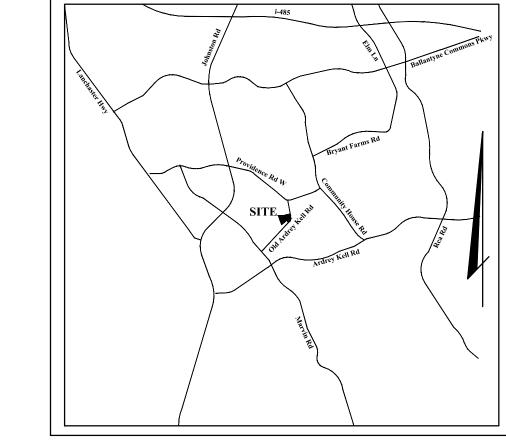


CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA SITE IMPROVEMENTS

FOR

MANOR AT OAKHAVEN SITE IMPROVEMENTS

MAY 18, 2015



LOCATION MAP Not to Scale

ENGINEERING

EROSION CONTROL

URBAN FORESTRY

CDOT

CHARLOTTE.

APPROVED

APPROVED

APPROVED

These plans are to be in strict conformance with the City Charlotte, Mecklenburg County, NCDOT and NCDENR Specifications and Standards.

- North Carolina Department of Transportation, January 1, 2012 or most recent edition, Standard Specifications for Road and Structures
- City of Charlotte Department of Transportation, 2014 or most recent edition, Work Area <u>Traffic Control Handbook (WATCH)</u>
 — City of Charlotte Storm Water Services—Mecklenburg County Storm Water Services, January
- 1, 2014 or most recent edition, <u>Charlotte-Mecklenburg Storm Water Design Manual</u> - American Association of State Highway and Transportation Officials, 2011 or most recent
- edition, <u>A Policy on Geometric Design of Highways and Streets</u>

 North Carolina Department of Transportation, <u>Roadway</u>
- North Carolina Department of Environment, Health, and Natural Resources, May, 2013 or most recent edition, <u>Erosion</u> and <u>Sediment Control Planning and Design Manual</u>

BENCH MARKS (NAVD 1988)

Sanitary Sewer Manhole at the Southwest Entrance of

Ardrey Place Dr.

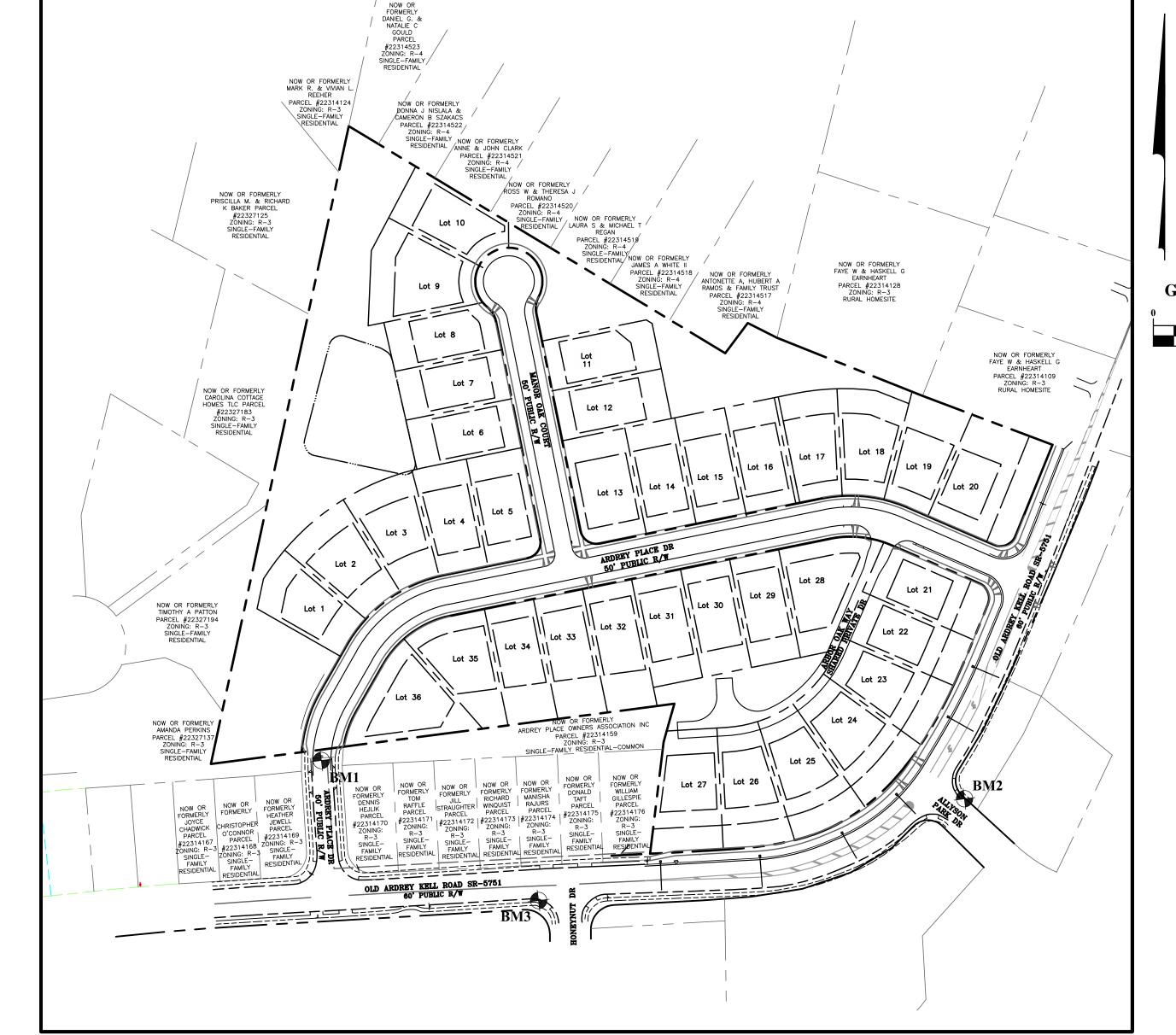
Northing = 471847.576Easting = 1450277.866 Elev. = 682.921

Water Valve on the North East Corner of Old Ardrey Kell Rd. and Allyson

Northing = 472199.213Easting = 1450980.567 Elev. = 692.331'

Gas Valve on the Southwest Corner of Old Ardrey Kell Rd. and Honeynut Dr.

Northing = 471832.005 Easting = 1450592.701 Elev. = 687.405



ENGINEER



301 McCullough Drive, Suite 109

Charlotte, NC 28262

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wsmith@emht.com

RYLAND HOMES 3600 Arco Corporate Drive Charlotte, NC 28273 Tel: 704-531-9135 Fax: 704-531-2078 Contact: Brian Johnson

DEVELOPER

OWNER

THE RYLAND GROUP, INC. 3600 Arco Corporate Drive Charlotte, NC 28273 Tel: 704-531-9135 Fax: 704-531-2078 Contact: Brian Johnson

North Carolina One—Call Center 2300 W. Meadowview Road, Suite 227 Greensboro, North Carolina 27407 (910) 855-5760

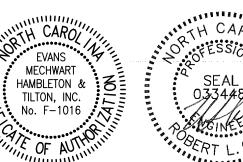
2 DAYS BEFORE DIGGING IN NORTH CAROLINA 1-800-632-4949 UNDERGROUND LOCATORS. CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.

