



LOT 4B  
MAP BOOK 51  
PAGE 812  
ZONING: B-G DO-B (CD)

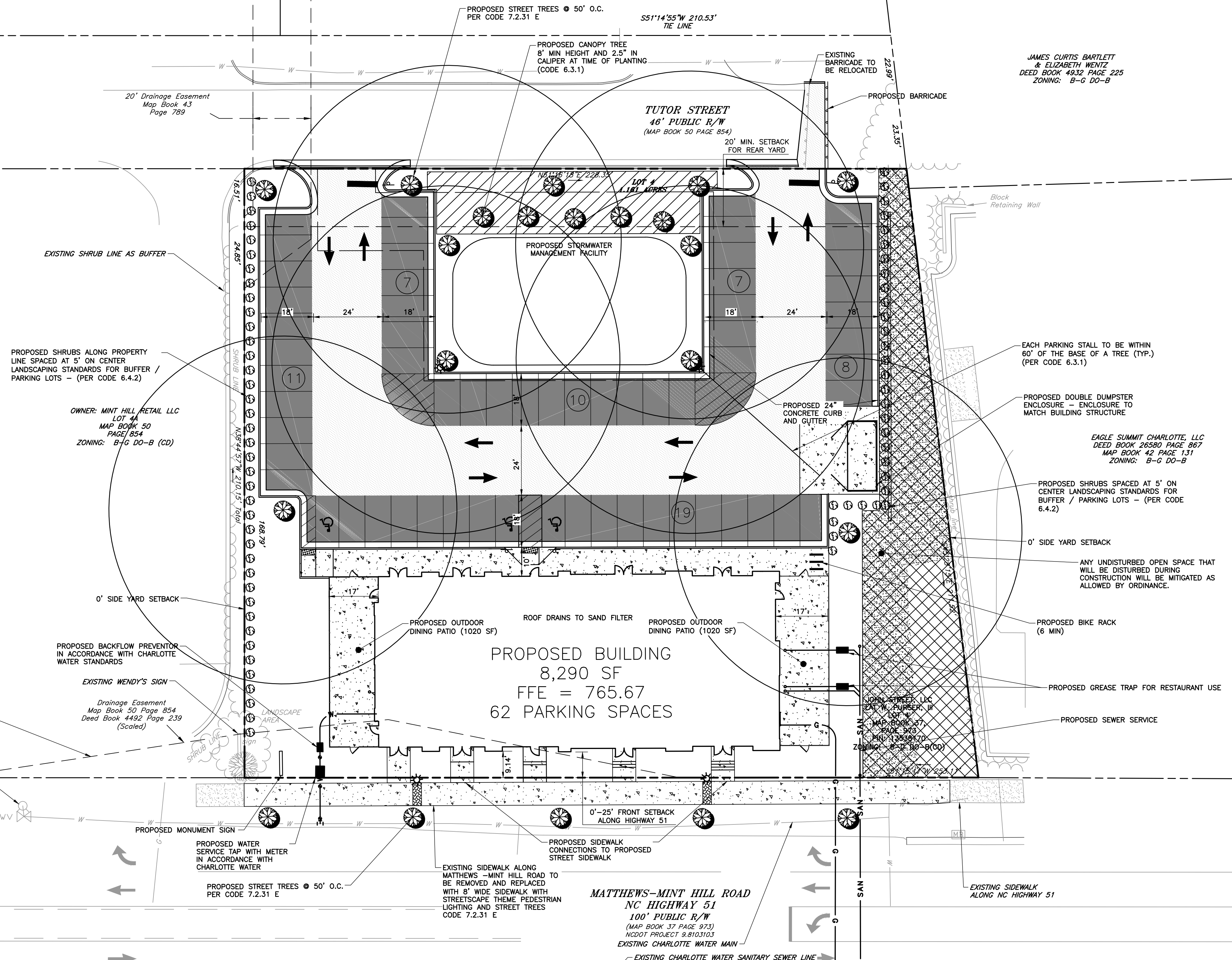
