

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING  
AT LEAST 48 HRS. PRIOR TO ANY LAND  
DISTURBING ACTIVITY USING THE ONLINE  
FORM FOUND AT <http://charlottenc.gov/ld>

APPROVED

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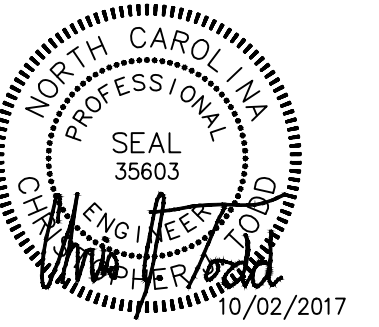
APPROVED

APPROVED

# STONEHAVEN - PHASE II

CITY OF CHARLOTTE (ETJ), NORTH CAROLINA

PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By Brent Wilkinson 11/13/17  
Annexation for this property was approved 10/9/17



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## LEGEND

### SEWER

8" SAN	EXISTING SANITARY SEWER
8" SAN	SANITARY SEWER
1	SANITARY MANHOLE NUMBER
⊙	EX SANITARY MANHOLE
⊙	SANITARY MANHOLE
⊙	EXISTING CLEAN OUT
•	CLEAN OUT

### WATER

16" W	EXISTING WATER LINE
8" W	WATER LINE
⊗	EXISTING WATER VALVE
⊗	WATER VALVE
⊗	WATER METER
⊗	EXISTING FIRE HYDRANT
⊗	FIRE HYDRANT
+	WATER LINE PLUG
+	WATER LINE TEE

### NATURAL GAS

G	EXISTING GAS LINE
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### MISCELLANEOUS UTILITIES

⊙	EXISTING UTILITY POLE
— OHP —	EXISTING OVERHEAD ELECTRIC
⊡	EXISTING TELEPHONE PEDESTAL
— OHT —	EX OVERHEAD TELEPHONE LINE
— UGT —	UNDERGROUND TELEPHONE LINE
— OFO —	EX OVERHEAD FIBER OPTIC LINE
— OFO —	OVERHEAD FIBER OPTIC LINE
— UFO —	EX UNDERGROUND FIBER OPTIC LINE
— UFO —	UNDERGROUND FIBER OPTIC LINE

