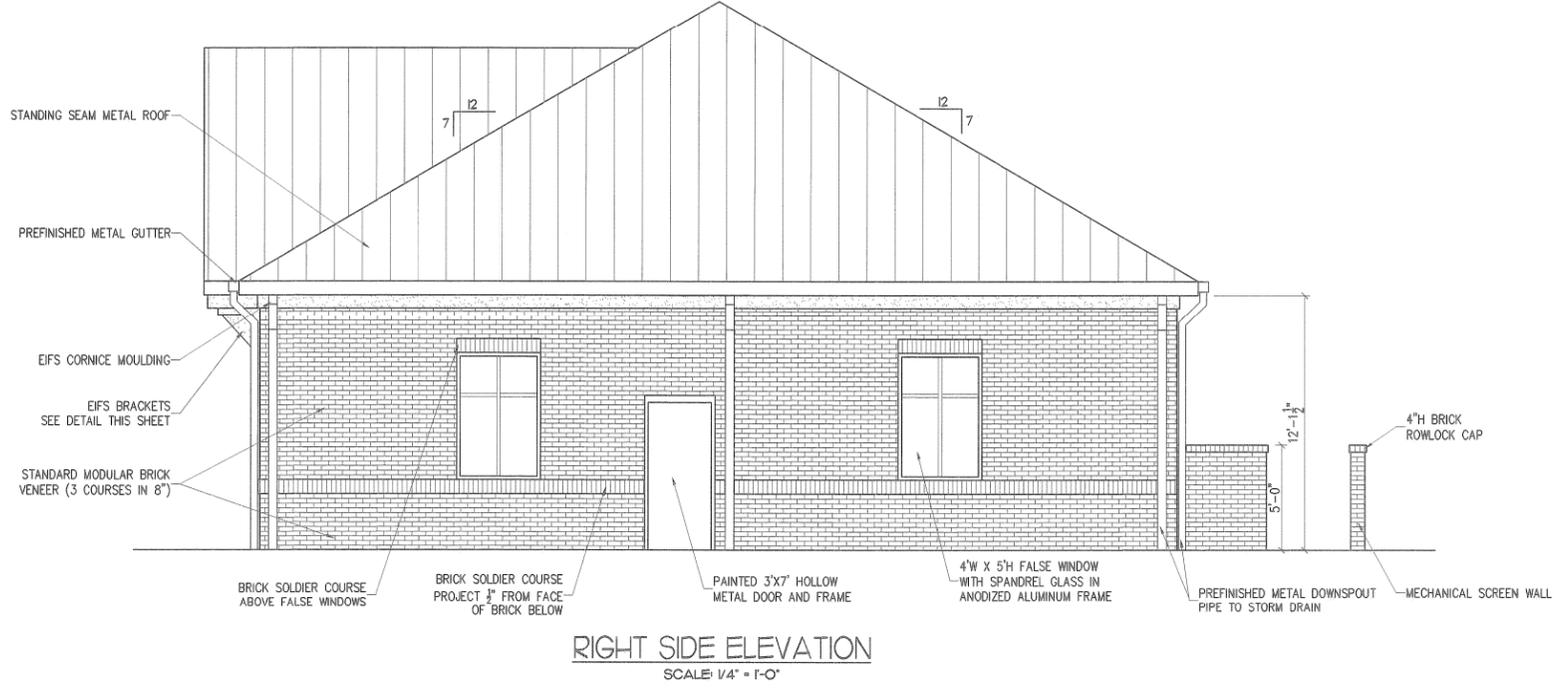


PERSPECTIVE



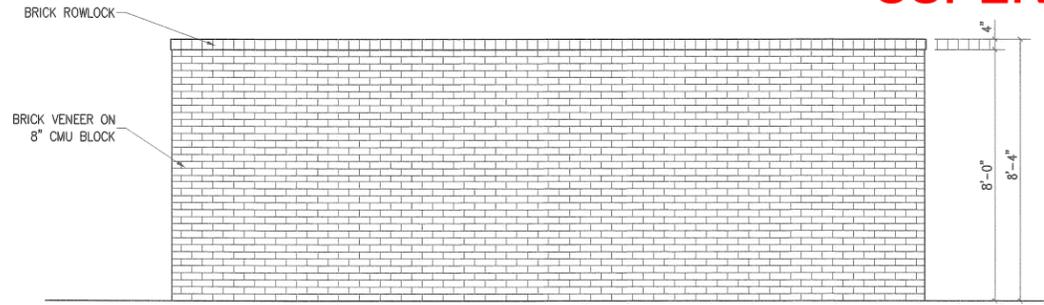
EIFS BRACKET DETAILS
SCALE: 1" = 1'-0"

