

# MEETING OF THE MINT HILL PLANNING BOARD NOVEMBER 16, 2020 6:30 P.M.

- 1. CALL TO ORDER
- 2. ROLL CALL AND INVOCATION
- 3. APPROVE MINUTES OF SEPTEMBER 21, 2020 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 <u>#ZC20-8</u>, FILED BY CHARLOTTE MECKLENBURG BOARD OF EDUCATION, TO REQUEST A REZONING TO ALLOW AN ELEMENTARY SCHOOL ON PROPERTY LOCATED AT 11501 AND 11615 IDLEWILD ROAD, PARCEL NUMBER 135-321-07
  - B. DECISION ON #S20-21 NELSON ROAD SUBDIVISION PRELIMINARY PLAT, FILED BY CENTURY COMMUNITIES FOR A TOTAL OF 147 LOTS, 69 SINGLE-FAMILY DETACHED AND 78 SINGLE-FAMILY ATTACHED (TOWNHOME) LOTS; LOCATED AT 7802, 7708, 7900 NELSON ROAD; A PORTION OF 7701 NELSON ROAD AND 4507 SUNSET DRIVE: TAX PARCEL NUMBERS 137-065-17, 137-065-20, 137-065-02, 137-065-23 AND A PORTION OF 137-061-08
  - 8. OTHER BUSINESS
  - 9. ADJOURNMENT

#### **VIEWING A PUBLIC MEETING ONLINE**

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**LIVE STREAM** 



AGENDA & MINUTES

## **AGENDAS & MINUTES**

Current and past Agendas and Minutes for the Board of Commissioners, Planning Board and Board of Adjustment can be found at <a href="https://bit.ly/3gulVL4">https://bit.ly/3gulVL4</a> or hover a smartphone camera app over the QR Code to the right.

# MINUTES OF THE MINT HILL PLANNING BOARD MEETING SEPTEMBER 21, 2020

The Mint Hill Planning Board met in regular session on Monday, September 21, 2020 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

## **ATTENDANCE**

Chairman: Tom Gatz

Members: Kenny Draffen, Roger Hendrix, Jennifer Manchester, Chip Todd, and Eric Tyson

Planning Director: John Hoard Clerk to the Board: Savanna Ocasio

Commissioner: Dale Dalton

Absent: Scott Fandel

### CALL TO ORDER AND INVOCATION

Chairman Gatz 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 for the August 17, 2020 Regular Meeting: Upon the motion of Mr. Hendrix, seconded by Mr. Todd, the Board unanimously approved the minutes of the August 17, 2020 Planning Board meeting.

# Additions or Deletions of Agenda Items: None.

**Reports of Committees. Members and Staff:** Planning Director Hoard stated all of the items from last month had been approved by the Board of Commissioners at their meeting on September 10, 2020.

Chairman Gatz revisited the Rules of Procedure for the Planning Board. Previously, joint meetings were held with the Board of Commissioners to listen to any public hearing comments. Going forward, Chairman Gatz asked the Planning Board members to please listen to the YouTube public hearing comments before the Planning Board Meeting so they could make an informed recommendation.

**Old Business:** None.

## **New Business:**

A. Discussion and Recommendation on #ZC20-7, Filed by ODA Architecture on Behalf of UTD Technology Corporation, for a Text Amendment to Section 5.2 to Allow a Brewery/Tap Room in the DO-B District: Planning Director Hoard submitted and reviewed the following memo to the Board:

## **BACKGROUND INFORMATION:**

ZC14-3 was approved on June 12, 2014. The Text Amendment created a new use and definition, **Brewery Tap Room-** A separated area of the brewery maintained predominately for the purpose of tasting, selling and consumption of the alcohol beverages manufactured on the premises or at a production facility of a related entity, including the sale of take home containers such as kegs, growlers, bottles and cans as may be allowed under Federal and State law. May provide entertainment. The initial text amendment permitted the use in the I-G district.

ZC15-6 was approved on October 8, 2015. ZC15-6 amended 5.2 *Table of Principal Permitted Uses* to allow Brewery Tap Room in the B-D district.

## **APPLICATION SUMMARY:**

The applicant ODA Architecture on behalf of UTD Technology is requesting an amendment to Section 5.2 to allow *Brewery Tap Room* in the DO-B district (Downtown B-Town Center).

DOWNTOWN A - NEIGHBORHOOD. The Neighborhood zone is mixed in function, but principally residential in character. It is the largest area of the Downtown.

DOWNTOWN B - TOWN CENTER. The Town Center is the most dense business, service, and institutional center as it is shared by many neighborhoods in the Downtown area. Buildings in the Town Center are close to the street and offstreet parking is generally to the rear to create an active pedestrian environment.

Planning Director Hoard referred the Board to the memo provided (see above) for the background information and history/definition of the Brewery/Tap Room. He stated the Downtown was broken into two districts. The DO-A district was mostly residential, and the DO-B district was mostly commercial.

Mr. Stephen Overcash, ODA Architecture, 2010 S. Tryon Street, Suite 1A, Charlotte, North Carolina 28203. Mr. Overcash stated he was seeking a text amendment from Section 5.2 to allow a Brewery/Tap Room in the DO-B District. He stated the Brewery/Tap Room would be located at 7251 Matthews-Mint Hill Road, but the text amendment would allow for the Brewery/Tap Room to be located in the entire Downtown B-Town Center.

Mr. Hendrix asked if the text amendment was for both, Downtown A and B. Planning Director Hoard said DO-B only. Mr. Hendrix asked where the parcel was located. Mr. Overcash said it was just right down the road from Hawthorne's Pizza, it was a little red brick house that was currently for sale. Mr. Overcash stated the restaurant would be in the small brick home and the brewery would be beyond the house. The lot was very deep so the Brewery/Tap Room would be hard to see from the road. Mr. Hendrix asked if that parcel was located approximately two parcels up from the Mint Hill Police Department. Mr. Overcash said yes.

Mr. Todd asked Mr. Overcash to tell him a little more about the facility. Mr. Overcash stated the house was very small, 1,100 sq. ft. The front of the building would be the restaurant, there would

be a deck out front for exterior eating that can be seen from the road. Mr. Overcash stated the parking would be in the rear. There would be a connector between the 1,000 sq. ft. Brewery/Tap Room and the adjoining restaurant. The seating for the restaurant would be for approximately 60 people.

Mr. Draffen asked if Pour 64 had the same concept. Planning Director Hoard stated the definition of Tap Room was where you were producing and manufacturing the beer on site, that was the difference.

Mr. Tyson asked about the large trees on the property. Mr. Overcash stated there was only one tree that would need to be removed of the healthy trees. Mr. Tyson asked if the Brewery was going to be an additional structure. Mr. Overcash stated the Brewery would be connected but it would be an additional structure.

Chairman Gatz asked if the home needed improvements to bring it into DO-B standards. Planning Director Hoard said they had to go through the Mecklenburg County to make sure they met Mecklenburg County codes. Chairman Gatz asked if the new structure would have to match up to the Downtown overlay standards. Planning Director Hoard said yes, they would have to comply with the Downtown code. Mr. Overcash said they would meet all the Towns regulations.

Mr. Hendrix asked why the applicant wanted a text amendment for the entire district. Planning Director Hoard stated because the use was not permitted in the Downtown. Mr. Hendrix said right, but why not just the specific property? Planning Director Hoard said because it was not allowed in the district, they had to start with the text amendment. Mr. Hendrix asked how this was different from Vintner's Hill. Planning Director Hoard said the difference between them was they were making beer at that structure, that fell under the Tap Room definition. Currently, Brewery/Tap Rooms were allowed in the I-G and B-D district. Mr. Hendrix asked what the control would be, if it were approved, how would we safeguard the Town from having too many Brewery/Tap Rooms. Planning Director Hoard said that was a good question, this text amendment would not address that so if having a safeguard/control in place was something the Town wished to do, the Town would need to follow up with a second text amendment or make a recommendation with an amendment to this request.

