

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.

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 %

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PRELIMINARY
NOT FOR
CONSTRUCTION

06/18/15

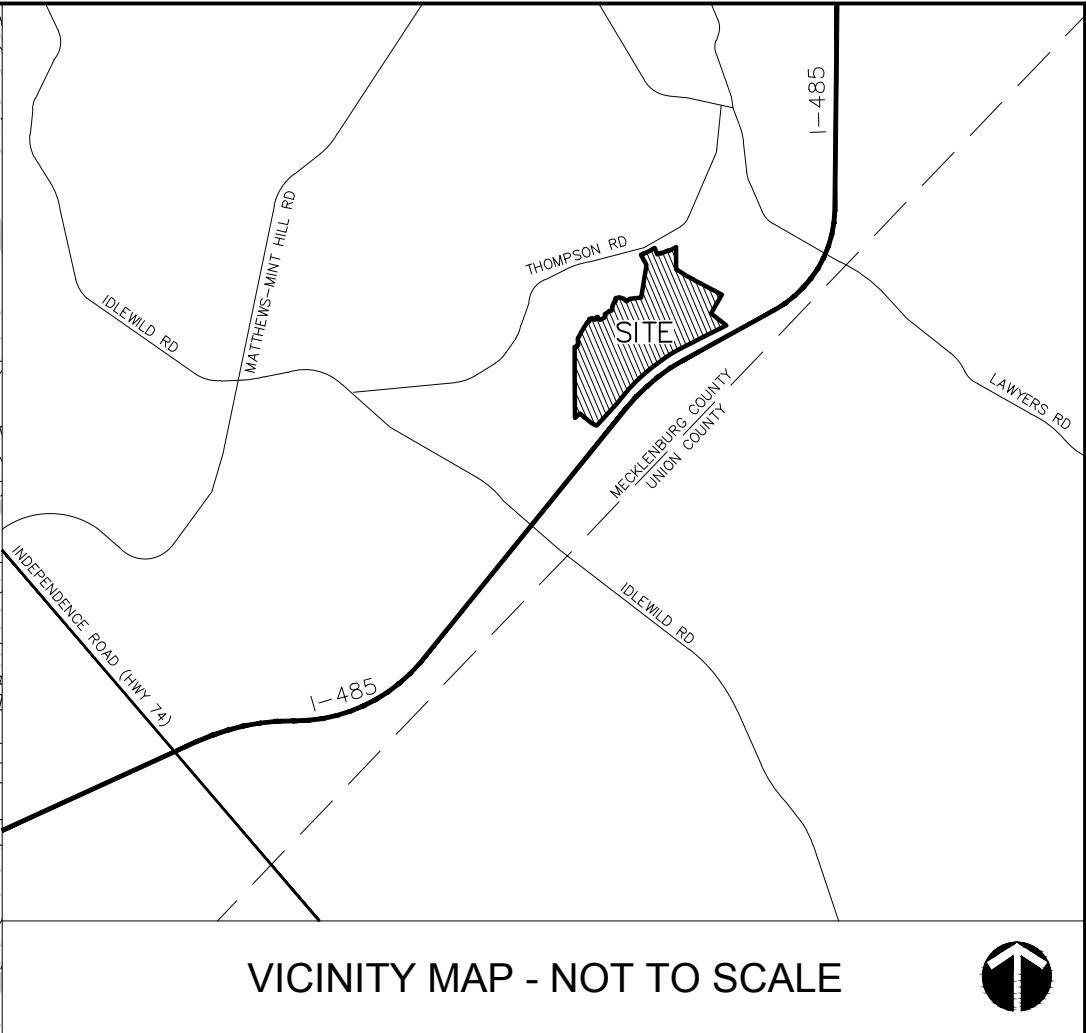
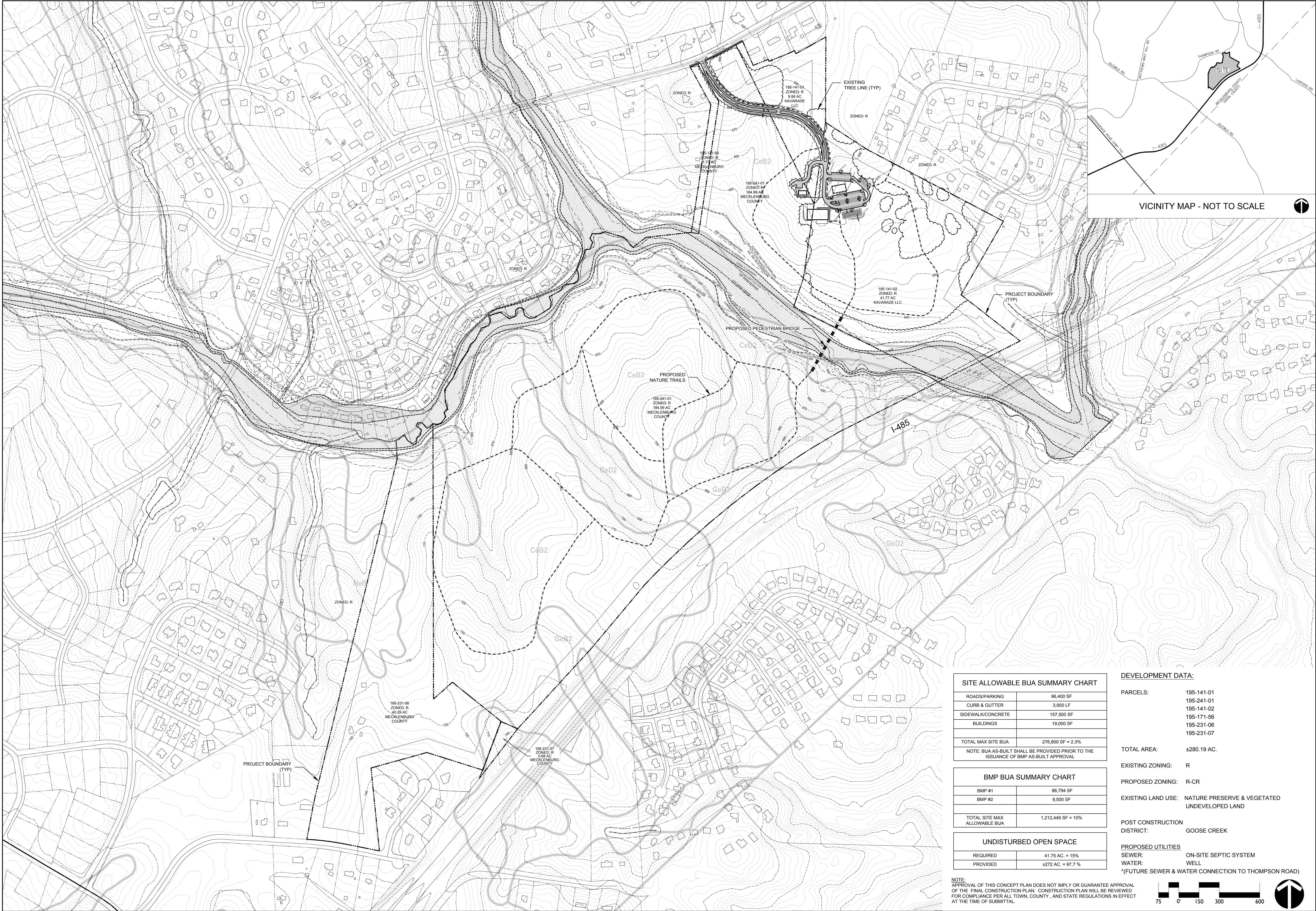
STEVEN'S CREEK
NATURE PRESERVE
MINT HILL, MECKLENBURG COUNTY, NC

TECHNICAL DATA SHEET

REVISIONS:
08-06-2015 PER PCOTOWN OF MINT HILL COMMENTS
08-20-2015 TOWN OF MINT HILL REZONING SUBMITTAL

DATE: JUNE 18, 2015
DESIGNED BY: KAG
DRAWN BY: KAG
CHECKED BY: MM
Q.C. BY: MM
SCALE: 1:100
PROJECT #: 1015075

SHEET #:
SP-1.0



VICINITY MAP - NOT TO SCALE

SITE ALLOWABLE BUA SUMMARY CHART	
ROADS/PARKING	96,400 SF
CURB & GUTTER	3,900 LF
SIDEWALK/CONCRETE	157,500 SF
BUILDINGS	19,000 SF
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276,800 SF = 2.3%	
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DEVELOPMENT DATA:

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POST CONSTRUCTION DISTRICT: GOOSE CREEK

PROPOSED UTILITIES
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WATER: WELL
*(FUTURE SEWER & WATER CONNECTION TO THOMPSON ROAD)





IMAGES DO NOT REPRESENT FINAL DESIGN



neighboring
concepts LandDesign

STEVEN'S CREEK NATURE PRESERVE project precedent images

