

Conditional Notes and Development Standards

General Provisions

- A. Development of the real estate identified on this Technical Data sheet consisting of a combined area of 278 acres, more or less (the "Site"), will be governed by the standards as set forth in the Town of Mint Hill Unified Development Ordinance and the Technical Data Sheet.
- B. All development standards established under the Unified Development Ordinance (the "Ordinance") shall be followed in connection with any new development taking place on the Site, unless these Development Standards or the Technical Data Sheet impose stricter requirements.
- C. The development depicted on this plan is intended to reflect the arrangement of the proposed visitors center, parking and circulation on the site, but the exact configuration, placement and size of the elements may be altered or modified within the limits prescribed by the Ordinance during the Design Development, Construction Document/Permitting and Construction phases as allowed under the provisions of the Ordinance.
- D. The Petitioner acknowledges that other standard development requirements imposed by other ordinances and codes, such as those that regulate storm water, and erosion control may apply to the development of this site.

Purpose

- A. The proposed site will be used for the development of a nature preserve and associated support services and accessory use, which includes the development of a visitor center building and a storage and maintenance building.
- B. Uses allowed on the subject property will be limited to those associated with a nature preserve which may include uses such as hiking trails, pedestrian bridge over Steven's Creek, picnic areas, outdoor learning stations and low impact outdoor recreation.

Transportation

- A. The site will have access via a single driveway off Thompson Road. The driveway will be a two-way drive with a one-way in/ and right and left out onto Thompson Road in the location as generally identified on the Site Plan.
- B. Petitioner acknowledges that improvements to Thompson Road may be needed to accommodate ingress and egress movements to the site. The exact configuration and location of the improvements will be determined by the Town of Mint Hill during the permitting phase.
- C. The Petitioner shall install a 5' concrete sidewalk along the frontage of Thompson Road. A pedestrian connection shall also be installed from Thompson Road to the proposed visitors center building.

Landscape Areas, Trees and Screening

- A. Screening and landscaped areas of this site shall adhere to the standards and specifications set forth in of the Town of Mint Hill's Unified Development Ordinance.
- B. Dumpster and service areas will be screened from Thompson Road and from adjacent properties in a manner which satisfies or exceeds the requirements of the Ordinance.

- C. Petitioners agree to maintain existing natural vegetation within the setback areas off of Thompson Road, except to the extent necessary to accommodate the access points depicted on the Technical Data Sheet, identification signs within the general areas of such access points and utility lines. The petitioners, however, reserve the right to remove vines, underbrush and small understory trees (less than two inches) within any naturally vegetated area for the purpose of improving the overall appearance of the area.
- D. Petitioners agree to allow Mecklenburg County Storm Water Services the right to remove natural vegetation along stream and creek corridors within the undisturbed buffers for any future county funded stream restoration project improvements.

Setbacks, Side Yards, and Rear Yards

- A. 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.
- B. Parking spaces and stormwater retention areas may not be installed within setback areas.

Parking

- A. All off-street parking will, at a minimum, satisfy the standards established under the Ordinance.
- B. No parking areas may be constructed within buffer areas, setback areas, side yard or rear yards, or within any roadway fringe area.
- C. All new parking areas will be screened as required by the Ordinance.

Lighting

- A. All direct lighting within the Site shall be designed such that direct illumination does not extend past any property lines onto adjoining properties. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent properties.
- B. The maximum height of any outside lighting fixture, including its base, shall not exceed 20 feet in height.

