

SHEET INDEX

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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 47-30.
- 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 RECORD PLANS 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.
- SURFACE 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/CDOT STD. NO.
CURB AND GUTTER	10.14
CURB TRANSITION	10.14
CATCH BASIN LOCATION	10.24 & 10.30
(C) BRICK CATCH BASIN	04.021 & 04.022
(DC) DOUBLE CATCH BASIN	20.03 & 20.04
STREET NAME SIGN	50.05
SIDEWALK	10.22
- 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 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 UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TWIG, 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 MCLDS# 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 TOWN OF MINT HILL SUBDIVISION ORDINANCE. IN AUTOGAD 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, SLOPING 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 CONSTRUCTION OF THIS PROJECT BEGINS, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- SITE BENCHMARK FOR PROJECT IS THE RIM OF AN EXISTING SAN. SHR. MH ON KOOL SPRINGS DRIVE, ELEV. = 751.07.
- 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 IMPERE 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 GRASS SPACES OR BASEMENTS, DEPENDING ON TOPOGRAPHY. THE PROJECT WILL BE LOW DENSITY (LESS THAN 24% IMPERVIOUS) PER MECKMINT HILL UDO.
- EACH LOT SHALL SUBMIT AN IMPERVIOUS AS-BUILT SURVEY TO CONFIRM THE MAX. ALLOWABLE IMPERVIOUS PER LOT HAS BEEN MET.
- TRACT WILL BE BONDED FOR FOR A PORTION OF CONSTRUCTION TO ALLOW FOR RECORDATION OF THE FINAL PLAN.
- THIS PROJECT WILL HAVE A HOMEOWNERS ASSOCIATION.

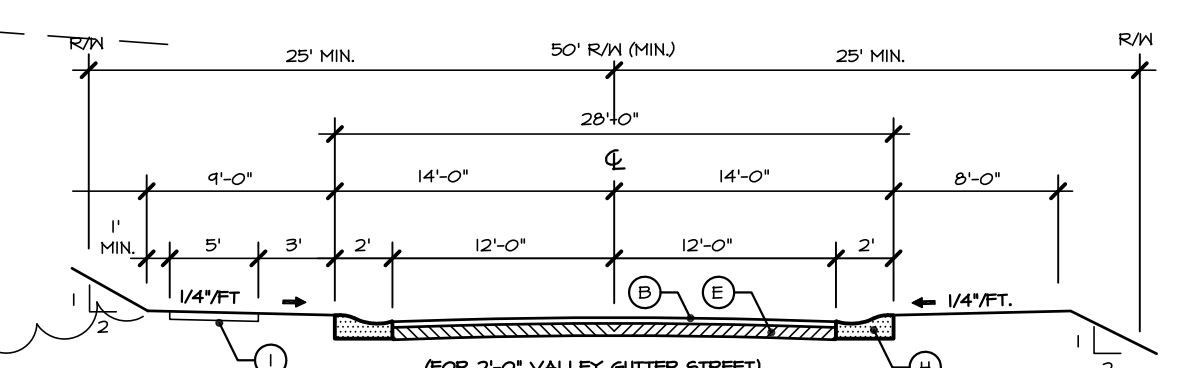
DEVELOPMENT DATA

TAX PARCEL NO.: 187-092-13, 14, 15 446
 ZONING CLASSIFICATION: R
 ZONING JURISDICTION: TOWN OF MINT HILL
 SITE ACRES: 13.91 AC
 UNDISTURBED OPEN SPACE: 2.11 ac (15%)
 McALPINE 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%)
 38,675 SF - ROADS
 13,733 SF - SIDEWALKS
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, AND PATHS, THAT HAVE BEEN DESIGNED TO ENHANCE DISPLACEMENT OF RUNOFF SUCH AS COMPACTION AND GRADING OR INSTALLATION OF SOFTED TIRF, 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 SP-45A	TACK COAT PLAGE JUST PRIOR TO FINAL 1" SURFACE COURSE	1 1/2" SURFACE COURSE FINAL CONSTRUCTION (INITIAL CONSTRUCTION)
(E)	8" COMPACTED AGGREGATE BASE COURSE		1 1/2" INTERMEDIATE COURSE (INITIAL CONSTRUCTION)
(H)	2'-0" VALLEY GUTTER		8" COMPACTED AGGREGATE BASE COURSE
(I)	4" THICK CONCRETE SIDEWALK		COMPACTED SUBGRADE