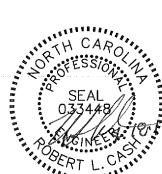
Call BEFORE you DIG! "It's The Law"

SHEET INDEX

Sheet #	Sheet Title
C1.0	Cover Sheet
C1.1-C1.2	ALTA Survey
C2.0	Existing Conditions and Demolition Plan
C3.0	Erosion Control Plan Phase 1
C3.1	Erosion Control Plan Phase 2
C4.0	Site Plan
C4.1	Intersection Sight Distance Plan
C4.2	Turning Movement Plan
C4.3	Natural Area Plan
C5.0-C5.2	Grading Plan
C5.3	BMP Plan
C5.4	BMP Details
C5.5	Roadway Profiles
C6.0	Pre—Tributary Map
C6.1	Post Stormwater Tributary Map
C6.2	Post Storm Sewer Tributary Map
C7.0	Overall Utility Plan
C7.1	Utility Data Tables
C8.0	Old Ardrey Kell Road Plan and Profile
C8.1	Old Ardrey Kell Road Signage and Striping Plar
C8.2	Old Ardrey Kell Road Typical Section and Notes
C8.3	Old Ardrey Kell Road Traffic Control Plan
C8 4-C8 10	Old Ardrey Kell Road Cross Sections

PCCO SUMMARY			
Original Parcel ID Number(s):	22314127, 22314106, 22314150, 22314148, 22314149, 22314117		
Development Type:	Single — Family		
Subject to PCCO? Y/N	Yes		
If NO, Why?	N/A		
Watershed:	Central Catawba		
Disturbed Area (ac):	10.77		
Site Area (ac):	12.347 (All 6 parcels combined)		
Area of R/W Dedication (ac):	0.50 (All 6 parcels combined)		
	DA#1		
Total on—site Drainage Area (ac):	12.35		
Existing Built—up area (SF):	3,500		
Existing BUA to be removed (SF):	3,500		
Existing BUA to remain (SF):	0		
Proposed New BUA (SF):	121,100		
Proposed % BUA	30		
Density (high/Low)	High		
Total Post-Project BUA for site:	137,100		
Development or Redevelopment?	Development		
Natural Area Required (ac):	2.16		
Natural Area provided, total (ac):	2.16		
Undisturbed Treed Natural Area Preserved (ac):	1.56 (72% of required area)		
Total steam buffer protected on—site (ac):	N/A		
Transit Station Area? Y/N	No		
Distressed Business District? Y/N	No		
Mitigation Type (if applicable)	N/A		
Natural Area mitigation? Y/N	N/A		
Buffer Mitigation? Y/N	N/A		
Total Phosphorous Mitigation? Y/N	N/A		





PRELIMINARY NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE

May 13, 2015

May 18, 2015

SCALE 1'' = 100'

2014-1099

JOB NO.

SHEET

BEGINNING at an old Iron pin in the line of the property of Sam R. Ardrey (now or formerly) as same is described in a deed recorded in Book 1232 at page 261 in the Mecklenburg Public Registry, said beginning point being the southwesterly corner of that certain 8.826 acre tract deeded to Phyllis O. Wilson by deed recorded in Book 4135 at Page 66 in the

Mecklenburg Public Registry, and running thence N 19-54-50 W 389.35 feet to a new Iron; thence a new line N 16-26-55 W 157.13 feet to a point; thence another new line N 85-05-00 E 384.67 feet to a point in the centerline of Ardrey Kell Road (State Road #3632): thence with the centerline of said road S 8-22-30 E 15.03 feet to a point in said centerline; thence with a line of the property of Gene Milligan, (now of formerly) as same is more particularly described in a deed recorded in Book 3327 at Page 75 in the Mecklenburg Public Registry, S 85-05-00 W 367.20 feet to an old iron pin; thence S 16-26-55 E 338.76 feet to an old axle; thence S50-31-05 W 566.78 feet to the point and place of beginning, containing 3.82 acres according to a boundary survey prepared by Hugh E. White, Jr., Registered Surveyor, on February 19, 1966.

BEING all of Mecklenburg County Tax Parcel # 223-14-106 and being more particularly described as follows: BEGINNING at an old from pipe located at the southwesterly corner of that certain tract of land conveyed to H. G. Earnhart by deed recorded in Book 3963 at Page 9 in the Mecklenburg County registry; running thence from said Beginning point and with the southerly marginof the property of Earnhart (now or formerly) N 79-35-00 E 189:39 feet to an Iron pin located at the southwesterly corner of that certain tract of land conveyed to H. G. Earnhart by deed recorded in Book 1468 at Page 3 in the Mecklenburg County Registry; running thence with the southerly line of the property of Earnhart (now or formerly) N 78-34-40 E 201.81 feet to a railroad spike located in the center line of Kell Road; thence with the center line of Kell Road S 8-22-30 E 135.86 feet to a point; thence with three lines of Phyllis O. Wilson as follows: (1) S 84-52-15 W 340.90 feet to an Iron pin; (2) N 82-21-30 W 60.75 feet to an Iron pipr; (3) N 82-21-30 W 60.75 feet to an old pipe; thence N 4-13-00 E 46 feet to an Iron pipe; thence N 84-51-00 E feet to an old iron pipe, the point and place of BEGINNING, and containing 1.077 acres, more or less, as shown on a survey of

BEING all of Mecklenburg County Tax Parcel #223-14-150 and being more particularly described as follows: Beginning at a P.K. Nall Set in the center line of the right of way of Ardrey-Kell Read, the northeasterly corner of the property of Michael Joseph Frantz and Connie Bell Correll as same is described in a deed recorded in the Mecklenburg Public Registry in Deed Book 6892 at page 282; thence N 87-25-50 W. 225.52 to an old Iron; thence N. 89-44-20 W. 130,06' to an old iron on a line of the property of Gary I. McGinn (Deed 5181, page 524) Mecklenburg Public Registry. thence with said line, N. 18-16-00 W. 114.54' to an iron Set; thence N. 85-15-55 E. 367.20' to a P.K. Nail set in the center line of Ardrey-Kell Road; thence with said center line S. 08-06-10 E. 152.50' to the point of Beginning. containing 1.073 Acres according to Boundary Survey of Brian A. McRorie, NCRLS, dated April 15, 1999.

Ben M. Flowe, NCRLS, dated August 20, 1980.