Architectural Controls

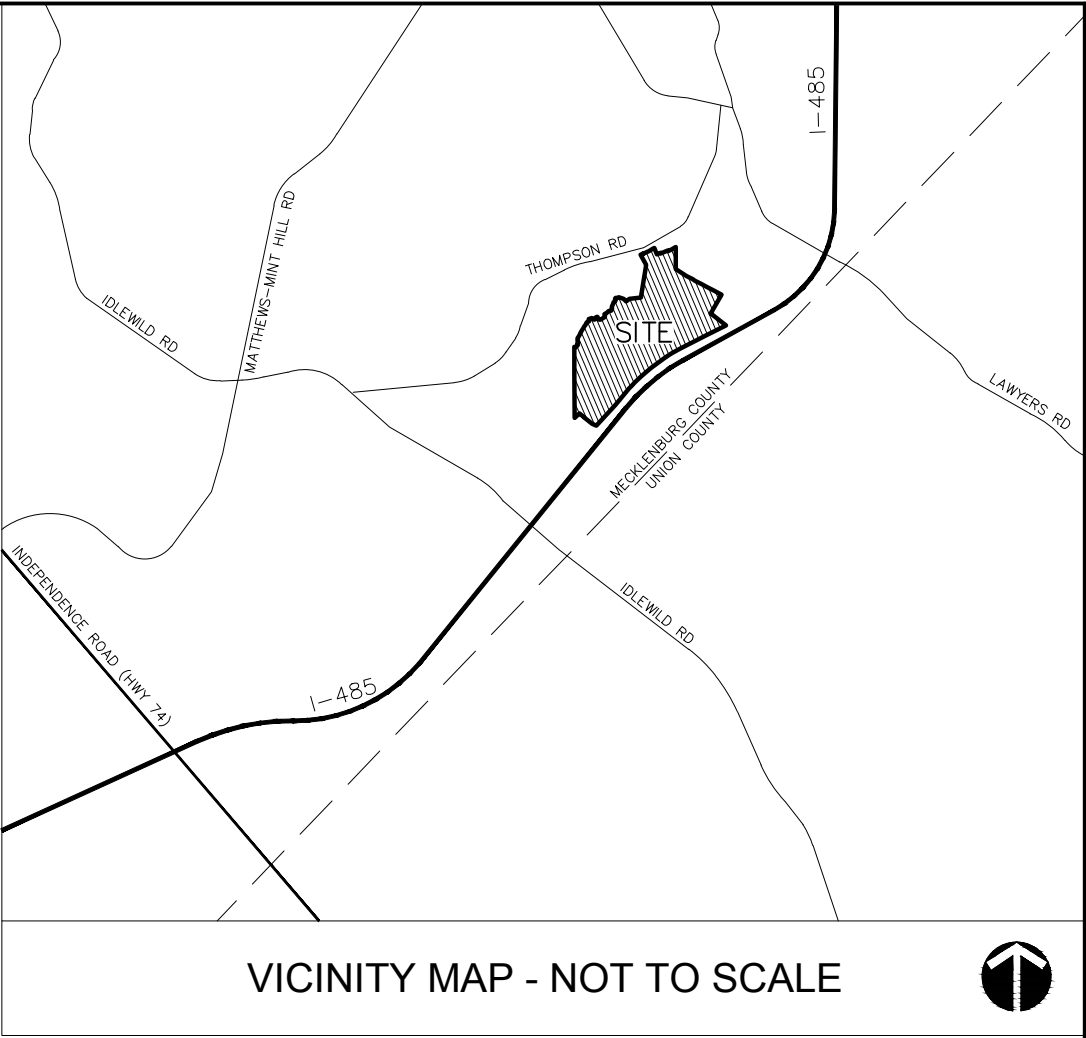
- A. No building constructed on the Site may exceed 2 stories or 40 feet in height.

Stormwater Management

- A. Stormwater runoff from the Site will be managed in accordance with the requirements of Mint Hill.
- B. Stormwater retention structures shall not be permitted in any buffer area or in setback area off Choate Circle.
- C. Mecklenburg County Storm Water Services reserve the right for future stream restoration work for Steven's Creek and all connecting tributaries within the property depicted on this plan.

Amendment to this Rezoning Plan

- A. 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.



VICINITY MAP - NOT TO SCALE

DEVELOPMENT DATA:

PARCELS:	195-141-01 195-241-01 195-141-02 195-171-56 195-231-06 195-231-07
----------	--

TOTAL AREA: ±280.19 AC.

