


PROPOSED NORTH TRYON
CIRCLE K DEVELOPMENT

CIRCLE K STORES, INC.

CHARLOTTE, NORTH CAROLINA





FINAL
APPROVAL

http://development.charmeck.org

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

URBAN FORESTRY

TREE ORDINANCE

CDOT

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.

APPROVED
By Mark Chapman at 1:28 pm, Oct 01, 2015

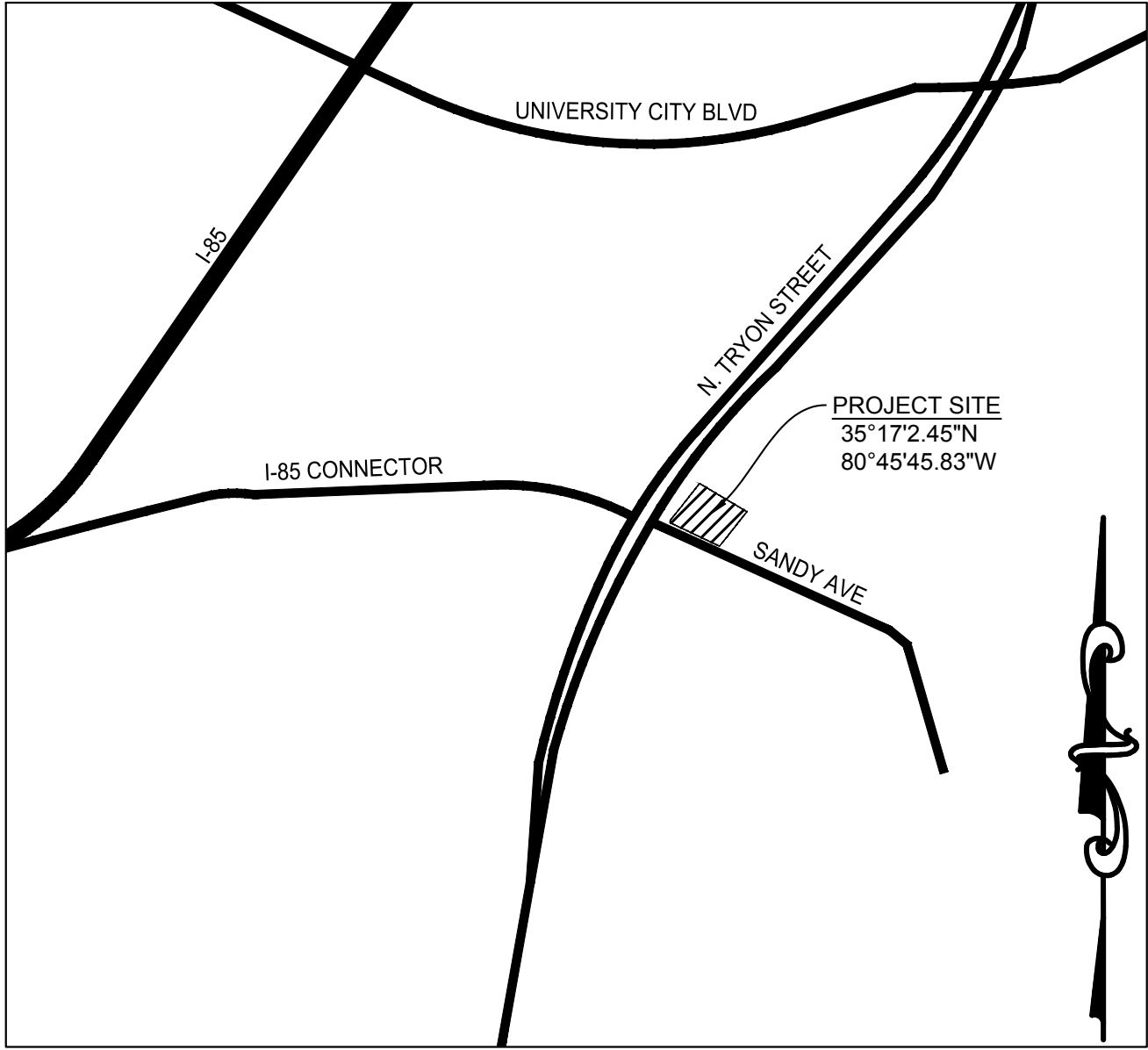
APPROVED

APPROVED
By Rick Grochoske at 11:13 am, Sep 30, 2015

APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 10-1-2015

SHEET INDEX

SHEET NO.	SHEET TITLE
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C201	DEMOLITION PLAN
C300	SUBDIVISION PLAN
C400	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C401	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
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C501	NORTH TRYON STREET TRAFFIC CONTROL PLAN
C502	SANDY AVENUE TRAFFIC CONTROL PLAN
C503	ACCESS ROAD PROFILE
C504	INTERSECTION SIGHT DISTANCE PLAN
C505	VEHICLE ACCESS PLAN
C600	UTILITY PLAN
C601	SANITARY SEWER PROFILE
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C805	STORM DRAINAGE DETAILS (1 OF 3)
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C807	STORM DRAINAGE DETAILS (3 OF 3)