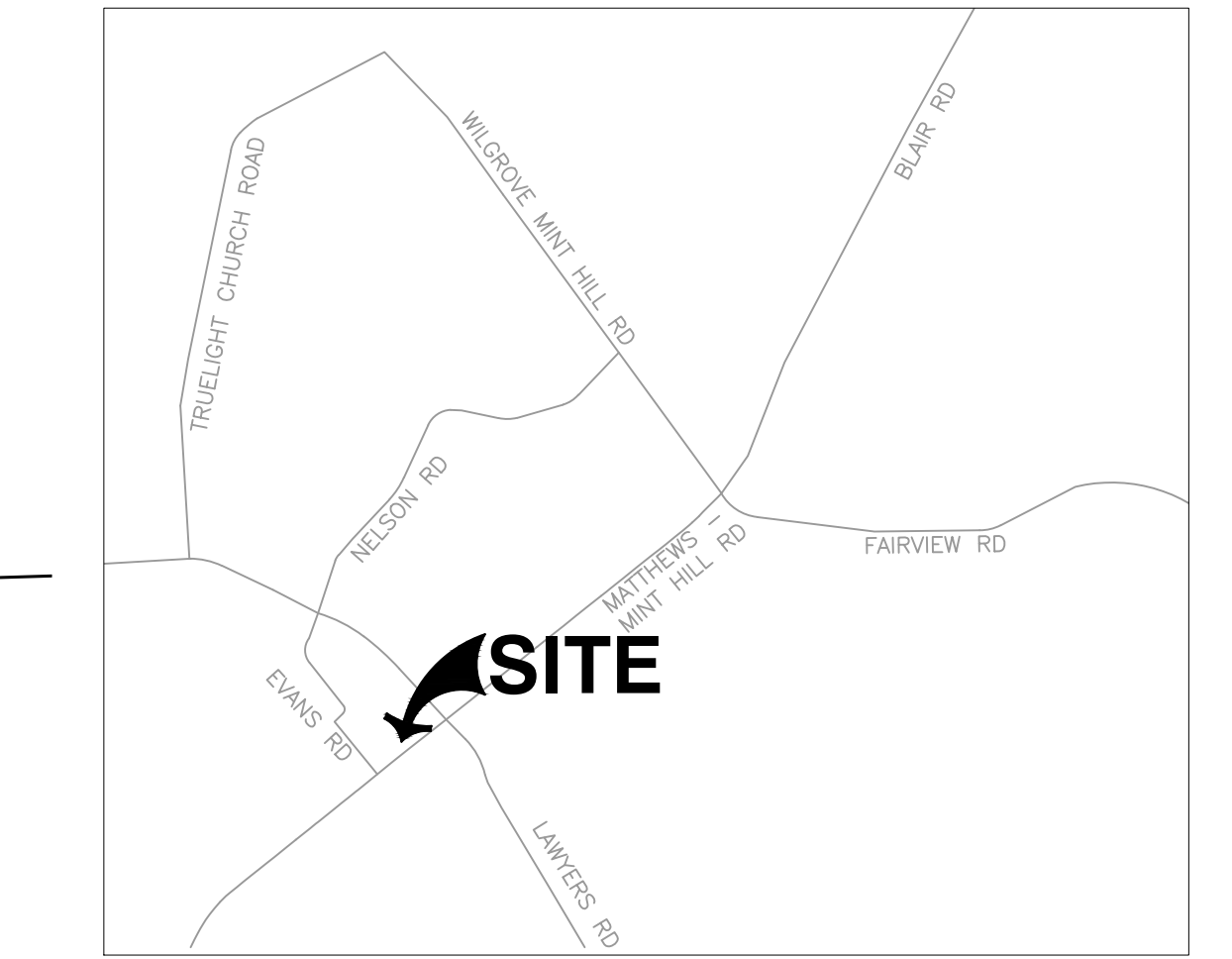
FHG CONSTRUCTION LLC  
LOT 4C  
MAP BOOK 51  
PAGE 812  
ZONING: B-G DO-B (CD)

