

VICINITY MAP
NOT TO SCALE

PROPOSED MINT HILL COMMONS SIGNAGE ORDINANCE (VARIANCE FROM MINT HILL UDO REQUESTED)

A. BUILDING SIGNAGE

- ONE (1) EXTERIOR BUILDING SIGN SHALL BE ALLOWED PER FAÇADE WHICH FACES (1) A PUBLIC RIGHT-OF-WAY, (2) A PARKING AREA, OR (3) A PUBLIC OPEN AREA, BUT NOT MORE THAN 2 SIGNS TOTAL PER BUSINESS AND NO MORE THAN 1 SIGN PER FAÇADE SHALL BE ALLOWED.
- BUSINESSES LESS THAN 25,000 SF IN GROSS FLOOR AREA SHALL BE ALLOWED A MAXIMUM OF 64 SF, WITH NOT MORE THAN 32 SF BEING ALLOWED ON ANY SINGLE FAÇADE.
- BUSINESSES GREATER THAN 25,000 SF IN GROSS FLOOR AREA SHALL BE ALLOWED A MAXIMUM OF 1 SF OF SIGN AREA PER LINEAR FOOT OF BUILDING FRONTAGE, SUBJECT TO A 200 SF MAXIMUM FOR ANY SINGLE FAÇADE.

B. PROJECT IDENTIFICATION SIGNAGE

- THE MAIN SHOPPING CENTER PARCEL SHALL BE ALLOWED FREESTANDING SIGNAGE SUBJECT TO THE FOLLOWING REQUIREMENTS:
 - MAXIMUM OF 100 SF PER SIGN FACE (PER CURRENT MINT HILL UDO)
 - MAXIMUM HEIGHT OF 20 FEET ABOVE AVERAGE GRADE AS MEASURED TO THE TOP OF THE SIGN (PER CURRENT MINT HILL UDO)
 - SIGN FACE AREA SHALL BE ALLOWED TO CONTAIN THE SHOPPING CENTER NAME AND BUSINESSES LOCATED WITHIN THE SHOPPING CENTER AS WELL AS THE MINT HILL BRANCH LIBRARY.
 - PRESTANDING SIGNS SHALL BE INTERNALLY ILLUMINATED AS TO NOT CREATE GLARE IN PUBLIC RIGHTS-OF-WAY AND OTHER PUBLIC AREAS.
 - PRESTANDING SIGNS SHALL BE GROUND MOUNTED, INCORPORATE BUILDING MATERIALS USED ON THE BUILDING WITHIN THE SHOPPING CENTER, AND INCLUDE AN ARCHITECTURAL BASE OR PEDESTAL. NO POLE OR PYLON STYLE SIGNS SHALL BE PERMITTED.

- SEPARATELY PLATED OUTPARCELS WITHIN THE SHOPPING CENTER SHALL BE ALLOWED INDIVIDUAL GROUND SIGNS SUBJECT TO THE FOLLOWING REQUIREMENTS:
 - MAXIMUM OF 60 SF PER SIGN FACE
 - MAXIMUM HEIGHT OF 6 FEET ABOVE AVERAGE GRADE AS MEASURED TO THE TOP OF THE SIGN
 - ONLY 1 GROUND SIGN PER OUTPARCEL SHALL BE ALLOWED
 - GROUND SIGNS SHALL BE INTERNALLY ILLUMINATED AS TO NOT CREATE GLARE IN PUBLIC RIGHTS-OF-WAY AND OTHER PUBLIC AREAS
 - ALL GROUND SIGNS SHALL INCORPORATE BUILDING MATERIALS USED ON THE BUILDING WITHIN THE SHOPPING CENTER, AND INCLUDE AN ARCHITECTURAL BASE OR PEDESTAL. NO POLE OR PYLON STYLE SIGNS SHALL BE PERMITTED.

C. DIRECTIONAL SIGNAGE

- THE MAIN SHOPPING CENTER SHALL BE ALLOWED UP TO 8 DIRECTIONAL SIGNS TO PROMOTE PEDESTRIAN AND VEHICULAR WAY FINDING THROUGHOUT THE CENTER.
- DIRECTIONAL SIGNS SHALL CONTAIN TEXT DIRECTING VEHICLES, PEDESTRIANS AND CYCLISTS TO CERTAIN BUSINESSES, DRIVE THROUGHS, PARKING, AND AMENITIES WITHIN THE CENTER AS WELL AS THE MINT HILL BRANCH LIBRARY.
- MAXIMUM 4 SF PER SIGN FACE
- MAXIMUM OF 6 FEET IN HEIGHT AS MEASURED FROM THE BASE OF THE SIGN TO THE TOP OF THE SIGN

MINT HILL COMMONS

PHASE 1

MINT HILL, NORTH CAROLINA

DEVELOPMENT DATA

PARCEL ID: 195-182-31
TOTAL SITE ACREAGE: 54.429 ACRES
PHASE 1 ACREAGE: 10.821 ACRES
FUTURE DEVELOPMENT ACREAGE: 43.608 ACRES
EXISTING ZONING: B-G DO-B (CD) & R-DO-A (CD)
PROPOSED ZONING: B-G DO-B (CD) & R-DO-A (CD)
COUNTY: MECKLENBURG COUNTY
TOWN: MINT HILL
WATERSHED DISTRICT: GOOSE CREEK
PUBLIC UTILITIES: CMUD PUBLIC SEWER AND PUBLIC WATER
ENGINEER/LAND SURVEYOR: THE ISAACS GROUP, P.C.
8720 RED OAK BLVD., STE. 420
CHARLOTTE, NC 28217
Ph: (704) 527-3440 / Fax: (704) 527-8335
DEVELOPER/APPLICANT: STILES CORPORATION
CHRIS GRENIER
8514 WALPINE PARK DRIVE SUITE 190
CHARLOTTE, NC 28217
EMAIL: chris.grenier@stiles.com
PH: (704) 609-2784
OWNER: REGIONS BANK AND C/O OREO OPERATIONS-ALBH219018
1901 8TH AVE. NORTH, 19TH FLOOR
BIRMINGHAM, ALABAMA 35203

PROPOSED MINT HILL COMMONS UDO CODE EXCEPTIONS:

