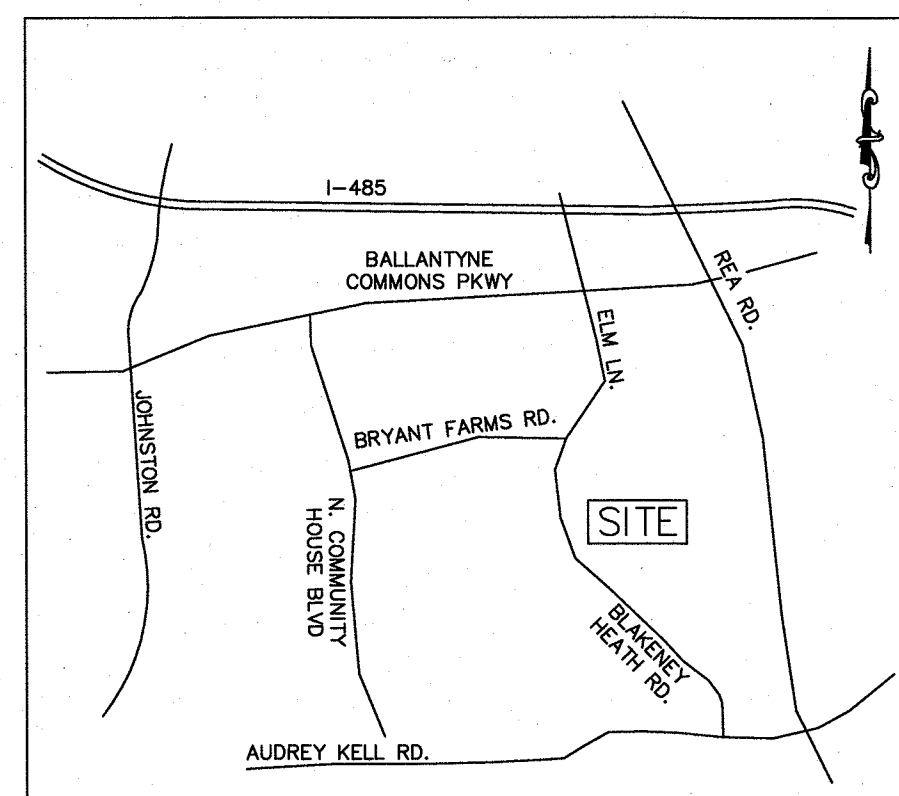# OLDE BLAKENEY

PRELIMINARY PLAT
BLAKENEY HEATH ROAD
CHARLOTTE, NORTH CAROLINA
PROJECT NUMBER: MRH-13080

DATE: FEBRUARY 24, 2014
REVISED: APRIL 30, 2014
REVISED: JUNE 04, 2014

APPLICANT:

MERITAGE HOMES
11605 NORTH COMMUNITY HOUSE ROAD
SUITE 250
CHARLOTTE, N.C. 28277
(704) 944-8906
Mark.Sergent@meritagehomes.com

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C-5	EROSION CONTROL PLAN - STAGE 1
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XS-5	CROSS SECTIONS - BLAKENEY HEATH ROAD
XS-6	CROSS SECTIONS - BLAKENEY HEATH ROAD
XS-7	CROSS SECTIONS - BLAKENEY HEATH ROAD
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VICINITY MAP
N.T.S.

I-485
BALLANTYNE COMMONS PKWY
REA RD.
ELM LN.
BRYANT FARMS RD.
JOHNSTON RD.
N. COMMUNITY HOUSE BLVD.
SITE
BLAKENEY HEATH RD.
AUDREY KELL RD.

