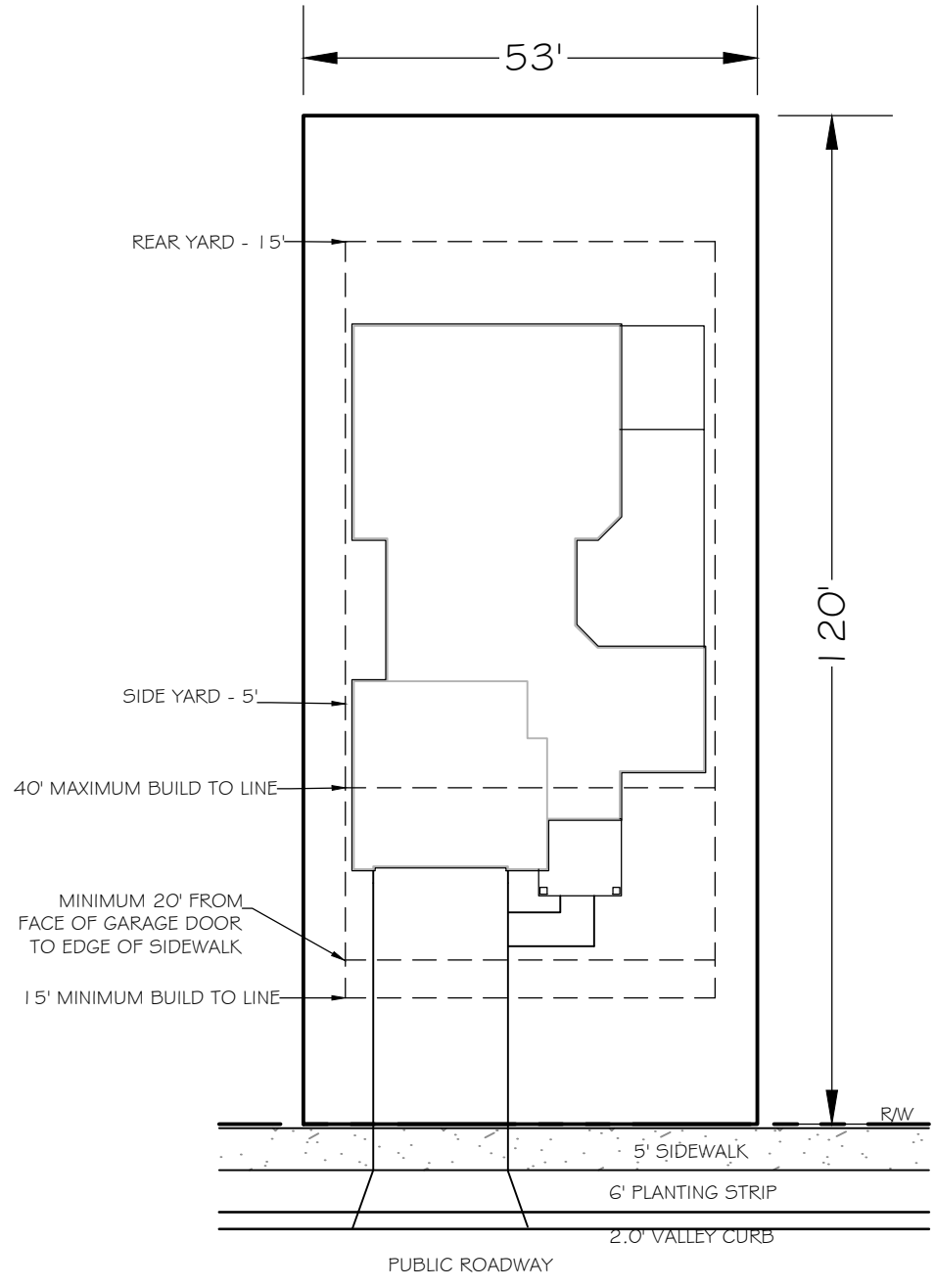


VICINITY MAP – NOT TO SCALE

NOTES:

- All development and construction shall comply with all zoning and subdivision standards of the Town of Mint Hill, Mecklenburg County, and NCDOT, as applicable.
- This property may be subject to any easements and/or rights of way of record.
- All areas designated as common and/or urban open space shall be owned and maintained by the homeowners association and dedicated for perpetuity.
- Access (ingress/egress) location and design shown in this sketch plan are subject to achieving vertical and horizontal sight distances, turn lane improvements (including right-of-way) and intersection with adjacent and opposing access points. Modifications to the plan may result.
- Large maturing trees will be planted 40' on center within the required planting strip along the streets with the exception of rural parkways where existing trees can satisfy the existing tree requirement. Small maturing trees are to be used when overhead power lines exist.
- Mail service will be provided in clusters. Kiosk locations are to be determined and be coordinated with the USPS during final engineering.
- Trash service to be provided by the Town of Mint Hill for each lot.
- Direct access from lots to a thoroughfare is prohibited.
- The Build-to line is a line extending through a lot which is generally parallel to the front property line and marks the location from which the principle vertical plane of the front building elevation, exclusive of porches, bay windows and similar appurtenances, must be erected intended to create an even facade line on a street. The build-to line is established on the record plat (final Plat).
- BMP access and maintenance easements shall be provided around around each BMP and recorded on a plat after construction plan approval.
- Based on the existing condition of the tree canopy, the 25' external buffer is intended to be undisturbed along the south side (plan west) of the property. Along the North, West, and East sides (Plan North, South, and East) of the property the buffer shall be disturbed and replanted in accordance with the Town's ordinance.
- Fire hydrants shall be provided within 750 feet of the most remote point of the structure as the apparatus travels. Final hydrant locations to be approved by Charlotte Water.
- Stormwater management/detention provided by the proposed SCM's, located on the subject property. SCM's provided are shown for general conformance with the Town of Mint Hill requirements. Size, shape and type of proposed SCM's provided are subject to change and will be finalized with details as part of final engineering/construction documents, subject to the Town of Mint Hill engineering approval.
- Proposed water service connection shall be made to the existing Charlotte Water System watermain located near the intersection of Quail Park Drive and Fairview Road.
- Proposed sewer connection shall be made to Charlotte Water Sanitary Sewer system which crosses the southern portion of the project parcel.
- Appropriate environmental permitting will be obtained though NCDEQ for impacts to existing stream, if required.
- Proposed signs, lighting & landscaping will be designed in accordance with the Town of Mint Hill standards and regulations. Proposed locations will be prepared and reviewed as part of the construction plans.
- Street trees to be maintained by the Homeowners Association.
- Any sidewalk proposed outside of the night-of-way shall be placed in a permanent sidewalk easement.



TYPICAL 54' X 120' LOT DIAGRAM
SCALE: N.T.S..

Site Data

Developer / Applicant
EPCON Communities
11020 David Taylor Blvd. Suite. 105
Charlotte, NC 28262
(704) 997-8044

Tax Parcel ID: 197-201-14

Total Site Area
Per Alta Survey: 32.84 ± Ac

Note: For the purposes of rezoning, Parcel # 197-201-14 is to be divided into two project areas:

- An area of approximately 2.78 acres as shown on the plan including a roadway to be dedicated as public right-of-way. Rezoning request for the commercial area to be B-G District.
- A Residential area containing approximately 30.07 acres to be subdivided into individual lots, with dedicated open space areas, and roadways dedicated as public rights-of-way. Rezoning request for the residential area to be R-CZ (Conditional Zoning).

Overall Project Data:

Exiting Impervious Area
Buildings 0 ± Ac
Pavement 0 ± Ac
Right-Of-Way: 0 ± Ac
Total Impervious Area: 0 ± Ac

Watershed: Goose Creek District
High Density Option
(70% Max. Impervious Area)

Proposed Density: 2.04 Dwelling Units/Ac*
*Based on gross parcel area 32.84 Ac

Specific Site Data for Residential Portion of Project:

Existing Zoning R (Residential)
Proposed Zoning R-CZD (Residential Portion 30.07 Acres)

The proposed development will be age-restricted in accordance with the Federal Fair Housing Act's Housing for Older Persons Act (HOPA). The HOPA regulations will be incorporated into the Homeowners Association Documents.

Site Area
Lot Area 12,946 ± Ac
R/W Area 3,451 ± Ac
*Reserve/SCM/Open Space Area: 2,135 ± Ac

Undisturbed Open Space (15%)
Required 4,510 ± Ac
Provided 5,106 ± Ac

Total Number of Residential Lots: 67 Lots

Proposed Building Setbacks:
Rear Yard 15'
Build to Line 15' Minimum / 40' Maximum
Side Yard 5' (12' Corner)
Lot Depth 115' (min.)
Lot Width 53' (min.)
Lot Size 0.14 Ac (min.)

Provided Parking
Inside Garage 67
Outside Garage 67
Amenity Area 9
Total 143

Specific Site Data for Commercial Portion of Project:

Existing Zoning R (Residential)
Proposed Zoning B-G (Commercial Portion 2.78 Acres)

PROPOSED LEGEND

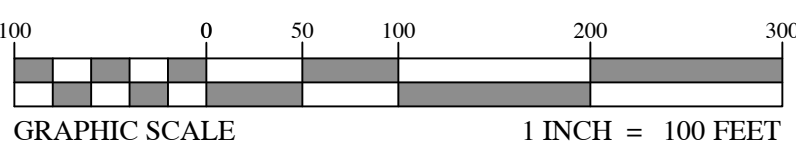
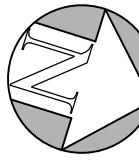
PROPOSED LOT LINE
PROPOSED SETBACK
PROPOSED R/W
STORMWATER EASEMENT
PERIMETER BUFFER LIMIT
PROPOSED SIDEWALK

