



Town of Mint Hill

John M. McEwen Assembly Room
4430 Mint Hill Village Lane
Mint Hill, North Carolina 28227

Mint Hill Planning Board Agenda May 18th, 2015 at 6:30 p.m.

1. Call To Order and Invocation
2. Roll Call and Declaration of Quorum
3. Approve Minutes of April 20th, 2015 Regular Meeting
4. Additions or Deletions to Agenda Items
5. Reports of Committees, Members, and Staff
6. Old Business
 - A. Discussion and Recommendation on Text Amendment, ZC14-14, Family Care Home, to Amend the Unified Development Ordinance to Establish a Minimum Distance Separation For Family Care Homes and Add Family Care Home Subdivision Option
7. New Business
 - A. Discussion and Decision on #S15-5 Truelight Church Road Preliminary Plan, filed by LiveWell Homes, 7 Lots, Located on Surface Hill Road and Truelight Church Road; Tax Parcel #137-121-10
8. Other Business
9. Adjournment

MINUTES OF THE MINT HILL PLANNING BOARD MEETING
April 20th, 2015

The Mint Hill Planning Board met in regular session on Monday, April 20th, 2015 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Chairman: Tony Long

Members: Mary McMahan, Roy Fielding, Brad Simmons, and Scott Fandel

ETJ Members: Tom Gatz and Roger Hendrix

Planning Director: John Hoard

Commissioners: Mickey Ellington

Clerk to the Board: Candice Everhart

CALL TO ORDER AND INVOCATION

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

ORDER OF BUSINESS

Communications: Mr. Hoard presented information to the Board concerning Text Amendment #ZC14-13, to amend the Unified Development Ordinance. The Amendment was passed at the last Board of Commissioners meeting. With that, they've also adopted a policy. When the Town is under contract, at a minimum we will place a sign on that property, as well as notify property owners within a 200' buffer. Anything else that the Board of Commissioners would like to have as notification will be given at their discretion. Also the storage facility building we spoke about in our last meeting was passed by the Board of Commissioners.

Where would I go to see one of these signs, asked Mr. Gatz. Is there a sight you're talking about buying? The only place we have as of now is the new land across from the Mint Hill Athletic Association, which that has already been discussed about being a park, stated Mr. Hoard.

Approval of Minutes of January 20, 2015 Regular Meeting: Upon the motion of Mr. Gatz, seconded by Mr. Simmons, the Board unanimously approved the minutes of March 16th, 2015.

Reports of Committees, Members and Staff: None.

Old Business: None.

New Business:

- A. **Discussion and Decision on Text Amendment, ZC14-14, Family Care Home, to amend the Unified Development Ordinance to establish a minimum distance separation for family care homes and add family care home subdivision option.**

Mr. Hoard stated that this concern was brought up to the Board of Commissioners at their retreat in March. They would like for us to move forward with this. A family care home is basically a home that provides care to no more than six people. North Carolina prohibits municipalities to regulate these. We have to look at it like a single family home residence. The state does allow one exception, that the municipality can regulate distance. We brought this up to the Commissioners at the retreat, and they agreed to put together a distance separation. Any new family care home that would come to us, we would have to make sure that it would be placed at least a half mile from another. That is part one of the Text Amendment. Part two, is what we are calling Family Care Home Subdivision. This is unique and there is a particular developer in this town. If you're not familiar with his product there is a development of his off of Thompson Road. He does not go into existing neighborhoods and buy the houses to accommodate people, but he purchases the land and starts from scratch. He builds this like a development so it meets all of the residential requirements. We had a lot of conversations with him and he would like to build and expand in Mint Hill. We want to allow for someone to come in with a proposal where they would develop the site with multiple homes that would qualify as a subdivision. This would have to go through Conditional Zoning because it is not by-right.

Mr. Gatz asked how can we eliminate some of the risks that come with family care homes? As long as it meets the definition and it meets the requirements of North Carolina and are licensed, we really can't regulate anything. We can enforce the distance separation.

What is the definition of a Family Care Home, asked Mr. Gatz. You have to either have a physical or mental impairment. Drug rehabilitation centers, maternity wards, etc. do not fall under the regulations of a Family Care Home.

Who regulates all of this, asked Mr. Gatz. The State regulates it. There is a license you have to acquire from the State and we can go on their website and look up all licensed facilities in Mint Hill and we can keep track of them that way as well, answered Mr. Hoard.

I overall think it's a good thing. I only have a few concerns. For instance let's say that I'm a developer and I have someone that wants to come in where I've started developing, for good reason, and they want to buy four lots from me and they want to develop Family Care Homes. Is that okay, asked Mr. Gatz. The development has to be owned and developed by the same person or single entity. Therefore in that situation it wouldn't be accepted, stated Mr. Hoard. The main point of this is that it does have to go through conditional zoning.

The way I'm reading this, they have to meet whichever ordinances there are correct, asked Mr. Gatz. Correct. If you're out where there is no water or sewer than you must have an acre size lot, stated Mr. Hoard.

I'm good with A. The B part on the subdivision, is that something the Commissioners have talked about also, asked Mr. Hendrix. Yes, they have seen exactly what you are

seeing. At the retreat it was unanimous for the staff to go forward with this, stated Mr. Hoard.

I know you have a lot of processes for it to go through, but the way you have it written here as four homes it really can be opened up to twenty-four if that's what someone wanted, asked Mr. Hendrix. The way it's written, yes it could, said Mr. Hoard.

Are they good with making that process come through them, asked Mr. Hendrix. Even if someone did come forward and say they want 200 family care homes they do have to go through conditional zoning. That gives the Board the chance to say that is too much, stated Mr. Hoard.

The current development, who is it operated by, asked Mr. Hendrix. The one I'm referring to on Thompson Road is owned by a company called Unlimited Possibilities, stated Mr. Hoard.

Mr. Fielding asked, is the initial contact with the County? It can be, but ultimately they would have to receive a license from the State, answered Mr. Hoard.

If we have a family care facility, then we can't have one within another half mile radius correct, asked Mr. Fielding. Correct, stated Mr. Hoard.

I get a little concerned when it says four or more. I feel like there should maybe be a limit, stated Mr. Fielding. We can certainly add a cap to that if you would all like. Four is just a number I came up with, but is not set in stone, said Mr. Hoard.

Does each family care home have to be run by one individual or can there be multiple, asked Mrs. McMahan. The way this is worded is that it would have to be owned by one company, stated Mr. Hoard.

My concern is that these employees are very minimally paid. If one family care home is short staffed then there will be ruckus when they have to leave to go to another one. That is why I could see a cap being set at four or five, stated Mrs. McMahan. Also, do family care homes have buses going in to take them on field trips or events? What we've seen is that family care homes are usually less disruptive than a regular subdivision. With your typical house there is a lot more traffic. Again, this does require conditional zoning. My opinion would be, other than to mandate a cap, to let the Board and the Town make the decision if or when it would be brought forward. We may say ten, but what if someone had eleven and it makes sense for their plan. That was the thought process, stated Mr. Hoard.