North Carolina 811
www.nc811.org

CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.
CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

CHARLOTTE. http://development.charmeck.org

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN
APPROVED
By Brendan Smith (bmsmith@charlottenc.gov) at 4:26 pm, Jul 03, 2014

EROSION CONTROL
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT http://development.charmeck.org
APPROVED
By Brendan Smith (bmsmith@charlottenc.gov) at 4:27 pm, Jul 03, 2014

URBAN FORESTRY
TREE ORDINANCE
APPROVED

CDOT
APPROVED

APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 7-2-2014
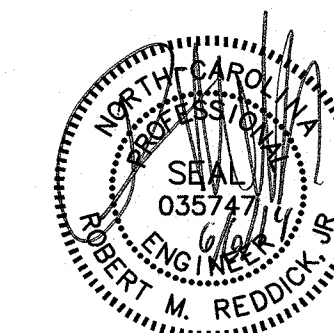
THE JOHN R. McADAMS COMPANY, INC.
11301 Carmel Commons Blvd.
Suite 111
Charlotte, North Carolina 28226
License No.: C-0293
(800) 733-5646 ■ McAdamsCo.com

McAdams

EXISTING BLAKENEY HEATH ROAD
(60' RIGHT-OF-WAY)
M.B. 28, PG. 785

NOTES:

1. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.

2. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.

3. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.

4. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.

5. ALL ACCESS DRIVEWAYS WILL BE DESIGNED TO SUPPORT 80,000 LB LOADS.

6. CONTRACTOR SHALL CONTACT CATS AT LEAST TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION WITHIN RAIL CORRIDOR TO COMPLETE RIGHT OF WAY ACCESS AND FINAL COORDINATION PRIOR TO START OF CONTRACTOR'S WORK. CONTACT: TINA VOTAW AT CATS, 704-432-3013 OR TVOTAW@CHARLOTTENC.GOV

7. BEFORE CONSTRUCTION COMMENCES TO REPLACE ASPHALT TRAIL, CONTRACTOR SHALL POST AT LEAST 3 SIGNS NOTIFYING PEDESTRIANS OF TEMPORARY TRAIL CLOSURE. LOCATION OF SIGNS SHALL BE: REMOUNT ROAD – INDICATING THAT TRAIL IS TEMPORARILY CLOSED FOR RECONSTRUCTION; AT TREMONT INDICATING THAT TRAIL IS CLOSED 400 FEET AHEAD (OR THE PROPER DIMENSION) AND THEN AT THE NORTHERN END OF THE SOUTHLINE PROPERTY INDICATING THAT THE TRAIL IS CLOSED TEMPORARILY FOR RECONSTRUCTION. PLEASE CONTACT TINA VOTAW AT CATS, 704-432-3013 IF FURTHER INFORMATION OR CLARIFICATION IS NEEDED.

CITY OF CHARLOTTE NOTES:

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

ALL ROAD IMPROVEMENTS ON BLAKENEY HEATH ROAD 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 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.

IN ORDER TO ENSURE 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 INSPECTOR.

CURB AND GUTTER SHOWN ON PLANS ALONG BLAKENEY HEATH ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER IS PROHIBITED.

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.

HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

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.

CITY OF CHARLOTTE NOTES:

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

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

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 ACQUISITION CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREET. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT http://www.charmeck.org/departments/transportation/street+maintenance/home.htm

PER SECTION 18-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROL EASEMENTS (PCCE) MUST BE RECORDED ON A PLAT IN THE REGISTER OF DEEDS.

SITE DATA

OWNER
MERITAGE HOMES
11605 NORTH COMMUNITY HOUSE ROAD
SUITE 250
CHARLOTTE, NC 28277

SITE DATA:	PIN	ACREAGE
	22922212	6.79±
	22908332	5.85±
	22908333	5.22±
	TOTAL:	17.86 AC.

EXISTING ZONING:	R-3
EXISTING ZONING:	R-3 (CLUSTER)
ALLOWED LOTS:	53
PROPOSED LOTS:	47
ALLOWED DENSITY:	3.0 UNITS/ACRE
PROPOSED DENSITY:	2.63 UNITS/ACRE
MINIMUM LOT WIDTH:	60 FEET
MINIMUM LOT AREA:	8,000 SF
FRONT SETBACK:	42 FT (FROM BOC)
SIDE YARD INTERIOR:	5 FEET
SIDE YARD EXTERIOR:	6 FEET
REAR YARD:	30 FT
REAR YARD (EXTERIOR LOTS):	45 FT
REQUIRED MINIMUM OPEN SPACE (%):	10% (1.78 AC)
PROVIDED MINIMUM OPEN SPACE (%):	22% (4.06 AC)
REQUIRED MINIMUM TREE SAVE (%):	10% (1.69 AC)
PROVIDED MINIMUM TREE SAVE (%):	10.5% (1.78 AC)
REQ. MIN. NATURAL AREA:	17.5% (3.13 AC)
PROVIDED NATURAL AREA:	21% (3.89 AC)
MAXIMUM BUILDING HEIGHT:	PER ORDINANCE
MAXIMUM B.U.A. PER LOT:	4,000 SF

