



## **Town of Mint Hill**

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

### **Mint Hill Planning Board Agenda**

April 16, 2018 at 6:30 p.m.

1. Call To Order
2. Roll Call and Invocation
3. Approve Minutes of March 19, 2018 Regular Meeting
4. Additions or Deletions of Agenda Items
5. Reports of Committees, Members, and Staff
6. Old Business
7. New Business
  - A. Discussion and Recommendation on ZC18-5, Filed by Griffin-Goforth Properties, LLC, requesting Condition Zoning to allow an automotive maintenance facility, Located at 11140 Business Ln, Tax Parcel #139-092-23
  - B. Discussion and Decision on S18-3, Filed by Gary Parks, requesting Preliminary Subdivision approval for 20 lots, Located at 5611 Kool Springs Drive, Tax Parcel Numbers 137-032-15, 137-032-14, 137-032-13pt & 137-032-46
8. Other Business
9. Adjournment

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Cassie Crutchfield  
Program Support Assistant

## **MINUTES OF THE MINT HILL PLANNING BOARD MEETING MARCH 19, 2018**

The Mint Hill Planning Board met in a called meeting on Monday, March 19, 2018 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

### **ATTENDANCE**

Chairman: Tony Long

Members: Brad Simmons, Tom Gatz, Roger Hendrix and Roy Fielding

Planning Director: John Hoard

Town Clerk: Michelle Wells

Commissioners: Mike Cochrane and Dale Dalton

Absent: Scott Fandel and Chip Todd

### **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**

**Approval of Minutes of February 26, 2018 Regular Meeting:** Upon the motion of Mr. Hendrix, seconded by Mr. Simmons, the Board unanimously approved the minutes of the February 26, 2018 Planning Board meeting.

**Additions or Deletions of Agenda Items:** None.

**Reports of Committees, Members and Staff:** None.

**Old Business:** None.

**New Business:**

**A. Public Hearing #ZC18-3. Filed by Samuel Tyler Kirk. Requesting Conditional District Rezoning to Permit Office Use for Property Located at 4419 Wilgrove-Mint Hill Road. Parcel Number 137-062-17:** Planning Director Hoard provided the following memo to the Board.

The applicant, Samuel Tyler Kirk, is requesting conditional zoning approval to allow office use at 4419 Wilgrove-Mint Hill Road. According to the Downtown Code, *Permitted Uses: Professional Offices are permitted along Wilgrove-Mint Hill Road only with a Conditional District rezoning approval.*

The Zoning Plan indicates the addition of a 15-space parking lot and a fence for screening.

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

Planning Director Hoard said the property located on Wilgrove-Mint Hill Road between Nelson and Blair Roads would be used as a professional office.

Mr. Fielding asked if there would be any trees removed from the property. Mr. Kirk said there would be two trees removed to allow for parking. Mr. Fielding asked what type of changes would be made to the property. Mr. Kirk said the inside would be renovated but the exterior would remain the same. Mr. Fielding asked what type of business Mr. Kirk was locating at the address. Mr. Kirk said Labor Panes was a pressure washing service.

Mr. Hendrix asked if the proposed parking was adequate. Mr. Kirk said yes; it included extra spaces to allow for growth. Mr. Kirk said a privacy fence would be installed to screen the vehicles from the public. Mr. Hendrix asked if there would be parking in the front of the building, as shown on the map. Mr. Kirk said no; the downtown code required parking in the rear yard.

Mr. Gatz asked how many homes along Wilgrove-Mint Hill Road had been approved for office use. Planning Director Hoard said currently this was the second one. Mr. Gatz asked what color the fence would be. Mr. Kirk stated it would be a white vinyl fence.

Mr. Hendrix asked the height of the rear fencing. Mr. Kirk said the fence would be 6' in height.

Mr. Fielding asked if shrubbery would be planted around the fence. Mr. Kirk said yes. Mr. Fielding asked if this would be the first business Mr. Kirk had opened in Mint Hill. Mr. Kirk said yes. Mr. Fielding welcomed him to Mint Hill.

Upon the motion of Mr. Gatz, seconded by Mr. Hendrix, the Board unanimously agreed to send a favorable recommendation to the Board of Commissioners on #ZC18-3, Filed by Samuel Tyler Kirk, Requesting Conditional District Rezoning to Permit Office Use for Property Located at 4419 Wilgrove-Mint Hill Road, Parcel Number 137-062-17. The Board added the following condition: A 6' vinyl fence with landscaping in the front was agreed to by the Board and the Applicant.

Upon the motion of Mr. Simmons, seconded by Mr. Hendrix, the Board unanimously adopted the consistency statement for #ZC18-3, as follows:

The Unified Development Ordinance provides for limited office use for properties along the Wilgrove-Mint Hill Road between Blair and Nelson Roads. The Downtown Overlay Code allows consideration for professional office through the conditional zoning process.

#ZC18-3 is found to be reasonable and in the public interest based on the information presented and received with this petition, and because:

- The commitment by the applicant to adequately screen the parking area
- The general preservation of residential character

**B. Discussion and Recommendation on Text Amendment #ZC18-4, Filed by the Town of Mint Hill, requesting a Text Amendment to Section 5.2 - Table of Principal Permitted Uses:** Planning Director Hoard provided the following memo to the Board.

The purpose of the application is to amend Section 5.2 - Table of Principal Permitted Uses. *Conservation Subdivisions* will be added as an allowed use under the Residential District subject to conditional zoning.

A separate, comprehensive amendment to Section 7.3.3, Conservation Subdivision Ordinance, will be ready for review later this year.

Planning Director Hoard stated the Board of Commissioners had discussed and requested changes to the Ordinance at the retreat; there would be two phases, the second phase would be a comprehensive overhaul that would happen this summer. The Text Amendment that was presented for #ZC18-4 would require Conservation Subdivisions to be subject to conditional zoning

Mr. Gatz asked if this would apply to all conservation subdivisions. Planning Director Hoard said yes.

Mr. Fielding asked for clarification as to why the Board of Commissioners wanted changes to the Conservation Subdivisions. Planning Director Hoard said the changes would protect Mint Hill while allowing builders to ask for flexibility regarding the size of lots.

Upon the motion of Mr. Gatz, seconded by Mr. Hendrix, the Board unanimously agreed to send a favorable recommendation to the Board of Commissioners on Text Amendment #ZC18-4, Filed by the Town of Mint Hill, requesting a Text Amendment to Section 5.2 - Table of Principal Permitted Uses.

**Other Business:** None.

**Adjournment:** Upon the motion of Mr. Simmons, seconded by Mr. Hendrix and unanimously agreed upon, Chairman Long adjourned the meeting at 6:50 p.m.

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Michelle Wells, Town Clerk



# STAFF REPORT

<b>CASE:</b>	<b>ZC18-5</b>
<b>EXISTING ZONING</b>	<b>I-G (CD)</b>
<b>PROPOSED ZONING</b>	<b>I-G (CD)</b>
<b>PROPERTY OWNER:</b>	<b>GRIFFIN-GOFORTH PROPERTIES, LLC</b>
<b>APPLICANT</b>	<b>BOBBY REYNOLDS</b>
<b>LOCATION</b>	<b>11140 BUSINESS LANE</b>
<b>TAX PARCEL NUMBER</b>	<b>139-092-23</b>
<b>REQUEST:</b>	<b>AUTOMOTIVE MAINTENANCE FACILITY</b>

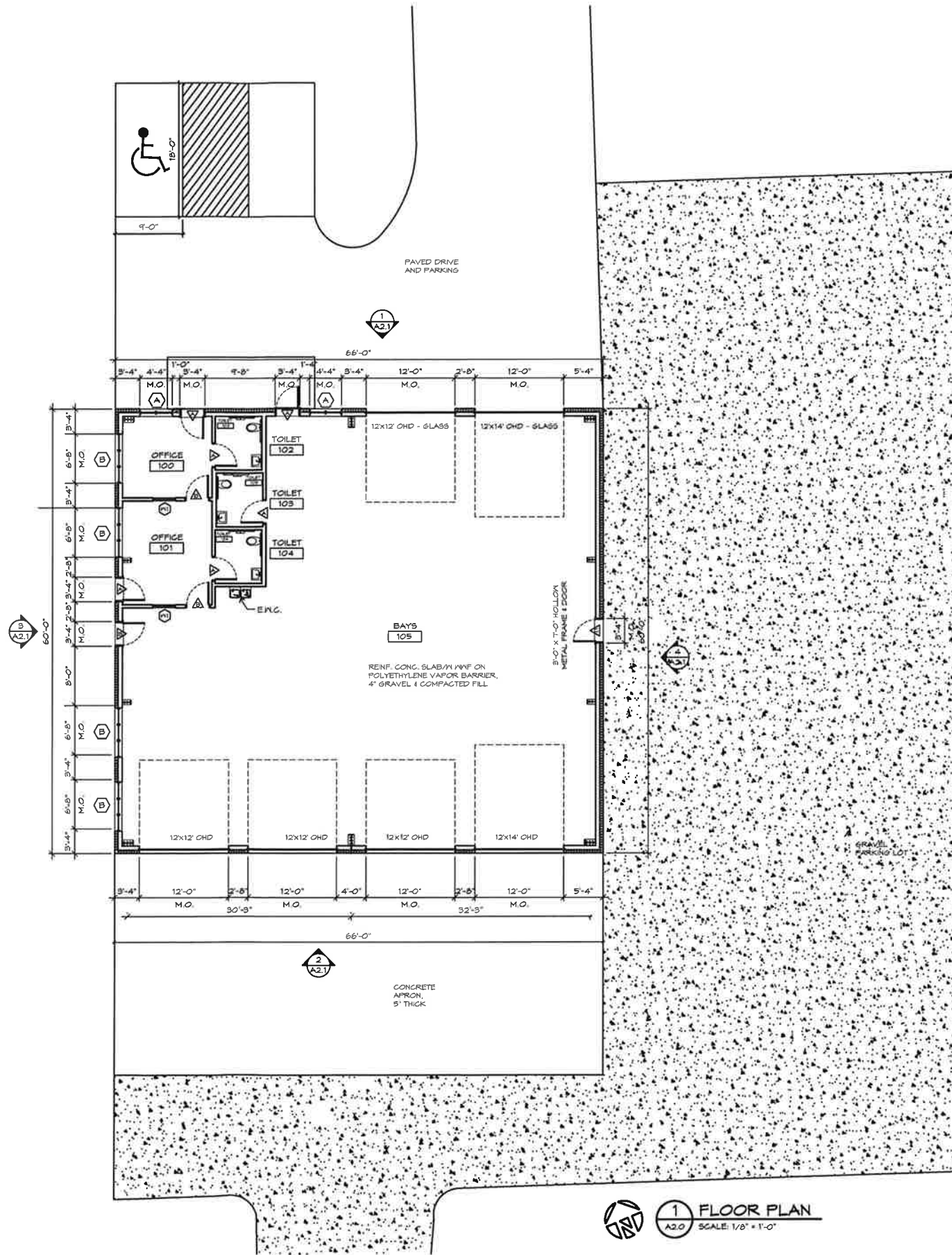
## APPLICATION SUMMARY:

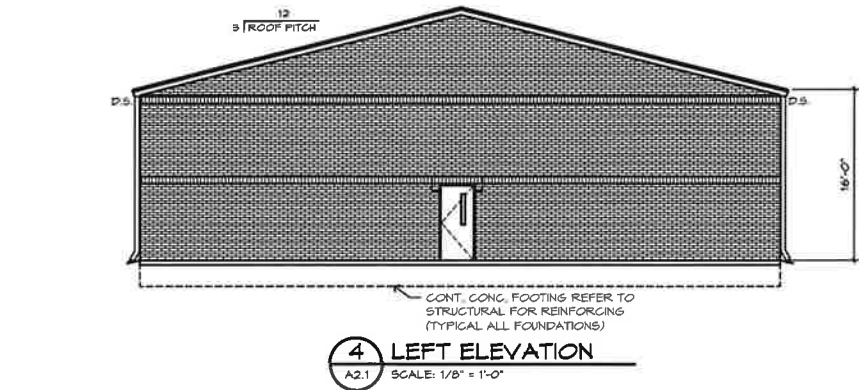
The applicant is requesting conditional zoning to allow an automotive maintenance facility. The proposal includes a 3,960 sq. ft. building and a gravel parking area. A 5' sidewalk is required along the property frontage (both Business Lane and Jomac Drive). Additionally, the property owner agrees to provide a 5' sidewalk in front of Griffin Tile & Marble.

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

## RECOMMENDATION:

Favorable

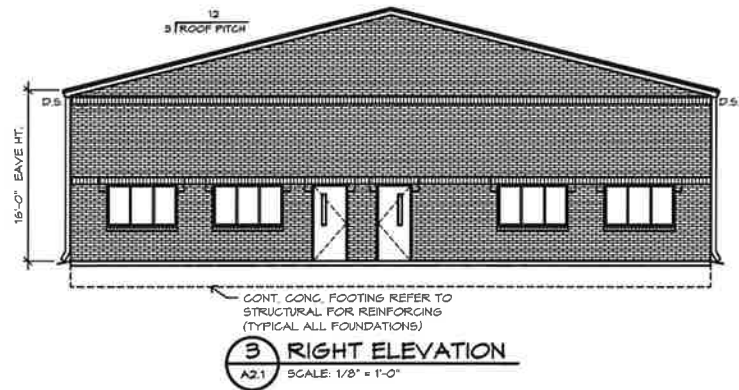




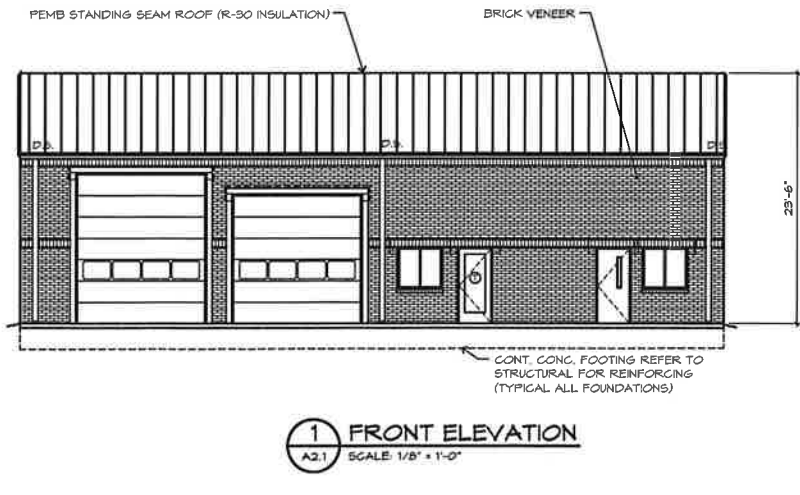
4 LEFT ELEVATION  
A2.1 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION  
A2.1 SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION  
A2.1 SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION  
A2.1 SCALE: 1/8" = 1'-0"

THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS AND CAN NOT BE USED FOR CONSTRUCTION PURPOSES OR REPRODUCED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

CONTRACTOR TO VERIFY ALL DIMENSIONS.

GRiffin AUTOMOTIVE BUILDING  
11140 BUSINESS LANE  
MINT HILL, NC  
ELEVATIONS

PINNACLE ARCHITECTURE  
PROFESSIONAL ASSOCIATION  
P.O. BOX 187, 650 TEAM ROAD, SUITE 200  
MATTHEWS, NORTH CAROLINA 28106  
PH: (704) 847-9851 FAX: (704) 847-9853



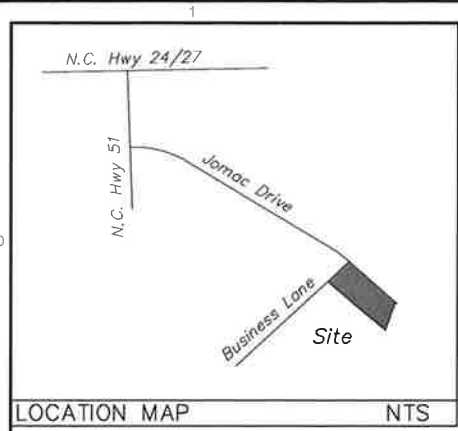
03.07.2017  
CB  
PMM/KES  
TST

REVIEW SET  
NOT FOR CONSTRUCTION  
INCOMPLETE INFORMATION

REVISION SCHEDULE		
NO.	DATE	REFERENCE

A2.1





LOCATION MAP

NTS

SPECIAL NOTE: GENERAL CONTRACTOR SHALL ADJUST ALL DIMENSIONS AND GRADES AS REQUIRED TO MATCH EXISTING CONDITIONS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF REYNOLDS & SONS CONSTRUCTION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF REYNOLDS & SONS CONSTRUCTION.

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3BROTHERS CO. INC.  
D.B. 11272, P.G. 743  
N 13909228  
IG: COMMERCIAL

MCCEE BROTHERS CO. INC.  
D.B. 11272, P.G. 743  
N 13909229  
ZONING: COMMERCIAL

GRIFFIN GOFORTH PROPERTIES, LLC  
D.B. 11278, P.G. 070  
PIN 13909224  
ZONING: COMMERCIAL

MHIP, LLC  
D.B. 10581, P.G. 817  
PIN 13909220  
ZONING: COMMERCIAL

MHIP, LLC  
D.B. 10581, P.G. 817  
PIN 13909221  
ZONING: COMMERCIAL

GRIFFIN GOFORTH PROPERTIES, LLC  
D.B. 13809, P.G. 941  
PIN 13909222  
ZONING: COMMERCIAL

SITE SUMMARY	
PROJECT NAME:	GRIFFIN AUTOMOTIVE
PIN#:	139-09-223
ADDRESS:	11128 Business Lane MINT HILL, NC 28227
ZONING:	I-G (CD)
DEVELOPMENT TYPE:	COMMERCIAL
DEVELOPMENT USE:	AUTOMOTIVE MAINTENANCE
PROPOSED UNITS:	1
DISTURBED AREA:	50,094 SF (1.15 AC)
SITE AREA:	87,076 SF (1.999 AC)
EXISTING BUILD-UPON-AREA:	0
EXISTING BUA TO BE REMOVED:	0
EXISTING BUA TO REMAIN:	0
PROPOSED NEW BUA:	24,828 SF (0.57 AC)
PROPOSED % BUA:	33.6%

REYNOLDS & SONS  
CONSTRUCTION  
MINT HILL, NC

DATE	DESCRIPTION	DATE	DESCRIPTION
1		1	
2		2	
3		3	
4		4	
5		5	
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14		14	

PRELIMINARY

GRIFFIN AUTOMOTIVE  
MINT HILL, NORTH CAROLINA  
PROJ. NO. 2017-1081  
SITE LAYOUT PLAN

SHEET NUMBER

C2.0

SCALE 1" = 30'





# MEMO

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TO: Planning Board

FROM: Staff

RE: #S18-3 Norwick Preliminary Plat, filed by Gary Parks for 20 Lots; Located at 5611 Kool Springs Drive; Tax Parcel #s 137-032-15, 137-032-14, 137-032-13pt & 137-032-46

DATE: April 16, 2018

## **Preliminary Plan Request**

The applicant, Gary Parks, is requesting preliminary subdivision approval for property located at 5611 Kool Springs Drive. The site consists of 13.97 acres. The site plan indicates 20 lots.

