

VICINITY MAP
N.T.S.

DEVELOPMENT DATA TABLE

TAX PARCEL ID#: 1332119, 1332118
 TOTAL SITE AREA: 45,775 SF = 1.05 AC
 EXISTING ZONING: B-1, R-4, INST(CD)
 EXISTING USES: CONVENIENCE STORE, SERVICE STATION, RELIGIOUS FACILITY
 PROPOSED ZONING: NS (NEIGHBORHOOD SERVICES)
 PROPOSED USES: CONVENIENCE STORE, SERVICE STATION
 PROPOSED IMPERVIOUS = 31,235 SF = 0.72 AC
 PROPOSED PERVIOUS = 14,540 SF = 0.33 AC
 EXISTING IMPERVIOUS = 31,809 SF = 0.73 AC
 EXISTING PERVIOUS = 14,166 SF = 0.32 AC
 TREE SAVE AREA:
 REQUIRED: 15% OF 45,775 SF = 6,866 SF
 PROVIDED: 6,903 SF
 BUILDING SIZE: CONVENIENCE STORE = 4,084 SF
 FLOOR AREA RATIO = 0.09
 MAXIMUM BUILDING HEIGHT = 40'

APPROVED BY
CITY COUNCIL
APR 20 2015

PARKING CALCS FOR NEW HOPE BAPTIST CHURCH

EXISTING PARKING = 135 SPACES
 CHURCH OCCUPANCY (NEW SANCTUARY) = 450
 PARKING SPACES REQUIRED:
 CHURCH = 450 x 1 SPACE / 4 SEATS = 112.5
 DENTAL OFFICE = 1,350 SF x 1 SPACE / 300 SF = 4.5 SPACES
 TOTAL = 112.5 + 4.5 = 117 SPACES
 PARKING SPACES BEING REMOVED = 50 SPACES
 TOTAL SPACES AFTER REZONING = 85 SPACES
 SPACES NEEDED FOR COMPLIANCE = 32 SPACES
 SPACES SHOWN AS FUTURE SPACES = 32 SPACES
 *FOR FUTURE SPACES SEE SHEET C-20

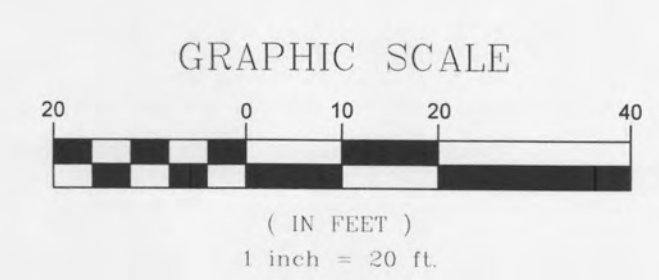
CONDITIONAL NOTES

1. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
2. THE BUS SHELTER PAD ON PARCEL 1332118 WILL BE RETAINED AS A PART OF THE REZONING.
3. NO DRIVE-THRU SERVICE WINDOWS WILL BE ALLOWED ON THE SITE.
4. ANY ATTACHED AND DETACHED LIGHTING WILL BE DOWNWARDLY DIRECTED AND FULL CUTOFF FIXTURE.
5. IDENTIFICATION SIGNS WILL BE ALLOWED PER THE ORDINANCE.
6. DETACHED LIGHTING IS LIMITED TO A HEIGHT OF 20 FEET.
7. LARGE EXPANSES OF WALL EXCEEDING 20 FEET IN LENGTH WILL BE AVOIDED THOUGH THE INTRODUCTION OF ARTICULATED FACADES, USING VARIOUS MATERIALS SUCH AS BRICK AND OTHER MASONRY PRODUCTS, STONE, GLASS WINDOWS, WATER TABLE, AND/OR SOLDIER COURSE.
8. THE REQUIRED PARKING FOR THE EXISTING RELIGIOUS INSTITUTIONAL AND DENTAL OFFICE USE ON PARCELS 133-21-118 AND 133-21-142 WILL BE CONSTRUCTED PRIOR TO RECEIVING ANY FINAL CERTIFICATES OF OCCUPANCY FOR THE CONVENIENCE STORE USE.
9. BUILDING MATERIALS WILL BE A COMBINATION OF BRICK, BRICK VENEER, AND EIFS.
10. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 - ALTERATIONS TO APPROVAL.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°07'29"W	4.12
L2	S20°56'07"W	1.76
L3	N05°47'08"E	1.91

