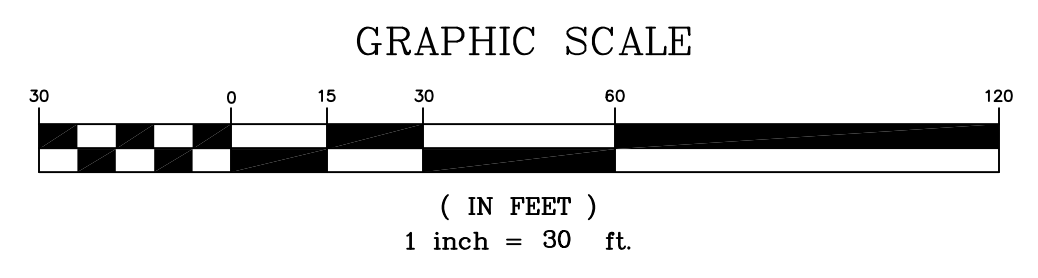
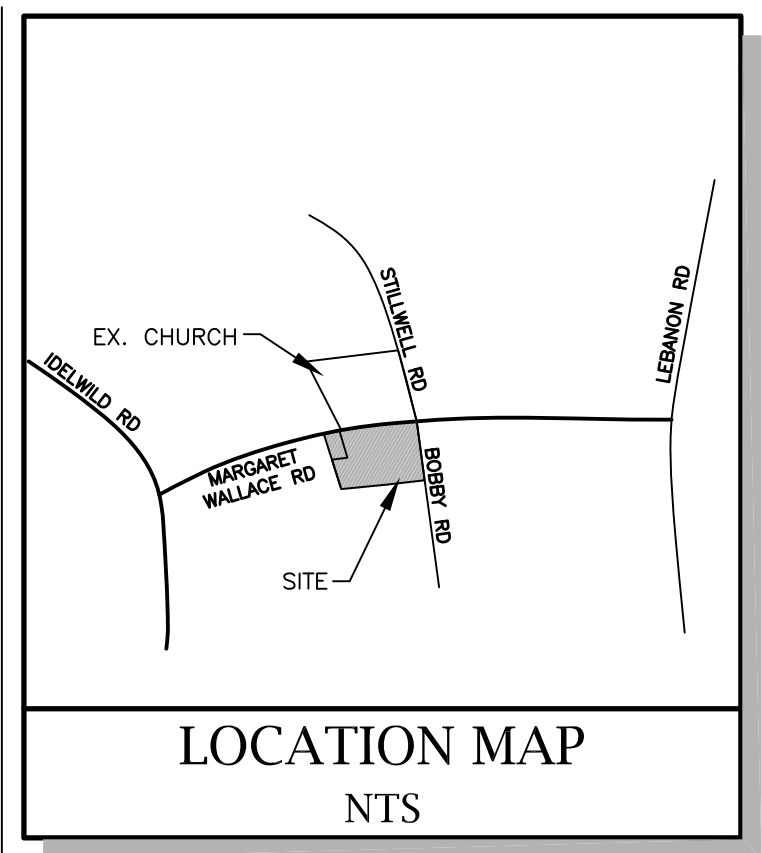


Drawn	JDM
Checked	JDM
Date	JUNE 16, 2015
Revisions	



Approved By  
 Board of Commissioners

9/10/2015

**DEVELOPMENT SUMMARY**

TOTAL SITE AREA: 210,811 SF (4.84 AC)  
 -196,120 SF / 4.50 AC (135-201-09)  
 -16,691 SF / 0.38 AC (135-201-10)  
 -2,000 SF / 0.05 AC  
 (20' DEDICATED R/W MARGARET WALLACE RD)

PARCEL IDS: 135-201-09 & 135-201-10  
 JURISDICTION: TOWN OF MINT HILL  
 CURRENT ZONING: R & R(CD)  
 EXISTING USE: PARKING LOT, SINGLE FAMILY & VACANT  
 PROPOSED USE: PARKING LOT AND COMMUNITY BUILDING

SIDE YARD: 15'  
 FRONT SETBACK: 50'  
 REAR YARD: 40'  
 CORNER SIDE YARD: 25'

TOTAL ON-SITE PARKING: 262  
 EX. ON-SITE PARKING: 161  
 REMOVED EX. ON-SITE PARKING: 9  
 PROP. PHASE 2 ON-SITE PARKING: 110

IMPERVIOUS CALCULATIONS  
 PREVIOUSLY REMOVED BUILDINGS: 758 SF  
 PREVIOUSLY REMOVED CONCRETE: 190 SF

EX. SIDEWALK: 843 SF  
 EX. ASPHALT PARKING LOT: 55,560 SF  
 EX. IMPERVIOUS COVERAGE: 55,455 SF (1.27 AC)  
 -EX. PARKING LOT DRAINS TOWARDS EX. SAND FILTER