NOTES:
1. LOTS WITH 5 FT SIDE YARD SETBACKS ARE NOTED ON SHEET C-4
2. SEE SHEET C-20 FOR NATURAL AREA CALCULATIONS.
3. ESTIMATED SITE BUILD OUT IS FALL 2018.

*BASED ON NET SITE AREA OF 16.9 ACRES. (REMOVED AREA IN POWER EASEMENT, EXISTING SANITARY SEWER EASEMENT AND EXISTING RIGHT-OF-WAY.

Parcel / lot references on plan:

N/F PARKS VILLAGE AT RAEBURN, MB 20 PG. 693, LOT 1
N/F PARKS VILLAGE AT RAEBURN, MB 20 PG. 693, LOT 2
N/F PARKS VILLAGE AT RAEBURN, MB 20 PG. 693, LOT 3
N/F PARKS VILLAGE AT RAEBURN, MB 20 PG. 693, LOT 4
N/F PARKS VILLAGE AT RAEBURN, MB 20 PG. 693, LOT 5
N/F PARKS VILLAGE AT RAEBURN, MB 20 PG. 693, LOT 6
N/F PARKS VILLAGE AT RAEBURN, MB 20 PG. 693, LOT 7

N/F JOHN D. JR. AND ROBERTA C. TURNER, PIN: 22922213, DB 5715, PG 113

N/F WILLIAM G. AND HENRIETTA C. BICKETT, PIN: 22922214, DB 8284, PG 097

N/F THOMAS AND MICHELLE RICCI, PIN: 22922215, DB 20566, PG 170

N/F BRIAN L. AND ANA CECILIA MARTIN, PIN: 22922216, DB 26078, PG 091

N/F CENTEX INTERNATIONAL, PIN: 22922218, DB 8736, PG 810

N/F RAEBURN HOMEOWNERS ASSOCIATION, INC., PIN: 22922217, DB 17326, PG 233

MITCHELL GLEN SUBDIVISION, MB 28, PG 785, LOT 19
MITCHELL GLEN SUBDIVISION, MB 28, PG 785, LOT 18

ARMSTRONG PARK DRIVE - 56' PUBLIC R/W - 26' B-B
BASIE PARK COURT - 56' PUBLIC R/W - 26' B-B

Labels on plan:
TYPE I DRIVEWAY PER CLDSM #10.27A
EXISTING EOP (TYP.)
PROPOSED EOP
8' PLANTING STRIP
2'-6" STD CURB & GUTTER
5' CONC. SIDEWALK (TYP.)
200' UNDISTURBED P.C.C.O. BUFFER
EXISTING RIGHT OF WAY
PROP. RIGHT OF WAY 36' FROM CENTERLINE PER CLDSM U-07
PROPERTY LINE (TYP.)
PRIVATE DRIVEWAY
OPEN SPACE AREA
PROPOSED LOT LINE
20' STORM DRAINAGE EASEMENT (SDE) TYP.
20' PUBLIC STORM DRAINAGE EASEMENT
DRIVEWAY (TYP.)
ACCESSIBLE RAMP (TYP.)
35'x35' SITE TRIANGLE (TYP.)
45' REAR SETBACK
42' FRONT SETBACK
6' SIDE SETBACK
30' R
20.5' R
31' R
41' R
56' R/W PER CLDSM U-07
26' B-B
24" VALLEY CURB & GUTTER (TYP.)
30" x 30" STOP SIGN (TYP.) TO BE INSTALLED BY CONTRACTOR
DEAD END STREET BARRICADE PER CLDSM 50.07A
END OF ROADWAY MARKER PER CLDSM 50.08A, 50.08B, 50.08C.
EXISTING DUKE POWER COMPANY TRANSMISSION TOWER (TYP.)
68' DUKE POWER COMPANY R/W, M.B. 20, PG. 693