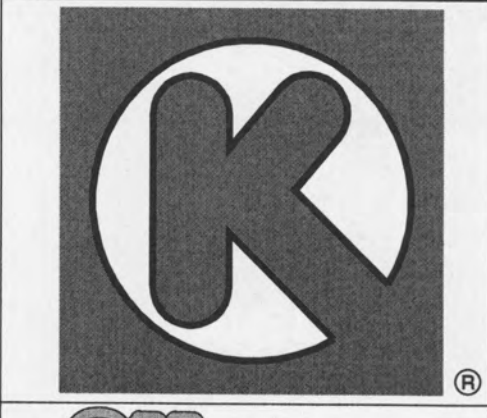
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
C1	33.83	24.00	N12°00'25"W	31.10
C2	42.32	1030.00	S27°11'45"W	42.32
C3	100.83	854.30	S22°38'16"W	100.77
C4	48.72	44.00	N49°36'47"E	46.27
C5	107.11	1036.97	N88°10'07"W	107.06

* LINE AND CURVE TABLE INFORMATION IN THIS TABLE REFERS TO EXISTING BOUNDARIES AND WAS TAKEN FROM A DRAWING TITLED "BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY OF CIRCLE K PROPERTIES AND NEW HOPE BAPTIST CHURCH" DATED JUNE 17, 2014 AND PERFORMED BY LAWRENCE ASSOCIATES.



ZONING PETITION # 2015-025

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



811
3 WORKING DAYS BEFORE YOU DIG
FOR THE LOCATION OF UNDERGROUND FACILITIES
Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND IS RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

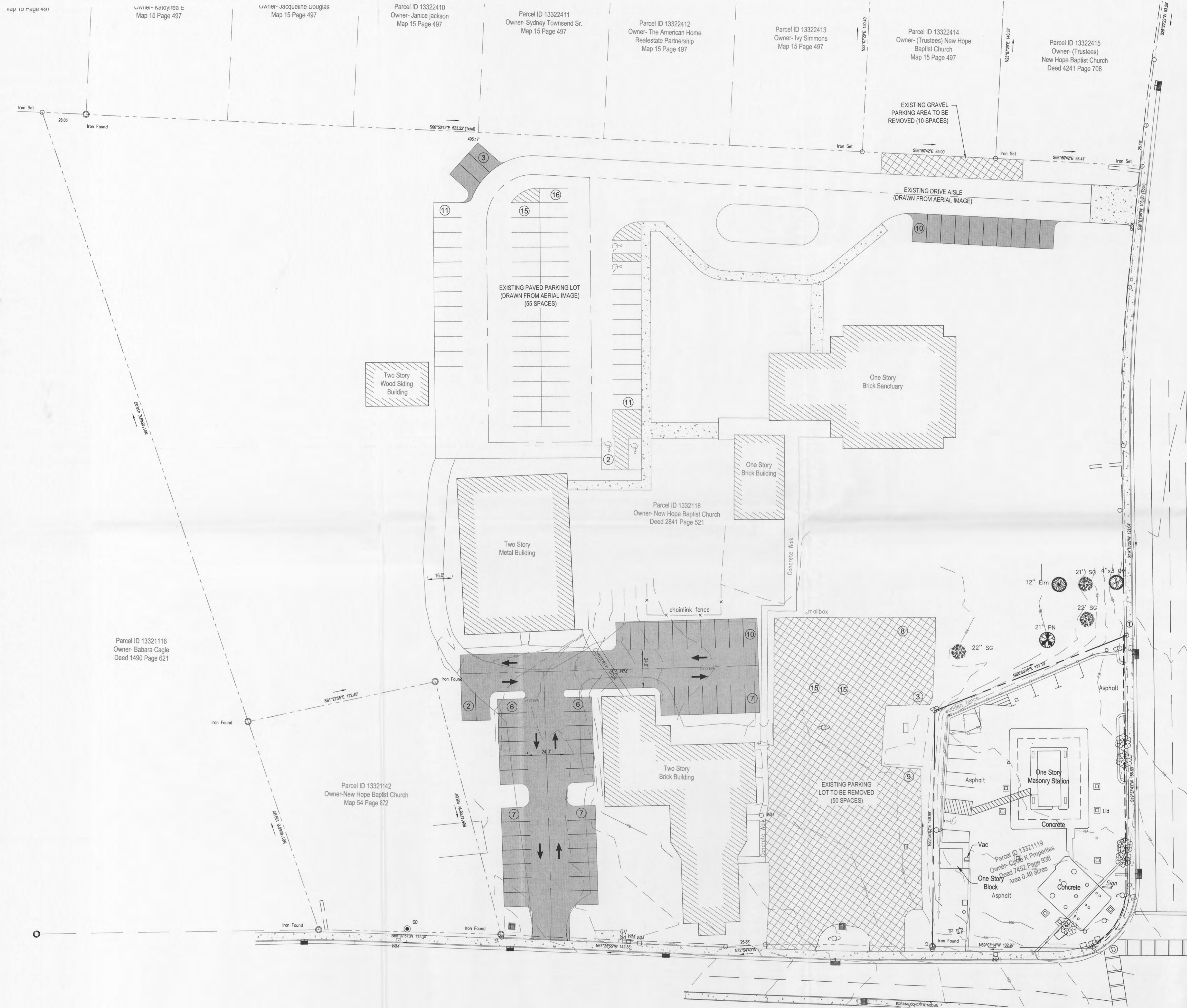
SEPI
ENGINEERING & CONSTRUCTION
1025 WADE AVENUE
RALEIGH, NORTH CAROLINA 919 789 9977
5880 FAIRVIEW RD., SUITE 102
CHARLOTTE, NORTH CAROLINA 704 714 4880
330 SHIPYARD BLVD, SUITE 203
WILMINGTON, NORTH CAROLINA 910 523 5715
www.sepiengineering.com