### SITE

=====	EXISTING STORM SEWER
=====	STORM SEWER
1	EX DROP INLET
1	DROP INLET & STRUCTURE NUMBER
⊡	CATCH BASIN
⊡	DOUBLE CATCH BASIN
1	DROP INLET
⊡	FLARED END SECTION
⊙	EXISTING STORM SEWER MANHOLE
⊙	STORM SEWER MANHOLE
=====	CURB & CUTTER
=====	PROPERTY LINE
⊙	BENCH MARK
-----	LIMITS OF CONSTRUCTION
~~~~~	EXISTING TREE LINE
⊙	EXISTING SHRUB
⊙	EXISTING TREE
— X —	EXISTING FENCE
— X —	FENCE
— 200 —	EXISTING CONTOUR
— 200 —	CONTOUR
T/C 95.32 E/P 95.32 SWL 95.32	SPOT ELEVATION
-----	C/L SWALE
⊙	EXISTING SIGN
⊙	SIGN
⊙	PROPERTY MARKER FOUND / ROD FOUND
⊙	PIPE FOUND
⊡	MONUMENT FOUND



## VICINITY MAP

SCALE: 1" = 500'

## MATTAMY HOMES

2127 AYRSLEY TOWN BOULEVARD, SUITE 201  
CHARLOTTE, NORTH CAROLINA 28273



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHOWING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

THIS DRAWING PREPARED AT THE  
**CHARLOTTE OFFICE**  
610 East Matthews Street, Suite 250 | Charlotte, NC 28202  
TEL 704.602.8600 FAX 704.376.1076 [www.timmons.com](http://www.timmons.com)

YOUR VISION ACHIEVED THROUGH OURS.

DATE  
7/27/2017  
10/2/2017  
DRAWN BY  
J. HORTON  
DESIGNED BY  
J. HORTON  
CHECKED BY  
C. TODD  
SCALE  
AS SHOWN

TIMMONS GROUP  
NORTH CAROLINA LICENSE NO. C-1652  
STONEHAVEN - PHASE II  
CITY OF CHARLOTTE (ETJ), NORTH CAROLINA

JOB NO.  
38225  
SHEET NO.  
C000

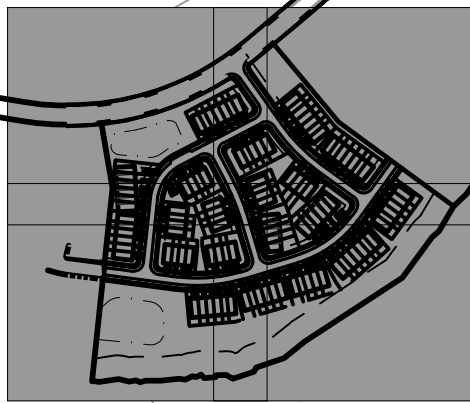
REZONING PETITION: 2006-078

PARCEL #	OWNER	DEED REFERENCE	ZONING	USE
1. 19923401	Mattamy Carolina Corporation	DB 28453 MB 683	CC	Vacant
2. 19923402	Mattamy Carolina Corporation	DB 28453 MB 683	CC	Vacant
3. 19923403	Kyle Tedeschi	DB 32074 MB 768	CC	SF Attached
4. 19923404	Ivan A Ivanov and Becky L Rishel	DB 32068 MB 138	CC	SF Attached
5. 19923405	Jeffrey and Ellen B Walker	DB 32072 MB 456	CC	SF Attached
6. 19923406	James E Thompson	DB 32003 MB 952	CC	SF Attached
7. 19923407	Emily C Ledbetter and Zachary T Fulbright	DB 32001 MB 38	CC	SF Attached
