


PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 10/6/16



**FINAL
APPROVAL**

| | |
|--|---|
| ENGINEERING PCO / DETENTION / DRAINAGE PLAN | APPROVED <i>By Brendan Smith at 1:07 pm, Oct 05, 2016</i> |
| EROSION CONTROL | APPROVED |
| URBAN FORESTRY TREE ORDINANCE | APPROVED |
| CDOT | APPROVED |
| NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT http://development.charmeck.org | |
|  | |



VICINITY MAP

NTS



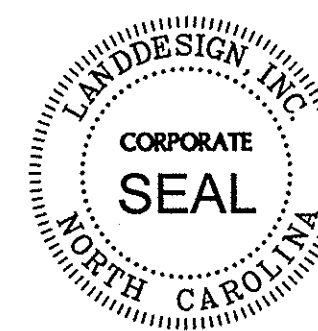
CLT WATER TRACKING NUMBER: _____ **2016197**

| WATER LINES TO BE PERMITTED | | |
|------------------------------------|----------|--------|
| SIZE (INCHES) | MATERIAL | LENGTH |
| 3 | PVC | 649 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| TOTAL | | 649 |

Issuing Project Permit Number: _____ **Date:** _____

Signing Official: _____ **Title:** _____

LandDesign^{INC.}
 NC Engineering Firm License # C-0658
 223 N Graham Street, Charlotte, NC 28202
 V: 704.333.0325 F: 704.332.3246
www.LandDesign.com



WALDRON GROVE
SINGLE FAMILY TOWNHOMES
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
COVER SHEET

REVISIONS:
05/27/16 2ND LD SUBMITTAL
08/29/16 3RD LD AND 2ND CTL WATER SUBMITTAL

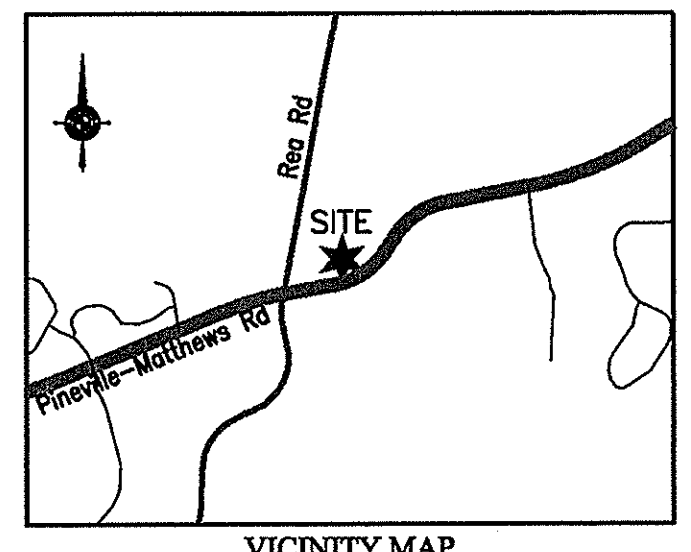
DATE: MARCH 4, 2015
DESIGNED BY: KAG
DRAWN BY: KAG
CHECKED BY: RAK
Q.C. BY: RAK
SCALE: N/A
PROJECT #: 1015420

SHEET #:
C1.0



WALDRON GROVE
SINGLE FAMILY TOWNHOMES
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
SURVEY

DATE: MARCH 14, 2015
DESIGNED BY: KAG
DRAWN BY: KAG
CHECKED BY: KAG
SCALE: AS SHOWN
PROJECT #: 1015420
SHEET #:
C.I.