C809	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C810	EROSION AND SEDIMENT CONTROL DETAILS
C900	LANDSCAPING PLAN
C901	LANDSCAPING DETAILS



VICINITY MAP
NTS

OWNER/DEVELOPER

CIRCLE K STORES INC
2440 WHITEHALL PARK DRIVE, SUITE 800
CHARLOTTE, NC 28273
(262) 442-8702
CONTACT: EVAN WALTON

ENGINEER

BOWMAN CONSULTING GROUP
210 SEVEN FARMS DRIVE, SUITE SUITE 101
CHARLESTON, SC 29492
(843) 501-0336
CONTACT: CAMERON BAKER, PE



PROJECT INFORMATION

PROJECT	NORTH TRYON CIRCLE K
PROJECT LOCATION	CHARLOTTE
PARCEL TAX NUMBERS	049-141-70 (FORMALLY PORTION OF 049-141-20)
LOT ACREAGE	2.47 ACRES
PARCEL ZONING	B-2(CD)
PETITION NUMBER	1989-41C
PROPOSED PARCEL USE	COMMERCIAL
WATERSHED OVERLAY DISTRICT	NONE
BUILDING	4,400 SF
EXISTING IMPERVIOUS AREA	0 ACRES
PROPOSED IMPERVIOUS AREA	1.47 ACRES
CD NOTES	
BUFFER	25 FT
BUILDING SETBACK	FRONT 40' SIDE 20' REAR 40'

MUNICIPALITY	CITY OF CHARLOTTE
PLANNING	CITY OF CHARLOTTE (SOLOMON FORTUNE)
PHONE	(704) 336-3782
EMAIL	SFORTUNE@CI.CHARLOTTE.NC.US

ENGINEERING	CITY OF CHARLOTTE (MARK CHAPMAN)
PHONE	(704) 432-0409
EMAIL	MCHAPMAN@CHARLOTTENC.GOV

CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT)

CONTACT	RICK H. GROCHOSKE, PE
PHONE	704-432-1556
EMAIL	RGROCHOSKE@CI.CHARLOTTE.NC.US

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT)

