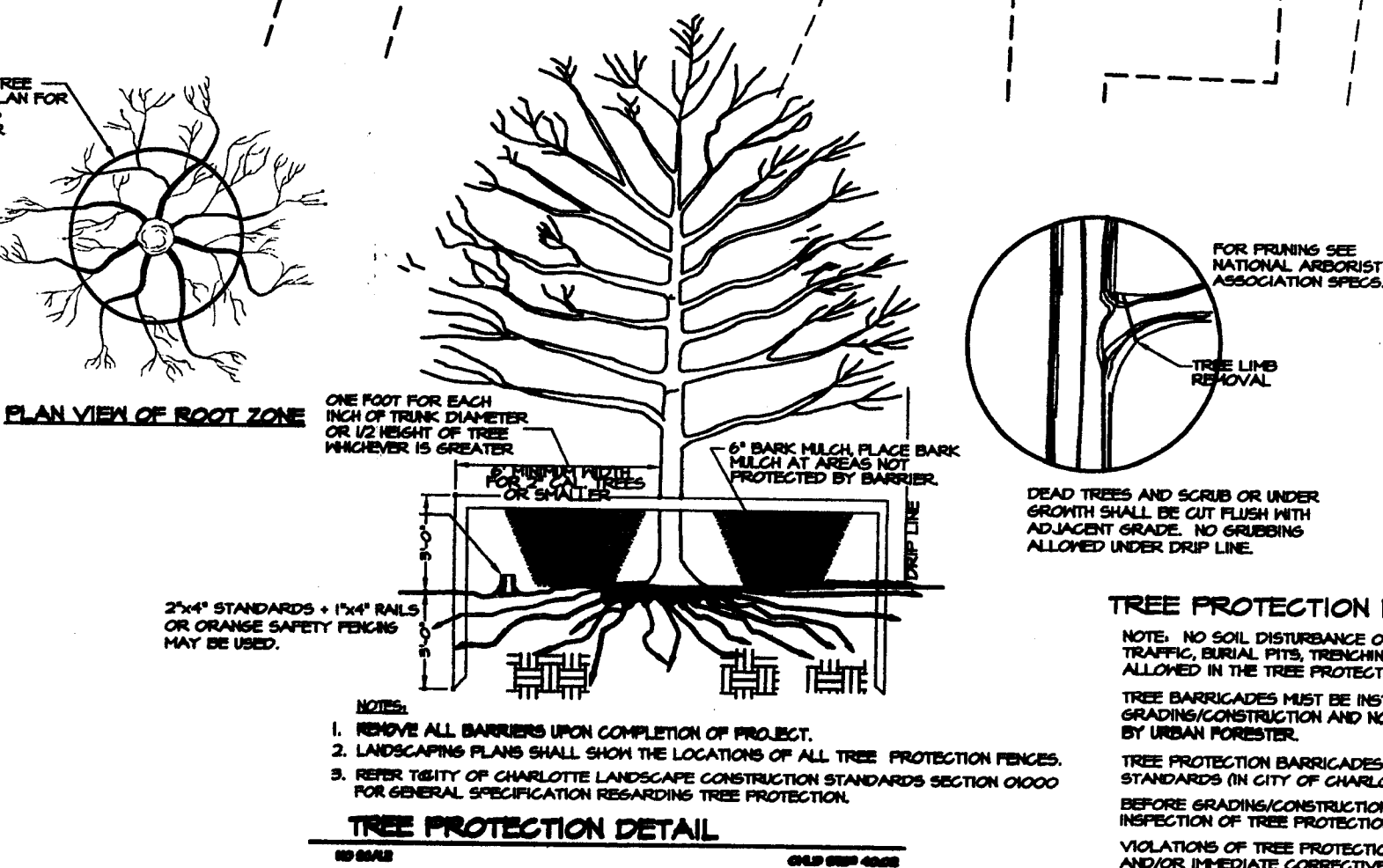
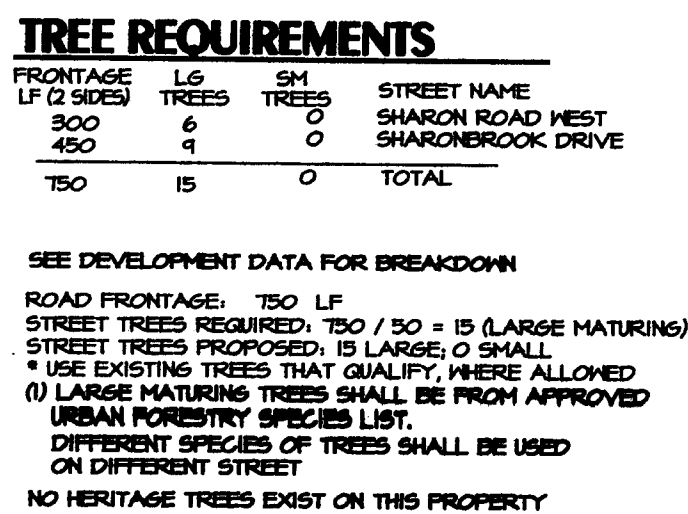
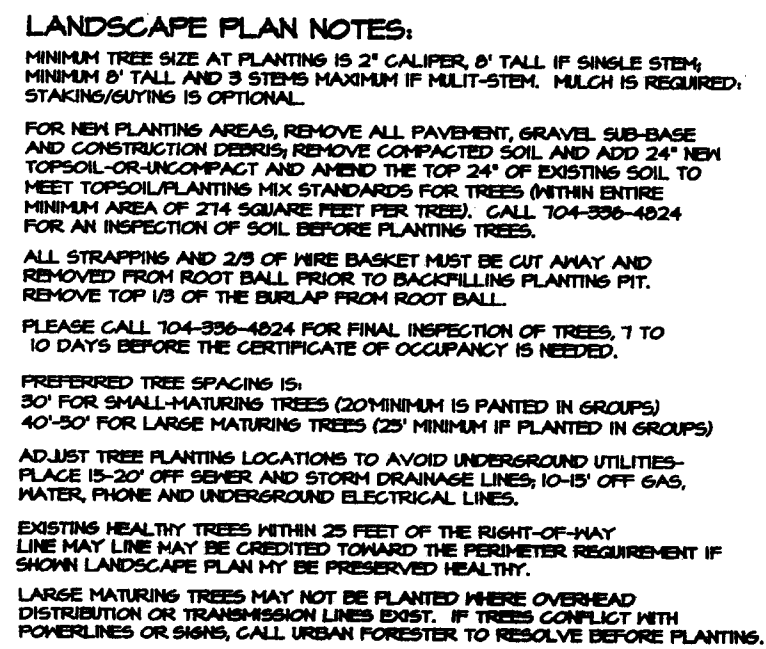


