

MATCHLINE

SITE NOTES

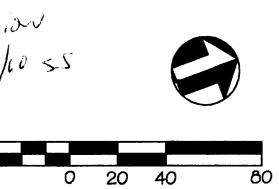
- DIMENSIONS AND COORDINATE POINTS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
 - ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM ALL REGULATORY AUTHORITIES.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
- DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2000 EDITION AS AMENDED.
- ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON THE DRAWINGS. 10. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL SAW-CUT EXISTING ASPHALT PAVEMENT AREAS TO TIE IN SMOOTHLY TO PROPOSED
- 12. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS. 13. LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION. 14, COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- 15. ALL ROAD IMPROVEMENTS TO BE COORDINATED WITH ENGINEERING DEPARTMENT PRIOR TO THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH AN ELECTRONIC FILE OF THESE DRAWINGS UPON
- 17. ALL NON-STANDARD ITEMS IN THE PUBLIC RIGHT OF WAY WILL NEED AN ENCROACHMENT AGREEMENT W/CDOT BEFORE THEY CAN BE APPROVED OR INSTALLED. APPROVAL OF THIS PLAN SET DOES NOT APPROVE ANY NON-STANDARD ITEMS IN THE RIGHT-OF-WAY. PLEASE CONTACT LINDA POISSANT, 704
- 336-2562, FOR FURTHER INFORMATION. 16. IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCKED-OFF FOR ANY STAGING, CONSTRUCTION, OR DEMOLITION FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY LEASE AGREEMENT MUST BE OBTAINED FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT LINDA POISSANT, 704 336-2582, FOR FURTHER INFORMATION.
- CONSTRUCTION, OR DEMOLITION FOR A PERIOD OF LEGG THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY USE PERMIT MUST BE OBTAINED FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT PAT MORGAN, 704 338-3889 OR BOB STALEY, 704 432-1562, FOR FURTHER INFORMATION. 20. DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS #50.05
- 21. DEVELOPER WILL PROVIDE STOP SIGNS, (R1-1) 24"x24, 30"x30". SEE PLAN FOR LOCATIONS.
- 23. 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 INSPECTOR AND BASED ON FIELD CONDITIONS.
- 24. NON-STANDARD ITEMS (IS: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF
- TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION. 25. IN ORDER TO ENBURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% GLOPE ON THE CURB. 26. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED
- 27. 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.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE PROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- 29. ANY BUILDING WITHIN THE 100+1 SWEL IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIMISION ORDINANCE, SECTION 7.200.8.
- 30. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (0.1') FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY ENCROACHMENT REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER
- 32. CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASIMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS".
- 33. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT. 34. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIOT AT (704)336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 6"
- IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-8892 FOR REQUIRED PERMITS. 35. BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-500-632-4949, IT'S THE LAW,
- 36. THE HEAVY DUTY PAVEMENT SHOWN ON THIS PLAN IS DESIGN TO WITHSTAND A SO, COOLD LOAD 37. "AB-BUILT" DRAWINGS AND PLANS OF THE STROM 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 SUBDIMISION ORDINANCE.
- S.W.I.M. STREAM BUFFER NOTES: 1. THE S.W.I.M. BUFFER IS MEASURED HORIZONTALLY ON A LINE PERPENDICULAR TO THE SURFACE WATER, LANDWARD FROM THE TOP OF THE BANK ON EACH SIDE OF THE STREAM.
- 2. THE STREAM SIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED, IN THE MANAGED USE ZONE, A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A
- MINIMUM OF 8 HEALTHY TREES OF A MIN, 6" CALIPER PER 1,0008QFT. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO ROOTS OF REMAINING TREES. 3. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
- 4. NO OCCUPIED STRUCTURES CAN BE PLACED IN ANY OF THE THREE (3) BUFFER ZONES. NON BUILDINGS FOR STORAGE CAN BE PLACED IN THE UPLAND ZONES PROVIDED THEY DO NOT EXCEED 150 SQUARE 5. ENGINEERED OR IMPROVED CHANNELS AND PIPED STORM WATER ARE NOT ALLOWED IN OR THROUGH THE
- BUFFER. TEMPORARY SEDIMENT BASING CANNOT BE PLACED IN THE STREAM SIDE OR MANAGED USE ZONES.

 DRAINAGE AREAS WILL BE DESIGNED TO ALLOW WATER TO SHEET FLOW ACROSS THE BUFFER TO FILTER OUT
 POLLUTANTS. PLUNGE POOLS, ENERGY DISSIPATERS, DIVERSION DEVICES OR WETLAND FLOW WILL BE USED.

 DESIGN OF TALLS FOR THESE DEVICES CAN BE OBTAINED FROM CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL. TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING, ETC.) AT THE SITE.
- 6. THE OUTBIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR 7. THE OUTBIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS. 8. ANY ACTIVITY IN THE BUPPER WILL COMPLY WITH S.W.I.M. STREAM BUPPER SECTION OF THE LAND DEVELOPMENT STANDARDS MANUAL.
- NOTE: SEE SHEET L-2.1 FOR BENCHMARK REFERENCE

PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION **APPROVAL** CHARLOTTE-MECKELNBURG PLANNING DEPARTMENT

1"=40'





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Per NCDOT Comments

Rev. Grades/Walls

Sheet Title:

NVR Units
NVR Units-Per City Comments

Site

5/24/06