## **Staff Analysis**

Lots are to be served with public water and public sewer. The Mint Hill Unified Development Ordinance requires a minimum 20,000 square foot lot. The minimum setbacks are 50 ft front, 25 ft side street (corner lots), 15 ft side yard, and a 40 ft rear yard. Each lot shall have at least 60 ft of road frontage and a minimum lot width of 125 ft at the minimum front setback line.

The preliminary plan appears to meet the above requirements.

Mecklenburg County Land Use and Environmental Services Agency will review the construction plans for sedimentation and erosion control, storm water, flood, and road profiles. The applicant is responsible for submitting these plans to Mecklenburg County. Mint Hill staff will review the construction plans to assure compliance before grading begins.

## **Staff Recommendation**

Staff recommends **approval**

## SHEET INDEX

Sheet No.	Sheet Title
1	Preliminary Subdivision Site
2	Storm Drainage and Grading Plan
3	Erosion Control Plan (Pre)
4	Erosion Control Plan (Post)
5	Roadway Profiles
6	Drainage Area Map
7	Site Construction Details

## 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 BEN FLOWE & SON SURVEYING, MEETING THE REQUIREMENTS OF GS 41-30.
- TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY BY BEN FLOWE & SON SURVEYING AND LIDAR.
- 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 DEEMED 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 5 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:

ITEM	MCLD/NCDDOT STD. NO.
CURB AND GUTTER	10.11
LOT TRANSITION	10.14
CATCH BASIN LOCATION	10.24 & 10.30
(CJ) BRIDGE CATCH BASIN	04.02.1 & 04.02.2
(DC) DOUBLE CATCH BASIN	20.03 & 20.04
STREET NAME SIGN	50.05
SIDEWALKS	10.12
- APPROXIMATE COMPLETION TIME IS SUMMER 2018.
- 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 LAST-EST RAMP/RAINF DETAIL(S) PRIOR TO PLACEMENT OF ANY NYC RAMP AND/OR SIDEWALK.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBTURBED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK 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 MCLD# 50.05 (1" 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, SHALL 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. SWR. MH ON KOOL SPRINGS DRIVE, ELEV. = 759.07.
- NO DEMOLITION LANDFILLS WILL BE LOCATED ON THIS SITE.
- THE PURPOSE OF THE STORM DRAIN ESMT. (SDE) IS TO PROVIDE STORMWATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDS STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- SIGHT TRIANGLES SHOWN ARE MINIMUM REQUIRED.
- SUMMARY: THIS PROJECT CONSISTS OF A 20 LOT SUBDIVISION ON A NEW STREET. THE HOUSES WILL BE CONSTRUCTED ON GRAVEL SPACES OR BASEMENTS, DEPENDING ON TOPOGRAPHY. THE PROJECT WILL BE LOW DENSITY (LESS THAN 24% IMPERVIOUS) PER MECK/MINT HILL PLCA.
- EACH LOT SHALL SUBMIT AN IMPERVIOUS AS-BUILT SURVEY TO CONFIRM 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 HAVE A HOMEOWNERS ASSOCIATION.

## DEVELOPMENT DATA

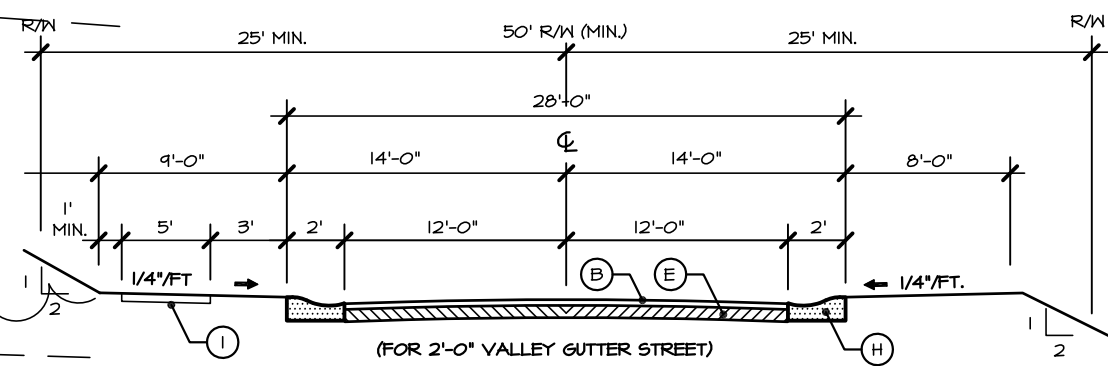
TAX PARCEL NO.: 131-092-13, 14, 15 446  
ZONING CLASSIFICATION: R  
ZONING JURISDICTION: TOWN OF MINT HILL  
SITE ACREAGE: 13.11 AC  
UNDISTURBED OPEN SPACE: 2.11 AC (15%)  
MEALPINE CREEK (CENTRAL CATAWBA) WATERSHED

