



LOT #	STORMWATER PROTECTION ELEV.	LOT #	STORMWATER PROTECTION ELEV.
1	616	79	593
2	614	80	596
3	612	81	598
4	611	82	600
5	607	83	600
6	602	84	602
7	602	158	640
8	602	159	638
9	599	160	637
10	598	161	634
11	595	162	634
12	582.5	163	631
13	582.5	164	629
14	582.5	165	626
15	582.5	166	624
16	582.5	167	622
17-24	582.5	168	620
		169	621

- GENERAL NOTES**
- SUBDIVISION CONTROL ENGINEER SHALL BE GIVEN 24 HOURS NOTICE PRIOR TO BEGINNING CONSTRUCTION.
 - BOUNDARY AND EXISTING UTILITY INFORMATION PROVIDED BY HUGH WHITE, NCRLS #2848 OF CAROLINA SURVEYORS, INC. (CS).
 - TOPOGRAPHIC MAPPING DONE BY PHOTOGRAMMETRIC METHODS BY AERO-DYNAMICS, CORP.
 - FLOOD DATA TAKEN FROM CHARLOTTE-MECKLENBURG STORM WATER INTERACTIVE FLOODPLAIN ANALYSIS.
 - CURB LINES SHOWN REPRESENTS BACK OF CURB AND LIP OF GUTTER.
 - ALL INTERIOR INTERSECTIONS SHALL HAVE 35'x35' SIGHT TRIANGLES. SIGHT TRIANGLES SHOWN ARE MINIMUM REQUIRED.
 - NO TREES, BERM, WALLS, FENCES OR IDENTIFICATION SIGNS ARE TO INTERFERE WITH SIGHT DISTANCE AT THE STREET CONNECTIONS.
 - ALL R/W RADI TO BE 20' ON RESIDENTIAL STREETS EXCEPT AT THE INTERSECTION OF EAGLE FEATHERS AND TRIBAL DRIVE (30' RADI AS NOTED). ALL R/W RADI TO BE 30' ON COLLECTOR STREET.
 - ALL BACK OF CURB RADI TO BE 25' ON RESIDENTIAL STREETS EXCEPT AT THE INTERSECTION OF EAGLE FEATHERS AND TRIBAL DRIVE (30' RADI AS NOTED). ALL BACK OF CURB RADI TO BE 30' ON COLLECTOR STREET.
 - STANDARD MECKLENBURG COUNTY/CHARLOTTE STREET MARKERS SHALL BE INSTALLED BY THE DEVELOPER AT ONE CORNER OF ALL STREET INTERSECTIONS (4" SIGNS ONLY). CMLDS STD. 50.05.
 - ANY ON SITE DEMOLITION LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG COUNTY HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATOR. THE SPECIFIC LOCATIONS OF THE ON-SITE DEMOLITION LANDFILLS SHALL BE DETERMINED BY THE MECKLENBURG COUNTY HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATOR.
 - ALL DRAINAGE FACILITIES, CURB CUTS, CURB RAMPS, DETAILS, SPECIFICATIONS, NOTES, STANDARDS AND POLICIES MUST BE IN COMPLIANCE WITH THE CHARLOTTE-MECKLENBURG AND MECKLENBURG COUNTY MANUAL AND COORDINATE WITH ENGINEERING AND PROPERTY MANAGEMENT. ANY WORK PERFORMED IN OR NEAR CHARLOTTE PUBLIC RIGHTS-OF-WAYS SHALL ALSO ADHERE TO THE CURRENT EDITION OF THE LANDSCAPE CONSTRUCTION STANDARDS. WHERE NECESSARY, CONSTRUCTION OF THE FOLLOWING STANDARD DETAILS, (AND ALL "STD." NUMBERS) SHALL BE REFERENCED TO:
 - PROJECT COMPLETION DATE ESTIMATED TO BE JANUARY 2008.