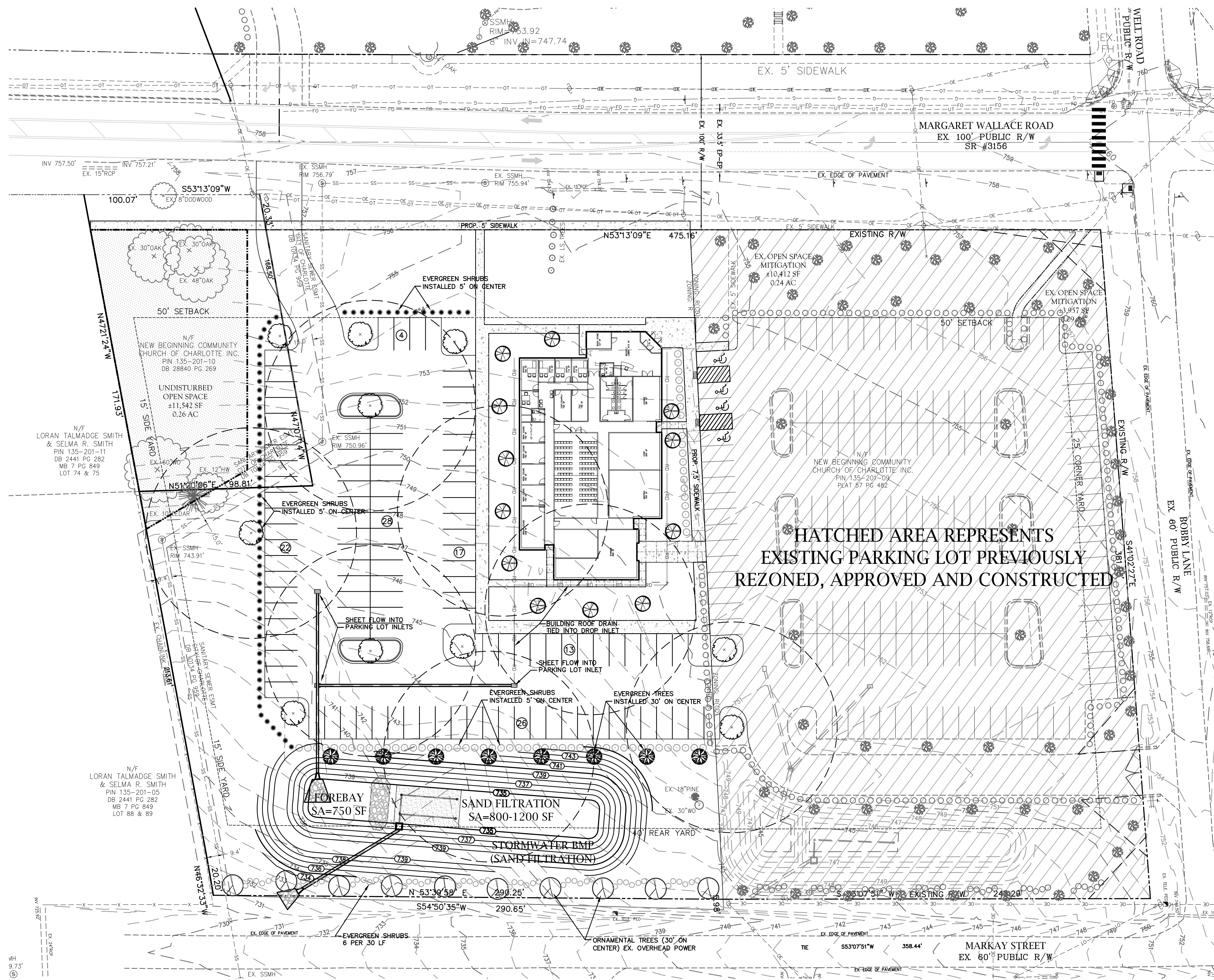
PROP. BUILDING: 9,986 SF  
 PROP. SIDEWALK: 6,603 SF  
 PROP. ASPHALT PARKING LOT: 35,166 SF  
 PROP. IMPERVIOUS COVERAGE: 51,755 SF  
 -PROP. SAND FILTER FOR NEW IMPERVIOUS COVERAGE  
 TOTAL PERCENT IMPERVIOUS: 50.9%