I would like, if its okay, to get the Board to think of what they would like to see as far as some definitive wording and decisions, stated Mr. Long. That's fine. I think a lot of the issues are from the wording with the State and licensing requirements. We have no control over those decisions, stated Mr. Hoard.

Someone must have some information about these homes and what is a good number for a cap. If someone came in and said they want twelve, does it make sense to have twelve, asked Mr. Gatz.

Having twelve on Thompson versus twelve on Lebanon would make a big difference throughout the zoning process, because of lot size and the impact on the community while being built, stated Mr. Simmons.

If Part A is adopted as a text amendment, would that preclude the one out on Thompson road if he wanted to build another one, asked Mr. Hendrix. His model is about scale, so this would impact him quite a bit. He would love to expand, but the half mile distance would eliminate that to an extent, stated Mr. Hoard.

My concern is when you open up an avenue for a State authorized situation. How can we retain any say over that, asked Mr. Hendrix. As far as Part B goes, if push comes to shove, someone says we shouldn't be able to do that, then we can just determine to scratch it. We are creating another option with this part to be a development option that would be considered on a conditional zoning procedure. If someone wanted to challenge us on that than our argument is that this is a development option. The only way this works is if the conditional zoning is intact. We feel that this is something that the Town would like to consider with a company like Unlimited Possibilities, said Mr. Hoard.

For every six occupants there has to be a caregiver correct, asked Mr. Gatz. There has to be a caregiver per house and they have to be providing a service to mentally or physically impaired individuals. There has to be access to a medical professional as well, stated Mr. Hoard.

James Scruggs, from Unlimited Possibilities, just did a presentation to the Kiwanis two weeks ago. He told us that he has a CAN in every other home between six and eight hours a day and they do have access to a doctor. The doctor comes on sight x amount of hours per month and they do take them back and forth to their doctors appointments, stated Mr. Simmons.

Mr. Fielding said, the first part of this, the only decision we are making is to put in the half mile radius. I personally would recommend us hold on Part B for a little bit, and maybe we can hear from the gentleman with Unlimited Possibilities. If he is doing a great job as it is, maybe we can look into what he does and set some of those decisions as standards. If we start to specify architectural requirements, or materials and quality, we feel that may set us up for more of a challenge, stated Mr. Hoard.

That's fine. I'm referring to the standard of care for the residents, stated Mr. Fielding. There is a requirement, but it is outside of Mint Hill. Family Care Homes are required to meet standards set forward by the State, answered Mr. Hoard.

I would like to see the standards and see if that's something we agree with for these subdivisions or if we want to have our own added to that as well, stated Mr. Fielding. I can bring you that information, stated Mr. Hoard.

Mr. Gatz made a motion to table the text amendment, and asked to have Mr. Scruggs, who made the presentation to Kiwanis, come before the Board and give us a presentation to educate us on this issue. Mr. Hendrix seconded the motion and the Board unanimously agreed.

Other Business: None

Adjournment: Upon the motion of Mr. Fielding, seconded by Mr. Simmons, and unanimously agreed upon, Chairman Long adjourned the meeting at 7:08 p.m.

Candice Everhart
Program Support Assistant



STAFF REPORT

CASE:	ZC14-14, FAMILY CARE HOME
REQUEST:	AMEND THE UNIFIED DEVELOPMENT ORDINANCE (UDO) TO ESTABLISH A MINIMUM DISTANCE SEPARATION FOR FAMILY CARE HOMES AND ADD FAMILY CARE HOME SUBDIVISION OPTION
APPLICANT:	TOWN OF MINT HILL

The purpose of the text amendment is to establish a minimum separation distance of 2,640 feet (1/2 mile) between Family Care Home facilities and create a Family Care Home development option.

TEXT AMENDMENT OUTLINE

Family Care Home (SR Residential District-Table of Permitted Uses) *Add 7.1.13 cross reference

Add Section 7.1.13- Establish minimum distance

Add Family Care Home Subdivision (CD Residential District-Table of Permitted Uses) *Add 7.2.32 cross reference

Add new Section 7.2.32 –Specify development shall follow subdivision requirements

Add Family Care Home Subdivision to Section 2.4 Terms Defined in this Ordinance.

Family Care Home Subdivision

A subdivision development consisting of four or more residential lots, subdivided in accordance with the Mint Hill Subdivision regulations, created for the purpose of permitting Family Care Homes in close proximity with one another. The development shall be owned and operated by a single entity.

STATE STATUE

§ 168-22. Family care home; zoning and other purposes. (a) A family care home shall be deemed a residential use of property for zoning purposes and shall be a permissible use in all residential districts of all political subdivisions. No political subdivision may require that a family care home, its owner, or operator obtain, because of the use, a conditional use permit, special use permit, special exception or variance from any such zoning ordinance or plan; provided, however, that a political subdivision may prohibit a family care home from being located within a one-half mile radius of an existing family care home. (b) A family care home shall be deemed a residential use of property for the purposes of determining charges or assessments imposed by political subdivisions or businesses for water, sewer, power, telephone service, cable television, garbage and trash collection, repairs or improvements to roads, streets, and sidewalks, and other services, utilities, and improvements. (1981, c. 565, s. 1; 1993 (Reg. Sess., 1994), c. 619, s. 1; 1999-219, s. 3.2.)

STAFF CONTACT:

Planning Staff
704-545-9726

7.1.13	RESIDENTIAL	Family Care Home	BR-SR
7.2.32	RESIDENTIAL	Family Care Home Subdivision	CD

Add new Section 7.1.13

7.1.13 Special Requirements for Family Care Homes

- A. All Family Care Homes must comply with all applicable Federal, State, local licensing requirements and health regulations.
- B. New Family Care Homes (also referred to as Group Homes) shall be separated from existing Family Care Homes in single family residential district by a distance of 2,640 feet measured from the closest point of each lot property line in a straight line.

Add new Section 7.2.32

7.2.32 Supplementary Use Regulations for Family Care Home Subdivision

- A. Family Care Home Subdivision is a subdivision development consisting of four or more residential lots, subdivided in accordance with the Mint Hill Subdivision regulations, created for the purpose of permitting Family Care Homes in close proximity with one another. The development shall be owned and operated by a single entity.



MEMO

TO: Planning Board Members

FROM: Staff

RE: #S15-5 Truelight Church Road Preliminary Plan, filed by LiveWell Homes, 7 Lots, Located on Surface Hill Road and Truelight Church Road; Tax Parcel #137-121-10

DATE: May 18, 2015

Preliminary Plan Request

The applicant, LiveWell Homes, is requesting approval of preliminary plans for a site located on Surface Hill Road and Truelight Church Road. The property is \pm 4.94 acres.

