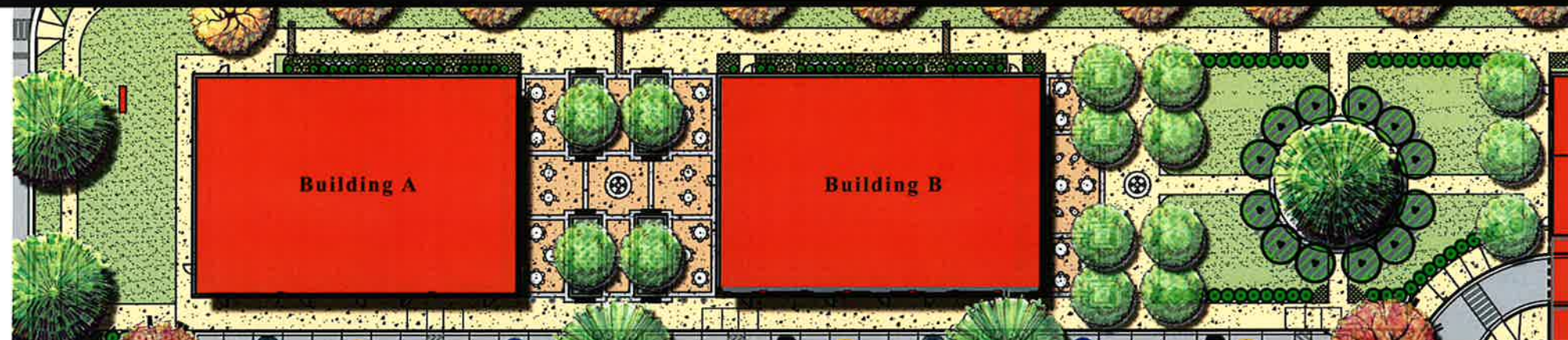


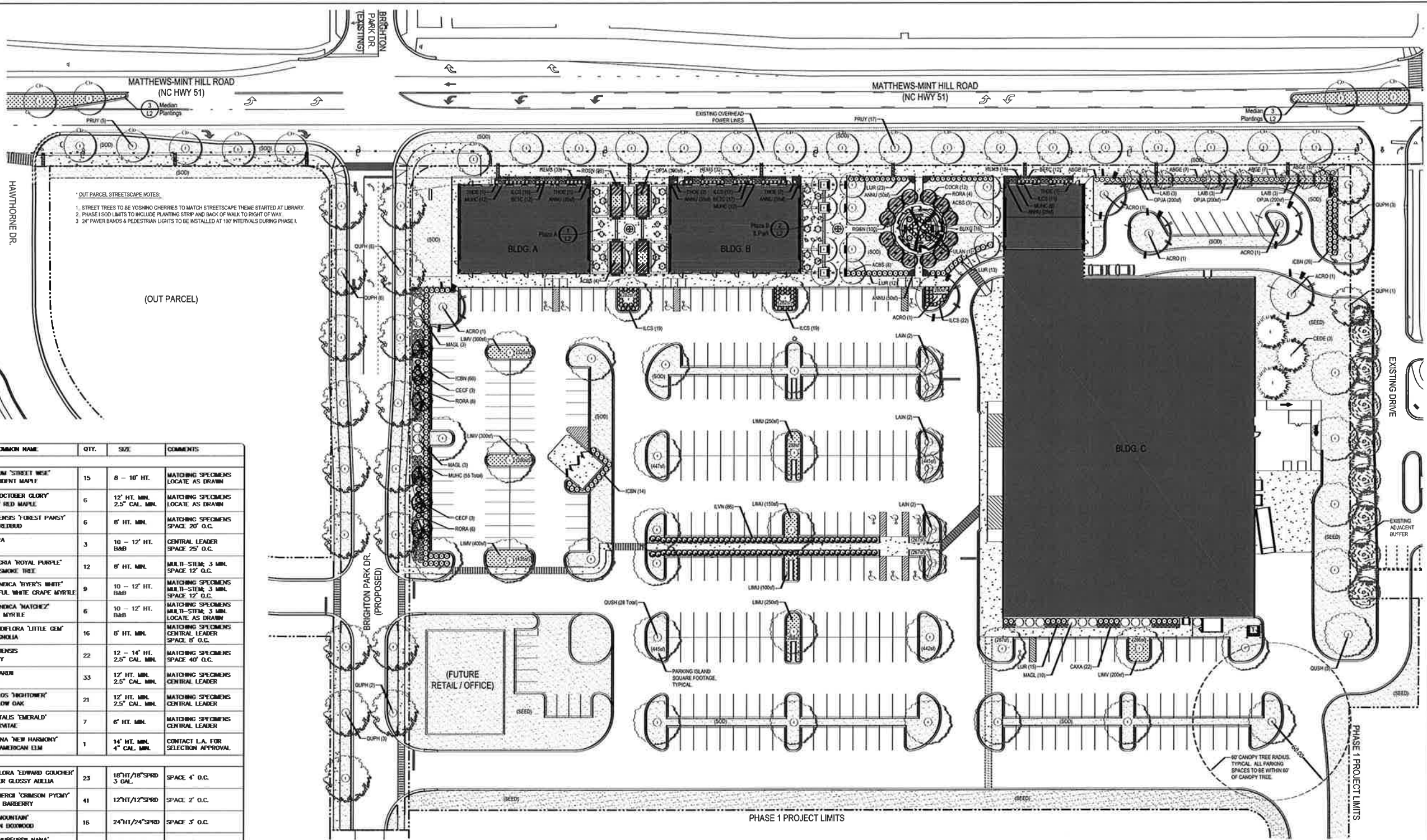
MINT HILL COMMONS

JUNE 13, 2013



STILES
Invest·Build·Manage





- OUT PARCEL STREETSCAPE NOTES:**
1. STREET TREES TO BE YOSHINO CHERRIES TO MATCH STREETSCAPE THEME STARTED AT LIBRARY.
 2. PHASE I SOD LIMITS TO INCLUDE PLANTING STRIP AND BACK OF WALK TO RIGHT OF WAY.
 3. 24" PAVEMENT BANDS & PEDESTRIAN LIGHTS TO BE INSTALLED AT 100' INTERVALS DURING PHASE I.

PLANT SCHEDULE:

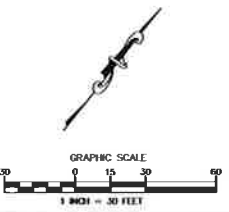
SYMBOL	BOTANICAL / COMMON NAME	QTY.	SIZE	COMMENTS
TREES				
ACES	ACER BURGUNDIUM "STREET WISE" STREET WISE TRIDENT MAPLE	15	8 - 10' HT.	MATCHING SPECIMENS LOCATE AS DRAWN
ACRO	ACER RUBRUM "OCTOBER GLORY" OCTOBER GLORY RED MAPLE	6	12' HT. MIN. 2.5" CAL. MIN.	MATCHING SPECIMENS LOCATE AS DRAWN
CECF	CECROPS CARANANENSIS "FOREST PANSY" FOREST PANSY REDBUD	6	8' HT. MIN.	MATCHING SPECIMENS SPACE 20' O.C.
CETE	CESTRUS DECIDUA DECIDUA CEDAR	3	10 - 12' HT. B&B	CENTRAL LEADER SPACE 25' O.C.
OOCR	ODONTODENDRON "ROYAL PURPLE" ROYAL PURPLE SMOKE TREE	12	8' HT. MIN.	MULTI-STEM; 3 MIN. SPACE 12' O.C.
LABI	LAGERSTROMIA INDICA "BYER'S WHITE" BYER'S WONDERFUL WHITE GRAPE MYRTLE	9	10 - 12' HT. B&B	MATCHING SPECIMENS MULTI-STEM; 3 MIN. SPACE 12' O.C.
LAIN	LAGERSTROMIA INDICA "MATCHEZ" MATCHEZ GRAPE MYRTLE	6	10 - 12' HT. B&B	MATCHING SPECIMENS MULTI-STEM; 3 MIN. LOCATE AS DRAWN
MAOL	MAGNOLIA GRANDIFLORA "LITTLE GEM" LITTLE GEM MAGNOLIA	16	8' HT. MIN.	MATCHING SPECIMENS CENTRAL LEADER SPACE 8' O.C.
PRUY	PRUNUS X YEDDOENSIS YOSHINO CHERRY	22	12 - 14' HT. 2.5" CAL. MIN.	MATCHING SPECIMENS SPACE 40' O.C.
QUSH	QUERCUS SHUMARDII SHUMARD OAK	33	12' HT. MIN. 2.5" CAL. MIN.	MATCHING SPECIMENS CENTRAL LEADER
QURH	QUERCUS PHellos "BRIGHTONER" BRIGHTONER MELLOW OAK	21	12' HT. MIN. 2.5" CAL. MIN.	MATCHING SPECIMENS CENTRAL LEADER
THOE	THUNIA OCCIDENTALIS "EMERALD" EMERALD ARBORESCENT	7	6' HT. MIN.	MATCHING SPECIMENS CENTRAL LEADER
LIAN	ULMUS AMERICANA "NEW HARMONY" NEW HARMONY AMERICAN ELM	1	14' HT. MIN. 4" CAL. MIN.	CONTACT L.A. FOR SELECTION APPROVAL
SHRUBS				
ANKE	ABELIA GRANDIFLORA "EDWARD GOUCHER" EDWARD GOUCHER GLOSSY ABELIA	23	18"HT/18"SPRD 3 GAL.	SPACE 4' O.C.
DETC	BERBERIS THUNBERGII "CRIMSON PYGMY" CRIMSON PYGMY BARBERY	41	12"HT/12"SPRD	SPACE 2' O.C.
BRXC	BRUXUS "GREEN MOUNTAIN" GREEN MOUNTAIN DOGWOOD	16	24"HT/24"SPRD	SPACE 3' O.C.
ICBN	ILEX CORNUTA "BURFORD NANA" BURFORD BURFORD HOLLY	106	36"HT/36"SPRD	SPACE 4' O.C.
ILCS	ILEX CRENATA "SOFT TOUCH" SOFT TOUCH JAPANESE HOLLY	104	18"HT/18"SPRD	SPACE 3' O.C.
ILWM	ILEX VOMITORIA "NANA" NANA YALPION HOLLY	86	24"HT/24"SPRD	SPACE 4' O.C.
LJUR	LIGUSTRUM JAPONICUM "RECURVIFOLIUM" WAVY LEAF JAPANESE LIGUSTRUM	63	30"HT/30"SPRD	SPACE 4' O.C.
ROSA	ROSA "RADTOK" DOUBLE KNOCKOUT ROSE	16	24"HT/24"SPRD	SPACE 4' O.C.
ROSN	ROSA "NOVARSOPPO" POPCORN DRIFT ROSE	196	12"HT/12"SPRD	SPACE 2' O.C.
ANNUALS, PERENNIALS, GROUND COVERS				
ANNU	ANNUALS	230sf	4" POT	VARIES BY SEASON
CAXA	CALAMAGROSIS X ACUTIFLORA "K.F." KARL FOENSTER FEATHER REED GRASS	22	1 GAL.	SPACE 3' O.C.
HEMS	HEMEROCALLIS "STALLA DE ORO" STELLA DE ORO DAY LILY	83	1 GAL.	SPACE 18" O.C.
LIRLO	LIRIOPE MUSCARI "BIG BLUE" BIG BLUE LIRIOPE	750sf	PINT	SPACE 12" O.C.
LHMV	LIRIOPE MUSCARI "VAREGATA" VAREGATED LILY TUNE	1,200sf	PINT	SPACE 12" O.C.
MURC	MULLENBERGIA CAPILLARIS "LENCA" REGAL WEST PINK MURRAY GRASS	87	1 GAL.	SPACE 3' O.C.
OPJA	OPHIOPOGON JAPONICA MONDO GRASS	900sf	PINT	SPACE 8" O.C.

