

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 COLEJENEST & 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, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 8. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC MEETING ALL REQUIREMENTS OF SECTION 1005 OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.

PRELIMINARY SUBDIVISION NOTES

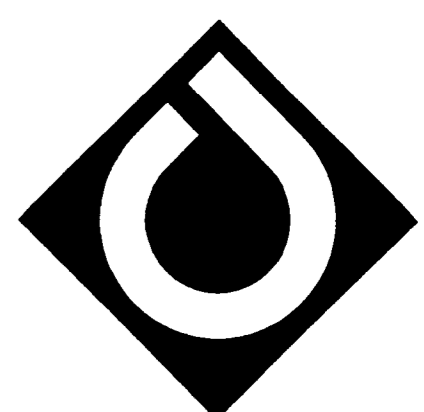
- 1. PIPE SYSTEMS AND OPEN CHANNELS ON PRIVATE PROPERTY SHALL BE PLACED IN A STORM DRAINAGE EASEMENT. PERMANENT DRAINAGE EASEMENTS (PDE IF RUNNING THROUGH DETENTION) SHALL BE A MINIMUM OF FIFTEEN FEET FOR PIPES AND TWENTY FEET FOR OPEN CHANNELS. ALL STORM DRAIN EASEMENTS ARE TO BE KEPT SEPARATE FROM 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 CDD#505.05 (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 TACK 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 ROBERTS. 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 FURPOSE OF THE PERMANENT DRAINAGE EASEMENT (PDE) 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. BACKFILL MATERIAL MUST BE APPROVED BY THE LAND DEVELOPMENT 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 UNDISTURBED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, 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 DITCHES, 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. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR 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. (S.D.E.) - STORM DRAINAGE EASEMENT
- 20. ALL ROAD IMPROVEMENTS AT HIVE DRIVE (MEMORIAL PARKWAY) ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- 21. CURB AND GUTTER SHOWN ON PLANS ALONG HIVE DRIVE (MEMORIAL PARKWAY) MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- 22. 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.
- 23. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4015) OR VISIT <http://www.charmeck.org/Departments/Transportation/Street+Maintenance/Home.htm>

SITE DEVELOPMENT TABLE

PHASE I	
PARCEL B	82.20 AC.
PARCEL B1	27.54 AC.
PARCEL B2	39.36 AC.
PARCEL G	12.00 AC.
COMMON OPEN SPACE	2.32 AC.
PROPOSED PUBLIC STREET RIGHT-OF-WAY DEDICATION	0.98 AC.
TOTAL (PHASE IA)	82.20 AC.
EXISTING RIGHT-OF-WAY AREA TO BE ABANDONED	0.07 AC.

ZONING CODE SUMMARY

PROJECT NAME: CITY PARK - PHASE 1A  
OWNER: P & L COLISEUM, LP  
PLANS PREPARED BY: COLEJENEST & STONE  
TAX PARCEL NOS. 143-151-08  
ZONING: MUDD-O PER PETITION NO. 2007-082  
PROPOSED USE: MIXED USE  
YARD REQUIREMENTS:  
SETBACK (FRONT): 10' FROM BACK OF CURB  
SIDE YARD (L): NONE  
REAR YARD: NONE



ColeJenest & Stone  
Staging the Environment  
Realizing the Possibilities

- Land Planning
- Landscape Architecture
- Civil Engineering
- Urban Design

200 South Tryon Street, Suite 1400 Charlotte, NC 28202  
P: 704.376.1555 F: 704.376.7851 [www.colejeneststone.com](http://www.colejeneststone.com)