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DATE	REVISIONS

RECEIVED
MAR 20 2015
BY: _____
CIRCLE K STORES, INC.
CIRCLE K - IDLEWILD ROAD
PRELIMINARY SITE PLAN
7935 IDLEWILD ROAD,
CHARLOTTE, NORTH CAROLINA 28212

PROJECT MANAGER M. CRAIG	FIELD SURVEY DATE N/A
CHECKED BY: J. BEARD	DRAWING DATE: 03/19/2015
DRAWN BY: B. MUELLER	JOB #: SCH4023.00
SHEET C-10	



LEGEND

- PROPERTY LINE (PL)
- - - RIGHT-OF-WAY LINE
- - - SETBACK LINE
- - - UTILITY EASEMENT
- X - X - PROPOSED FENCE

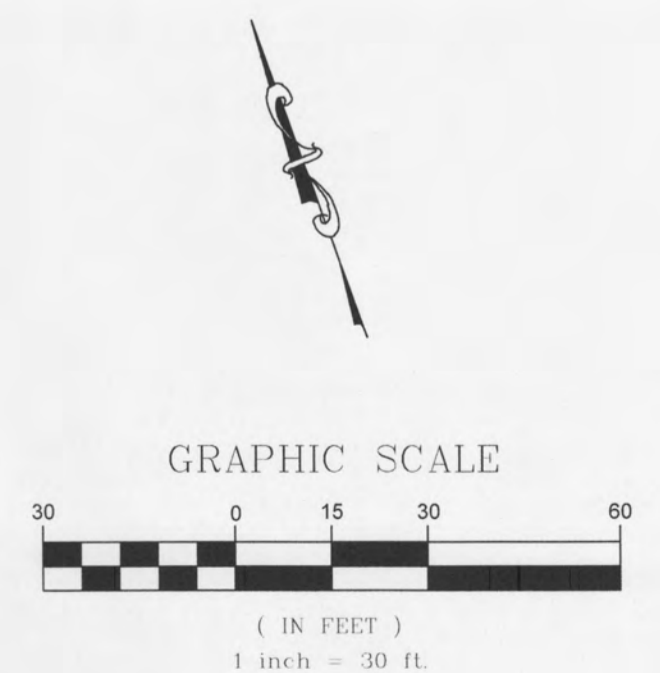
**APPROVED BY
CITY COUNCIL**

APR 20 2015

PARKING CALCS FOR NEW HOPE BAPTIST CHURCH

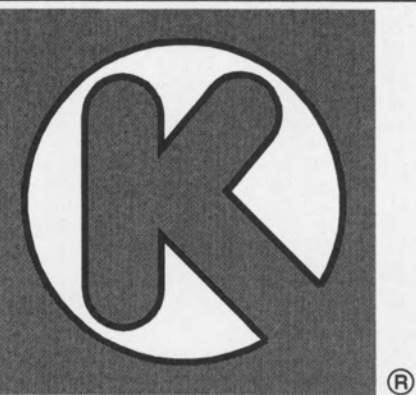
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NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE DEEMED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