NOTE: G.C VERIFY DESIGN AND ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION

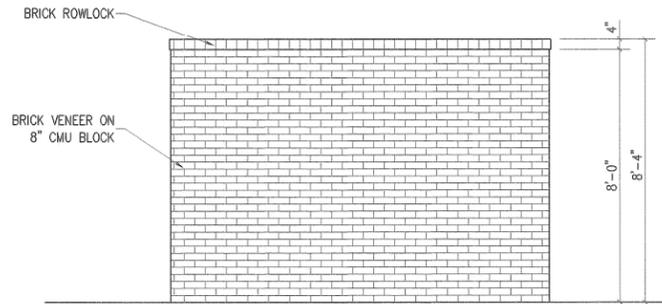


SUPERSEDED

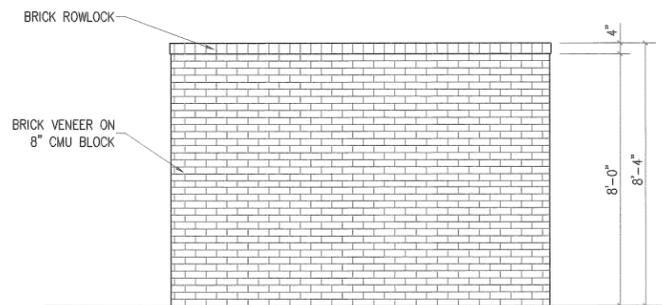
2012-585
3/2/2012



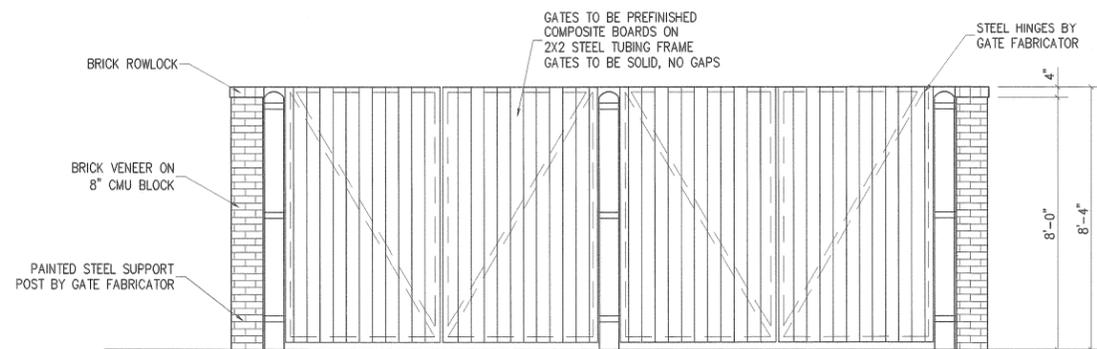
REAR ELEVATION
SCALE: 3/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/8" = 1'-0"