8. 19923408	Charles A Fritts	DB 31987 MB 124	CC	SF Attached
9. 19923409	Morgan I Simpson	DB 31979 MB 368	CC	SF Attached
10. 19923410	Brandon C Snook	DB 31975 MB 248	CC	SF Attached
11. 19923411	Anthony J Fusco and Cynthia S Conti	DB 31914 MB 228	CC	SF Attached
12. 19923412	Victoria L Van Dusen	DB 31962 MB 648	CC	SF Attached
13. 19923413	Anthony J and Tracy T Ugone	DB 31902 MB 717	CC	SF Attached
14. 19923414	Linda A Galin	DB 31882 MB 462	CC	SF Attached
15. 19923415	Joseph J and Avery D Cherry	DB 31906 MB 133	CC	SF Attached
16. 19923416	Mattamy Carolina Corporation	DB 28453 MB 683	CC	Vacant
17. 19923417	Mattamy Carolina Corporation	DB 28453 MB 683	CC	Vacant
18. 19923418	Mattamy Carolina Corporation	DB 28453 MB 683	CC	Vacant

SHEET  
C202

THE VILLAGE AT BEREWICK HOMEOWNERS ASSOCIATION  
BEREWICK COMMONS PARKWAY  
1925169  
MECKLENBURG COUNTY - UNINCORPORATED  
DB 31450-826  
USE: SINGLE FAMILY  
ZONING: CC

SHEET  
C203



LEGEND

- LOT LINE
- == 2' VALLEY CURB
- TREE
- ▬ SIDEWALK
- ⊥ STOP SIGN
- ⊕ STREET SIGN
- ⊕ PEDESTRIAN LIGHT



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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
7/27/2017	REVISIONS FROM CITY COMMENTS
10/2/2017	REVISIONS FROM CITY COMMENTS

DATE  
05/05/2017

DRAWN BY  
J. HORTON

DESIGNED BY  
J. HORTON

CHECKED BY  
C. TODD

SCALE  
1" = 60'

**TIMMONS GROUP**

STONEHAVEN - PHASE II

NORTH CAROLINA LICENSE NO. C-1652

CITY OF CHARLOTTE (EITJ), NORTH CAROLINA

SITE PLAN OVERALL

JOB NO.  
38225

SHEET NO.  
C200



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R:\10438225-Berewick Townhomes\DWG\Sheet\CD\38225 C200-SITE.dwg | Plotted on 10/2/2017 6:46 PM | by Jeremy Horton

R:\10438225-Berewick Townhomes\DWG\Sheet\CD\38225 C200-SITE.dwg [Printed on 10/5/2017 6:46 PM] by Jeremy Horton

ZONING CODE SUMMARY

OWNER:	MATTAMY HOMES 2127 AYRSLEY TOWN BOULEVARD, SUITE 201 CHARLOTTE, NC 28273
PROJECT ACREAGE:	17.84 ACRES
