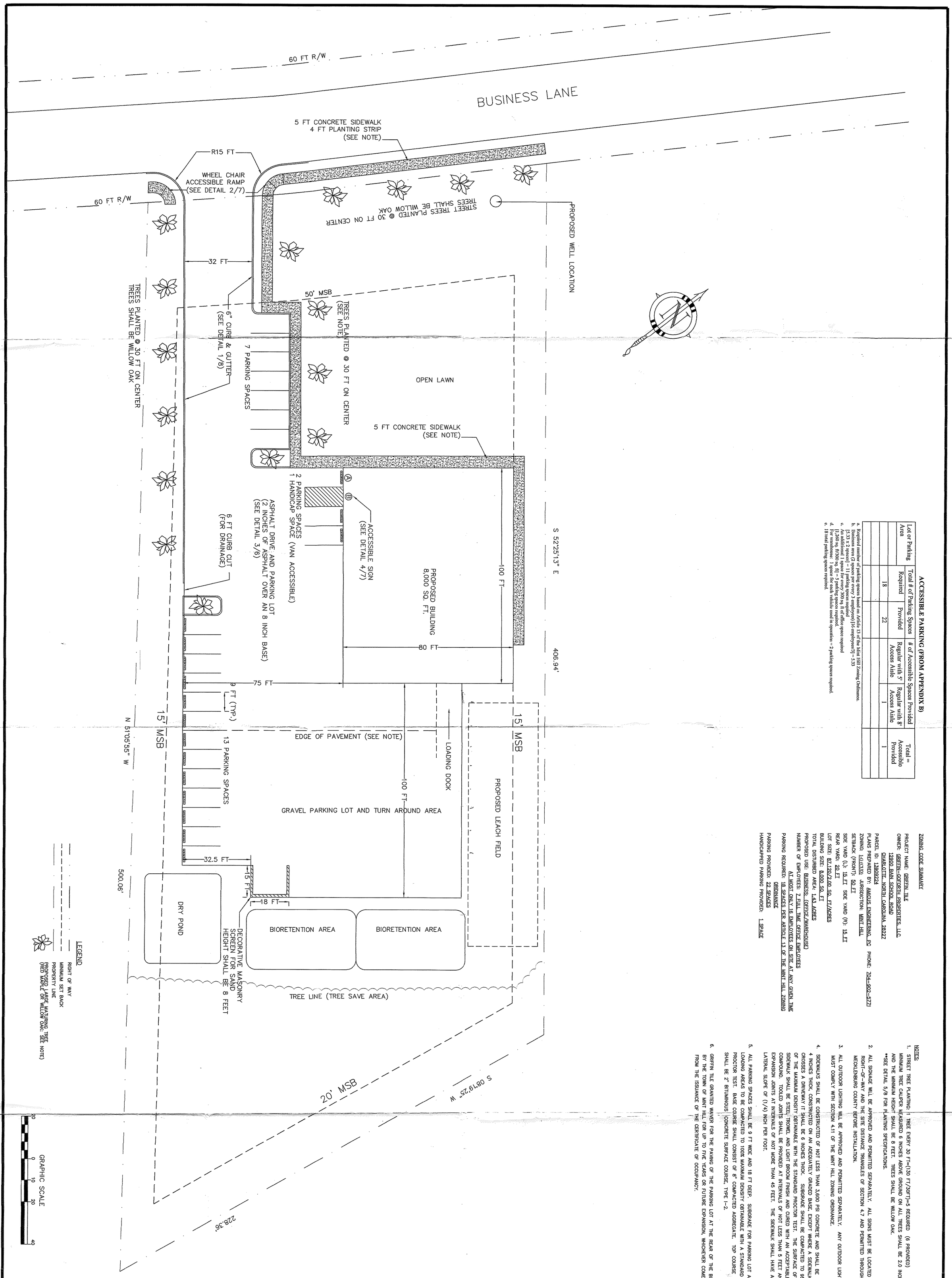


ACCESSIBLE PARKING (FROM APPENDIX B)

Lot or Parking Area	Total # of Parking Spaces		# of Accessible Spaces Provided			Total = Accessible Provided
	Required	Provided	Regular with 5' Access Aisle	Regular with 8' Access Aisle		
	18	22		1		1

a. Required number of parking spaces based on Article 13 of the Mint Hill Zoning Ordinance.
b. Business areas (2 spaces per every 3 employees) [16 employees/3] = 5.33
[5.33 x 2 spaces] = 11 parking spaces required
c. An additional 1 space for every 300 sq. ft of office space required
[1,266 sq. ft/300 sq. ft] = 5 parking spaces required.
d. For warehouse: 1 space for each vehicle used in operation = 2 parking spaces required.
e. 18 total parking spaces required.