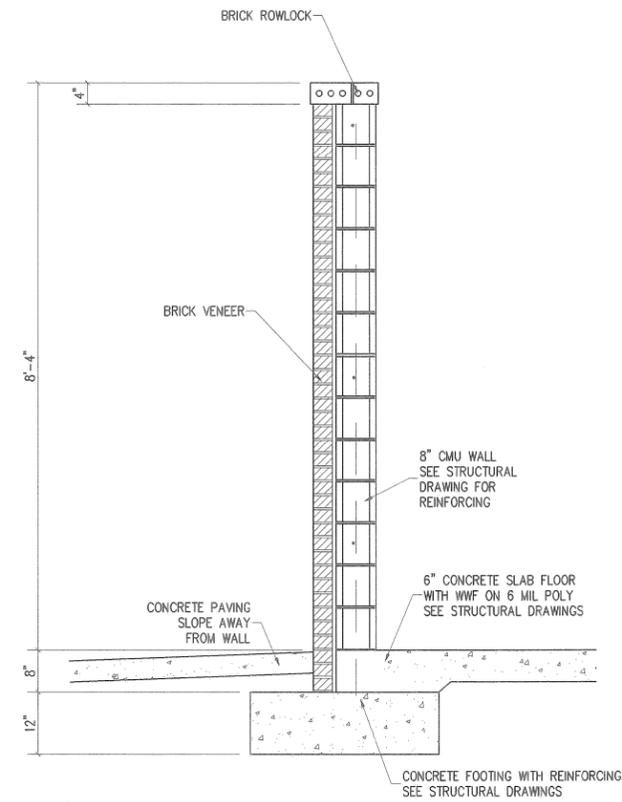


FRONT ELEVATION
SCALE: 3/8" = 1'-0"

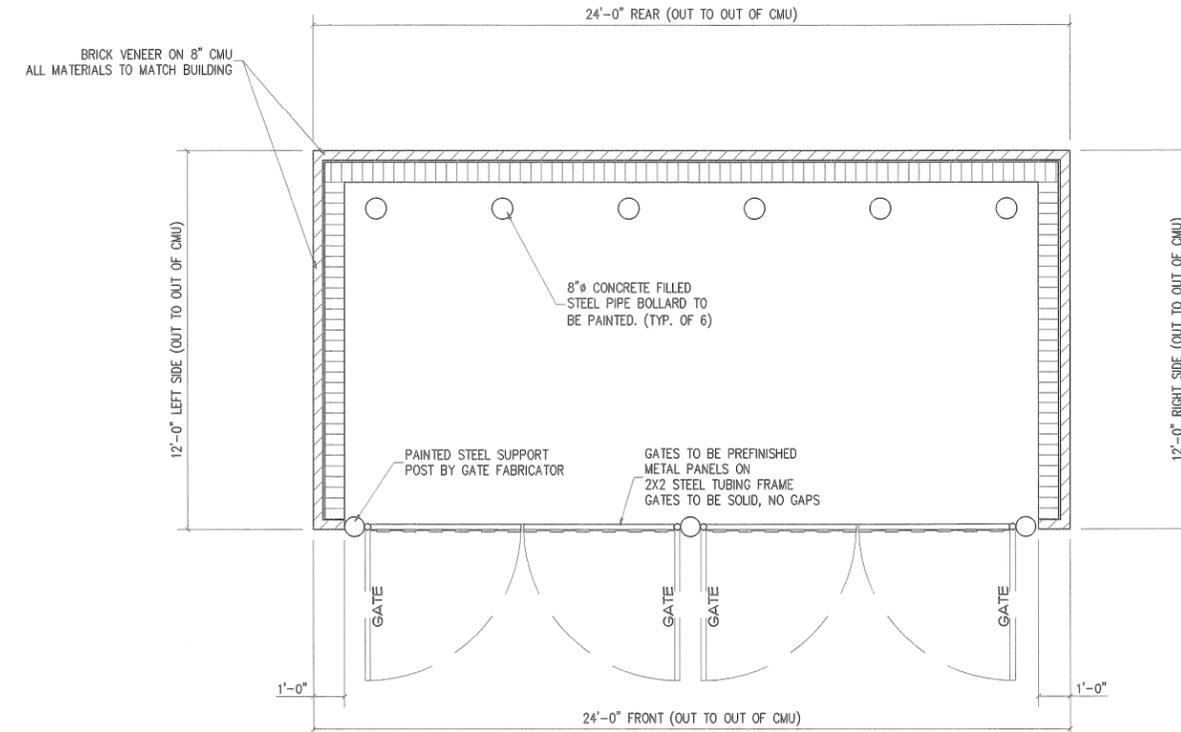
EXTERIOR MATERIALS

BRICK: GEORGIA BRICK BY TRIANGLE BRICK

DUMPSTER GATES: GUARD-DECK ELITE "DUNE"
COMPOSITE BOARDS



TYPICAL DUMPSTER ENCLOSURE WALL SECTION
SCALE: 3/4" = 1'-0"



DUMPSTER ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"

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OF 8

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500



2012-585
3/2/2012

