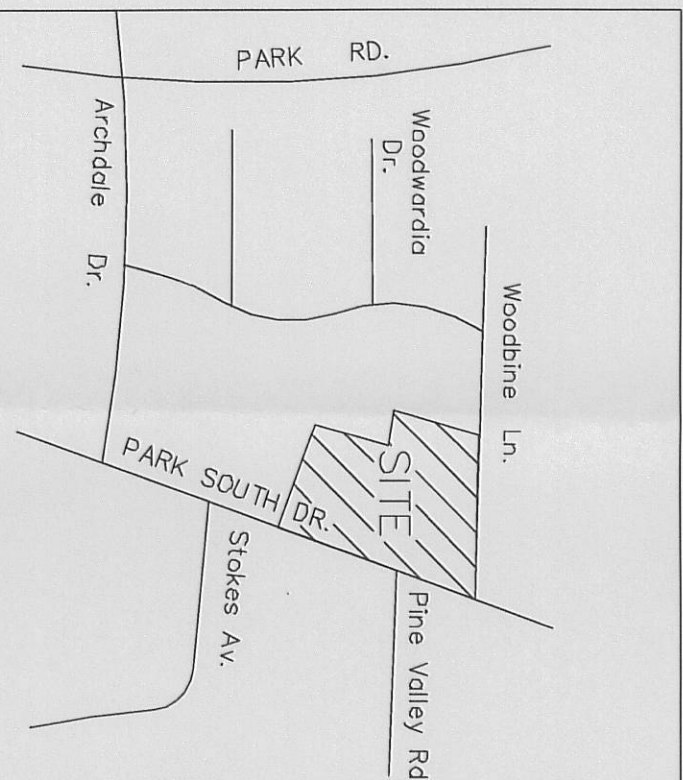


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WICINITY MAP
N.T.S.

SURVEY DISCLAIMER
EXISTING SITE INFORMATION, SITE BOUNDARY AND
ADJACENT PROPERTY INFORMATION ARE BASED UPON
A.G. ZOUWELT'S SURVEYS, DATED 08/31/04 AND
REVISED 6/22/06.

LEGEND

SYMBOL	DETAIL
	PROPOSED SIDEWALK C.O.D.S. #10/22
	PROPOSED ACCESSIBLE RAMP C.O.D.S. #10/23A
	PROPOSED STOP SIGN -/
	PROPOSED 2'-0" VALLEY CURB C.O.D.S. #10/17B
	PROPOSED 2'-6" CURB & GUTTER C.O.D.S. #10/17A
	TREE SAVE AREA -/