SEPI
ENGINEERING & CONSTRUCTION

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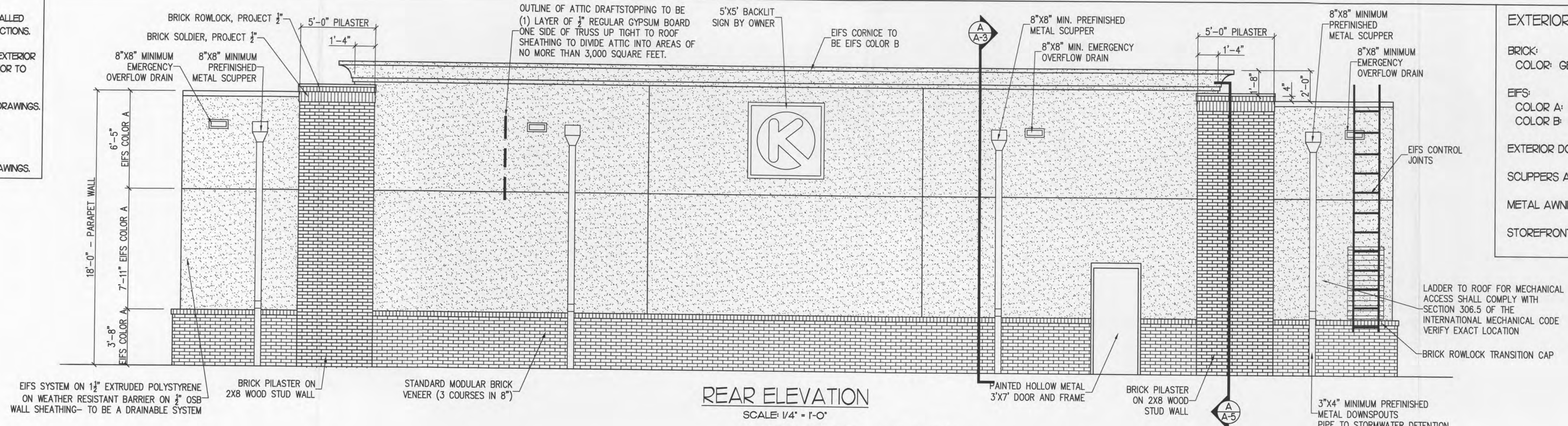
CAD FILE	DATE	
	REVISIONS	

CIRCLE K STORES, INC.
CIRCLE K - IDLEWILD ROAD
NEW HOPE BAPTIST CHURCH
POSSIBLE FUTURE PARKING LAYOUT
 7935 IDLEWILD ROAD
 CHARLOTTE, NORTH CAROLINA 28212

PROJECT MANAGER M. CRAIG	FIELD SURVEY DATE N/A
CHECKED BY: J. BEARD	DRAWING DATE: 03/19/2015
DRAWN BY: B. MUELLER	JOB #: SC14.023.00

