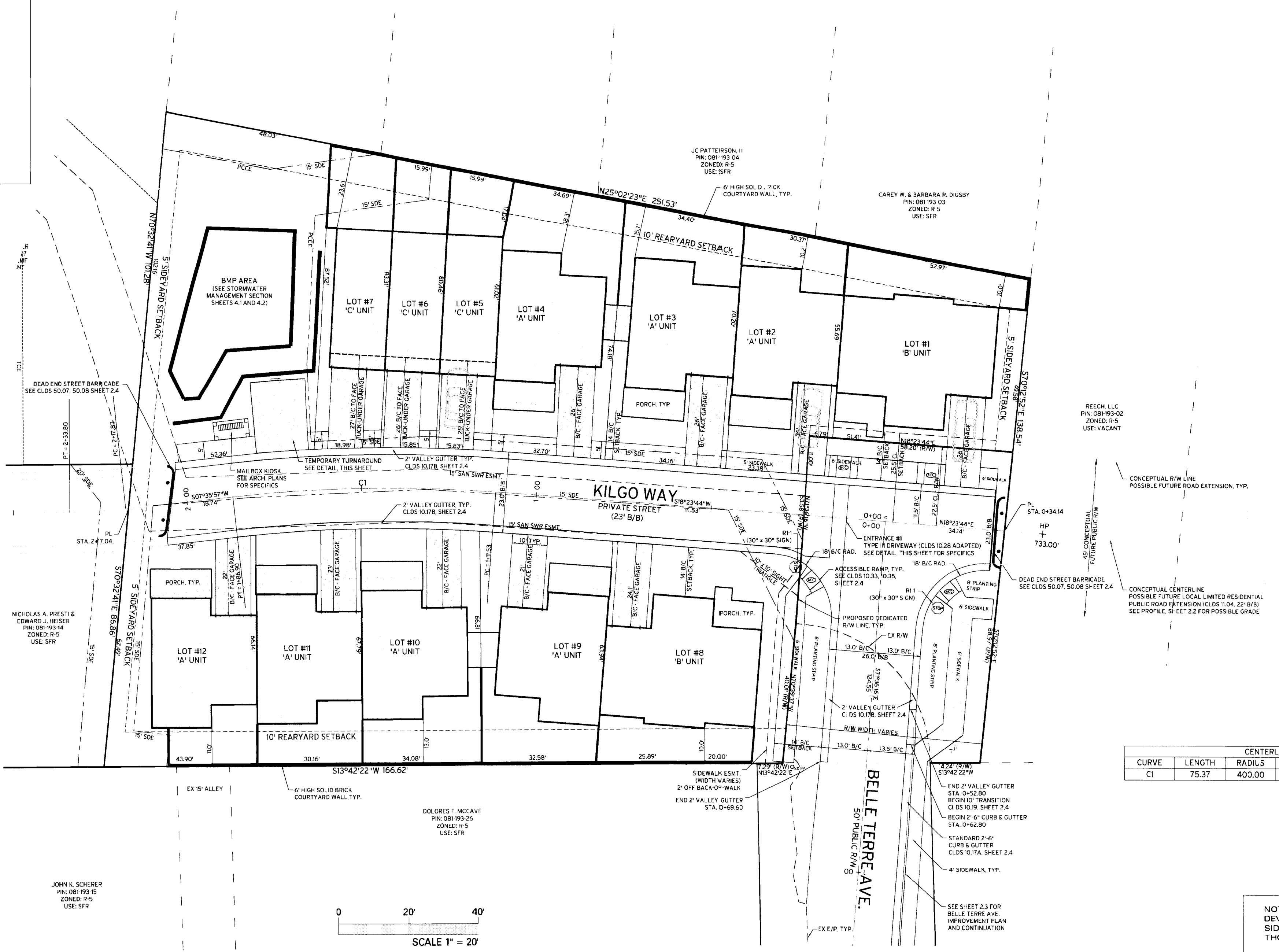


- NOTES**
- ALL ROAD IMPROVEMENTS AT BELLE TERRE AVE. AND THOMAS STREET ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
 - CURB AND GUTTER SHOWN ON PLANS ALONG BELLE TERRE AVE. AND THOMAS STREET MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
 - PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
 - "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGN DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
 - 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/NORTH DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
 - THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDS JORDI, 704.336.7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQD. TO COORD. RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DOWNSPOUT LOCATIONS AND FOR PICKING UP ALL DOWNSPOUTS AND TYING THEM INTO THE STORM DRAINAGE SYSTEM.
 - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
 - COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
 - SIGHT TRIANGLES SHOWN ARE THE MINIMUM.
 - THE PURPOSE OF THE STORM DRAINAGE EASEMENT(S) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
 - HIGH-DENSITY POLYETHYLENE(HDPE) STORM DRAINAGE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAYS MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL IN THE PUBLIC RIGHT-OF-WAY.
 - A SIDEWALK EASEMENT TO THE CITY OF CHARLOTTE IS REQUIRED FOR ALL SIDEWALKS ALONG BELLE TERRE AVENUE THAT ARE OUTSIDE OF THE RIGHT-OF-WAY. NO SIDEWALK IS PROPOSED TO BE INSTALLED OUTSIDE OF THE RIGHT-OF-WAY ALONG BELLE TERRE AVENUE AS PART OF THESE PLANS.

- GENERAL GRADING AND SITE NOTES**