Lot pads:
LOT 47 (50'x65' PAD)
LOT 46 (50'x65' PAD)
LOT 18 (50'x65' PAD)
LOT 17 (50'x65' PAD)
LOT 16 (50'x65' PAD)
LOT 15 (50'x58' PAD)
LOT 14 (50'x65' PAD)
LOT 13 (50'x65' PAD)
LOT 12 (50'x65' PAD)
LOT 11 (50'x65' PAD)
LOT 10 (50'x65' PAD)
LOT 9 (50'x65' PAD)
LOT 8 (50'x65' PAD)
LOT 19 (50'x65' PAD)
LOT 20 (50'x80' PAD)
LOT 21 (50'x65' PAD)
LOT 22 (50'x65' PAD)
LOT 23 (50'x65' PAD)
LOT 24 (50'x65' PAD)
LOT 25 (50'x70' PAD)
LOT 26 (50'x65' PAD)
LOT 27 (50'x65' PAD)
LOT 28 (50'x65' PAD)
LOT 29 (50'x65' PAD)
LOT 30 (50'x65' PAD)
LOT 31 (50'x65' PAD)
LOT 32 (50'x75' PAD)
LOT 33 (50'x80' PAD)
LOT 34 (50'x80' PAD)

MATCH LINE - SEE SHEET C-4

SITE LEGEND

Symbol	Description
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	HANDICAP PARKING STALL
	HANDICAP RAMPS
———	PROPERTY LINE
———	RIGHT-OF-WAY LINE
———	LOT LINE
———	EASEMENT LINE
———	CENTERLINE
—X—X—X—	FENCE
══════	CURB AND GUTTER

GRAPHIC SCALE
1 inch = 40 ft.

FINAL DRAWING

MITCHELL GLEN SUBDIVISION
MB 28, PG 785
LOT 19

MITCHELL GLEN SUBDIVISION
MB 28, PG 785
LOT 18

MITCHELL GLEN SUBDIVISION
MB 28, PG 785
LOT 17

MITCHELL GLEN SUBDIVISION
MB 28, PG 785
LOT 16

MITCHELL GLEN SUBDIVISION
MB 28, PG 785
LOT 15

MITCHELL GLEN SUBDIVISION
MB 28, PG 785
LOT 14

MITCHELL GLEN SUBDIVISION
MB 28, PG 785
LOT 13

MITCHELL GLEN SUBDIVISION
MB 28, PG 785
LOT 12

LOT 9 (50'x65' PAD)
LOT 8 (50'x65' PAD)
LOT 7 (50'x65' PAD)
LOT 6 (50'x65' PAD)
LOT 5 (50'x65' PAD)
LOT 4 (50'x65' PAD)
LOT 3 (50'x65' PAD)
LOT 2 (50'x65' PAD)
LOT 1 (50'x62' PAD)

LOT 34 (50'x80' PAD)
LOT 33 (50'x80' PAD)
LOT 32 (50'x75' PAD)
LOT 31 (50'x65' PAD)
LOT 30 (50'x65' PAD)
LOT 29 (50'x65' PAD)
LOT 28 (50'x65' PAD)

LOT 35 (50'x65' PAD)
LOT 36 (50'x65' PAD)
LOT 37 (50'x65' PAD)
LOT 38 (50'x65' PAD)

LOT 39 (50'x65' PAD)
LOT 40 (50'x65' PAD)
LOT 41 (50'x65' PAD)
LOT 42 (50'x65' PAD)

LOT 44 (50'x65' PAD)
LOT 45 (50'x75' PAD)

GOODMAN PARK COURT
56' PUBLIC R/W
26' B-B

BASHE PARK COURT
56' PUBLIC R/W
26' B-B

ELLINGTON PARK DRIVE
56' PUBLIC R/W
26' B-B

OPEN SPACE AREA

6' ADDITIONAL RIGHT OF WAY TO BE DEDICATED

EXISITING ELLINGTON PARK DRIVE (50' RIGHT-OF-WAY)

