

GENERAL NOTES

- SUBDIVISION CONTROL ENGINEER SHALL BE GIVEN 24 HOURS NOTICE PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND EXISTING UTILITY INFORMATION PROVIDED BY HUGH WHITE, NCLRS #L-2646 OF CAROLINA SURVEYORS, INC. (CSJ)
- TOPOGRAPHIC MAPPING DONE BY CAROLINA SURVEYORS.
- SUBSURFACE DRAINAGE SYSTEMS MAY BE REQUIRED IN THE STREET R/W IF DEEMED NECESSARY BY THE INSPECTOR.
- ALL SUBSURFACE DRAINAGE PIPE SHALL BE TYPE C-75 OR C-76 REINFORCED CONCRETE PIPE OR CORRUGATED METAL PIPE AS APPROVED BY THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
- EXISTING ELEVATION CONTOURS SHOWN ARE AT 2-FOOT INTERVALS.
- ALL PROPOSED GRADES ARE TO FINISHED GRADE. STORM DRAINAGE RIM ELEVATIONS NOTED ARE GRATE ELEVATIONS.
- CURB LINES SHOWN REPRESENTS BACK OF CURB AND LIP OF GUTTER.
- ALL INTERIOR INTERSECTIONS SHALL HAVE 35'x35' SIGHT TRIANGLES.
- ALL R/W RADII TO BE 20'. BACK OF CURB RADII AT ALL INTERIOR INTERSECTIONS TO BE 25'.
- STANDARD MECKLENBURG COUNTY/CHARLOTTE STREET MARKERS SHALL BE INSTALLED BY THE DEVELOPER AT ONE CORNER OF ALL STREET INTERSECTIONS (9" SIGNS ONLY).
- ANY ON SITE DEMOLITION LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG COUNTY HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATOR. THE SPECIFIC LOCATIONS OF THE ON-SITE DEMOLITION LANDFILLS SHALL BE DETERMINED BY THE MECKLENBURG COUNTY HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATOR.
- THE CURRENT "LAND DEVELOPMENT STANDARDS MANUAL" BY THE CHARLOTTE/MECKLENBURG COUNTY ENGINEERING DEPARTMENTS (CED/MCED) WILL GOVERN IN CASE OF CONFLICTS IN SITE CONSTRUCTION SPECIFICATIONS, DETAILS, NOTES, STANDARDS AND POLICIES. ANY WORK PERFORMED IN OR NEAR CHARLOTTE PUBLIC RIGHTS-OF-WAYS SHALL ALSO ADHERE TO THE CURRENT EDITION OF THE "LANDSCAPE CONSTRUCTION STANDARDS". WHERE NECESSARY, CONSTRUCTION OF THE FOLLOWING STANDARD DETAILS, (AND ALL "STD." NUMBERS) SHALL BE REFERENCED TO THE CURRENT CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL:
 - CURB TRANSITION: 2'-6" C&G TO VALLEY GUTTER 10.10
 - 2'-6", 1'-6" AND VALLEY GUTTER 10.17 A/B
 - CURB TRANSITION: 2'-6" C&G TO VALLEY GUTTER 10.19
 - CONCRETE SIDEWALK 10.22
 - GRADED DRIVEWAY FOR VALLEY GUTTER 10.27
 - CB FRAME IN VALLEY GUTTER 10.29
 - CB PLACEMENT AT INTERSECTION 10.30
 - HC RAMP WITH VALLEY GUTTER 10.33 A/B
 - CULVERT CROSSINGS IN RESIDENTIAL STREETS 10.36 A/B
 - (CI=) BRICK CATCH BASIN 20.01 A/B
 - BRICK CATCH BASIN FRAME, GRATE & HOOD 20.02 A/B
 - (DCI=) DOUBLE CATCH BASIN 15" THRU 24" PIPE 20.03
 - DOUBLE CATCH BASIN 30" THRU 36" PIPE 20.04 A/B
 - (CB=) SLAB TYPE CATCH BASIN 20.05 A/B
 - (JB=) BRICK JUNCTION BOX 20.07
 - (MH=) BLOCK MANHOLE 20.09
 - (DI=) BRICK DROP INLET FRAME AND GRATE 20.13/20.14
 - CONCRETE ENDWALL 15" THRU 48" PIPE 20.16 A/B
 - BRICK ENDWALL 15" THRU 48" PIPE 20.20
 - RIP RAP APRON AT PIPE OUTLETS 20.23
