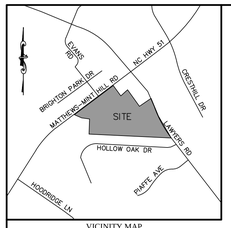
MINT HILL COMMONS
PHASE 2

MINT HILL, NORTH CAROLINA



VICINITY MAP
NOT TO SCALE

DEVELOPMENT DATA

PARCEL ID:	195-182-31 AND 195-18-255
TOTAL SITE ACREAGE:	+/-54.429 ACRES PHASE 1 AREA = 11.599 ACRES PHASE 2 AREA = 42.830 ACRES (INCLUDING ROAD R/W)
EXISTING ZONING:	B-G DO-B & R-DO-A
COUNTY:	MECKLENBURG COUNTY
TOWN:	MINT HILL
WATERSHED DISTRICT:	GOOSE CREEK

NO. OF SINGLE FAMILY LOTS = 90
NO. OF MULTI FAMILY LOTS = 53
TOTAL NO. OF LOTS =143

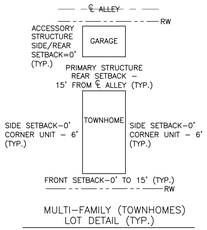
UNDISTURBED OPEN SPACE / IMPERVIOUS AREA SUMMARY

TOTAL PROJECT AREA = 54.429 ACRES
TOTAL (PHASE 1 & 2) IMPERVIOUS AREA (ON-SITE) = 756,942 S.F. / 17.38 ACRES
PERCENT BUILT UPON AREA OF TOTAL SITE = 31.9%
PER MINT HILL UDO SECTION 6.4.1, A MINIMUM REQUIRED OPEN SPACE OF 15% OF THE TOTAL SITE AREA IS REQUIRED FOR PROJECTS WITH GREATER THAN OR EQUAL TO 20% BUT LESS THAN 50% BUA.

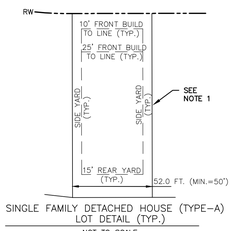
PHASE 2 UNISTURBED OPEN SPACE REQUIRED = 355,639 S.F. (8.16 AC.)
PHASE 2 UNDISTURED OPEN SPACE PROVIDED:

UNDISTURBED OPEN SPACE SUMMARY:
UOS 1: 5.93 AC.
UOS 2: 1.99 AC.
UOS 3: 0.40 AC.
UOS 4: 0.15 AC.

TOTAL UNDISTURBED AREA PROVIDED : 368,953 S.F. / 8.47 AC. (15.56%)



MULTI-FAMILY (TOWNHOMES) LOT DETAIL (TYP.)
NOT TO SCALE

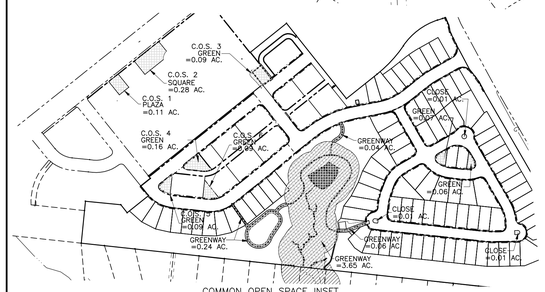


SINGLE FAMILY DETACHED HOUSE (TYPE-A) LOT DETAIL (TYP.)
NOT TO SCALE

NOTES:
1. TOTAL OF BOTH SIDE SETBACKS SHALL EQUAL 20% OF LOT WIDTH AT FRONTAGE LINE, BUT SHALL NOT BE LESS THAN 6.0 FT.
2. MINIMUM DRIVEWAY LENGTH FROM WALK = 24.0 FT.

SHEET INDEX:

SHEET NO.	Title
C0.0	SITE EXHIBIT
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	PROJECT NOTES
C1.2	SITE PLAN
C1.3	SITE PLAN
C2.0	LAWYERS ROAD IMPROVEMENTS
C2.1	LAWYERS ROAD CROSS SECTIONS
C2.2	LAWYERS ROAD CROSS SECTIONS
C2.3	LAWYERS ROAD CROSS SECTIONS
C3.0	ROAD PROFILE
C3.1	ROAD PROFILE
C3.2	ROAD PROFILE
C4.0	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5.0	BMP #2 PLAN
C5.1	BMP #3 PLAN
C5.2	BMP #4 PLAN
C5.3	BMP #5 PLAN
C5.4	BMP #1 PLAN
C5.5	BMP DETAILS AND SPECIFICATIONS
C6.0	DRAINAGE AREA MAP
C6.1	PRE DEVELOPED DA MAP
C6.2	POST DEVELOPED DA MAP
C7.0	STORM PROFILES
C7.1	STORM PROFILES
C7.2	STORM PROFILES
C7.3	STORM PROFILES
C9.0	DETAILS AND SPECIFICATIONS
C9.1	DETAILS AND SPECIFICATIONS
C9.2	DETAILS AND SPECIFICATIONS
C9.3	DETAILS AND SPECIFICATIONS
C9.4	DETAILS AND SPECIFICATIONS



