

# MINT HILL COMMONS

## PHASE 1

### MINT HILL, NORTH CAROLINA

**DEVELOPMENT DATA**  
 PARCEL ID: 195-182-31  
 TOTAL SITE ACRES: 54.429 ACRES  
 PHASE 1 ACRES: 10.821 ACRES  
 FUTURE DEVELOPMENT ACRES: 43.608 ACRES  
 ZONING: B-G DO-B (CD) & R-DO-A (CD)  
 COUNTY: MCKENNA COUNTY  
 TOWN: MINT HILL  
 WATERSHED DISTRICT: GOOSE CREEK  
 PUBLIC UTILITIES: CMOJ PUBLIC SEWER AND PUBLIC WATER  
 ENGINEER/LAND SURVYOR: THE ISACCS GROUP, P.C.  
 8720 RED OAK BLVD., SUITE 420  
 CHARLOTTE, NC 28217  
 PH: (704) 527-3440 / FAX: (704) 527-8335  
 OWNER/DEVELOPER/APPLICANT: MINT HILL PARTNERS, LLC  
 BETH MIDDLETON  
 850 BRIGHTON PARK DRIVE, SUITE 190  
 CHARLOTTE, NC 28211  
 EMAIL: beth.middleton@isaccs.com  
 PH: (704) 596-7942



**SHEET INDEX**

SHEET NO.	TITLE
C10	SITE EXHIBIT
C11	PROJECT NOTES
C12	BOUNDARY TOPO SURVEY
C13	SITE PLAN
C14	ACCESSIBILITY PLAN
C15	VEHICLE TURNING MOVEMENT PLAN
C16	VEHICLE TURNING MOVEMENT PLAN
C17	UTILITY PLAN
C18	SEWER PROFILE
C19	HIGHWAY 51 IMPROVEMENTS
C20	HIGHWAY 51 IMPROVEMENTS
C21	HIGHWAY 51 IMPROVEMENTS
C22	HIGHWAY 51 IMPROVEMENTS
C23	HIGHWAY 51 IMPROVEMENTS
C24	HIGHWAY 51 IMPROVEMENTS
C25	HIGHWAY 51 IMPROVEMENTS
C26	HIGHWAY 51 IMPROVEMENTS
C27	HIGHWAY 51 IMPROVEMENTS
C28	HIGHWAY 51 IMPROVEMENTS
C29	HIGHWAY 51 IMPROVEMENTS
C30	HIGHWAY 51 IMPROVEMENTS
C31	HIGHWAY 51 IMPROVEMENTS
C32	HIGHWAY 51 IMPROVEMENTS
C33	HIGHWAY 51 IMPROVEMENTS
C34	HIGHWAY 51 IMPROVEMENTS
C35	HIGHWAY 51 IMPROVEMENTS
C36	HIGHWAY 51 IMPROVEMENTS
C37	HIGHWAY 51 IMPROVEMENTS
C38	HIGHWAY 51 IMPROVEMENTS
C39	HIGHWAY 51 IMPROVEMENTS
C40	HIGHWAY 51 IMPROVEMENTS
C41	HIGHWAY 51 IMPROVEMENTS
C42	HIGHWAY 51 IMPROVEMENTS
