

STAKING AND MATERIALS NOTES

1. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY COLEJENEST & STONE, P.A. IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
5. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE STANDARDS.
6. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
7. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC MEETING ALL REQUIREMENTS OF SECTION 1205 OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
9. RECYCLED ABC MATERIAL MAY BE USED WITHIN THE PUBLIC RIGHT-OF-WAY PROVIDED THAT A SEALED PAVEMENT DESIGN AND CONSTRUCTION SPECIFICATIONS INCORPORATING THE USE OF THIS MATERIAL ARE APPROVED BY THE CITY OF CHARLOTTE PRIOR TO CONSTRUCTION. FOR STREETS THAT INCORPORATE THE RECYCLED ABC MATERIAL, THE CITY WILL ACCEPT PETITION FOR MAINTENANCE RESPONSIBILITY TWO YEARS FOLLOWING COMPLETION OF CONSTRUCTION AND ONLY AFTER ANY PAVEMENT FAILURES IDENTIFIED DURING THE COURSE OF FINAL INSPECTIONS HAVE BEEN REPAIRED. WHERE A BOND HAS BEEN POSTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE, THE BOND SHALL NOT BE RELEASED UNTIL THE STREETS ARE ACCEPTED FOR PUBLIC MAINTENANCE. THE DEVELOPER SHALL BE PERMITTED TWO BOND REDUCTIONS. ANY BOND AMOUNT CREDITING COMPLETED CONSTRUCTION SHALL MAINTAIN AN INCREASED CONTINGENCY, AS DETERMINED BY THE CITY, ACCOUNTING FOR THE INCREASED FAILURE RISK FOR THE CONSTRUCTED, NON-STANDARD PAVEMENT SECTION.

PRELIMINARY SUBDIVISION NOTES

1. PIPE SYSTEMS AND OPEN CHANNELS ON PRIVATE PROPERTY SHALL BE PLACED IN A STORM DRAINAGE EASEMENT. PERMANENT DRAINAGE EASEMENTS (PDE IF RUNNING THROUGH DETENTION) SHALL BE A MINIMUM OF FIFTEEN FEET FOR PIPES AND TWENTY FEET FOR OPEN CHANNELS. ALL STORM DRAIN EASEMENTS ARE TO BE KEPT SEPARATE FROM ALL OTHER EASEMENTS EXCEPT WHERE AN OVERLAP IS APPROVED BY THE APPROPRIATE CITY ENGINEERING DEPARTMENT.
2. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY WILL REQUIRE A CERTIFICATE ISSUED BY CDOT.
3. DEVELOPER WILL PROVIDE STREET SIGNS PER CLOS#50.05 (9" SIGNS ONLY)
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
5. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THE INSPECTOR WILL ESTABLISH THESE REQUIREMENTS BASED ON FIELD CONDITIONS.
6. 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.
7. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
8. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
9. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
10. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
11. 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, TIMBER, JUNK AND OTHER ACCUMULATIONS.
12. ANY BUILDING WITHIN THE 100+1' STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE/MECKLENBURG COUNTY SUBDIVISION ORDINANCE, SECTION 7.200.8.
13. ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
14. 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.
15. 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 BEFORE INSTALLATION.
16. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDS JORDI, (704) 336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
17. NO DEMOLITION LANDFILLS ALLOWED ON SITE.
18. COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.
19. (P.D.E.) - PERMANENT DETENTION EASEMENT

ZONING CODE SUMMARY

PROJECT NAME: CITY PARK - PHASE I
OWNER: P & L COLISEUM LP
PLANS PREPARED BY: COLEJENEST & STONE
TAX PARCEL NOS. 93-09-08
93-40-07
93-40-08
ZONING: MUDD-O PER PETITION NO. 2007-082

REVISION APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Joshua Weaver 7/18/2013

PROPOSED USE: MIXED USE

YARD REQUIREMENTS:
SETBACK (FRONT): 1' FROM BACK OF CURB
SIDE YARD (L): NONE
REAR YARD: NONE

SITE DEVELOPMENT TABLE

PARCEL A1	4.63 AC.
PARCEL A2	3.26 AC.
PARCEL A3	2.43 AC.
PARCEL B	82.20 AC.
PARCEL C1	3.58 AC.
PARCEL C2	3.58 AC.
PARCEL D1	4.82 AC.
PARCEL D2	4.82 AC.
PARCEL E	2.76 AC.
PARCEL F1	6.37 AC.
PARCEL F2	9.40 AC.

COMMON OPEN SPACE 8.35 AC.

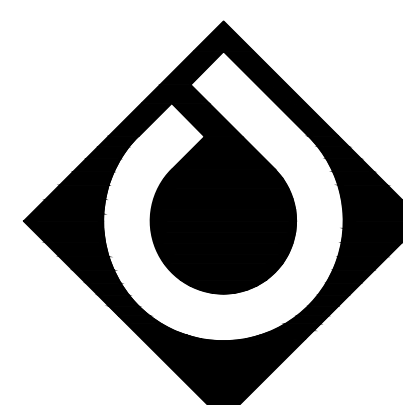
PROPOSED PRIVATE STREET AREA 10.11 AC.

PROPOSED PUBLIC STREET RIGHT-OF-WAY DEDICATION 12.61 AC.

TOTAL 158.92 AC.

NOTE REGARDING LOOP TRAIL

THE DEVELOPER IS CURRENTLY WORKING WITH MECKLENBURG COUNTY PARK AND RECREATION TO ESTABLISH A DEVELOPMENT AND COOPERATIVE AGREEMENT (DCA) FOR CONSTRUCTION OF THE LOOP PEDESTRIAN TRAIL AND INTEGRATION OF THE TRAIL WITH THE GREENWAY. IN THE EVENT THAT THE LOOP IS NOT COMPLETED IN ACCORDANCE WITH THE TERMS OF THE DCA, THE DEVELOPER WILL DEDICATE AN EASEMENT SUFFICIENT TO ACCOMMODATE CONSTRUCTION OF THE LOOP WITHIN THE PROPERTY BOUNDARY ALONG THE ALIGNMENT GENERALLY DEPICTED ON THE SITE PLAN.



ColeJenest & Stone
Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

P&L Coliseum, LP

Cumberland Center IV
3225 Cumberland Blvd. Suite 400
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CITY PARK PHASE I

CHARLOTTE, NC


STAKING AND MATERIALS PLAN SHEET INDEX

Project No.
3592

Issued
01/18/08

Revised

- 04/18/08 PER P&L & CPM COMMENTS
- 06/16/08 PER CPM COMMENTS
- 07/10/08 REVISE STREET NAMES
- 03/20/09 REVISED CITY PARK DRIVE
- 05/28/13 REVISED CITY PARK DRIVE
- 07/18/13 ADDED CDOT EASEMENT



COLEJENEST & STONE
A
PROFESSIONAL
SEAL
FOR
CIVIL ENGINEERS
TODD F. STONE
7/18/13

SCALE: 1" = 150'
0 75 150 300

CV4.0

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