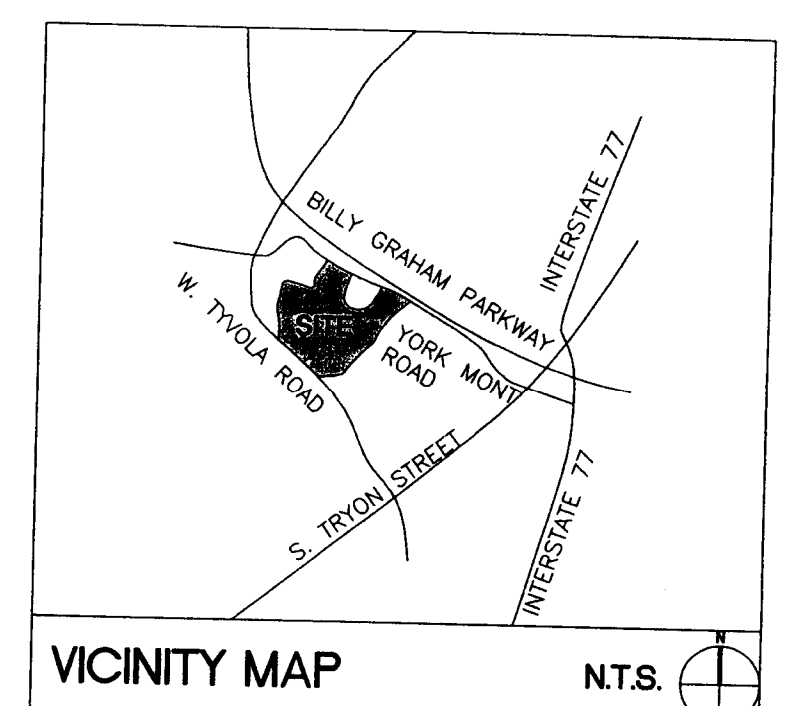
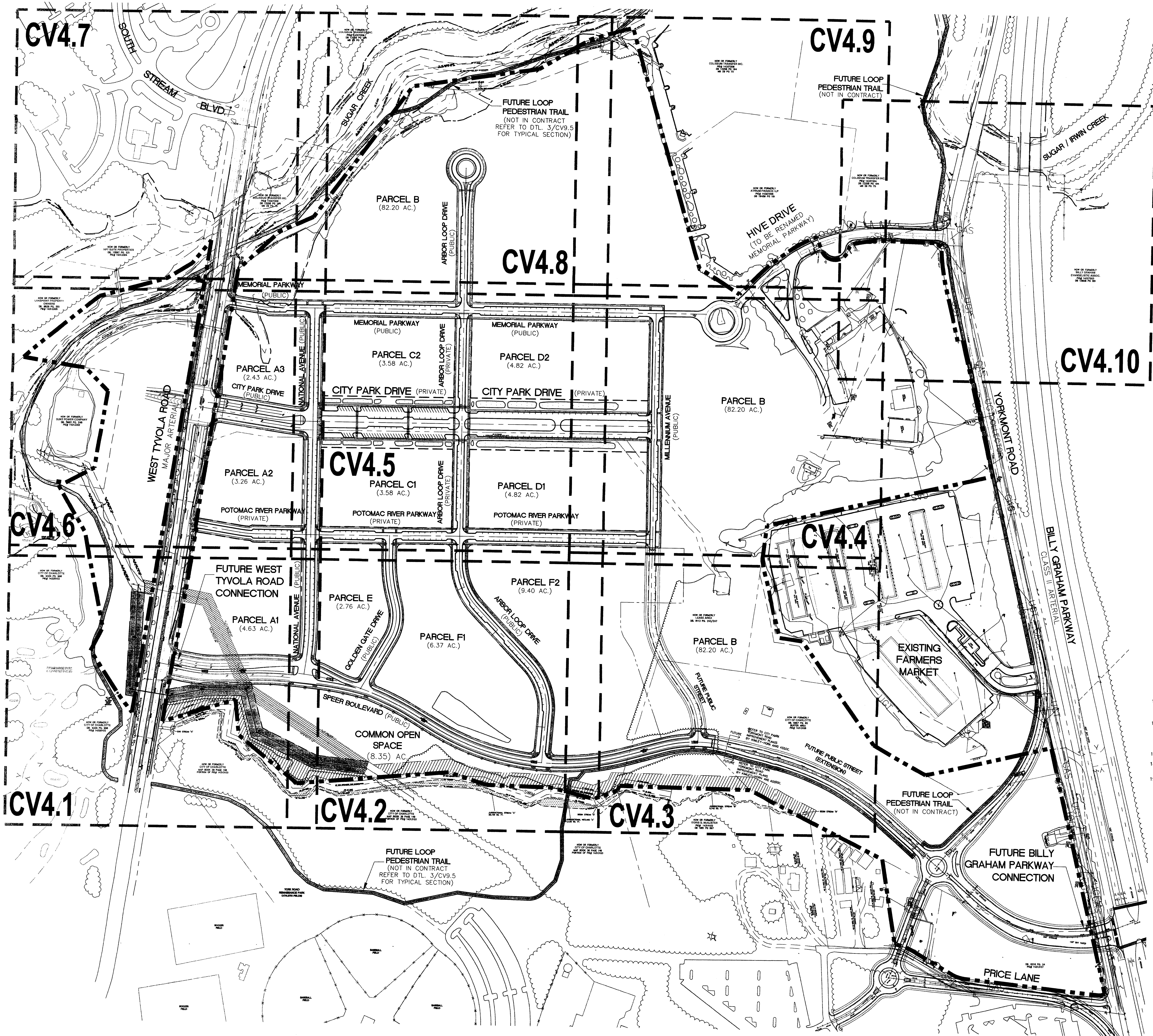




- STAKING AND MATERIALS NOTES**
1. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY COLLENEST & STONE, P.A., IMMEDIATELY OF ANY DISCREPANCIES.
 3. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
 5. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE STANDARDS.
 6. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
 7. ALL SIGNS, PAYMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 8. ALL PAYMENT MARKINGS SHALL BE THERMOPLASTIC MEETING ALL REQUIREMENTS OF SECTION 1209 OF THE NC DOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.

- PRELIMINARY SUBDIVISION NOTES**
1. PIPE SYSTEMS AND OPEN CHANNELS ON PRIVATE PROPERTY SHALL BE PLACED IN A STORM DRAINAGE EASEMENT. PERMANENT DRAINAGE EASEMENTS (P.D.E.) SHALL BE A MINIMUM OF FIFTEEN FEET FOR PIPES AND TWENTY FEET FOR OPEN CHANNELS. ALL STORM DRAIN EASEMENTS ARE TO BE KEPT SEPARATE FROM ALL OTHER EASEMENTS EXCEPT WHERE AN OVERLAP IS APPROVED BY THE APPROPRIATE CITY ENGINEERING DEPARTMENT.
 2. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY WILL REQUIRE A CERTIFICATE ISSUED BY CDDT.
 3. DEVELOPER WILL PROVIDE STREET SIGNS PER CDDT#50.05 (9" SIGNS ONLY).
 4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
 5. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A JACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THE INSPECTOR WILL ESTABLISH THESE REQUIREMENTS BASED ON FIELD CONDITIONS.
 6. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 7. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
 8. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
 9. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
 10. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
 11. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBTURBED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, JUNK, LOGS, LIMB, JUNK AND OTHER ACCUMULATIONS.
 12. ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE/MECKLENBURG COUNTY SUBDIVISION ORDINANCE, SECTION 7.200.8.
 13. ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
 14. AS-BUILT DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED SLOPES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
 15. 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.
 16. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, (704) 336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. COST CAUSED BY THE CONTRACTOR/DEVELOPER.
 17. NO DEMOLITION LANDFILLS ALLOWED ON SITE.
 18. COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.
 19. (P.D.E.) - PERMANENT DETENTION EASEMENT

ZONING CODE SUMMARY
PROJECT NAME: CITY PARK - PHASE
OWNER: P & L COLISEUM, LP
PLANS PREPARED BY: COLEJENEST & STONE
TAX PARCEL NOS: 143-131-08
143-141-07
143-141-08
ZONING: MUDD-O PER PETITION NO. 2007-082

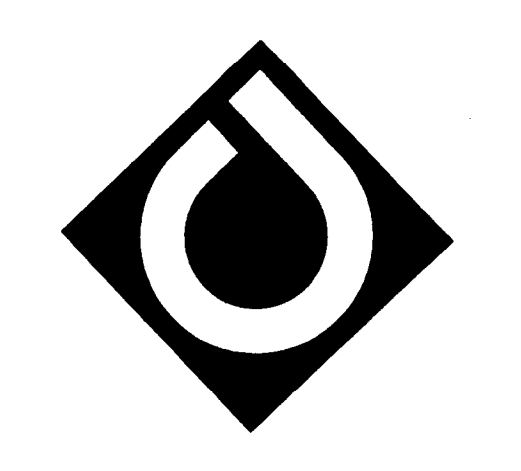
PROPOSED USE: MIXED USE
YARD REQUIREMENTS:
SETBACK (FRONT): 14' FROM BACK OF CURB
SIDE YARD (L): NONE
REAR YARD: NONE

SITE DEVELOPMENT TABLE	
PARCEL A1	4.63 AC.
PARCEL A2	3.26 AC.
PARCEL A3	2.43 AC.
PARCEL B	82.20 AC.
PARCEL C1	3.58 AC.
PARCEL C2	3.58 AC.
PARCEL D1	4.82 AC.
PARCEL D2	4.82 AC.
PARCEL E	2.76 AC.
PARCEL F1	6.37 AC.
PARCEL F2	9.40 AC.

COMMON OPEN SPACE	8.35 AC.
PROPOSED PRIVATE STREET AREA	9.11 AC.
PROPOSED PUBLIC STREET RIGHT-OF-WAY DEDICATION	13.81 AC.

TOTAL 158.92 AC.

NOTE REGARDING LOOP TRAIL
THE DEVELOPER IS CURRENTLY WORKING WITH MECKLENBURG COUNTY PARK AND RECREATION TO ESTABLISH A DEVELOPMENT AND COOPERATIVE AGREEMENT (DCA) FOR CONSTRUCTION OF THE LOOP PEDESTRIAN TRAIL AND INTEGRATION OF THE TRAIL WITH THE GREENWAY. IN THE EVENT THAT THE LOOP IS NOT COMPLETED IN ACCORDANCE WITH THE TERMS OF THE DCA, THE DEVELOPER WILL DEDICATE AN EASEMENT SUFFICIENT TO ACCOMMODATE CONSTRUCTION OF THE LOOP WITHIN THE PROPERTY BOUNDARY ALONG THE ALIGNMENT GENERALLY DEPICTED ON THE SITE PLAN.



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CITY PARK PHASE I

CHARLOTTE, NC

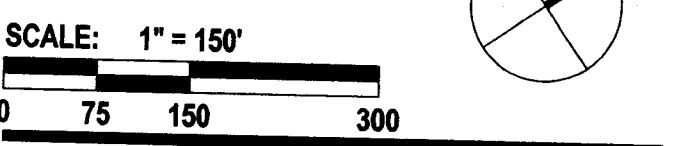
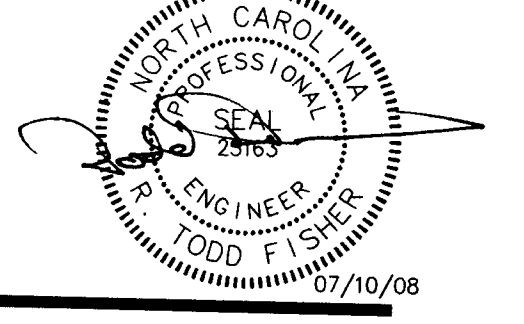
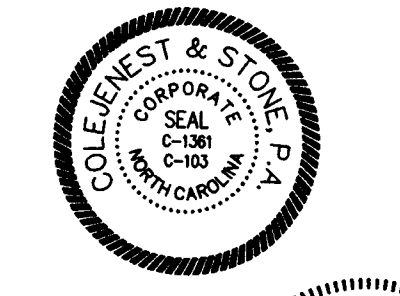
STAKING AND MATERIALS PLAN SHEET INDEX

Project No.
3592

Issued
01/16/08

Revised

04/16/08 PER P&L & CEPM COMMENTS
06/16/08 PER CEPM COMMENTS
07/10/08 REVISE STREET NAMES



CV4.0

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DB. 4334 PG. 966
PID# 14320102

RENAISSANCE PARK
GOLF COURSE (PUBLIC)

NOW OR FORMERLY
CITY OF CHARLOTTE
DB. 4334 PG. 966
PID# 14320102

NOW OR FORMERLY
CITY OF CHARLOTTE
MAP BOOK 39 PAGE 149
PORTION OF PID# 14313103

MATCHLINE SHEET CV4.6

PARCEL A1
(4.63 AC.)