Staff Analysis

The preliminary plans indicate lots will be served with public water and public sewer. The Mint Hill Zoning Ordinance requires a minimum 20,000 sq ft lot standard. Setbacks of 50 ft. front, 25 ft. corner lot, 15 ft. side yard, and a 40 ft. rear yard apply. Each lot shall have a minimum 60 ft. of road frontage and a minimum lot width of 125 ft. measured at the minimum front setback line.

The preliminary plans appear to meet the above requirements.

Mecklenburg County Land Use and Environmental Services Agency will review the preliminary plans for sedimentation and erosion control, storm water, flood, and road profiles. The developer is responsible for submitting these plans to Mecklenburg County. Mint Hill planning staff will evaluate the approved engineering plans before granting final approval.

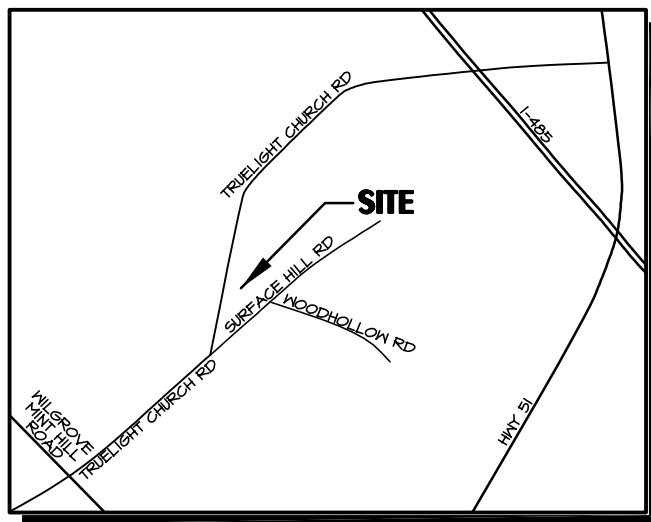
Recommended Conditions of Approval

Staff recommends **approval** with the following corrections and conditions:

1. Retain as many existing trees as possible.
2. Mint Hill's approval is contingent upon approval from Mecklenburg County Land Use and Environmental Services Agency (LUESA)
3. Mint Hill's approval is contingent on utilization of public water and public sewer
4. The plans shall indicate the Undisturbed Open Space area in accordance with section 6.4.1 of the Mint Hill UDO.

Polaris 3G Map – Mecklenburg County, North Carolina **Truelight Church Rd Property PID 137-121-10**





VICINITY MAP NTS

SHEET INDEX

Sheet #	Sheet Title
1	Preliminary Subdivision Site Plan
2	Storm Drainage and Grading Plan
3	Erosion Control Plan
4	Roadway Profiles & Site Construction Details

DEVELOPMENT DATA

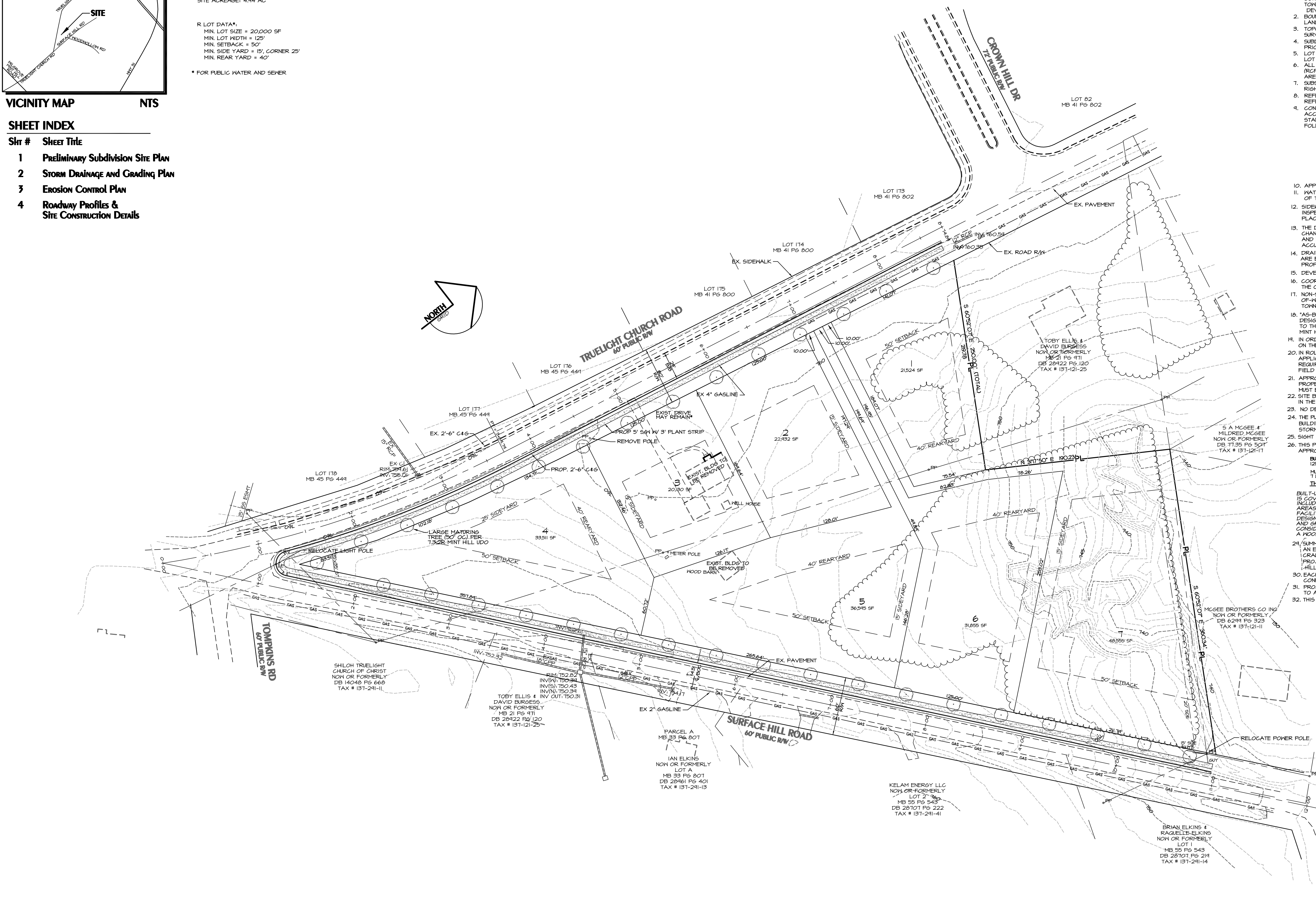
TAX PARCEL NO.: 13T-121-10
ZONING CLASSIFICATION: R
ZONING JURISDICTION: TOWN OF MINT HILL
SITE ACREAGE: 4.44 AC

R LOT DATA:
MIN. LOT SIZE = 20,000 SF
MIN. LOT WIDTH = 125'
MIN. SETBACK = 50'
MIN. SIDE YARD = 15', CORNER 25'
MIN. REAR YARD = 40'