Approved By  
Board of Commissioners  
JUNE 8, 2017

REVISION RECORD		DESCRIPTION
NO	DATE	

SUBMITTAL RECORD		DESCRIPTION
NO	DATE	



**BUILT UPON AREA CALCULATION:**  
TOTAL IMPERVIOUS AREA: 0.734 ACRES  
TOTAL PROPERTY AREA: 1.16 ACRES  
BUILT UPON AREA: 63.28%

**LEGEND:**  
 [Cross-hatch pattern] UNDISTURBED OPEN SPACE = 0.117 AC (10% OF PROJECT AREA PER CODE 6.8.4)  
 [Diagonal lines] DISTURBED OPEN SPACE DURING CONSTRUCTION = 0.087 AC  
 [Horizontal lines] MITIGATED OPEN SPACE = 0.044 AC (36 TREES / ACRES, PER CODE 6.8.4)

**PARKING REQUIREMENTS:**  
4000 SF RESTAURANT (150 SEATS): 1 SPACE / 4 SEATS = 38  
4280 SF RETAIL (3.5 SPACES / 1000 SF) = 15 SPACES  
TOTAL REQUIRED: 53 SPACES  
TOTAL BICYCLE: 10% OF AUTO = 6 BICYCLE SPACES

**PARKING PROVIDED:**  
TOTAL SPACES PROVIDED: 62  
HANDICAP SPACES: 3  
TOTAL BICYCLE SPACES: 6

**LIGHTING REQUIREMENTS:**  
LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH THE DOWNTOWN CODE

**NOTES:**  
ALL ROOFTOP EQUIPMENT, UTILITY BOXES, TRANSFORMERS, METERS, AND SIMILAR STRUCTURES MUST BE SCREENED FROM PUBLIC VIEW. THE ROOFTOP EQUIPMENT SHALL BE SCREENED IN BUILDING MATERIAL THAT MATCHES THE STRUCTURE OR IS VISUALLY COMPATIBLE WITH THE STRUCTURE. METERS SHALL NOT BE LOCATED ON THE BUILDING ELEVATION FACING MATTHEWS-MINT HILL ROAD NOR SHOULD THE METERS BE INSTALLED IN THE YARD AREA BETWEEN BUILDING AND SAID ROAD.

THE MINT HILL COMPREHENSIVE TRANSPORTATION PLAN INDICATES A FUTURE 118' RIGHT OF WAY FOR MATTHEWS-MINT HILL ROAD.

**LEGEND**

PROPERTY LINE	---
EXISTING CONCRETE	[Stippled pattern]
PROPOSED CONCRETE	[Cross-hatch pattern]
PROPOSED BUILDING	[Solid grey]
PROPOSED PAVEMENT	[Diagonal lines]

**CEC** NCBELS #C-3035  
**Civil & Environmental Consultants, Inc.**  
 1900 Center Park Drive - Suite A - Charlotte, NC 28217  
 Ph: 980.237.0373 - Fax: 980.237.0372  
 www.cecinc.com

**WHITE HORN, LLC**  
**BRIGHTON SQUARE**  
**MECKLENBURG COUNTY**  
**MINT HILL, NORTH CAROLINA**

DRAWN BY: BDL CHECKED BY: EPM APPROVED BY: SWW  
 DATE: JUNE 1, 2017 DWG SCALE: PROJECT NO: 164-080

**ZONING PLAN** SHEET 1 OF 1  
**C200**

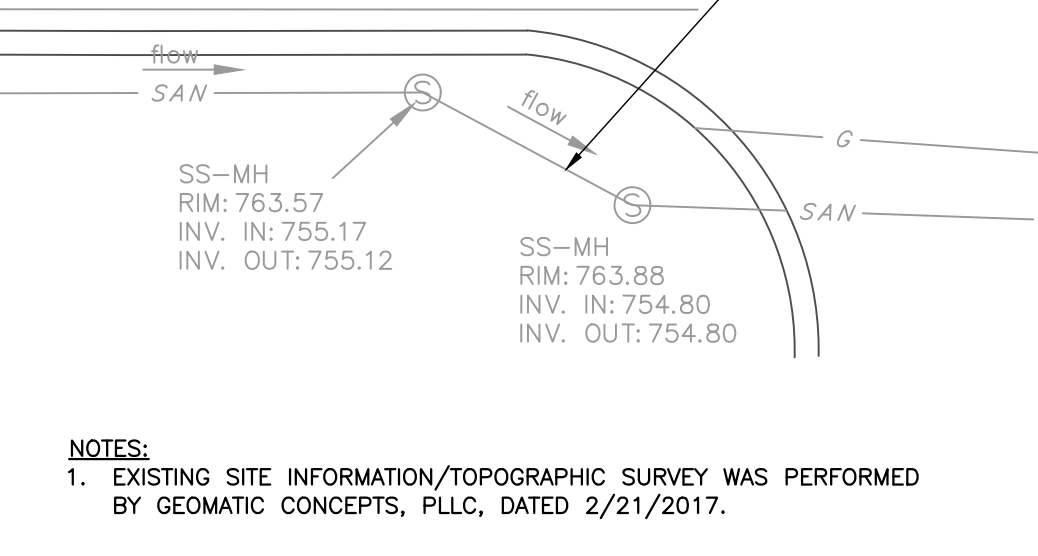
**ENGINEER:**  
 CIVIL AND ENVIRONMENTAL CONSULTANTS INC.  
 CONTACT: SHAD WALTERS, PE  
 ADDRESS: 1900 CENTER PARK DRIVE SUITE A, CHARLOTTE, NC 28217  
 PHONE: (980) 237-0373  
 EMAIL: SWALTERS@CECINC.COM