REFER TO PLANS PREPARED
BY KIMLEY & HORN, ASSOC.
FOR PROPOSED IMPROVEMENTS
AT WEST TYVOLA ROAD

EXISTING DUKE ENERGY
EASEMENT TO BE
ABANDONED

SPEEDER BOULEVARD

PROPOSED 115' R/W
SEE DTL. 3/CV9.3

STOP R1-1

SIGHT TRIANGLE
TYP. (50' AT FOC)

BEGIN P.V.M.T.
WIDTH TRANSITION
STA: 13+74.31
STA: 15+24.66

10:1 BAY TAPER

150' SOLID WHITE LANE LINE

ACCESSIBLE RAMP, TYP.
SEE DTL. 1-3/CV9.2

INTERSECTION
STA: 15+72.00 SPEEDER BOULEVARD=
STA: 24+40.55 NATIONAL AVENUE

638 LF W-BEAM GUARDRAIL AT
BACK OF SIDEWALK
SEE DTL. 10/CV9.0

COMMON
OPEN SPACE
(8.35 AC.)

LEGEND

SYMBOL

PROPOSED SIDEWALK

PROPOSED ACCESSIBLE RAMP
TYPE-1

PROPOSED ACCESSIBLE RAMP
TYPE-2

PROPOSED ACCESSIBLE RAMP
TYPE-3

PROPOSED CURB & GUTTER
(REFER TO TYPICAL ROAD SECTIONS
FOR SIZE)

DETAIL

DETAIL 9/CV9.2

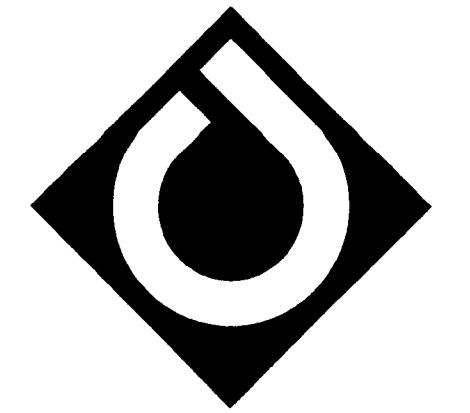
DETAIL 1/CV9.2

DETAILS 2 & 3/CV9.2

DETAIL 13/CV9.2

DETAIL 10/CV9.2

NOTE:
SEE SHEET CV40 FOR
STAKING AND MATERIALS
NOTES.



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**CITY PARK
PHASE I**

CHARLOTTE, NC

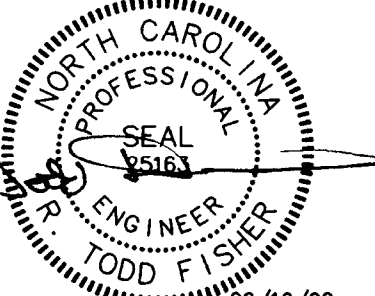
**STAKING AND
MATERIALS PLAN**

Project No.
3592

Issued
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Revised

04/16/08 PER P&L & CEPM COMMENTS
06/16/08 PER CEPM COMMENTS



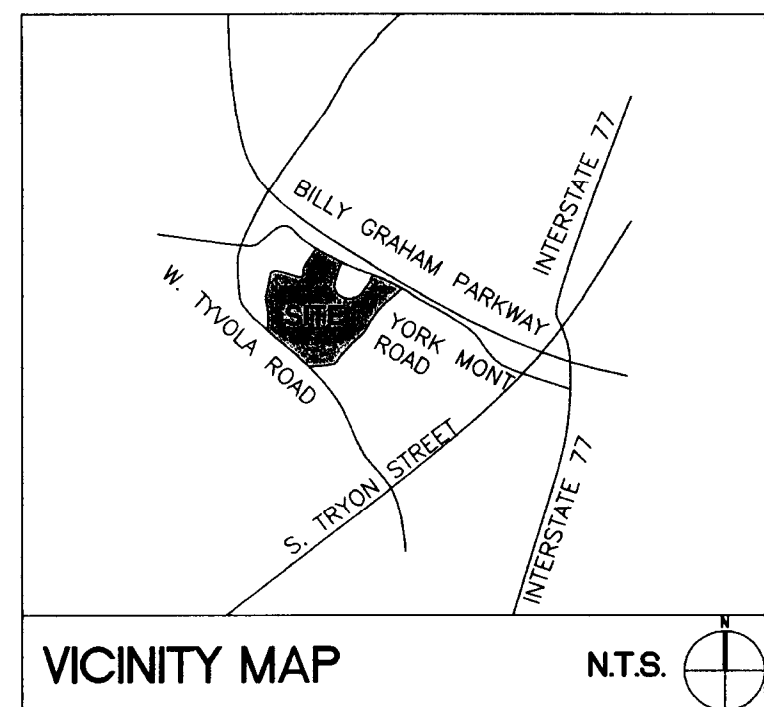
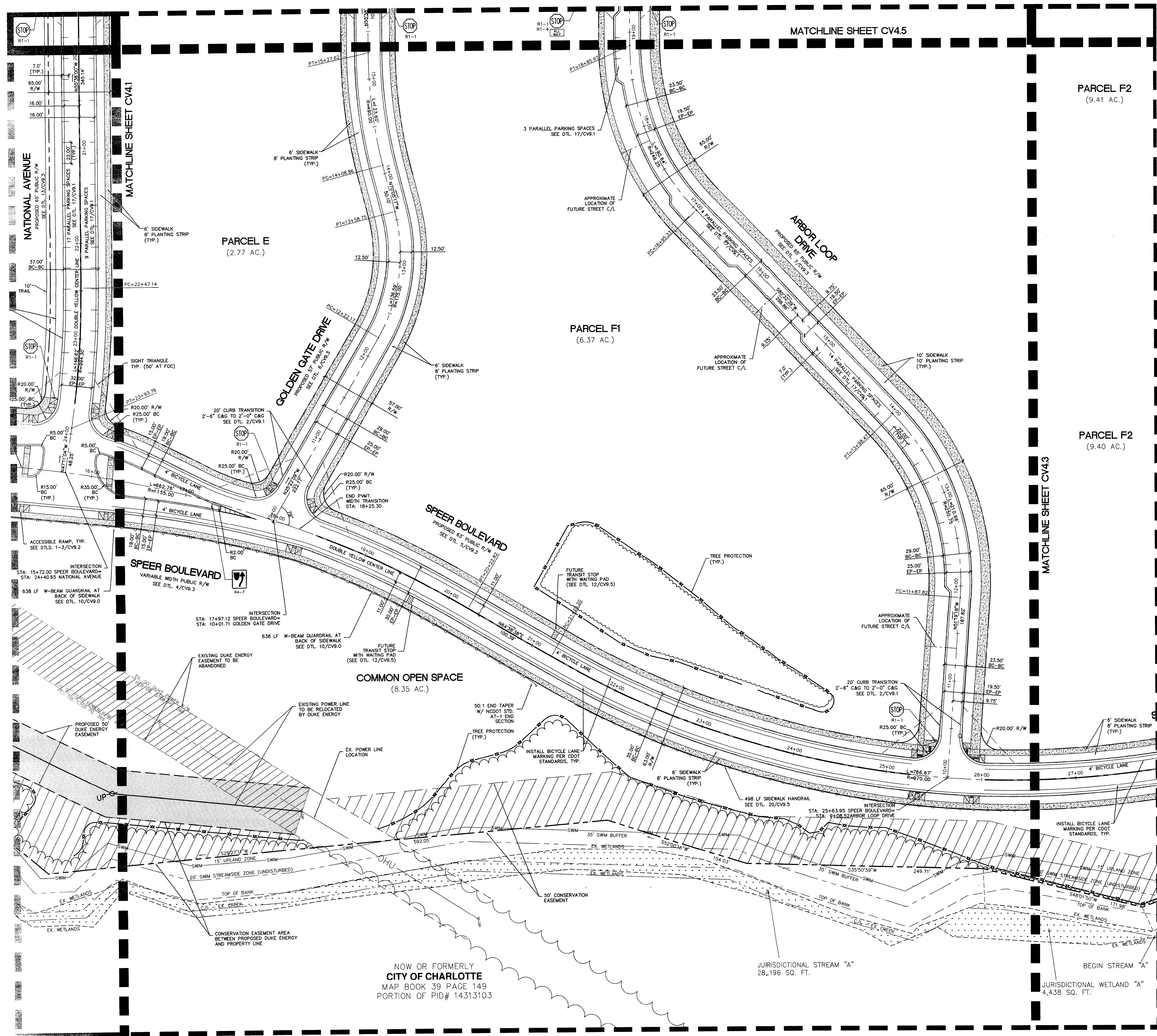
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CV4.1

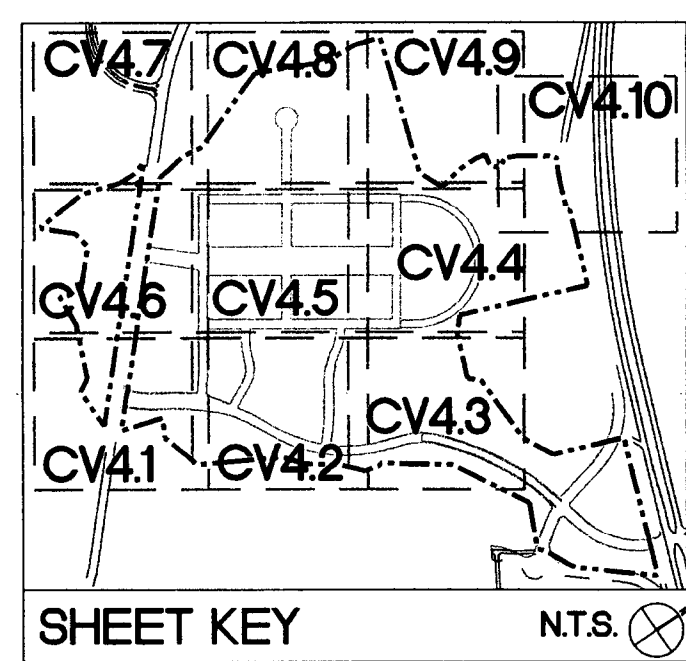
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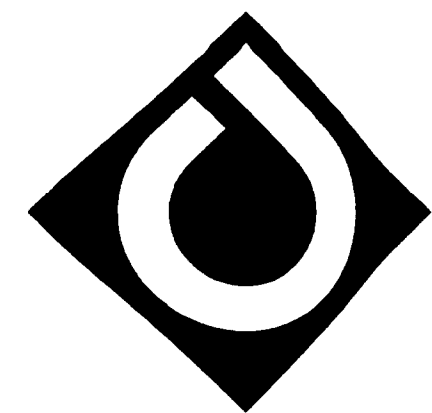
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SYMBOL	DETAIL
	DETAIL 9/CV9.2
	DETAIL 1/CV9.2
	DETAILS 2 & 3/CV9.2
	DETAIL 13/CV9.2
	DETAIL 10/CV9.2

NOTE:
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**CITY PARK
PHASE I**

CHARLOTTE, NC

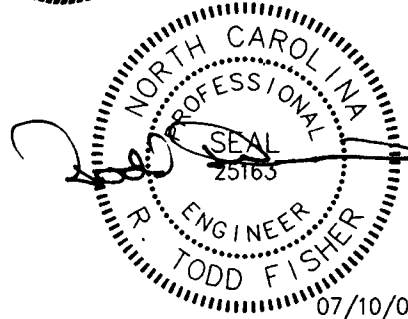
**STAKING AND
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Project No.
3592

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04/16/08 PER P&L & CPM COMMENTS
06/16/08 PER CPM COMMENTS
07/10/08 REVISE STREET NAMES

