

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:

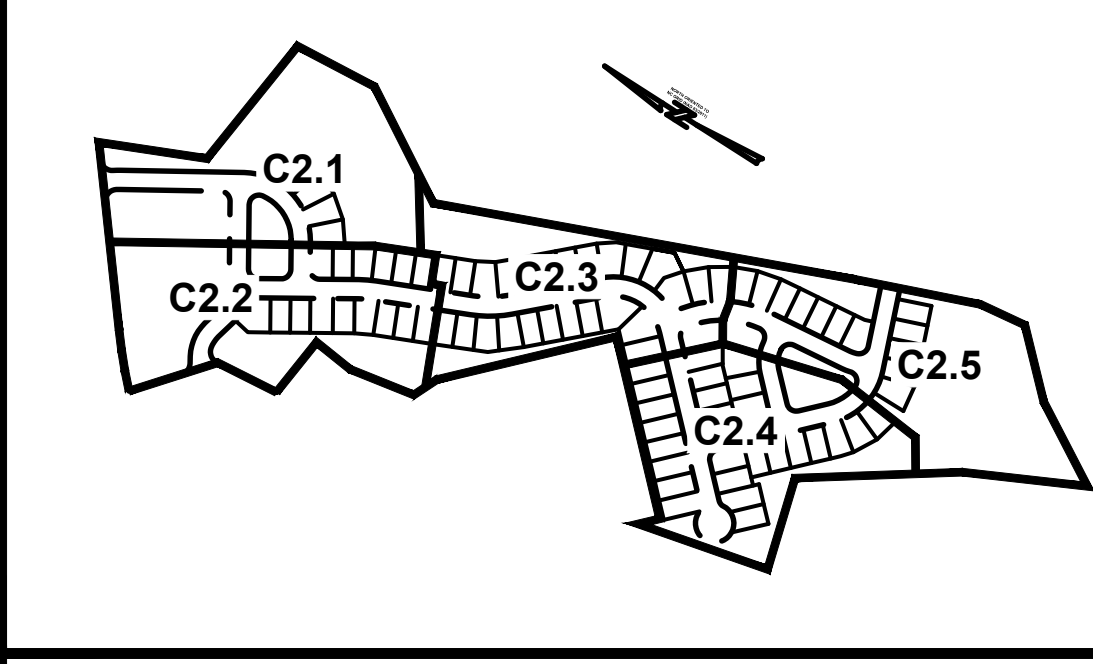
NAME: ALTON CREEK
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PROPERTY OWNERS: JOHN STREET, LLC
TAX# 195-182-42
DB 13888 PG 136
MB 47 PG 605
MB 54 PG 506
DEVELOPER: TRI-POINTE HOMES
3436 TORINGDON WAY SUITE 210
CHARLOTTE, NC 28277
(803) 401-6189
LUKE.WOODBURN@TRIPOINTEHOMES.COM
ENGINEER: ESP ASSOCIATES, 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
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: 19518242
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
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
13	1,660		22	2,725	43
14	2,705		23	2,725	44
15	2,705		24	2,725	45
16	2,705		25	2,725	46
17	2,705		26	2,725	47
18	2,705		27	2,705	48
19	2,710		28	2,859	49
20	2,705		29	2,712	50
21	2,713		30	2,873	51
22	2,713				
23	2,618				
24	112,189				
25	4,792				
26	177,429				

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

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-565-4949 (NC)
803-802-2440 (SC)
www.egassociates.com

ESP

PRELIMINARY
NOT FOR CONSTRUCTION

2022.03.07 17:08:34:00

BY: RHM
REVISION: 1
DATE: 11/23/2021
NO. 1

REVISOR: RHM
REVISION: 2
DATE: 01/28/2022
NO. 2

REVISOR: RHM
REVISION: 3
DATE: 03/07/2022
NO. 3

PROJECT INFORMATION
PROJECT MANAGER: MRR
DESIGNED BY: ACH
DRAWN BY: ACH
PROJECT NUMBER: IR26.400
ORIGINAL DATE: 08/13/2021
SHEET: C2.0

OVERALL SITE PLAN
ALTON CREEK
TRI-POINTE HOMES
MINT HILL, NC