REQ. UNDISTURBED OPEN SPACE: 0.48 AC (10%)  
 EX. UNDISTURBED OPEN SPACE: 0.22 AC  
 -MET WITH MITIGATED OPEN SPACE: 0.33 AC  
 -PREVIOUSLY PROVIDED WITH ORIGINAL PARKING LOT

PROP. UNDISTURBED OPEN SPACE: 0.26 AC  
 PROVIDED OPEN SPACE: 0.48 AC

- PETITIONER WILL COORDINATE WITH NCDOT, MECKLENBURG COUNTY AND THE TOWN OF MINT HILL TO CONSTRUCT NEW ACCESS ON MARGARET WALLACE ROAD DURING PHASE 2 OF THE MASTER PLAN.
- PHASE 1 OF THE MASTER PLAN INCLUDES THE NEW COMMUNITY/COUNSELING BUILDING WITH PROPOSED PEDESTRIAN ACCESS ONLY. THE FIRST PHASE DOES NOT INCLUDE THE ADDITION OF A NEW DRIVEWAY, PARKING LOT OR ROADWAY IMPROVEMENTS AT THIS POINT.
- PROPOSED DEVELOPMENT WILL COMPLY WITH TOWN OF MINT HILL ZONING ORDINANCE WITH REGARDS TO SITE SIGNAGE SECTION 6.5.2 B 2 WHICH LIMITS SIGNAGE TO 6 SQUARE FEET.
- DETACHED LIGHTS TO BE A MAXIMUM OF 25 FEET TALL AND SHALL BE TURNED OFF NO LATER THAN 11:00 P.M.
- EXISTING AND PROPOSED DEVELOPMENT WILL COMPLY WITH TOWN OF MINT HILL POST CONSTRUCTION ORDINANCE WITH RESPECT TO STORM WATER MANAGEMENT.
- REQUIRED TREES FOR UNDISTURBED OPEN SPACE ON-SITE MITIGATION MUST MEET THE FOLLOWING CRITERIA:
  - MINIMUM TREE CALIPER OF 1.5 INCHES.
  - REQUIRED TREES FOR TREE SPECIES (MUST SHOW A MINIMUM OF THREE (3) DIFFERENT SPECIES IN ROUGHLY EQUAL PROPORTIONS SELECTED FROM THE LIST IN APPENDIX 6-6 (FORM #PCO14) OF THE ADMINISTRATIVE MANUAL).
  - STATEMENT AS TO THE QUALITY OF THE TREES AS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK.
  - MATERIAL USED TO STABILIZE THE AREA AROUND AND BETWEEN TREES (MUST BE VEGETATIVE GROUND COVER AND MULCH).
  - CONTOURS OF FINAL GRADE AT TWO (2) FOOT INTERVALS EXTENDING 100 FEET BEYOND THE PROPERTY BOUNDARY (SLOPE OF ANY GRADED OR DISTURBED AREA FOR ON-SITE MITIGATION CAN NOT EXCEED 3 TO 1).
  - METHODS FOR THE CONTROLLING THE FLOW OF WATER ACROSS THE AREA TO PREVENT SOIL EROSION OR MULCH DISTURBANCE.
  - DEPTH OF TOP SOIL (MINIMUM OF SIX (6) INCHES).
  - PROVIDE SPECIFICATIONS FOR THE PLANTING OF TREES AND GROUNDCOVER.
  - PROVIDE WRITTEN WARRANTED STATEMENT FOR THE REPLACEMENT OF DEAD OR DISEASED TREES OVER A MINIMUM OF TWO (2) YEARS FOLLOWING PLANTING.
- PETITIONER DESIRES TO INSTALL ADDITIONAL SCREENING ALONG MARKAY STREET IN LIEU OF INSTALLING CURB/GUTTER AND SIDEWALKS SINCE THERE ARE NO EXISTING SIDEWALKS AND THE AREA IS FULLY DEVELOPED.
- INTERIOR PARKING LOT LANDSCAPING SHALL INCLUDE:
  - LARGE MATURING TREES NOT MORE THAN 60' FROM ALL PARKING SPACES
  - VARYING SPECIES
  - A MINIMUM OF 8' TALL AND 2 1/2" CALIPER AT TIME OF PLANTING.

**DEVELOPMENT STANDARDS  
 CONDITIONAL USE PLAN**



HATCHED AREA REPRESENTS  
 EXISTING PARKING LOT PREVIOUSLY  
 REZONED, APPROVED AND CONSTRUCTED

**New Beginnings  
 Church  
 Community and  
 Counseling Center**

5232 Margaret Wallace Road  
 Mint Hill, NC 28105

Project Number 311

**ZONING PLAN**

Sheet of

**SP2.0**

Plate