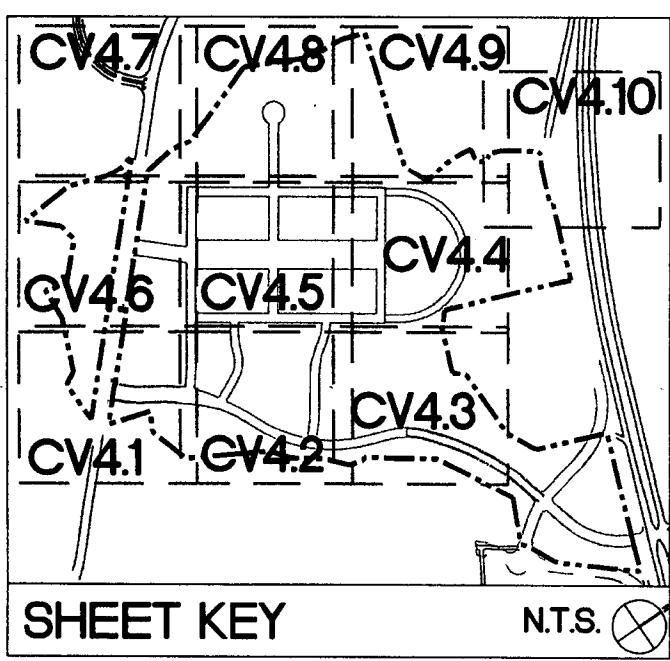
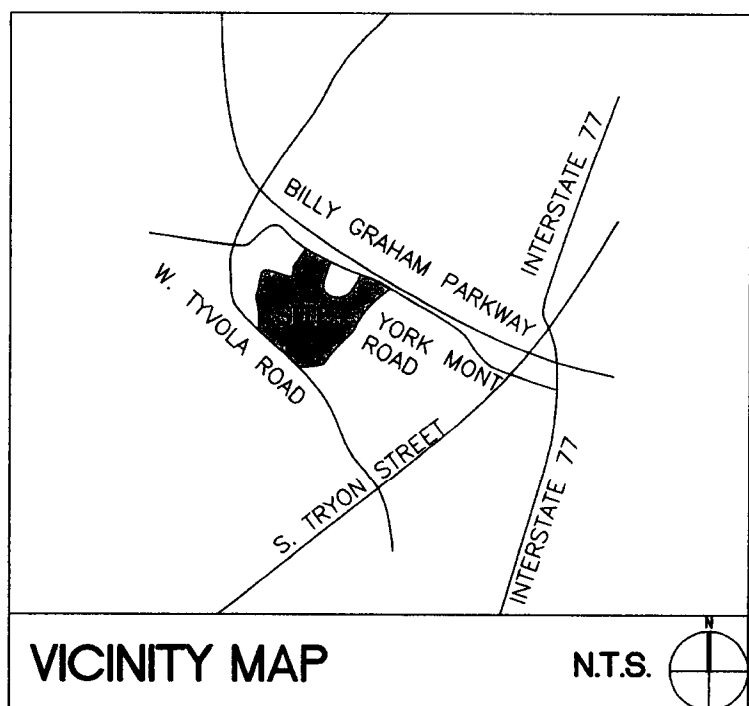
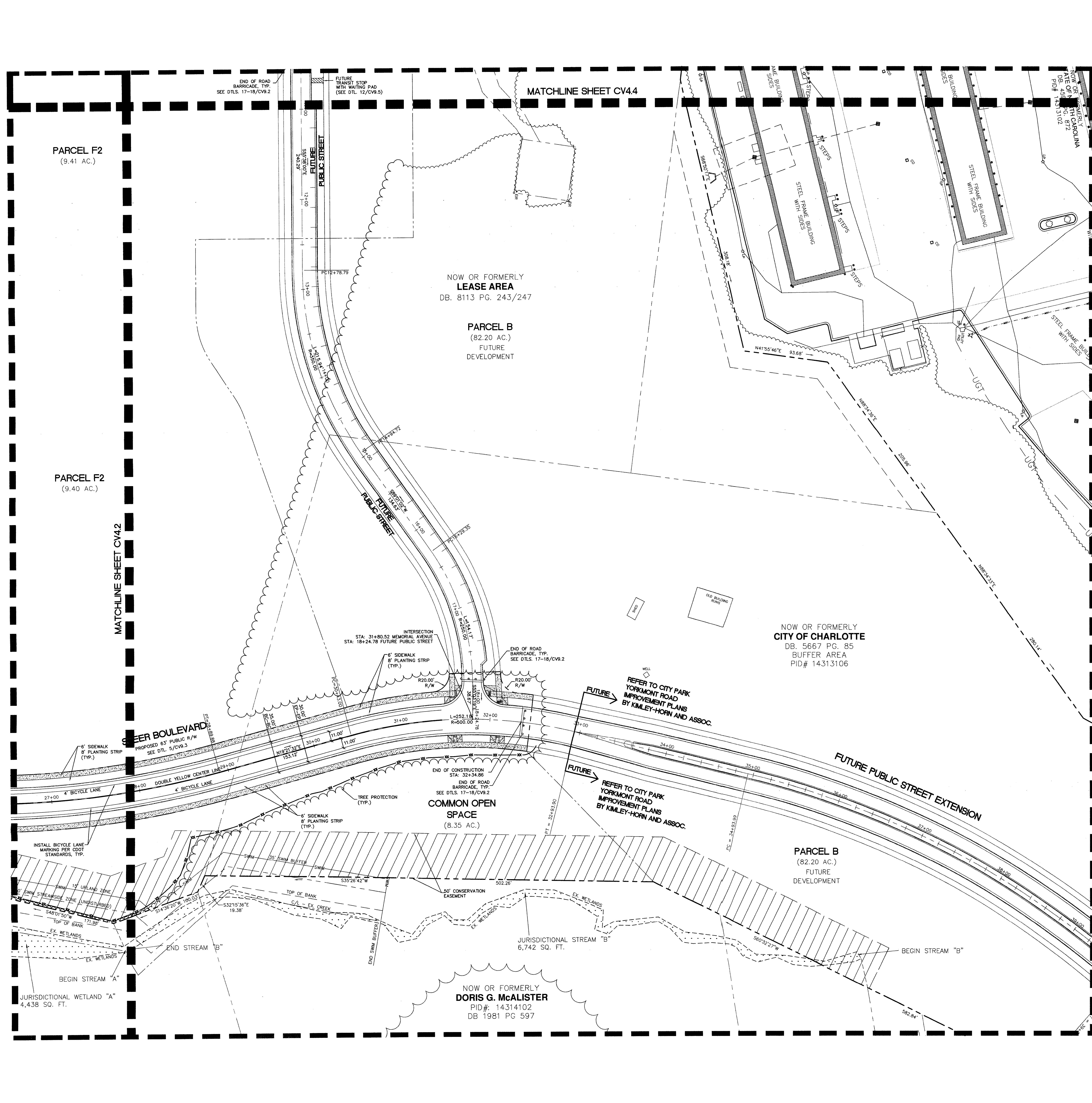


SCALE: 1" = 40'
0 20 40 80

CV4.2

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SYMBOL	DETAIL
	PROPOSED SIDEWALK DETAIL 9/CV9.2
	PROPOSED ACCESSIBLE RAMP TYPE-1 DETAIL 1/CV9.2
	PROPOSED ACCESSIBLE RAMP TYPE-2 DETAILS 2 & 3/CV9.2
	PROPOSED ACCESSIBLE RAMP TYPE-3 DETAIL 13/CV9.2
	PROPOSED CURB & GUTTER (REFER TO TYPICAL ROAD SECTIONS FOR SIZE) DETAIL 10/CV9.2

NOTE:
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STAKING AND MATERIALS
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CITY PARK PHASE I

CHARLOTTE, NC

STAKING AND MATERIALS PLAN

Project No.

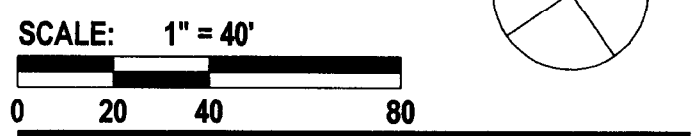
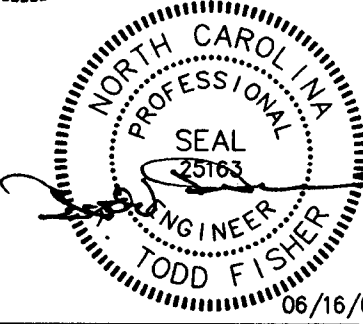
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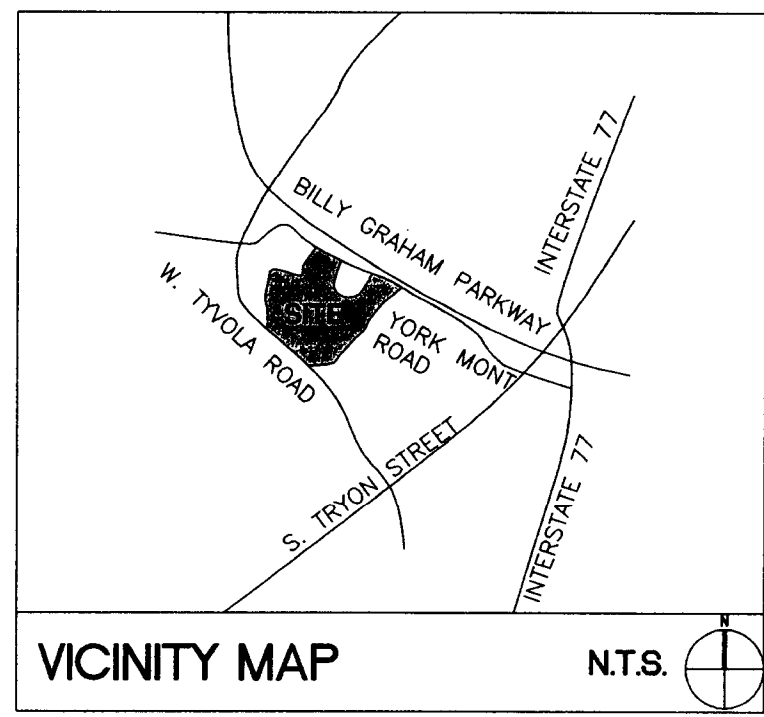
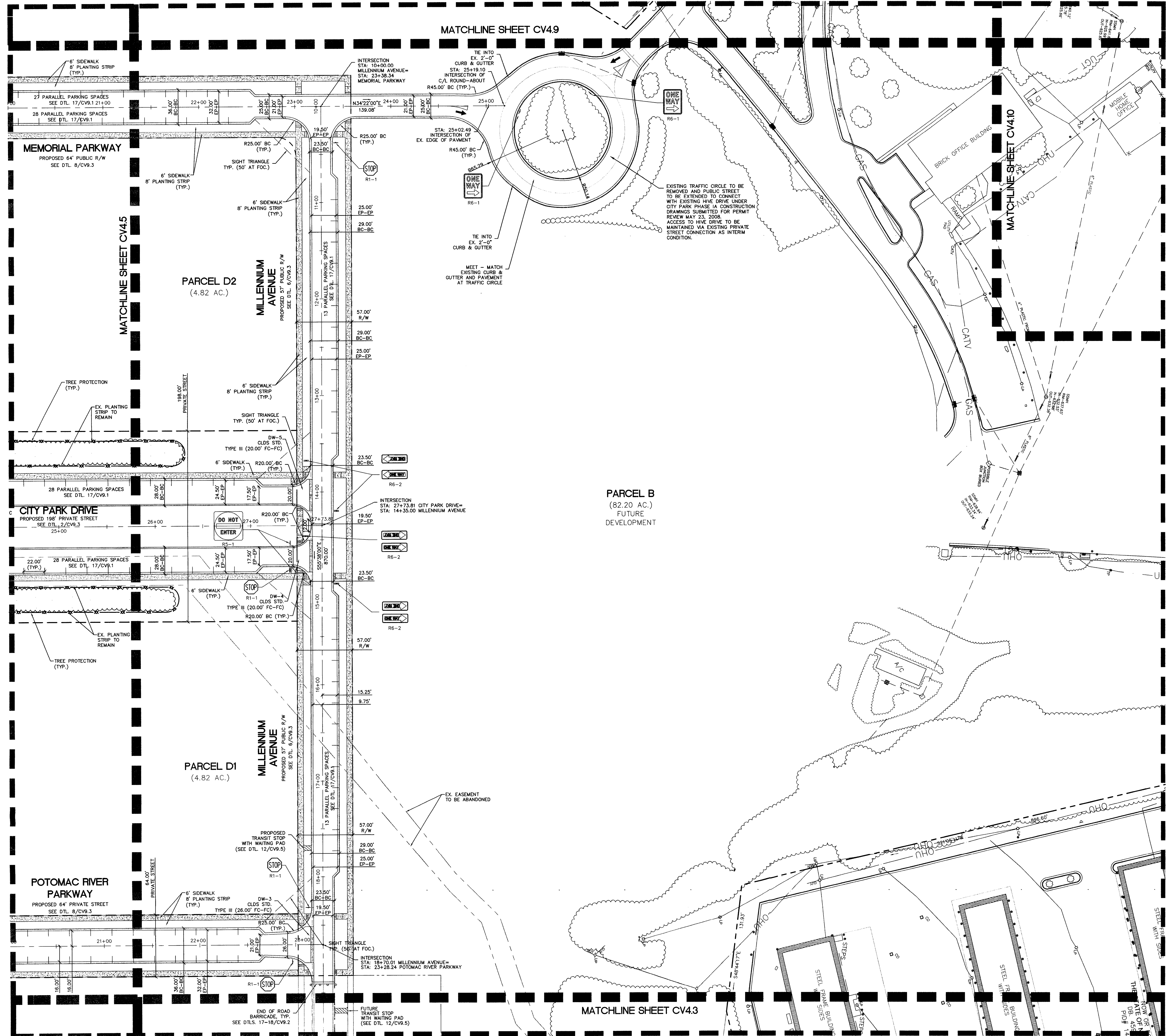
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06/16/08 PER CEPM COMMENTS