- BRIGHTON PARK DRIVE AND HAWTHORNE LANE PAVEMENT WIDTHS: PROPOSED ROADWAY WIDTH OF 30' BACK OF CURB TO BACK OF CURB REQUIRED AS NEEDED TO ACCOMMODATE DELIVERY TRUCK TURNING MOVEMENTS INTO HAWTHORNE LANE. BRIGHTON PARK DRIVE AND PROPOSED PHASE 1 COMMERCIAL DEVELOPMENT AND AVOID DAMAGE TO LANDSCAPED TREE ISLANDS. 13' LANE WIDTHS PROPOSED EXCEED THE MINT HILL UDO LANE WIDTHS OF 12' BY 1 (ONE) FOOT.
- BRIGHTON PARK DRIVE AND PROPOSED PHASE 1 COMMERCIAL PRIVATE STREET INTERSECTION CURB RADIUS: PROPOSED CURB RADIUS OF 30' REQUIRED AT THE DRIVEWAY CONNECTION OF THE PRIVATE STREET AND BRIGHTON PARK DRIVE AS NEEDED TO ACCOMMODATE DELIVERY TRUCK TURNING MOVEMENTS AND AVOID DAMAGE TO LANDSCAPED TREE ISLANDS. A 20' RADIUS IS RECOMMENDED WITHIN THE MINT HILL UDO.
- BRIGHTON PARK DRIVE / MATTHEWS-MINT HILL ROAD AND BRIGHTON PARK DRIVE / LAWYERS ROAD PROPOSED INTERSECTION CURB RADIUS: PROPOSED CURB RADIUS OF 30' REQUIRED AT THE ROADWAY CONNECTION OF BRIGHTON PARK DRIVE TO MATTHEWS-MINT HILL ROAD AND LAWYERS ROAD AS NEEDED TO COMPLY WITH NCDOT MINIMUM REQUIREMENTS FOR ROADWAY/DRIVEWAY CONNECTIONS ON TO NCDOT MAINTAINED ROADWAYS. A 20' RADIUS IS RECOMMENDED WITHIN THE MINT HILL UDO.
- BUILDING C ROADWAY FRONTAGE: PROPOSED BUILDING C PROVIDES PARTIAL FRONTAGE ALONG MATTHEWS-MINT HILL ROAD AND THE APPLICANT SEEKS AN EXCEPTION FOR THE LONG AXIS OF THE PROPOSED BUILDING NOT FRONTING ON A PUBLIC STREET AS REQUIRED BY THE MINT HILL UDO SECTION 1.2.
- PROPOSED 5' SIDEWALKS ALONG HAWTHORNE LANE AND BRIGHTON PARK DRIVE: PROPOSED 5' WIDE SIDEWALKS ARE PROPOSED IN PHASE 1 AND FUTURE DEVELOPMENT ALONG BRIGHTON PARK DRIVE AND HAWTHORNE LANE AS SHOWN ON PLANS AS NEEDED TO REDUCE THE OVERALL SITE BUILT UPON AREA WITHOUT COMPROMISING PEDESTRIAN ACCESSIBILITY. 8' WIDE WALKS REQUIRED BY THE MINT HILL UDO ARE BEING PROVIDED ALONG THE MATTHEWS-MINT HILL ROAD FRONTAGE SERVING THE PROPOSED COMMERCIAL USES.

PROPOSED PHASE 1 BUILDING TYPES:

BUILDING TYPE PER MINT HILL UDO SECTION 7.2:
PROPOSED BUILDING A (± 6,800 S.F., RETAIL/OFFICE) : SHOPFRONT BUILDING
PROPOSED BUILDING B (± 6,800 S.F., RETAIL/OFFICE) : SHOPFRONT BUILDING
PROPOSED BUILDING C (± 52,201 S.F., RETAIL/OFFICE) : WORKPLACE BUILDING
FUTURE BUILDING D (± 4,800 S.F., RETAIL/OFFICE) : SHOPFRONT BUILDING
BUILDING TYPE YARD REQUIREMENTS:
SHOPFRONT BUILDING: 20,000 SF (MAXIMUM)
REQUIRED FLOOR AREA: 0 FT. - 25 FT.
SETBACKS: FRONT: 0 FT.
SIDE: 0 FT.
REAR: 0 FT.
WORKPLACE BUILDING: GREATER THAN 20,000 SF
REQUIRED FLOOR AREA: 0 FT. - 25 FT.
SETBACKS: FRONT: VARIES
SIDE: VARIES
REAR: VARIES
ACCESSORY BUILDING: 10 FT.

PARKING SUMMARY:

PROPOSED BUILDING FLOOR AREA:
PROPOSED BUILDING A: 6,800 SF (RETAIL/OFFICE)
PROPOSED BUILDING B: 6,800 SF (RETAIL/OFFICE)
PROPOSED BUILDING C: 52,198 SF (RETAIL/OFFICE)
FUTURE BUILDING D: 4,800 SF (RETAIL/OFFICE)
TOTAL BLDG. AREA: 70,598 SF (RETAIL/OFFICE)
MIN. PARKING REQUIRED = 3.5 SPACES PER 1,000 S.F. = (70,598/1000)*3.5 = 247 SPACES
MAX. PARKING ALLOWED = 5 SPACES PER 1,000 S.F. = (70,598/1000)*5 = 353 SPACES
TOTAL PARKING PROVIDED = 334 SPACES = 4.75 SPACES/1,000 S.F.
BICYCLE PARKING SUMMARY: 10% AUTO PARKING PROVIDED
PARKING PROVIDED = 334 SPACES
BICYCLE PARKING REQUIRED = 334 SPACES*10% = 33.4 SPACES
BICYCLE PARKING PROVIDED = 35 SPACES (28 PROPOSED AND 7 FUTURE)

UNDISTURBED OPEN SPACE SUMMARY:

TOTAL PROJECT AREA = 54,429 ACRES
TOTAL PHASE 1 IMPERVIOUS AREA (ON-SITE) = 332,211 S.F.
PHASE 1 PERCENT BUILT UPON AREA OF TOTAL SITE = 14.01%
PER MINT HILL UDO SECTION 6.4.1, A MINIMUM REQUIRED OPEN SPACE OF 15% OF THE TOTAL SITE AREA IS REQUIRED FOR PROJECTS WITH LESS THAN 20% BUA.
PHASE 1 UNDISTURBED OPEN SPACE REQUIRED = 355,639 S.F.
PHASE 1 UNDISTURBED OPEN SPACE PROVIDED = 355,790 S.F.

UNDISTURBED OPEN SPACE SUMMARY:

UNDISTURBED OPEN SPACE SUMMARY:
UOS 1: 253,483 S.F.
UOS 2: 9,634 S.F.
UOS 3: 5,380 S.F.
UOS 4: 12,124 S.F.
UOS 5: 20,190 S.F.
UOS 6: 25,178 S.F.
UOS 7: 29,800 S.F.
TOTAL UNDISTURBED AREA PROVIDED : 355,787 S.F. / 8.17 AC. (15.00%)
ESTIMATED BUILT UPON AREA AT PROJECT COMPLETION AND FUTURE DEVELOPMENT = 55%
PER MINT HILL UDO SECTION 6.8.4 (PCOD ORDINANCE) GREATER OR EQUAL TO 50% BUILT UPON AREA REQUIRES MINIMUM UNDISTURBED OPEN SPACE OF 10% OF NET SITE AREA.

THE LOCATIONS OF UNDISTURBED OPEN SPACE SHOWN ON THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING THE DETAILED DESIGN OF PHASE 1 AND BASED UPON FUTURE DEVELOPMENT. THE APPLICANT RESERVES THE RIGHT TO RE-CONFIGURE, REDUCE TO 10% AND RE-PLAN THE UNDISTURBED OPEN SPACE AND ALSO TO SEEK A REDUCTION IN THE REQUIRED AREA OF UNDISTURBED OPEN SPACE THRU MITIGATION AS DESCRIBED IN THE POST CONSTRUCTION CONTROLS ORDINANCE FOR THE TOWN OF MINT HILL DURING BOTH PHASE 1 AND FUTURE PHASES, WHILE AT ALL TIMES COMPLYING WITH THE MINT HILL ORDINANCE CRITERIA.