TAX PARCEL #S:	19923126, 19923127, AND 19925167
ZONING:	CC - LLWPA
REZONING:	2006 - 078
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED (TOWNHOMES) FOR SALE
UNITS ALLOWED:	107
UNITS PROVIDED:	107
UNITS REMAINING:	107 PER THE MASTER DEVELOPMENT SUMMARY DATED AUGUST 21, 2017.
DENSITY PROVIDED:	6.0 UDA
BUILDING SEPARATION:	16' (MINIMUM)
FRONT YARD SETBACK:	27' (MEASURED FROM TOTAL R/W) * * SETBACK MAY BE REDUCED TO 15' PER SECTION 9.303(19)(F) OF ZONING ORDINANCE PROVIDED THE BUILDING ELEVATION FACING THE STREET HAS A FRONT ARCHITECTURAL FACADE WITH AN ENTRY DOORWAY. * ALL GARAGES HAVE A 20 FT SEPARATION FROM THE PROPOSED RIGHT-OF-WAY OR BACK OF SIDEWALK (WHICHEVER IS GREATER).
REAR YARD SETBACK:	40'
SIDE YARD SETBACK: OR	5' (OR 10' IF ADJOINING SINGLE FAMILY DEVELOPED ZONED LAND)
BEREWICK COMMONS PARKWAY SETBACK:	35 FT
BUILDING HEIGHT ALLOWED:	40' (MAX.)
BUILDING HEIGHT PROPOSED:	30' - 4" (MAX.)
WATERSHED NAME:	LOWER LAKE WYLIE - PROTECTED AREA
SOLID WASTE:	ALL SOLID WASTE TO BE PROVIDED BY PRIVATE SERVICE. ALL UNITS SHALL BE SERVICED BY INDIVIDUAL ROLL-OUT WASTE AND RECYCLING CONTAINERS.
SOLID WASTE OPTION: SOLID WASTE REQUIRED:	ONE 8 CY DUMPSTER PER 30 UNITS OR ONE 8 CY COMPACTOR PER 90 UNITS.
SOLID WASTE PROVIDED: RECYCLING REQUIRED: RECYCLING PROVIDED:	ONE 16 CY COMPACTOR 288 SF 295 SF

OPEN SPACE CALCULATIONS

TOTAL SITE AREA =	17.84 ACRES
OPEN SPACE REQUIRED =	7.14 ACRES (40.0%)
OPEN SPACE PROVIDED =	7.15 ACRES (40.1%)
PRIVATE OPEN SPACE =	400 SF PER UNIT (MINIMUM)

TREE SAVE CALCULATIONS

REQUIRED TREE SAVE:	15% (2.68 AC.)
PROVIDED TREE SAVE:	15% (2.68 AC.)

WATERSHED CALCULATIONS

(HIGH DENSITY OPTION)	
CRITICAL AREA:	543,972 SF / 12.49 ACRES
PROTECTED AREA:	388,555 SF/ 8.92 ACRES (IMPERVIOUS)
PROPOSED IMPERVIOUS:	321,366.69 SF/ 7.38 ACRES*
PERCENT IMPERVIOUS:	7.38 ACRES/ 17.84 ACRES = 41.4%

\*INCLUDES:  
BUILDING PAD, DRIVEWAYS, SIDEWALKS, AND STREETS.