BLAKENEY HEATH ROAD (EXISTING) (60' RIGHT-OF-WAY) M.B. 28, PG. 785

35'X35' SITE TRIANGE (TYP.)
5' CONC. SIDEWALK
ACCESSIBLE RAMP (TYP.)
DRIVEWAY (TYP.)
24" VALLEY CURB & GUTTER (TYP.)
20' STORM DRAINAGE EASEMENT (SDE) TYP.
PROPERTY LINE (TYP.)
110' HISTORIC BUFFER (FROM EXISTING EOP)
RELOCATED STREET SIGN
EXIST. RIGHT OF WAY
TREE SAVE (SEE LANDSCAPING PLAN)
EXISTING EDGE OF PAVEMENT
30' STD CURB & GUTTER
CURB TRANSITION PER CLDSM#10.19
35' X 35' SIGHT DISTANCE TRIANGLE (TYP.)
SAFETY RAIL (PER CLDSM 10.36)
30' X 30' STOP SIGN (TYP) TO BE INSTALLED BY CONTRACTOR
TYPE III DRIVEWAY PER CLDSM 10.28
STORM DRAINAGE EASEMENT (SDE) TYP.
15' STORM DRAINAGE EASEMENT (SDE) TYP.
SAFETY RAIL (PER CLDSM 10.36)
PCCE (TYP.)
5' CONC. SIDEWALK (TYP.)
CURB TRANSITION PER CLDSM #10.19
SAFETY RAIL (PER CLDSM 50.04A)
RELOCATED STREET SIGN
36' FROM CENTERLINE DEDICATED AS PUBLIC R/W
STORMWATER POND A
110' HISTORIC BUFFER (FROM EXISTING EOP)
30' STD CURB & GUTTER
RETAINING WALL (DESIGNED BY OTHERS)
CURB AND GUTTER ALONG FRONTAGE IS TO TIE TO CLASSICA HOMES FRONTAGE IMPROVEMENTS
PROPOSED EDGE OF PAVEMENT
VAR. WIDTH PLANTING STRIP (8' MIN.)
8' PLANTING STRIP
ACCESSIBLE RAMP (TYP.)

N/F CLASSICA HOMES, LLC.
PIN: 22908334
DB 28536, PG 316

SITE DATA

OWNER
MERITAGE HOMES
11605 NORTH COMMUNITY HOUSE ROAD
SUITE 250
CHARLOTTE, NC 28277

SITE DATA:	PIN	ACREAGE
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*BASED ON NET SITE AREA OF 16.9 ACRES. (REMOVED AREA IN POWER EASEMENT, EXISTING SANITARY SEWER EASEMENT AND EXISTING RIGHT-OF-WAY.

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HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

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.

NOTES:
1. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.

2. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.

3. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.

4. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.

5. ALL ACCESS DRIVEWAYS WILL BE DESIGNED TO SUPPORT 80,000 LB LOADS

SITE LEGEND

SIGNAGE	
YARD LIGHTS	
LIGHT POLE	
POWER POLE	
TRAFFIC DIRECTIONAL ARROW	
HANDICAP PARKING STALL	
HANDICAP RAMPS	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
LOT LINE	
EASEMENT LINE	
CENTERLINE	
CONCRETE	
PAINT STRIPING	
FENCE	
CURB AND GUTTER	

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

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

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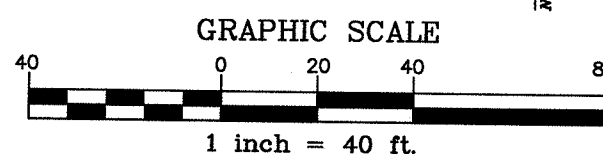
PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREET. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT http://www.charmeck.org/departments/transportation/street+maintenance/home.htm

PER SECTION 18-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROL EASEMENTS (PCCE) MUST BE RECORDED ON A PLAT IN THE REGISTER OF DEEDS.
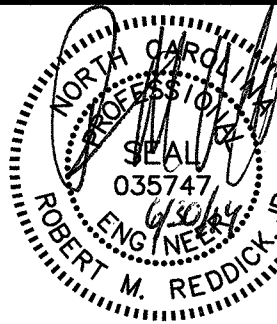
GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

FINAL DRAWING