Chairman Gatz stated it would be no different than any other business such as a drugstore or pharmacy. Mr. Hendrix said yes, but they would be making and selling alcohol. Mr. Hendrix stated even though he liked breweries, he did not wish to see one in every second or third building; Brewery/Tap Rooms were very popular. Planning Director Hoard stated the Planning Board could consider making the text amendment a Conditional Zoning District instead of a by-right use. Conditional Rezoning would allow for discretion as it did with auto part stores and convenience stores in the Downtown. Chairman Gatz asked if the Planning Board or the Board of Commissioners should make that decision. Planning Director Hoard stated the Planning Board makes recommendations on Conditional Rezoning applications to the Commissioners. If this was something the Planning Board wanted, the Planning Board could incorporate it into their recommendation.

Mr. Todd asked what the timeline was to get the project started. Mr. Overcash said they hoped to

break ground and start demolition later this year. The house had to be gutted along with some other work, but they would like to get the facility open by the first quarter of 2021.

Planning Director Hoard noted if the Planning Board made a recommendation for Conditional Zoning (CD) then the applicant would need to circle back to complete the rezoning process.

Mr. Draffen asked what if the Planning Board made a favorable recommendation now and the Town amended the Ordinance later. So, the Town could come back after the approval of this project and do a text amendment for further clarification. Planning Director Hoard stated that was correct, there were many ways the Town could proceed. If the Planning Board was good with the use, then they could apply another text amendment; make changes now and send the recommendation to the Board of Commissioners by restricting the size or applying Conditional Zoning. Chairman Gatz clarified the Town could not change the Ordinance, once approved by the Board of Commissioners, after an applicant had applied for something the Town was not interested in supporting. Planning Director Hoard said he was correct. If the Planning Board wanted to cap the size/square footage of the facility, then they could not do that once an application was received.

Mr. Overcash stated capping the size was a great point, no Town wanted a 30,000 sq. ft. Brewery/Tap Room in their Downtown. Mr. Overcash stated they were willing to modify their request to limit the size to 5,000 sq. ft. Chairman Gatz said the Board should let Staff determine the language, based on size or capacity, and bring it back to the Planning Board as a second text amendment proposal.

Mr. Hendrix stated he was not anti-tap room as he thought they brought local flare and atmosphere to the market. Mr. Hendrix stated his concern was he thought our Town needed some control on this type of use.

Mr. Hendrix made a favorable recommendation, seconded by Mr. Todd, and the Board unanimously agreed to send a favorable recommendation to the Board of Commissioners on #ZC20-7, Filed by ODA Architecture on Behalf of UTD Technology Corporation, for a Text Amendment to Section 5.2 to Allow a Brewery/Tap Room in the DO-B District.

Chairman Gatz asked Staff to bring back language to address the concerns of the Planning Board in the next two months. He asked the Planning Board to please consider any additional issues they may have and address them with Staff.

Deputy Town Manager Bailey stated the Town could keep the use by-right but could add a Conditional use was required if the facility exceeded 5,000 sq. foot; added layers could make the petition tonight nonconforming.

Mr. Hendrix agreed with Deputy Town Manager Bailey, it was a good idea for Staff to draft language around the square footage and bring it back to the Planning Board. He stated he was not anti-business but would like the Town to have control and did not wish to see these businesses on every corner.

Other Business: None.

Adjournment: Upon the motion of Mr. Hendrix, second agreed upon, Chairman Gatz adjourned the meeting at 6:52	•
	Savanna Ocasio
	Program Support Assistant



# STAFF REPORT

CASE:	ZC20-8
EXISTING ZONING	I (CD)
PROPOSED ZONING	I (CD)
PROPERTY OWNER:	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION
APPLICANT	GARY S. ADAMS -CHARLOTTE MECKLENBURG SCHOOLS
LOCATION	11615 IDLEWILD ROAD
TAX PARCEL NUMBER	135-231-07
REQUEST	TO ALLOW CONSTRUCION OF A NEW ELEMENTARY SCHOOL

## **APPLICATION SUMMARY:**

The applicant is requesting Conditional District Rezoning to permit construction of a new elementary school. The total property area is 62.65 acres, including the existing middle school.

Calculating parking for institutional/civic uses is a collaborative process that will depend on factors specific to the individual development proposal.

Minimum setbacks are 50' Front, 50' Rear and 50' Side. Maximum building height is 35' and no more than 2 stories.

## 7.2.20 Supplementary Use Regulations for Institutional District Uses.

- A. Institutional District Uses. Institutional District uses established in the (I) Zoning District are typically located on large tracts of land and can have significant adverse impact on the surrounding areas. Therefore, these uses shall be subject to the requirements contained in this and other sections of this Ordinance and any particular requirements or limitations approved and made part of a Conditional District by the Board of Commissioners. These requirements are intended to encourage respect and compatibility with existing development, especially when occurring adjacent to residential neighborhoods. Development of these uses will be in such a manner as to stabilize or improve property values and to reduce conflict between the proposed and existing land use.
- B. *Location*. The location of the institutional use shall have frontage on a public major or minor thoroughfare or a collector street. Road improvements may be required for each of these streets.
- C. Site Plan Review. The Board of Commissioners shall evaluate the design and layout of structures and improvements for proposed institutional use in terms of the degree in which they meet the intent of this part to protect property values and reduce conflict between the proposed and existing development. All proposed construction shall require Site Plan approval by the Board of Commissioners.
- D. Development proposals and Site Plans shall be evaluated with respect to the existing features of the site such as large trees and other significant vegetation, the existing topography, architectural appropriateness and proposed access drives, traffic flows and parking.

- E. New construction and improvements shall be compatible with surrounding existing development in terms of scale, orientation and mass.
- F. The Board of Commissioners may deny the Site Plan if the Board finds the plan does not contain adequate measures to protect the surrounding area from possible adverse effects expected from the proposed institutional development and is not compatible with the goals of the Land Use Plan.

The Zoning Plan indicates the elementary school would utilize the two existing curb cuts on Idlewild Road.

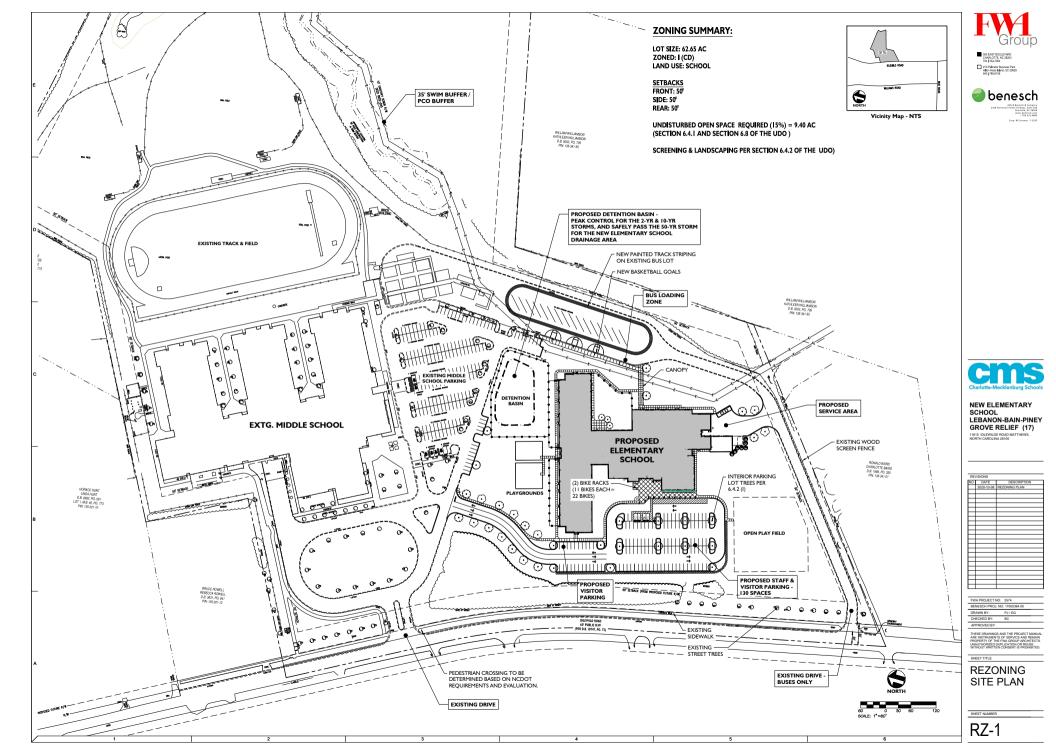
Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify, or waive specific conditions or standards.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

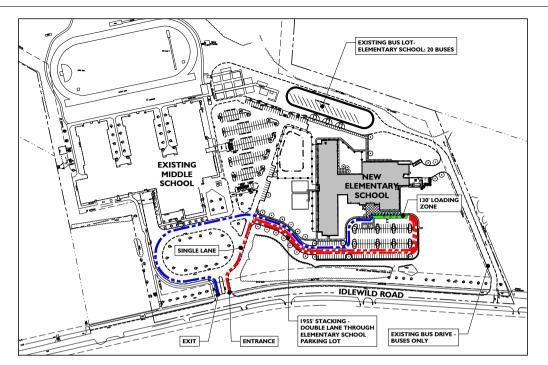
## PLAN CONSISTENCY:

ZC20-8 is consistent with the Land Use Plan. The Future Land Use Map identifies the property as Institutional..

