

Typical Lot Details

NOT TO SCALE

55' x 120' Lot

Setbacks
 F: 20'
 S: 5'18"
 R: 20'

55' x 120' Lot

Setbacks
 F: 20'
 S: 6.5'
 R: 20'

60' x 120' Lot

Setbacks
 F: 20'
 S: 6.5'
 R: 20'

60' x 140' Lot

Setbacks
 F: 20'
 S: 6.5'
 R: 20'

Note: 1. Side corner setbacks to be 10'
 2. Minimum Side Yard to be 5'
 3. Applicant Reserves Right to Increase Lot Sizes and Maintain Minimum Setbacks Dependent on Zoning Plan.

A



Topographic map of the study area. The map shows contour lines indicating elevation. A road labeled 'ROCKY RIDGE DRIVE' runs diagonally across the lower portion of the map. A circular feature, likely a pond or a specific land use, is located in the upper left quadrant. A legend in the top left corner defines symbols for 'R BUFFER (TYP.)', 'AL PLANTINGS', and 'TED WHERE DETENTION DOES'.

TAX PARCELS:	13931619, 13906101, 13901402 & portion of 13901401
TOTAL ACREAGE:	± 125.46 ACRES (PER GIS)
LOCATION:	
EXISTING:	TOWN OF MINT HILL, NC
PROPOSED:	TOWN OF MINT HILL, NC
ZONING:	
EXISTING:	R
PROPOSED:	R(CLUSTER) CD
TOTAL LOTS:	Up to 247 LOTS
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL & AMENITIES
PROPOSED LOT STANDARDS:	
MINIMUM LOT SIZE:	6,600 SQUARE FEET
MINIMUM LOT WIDTH:	55'
MINIMUM LOT DEPTH:	120'
FRONT SETBACK:	20'
SIDE SETBACK:	MIN. 5', AGGREGATE 13'
REAR SETBACK:	20'
OPEN SPACE:	
REQUIRED:	± 31.4 ACRES (25%)*
PROPOSED:	± 31.4 ACRES (25%)
<p>*NOTE: OPEN SPACE CALCULATION INCLUDES- STREAM BUFFERS, WATER QUALITY AREAS, COMMON OPEN SPACE, AND UP TO 90% OF THE OVERALL FLOODPLAIN AND PERMITTER BUFFER ACREAGE (PER THE TOWN OF MINT HILL UDO); LAND LOCATED WITHIN THE FLOODWAY CANNOT BE COUNTED TOWARDS REQUIRED OPEN SPACE.</p>	
DENSITY:	Up to 2.0 DU/AC