 - "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CED/MCED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG SUBDIVISION ORDINANCE.
 - PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
 - ANY BUILDING WITHIN THE 100' BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE CHARLOTTE-MECKLENBURG COUNTY SUBDIVISION ORDINANCE, SECTION 7.200.8.
 - NON-STANDARD ITEMS (IE. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NC DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
 - MAINTENANCE OF COMMON OPEN SPACES, ENTRY PLANTINGS, MONUMENTS, AND FENCING SHALL BE THE RESPONSIBILITY OF THE CATAMBA RIVER PLANTATION HOMEOWNER'S ASSOCIATION.
 - COMMON OPEN SPACE IMPROVEMENTS WILL INCLUDE A NON-IMPERVIOUS PATH (MIN. 4'-0" WIDE) FROM PUBLIC STREET R/W INTO AN OPEN RECREATIONAL AREA THAT COULD INCLUDE BALLFIELDS, TRAILS, SEATING AREAS, ETC. ACCESS TO COMMON SPACES WILL OCCUR VIA UTILITY EASEMENTS LEADING FROM PROPOSED PUBLIC R/W'S. IMPROVEMENTS TO C.O.S. WILL BE TEMPERED IN ORDER TO PROTECT ANY IMPORTANT INTERMITTENT STREAMS NEARBY. ALL PATHWAYS SHOWN ARE SCHEMATIC AND SUBJECT TO FIELD LOCATION.
 - ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
 - A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVEMENT, ETC.) WITHIN A PROPOSED EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
 - ALL DEVELOPMENT PROPOSED FOR THE SITE SHALL COMPLY WITH APPLICABLE WATERSHED REGULATIONS (SECTION 10.601).
 - SIDEWALKS SHALL BE PROVIDED PER THE SUBDIVISION ORDINANCE REGULATIONS.
 - DIRECT VEHICULAR ACCESS IS PROHIBITED TO THE PROPOSED MOUNT HOLLY ROAD EXTENSION FOR LOTS 1-11 & 158-169 AND THE WATER ACCESS LOT.
 - PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN STORM DRAINAGE EASEMENTS (SDE) ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
 - ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ALONG CATAMBA RIVER SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE FLOOD ELEVATION. STORMWATER PROTECTION ELEVATIONS AS LISTED IN TABLE SHOWN ON THIS SHEET.
 - ALL WALKING TRAILS TO BE 6' WIDE WITH 8" DEEP MULCH. SEE DETAIL IN CONSTRUCTION PLANS. WALKING TRAIL THROUGH WATERSHED BUFFER AND TREESAVE AREA WILL NOT BE GRADED AND WILL MEANDER AROUND EXISTING TREES. ONLY UNDER BRUSH SHALL BE REMOVED. (ONLY SAPLINGS UNDER 2" CAN BE CUT FLUSH WITH THE GROUND). TRAIL MUST BE A MINIMUM OF 30 FEET FROM THE RIVER BANK.
 - IN THE 40 FOOT OPEN SPACE CONSTRUCT A MINIMUM FOUR FEET HIGH BERM. BERM TO HAVE "CLASS C" BUFFER PLANTING OF 9 TREES AND 20 SHRUBS PER 100 LINEAR FEET. 40% OF TREES MUST BE LARGE MATURING.

