

## SITE DATA GATEWAY HOMES, LLC 11121 CARMEL COMMONS BLVD. SUITE 350 CHARLOTTE, NC 28226 ACREAGE DATA: 12705712/12705714 12705712/12705714 1.48± MULTI FAMILY MULTI FAMILY-APARTMENTS 32 UNITS MINIMUM OPEN SPACE (%): PROPOSED OPEN SPACE (%): MAXIMUM BUILDING HEIGHT: PROPOSED BUILDING HEIGHT: MINIMUM PARKING SPACES (1.5/UNIT): PROPOSED PARKING SPACES: PROP. COMPACT SPACES (25% MAX) MINIMUM HC SPACES: PROPOSED HC PARKING SPACES: MINIMUM HC VAN SPACES: PROPOSED HC VAN SPACES: PROPOSED HC VAN SPACES: MIN. SHORT-TERM BICYCLE SPACES: PROPOSED BICYCLE SPACES: EXIST. IMPERVIOUS AREA PROPOSED IMPERVIOUS AREA ROADS/PARKING 9228.58 SF/0.212 AC. 18,000 SF/.41 AC. 8,500 SF/.19 AC. 26,500 SF/0.60 AC.

• 15' IF COMPLIES WITH 9.303(19F) \*\* 16 FEET ADDED TO 10' SIDE YARD DUE TO BUILDING HEIGHT.

PARCEL ADDRESSES: 511, 519, 523, 527 RIDGEWAY AVE

TREE KEY

(SHOWS DIAMETER IN INCHES) (8)PEAR BRADFORD PEAR BIRCH

> DOGWOOD (8)G GUM OAK

CEDAR

DBL (DOUBLE TRUNK) TPL (TRIPLE TRUNK)

EXIST. LEGEND

SPOT ELEVATION TELEPHONE MANHOLE SANITARY SEWER MANHOLE AIR CONDITIONING UNIT LIGHT POLE DRAINAGE INLET STORM DRAINAGE MANHOLE EXISTING IRON MARKER FIRE HYDRANT WATER VALVE WATER METER

STORM DRAINAGE EASEMENT ======= STORM DRAIN PIPE -----OU----- OVERHEAD UTILITY LINE

---SS----- SANITARY SEWER LINE ----- G ----- GAS LINE -----UT----- UNDERGROUND TELEPHONE -----UE----- UNDERGROUND ELECTRIC ---- 650 --- EXISTING CONTOUR

CENERAL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS NOTED OTHERWISE.

. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL GOVERNING AUTHORITY/AUTHORITIES.

3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES. 4. PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE

SPECIFICATIONS AND IN ACCORDANCE WITH RECOMMENDATIONS BY THE

GEOTECHNICAL ENGINEER.

5. CONTRACTOR SHALL REPLACE/RESTORE EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER OF THE IMPROVEMENTS.

6. COMPACTION OF THE SOIL UNDER PAVED AREAS AND BUILDING AND THE MAINTENANCE OF PROPER MOISTURE CONTENT SHALL BE IN ACCORDANCE WITH

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS,

8. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED FOR A COMPLETE AND WORKING SYSTEM.

9. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE

10. CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.

11. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.

CITY OF CHARLOTTE NOTES: COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

ALL ROAD IMPROVEMENTS ON RIDGEWAY AVE ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM#50.05 (9" SIGNS ONLY) SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTION. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD

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.

ALL OPENINGS (e.g., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND

"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.

N 36'00'43" E 46.85'

NON-STANDARD ITEMS (ie: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS

ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