1. BMP AS-BUILTS TO INCLUDE BUILT UPON AREA DRAINING TO THE BMP AND INCLUDED ON THE BMP ACCESS AND MAINTENANCE EASEMENT PLAT FOR RECORDATION.

PARKING CALCULATIONS

REQUIRED PARKING:	161 SPACES (1.5/ UNIT)
PROVIDED PARKING:	320 SPACES* *2 CAR GARAGE UNIT: 4 SPACES (53 PROVIDED) 1 CAR GARAGE UNIT: 2 SPACES (54 PROVIDED)

STAKING AND MATERIALS PLAN NOTES

- CURB AND GUTTER VARIES AT CATCH BASIN LOCATION. SEE DETAILS FOR CATCH BASIN PLACEMENT AND CURB TRANSITIONS.
- ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
- DIRECT VEHICULAR ACCESS TO BEREWICK COMMONS PARKWAY FROM ALL LOTS IS PROHIBITED.
- CURB AND GUTTER SHOWN ON PLANS ALONG BEREWICK COMMONS PARKWAY MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- ALL STREETS ARE PUBLIC UNLESS OTHERWISE NOTED.
- 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 TIMMONS GROUP IMMEDIATELY OF ANY DISCREPANCIES.
- ALL DIMENSIONS ARE TO FACE OF CURB OR CENTERLINE UNLESS OTHERWISE NOTED.
- ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- ALL RADII SHALL BE 4' - 6" (B.O.C.) UNLESS OTHERWISE NOTED
- SIGHT TRIANGLES INDICATED ARE THE MINIMUM REQUIRED.
- ALL SIDEWALKS SHALL BE 5' - 0" UNLESS OTHERWISE NOTED
- ALL CURB AND GUTTER SHALL BE 2' - 0" VALLEY UNLESS OTHERWISE NOTED.
- STREET FRONTAGE SIGNAGE (BUS STOP, STREET NAME, SPEED LIMIT, NEIGHBORHOOD) SHOWN AT APPROXIMATE LOCATIONS. COORDINATE EXACT LOCATIONS WITH CITY INSPECTOR.
- STOP SIGNS SHALL BE R1-1 36"x36" ON PUBLIC STREETS.
- NO OBSTRUCTION OF PUBLIC R/W OR SIDEWALK WILL BE ALLOWED. NO PARKING IS ALLOWED OVER PUBLIC SIDEWALKS.
- ANY FENCE OR WALL CONSTRUCTED ADJACENT TO ANY SIDEWALK OR STREET OR RIGHT-OF-WAY WILL REQUIRE A CERTIFICATE ISSUED BY CDOT.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDS#50.05 (9" SIGNS ONLY) FOR PUBLIC ROADS.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- NO DEMOLITION LANDFILLS ALLOWED ON SITE.
- THE APPROXIMATE COMPLETION TIME OF THIS PROJECT IS OCTOBER 1, 2019.
