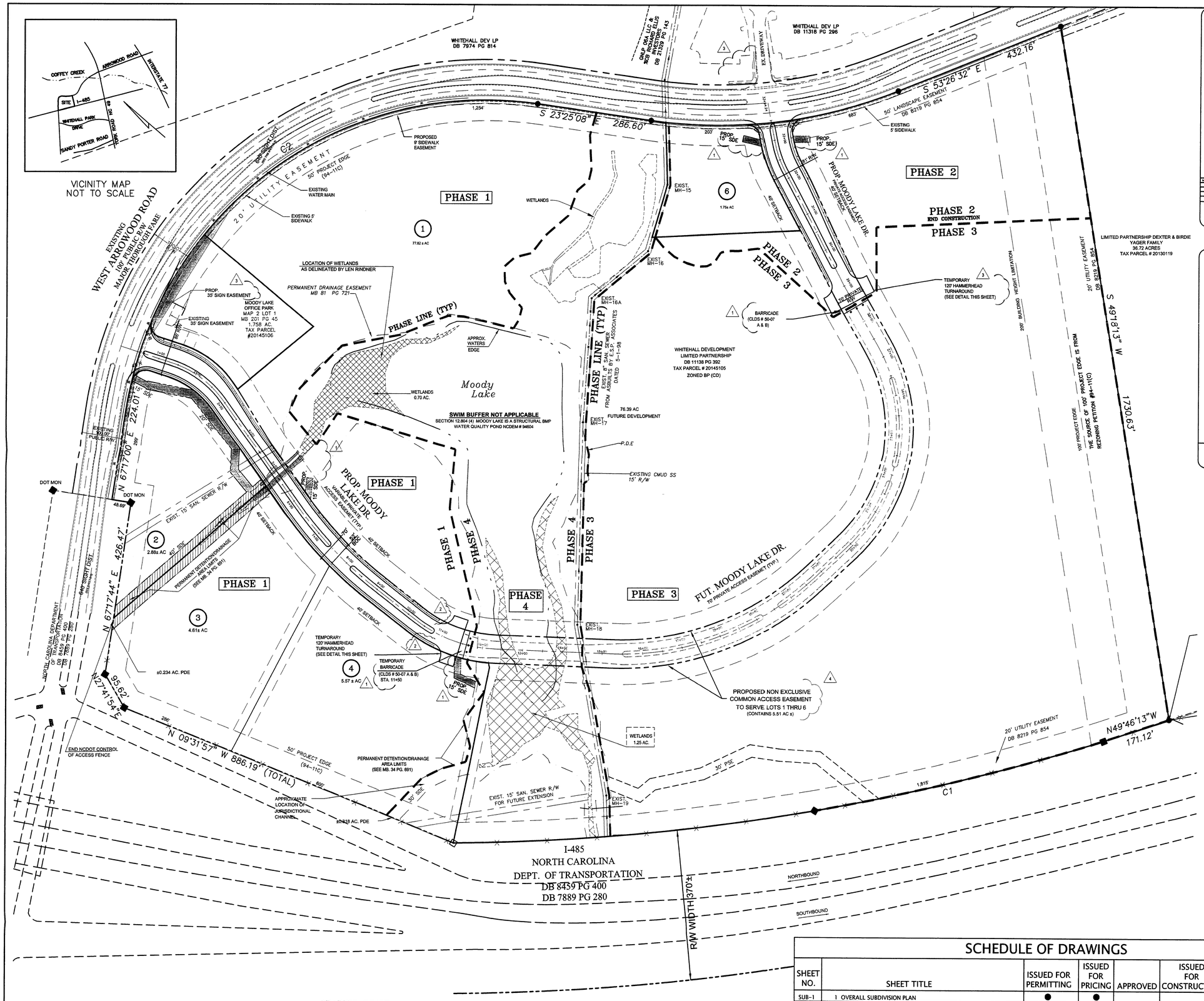
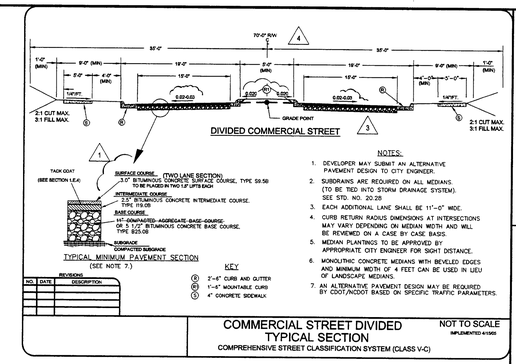
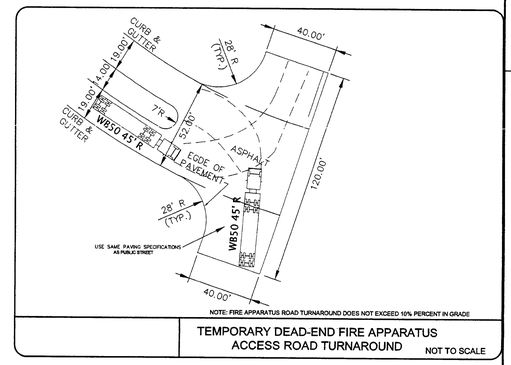
VICINITY MAP
NOT TO SCALE