SURVEYOR'S DESCRIPTION:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE CITY OF CHARLOTTE, COUNTY OF MECKLENBURG, STATE OF NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF PINEVILLE-MATTHEWS ROAD AKA N.C. HIGHWAY 51 (100 FOOT PUBLIC R/W), SAID POINT BEING THE SOUTHERLY CORNER OF LOT 4, WINDSWEEP SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGE 875 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY (THE "REGISTRY"); THENCE WITH AND ALONG SAID NORTHERLY RIGHT-OF-WAY MARGIN OF PINEVILLE-MATTHEWS ROAD WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 1382.35 FEET AND AN ARC LENGTH OF 428.63 FEET (CHORD BEARING OF S 79°33'39" W AND A CHORD LENGTH OF 428.63 FEET) TO A NEW IRON ROD, SAID POINT BEING THE SOUTHEAST CORNER OF TRINITY COMMONS MAP 1, AS RECORDED IN MAP BOOK 47, PAGE 181 IN THE REGISTRY; THENCE WITH AND ALONG THE BOUNDARY OF SAID TRINITY COMMONS FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) N 20°27'46" E A DISTANCE OF 264.53 FEET TO AN EXISTING IRON PIPE, 2) N 58°43'50" W A DISTANCE OF 318.75 FEET TO AN EXISTING IRON PIPE ON THE SOUTHEAST BOUNDARY OF MAYFAIR TOWNHOMES, MAP 1, AS RECORDED IN MAP BOOK 50, PAGE 85 IN THE REGISTRY; THENCE WITH AND ALONG SAID SOUTHEAST BOUNDARY OF MAYFAIR TOWNHOMES, MAP 1 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) N 11°11'14" E A DISTANCE OF 208.50 FEET TO AN EXISTING IRON ROD, 2) N 32°16'15" E A DISTANCE OF 212.38 FEET TO AN EXISTING IRON PIPE, SAID POINT BEING THE NORTHWESTLY CORNER OF LOT 21, AFORESAID WINDSWEEP SUBDIVISION, AS RECORDED IN MAP BOOK 31, PAGE 875 IN THE REGISTRY; THENCE WITH AND ALONG THE SOUTHWESTLY BOUNDARY OF LOTS 27, 26, 11, 10, AND 9 SAID WINDSWEEP SUBDIVISION S 29°39'39" E A DISTANCE OF 739.98 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 196,991 SQUARE FEET OR 4.5223 ACRES, AS SHOWN ON A SURVEY PREPARED BY R. B. PHARR & ASSOCIATES, P.A. DATED JUNE 3, 2015 (MAP FILE W-4808).

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-39 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "BEXLEY", ELEVATION = 651.54 FEET, NAVD 88.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. PINEVILLE-MATTHEWS ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

INVESTORS TITLE INSURANCE COMPANY

COMMITMENT NO. 2015062502, EFFECTIVE DATE: 07/17/2015

SCHEDULE B - (EXCEPTIONS)

1. (NOT A SURVEY MATTER)
2. EASEMENTS TO ST. MARGARET'S EPISCOPAL CHURCH RECORDED IN BOOK 1767 AT PAGE 181. (THE EASEMENT GRANTED IN THE AFORESAID DOCUMENT EXPIRED ON DECEMBER 16, 2005).
3. TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF NC HIGHWAY 51.
4. RESTRICTIONS APPEARING OF RECORD IN BOOK 4559 AT PAGE 229, BUT THIS POLICY INSURES THAT A VIOLATION THEREOF WILL NOT CAUSE A FORFEITURE OR REVERSION OF TITLE (AFFECTS SUBJECT PROPERTY, BUT CONTAINS NO PLOTTABLE MATTER).
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. PARAGRAPH 2 (C) OF THE COVERED RISKS IS HEREBY DELETED.

ALTA/ACSM CERTIFICATION:

TO: COPPER BUILDERS, INC.; BOILERMAKER INVESTMENTS, INC.; & INVESTORS TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a)(i), 7(b), & 8, 11(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 3, 2015.

Andrew B. Baker
ANDREW B. BAKER, PLS (L-4544)
email: abaker@tighart.com
8/24/2015
DATE

AREA: 196,991 SQ. FT. OR 4.5223 ACRES

| REVIEWS | | | |
|---------|--------------------------|--|--|
| 7/31/15 | TO ADD TITLE COMMITMENT. | | |
| 8/24/15 | TO ADD TREES. | | |

