



1. CALL TO ORDER
2. ROLL CALL AND INVOCATION
3. APPROVE MINUTES OF THE MARCH, 2022 REGULAR MEETING
4. ADDITIONS OR DELETIONS OF AGENDA ITEMS
5. REPORTS OF COMMITTEES, MEMBERS, AND STAFF
6. OLD BUSINESS
7. NEW BUSINESS
 - A. DISCUSSION AND RECOMMENDATION ON [#ZC22-2](#), FILED BY JOHN STREET, LLC, FOR CONDITIONAL REZONING TO ALLOW A SUBDIVISION CONSISTING OF 83 SINGLE FAMILY LOTS, FOR PROPERTY LOCATED AT 6412 MATTHEWS-MINT HILL ROAD, TAX PARCEL NUMBER 195-182-42
 - B. DISCUSSION AND DECISION ON [#S21-26](#), ALTON CREEK SUBDIVISION, FILED BY TRI POINTE HOMES, FOR PRELIMINARY SUBDIVISION APPROVAL, PROPERTY LOCATED AT 6412 MATTHEWS-MINT HILL ROAD, TAX PARCEL NUMBER 195-182-42
8. OTHER BUSINESS
9. ADJOURNMENT

<p style="text-align: center;">VIEWING A PUBLIC MEETING ONLINE</p> <p>The Town of Mint Hill live-streams the regularly scheduled meetings of the Board of Commissioners, Planning Board and Board of Adjustment. Anyone can view the live meetings or watch at a later time on the Town’s YouTube Channel. To watch a meeting, hover a smartphone camera app over the QR Code to the right or navigate any web browser to https://bit.ly/2YBIORz.</p>	 <p style="text-align: center;">LIVE STREAM</p>
<p style="text-align: center;">AGENDAS & MINUTES</p> <p>Current and past Agendas and Minutes for the Board of Commissioners, Planning Board and Board of Adjustment can be found at https://bit.ly/3gulVL4 or hover a smartphone camera app over the QR Code to the right.</p>	 <p style="text-align: center;">AGENDA & MINUTES</p>

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING
MARCH 21, 2022**

The Mint Hill Planning Board met in a regular session on Monday, March 21, 2022 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Vice Chairman: Roger Hendrix
Members: Kenny Draffen, Scott Fandel, and Jennifer Manchester
Planning Director: John Hoard
Clerk to the Board: Savanna Ocasio
Commissioner: Patrick Holton
Absent: Tom Gatz, Chip Todd, and Eric Tyson

CALL TO ORDER AND INVOCATION

Vice Chairman Hendrix called the meeting to order at 6:30 p.m., declared a quorum present and the meeting duly constituted to carry on business. Mrs. Manchester gave the invocation.

ORDER OF BUSINESS

Approval of Minutes for the February 21, 2022 Regular Meeting: Upon the motion of Mr. Fandel, seconded by Mr. Draffen, the Board unanimously approved the minutes of the February 21, 2022 Planning Board meeting.

Additions or Deletions of Agenda Items: None.

Reports of Committees, Members and Staff: Planning Director Hoard informed the Board of the Draft Land Use Plan which was soon to be completed and would be presented at their next meeting in April.

Old Business: None.

New Business:

A. Discussion and Recommendation on #ZC22-1, Filed by Hatisha Mike, Conditional Rezoning to request a change in Zoning from Residential to Residential (CD) to allow a Residential Assisted Living for Seniors, for property located at 8025 Wilson Woods Drive, Tax Parcel Number 137-07-624: Planning Director Hoard submitted the following memo to the Board.

The applicant is requesting conditional zoning approval for an Assisted Living Facility for ten senior residents for property located at 8025 Wilson Woods Drive, Tax Parcel # 137-076-24.

Assisted Living Facility—A facility that provides supervision or assistance with activities of daily living, coordination of services by outside health care providers, monitoring of resident activities to help to ensure health, safety, and well-being but does not provide medical care in the way it is provided at a Nursing Home. R, Residential District. This district is designed to encourage the protection of the natural and manmade

environment and resources and the retention of existing farmlands, rural estates, forested and water areas and other open type uses. This district contains diverse modes of living and housing types by encouraging building lots of varying size and dwelling unit densities consistent with the stated goals and objectives for promoting and protecting the unique rural and country village character of the Town set forth in the adopted Land Use Plan. Other selected uses, consistent with the needs of the community, are also provided for in this district. Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify, or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

Hatisha Mike, applicant, introduced herself to the Board and began her proposal. She stated her company acquired 8025 Wilson Woods Drive in May of 2021. Ms. Mike presented the Board with before and after images of the properties condition as well as the home they intend to build on the site. She stated approval of her rezoning request would allow her company to serve up to ten seniors in upscale residential assisted living. She stated there was an ever-increasing need in our communities for quality senior care and research had shown seniors fare far better in residential environments as opposed to nursing homes. Ms. Mike reviewed the services her company offered as they were defined by Mint Hill Ordinance and North Carolina Department of Health and Human Services. She stated her company would serve seniors who required assistance with their activities of daily living, however, the resident did not require critical or memory care. She explained there were two primary reasons as to why she believed the property was ideal for their intended use: one being the property sat over 400 feet away from Wilson Woods Drive and was not visible from the road. Secondly, having almost two and a half acres at their disposal would allow seniors to be able to enjoy outside activities and outdoor living, without encroaching on the quiet enjoyment of their neighbor's property. She believed in large extent the fact that the property was hidden and not visible from the street was why surrounding neighbors, indeed the Town itself, were unaware of all the trash and disrepair the property was in. Ms. Mike presented the site plan to the Board. She explained they planned on using the existing footprint of the property when building; the current house on the property was 1,500 square feet and they were going to build a house that was over 6,000 square feet. Where there was currently a partially demolished building on the property, they were going to build both storage and a detached garage. She said her team created a website to share information with neighbors and they solicited feedback, so she provided the Board with the most common questions and concerns they received from neighbors in which she addressed as followed:

- What will this do to my property value? *This is a luxury single-family residential home. It is an improved value compared to the existing structure.*
- Will there be a lot of traffic and deliveries? *No. this is a single-family home with ten residents. The seniors do not drive, meals are prepared onsite, and laundry is done onsite. There are no food deliveries and no laundry service deliveries.*
- Will there be several employees? *No. The plan is to have two employees onsite, 24/7.*
- What about visitors? *Visitor traffic for a ten-resident home would be no more than what one would expect for a large family. I've learned through conversations with neighbors, that as many as nine residents have lived in the existing property at the same time. There were no noise complaints. Because the property is not visible from the road, once a visitor enters the grounds, there's no infringement on our neighbors.*

- What about heavy traffic on the shared portion of the driveway? *There will be two employee cars on the property daily that would come through the driveway. Access to the property is a deeded easement.*
- What about emergency service vehicles? *The property is accessible for emergency service vehicles. This is an independent living residence for seniors and not a critical care facility. There is no expectation for emergency service vehicle traffic outside of what one would expect from any senior residence.*
- Why ten residents instead of six, eight, or even fifteen? *There is an increased need for quality senior care. We are equipped to offer a high standard of care to ten residents. Any number over ten compromises that goal. Serving less than ten fails to maximize our service capability.*
- If approved, what qualifies you to shepherd this project successfully?
Property Services Experience: *Licensed Real Estate broker in the Carolinas for over 20 years, property management experience serving landlords and HOA's for over 15 years, and managed budgets for property restorations and renovations.*
Senior Services Experience: *Owned and operated a Home Care Agency focused on senior care for 8 years, have been trained and certified in services for the aging for over 10 years, and personal experience in residential setting senior care, over 20 years.*

Mr. Draffen complimented Ms. Mike on her outlining of the characteristics. He asked to what extent of assisted living was this facility. Ms. Mike stated for their category of home, per Mint Hill's and North Carolina's Department of Health and Human Services, personal services were handled by outside agencies meaning each resident would be able to choose whichever agency they preferred to handle their personal care services. She stated they were simply required to have a contract with a licensed agency who provided those services. Ms. Mike explained, however, her company would not directly employ the Staff providing assistance as it related to activities of daily living, which included: ambulating, getting out of the bed, help with showering, getting dressed, and again, no memory or critical care.

Mr. Fandel stated his question pertained to access to the site. With such a narrow turning space, it appeared it would be difficult for emergency vehicles to turn and navigate through the two fenced in areas that lined the road. Ms. Mike explained the average fire truck and ambulance was between 7.5-8 feet wide. The road at its narrowest was 12 feet wide, and at the turn it was 15 feet wide, so the driveway was wide enough to accommodate emergency service vehicles. Mr. Fandel asked if it was wide enough to accommodate the turn that required a longer vehicle, such as a ladder truck, that would need to access the property? He stated widthwise it was probably okay, but he was concerned with the vehicle coming in and having to turn without getting into the fence to complete the turn. Ms. Mike stated again, at the turn was where it was 15 feet, its 12 feet the road, the turn is 15 feet and since it was a deeded easement, she imagined that was why it was 15 feet at the turn.

Planning Director Hoard stated this was something Staff had been looking into. David Leath, Mint Hill Fire Chief, was asked to go out to the site and give his recommendation. Chief Leath confirmed as far as ambulance service went, there was no problem; his concern was the fire truck accessibility. Planning Director Hoard stated Chief Leath confirmed it would be a tight fit but, a fire truck can access the house. He stated Staff needed that confirmation to be sure they were not setting up a situation where there was absolutely no way a fire truck could get back there, but Chief Leath did confirm the truck can get back there, it was just a tight fit.

Mr. Fandel continued and asked if the facility was going to have fire sprinklers. Ms. Mike said yes.

Mrs. Manchester stated in the Board of Commissioners meeting, there was some concern there would be a lot of traffic with possibly people coming to visit or service providers coming and going. She asked if Ms. Mike's company offered vehicles that transported residents and how did the normal day to day look as far as residents getting from point A to point B. Ms. Mike thanked Mrs. Manchester for her question. She stated as to who would be at the facility 24/7, as previously stated, two employees. When residents needed to go out shopping, her facility had two resident vans to transport the residents.

Vice Chairman Hendrix asked what the difference between this proposal and what the standard group home requirements were. Ms. Mike stated as far as a group home, she was unsure of what the group home requirements were because she was not interested in doing a group home. She stated if he meant a home where six residents could reside without the rezoning process; that was considered a family home. A family home allowed six residents, as she had interest in serving ten. Ms. Mike's facility was going to be upscale as her team had a responsibility to serve as many seniors they could without compromising the level of care. Vice Chairman asked if the certification process through the State was the same as a six-person family home. Ms. Mike said it was different, the State required registration with them and required a commercial standard building be built to house the seniors. They had to register and look at their policies and procedures every year. Vice Chairman Hendrix asked if this particular project was her company's project since she said she had managed other companies. Ms. Mike stated yes, this was her company's project.

Mrs. Manchester mentioned following the research she did, there were several family homes currently in Mint Hill. The proposed project seemed to be more of a hybrid, in between the larger facility and a smaller home facility, which she thought would make a good neighbor.

Vice Chairman Hendrix asked if each of the ten residents had in-service care with a company, how much in and out traffic was to be expected. Ms. Mike stated as previously mentioned, they were required by the State to have a contract with a licensed agency, so if ten residents had a contract with a licensed agency, two service providers were needed to be able to serve ten people.

Vice Chairman Hendrix asked Planning Director Hoard if he had anything he would like to add. Planning Director Hoard mentioned he provided a motion for the consistency statement. He stated one point the Board could highlight was Ms. Mike voluntarily limiting this to ten senior residents and understanding if this conditional zoning were approved, as proposed, it was limited to exactly what she was asking for: a facility for ten seniors, period. If Ms. Mike wanted to grow the business, she would have to go back through this process. If she went out of business or someone bought the property and wanted to utilize it for some other services, if it was not ten seniors, they would have to go back through this rezoning process.

