

VICINITY MAP  
NOT TO SCALE

SITE NOTES:

- ALL SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- ROUNDOABOUT PLANS SHOWN WERE TAKING FROM 75% NCDOT PLANS AND MAY BE SUBJECT TO CHANGE.
- ROADWAY IMPROVEMENTS SHOWN OUTSIDE OF THE NCDOT PROPOSED ROUNDOABOUT PLANS WERE TAKEN FROM A TECHNICAL MEMORANDUM BY KIMLEY-HORN AND ASSOCIATES, INC. DATED NOVEMBER 6, 2015 BASED ON THEIR TRAFFIC ANALYSIS FOR THE SITE.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER NFIP F.I.R.M. MAP NUMBER 371045000J, EFFECTIVE DATE: MARCH 2, 2009.

GENERAL PROVISIONS:

- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS ZONING SITE PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE TOWN OF MINT HILL UNIFIED DEVELOPMENT ORDINANCE (UDO).
- THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK REQUIREMENTS SET FORTH ON THE ZONING SITE PLAN AND DEVELOPMENT STANDARDS. HOWEVER ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE ZONING SITE PLAN.
- PARKING LAYOUTS AND DRIVEWAYS FOR SURFACE PARKING MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATION. SIDEWALKS GENERALLY DEPICTED ON THE ZONING SITE PLAN ARE INTENDED TO REFLECT THE GENERAL PEDESTRIAN CIRCULATION FOR THE DEVELOPMENT BUT THE SPECIFIC LOCATIONS OF SUCH SIDEWALKS MAY BE SUBJECT TO VARIATIONS THAT DO NOT MATERIALLY CHANGE DESIGN INTENT GENERALLY DEPICTED ON THE ZONING SITE PLAN.
- THE TOTAL NUMBER OF PRINCIPAL STRUCTURES TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED TWO. A SINGLE PRINCIPAL STRUCTURE SHALL BE PERMISSIBLE PROVIDED IT DOES NOT EXCEED THE MAXIMUM GROSS FLOOR AREA ALLOWED. ACCESSORY BUILDINGS AND STRUCTURES LOCATION ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE.

PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:

- THE SITE MAY BE DEVELOPED WITH A RESTAURANT, COFFEE SHOP, MEDICAL USE, RETAIL USE, FINANCIAL INSTITUTION, AND ANY OTHER USE PERMITTED BY RIGHT IN THE GENERAL BUSINESS (B-G) DISTRICT WITH UP TO 8,000 SQUARE FEET OF TOTAL GROSS FLOOR AREA.
- USES WITH ACCESSORY DRIVE THROUGH WINDOWS SHALL BE ALLOWED ON THE SITE.

ACCESS NOTES

- SITE WILL HAVE ACCESS, AS GENERALLY DEPICTED ON THE ZONING SITE PLAN, TO IDLEWILD ROAD, MATTHEWS-MINT HILL ROAD, AND HOODS VILLAGE DRIVE.
- THE PETITIONER WILL DEDICATE IN FEE-SIMPLE TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) RIGHT OF WAY AS GENERALLY SHOWN ON THE ZONING SITE PLAN PENDING COMPENSATION TO BE DETERMINED AND AGREED UPON BY PETITIONER AND NCDOT. THIS RIGHT OF WAY DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING CONSTRUCTED ON THE SITE.
- THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY NCDOT, REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS OR AS REQUIRED FOR APPROVAL BY NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

