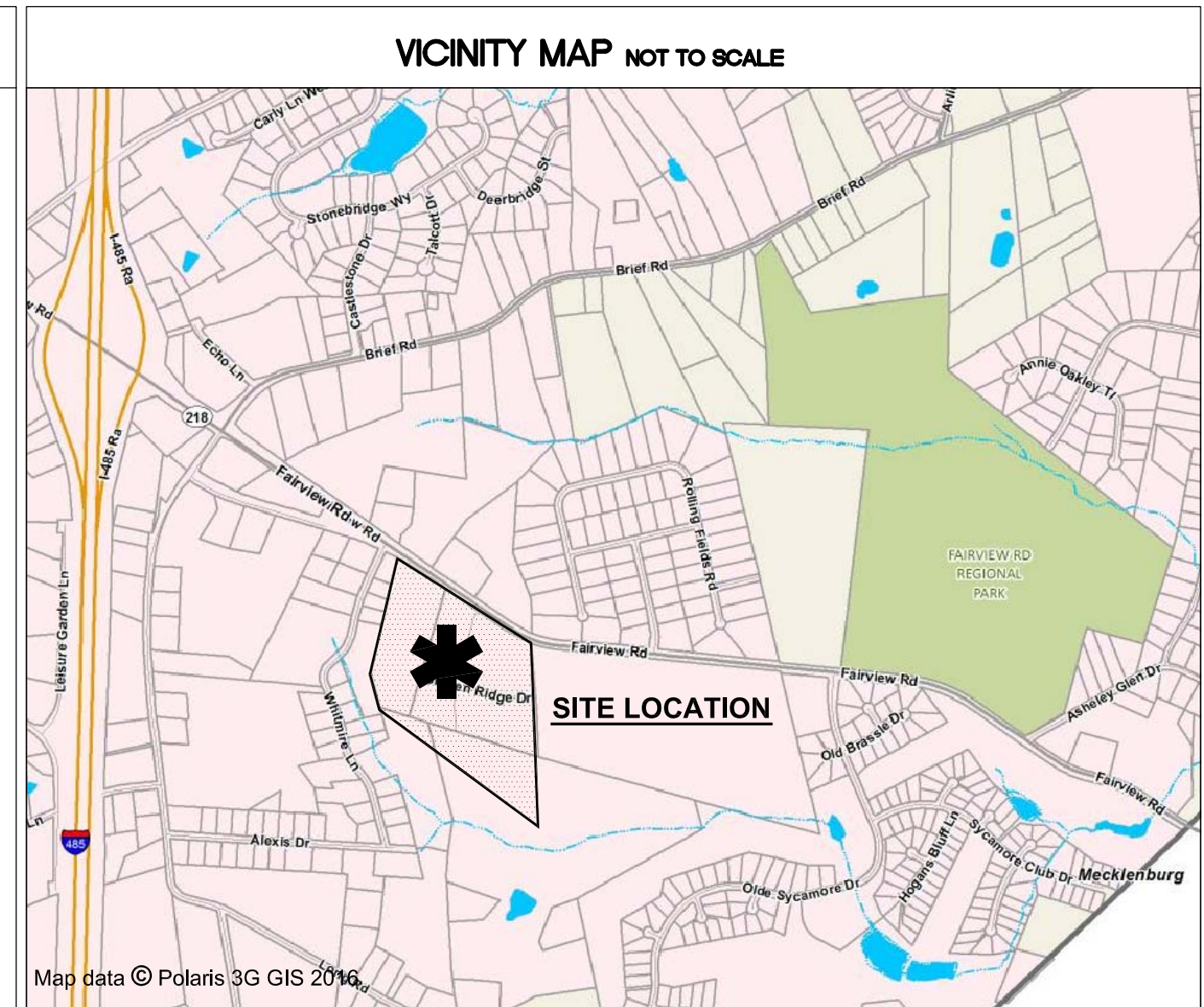


CONDITIONAL NOTES AND STANDARDS:		
GENERAL PROVISIONS 1. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE TOWN OF MINT HILL UNIFIED DEVELOPMENT ORDINANCE (UDO). 2. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE 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.  ACCESS NOTES: 1. SITE WILL HAVE ACCESS, AS GENERALLY DEPICTED ON THE ZONING SITE PLAN. 2. 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. 3. 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 TOWN OF MINT HILL / MCKENNA COUNTY IN ACCORDANCE WITH PUBLISHED STANDARDS.	4. THE SITE WILL HAVE ACCESS VIA TWO DRIVEWAYS OFF FAIRVIEW ROAD. THE DRIVEWAYS WILL BE TWO-WAY DRIVE WITH A ONE-WAY IN/ AND RIGHT AND LEFT ON/ OFF FAIRVIEW ROAD IN THE LOCATION AS GENERALLY IDENTIFIED ON THE SITE PLAN. 5. PETITIONER ACKNOWLEDGES THAT IMPROVEMENTS TO FAIRVIEW ROAD MAY BE NEEDED TO ACCOMMODATE INGRESS AND EGRESS MOVEMENTS TO THE SITE. THE EXACT CONFIGURATION AND LOCATION OF THE IMPROVEMENTS WILL BE DETERMINED BY NCDOT DURING THE PERMITTING PHASE.  LANDSCAPE AREAS, TREES AND SCREENING 1. SCREENING AND LANDSCAPED AREAS OF THIS SITE SHALL ADHERE TO THE STANDARDS AND SPECIFICATIONS SET FORTH IN OF THE TOWN OF MINT HILL'S UNIFIED DEVELOPMENT ORDINANCE. 2. SOLID WASTE WILL BE HANDLED THROUGH ON SITE DUMPSTER; DUMPSTER AND SERVICE AREAS WILL BE SCREENED FROM FAIRVIEW ROAD AND FROM ADJACENT PROPERTIES. 3. ALL LANDSCAPING, INCLUDING STREET TREES WITHIN THE PROPERTY BOUNDARIES, SHALL BE MAINTAINED BY THE PROPERTY OWNER.  SETBACKS, SIDE YARDS, AND REAR YARDS 1. ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD	REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE RESIDENTIAL DISTRICT. 2. PARKING SPACES AND STORMWATER RETENTION AREAS MAY NOT BE INSTALLED WITHIN SETBACK AREAS. 