Mr. Fandel made a favorable recommendation, seconded by Mrs. Manchester, and the Board unanimously agreed to send a favorable recommendation to the Board of Commissioners on #ZC22-1, Filed by Hatisha Mike, to request to permit an Assisted Living Facility. The recommended consistency statement was as follows:

#ZC22-1 was found to be reasonable and in the public interest, based on the information presented and reviewed with this petition, particularly the proposed limit of no more than ten senior residents.

Other Business: None.

Adjournment: Upon the motion of Mr. Draffen, seconded by Mr. Fandel, and unanimously agreed upon, Vice Chairman Hendrix adjourned the meeting at 6:53 p.m.

Savanna Ocasio
Program Support Assistant



STAFF REPORT

CASE# ZC22-2

Scan QR Code with your Smartphone Camera for Meeting Agenda Packets





Town of
MINT HILL
North Carolina

APPLICATION

CASE:	ZC22-2
EXISTING ZONING:	O-A DO-A (CD)
PROPOSED ZONING:	O-A DO-A (CD)
PROPERTY OWNER:	John Street, LLC
APPLICANT:	John Street, LLC
LOCATION:	6412 Matthews-Mint Hill Road
PROPERTY ACREAGE	31.49 (28.46 acres for Alton Creek & 3.03 acres reserved for future commercial development)
TAX PARCEL NUMBER(S):	195-182-42
REQUEST:	Residential Subdivision (83 lots)

Scan QR Code with your Smartphone Camera for Meeting Agenda Packets





STAFF REPORT

BACKGROUND INFORMATION

On January 24, 2002, the property located at 6412 Matthews-Mint Hill Road was rezoned from R to O-A DO-A (CUD). At the time of the initial rezoning the Town had a two-step rezoning process. A Conditional Use District established the allowable uses, and a Conditional Use Permit provided the detailed conditions and site plan approval. In 2002 the first step was achieved to establish the zoning with the conditions that only single family detached homes were allowed at no more than 4.5 units to the gross acreage of 37.91 acres. The Conditional Use Permit (the second step) was not filed.

On April 14, 2011, with the adoption of the Unified Development Ordinance, Conditional Use District/Conditional Use Permit was eliminated from the ordinance. It was replaced with Conditional Zoning, a one-step process to rezone and gain site plan approval. The UDO had to address the properties that were rezoned to Conditional Use District but did not receive a Conditional Use Permit.

UDO -3.6.2 B

Existing CUD. Prior to the effective date of this UDO, any application, which previously may have been described variously as Conditional Use District, Parallel Conditional District and/or Parallel Conditional Use District, shall now be known as a Conditional Zoning District. For any property that had previously been zoned a Conditional Use District (CUD) at the time of adoption of this Ordinance, but for which a Conditional Use Permit (CUP) had not yet been approved or issued, the Applicant shall apply for a Conditional Zoning District as set forth in Section 8.2.5 (instead of following the former CUP process).

APPLICATION SUMMARY

The applicant is requesting site plan approval for a residential subdivision consisting of 83 lots, a density of 2.9 units per acre. The development is subject to the Downtown Code and conditions placed on the property in 2002.

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify, or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions

PLAN CONSISTENCY

Land Use Plan

YES

Downtown Masterplan

The property is included in the downtown boundary, but it is not described

Pedestrian Plan

N/A

Comprehensive Transportation Plan

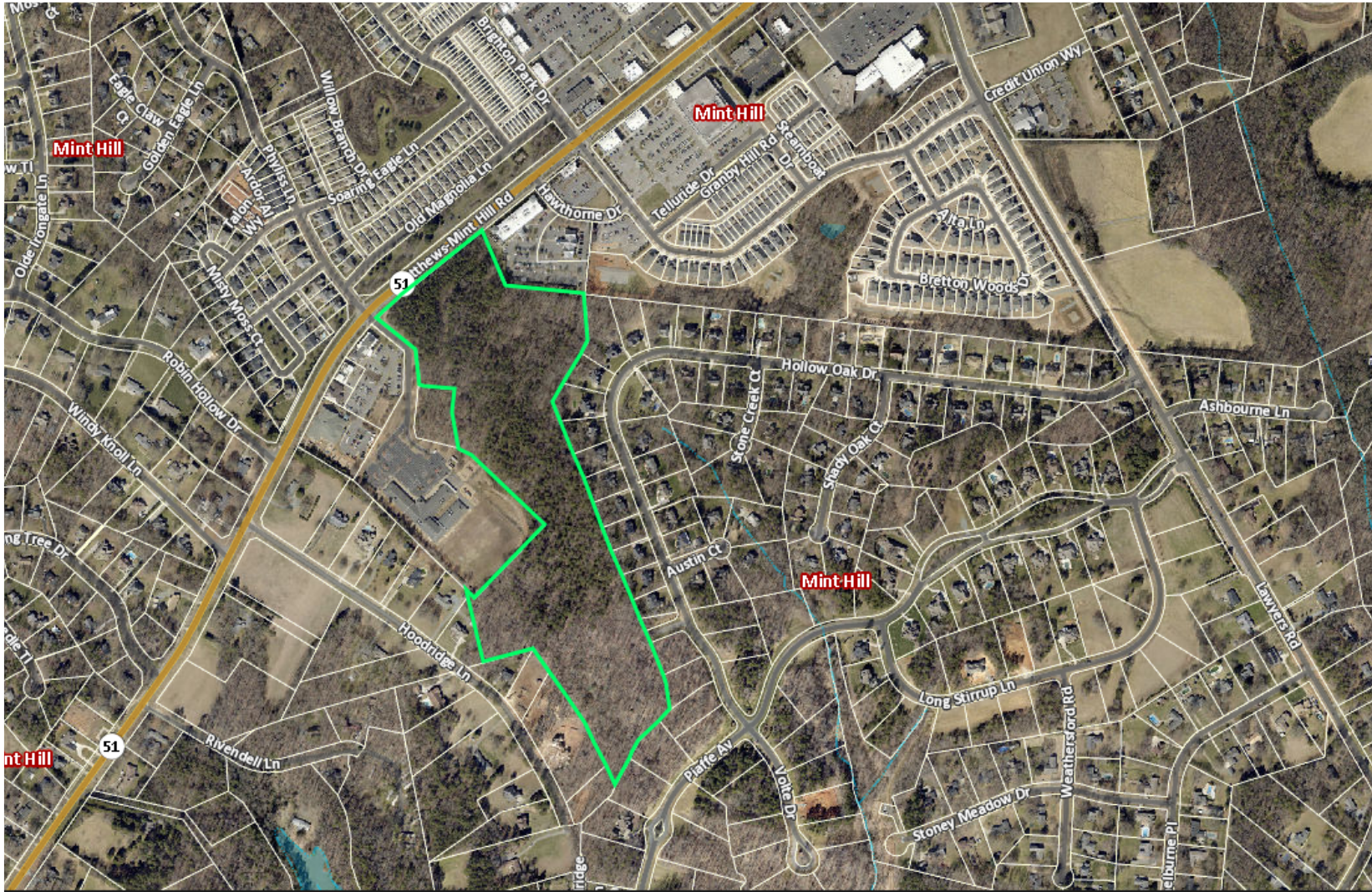
N/A

STAFF RECOMMENDATION

Favorable Recommendation. Alton Creek is consistent with the conditions established with the original rezoning and appears to be meet the Downtown Code.

Scan QR Code with your Smartphone Camera for Meeting Agenda Packets





LOCATION MAP

FUTURE DEVELOPMENT NOTES:

1. COMMERCIAL DEVELOPMENT WILL NOT BE GRANTED ACCESS ON MATTHEWS MINT HILL ROAD.
2. FUTURE COMMERCIAL DEVELOPMENT SHALL BE RESPONSIBLE FOR INSTALLING A RIGHT TURN LANE ALONG MATTHEWS MINT HILL ROAD TOWN ROE CREEK DRIVE WITH 100' STORAGE AND APPROPRIATE TAPER.

DEVELOPMENT INFORMATION:

NAME: ALTON CREEK
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PROPERTY OWNERS: JOHN STREET, LLC
TAX# 195-182-42
DB 13888 PG 136
MB 47 PG 605
MB 54 PG 506
DEVELOPER: TRI POINTE HOMES
3436 TORINGDON WAY SUITE 210
CHARLOTTE, NC 28277
(803) 401-6189
LUKE.WOODBURN@TRIPOINTEHOMES.COM
ENGINEER: ESP ASSOCIATES, INC.
3475 LAKEMONT BLVD.
FORT MILL, SC 29708
(803) 802-2440
MATTHEW REIKING, PE
MREIKING@ESPASSOCIATES.COM
SERVICE PROVIDERS:
SCHOOL DISTRICT: CHARLOTTE-MECKLENBURG SCHOOLS
ELECTRIC: DUKE ENERGY
TELEPHONE: TIME WARNER CABLE, DIRECTV, ATT U-VERSE
CABLE TV/INTERNET: TIME WARNER CABLE, DIRECTV, ATT U-VERSE
WATER & SEWER: CHARLOTTE WATER

OVERALL SITE DATA:

DEVELOPMENT NAME: ALTON CREEK
SITE ADDRESS: 6412 MATTHEWS MINT HILL ROAD,
CHARLOTTE, NC 28227
TAX PARCEL: 19516242
DEED BOOK PAGE: DB 13888 PG 136
MB 47 PG 605
MB 54 PG 506
JURISDICTION: TOWN OF MINT HILL, NC
ZONING: DO-A
WATERSHED: GOOSE CREEK
TOTAL SITE AREA: 31.49 AC.
RESIDENTIAL SITE AREA: 28.46 AC.
FUTURE COMMERCIAL AREA (BY OTHERS): 3.03 AC.
DENSITY (RESIDENTIAL AREA): 2.92 DU/AC.
EXIST. USE: VACANT
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED LOTS: 83
PROPOSED LOT AREA: 9.99 AC.
PROPOSED LOT DEPTH: 5.16 AC.
20 MPH SPEED LIMIT FOR PUBLIC LOCAL RESIDENTIAL STREETS

OPEN SPACE:

COMMON OPEN SPACE (COS):
REQUIRED: 3.33 AC. (11.7%) MIN
(500 SF) X (BEDROOMS/UNIT) X UNITS
500 X 3.5 X 83 = 145,250 = 3.33 AC
PROPOSED: 3.46 AC. (12.2%)
UNDISTURBED OPEN SPACE/TREE SAVE (UOS):
REQUIRED: 4.27 AC. (15%) MIN
PROPOSED: 6.52 AC. (19.4%)
BASED ON 28.46 ACRES OF RESIDENTIAL AND DOES NOT INCLUDE FUTURE COMMERCIAL PARCEL
LOTS:
MIN. LOT WIDTH REQUIRED: 50 LF
MAX BUILDING LOT COVERAGE PER LOT: 50%
MIN. LOT WIDTH PROVIDED: 51.82 LF
MIN. LOT AREA REQUIRED: 4,080 SF
MIN. LOT AREA PROVIDED: 4,580 SF
MIN. LOT DEPTH PROVIDED: 66.36 LF
* MEASURED AT AVERAGE 20' BTL

LEGEND

PROP. CONCRETE SIDEWALK	
PROP. STORM DRAINAGE EASEMENT (SDE)	
PROP. SANITARY SEWER EASEMENT	
PROP. SIGHT TRIANGLE	
PROP. POST CONSTRUCTION CONTROL EASEMENT	
EXIST. PSICO BUFFER	
EXIST. STREAM TOP OF BANK	
PROP. UNDISTURBED NATURAL AND TREE SAVE AREAS	

IMPERVIOUS AREA DATA FOR ALTON CREEK

GROSS SITE AREA:	31.49 AC.
FUTURE COMMERCIAL AREA (BY OTHERS):	3.03 AC.
RESIDENTIAL SITE AREA:	28.46 AC.
NUMBER OF LOTS:	83 LOTS
INFRASTRUCTURE IMPERVIOUS AREA	
A. STREET CURB & PAVEMENT:	120,296 SF (2.76 AC.)
B. SIDEWALKS & RAMPS:	44,962 SF (1.03 AC.)
ESTIMATED LOT IMPERVIOUS AREA:	
C. HOUSE:	181,953 SF (4.18 AC.)
D. DRIVEWAY:	41,251 SF (0.95 AC.)
E. FUTURE IMPERVIOUS BY HOMEOWNERS:	12,450 SF (0.29 AC.)
ALTON CREEK TOTAL ESTIMATED IMPERVIOUS AREA	
A. STREET CURB & PAVEMENT:	2.76 AC.
B. SIDEWALKS AND RAMPS:	1.03 AC.
C. HOUSES:	4.18 AC.
D. DRIVEWAYS & WALKWAYS:	0.95 AC.
E. FUTURE IMPERVIOUS BY HOMEOWNERS:	0.29 AC.
F. TOTAL ESTIMATED IMPERVIOUS AREA:	9.20 AC. (32.3%)

*150 S.F. PER LOT ESTIMATED FOR FUTURE IMPERVIOUS BY THE HOMEOWNER.