ROADWAY IMPROVEMENTS

THE APPLICANT AGREES TO CONSTRUCT THE VARIOUS ROADWAY AND PEDESTRIAN CONNECTIVITY IMPROVEMENTS ALONG MATTHEWS MINT HILL ROAD AND LAWYERS ROAD AS DESCRIBED IN THE FINAL TIA PREPARED BY DESIGN RESOURCES GROUP AND APPROVED BY THE NCDDOT AND TOWN OF MINT HILL AS REQUIRED FOR PHASE 1 DEVELOPMENT.

SITE LIGHTING

SITE LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF MINT HILL UDO SECTION 7.4 (DOWNTOWN OVERLAY CODE) SUB-SECTION 7.0 (LIGHTING STANDARDS)

LANDSCAPING

LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF MINT HILL UDO SECTION 7.4 (DOWNTOWN OVERLAY CODE) SUB-SECTION 8.0 (LANDSCAPING) AND AS INDICATED ON SHEETS L1.0 AND L2.0 OF THE ZONING PLANS.

POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S)

IN ACCORDANCE WITH THE TOWN OF MINT HILL POST CONSTRUCTION ORDINANCE, ALL PROPOSED STORM WATER BMP'S WILL BE LOCATED IN A RECORDED EASEMENT WITH AN APPROVED LONG TERM OPERATION AND MAINTENANCE PLAN TO BE IMPLEMENTED BY THE COMMON PROPERTY OWNERS ASSOCIATION THAT WILL BE FORMED TO MAINTAIN THE COMMON AREAS WITHIN MINT HILL COMMONS.

APPLICANT AGREES TO SCREEN ALL PROPOSED SAND FILTER BMP'S WITH A TYPE B (SEMI-OPaque SCREEN) ALONG ALL SIDES VISIBLE FROM PUBLIC STREETS.

PROPOSED 50' COMMON ACCESS EASEMENT BETWEEN MINT HILL COMMONS AND THE TOWN OF MINT HILL LIBRARY

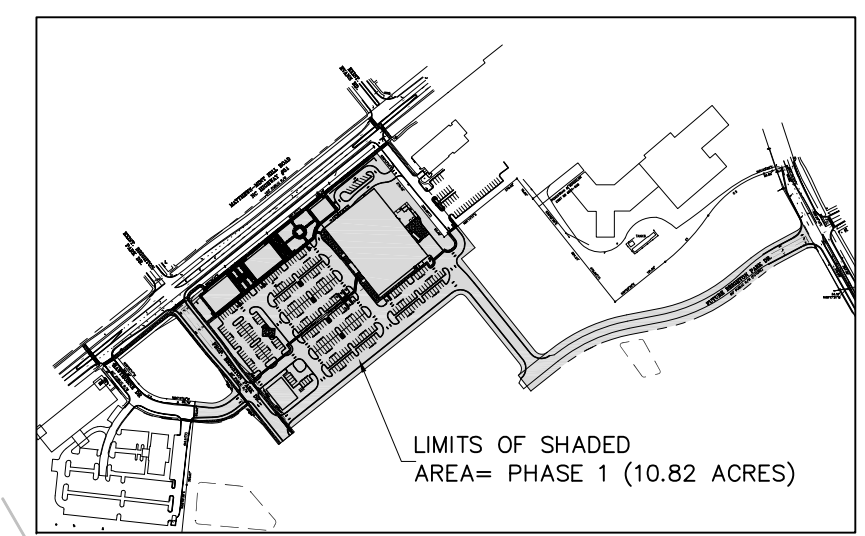
APPLICANT AGREES TO WORK WITH THE TOWN OF MINT HILL AND MECKLENBURG COUNTY TO EXECUTE A LONG TERM MAINTENANCE AGREEMENT FOR THE AREA WITHIN THE PROPOSED 50' COMMON ACCESS EASEMENT PROPOSED ALONG THE EXISTING TOWN OF MINT HILL LIBRARY PARCEL AS SHOWN.

GOOSE CREEK BUFFER

PROPOSED 100' BUFFER MEASURED FROM TOP OF BANK ON PERENNIAL STREAM B AND ORDINARY HIGH WATER LEVEL ON POND/WETLAND A AS FIELD LOCATED BY HART AND HICMAN ENVIRONMENTAL AND FIELD SURVEYED BY THE ISAACS GROUP.

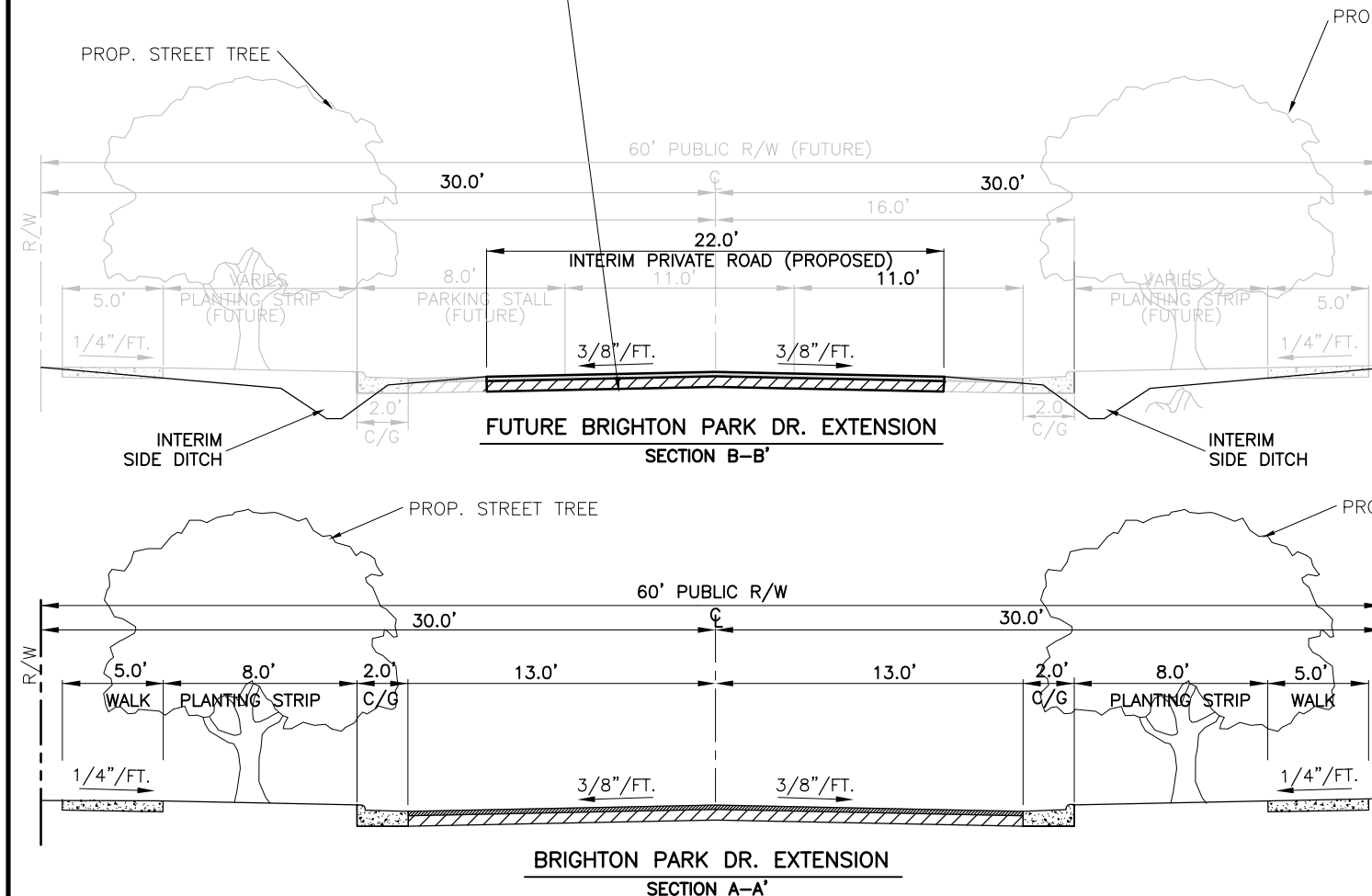
FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 571055-0200-J, DATED MARCH 2, 2009.