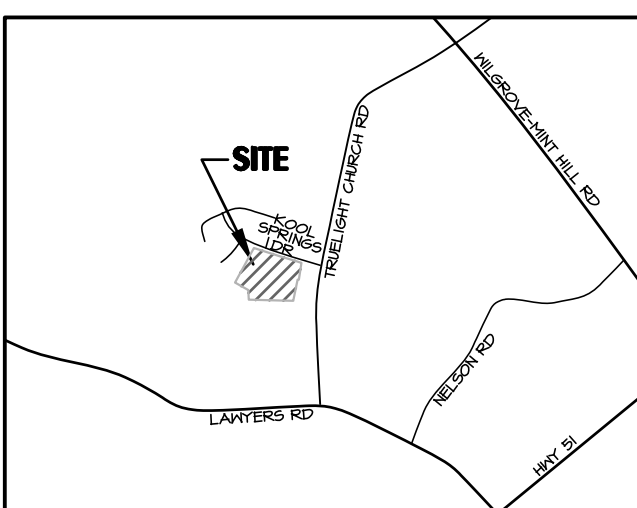
- NOTES**
- SIDEWALK SHALL BE PROVIDED ON ONE SIDE OF THE STREET A MINIMUM OF 3' FROM BACK OF CURB.
 - THE GROUND (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.
 - SUBGRADE MUST BE TESTED BY AN INDEPENDENT TESTING LAB AND HAVE A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-T99. THE BASE COURSE MUST HAVE A DENSITY OF 100% FOR B.C.G. IN ACCORDANCE WITH AASHTO-T99. SURFACE COURSE SHALL BE COMPACTED TO A DENSITY OF 98%. ALL TESTS TO BE CONDUCTED BY AN INDEPENDENT TESTING FIRM AT THE DEVELOPER'S EXPENSE, AND THE RESULTS SENT TO MECKLENBURG COUNTY ENGINEERING 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

LEGEND

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



VICINITY MAP NTS

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)



INSPECTIONS

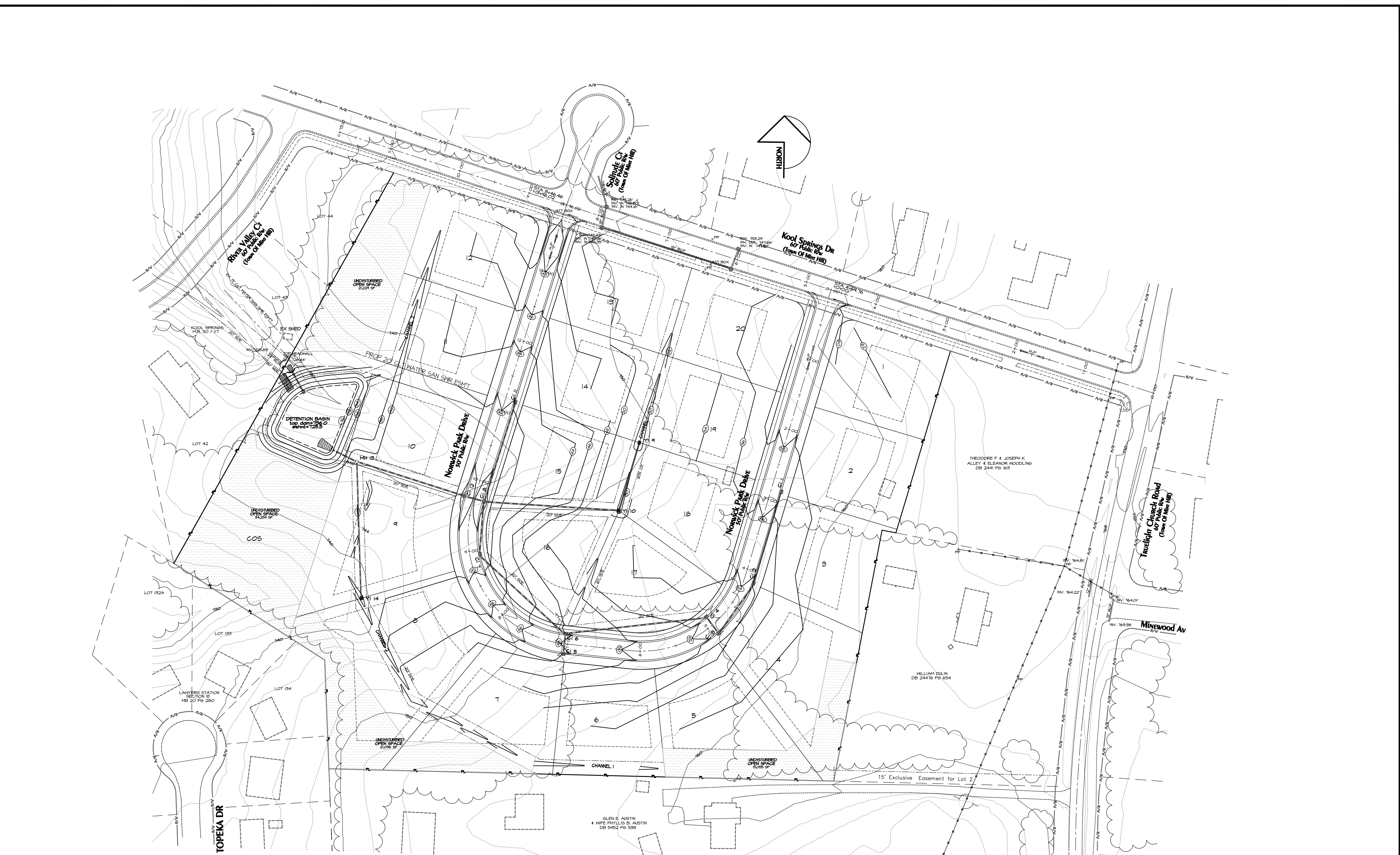
EROSION CONTROL/WATER QUALITY:
 LASON KLINGER 480/121-3561
 LAND DEVELOPMENT:
 MITCH COMBS 480/722-6572
 ZONING:
 LISA ARNOLD 104/501-3380

