

VICINITY MAP  
NOT TO SCALE

**SITE NOTES:**

- ALL SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- ROUNDBOUT PLANS SHOWN WERE TAKEN FROM 75% NCDOT PLANS AND MAY BE SUBJECT TO CHANGE.
- ROADWAY IMPROVEMENTS SHOWN OUTSIDE OF THE NCDOT PROPOSED ROUNDBOUT PLANS WERE TAKEN FROM A TECHNICAL MEMORANDUM BY KIM 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 371049000J, EFFECTIVE DATE: MARCH 2, 2009.

**GENERAL PROVISIONS:**

- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS ZONING 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 8.5.2D AMENDMENT PROCEDURES FOR APPROVED CONDITIONAL DISTRICTS.
- 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.

**PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:**

- THE SITE MAY BE DEVELOPED WITH A QUICK SERVICE RESTAURANT WITH DRIVE THROUGH, SIT DOWN RESTAURANT WITH DRIVE THROUGH, BANK OR OTHER FINANCIAL INSTITUTION WITH DRIVE THROUGH, WIRELESS, HAIR, NAIL, TANNING, GYM, CHIROPRACTIC, DENTIST, MEDICAL OFFICE, URGENT CARE, DAY CARE FACILITY, OR GENERAL RETAIL 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 IDELVILD 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 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, WOOD, METAL PANELS, AND/OR WOOD. ILLUSTRATIVE BUILDING ELEVATIONS HAVE BEEN INCLUDED AS PART OF THE ZONING PLAN TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE.

**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.

**UNDISTURBED OPEN SPACE**

- COMPLY WITH 6.4.1 UNDISTURBED OPEN SPACE.
  - IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY SCREENING OR LANDSCAPING REQUIRED BY THIS ORDINANCE.
  - LARGE MATURING CANOPY TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF (2 1/2) INCHES IN CALIPER AND EIGHT (8) FEET IN HEIGHT AT PLANTING AND SMALL MATURING UNDESTROYED TREES SHALL BE MINIMUM OF TWO (2) INCHES IN CALIPER AND FIVE (5) FEET IN HEIGHT AT TIME OF PLANTING.

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

MATTHEWS-MINT HILL ROAD

N/F  
Tract III  
Weir Associates Limited Partnership  
D.B. 10778, Pg. 162  
P.B. 39, Pg. 318  
PIN 19501894  
ZONED B-P (CUD)

