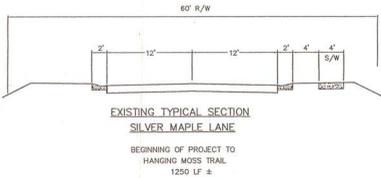


**SITE TABULATION**

ZONING	R
TAX PARCEL	SEE PLAN
MIN. LOT AREA	30,000 SF
MIN. LOT WIDTH	130'
MIN. LOT FRONTAGE	70'
FRONT SETBACK	60'
SIDE STREET	30'
SIDE YARD	20'
REAR YARD	40'
TOTAL AREA	31.69 AC.
# OF NEW LOTS	3 (INCLUDES WELL SITE)

**GENERAL NOTES**

- OWNER: WILLIAM J. PLEASANTS & WIFE ANNE H. 10107 ANNE OAKLEY TRAIL, MINT HILL, NC (704) 536-9798  
DEVELOPER: J. EDWARD SHIRLEY CONSTRUCTION 6700 TREE HILL ROAD, MATTHEWS, NC 28104 (704) 821-8172
- LOTS TO HAVE WATER PROVIDED BY PRIVATE COMMUNITY WELL.
  - LOTS TO HAVE SANITARY SEWER SERVICE BY PRIVATE WASTEWATER SYSTEM.
  - 35' X 35' & 10' X 70' SIGHT TRIANGLES APPLY TO ALL INTERSECTIONS AND ARE THE MIN. SHOWN.
  - ANY ON-SITE DEMOLITION LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG COUNTY ZONING ADMINISTRATOR.
  - THE SPECIFIC LOCATION OF ON-SITE DEMOLITION LANDFILLS WILL BE DETERMINED BY THE MECKLENBURG COUNTY HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATOR THROUGH THE PERMITTING PROCESS.
  - SUBMISSION TO BE COMPLETED WITHIN 3 YEARS/maximum AFTER THE DATE OF PLAN APPROVAL AS REQUIRED BY THE MECKLENBURG COUNTY SUBDIVISION ORDINANCE SECTION 6.550.
  - 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.
  - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
  - THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNRESTRICTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TRUNKS, LIMBS AND OTHER ACCUMULATIONS.
  - "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEMS MUST BE SUBMITTED TO THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE MECKLENBURG COUNTY SUBDIVISION ORDINANCE.
  - COUNTY INSPECTOR TO BE GIVEN 48 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
  - COORDINATE ALL CURB & STREET GRADES IN INTERSECTION WITH THE INSPECTOR.
  - ALL ROAD IMPROVEMENTS ON SILVER MAPLE LN. TO BE COORDINATED WITH THE TOWN OF MINT HILL AND NCDOT.
  - CONTRACTOR SHALL PROVIDE STREET SIGNS PER COMD 05.05 (0" SIGNS ONLY).
  - IN HOLDING AND BIDDING, SHEETING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
  - PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
  - THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT HAS REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
  - NON-STANDARD ITEMS (E.G. PAVINGS, IRRIGATION SYSTEMS, ETC) IN THE R/W REQUIRE A R/W ENCROACHMENT AGREEMENT WITH THE TOWN OF MINT HILL BEFORE INSTALLATION.
  - ANY BUILDINGS WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE TOWN OF MINT HILL / MECKLENBURG COUNTY SUBDIVISION ORDINANCE.
  - ALL OPENINGS (E.G. DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOTS 5-8, 13, 20-21 SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE.
  - ALL CONSTRUCTION TO BE TO THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STAND. MANUAL & THE NCDOT ROADWAY STANDARD DRAWINGS.
  - PUBLIC STORM DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.
  - IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURBS.
  - PLANNING BOARD RECOMMENDS RETAINING AS MANY EXISTING TREES AS POSSIBLE.
  - LOTS TO HAVE A MINIMUM OF 1,200 SF BUILDABLE AREA OUTSIDE OF FLOODLINES, SETBACKS & BUFFERS.



NOTE: ALL OPENINGS (E.G. DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOTS 13-14, 19-23, 29-30, 34-41, 44-46, & 53-54 SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE.

100+1 MINIMUM FINISHED FLOOR ELEVATIONS

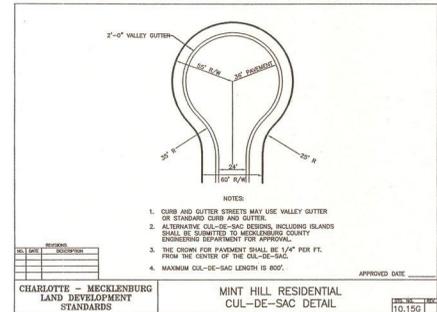
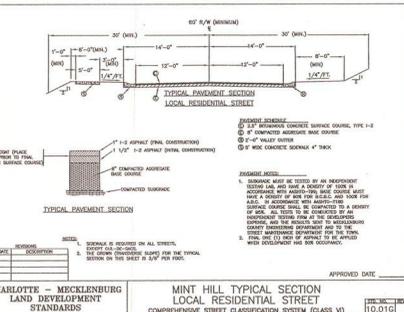
LOT	ELEV	LOT	ELEV
5	645.5	14	631.5
6	645.5	13	636.0
7	645.5	19	631.0
8	642.0	20	629.5
13	638.0	21	627.0

DAVID E. HAGLER  
DB. 8242 P.C. 273

60' PUBLIC R/W TO BE DEDICATED TO THE P.L.

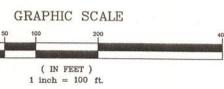
Pleasant Valley - Revised  
Mint  
197 p. 19  
Added total no. of lots,  
changed lot sizes.  
Some address changes

Street Addresses Assigned by Mecklenburg County  
LUESA - Land Records/Addressing  
Assigned by: *[Signature]* Date: 7/28/10  
Verified by: *[Signature]* Date: 7/28/10



**STANDARD DETAILS**

CONCRETE CONTROL MONUMENT	40.07
STREET NAME SIGN	40.04
STREET NAME SIGN INSTALLATION	40.05
ACCESSIBLE HANDICAPPED RAMPS	10.31-10.35
CURB & GUTTER	10.17A&B
CURB TRANSITION 2'-6" C&G TO 2'-0" VALLEY	10.19
CONCRETE SIDEWALKS	10.22
CATCH BASIN FRAME IN VALLEY GUTTER	10.29
BRICK CATCH BASIN	20.01A&B
FRAME, GRATE & HOOD	20.02A&B
DRAINAGE STRUCTURE STEPS	20.12



NOTE: BENCHMARK USED IS A CONCRETE MONUMENT LOCATED ON THE LEFT SIDE AT THE END OF SILVER MAPLE LN. ELEV=672.33

TOWN OF MINT HILL, MECKLENBURG COUNTY, NC

**BURTON ENGINEERING ASSOCIATES**  
CIVIL ENGINEERS  
LAND PLANNERS

5250 Fairview Rd.  
SUITE 100  
CHARLOTTE, NC 28210  
(704) 553-8881  
(704) 553-8860 FAX

**PLEASANT VALLEY**  
J. EDWARD SHIRLEY CONSTRUCTION

PRELIMINARY SUBDIVISION PLAN

As Built	Date	Scale	1"=100'
CBS	BEA	GDM	CTB
Surveyed by	Designed by	Drawn by	Project-Eng

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