HOUSE, DRIVEWAY AND LOT IMPERVIOUS AREAS HAVE BEEN ESTIMATED BASED ON ANTICIPATED DEVELOPMENT. FINAL SIZES AND LOCATIONS OF HOUSES AND DRIVEWAYS ARE SUBJECT TO CHANGE.

PUBLIC STREET DATA FOR ALTON CREEK

PUBLIC STREETS:	
ROE CREEK DRIVE:	771 LF
HILL CREEK DRIVE:	541 LF
FRANKLIN TRAIL STREET:	1,732 LF
MOSS BLUFF DRIVE:	574 LF
BRIAR WELL STREET:	262 LF
SHORT STIRRUP LANE:	952 LF
TOTAL:	4,832 LF

THE TOWN OF MINT HILL SHALL HAVE FINAL OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE PROPOSED STREETS WITHIN THE DEVELOPMENT.

PROP. 25 MPH SPEED LIMIT FOR PUBLIC STREETS.

SUMMARY OF COMMON OPEN SPACE AND UNDISTURBED OPEN SPACE

COMMON OPEN SPACE # (COS)	COMMON OPEN SPACE AREA (AC.)
1	0.45
2	0.48
3	0.59
4	1.41
5	0.53
TOTAL:	3.46

UNDISTURBED OPEN SPACE # (UOS)	UNDISTURBED OPEN SPACE AREA (AC.)
1	2.95
2	0.77
3	1.80
TOTAL:	5.52

NOTE:

- * FUTURE ESTIMATED COMMERCIAL AREA BUA (DRAINS TO SCM#1)
** FUTURE NCDOT BUA FROM ADDED RIGHT TURN LANE ALONG HWY 51 AND WIDENING ALONG PHYLLIS LANE (DOES NOT DRAIN TO SCM#1)
*** BUA FROM SHORT STIRRUP LANE EXTENSION (DOES NOT DRAIN TO SCM#2)

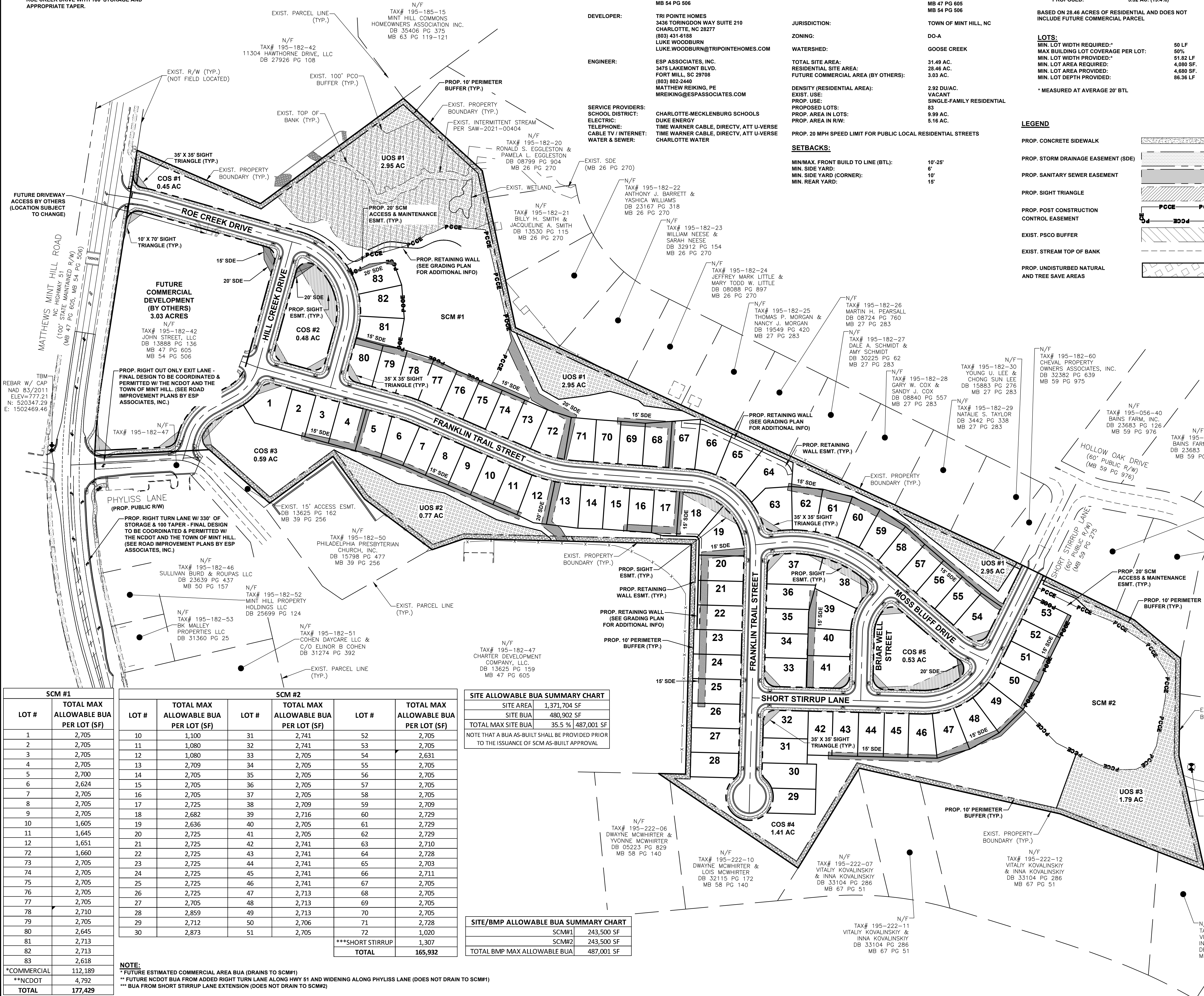
SITE ALLOWABLE BUA SUMMARY CHART

SITE AREA	1,371,704 SF
SITE BUA	480,902 SF
TOTAL MAX SITE BUA	35.5 % 487,001 SF

NOTE THAT A BUA AS-BUILT SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF SCM AS-BUILT APPROVAL

SITE/BMP ALLOWABLE BUA SUMMARY CHART

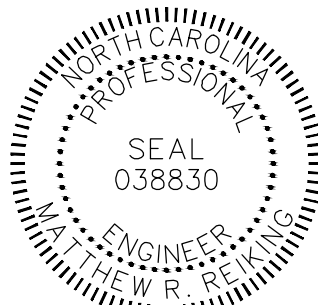
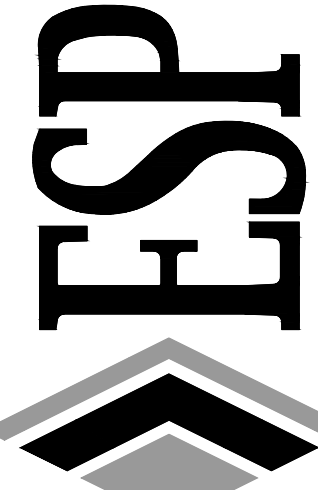
SCM#1	243,500 SF
SCM#2	243,500 SF
TOTAL BMP MAX ALLOWABLE BUA	487,001 SF



ALTON CREEK KEY MAP

SCALE: 1" = 500'

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-563-4949 (NC)
803-802-2440 (SC)
www.egassociates.com



BY	REVISION	DATE	NO.	REVISION	DATE	NO.
RHJ	1.	11/23/2021	1.	REVISED PER CLIENT & AGENCY COMMENTS		
RHJ	2.	01/26/2022	2.	REVISED PER AGENCY COMMENTS		
RHJ	3.	03/07/2022	3.	REVISED PER AGENCY COMMENTS		

OVERALL SITE PLAN

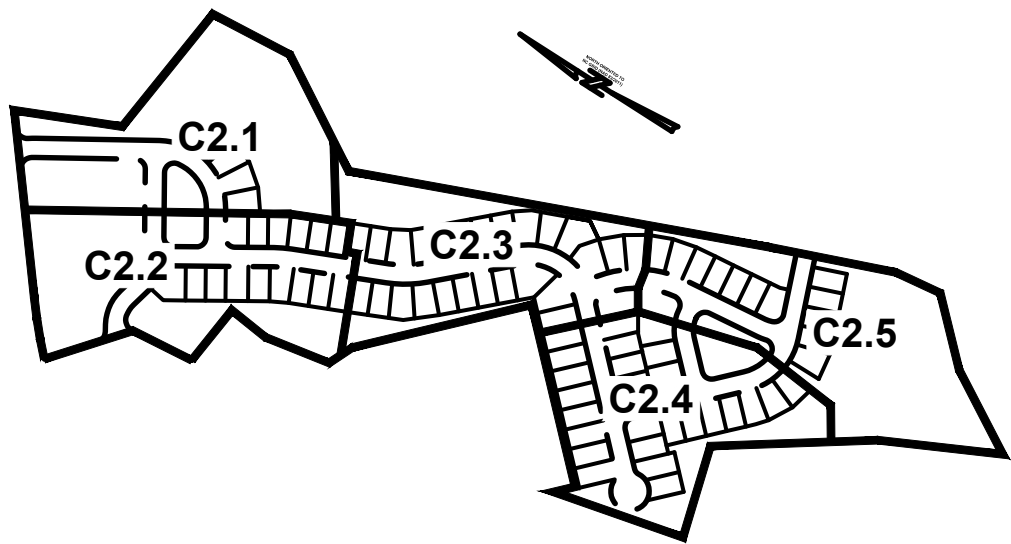
ALTON CREEK

TRI POINTE HOMES

MINT HILL, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MRR
DESIGNED BY:	ACH
DRAWN BY:	ACH
PROJECT NUMBER:	IR26.400
ORIGINAL DATE:	08/13/2021
SHEET:	