ZONING CODE SUMMARY

PROJECT NAME: GRIFFIN TILE
OWNER: GRIFFIN-GOFORTH PROPERTIES, LLC.
12900 BAIN SCHOOL ROAD
CHARLOTTE, NORTH CAROLINA 28227
PARCEL ID: 13909224
PLANS PREPARED BY: AMICUS ENGINEERING, PC PHONE: 704-902-5771
ZONING: I-G(CUD) JURISDICTION: MINT HILL
SETBACK (FRONT): 50 FT
SIDE YARD (L): 15 FT SIDE YARD (R): 15 FT
REAR YARD: 20 FT
LOT SIZE: 87,120/2.00 SQ. FT/ACRES
BUILDING SIZE: 8,000 SQ. FT
TOTAL DISTURBED AREA: 1.43 ACRES
PROPOSED USE: BUSINESS: (OFFICE/WAREHOUSE)
NUMBER OF EMPLOYEES: 2 FULL TIME OFFICE EMPLOYEES
AT MOST ONLY 16 EMPLOYEES ON SITE AT ANY GIVEN TIME
PARKING REQUIRED: 18 SPACES PER ARTICLE 13 OF THE MINT HILL ZONING ORDINANCE
PARKING PROVIDED: 22 SPACES
HANDICAPPED PARKING PROVIDED: 1 SPACE

NOTES:

1. STREET TREE PLANTING: 1 TREE EVERY 30 FT=(130 FT/30FT)=5 REQUIRED (6 PROVIDED)
MINIMUM TREE CALIPER MEASURED 6 INCHES ABOVE GROUND ON ALL TREES SHALL BE 2.0 INCHES AND THE MINIMUM HEIGHT SHALL BE 8 FEET. TREES SHALL BE WILLOW OAK.
**SEE DETAIL 5/8 FOR PLANTING SPECIFICATIONS.
2. ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY. ALL SIGNS MUST BE LOCATED OUTSIDE THE RIGHT-OF-WAY AND THE SITE DISTANCE TRIANGLES OF SECTION 4.7 AND PERMITTED THROUGH MECKLENBURG COUNTY BEFORE INSTALLATION.
3. ALL OUTDOOR LIGHTING WILL BE APPROVED AND PERMITTED SEPARATELY. ANY OUTDOOR LIGHTING MUST COMPLY WITH SECTION 4.11 OF THE MINT HILL ZONING ORDINANCE.
4. SIDEWALKS SHALL BE CONSTRUCTED OF NOT LESS THAN 3,600 PSI CONCRETE AND SHALL BE 4 INCHES THICK, CONSTRUCTED ON AN ADEQUATELY GRADED BASE, EXCEPT WHERE A SIDEWALK CROSSES A DRIVEWAY IT SHALL BE 6 INCHES THICK. SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE SURFACE OF THE SIDEWALK SHALL BE STEEL TROWEL AND LIGHT BROOM FINISH AND CURED WITH AN ACCEPTABLE CURING COMPOUND. TOOLED JOINTS SHALL BE PROVIDED AT INTERVALS OF NOT LESS THAN 5 FEET AND EXPANSION JOINTS AT INTERVALS OF NOT MORE THAN 45 FEET. THE SIDEWALK SHALL HAVE A LATERAL SLOPE OF (1/4) INCH PER FOOT.
5. ALL PARKING SPACES SHALL BE 9 FT WIDE AND 18 FT DEEP. SUBGRADE FOR PARKING LOT AND LOADING AREAS TO BE COMPACTED TO 100% MAXIMUM DENSITY OBTAINABLE WITH A STANDARD PROCTOR TEST. BASE COURSE SHALL CONSIST OF 8" COMPACTED AGGREGATE. TOP COURSE SHALL BE 2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE I-2.
6. GRIFFIN TILE GRANTED WAIVER FOR THE PAVING OF THE PARKING LOT AT THE REAR OF THE BUILDING BY THE TOWN OF MINT HILL FOR UP TO FIVE YEARS OR FUTURE EXPANSION, WHICHEVER COMES FIRST FROM THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

LEGEND

RIGHT OF WAY
MINIMUM SET BACK
PROPERTY LINE
PROPOSED LARGE MATURING TREE
(RED MAPLE OR WILLOW OAK: SEE NOTE)

AMICUS ENGINEERING, PC

SITE LAYOUT
LANDSCAPING PLAN
GRIFFIN TILE

11128 BUSINESS LANE
MINT HILL, NC

NO.	DATE:	DESCRIPTION	BY
1	4/4/2004	PER CITY OF MINT HILL	NRP
2	5/21/2004	PER CITY OF MINT HILL	NRP
3	6/07/2004	PER MECK. COUNTY	NRP

ERIC EXLEY, P.E.

JOB NUMBER: 18-04-002
DRAWN BY: NRP
CHECKED BY: EE
DATE: 06-07-04

AMICUS ENGINEERING, PC
129 HIDDENWOOD DRIVE
STEUBENVILLE, OHIO 43953
WWW.AMICUSENG.COM

SCALE: 1" = 20'
SHEET: 3 OF 16