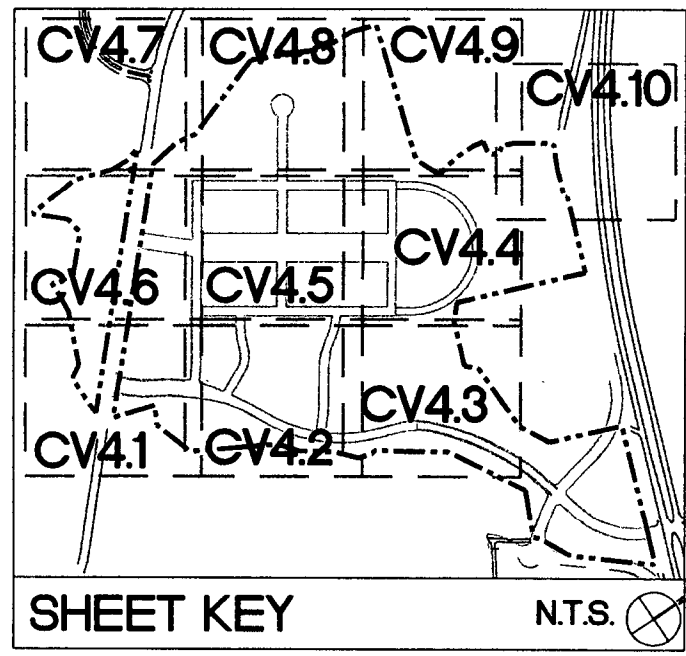
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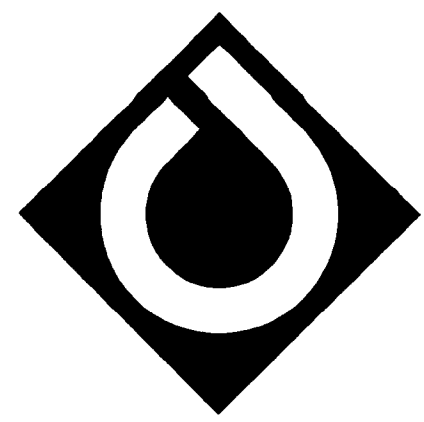
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	PROPOSED ACCESSIBLE RAMP TYPE-2 DETAILS 2 & 3/CV9.2
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**CITY PARK
PHASE I**

CHARLOTTE, NC

**STAKING AND
MATERIALS PLAN**

Project No.

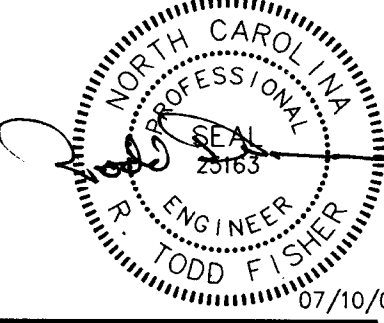
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01/18/08

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04/16/08 PER P&L & CEPM COMMENTS
06/16/08 PER CEPM COMMENTS
07/10/08 REVISE STREET NAMES

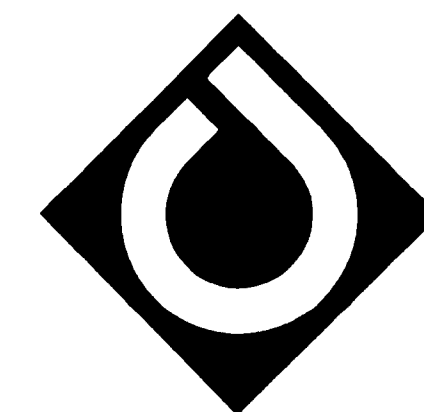


SCALE: 1" = 40'
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CV4.4

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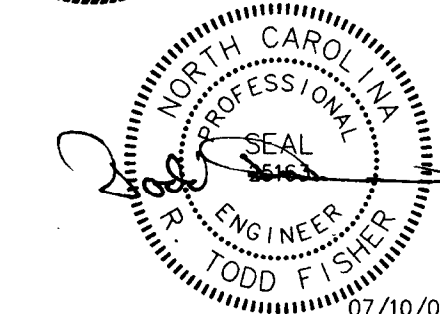
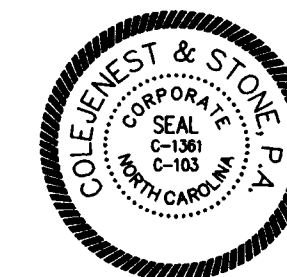
CITY PARK PHASE I

CHARLOTTE, NC

STAKING AND MATERIALS PLAN

Project No.**3592****Issued**

01/18/08

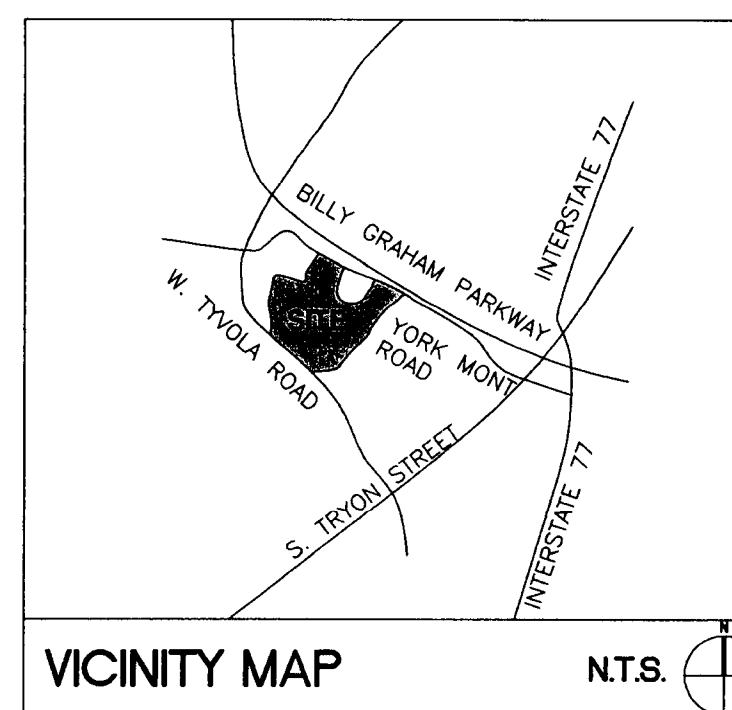
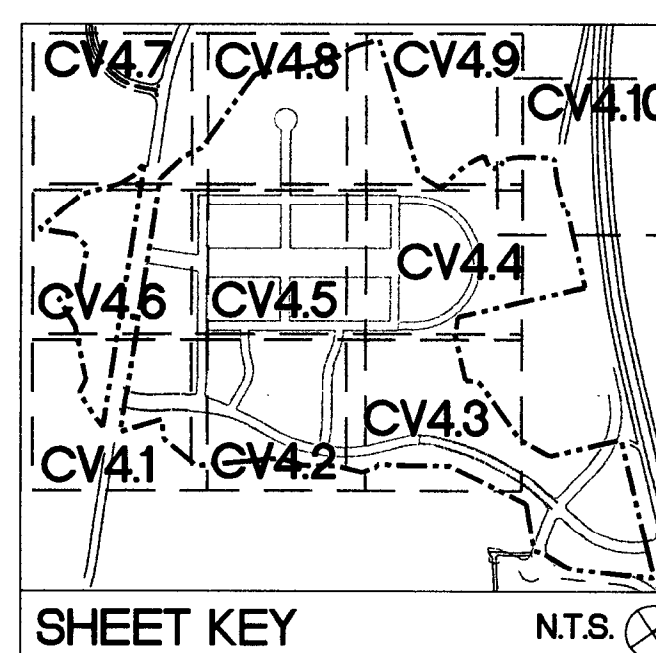
Revised03/14/08 SHOW PARKING
04/16/08 PER P&L & CEPM COMMENTS
06/16/08 PER CEPM COMMENTS
07/10/08 REVISE STREET NAMES

SCALE: 1" = 40'

0 20 40 80

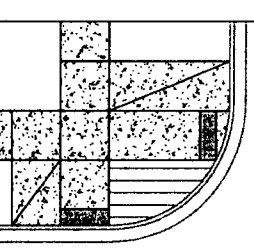
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OBTAINED FROM "TOPOGRAPHIC SURVEY PREPARED FOR P
& L COLISEUM, L.P. OF THE CHARLOTTE COLISEUM SITE",
BY R.B. PHARR & ASSOCIATES, P.A., 1548 UNION ROAD
SUITE-B, GASTONIA, NC 28054, 704-64-9636, DATED
MARCH 17, 2006, JOB NO. 67459**LEGEND**

SYMBOL

PROPOSED SIDEWALK

PROPOSED ACCESSIBLE RAMP
TYPE-2PROPOSED ACCESSIBLE RAMP
TYPE-3PROPOSED CURB & GUTTER
(REFER TO TYPICAL ROAD SECTIONS
FOR SIZE)