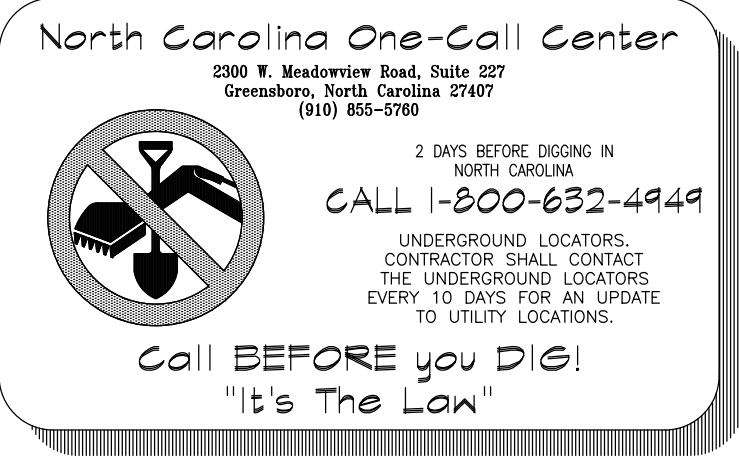
CONTACT	BRITNEE L. ADAMS
PHONE	(980) 523-0000
EMAIL	BLADAMS1@NCDOT.GOV

W/S PERMITTING	CITY OF CHARLOTTE
PHONE	
EMAIL	

DUKE POWER	
CONTACT	CHAD HAGER
PHONE	704-582-8064
EMAIL	CHAD.HAGER@DUKE-ENERGY.COM

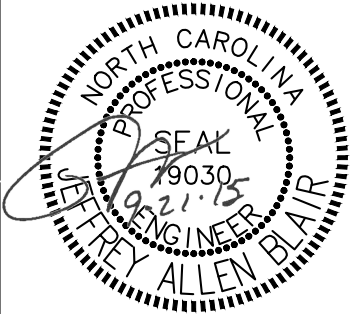
UTILITY SYSTEMS

WATER SYSTEM PROVIDER	CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT (CMUD)
SEWER SYSTEM PROVIDER	CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT (CMUD)
ELECTRICAL PROVIDER	DUKE POWER
GAS PROVIDER	PIEDMONT NATURAL GAS



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Suite 101
Charleston, SC 29492
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bowmanconsulting.com
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COVER
NORTH TRYON STREET CIRCLE K
CIRCLE K STORES, INC.
LOCATED IN CHARLOTTE, NORTH CAROLINA
PID 049-141-70 (FORMALLY PORTION OF PID 049-141-20)



PLAN STATUS	
XX/XX/XX	XXXXX
DATE	DESCRIPTION
CB	YY JAB
DESIGN	DRAWN CHKD
SCALE	H: 1" = XX' V: 1" = XX'
JOB No.	8327-01-002
DATE	SEPTEMBER 21, 2015
FILE No.	8327-D-CP-002
NC LICENSE No.	C-3556
SHEET	C100

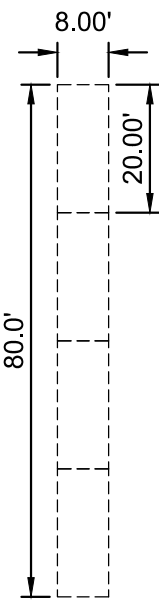
GENERAL NOTES

1. PROPOSED DEVELOPMENT IS LOCATED ON THE SOUTHWEST CORNER OF TAX PARCEL NO. 049-141-20.
2. ALTA/BOUNDARY SURVEY PREPARED BY BOWMAN CONSULTING ON MARCH 11, 2015 FOR CIRCLE K STORES INC.
3. RAISED CONCRETE MEDIAN TO BE LOCATED INSIDE THE EXISTING PAINTED MEDIAN ISLAND.
4. PAVEMENT MARKINGS SHALL COMPLY WITH APPLICABLE DOT PAVEMENT MARKINGS STANDARDS.
5. SIGHT DISTANCE VISIBILITY AT ALL EXISTS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH NCDOT & CDOT ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL. ALL TRAFFIC CONTROL DEVICES WILL BE TO MUTCD STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES)
6. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
7. ALL ROAD IMPROVEMENTS AT NORTH TRYON AND SANDY AVENUE ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL COORDINATE ALL IMPROVEMENTS IN THE R/W WITH TODD THORNE (704-353-0993), CATS BLUE LINE EXTENSION (BLE) PROJECT MANAGER.
9. SIGHT TRIANGLES ARE SHOWN ON SHEET C504.
10. IN ROLLING AND HILLY TERRAIN, 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.
11. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY AND CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR AL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
12. ALL "CLDS." NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
13. SIGN TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CHARLOTTE CODE CHAPTER 13.
14. ALL DIMENSIONS ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. DIMENSIONS WITH ASTERISK (*) ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
15. CAR WASH IS ACCESSORY USE. TYPE PROVIDED USES A CONSTANT FEED CONVEYOR SYSTEM. THIS SYSTEM REDUCES VEHICLE WAITING TIME.
16. ALL CURB AND GUTTER WITHIN LOT 1 SITE LIMITS SHALL BE SPILL CURB. SEE DETAIL SHEET C801. CURB AND GUTTER ON NORTH TRYON ACCESS ROAD INSTALLED PER ROAD SECTION DETAIL SHEET C801.