R LOT DATA:  
MIN. LOT SIZE = 20,000 SF  
MIN. LOT WIDTH = 120'  
MIN. SETBACK = 50'  
MIN. SIDE YARD = 15', CORNER 25'  
MIN. REAR YARD = 40'

\* FOR PUBLIC WATER AND SEWER

BUA PROPOSED: 145,408 SF (23.9%)  
13,733 SF - SIDEWALKS  
36,675 SF - ROADS  
THE MAXIMUM BUA IS 4,650 SF PER LOT

BUILT-UPON AREA (BUA) 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 THAT HAVE BEEN DESIGNED TO ENHANCE DISPLACEMENT OF RUNOFF SUCH AS COMPACTION AND GRADING 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.



PAVEMENT SCHEDULE	
(B)	1 1/2" SUPERPAVE SURFACE COURSE, TYPE SF-45A
(C)	1 1/2" INTERMEDIATE COURSE, TYPE H-10B
(D)	8" COMPACTED AGGREGATE BASE COURSE
(E)	2'-0" VALLEY GUTTER
(F)	4" THICK CONCRETE SIDEWALK

TYPICAL PAVEMENT SECTION	
TACK COAT PLAGE JUST PRIOR TO FINISH SURFACE COURSE	1 1/2" SURFACE COURSE FINAL CONSTRUCTION
1 1/2" SURFACE COURSE	1 1/2" INTERMEDIATE COURSE (INITIAL CONSTRUCTION)
	8" COMPACTED AGGREGATE BASE COURSE
	COMPACTED SUBGRADE

- NOTES:
- SIDEWALK SHALL BE PROVIDED ON ONE SIDE OF THE STREET A MINIMUM OF 3' FROM BACK OF CURB.
  - THE GROUND (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.
  - SUBGRADE MUST BE TESTED BY AN INDEPENDENT TESTING LAB AND HAVE A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-T99. THE BASE COURSE MUST HAVE A DENSITY OF 100% FOR B.C.G. AND 100% FOR A.B.C. IN ACCORDANCE WITH AASHTO-T99. SURFACE COURSE SHALL BE COMPACTED TO A DENSITY OF 98%. ALL TESTING TO BE CONDUCTED BY AN INDEPENDENT TESTING FIRM AT THE DEVELOPER'S EXPENSE, AND THE RESULTS SENT TO MECKLENBURG COUNTY ENGINEERS DEPARTMENT AND TO THE STREET MAINTENANCE DEPARTMENT FOR THE TOWN.
  - FINAL ONE AND A HALF (1 1/2) INCH OF ASPHALT TO BE APPLIED WHEN DEVELOPMENT HAS 50% OCCUPANCY, BUT NO MORE THAN ONE YEAR AFTER BASE COURSE PAVEMENT INSTALLED.

## LOCAL RESIDENTIAL STREET

NO SCALE MCLD STD # 11.01

## INSPECTIONS

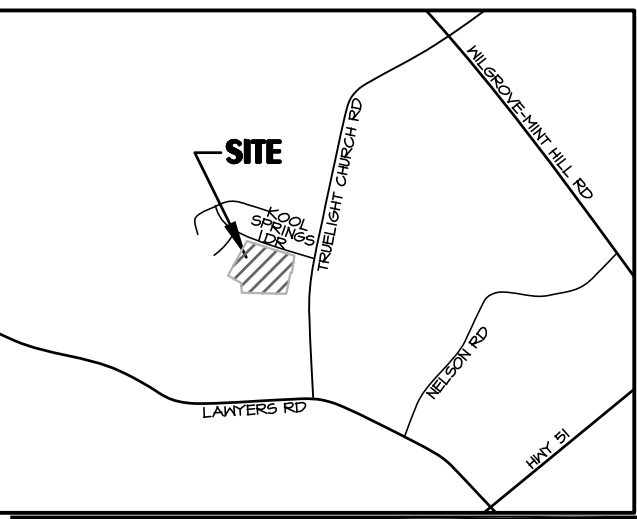
EROSION CONTROL/WATER QUALITY:  
JASON KLINGER 480/721-3561  
LAND DEVELOPMENT  
MITCH COMBS 480/722-6572  
ZONING:  
LISA ARNOLD 704/501-3380



