

VICINITY MAP

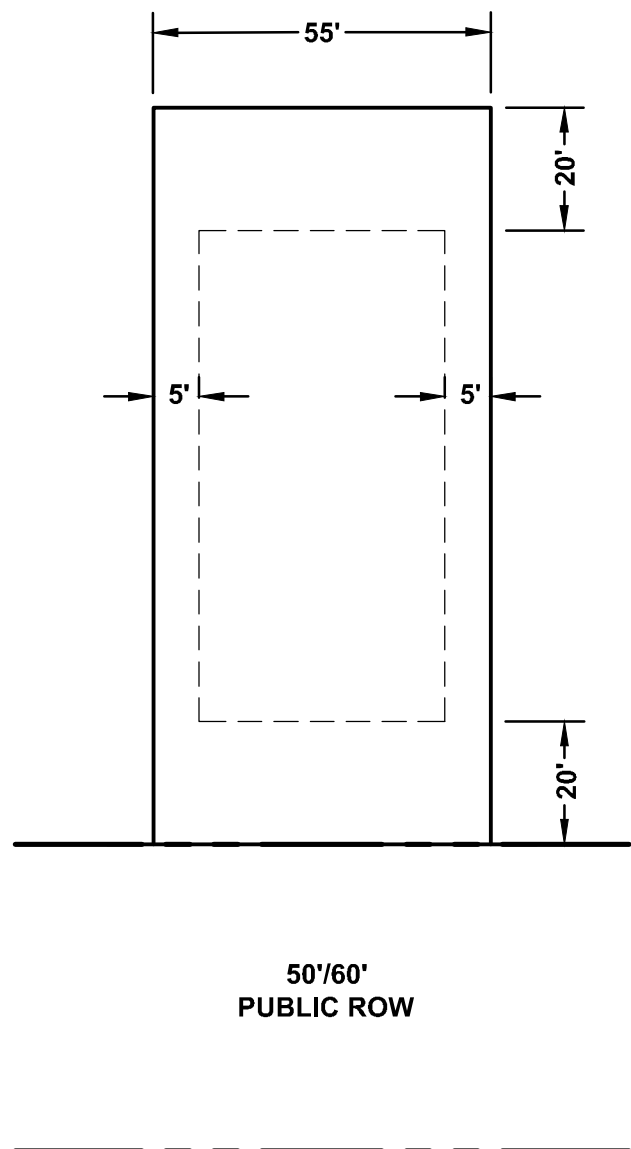
Not to Scale



Adjacent Property Owners within 200' of the Property						
	PID #	Owner Name	Address	City	State	Zip
1	13531427	DATROCK AND MARIANNE KEATON	12801 TWILIGHT DRIVE	CHARLOTTE	NC	28227
2	13531426	YATES AND ARIANA ADAMS	5343 SADDLEWOOD LANE	CHARLOTTE	NC	28227
3	13531429	LUCAS, GLORIA, LEONARD & BRYANT TRAN	5351 SADDLEWOOD LANE	CHARLOTTE	NC	28227
4	13531408	GARY AND PATRICIA HINES	5401 SADDLEWOOD LANE	CHARLOTTE	NC	28227
5	13531407	JOE AND JILL FRANKLIN	5411 SADDLEWOOD LANE	MINT HILL	NC	28227
6	13531416	NATHAN AND STEPHANIE SEAMAN	5546 BIRCHHILL ROAD	CHARLOTTE	NC	28227
7	13531417	JIMMY AND BEVERLY CUPPLES	5538 BIRCHHILL ROAD	CHARLOTTE	NC	28227
8	13531418	JAMES AND ANGEL CARROLL	5528 BIRCHHILL ROAD	MINT HILL	NC	28227
9	13531419	RALPH AND ELAINE EDELMAN	5520 BIRCHHILL ROAD	CHARLOTTE	NC	28227
10	13531420	THOMAS AND AMY O'BRIEN	5510 BIRCHHILL ROAD	CHARLOTTE	NC	28227
11	13531421	LARRY AND DORIS TROXELL	5500 BIRCHHILL ROAD	CHARLOTTE	NC	28227
12	13531422	JACK AND TAMMARA LAWRENCE	5442 BIRCHHILL ROAD	MINT HILL	NC	28227
13	13531423	LOREY SPADE	5432 BIRCHHILL ROAD	MINT HILL	NC	28227
14	13531424	ANDREW AND HEATHER WRESCHNIG	5422 BIRCHHILL ROAD	CHARLOTTE	NC	28227
15	13531425	PAUL AND KATY PORTER	5412 BIRCHHILL ROAD	CHARLOTTE	NC	28227
16	13531426	LOUISE WOHRER	5400 BIRCHHILL ROAD	CHARLOTTE	NC	28227
17	13531331	FRANKLIN AND JACKIE REUTER	5401 BIRCHHILL ROAD	CHARLOTTE	NC	28227
18	13531332	GARY KLIPP AND WENDY PALMER	5341 BIRCHHILL ROAD	CHARLOTTE	NC	28227
19	13531333	JOHN AND LAURA THOMAS	5333 BIRCHHILL ROAD	CHARLOTTE	NC	28227
20	13542116	ERIC AND HEATHER WISKEY	10900 BRANDONWOOD LANE	MATTHEWS	NC	28105
21	13542117	JOSHUA AND SARA PLUMMER	10901 BRANDONWOOD LANE	MATTHEWS	NC	28105
22	13542118	LOUIS AND STEPHANIE BOSQUET	10907 BRANDONWOOD LANE	MATTHEWS	NC	28105
23	13542119	JOHN SNIDER AND KAY MEERS	10917 BRANDONWOOD LANE	MATTHEWS	NC	28105
24	13542137	LORI SPENCE	3307 CARNEGIE LANE	MATTHEWS	NC	28105
25	13542138	VANESSA JOHNSON	3315 CARNEGIE LANE	MATTHEWS	NC	28105