- MINIMUM IMPERVIOUS AREA PER LOT = 1,200 SF DEVELOPMENTAL DATA.**
- AREA IN FUTURE MT. HOLLY R/W 4.66 AC.
NOTE: NO OTHER PHASES OF THIS SITE DESIGNED
- | PHASE | ACRES | SINGLE FAMILY ZONE | REQUIRED OPEN SPACE | TREE SAVE AREA | # LOTS | LOT SIZE | 3.88 DWELLINGS/ACRE ALLOWABLE LOTS |
|-------|-------|--------------------|---------------------|----------------|--------|----------------------------------|------------------------------------|
| 6 | 49.72 | MX-1 | 3.77 AC. (10.00%) | 3.77 AC. | 169 | MIN 50' F. WIDE AT BUILDING LINE | 3.40 D.U./AC. |

COMMON OPEN SPACE	
REQUIRED OPEN SPACE (10%)	3.77 AC
PROPOSED OPEN SPACE	
COS #1	2.77 AC
COS #2	0.84 AC
COS #3	0.65 AC
COS #4	1.28 AC
COS #5	1.08 AC
COS #6	0.37 AC
COS #7	0.10 AC
COS #8	0.28 AC
COS #9	12.01 AC
TOTAL	22.08 AC

MX-1 LOT DATA

MINIMUM LOT SIZE	4,500 SF
MINIMUM LOT WIDTH	45'
MINIMUM FRONT SETBACK	20'
MINIMUM AVERAGE SETBACK	20'
MINIMUM SIDE YARD	5'
MINIMUM REAR YARD	20' EXTERNAL 20' INTERNAL

SITE ACREAGE

TOTAL ACREAGE	66,249 AC
AREA WITHIN FUTURE MT. HOLLY ROAD EXTENSION	4.66 AC
FUTURE DEVELOPMENT	11.87 AC
NET AREA	49.72 AC

TREE SAVE

REQUIRED TREE SAVE (10%)	3.77 AC
PHASE 6 AREA	49.72 AC
EXIST. UTILITY RIGHT-OF-WAY	12.01 AC
NET AREA	37.71 AC

PROPOSED TREE SAVE

LOCATION	ACREAGE
COS #1	0.54 AC
COS #4	2.06 AC
COS #5	1.08 AC
COS #6	0.37 AC
TOTAL AREA	3.77 AC

WATERSHED CALCULATIONS:

PROJECT IS IN THE WATERSHED AVERAGING PROGRAM. PER JANUARY 27TH LETTER FROM GARY HUSS, ZONING ADMINISTRATION, LEFTOVER IMPERVIOUS FROM PHASE 1, 2, & 4 IS BEING ASSIGNED TO PHASE 6.

PHASE 6:

SITE AREA (RESIDENTIAL):	2,165,803.20 SF
24% ALLOWABLE IMPERVIOUS:	519,792.77 SF
IMPERVIOUS AREA FROM STREETS, SIDEWALKS:	212,829.70 SF

REMAINING IMPERVIOUS AREA FOR LOTS

NET ALLOWABLE IMPERVIOUS AREA PHASE 1	22,866 SF
NET ALLOWABLE IMPERVIOUS AREA PHASE 2	66,171 SF
NET ALLOWABLE IMPERVIOUS AREA PHASE 4	98,850 SF
NET ALLOWABLE IMPERVIOUS AREA PHASE 6	306,983 SF
TOTAL	494,850 SF

ALLOWABLE IMPERVIOUS AREA PER LOT = 494,850 SF / 169 LOTS = 2,928 SF

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Legend

SANITARY SEWER EASEMENT SDE
STORM DRAIN EASEMENT SDE
OPEN SPACE
TREE SAVE AREA

35'x35' SIGHT TRIANGLE

LOT NUMBER

Notes

THE COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.

- REZONING NOTES:**
- REZONING PETITION #2002-94
- THE DEVELOPER WILL NOTIFY THE FUTURE OWNERS OF THE LOTS ALONG THE FUTURE MT. HOLLY ROAD EXT. OF THE PLANNED CONSTRUCTION OF SUCH ROAD. THE NOTE SHALL BE ADDED TO ALL RECORD MAPS FOR ALL LOTS ABUTTING THE PROPOSED RIGHT-OF-WAY.
 - PROPERTY IS WITHIN THE LAKE WYCKE CRITICAL AREA (LWCA) WATERSHED. MAXIMUM BUILT UPON AREA IS 50% USING THE HIGH DENSITY OPTION.
 - FINAL APPROVAL OF THE WATER ACCESS LOT IS SUBJECT TO CHAPTER 7.200.9 OF THE SUBDIVISION ORDINANCE. DEVELOPMENT WILL MEET REQUIREMENTS OF CHAPTER 7.200.9 OF THE SUBDIVISION ORDINANCE.
 - IMPROVEMENTS TO THE RIVERSIDE COMMON OPEN SPACE WILL BE A NON-IMPERVIOUS WALKING TRAIL. A SLOTTED DECK FOOTBRIDGE WILL BE ADDED WHERE NECESSARY FOR SAFETY.
 - FITNESS TRAIL TO HAVE A SERIES OF EXERCISE STATIONS PLACED AT INTERVALS ALONG THE LENGTH OF THE TRAIL.