DETAIL

DETAIL 9/CV9.2

DETAIL 1/CV9.2

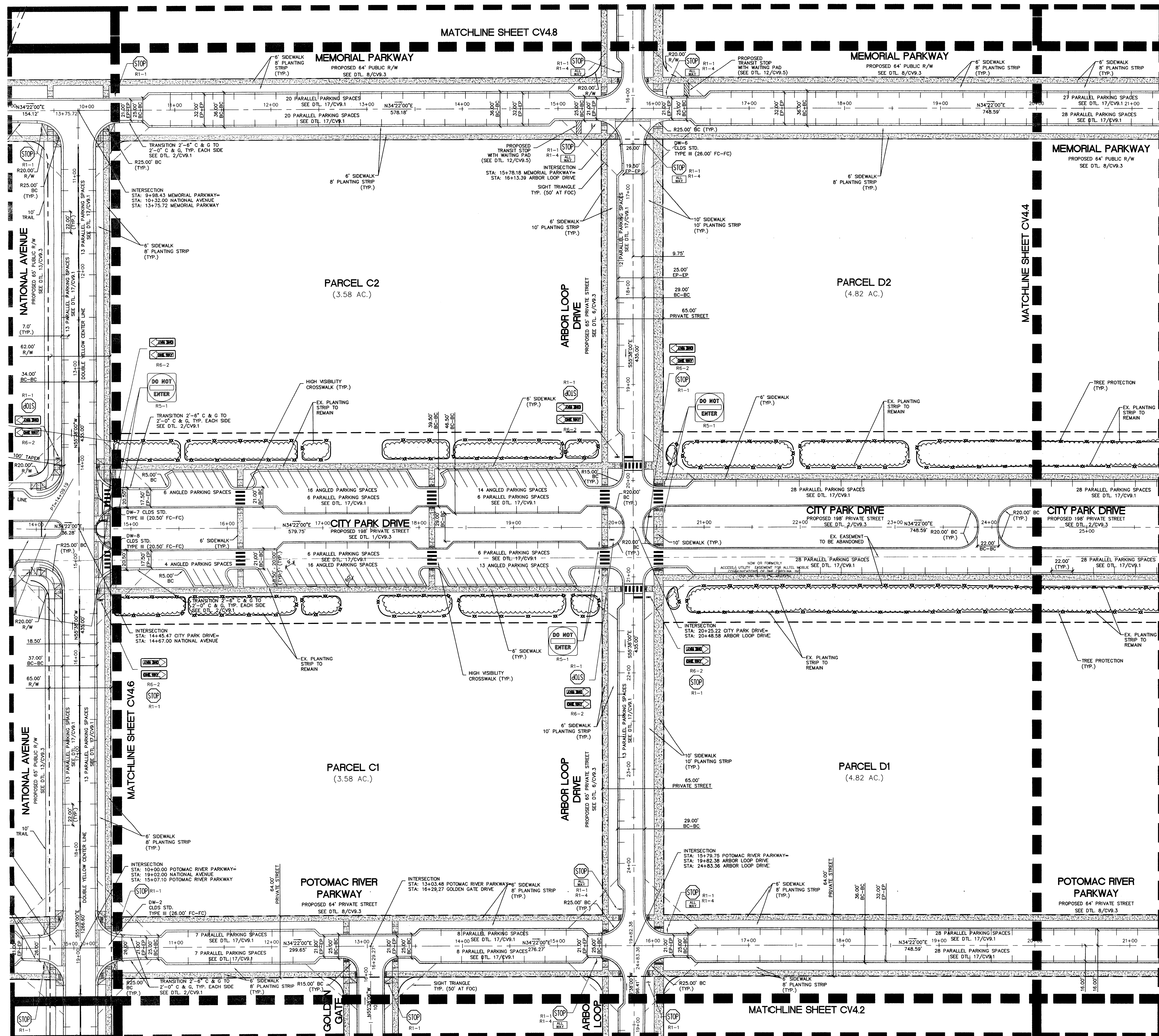
DETAILS 2 & 3/CV9.2

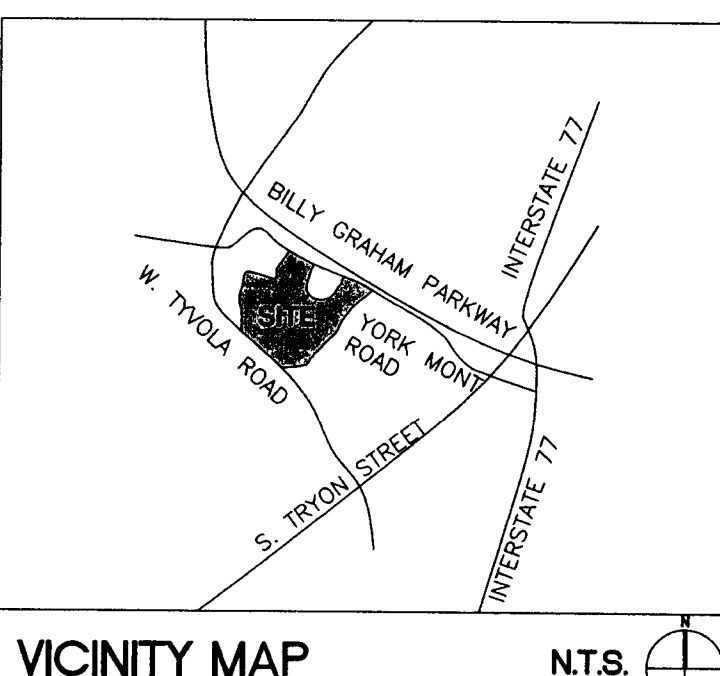
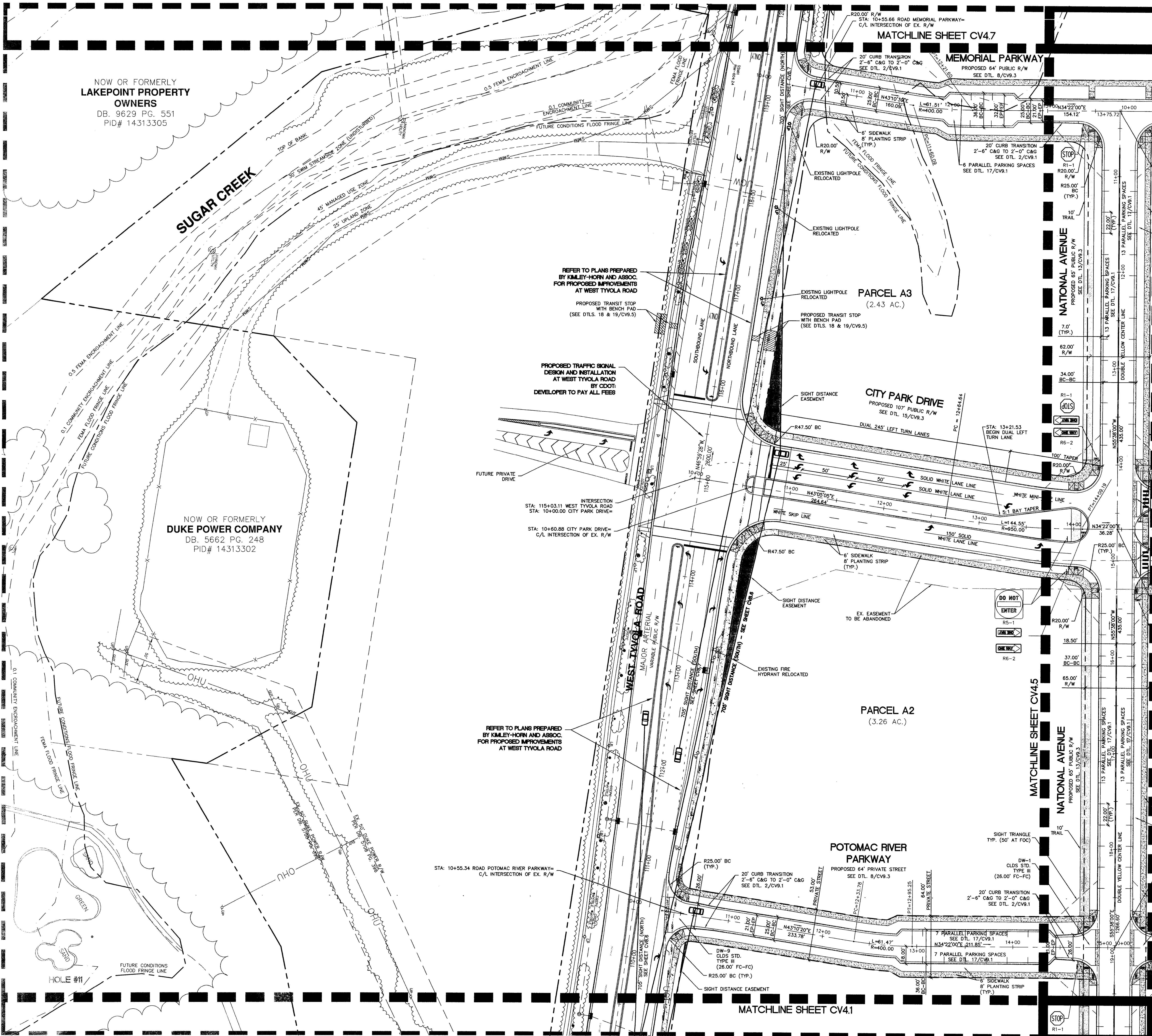
DETAIL 13/CV9.2

DETAIL 10/CV9.2

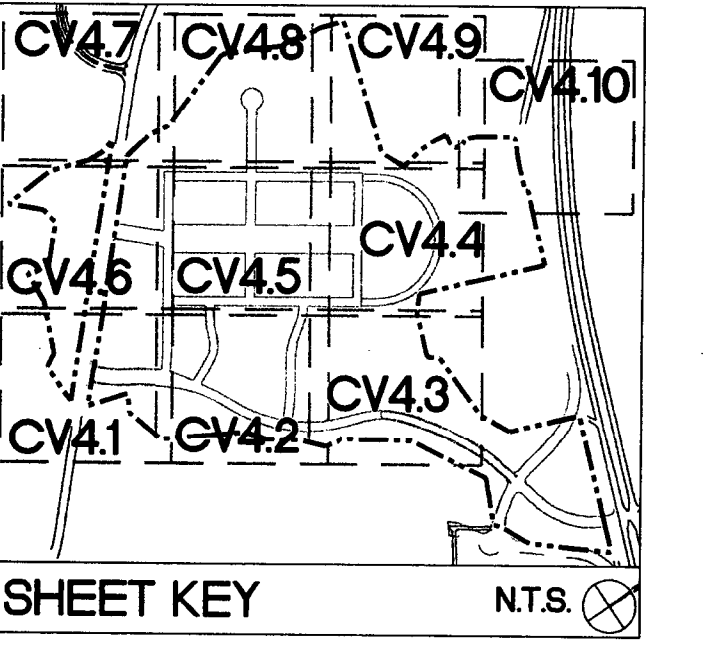
NOTE:
SEE SHEET CV4.0 FOR
STAKING AND MATERIALS
NOTES.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN. ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. 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.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.





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CITY PARK PHASE I

CHARLOTTE, NC

STAKING AND MATERIALS PLAN

Project No.
3592

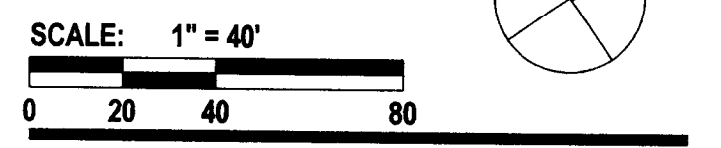
Issued
01/18/08

Revised

04/16/08 PER P&L & CEPM COMMENTS
06/16/08 PER CEPM COMMENTS
07/10/08 REVISE STREET NAMES

SYMBOL	DETAIL
	DETAIL 9/CV9.2
	DETAIL 1/CV9.2
	DETAILS 2 & 3/CV9.2
	DETAIL 13/CV9.2
	DETAIL 10/CV9.2

NOTE:
SEE SHEET CV4.0 FOR
STAKING AND MATERIALS
NOTES.



CV4.6

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CHARLOTTE, NC

Project No. _____

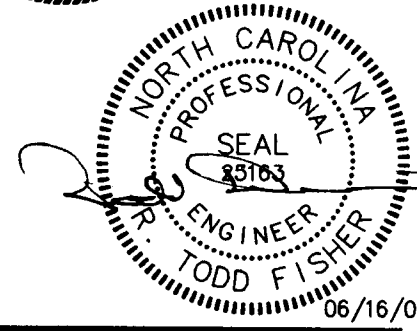
3592

Issues

01/18/08

Revised

04/16/08 PER P&L & CEPM COMMENTS
06/16/08 PER CEPM COMMENTS



SCALE: 1" = 40'

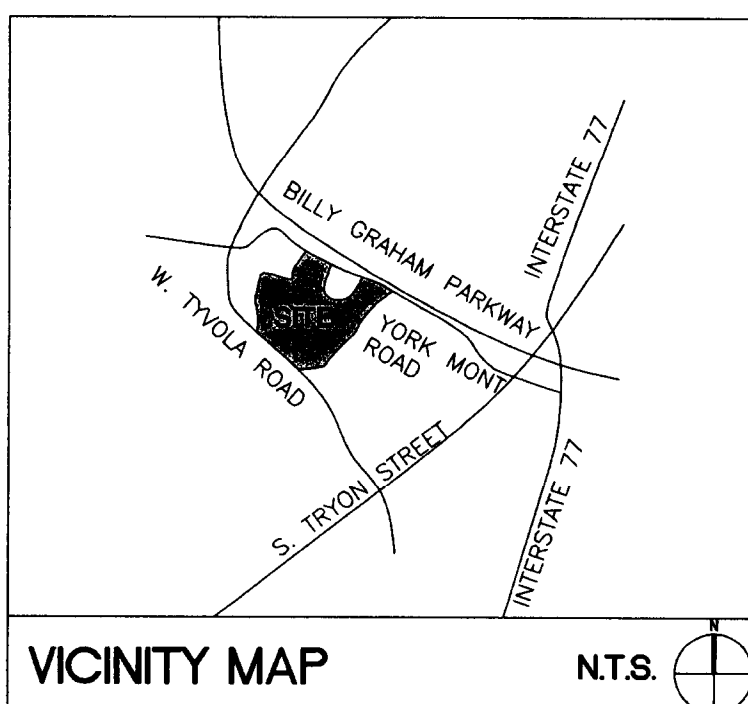


A horizontal scale bar with alternating black and white segments. Below the bar, the numbers 20, 40, and 80 are printed, indicating distances in feet. The bar is divided into segments of 20 feet each, with the first segment being black and the others white.