C2.0

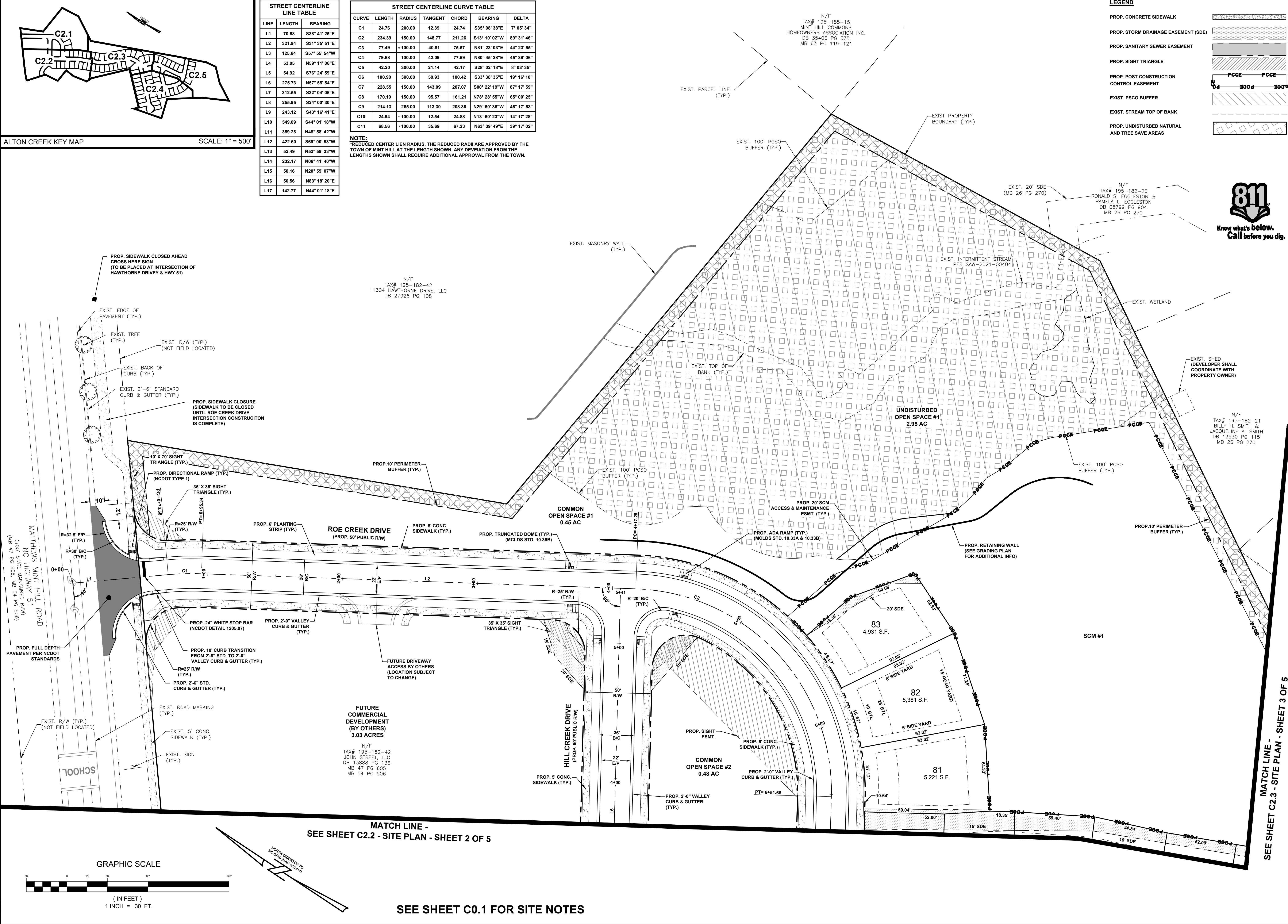


ALTON CREEK KEY MAP SCALE: 1" = 500'

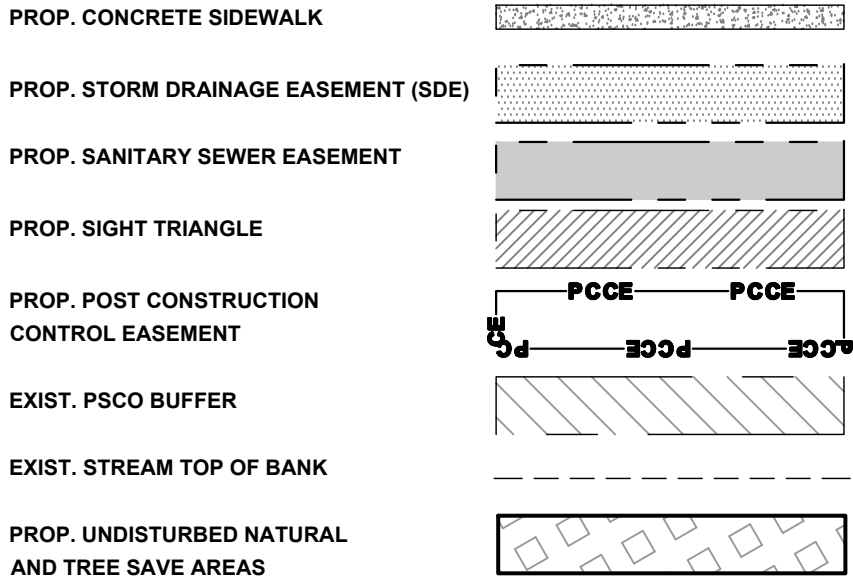
STREET CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	70.58	S38° 41' 25"E
L2	321.84	S31° 35' 51"E
L3	125.64	S57° 55' 54"W
L4	53.05	N59° 11' 06"E
L5	54.92	S78° 24' 59"E
L6	275.73	N57° 55' 54"E
L7	312.55	S32° 04' 06"E
L8	255.95	S24° 00' 30"E
L9	243.12	S43° 16' 41"E
L10	549.09	S44° 01' 18"W
L11	359.28	N45° 58' 42"W
L12	422.60	S69° 00' 53"W
L13	52.49	N52° 59' 33"W
L14	232.17	N05° 41' 40"W
L15	50.16	N20° 59' 07"W
L16	50.56	N83° 18' 20"E
L17	142.77	N44° 01' 18"E

STREET CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	24.76	200.00	12.39	24.74	S35° 08' 38"E	7° 05' 34"
C2	234.39	150.00	148.77	211.26	S13° 10' 02"W	89° 31' 46"
C3	77.49	+100.00	40.81	75.57	N81° 23' 03"E	44° 23' 55"
C4	79.68	100.00	42.09	77.59	N80° 45' 28"E	45° 39' 06"
C5	42.20	300.00	21.14	42.17	S28° 02' 18"E	8° 03' 35"
C6	100.90	300.00	50.93	100.42	S33° 38' 35"E	19° 16' 10"
C7	228.55	150.00	143.09	207.07	S00° 22' 19"W	87° 17' 59"
C8	170.19	150.00	95.57	161.21	N78° 28' 55"W	65° 00' 25"
C9	214.13	265.00	113.30	208.36	N29° 50' 36"W	46° 17' 53"
C10	24.94	+100.00	12.54	24.88	N13° 50' 23"W	14° 17' 28"
C11	68.56	+100.00	35.69	67.23	N63° 39' 49"E	39° 17' 02"

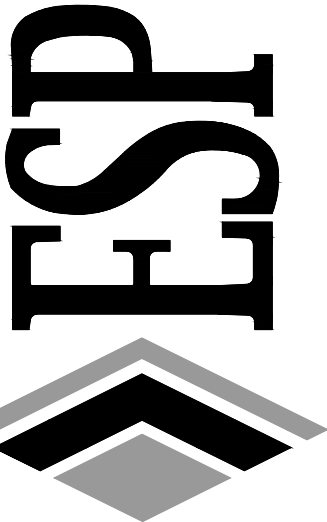
NOTE:
*REDUCED CENTER LIEN RADIUS. THE REDUCED RADII ARE APPROVED BY THE TOWN OF MINT HILL AT THE LENGTH SHOWN. ANY DEVEIATION FROM THE LENGTHS SHOWN SHALL REQUIRE ADDITIONAL APPROVAL FROM THE TOWN.



LEGEND



ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-555-4949 (NC)
803-802-2440 (SC)
www.espsocialists.com



NO.	DATE	REVISION	BY
1.	11/23/2021	REVISED PER CLIENT & AGENCY COMMENTS	RHJ
2.	01/26/2022	REVISED PER AGENCY COMMENTS	RHJ
3.	03/07/2022	REVISED PER AGENCY COMMENTS	RHJ

SITE PLAN - SHEET 1 OF 5

ALTON CREEK

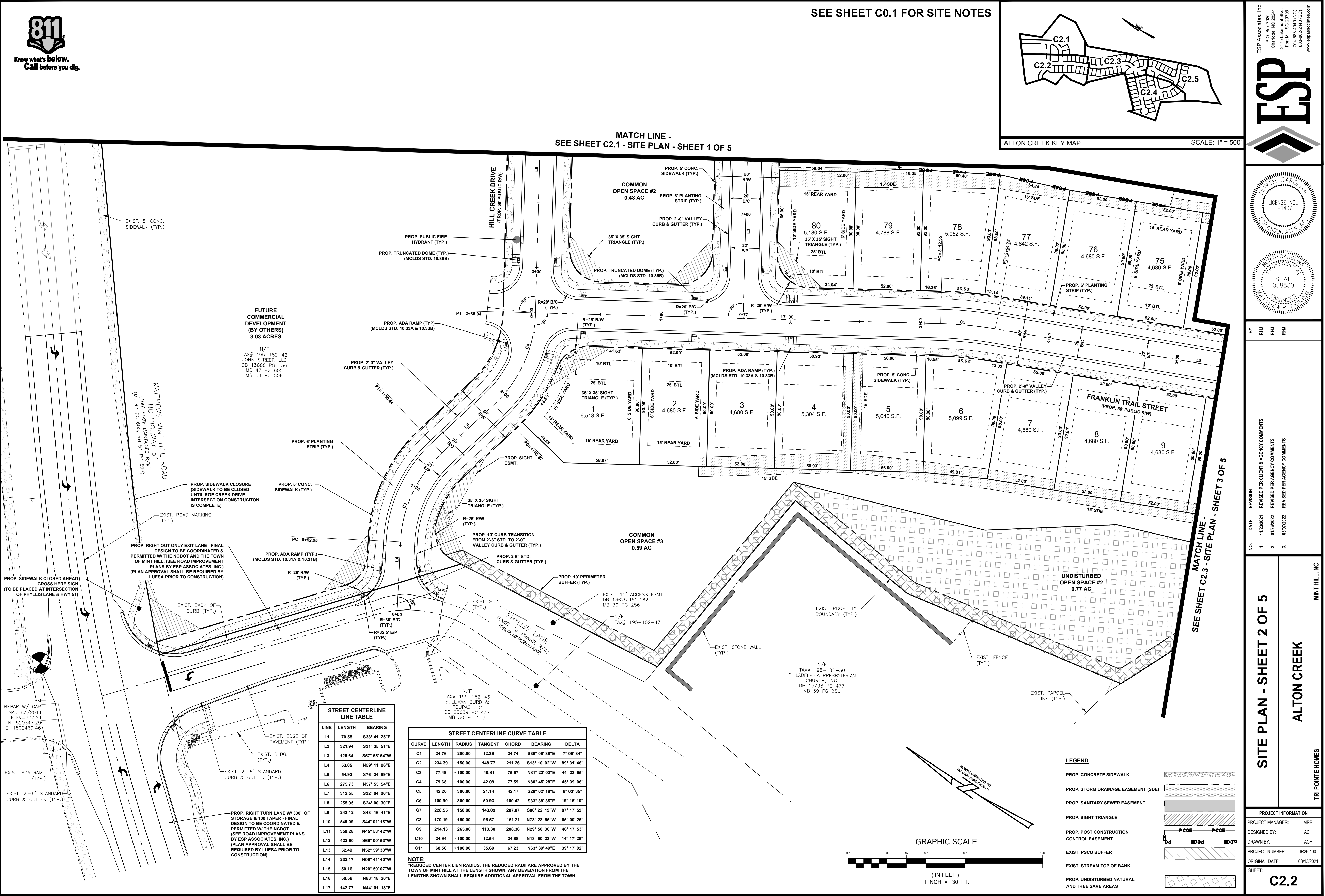
TRI POINTE HOMES

MINT HILL, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MRR
DESIGNED BY:	ACH
DRAWN BY:	ACH
PROJECT NUMBER:	IR26-400
ORIGINAL DATE:	08/13/2021
SHEET:	

