

Development Notes

Shea

- Development Notes:
 The Isloving conditions and requirements we intended for the development of the clasmus Road project, Located 41 4420 Cabamus Road and other tractas as sthema on the project documents.
 Except as otherwise provided balance the property is to be an elegated in section 7.3 and 1.0 for the Mark Hild Cook of Ordinances, Is. Section Requirements for Conservation Stachastrone.
 An infinition Water Schler Schler Schler Schler Schler and Schler Schler Schler Schler Schler Schler Schler and Schler Schler Schler Schler Schler Schler Schler Anningen Hermitians, and Schler Schler Schler Schler Schler (7.3.3.C2). Wherever birthers contain matural, undisturbed woold areas, those stall be markinger, accept and the schler (7.3.3.C2). Wherever birthers contain matural, undisturbed woold areas, the schler Sc
- 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.

Amenity area shall include a cabana, pool, and playground. This property may be subject to any easements and/or right-of-way of record.

Architectural

- 6. The exterior materials of all homes shall consist, on their frost elevations, some portion (a minimum of one thrift) of tarity, some, an imple shalling, consist and balleni sitiling. The safes and frast ratial consist of elimits of all sites of the safe shall be all the safe shal 8. The exterior materials of all homes shall consist, on their front elevations

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- Environmental
 - 11. Appropriate environmental permitting will be obtained thru NCDEQ for impacts to existing stream
 - impacts to existing stream. 12. Large maturing trees will be planted 40° O/C within the required planting strip along all streets. Small maturing trees are to be used when overhead wer lines exist.

 - power lines exist.
 All areas designated as common and/or urban open space shall be owned and matchined by the knownews association and declasted for matchined by the knownews association and declasted for the Street trees to be markinghed by Honorownew Association 16. all atom change likelities shall be approved by Modelehotry County only. Tors and a control with or possible transported ProColor tort hum-ban and a control with the approved by Modelehotry County only. Tors and a control with or possible transported ProColor tort hum-and with be finalized with details as part of final engineering porcent. Include the control with the ingenetic particulation of the approval. Bittle and records to the out Athritication and express.

17. 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 plan may result.

- Proposed Sanitary Sever connection shall be made to existing CLT Water Sanitary Sever System on site.
 Water System on site.
 Water System watermain boards down balls from and state words aforg Jonne Dive, then existent for the development connecting to the existing man on Andiport Church Rod.
 Pre hydrains shall be provided within 726 feet of most remate port of structures as the pagarable structure. by Charlotte Water

Transportation

- Mail service will be provided in clusters. Kiosk locations to be determined
 - Mail service will be provided in clusters. Nosk locations to be dete and coordinated with the USPS during final engineering.
 Trash service to be provided by the Town of Mint Hill for each lot.

AA

Direct access from lots to a thoroughfare is prohibited. Any sidewalk proposed outside of the right-of-way shall be placed in a permanent sidewalk easement.





65120520	2/11/21	RZ-2
ON BOL	DATE:	SHEET

Development Notes Architectural Elevations

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porate Cent Suite 300 otte. NC 28;





Utilities:



Eren: (886) 8

Exterior B

Shea Carolinas - Plan 407 - Tensley Shea Shea Carolinas - Plan 409 - Salina Exterior A



Shea Carolinas - Plan 408 - Tustin

Exterior A

Tear (858) 595-743