- SPECIALIZED USES:**
- 1. SINGLE FAMILY HOMES AND ACCESSORY STRUCTURES
 - 2. COMMUNITY RECREATION AREAS
 - 3. ACTIVE AND PASSIVE OPEN SPACES
 - 4. 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 2.0 DU/AC. MINIMUM LOT STANDARDS, AND ALLOWED USES IN THIS RESIDENTIAL CLUSTER, 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 ZONING PLAN. ADJUSTMENTS TO THIS LAYOUT MAY BE MADE DURING PRELIMINARY PLAT AND CONSTRUCTION DOCUMENT PHASES OF DESIGN AS MAY BE NEEDED TO ACCOMMODATE SITE FEATURES, REVIEW STAFF COMMENTS, AND FINAL ENGINEERING CONSTRAINTS.
 5. ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO 24" INTO THE REQUIRED SETBACK AREA.
 6. THE BUILDING MATERIALS USED ON THE PRINCIPLE BUILDINGS SHALL CONSIST OF BRICK ON FOUR SIDES. ACCENTS OF STONE AND STUCCO ARE ACCEPTABLE. GABLES, DORMERS AND AND OTHER FEATURES TO CONSIST OF OTHER MATERIALS. EAVES PERMITTED TO BE VINYL AND/OR HARDY PLANK.
 7. PETITIONER TO CONSTRUCT 5' WIDE SIDEWALK ALONG BARTLETT ROAD AND FAIRVIEW ROAD PROJECT SITE FRONTAGE.
 8. IF ACQUISITION RIGHT OF WAY IS AVAILABLE, 5' WIDE SIDEWALK TO BE CONSTRUCTED WITHIN THE EXISTING RIGHT OF WAY.
 - A. ALONG BARTLETT ROAD UP TO THE I-485 OVERPASS BRIDGE ADJACENT TO TAX PARCEL 13906102.
 - B. ALONG FAIRVIEW ROAD TO CONNECT TO THE EXISTING SIDEWALK NEAR JEFFERSON COLONY ROAD ADJACENT TO TAX PARCELS 13901403 & 13901404.
 9. NO CONSTRUCTION TRAFFIC SHALL BE PERMITTED ON JEFFERSON COLONY ROAD (SEC. 28-149, - PROHIBITED).
 10. APPLICANT AGREES TO FUND THE PURCHASE OF UP TO SIX (6) STREET LIGHTS FROM DUKE ENERGY FOR THE JEFFERSON COLONY NEIGHBORHOOD. THE COST OF INSTALLATION, COORDINATION AND SECURING EASEMENTS, AND THE OPERATIONAL EXPENSES ASSOCIATED WITH STREET LIGHTS TO BE PROVIDED BY OTHERS.
 11. UPON BEING PROVIDED AN EASEMENT FOR CONSTRUCTION OF AN ENTRANCE MONUMENT, THE APPLICANT AGREES TO INSTALL ONE (1) ENTRY MONUMENT FOR THE JEFFERSON COLONY NEIGHBORHOOD NOT TO EXCEED \$10,000. EASEMENT TO BE COORDINATED, SECURED AND PROVIDED BY OTHERS.
 12. APPLICANT AGREES TO INSTALL ONE (1) MASONRY MONUMENT COLUMN ON STATESMAN DRIVE.
 13. APPLICANT AGREES TO INSTALL ONE (1) MASONRY MONUMENT COLUMN ON LIBERTY HILL DRIVE.
 14. APPLICANT RESERVES RIGHT TO INCREASE LOT SIZES AND MAINTAIN MINIMUM SETBACKS DEPICTED ON ZONING PLAN.
 15. THREE (3) CAR COURTYARD STYLE GARAGES SHALL BE PERMITTED. LOTS UTILIZING COURTYARD STYLE GARAGES EXTENDING PAST THE PRIMARY PLANE OF THE HOUSE SHALL BE EXEMPT FROM SECTION 7.3.38(5) OF THE UNIFIED DEVELOPMENT ORDINANCE.
- GENERAL NOTES**

FLOODPLAIN INFORMATION
FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL 3710551200K EFFECTIVE DATE OF STUDY 02/19/2014.

STREAM/WETLAND INFORMATION IS BASED ON PRELIMINARY INFORMATION PROVIDED TO ESP BY "JURISDICTIONAL DELINEATION REPORT - CADENCE SITE" PREPARED BY CAROLINA WETLAND SERVICES, DATED DECEMBER 5, 2017. FOR PURPOSES OF PREPARATION OF THIS ZONING 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.





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 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.

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. LAYOUT AND UNIT COUNT SUBJECT TO CHANGE BASED ON FINAL DESIGN OF STORMWATER AREAS.

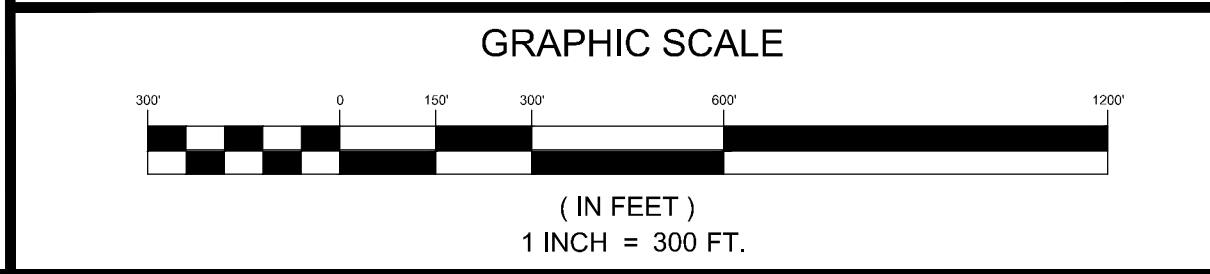
ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS, PLANNING AND ZONING DEPARTMENTS.

