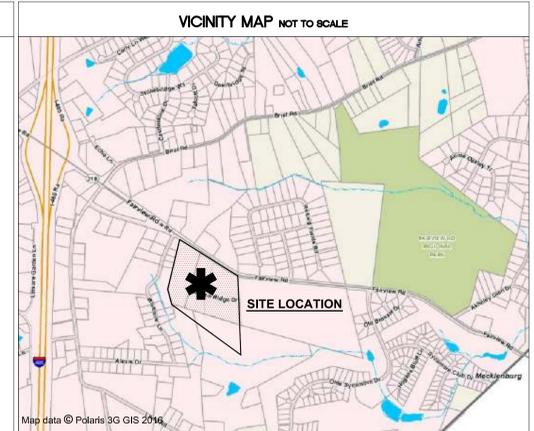


- ### CONDITIONAL NOTES AND STANDARDS:
- GENERAL PROVISIONS**
- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE TOWN OF MINT HILL UNIFIED DEVELOPMENT ORDINANCE (UDO).
 - THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH 8.5.2D AMENDMENT PROCEDURES FOR APPROVED CONDITIONAL DISTRICTS.
 - THE SITE WILL HAVE ACCESS, AS GENERALLY DEPICTED ON THE ZONING SITE PLAN.
 - THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY NCDOT, REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS OR AS REQUIRED FOR APPROVAL BY NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY TOWN OF MINT HILL / MECKLENBURG COUNTY IN ACCORDANCE WITH PUBLISHED STANDARDS.
- ACCESS NOTES:**
- SITE WILL HAVE ACCESS, AS GENERALLY DEPICTED ON THE ZONING SITE PLAN.
 - THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY NCDOT, REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS OR AS REQUIRED FOR APPROVAL BY NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY TOWN OF MINT HILL / MECKLENBURG COUNTY IN ACCORDANCE WITH PUBLISHED STANDARDS.
- LANDSCAPE AREAS, TREES AND SCREENING**
- SCREENING AND LANDSCAPED AREAS OF THIS SITE SHALL ADHERE TO THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF MINT HILL'S UNIFIED DEVELOPMENT ORDINANCE.
 - SOLID WASTE WILL BE HANDLED THROUGH ON SITE DUMPSTER, DUMPSTER AND SERVICE AREAS WILL BE SCREENED FROM FAIRVIEW ROAD AND FROM ADJACENT PROPERTIES.
 - ALL LANDSCAPING, INCLUDING STREET TREES WITHIN THE PROPERTY BOUNDARIES, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- SETBACKS, SIDE YARDS, AND REAR YARDS**
- ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD
- REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE RESIDENTIAL DISTRICT**
- PARKING SPACES AND STORMWATER RETENTION AREAS MAY NOT BE INSTALLED WITHIN SETBACK AREAS.
 - CONSTRUCTION OF SIDE WALKS WILL BE DONE WHEN HWY 218 IMPROVEMENTS ARE COMPLETED.
- ARCHITECTURAL STANDARDS**
- BUILDINGS SHALL COMPLY WITH SECTION 7.2.15
- PARKING**
- ALL OFF-STREET PARKING WILL, AT A MINIMUM, SATISFY THE STANDARDS ESTABLISHED UNDER THE ORDINANCE.
 - NO PARKING AREAS MAY BE CONSTRUCTED WITHIN BUFFER AREAS, SETBACK AREAS, SIDE YARD OR REAR YARDS, OR WITHIN ANY FLOODWAY FRINGE AREA.
 - ALL NEW PARKING AREAS WILL BE SCREENED AS REQUIRED BY THE ORDINANCE.
 - SIDEWALK ON FAIRVIEW WILL BE COMPLETED WHEN IMPROVEMENTS TO FAIRVIEW ROAD ARE COMPLETED.
- LIGHTING**
- ALL LIGHTING FOR SITE AND ATHLETIC FIELDS MUST BE SHIELDED AND MEET THE REQUIREMENTS OF SECTION 6.8.8 (OUTDOOR LIGHTING). LIGHTS ON ATHLETIC FIELDS MUST BE EXTINGUISHED BY 10:00 PM.
- STORMWATER MANAGEMENT**
- STORMWATER RUNOFF FROM THE SITE WILL BE MANAGED IN ACCORDANCE WITH THE REQUIREMENTS OF MINT HILL.
 - STORMWATER RETENTION STRUCTURES SHALL NOT BE PERMITTED IN ANY BUFFER AREA OR IN SETBACK AREA.
- BRANDING & SIGNAGE**
- NO ADDITIONAL RESTRICTIONS SHALL BE REQUIRED PERTAINING TO BRANDING AND SIGNAGE BEYOND WHAT IS REQUIRED IN THE TOWN OF MINT HILL UDO, PARTICULARLY SECTION 6.5.
- AMENDMENT TO THIS REZONING PLAN**
- FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS INVOLVED.
 - OWNER IS REQUESTING 5 YEAR VESTING.



PROPOSED NATURAL AREA TO MEET SCREENING REQUIREMENTS OF SECTION 6.4.2 OF THE ORDINANCE. SUPPLEMENTAL PLANTING WILL BE PROVIDED AT THE DIRECTION OF THE ADMINISTRATOR IF REQUIRED.

PROPOSED PHASE ONE DEVELOPMENT TO INCLUDE:

- HWY 218 IMPROVEMENTS AS REQUIRED BY NCDOT
- ASPHALT DRIVEWAY
- ASPHALT PARKING - 45 SPACES
- TEMPORARY OVERFLOW GRASS PARKING - +/- 100 SPACES
- OPEN GRASSED RECREATION AREA
- OPEN AIR PAVILION AND PATIO

REMAINDER OF DEVELOPMENT TO BE COMPLETED IN FUTURE PHASING.

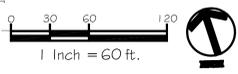
EXISTING WOODED AREA AND PROPOSED NATURAL AREA TO MEET SCREENING REQUIREMENTS OF SECTION 6.4.2 OF THE ORDINANCE. SUPPLEMENTAL PLANTING WILL BE PROVIDED AT THE DIRECTION OF THE ADMINISTRATOR IF REQUIRED.

PROPOSED REQUIRED NATURAL AREA 4.5 ACRES (15% OF TOTAL SITE) REQUIRED THIS AREA REPRESENTS 1.0 ACRES

PROPOSED REQUIRED NATURAL AREA 4.5 ACRES (15% OF TOTAL SITE) REQUIRED THIS AREA REPRESENTS 3.5 ACRES

PROPOSED STORM WATER BMP FACILITY AREA APPROX. 48,300 SF / 1.01 ACRES INCLUDES TWO SAND FILTERS

PROPOSED REQUIRED NATURAL AREA 4.68 ACRES (15% OF TOTAL SITE) REQUIRED THIS AREA REPRESENTS 1.1 ACRES



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