26	13542139	JOHN AND NANCY BRYAN	3323 CARNEGIE LANE	MATTHEWS	NC	28105
27	13542140	JOSHUA AND JESSICA NEUBAUER	3331 CARNEGIE LANE	MATTHEWS	NC	28105
28	13542141	GEORGE AND CATHERINE LAPIN	3335 CARNEGIE LANE	MATTHEWS	NC	28105
29	13542144	MARK AND KAREN AMMONS	3316 CARNEGIE LANE	MATTHEWS	NC	28105
30	13542143	MARK AND KIMBERLY LEAZER	3330 CARNEGIE LANE	CHARLOTTE	NC	28230
31	13542142	TIMOTHY AND TONYA LONGMIRE	3334 CARNEGIE LANE	MATTHEWS	NC	28105
32	13532137	NICK AND MELISSA MARCHESE	11405 IDEWILD ROAD	MATTHEWS	NC	28105
33	13532107	BOARD OF EDUCATION CHARLOTTE MECKLENBURG	PO BOX 30035	CHARLOTTE	NC	28230
34	13532109	JAMES SHIPLEY AND ANDREA YUHAS	2846 CHERRY LANE	DENVER	NC	28037
35	13531201	BARTON AND CATHEY BENNETT	3719 WALTER NELSON ROAD	MINT HILL	NC	28227
36	13531214	LEE AND MARY BOWLING	PO BOX 691794	CHARLOTTE	NC	28227
37	13531203	BARTON AND CATHEY BENNETT	3719 WALTER NELSON ROAD	MINT HILL	NC	28227
38	13531257	KEVIN AND TRISHA DEYOUNG	3701 WALTER NELSON ROAD	MINT HILL	CA	93455
39	13531258	JEFFERY AND DENISE GEYER	4596 ROYAL OAK ROAD	SANTA MARIA	NC	28227
40	13531238	BARTON AND CATHEY BENNETT	3719 WALTER NELSON ROAD	MINT HILL	NC	28227
41	13531235	JOSEPH AND VIRGINIA BRESLEIN	3911 WALTER NELSON ROAD	CHARLOTTE	NC	28227
42	13531234	DALE AND CAROLYN FULLER	3915 WALTER NELSON ROAD	CHARLOTTE	NC	28227
43	13531253	WILLIAM AND CHERYL COOKE	12800 TWILIGHT DRIVE	MINT HILL	NC	28227
44	13531254	GARY AND SUE FABER	5321 SADDLEWOOD LANE	CHARLOTTE	NC	28227
45	13531253	RAYMOND AND ELIZABETH ROBINSON	12816 TWILIGHT DRIVE	CHARLOTTE	NC	28227
Property Owners						
	13531202	GERALD ARTHUR HILLOCK & MARGARET HILLOCK	114 S OAK POINTE DRIVE	SENECA	SC	29672
	13531202	PHILIP EISENHAEUER & ANN EISENHAEUER	6509 WOODSHED CIRCLE	CHARLOTTE	NC	28270
	13531202	PAUL PRESSELEY & NEEL NELSON PRESSELEY	4092 PALACE COURT SW	LIBURN	GA	30047
	13531202	BARTON GRAY BENNETT & CATHEY BENNETT	3719 WALTER NELSON ROAD	MINT HILL	NC	28227
	13531202	REID NELSON & PATRICIA NELSON	754 TALLWOOD ROAD	CHARLESTON	SC	29412