SITE INFORMATION

1. ZONING: ZONED B-2 (CD) PER REZONING PETITION 1989-041 (C)
 - 1.1. PARCEL AREA: 2.47 ACRES
2. SITE ZONING BASED ON 1990 ZONING ORDINANCE.
3. PARKING COUNT:
 - 3.1. REQUIRED SPACES PER CITY OF CHARLOTTE ZONING ORDINANCE: 22 SPACES (1 SPACE/200 SF BASED ON RETAIL USE)
 - 3.2. PARKING PROVIDED: 23 SPACES (INCLUDING 1 VAN ACCESSIBLE)
 - 3.3. LONG-TERM BIKE SPACES REQUIRED: 2 SPACES
 - 3.4. SHORT-TERM BIKE SPACES REQUIRED: 1 SPACE
4. BUFFER/SETBACK REQUIREMENTS:
 - 4.1. 25' BUFFER REQUIRED PER ZONING PETITION ALONG NORTH TRYON STREET AND SANDY AVENUE. 25' BUFFER IS IN ADDITION TO EXISTING SETBACK REQUIREMENTS. BUFFER WAS ESTABLISHED IN REZONING PETITION 1989-41C.
 - 4.2. BUILDING SETBACKS:
 - 4.2.1. FRONT: 40'
 - 4.2.2. SIDE: 20'
 - 4.2.3. REAR: 40'
 5. FLOOD ZONE: PER GEOGRAPHICAL DETERMINATION, THE SITE IS LOCATED IN FLOOD ZONE "X" WITH NO BASE FLOOD ELEVATION. FLOOD ZONE IDENTIFIED ON FEMA COMMUNITY PANEL NO. 3710457600J, DATED MARCH 2, 2009.