C2.1

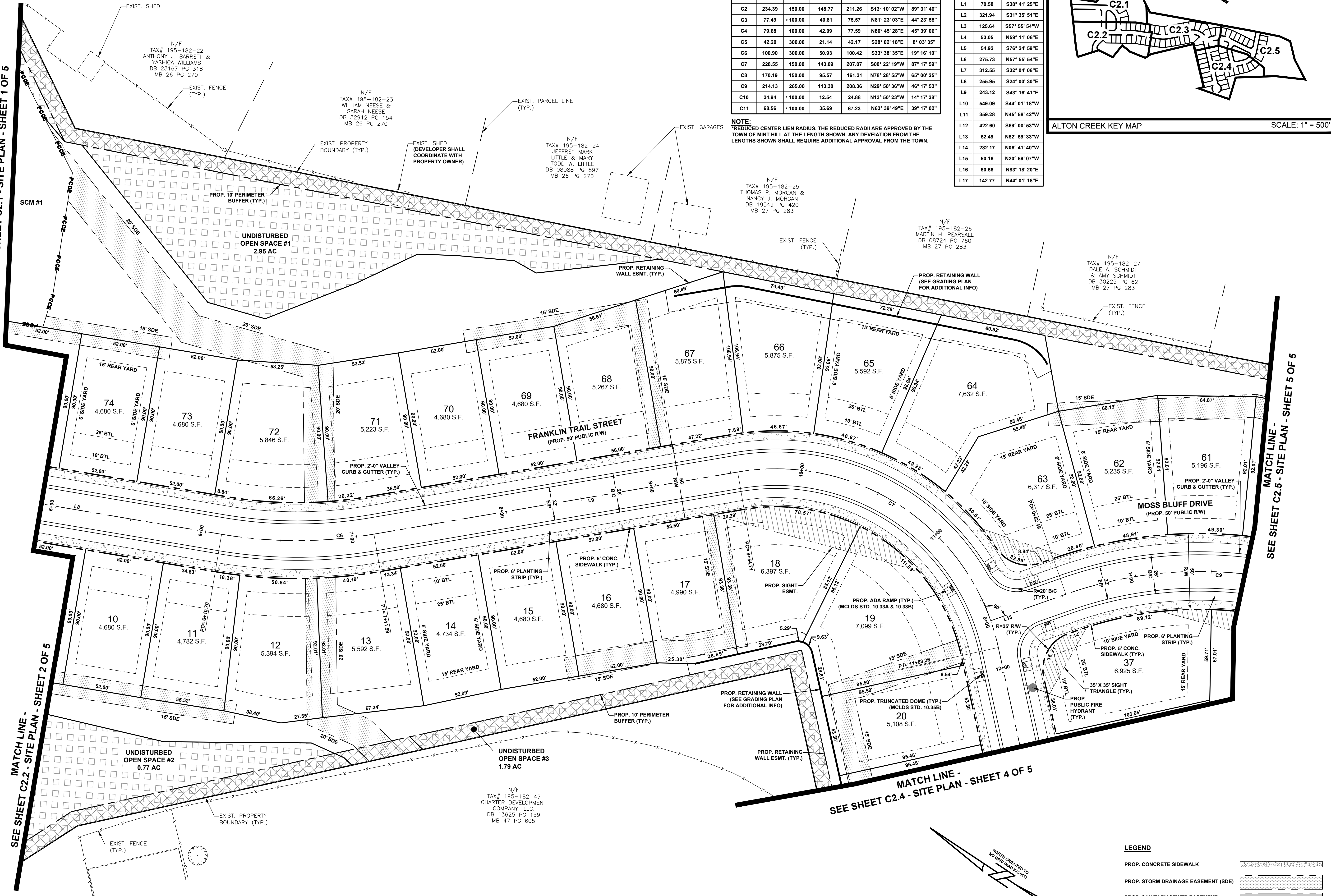
V:\IR26-400 - Phyllis Lane Site\IR26-Site\IR26-SITE.dwg, C2.1 SITE PLAN - SHEET 1 OF 5, Johnson





MATCH LINE
SEE SHEET C2.1 - SITE PLAN - SHEET 1 OF 5

MATCH LINE -
SEE SHEET C2.2 - SITE PLAN - SHEET 2 OF 5

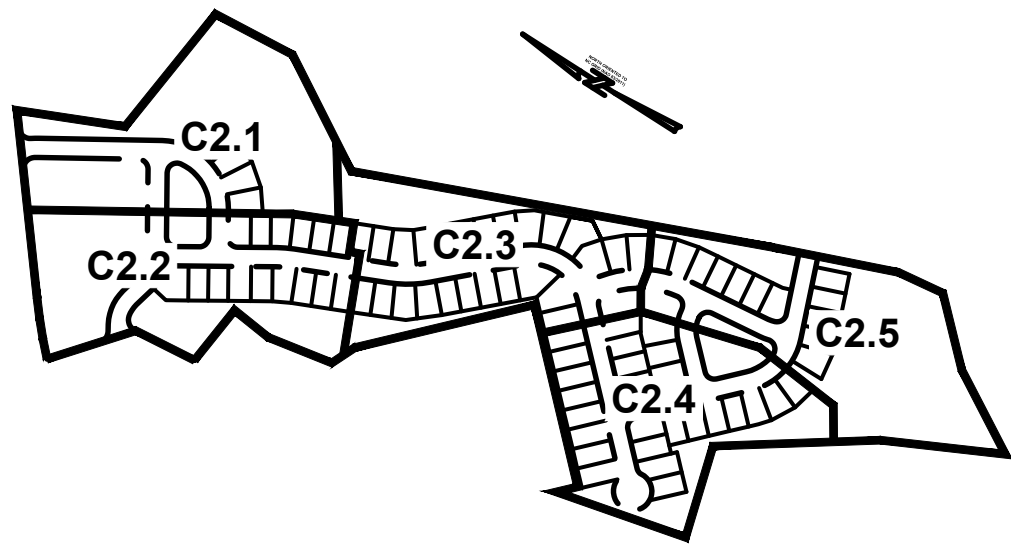


STREET CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	24.76	200.00	12.39	24.74	S35° 08' 38" E	7° 05' 34"
C2	234.39	150.00	148.77	211.26	S13° 10' 02" W	89° 31' 46"
C3	77.49	100.00	40.81	75.57	N81° 23' 03" E	44° 23' 55"
C4	79.68	100.00	42.09	77.59	N80° 45' 28" E	45° 39' 06"
C5	42.20	300.00	21.14	42.17	S28° 02' 18" E	8° 03' 35"
C6	100.90	300.00	50.93	100.42	S33° 38' 35" E	19° 16' 10"
C7	228.55	150.00	143.09	207.07	S00° 22' 19" W	87° 17' 59"
C8	170.19	150.00	95.57	161.21	N78° 28' 55" W	65° 00' 25"
C9	214.13	265.00	113.30	208.36	N29° 50' 36" W	46° 17' 53"
C10	24.94	100.00	12.54	24.88	N13° 50' 23" W	14° 17' 28"
C11	68.56	100.00	35.69	67.23	N63° 39' 49" E	39° 17' 02"

NOTE:
*REDUCED CENTER LIEN RADIUS. THE REDUCED RADI ARE APPROVED BY THE TOWN OF MINT HILL AT THE LENGTH SHOWN. ANY DEVIATION FROM THE LENGTHS SHOWN SHALL REQUIRE ADDITIONAL APPROVAL FROM THE TOWN.

STREET CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	70.58	S38° 41' 25" E
L2	321.84	S31° 35' 51" E
L3	125.64	S57° 55' 54" W
L4	53.05	N59° 11' 06" E
L5	54.92	S76° 24' 59" E
L6	275.73	N57° 55' 54" E
L7	312.55	S32° 04' 06" E
L8	255.95	S24° 00' 30" E
L9	243.12	S43° 16' 41" E
L10	549.09	S44° 01' 18" W
L11	359.28	N45° 58' 42" W
L12	422.60	S69° 00' 53" W
L13	52.49	N52° 59' 33" W
L14	232.17	N05° 41' 40" W
L15	50.16	N20° 59' 07" W
L16	50.56	N83° 18' 20" E
L17	142.77	N44° 01' 18" E

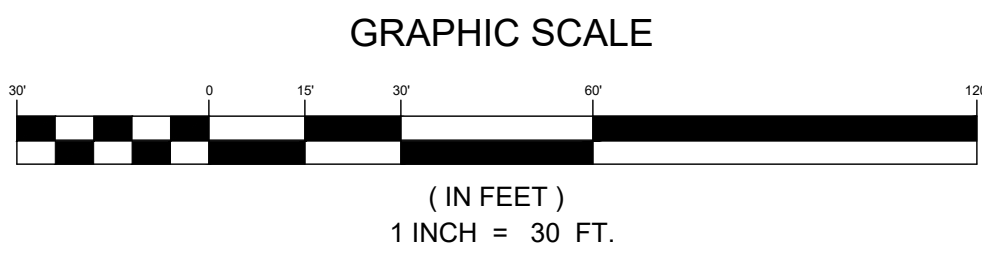
ALTON CREEK KEY MAP
SCALE: 1" = 500'



MATCH LINE -
SEE SHEET C2.5 - SITE PLAN - SHEET 5 OF 5

LEGEND

PROP. CONCRETE SIDEWALK	
PROP. STORM DRAINAGE EASEMENT (SDE)	
PROP. SANITARY SEWER EASEMENT	
PROP. SIGHT TRIANGLE	
PROP. POST CONSTRUCTION CONTROL EASEMENT	
EXIST. PSCO BUFFER	
EXIST. STREAM TOP OF BANK	
PROP. UNDISTURBED NATURAL AND TREE SAVE AREAS	



SEE SHEET C0.1 FOR SITE NOTES

SITE PLAN - SHEET 3 OF 5

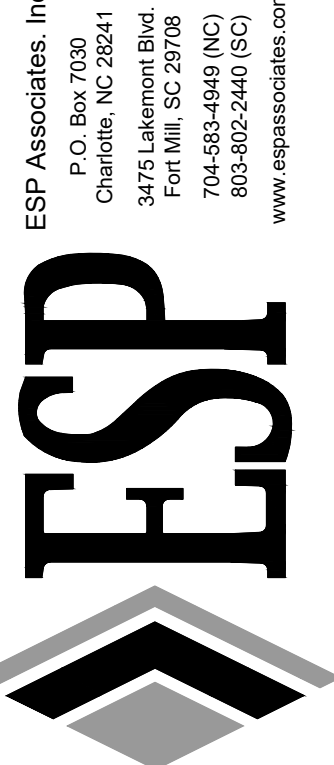
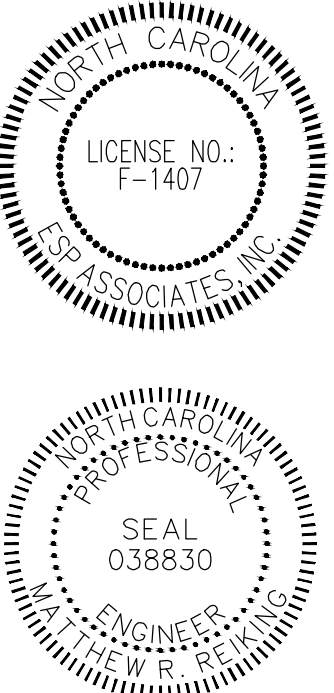
ALTON CREEK

TRI POINTE HOMES

MINT HILL, NC

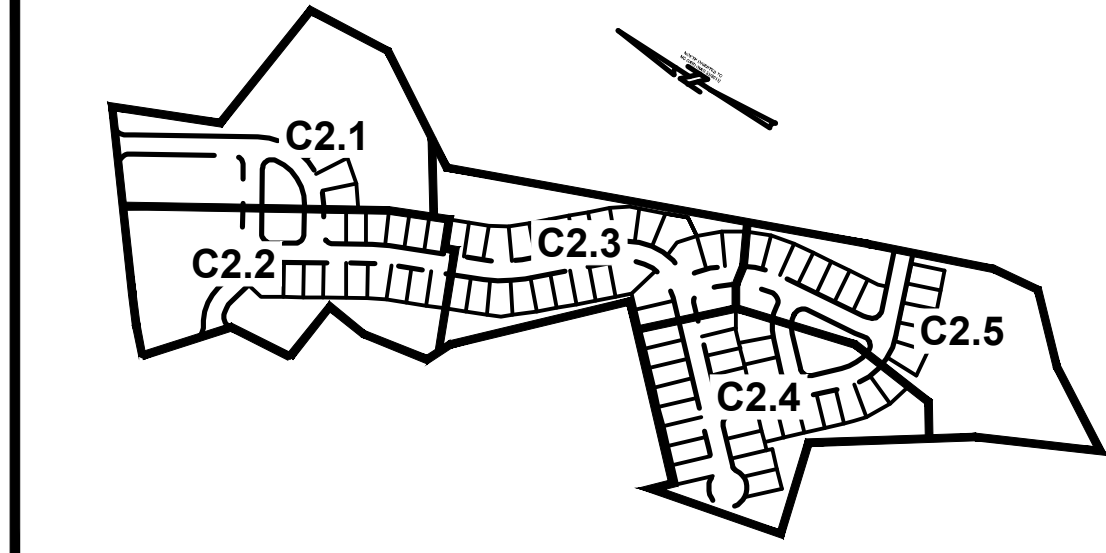
PROJECT INFORMATION	
PROJECT MANAGER:	MRR
DESIGNED BY:	ACH
DRAWN BY:	ACH
PROJECT NUMBER:	1026-400
ORIGINAL DATE:	08/13/2021
SHEET:	