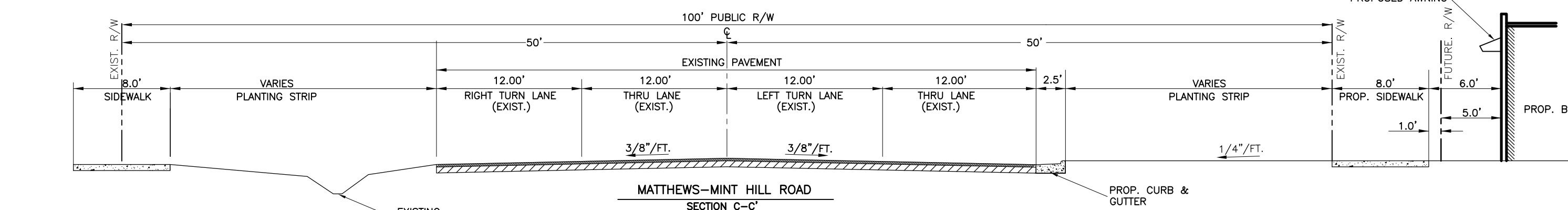
PHASE 1 EXHIBIT

NOTE:
22' EP-EP INTERIM PRIVATE DRIVE W/ SIDE DITCH DRAINAGE TO BE CONSTRUCTED DURING PHASE 1. FUTURE DEVELOPMENT ALONG THIS ROADWAY WILL WARRANT ADDITIONAL PAVEMENT, CURB/GUTTER, STORM DRAINAGE, PLANTING STRIP AND SIDEWALK TO CONFORM WITH TOWN OF MINT HILL REQUIREMENTS FOR PUBLIC STREET AND PUBLIC R/W DEDICATED FOR BRIGHTON PARK DRIVE.



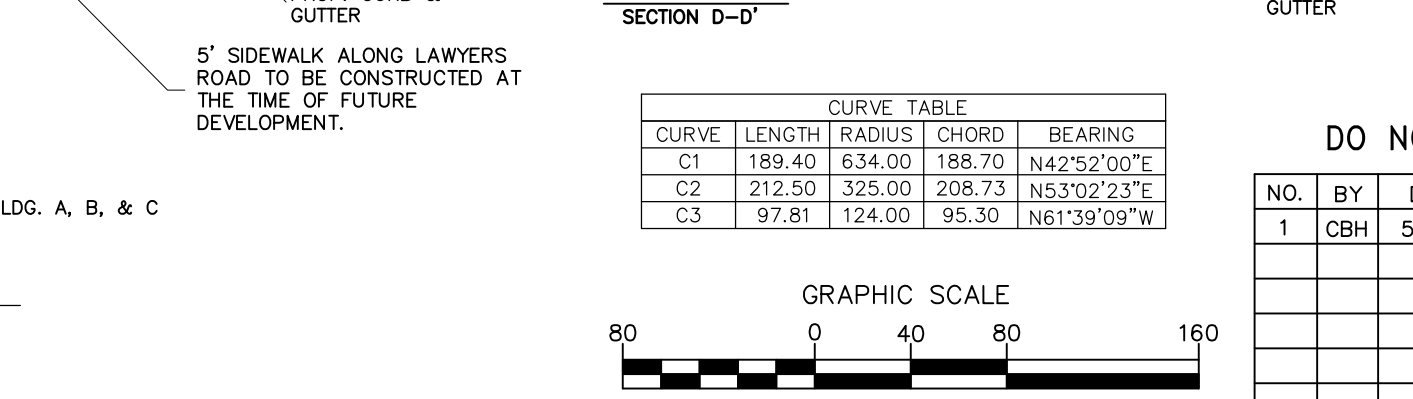
MATTHEWS-MINT HILL ROAD (COMMUNITY STRATEGIC CORRIDOR)

PROPOSED CROSS SECTION FOR COMPREHENSIVE TRANSPORTATION PLAN



LAWYERS ROAD

SECTION D-D'