**ARCHITECT:**  
 ADAMS ARCHITECTURES  
 CONTACT: NATHAN E. MORGAN  
 PHONE: (704) 664-1311  
 ADDRESS: 126 N. MAIN STREET MOORESVILLE, NC 28115

**DEVELOPER INFORMATION:**  
 HALSTEAD CONTRACTORS, LLC  
 CONTACT: JIM LIVESY  
 ADDRESS: P.O. BOX 230817, MONTGOMERY, AL 36123

**PROPERTY INFORMATION:**  
 OWNER: JOHN STREET, LLC  
 LAT W. PURSER, III  
 PARCEL: LOT 4  
 MB 37, PG 973  
 PIN: 13538170  
 ZONING: B-G DO-B(CD)  
 PCO DISTRICT: CATAWBA  
 FEMA FIRM MAP: ZONE X PER FEMA FIRM MAP #3710550200K DATED FEBRUARY 19, 2014  
 (ZONE X = AREAS OUTSIDE THE 1-PERCENT AND 0.2-PERCENT ANNUAL CHANCE FLOODPLAINS)  
 THIS PARCEL DOES NOT LIE WITHIN DESIGNATED FLOODPLAIN

**SETBACKS:**  
 FRONT 0' - 25' MAX ALONG MATTHEWS / MINT HILL ROAD  
 SIDE: 0'  
 REAR: 20'



**EXCEPTIONS:**

- THE DEVELOPER RESPECTFULLY REQUESTS AN EXCEPTION TO THE ZONING CODE TO PROVIDE PAYMENT-IN-LIEU FOR THE INSTALLATION OF CURB & GUTTER ALONG MATTHEWS-MINT HILL ROAD. THIS REQUEST FOR EXCEPTION IS TWO FOLD: NCDOT HAS SCHEDULED THEIR ROAD IMPROVEMENT PROJECT FOR MATTHEWS-MINT HILL ROAD FOR 2025 WHICH WILL INCLUDE CURB & GUTTER FOR THIS SITE, AND THE TWO PARCELS IMMEDIATELY ADJACENT TO THE SOUTHWEST OF THE SITE DO NOT HAVE CURB & GUTTER INSTALLED.
- THE DEVELOPER RESPECTFULLY REQUESTS AN EXCEPTION TO SECTION 6.5.6 OF THE ZONING CODE, SUCH THAT, IT WOULD BE PERMITTED TO INSTALL A SIGN ON EACH SIDE ELEVATION OF THE BUILDING. WITH THE SIDE ELEVATIONS BEING THOSE THAT DO NOT FACE MATTHEWS-MINT HILL ROAD OR TUTOR STREET. SUCH SIDE ELEVATION SIGN WOULD BE IN ADDITION TO THE FRONT AND REAR SIGN PERMITTED BY THE ZONING CODE AND WOULD IN NO EVENT EXCEED THIRTY FIVE (35) SQUARE FEET IN SIZE PER EACH SIDE.



PRELIMINARY

A:\2016\164-080\000\DWG\Shaded\DEVELOPMENT PLAN.dwg(2/20) LS/R/1/2017 - emma/shy - LP: 8/2/2017 5:00 PM