C2.3

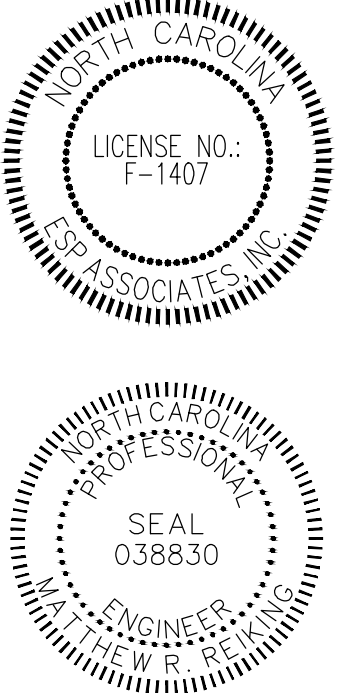
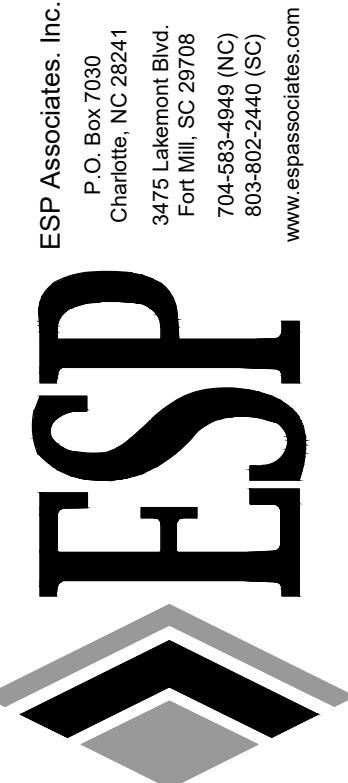




MATCH LINE -
SEE SHEET C2.3 - SITE PLAN - SHEET 3 OF 5



ALTON CREEK KEY MAP SCALE: 1" = 500'



NO.	DATE	REVISION	BY
1.	11/23/2021	REVISED PER CLIENT & AGENCY COMMENTS	RHJ
2.	01/26/2022	REVISED PER AGENCY COMMENTS	RHJ
3.	03/07/2022	REVISED PER AGENCY COMMENTS	RHJ

SITE PLAN - SHEET 4 OF 5
ALTON CREEK
TRI POINTE HOMES
MINT HILL, NC

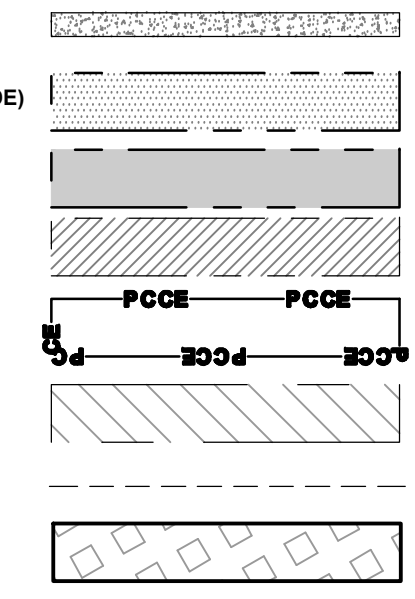
PROJECT INFORMATION	
PROJECT MANAGER:	MRR
DESIGNED BY:	ACH
DRAWN BY:	ACH
PROJECT NUMBER:	IR26.400
ORIGINAL DATE:	08/13/2021
SHEET:	C2.4

STREET CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	24.76	200.00	12.39	24.74	S35° 08' 38"E	7° 05' 34"
C2	234.39	150.00	148.77	211.26	S13° 10' 02"W	89° 31' 46"
C3	77.49	+100.00	40.81	75.57	N81° 23' 03"E	44° 23' 55"
C4	79.68	100.00	42.09	77.59	N80° 45' 28"E	45° 39' 06"
C5	42.20	300.00	21.14	42.17	S28° 02' 18"E	8° 03' 35"
C6	100.90	300.00	50.93	100.42	S33° 38' 35"E	19° 16' 10"
C7	228.55	150.00	143.09	207.07	S00° 22' 19"W	87° 17' 59"
C8	170.19	150.00	95.57	161.21	N78° 28' 55"W	65° 00' 25"
C9	214.13	265.00	113.30	208.36	N29° 50' 36"W	46° 17' 53"
C10	24.94	+100.00	12.54	24.88	N13° 50' 23"W	14° 17' 28"
C11	68.56	+100.00	35.69	67.23	N63° 39' 49"E	39° 17' 02"

NOTE:
*REDUCED CENTER LIEN RADIUS. THE REDUCED RADI ARE APPROVED BY THE TOWN OF MINT HILL AT THE LENGTH SHOWN. ANY DEVIATION FROM THE LENGTHS SHOWN SHALL REQUIRE ADDITIONAL APPROVAL FROM THE TOWN.

LEGEND

- PROP. CONCRETE SIDEWALK
- PROP. STORM DRAINAGE EASEMENT (SDE)
- PROP. SANITARY SEWER EASEMENT
- PROP. SIGHT TRIANGLE
- PROP. POST CONSTRUCTION CONTROL EASEMENT
- EXIST. PSICO BUFFER
- EXIST. STREAM TOP OF BANK
- PROP. UNDISTURBED NATURAL AND TREE SAVE AREAS



PROP. RETAINING WALL ESMT. (TYP.)

PROP. RETAINING WALL (SEE GRADING PLAN FOR ADDITIONAL INFO)

PROP. 10' PERIMETER BUFFER (TYP.)

EXIST. PROPERTY BOUNDARY (TYP.)

EXIST. FENCE (TYP.)

N/F
TAX# 195-182-47
CHARTER DEVELOPMENT COMPANY, LLC
DB 13625 PG 159
MB 47 PG 605

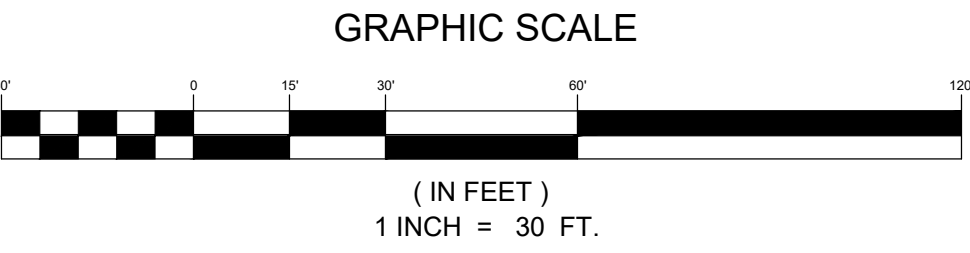
N/F
TAX# 195-222-06
DWAYNE MCWHIRTER & YVONNE MCWHIRTER
DB 05223 PG 829
MB 58 PG 140

N/F
TAX# 195-222-10
DWAYNE MCWHIRTER & LOIS MCWHIRTER
DB 32113 PG 172
MB 58 PG 140

N/F
TAX# 195-222-07
VITALIY KOVALINSKIY & INNA KOVALINSKIY
DB 33104 PG 286
MB 67 PG 51

N/F
TAX# 195-222-11
VITALIY KOVALINSKIY & INNA KOVALINSKIY
DB 33104 PG 286
MB 67 PG 51

N/F
TAX# 195-222-12
VITALIY KOVALINSKIY & INNA KOVALINSKIY
DB 33104 PG 286
MB 67 PG 51



SEE SHEET C0.1 FOR SITE NOTES

V:\0206-000 - Phyllis Lane Slew_L0206\Drawings\0206-SITE.dwg, C2.5 SITE PLAN - SHEET 5 OF 5, jphinson

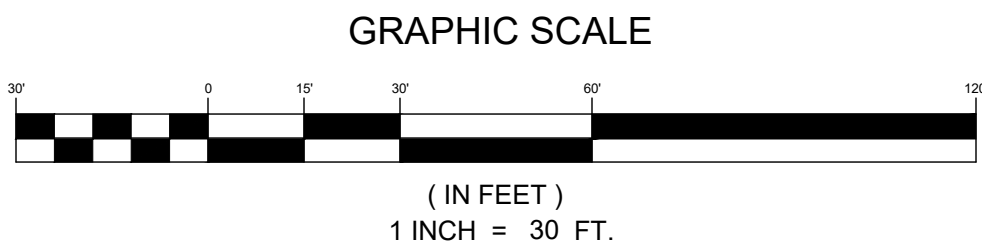
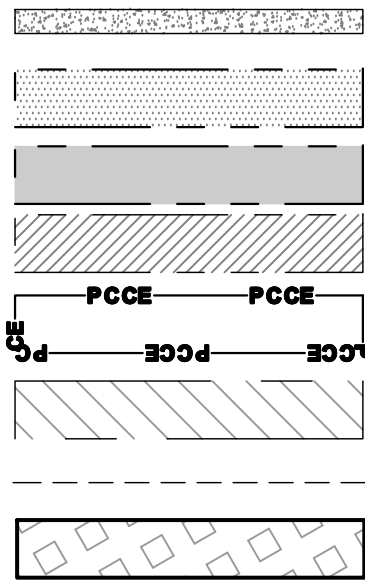
STREET CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	70.58	S38° 41' 25"E
L2	321.94	S31° 35' 51"E
L3	125.64	S67° 55' 54"W
L4	53.05	N59° 11' 06"E
L5	54.92	S76° 24' 59"E
L6	275.73	N67° 55' 54"E
L7	312.55	S32° 04' 06"E
L8	265.95	S24° 00' 30"E
L9	243.12	S43° 16' 41"E
L10	549.09	S44° 01' 18"W
L11	359.28	N45° 58' 42"W
L12	422.60	S69° 00' 53"W
L13	52.49	N52° 59' 33"W
L14	232.17	N06° 41' 40"W
L15	50.16	N20° 59' 07"W
L16	50.56	N83° 18' 20"E
L17	142.77	N44° 01' 18"E

STREET CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	24.76	200.00	12.39	24.74	S35° 08' 38"E	7° 05' 34"
C2	234.39	150.00	148.77	211.26	S13° 10' 02"W	89° 31' 46"
C3	77.49	+100.00	40.81	75.57	N61° 23' 03"E	44° 23' 55"
C4	79.68	100.00	42.09	77.59	N80° 45' 28"E	45° 39' 06"
C5	42.20	300.00	21.14	42.17	S28° 02' 18"E	8° 03' 35"
C6	100.90	300.00	50.93	100.42	S33° 38' 35"E	19° 16' 10"
C7	228.55	150.00	143.09	207.07	S00° 22' 19"W	87° 17' 59"
C8	170.19	150.00	95.57	161.21	N78° 28' 55"W	65° 00' 25"
C9	214.13	265.00	113.30	208.36	N29° 50' 36"W	46° 17' 53"
C10	24.94	+100.00	12.54	24.88	N13° 50' 23"W	14° 17' 28"
C11	68.56	+100.00	35.69	67.23	N63° 39' 49"E	39° 17' 02"

NOTE:
*REDUCED CENTER LIEN RADIUS. THE REDUCED RADII ARE APPROVED BY THE TOWN OF MINT HILL AT THE LENGTH SHOWN. ANY DEVIATION FROM THE LENGTHS SHOWN SHALL REQUIRE ADDITIONAL APPROVAL FROM THE TOWN.