PROPOSED PRIVATE MOODY LAKE DRIVE



AS SHOWN FOR PROPOSED MOODY LAKE DRIVE

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

STANDARD DETAILS

CURB AND GUTTER	10.17 A
CURB AND GUTTER	10.17 B
CONCRETE SIDEWALKS	10.22
CATCH BASIN PLACEMENT AT INTERSECTION	10.30
ACCESSIBLE RAMP STANDARD W/PLANTING STRIP (2'-6" CURB AND GUTTER)	10.31-10.35
CONCRETE CONTROL MONUMENT	50.03
STREET NAME SIGN	50.05 A
STREET NAME SIGN INSTALLATION LOCATIONS	50.06
MIN. DRAINAGE EASEMENTS REQUIRED	20.34

SITE TABULATION

TOTAL ACREAGE	94.345 AC.
TAX PARCEL #	201-451-05

ZONING
BP (CD) PETTION # S/B 94-11(C) REVISED 2/22/94

MIN. LOT WIDTH	100' STREET FRONTAGE
MIN. LOT AREA	1 AC.
MIN. SETBACK	40'
MIN. SIDE YARD	20'
MIN. REAR YARD	20'
MAX. BLDG. HEIGHT	40'

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SCHEDULE OF DRAWINGS

SHEET NO.	SHEET TITLE	ISSUED FOR PERMITTING	ISSUED FOR PRICING	APPROVED	ISSUED FOR CONSTRUCTION
SUB-1	1 OVERALL SUBDIVISION PLAN	●	●		
SUB-2	2 OVERALL GRADING & DRAINAGE PLAN	●	●		
SUB-3	3 PROFILE MOODY LAKE DRIVE	●	●		
SUB-4	4 INITIAL EROSION CONTROL PLAN	●	●		
PI-1	5 SITE PLAN PHASE 1	●	●		
PI-2	6 GRADING & DRAINAGE PLAN PHASE 1	●	●		
PI-3	7 FINAL EROSION CONTROL PLAN PHASE 1	●	●		
PI-4	8 CULVERT CROSSING DETAIL	●	●		
PII-1	9 SITE PLAN PHASE 2	●	●		
PII-2	10 GRADING, DRAINAGE & FINAL EROSION CONTROL PLAN PHASE 2	●	●		
PIII-1	11 SITE PLAN PHASE 3		●		
PIII-2	12 GRADING & DRAINAGE PLAN PHASE 3		●		
PIV-1	13 SITE PLAN PHASE 4		●		
M-1	14 GRADING & EROSION CONTROL PLAN HOTEL & RESTAURANT PADS		●		
M-2	15 GRADING & EROSION CONTROL PLAN LOT C		●		
D-1	16 DETAILS	●	●		
~~D-2~~	~~17 GUARDRAIL DETAIL~~		●		
D-3	18 SIGHT DISTANCE EXHIBIT	●	●		
D-4	19 DRAINAGE AREA EXHIBIT	●	●		
D-5	20 DRAINAGE AREA EXHIBIT	●	●		

APPROVED FOR CONSTRUCTION
7/2/2007

NORTH CAROLINA PROFESSIONAL SEAL 12557 ENGINEER CARLTON T. BURTON
5/15/07

GENERAL NOTES

OWNER:
MOODY LAKE OFFICE PARK DEVELOPMENT ASSOCIATES, LP
C/O
AMERICAN ASSET CORPORATION
3700 ARCO CORPORATE DRIVE, SUITE 350
CHARLOTTE, NC 28273
CONTACT: MR. BARRY JAMES
(704) 295-4000

ENGINEER:
BURTON ENGINEERING ASSOCIATES
5950 FAIRVIEW ROAD SUITE 100
CHARLOTTE, NC 28210
(704) 553-8881
FAX (704) 553-8860