EXISTING ZONING: R

PROPOSED ZONING: R-CR

EXISTING LAND USE: NATURE PRESERVE & VEGETATED
UNDEVELOPED LAND

POST CONSTRUCTION
DISTRICT: GOOSE CREEK

PROPOSED UTILITIES
SEWER: ON-SITE SEPTIC SYSTEM
WATER: WELL

NATURE SEWER & WATER CONNECTION TO THOMPSON ROAD)
APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL
OF THE FINAL CONSTRUCTION PLAN. CONSTRUCTION PLAN WILL BE REVIEWED
FOR COMPLIANCE PER ALL TOWN, COUNTY, AND STATE REGULATIONS IN EFFECT
AT THE TIME OF SUBMITTAL.

SITE ALLOWABLE BUA SUMMARY CHART

ROADS/PARKING	96,400 SF
CURB & GUTTER	3,900 LF
SIDEWALK/CONCRETE	157,500 SF
BUILDINGS	19,000 SF

TOTAL MAX SITE BUA 276,800 SF = 2.3%

NOTE: BUA AS-BUILT SHALL BE PROVIDED PRIOR TO THE
ISSUANCE OF BMP AS-BUILT APPROVAL

BMP BUA SUMMARY CHART

BMP #1	86,794 SF
BMP #2	9,500 SF

TOTAL SITE MAX
ALLOWABLE BUA 1,212,449 SF = 10%

UNDISTURBED OPEN SPACE

REQUIRED	41.75 AC. = 15%
PROVIDED	±272 AC. = 97.7 %

LandDesign

223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com
NC Eng. Firm License: C-0658

LANDDESIGN INC.