## **RECOMMENDATIONS:**

Favorable recommendation







S00 EAST BOULEYARD
CHARLOTTE, NC 28203
T04 | 332-7004

#10 Palmeto Business Pal
Hilton Head Island, SC 298
BK3 | 785-2189



### **ELEMENTARY SCHOOL:**

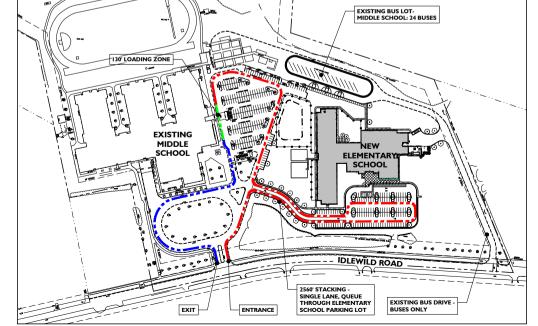
#### BELL SCHEDULE:

8:00 AM START AND 3:00 PM END OF DAY. CAR AND BUS TRAFFIC CAN BE ANTICIPATED FOR 30 MINUTES BEFORE AND AFTER DROP OFF AND PICK UP.

1930' STACKING DISTANCE REQUIRED 1955' STACKING PROVIDED INTERNALLY (2 IN-BOUND LANES)



NEW ELEMENTARY SCHOOL LEBANON-BAIN-PINEY GROVE RELIEF (17)



#### **MIDDLE SCHOOL:**

#### BELL SCHEDULE:

8:45 AM START AND 3:45 PM END OF DAY. CAR AND BUS TRAFFIC CAN BE ANTICIPATED FOR 30 MINUTES BEFORE AND AFTER DROP OFF AND PICK UP.

2344' STACKING DISTANCE REQUIRED 2580' STACKING PROVIDED INTERNALLY (UTILIZING ELEMENTARY SCHOOL)

#### LEGEND



IN-BOUND STACKING

OUT-BOUND LANE

LOADING ZONE

RZ-2

**PLANS** 

**SCHOOL** 

**STACKING** 



# **MEMO**

TO: PLANNING BOARD

FROM: STAFF

RE: #S20-21 Nelson Road Subdivision Preliminary Plat, filed by Century

Communities for a total of 147 lots, 69 single family detached and 78 single family attached (townhome) lots; Located at portion of 7701,7802, 7708, 7900 Nelson Road and 4507 Sunset Drive: Tax Parcel #s 137-065-17, 137-065-20,

137-065-02, 137-065-23 and a portion of 137-061-08

DATE: November 16, 2020

## **Preliminary Plan Request**

The applicant, Century Communities, is requesting preliminary subdivision approval for property located off Nelson Road and Sunset Drive. The site consists of 31.147 acres. The site plan indicates 69 detached single-family lots and 78 townhome lots for a total of 147 lots.

## **Staff Analysis**

The property is in the Downtown. The development is subject to the Downtown Code. The density allowance is six units per acre. The total acreage is approximately 31.147 acres. The proposed density is approximately 4.7 units per acre.

## **DETACHED HOUSE - TYPE A (STREET LOT)**

Setbacks: Front yard and side yard setbacks for structures on infill lots shall generally be equal to the average setbacks for all principal structures within three hundred (300) feet or one block length (whichever is greater). Where no frontage condition currently exists, the build-to line and/or setbacks shall be as follows:

Front Build-To Line: Ten (10) to twenty-five (25) feet.

*Sides:* The total of both side setbacks shall equal twenty (20) percent of the lot width at the frontage line, but shall not be less than 6 feet, except in new developments, where the entire setback may be allocated to one side).

Rear: Fifteen (15) feet.

Minimum Lot Width: Fifty (50) feet.

*Driveway:* The minimum length of any driveway shall be twenty-four (24) feet such that the surface area for outdoor parking of vehicles either in front of a closed residential garage or next to a residential structure on a parking pad shall eliminate situations where vehicles park on, over or across sidewalks.

## **DETACHED HOUSE - TYPE B (ALLEY LOT):**

Setbacks: Front yard and side yard setbacks for structures on infill lots shall generally be equal to the average setbacks for all principal structures within three hundred (300) feet or one block length (whichever is greater). Where no frontage condition currently exists, the build-to line and/or setbacks shall be as follows:

Front Build-To Line: Ten (10) to twenty-five (25) feet.

Side: Six (6) feet each side, however the total of both side yards may be allocated to one side in new development.

Rear: Fifteen (15) feet from centerline of alley.

Minimum Lot Width: Twenty-four (24) feet.

*Maximum Height:* Two and one-half (2½) stories (as measured from the fronting street).

*Encroachments:* Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback a maximum of twelve (12) feet.

Building Lot Coverage (Maximum): Fifty (50) percent.

### TOWNHOUSE:

Setbacks:

Front (Maximum): Zero (0) to fifteen (15) feet.

Sides: Zero (0) feet (corner—six (6) feet).

Rear: Fifteen (15) feet from centerline of alley.

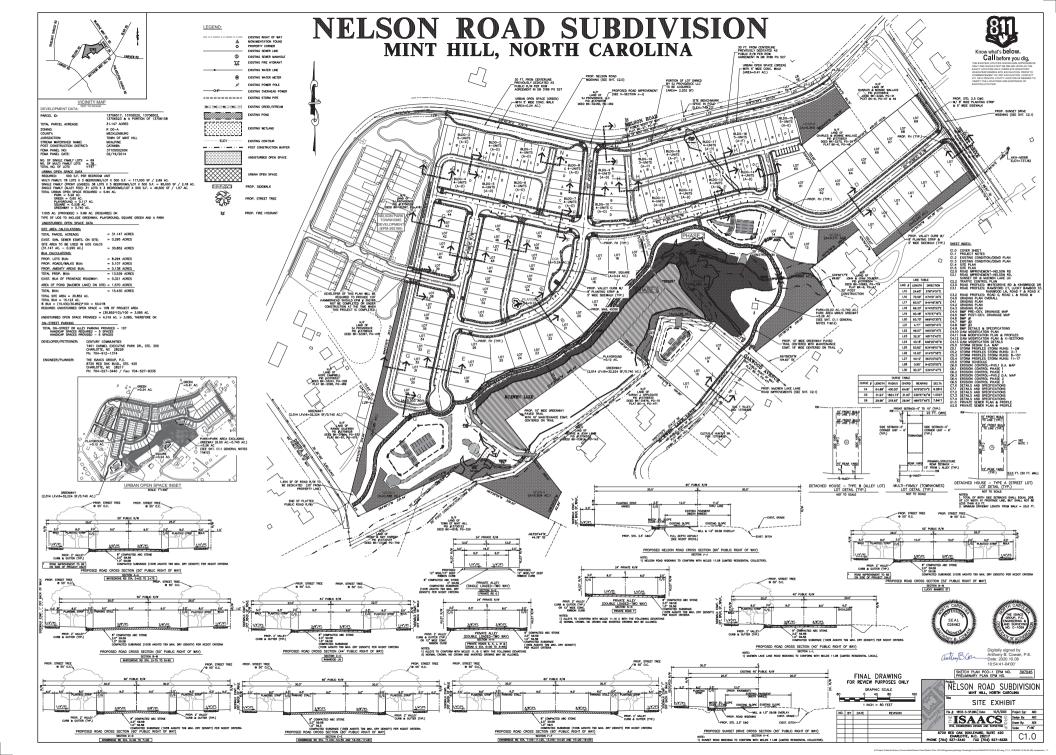
Parking and Vehicular Access: Primary vehicular access is provided using a rear lane or alley only. Off-street parking shall be located in the rear yard only. No curb cuts or driveways are permitted along the frontage.