GENERAL NOTES:

- A. LANDSCAPING AND SCREENING**
1. ALL PLANTINGS TO CONFORM TO STANDARDS LISTED IN 8.0-8.2 OF SECTION 7.4 OF THE MINT HILL MAINCODE ZONING ORDINANCE.
 2. APPLICANT AGREES TO SCREEN ALL PROPOSED SAND FILLS WITH A TYPE B (SEMI-OPAQUE SCREEN) ALONG ALL SIDES VISIBLE FROM PUBLIC STREETS. REFER TO SHEET C1.0 FOR BMP LOCATIONS.
- B. STREETSCAPE TREATMENT**
1. THE STREETSCAPE TREATMENT ALONG MATTHEWS-MINT HILL ROAD WILL CONFORM TO THE ORDINANCE AND INCLUDE SMALL MATURING TREES, SUPPLEMENTAL SHRUBBERY, SIDEWALKS OF AT LEAST 6 FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8 FEET IN WIDTH.
 2. PEDESTRIAN SCALE LIGHTING AND 24" PAVEMENT BANDS SHALL BE INSTALLED ALONG MATTHEWS-MINT HILL ROAD IN ACCORDANCE WITH ORDINANCE REQUIREMENTS.
- C. LIGHTING**
1. ALL LIGHTING SHALL COMPLY WITH STANDARDS OUTLINED IN 7.0-7.3 OF SECTION 7.4 OF THE MINT HILL MAINCODE.
 2. ALL PARKING LOT LIGHTING SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE.
 3. NO PARKING LOT LIGHTS SHALL INTERFERE WITH REQUIRED CANOPY TREES.
- D. PARKING**
1. ALL PARKING SPACES SHALL BE WITHIN 60 FEET OF A LARGE MATURING CANOPY TREE.
 2. ALL TREE ISLANDS WITH LARGE MATURING TREES TO BE A MINIMUM OF 274 SQUARE FEET (SEE ACTUAL SQUARE FOOTAGE TOTALS ON PLAN).

CODE REQUIREMENT SUMMARY:

- SECTION 6.4 - UNDISTURBED OPEN SPACE, TREES, & LANDSCAPING**
- 6.4.2 SCREENING & LANDSCAPING, BUFFERING, & STREET TREES**
- G. 4. ENCROACHMENT AGREEMENT FROM NC DOT REQUIRED FOR STREET TREES LOCATED WITHIN RIGHT OF WAY ALONG HWY 51.
- SECTION 7.4 - DO-A & DO-B OVERLAY DISTRICTS (DOWNTOWN OVERLAY CODE)**
- 5.2 B. STREET TREES AND PLANTING STRIPS**
- STREET TREES ALONG MATTHEWS-MINT HILL ROAD TO BE PRUNUS SPP. (CHERRY) TO MATCH EXISTING STREET TREE THEME STARTED AT LIBRARY FRONTAGE. TREE SPACING TO BE 40 FEET ON CENTER UNDER POWER LINES.
- 6.1 B. TYPE B SCREENING**
1. BRIGHTON PARK DRIVE: 12' PLANTING STRIP WITH EVERGREEN HEDGE, SEMI-EVERGREEN FLOWERING SHRUBS, PERENNIAL GRASSES, AND A MIX OF SMALL-MATURING EVERGREEN & DECIDUOUS FLOWERING TREES.
 2. MATTHEWS-MINT HILL ROAD (NE PARKING LOT): SCREEN WALL AND 6' PLANT STRIP WITH SEMI-EVERGREEN FLOWERING SHRUBS & SMALL-MATURING DECIDUOUS FLOWERING TREES.
- 6.1 C. INTERIOR PLANTINGS**
- LARGE MATURING CANOPY TREES SHALL BE PROVIDED NO MORE THAN SIXTY (60) FEET FROM EVERY PARKING SPACE.
- 6.2 MAINTENANCE OF LANDSCAPING / IRRIGATION**
- OWNER SHALL BE RESPONSIBLE FOR INSTALLING IRRIGATION AND MAINTAINING PLANT MATERIALS PER SECTION 8.2.