Typical Lot Detail

NOT TO SCALE



55' Lot
Setbacks
F: 20'
S: 5'
R: 20'

Note: Proposing side setbacks as a condition to allow flexibility of building placement within lots. Minimum side setbacks to be 5'. Side corner setbacks to be 10'.

INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 OF 3	CONDITIONAL DISTRICT REZONING PLAN (OVERALL - SHEET 1 OF 3)	07/12/2018	10.8.18
2 OF 3	CONDITIONAL DISTRICT REZONING PLAN (SHEET 2 OF 3)	07/12/2018	10.8.18
3 OF 3	CONDITIONAL DISTRICT REZONING PLAN (SHEET 3 OF 3)	07/12/2018	10.8.18

SITE DATA:
TAX PARCELS:
TOTAL ACREAGE:

A PORTION OF 13531202
± 46.25 ACRES (PER GIS)

LOCATION:
EXISTING:
PROPOSED:

TOWN OF MINT HILL, NC
TOWN OF MINT HILL, NC

Approved By
Board of Commissioners

October 11, 2018

TOTAL LOTS: Up to ± 81 LOTS

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

PROPOSED LOT STANDARDS:

LOT SIZE: 6,800 SQUARE FEET
LOT WIDTH: 55'
LOT DEPTH: 120'
FRONT SETBACK: 20'
SIDE SETBACK: MIN. 5', AGGREGATE 15'
REAR SETBACK: 20'

OPEN SPACE:

REQUIRED: ± 11.6 ACRES (25%)*
PROPOSED: ± 11.6 ACRES (25%) Minimum

*NOTE: OPEN SPACE CALCULATION INCLUDES: STREAM BUFFERS, WATER QUALITY AREAS, COMMON OPEN SPACE, AND UP TO 50% OF THE OVERALL FLOODPLAIN AND PERIMETER BUFFER ACREAGE (PER THE TOWN OF MINT HILL UDO). LAND LOCATED WITHIN THE FLOODPLAIN CANNOT BE COUNTED TOWARDS REQUIRED OPEN SPACE.