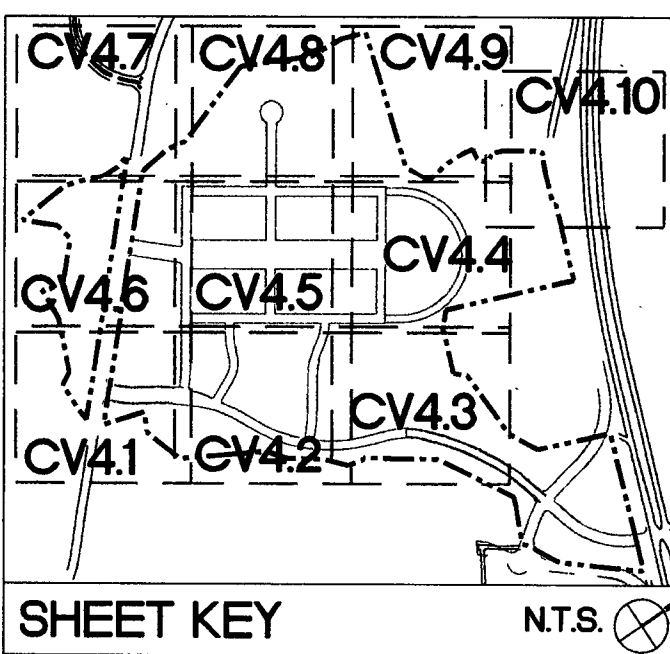
CV4.7

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BY R.B. PHARR & ASSOCIATES, P.A., 1548 UNION ROAD
SUITE-B, GASTONIA, NC 28054, 704-864-9636, DATED
MARCH 17, 2006, JOB NO. 67459

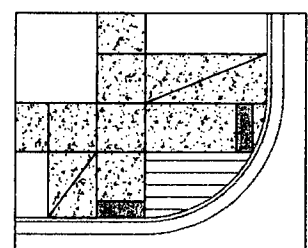


LEGEND

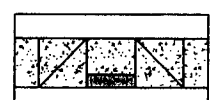
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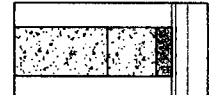
PROPOSED SIDEWALK



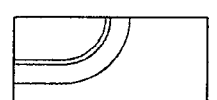
PROPOSED
ACCESSIBLE RAMP
TYPE-1



PROPOSED ACCESSIBLE RAMP



PROPOSED ACCESSIBLE RAMPS
TYPE-3



PROPOSED CURB & GUTTER
(REFER TO TYPICAL ROAD SECTIONS
FOR SIZE)

DETAIL

DETAIL 9/CV9.2

DETAIL 1/CV9.2

S 2 & 3/CV9.2

DETAIL 13/CV9.2

DETAIL 10/CV9.2

NOTE:
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CHARLOTTE, NC

Project No. _____

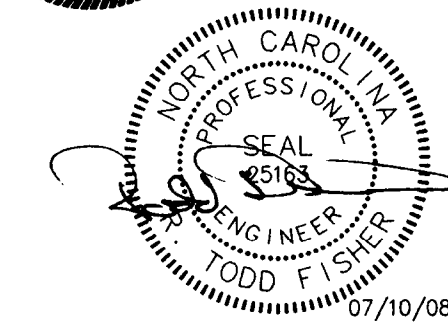
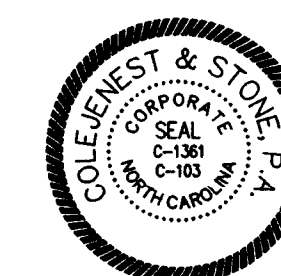
3592

Issued

01/18/08

Revised

04/16/08 PER P&L & CEPM COMMENTS
06/16/08 PER CEPM COMMENTS
07/10/08 REVISE STREET NAMES



SCALE: 1" = 40'

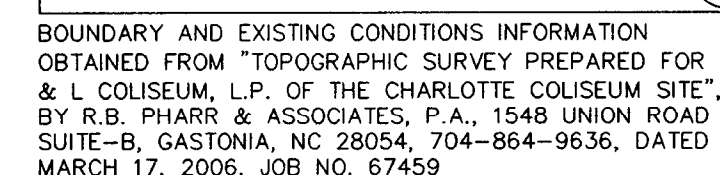


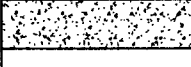
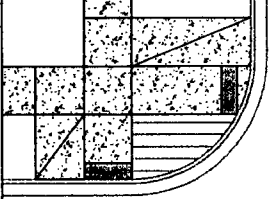
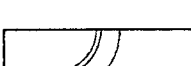
A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 20, and 40.

CV4.8

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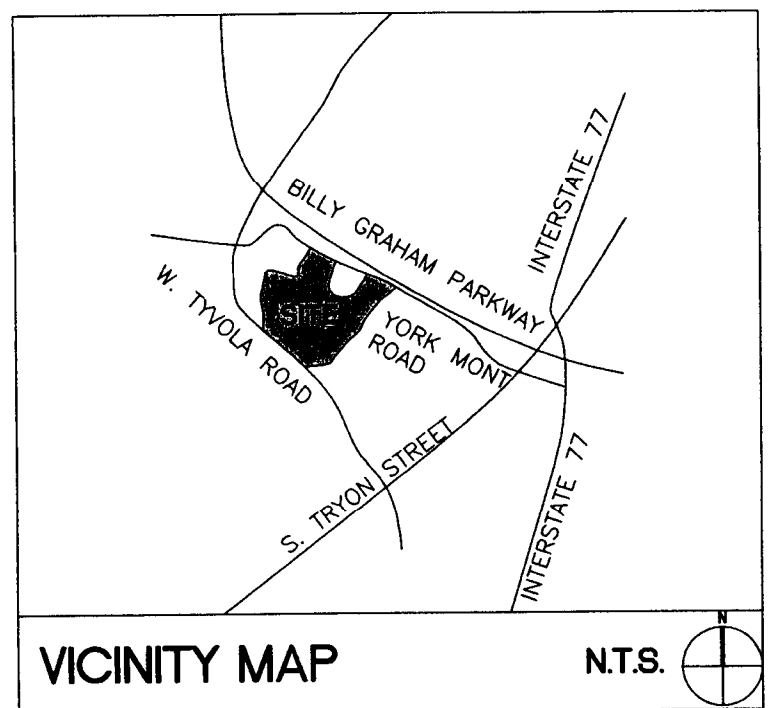
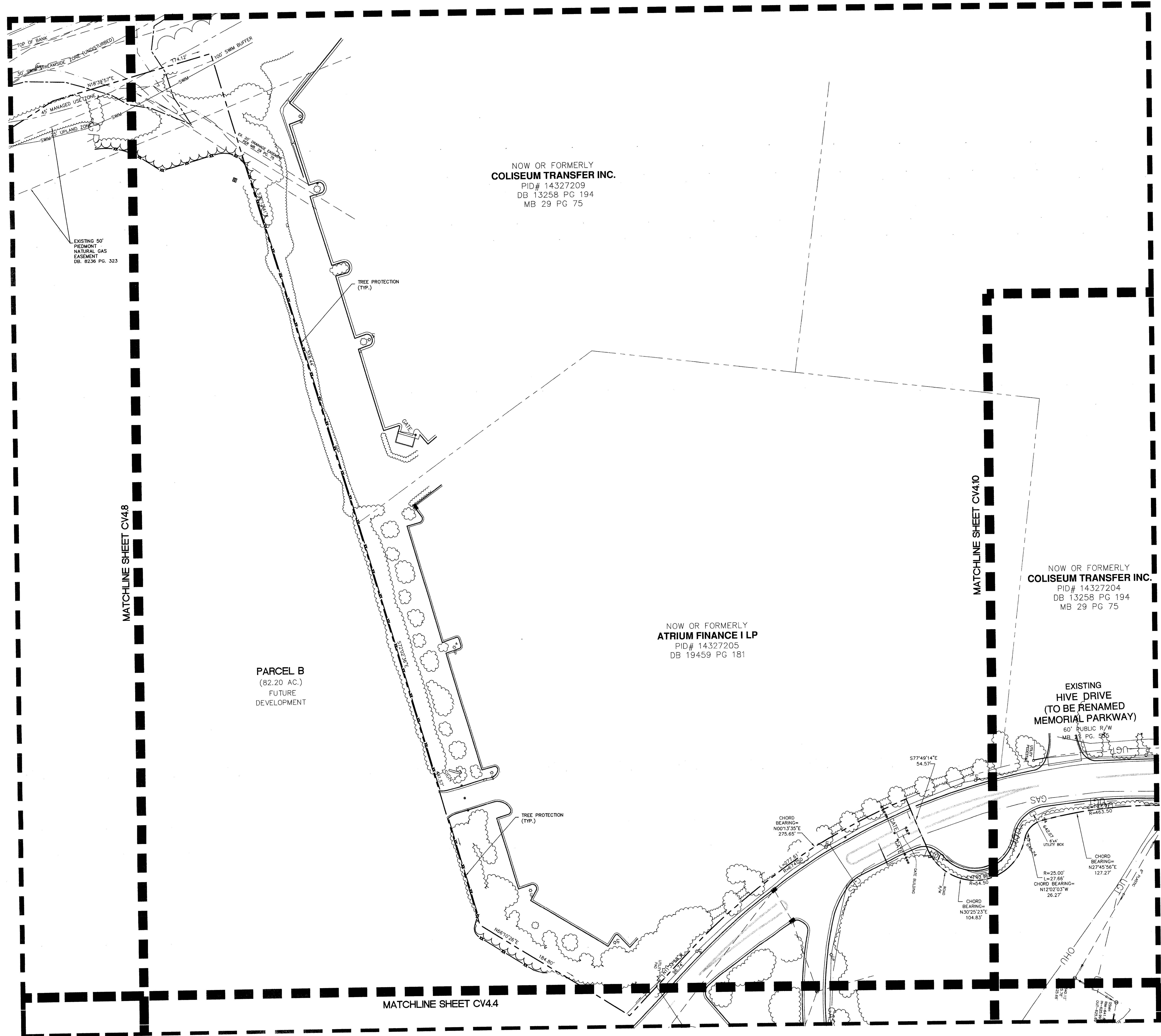


SYMBOL		DETAIL
	PROPOSED SIDEWALK	DETAIL 9/CV.9.2
	PROPOSED ACCESSIBLE RAMP TYPE-1	DETAIL 1/CV.9.2
	PROPOSED ACCESSIBLE RAMP TYPE-2	DETAILS 2 & 3/CV.9.2
	PROPOSED ACCESSIBLE RAMP TYPE-3	DETAIL 13/CV.9.2
	PROPOSED CURB & GUTTER (REFER TO TYPICAL ROAD SECTIONS FOR SIZE)	DETAIL 10/CV.9.2

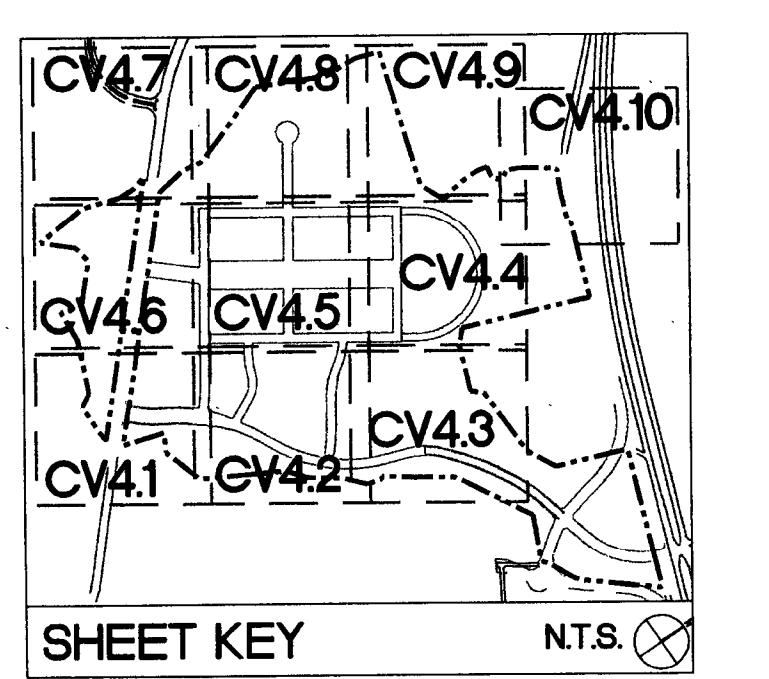
NOTE:
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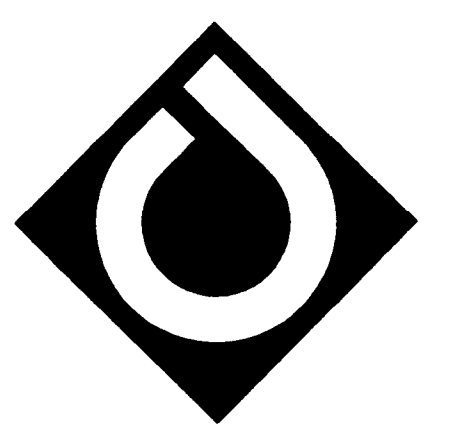
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SYMBOL	DETAIL
	DETAIL 9/CV9.2
	DETAIL 1/CV9.2
	DETAILS 2 & 3/CV9.2
	DETAIL 13/CV9.2
	DETAIL 10/CV9.2