Minimum Unit Width: Eighteen (18) feet (with a minimum average of twenty (20) feet per building block).

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**

The Site Plan appears to meet the requirements of the Downtown Code. Staff recommends approval.



#### GENERAL NOTES:

- THE DISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENENCE ONLY. THERE MAY BE OTHER UTILITIES SHOWN OF HIGH PLAN HAVE THE WITH THE PLANT LOCATION ASSUMES. THE ISSAES ROUND, THE ISSAES SHOWN. THE ISSAES ROUND PLANT CONTRACTOR THE ISSAES ROUND PROPERTY OF THE LOCATIONS SHOWN OF MAY CANSISHED THE UTILITY COMPARES TO LOCATE THE MEDICAL LOCATION, HAVE THE UTILITY COMPARES TO LOCATE THE MEDICAL LOCATION, HAVE THE STATE OF THE PLANT HAVE THE PLANT T DEPTHS AND EXSTENCE OF ALL EXSTING UTUITES (ELECTRICAL, MICHANCAL, MATER, TELEPHONE, PIBER O CAS, ETC., TO HIS/HER SATISFACTION PRIOR TO COMMENCEMENT OF CONSTRUCTION AND EXCAVATION ACTUAL CONTLICTS BETWEEN EXISTING UTUITES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER
- PROVIDE MINMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXSTING UTILITY, IF BOING UTILIZED.
- THE CONTRACTOR OR RESPONDED FOR REPLANDING TO AN UNLIFES DAMAGE DARGE OF CONTRACTORS AND CONTR
- THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
- . HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- OWNER, DEBOURD, COMPANIES, BULLING, DEVINER, LEIDING, SERVING, SELDE, CO., SERVING MO MINUS.

  PROCESSIONERS ELEVATIONS ACCORDING AND RETAINOR WALLS ARE MADED UPON THE SITE ORDEROR AND DEMANAGE CONSTRUCTION FOR THE DEBOURD. THE OWNER, JOHN CONTROL AND AREADER IS RECEIVED BY THE OWNER, AND RETAINOR WALL ELEVATIONS ESSENTION FOR THE OWNER, AND RETAINOR STORE OF THE OWNER, AND RETAINOR STORE OF THE OWNER, AND RETAINOR STORE OF THE OWNER, AND RETAINED THE OFFICE AND ARROWS AND THE OWNER, AND DEMANDS AND DANIES OF THE OWNER, AND DA
- I, PROPOSED LOCATIONS AND SIZES OF UNDERFROUND UTILITIES SHOWN ON THESE DRAWINGS ARE BASED UPON DESKN CONSTRAINTS IDENTIFIED BY THE DIMNESS AND SHOULD BE VERFED BY THE CONTRACTOR TO BRAINE CONSISTENCY HIT THE MECHANICAL LECTRICAL, AND PURSIEND FLANS TO BRAINE PROPER COORDINATION AND PLAN CONSISTENCY. ANY DESKREYANCES RETIRED THE INFORMATION SHOWN ON THESE PRIVATES AND PROPERTIES AND PROPERTIES THE REPORT OF THE PROPERTIES OF THE PROPERTIES AND THE DESKNEY AND PROPERTIES OF THE PROPERTIES OF THE DESKNEY AND THE DESKNEY AND THE THE STARS OR FOUND THE PROPERTIES OF THE DESKNEY AND THE DESKNEY AND THE THE STARS OR FOUND THE PROPERTY OF THE THE PROPERTIES OF THE PROPERTY OF THE PROPERTIES OF THE PROPERTY OF THE PROPERTIES OF THE PROPERTY OF THE PROPERTIES OF T PREPARED BY OTHER DESIGN CONSULTANTS NOT SUBCONTRACTING DIRECTLY WITH SHOULD BE REPORTED IMMEDIATELY UPON DISCOVERY AS NEEDED TO RESOLVE.
- 2. DEVELOPER TO DEDICATE TO TOWN OF MINT HILL THE GREENWAY TRAIL AND SHALL GRANT AN ACCESS AND MAINTENANCE EASEMENT 16 FT. IN WIDTH CENTERED ON TRAIL.

#### LAND DEVELOPMENT NOTES

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR
- ALL IMPROVEMENTS AT MATTHEMS—MINT HILL ROAD AND LAWYERS ROAD ARE TO BE COORDINATED WITH TOWN OF MINT HILL AND NODOT PROR TO CONSTRUCTION.
- I. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED MAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON HELD CONTINUOUS.
- . APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CON WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- 6. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- . SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE
- . THE PRIMPOSE OF THE STORM DRAMAGE EASEMENT (SOE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WHER FLOW IS PROHIBED. THE TOWN OF MIN HILL BLL MANDAM MAINTENANCE OF ALL OTHER SOEs. MODE REAF OF WAY. PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL OTHER SOEs.
- . THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNDESTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BRAKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JURK AND OTHER CACLABLE PROPERTY.
- O.P.E. SEALED. SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO TOWN/COUNTY ENGINEER PRIOR TO CONSTRUCTION. THE ENGINEER OF RECORD FOR THE RETAINING WALL(S) MUST CERTIFY THAT THE WALL(S) IS(ARE) CONSTRUCTED TO SPECIFICATIONS PRIOR TO CO.
- "74S-BUILT" DRAWINGS AND PLANS OF THE STORM DRAWAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE TOWN/COUNTY ENGINEERING DEPARTMENT IN ACCORDINGE WITH THE TOWN/COUNTY SUBDIVISION ORGANIANCE.
- 2. PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF BMPS SHALL BE SUBMITTED TO COUNTY FOR APPROVAL 13. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
- 4. RECORD MAP SHALL BE RE-RECORDED TO SHOW RELOCATED / ADDED PDE AND SDE'S AS A RESULT OF THIS DEVELOPMENT.
- 6. THE DESIGN ENGINEER SHALL BE NOTIFIED WHEN FIELD LOCATED INFORMATION CONFLICTS WITH THE PROPOSED DESIGN. ANY INCESSITATING CHANGES, OR ADDITIONAL WORK SHALL BE APPROVED BY THE OWNER/ENGINEER PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION AND CONSTRUCTION MATERIALS WITHIN CITY RIGHT-OF-WAY AND NODOT RIGHT-OF-WAY SHALL
  CONFORM TO THEIR RESPECTIVE STANDARD SPECIFICATIONS. 18. CONTRACTOR TO PROVIDE ALL EROSION CONTROL MEASURES AS REQUIRED BY LOCAL AUTHORITIE
- 20. CONTRACTOR TO COORDINATE WITH GEOTECHNICAL ENGINEER ANY SUBSURFACE DRAINAGE SYSTEMS TO BE
- 21. THE OWNER SHALL ARRANGE FOR INDEPENDENT GEOTECHNICAL ENGINEER TO PROVIDE INSPECTION SERVICES TO MONITOR COMPACTION OF FILL PLACED ON SITE.
- 22.PROPOSED BMP ACCESS EASEMENTS, NATURAL AREAS SHOWN ON THESE PLANS, AND BMP OPERATION AND MAINTENANCE AGREEMENTS WILL BE RECORDED PRIOR TO BUILDING C.O.. 23.ALL STREET LIGHTS AND SIGN POLES SHALL BE DECORATIVE.
- SIDEWALK NOTES: SDEWALK AND CROSSWALK CROSS-SLOPES SHALL NOT EXCEED 2% AND THE RUNNING SLOPE ALONG THE TRAVEL PATH SHALL NOT EXCEED 5% EXCEPT AT DESIGNATED RAMPS OR WHERE THE SDEWALK FOLLOWS PUBLIC STRAINWAYS.
- CROSS-SLOPES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO POURING CONCRETE SDEWALKS.
   IF AFOREMENTONED SLOPES CAN NOT BE ATTAINED, THE ENGINEER SHALL BE NOTIFIED PRIOR TO SIDEWALK INSTALLATION.
- . IF RAMPS EXCEED 6" IN LENGTH WITHOUT A LANDING AREA OF THE RUNNING SLOPE ALONG THE TRAVEL PATH EXCEEDS 5%, HANDRAILS MAY BE REQUIRED. VERIFY WITH ENGINEER OR LOCAL INSPECTOR.
- . WIDTH OF RAMP (EXCLUSIVE OF FLARES) SHALL MATCH WIDTH OF RECEIVING SIDEWALK.