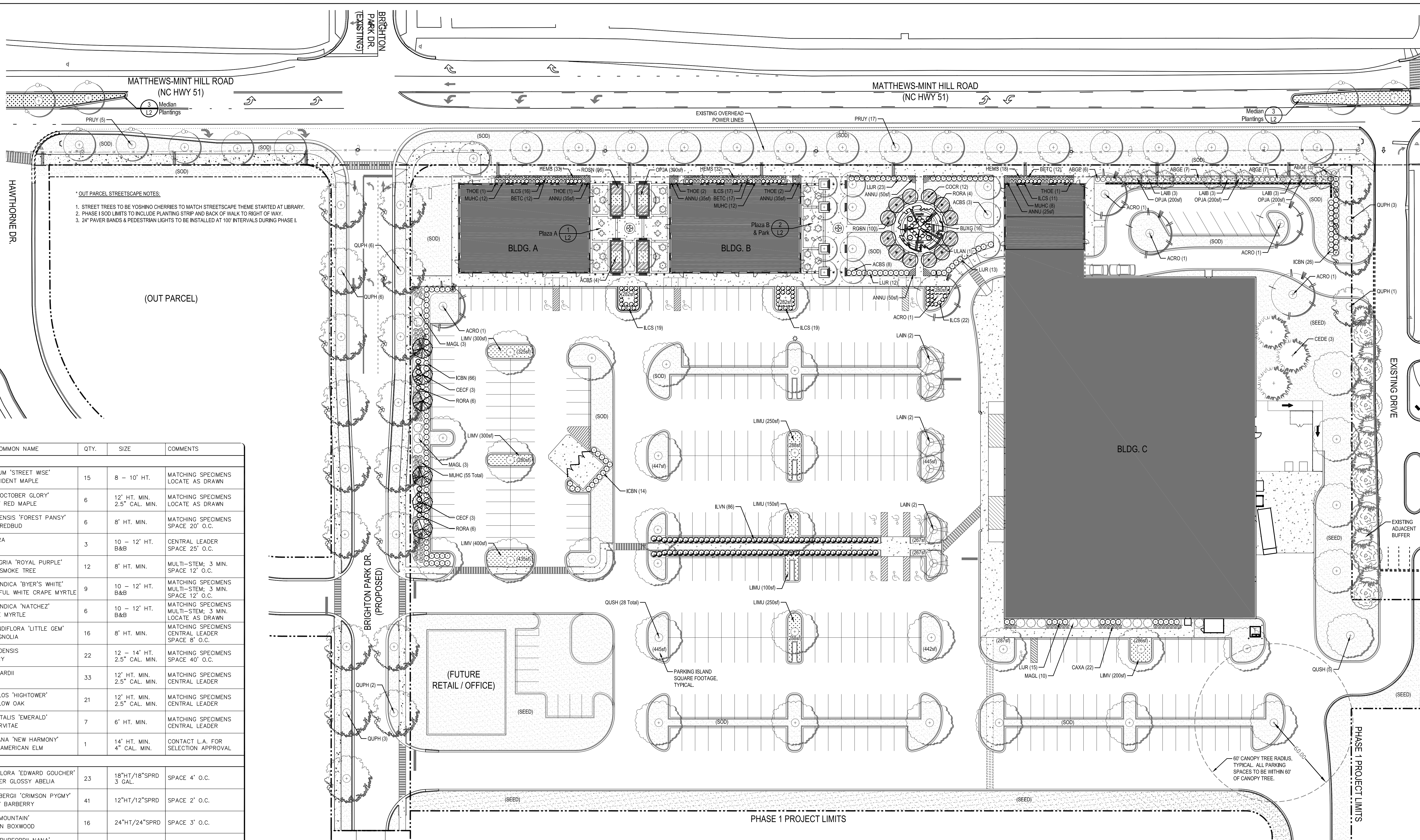
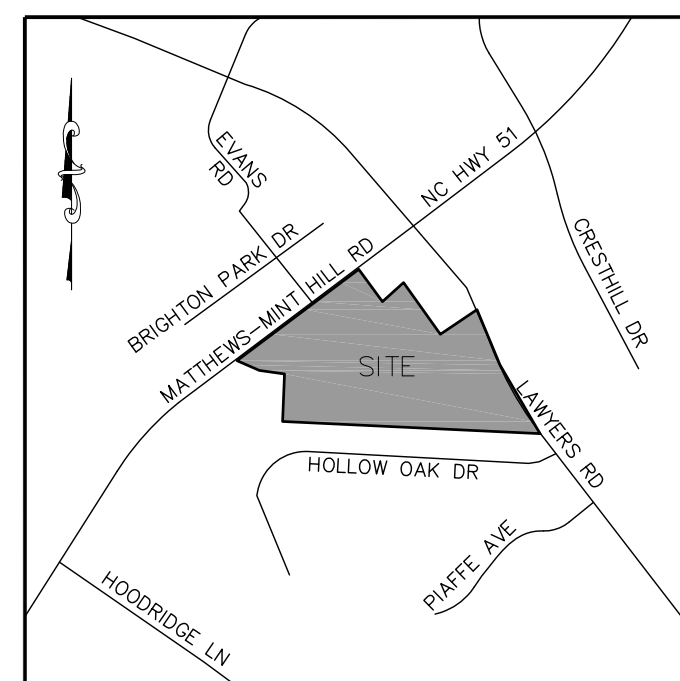
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	189.40	634.00	188.70	N42°52'20"E
C2	212.50	525.00	208.73	N53°02'23"E
C3	97.81	124.00	95.30	N61°39'09"W

GRAPHIC SCALE
0 40 80 160
1 INCH = 80 FEET


PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	CBH	5/8/13	REZONING PLAN

Project: MINT HILL COMMONS
PHASE 1
MINT HILL, NORTH CAROLINA
Title: SITE EXHIBIT
Prep By: THE ISAACS GROUP
Date: 5/8/13
Project Egr: CNI
Design By: CNI
Drawn By: RER
Scale: 1"=80'
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335
C1.0



PLANT SCHEDULE:

SYMBOL	BOTANICAL / COMMON NAME		QTY.	SIZE	COMMENTS
TREES					
	ACBS	ACER BUERGANUM '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	CERIS CANADENSIS 'FOREST PANSY' FOREST PANSY REDBUD	6	8' HT. MIN.	MATCHING SPECIMENS SPACE 20' O.C.
	CEDE	CEDRUS DEODARA DEODAR CEDAR	3	10 – 12' HT. B&B	CENTRAL LEADER SPACE 25' O.C.
	COCR	COTINUS COGGYGRIA 'ROYAL PURPLE' ROYAL PURPLE SMOKE TREE	12	8' HT. MIN.	MULTI-STEM; 3 MIN. SPACE 12' O.C.
	LAIB	LAGERSTROMIA INDICA 'BYER'S WHITE' BYER'S WONDERFUL WHITE CRAPE MYRTLE	9	10 – 12' HT. B&B	MATCHING SPECIMENS MULTI-STEM; 3 MIN. SPACE 12' O.C.
	LAIN	LAGERSTROMIA INDICA 'NATCHEZ' NATCHEZ CRAPE MYRTLE	6	10 – 12' HT. B&B	MATCHING SPECIMENS MULTI-STEM; 3 MIN. LOCATE AS DRAWN
	MAGL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA	16	8' HT. MIN.	MATCHING SPECIMENS CENTRAL LEADER SPACE 8' O.C.
	PRUY	PRUNUS X YEDOENSIS 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
	QUPH	QUERCUS PHELLLOS 'HIGHTOWER' HIGHTOWER WILLOW OAK	21	12' HT. MIN. 2.5" CAL. MIN.	MATCHING SPECIMENS CENTRAL LEADER
	THOE	THUJA OCCIDENTALIS 'EMERALD' EMERALD ARBORVITAE	7	6' HT. MIN.	MATCHING SPECIMENS CENTRAL LEADER
	ULAN	ULMUS AMERICANA 'NEW HARMONY' NEW HARMONY AMERICAN ELM	1	14' HT. MIN. 4" CAL. MIN.	CONTACT L.A. FOR SELECTION APPROVAL
SHRUBS					
	ABGE	ABELIA GRANDIFLORA 'EDWARD GOUCHER' EDWARD GOUCHER GLOSSY ABELIA	23	18"HT/18"SPRD 3 GAL.	SPACE 4' O.C.
	BETC	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	41	12"HT/12"SPRD	SPACE 2' O.C.
	BUGG	BUXUS 'GREEN MOUNTAIN' GREEN MOUNTAIN BOXWOOD	16	24"HT/24"SPRD	SPACE 3' O.C.
	ICBN	ILEX CORNUTA 'BURFORDII NANA' DWARF 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.
	ILVN	ILEX VOMITORIA 'NANA' DWARF YAUPOH 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.
	RORA	ROSA 'RADTKO' DOUBLE KNOCKOUT ROSE	16	24"HT/24"SPRD	SPACE 4' O.C.
	ROSN	ROSA 'NOVAROSPOP' 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	CALAMAGROSTIS X ACUTIFLORA 'K.F.' KARL FOERSTER 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.
	LIMU	LIRIOPE MUSCARI 'BIG BLUE' BIGBLUE LIRIOPE	750sf	PINT	SPACE 12" O.C.
	LIMV	LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED LILYTURF	1,200sf	PINT	SPACE 12" O.C.
	MUHC	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY 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 MUNICOD ZONING ORDINANCE.
2. APPLICANT AGREES TO SCREEN ALL PROPOSED SAND FILTER BMP'S 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 8 FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8 FEET IN WIDTH.
2. PEDESTRIAN SCALE LIGHTING AND 24" PAVER 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 MUNICODE.
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