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

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

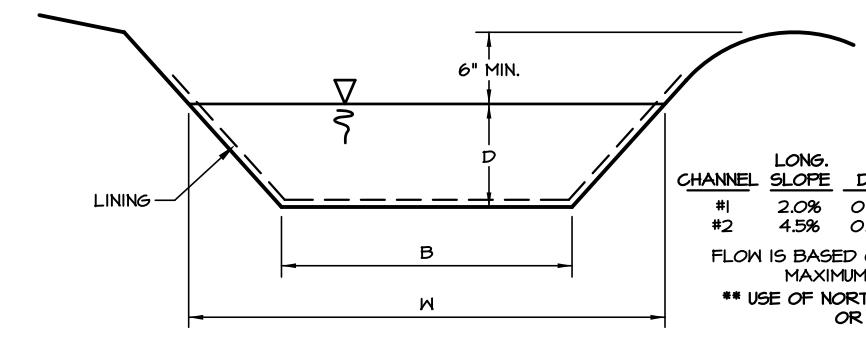
Preliminary Subdivision Site Plan
NORWICK PARK
 Town of Mint Hill, Mecklenburg County, North Carolina
 Parks One Properties, LLC, 124 Mollie Irene Dr, Matthews NC 28104



STORM DRAINAGE SCHEDULE

FROM	TO	SLOPE	LENGTH	DIA.	STRUCTURE	FROM	STRUCTURE	TO
		(%)	(FT)	(IN)	(FT)	RM	INVERT	RM
Q1	Q2	2.00	126.0	8	756.99	752.50	753.77	749.98
Q2	Q3	1.80	78.9	8	753.77	749.88	752.22	748.46
Q3	Q4	1.80	24.0	8	752.22	748.36	752.28	747.92
Q4	Q5	2.20	190.2	8	752.28	747.82	747.73	743.64
Q5	Q6	0.65	24.0	8	747.73	743.80	747.73	743.64
Q6	Q7	4.25	85.2	8	747.73	743.54	740.89	736.94
Q7	Q8	2.15	67.9	8	740.83	736.91	739.61	735.45
Q8	Q9	1.00	92.8	8	748.00	744.20	745.00	743.27
Q9	Q10	4.00	181.5	8	749.00	743.01	739.61	735.91
Q10	Q11	1.00	137.9	8	749.00	737.50	739.61	735.85
Q11	Q12	1.00	181.5	8	739.61	735.35	739.61	735.08
Q12	M4	1.30	151	24	739.61	735.08	740.50	733.12
Q13	M4	1.30	182.9	24	739.61	735.08	740.50	733.12
M4	FES	0.25	36.8	36	740.50	732.2	732.2	732.04

ALL PIPE CLASS III RCP UNLESS OTHERWISE NOTED
 SEE COVER SHEET FOR CLD 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)



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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