BEING all of Mecklenburg County Tax Parcel # 223-14-148 and being more particularly described as follows: BEGINNING at an old iron pin in the line of the property of Sam R. Ardrey (now or formerly) as same is described in a deed recorded in Book 1232 at Page 261 in the Mecklenburg Public Registry, said beginning point being the southwesterly corner of that certain 8.826 acre tract deeded to Phyllis O. Wilson by deed recorded in Book 4135 at Page 66 in the Mecklenburg Public Registry, and running thence N 19-54-50 W 389,35 feet to a new iron; thence a new line N 69-58-12 E 531.11 feet to a new iron; thence a new line N 16-26-55 W 157.13 feet to a point; thence another new line N 85-05-00 E 384.67 feet to a point in the centerline of Ardrey Kell Road (State Road #3632); thence with the centerline of said road S 8-22-30 E 15.03 feet to a point in said centerline; thence with a line of the property of Gene Milligan, (now or formerly) as same is more particularly described in a deed recorded in Book 3327 at Page 75 in the Mecklenburg Public Registry, S 85-05-00 W 367.20 feet to an old Iron pin; thence S 16-26-55 E 338.76 feet to an old axis; thence S 50-31-05 W 566.78 feet to the point and place of beginning containing 3.82 acres according to a boundary survey prepared by Hugh E. White, Jr., Registered Surveyor, on February 19, 1986.

Beginning at an IRON FOUND having NC GRID COORDS: N 471709.8447 E 1450192.5418, and being further described as being S. 19-58-15W a distance of 370.26 feet from an existing concrete monument (the northeastern most corner of Lot 7 of FARMINGTON MAP 1 as recorded in Map Book 19 Page 325 in the Mecklenburg County Registry) having NC GRID COORDS: N 472057.8422 E 1450066.0812 said IRON FOUND being the POINT OF BEGINNING; thence N.19-58-15W a distance of 47.76 feet to an IRON SET; thence N.20-28-02E a distance of 570,06 feet to an IRON SET; thence S.16-29-22E a distance of 20.14 feet to an IRON FOUND; thence S 16-31-39 E a distance of 28.76 feet to an AXLE; thence 5.50-28-02W a distance of 566.93 feet to the POINT OF BEGINNING. Containing 25,585.30 square feet or 0.5874 acres, more or less. According to a survey prepared by David M. Medlin, NCPLS titled T&C Properties of the Carolinas,

BEING all of Mecklenburg County Tax Parcel # 223-14-149 and being more particularly described as follows:

BEGINNING at a point in the centerline of Ardrey Kell Road marked the common front corner of the two tracts of land conveyed by Dan B. Kell and wife, Betty O. Kell, to Gene Milligan and wife, Frances Ledford Milligan, by deed dated August 19, 1971, recorded in Book 3327 at Page 75, and by deed dated January 12, 1973, recorded in Book 3515 at Page 110, and runs thence with the centerline of Ardrey Kell Road (a paved road with 60-foot right-of-way) three calls: (1) S 07-55 E 15.0 feet, (2) S 01-55 W 100.00 feet, and (3) S 23-04-00 W 19.32 feet; thence S 81-14-00 W (passing an iron on the line at 29.00 feet) a total distance of 291.70 feet to an iron set in the easterly line of Gary I. McGinn, N 16-16-00 W 195.38 feet to an Iron set; thence with two lines of the Frances Ledford Milligan property. (1) s 89-44-20 e 130.06 feet to an old iron, and (2) S 87-25-50 E (passing an Iron set on line at 195.52 feet in the Western Margin of said right of way of Ardrey Kell Road) a total distance of 225.52 feet to the centerline of said road. the place of beginning. Being more particularly shown on Plat of Survey by Reece F. McRorie, N.C. Registered Land Surveyor, dated May 27, 1992.

BEING all of Mecklenburg County Tax Parcel # 223-14-117 and being more particularly described as follows:

BEGINNING at a PK Nail set in the approximate center of Ardrey Kell Road (60 foot right of way), said point being a common corner with the property of Von H. Patterson, now or formerly, (Deed Book 3649 at Page 797), and proceeding thence N 24-28-17 W 163.32 feet (passing an old iron at 15.74 feet to an old oxie; thence N 16-16-00 W 28.78 feet to an old iron , a corner with the property of Michael Joseph Frantz. (Deed Book 3327 at Page 75): thence with the Frantz line N 81-14-00 E 291.70 feet E 291.70 feet (passing an old iron at the edge of the road right-of-way at 262.70 feet) to a PK Nail set in the approximate center of Ardrey Kell Road; thence with the approximate center of Ardrey Kell Road three courses and distances: 1) S 23-04-00 W 80.68 feet to a point; 2) S 44-24-00 W 100.0 feet to a point; and 3) S 55-56-00 W 134.0 feet to the point on place of BEGINNING, and containing approximately 0.761 acres as shown on a Boundary Survey for Michael Joseph Frantz and wife, Connie C. Frantz, dated June 17, 1996, by

AS-SURVEYED DESCRIPTION

BEING ALL OF MECKLENBURG COUNTY TAX PARCEL #22314127 AND BEING MORE COMMENCING AT NCGS MONUMENT "MEK 52", SAID MONUMENT HAVING NC GRID NAD 83/2011 COORDINATES OF NORTHING 468317.386 FEET, EASTING 1446511.177 FEET; THENCE N 38-57-03 E, 5422.47 FEET TO A FOUND #4 REBAR, SAID REBAR BEING ON THE COMMON LINE OF LOT 20, MAP BOOK 19 PAGE 438 AND A COMMON CORNER OF LOT 153, BLOCK 1, MAP BOOK 31 PAGE 933 AS RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY ("REGISTRY") AND BEING THE POINT OF BEGINNING; THENCE WITH THE COMMON LINE OF SAID MAP BOOK 31 PAGE 933 S 88-54-07 E (PASSING FOUND #4 REBARS AT 42.23 FEET, 122.33 FEET, 202.28 FEET, 287.26 FEET, 372.23 FEET AND 457.26 FEET) FOR A TOTAL DISTANCE OF 536.22 FEET TO A FOUND 1" IRON PIPE, SAID PIPE BEING A COMMON CORNER OF LOT 147, BLOCK 1, MAP BOOK 31 PAGE 933 AND PARCEL #22314106, NOW OR FORMERLY PHYLLIS O. WILSON, DEED BOOK 9339 BOOK 803 AS RECORDED IN THE REGISTRY; THENCE WITH THE COMMON LINES OF SAID WILSON PROPERTY THE FOLLOWING THREE (BEARINGS AND DISTANCES: 1) S 80-19-29 E 60.91 FEET TO A FOUND #4 REBAR: 2) S 14-19-24 E 37.97 FEET TO A FOUND #4 REBAR; 3) N 87-01-54 E (PASSING A FOUND #4 REBAR AT 350.53 FEET) FOR A TOTAL DISTANCE OF 379.25 FEET TO A COMPUTED POINT IN THE RIGHT-OF-WAY OF OLD ARDREY KELL ROAD; THENCE WITHIN SAID OLD ARDREY KELL ROAD S 05-43-18 E 59.85 FEET TO A COMPUTED POINT, SAID POINT BEING A COMMON CORNER OF PARCEL #22314148, NOW OR FORMERLY GARY 1. & KIM E. MCGINN, DEED BOOK 5181 PAGE 524 AS RECORDED IN THE REGISTRY; THENCE WITH THE COMMON LINES 14-27-04 E 157.13 FEET TO A COMPUTED POINT; 3) S 71-58-03 W 531.23 FEET TO A COMPUTED POINT; SAID POINT BEING ON THE COMMON LINE OF LOT 8B, MAP BOOK 53 PAGE 89 AS RECORDED IN THE REGISTRY; THENCE WITH THE COMMON LINES OF SAID LOT 8B, MAP BOOK 53 PAGE 89; LOT 19, MAP BOOK 19 PAGE 438 AS RECORDED IN THE REGISTRY AND SAID LOT 20, MAP BOOK 19