SECTION 7.4 - DO-A & DO-B OVERLAY DISTRICTS (DOWNTOWN OVERLAY CODE)

5.2 B. STREET TREES AND PLANTING STRIPS

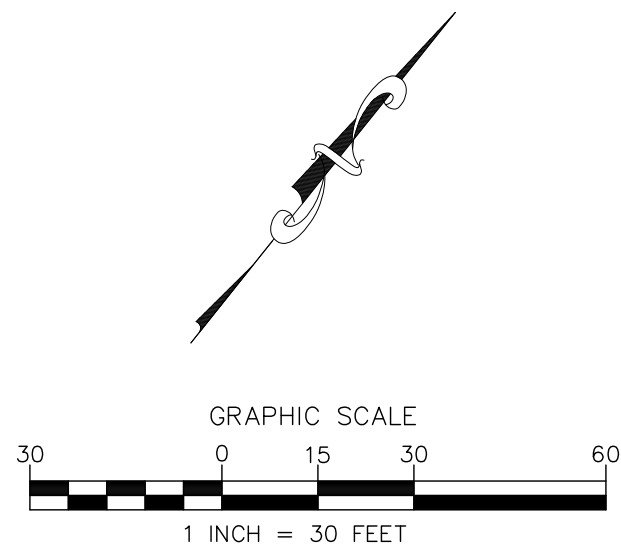
- STREET TREES ALONG MATTHEWS - MINT HILL ROAD TO BE FRONGS SP. (CHERRY) TO MATCH EXISTING STREET TREE THEME STARTED AT LIBRARY FRONTAGE. TREE SPACING TO BE 40 FEET ON CENTER UNDER POWER LINES.

8.1 B. TYPE B SCREENING

2. MATTHEWS-MINT HILL ROAD (NE PARKING LOT): SCREEN WALL AND 6' PLANT STRIP WITH SEMI-EVERGREEN FLOWERING SHRUBS & SMALL-MATURING DECIDUOUS FLOWERING TREES