LEGEND

- PROP. CONCRETE SIDEWALK
- PROP. STORM DRAINAGE EASEMENT (SDE)
- PROP. SANITARY SEWER EASEMENT
- PROP. SIGHT TRIANGLE
- PROP. POST CONSTRUCTION CONTROL EASEMENT
- EXIST. PSCO BUFFER
- EXIST. STREAM TOP OF BANK
- PROP. UNDISTURBED NATURAL AND TREE SAVE AREAS



BRIAR WELL STREET
(PROP. 50' PUBLIC R/W)

NORTH ORIENTED TO
NAD 83 (MD 54911)

MATCH LINE -
SEE SHEET C2.3 - SITE PLAN - SHEET 3 OF 5

SHORT STIRRUP LANE
(PROP. 50' PUBLIC R/W)

PROP. EDGE OF PAVEMENT

EXIST. GRAVEL

SHORT STIRRUP LANE
(60' PUBLIC R/W)
(MB 59 PG 275)

N/F
TAX# 195-056-39
BAINS FARM, INC.
DB 23683 PG 126
MB 59 PG 975

PROP. END OF CURB & GUTTER

PROP. 20' SCM
ACCESS & MAINTENANCE
ESMT. (TYP.)

N/F
TAX# 195-056-39
BAINS FARM, INC.
DB 23683 PG 126
MB 59 PG 975



ALTON CREEK KEY MAP

SCALE: 1" = 500'

SEE SHEET C0.1 FOR SITE NOTES

N/F
TAX# 195-056-37
NICHOLAS B. BARNES &
REBEKAH P. BARNES
DB 35214 PG 571
MB 59 PG 975

N/F
TAX# 195-073-51
BAINS FARM, INC.
DB 20946 PG 864
MB 55 PG 77

TBM
REBAR W/ CAP
NAD 83/2011
ELEV=724.06
N: 518218.12
E: 1503790.13

N/F
TAX# 195-073-92
BAINS FARM, INC.
DB 20548 PG 41
MB 55 PG 77

SITE PLAN - SHEET 5 OF 5

ALTON CREEK

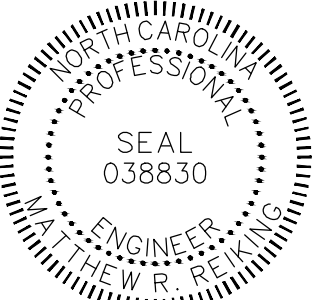
TRI POINTE HOMES

MINT HILL, NC

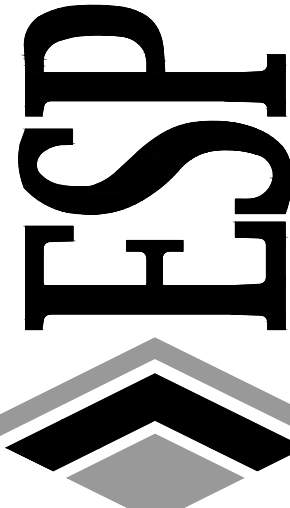
PROJECT INFORMATION	
PROJECT MANAGER:	MRR
DESIGNED BY:	ACH
DRAWN BY:	ACH
PROJECT NUMBER:	IR26-400
ORIGINAL DATE:	08/13/2021

SHEET:

C2.5



ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-555-4949 (NC)
803-802-2440 (SC)
www.espsociates.com





S21-26

Alton Creek

Scan QR Code with your Smartphone Camera for Meeting Agenda Packets





APPLICATION

CASE:	S21-26
EXISTING ZONING:	O-A DO-A (CD)
PROPERTY OWNER:	John Street LLC
APPLICANT:	Tri Pointe Homes
LOCATION:	6412 Matthews-Mint Hill Road
PROPERTY ACREAGE	31.49 (28.46 acres for Alton Creek & 3.03 acres reserved for future commercial development)
TAX PARCEL NUMBER(S):	195-182-42
REQUEST:	Major Subdivision Approval (83 lots)

Scan QR Code with your Smartphone Camera for Meeting Agenda Packets





STAFF REPORT

Staff Analysis

SETBACKS:

MIN/MAX. FRONT BUILD TO LINE (BTL):	10'-25'
MIN. SIDE YARD:	6'
MIN. SIDE YARD (CORNER):	10'
MIN. REAR YARD:	15'

OPEN SPACE:

COMMON OPEN SPACE (COS):	
REQUIRED:	3.33 AC. (11.7%) MIN
(500 SF) X (BEDROOMS/UNIT) X UNITS	
500 X 3.5 X 83 = 145,250 = 3.33 AC	
PROPOSED:	3.46 AC. (12.2%)

LOTS:

MIN. LOT WIDTH REQUIRED:*	50 LF
MAX BUILDING LOT COVERAGE PER LOT:	50%
MIN. LOT WIDTH PROVIDED:*	51.82 LF
MIN. LOT AREA REQUIRED:	4,080 SF.
MIN. LOT AREA PROVIDED:	4,680 SF.
MIN. LOT DEPTH PROVIDED:	86.36 LF

* MEASURED AT AVERAGE 20' BTL

Planning Board Review and Decision (Mandatory). The Planning Board shall hold a hearing to review the Site Plan (Preliminary Plat) and determine whether the Site Plan (Preliminary Plat) complies with the requirements of this Ordinance, specifically including without limitation all substantive requirements and conditions set forth in [Article 7](#), Section 7.3 (Conditions for Subdivisions). This hearing shall be held in an administrative proceeding and may be conducted in accordance with rules of procedure adopted by the Planning Board as the same may be changed from time to time.

The Planning Board action may be approval (if the Site Plan (Preliminary Plat) complies with all Ordinance requirements), tentative approval with conditions (if the Ordinance requires such), or denial of the Site Plan (Preliminary Plat) (if the Site Plan (Preliminary Plat) does not comply with all Ordinance requirements).

Upon approval of the Site Plan (Preliminary Plat) by the Planning Board, the Applicant may proceed to comply with the other requirements of this Ordinance and the preparation of the subdivision Final Plat for final approval by the Administrator.

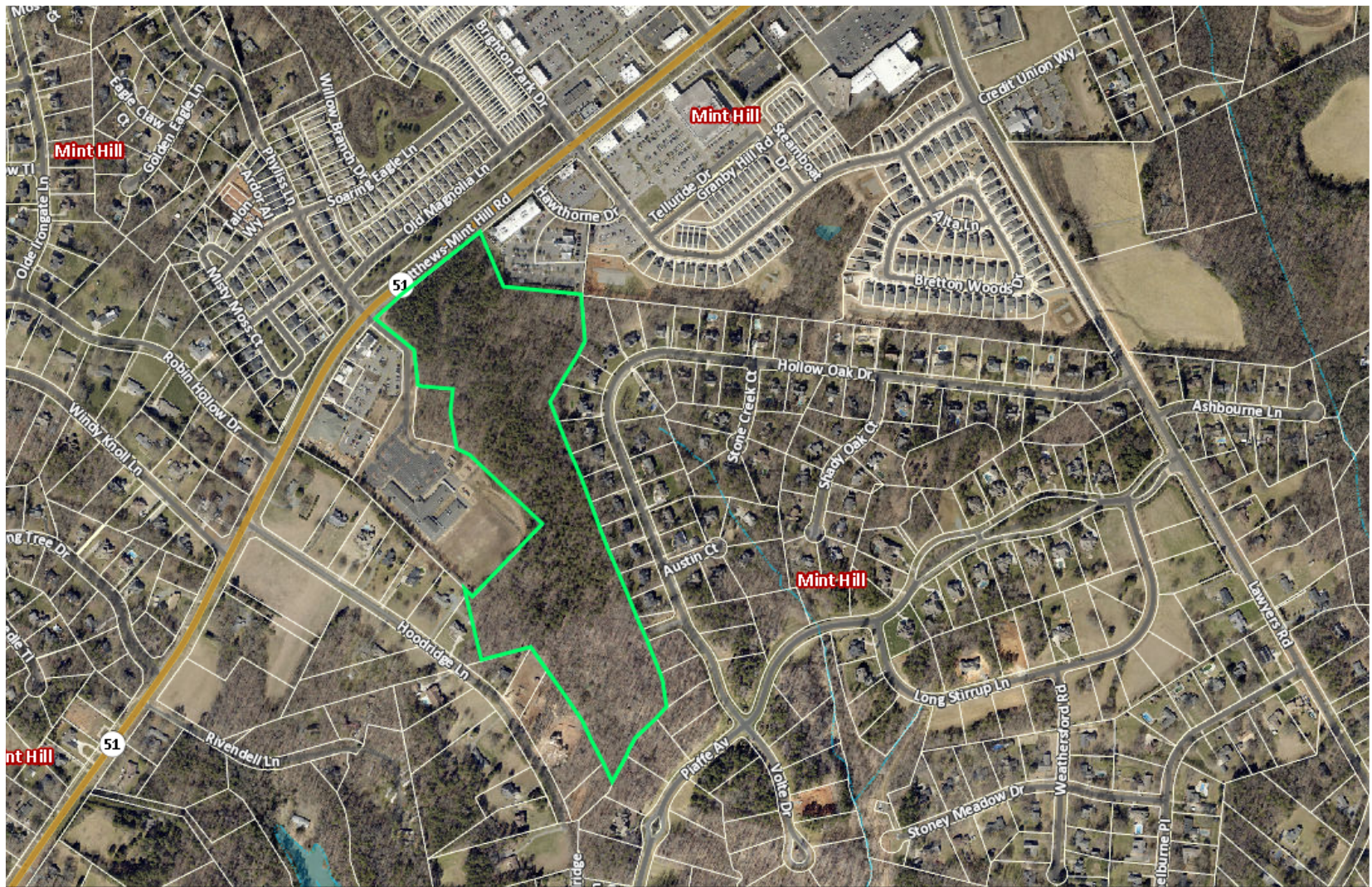
STAFF RECOMMENDATION

Staff recommends approval contingent on

- Rezoning Approval
- NCDOT approval for improvements on Matthews-Mint Hill Road/Phylliss Lane—"dip".

Scan QR Code with your Smartphone Camera for Meeting Agenda Packets





LOCATION MAP

FUTURE DEVELOPMENT NOTES:

1. COMMERCIAL DEVELOPMENT WILL NOT BE GRANTED ACCESS ON MATTHEWS MINT HILL ROAD.
2. FUTURE COMMERCIAL DEVELOPMENT SHALL BE RESPONSIBLE FOR INSTALLING A RIGHT TURN LANE ALONG MATTHEWS MINT HILL ROAD ONTO ROE CREEK DRIVE WITH 100' STORAGE AND APPROPRIATE TAPER.