## LEGEND

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

THIS SITE HAS DEVELOPMENT/REDEVELOPMENT AREAS WHICH ARE SUBJECT TO APPLICABLE POST-CONSTRUCTION REQUIREMENTS. WITH THE PROPOSED IMPROVEMENTS ON THIS PLAN, THE SITE WILL NOT REACH A THRESHOLD/DENSITY THAT WOULD REQUIRE WATER QUALITY STORMWATER CONTROL MEASURES. FUTURE DEVELOPMENT/REDEVELOPMENT MAY REQUIRE WATER QUALITY STORMWATER CONTROL MEASURES FOR ALL BUILT-UPON AREA APPROVED AFTER THE EFFECTIVE DATE OF THE POST CONSTRUCTION ORDINANCE (JUNE 30, 2007)



VICINITY MAP

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## Preliminary Subdivision Site Plan

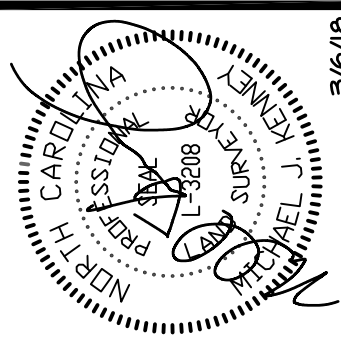
## Norwick Park

Town of Mint Hill, Mecklenburg County, North Carolina  
Parks One Properties, LLC, 124 Mollie Irene Dr, Matthews NC 28104

Sheet No.

1

of 7

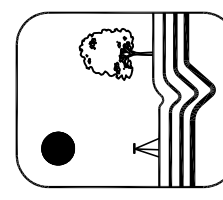
Revisions:  
1. 3/6/18 REVISED PER UESA & MINT HILL REVIEW COMMENTS

Scale:	1"=60'
Date:	1/7/2018
Drawn By:	MIK
Designed By:	MIK
Job No.:	1016

KENNEY DESIGN  
GROUP, PA

C-1986

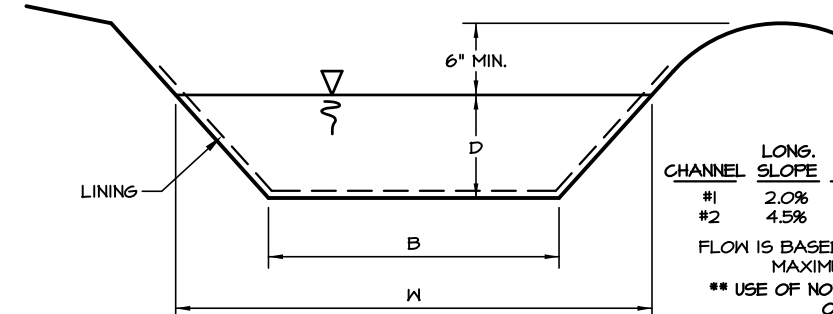
1216 PARSONS TRAIL  
DENVER, NORTH CAROLINA 28037  
PH: 704/377-6099  
EMAIL: KENNEY@KENNEYDESIGN.COM