- PIPE SYSTEMS AND OPEN CHANNELS ON PRIVATE PROPERTY SHALL BE PLACED IN A STORM DRAINAGE EASEMENT. STORM DRAINAGE EASEMENTS (SDE) SHALL BE A MINIMUM OF FIFTEEN FEET FOR PIPES AND TWENTY FEET FOR OPEN CHANNELS. ALL STORM DRAINAGE ARE KEPT SEPARATE FROM ANOTHER EASEMENT EXCEPT WHERE AN OVERLAP IS APPROVED BY THE APPROPRIATE CITY ENGINEERING DEPARTMENT FOR RESIDENTIAL SITES. THE EASEMENT SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. STRUCTURES OR ANY OTHER OBJECT WHICH MAY IMPEDED STORM WATER FLOW OR SYSTEM MAINTENANCE ARE PROHIBITED. MAINTENANCE OF THE SIDE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ASSURE PROPER 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.
- 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.
- ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOOD LINE IS SUBJECT TO THE RESTRICTIONS OF THE (MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8
- 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.
- TREE SAVE AREAS WILL BE RECORDED ON SUBDIVISION PLAT AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

- COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED
- PER SECTION 18-175(e) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATING MANUAL, ALL NATURAL AREAS AND/ OR POST CONSTRUCTION CONTROL EASEMENTS (PCE) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- CERTIFICATIONS AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS FOR PROCESSING. FOR PERMIT FORM INFORMATION, CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT HTTP://WWW.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET+MAINTAINANCE/HOME.HTM
- ALL UTILITIES WILL BE UNDERGROUND.
- ALL ROAD IMPROVEMENTS ON BEREWICK COMMONS PARKWAY ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (0.1') FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF MECKLENBURG COUNTY.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE TOWN/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE TOWN/COUNTY ORDINANCE.