SIKESDESIGN
LANDSCAPE ARCHITECTURE
& LAND PLANNING

Charlotte, North Carolina
p: 704.649.0212 info@sikesdesign.net
f: 866.257.4589 www.sikesdesign.net

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	REV.	DATE	REVISION

MINT HILL COMMONS
PHASE 1
MINT HILL, NORTH CAROLINA

PLANTING PLAN

DATE: 05/06/23
PROJECT: L1
SCALE: 1"=30'

ISAACS
LANDSCAPE ARCHITECTURE & PLANNING

8770 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335



Renderings and Elevations are intended to illustrate building massing and general architectural style. Specific building fenestration, materials, landscape and amenities shown are conceptual and subject to Town of Mint Hill Unified Development Ordinance



Mint Hill Commons - Southwest Perspective



Enhancing Client Strategies

STREET VIEW
14 MAY 2012



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Mint Hill Commons - Northwest Perspective



Enhancing Client Strategies

STREET VIEW
18 May 2018



5 COURTYARD VIEW



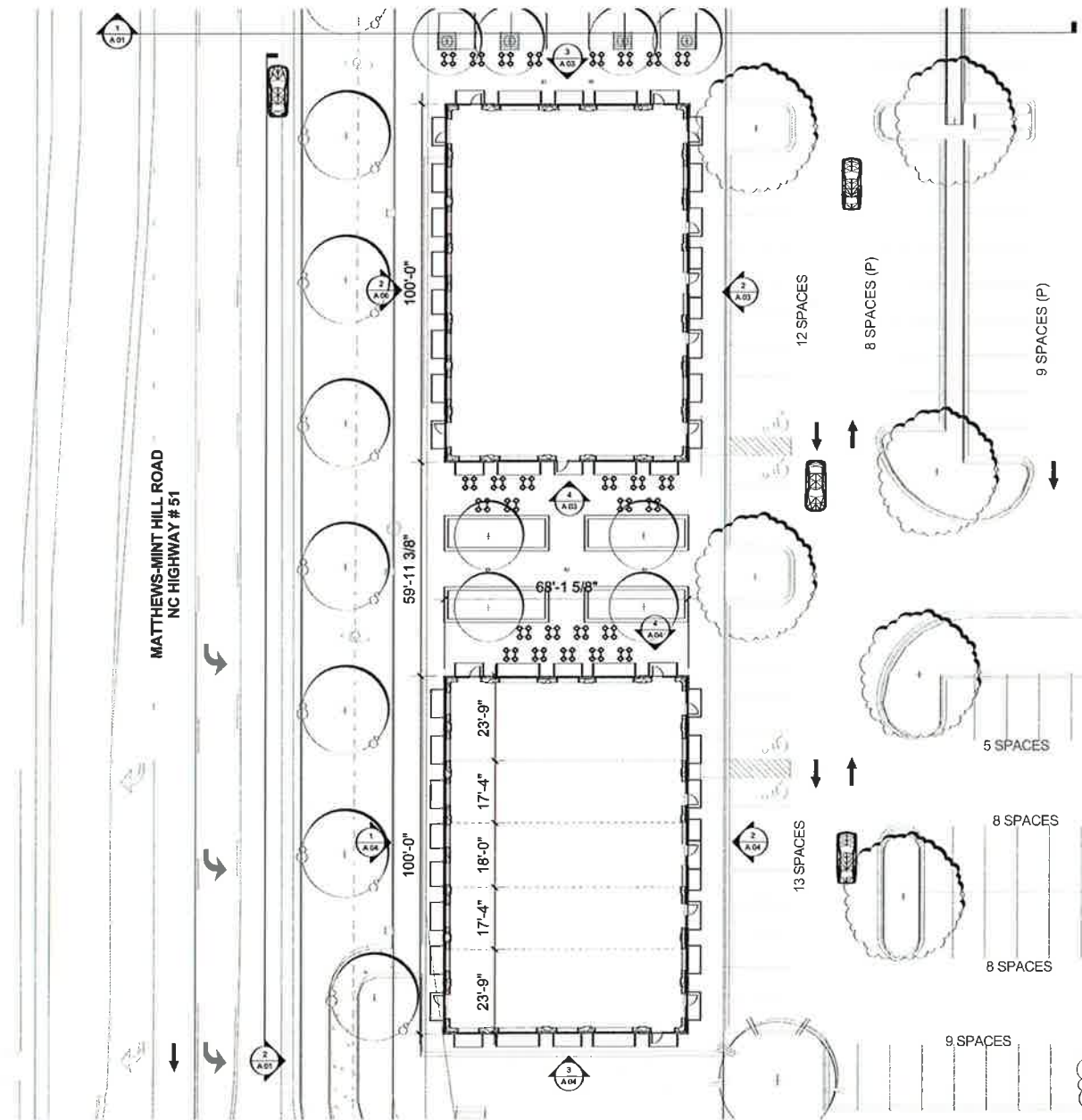
3 VIEW FROM PARKING



2 SITE SECTION THRU STREET



1 SITE SECTION



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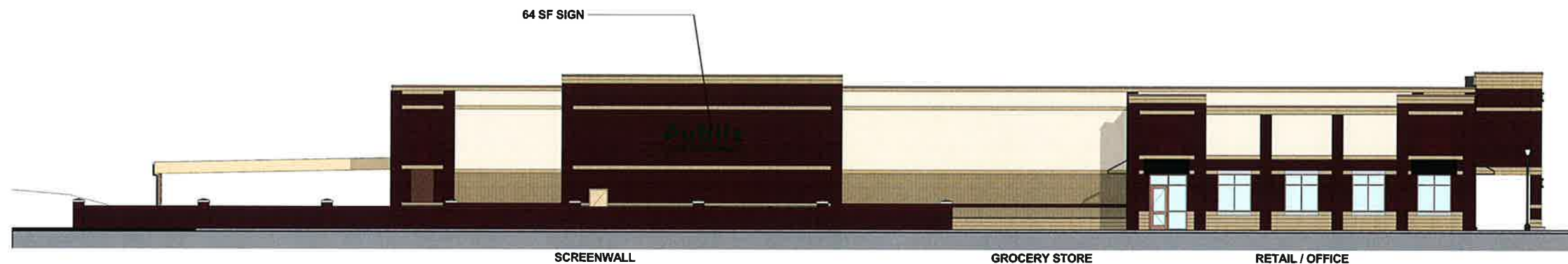


① OFFICE A - NORTHWEST ELEVATION - SIGN EXHIBIT 64 sf
1/4" = 1'-0"



② OFFICE A - NORTHWEST ELEVATION - SIGN EXHIBIT 32sf
1/4" = 1'-0"

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① Elevation 14 - a Small Sign
1/8" = 1'-0"



② FRONT ELEVATION OF GROCERY STORE - SMALL SIGN
1/8" = 1'-0"

Renderings and Elevations are intended to illustrate building massing and general architectural style. Specific building fenestration, materials, landscape and amenities shown are conceptual and subject to Town of Mint Hill Unified Development Ordinance

13-20472

JOB NAME:

PUBLIX

LOCATION:

HWY 51 &
BRIGHTON PARK DR
MINT HILL NC

CUSTOMER CONTACT:

SALESMAN / PM

MORGAN USERY

DESIGNER:

BRIAN SOWDER

DWG. DATE:

5-10-13

REV. DATES:

5-24-13 BS

5-31-13 BS

SCALE:

1/4" = 1'