AS-SURVEYED DESCRIPTION

PAGE 438 N 17-47-52 W (PASSING A FOUND #4 REBAR AT 2.36 FEET, A

FOUND NAIL AT 221.23 FEET) A TOTAL DISTANCE OF 455.24 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 5.023 ACRES, MORE OR LESS

BEING ALL OF MECKLENBURG COUNTY TAX PARCEL #22314106 AND BEING MORE

COMMENCING AT NCGS MONUMENT "MEK 52", SAID MONUMENT HAVING NC GRID NAD 83/2011 COORDINATES OF NORTHING 468317.386 FEET, EASTING 1446511.177 FEET; THENCE N 38-57-03 E, 5422.47 FEET TO A FOUND #4 REBAR, SAID REBAR BEING ON THE COMMON LINE OF LOT 20, MAP BOOK 19 PAGE 438 AND A COMMON CORNER OF LOT 153, BLOCK 1, MAP BOOK 31 PAGE 933 AS RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY ("REGISTRY"); THENCE WITH THE COMMON LINE OF SAID MAP BOOK 31 PAGE 933 S 88-54-07 E (PASSING FOUND #4 REBARS AT 42.23 FEET, 122.33 FEET, 933 S 88-54-07 E (PASSING FOUND #4 REBARS AT 42.23 FEET, 122.33 FEET, 202.28 FEET, 287.26 FEET, 372.23 FEET AND 457.26 FEET) FOR A TOTAL DISTANCE OF 536.22 FEET TO A FOUND 1" IRON PIPE, SAID PIPE BEING A COMMON CORNER OF LOT 147, BLOCK 1, MAP BOOK 31 PAGE 933 AND BEING THE POINT OF BEGINNING; THENCE WITH THE COMMON LINES OF SAID LOT 147 THE FOLLOWING TWO (2) BEARINGS AND DISTANCES: 1) N 06-34-18 E 45.93 FEET TO A FOUND PINCHED PIPE; 2) N 86-43-33 E 40.02 FEET TO A FOUND 1.5" IRON PIPE, SAID PIPE BEING A COMMON CORNER WITH NOW OR FORMERLY HASKELL G. & FAYE W. EARNHEART, DEED BOOK 3963 PAGE 9 AS RECORDED IN THE REGISTRY; THENCE WITH THE COMMON LINE OF SAID EARNHEART PROPERTY N 81-47-18 E 191.03 FEET TO A SET #5 REBAR, SAID REBAR BEING A COMMON CORNER WITH SAID EARNHEART PROPERTY AND NOW OR FORMERLY HASKELL G. & FAYE W. EARNHEART, DEED BOOK 1469 PAGE 3 AS RECORDED IN THE REGISTRY; THENCE WITH THE COMMON LINE OF SAID EARNHEART PROPERTY REGISTRY; THENCE WITH THE COMMON LINE OF SAID EARNHEART PROPERTY (DB 1469 PG 3) N 80-38-52 E (PASSING A FOUND #4 REBAR AT 170.98 FEET)
FOR A TOTAL DISTANCE OF 201.83 FEET TO A COMPUTED POINT IN THE
RIGHT-OF-WAY OF OLD ARDREY KELL ROAD; THENCE WITHIN SAID OLD ARDREY
KELL ROAD S 06-12-51 E 136.18 FEET TO A COMPUTED POINT, SAID POINT
BEING A COMMON CORNER OF PARCEL #22314127, NOW OR FORMERLY PHYLLIS
O. WILSON, DEED BOOK 4135 PAGE 66 AS RECORDED IN THE REGISTRY; THENCE WITH THE COMMON LINES OF SAID WILSON PROPERTY THE FOLLOWING THREE (3) BEARINGS AND DISTANCES: 1) S 87-01-54 W (PASSING A FOUND #4 REBAR AT 28,72 FEET) A TOTAL DISTANCE OF 379.25 FEET TO A FOUND #4 REBAR; 2) N 14-19-24 W 37.97 FEET TO A FOUND #4 REBAR; 3) N 80-19-29 W 60.91 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1.082 ACRES, MORE

BEING ALL OF MECKLENBURG COUNTY TAX PARCEL #22314150 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NCGS MONUMENT "MEK 52", SAID MONUMENT HAVING NC GRID NAD 83/2011 COORDINATES OF NORTHING 468317.386 FEET, EASTING 1446511.177 FEET; THENCE N. 38-57-03 E, 5422.47 FEET TO A FOUND #4 REBAR, SAID REBAR BEING ON THE COMMON LINE OF LOT 20, MAP BOOK 19 PAGE 438 AND A COMMON CORNER OF LOT 153, BLOCK 1, MAP BOOK 31 PAGE 933 AS RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY ("REGISTRY"); THENCE WITH THE COMMON LINE OF SAID LOT 20; LOT 19, MAP BOOK 19 PAGE 438; LOT 88, MAP BOOK 53 PAGE 89 AS RECORDED IN THE REGISTRY AND PARCEL #22314127, NOW OR FORMERLY PHYLLIS O. WILSON, DEED BOOK 4135 PAGE 66 AS RECORDED IN THE REGISTRY S 17-47-52 E (PASSING A FOUND NAIL AT 234.01 FEET, A FOUND #4 REBAR AT 452.88 AND A FOUND A FOUND NAIL AT 234.01 FEET, A FOUND #4 REBAR AT 452.88 AND A FOUND NAIL AT 472.29 FEET) A TOTAL DISTANCE OF 795.98 FEET TO A FOUND #4 REBAR, SAID REBAR BEING A COMMON CORNER OF MAP BOOK 51 PAGE 535 AS RECORDED IN THE REGISTRY AND PARCEL #22314148, NOW OR FORMERLY GARY I. & KIM E. MCGINN, DEED BOOK 5181 PAGE 524 AS RECORDED IN THE REGISTRY: THENCE WITH A COMMON LINE OF SAID MAP BOOK 51 PAGE 535 AND SAID MCGINN PROPERTY N 52-35-44 E 570.15 FEET TO A FOUND #5 REBAR, SAID MCGINN PROPERTY AND CORNER OF SAID MAP BOOK 51 PAGE 535, SAID MCGINN PROPERTY AND PARCEL #22314149, NOW OR FORMERLY CONNIE C. & MICHAEL J. FRANTZ, DEED BOOK 12695 PAGE 282 AS RECORDED IN THE REGISTRY: THENCE WITH THE COMMON LINE OF SAID MCGINN PROPERTY AND SAID FRANTZ PROPERTY N 14-23-29 W 176.09 FEET TO A FOUND #4 REBAR, SAID REBAR BEING ON THE COMMON LINE OF SAID MCGINN PROPERTY, BEING A COMMON CORNER OF SAID FRANTZ PROPERTY AND ALSO BEING THE POINT OF BEGINNING; THENCE WITH THE COMMON LINE OF SAID MCGINN PROPERTY THE FOLLOWING TWO BEARINGS AND DISTANCES: 1) N 14-23-29 W 113.66 FEET TO A FOUND 1" IRON PIPE; 2) N 87-04-51 E (PASSING A FOUND METAL POST AT 340.34 FEET) A TOTAL DISTANCE OF 367.20 FEET TO A COMPUTED POINT IN 340.34 FEET) A TOTAL DISTANCE OF 367.20 FEET TO A COMPUTED POINT IN THE RIGHT-OF-WAY OF OLD ARDREY KELL ROAD; THENCE WITHIN SAID OLD ARDREY KELL ROAD S 06-07-42 E 152.55 FEET TO A COMPUTED POINT, SAID POINT BEING A COMMON CORNER OF SAID FRANTZ PROPERTY; THENCE WITH THE COMMON LINES OF SAID FRANTZ PROPERTY THE FOLLOWING TWO (2) BEARINGS AND DISTANCES: 1) N 85-27-33 W (PASSING A FOUND #4 REBAR AT 29.95 FEET) A TOTAL DISTANCE OF 225.53 FEET TO A FOUND #4 REBAR; 2) N 87-47-10 W 130.04 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING

BEING ALL OF MECKLENBURG COUNTY TAX PARCEL #22314148 AND BEING MORE NAD 83/2011 COORDINATES OF NORTHING 468317,386 FEET, EASTING 1446511.177 FEET; THENCE N 38-57-03 E, 5422.47 FEET TO A FOUND # REBAR, SAID REBAR BEING ON THE COMMON LINE OF LOT 20, MAP BOOK 19 PAGE 438 AND A COMMON CORNER OF LOT 153, BLOCK 1, MAP BOOK 31 PAGE 933 AS RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY ("REGISTRY"); THENCE WITH THE COMMON LINE OF SAID LOT 20; LOT 19, MAP BOOK 19 PAGE 438; LOT 8B, MAP BOOK 53 PAGE 89 AS RECORDED IN THE REGISTRY AND PARCEL #22314127, NOW OR FORMERLY PHYLLIS O. WILSON, DEED BOOK 4135 PAGE 66 AS RECORDED IN THE REGISTRY S 17-47-52 E (PASSING FOLLOWING THREE (3) BEARINGS AND DISTANCES: 1) N 71-58-03 E 531.23 FEET TO A COMPUTED POINT; 2) N 14-27-04 W 157.13 FEET TO A COMPUTED POINT; 3) N 87-04-51 E 385.69 FEET TO A COMPUTED POINT IN THE RIGHT-OF-WAY OF OLD ARDREY KELL ROAD; THENCE WITHIN SAID OLD ARDI KELL ROAD S 05-43-18 E 15.02 FEET TO A COMPUTED POINT; THENCE S 87-04-51 W (PASSING A COMPUTED POINT AT 0:85 FEET, A COMMON CORNER OF PARCEL #22314150, NOW OR FORMERLY MICHAEL J. & CONNIE C. FRANTZ, DEED BOOK 10406 PAGE 653 AS RECORDED IN THE REGISTRY AND A FOUND METAL POST AT 27.71 FEET) A TOTAL DISTANCE OF 368.05 FEET TO A FOUND 1" IRON PIPE, SAID PIPE BEING A COMMON CORNER OF SAID FRANTZ PROPERTY; THENCE CONTINUING WITH THE COMMON LINE OF SAID FRANTZ PROPERTY S 14-23-29 E 113.66 FEET TO A FOUND #4 REBAR, SAID REBAR BEING A COMMON CORNER OF SAID FRANTZ PROPERTY AND PARCEL #22314149, NOW OR FORMERLY CONNIE C. AND MICHAEL J. FRANTZ, DEED BOOK 12695 PAGE 282 AS RECORDED IN THE REGISTRY; THENCE WITH THE COMMON LINE OF SAID FRANTZ PROPERTY (DB 12695 PG 282) S 14-23-29 E 176.09 FEET TO A FOUND #5 REBAR, SAID REBAR BEING A COMMON CORNER OF NOW OR FORMERLY ARDRE

AS-SURVEYED DESCRIPTION

PLACE OWNER'S ASSOCIATION INC., MAP BOOK 51 PAGE 535 AS RECORDED IN THE REGISTRY; THENCE WITH THE COMMON LINES OF SAID MAP BOOK 51 PAGE

535 THE FOLLOWING TWO (2) BEARINGS AND DISTANCES: 1) S 52-35-44 W

570.15 FEET TO A FOUND #4 REBAR; 2) N 17-47-52 W (PASSING A FOUND

NAIL AT 323.69 FEET) A TOTAL DISTANCE OF 340.74 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 3.231 ACRES, MORE OR LESS.

TRACT 5 BEING ALL OF MECKLENBURG COUNTY TAX PARCEL #22314149 AND BEING MORE

COMMENCING AT NCGS MONUMENT "MEK 52", SAID MONUMENT HAVING NC GRID NAD 83/2011 COORDINATES OF NORTHING 468317.386 FEET, EASTING 1446511.177 FEET; THENCE N 38-57-03 E, 5422.47 FEET TO A FOUND #4 ("REGISTRY"): THENCE WITH THE COMMON LINE OF SAID LOT 20; LOT 19, MAP BOOK 19 PAGE 438; LOT 8B, MAP BOOK 53 PAGE 89 AS RECORDED IN THE REGISTRY AND PARCEL #22314127, NOW OR FORMERLY PHYLLIS O. WILSON, DEED REGISTRY AND PARCEL #22314127, NOW OR FORMERLY PHYLLIS O. MILSON, DEED BOOK 4135 PAGE 66 AS RECORDED IN THE REGISTRY S 17-47-52 E (PASSING A FOUND NAIL AT 234.01 FEET, A FOUND #4 REBAR AT 452.88 AND A FOUND NAIL AT 472.29 FEET) A TOTAL DISTANCE OF 795.98 FEET TO A FOUND #4 REBAR, SAID REBAR BEING A COMMON CORNER OF MAP BOOK 51 PAGE 535 AS RECORDED IN THE REGISTRY AND PARCEL #22314148, NOW OR FORMERLY GARY I. & KIM E. MCGINN, DEED BOOK 5181 PAGE 524 AS RECORDED IN THE REGISTRY; THENCE WITH A COMMON LINE OF SAID MAP BOOK 51 PAGE 535 AND SAID MCGINN PROPERTY N 52-35-44 E 570.15 FEET TO A FOUND #5 REBAR, SAID REBAR BEING A COMMON CORNER OF SAID MAP BOOK 51 PAGE 535, SAID MCGINN PROPERTY AND ALSO BEING THE POINT OF BEGINNING; THENCE WITH THE COMMON LINE OF SAID MCGINN PROPERTY AND ALSO BEING ON THE COMMON LINE OF SAID MCGINN PROPERTY AND BEING A COMMON CORNER OF PARCEL #22314150, NOW OR FORMERLY MICHAEL J. & CONNIE C. FRANTZ, DEED BOOK 10406 PAGE 653 AS RECORDED IN THE REGISTRY; THENCE WITH THE COMMON LINE OF SAID FRANTZ PROPERTY THE FOLLOWING TWO (2) BEARINGS AND DISTANCES: 1) S 87-47-10 E 130.04 FEET TO A FOUND #4 REBAR; 2) S 85-27-33 E (PASSING A FOUND #4 REBAR AT 195.58 FEET) A TOTAL DISTANCE OF 225.53 FEET TO A COMPUTED POINT IN THE RIGHT-OF-WAY OF OLD ARDREY KELL ROAD; THENCE WITHIN SAID OLD ARDREY KELL ROAD THE FOLLOWING THREE (3) BEARINGS AND DISTANCES: 1) S 07-31-00 W 14.77 FEET TO A COMPUTED POINT; 2) S 03-53-38 W 100.00 FEET TO A COMPUTED POINT; 3) S 24-31-09 W 19.06 FEET TO A COMPUTED POINT, SAID POINT BEING A COMMON CORNER WITH PARCEL #22314117, NOW OR FORMERLY MICHAEL J. & CONNIE C. FRANTZ, DEED 8656 PAGE 929 AS RECORDED IN THE REGISTRY; THENCE WITH THE COMMON LINE OF SAID FRANTZ PROPERTY (DB 8656 PG 929) S 83-04-04 W (PASSING A FOUND BENT #4 REBAR AT 28.83 FEET) A TOTAL DISTANCE OF 291.70 FEET TO A FOUND #4 REBAR, SAID REBAR BEING A COMMON CORNER OF SAID FRANTZ PROPERTY (DB 8656 PG 929) AND SAID MAP BOOK 51 PAGE 535; THENCE WITH THE COMMON LINE OF SAID MAP BOOK 51 PAGE 535 N 13-57-42 W 19.87 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1.212