1. WETLANDS TAKEN FROM A MAP BY E.S.P. ASSOCIATES, P.A. TITLED "PLAT OF WETLANDS LOCATION ON 94.345 ACRE TRACT FOR WHITEHALL DEVELOPMENT LIMITED PARTNERSHIP" LATEST REVISION, 2-15-99. PLAT SIGNED BY STEPHEN W. LUND, REGULATORY PROJECT MGR. E-92-99.
2. WETLANDS DELINEATION BY LEONARD S. RINDNER, ENVIRONMENTAL PLANNING CONSULTANT. FIELD VERIFIED BY CORPS OF ENGINEERS, 2-29-96.
3. BOUNDARY TAKEN FROM A MAP BY E.S.P. ASSOCIATES, P.A. TITLED "FINAL PLAT OF 94.345 ACRES FOR WHITEHALL DEVELOPMENT LIMITED PARTNERSHIP" LATEST REVISION OF 10-19-98.
4. PUBLIC SEWER TO BE PROVIDED FROM EXISTING MAINS THAT RUN ACROSS THE PROPERTY.
5. PUBLIC WATER TO BE EXTENDED FROM AN EXISTING MAIN THAT LIES WITHIN ARROWOOD ROAD EXT.
6. BEFORE GRADING/CONSTRUCTION BEGINS, CONTACT VINCE CONDON AT 336-4824 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
7. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
8. DRIVEWAYS TO BE CONSTRUCTED TO STATE AND LOCAL CODES.
9. ANY ON-SITE DEMOLITION LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG COUNTY HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATOR.
10. THE SPECIFIC LOCATION OF ON-SITE DEMOLITION LANDFILLS WILL BE DETERMINED BY THE MECKLENBURG COUNTY HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATOR THROUGH THE PERMITTING PROCESS.
11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE "CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS", LATEST EDITION AND AMENDMENTS THERETO. IF AN ITEM IS NOT COVERED BY THE ABOVE STANDARDS, REFER TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS AND THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
12. DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION, IN CASE OF CONFLICT, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT CLARIFICATIONS MAY BE MADE PRIOR TO THE START OF CONSTRUCTION.
13. THE PROPOSED GRADES AS SHOWN ARE THE FINISH GRADES UNLESS OTHERWISE SHOWN.
14. THE CONTRACTOR SHALL SUPPLY AND ESTABLISH SURVEY CONTROL, INCLUDING THE HORIZONTAL AND VERTICAL CONTROL POINTS. THE CONTRACTOR SHALL MAINTAIN THIS CONTROL AND PROVIDE ALL BENCHMARKS, STAKES, GRADES, LEVELS, AND LINES NECESSARY FOR CONSTRUCTION.
15. CONTRACTOR SHALL OBTAIN PERMISSION FROM THE CITY OF CHARLOTTE OR THE N.C.D.O.T. FOR ALL WORK IN AND ADJACENT TO THE PUBLIC RIGHT-OF-WAY.
16. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START.
17. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH CITY INSPECTOR.
18. CONTRACTOR WILL PROVIDE STREET SIGNS PER CLDS 50.05.
19. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.
20. 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 CITY INSPECTOR BASED ON FIELD CONDITIONS.
21. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
22. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
23. THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
24. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL 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.
25. ALL "STD." NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
26. "AS BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY ENGINEERING DEPT. IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.
27. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET R/W REQUIRES A CERTIFICATE ISSUED BY CDOT.
28. PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
29. PIPE SYSTEMS & CHANNELS LOCATED WITHIN PERMANENT DETENTION EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
30. ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CITY ENGINEERING FOR REVIEW AND APPROVAL.
31. ALL ROAD IMPROVEMENTS AT ARROWOOD ROAD EXT. TO BE COORDINATED WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
32. DIRECT VEHICULAR ACCESS TO ARROWOOD ROAD FROM ANY LOT, EXCEPT LOT 1, IS PROHIBITED.

THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR ASSIGNED TO ANY PROJECT WITHOUT THE WRITTEN CONSENT OF BURTON ENGINEERING ASSOCIATES. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

AMERICAN ASSET CORPORATION
3700 ARCO CORPORATE DRIVE, SUITE 350
CHARLOTTE, NC 28273

BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS
5950 Fairview Road Suite 100 Charlotte, NC 28210
(704) 553-8881 Fax (704) 553-8860

Project
MOODY LAKE OFFICE PARK AT WHITEHALL
PHASES 1&2
CHARLOTTE, NC (ETJ)

Sheet Title
OVERALL SUBDIVISION PLAN

CTB
Engineer
GDM
Drawn By:
5-19-06
Date

Revisions
1. 8-15-06 CITY COMMENTS
2. 11-17-06 CITY COMMENTS
3. 3-23-07 CITY COMMENTS
4. 5-30-07 CITY COMMENTS

Project Number
246-012

Sheet 1 of 20

SUB-1