#### SITE LIGHTING

SITE LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF MINT HILL LIDO SECTION 7.4 (DOWNTOWN OVERLAY CODE) SUB-SECTION 7.0 (LIGHTING STANDARDS)

LANDSCAPING
LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF MINT HELL UDG
SECTION 7.4 (DOWNTOWN OVERLAY CODE) SUB-SECTION 8.0 (LANDSCAPING).

POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S)

IN ACCORDANCE WITH THE TOWN OF MINT HILL POST CONSTRUCTION CRONANCE, ALL PROPOSED STORM WATER BMP'S WILL BE LOCATED IN A RECORDED EASIMENT.

#### COMPACTION NOTES:

- STREET, BUT ON THE STREET OF THE STREET, BUT ON THE STREET OF THE STREET, BUT ON THE STRE

#### GRADING NOTES:

- THE UTUTES AND THE LOCATIONS THEREOF, SHOWN ON THE DEARNING, REPRESENT THE DESCRIPT'S UNCERTAINABLE OF EXISTING UTUTES IN THE CONSTRUCTION AND THE CONTRACTION SHOULD SHOUL VERY THE SIZE, LOCATION, NINGTES, OPPINS, AND THE CHANGE AND AND THE THE CHANGE AND AND THE THE CHANGE AND AND THE THE CHANGE AND THE CHANGE AND THE THE CHANGE AND THE CHANGE AND
  - THE DESIGN ENGINEER SHALL BE NOTIFIED WHEN FIELD LOCATED INFORMATION CONFLICTS WITH THE PROPOSED DESIGN. ANY NECESSITATING CHANGES, OR ADDITIONAL WORK SHALL BE APPROVED BY THE OWNER/ENGINEER PRIOR TO CONSTRUCTION.
- . WE RECOMMEND A LICENSED AND INDEPENDENT GEOTECHNICAL ENGINEER BE RETAINED BY THE OWNER/DEVELOPER TO PROVIDE QUALITY CONTROL / QUALITY ASSURANCE REVIEW OF CONTRACTOR WORK THROUGHOUT CONSTRUCTION.
- APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, CONTRACTOR NUST HAVE WRITTEN PERMISSION FROM THE OWNER(S) BEFORE PROCEEDING.
- 5. ALL CONSTRUCTION AND CONSTRUCTION MATERIALS WITHIN COUNTY RIGHT-OF-WAY AND INCOOT RIGHT-OF-WAY SHALL CONFORM
  TO THEIR RESPECTIVE STANDARD SPECIFICATIONS.
- 6. CONTRACTOR TO PROVIDE ALL EROSION CONTROL MEASURES AS REQUIRED BY LOCAL AUTHORITIES.
- TOP SOIL TO BE STRIPPED AND STOCKPILED IN AREA DESIGNATED BY ENGINEER. ANY UNSUITABLE MATERIALS ON SITE ARE TO BE UNDIFFED FROM TO REMOVED. CONTRACTOR MUST NOTIFY OWNER OR OWNER REPRESENTATIVE IN CASE UNSUITABLE MATERIAL IS UNCOVARIED. A. CONTRACTOR TO COORDINATE WITH GEOTECHNICAL ENGINEER MAY SURSUREACE DRAINAGE SYSTEMS TO BE INSTALLED
- 9. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF NODERN EROSION CONTROL ORDINANCE AND IS SURJECT TO A FINE.
- 10. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF NODENR EROSION CONTROL ORDINANCE AND IS SUBJECT TO A DIME
- THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR ALL EMBANKMENT ACTIVITY. THE FINAL REPORT OF ALL TEST SHALL BE SENT TO THE APPROPRIATE REGULATORY AGENCY FOR PART OF AS-BULT AND BEFORE CERTIFICATE OF OCCUPANCY.
- 12. THE BMP'S ARE TO BE BUILT AFTER 99% OF CONTRIBUTING DRAINAGE AREAS ARE BUILT UPON AND STABILIZE BORROW MATERIAL SHALL BE CLASSIFED AS ML, MH, SC, SM, CL OR CH SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM 02487) OR ANY MIXTURE OF THESE SOILS.
- 14. SOIL TO BE USED AS STRUCTURAL FILL SHOULD BE FREE OF ORGANIC MATTER, ROOTS OR OTHER DELETERIOUS MATERIALS.
  STRUCTURAL FILL SHOULD HAVE A PLASTICITY MIDEX (P) LESS THAN 30 AND A LIQUID LIMIT (LL) LESS THAN 50, OR AS
  APPROVED BY THE GEOTECHNOL. EMORRET.
- MATERIALS SHALL BE FREE OF TOPSOL, ORGANIC MATERIAL, ROOTS, STUMPS, BRUSH, ROCKS LARGER THAN 3 INCHES, SUBSOL, DEBRIS, VEGETATION, AND OTHER FOREON MATTER.
- THE GLACE GROUP (DIGNERS) HAS PERFORDED THE GRANNO (DESIGN BACED LIPON AVMALABLE SITE RECONATION AND ORDER OF THE RECOVERY OF THE RECONATION AND ORDER OF THE RECOVERY OF
- 18. CONTRACTOR TO REFERENCE GEOTECHNICAL REPORT PREPARED BY GTA ASSOCIATES, INC., DATED 5/1/2011