LEGEND

	<u>PERIMETER BUFFER</u>		<u>STREAM BUFFERS</u>
	<u>COMMON OPEN SPACE</u>		<u>WETLANDS</u>

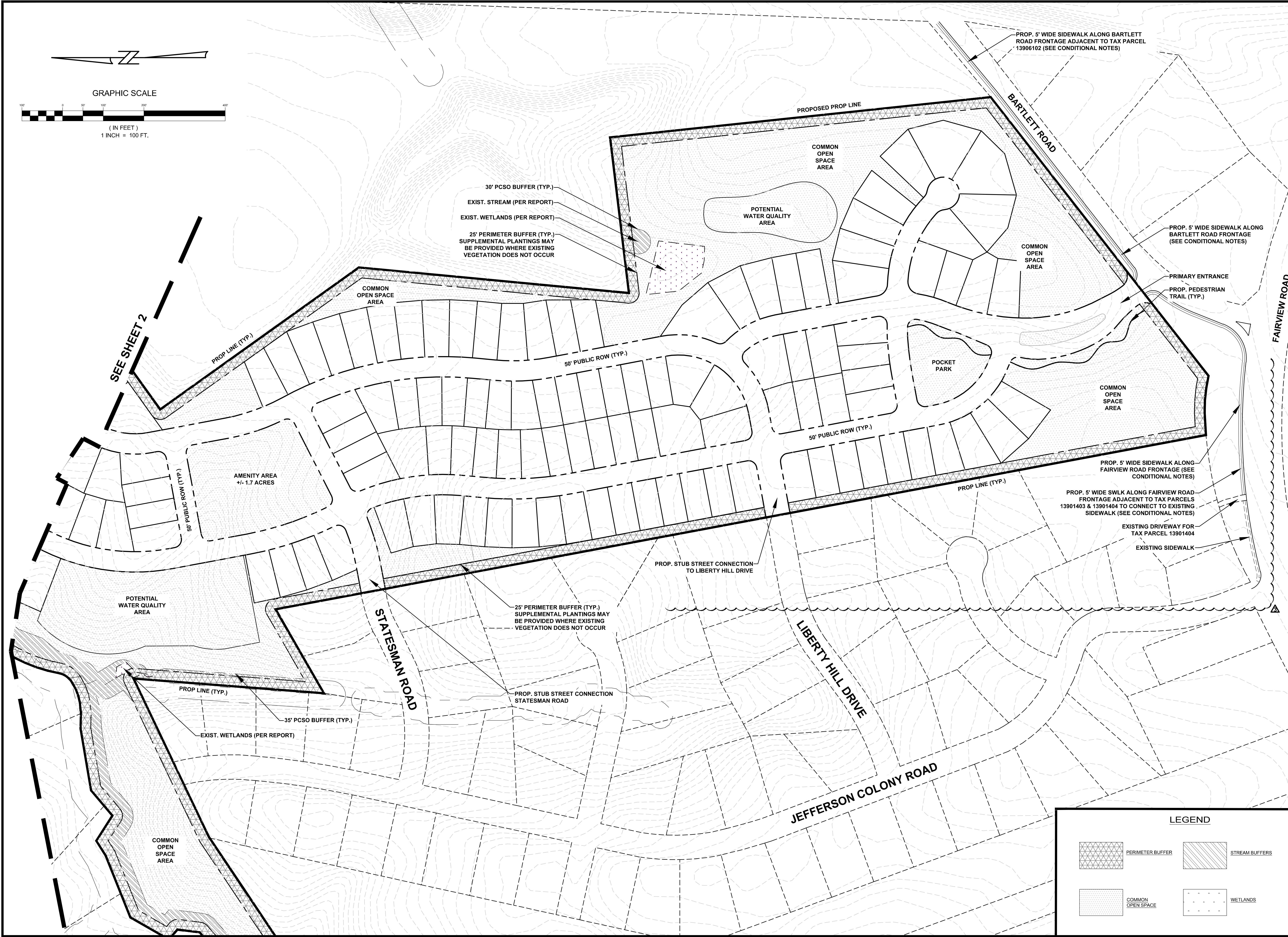
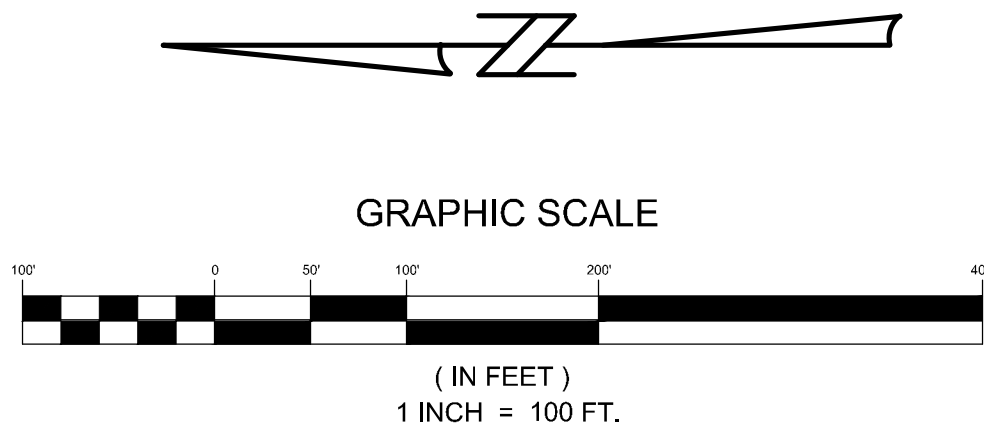