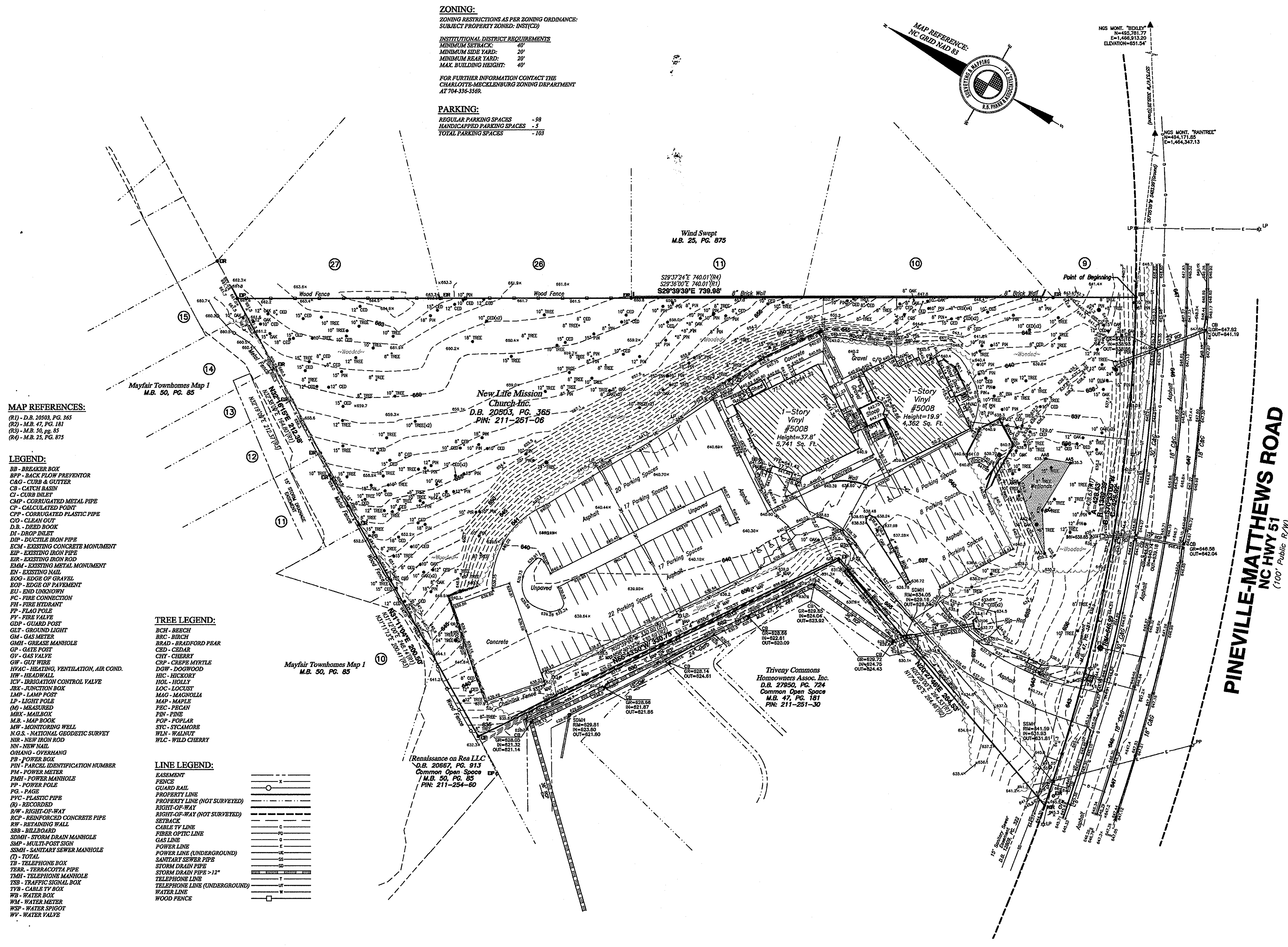
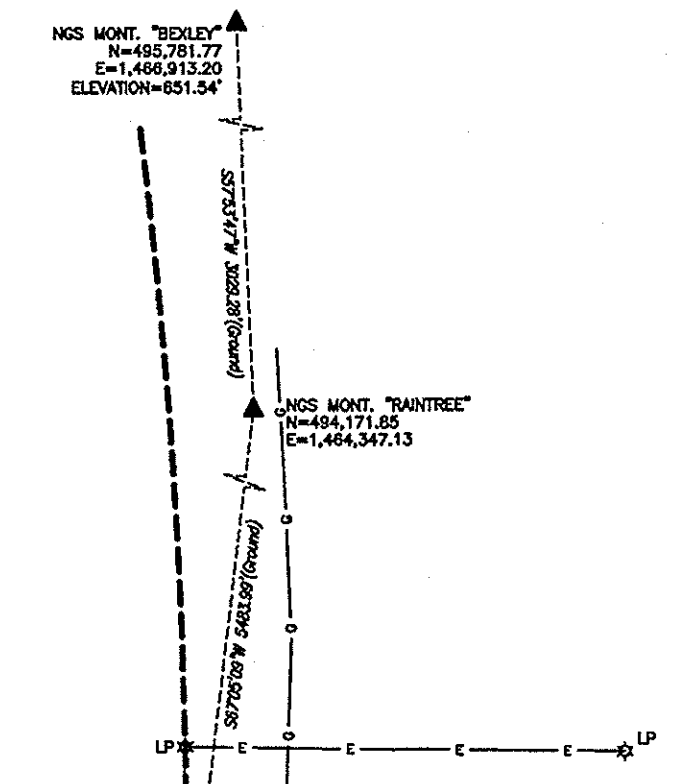
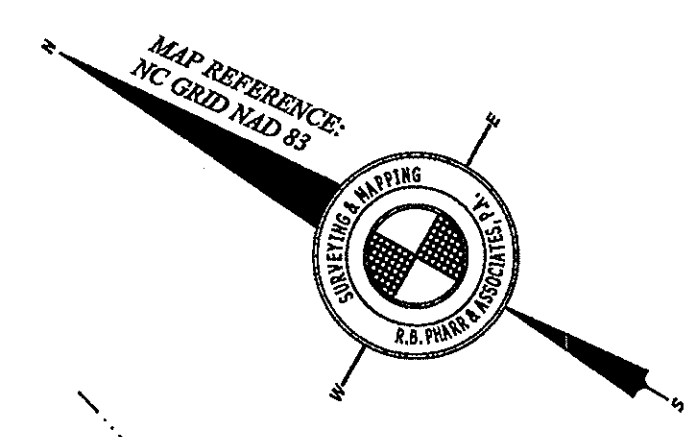
| | | | |
|---|--|--|--|
| ALTA/ACSM LAND TITLE SURVEY | | | |
| COPPER BUILDERS, INC. | | | |
| 8008 PINEVILLE-MATTHEWS ROAD | | | |
| CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. | | | |
| DEED REFERENCE: BOOK 20503, PAGE 365 | | | |
| TAX PARCEL NO: 211-251-06 | | | |