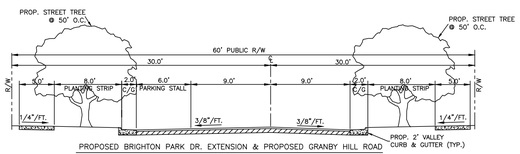
COMMON OPEN SPACE INSET

MINT HILL COMMON OPEN SPACE DATA
REQUIRED: 500 S.F. PER BEDROOM UNIT
143 LOTS X 3 BEDROOMS/LOT X 500 S.F. = 4.92 AC.

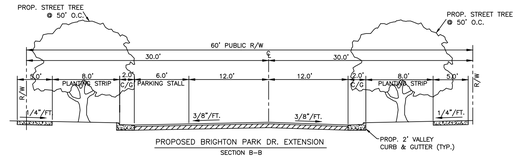
PROVIDED:

PLAZA	0.11 AC.
SQUARE	0.28 AC.
GREENS	0.63 AC.
GREENWAY	3.99 AC.
CLOSE	0.03 AC.
TOTAL	5.04 AC.

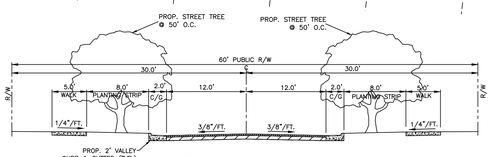
5.04 AC. (PROVIDED) > 4.92 AC (REQUIRED), OK



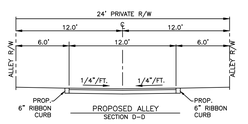
PROPOSED BRIGHTON PARK DR. EXTENSION & PROPOSED GRANBY HILL ROAD
SECTION A-A



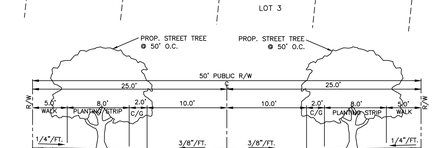
PROPOSED BRIGHTON PARK DR. EXTENSION
SECTION B-B



BRIGHTON PARK DR. EXTENSION
SECTION C-C



PROPOSED ALLEY
SECTION D-D



PROPOSED ALTA LANE AND BRETTON WOODS DRIVE
SECTION E-E

FINAL DRAWING
FOR REVIEW PURPOSES ONLY

GRAPHIC SCALE
80 0 40 80 160
1 INCH = 80 FEET

NO.	BY	DATE	REVISION

THE ISAACS GROUP, P.C.
ENGINEERING & LAND SURVEYING
NO. C-1069
CERTIFICATE OF AUTHORIZATION
NORTH CAROLINA

ANTHONY B. COMER
PROFESSIONAL ENGINEER
SEAL 026462
NORTH CAROLINA

Project: MINT HILL COMMONS
PHASE 2
MINT HILL, NORTH CAROLINA

Title: SITE EXHIBIT

File #: 15089-SP.DWG	Date: 10/13/16	Project Eqr:	ABC
		Design By:	ABC
		Drawn By:	ABC
		Scale:	1"=80'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C0.0

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SEE SHEETS C2.0 THRU C2.3 FOR LAWYERS ROAD IMPROVMENTS

EXIST. LAWYERS ROAD R/W

EXIST. FH

EXIST. 16" DIP WATER MAIN CHLT WATER JOB NO. 579-07-100

MULTI–FAMILY (TOWNHOMES) LOT DETAIL (TYP.)

NOT TO SCALE

SINGLE FAMILY DETACHED HOUSE (TYPE–A) LOT DETAIL (TYP.)

NOT TO SCALE

NOTES:
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SIGN LEGEND:

- PROPOSED STREET NAME SIGN
- PROPOSED TRAFFIC SIGN

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SEAL
026462
ENGINEER
ANTHONY B. GOWAN

FINAL DRAWING
FOR REVIEW PURPOSES ONLY

GRAPHIC SCALE
40 0 20 40 80
1 INCH = 40 FEET

NO.	BY	DATE	REVISION

Project: MINT HILL COMMONS
PHASE 2
MINT HILL, NORTH CAROLINA

Title: SITE PLAN

File #: 15089-SP.DWG | Date: 10/13/16 | Project Eqr: ABC | Design By: ABC | Drawn By: RER | Scale: 1"=40'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

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C1.2

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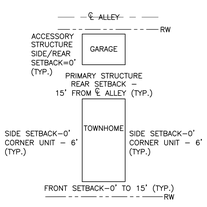
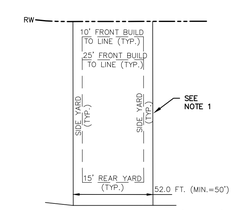