DENSITY: Up to ± 1.79 DU/AC

PERMITTED USES:

- SINGLE FAMILY HOMES AND ACCESSORY STRUCTURES
- PASSIVE OPEN SPACES
- OTHER USES COMMONLY ASSOCIATED WITH RESIDENTIAL UNITS AND AS ALLOWED BY THE TOWN OF MINT HILL UNIFIED DEVELOPMENT ORDINANCE

CONDITIONAL NOTES:

1. MAXIMUM DENSITY OF 1.79 DU/AC, MINIMUM LOT STANDARDS, AND ALLOWED USES IN THIS RESIDENTIAL CONSERVATION - CONDITIONAL DISTRICT SHALL BE AS SHOWN ABOVE.
2. CONDITIONS ESTABLISHED AS PART OF THIS CONDITIONAL DISTRICT REZONING SHALL BE ATTACHED TO THE LAND AND SHALL BE BINDING ON THE PETITIONER/OWNER OF THIS LAND AND ANY ASSIGNED SUCCESSOR.
3. ADMINISTRATIVE AND OTHER CHANGES TO THIS REZONING SHALL BE ALLOWED AS PROVIDED IN THE TOWN OF MINT HILL UNIFIED DEVELOPMENT ORDINANCE (UDO).
4. GENERAL SITE LAYOUT SHALL BE AS DEPICTED ON THIS PLAN. ADJUSTMENTS TO THIS LAYOUT MAY BE MADE DURING PRELIMINARY PLAT AND CONSTRUCTION DOCUMENT PHASES OF DESIGN AND MAY BE NEEDED TO ACCOMMODATE SITE FEATURES, REVIEW STAFF COMMENTS, AND FINAL ENGINEERING CONSTRAINTS.
5. ALL ROADWAY AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE TOWN OF MINT HILL UDO AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.
6. ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, FAN WINDOWS, AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO 24" INTO THE REQUIRED SETBACK AREA.
7. a. ALL HOME EXTERIORS SHALL BE CLAD ON ALL SIDES WITH BRICK, ARCHITECTURAL CONCRETE, STONE, STONE VENEER, STUCCO OR A COMBINATION OF THESE MATERIALS. BOXING CONSISTING OF FASCIA, SOFFIT, AND GUTTERS MAY USE ALUMINUM COIL AND VINYL PRODUCTS. ALL TRIM BOARDS INCLUDING CORNERS, UNDER BOXING FRIEZE BOARDS, GABLE ACCENTS AND COVERINGS, AND HORIZONTAL BEAM WRAPS SHALL CONSIST OF FIBER CEMENT PRODUCTS. SHUTTERS, EXTERIOR VENTS, CORBELS, BRACKETS, AND COLUMNS SHALL CONSIST OF FIBER CEMENT OR PVC PRODUCTS.
b. APPLICANT RESERVES THE RIGHT TO CONSTRUCT HOMES WITH A 5/12 ROOF PITCH IN AN EFFORT TO PROMOTE ENERGY EFFICIENCY AND GREEN HOME CONSTRUCTION.
8. THE DEVELOPER AGREES TO MAKE SIDEWALK IMPROVEMENTS TO SECTIONS OF WALTER NELSON ROAD AND LEBANON ROAD AS OUTLINED IN THE AGREEMENT BETWEEN MERITAGE HOMES OF THE CAROLINAS, INC. AND THE TOWN OF MINT HILL. THE AGREEMENT WILL BE FILED AS PART OF THE APPROVED CONDITIONAL ZONING. FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY UNDER THE APPROVED CONDITIONAL ZONING WILL BE SUBJECT TO THE TERMS OF THE AGREEMENT.
9. APPLICANT RESERVES RIGHT TO INCREASE LOT SIZES AND MAINTAIN MINIMUM SETBACKS DEPICTED ON THIS PLAN.
10. GRADING SHALL BE PERMITTED IN 25' PERIMETER BUFFER. SUPPLEMENTAL PLANTINGS SHALL MEET MINIMUM ORDINANCE REQUIREMENTS AT TIME OF APPROVAL AND SHALL BE PROVIDED IN AREAS WHERE GRADING OCCURS WITHIN BUFFER.

GENERAL NOTES

1. BASE INFORMATION PROVIDED BY MECKLENBURG COUNTY DATA AND SHOULD BE VERIFIED FOR ACCURACY.
2. ALL SITE PLAN, ZONING, AND WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AND FINAL VERIFICATION.