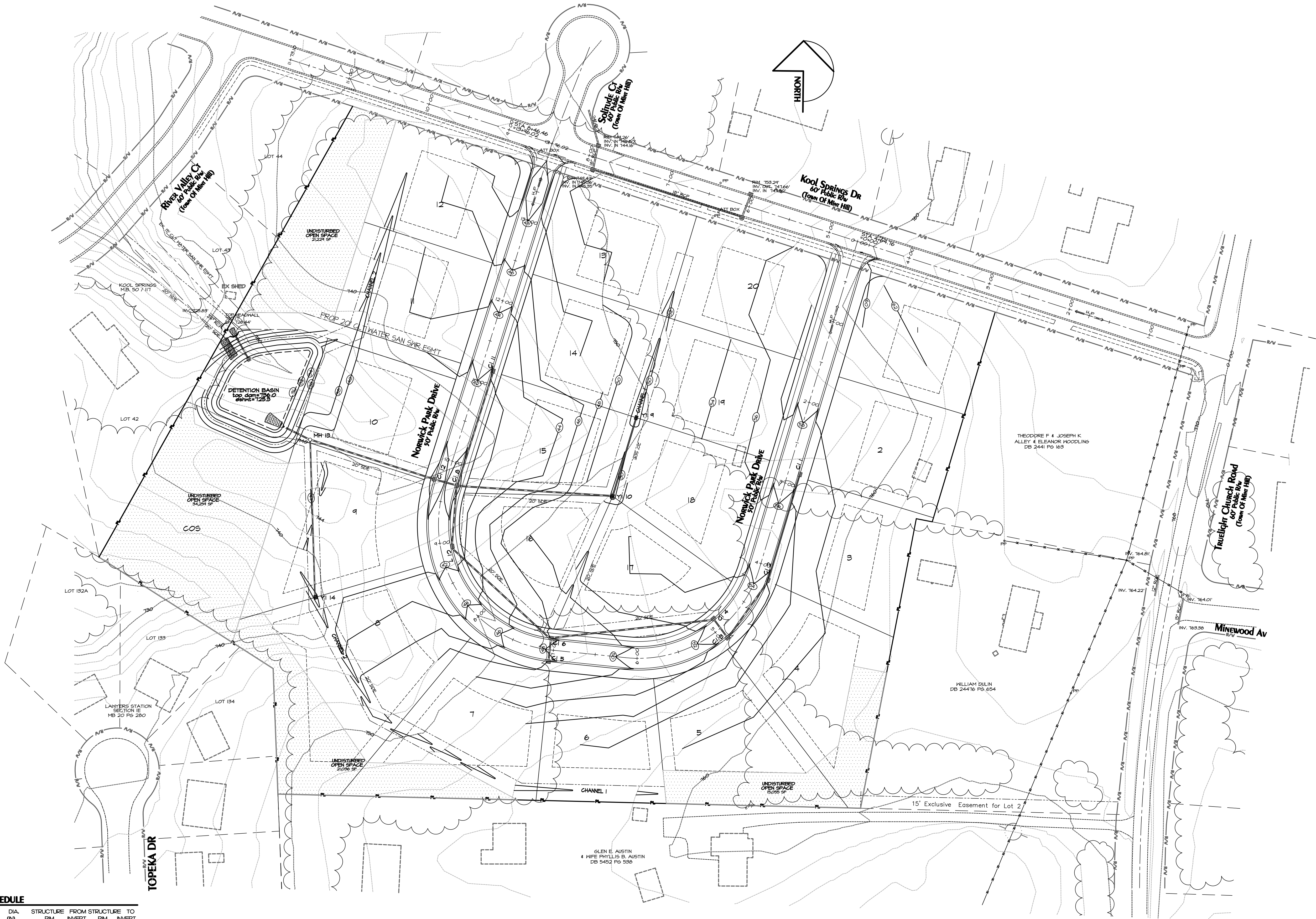


STORM DRAINAGE SCHEDULE											
FROM	TO	SLOPE	LENGTH	DI.	STRUCTURE	FROM	STRUCTURE	TO	DI.	STRUCTURE	TO
Q1	Q2	(%)	(FT)	(IN)	RM	INVERT	RM	INVERT	(IN)	RM	INVERT
Q1	Q2	2.00	250	15	756.39	752.50	753.77	749.98	15	753.77	749.98
Q2	Q3	1.80	75.9	15	753.77	749.98	752.22	748.46	15	752.22	748.46
Q3	Q4	1.80	24.0	15	752.22	748.36	752.28	747.92	15	752.28	747.92
Q4	Q5	2.20	190.2	15	752.28	747.82	747.73	743.64	15	747.73	743.64
Q5	Q6	0.65	24.0	15	747.73	743.80	747.73	743.64	15	747.73	743.64
Q6	Q7	4.25	56.2	15	747.73	743.54	740.83	736.9	15	740.83	736.9
Q7	Q8	2.5	67.9	15	740.83	736.9	739.61	735.45	15	739.61	735.45
Q8	Q9	1.00	92.8	15	740.83	744.20	749.00	743.27	15	749.00	743.27
Q9	Q10	4.00	18.5	15	749.00	743.37	739.61	735.91	15	739.61	735.91
Q10	Q11	1.00	137.9	15	749.00	737.50	739.61	735.91	15	739.61	735.91
Q11	Q12	1.00	24.0	15	739.61	735.91	739.61	735.91	15	739.61	735.91
Q12	M4	1.30	51	24	739.61	735.08	740.50	733.2	24	740.50	733.2
Q13	M4	0.60	182.9	15	737.00	734.22	740.50	733.2	15	740.50	733.2
M4	FES	0.23	36.8	36	740.50	732.2			36		

ALL PIPE CLASS II 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)



DESIGNED CHANNEL SCHEDULE  
 NO SCALE



# STORM DRAINAGE AND GRADING PLAN

## Norwick Park

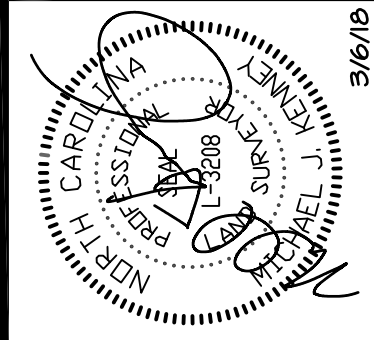
Town of Mint Hill, Mecklenburg County, North Carolina  
 Parks One Properties, LLC, 124 Mollie Irene Dr, Matthews NC 28104

Sheet No.

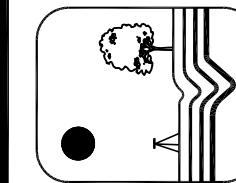
2

of 7

Scale:	1"=60'
Date:	1/7/2018
Drawn By:	MIK
Designed By:	MIK
Job No.:	1016



REVISIONS:  
 L 3/6/18 REVISED PER LIESA & MINT HILL REVIEW COMMENTS



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