TRACT 6 BEING ALL OF MECKLENBURG COUNTY TAX PARCEL #22314117 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NOSS MONUMENT "MEK 52", SAID MONUMENT HAVING NO GRID NAME AS A NOTICE OF NORTHING 468317.386 FEET, EASTING 1446511.177 FEET; THENCE N 38-57-03 E, 5422.47 FEET TO A FOUND #4 REBAR, SAID REBAR BEING ON THE COMMON LINE OF LOT 20, MAP BOOK 19 PAGE 438 AND A COMMON CORNER OF LOT 153, BLOCK 1, MAP BOOK 31 PAGE 933 AS RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY ("REGISTRY"): THENCE WITH THE COMMON LINE OF SAID LOT 20; LOT 19, MAP BOOK 19 PAGE 438; LOT 8B, MAP BOOK 53 PAGE 89 AS RECORDED IN THE REGISTRY AND PARCEL #22314127, NOW OR FORMERLY PHYLLIS D. WILSON, DEED REGISTRY AND PARCEL #22314127, NOW OR FORMERLY PHYLLIS D. WILSON, DEED BOOK 4135 PAGE 66 AS RECORDED IN THE REGISTRY S 17-47-52 E (PASSING A FOUND NAIL AT 234.01 FEET, A FOUND #4 REBAR AT 452.88 AND A FOUND NAIL AT 472.29 FEET) A TOTAL DISTANCE OF 795.98 FEET TO A FOUND #4 REBAR, SAID REBAR BEING A COMMON CORNER OF MAP BOOK 51 PAGE 535 AS RECORDED IN THE REGISTRY AND PARCEL #22314148, NOW OR FORMERLY GARY I. & KIM E. MCGINN, DEED BOOK 5181 PAGE 524 AS RECORDED IN THE REGISTRY; THENCE WITH A COMMON LINE OF SAID MAP BOOK 51 PAGE 535 AND SAID MCGINN PROPERTY N 52-35-44 E 570.15 FEET TO A FOUND #5 REBAR, SAID REBAR BEING A COMMON CORNER OF PARCEL #22314149, NOW OR FORMERLY CONNIE C. & MICHAEL J. FRANTZ, DEED BOOK 12695 PAGE 282 AS RECORDED IN THE REGISTRY, SAID MAP BOOK 51 PAGE 535 AND SAID MCGINN PROPERTY; THENCE WITH THE COMMON LINE OF SAID MAP BOOK 51 PAGE 535 AND SAID FRANTZ PROPERTY S 13-57-42 E 19.87 FEET TO A FOUND #4 REBAR, SAID REBAR BEING A COMMON CORNER OF SAID MAP BOOK 51 PAGE 535 AND SAID FRANTZ PROPERTY AND ALSO BEING THE POINT OF BEGINNING; THENCE WITH THE COMMON LINE OF SAID FRANTZ PROPERTY N 83-04-04 E (PASSING A FOUND BENT #4 REBAR AT 262.87 FEET) A TOTAL DISTANCE OF (PASSING A FOUND BENT #4 REBAR AT 262.87 FEET) A TOTAL DISTANCE OF 291.70 FEET TO A COMPUTED POINT IN THE RIGHT-OF-WAY OF OLD ARDREY KELL ROAD; THENCE WITHIN SAID OLD ARDREY KELL ROAD THE FOLLOWING THREE (3) BEARINGS AND DISTANCES: 1) S 24-54-04 W 80.68 FEET TO A COMPUTED POINT; 2) S 46-14-04 W 100.00 FEET TO A COMPUTED POINT; 3) S 57-46-04 W 132.63 FEET TO A COMPUTED POINT; THENCE LEAVING OLD ARDREY KELL ROAD N 23-06-19 W 154.60 FEET TO A FOUND ½" IRON ROD, SAID ROD BEING ON THE COMMON LINE OF SAID MAP BOOK 51 PAGE 535; THENCE WITH THE COMMON LINE OF SAID MAP BOOK 51 PAGE 535 THE FOLLOWING TWO (2) BEARINGS AND DISTANCES: 1) N 22-52-48 W 8.47 TO A FOUND AXLE; 2) N 14-31-49 W 28.79 FEET TO THE POINT AND PLACE OF

BOUNDARY INFORMATION BASED ON DEED BOOK 4135 PAGE 66, DEED BOOK 8656 PAGE 929, DEED BOOK 12695 PAGE 282, DEED BOOK 10406 PAGE 653, DEED BOOK 5181 PAGE 524 AND DEED BOOK 9339 PAGE 803

3. FIELD DATE OF SURVEY: APRIL 27, 2014

5. THESE PROPERTIES ARE LOCATED WITHIN ZONE X PER F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 3710445700K, EFFECTIVE FEBRUARY 19, 2014. ZONE X IS AREAS DETERMINED TO BE DUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AREAS OUTSIDE FUTURE CONDITIONS

9. TO THE BEST OF MY KNOWLEDGE, EXCEPT AS SHOWN ON THIS SURVEY, THERE ARE NO ENCROACHMENTS ONTO AN ADJOINING LOT OR FROM AN ADJOINING LOT ONTO THE SUBJECT PROPERTY.

EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

THE SUBJECT PROPERTY BEING USED FOR A SOLID WASTE DUMP, SUMP 14. THERE ARE NO DESIGNATED PARKING SPACES ON THE SUBJECT PARCELS. 15. COORDINATE VALUES AS SHOWN HEREON ARE GRID (US SURVEY FOOT) AND BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM

NAD 83/2011. THE AVERAGE COMBINED GRID FACTOR USED FOR THIS PROJECT IS 0.99852388. COORDINATE VALUES FOR NCGS MONUMENTS "MEK 52" AND "ONCLW 5" ARE OBSERVED, NGGS MONUMENT "MEK 52" WAS HELD AS PROJECT BASE POINT. 16. TOTAL ACRES SURVEYED: 12.376

DOCUMENTATION FOR EXISTING PUBLIC R/W ALONG THE SUBJECT PARCELS IF THIS SURVEY. PER NUDUI, II 13 A MAINTENANCE AGREEMENT ONLY.

14-04760CH DATED MARCH 18, 2014 AT 8:00 AM, ISSUED BY CHICAGO TITLE INSURANCE COMPANY AND OFFERS THE FOLLOWING AS IT SPECIFICALLY RELATES TO ITEMS CONTAINED IN "SCHEDULE B - SECTION II - EXCEPTIONS FROM COVERAGE" AS CONTAINED THEREIN:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTER, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. TAXES OR ASSESSMENTS FOR THE YEAR 2014 AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.

II) REFERENCE TO DEED BOOK 3430 PAGE 421 IS NOT GOOD. IF MEANT TO BE DEED BOOK 3450 PAGE 421 (COLLINGWOOD) THEN IT DOES NOT APPLY TO SUBJECT.
4. DRIVEWAY EASEMENT AGREEMENT RECORDED IN BOOK 9067, PAGE 754. (AS TO TRACT II)

AS SHOWN, DEED CALLS OUT 2.5' ON EACH SIDE OF ASPHALT DRIVEWAY. RIGHT OF WAY TO DUKE POWER COMPANY RECORDED IN BOOK 5211, PAGE 160. (AS TO

6. THE CORRECTNESS OF THE SQUARE FOOTAGE/ACREAGE COMPUTATION CONTAINED IN THE DESCRIPTION OF THE LAND IS NOT INSURED.

ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD

UNLESS OTHERWISE NOTED. AREA CALCULATIONS WERE COMPUTED USING THE COORDINATE METHOD.

AS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS. 4. THE CURRENT ZONING OF THE SUBJECT PROPERTY IS R3 PER MECKLENBURG COUNTY ZONING.

6. POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY.

NO STUMPHOLES OR BURIAL PITS WERE OBSERVED WITHIN THE SUBJECT 8. BASED ON THE INFORMATION PROVIDED, THERE ARE NO GAPS, GORES OR OVERLAPS IN THE BOUNDARY LINES OF THE SUBJECT PROPERTY.

10. TO THE BEST OF MY KNOWLEDGE, THERE IS NO OBSERVABLE EVIDENCE OF

STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED. 12. TO THE BEST OF MY KNOWLEDGE, THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. 13. TO THE BEST OF MY KNOWLEDGE, THERE IS NO OBSERVABLE EVIDENCE OF

17. 60' RIGHT-OF-WAY (R/W) DESIGNATION SHOWN IS PER MULTIPLE PLATS RECORDED IN THE MECKLENBURG PUBLIC REGISTRY FOR ADJOINING PARCELS TO THE SOUTHWEST AND ACROSS OLD ARDREY KEEL ROAD, NO

18. THIS SHEET IS PART OF A MULTI-SHEET DOCUMENT AND IS NOT VALID 19. THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT NO. 14-04760CH DATED MARCH 18, 2014 AT 8:00AM, ISSUED BY CHICAGO TITLE INSURANCE

TITLE COMMITMENT NOTES

3. EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 4211, PAGE 30. (AS TO TRACT

TRACT III, TRACT V AND TRACT VI) BLANKET, NOT PLOTTABLE

DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY THE LAND.

May 18, 2015

SCALE

JOB NO. 2014-1099

SHEET

CONNIE C. & MICHAEL J. FRANTZ 10424 ARDREY KELL ROAD DEED BOOK 12695 PAGE 282

MICHAEL J. & CONNIE CORRELL FRANTZ

PARCEL #22314127

PHYLLIS O. WILSON

10322 ARDREY KELL ROAD

MICHAEL J. & CONNIE C. FRANTZ 10424 ARDREY KELL ROAD

DEED BOOK 10406 PAGE 653

CHARLOTTE, NC 28277 **DEED BOOK 9339 PAGE 803**

CHARLOTTE, NC 28277

GARY L & KIM E. MCGINN

10326 ARDREY KELL ROAD

CHARLOTTE, NC 28277

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(d) 7(a), 7(b1), 8, 11(a) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 27, 2014.