FLOODPLAIN INFORMATION

FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL 3710459100K EFFECTIVE DATE OF STUDY 02/19/2014.

STREAM/WETLAND INFORMATION

STREAM/WETLAND INFORMATION IS BASED ON PRELIMINARY INFORMATION PROVIDED TO ESP BY MECKLENBURG COUNTY GIS AND WETLANDS REPORT PROVIDED BY WETLANDS AND ENVIRONMENTAL PLANNING GROUP TITLED "WALTER NELSON PRELIMINARY MAP - WATERS OF THE U.S. - EXISTING CONDITIONS STUDY" DATED 2/22/2018. FOR PURPOSES OF PREPARATION OF THIS PLAN, ANY POTENTIAL WETLAND AREAS AND STREAM FEATURES DEPICTED ON THE PLAN ARE CONSIDERED TO BE PRELIMINARY IN NATURE AND APPROXIMATE IN LOCATION. THE PLAN WILL NEED TO BE REVISED ONCE ALL AGENCIES APPROVED ON-SITE WETLAND/STREAM AND APPROPRIATE JURISDICTIONAL BOUNDARIES ARE SURVEYED AND VERIFIED WITH ACCEPTABLE LEVELS OF ACCURACY.

ACCESS POINTS/DRIVEWAYS/STREETS

1. PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND NEED TO BE VERIFIED FOR ADEQUATE SIGHT DISTANCE.
2. ALL ROADWAY AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE TOWN OF MINT HILL. DEVELOPMENT AND SUBDIVISION ORDINANCES AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.

OPEN SPACE

OPEN SPACE AREAS ARE CONCEPTUAL AND PRELIMINARY. THE EXACT LOCATION OF THESE AREAS MAY CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL YIELD, PRODUCT ALLOCATION, AND AS OTHER SPATIALLY DEPENDENT PROJECT COMPONENTS SUCH AS DETENTION, WETLAND AREAS, UTILITY FEATURES, AND BUFFERS, (AS APPLICABLE) FOR THIS PROJECT ARE BETTER DEFINED.

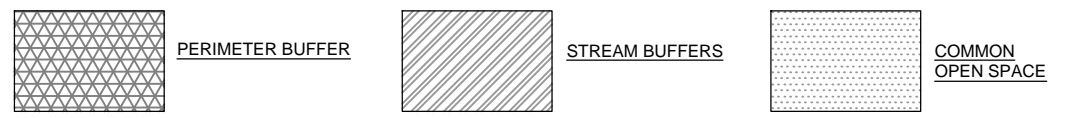
POTENTIAL STORMWATER QUALITY AREAS

LOCATION OF PROPOSED STORMWATER AREAS ARE CONCEPTUAL AND PRELIMINARY AND STILL NEED TO BE DETERMINED. THE EXACT SIZE AND LOCATION OF THESE AREAS WILL CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL LAYOUT, PRODUCT ALLOCATION, AND AS OTHER PROPOSED CHANGES TO THE PROJECT ARE BETTER DEFINED.

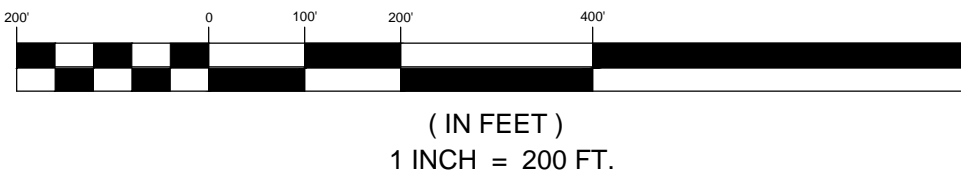
PUBLIC INFORMATION

ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS, PLANNING AND ZONING DEPARTMENTS.