- THE UTILITIES AND THE LOCATIONS THEREOF, SHOWN ON THE DRAWING, REPRESENT THE DESIGNER'S UNDERSTANDING OF EXISTING UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, GAS, ETC.) WITHIN THE CONSTRUCTION AREA WITH THE OWNER AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING ANY EXCAVATION. THE OMISSION OF, OR THE INCLUSION OF UTILITY LOCATIONS ON PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF, OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTACT U-LOCO (800-632-4948).
 - ALL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
 - ALL CONSTRUCTION AND CONSTRUCTION MATERIALS WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE CITY OF CHARLOTTE.
 - ALL HANDICAP RAMPS, PARKING SPACES, ETC. TO MEET ALL ADA AND NC ACCESSIBILITY CODES.
 - THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE LOCATION AND DIMENSIONS OF BUILDING AND SURROUNDING AREAS.
 - APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO WORK ON ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, UTILITY WORK, CLEARING, OR OTHER WORK NOT ON THE OWNER OF RECORDS PROPERTY, THE CONTRACTOR MUST OBTAIN WRITTEN AGREEMENT, OR OBTAIN AN EASEMENT FROM THE OWNER(S) BEFORE PROCEEDING.
 - DEWATERING: THE CONTRACTOR SHALL AT ALL TIMES PROVIDE AND MAINTAIN AMPLE MEANS AND EQUIPMENT WITH WHICH TO REMOVE AND PROPERLY DISPOSE OF ANY AND ALL WATER ENTERING THE EXCAVATION OR OTHER PARTS OF THE WORK AND KEEP ALL EXCAVATION DRY UNTIL SUCH TIME AS PIPE LAYING AND GRADING IS COMPLETE. NO WATER SHALL BE ALLOWED TO RISE AROUND THE PIPE IN UNBACKFILLED TRENCHES NOR SHALL IT BE ALLOWED TO RISE OVER MASONRY UNTIL THE CONCRETE HAS SET (MIN. 24 HRS). ALL WATER PUMPED OR DRAINED FROM THE WORK SHALL BE DISPOSED IN SUCH A MANNER AS TO PREVENT SILTATION AND EROSION OUTSIDE DENIED LIMIT.
 - DRIVEWAYS ARE NOT TO BE LOCATED OVER WATER METERS.
 - DO NOT PLACE SIDEWALKS OVER WATERMAINS.
 - DO NOT PLANT TREES OVER WATERMAINS, SEVERMAINS, OR WITHIN RIGHT-OF-WAY.
 - IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5 % SLOPE ON CURB.
 - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.