* FOR PUBLIC WATER AND SEWER

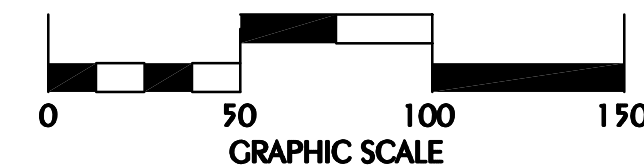
GENERAL NOTES

- THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED, AND SHALL BE CONSTRUCTED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF MINT HILL UDO AND THE MECKLENBURG CO. LAND DEVELOPMENT STANDARDS MANUAL.
- BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY PHOENIX LAND SURVEYING, MEETING THE REQUIREMENTS OF GS 47-30.
- TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY BY PHOENIX LAND SURVEYING.
- SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- LOT DIMENSIONS ARE APPROXIMATE; REFERENCE RECORD PLAT FOR EXACT LOT DIMENSIONS.
- ALL STORM DRAINAGE PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED. PIPE LENGTHS INDICATED ON THE PLANS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DETERMINED NECESSARY BY THE INSPECTOR.
- REFERENCE SHEET 3 FOR EROSION CONTROL PLAN AND NOTES. REFERENCE SHEET 4 FOR EROSION CONTROL DETAILS.
- CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MECKLENBURG CO. LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 4 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:
 - ITEM: MCLDSDOT STD. NO.
 - CURB AND GUTTER 1017
 - CURB TRANSITION 1019
 - CATCH BASIN LOCATION 1021 & 1020
 - (C) BRICK CATCH BASIN 840.01 & 840.02
 - (DC) DOUBLE CATCH BASIN 2003 & 2004
 - STREET NAME SIGN 50.05
 - SIDEWALK 1022
- APPROXIMATE COMPLETION TIME IS SUMMER 2015.
- WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY SYSTEM.
- SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAILS PRIOR TO PLACEMENT OF ANY H/C RAMPS AND/OR SIDEWALK.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBTURATED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, LINK AND OTHER ACCUMULATIONS.
- DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- DEVELOPER WILL PROVIDE STREET SIGNS PER MCLDSDM 50.05 (4" SIGNS ONLY).
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH THE COUNTY INSPECTOR.
- NON-STANDARD ITEMS (IE. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE TOWN OF MINT HILL BEFORE INSTALLATION.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE MINT HILL SUBDIVISION ORDINANCE. IN AUTOCAD AND PAPER FORM TO THE TOWN.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- IN ROLLING AND HILLY TERRAINS, SHEEPING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- SITE BENCHMARK FOR PROJECT IS THE RIM OF AN EXISTING SAN. SHW. MH IN THE INTERSECTION OF CROWN HILL DR. & TRUELIGHT CHURCH RD. ELEV.= 763.73
- NO DEMOLITION LANDFILLS WILL BE LOCATED ON THIS SITE.
- THE PURPOSE OF THE STORM DRAIN EMT. (SDE) IS TO PROVIDE STORMWATER CONVEYANCE BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPIDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- SIGHT TRIANGLES SHOWN ARE MINIMUM REQUIRED.
- THIS PROJECT IS USING THE CONTROLLED IMPERVIOUS AREA OPTION (LOW DENSITY) OF THE APPROVED MITIGATION TECHNIQUES.
 - BIA AREA DATA:
 - 126 BIA AREA ALLOWED: 0.12 x 4.44 AC=25,822 SF
 - MUST USE LESS THAN 126 BIA
 - 1 LOT(S) 25,822 SF = 3,886 SF/LOT
 - THE MAXIMUM BIA IS 3,886 SF PER LOT (11.43%)
 - BUILT-UPON AREA (BIA) MEANS THAT PORTION OF A PROPERTY THAT IS COVERED BY IMPERVIOUS OR PARTIALLY IMPERVIOUS SURFACE INCLUDING, BUT NOT LIMITED TO, BUILDINGS, PAVEMENT AND GRAVEL AREAS SUCH AS ROADS, PARKING LOTS, AND PATHS, AND RECREATION FACILITIES SUCH AS TENNIS COURTS, ACTIVITY FIELDS THAT HAVE BEEN DESIGNED TO ENHANCE DISPLACEMENT OF RUNOFF, SUCH AS COMPACTION AND GRADING OR INSTALLATION OF SOFTED TURF AND UNDERGROUND CONSIDERED BUILT-UPON AREA. BUILT-UPON AREA DOES NOT INCLUDE A WOODEN SLATTED DECK OR THE WATER AREA OF A SWIMMING POOL.
- SUMMARY: THIS PROJECT CONSISTS OF A 1 LOT SUBDIVISION ON AN EXISTING STREET. THE HOUSE PADS WILL BE GRADED FOR SLABS, CRANL SPACES OR BASEMENTS, DEPENDING ON TOPOGRAPHY. THE PROJECT WILL BE LOW DENSITY (12% IMPERVIOUS) PER MECKMINT HILL PCCO.
- EACH LOT SHALL SUBMIT AN IMPERVIOUS AS-BUILT SURVEY TO CONFORM THE MAX. ALLOWABLE IMPERVIOUS PER LOT HAS BEEN MET.
- PROJECT WILL BE BONDED FOR FOR A PORTION OF CONSTRUCTION TO ALLOW FOR RECORDATION OF THE FINAL PLAT
- THIS PROJECT WILL NOT HAVE A HOMEOWNERS ASSOCIATION



LEGEND

- EXISTING PAVEMENT/CURB
- PROPOSED PAVEMENT/CURB
- ADJOINING PROPERTY LINES
- EXISTING BUILDINGS
- PROPOSED 5' SIDEWALK

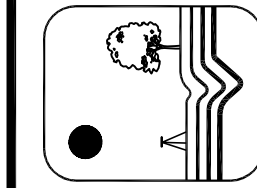


INSPECTIONS

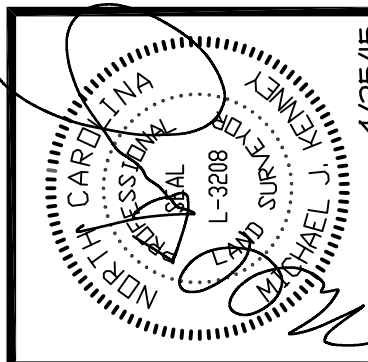
EROSION CONTROL/MATERIAL QUALITY:
JASON KLINGER 480/121-3561
LAND DEVELOPMENT:
MITCH COMBS 480/122-6512
ZONING:
DAVID BARLEY 704/501-3580

KENNEY DESIGN
GROUP, PA

C-1986
1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@KENNEYDESIGN.COM



Revisions:



Scale:	1"=50'
Date:	4/25/15
Drawn By:	MLK
Designed By:	MLK
Job No.:	0515

Preliminary Subdivision Site Plan
Truelight Church Rd Property

Town of Mint Hill, Mecklenburg County, North Carolina
LiveWell Homes, 310 Springcrest Drive, Fort Mill, SC 29715

Sheet No.

