

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM).
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES UNLESS OTHERWISE SPECIFIED IN THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
3. ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO NCDOT STANDARDS IN ORDER TO BE DEDICATED PUBLIC RIGHT OF WAYS.
4. ALL CURBS SHALL HAVE A 20' RADIUS AT THE BACK OF CURB UNLESS OTHERWISE NOTED. ALL R/W SHALL HAVE A 20' RADIUS UNLESS OTHERWISE NOTED.
5. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM #50.05A OR #50.05B. SIGNS SHOULD BE LOCATED PER CLDSM #50.06.
6. LAND DEVELOPMENT ENGINEER SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO CONSTRUCTION.
7. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).
8. NON-STANDARD ITEMS (I.E.: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL ENCROACHMENT AGREEMENTS.
9. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3800 P.S.I. AT 28 DAYS AND SHALL COMPLY WITH SECTION 1000 OF THE NCDOT STANDARD SPECIFICATIONS.
10. ALL CONCRETE SHALL BE CURED WITH 100% RESIN BASE, WHITE PIGMENTED CURING COMPOUND WHICH MEETS A.S.T.M. SPECIFICATIONS C-309, TYPE 1, APPLIED AT ONE GALLON TO 400 SF WITHIN 24 HOURS OF PLACEMENT OF CONCRETE.
11. ALL CURB AND GUTTER SHALL BE BACKFILLED WITH SOIL APPROVED BY THE INSPECTOR 48 HOURS AFTER CONSTRUCTION TO PREVENT EROSION.
12. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATIVE MATTER, WASTE, CONSTRUCTION MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND THE MATERIAL SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOW OR PROOF ROLLING.
13. ALL TRENCHES IN THE STREET RIGHT OF WAY SHALL BE BACKFILLED WITH SUITABLE MATERIAL.

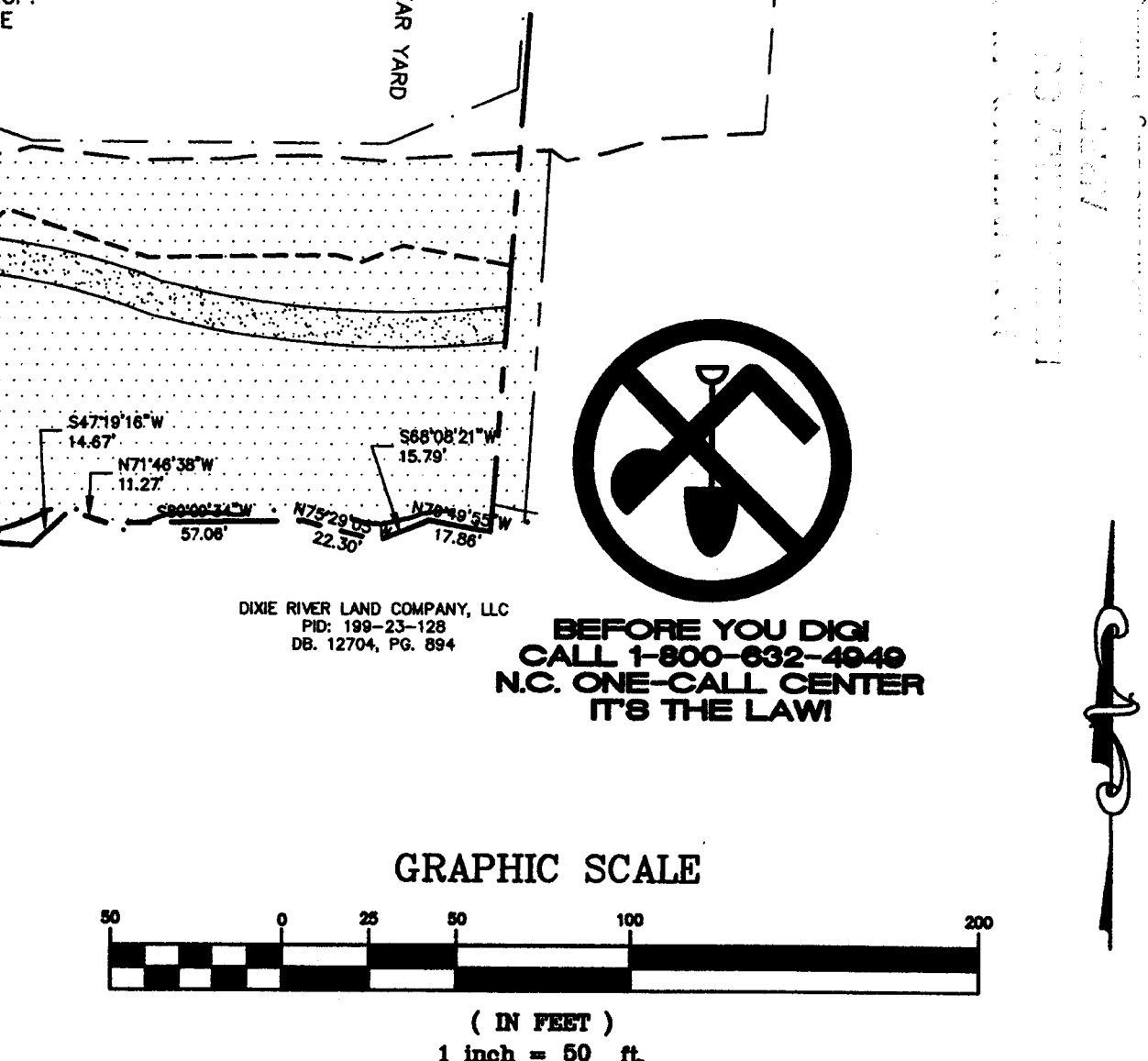
15. ALL SUBGRADE FOR ROADS SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTER TEST.
16. ALL TESTS SHALL BE PERFORMED BY THE DEVELOPER AT NO COST TO MECKLENBURG COUNTY.
17. CONTRACTOR SHALL MAINTAIN TWO WAY TRAFFIC AT ALL TIMES WHEN WORKING WITHIN EXISTING STREETS. THE CONTRACTOR SHALL PLACE AND MAINTAIN SIGNS, DANGER LIGHTS, BARRICADES, AND FURNISH WATCHMEN OR FLAGMEN TO DIRECT TRAFFIC IN ACCORDANCE WITH THE WORK AREA TRAFFIC CONTROL HANDBOOK (W.A.T.C.H.).
18. SIDEWALKS SHALL BE CONSTRUCTED OF NOT LESS THAN 3600 PSI CONCRETE AND SHALL BE FOUR (4) INCHES THICK, CONSTRUCTED ON AN ADEQUATELY GRADED BASE, EXCEPT WHERE A SIDEWALK CROSSES A DRIVEWAY IT SHALL BE SIX (6) INCHES THICK.
19. SUBGRADE FOR SIDEWALKS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTER TEST. THE SURFACE OF THE SIDEWALK SHALL BE STEEL TROWEL AND LIGHT BROOM FINISHED AND CURED WITH AN ACCEPTABLE CURING COMPOUND. TOOLED JOINTS SHALL BE PROVIDED AT AN INTERVAL NOT LESS THAN FIVE (5) FEET AND EXPANSION JOINTS AT INTERVALS NOT MORE THAN 45 FEET. THE SIDEWALK SHALL HAVE A LATERAL SLOPE OF 1/4" PER FOOT.
20. THE ELEVATION OF THE SIDEWALK SHALL BE RELATED TO THE ELEVATION OF THE CROWN OF THE ADJACENT ROADWAY. THE SIDEWALK SHALL BE NO LESS THAN SIX (6) INCHES OR MORE THAN 18 INCHES ABOVE THE ROADWAY GROUND, EXCEPT THAT THE CROSSWALK ELEVATIONS SHALL BE PROPERLY RELATED TO THE EXISTING OR PROP. ROADWAY CURB.
21. IN ROLLY 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 BASED ON FIELD CONDITIONS.
22. UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES AND, TO THE EXTENT POSSIBLE, PATHS CLEARED FOR SUCH UTILITY LINES SHALL BE REPLANTED WITH PLANT MATERIALS FROM THE ORDINANCES APPROVED PLANT LIST.
23. NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN ANY BUFFER AREAS.
24. THE DEVELOPER SHALL MAKE A DILIGENT EFFORT TO PRESERVE AREAS OF REQUIRED BUFFERS WHERE SIGNIFICANT VEGETATION EXISTS. THESE AREAS SHALL REMAIN UNDISTURBED EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE THE ABOVE ITEMS OF THIS SECTION.
25. UNDER DRAINAGE SHALL BE PROVIDED AS DIRECTED BY GEO-TECHNICAL ENGINEER. DETERMINATION SHALL BE MADE IN THE FIELD. DRAINS TO BE INSTALLED PER CLDSM #30.05.