C43	HIGHWAY 51 IMPROVEMENTS
C44	HIGHWAY 51 IMPROVEMENTS
C45	HIGHWAY 51 IMPROVEMENTS
C46	HIGHWAY 51 IMPROVEMENTS
C47	HIGHWAY 51 IMPROVEMENTS
C48	HIGHWAY 51 IMPROVEMENTS
C49	HIGHWAY 51 IMPROVEMENTS
C50	HIGHWAY 51 IMPROVEMENTS
C51	HIGHWAY 51 IMPROVEMENTS
C52	HIGHWAY 51 IMPROVEMENTS
C53	HIGHWAY 51 IMPROVEMENTS
C54	HIGHWAY 51 IMPROVEMENTS
C55	HIGHWAY 51 IMPROVEMENTS
C56	HIGHWAY 51 IMPROVEMENTS
C57	HIGHWAY 51 IMPROVEMENTS
C58	HIGHWAY 51 IMPROVEMENTS
C59	HIGHWAY 51 IMPROVEMENTS
C60	HIGHWAY 51 IMPROVEMENTS
C61	HIGHWAY 51 IMPROVEMENTS
C62	HIGHWAY 51 IMPROVEMENTS
C63	HIGHWAY 51 IMPROVEMENTS
C64	HIGHWAY 51 IMPROVEMENTS
C65	HIGHWAY 51 IMPROVEMENTS
C66	HIGHWAY 51 IMPROVEMENTS
C67	HIGHWAY 51 IMPROVEMENTS
C68	HIGHWAY 51 IMPROVEMENTS
C69	HIGHWAY 51 IMPROVEMENTS
C70	HIGHWAY 51 IMPROVEMENTS
C71	HIGHWAY 51 IMPROVEMENTS
C72	HIGHWAY 51 IMPROVEMENTS
C73	HIGHWAY 51 IMPROVEMENTS
C74	HIGHWAY 51 IMPROVEMENTS
C75	HIGHWAY 51 IMPROVEMENTS
C76	HIGHWAY 51 IMPROVEMENTS
C77	HIGHWAY 51 IMPROVEMENTS
C78	HIGHWAY 51 IMPROVEMENTS
C79	HIGHWAY 51 IMPROVEMENTS
C80	HIGHWAY 51 IMPROVEMENTS
C81	HIGHWAY 51 IMPROVEMENTS
C82	HIGHWAY 51 IMPROVEMENTS
C83	HIGHWAY 51 IMPROVEMENTS
C84	HIGHWAY 51 IMPROVEMENTS
C85	HIGHWAY 51 IMPROVEMENTS
C86	HIGHWAY 51 IMPROVEMENTS
C87	HIGHWAY 51 IMPROVEMENTS
C88	HIGHWAY 51 IMPROVEMENTS
C89	HIGHWAY 51 IMPROVEMENTS
C90	HIGHWAY 51 IMPROVEMENTS
C91	HIGHWAY 51 IMPROVEMENTS
C92	HIGHWAY 51 IMPROVEMENTS
C93	HIGHWAY 51 IMPROVEMENTS
C94	HIGHWAY 51 IMPROVEMENTS
C95	HIGHWAY 51 IMPROVEMENTS
C96	HIGHWAY 51 IMPROVEMENTS
C97	HIGHWAY 51 IMPROVEMENTS
C98	HIGHWAY 51 IMPROVEMENTS
C99	HIGHWAY 51 IMPROVEMENTS
C100	HIGHWAY 51 IMPROVEMENTS