PERIMETER BUFFER

COMMON OPEN SPACE

EXISTING LEGEND

R/W EXISTING RIGHT OF WAY
ADJACENT PROPERTY LINE
SWIM SWIM BUFFER
PCU POST CONSTRUCTION UNDISTURBED BUFFER



JOB NUMBER: 22250					
REV	DATE	BY	DESCRIPTION		
1					
2					
3					
4					
5					

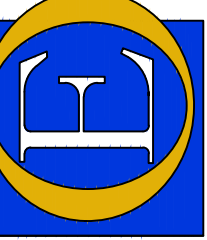
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NOT FOR CONSTRUCTION

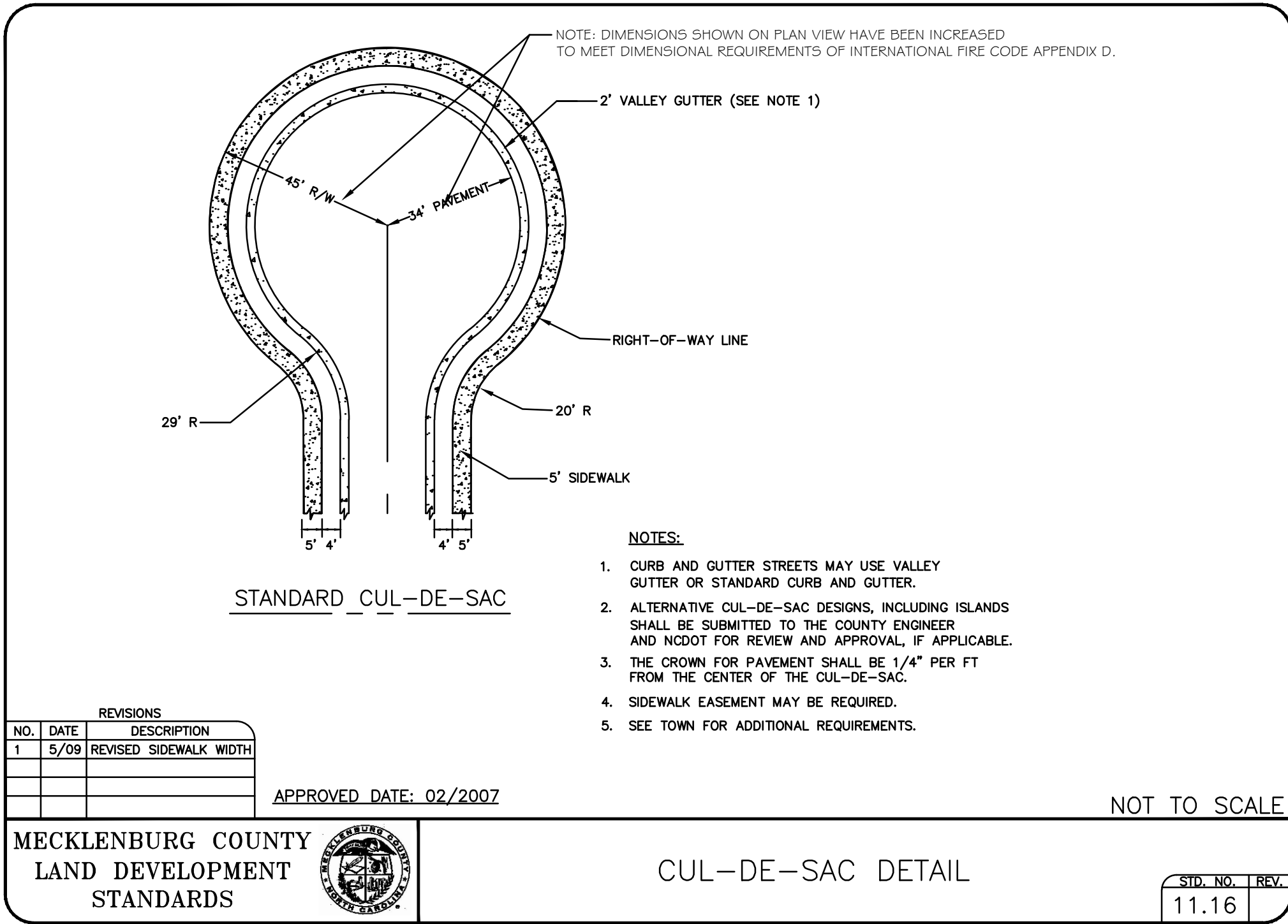
CERTIFICATION

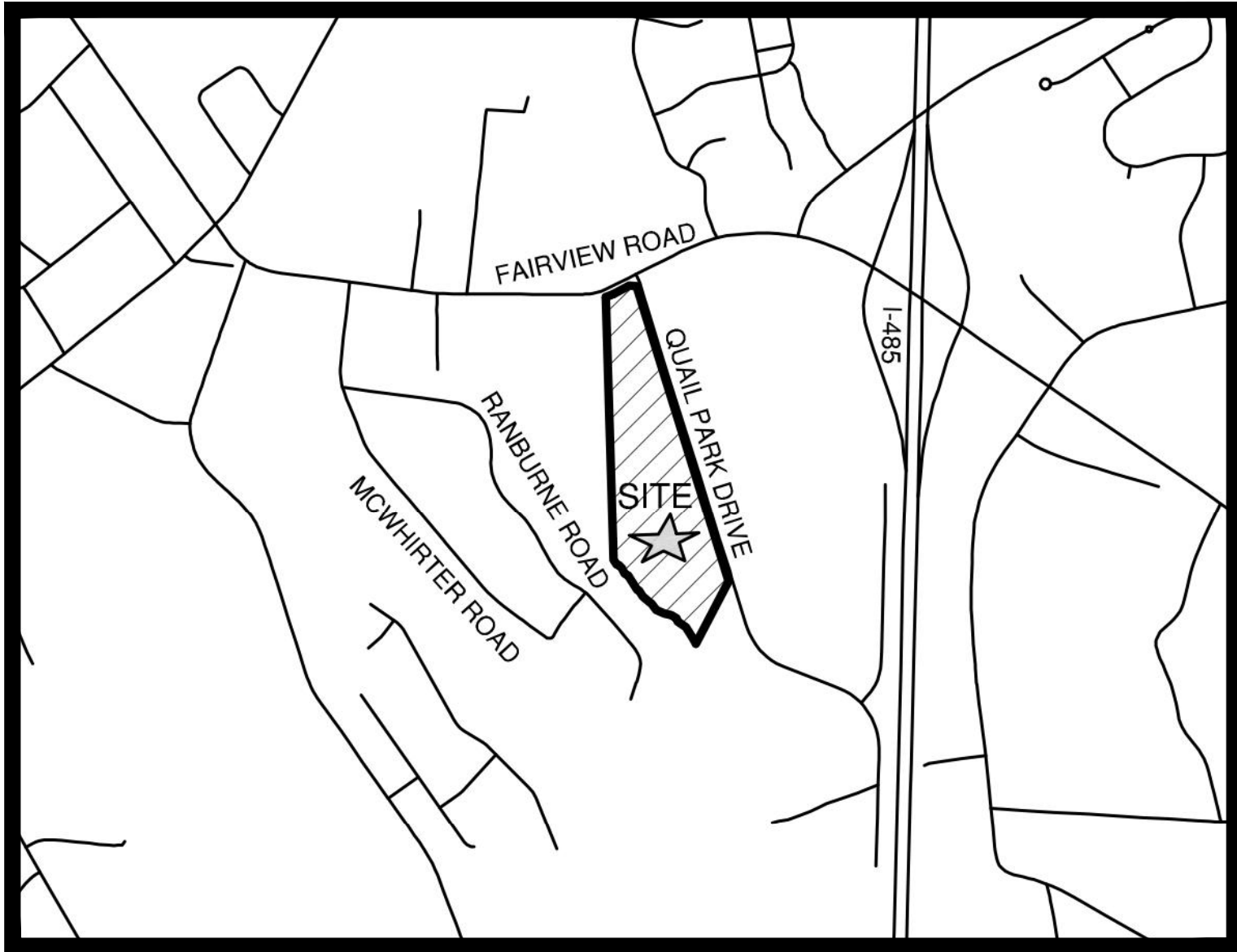
REZONING PLANS FOR
COURTYARDS AT QUAIL PARK
MECKLENBURG COUNTY, NC
MINT HILL
SKETCH PLAN

Odom
Engineering
PLLC
169 Oak Street, Forest City, N.C. 28043
ph: 853.247.4406 fax: 853.247.4408
NC License # 4406



DATE: 11/10/2022
DRAWN BY: WFM
CHECKED BY: WFM
PROJECT MGR: DWO
SHEET:
RZ-1





VICINITY MAP – NOT TO SCALE

JOB NUMBER:
22250

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

PRE REZONING SKETCH PLANS

COURTYARDS AT QUAIL PARK

MINT HILL

MECKLENBURG COUNTY, NC

EXISTING CONDITIONS MAP

Odom Engineering PLLC

169 Oak Street, Forest City, N.C. 28043
ph: 828.247.4406 fax: 828.247.4406
NC License # 4086

DATE: 11/09/2022

DRAWN BY: WFM

CHECKED BY: WFM

PROJECT MGR: DWO

SHEET: RZ-3

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.