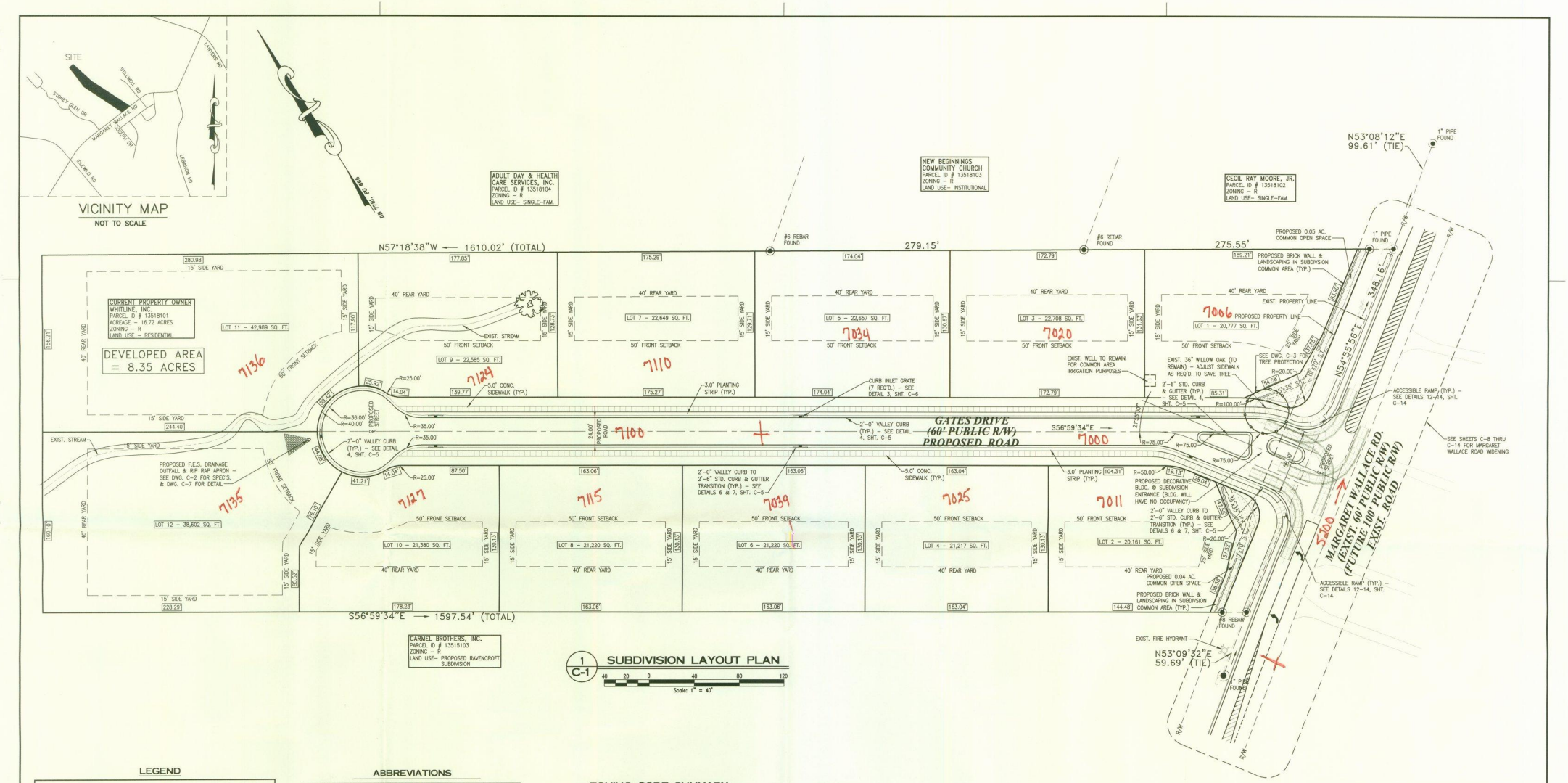

1 / C-1 SUBDIVISION LAYOUT PLAN

Scale: 1" = 40'

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER LINE	SS	SS
STORM SEWER	PIPE SPEC & SLOPE	PIPE SPEC & SLOPE
WATER LINE	W	W
GAS LINE	G	G
UNDERGROUND ELECTRIC	UGE	UGE
OVERHEAD ELECTRIC LINE	OHE	OHE
TELEPHONE LINE	T	T
SPOT ELEVATION	◆ 97.00	+100.35
SEWER MANHOLE	SS	SS
STORM MANHOLE	ST	ST
ELECTRICAL MANHOLE	E	E
WATER VALVE	WV	WV
FIRE HYDRANT	HYD	HYD
LIGHT POLE		
TELEPHONE PEDESTAL	TP	TP
TRANSFORMER	TR	
UTILITY POLE		
PROPERTY CORNER		
PROPERTY BOUNDARY		
PROPERTY SETBACK		
CONTOUR – 1' INT.		
CONTOUR – 5' INT.		