NORTH (POINTS TO
SC 680)



CONDITIONAL DISTRICT REZONING PLAN (OVERALL)		BY	
CADCENCE MINT HILL TOWN OF MINT HILL, NC MATTAY HOMES		NO.	REVISION
		1	REVISED PER STAFF COMMENTS RECEIVED ON 9/22/2017
		2	REVISED PER STAFF COMMENTS RECEIVED ON 12/4/2017
		3	REVISED BASED ON MEETING WITH NEIGHBORS AND UPDATED LOT SIZES
PROJECT INFORMATION			
PROJECT MANAGER:		MM	
DESIGNED BY:		MW	
DRAWN BY:		MW	
PROJECT NUMBER:		FM44.100	
ORIGINAL DATE:		10/12/17	
SHEET:			
COVER			
		ESP Associates, P.A. P.O. Box 7030 Charlotte, NC 28241 3475 Lakeside Blvd. Fort Mill, SC 29708 704-553-4949 (NC) 803-802-2440 (SC) www.esppasassociates.com	

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LEGEND	
	PERIMETER BUFFER
	STREAM BUFFERS
	COMMON OPEN SPACE
	WETLANDS

CONDITIONAL DISTRICT REZONING PLAN
(SHEET 1 OF 2)

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	MW
DRAWN BY:	MW
PROJECT NUMBER:	FM44.100
ORIGINAL DATE:	10/12/17
SHEET:	