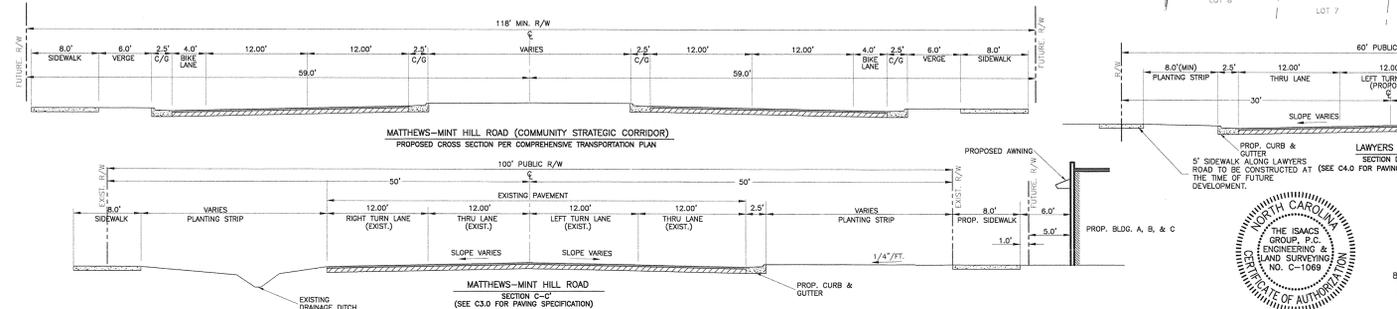
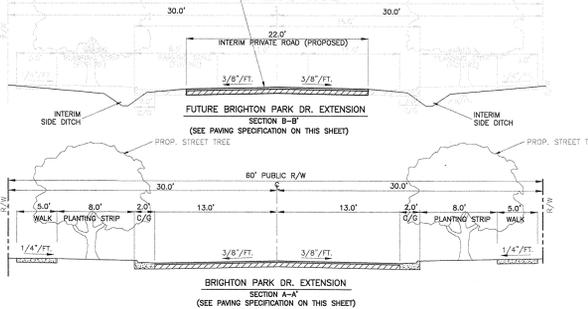
**Shopping Center Parcel:**  
 Beginning at a found #4 rebar on the southern right-of-way margin of Matthews-Mint Hill Road-N.C. Highway #51 (100' Public R/W), and a corner center with lands of the Town of Mint Hill (Deed Book 8877, Page 445); Thence with the shared Town of Mint Hill line the following two (2) courses and distances:  
 1) S. 38-43-03 E. (passing a found #4 rebar at 279.42 feet), a total distance of 329.88 feet to a found #4 rebar;  
 2) N. 51-11-11 E. 52.22 feet to a point;  
 Thence with a new line the following four (4) courses and distances:  
 1) S. 38-29-26 E. 82.72 feet to a point;  
 2) S. 31-20-47 W. 53.54 feet to a point;  
 3) S. 38-39-20 E. 354.00 feet to a point;  
 4) With a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet (subtended by a chord N. 65-11-02 E. 35.35 feet) to a point on the right-of-way of Brighton Park Drive (60' R/W);  
 Thence with the right-of-way of Brighton Park Drive the following eight (8) courses and distances:  
 1) N. 51-20-50 E. 9.65 feet to a point;  
 2) With a curve to the right having a radius of 530.00 feet, an arc length of 255.99 feet (subtended by a chord N. 65-11-02 E. 253.31 feet) to a point;  
 3) N. 79-01-15 E. 128.12 feet to a point;  
 4) With a curve to the left having a radius of 270.00 feet, an arc length of 130.41 feet (subtended by a chord N. 65-11-02 E. 129.14 feet) to a point;  
 5) N. 51-20-50 E. 102.40 feet to a point;  
 6) With a curve to the right having a radius of 430.00 feet, an arc length of 69.00 feet (subtended by a chord N. 55-56-38 E. 68.92 feet) to a point;  
 7) N. 60-32-26 E. 153.32 feet to a point;  
 8) With a curve to the left having a radius of 25.00 feet, an arc length of 38.35 feet (subtended by a chord N. 65-11-02 E. 34.70 feet) to a point on the western right-of-way margin of Lawyers Road (Public R/W Varies).  
 Thence with the right-of-way of Lawyers Road S. 28-24-43 E. 110.39 feet to a point; Thence leaving the right-of-way of Lawyers Road with the right-of-way of Brighton Park Drive the following nine (9) courses and distances:  
 1) With a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet (subtended by a chord N. 73-55-47 W. 35.36 feet) to a point;  
 2) S. 60-32-26 W. 151.70 feet to a point;  
 3) With a curve to the left having a radius of 370.00 feet, an arc length of 59.37 feet (subtended by a chord S. 55-56-38 W. 59.30 feet) to a point;  
 4) S. 51-20-50 W. 102.40 feet to a point;  
 5) With a curve to the right having a radius of 530.00 feet, an arc length of 159.39 feet (subtended by a chord S. 65-11-02 W. 157.84 feet) to a point;  
 6) S. 79-01-15 W. 138.12 feet to a point;  
 7) With a curve to the left having a radius of 470.00 feet, an arc length of 227.01 feet (subtended by a chord S. 65-11-02 W. 224.81 feet) to a point;