- 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 AND BASED ON FIELD CONDITIONS.
- HANDRAILS MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY, IF WARRANTED BY FIELD CONDITIONS (CLDS 50.04A,B).
- 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 STREET RIGHT-OF-WAY.
- ALL OPENINGS (E.G. DOORS, WINDOWS, VENTS) IN STRUCTURES SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS).
- AS-BUILTS FOR ALL APPLICABLE DETENTION STRUCTURES AND BMP MEASURES ARE REQUIRED. AS-BUILTS ARE TO INCLUDE LATITUDE AND LONGITUDE FOR CENTER OF MEASURE, AND INLETS AND OUTLETS OF ALL STRUCTURES. ELEVATIONS AND DIMENSIONS ARE REQUIRED FOR ALL MEASURED.
- PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
- NON-STANDARD ITEMS (I.E. 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. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEERS PRIOR TO CONSTRUCTION.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7056) 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.
- SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
- ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A R/W USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
- RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED THROUGH LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.
- CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.



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REVISION DESCRIPTION	DATE
REVISIONS FROM CITY COMMENTS	7/27/2017
REVISIONS FROM CITY COMMENTS	10/2/2017

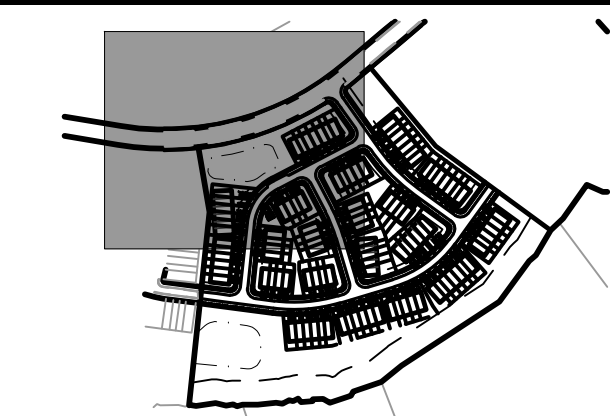
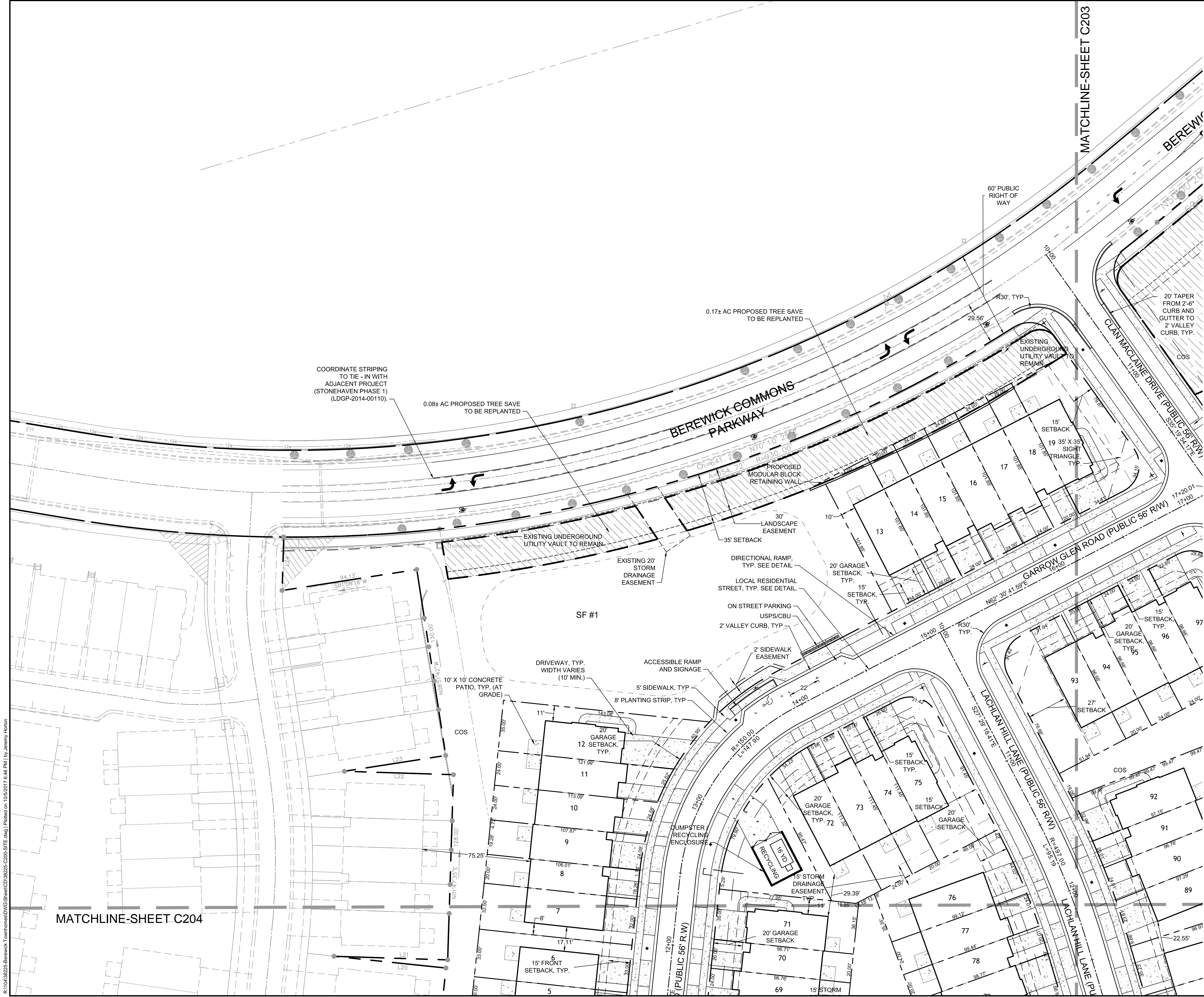
DATE	05/05/2017
DRAWN BY	J. HORTON
DESIGNED BY	J. HORTON
CHECKED BY	C. TODD
SCALE	AS SHOWN

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652  
**STONEHAVEN - PHASE II**  
CITY OF CHARLOTTE (ETJ), NORTH CAROLINA

SITE PLAN NOTES

JOB NO.	38225
SHEET NO.	C201

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- LEGEND**
- LOT LINE
  - 2' VALLEY CURB