1 OF 2

CADENCE MINT HILL

MATTAMY HOMES

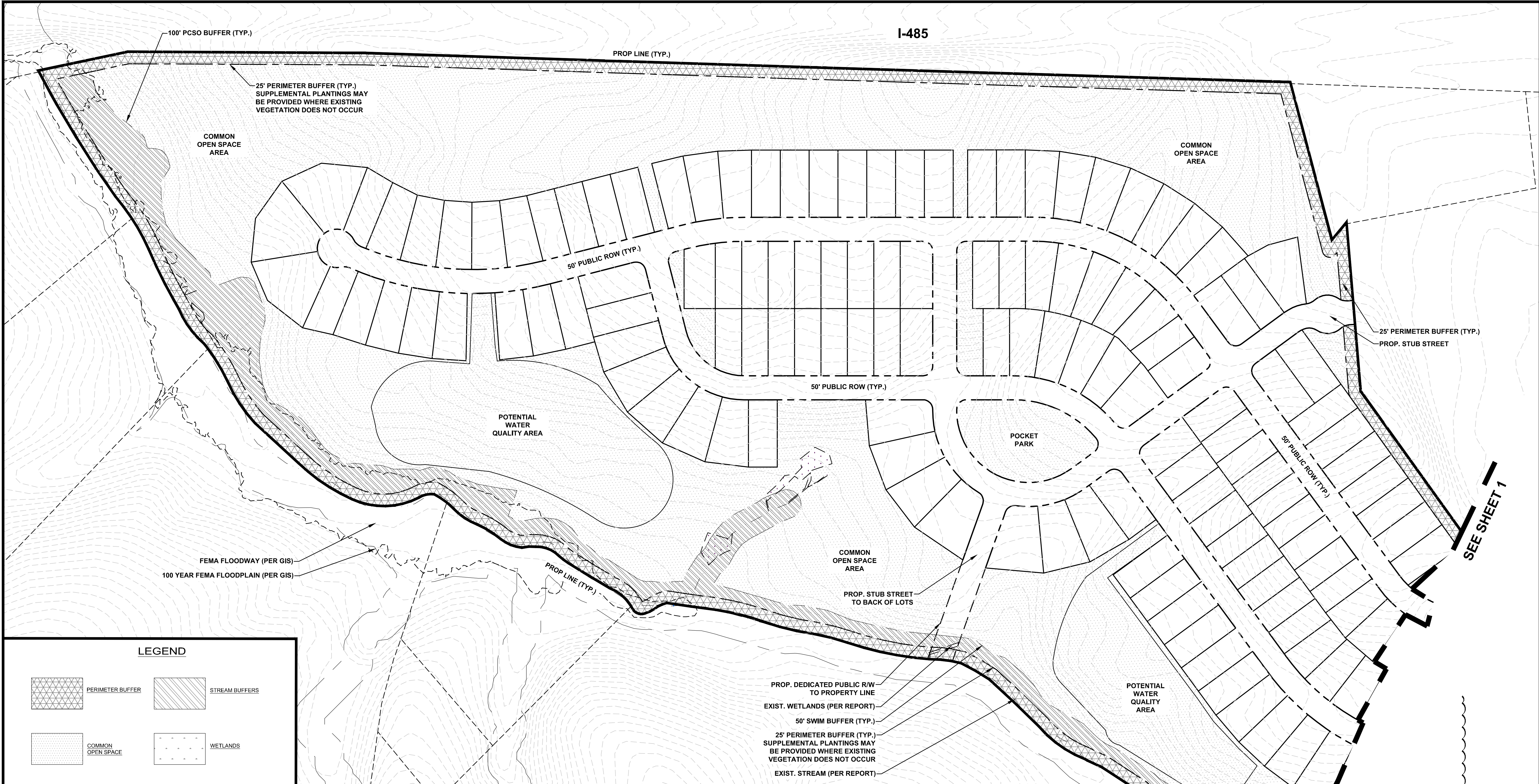
TOWN OF MINT HILL, NC

NO.	DATE	REVISION	BY
1	11/12/17	REVISED PER STAFF COMMENTS RECEIVED ON 12/22/17	MW
2	12/22/17	REVISED PER STAFF REPORT COMMENTS RECEIVED ON 12/22/17	AB
3	02/27/2018	REVISED BASED ON MEETING WITH NEIGHBORS AND UPDATED LOT SIZES	MW



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LEGEND

	PERIMETER BUFFER		STREAM BUFFERS
	COMMON OPEN SPACE		WETLANDS

LOCAL RESIDENTIAL STREET TYPICAL SECTION

NOTES:

- SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF STREET, MINIMUM 4' FROM BACK OF CURB.
- SEE SECTION 1.F. SIDEWALKS AND DRIVEWAYS.

KEY:

- 2'-0" VALLEY GUTTER OR 2'-6" STD. CURB AND GUTTER
- 4" CONCRETE SIDEWALK

APPROVED DATE: 02/2007

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

RESIDENTIAL COLLECTOR STREET TYPICAL SECTIONS

NOTES:

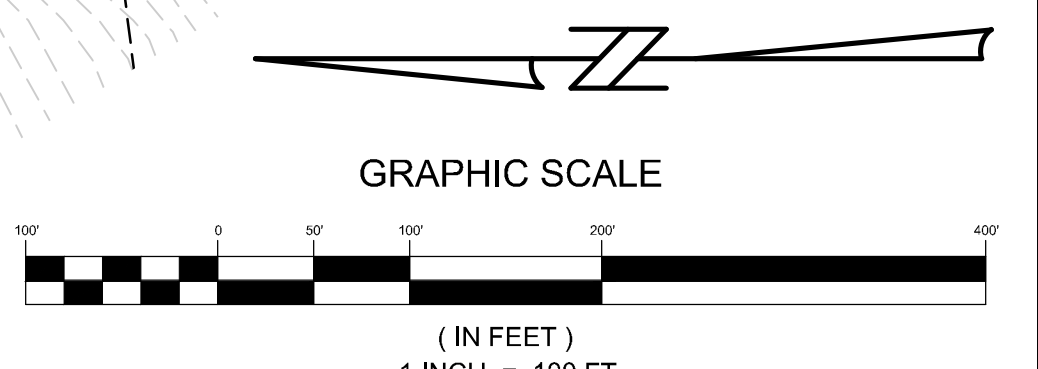
- SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF STREET A MINIMUM OF 4' FROM THE BACK OF CURB.
- SEE SECTION 1.F. SIDEWALKS AND DRIVEWAYS.
- AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY NC DOT AND/OR MECKLENBURG COUNTY BASED ON ON SPECIFIC TRAFFIC PARAMETERS.

KEY:

- 2'-0" VALLEY GUTTER
- 2'-6" CURB AND GUTTER
- 4" CONCRETE SIDEWALK

APPROVED DATE: 02/2007

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS



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CONDITIONAL DISTRICT REZONING PLAN (SHEET 2 OF 2)

CADENCE MINT HILL

TOWN OF MINT HILL, NC

MATTAMY HOMES

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	MW
DRAWN BY:	MW
PROJECT NUMBER:	FM44.100
ORIGINAL DATE:	10/12/17

SHEET: **2 OF 2**