#### EMBANKMENT CONSTRUCTION (PER SECT. 4.0.6.2 OF BMP MANUAL)

- -COMPACT SUB-GRADE TO DENSITY REQUIREMENTS FOR SUBSEQUENT FILL MATERIALS
- -CUT OUT SOFT AREAS OF SUB-GRADE NOT CAPABLE OF COMPACTION IN PLACE.
- -SCARIFY SUB-GRADE SURFACE TO DEPTH OF 6 INCHES.
- -PROOF ROLL SUB-GRADE TO IDENTIFY SOFT SPOTS; FILL AND COMPACT TO DENSITY EQUAL TO OR GREATER THAN REQUIREMENTS FOR SUBSECUENT FILL MATERIAL. 18. STEP 2: SEEPAGE KEY PLACEMENT
- SEPAGE KEY TRENCH WILL BE LOCATED BETWEEN EMBANKMENT ABUTMENTS.
- -SEPAGE KEY SHALL EXTEND TO A MINIMUM DEPTH OF 4 FEET OR AS REQUIRED THROUGH GEOTECHNICAL SEEPAGE ANALYSIS.
  A MINIMUM BOTTOM TROUCH WIDTH SHALL BE 10 FEET AND THE TRENCH SDEWALLS SHALL BE SLOPED OR BENCHED TO
  PROMOTE STABLITY AND BOOMOR BETWEEN THE SCHEMAL SOCIES AND SEEPAGE KEY FILL.
- -ENBANQUENT FILL SHALL BE CONSTRUCTED AT 3(HORIZONTAL)-1(VERTICAL) OR AS SHOWN ON THE DRAWNOS, DEMONSTRATION OF A PPROPRIATE SAFETY FACTORS AGAINST FAILURE THROUGH GEOTECHNICAL ANALYSIS SHALL BE REQUIRED FOR SLOPES STEEDED THAN MANAPORTAL VIALESTORY OF THE STEEDED THAN MANAPORTAL VIALESTORY.
- COMPACTED MOISTURE CONTENT SHALL BE BETWEEN 3 PERCENT BELOW AND 3 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT FOR ALL FILL PLACED, OR AS OTHERWISE APPROVED BY ENGINEER. -FLL SCALS SPOULD BE PLACED IN CONTRIBUTES, NOOFZONTAL LAYERS FROM ARXITIDATE TO ARRIVENT. EXISTING SLOPES ORBAINTS HON-MY RECORDONAL PLEATERS, ALL BE RECOVERED TO PROMOTE BORDON OF YERRY FLACED FALL WITH STATE OF THE PLACED FALL WITH STATE OF TH
- WITHIN THE UPPER 12 INCHES OF EMBANGENT, FILL SOLS SHOULD BE COMPACTED TO 100% OF ITS STANDARD PROCTOR (ASTM D098) MAXIMUM DRY DENSITY.
- -FILL AGAINST SUPPORTED STRUCTURES. DO NOT FILL AGAINST UNSUPPORTED STRUCTURES
- -PLACE FILL SMULTANEOUSLY ON EACH SIDE OF UNSUPPORTED STRUCTURES UNTIL SUPPORTS ARE IN PLACE -PLACE A MINIMUM OF SIX INCHES OF TOPSOL ACROSS DAM EMBANKMENT TO PROMOTE VEGETATIVE GROWTH.
- 20. STEP 4: OUTLET PIPE FILL PLACEMENT -FILL OF THE CULVERTS SHALL BE PLACED AND COMPACTED IN BINCH THICK LOOSE LIFTS AROUND THE DROP INLETS AND UP TO 2 FEET MADUE THE CILLYERTS.
- -COMPACTION SHALL BE PERFORMED BY HAND TAMPERS OR SMALL HAND OPERATED COMPACTORS --COMPACTION SHALL BE AT A MINMUM 95 PERCENT OF THE STANDARD PROCTOR (ASTN 0688) MAXMUM DRY DENSITY.
  COMPACTED MOISTURE CONTENT SHALL BE BETWEEN 3 PERCENT BELOW AND 3 PERCENT ABOVE THE OPTIMUM MOISTURE
  CONTENT FOR ALL FILL PLACED, OR AS OTHERWISE PAPROVED BY BOMBEER.
- -ADDITIONAL COMPACTION OF LIFTS 2 FEET OR GREATER ABOVE CULVERTS SHALL CONFORM TO THE EMBANKMENT FILL PLACEMENT SECTION OF THIS SPECIFICATION. 21 STEP 5: REID QUALITY CONTROL
- ABORATORY TESTING
  PROPORTIL ABBORATORY MATURAL, TESTS BY ACCORDANCE WITH ASTM D422, ASTM D498, ASTM D2216, AND ASTM D4316.
  TEST AT A PRODUNCY OF LERY 300 OLS HOVARDS OF DIMENSURST FILL MATURAL, PLACED, WHEN MATURALS USING FOR
  SAMPLE SETS SHALL, LEE SOLIAS, DESCRIPTION OF MECHANISM.
- IN PLACE COMPACTION AND NATURAL NOSTURE CONTENT ESTS PROFILE IN PLACE COMPACTION AND NATURAL PROFILE STS IN ACCOUNT. ISSTS DIBANAMENT FILL: EACH LET AT A MANMAN PROJUCTOR OF IPPS 30 UP OF PRE.

  PER INSTITUTION. EACH LET AT A MANMAN PROJUCTOR IPPS 30 UP OF PRE.
- -WHEN TESTS INDICATE WORK DOES NOT MEET SPECIFIED REQUIREMENTS, REMOVE WORK, REPLACE AND RETEST
- 22. EMBANKMENT SPECIFICATIONS MAY BE MODIFIED BASED ON SITE-SPECIFIC GEOTECHNICAL INVESTIGATION AND ENGINEERING STORM DRAINAGE MATERIAL SPECIFICATIONS:
- I. STORM DRAIN PIPE SHALL BE CLASS II RCP UNLESS OTHERWISE NOTED. HDPE (DOUBLE WALL W/SNOOTH INTEROR; ADS N-12 WT-B; W/MATERHOHT RENFORCED INTERORY, BELL & CASKTED SPICOT; OR APPROVED ECUA), OR RP (PCLYPROPYLDE); ADS HF STORM, OR APPROVED COLA), OR RP (PCLYPROPYLDE); ADS HF STORM, OR APPROVED COLA), ON THE VISED IN LIGHT OF TO SPICOT. ON ADJOR ENGREENEZ APPROVAL.
- HDPE STORM DRAINAGE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED.
- BEDDING AND BACKFILL FOR STORM DRAIN PIPE SHALL BE IN STRICT ACCORDANCE WIT MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
- 4. STORM DRAIN STRUCTURES SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. SEE DETAILS SHEET C7.1.
- , YARD INLETS AND AREA DRAINS, HERBEY DENTIFIED AS DRAIN BASINS (DB) ON THE PLANS, SHALL BE MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (OR APPROVED EQUAL) AND OF THE SIZE AND GRATE STYLE AS INDICATED ON THE PLANS. SEE DRAIN BASIN SPECIFICATIONS ON THIS SHEET AND TYPICAL DETAILS ON SHEET CT/4.
- ROOF LEADER PIPING SHALL BE SCHEDULE 40 SOLID PVC. PROVIDE CLEANOUTS AT GRADE FOR ALL BENDS AND JUNCTIONS AND AT 75" MAXIMUM SPACING ALONG STRAIGHT RUNS.
- 7. ALL STORM DRAIN PIPES SHALL HAVE 2.0" MINIMUM COVER, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTALS TO OWNER AND ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION AND/OR PURCHASING MATERIALS.
- . FOR ALL PIPES IN PUBLICLY MAINTAINED ROADWAYS, NCDOT SPECIFICATIONS AND STD. 300.01 REQUIRE 2.0 FEET MIN. FILL HDGG (MEASURED FROM TOP OF PIPE TO THE BOTTOM OF PARADIANT STRUCTURE) FOR CLASS II RCP. LESS THAN 2.0 FEET OF FILL HDGHT IN ANDTO APEAS SAILE REQUIRE CLASS W RCP. MAINTAIN FILL REGIST FOR CLASS W RCP IS LO FOOT.

IF EXCAVATIONS IN PORTIONS OF THE SITE ENCOUNTER VERY DENSE SOLS, PARTIALLY WEATHERED ROCK, OR BORINGS AND/OR ADDITIONAL TESTING SHOULD UNDER OWNER'S APPROVAL BE PERFORMED TO FURTHER IDENTIFY DEPTH TO PARTIALLY WEATHERED PROVING AND POOTY.

PARTILLY MEATHERED ROOK CAN SOMETIMES BE EXCAVATED WITHOUT BLASTING. IN MASS DISCAVATION FOR ROSS IN MOVING, DESCRIPTION OF A PARTILLY MEATHERED ROOK CAN USUALLY ME MEMORIAL BY REPROS ON SPACE TO THE PROPER OF A STATE OF THE PROPERTY OF T

IN COMPAND DISCUSSIONS SIDE AS FORMATIONS, USUATI PROCESS, DELVATION FITS, TIC. REMOVAL OF PARTILLAD.

DISCUSSION (CAMPAND WITH DOOR TEXTS), PREMANCE SPACES, OF LIDIT BLATTING, THE LOSS OF DISCUSSIONS
OF THE CONTROL OF THE COMPAND OF THE CONTROL OF THE CONTROL

RIP ROCKS ANY MATERIAL THAT CANNOT BE REMOVED BY SCRAPERS, LOADERS, PANS, DOZERS, OR GRADERS, AND REQUIRES THE USE OF A SINGLE-TOOTH RIPPER MOUNTED ON A CRAWLER TRACTOR HAVING A WINNIUM DRAW BAR PULL RAFTE AT MOUT LESS THAN AS GOOD POLITION

#### DRAINAGE NOTES:

- 1. REVERSE CURB AND GUTTER TO BE USED IN AREAS NOT CHANNELING STORM WATER RUNOR
- THE PROPOSED CONTOURS WITHIN PAVED AREAS ARE GRAPHICAL REPRESENTATIONS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR GRACING UNFORMLY BETWEEN SPOT ELEVATIONS. CONTRACTOR TO GRADE ALL AREAS WITHIN PROJECT TO DRAIN STORM WATER. CARE SHALL BE TAKEN TO ENSURE THAT ALL AREAS WITHIN PARKING LOTS AND LANDSCAPED ISLANDS SHALL NOT HOLD WATER UPON PROJECT COMPLETION.