P&L Coliseum, LP

Cumberland Center IV  
3225 Cumberland Blvd. Suite 400  
Atlanta, GA 30339

CITY PARK  
PHASE 1A

CHARLOTTE, NC

APPROVED FOR  
CONSTRUCTION  
CMPC  
10/21/08

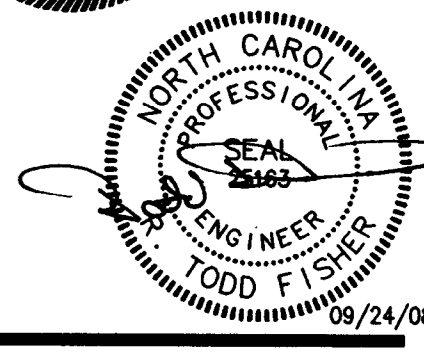
STAKING AND  
MATERIALS  
OVERALL PLAN

Project No.  
3592

Issued  
05/23/08

Revised

07/25/08 PER CEPD COMMENTS  
08/01/08 PER CMPC  
09/24/08 PER CEPD

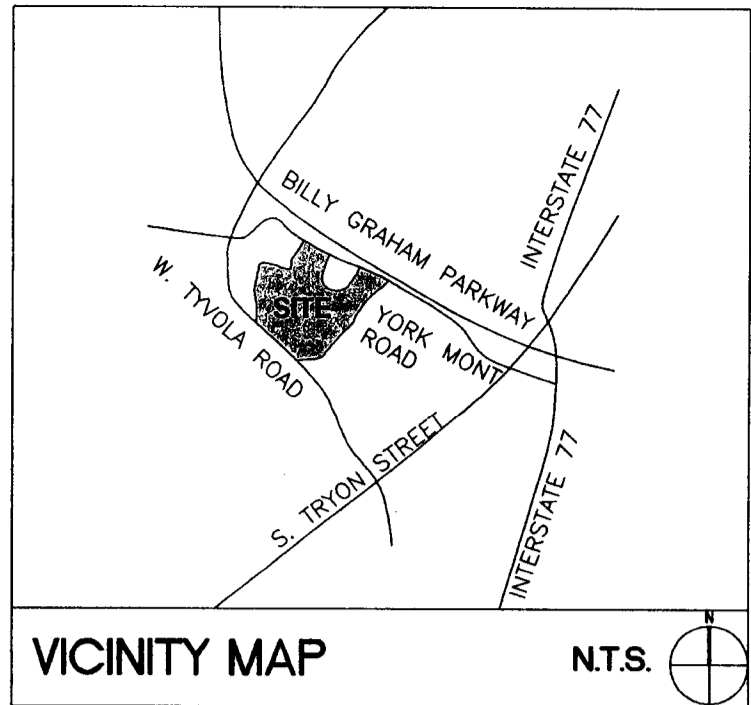
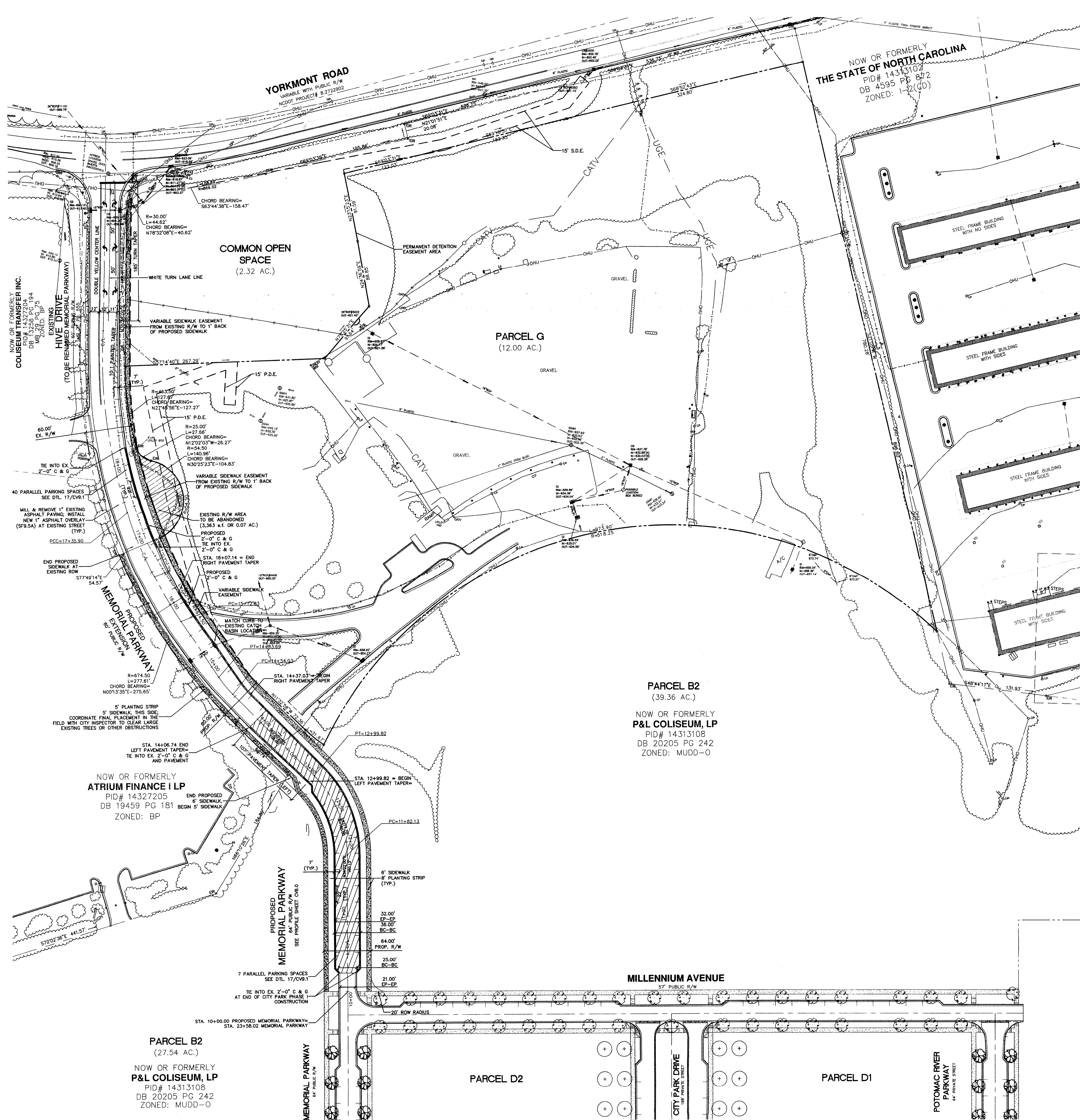