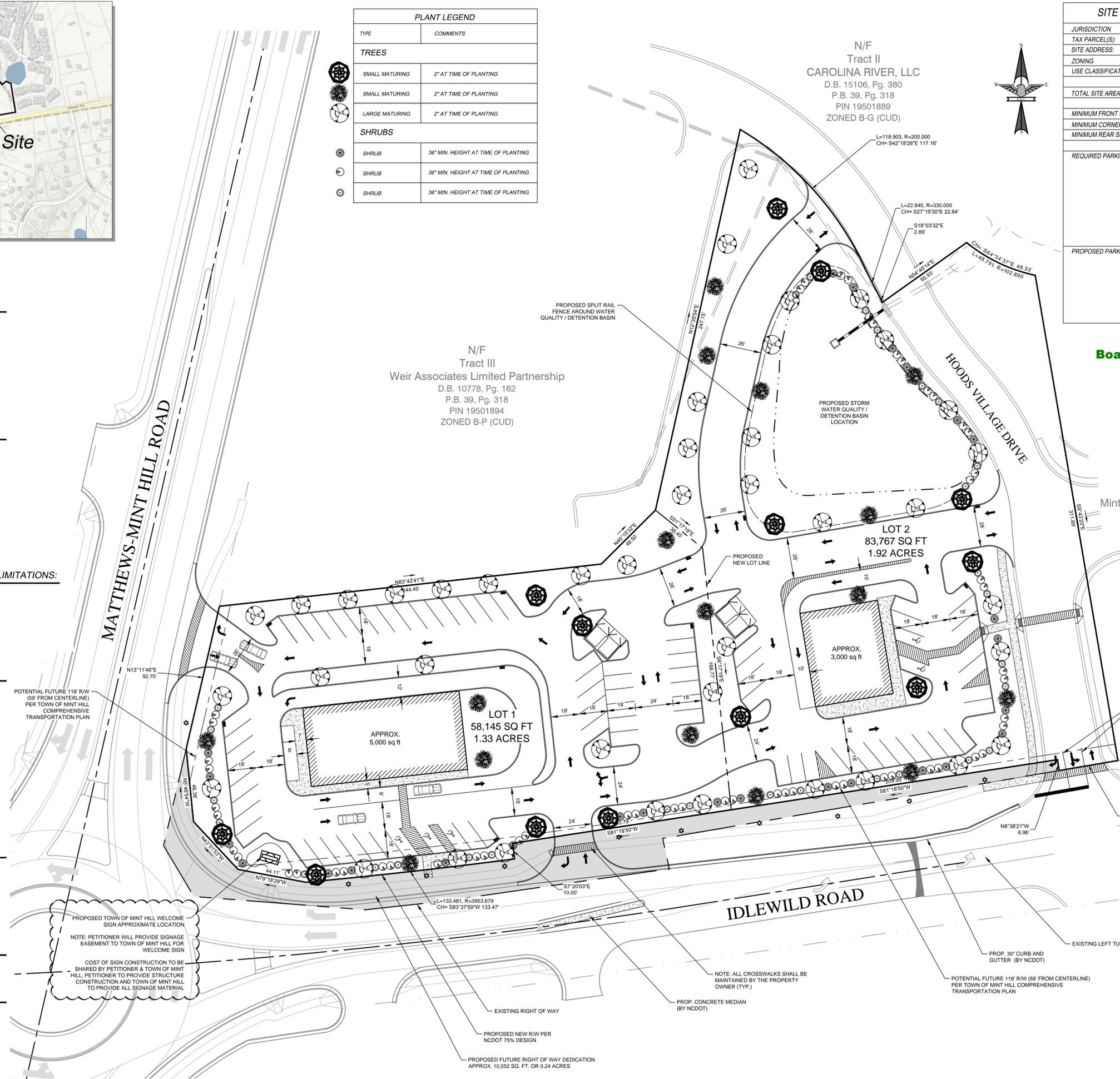
N/F  
Tract II  
CAROLINA RIVER, LLC  
D.B. 15106, Pg. 380  
P.B. 39, Pg. 318  
PIN 19501889  
ZONED B-G (CUD)



SITE AND DEVELOPMENT DATA	
JURISDICTION	TOWN OF MINT HILL
TAX PARCEL(S)	19501895 & 19501896
SITE ADDRESS	13101 & 13215 IDELVILD ROAD
ZONING	B-G (CUD)
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 35 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 (ASSUMES 140 SEAT RESTAURANT, 1404 + 35 SPACES (MIN.) & 53 SPACES (MAX.))
	LOT 2 27 SPACES (ASSUMES 72 SEAT COFFEE SHOP, 724 + 18 SPACES (MIN.) & 27 SPACES (MAX.))

**Approved By**  
**Board of Commissioners**  
AUGUST 18, 2016

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



**ENGINEERING**  
P.O. BOX 551  
Alpharetta, GA 30009  
2013A Van Riemer Avenue  
Indian Trail, NC 28079  
(704) 882-2222  
www.eagleonline.net

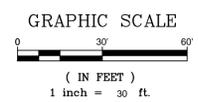
**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

NO.	DATE	BY	ISSUE
1.	07/15/16	JLR	ADDRESS TOWN OF MINT HILL STAFF NOTE ADDED REGARDING TOWN OF MINT HILL SIGN PER ZONING APPROVAL CONDITION
2.	09/29/16	JLR	

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



Sheet  
**RZ-1**