STAKING AND MATERIALS PLAN NOTES

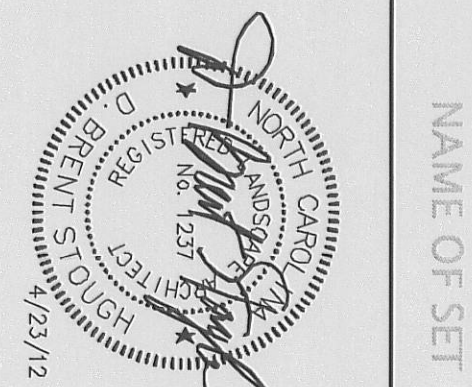
1. CURB AND GUTTER WIDEN AT CATCH BASIN LOCATION. SEE DETAILS / CV 100 FOR CATCH BASIN DETAILS.
2. ALL DIMENSIONS ARE AT 50 DEGREES UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE NOTED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN 5' CLEARANCE FROM ALL EXISTING OR PROPOSED UTILITY LOCATIONS. SEE DETAIL 12/09/02.
5. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
6. ALL ROAD SHALL BE 30'-0" (B.C.) UNLESS OTHERWISE NOTED.
7. STOP SIGNS SHALL BE R 501.29 (B.C.) FOR RESIDENTIAL COLLECTIONS.
8. STOP SIGNS SHALL BE R 501.29 (B.C.) FOR RESIDENTIAL COLLECTIONS.
9. DRIVEWAYS AND DRIVEWAYS ARE TO BE OF SUFFICIENT WIDTH (MIN. OF 20' FROM EDGE OF R/W) TO ENSURE THAT NO PARKING WILL OCCUR INSIDE OF R/W OR OBSTRUCTION OF R/W.
10. PIPE STAKING AND OPEN CHANNELS OR PROPOSED STORM DRAINAGE SHALL BE STAKED IN A STORM DRAINAGE EXISTENT, STORM DRAINAGE EXISTENT (S.D.E.) SHALL BE MAINTAINED AS EXISTENT UNLESS OTHERWISE NOTED.
11. ANY SERVICE OR EASEMENT LOCATED ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY WILL REQUIRE A CERTIFICATE ISSUED BY CDOT.
12. DEVELOPER WILL PROVIDE STREET SIGNS PER C.O.D.S. #10/17A.
13. COORDINATE ALL CURB AND STREET GRADINGS IN INTERSECTION WITH INSPECTOR.
14. IN ROLLING AND HILLY TERRAINS, SKEWERING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THE INSPECTOR WILL ESTABLISH THESE REQUIREMENTS BASED ON FIELD CONDITIONS.
15. FIELD CONDITIONS WARRANT OFF-SITE GRADING PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
16. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
17. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DREINED CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEER.
18. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD STAKING.
19. THE PURPOSE OF THE STORM DRAINAGE EXISTENT (S.D.E.) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
20. PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO ANY BACKFILLING OR PLACING OF MATERIAL. MATERIAL MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO ANY BACKFILLING OR PLACING OF MATERIAL.
21. THE DEVELOPER SHALL MAINTAIN EACH STREET, CREEK, OR BACKWASH CHANNEL IN AN UNDISTURBED STATE AND SHALL REMOVE FROM THE CHANNEL, AND BANKS OF THE STREAM ALL OBSTACLES, LOGS, TIMBER, AND ANY BUILDING WITHIN THE 100' BUILDING RESTRICTION FOOTCLOUSE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.6.
22. THE STAKED SHOWN FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
23. NO STANDARD TIE (IE. PILES, IRONBOLT SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENFORCEMENT AGREEMENT WITH THE (CHARLOTTE) DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS (DTPW) PRIOR TO CONSTRUCTION.
24. RIGHT-OF-WAY ENFORCEMENT AGREEMENT WITH THE (CHARLOTTE) DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS (DTPW) PRIOR TO CONSTRUCTION.
25. REVIEW AND APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
26. FOR PROJECTS IN CHARLOTTE, THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS (DTPW) PRIOR TO CONSTRUCTION.
27. DEVELOPER SHALL MAINTAIN EXISTING ELEVATIONS FOR LOTS 1, 5, 16-18 FOR PLANNING COMMISSION REVIEW.
28. NO DEMOLITION ACTIVITIES ALLOWED ON SITE.
29. DIRECT VEHICULAR ACCESS TO PARK SOUTH DRIVE IS PROHIBITED FOR LOTS 15, 16, 17, AND 18.
30. IN ROLLING AND HILLY TERRAINS, SKEWERING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
31. REVIEW AND APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
32. TREE SAVE AREAS WILL BE RECORDED ON SUBDIVISION PLAT AND MAINTAINED BY HOMEOWNERS.
33. TREE SAVE AREAS WILL BE RECORDED ON SUBDIVISION PLAT AND MAINTAINED BY HOMEOWNERS.

STAKING AND MATERIALS PLAN

MARCH 15, 2012

REVISIONS:

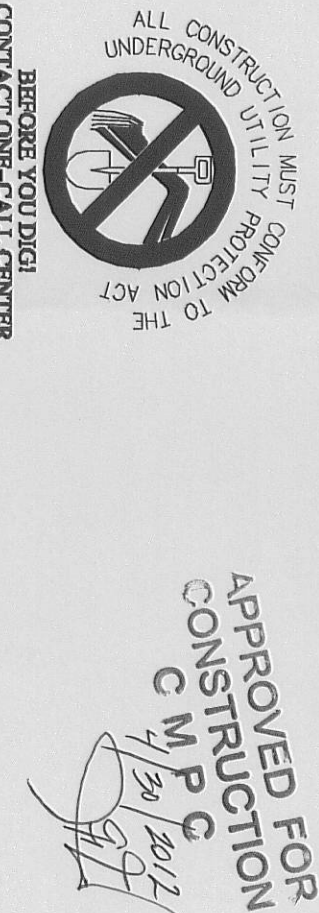
APRIL 23, 2012 - ADD TSA 17, 18
REV TSA 10



PROJECT # 350-001
DATE 03/15/12
CHECKED BY



SCALE 1"=30'



CONTRACTOR TO MAINTAIN EXISTING ELEVATIONS FOR LOTS 1, 5, 16-18 FOR PLANNING COMMISSION REVIEW.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO MAINTAIN SAFETY TO THE PUBLIC.
3. CONTRACTOR SHALL MAINTAIN EXISTING ELEVATIONS FOR LOTS 1, 5, 16-18 FOR PLANNING COMMISSION REVIEW.
4. STAKING SHALL BE ACCORDING TO GSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS MEMBER.

DEVELOPMENT SUMMARY

TAX PARCEL INFORMATION	171-256-01	171-256-02
SITE AREA	171-256-01	171-256-02
DEVELOPING UNITS	171-256-01	171-256-02
PROPOSED BLDG. HEIGHT	171-256-01	171-256-02
PROPOSED YARDS	171-256-01	171-256-02
RIGHT OF WAY IF MORE THAN 14' FROM BACK OF CURB (OR 10' FROM FRONT YARD)	171-256-01	171-256-02
MIN. LOT AREA	171-256-01	171-256-02
MIN. LOT WIDTH	171-256-01	171-256-02
COMMON OPEN SPACE	171-256-01	171-256-02
PERMETER TREE REQUIREMENTS	171-256-01	171-256-02
LINEAR FEET OF ROAD FRONTAGE ALONG MAINTAINED RIGHT OF WAY INCLUDES DRIVEWAYS	171-256-01	171-256-02
STREET WOODSIDE LANE	171-256-01	171-256-02
CURB OF THREE (3) PERMETER TREES PER FEET REQUIRED TO REMAIN (3' FROM RIGHT OF WAY)	171-256-01	171-256-02
SIDEWALK PARK SOUTH DR. / 46' FT. = 15 TREES REQUIRED / 15 TREES PROVIDED	171-256-01	171-256-02
SIDEWALK VALLEY DR. / 66' FT. = 13 TREES REQUIRED / 13 TREES PROVIDED	171-256-01	171-256-02
STREET/REAR LANE / 46' FT. = 13 TREES REQUIRED / 13 TREES PROVIDED	171-256-01	171-256-02
IF DETERMINED DISTRIBUTION POWER LINES EXIST, ONLY SMALL MAINTAINING TREES ARE ALLOWED WITHIN 25 FT. OF LINES. OTHERWISE 50% OF NEW TREES MUST BE LARGE MAINTAINING.	171-256-01	171-256-02
GROSS SITE AREA	4.89 AC.	4.89 AC.
AGREEMENT OF EXISTING RIGHT-OF-WAYS AND UTILITY EASEMENTS AND EXISTING POND/LAKES	0.73 AC.	0.73 AC.
GROSS SITE AREA - EXISTING DEDICATED AREA	4.16 AC. - 0.73 AC. = 3.43 AC.	4.16 AC. - 0.73 AC. = 3.43 AC.
THE SAME PROVIDED (1172) : 47 AC. OR 10,327 SQ. FT.		

PLANT SCHEDULE

SYM #	COMMON NAME	BOTANICAL NAME	SIZE	ROOT SPAC'G NOTES
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