  - TREE
  - SIDEWALK
  - + STOP SIGN
  - + STREET SIGN
  - ⊕ PEDESTRIAN LIGHT



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



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TEL 704.602.8600 FAX 704.576.1076 www.timmons.com

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DATE	REVISION DESCRIPTION
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10/2/2017	REVISIONS FROM CITY COMMENTS

DATE	05/05/2017
DRAWN BY	J. HORTON
DESIGNED BY	J. HORTON
CHECKED BY	C. TODD
SCALE	AS SHOWN

# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

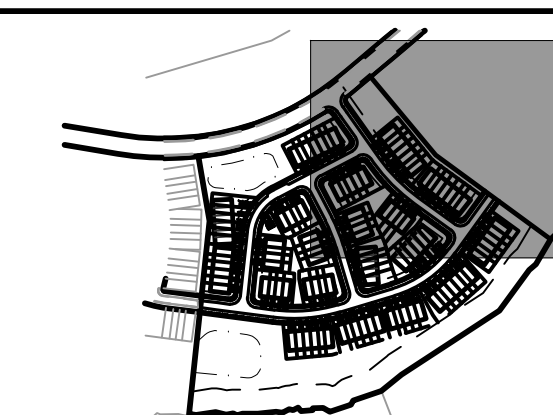
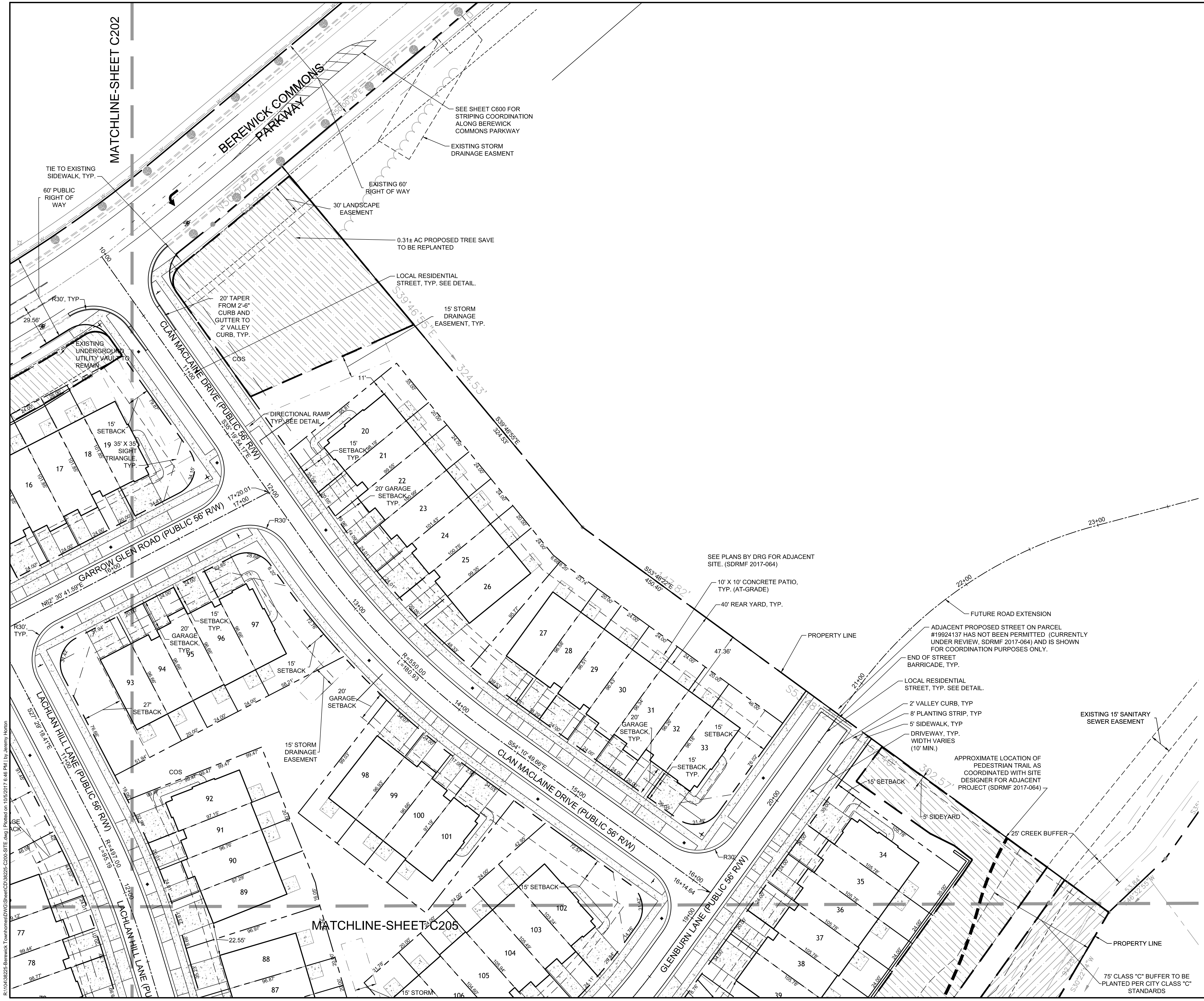
## STONEHAVEN - PHASE II

CITY OF CHARLOTTE (ETJ), NORTH CAROLINA

### SITE PLAN

JOB NO.	38225
SHEET NO.	C202

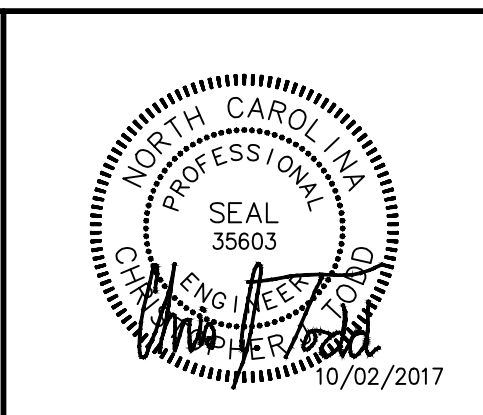
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- LEGEND**
- LOT LINE
  - 2' VALLEY CURB
  - TREE
  - SIDEWALK
  - + STOP SIGN
  - + STREET SIGN
  - ⊕ PEDESTRIAN LIGHT



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DATE	DRAWN BY
05/05/2017	J. HORTON
CHECKED BY	SCALE
J. HORTON	AS SHOWN



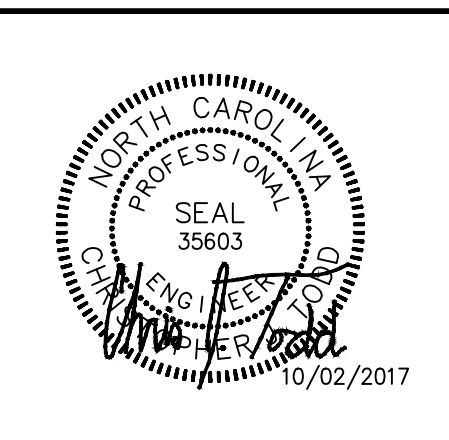
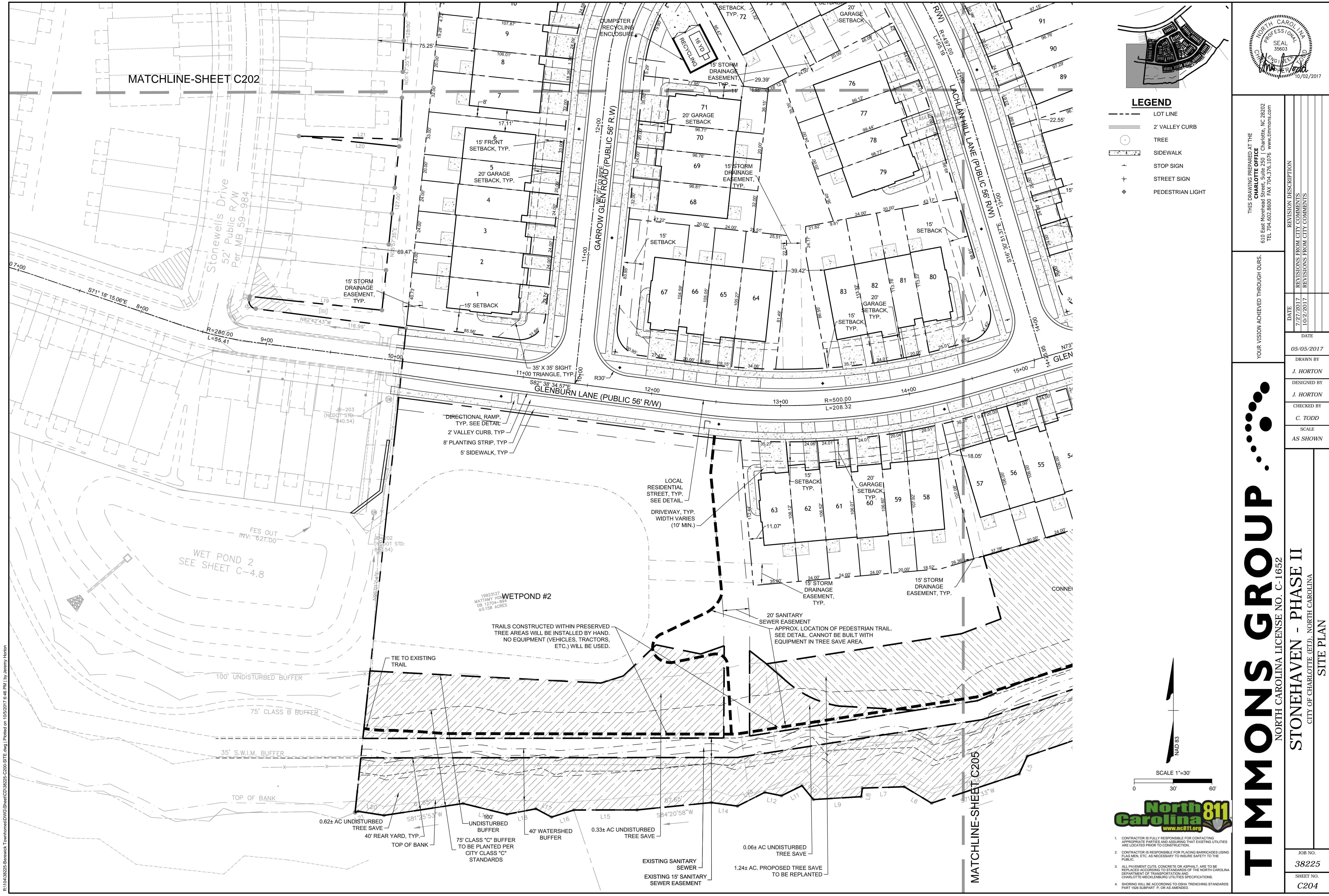
# STONEHAVEN - PHASE II

NORTH CAROLINA LICENSE NO. C-1652  
CITY OF CHARLOTTE (EITJ), NORTH CAROLINA

## SITE PLAN

JOB NO.	38225
SHEET NO.	C203

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7/27/2017		10/2/2017	

05/05/2017	DRAWN BY <b>J. HORTON</b>
	DESIGNED BY <b>J. HORTON</b>
	CHECKED BY <b>C. TODD</b>
	SCALE <b>AS SHOWN</b>

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652  
**STONEHAVEN - PHASE II**  
CITY OF CHARLOTTE (EITJ), NORTH CAROLINA  
**SITE PLAN**

JOB NO.	38225
SHEET NO.	C204

SCALE 1"=30'

0 30' 60'

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.

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4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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