ABBREVIATIONS

R/W	RIGHT OF WAY
EEOP	EDGE OF EXIST. PAVEMENT
EOP	PROPOSED EDGE OF PAVEMENT
CJ	SAWED CRACK CONTROL JOINT
EIP	EXISTING IRON PIN
NIP	NEW IRON PIN
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
TOC	TOP OF CURB ELEVATION
TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
FFE	FINISHED FLOOR ELEVATION
FOB	FACE OF BUILDING
FOC	FACE OF CURB
BOC	BACK OF CURB
PI	POINT OF INTERSECTION
DI	STORM SEWER DROP INLET
CI	STORM SEWER CURB INLET
YI	STORM SEWER YARD INLET (HDPE)
PID	PARCEL TAX ID NUMBER
CONC.	CONCRETE
℄	CENTER LINE
PP	POWER POLE
SP	SERVICE POLE
LP	LAMP POST
GV	GAS VALVE
(ALL)	APPROXIMATE LOCATION
FH	FIRE HYDRANT
N.O.F.	NOW OR FORMERLY
TYP.	TYPICAL
S.T.	SIGHT TRIANGLE

ZONING CODE SUMMARY

PROJECT NAME: THE GATES OF MINT HILL SUBDIVISION

OWNER: WHITLINE, INC PHONE: (704) 576-3500

PLANS PREPARED BY: SITE & STRUCTURE, p.c. PHONE: (704) 573-7800

ZONING: R JURISDICTION: MINT HILL, NC

TAX PARCEL NUMBER: 13518101

ADDRESS: 5217 MARGARET WALLACE ROAD, MATTHEWS, N.C. 28105

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

BUILDING HEIGHT: NA STORIES: NA

BUILDING COVERAGE: NA LOT(S) SIZE: 728,323 SQ. FT. (16.72 AC.) 8.35 AC. DEVELOPED

LOT IMPERVIOUS AREA: SUBDIVISION – NO DETENTION REQUIRED

IMPERVIOUS PERCENTAGE: NA

YARD REQUIREMENTS (MINT HILL "R" ZONING)

MIN. LOT SIZE: 20,000 SQ. FT. MIN. LOT WIDTH: 125 FT.

FRONT YARD SETBACK: 50 FT. REAR YARD: 40 FT.

SIDE YARD: 15 FT. CORNER LOT SIDE SETBACK: 25 FT.

REQUIRED BUFFERS & SCREENING: NA

DISTURBED AREA: 2.43 AC. (105,851 SQ. FT.) GRADING PERMIT REQUIRED

ALL SIGNAGE WILL BE APPROVED & PERMITTED SEPARATELY

The Gates of Mint Hill
Mint
135-181-01

GENERAL SITE NOTES

1. ALL ROAD IMPROVEMENTS AT MARGARET WALLACE ROAD ARE TO BE COORDINATED WITH NCDOT & MECKLENBURG COUNTY PRIOR TO CONSTRUCTION.
2. DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS#50.05 (9" SIGNS ONLY).
3. SIGHT TRIANGLES SHOWN ARE MINIMUM REQUIRED.
4. IN ROLLING AND HILLY TERRAINS, 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.
5. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
6. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
7. 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 CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.

Street Addresses Assigned by Mecklenburg County
LUESA - Land Development/Addressing
Assigned by: Rick Date: 12/27/06
Verified by: [illegible] Date: 12/28/06

NORTH CAROLINA PROFESSIONAL SEAL 16735 ENGINEER MARK WRITT 10/19/06

REV.	REVISION DATE	REVISION RECORD	REVISED BY	CHECKED BY
0	10/19/06	ISSUED FOR PERMITS		

Site & Structure p.c.
Engineering ◆ Design ◆ Project Management
8621-B1 Fairview Road ◆ Mint Hill, NC ◆(704) 573-7800

THE GATES OF MINT HILL SUBDIVISION
5217 MARGARET WALLACE ROAD
DEVELOPER: WHITLINE, INC.

SUBDIVISION LAYOUT PLAN

DESIGNED BY	DRAWN BY	CHECKED BY
SITE & STRUCTURE	T BORN	MW BRITT
DATE: 20-FEBRUARY-05	CLIENT APPROVAL: X	SCALE: AS NOTED
CAD FILE NO. S06009-C-1.DWG	DRAWING NO. S06009-C-1	REV. 0
PROJECT NO. S06009		