LEGEND



GRAPHIC SCALE



ESP ASSOCIATES, INC.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1946 (NC)
803-802-2440 (SC)
www.esassociates.com

CONDITIONAL DISTRICT REZONING PLAN
(OVERALL - SHEET 1 OF 3)

HERON CREEK

TOWN OF MINT HILL, NC

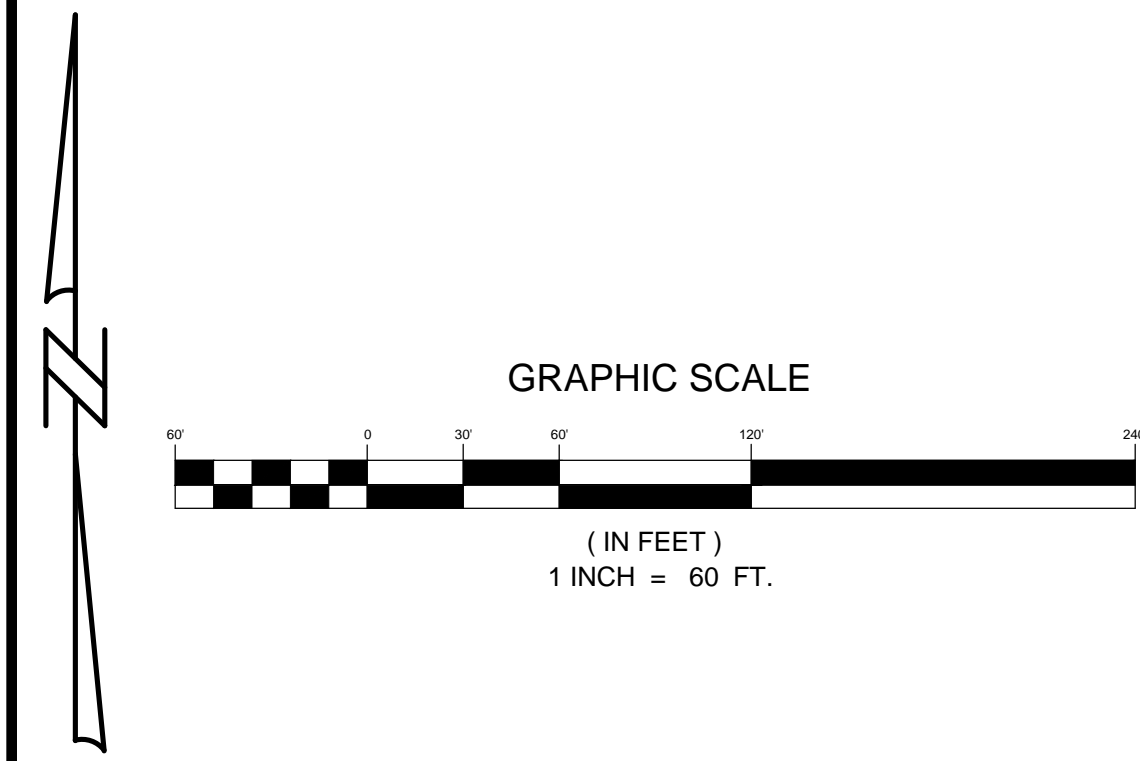
MERITAGE HOMES

PROJECT INFORMATION

PROJECT MANAGER:	AB
DESIGNED BY:	AB
DRAWN BY:	SH
PROJECT NUMBER:	GN45.100
ORIGINAL DATE:	7.12.18

SHEET:
1 OF 3

U:\2018 Projects\01GN45 - Water Nelson Road Site (Meritage)\Submittal Working Drawings\2018-10-11_Board of Commissioners\01GN45-COVER.dwg, SHEET 2, shayna



LEGEND

PERIMETER BUFFER

STREAM BUFFERS

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1949 (NC)
803-802-2440 (SC)
www.espasociates.com

CONDITIONAL DISTRICT REZONING PLAN
(SHEET 2 OF 3)