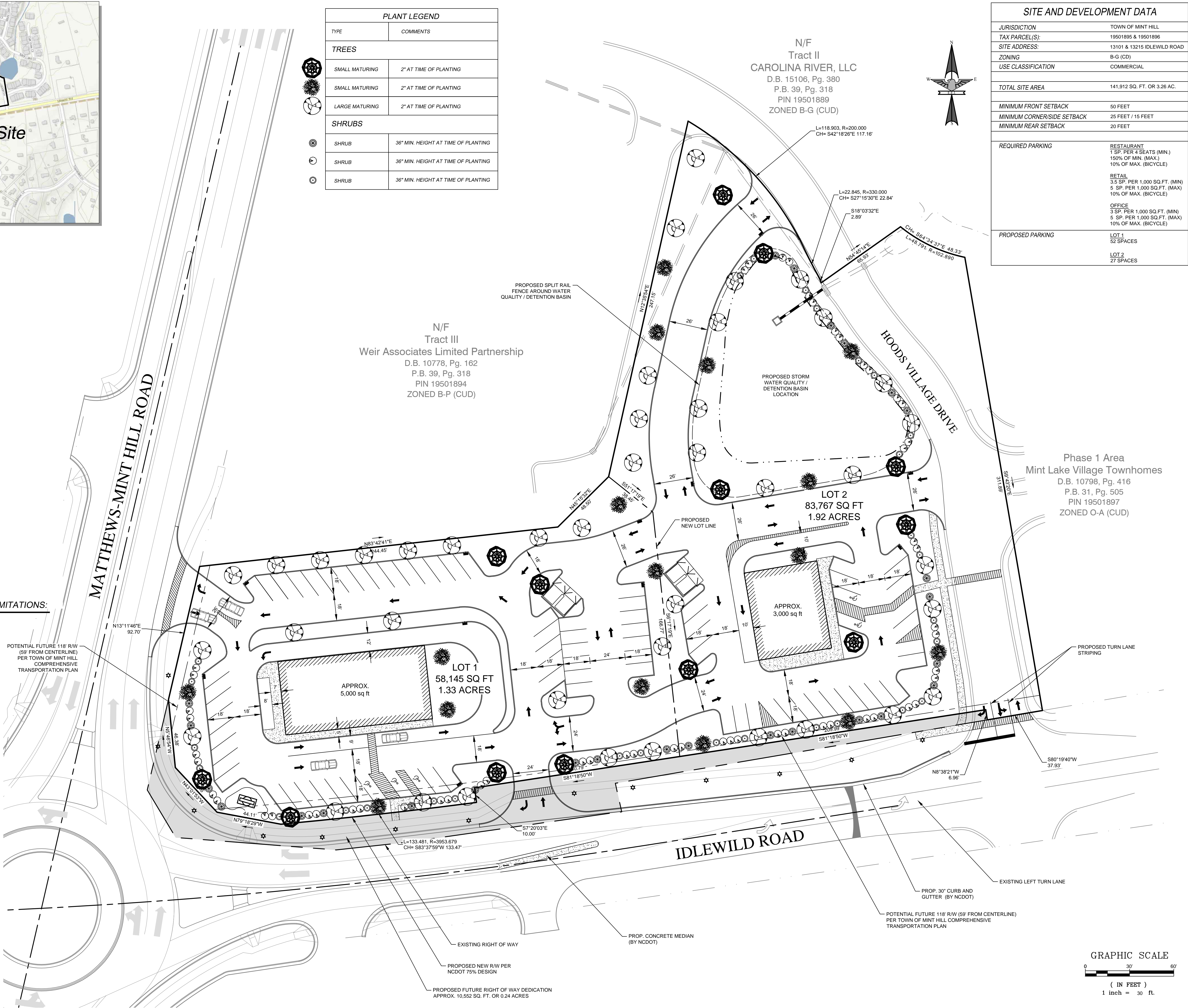
ARCHITECTURAL STANDARDS

- THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, METAL PANELS, AND/OR WOOD. ILLUSTRATIVE BUILDING ELEVATIONS HAVE BEEN INCLUDED AS PART OF THE ZONING SITE PLAN TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE. THE ACTUAL BUILDING CONSTRUCTED MAY VARY FROM THIS ILLUSTRATION AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED.

BRANDING & SIGNAGE

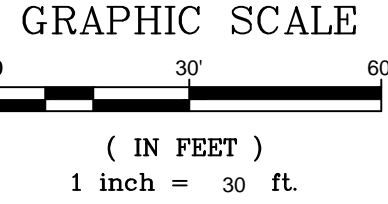
- NO ADDITIONAL RESTRICTIONS SHALL BE REQUIRED PERTAINING TO BRANDING AND SIGNAGE BEYOND WHAT IS REQUIRED IN THE TOWN OF MINT HILL UDO, PARTICULARLY SECTION 6.5.

PLANT LEGEND	
TYPE	COMMENTS
TREES	
SMALL MATURING	2" AT TIME OF PLANTING
SMALL MATURING	2" AT TIME OF PLANTING
LARGE MATURING	2" AT TIME OF PLANTING
SHRUBS	
SHRUB	36" MIN. HEIGHT AT TIME OF PLANTING
SHRUB	36" MIN. HEIGHT AT TIME OF PLANTING
SHRUB	36" MIN. HEIGHT AT TIME OF PLANTING



SITE AND DEVELOPMENT DATA	
JURISDICTION	TOWN OF MINT HILL
TAX PARCEL(S)	19501895 & 19501896
SITE ADDRESS	13101 & 13215 IDLEWILD ROAD
ZONING	B-G (CD)
USE CLASSIFICATION	COMMERCIAL
TOTAL SITE AREA	
141,912 SQ. FT. OR 3.26 AC.	
MINIMUM FRONT SETBACK	
50 FEET	
MINIMUM CORNER/SIDE SETBACK	
25 FEET / 15 FEET	
MINIMUM REAR SETBACK	
20 FEET	
REQUIRED PARKING	
RESTAURANT	
1 SP. PER 4 SEATS (MIN.)	
150% OF MIN. (MAX.)	
10% OF MAX. (BICYCLE)	
RETAIL	
3.5 SP. PER 1,000 SQ.FT. (MIN.)	
5 SP. PER 1,000 SQ.FT. (MAX.)	
10% OF MAX. (BICYCLE)	
OFFICE	
3 SP. PER 1,000 SQ.FT. (MIN.)	
5 SP. PER 1,000 SQ.FT. (MAX.)	
10% OF MAX. (BICYCLE)	
PROPOSED PARKING	
LOT 1	
52 SPACES	
LOT 2	
27 SPACES	

Phase 1 Area  
Mint Lake Village Townhomes  
D.B. 10798, Pg. 416  
P.B. 31, Pg. 505  
PIN 19501897  
ZONED O-A (CUD)



**E A G L E**  
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**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

NO.	DATE	BY	ISSUE

**SRE**  
**SAM'S REAL ESTATE**

**IDLEWILD ROAD AND**  
**MATTHEWS-MINT HILL ROAD**  
**MINT HILL, NC 28227**

**SAM'S REAL ESTATE**  
**7935 COUNCIL PLACE, SUITE 102**  
**MATTHEWS, NC 28105**

ZONING		CHECKED BY		JHR	
SITE PLAN		DRAWN BY		JOB NUMBER	
DESIGNED BY		JLR		DATE	
SCALE		AS SHOWN		06/06/16	
5280					

Sheet  
**RZ-1**