DEVELOPMENT SUMMARY

PROJECT NAME: MIDWOOD HOLLOW (FKA BELLE TERRE AVENUE)

OWNER/DEVELOPER: MIDWOOD HOLLOW, LLC (PROJECT INNOVATIONS-BELLE TERRE VILLAGE, LLC)

TAX PARCEL NUMBER: 08119327 (P1M52-242)

JURISDICTION: CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC

REZONING PETITION NUMBER: 2006-073 (APPROVED 9-18-06, SEE SHEET 1.3)

ZONING: UR-2 (CD)

PROPOSED USE: TOWNHOMES (WITH LAND FOR SALE)

MAXIMUM BUILDING HEIGHT: 35 FT

TOTAL SITE AREA: 39,547 ± SF (0.91 ± AC)

TOTAL AREA DEDICATED AS PUBLIC R/W: 3,945 ± SF (0.09 ± AC)

NET SUBDIVIDED AREA: 35,602 ± SF (0.81 ± AC)

NUMBER OF PROPOSED UNITS: 12

YARD REQUIREMENTS (MINIMUM):

- REAR YARD: 5 FT
- REAR YARD: 10 FT
- SETBACK FROM PUBLIC STREET CURBLINE: 14 FT
- GARAGE FACE SETBACK FROM BACK OF SIDEWALK: 20 FT
- MIN. PRIVATE OPEN SPACE ON EACH SUBLOT: 400 SF

MAXIMUM F.A.R.: 1.0

PROPOSED BUILDING TYPES AND SQUARE FOOTAGE:

- UNIT TYPE 'A' (7 PROPOSED): 1,599 SF/UNIT (11,193 ± SF TOTAL)
- UNIT TYPE 'B' (2 PROPOSED): 1,850 SF/UNIT (3,700 ± SF TOTAL)
- UNIT TYPE 'C' (3 PROPOSED): 1,258 SF/UNIT (3,774 ± SF TOTAL)

TOTAL FLOOR AREA: 18,667 ± SF

PROPOSED F.A.R.: 18,667 SF / 35,602 SF = 0.52 ±

MINIMUM OPEN SPACE: 20% OF TOTAL SITE AREA

PROPOSED BUILDING FOOTPRINT AREA: 12,780 ± SF

OPEN SPACE PROVIDED: 12,780 SF / 35,602 SF = 0.35 ± (35.8 % ±)

PARKING DATA:

- REQUIRED: 2 SPACES PER UNIT (2 x 12 = 24)
- PROVIDED: 24 SPACES (12 GARAGE SPACES, 12 DRIVEWAY SPACES)

TRASH REQUIREMENTS: NONE SPECIFIED. ROLL OUT CONTAINERS (STORED IN GARAGES) TO BE USED

BUILDINGS WILL NOT BE SPRINKLERED (REFER TO ARCHITECTURAL PLANS FOR SPECIFICS)

ESTIMATED CONSTRUCTION START: NOVEMBER, 2010

CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD
CI	75.37	400.00	37.80	S12°59'50"W	75.26

NOTE: DEVELOPER WILL CONSTRUCT NEW CURB AND GUTTER, AND SIDEWALK ALONG THE NORTH SIDE OF BELLE TERRE AVE. TO THOMAS AVE. PRIOR TO THE ISSUANCE OF THE FIRST C.O.

SOLID WASTE NOTE

GARBAGE COLLECTION METHOD WILL BE ROLL-OUT CONTAINERS AND PRIVATE COLLECTION SERVICE

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
5/19/11

KEVAN P. ANDREWS ASSOCIATES
3024 Clark Street
Charlotte, NC 28205
704.258.3363



MIDWOOD HOLLOW - PHASE 1 SITE PLAN City of Charlotte, Mecklenburg County, NC Midwood Hollow, LLC

Revisions:
11.23.10 PER CITY REVIEW COMMENTS

Date: 5.15.10
PM: HEM
By: HEM/KPA
Scale: 1" = 20'
Project Number:
Sheet Number: