

STREET CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	233.49	150.00	147.88	210.62	S76°02'50"W	89°11'11"
C2	233.35	180.00	136.32	217.35	N83°30'07"E	74°16'38"

Permitted No. Lots (Base Zoning)	19
($6.65 \times 3 = 19.95$)	
Permitted No. Lots	21
(With density bonus for 10.20% tree save in common open space incentives: $19.95 \times 1.1020 = 21.98$)	
Proposed No. Lots	20

1. Boundary survey by Steve Amos, PLS, EM&H.

2. Project to be serviced with public (GIUD) water and sewer systems.

3. The location of the subject property has been checked against area FEMA/FIRM maps, and it has been determined that it is NOT located in a special flood hazard area (Correspondence Panel number LB46-567, effective date: February 4, 2004).

4. Land Development Inspector to be given 24 hours notice prior to start of construction.

5. Coordinate all curb and street grades in intersections with inspector.

6. Final proposed plan to be completed by December 2011.

7. Provide handicap ramp curb depressions at street intersections per CLDSM standard detail 10.33, latest revision.

8. There will be no on-site demolition landfills associated with this project. All demolition shall be hauled off-site and legally disposed in an approved off-site landfill.

9. All lot dimensions and lot areas shown are approximate. See record plat for exact dimensions and areas.

10. All work and materials shall conform to the latest edition of the Charlotte Land Development Standards Manual.

11. In rolling and hilly terrain, sweeping of the stone base and/or application of a lock coat may be required near intersections. These requirements will be dictated by the Inspector and based on field conditions.

12. The contractor shall maintain two-way traffic at all times when working within existing streets. The contractor shall mark and maintain signs, danger lights, and barricades and furnish wattfenn or flgmen to direct traffic in accordance with the latest edition Work Area Traffic Control Handbook (MUTCD).

13. All road improvements along Providence Lane West are to be coordinated with the City of Charlotte Engineering Department prior to construction.

14. Sight triangles shown are the minimum required.

15. Approval of this plan is not an authorization to grade adjacent properties. When field conditions warrant off-site grading, permission must be obtained from the affected property owner.

16. In order to ensure proper drainage, keep a minimum of 0.5% slope on the curb.

17. The purposes of the storm drainage easement (SDE) 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.

18. The developer shall maintain each stream, creek, or backwash channel in an obstructed state and shall remove from the channel and banks of each stream all debris, logs, timber, junk and other obstructions.

19. "As-Built" drawings and plans of the storm drainage system, including designed ditches, must be submitted prior to subdivision final inspection to the City Engineering Department in accordance with the City Subdivision Ordinance.

20. No person shall, without the written consent of the City of Charlotte (Engineers, etc.) in the right-of-way require a Right-of-Way Encroachment Agreement with the Charlotte Department of Transportation before installation.

21. The current "Land Development Standards Manual" by the Charlotte Engineering Departments will govern in case of conflicts in site construction specifications, details, notes, standards and plans. When necessary, coordination of the following standard details, (and if "STD." numbers) shall be referenced to the current Charlotte Land Development Standards manual.

2"-6" Standard & 2'-0" Valley Gutter	10.17 A/B/C
Curb Transition: 2"-6" C & G to 2'-0" Valley	10.19
Concrete Sidewalk	10.22
Graded Driveway for Valley Gutter	10.27
GB Frame in Valley Gutter	10.28
Accessible Ramp Standard with Planting Strip	10.31 A/B
HC Ramp with Valley Gutter	10.33 A/B
Standard Placement of HC Ramps & General Notes	10.35
Trench Detail for Storm Drain Pipes	20.25
Subdrain Detail	20.28
Minimum Drainage Easement Requirements	20.30
Street Sign Names	50.05 A/B
Street Name Sign Installation Locations	50.06
Dead End Street Barricade	50.06 A/B
End of Roadway Marker	50.08 A/B

22. Providence Lane West is a collector road. Right-of-way is about 30 feet from the road centerline will be dedicated to the Charlotte Department of Transportation.

23. All existing on-site houses and structures shall be demolished and removed from property prior to final platting of lots.

24. The Developer will provide street signs per CLDSM §50.05 (9" signs only).

25. Subsurface drainage facilities may be required in the street right-of-way if deemed necessary by the inspector.

26. "As-Built" drawings and plans of the storm drainage system, including designed ditches, must be submitted prior to subdivision final inspection to the City Engineering Department in accordance with the City Subdivision Ordinance.

27. "As-Built" drawings and plans of the storm drainage system, including designed ditches, must be submitted prior to subdivision final inspection to the City Engineering Department in accordance with the City Subdivision Ordinance, Section 7.200.8.

28. "As-Built" drawings and plans of the storm drainage system, including designed ditches, must be submitted prior to subdivision final inspection to the City Engineering Department in accordance with the City Subdivision Ordinance.

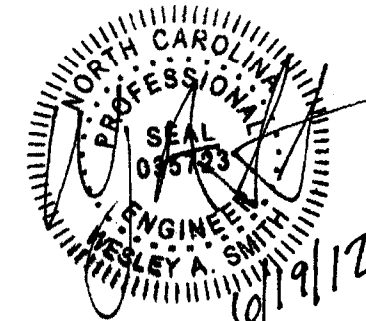
29. 2'-6" Standard Curb and Gutter at each curb inlet location, per Charlotte Land Development Standards 10.29, see Storm Drainage Plan for exact

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- North Carolina Department of Transportation, January 1, 1995 or most recent edition, Standard Specifications for Road and Structures
- City of Charlotte Department of Transportation, June, 1995 or most recent edition, Work Area Traffic Control Handbook (WATCH)
- City of Charlotte Storm Water Services-Mecklenburg County Storm Water Services, July 8, 1993 or most recent edition, Charlotte-Mecklenburg Storm Water Design Manual
- American Association of State Highway and Transportation Officials, 1990 or most recent edition, Policy on Geometric Design of Highways and Streets
- North Carolina Department of Transportation, Roadway Design Manual
- North Carolina Department of Environment, Health, and Natural Resources, September 1, 1988 or most recent edition, Erosion and Sediment Control Planning and Design Manual

	Prop. Stn. Drainage Easmt.
	Prop. Setback
	Prop. Property Line
	Prop. Site Bound
	4' Conc. Sidewalk
	Accessible Ramp
	Tree Save Area
	Providence Line West Pavement Widening
	Storm Water Protection Elevation
	Storm Water Protection Line
	Proposed Curb Inlet



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7/23/2012

dedicated to the Charlotte Department of
etting of lots.

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Date	Job No.
SEPTEMBER 28, 2007	2007-0872

Scale	Sheet
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