8.1 C. INTERIOR PLANTINGS

8.2 MAINTENANCE OF LANDSCAPING / IRRIGATION



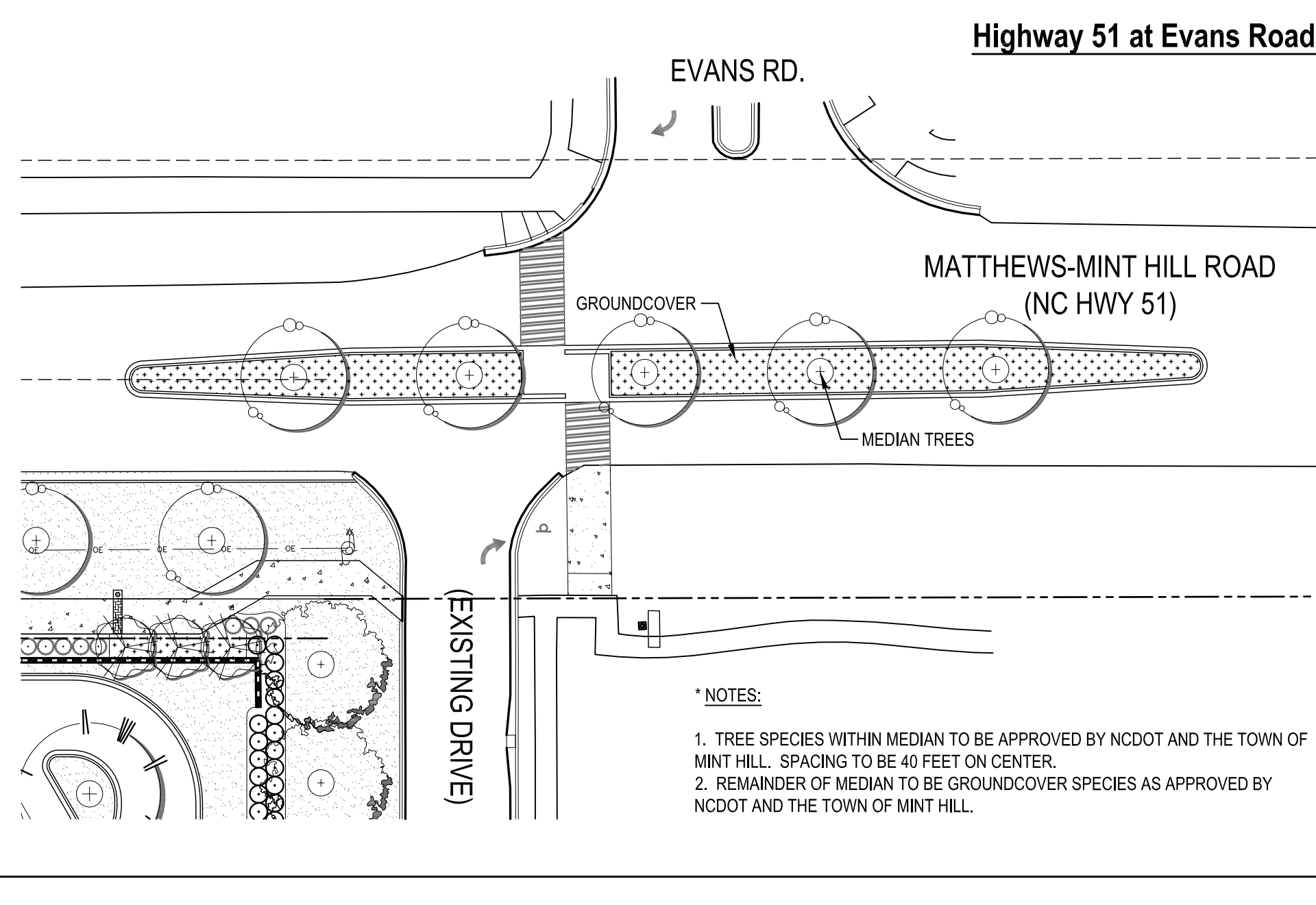
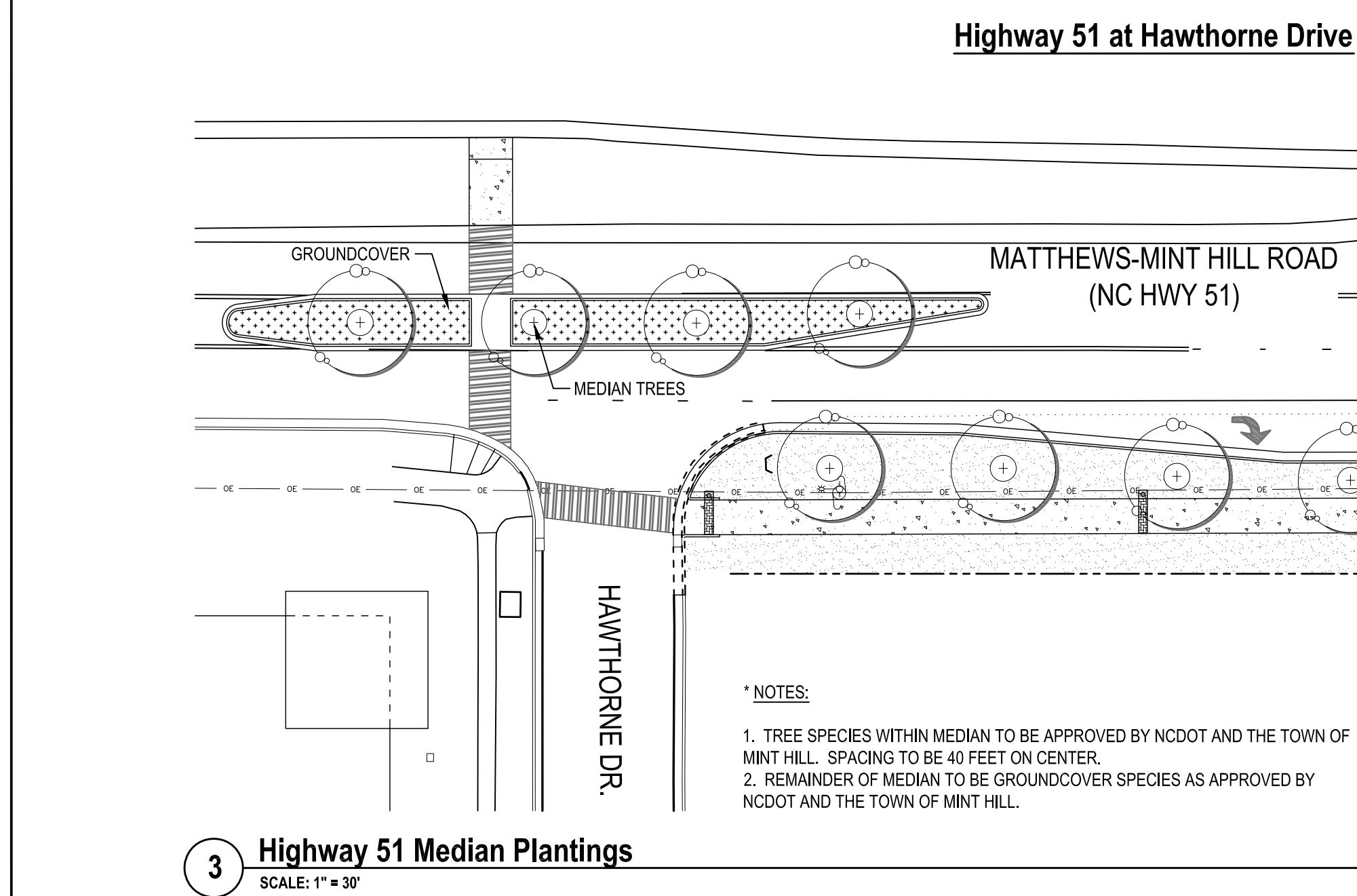
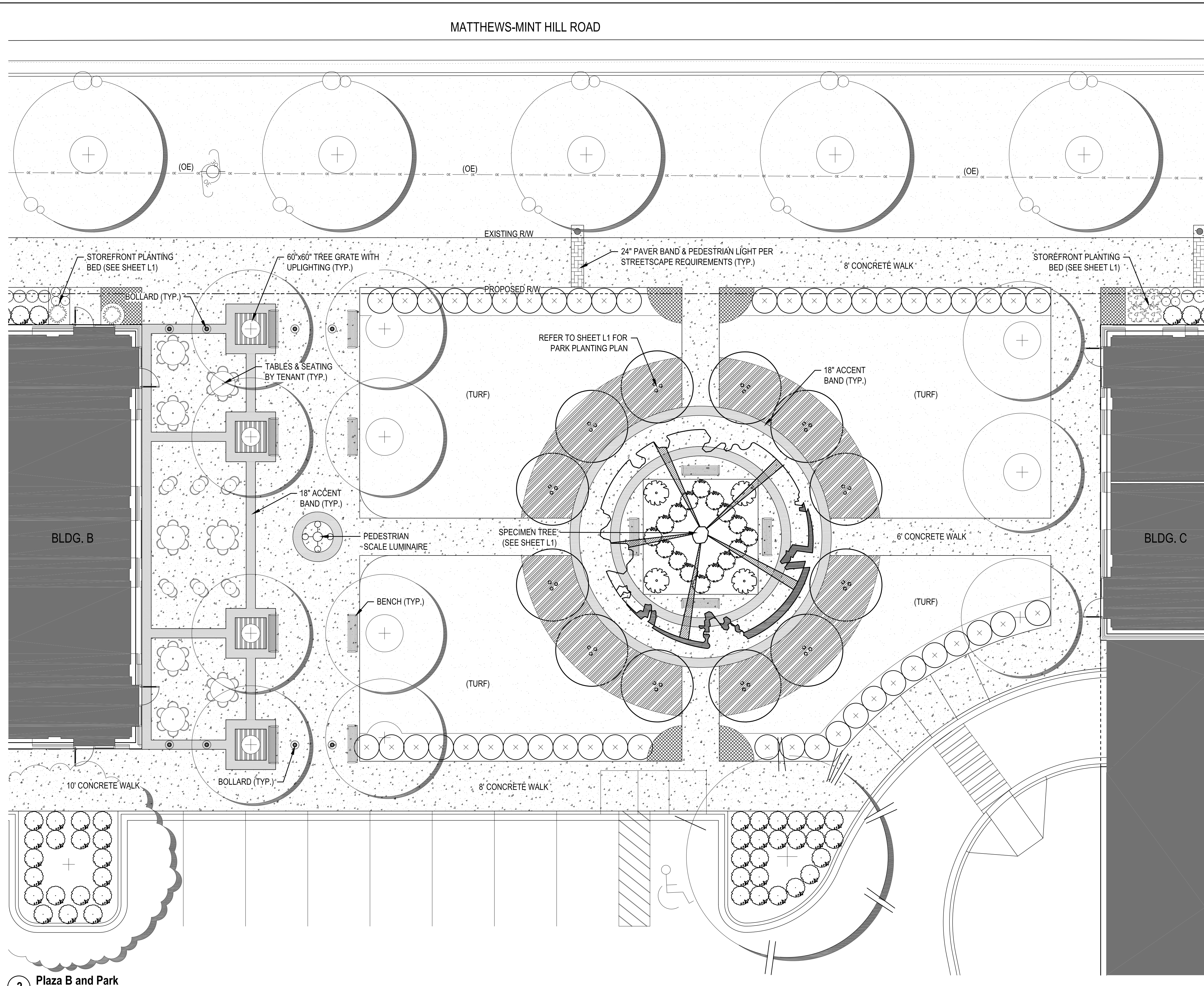
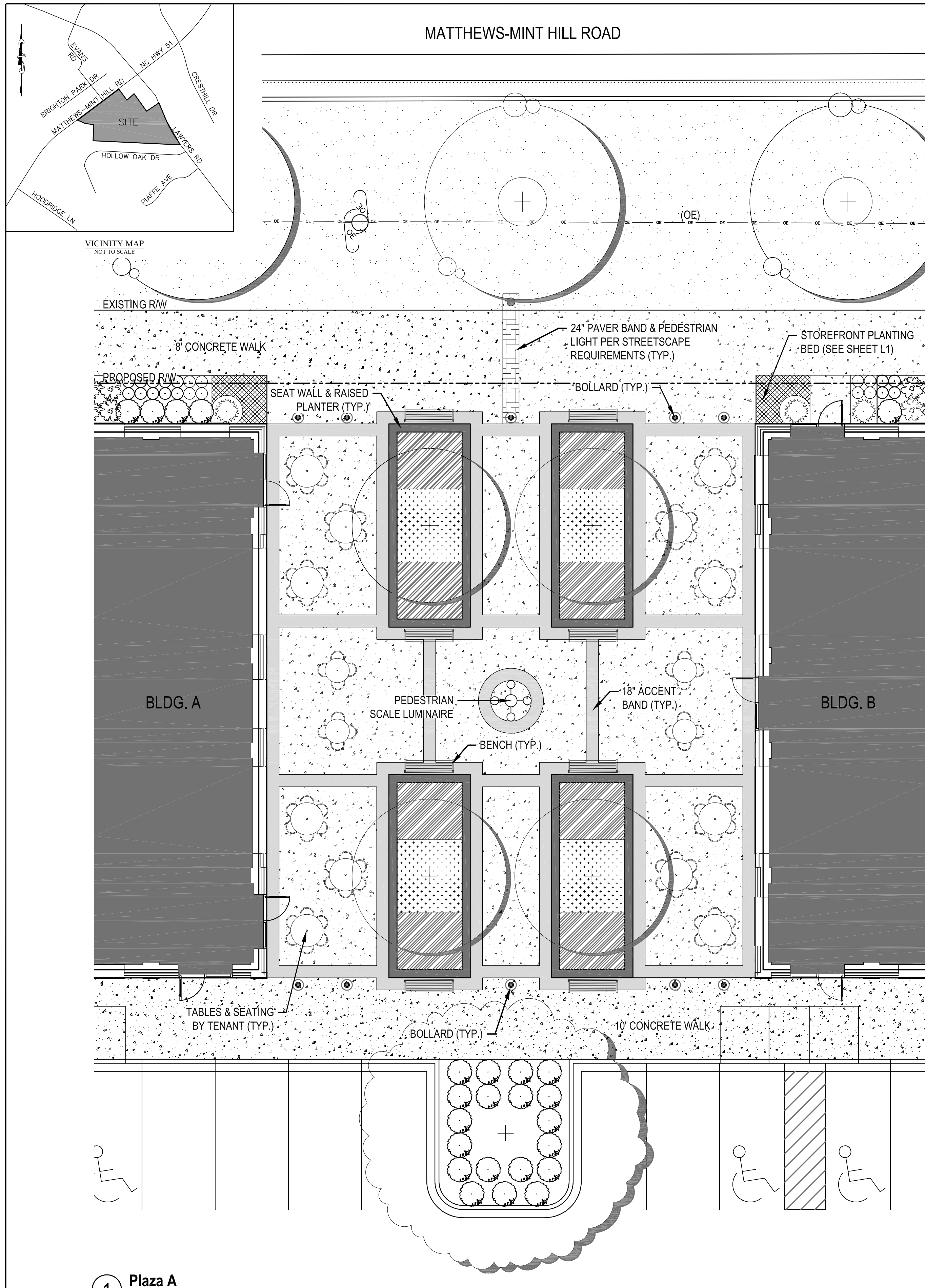
SIKESDESIGN
LANDSCAPE ARCHITECTURE
& LAND PLANNING