MULTI-FAMILY (TOWNHOMES)
LOT DETAIL (TYP.)
NOT TO SCALE



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LOT DETAIL (TYP.)
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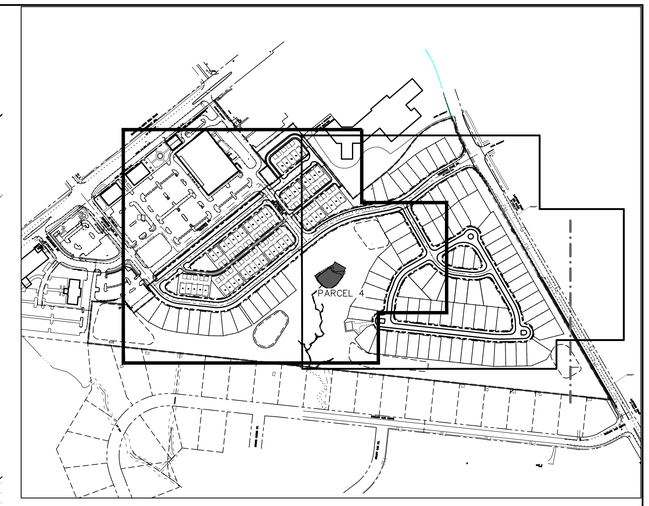

EXIST. BUILDING

EXIST. PUBLIX SUPERMARKET

PROP. C.O.S. #3 GREEN 0.09 AC.

PROP. C.O.S. #4 GREEN 0.16 AC.

PROP. C.O.S. #5 GREEN 0.09 AC.

PROP. C.O.S. #6 GREEN 0.09 AC.

PROP. MAILBOX KIOSK

PROP. STOP SIGN (TYP)

PROP. 5' UTILITY ESMT.

PROP. 8' PLANTING STRIP

PROP. 5' SIDEWALK

PROP. 2'-0" VALLEY C/G

PROP. 5' UTILITY ESMT.

PROP. 8' UTILITY ESMT.

PROP. 5' DRAINAGE ESMT.

PROPOSED PRIVATE ALLEY 'A'

PROPOSED PRIVATE ALLEY 'B'

PROPOSED PRIVATE ALLEY 'C'

PROPOSED PRIVATE ALLEY 'D'

PROPOSED PRIVATE ALLEY 'E'

PROPOSED PRIVATE ALLEY 'F'

TELLURIDE DR
(E) PRIVATE R/W

GRANDY HILL ROAD
(E) PRIVATE R/W

BRIGHTON PARK DR.
(E) PRIVATE R/W

BRIGHTON WOODS DRIVE
(E) PRIVATE R/W

ALTA LANE
(E) PRIVATE R/W

FUTURE BLDG. A

BLUILDING 1

BLUILDING 2

BLUILDING 3

BLUILDING 4

1A 1B 1C 1D 1E

2A 2B 2C 2D

3A 3B 3C 3D 3E

4A 4B 4C 4D 4E

5A 5B 5C 5D

6A 6B 6C 6D

7A 7B

8A 8B 8C 8D 8E

9A 9B 9C 9D 9E

10A 10B 10C 10D

11A 11B 11C 11D

12A 12B 12C 12D 12E

LOT 1 7,364 SF
LOT 2 7,183 SF
LOT 3 7,105 SF
LOT 4 6,240 SF
LOT 5 6,240 SF
LOT 6 6,240 SF
LOT 7 7,013 SF
LOT 8 7,183 SF
LOT 9 7,183 SF
LOT 10 6,522 SF
LOT 11 6,243 SF
LOT 12 6,245 SF
LOT 13 6,248 SF
LOT 14 6,257 SF

LOT 27 6,892 SF
LOT 28 7,618 SF
LOT 29 8,731 SF
LOT 30 7,316 SF
LOT 31 7,316 SF
LOT 32 7,431 SF
LOT 33 7,426 SF
LOT 34 6,360 SF
LOT 71 7,883 SF
LOT 70 7,564 SF
LOT 69 6,891 SF
LOT 68 7,770 SF
LOT 67 8,286 SF
LOT 66 7,528 SF
LOT 65 8,287 SF
LOT 73 9,190 SF
LOT 74 9,328 SF
LOT 72 9,680 SF
LOT 88 7,360 SF
LOT 87 6,602 SF
LOT 86 6,602 SF
LOT 85 6,602 SF
LOT 84 6,602 SF

EXIST. BMP #1
EXIST. BMP #2
PROP. BMP # 4
PROP. BMP # 5

PUMP STATION LOT 7,051 S.F.

POND/WETLAND "A"
STREAM "A"
STREAM "B"
STREAM "C"
STREAM "D"
STREAM "E"
STREAM "F"
100' BUFFER

PROP. 5' WIDE MULCH TRAIL (LOCATION TO BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE)

UOS 1

FARMWOOD EAST
PHASE II – MAP B
MB 26, PG 270
ZONING:R

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C1.3

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