CORPORATE SEAL

NORTH CAROLINA

PRELIMINARY
NOT FOR
CONSTRUCTION

06/18/15

STEVEN'S CREEK
NATURE PRESERVE
MINT HILL, MECKLENBURG COUNTY, NC

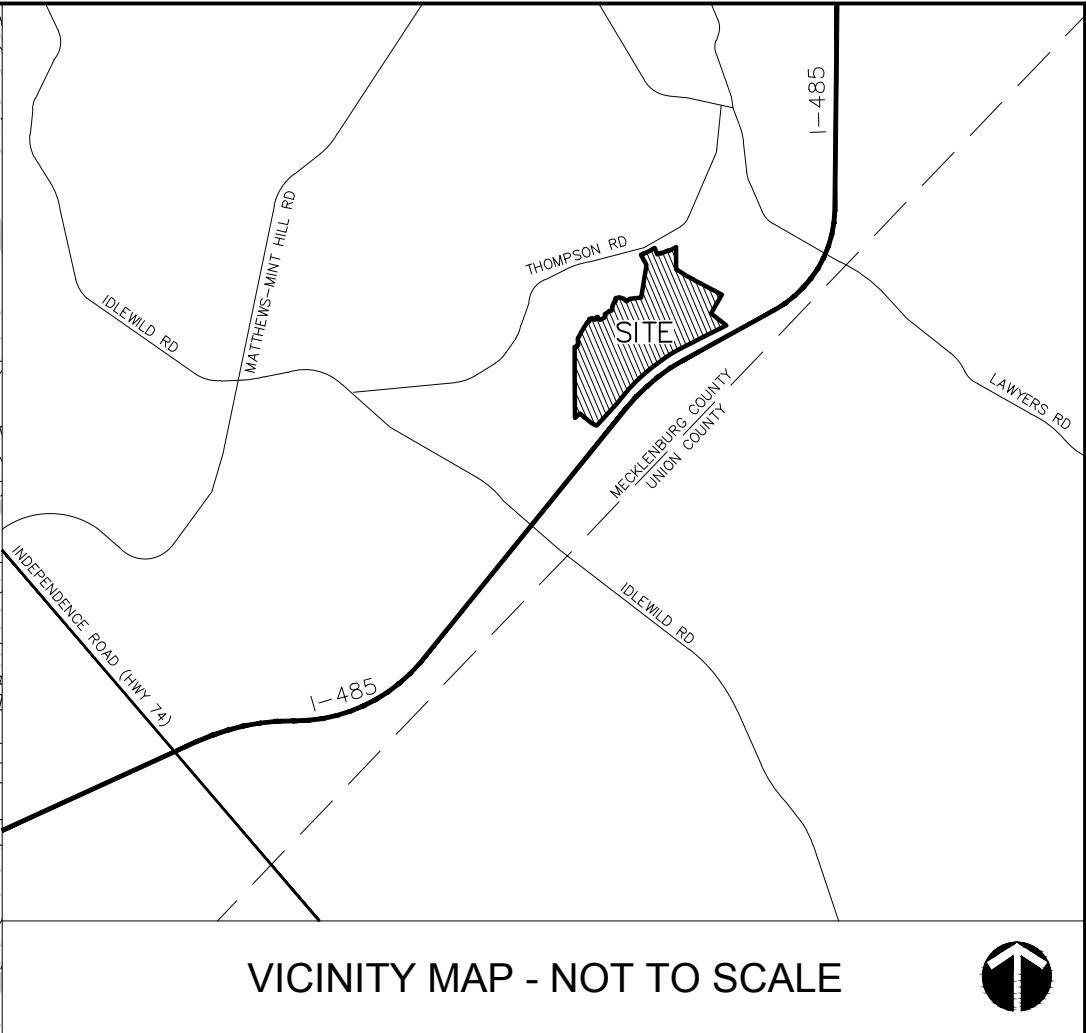
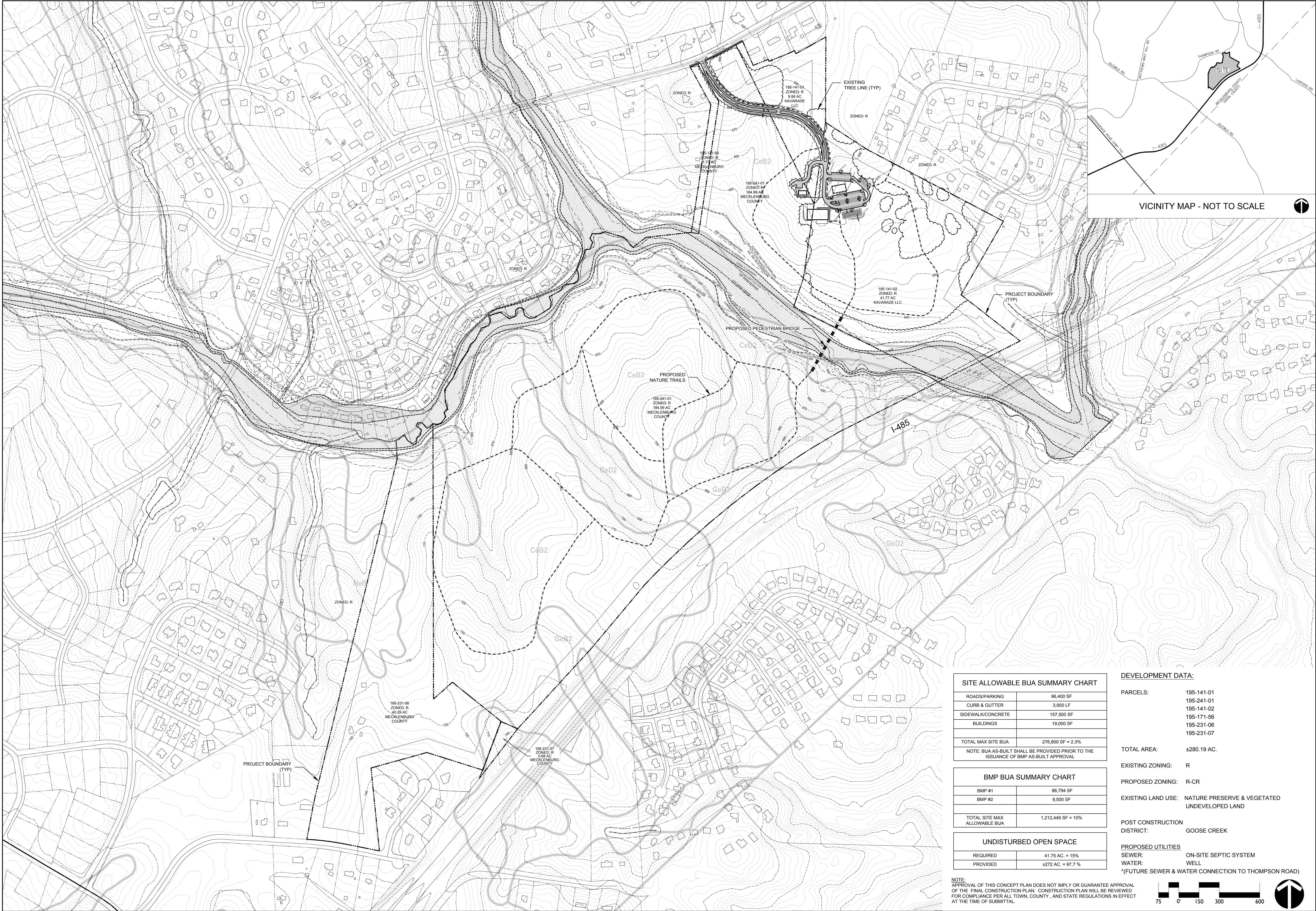
TECHNICAL DATA SHEET