 - RIP RAP IN DITCHES 20.27
 - OVERLAPPING STORM/SANITARY SEWER EASEMENTS 20.29
 - MINIMUM DRAINAGE EASEMENTS REQUIREMENTS 20.34
 - CONCRETE CONTROL MONUMENTS 50.03
 - STREET SIGN NAMES 50.05 A/B
 - STREET NAME SIGN INSTALLATION LOCATIONS 50.06
- PROJECT COMPLETION DATE ESTIMATED TO BE FALL 2016.
- IN ORDER TO INSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ALONG THE CURB AND GUTTER.
- GRADING AREAS OUTSIDE THE LIMITS SHOWN IS A VIOLATION OF CITY/COUNTY CODE AND SUBJECT TO FINES.
- APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT, SITE GRADING PERMIT PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- THE DEVELOPER SHALL MAINTAIN, WITHIN PROPOSED DEVELOPMENT PROPERTY, THE STREAM BED OF EACH STREAM, CREEK OR BACKWASH CHANNEL IN AN UNOBSERVED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CED/MCED IN ACCORDANCE WITH THE CHARLOTTE MECKLENBURG SUBDIVISION ORDINANCE.
- THE CONTRACTOR MAKING THE IMPROVEMENTS SHALL BE FULLY RESPONSIBLE FOR OBTAINING PRECISE LOCATION OF UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CALL UTILITIES: 1-800-632-4949.
- ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
- ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE CHARLOTTE-MECKLENBURG COUNTY SUBDIVISION ORDINANCE, SECTION 7.200.8. HOWEVER NO LOTS IN THIS PHASE ARE IN THE 100+1 BUILDING RESTRICTION.
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NC DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
- MAINTENANCE OF COMMON OPEN SPACES, ENTRY PLANTINGS, MONUMENTS, AND FENCING SHALL BE THE RESPONSIBILITY OF THE CATAWBA RIVER PLANTATION HOMEOWNER'S ASSOCIATION.
- COMMON OPEN SPACE IMPROVEMENTS WILL INCLUDE A NON-IMPERVIOUS PATH (MIN. 4'-0" WIDE) FROM PUBLIC STREET R/W INTO AN OPEN RECREATIONAL AREA THAT COULD INCLUDE BALLFIELDS, TRAILS, SEATING AREAS, ETC. ACCESS TO COMMON SPACES WILL OCCUR VIA UTILITY EASEMENTS LEADING FROM PROPOSED PUBLIC R/W'S. IMPROVEMENTS TO C.O.S. WILL BE TEMPERED IN ORDER TO PROTECT ANY IMPORTANT INTERMITTENT STREAMS NEARBY. ALL PATHWAYS SHOWN ARE SCHEMATIC AND SUBJECT TO FIELD LOCATION. IMPROVEMENT TO PHASE TWO OPEN SPACE WILL BE SUBSTANTIALLY COMPLETE PRIOR TO ISSUANCE OF 75 CERTIFICATES OF OCCUPANCY.
- ALL FILLED BUILDING LOTS MUST BE PLACED IN MAXIMUM ONE FOOT LIFTS TO A MINIMUM 95% COMPACTION, NORTH CAROLINA STATE BUILDING CODE STANDARDS FOR 2000 PSF MINIMUM COMPACTION IS REQUIRED IN BUILDING AREA. ALL SLOPES MUST BE GRADED NO STEEPER THAN 2:1.
- NO TREES, BERMS, WALLS, FENCES OR IDENTIFICATION SIGNS ARE TO INTERFERE WITH SIGHT DISTANCE AT THE STREET CONNECTIONS.
- ALL DRAINAGE FACILITIES, CURB CUTS, AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL AND COORDINATE WITH ENGINEERING
- STREETS MUST BE BUILT IN CONFORMANCE WITH CITY OF CHARLOTTE STANDARDS.
- ALL UTILITIES WILL BE UNDERGROUND.

- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- STANDARD "MUTCD" STOP SIGNS ARE TO BE PLACED AT THE MINOR LEGS OF ALL INTERNAL INTERSECTIONS AND SHALL BE INSTALLED BY THE DEVELOPER.
- PER ZONING PETITION 1998-64(c) THE ZONING FOR THIS SITE IS MX-2

DEVELOPMENT DATA

TAX PARCEL NO. 031-141-07,031-154-05
AND 031-155-02-03-04-05
DEED REFERENCE: BK 8799 PG 871

TOTAL SITE AREA AND ZONING

PHASE	PET# MX-2	R-3 CLUSTER	B-2
1	41.59	38.24	0
2	47.23	0	0
3A	6.31	0	0
3B	19.84	1.03	0
4	39.70	27.09	0
5	3.83	0	7.37
6	0	25.20	0
TOTAL	158.50	90.54	7.37

ALLOWABLE LOTS/UNITS

TOTAL	PET# MX-2	R-3 CLUSTER	B-2
SINGLE FAMILY	380 UNITS MAX	271 UNITS MAX	0
MULTI-FAMILY	295 UNITS MAX	0	0
TOTAL UNITS	675 UNITS MAX	271 UNITS MAX	0
COMMERCIAL	70,000 SQ. FT. MAX.		

PHASE	ACRES	SINGLE FAMILY MX-2	MULTI-FAMILY MX-2	R-3 CLUSTER	OPEN SPACE
1	41.59	124	0	0	8.12 AC. (19.5%)
2	38.24	0	0	94	9.93 AC. (25.9%)
3	47.23	134	0	0	25.13 AC. (53.2%)
3A	6.31	0	50	0	2.148 AC. (34.0%)
3B	16.98	0	154	0	2.36 AC. (13.9%)
TOTAL	153.21	258	204	94	48.70 AC. (31.8%)
ALLOWABLE UNITS		380	295	114	

R-3 CLUSTER LOT DATA

MINIMUM LOT SIZE-----	8,000 SF
MINIMUM LOT WIDTH-----	60'
MINIMUM FRONT SETBACK-----	30'
MINIMUM AVERAGE SETBACK-----	30'
MINIMUM SIDE YARD-----	5'
MINIMUM REAR YARD-----	15' EXTERNAL
	20' INTERNAL

MX-2 LOT DATA

MINIMUM LOT SIZE-----	4,500 SF
MINIMUM LOT WIDTH-----	45'
MINIMUM FRONT SETBACK-----	20'
MINIMUM AVERAGE SETBACK-----	20'
MINIMUM SIDE YARD-----	5'
MINIMUM REAR YARD-----	30' EXTERNAL
	20' INTERNAL

WATERSHED CALCULATIONS:

PHASE 1:
SITE AREA (RESIDENTIAL): 3,477,714.65 SF
24% ALLOWABLE IMPERVIOUS: 834,651.5 SF
STREETS, SIDEWALKS: 355,951.0 SF
NET ALLOWABLE IMPERVIOUS AREA: 478,700.5 SF

PHASE 2:
SITE AREA (RESIDENTIAL): 2,057,338.80 SF
24% ALLOWABLE IMPERVIOUS: 493,761.31 SF
STREETS, SIDEWALKS: 186,872.40 SF
NET ALLOWABLE IMPERVIOUS AREA: 306,888.91 SF

PHASE 3A:
SITE AREA (RESIDENTIAL): 275,038.94 SF
70% ALLOWABLE IMPERVIOUS: 192,527.25 SF
PARKING, STREETS, SIDEWALKS: 45401.2 SF
NET ALLOWABLE FOR BUILDING IMPERVIOUS AREA: 147,126.05 SF

BUILDING HEIGHT MEASURED FROM AVERAGE GRADE TO HIGHEST PART OF STRUCTURE - 35 FT.

PARKING REQUIRED: 186
PARKING PROVIDED: 211
AMOUNT OF IMPERVIOUS COVER OF PARKING: 1.31 AC.

LANDSCAPE REQUIREMENTS
AN AREA EQUAL TO AT LEAST 10% OF THE IMPERVIOUS COVER OF PARKING IS REQUIRED FOR PARKING LOT LANDSCAPE PURPOSES.

5,706.36 SF AREA REQUIRED
5,761.00 SF AREA PROVIDED, 10.1% PROVIDED

1 TREE PER 10,000 SQ. FT. OF IMPERVIOUS COVER REQUIRED= 6 TREES REQUIRED
14 TREES PROVIDED

100' ALL PARKING SPACES MUST BE WITHIN 60' OR LESS OF A TREE.