HERON CREEK

MERITAGE HOMES

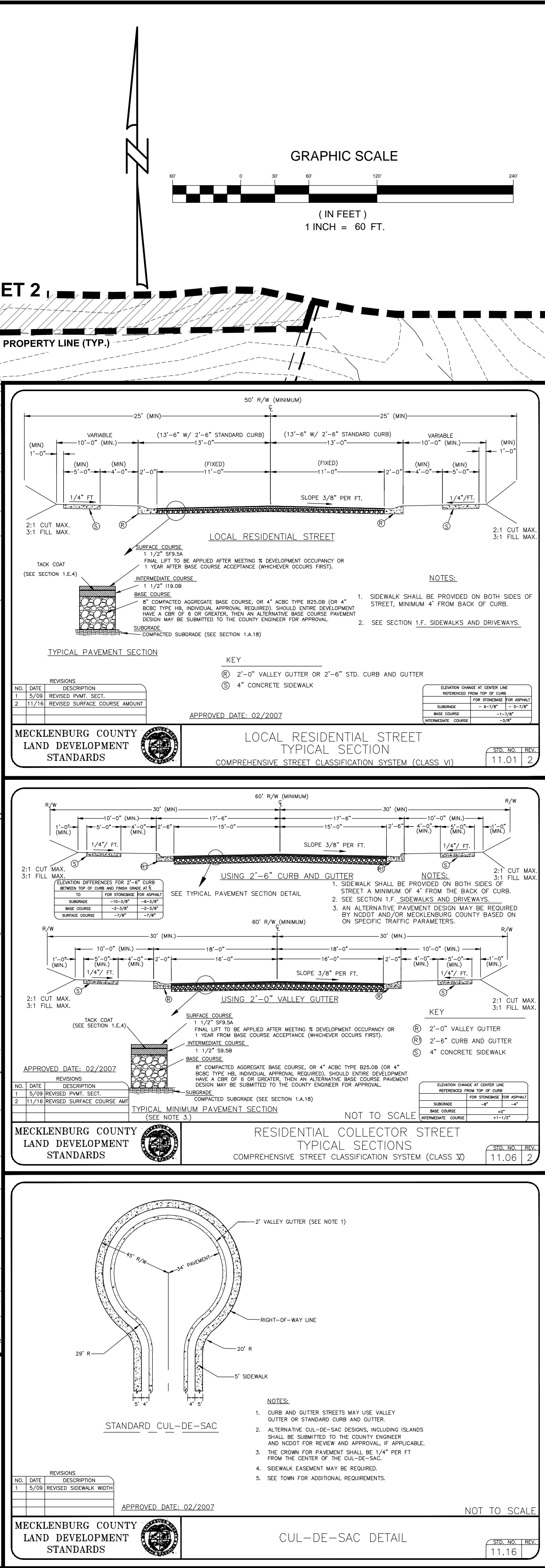
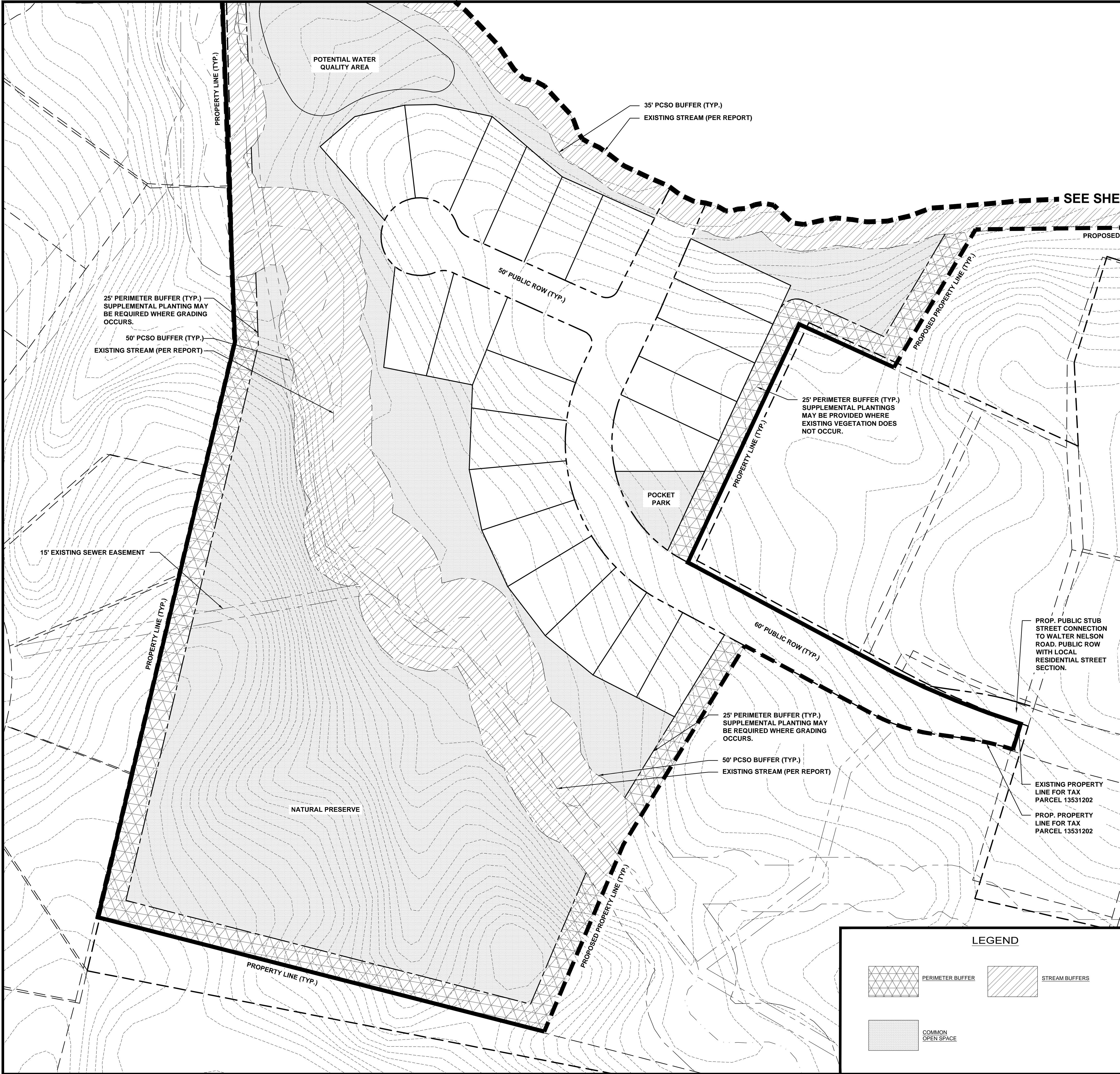
TOWN OF MINT HILL, NC

PROJECT INFORMATION

PROJECT MANAGER:	AB
DESIGNED BY:	AB
DRAWN BY:	SH
PROJECT NUMBER:	GN45.100
ORIGINAL DATE:	7.12.18
SHEET:	2 OF 3

NO.	DATE	REVISION	BY
1	10.8.18	Revised Conditional Notes	

U:\2018 Projects\G\GN46 - Walter Nelson Road Site (Merge)\S\summit Working Drawings\2018-10-11 Board of Commissioners\G\GN46-COVER.dwg, SHEET 3, shayana



ESP ASSOCIATES, INC.
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ESP

BY

DATE

REVISION

NO.

1

10.8.18

1

CONDITIONAL DISTRICT REZONING PLAN
(SHEET 3 OF 3)

HERON CREEK

MERITAGE HOMES

TOWN OF MINT HILL, NC

PROJECT INFORMATION

PROJECT MANAGER: AB

DESIGNED BY: AB

DRAWN BY: SH

PROJECT NUMBER: GN45.100

ORIGINAL DATE: 7.12.18

SHEET: 3 OF 3