TO CHICAGO TITLE INSURANCE COMPANY AND THE RYLAND

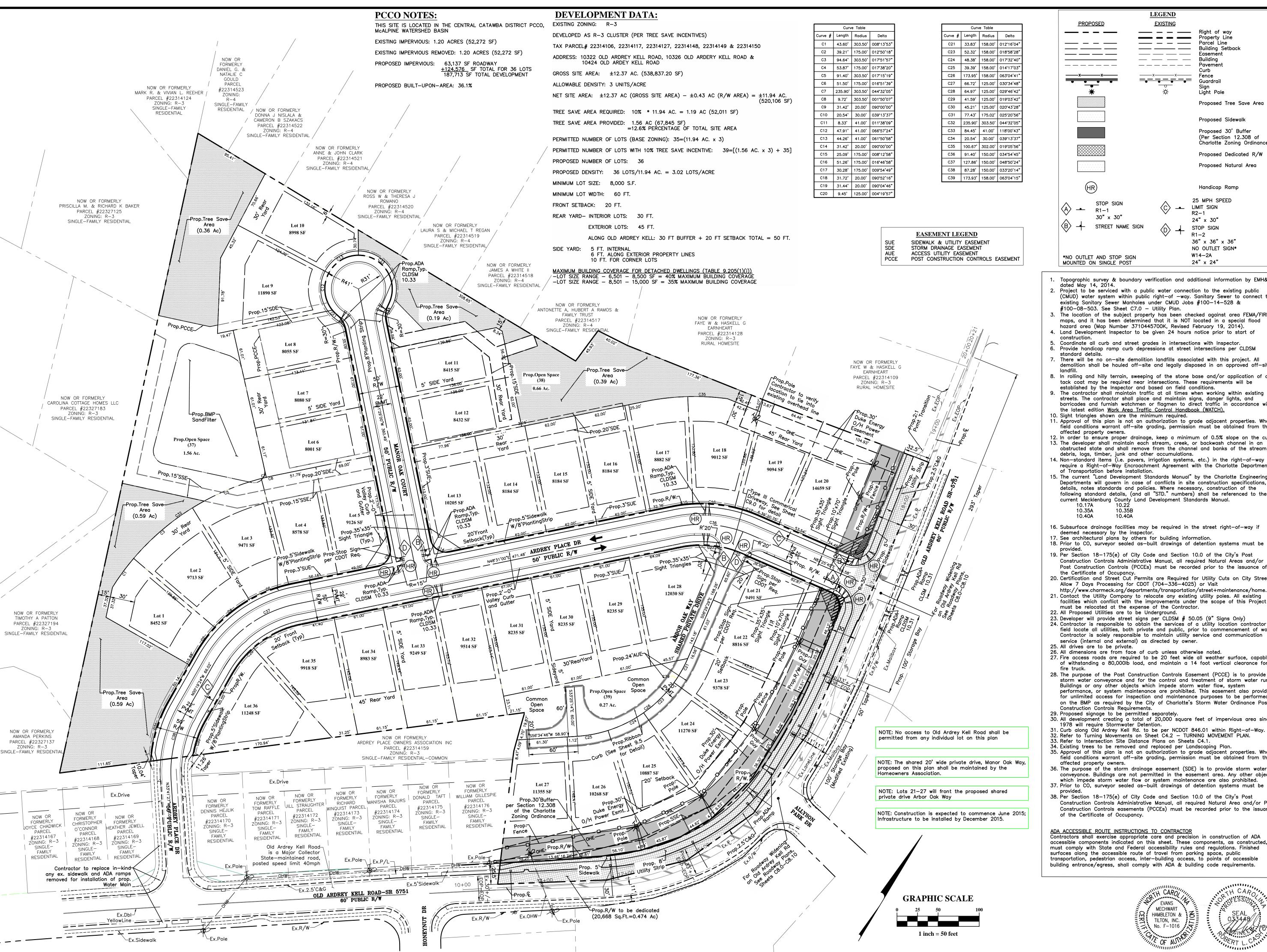


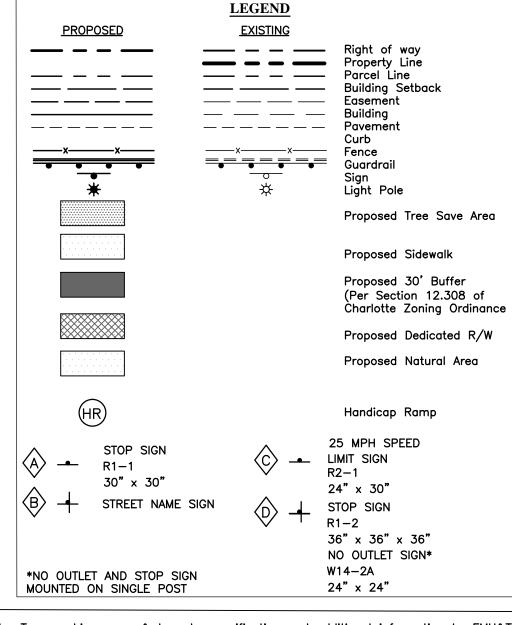
5900 SAWMILL ROAD, SUITE 200 DUBLIN, OH 43017

> ALTA/ACSM LAND TITLE SURVEY TAX PARCELS 22314127, 22314148, 22314117, 22314149, 22314150 & 22314106 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA SHEET 2 OF 2

Phone: 704.548.0333 Toll Free: 888.775.3648

ob No: 2014-0550





Topographic survey & boundary verification and additional information by EMH&T, dated May 14, 2014. 2. Project to be serviced with a public water connection to the existing public (CMUD) water system within public right-of -way. Sanitary Sewer to connect to existing Sanitary Sewer Manholes under CMUD Jobs #100-14-528 &

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 (Map Number 3710445700K, Revised February 19, 2014). 4. Land Development Inspector to be given 24 hours notice prior to start of

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

6. Provide handicap ramp curb depressions at street intersections per CLDSM 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

8. In rolling and hilly terrain, 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. 9. The contractor shall maintain traffic at all times when working within existing

streets. The contractor shall place and maintain signs, danger lights, and barricades and furnish watchmen or flagmen to direct traffic in accordance with the latest edition Work Area Traffic Control Handbook (WATCH). 10. Sight triangles shown are the minimum required.

11. 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

12. In order to ensure proper drainage, keep a minimum of 0.5% slope on the curb. 13. The developer shall maintain each stream, creek, or backwash channel in an obstructed state and shall remove from the channel and banks of the stream all

debris, logs, timber, junk and other accumulations. 14. Non-standard items (i.e. pavers, irrigation systems, etc.) in the right-of-way require a Right-of-Way Encroachment Agreement with the Charlotte Department

15. 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 policies. Where necessary, construction of the following standard details, (and all "STD." numbers) shall be referenced to the current Mecklenburg County Land Development Standards Manual. 10.17A 10.22

10.35B

16. Subsurface drainage facilities may be required in the street right-of-way if

deemed necessary by the inspector. 17. See architectural plans by others for building information.

18. Prior to CO, surveyor sealed as-built drawings of detention systems must be 19. Per Section 18-175(e) of City Code and Section 10.0 of the City's Post

Construction Controls Administrative Manual, all required Natural Areas and/or Post Construction Controls (PCCEs) must be recorded prior to the issuance of the Certificate of Occupancy. 20. Certification and Street Cut Permits are Required for Utility Cuts on City Streets.

Allow 7 Days Processing for CDOT (704-336-4025) or Visit http://www.charmeck.org/departments/transportation/street+maintenance/home.html 21. 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 Contractor. 22. All Proposed Utilities are to be Underground.

23. Developer will provide street signs per CLDSM # 50.05 (9" Signs Only) 24. Contractor is responsible to obtain the services of a utility location contractor to field locate all utilities, both private and public, prior to commencement of work. Contractor is solely responsible to maintain utility service and communication service (internal and external) as directed by owner.

26. All dimensions are from face of curb unless otherwise noted.
27. Fire access roads are required to be 20 feet wide all weather surface, capable of withstanding a 80,000lb load, and maintain a 14 foot vertical clearance for

28. The purpose of the Post Construction Controls Easement (PCCE) is to provide storm water conveyance and for the control and treatment of storm water runoff. Buildings or any other objects which impede storm water flow, system performance, or system maintenance are prohibited. This easement also provides for unlimited access for inspection and maintenance purposes to be performed on the BMP as required by the City of Charlotte's Storm Water Ordinance Post Construction Controls Requirements.

29. Proposed signage to be permitted separately. 30. All development creating a total of 20,000 square feet of impervious area since 1978 will require Stormwater Detention.

31. Curb along Old Ardrey Kell Rd. to be per NCDOT 846.01 within Right-of-Way. 32. Refer to Turning Movements on Sheet C4.2 - TURNING MOVEMENT PLAN. 33. Refer to Intersection Site Distance Plans on Sheets C4.1.

34. Existing trees to be removed and replaced per Landscaping Plan. 35. 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 owners. 36. The purpose 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.

38. Per Section 18-175(e) of City Code and Section 10.0 of the City's Post Construction Controls Administrative Manual, all required Natural Area and/or Post Construction Controls easements (PCCEs) must be recorded prior to the issuance of the Certificate of Occupancy.

ADA ACCESSIBLE ROUTE INSTRUCTIONS TO CONTRACTOR Contractors shall exercise appropriate care and precision in construction of ADA accessible components indicated on this sheet. These components, as constructed, must comply with State and Federal accessibility rules and regulations. Finished surfaces along the accessible route of travel from parking space, public transportation, pedestrian access, inter-building access, to points of accessible building entrance/egress, shall comply with ADA & building code requirements.







1

SCALE

1'' = 50'

JOB NO. 2014-1099

SHEET C4.0