- 6. MIN. SLOPE ON REVERSE CURB AND GUTTER TO BE 0.0%.
- ALL STORM PIPE TO BE CLASS II ROP UNLESS OTHERWISE SPECIFIED AND STAMPED BY NCDOT. USE OF HOPE PIPE WLI REQUIRE APPROVAL BY ENGINEER AND CITY INSPECTOR PROR TO INSTALLATION.
- MAINTENANCE OF STORM DRAHAGE IN PRIVATE ALLEYS SHALL BE THE RESPONSIBILITY OF THE HOME OBNER'S ASSOCIATION. ALLEY FIGHT OF WAY WILL BE CONSIDERED AS AN EASEMENT ALLOWING ACCESS FOR MAINTENANCE

#### BUFFER DISTURBANCE NOTES:

- A MINIMUM ZONE OF 10 FEET WIDE IMMEDIATELY ADJACENT TO THE WATER BODY WILL BE MANAGED SUCH THAT ONLY VEGETATION THAT POSES A HAZARD OR HAS THE POTENTIAL TO GROW TALL ENOUGH TO INTERFERE WITH THE LINE IS REMOVED.
- 3. VEGETATIVE ROOT SYSTEMS WILL BE LEFT INTACT TO MAINTAIN THE INTEGRITY OF THE SOIL STUMPS WILL REMAIN WHERE TREES ARE CUT.
- 4. NO FERTILIZER WILL BE USED OTHER THAN A ONE-TIME APPLICATION TO RE-ESTABLISH VEGETATION
- CONSTRUCTION ACTIVITIES WILL MINIMIZE THE REMOVAL OF WOODY VEGETATION, THE EXTENT OF THE DISTURBED AREA, AND THE TIME IN WHICH AREAS REMAIN IN A DISTURBED STATE. ACTIVE MEASURES WILL BE TAKEN AFTER CONSTRUCTION AND DURING ROUTINE MAINTENANCE TO ENSURE DIFFUSE FLOW OF STORM WATER THROUGH THE STREAM BUFFER.

#### BUFFER DISTURBANCE NOTES:

- A MINIMUM ZONE OF 10 FEET WIDE IMMEDIATELY ADJACENT TO THE WATER BODY WILL BE MANAGED SUCH THAT ONLY WEGETATION THAT POSES A HAZARD OR HAS THE POTENTIAL TO GROW TALL ENOUGH TO INTERFERE WITH THE LIBE IS REMOVED.
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- 5. CONSTRUCTION ACTIVITIES WILL MINIMIZE THE REMOVAL OF WOODY VEGETATION, THE EXTENT OF THE DISTURBED AREA, AND THE TIME IN WHICH AREAS REMAIN IN A DISTURBED STATE. ACTIVE MEASURES WILL BE TAKEN AFTER CONSTRUCTION AND DURING ROUTINE MAINTENANCE TO ENSURE DIFFUSE FLOW OF STORM WATER THROUGH THE STREAM BUFFER.

- 1. ORTAIN CRADING/FROSON CONTROL PLAN APPROVAL FROM THE MECKLENRING COUNTY LLESSA
- SET UP AN ON-SITE PRE-CONSTRUCTION CONFIDENCE WITH THE FOLLOWING DEPARTMENTS. (THE TERRITORY FOR INSPECTORS IS ISSEED BELOW, LEGA BROSON CONTROL RESPECTOR, LAND DEVELOPMENT INSPECTOR AND ZONNO INSPECTOR. FAILURE TO SCHEDULE SUCH CONFIDENCE 48 HOURS PROFIT ON ANY LAND DISTURBING ACTIVITY IS SUBJECT TO FINE.
- INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT BASINS, DIVERSION DITCHES, TREE PROTECTION, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
- CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING AND GRUBBING MAY BEGIN. 5. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL. DEVICES AND STRUCTURES.
- FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.
- DISTURBED AREAS MUST FOLLOW SEQUENCING SHOWING ON SHEETS OB.O & CO.3 AND AT NO TIME SHALL DISTURBED AREA BE ALLOWED TO EXCEED 20.00 ACRES W/OUT APPROVAL OF EROSION CONTROL
- B AT NO THE IS DISTURBANCE TO EVICED 30 ACRES
- DISTURBANCE AREA PLAN 1 INITIAL CLEARING AND MASS GRADING OF PHASE 1 AREA HAS LIMITED CLEARING AND DISTURBANCE AREA AS SHOWN ON SHEET OB.O.
- TULLHOOK AND DESIDENCE, MAIN, AN SHOWN OF SELECTION CLUB, THE SHOWN OF SELECT SAL UNION THE SELECTION CLUB, THE SELECTION CLU
- DISTURBANCE AREA PLAN 2 CLEARING AND MASS GRADING OF PHASE 2 AREA LIMITED CLEARING AND DISTURBANCE AREA SAIGMN ON SHEET OR.3.
- 10.1. BILLD AND STABLUE THE AREA IN PHASE 2 CLEARING LIMITS AS SHOWN ON SHEET OX.3.
  10.2. CONTINUED GRADING AND INTRASTRUCTURE RISTALATION IN THIS PHASE. LOTS ARE TO BE SEEDED
  AND STABLUZED AS SOON AS POSSBILE TO REDUCE DISTURBED AREA.
  10.3. SUNSET DRIVE, MEMBRO LAKE LANE ROAD IMPROVEMENTS IS TO BE DONE IN PHASE 2. THE LAND DEVELOPMENT INSPECTOR SHOULD BE CALLED TO CONDUCT INSPECTIONS ON STORM DRAINAGE, SDEWALKS, DRIVEWAY ON STORM DRAINAGE, SDEWALKS, DRIVE WAY IMPROVEMENTS, AND ALL ASPECTS OF ROAD CONSTRUCTORS.
- 12. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
- 13. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL. MEASURE 4. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N. C. EROSION AND SEMBLYT CONTROL PLANNING AND DESIGN HANDAL, U. S. PEPT, OF ARROUGHINE MECHLERBURG COUNTY EROSION CONTROL CONTRACE, AND THE CHARLOTTE MECKLERBURG LAND DEVELOPMENT

EROSION CONTROL & WATER QUALITY INSPECTOR: JASON KUNGLER - MINT HILL (980) 721 - 3567

LAND DEVELOPMENT INSPECTOR HEATER DAVIS - LUESA (980) 721-3571

#### EROSION CONTROL NOTES:

- 1. ALL "STD." NUMBERS REFER TO THE MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS MANUAL
- 2. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING
- ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
- GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
- ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE COUNTY. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.
- TEMPORARY DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY. MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
- 8. ALL EMBANGMENTS MUST BE CONSTRUCTED PER SECTION 4.0.6 EMBANGMENT. REQUIREMENTS IN THE BMP DESIGN MANUAL. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. SLOPES GREATER THAN 10 FEET REQUIRE ADEQUATE TERRACING (MCLDSM # 30.16). SOLS ENGINEER TO VERIFY STABILITY OF SLOPES GREATER
- 10. SOIL COMPACTION TESTS ARE REQUIRED ON ANY BERM >= 5' IN HEIGHT FROM THE NATURAL GRADE SOIL COMPACTION MUST BE AT 95% PROCTOR AND CERTIFIED BY A LICENSED SOIL ENGINEER.