1

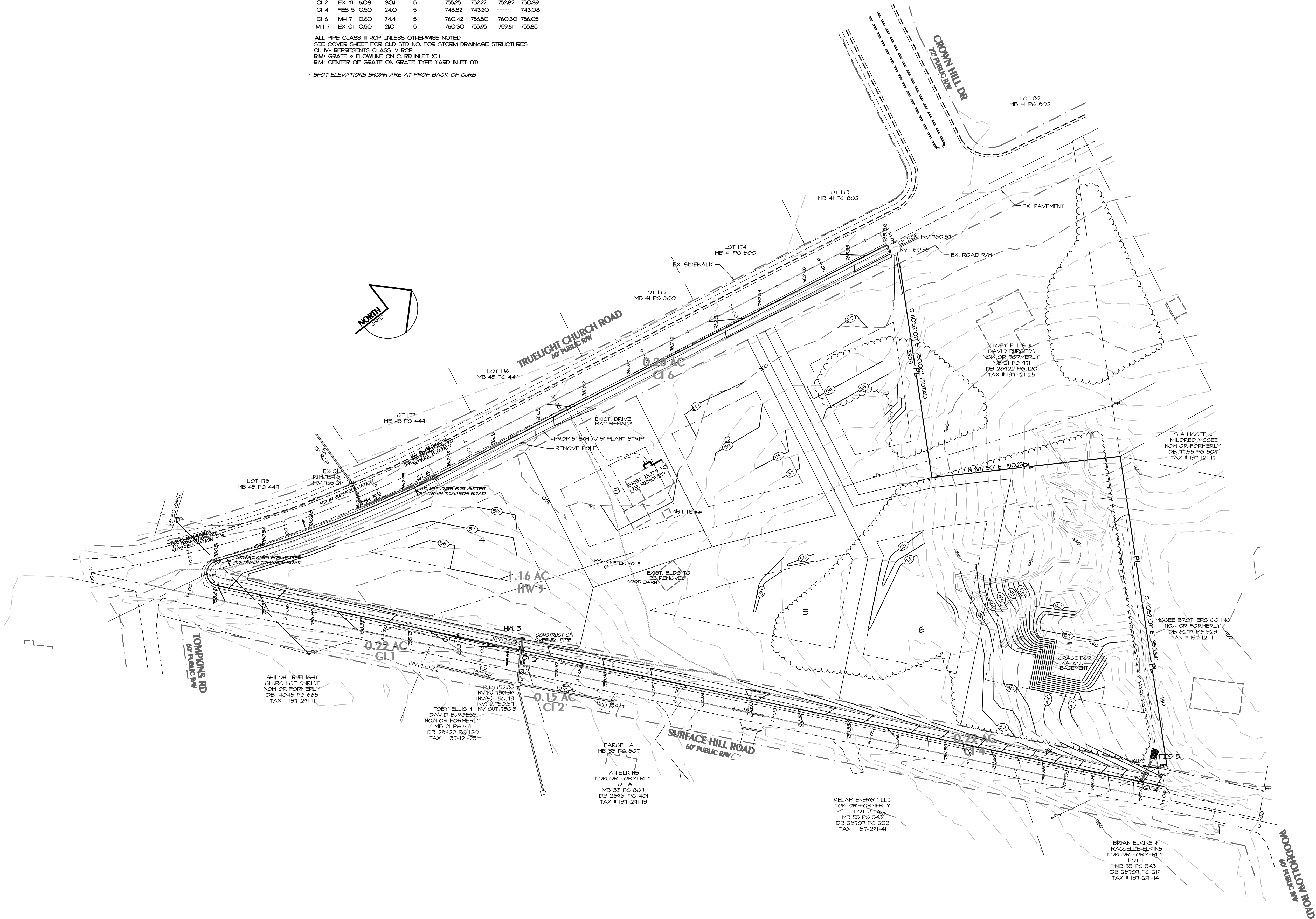
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STORM DRAINAGE SCHEDULE

FROM	TO	SLOPE	LENGTH	DIA.	STRUCTURE	FROM STRUCTURE	TO
(S)	(FT)	(IN)				RM	INVERT
CI 1	CI 2	0.50	59.5	15	CL IV	754.87	752.52
HW 3	CI 2	0.50	96	15	CL IV	752.27	752.22
CI 2	EX 11	6.08	301	15		755.25	750.39
CI 4	FES 5	0.50	24.0	15		746.82	743.08
CI 6	MH 7	0.60	74.4	15		760.42	756.05
MH 7	EX CI	0.50	21.0	15		760.30	755.85

ALL PIPE CLASS III RCP UNLESS OTHERWISE NOTED
SEE COVER SHEET FOR OLD STD NO. FOR STORM DRAINAGE STRUCTURES
CL IV- REPRESENTS CLASS IV RCP
RM- GRATE + FLOWLINE ON CURB INLET (C)
RM- CENTER OF GRATE ON GRATE TYPE YARD INLET (Y)

* SPOT ELEVATIONS SHOWN ARE AT PROP BACK OF CURB



* THE EXIST CONC DRIVEWAY MAY BE USED TO COUNT AGAINST THE BUA TO BE ALLOWED ON THE LOT

PCCO SUMMARY #1

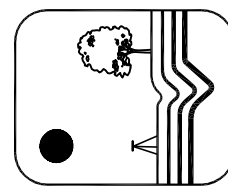
ORIGINAL PARCEL #	13T-121-10
DEVELOPMENT TYPE	RESIDENTIAL
SUBJECT TO PCCO (Y/N) ?	YES
IF NO, WHY?	
WATERSHED	CLEAR CREEK
DISTURBED AREA (AC)	1.8 AC
SITE AREA (AC)	4.84 AC
DA #1	
TOTAL ON-SITE DA (AC)	4.84 AC
EXIST. BUA (SF)	3,234 SF
EXIST. BUA TO BE REMOVED (SF)	3,234 SF*
EXIST. BUA TO REMAIN (SF)	0 SF*
PROP. NEW BUA (SF)	25,802 SF
PROP. % BUA	11.81 %
DENSITY (HIGH/LOW)	LOW
TOT. POST-PROJ BUA FOR SITE	25,802 SF
DEVELOPMENT OR REDEVELOPMENT?	DEVELOPMENT
UNDIST. OPEN SPACE REQ'D (AC)	0 AC
UNDIST. OPEN SPACE PROVIDED (AC)	0 AC

STORM DRAINAGE & GRADING PLAN
Truelight Church Rd Property

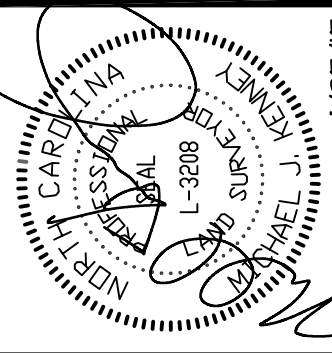
Town of Mint Hill, Mecklenburg County, North Carolina
LiveWell Homes, 310 Springcrest Drive, Fort Mill, SC 29715

KENNEY DESIGN
GROUP, PA

C-1986
1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@KENNEYDESIGN.COM



Revisions:



Scale:	1"=50'
Date:	4/25/15
Drawn By:	MIK
Designed By:	MIK
Job No.:	0515

Sheet No.