SHEET
C-2.0

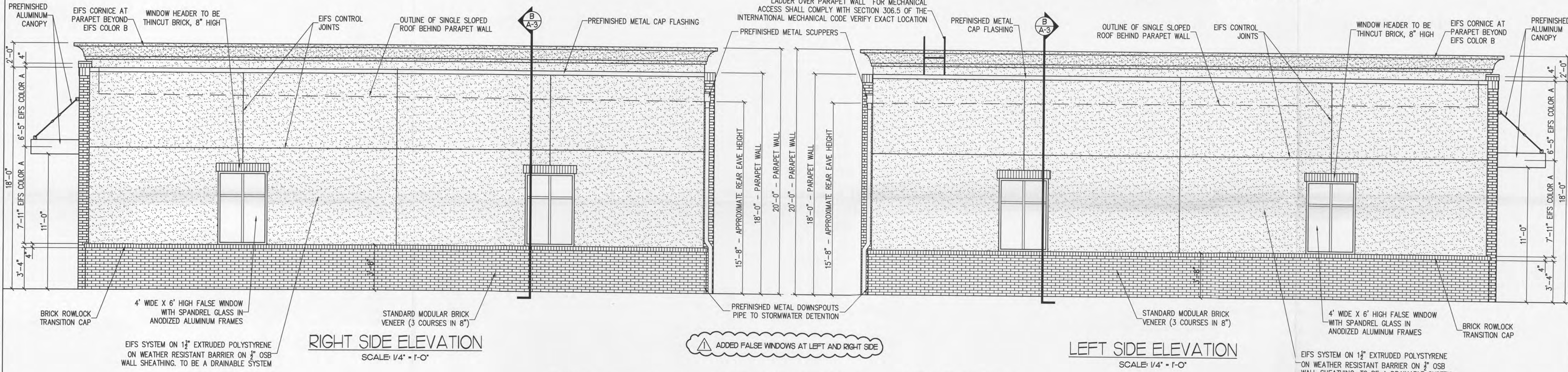
- NOTES**
1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
 2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
 3. REFER TO WOOD ROOF TRUSS SEALED DRAWINGS.
 4. REFER TO SHOP DRAWINGS BY CANOPY MANUFACTURER'S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



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

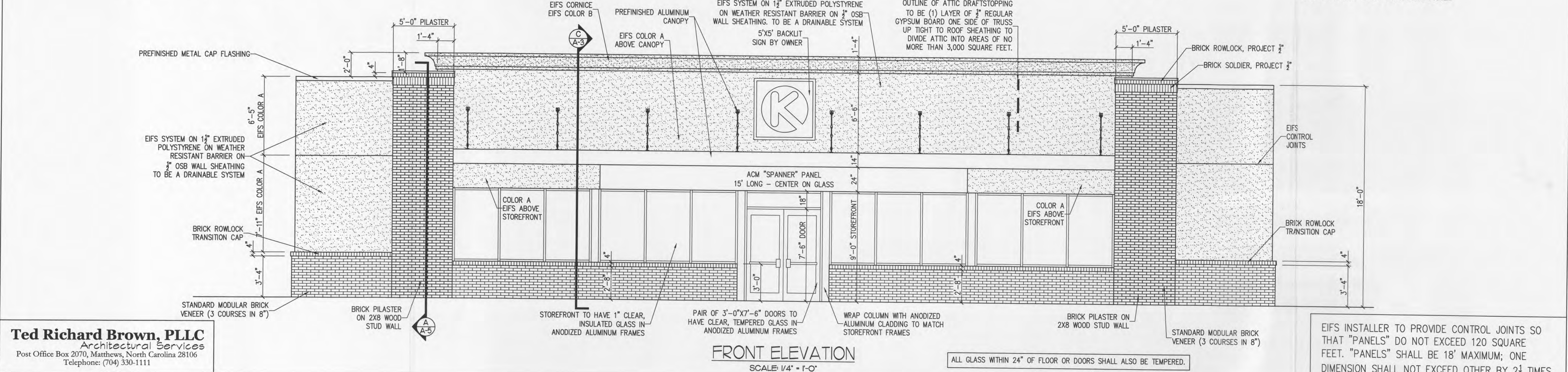
- EXTERIOR MATERIAL SPECIFICATIONS**
- BRICK: COLOR: GEORGIA BY TRIANGLE BRICK
 - EIFS: COLOR A: #110 VAN DYKE BY DRYVIT
COLOR B: #373B RICH BROWN BY DRYVIT
 - EXTERIOR DOOR: COLOR TO MATCH BRICK
 - SCUPPERS AND DOWNSPOUTS: DARK BRONZE
 - METAL AWNING: DARK BRONZE
 - STOREFRONT: CLEAR ANODIZED ALUMINUM

APPROVED BY CITY COUNCIL
APR 20 2015



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

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.

EIFS INSTALLER TO PROVIDE CONTROL JOINTS SO THAT "PANELS" DO NOT EXCEED 120 SQUARE FEET. "PANELS" SHALL BE 18" MAXIMUM; ONE DIMENSION SHALL NOT EXCEED OTHER BY 2 1/2 TIMES

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
7935 IDLEWILD ROAD
CHARLOTTE, NORTH CAROLINA 28212

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Bids Due	
Set No	
Revisions	2/1 1/2/2015
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	12/17/2014
Job No	????

A-2
OF ?

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