**PROPOSED PHASE 1 BUILDING TYPES:**  
 BUILDING TYPE PER MINT HILL U.D.O. SECTION 7:  
 PROPOSED BUILDING A (± 6,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 PROPOSED BUILDING B (± 6,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 PROPOSED BUILDING C (± 52,198 S.F. RETAIL/OFFICE) : WORKPLACE BUILDING  
 FUTURE BUILDING D (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING E (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING F (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING G (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING H (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING I (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING J (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING K (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING L (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING M (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING N (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING O (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING P (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING Q (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING R (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING S (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING T (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING U (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING V (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING W (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING X (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING Y (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING  
 FUTURE BUILDING Z (± 4,800 S.F. RETAIL/OFFICE) : SHOPFRONT BUILDING

**PROPOSED BUILDING FLOOR AREA:**  
 PROPOSED BUILDING A: 6,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING B: 6,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING C: 52,198 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING D: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING E: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING F: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING G: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING H: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING I: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING J: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING K: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING L: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING M: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING N: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING O: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING P: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING Q: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING R: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING S: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING T: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING U: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING V: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING W: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING X: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING Y: 4,800 S.F. (RETAIL/OFFICE)  
 PROPOSED BUILDING Z: 4,800 S.F. (RETAIL/OFFICE)

**PAVING SPECIFICATIONS**  
 PRIVATE STREET AND PARKING:  
 LIGHT DUTY PAVEMENT (LDP):  
 4" COMPACTED AGGREGATE BASE COURSE (CABC)  
 3" SURFACE COURSE, 59.58 (IN TWO 1.5" LIFTS EACH)  
 CONCRETE PAVEMENT:  
 8" COMPACTED AGGREGATE BASE COURSE (CABC)  
 6" 4000 PSI CONCRETE WITH 6" X 6" WIRE MESH REINFORCEMENT (10 GAUGE) PER AC 330  
 HEAVY DUTY PAVEMENT (HDP):  
 8" COMPACTED AGGREGATE BASE COURSE (CABC)  
 2.5" INTERMEDIATE COURSE, TYPE 119.08  
 1.5" SURFACE COURSE, 59.58  
 PUBLIC ROAD:  
 10" COMPACTED AGGREGATE BASE COURSE (CABC)  
 2.5" INTERMEDIATE COURSE, TYPE 119.08  
 3" ASPHALT CONCRETE SURFACE, TYPE 119.08  
 TO BE PLACED IN TWO 1.5" LIFTS EACH  
 (SEE SHEET C30, C31 & C40 FOR MATTHEWS-MINT HILL RD. AND LAWYERS ROAD IMPROVEMENT PAVING SPEC'S.)

**NOTES:**  
 1. ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDESIRABLE SHOULD BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). IN ADDITION, AT LEAST THE UPPER 18 INCHES OF SUBGRADE FILL BENEATH PAVEMENTS AND FLOOR SLABS AND 24 INCHES BELOW PAVEMENTS SUBJECT TO TRUCK TRAFFIC SHOULD BE COMPACTED TO 100 PERCENT OF THE SAME SPECIFICATION. THE ABOVE COMPACTOR SPECIFICATION IS A RECOMMENDATION ONLY. SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE A DIFFERENT COMPACTOR SPECIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE WORK MEASURES IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND/OR ON-SITE RECOMMENDATIONS PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER DURING CONSTRUCTION.  
 2. PAVEMENT SPECIFICATIONS LISTED ABOVE ARE RECOMMENDATIONS ONLY AND ARE SUBJECT TO CHANGE BASED UPON PROJECT CONDITIONS OR RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT. PRIOR TO COMMENCEMENT OF PAVING, THE OWNER OR CONTRACTOR SHOULD HIRE A GEOTECHNICAL ENGINEER TO PREPARE A PAVEMENT DESIGN BASED UPON ANTICIPATED VEHICULAR TRAFFIC AND PROJECT SOIL CONDITIONS. THE ISACCS GROUP ASSUMES NO RESPONSIBILITY FOR THE ADEQUACY OF THE PAVEMENT SPECIFICATION PROVIDED ABOVE.  
 3. UNLESS SPECIFIED/DETAILED WITHIN THE CONTRACT DRAWINGS, CONTRACTOR SHALL PREPARE A CONCRETE JOINT LAYOUT PLAN IN ACCORDANCE WITH AC 224.35-25 OR AC 303.1-35 FOR CONCRETE SURFACES AND PROVIDE TO ENGINEER, OWNER AND ARCHITECT FOR SHOP DRAWING APPROVAL, PRIOR TO CONCRETE INSTALLATION.



**FINAL DRAWING FOR REVIEW PURPOSES ONLY**

GRAPHIC SCALE: 1" = 80 FEET

NO. BY DATE REVISION

1	REVISION	03/14/13	ISSUED FOR COUNTY/TOWN REVIEW
2	REV. PER NCDDI/TOWN/USA REVIEW	11/12/13	

THE ISACCS GROUP, P.C.  
 ENGINEERING &  
 LAND SURVEYING  
 NO. C-1068

ANTHONY B. COOPER  
 PROFESSIONAL ENGINEER  
 SEAL 026462

**Publix**  
 WHERE SHOPPING IS A PLEASURE

**ISAACS**  
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335