SHEET NO.	SHEET TITLE
1	PRELIMINARY SUBDIVISION SITE/LANDSCAPE PLAN
2	STORM DRAINAGE AND GRADING PLAN
3	EROSION CONTROL PLAN
4	ROADWAY & STORM DRAINAGE PROFILES/SITE CONSTRUCTION DETAILS



1. THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED, AND SHALL BE CONSTRUCTED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING AND SUBDIVISION ORDINANCES, AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
2. BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY JAMES MAUNEY AND ASSOCIATES
3. TOPGRAPHIC INFORMATION TAKEN FROM FIELD SURVEY BY JAMES MAUNEY AND ASSOCIATES
4. CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. LOT DIMENSIONS ARE APPROXIMATE; REFERENCE RECORD PLAT FOR EXACT LOT DIMENSIONS.
6. ALL STORM DRAINAGE PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (60") UNLESS OTHERWISE NOTED. PIPE LENGTHS INDICATED ON THE PLANS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS.
7. SURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DEEMED NECESSARY BY THE INSPECTOR.
8. REFERENCE SHEETS 3 & 4 FOR EROSION CONTROL PLAN AND NOTES. REFERENCE SHEET 6 FOR EROSION CONTROL DETAILS.
9. CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 6 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCORPORATED BY REFERENCE:

ITEM	CLIP SET NO.
CURB AND GUTTER	1017
CURB TRANSITION	1018
CATCH BASIN LOCATION	1024 & 1030
(C) BRICK CATCH BASIN	2001 & 2002
CONCRETE MONUMENT	5008
SIDEWALK	1022
10. APPROXIMATE COMPLETION TIME IS SPRING 2007
11. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.
12. SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAILS) PRIOR TO PLACEMENT OF ANY NYC RAMPS AND/OR SIDEWALK.
13. DURING CONSTRUCTION OF THE IMPROVEMENTS SPECIFIED BY THESE PLANS, THE CONTRACTOR SHALL MAINTAIN THE STREAMBEDS AND FLOOD TRENDS, CREEKS, AND CHANNELS IN AN UNBANKED STATE, AND SHALL REMOVE FROM THE CHANNEL AND/OR ITS SURFACES, DEBRIS, LOGS OR OTHER OBSTRUCTIONS AS REQUIRED TO MAINTAIN PROPER DRAINAGE.
14. DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
15. THE DEVELOPER SHALL PROVIDE STREET SIGNS (1" SIGNS ONLY) PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS NO. 30.05.
16. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH THE CITY INSPECTOR.
17. NON-STANDARD ITEMS (E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A RIGHT OF WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLING.
18. AS-BUILT DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGN DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
19. TO INSURE PROPER DRAINAGE, MINIMUM CURB AND GUTTER GRADE SHALL BE 0.50%.
20. IN ROLLING AND HILLY TERRAINS, SHEEPING OF THE STONE BASE AND/OR APPLICATION OF COAT OF PAINT MAY BE REQUIRED NEAR INTERSECTIONS, AS REQUIRED BY THE INSPECTOR.
21. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT LOT CONDITIONS. UNDER NO CIRCUMSTANCES WILL TRAFFIC SIGNALIZATION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER.
22. SITE BENCHMARK FOR PROJECT IS THE RIM OF AN EXISTING SAN SHW. MH IN SHARON ROAD WEST , ELEV.= 694.31, BASED ON NGCS '85 5.391' EL.= 694.12
23. CURB AND GUTTER SHOWN ON THE PLANS MAY BE ADJUSTED AFTER FIELD STAKING BY CITY OF CHARLOTTE.
24. COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 12.09
25. ALL IMPROVEMENTS TO SHARONBROOK DR TO BE COORDINATED WITH CHARLOTTE ENGINEERING DEPT. PRIOR TO CONSTRUCTION.
26. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORD. GUIDELINES STD.
27. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITIONS/GRAVING/CONSTRUCTION AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
28. NO SOIL DISTURBANCE OR CONSTRUCTION, CONSTRUCT, HATLES, TRAFFIC, BURIAL, PITS, TRENCHING OR OTHER LAND DISTURBANCE ACTIVITIES ALLOWED IN TREE SAVE AREA.
29. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
30. NO DEMOLITION LANDFILLS WILL BE LOCATED ON THIS SITE.
31. 50' FROM THE CENTERLINE OF SHARON ROAD WEST TO BE DEDICATED TO THE CITY OF CHARLOTTE.
32. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (BUS JORDI, 336-1096) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION (PEDESTRIAN, 60-40 DAYS) WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED COSTS AND/OR ANY REPAIR COSTS CAUSED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
33. COMMON OPEN SPACE / TREES/AVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEANED OF TRASH AND DEBRIS.
34. THE PURPOSE OF THE STORM DRAINAGE ESMT IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OTHER OBSTRUCTIONS TO STORM WATER FLOW IS PROHIBITED.
35. RE-DESIGN SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
36. THE CITY OF CHARLOTTE WILL NEITHER BE RESPONSIBLE FOR THE GRADINGS WITHIN THE PERMANENT STORM DRAINAGE EASEMENT NOR REMOVAL OF ANY OBSTRUCTIONS IN THAT AREA.
37. SIGHT TRIANGLES SHOWN ARE MINIMUM.
38. DIRECT VEHICULAR ACCESS TO SHARON ROAD WEST FROM LOTS 1-4 IS PROHIBITED.
39. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING RIGHT-OF-WAY SHALL BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO A BACKFILL BY THE DEVELOPER. BACKFILL SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL IN THE PUBLIC STREET R/W.

TAX PARCEL NO.: 207-022-01 & 36  
ZONING CLASSIFICATION: R-17MF  
ZONING JURISDICTION: CITY OF CHARLOTTE  
SITE ACREAGE: 2.44 AC  
NO. OF UNITS ALLOWED BY ZONING:  $2.44 \times 17 = 41$   
NO. OF UNITS PROPOSED: 4 LOTS DUPLEX (16 UNITS)  
AREA IN EASEMENTS/RW: 0.13 AC  
NET TOTAL SITE AREA: 2.31 AC  
TREE SAVE REQUIRED:  $10\% \times 2.31 \text{ AC} = 0.23 \text{ AC}$   
TREE SAVE PROVIDED: 0.23 AC. (10.24%)

R-17 MF LOT DATA: (DUPLEX)  
MIN. LOT SIZE = 6500 SF  
MIN. LOT WIDTH = 55'  
MIN. SETBACK = 20'  
MIN. SIDE YARD = 5' EXTERNAL, 3' INTERNAL\*  
MIN. REAR YARD = 20'

IF LAND TO BE SOLD WITH EACH UNIT  
EACH SUB-LOT WILL HAVE A MIN. 400 SF  
PLUS LAND UNDER THE UNIT

APPROVED FOR  
CONSTRUCTION  
CMPC  
JSS 4-26-2001


**Preliminary Subdivision Site/Landscape Plan**  
**THE TERRACES AT QUAIL HOLLOW**  
City of Charlotte, Mecklenburg County, North Carolina  
Collier-Love Builders, Inc., PO Box 79084, Charlotte, NC 28271

Sheet No. **1** Of **4**

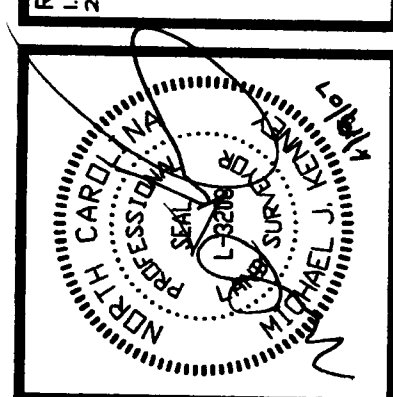
**KENNEY DESIGN  
GROUP, PA**

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13116 GREENWOOD CLIFF  
CHARLOTTE, NORTH CAROLINA 28204  
PH: 704/377-6099 FAX: 704/377-6097  
EMAIL: KENNEY@KENNEYDESIGN.COM



Revisions: 3/8/07 REVISED PER CMPC, CED & CDOOT REVIEW COMMENTS  
4/9/07 REVISED DRIVE TO 20' DEEP ERODE MARGINAL PERS. (PHIL)



Scale:	1"=40'
Date:	1/17/07
Drawn By:	MJK
Designed By:	MJK
Job No.:	2206