THE CURRENT CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL:

CONCRETE SIDEWALK	10.22
HANDICAP RAMP	10.33A/B, 10.35A/B
DRIVEWAY FOR VALLEY GUTTER	10.27
CB FRAME IN VALLEY GUTTER	10.29
CB PLACEMENT AT INTERSECTION	10.30
CULVERT CROSSING IN RESIDENTIAL STREETS	10.36A/B
BRICK CATCH BASIN (CB)	20.01A/B
DOUBLE BRICK CATCH BASIN (DOB)	20.01
SLAB TYPE CATCH BASIN (Y)	20.05A/B
CATCH BASIN FRAME, GRATE AND HOOD	20.02A/B
BLOCK MANHOLE (B)	20.09
DEAD END ROAD BARRICADE	50.07A/B, 50.08A/E
RIP RAP APRON AT PIPE OUTLETS	20.23
OVERLAPPING STORM/SANITARY SEWER EASEMENTS	20.29
MINIMUM DRAINAGE EASEMENTS REQUIREMENTS	20.34
CONCRETE CONTROL MONUMENTS	50.03
STREET SIGN NAMES	50.05A/B
STREET NAME SIGN INSTALLATION LOCATIONS	50.06
HEADWALL (CONCRETE WINGWALLS)	20.17A
CONSTRUCTION WITHIN CREEK BANK	30.18
TRENCH DETAIL FOR STORM PIPES	20.25
CUL-DE-SAC	10.150
TYPICAL LOCAL RESIDENTIAL ST SECTION FOR 50' R/W	10.010
TYPICAL LOCAL LIMITED RESIDENTIAL ST 40' R/W	10.020
RESIDENTIAL COLLECTOR ST SECTION FOR 60' R/W	10.04A
STABILIZED CONSTRUCTION ENTRANCE	30.11A
TEMP. SILT FENCE	30.06
TEMP. DIVERSION DITCH	30.05
SILT FENCE STORM INLET TRAP	30.02
TREE PLANTING	40.01
TREE PROTECTION	40.02

9	YARD INLET & TREE SAVE REV	CIP	RLC	11.04.20
7	PAD GRADING PER CLIENT REQUEST	CIP	RSK	07.05.25
6	REVISED PER CITY COMMENTS	DGN	RSK	07.01.22
5	REVISED SITE LAYOUT	CPK	RSK	08.11.30
4	REVISED PER CITY COMMENTS	DGN	RSK	06.01.13
3	REVISED PER CITY COMMENTS	DGN	RSK	05.12.02
2	REVISED PER CITY COMMENTS	DGN	RSK	05.10.18
1	REVISED PER CITY COMMENTS	JAR	RSK	05.05.04
Revision		By	Appd.	YY.MM.DD

File Name:	00743C-1023P.dwg	CP	RSK	DGN	08.11.30
		Dwn.	Chd.	Dgn.	YY.MM.DD

Permit-Seal

Client/Project

MANN Properties
6100 Fairview Road Ste. 770
Charlotte, NC 28210

CATAMBA RIVER PLANTATION
PHASE 6
CHARLOTTE, NC

APPROVED FOR CONSTRUCTION
C M P C

5/13/10

Site Plan

Project No. 173200743

Drawing No. C2.1

Scale 1"=100'

Sheet 3 of 31

Revision 9