SCALE: 1" = 150'  
0 75 150 300

CV4.0

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

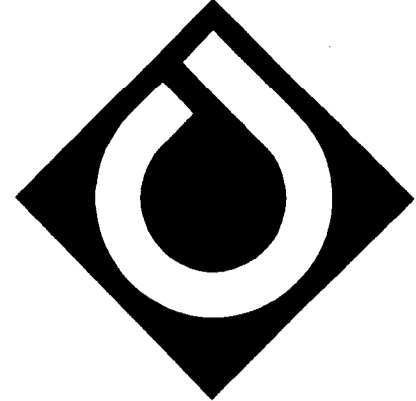
ColeJenest & Stone, P.A. 2008 ©



BOUNDARY AND EXISTING CONDITIONS INFORMATION 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, 704-864-9636, DATED MARCH 17, 2006, JOB NO. 67459. ADDITIONAL SITE IMPROVEMENTS SHOWN PER CONSTRUCTION DRAWINGS FOR CITY PARK PHASE I, PREPARED BY COLEJENEST & STONE, P.A., DATED JANUARY 18, 2008.

LEGEND	DETAIL
PROPOSED SIDEWALK	CLDS #10.22
PROPOSED ACCESSIBLE RAMP TYPE-2	DETAILS 2 & 3/CV9.2
PROPOSED ACCESSIBLE RAMP TYPE-3	DETAIL 10/CV9.2
PROPOSED CURB & GUTTER (REFER TO TYPICAL ROAD SECTIONS FOR SIZE)	CLDS #10.17A
PROPOSED PAVEMENT	-/-

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



**ColeJenest & Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

200 South Tryon Street, Suite 1400 Charlotte, NC 28202  
P: 704.376.1555 F: 704.376.7851 [www.colejeneststone.com](http://www.colejeneststone.com)

## P&L Coliseum, LP

Cumberland Center IV  
3225 Cumberland Blvd. Suite 400  
Atlanta, GA 30339

## CITY PARK PHASE IA

CHARLOTTE, NC

## STAKING AND MATERIALS PLAN

Project No.

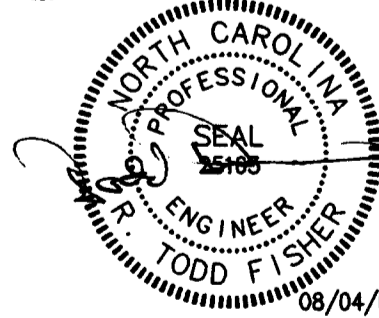
3592

Issued

05/23/08

Revised

07/25/08 PER CEPW COMMENTS  
08/01/08 PER CMPC



SCALE: 1" = 50'  
0 25 50 100

## CV4.1

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2008 ©