2

4 of

SEEDING SPECIFICATIONS

GENTLE SLOPES		STEEP SLOPES	
SEEDING MIXTURE	80 lbs/acre of tall fescue	100 lbs/acre tall fescue 30 lbs/acre Sericea lespedeza (scarified after Aug 15) 10 lbs/acre Koba lespedeza	
SEEDING DATES	Fall: August 25 - October Late winter: February 15 - April 15 To extend spring seeding into June, add 15 lbs/acre hulled Bermudagrass Overseeding of Koba lespedeza over tall-seeded tall fescue is very effective.	Fall: August 25 - October 15 Late winter: February 15 - April 15 To extend spring seeding into June, add 15 lbs/acre hulled Bermudagrass Overseeding of Koba lespedeza over tall-seeded tall fescue is very effective.	
SEEDING AMENDMENTS	Apply lime and fertilizer per soil tests, or 4000 lbs/acre limestone and 1000 lbs/acre 10-20-20 fertilizer.	Apply lime and fertilizer per soil tests, or 4000 lbs/acre limestone and 1000 lbs/acre 10-20-20 fertilizer.	
NOTE: Ground Cover-- Whenever land disturbing activity is undertaken on a tract comprising more than one (1) acre, a ground cover sufficient to restrain erosion must be planted or provided within 5			
NOTE 2 Graded slopes and fills-- Within 5 working days of completion of any phase of grading, slopes shall be planted or otherwise provided with ground cover, devices, or structures sufficient to restrain erosion.			
TEMPORARY SEEDING FOR WARM AND COOL SEASON			
EARLY SUMMER SEASON		STEEP SLOPES	
SEEDING MIXTURE	40 lbs/acre of German millet 80 lbs/acre of tall fescue	120 lbs/acre Ryegrass (grain) 80 lbs/acre tall fescue	
SEEDING DATES	May 1 - August 15 Refer to 1" growth is not fully adequate. Apply 4000 lbs/acre straw or equivalent hydroseeding.	October 25 - December 30 Between December 30 - February 15, add 50 lbs/acre of annual Koba lespedeza. Apply 4000 lbs/acre straw or equivalent hydroseeding.	
SEEDING AMENDMENTS	Apply lime and fertilizer per soil tests, or 2000 lbs/acre limestone and 750 lbs/acre 10-10-10 fertilizer.	Apply lime and fertilizer per soil tests, or 2000 lbs/acre limestone and 750 lbs/acre 10-20-20 fertilizer.	

SEEDBED PREPARATION NOTES

1. SURFACE WATER CONTROL FEATURES SHALL BE INSTALLED PER APPROVED PLAN.
2. AREAS TO BE SEEDED SHALL BE RIPPED AND SPREAD WITH AVAILABLE TOPSOIL 3" DEEP. TOTAL SEEDBED PREPARED DEPTH SHALL BE 4" TO 6" DEEP.
3. LOOSE ROCKS, ROOTS AND OTHER OBSTRUCTIONS SHALL BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH ESTABLISHMENT AND/OR MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEED BED PREPARATION, AT FINISH GRADES SHOWN, SHALL BE REASONABLY SMOOTH AND UNIFORM.
4. IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME SHALL BE APPLIED ACCORDING TO SEEDING SPECIFICATIONS.
5. IF SOIL TEST IS TAKEN, PROVIDE FERTILIZER AND LIME ACCORDING TO SOIL TEST REPORT.
6. FERTILIZER AND LIME SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.
7. GRADED SLOPES AND FILLS-- THE ANGLES FOR GRADED SLOPES SHALL BE NO GREATER THAN THE ANGLE WHICH CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL MEASURES. IN ANY EVENT, SLOPES LEFT EXPOSED SHALL, WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER OR OTHER ADEQUATE EROSION CONTROL MEASURES SUFFICIENT TO RESTRAIN EROSION. MAXIMUM SLOPE IS 2:1.
8. GROUND COVER-- WHENEVER LAND DISTURBING ACTIVITY IS UNDERTAKEN ON A TRACT COMPRISING MORE THAN ONE (1) ACRE, IF MORE THAN ONE (1) CONTIGUOUS ACRE IS UNCOVERED, A GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE PLANTED OR OTHERWISE PROVIDED WITHIN 21 CALENDAR DAYS ON THAT PORTION OF THE TRACT UPON WHICH FURTHER ACTIVE CONSTRUCTION IS NOT BEING UNDERTAKEN.

EROSION CONTROL NOTES

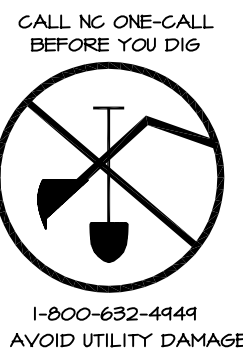
1. THIS EROSION CONTROL PLAN IS PREPARED IN ACCORDANCE WITH THE MECKLENBURG COUNTY SEDIMENTATION AND EROSION CONTROL ORDINANCE.
2. SITE AREA: 4.94 AC; DISTURBED AREA: 4.3 AC.
3. SOIL CLASSIFICATION: CECIL
4. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF MECKLENBURG COUNTY LUESA
5. FINAL LOCATION OF SILT FENCE SHALL BE DETERMINED IN THE FIELD BASED ON ACTUAL SITE CONDITIONS.
6. ANY GRADINGS BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
7. ANY ON-SITE DEMOLITION LANDFILL(S) SHALL BE PROPERLY PERMITTED.
8. GRADING MORE THAN ONE (1) ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
9. ALL "STD." NUMBERS REFER TO THE MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS MANUAL.
10. ANY LAND DISTURBING ACTIVITY 2+1 ACRES REQUIRES COMPLIANCE WITH ALL CONDITIONS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. ANY PERMIT NON-COMPLIANCE IS A VIOLATION OF THE CLEAN WATER ACT AND MAY REQUIRE ENFORCEMENT ACTION BY THE DENR.
11. ALL AREAS MUST BE SEEDED AND MULCHED WITHIN 5 CALENDAR DAYS. REFER TO EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS.
12. SLOPE SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING [MCLDS #30.16].
13. A GRADING PLAN SHALL BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE WHICH WAS NOT INCLUDED IN A PREVIOUSLY APPROVED GRADING PLAN.
14. SOIL STABILIZATION SHALL BE REQUIRED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:
A) ALL PERIMETER DICES, SHALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1 (INV) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY
B) ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY
15. ON SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR
16. ALL PERIMETER AREAS AND SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITHIN 7 DAYS. GROUND STABILIZATION ON ALL OTHER AREAS MUST BE COMPLETED WITHIN 14 DAYS. REFER TO THE EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS

NEW STABILIZATION TIMEFRAMES

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME
PERIMETER DICES, SHALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER RUN ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	14 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETERS AND HIGH ZONES

EROSION CONTROL LEGEND

—X—	TEMPORARY SILT FENCE MCLDS #30.06
—	TEMPORARY DIVERSION DITCH - MCLDS #30.05
~~~~~	DENIED AREA
⬢	PROP HARDWARE CLOTH & GRAVEL INLET PROTECTION - MCLDS #30.01
▨	PROPOSED TEMPORARY GRAVEL CONSTRUCTION ENTRANCE - MCLDS #30.11A
—	PROPOSED TEMPORARY ROCK CHECK DAM - MCLDS #30.10
—	SILT FENCE OUTLET TYP.



CALL OR NO-CALL BEFORE YOU DIG  
1-800-632-4444  
AVOID UTILITY DAMAGE

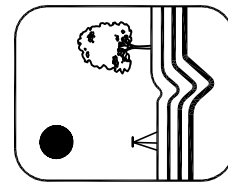
1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

CONSTRUCTION SEQUENCE

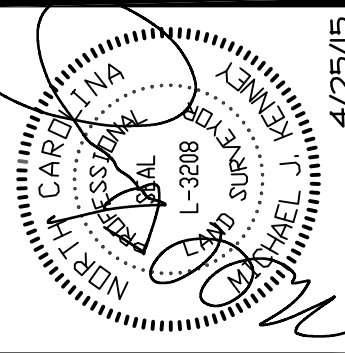
1. OBTAIN PLAN APPROVAL FROM THE MECKLENBURG COUNTY LUESA DEPARTMENT
2. SET UP AN ON-SITE, PRE-CONSTRUCTION CONFERENCE WITH THE FOLLOWING DEPARTMENTS: LUESA EROSION CONTROL INSPECTOR, LAND DEVELOPMENT INSPECTOR AND ZONING INSPECTOR. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS SUBJECT TO FINE. REG/VE GRADING/CLEARING PERMIT FROM INSPECTOR. INSTALL SILT FENCE, INLET PROTECTION, AND OTHER DEVICES AS SHOWN ON PLANS. CLEARINGS ONLY AS NECESSARY TO INSTALL THESE DEVICES. FOR PHASED EROSION CONTROL, PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES. THE LAND DEVELOPMENT INSPECTOR SHOULD BE CALLED TO CONDUCT INSPECTIONS ON STORM DRAINAGE, SIDEWALKS, DRIVEWAY ON STORM DRAINAGE, SIDEWALKS, DRIVEWAY IMPROVEMENTS, AND ALL ASPECTS OF ROAD CONSTRUCTION COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
3. SNAKUT EXISTING EDGE OF PAVEMENT FOR CLEAN CONNECTION, INSTALL CURB AT PROPOSED LOCATION AND BACKFILL AREA BETWEEN CUT WITH FULL DEPTH ASPHALT (FOR ALL AREAS LESS THAN FIVE FOOT)
4. UPON INSTALLATION OF THE CURB, INSTALL SHOULDER AND SIDEWALK. PAD LOTS AS SHOWN. LOTS 1-4 CAN BE GRADED BASED ON SILT FENCE SHOWN. BASIN IS NECESSARY FOR LOTS 5-7. SIDEWALK MAY BE INSTALLED WITH THE HOME CONSTRUCTION, AND WILL BE SHOWN IN THE BOND CALCULATIONS, AS NECESSARY, BASED ON HOME SALES.
5. STABILIZE SITE AS IT IS BROUGHT TO FINISHED GRADE.
6. COMPLETE IMPROVEMENTS, COORDINATE WITH EROSION INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES
7. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N.C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U.S. DEPT. OF AGRICULTURE U.S. SOIL CONSERVATION SERVICE, MECKLENBURG COUNTY EROSION CONTROL ORDINANCE, AND LUESA
8. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE COUNTY EROSION INSPECTOR SO THE PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.

KENNEY DESIGN GROUP, PA

C-1986  
1316 GREENWOOD CLIFF  
CHARLOTTE, NORTH CAROLINA 28204  
PH: 704/377-6099 FAX: 704/377-6097  
EMAIL: KENNEY@KENNEYDESIGN.COM



Revisions:



Scale:	1"=50'
Date:	4/25/15
Drawn By:	MLK
Designed By:	MLK
Job No.:	0515

Erosion Control Plan

Truelight Church Rd Property

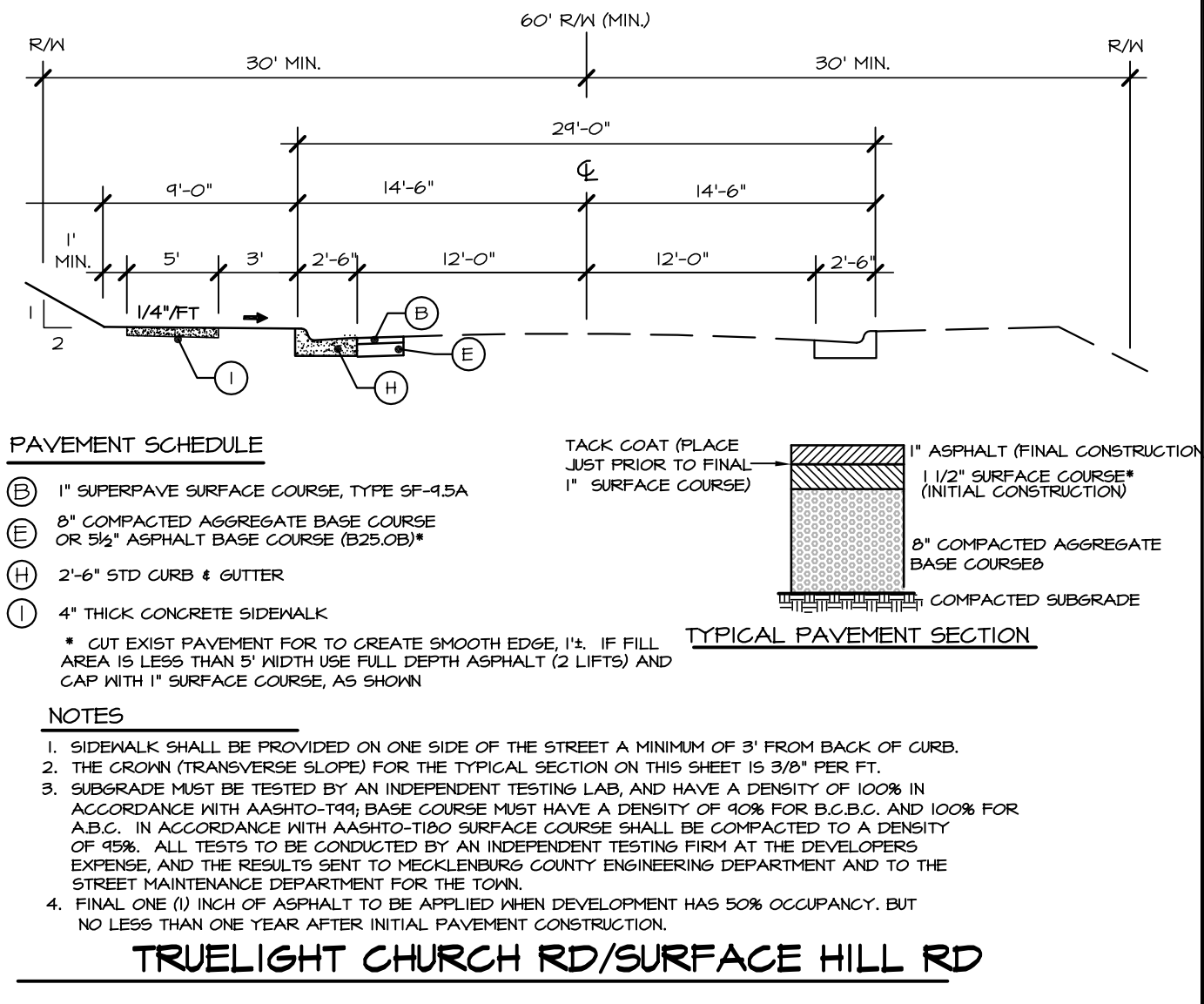
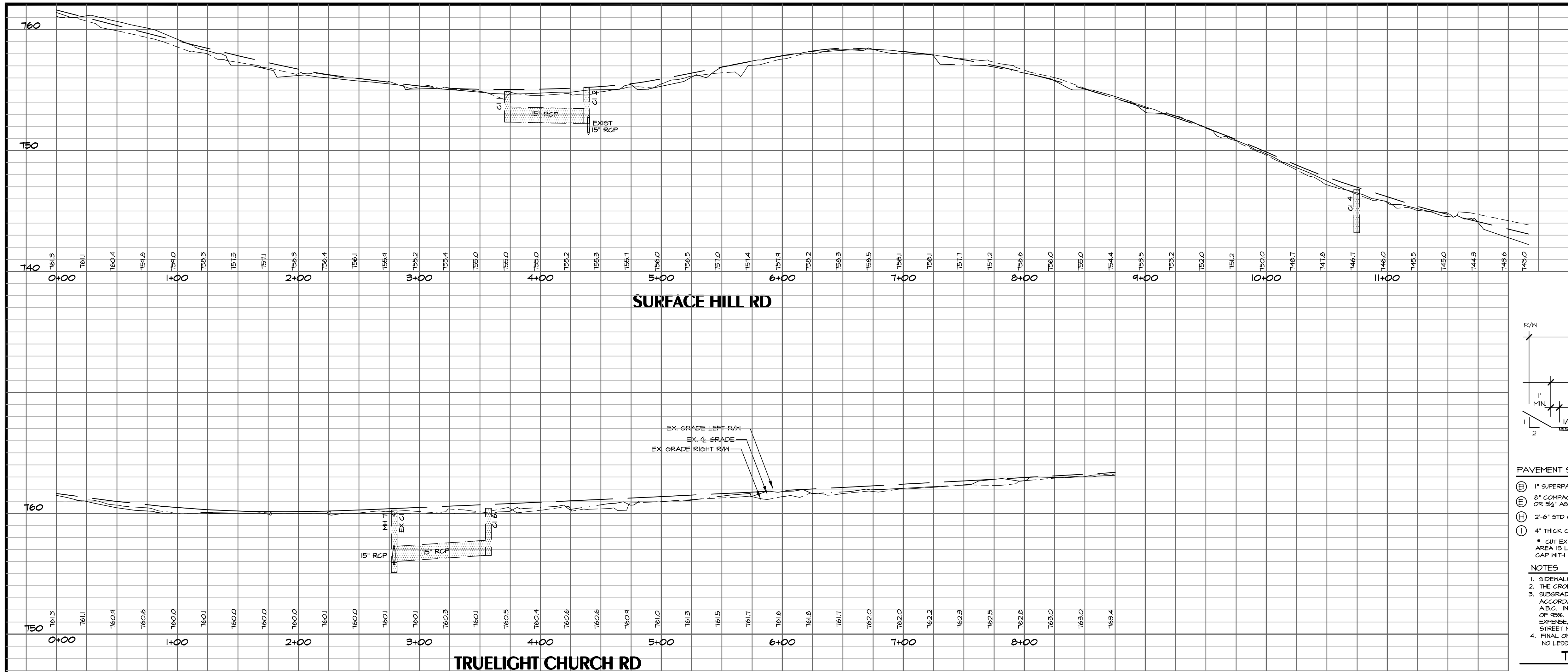
Town of Mint Hill, Mecklenburg County, North Carolina  
LiveWell Homes, 310 Springcrest Drive, Fort Mill, SC 29715

Sheet No.

3

4 of





**KENNEY DESIGN GROUP, PA**

1316 GREENWOOD CLIFF  
CHARLOTTE, NORTH CAROLINA 28204  
PH: 704/377-6099 FAX: 704/377-6097  
EMAIL: KENNEY@KENNEYDESIGN.COM

C-1986

Engineering  
Land Planning  
Land Surveying

Revisions:

NO.	DATE	BY	REVISION
1	4/25/15	MMK	4/25/15

Scale: HORIZ. 1" = 50' VERT. 1" = 2'

Date: 4/27/15

Drawn By: MMK

Designed By: MMK

Job No.: 0515

**CATCH BASIN INLET PROTECTION**

APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

30.15

**STABILIZED CONSTRUCTION ENTRANCE**

APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

30.11A

**HARDWARE CLOTH AND GRAVEL INLET PROTECTION**

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

30.09

**SKIMMER SEDIMENT BASIN**

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

30.02A

**SILT FENCE OUTLET OPTION 2**

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

30.06D

**TEMPORARY SILT FENCE**

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

30.06A

**TEMPORARY ROCK CHECK DAM**

APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

30.10A

**RIP RAP APRON AT PIPE OUTFALLS OTHER THAN AT SWIM**

APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

20.23

**SKIMMER**

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

30.02B

**BAFFLE INSTALLATION**

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

30.19

**Roadway Profiles & Site Construction Details**

**Truelight Church Rd Property**

Town of Mint Hill, Mecklenburg County, North Carolina  
LiveWell Homes, 310 Springcrest Drive, Fort Mill, SC 29715

Sheet No. **4**

or **4**

OUTLET	CF5	PIPE DIA. (IN)	APRON LENGTH (FT)	BOTTOM WIDTH (FT)	TOP WIDTH (FT)	DEPTH (IN)	HEIGHT (IN)	STONE SIZE (IN)
FES 5	0.77	18"	10.0	3.8	15.7	12"	12"	6" STONE