211 SPACES WITHIN 60' OR LESS OF A TREE PROVIDED
MIN. UNPAVED LANDSCAPE AREA PER TREE=274 SQ. FT.
MIN. 8' AT BASE OF TREE.

MIN. HEIGHT REQUIRED=8 FT. - " FT. PROVIDED
MIN. CALIPER AT 6" ABOVE GROUND REQUIRED=2" - " PROVIDED

NO DUMPSTER AREAS PROVIDED. UNITS TO HAVE CURB PICK-UP, TO BE PROVIDED THROUGH THE HOMEOWNERS ASSOCIATION. ALL TRASH SHALL BE HAULED OFF THE SITE.

NO TRASH PICK-UP WILL BE PROVIDED BY MECKLENBURG COUNTY OR THE CITY OF CHARLOTTE.

SEE THE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION. THIS HAS BEEN SUBMITTED BY THE LANDSCAPE ARCHITECT.

GENERAL NOTES

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

ALL ROAD IMPROVEMENTS AT JMT. HOLLY HUNTERSVILLE

PRIOR TO CONSTRUCTION.

DEVELOPER WILL PROVIDE STREET SIGNS PER CMILDS 50.05 (9" SIGNS ONLY).

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.

PROPOSED PARKING REQUIREMENTS

PROPOSED GARAGE - 2 SPACES PER UNIT
PROPOSED DRIVE - 2 SPACES PER UNIT
TOTAL PROPOSED PER UNIT - 4 SPACES
TOTAL REQUIRED PER UNIT - 1.5 SPACES
TOTAL REQD. - 14
TOTAL PROPOSED - 36

FIRE DEPARTMENT NOTE

PROPOSED TOWNHOUSES ARE 2 STORY AND EXISTING HYDRANT MEETS THE FLOW REQUIREMENT OF 1500 gpm @ 20 psi.

ISO NFF IS 1500 GPM

PROPOSED OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED - 45%
TOTAL AREA - 1.32 AC.
OPEN SPACE PROVIDED - 0.66 AC.
OPEN SPACE % - 50%

PROPOSED UNITS

ALLOWED # OF UNITS 50
PROPOSED # OF UNITS 44
EXISTING UNITS 23
UNITS THIS PROJECT 32
TOTAL @ COMPLETION PROJECT 99
UNITS ARE ALL SINGLE FAMILY ATTACHED