| | | | |
|---|--|--|--|
| R.B. PHARR & ASSOCIATES, P.A. | | | |
| SURVEYING & MAPPING | | | |
| 420 HAWTHORNE LANE, CHARLOTTE, NC 28204 | | | |
| TEL: (704) 378-2186 | | | |

| | | | |
|-------|--------|----------|----------|
| CREW: | DRAWN: | REVISED: | SCALE: |
| LC | NM | NM | 1" = 40' |

| | |
|--------------|-----------|
| DATE: | FILE NO.: |
| JUNE 3, 2015 | W-4808 |

| |
|----------|
| JOB NO.: |
| 83199 |



ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: DIST(C2)
INSTITUTIONAL DISTRICT REQUIREMENTS:
MINIMUM SETBACK: 40'
MINIMUM SIDE YARD: 20'
MINIMUM REAR YARD: 20'
MAX. BUILDING HEIGHT: 40'
FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-335-3359.
PARKING:
REGULAR PARKING SPACES: - 98
HANDICAPPED PARKING SPACES: - 5
TOTAL PARKING SPACES: - 103

MAP REFERENCES:
(R1) - D.B. 20503, PG. 365
(R2) - M.B. 47, PG. 181
(R3) - M.B. 50, PG. 85
(R4) - M.B. 25, PG. 875

- LEGEND:**
- BB - BREAKER BOX
 - BFP - BACK FLOW PREVENTOR
 - C&G - CURB & GUTTER
 - CB - CATCH BASIN
 - CI - CURB INLET
 - CMP - CORRUGATED METAL PIPE
 - CP - CALCULATED POINT
 - CPP - CORRUGATED PLASTIC PIPE
 - CO - CLEAN OUT
 - D.B. - DEED BOOK
 - DI - DROP INLET
 - DIP - DUCTILE IRON PIPE
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIM - EXISTING IRON ROD
 - EMM - EXISTING METAL MONUMENT
 - EN - EXISTING NAIL
 - EOG - EDGE OF GRAVEL
 - EOP - EDGE OF PAVEMENT
 - EU - END UNKNOWN
 - FC - FIRE CONNECTION
 - FH - FIRE HYDRANT
 - FP - FLAG POLE
 - FI - FIRE VALVE
 - GDP - GUARD POST
 - GLT - GROUND LIGHT
 - GM - GAS METER
 - GMH - GREASE MANHOLE
 - GP - GATE POST
 - GV - GAS VALVE
 - GV - GUY WIRE
 - HVAC - HEATING, VENTILATION, AIR COND.
 - HW - HEADWALL
 - ICV - IRRIGATION CONTROL VALVE
 - J&V - JUNCTION BOX
 - LMP - LAMP POST
 - LP - LIGHT POLE
 - MA - MEASURED
 - MB - MAILBOX
 - MA - MAP BOOK
 - MP - MONITORING WELL
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - NN - NEW NAIL
 - OHANG - OVERHANG
 - PP - POWER BOX
 - PP - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - PMH - POWER MANHOLE
 - PP - POWER POLE
 - PG - PAGE
 - PIC - PLASTIC PIPE
 - (R) - RECORDED
 - R/W - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - RF - RETAINING WALL
 - S&B - BILLBOARD
 - SMH - STORM DRAIN MANHOLE
 - SMP - MULTI-POST SIGN
 - SMH - SANITARY SEWER MANHOLE
 - (T) - TOTAL
 - TS - TELEPHONE BOX
 - TER - TERRACOTTA PIPE
 - TMT - TELEPHONE MANHOLE
 - TSS - TRAFFIC SIGNAL BOX
 - TTB - CABLE TV BOX
 - WB - WATER BOX
 - WM - WATER METER
 - WSP - WATER SPOUT
 - WY - WATER VALVE

- TREE LEGEND:**
- BCH - BEECH
 - BRC - BIRCH
 - BRAD - BRADFORD PEAR
 - CED - CEDAR
 - CHY - CHERRY
 - CRP - CREPE MYRTLE
 - HOL - HOLLY
 - LOC - LOCUST
 - MAG - MAGNOLIA
 - MAP - MAPLE
 - PIC - PINE
 - POP - POPLAR
 - STC - STICKLEBERRY
 - WLN - WALNUT
 - WLC - WILD CHERRY

- LINE LEGEND:**
- EASEMENT
 - FENCE
 - GUARD RAIL
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY (NOT SURVEYED)
 - SETBACK
 - CABLE TV LINE
 - FIBER OPTIC LINE
 - GAS LINE
 - POWER LINE
 - POWER LINE (UNDERGROUND)
 - SANITARY SEWER PIPE
 - STORM DRAIN PIPE
 - STORM DRAIN PIPE - 12"
 - TELEPHONE LINE
 - TELEPHONE LINE (UNDERGROUND)
 - UT - UTILITY
 - W - WATER
 - W - WOOD FENCE

UTILITIES:
POWER
DUKE POWER ENERGY
1-800-777-9898
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500
WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 355-5564 WATER
(704) 355-6664 SEWER
GAS
PIEDMONT NATURAL GAS CO.
1-800-753-7304
CABLE TELEVISION
TIME WARNER CABLE
1-800-592-2233



GPS CERTIFICATION:
I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:
(1) CLASS OF SURVEY: A(1:10,000)
(2) POSITIONAL ACCURACY: HORIZ. NORTH = 0.01635; EAST = 0.00775; VERT. = 0.0077
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: 05/09/2015
(5) DATUM/EPOCH: NAD 1983, NAVD 88
(6) PUBLISHED/CONTROL USE: NGS MONUMENT "BEXLEY"
(7) GEOID MODEL: GEOID10A(CONUS)
(8) COMBINED GRID FACTOR(S): 0.99994911
(9) UNITS: US SURVEY FEET

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014.
MAP NUMBER: 37104549000; ZONE 'X'

THIS IS TO CERTIFY THAT ON THE 3RD DAY OF JUNE, 2015, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 100B (1) N.C.A.C. 10 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 100,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