- UTILITY NOTES FOR PRIVATE SEWER MAINS:
  (SEE CHARLOTTE WATER PLANS FOR PUBLIC MAINS)
- 1. EXACT LOCATIONS OF WATER SERVICE CONNECTIONS ARE REQUIRED FOR AS BUILT RECORDS. 2. MINIMUM COVER OF 36" FOR WATER AND SEWER LINES.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITY DAMAGES DURING CONSTRUCTION.
- 4. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
- 5. PROP. EMPTY CONDUITS AND LATERALS TO BE CAPPED AND MARKED AT EACH END WITH  $1/2^{\circ}$  REBAPDRIVEN 3' INTO THE GROUND AND FLAGGED.(TNP.)
- 6. THE SIZE AND LOCATION OF ALL EXISTING UTILITY LINES SHALL BE VERIFIED BY THE CONTRACTOR. 7. THE CONTRACTOR SHALL COORDINATE ALL PROPOSED SEMER AND WATER CONNECTIONS TO EXISTING MAINS WITH CHARLOTTE-MECKLENBURG UTILITIES.
- 8. MATERIAL AND WORKMANSHIP REQUIREMENTS TO BE IN ACCORDANCE WITH CHARLOTTE WATER POLICIES PROCEDURES, STANDARDS AND SPECIFICATIONS AND EXTENSION POLICY. 9. ALL 4" SANITARY SEWER LATERALS SHALL HAVE MIN. 1.0% SLOPE.
- 10. D.L.P. REDURRED FOR WATER AND SENER LINES IF FOLLOWING CONDITIONS ARE NOT MET. IF THESE SEPARATIONS CANNOT BE OFFINANCE, SANTARY SENER LINES AND WATER LINES MUST BE DUCTILL IRON PRE (D.P.). A TOROSISMOS D.R. MUST BE USED TO EITHER SID OF THE CROSSING. 12" CLEARANCE FROM AGA MAINS, TELEPHONE DUCT BANKS AND UNDERGROUND CABLES. -24" CLEARANCE FROM STORM SENERS
  - -12" CLEARANCE FROM STORM SEMENS -24" CLEARANCE FROM STORM SEMENS -16" VERTICAL CLEARANCE FOR WATER UNE INSTALLED ABOVE SEMER UNE. -10" HORIZONTAL SEPARATION FOR WATER PARALLEL TO SEMER UNE.

# 11. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ISAACS GROUP A MINIMUM OF 48 HOURS IN ADVANCE PRIOR TO CONSTRUCTION OF WATER AND STWER LINES TO ALLOW A REPRESENTATIVE FROM THE ISAACS GROUP TO PERSONCIALLY 60 CHO-STEE DURING INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN AS-BULLT SURVEY OF THE WATER AND SEMER LINES TO THE ISAACS GROUP UPON COMPLETION OF INSTALLATION.

12. CONTRACTOR IS RESPONSIBLE FOR CONTACTING CHARLOTTE-MECKLENBURG UTILITIES A MINIMUM OF 46 HOURS IN ADVANCE PRIOR TO CONSTRUCTION. 13. DRIVEWAYS ARE NOT TO BE LOCATED OVER WATER METERS, METERS WILL NOT BE SET IF WATER METER BOXES, SEWER CLEAN-OUTS OR THEIR APPURTENANCES ARE DAMAGED OR IMPROPERLY POSITIONED.

14. CONTRACTOR SHALL NOT PLANT ANY TREES OVER WATER AND SEWER MAINS. 15. REFER TO CHARLOTTE-MECKLENURG UTILITIES SPECIFICATIONS AND TO CMU PUBLIC WATER AND SANITARY SENER EXTENSION POLICY AND GUIDELINES.

16. RIMS OF PROPOSED SS MANHOLES OUTSIDE OF PAVEMENT SHALL BE SET 1.5" ABOVE FINISHED GRADE 17. ONE (1) ROLL OF MASTIC & A 6 INCH EXTERNAL JOINT/SEAM WRAP INSTALLED ON EACH MANHOLE SECTION. 18. CONTRACTOR TO COORDINATE INSTALLATION OF ANY UNDERGROUND ELECTRIC LINE TO BE COOR WITH DUKE ENERGY.

THE CONTRICTOR SHALL AT LITTER SPRONE AND MARIEM MARK SEARS AND EQUIPMENT WE WHICH TO RESIDON ON PROPERTY LONGER OF MY MON ALL ARTHER ENTIRES THE COUNTAINT OF THE MOST AND KEEP ALL DECAMBINES OF THE SIGHT HER AS PRE-LANDS AND ORDER OF THE STATE OF THE MOST AND EXPENDED THE STATE OF THE SIGHT HER AS PRE-LANDS AND ORDER OF THE STATE OF THE SIGHT HAS A PRE-LANDS AND ORDER OF THE MOST AND THE SIGHT HAS A PRE-LANDS AND ORDER OF THE MOST AND THE SIGHT HAS A PRE-LANDS AND ORDER OF THE MOST AND THE SIGHT HAS A PRE-LANDS OF THE SIGHT HAS AND THE SIGHT HAS A PRE-LANDS OF THE SIGHT HAS AND TH

LIST OF UTILITY CONTACTS: CHARLOTTE WATER: 704-432-5804 DUKE ENERGY: 1-800-653-5307

THE WARNER CARLEY 1-877-566-4892 AT&T: 704-424-1193

BUILDING REQUIREMENTS NOTES: ALL PROPOSED BUILDINGS SHALL CONFORM WITH REQUIREMENTS OF SECTION 7.4-DO-A AND DOOVERLAY DISTRICTS (DOWNTOWN OVERLAY CODE) OF THE MINT HILL UNFIRED DEVELOPMENT ORGINANCE. IT
IS THE RESPONSIBILITY OF THE BUILDER TO READ AND INJURGENTATION ALL PROVINCEMENTS OF THE

#### NEW STABILIZATION TIMEFRAMES (Effective Aug. 3, 2011)

	SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
0	Perimeter dikes, swales, ditches, slopes**	7 days	None
<b>(</b>	High Quality Water (HQW) Zones	7 days	None
	Slopes steeper than 3:1	7 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

HWD ZONE: WATERSHED CLASSIFICATIONS WS...I WSI ORW AV S.

All other areas with slopes flatter than 4:1 14 days \*\*

\*\*IN THE GOOSE CREEK WATERSHED, INSTALLATION OF TEMPORARY GROUND COVER OR SEEDING MUST BE PERFORMED WITHIN FIVE (5) WORKING DAYS OR SLOPE DRAINS INSTALLED AFTER FILL SLOPES ARE BROUGHT UP TO HEIGHT.

None, except for perimeters and HQW Zone

DEMOLITION NOTES:

REPECT TEMPORARY SERVINI BASES AT LEAST WEDLY AND AFTER EACH SIGNIFICANT (1/). RICH OF GREATER SHAPEL CYST AND ROPAN MARCHATEL, RESIONE SERVININ AND RESTOR PLACE RESIONED SERVININI IN AN AREA WITH SERVINING CORRESS, CECUS THE DEMANMANT FOR PINES AND CHIEF TO RECORD DAMAZE, AND RESIZE THE DEMANMANT FOR PINES AND CHIEF AREA PAGE SHAPELTALLY, RESIONE ALL TRASES AND CHIEF AREA PAGE SHAPELTALLY, RESIONE ALL TRASES AND CHIEF TO RESIDE AND POST, AREA PAGES AN

- CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND RELOCATION OF ITEMS SHOWN ON DEMOLITION PLAN. ANY ITEMS NOT INDICATED ON PLANS AND ARE IN QUESTION SHALL BIT VERSIED BY THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION. 2. CONTRACTOR TO REMOVE ALL ABANDONED UTILITIES ON SITE
- 3. INSTALL APPROPRIATE EROSION CONTROL MEASURES PRIOR TO DEMOLITION
- FINAL DRAWING FOR REVIEW PURPOSES ONLY CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF DEBRIS AND REFUSE IN AN APPROVED LOCATION. OWNER SHALL CONTRACT WITH A STATE CERTIFIED WELL ABANDONMENT CONTRACTOR TO ABANDON ANY EXISTING WELL ON SITE.

NO. BY DATE