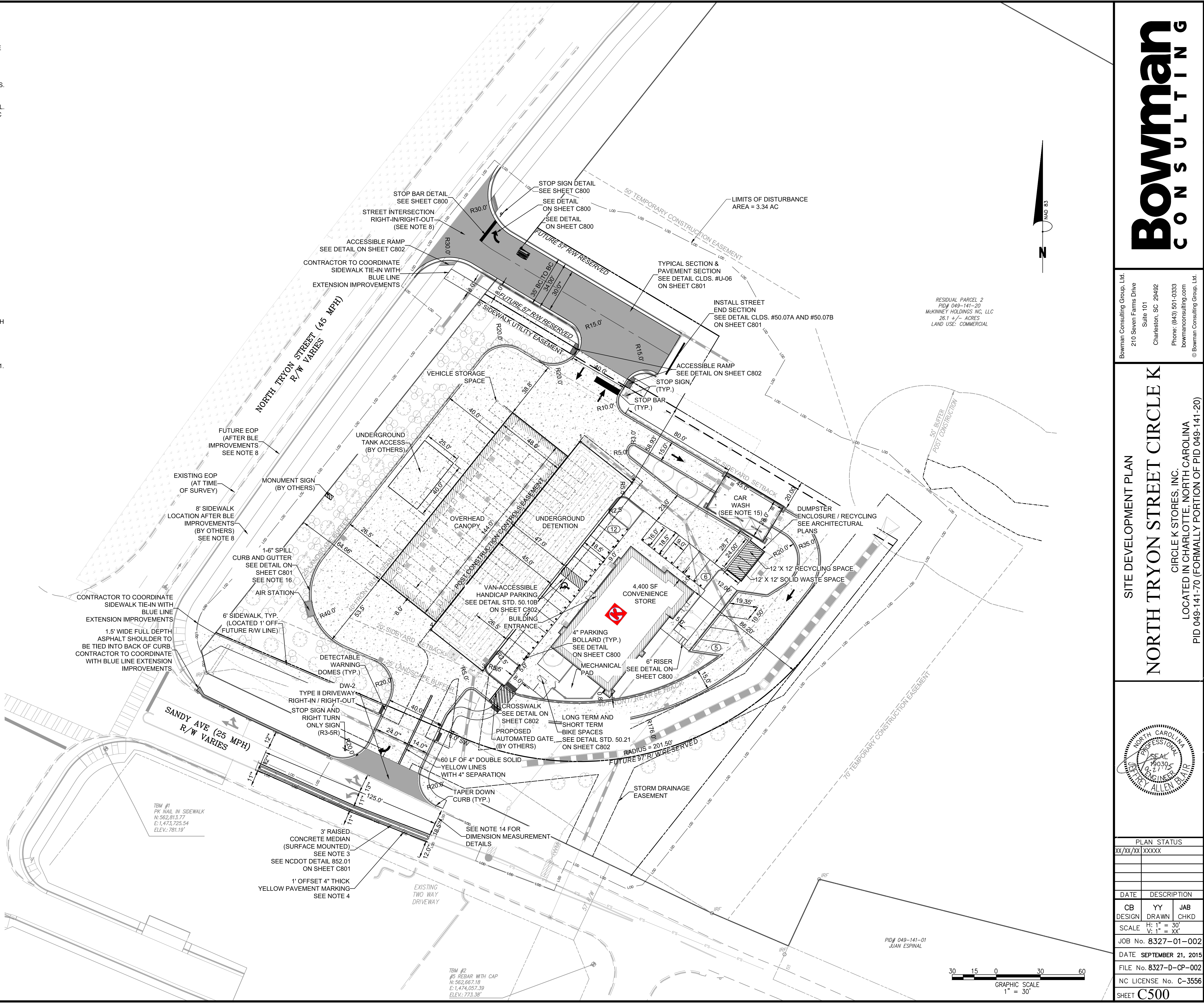
VEHICLE STORAGE SPACE DIMENSIONS



UNDERGROUND DETENTION CONTROL POINTS		
POINT #	NORTHING	EASTING
1	563022.96	1474048.31
2	562994.82	1474083.74
3	562866.70	1473982.01
4	562894.83	1473946.58

PROPOSED FEATURES LEGEND

- EDGE OF PAVEMENT
- CURB AND GUTTER
- PROPERTY LINE
- RIGHT-OF-WAY (FUTURE)
- CENTERLINE
- SIGN
- PROPOSED ASPHALT PAVING (SEE DETAIL SHEET C800)
- PROPOSED CONCRETE PAVING (SEE DETAIL SHEET C800)



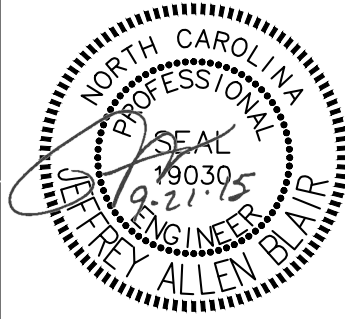
SITE DEVELOPMENT PLAN

NORTH TRYON STREET CIRCLE K

CIRCLE K STORES, INC.

LOCATED IN CHARLOTTE, NORTH CAROLINA

PID 049-141-70 (FORMALLY PORTION OF PID 049-141-20)



PLAN STATUS		
XX/XX/XX	XXXXX	
DATE	DESCRIPTION	
CB DESIGN	YY DRAWN	JAB CHKD
SCALE	H: 1" = 30'	V: 1" = XX'
JOB No.	8327-01-002	
DATE	SEPTEMBER 21, 2015	
FILE No.	8327-D-CP-002	
NC LICENSE No.	C-3556	
SHEET	C500	

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