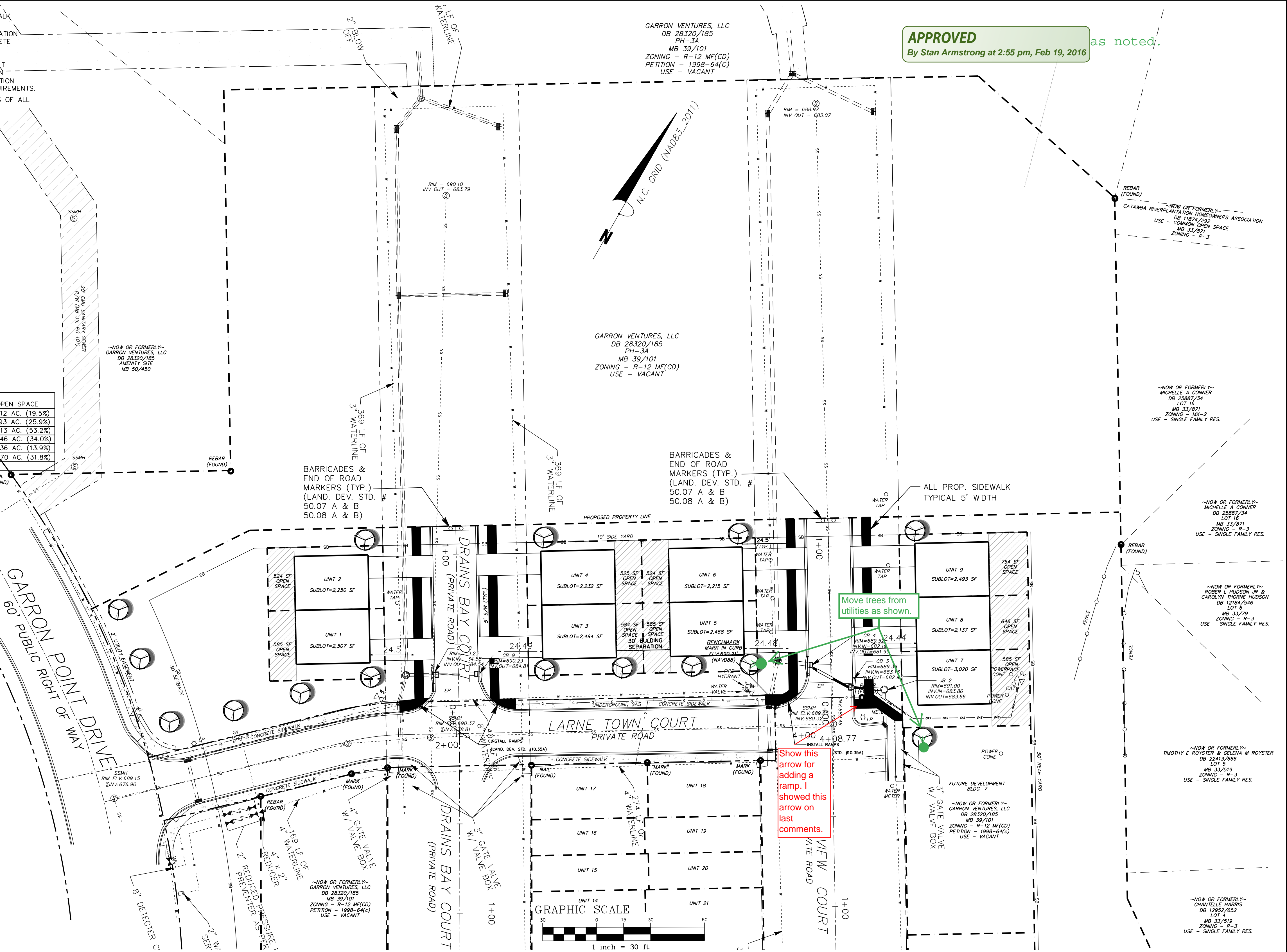
BUILDING SETBACKS PER REZONING

30' SETBACK OFF GARRON POINT DRIVE
50' REAR YARD SETBACK
10' SIDE YARD SETBACK
16' BUILDING SEPERATION

APPROVED

By Stan Armstrong at 2:55 pm, Feb 19, 2016

as noted.



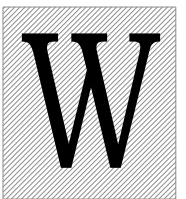
APPROVALS

PROJECT ENGR: JEW
DRAWN BY: ABW
CHECKED BY: CEW

REVIEW: _____
BID: _____

CONSTRUCTION:

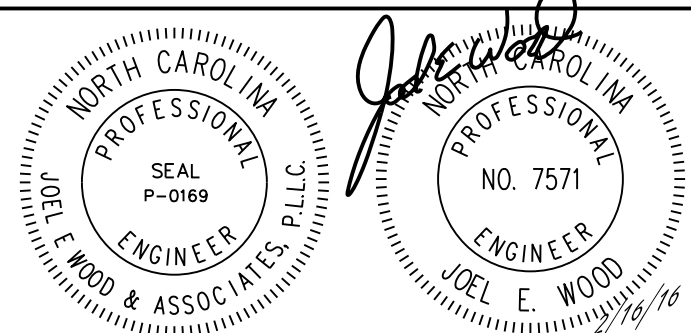
PREPARED BY



Joel E. Wood & Associates
Planning / Engineering / Management

P.O. Box 296 Clover, S.C. 29710
Phone: 803-684-3390

SEALS



PROJECT

CATAWBA RIVER PLANTATION TOWNHOUSES

PAW CREEK TOWNSHIP, CITY OF CHARLOTTE ETJ, NORTH CAROLINA

PREPARED FOR

JDSI, LLC

SHEET TITLE

PRELIMINARY SUBDIVISION PLAN

NO. DATE

REVISIONS

BY

SCALE: 1" = 30'

DATE: 06/03/2015

JOB NO.: 141007

SHEET 4 of 14