REVISIONS:
DATE: JUNE 18, 2015
DESIGNED BY: KAG
DRAWN BY: KAG
CHECKED BY: MM
SCALE: 1/100
PROJECT #: 1015075
SHEET #:

DATE: JUNE 18, 2015
DESIGNED BY: KAG
DRAWN BY: KAG
CHECKED BY: MM
SCALE: 1/100
PROJECT #: 1015075
SHEET #:

08-06-2015 PER PLOT TOWN OF MINT HILL COMMENTS
08-20-2015 TOWN OF MINT HILL REZONING SUBMITTAL

SP-1.0



SITE ALLOWABLE BUA SUMMARY CHART	
ROADS/PARKING	96,400 SF
CURB & GUTTER	3,900 LF
SIDEWALK/CONCRETE	157,500 SF
BUILDINGS	19,000 SF
TOTAL MAX SITE BUA	
276,800 SF = 2.3%	
NOTE: BUA AS-BUILT SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF BMP AS-BUILT APPROVAL.	

BMP BUA SUMMARY CHART	
BMP #1	86,794 SF
BMP #2	9,500 SF
TOTAL SITE MAX ALLOWABLE BUA	
1,212,449 SF = 10%	

UNDISTURBED OPEN SPACE	
REQUIRED	41.75 AC. = 15%
PROVIDED	±272 AC. = 97.7 %

NOTE:
APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION PLAN. CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY, AND STATE REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL.

DEVELOPMENT DATA:

PARCELS: 195-141-01
195-241-01
195-141-02
195-171-56
195-231-06
195-231-07

TOTAL AREA: ±280.19 AC.

EXISTING ZONING: R

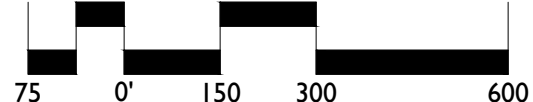
PROPOSED ZONING: R-CR

EXISTING LAND USE: NATURE PRESERVE & VEGETATED UNDEVELOPED LAND

POST CONSTRUCTION DISTRICT: GOOSE CREEK

PROPOSED UTILITIES: ON-SITE SEPTIC SYSTEM
SEWER: WELL
WATER: WELL

*(FUTURE SEWER & WATER CONNECTION TO THOMPSON ROAD)



STEVEN'S CREEK
NATURE PRESERVE
MINT HILL, MECKLENBURG COUNTY, NC
OVERALL SITE PLAN

REVISIONS:
08-06-2015 PER PLOTTOWN OF MINT HILL COMMENTS
08-20-2015 TOWN OF MINT HILL RECONING SUBMITTAL

DATE: JUNE 18, 2015
DESIGNED BY: KAG
DRAWN BY: KAG
CHECKED BY: MM
SCALE: 1"=300'
PROJECT #: 1015075
SHEET #:

SP-1.1



PRELIMINARY
NOT FOR
CONSTRUCTION

06/18/15

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com
NC Eng. Firm License: C-0658



IMAGES DO NOT REPRESENT FINAL DESIGN



neighboring
concepts LandDesign

STEVEN'S CREEK NATURE PRESERVE project precedent images