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**CITY PARK
PHASE I**

CHARLOTTE, NC

**STAKING AND
MATERIALS PLAN**

Project No.
3592

Issued
01/18/08

Revised

04/16/08 PER P&L & CEPM COMMENTS
06/16/08 PER CEPM COMMENTS

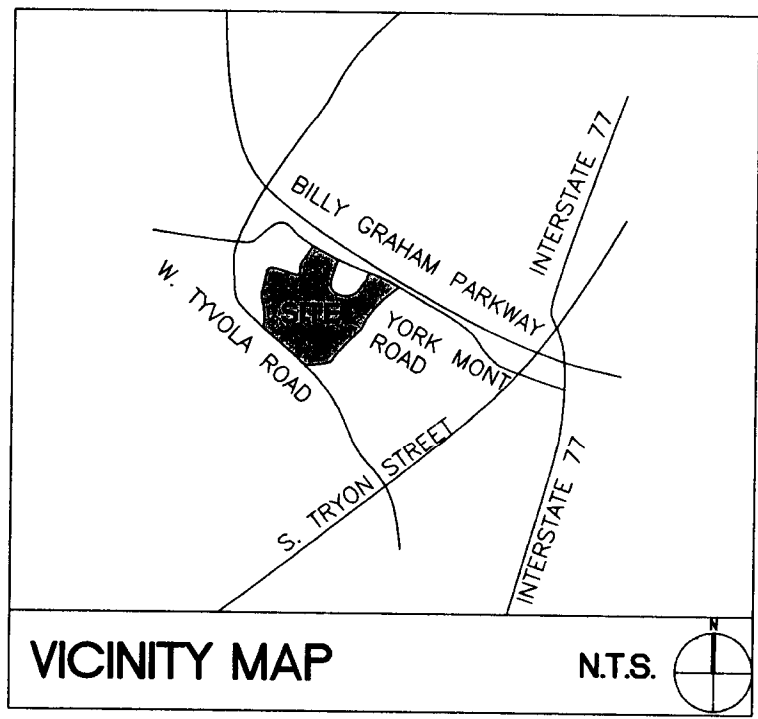
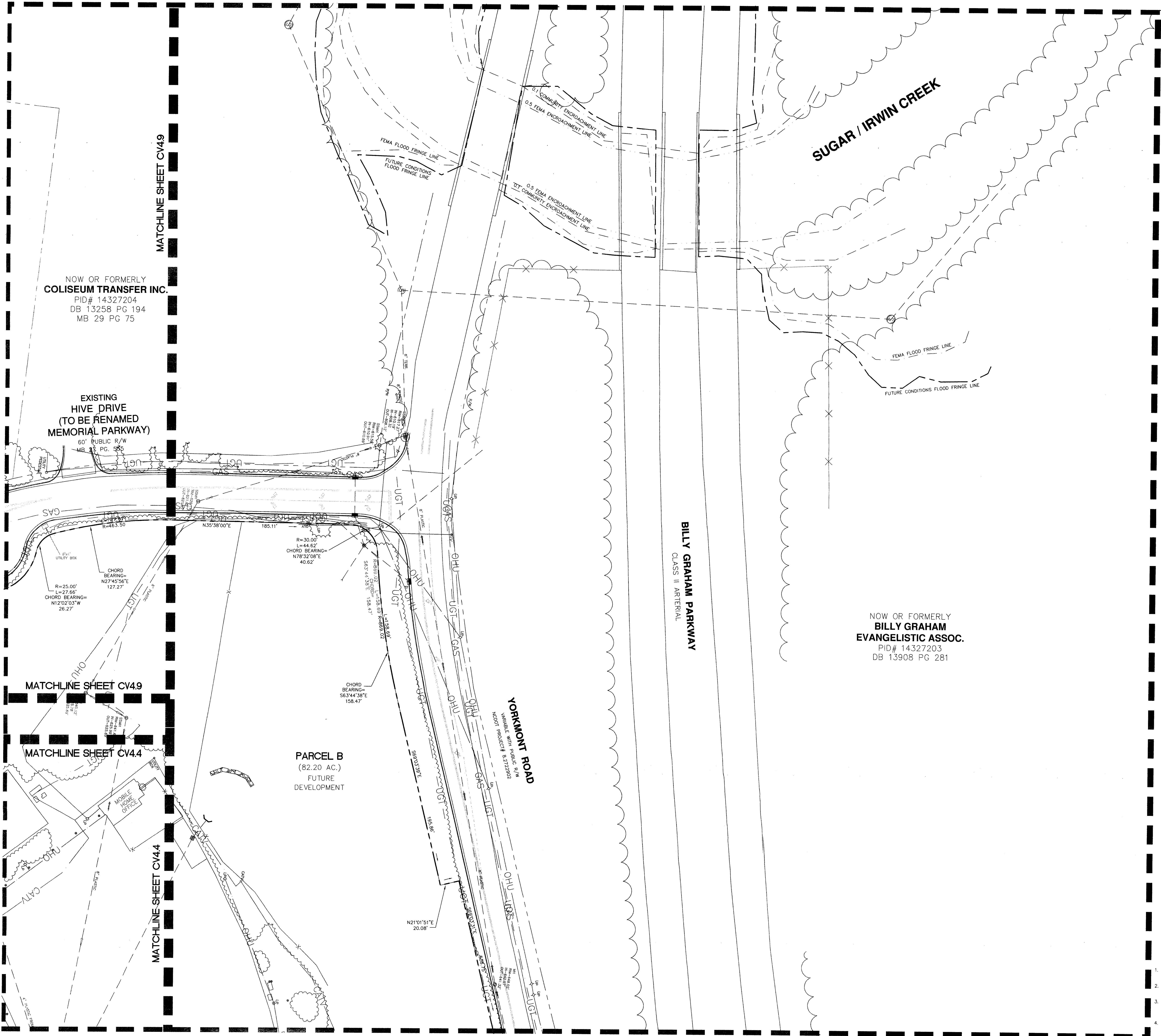


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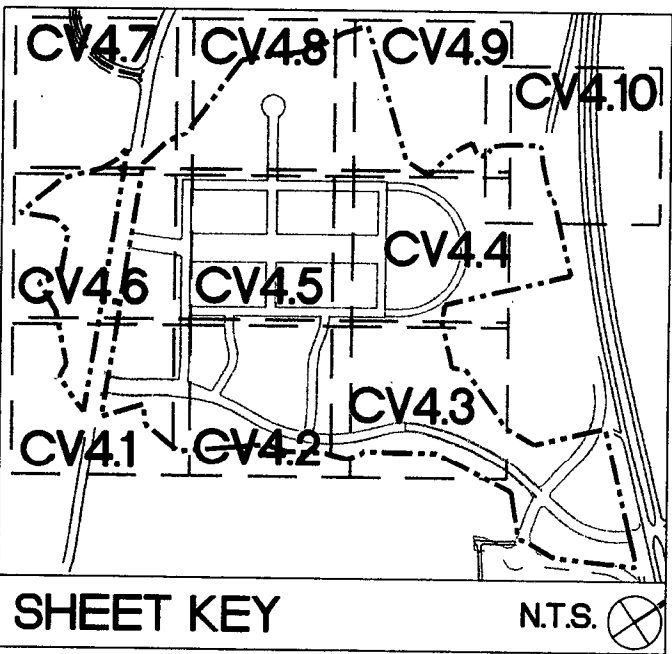
CV4.9

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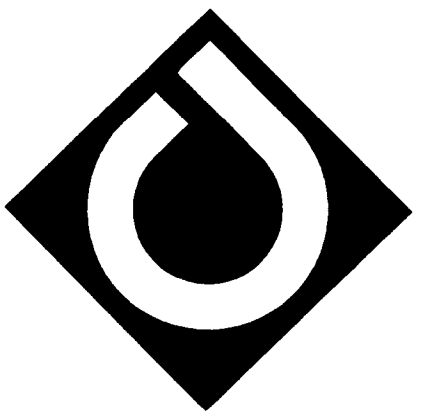


LEGEND	
SYMBOL	DETAIL
	DETAIL 9/CV9.2
	DETAIL 1/CV9.2
	DETAILS 2 & 3/CV9.2
	DETAIL 13/CV9.2
	DETAIL 10/CV9.2

NOTE:
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STAKING AND MATERIALS
NOTES.



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CITY PARK PHASE I

CHARLOTTE, NC

STAKING AND MATERIALS PLAN

Project No.