3. CONSTRUCTION OF SIDE WALKS WILL BE DONE WHEN HWY 218 IMPROVEMENTS ARE COMPLETED.  ARCHITECTURAL STANDARDS 1. BUILDINGS SHALL COMPLY WITH SECTION 7.2.15  PARKING 1. ALL OFF-STREET PARKING WILL, AT A MINIMUM, SATISFY THE STANDARDS ESTABLISHED UNDER THE ORDINANCE. 2. NO PARKING AREAS MAY BE CONSTRUCTED WITHIN BUFFER AREAS, SETBACK AREAS, SIDE YARD OR REAR YARDS, OR WITHIN ANY FLOODWAY FRINGE AREA. 3. ALL NEW PARKING AREAS WILL BE SCREENED AS REQUIRED BY THE ORDINANCE. 4. SIDEWALK ON FAIRVIEW WILL BE COMPLETED WHEN IMPROVEMENTS TO FAIRVIEW ROAD ARE COMPLETED.  LIGHTING 1. ALL LIGHTING FOR SITE AND ATHLETIC FIELDS MUST BE SHIELDED AND MEET THE REQUIREMENTS OF SECTION 6.9.8 (OUTDOOR LIGHTING). LIGHTS ON ATHLETIC FIELDS MUST BE EXTINGUISHED BY 10:00 PM.



Approved By  
Board of Commissioners  
9/08/2016

PROPOSED PHASE ONE DEVELOPMENT TO INCLUDE:  
• HWY 218 IMPROVEMENTS AS REQUIRED BY NCDOT  
• ASPHALT DRIVEWAY  
• ASPHALT PARKING - 45 SPACES  
• TEMPORARY OVERFLOW GRASS PARKING - +/- 100 SPACES  
• OPEN GRASSED RECREATION AREA  
• OPEN AIR PAVILION AND PATIO  
  
REMAINDER OF DEVELOPMENT TO BE COMPLETED IN FUTURE PHASING.

EXISTING WOODED AREA AND PROPOSED NATURAL AREA TO MEET SCREENING REQUIREMENTS OF SECTION 6.4.2 OF THE ORDINANCE. SUPPLEMENTAL PLANTING WILL BE PROVIDED AT THE DIRECTION OF THE ADMINISTRATOR IF REQUIRED.

PROPOSED REQUIRED NATURAL AREA 4.5 ACRES (15% OF TOTAL SITE) REQUIRED  
THIS AREA REPRESENTS 1.0 ACRES

PROPOSED REQUIRED NATURAL AREA 4.68 ACRES (15% OF TOTAL SITE) REQUIRED  
THIS AREA REPRESENTS 1.18 ACRES

PROPOSED STORM WATER BMP FACILITY AREA APPROX. 48,300 SF/1.01 ACRES INCLUDES TWO SAND FILTERS

PROPOSED NATURAL AREA TO MEET SCREENING REQUIREMENTS OF SECTION 6.4.2 OF THE ORDINANCE. SUPPLEMENTAL PLANTING WILL BE PROVIDED AT THE DIRECTION OF THE ADMINISTRATOR IF REQUIRED.

# ST. LUKE CATHOLIC CHURCH - ZONING PLAN

Mint Hill, NC 28227