DEVELOPMENT DATA:

ZONING:	CC COMMERCIAL CENTER LL2-PA & LLW-CA (PETITION # 2006-78) HIGH DENSITY OPTION
TAX PARCEL NUMBERS:	199-23-179
TOTAL SITE AREA:	18.70 AC
BUILDING SEPARATION:	16' MINIMUM
BUILDING HEIGHT:	44' (3 STORIES)
SETBACKS:	35' ALONG BEREWICK COMMONS PKWY. 15' ALONG INTERNAL PUBLIC STREETS (9.303 19F) 5' FROM PROPERTY LINE 40' FROM PROPERTY LINE
PROPOSED USE:	312 CONDOMINIUMS (39 PER BLDG.)
DENSITY:	17.12 DUA
NET IMPERVIOUS/ZONE:	0.98 AC (34% OF TOTAL AREA IN CRITICAL ZONE) 7.08 AC (48% OF TOTAL AREA IN PROTECTED ZONE) 8.06 AC (43% OF TOTAL SITE AREA)
OPEN SPACE:	REQUIRED: 40% PROVIDED: 10.09 AC (53.9%)
SOLID WASTE/RECYCLING:	REQUIRED: 1-8 CY DUMPSTER/30 UNITS PROVIDED: 11
	REQUIRED: 4-144 SF DESIGNATED AREAS PROVIDED: 4

PARKING SUMMARY

NUMBER OF UNITS:	312
PARKING REQUIREMENT:	1.5 SPACE/UNIT
PARKING REQUIRED:	468
PARKING PROVIDED:	OFF-STREET = 426 ON-STREET = 58 TOTAL = 484
HANDICAP REQUIRED:	24
HANDICAP PROVIDED:	3 PER BUILDING, 24 TOTAL
BIKE PARKING:	REQUIRED: 1 PER 20 UNITS=16 PROVIDED: 24



URBAN DESIGN PARTNERS

1318-e6 central ave. # 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com

North Carolina Professional Engineer Seal
No. 7896
9-14-08

Gandy Communities

Village at Stonehaven
Multi-Family Site
Site Plan

17818 Statesville Road, Suite 211
Charlotte, NC 28031
704-897-1110

Mecklenburg County, NC

Project No: 06-108
Date: July 2007
Designed by: cc
Drawn by: mek
Scale: 1"=50'
Sheet No:

C-3.0