Charlotte, North Carolina

p: 704.649.0212 f: 866.257.4589
info@sikesdesign.net www.sikesdesign.net

[illegible]

	Project:	MINT HILL COMMONS PHASE I			
	Title:	MINT HILL, NORTH CAROLINA			
	<h1>PLANTING PLAN</h1>				
File #:	12091-PC01.dwg	Date:	05/08/13	Project/Job:	CNI
		Drawn By:	dfo049		Scale:
		Design By:			
		Drawn By:			Scale: 1"=30'



GENERAL NOTES:

1. REFER TO SHEET L1 FOR PLANTING PLAN, PLANT SCHEDULE, & PLANTING NOTES.
2. SITE FURNISHINGS SHOWN ON THIS PLAN ARE CONCEPTUAL. ACTUAL QUANTITY, MODEL, FINISH, ETC. TO BE DETERMINED BY DEVELOPER. PHASE I INSTALLATION TO INCLUDE THE FOLLOWING: SIDEWALKS, BOLLARDS, BENCHES, PAVERS, WALLS, AND LIGHTING.
3. DEVELOPER SHALL RETAIN FLEXIBILITY ON THE LAYOUT AND MATERIAL FOR PLAZA ACCENT BANDS.
4. PLAZA A USAGE: MIDDLE CORRIDOR THROUGH PLAZA A TO BE PUBLIC SPACE AND SERVE AS PUBLIC ACCESS FROM HIGHWAY 51 SIDEWALK TO INTERNAL SHOPPES. TWENTY-FIVE (25) FEET ADJACENT TO BUILDING A AND BUILDING B TO SERVE AS OUTDOOR FLEX SPACE IN WHICH THE TENANT SHALL DETERMINE USAGE.
5. PLAZA B AND PARK USAGE: PLAZA B CORRIDOR AND PARK TO SERVE AS PUBLIC SPACE, 20' ADJACENT TO BUILDING B TO BE RESERVED AS OUTDOOR FLEX SPACE IN WHICH THE TENANT SHALL DETERMINE USAGE.

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PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION

Project: MINT HILL COMMONS
PHASE 1
MINT HILL, NORTH CAROLINA
Title: ENLARGEMENTS
File #: 12097-PC01.dwg Date: 05/08/13 Project Egr: CNI
Design By: THE ISAACS GROUP
Drawn By: Scale: (See Plans)
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