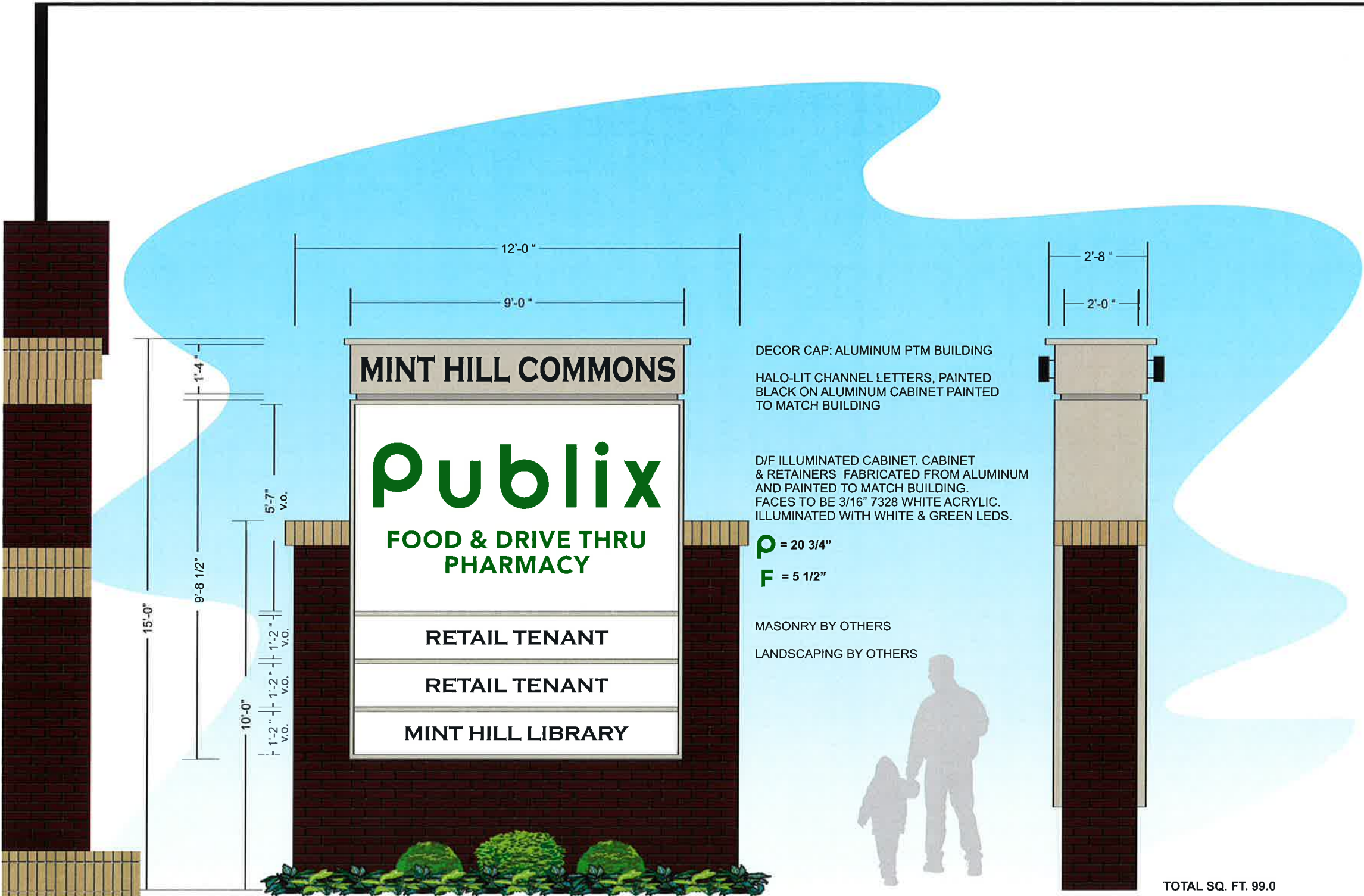
FILE:

2013/PUBLIX/
MINT HILL NC/13-20472/
PBX MINT HILL NC v2

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL
REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO
VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE
FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.





STILES
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