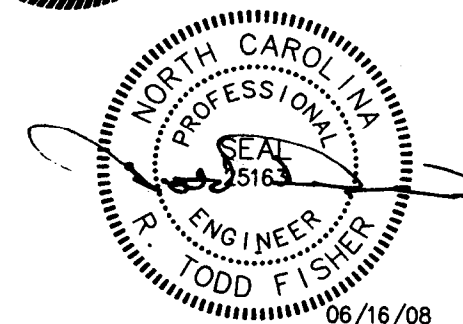
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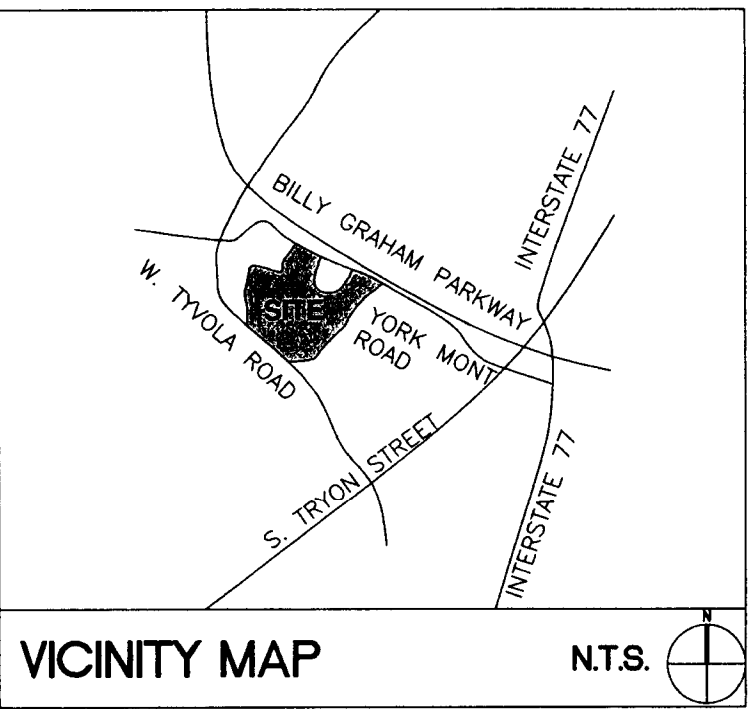
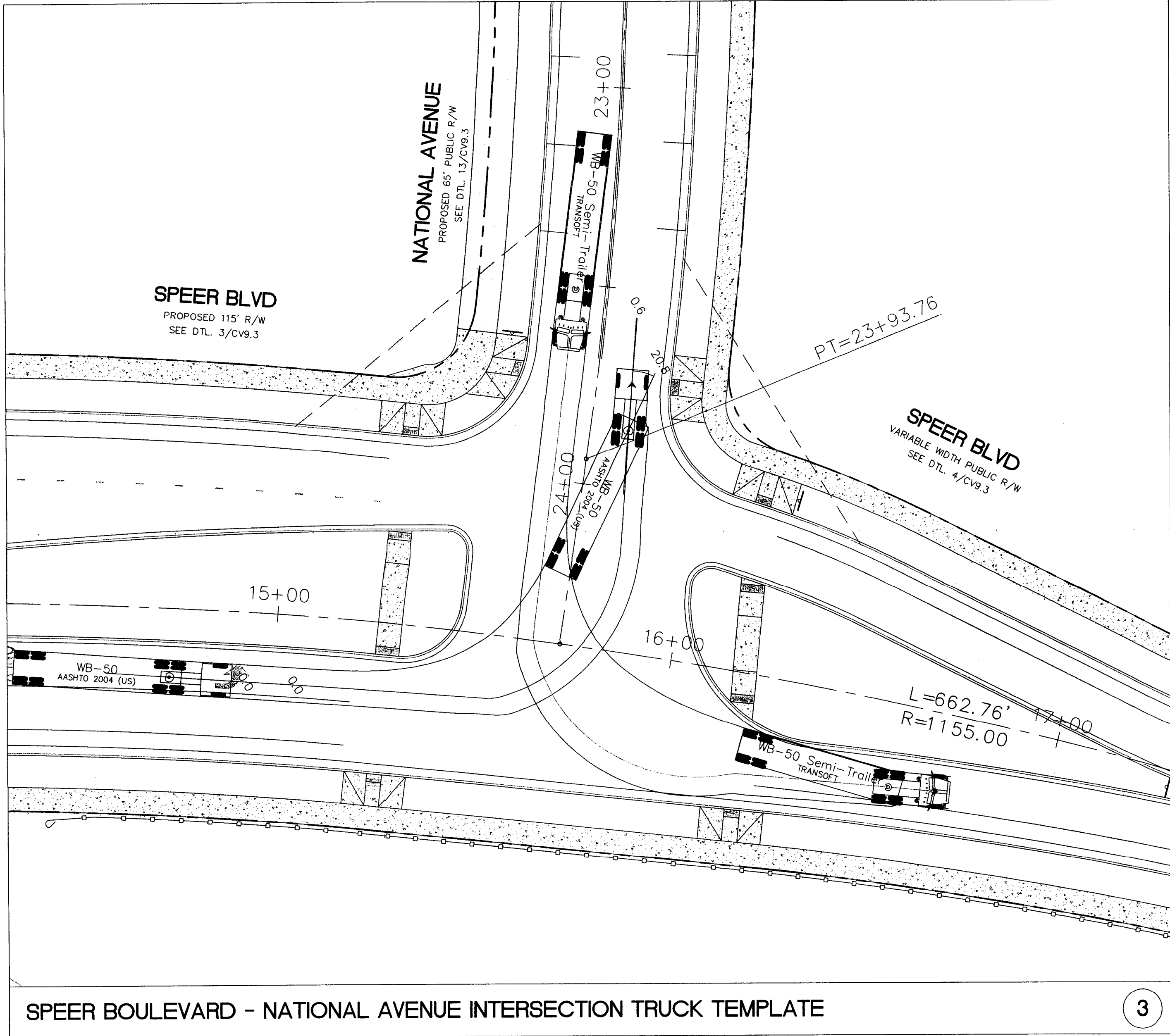
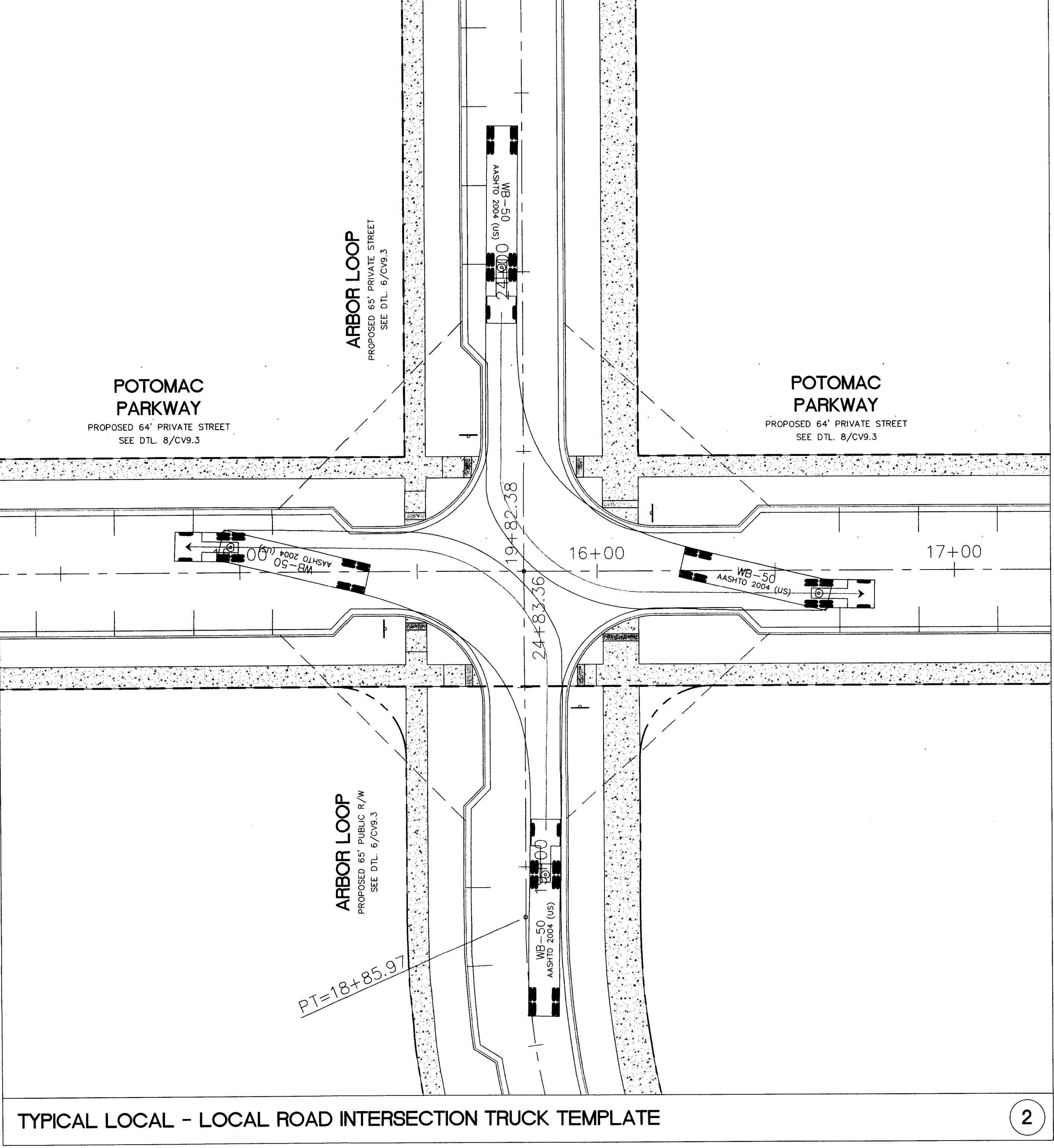
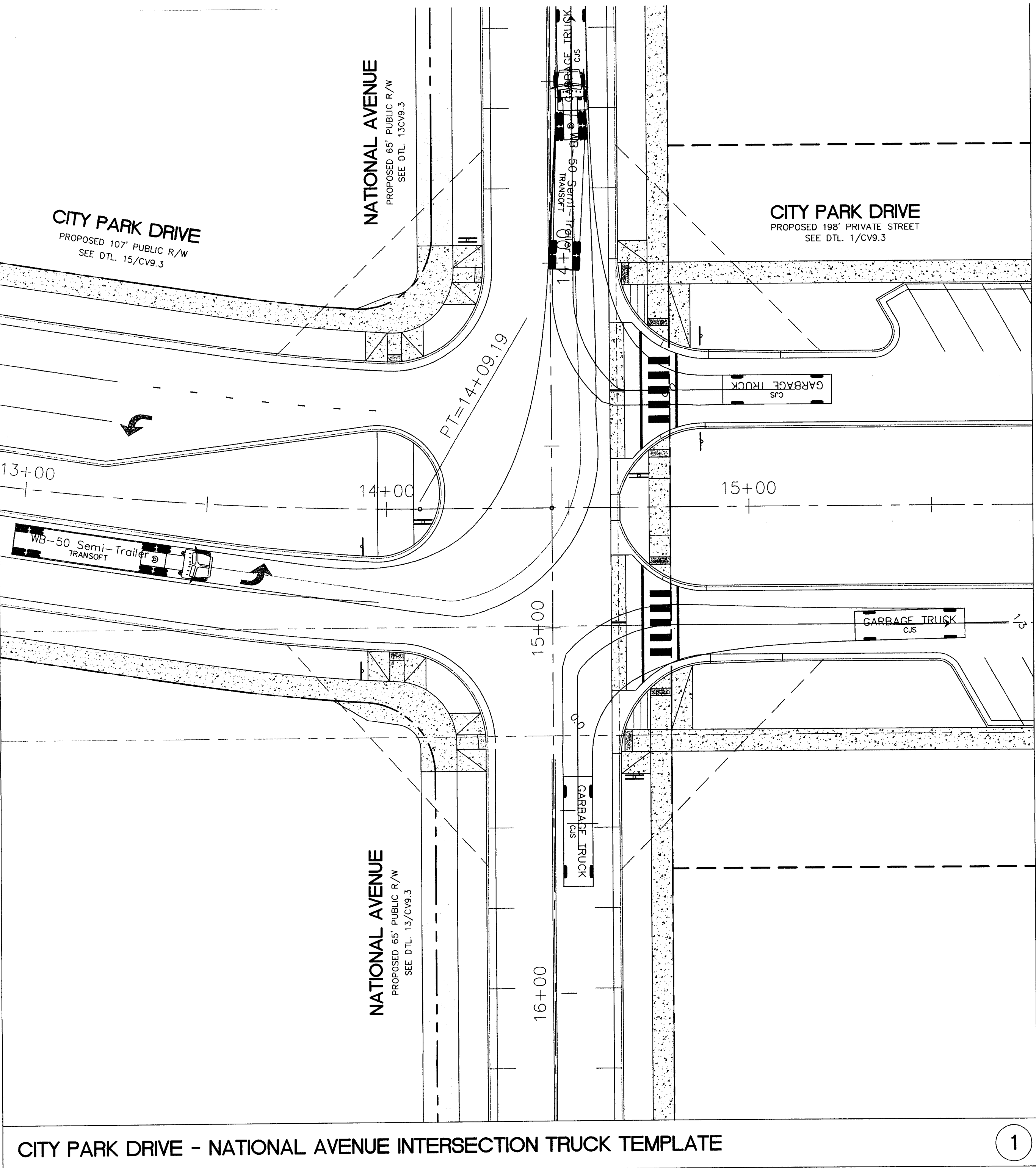


SCALE: 1" = 40'
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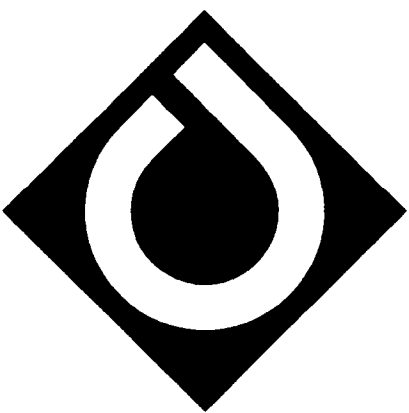
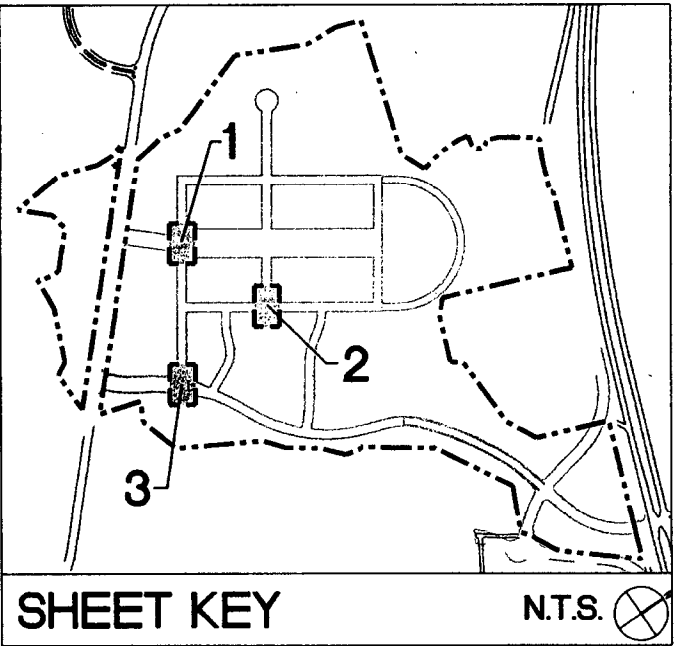
CV4.10

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**CITY PARK
PHASE I**

CHARLOTTE, NC

**STAKING AND
MATERIALS
TURNING
TEMPLATES**

Project No.

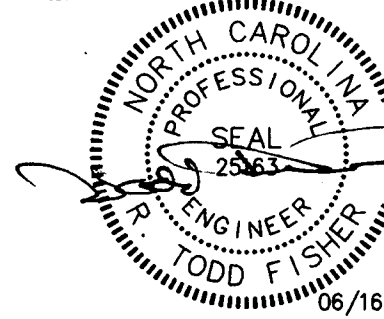
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01/18/08

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04/16/08 PER P&L & CEPM COMMENTS
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SCALE: 1" = 20'
0 10 20 40

CV4.11

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