DEVELOPMENT INFORMATION:

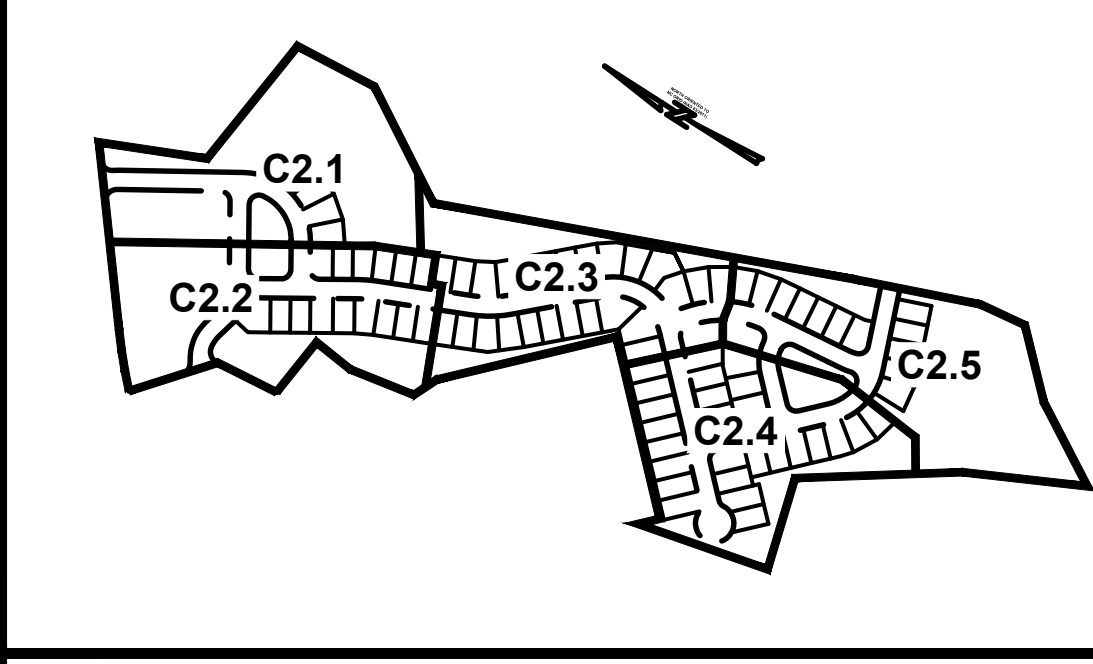
NAME: ALTON CREEK
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PROPERTY OWNERS: JOHN STREET, LLC
TAX# 195-182-42
DB 13888 PG 136
MB 47 PG 605
MB 54 PG 506
DEVELOPER: TRI-POINTE HOMES
3436 TORINGDON WAY SUITE 210
CHARLOTTE, NC 28277
(803) 401-6189
LUKE.WOODBURN@TRIPOINTEHOMES.COM
ENGINEER: ESP ASSOCIATES, INC.
3475 LAKEMONT BLVD.
FORT MILL, SC 29708
(803) 802-2440
MATTHEW REIKING, PE
MREIKING@ESPASSOCIATES.COM
SERVICE PROVIDERS:
SCHOOL DISTRICT: CHARLOTTE-MECKLENBURG SCHOOLS
ELECTRIC: DUKE ENERGY
CABLE TV/INTERNET: TIME WARNER CABLE, DIRECTV, ATT U-VERSE
WATER & SEWER: CHARLOTTE WATER

OVERALL SITE DATA:

DEVELOPMENT NAME: ALTON CREEK
SITE ADDRESS: 6412 MATTHEWS MINT HILL ROAD,
CHARLOTTE, NC 28227
TAX PARCEL: 19516242
DEED BOOK PAGE: DB 13888 PG 136
MB 47 PG 605
MB 54 PG 506
JURISDICTION: TOWN OF MINT HILL, NC
ZONING: DO-A
WATERSHED: GOOSE CREEK
TOTAL SITE AREA: 31.49 AC.
RESIDENTIAL SITE AREA: 28.46 AC.
FUTURE COMMERCIAL AREA (BY OTHERS): 3.03 AC.
DENSITY (RESIDENTIAL AREA): 2.92 DU/AC.
EXIST. USE: VACANT
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED LOTS: 83
PROPOSED AREA IN LOTS: 9.99 AC.
PROPOSED AREA IN R/W: 5.16 AC.
20 MPH SPEED LIMIT FOR PUBLIC LOCAL RESIDENTIAL STREETS
SETBACKS:
MIN/MAX. FRONT BUILD TO LINE (BTL): 10'-25'
MIN. SIDE YARD: 6'
MIN. SIDE YARD (CORNER): 10'
MIN. REAR YARD: 15'

OPEN SPACE:

COMMON OPEN SPACE (COS):
REQUIRED: 3.33 AC. (11.7%) MIN
(500 SF) X (BEDROOMS/UNIT) X UNITS
500 X 3.5 X 83 = 145,250 = 3.33 AC
PROPOSED: 3.46 AC. (12.2%)
UNDISTURBED OPEN SPACE/TREE SAVE (UOS):
REQUIRED: 4.27 AC. (15%) MIN
PROPOSED: 5.52 AC. (19.4%)
BASED ON 28.46 ACRES OF RESIDENTIAL AND DOES NOT
INCLUDE FUTURE COMMERCIAL PARCEL
LOTS:
MIN. LOT WIDTH REQUIRED: 50 LF
MAX BUILDING LOT COVERAGE PER LOT: 50%
MIN. LOT WIDTH PROVIDED: 51.82 LF
MIN. LOT AREA REQUIRED: 4,080 SF.
MIN. LOT AREA PROVIDED: 4,580 SF.
MIN. LOT DEPTH PROVIDED: 66.36 LF
* MEASURED AT AVERAGE 20' BTL



ALTON CREEK KEY MAP

SCALE: 1" = 500'

IMPERVIOUS AREA DATA FOR ALTON CREEK

GROSS SITE AREA:	31.49 AC.
FUTURE COMMERCIAL AREA (BY OTHERS):	3.03 AC.
RESIDENTIAL SITE AREA:	28.46 AC.
NUMBER OF LOTS:	83 LOTS
INFRASTRUCTURE IMPERVIOUS AREA	
A. STREET CURB & PAVEMENT:	120,296 SF (2.76 AC.)
B. SIDEWALKS & RAMPS:	44,962 SF (1.03 AC.)
ESTIMATED LOT IMPERVIOUS AREA:	
C. HOUSE:	181,953 SF (4.18 AC.)
D. DRIVEWAY:	41,251 SF (0.95 AC.)
E. FUTURE IMPERVIOUS BY HOMEOWNERS:	12,450 SF (0.29 AC.)
ALTON CREEK TOTAL ESTIMATED IMPERVIOUS AREA	
A. STREET CURB & PAVEMENT:	2.76 AC.
B. SIDEWALKS AND RAMPS:	1.03 AC.
C. HOUSES:	4.18 AC.
D. DRIVEWAYS & WALKWAYS:	0.95 AC.
E. FUTURE IMPERVIOUS BY HOMEOWNERS:	0.29 AC.
F. TOTAL ESTIMATED IMPERVIOUS AREA:	9.20 AC. (32.3%)

*150 S.F. PER LOT ESTIMATED FOR FUTURE IMPERVIOUS BY THE HOMEOWNER.

HOUSE, DRIVEWAY AND LOT IMPERVIOUS AREAS HAVE BEEN ESTIMATED BASED ON ANTICIPATED DEVELOPMENT. FINAL SIZES AND LOCATIONS OF HOUSES AND DRIVEWAYS ARE SUBJECT TO CHANGE.

PUBLIC STREET DATA FOR ALTON CREEK

PUBLIC STREETS:	
ROE CREEK DRIVE:	771 LF
HILL CREEK DRIVE:	541 LF
FRANKLIN TRAIL STREET:	1,732 LF
MOSS BLUFF DRIVE:	574 LF
BRIAR WELL STREET:	262 LF
SHORT STIRRUP LANE:	952 LF
TOTAL:	4,832 LF

THE TOWN OF MINT HILL SHALL HAVE FINAL OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE PROPOSED STREETS WITHIN THE DEVELOPMENT.

PROP. 25 MPH SPEED LIMIT FOR PUBLIC STREETS.

SUMMARY OF COMMON OPEN SPACE AND UNDISTURBED OPEN SPACE

COMMON OPEN SPACE # (COS)	COMMON OPEN SPACE AREA (AC.)
1	0.45
2	0.48
3	0.59
4	1.41
5	0.53
TOTAL:	3.46

UNDISTURBED OPEN SPACE # (UOS)	UNDISTURBED OPEN SPACE AREA (AC.)
1	2.95
2	0.77
3	1.80
TOTAL:	5.52

SCM #1			SCM #2		
LOT #	TOTAL MAX ALLOWABLE BUA PER LOT (SF)		LOT #	TOTAL MAX ALLOWABLE BUA PER LOT (SF)	
1	2,705		10	1,100	31
2	2,705		11	1,080	32
3	2,705		12	1,080	33
4	2,705		13	2,709	34
5	2,700		14	2,705	35
6	2,624		15	2,705	36
7	2,705		16	2,705	37
8	2,705		17	2,725	38
9	2,705		18	2,682	39
10	1,605		19	2,636	40
11	1,645		20	2,725	41
12	1,651		21	2,725	42
72	1,660		22	2,725	43
73	2,705		23	2,725	44
74	2,705		24	2,725	45
75	2,705		25	2,725	46
76	2,705		26	2,725	47
77	2,705		27	2,705	48
78	2,710		28	2,859	49
79	2,705		29	2,712	50
80	2,645		30	2,873	51
81	2,713				
82	2,713				
83	2,618				
*COMMERCIAL	112,189				
**NCDDOT	4,792				
TOTAL	177,429				

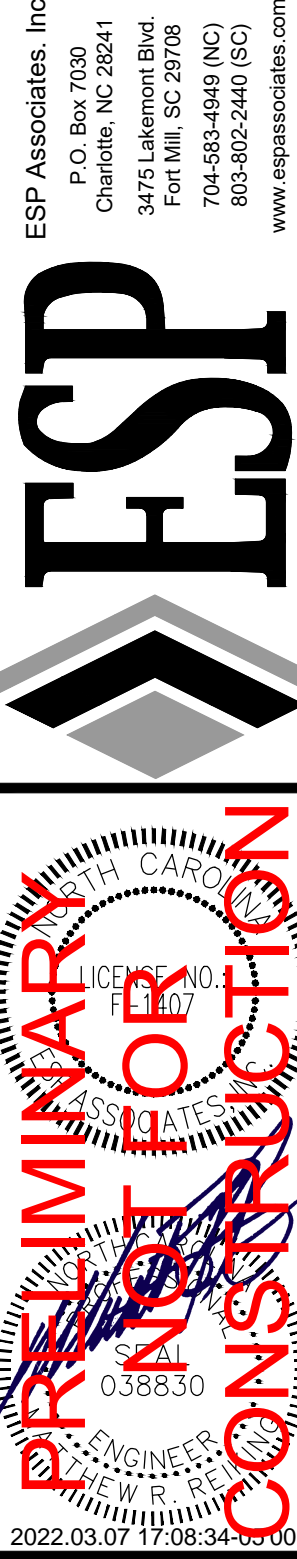
NOTE:

*FUTURE ESTIMATED COMMERCIAL AREA BUA (DRAINS TO SCM#1)
**FUTURE NCDDOT BUA FROM ADDED RIGHT TURN LANE ALONG HWY 51 AND WIDENING ALONG PHYLLIS LANE (DOES NOT DRAIN TO SCM#1)
***BUA FROM SHORT STIRRUP LANE EXTENSION (DOES NOT DRAIN TO SCM#2)

SITE ALLOWABLE BUA SUMMARY CHART	
SITE AREA	1,371,704 SF
SITE BUA	480,902 SF
TOTAL MAX SITE BUA	35.5 % 487,001 SF

NOTE THAT A BUA AS-BUILT SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF SCM AS-BUILT APPROVAL

SITE/BMP ALLOWABLE BUA SUMMARY CHART	
SCM#1	243,500 SF
SCM#2	243,500 SF
TOTAL BMP MAX ALLOWABLE BUA	487,001 SF



BY	REVISION	DATE	NO.	REVISION	DATE	NO.
RHJ	1.	11/23/2021	1.	REVISED PER CLIENT & AGENCY COMMENTS		
RHJ	2.	01/08/2022	2.	REVISED PER AGENCY COMMENTS		
RHJ	3.	03/07/2022	3.	REVISED PER AGENCY COMMENTS		

OVERALL SITE PLAN

ALTON CREEK

TRI-POINTE HOMES

MINT HILL, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MRR
DESIGNED BY:	ACH
DRAWN BY:	ACH
PROJECT NUMBER:	IR26-400
ORIGINAL DATE:	08/13/2021
SHEET:	

C2.0