

GENERAL NOTES:

- BOUNDARY, EXISTING UTILITIES, AND OTHER EXISTING FEATURES TAKEN FROM BOUNDARY AND TOPO SURVEY BY R.B. PHARR, DATED 5/30/7.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT HASHANLI PLACE ARE TO BE COORDINATED WITH THE TOWN OF MINT HILL AND MECKLENBURG COUNTY ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE STREET SIGNS PER NCDOT STANDARDS (S' SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- 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.
- 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.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG HASHANLI PLACE AND ASSOCIATED STORM DRAINAGE MAY REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- 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.
- BACKFILL MATERIAL MUST BE APPROVED BY THE COUNTY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY. 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.
- ANY BUILDING WITHIN THE 100'-1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE MINT HILL SUBDIVISION ORDINANCE.
- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (0.1') FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE TOWN OF MINT HILL AND MECKLENBURG COUNTY.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #S 15-21 SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100'-1 FLOOD ANALYSIS).
- PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO COUNTY ENGINEER PRIOR TO CONSTRUCTION.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE MINT HILL SUBDIVISION ORDINANCE.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO COUNTY ENGINEERING FOR APPROVAL.
- PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
- NON-STANDARD ITEMS (E.G., PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE TOWN OF MINT HILL BEFORE INSTALLATION.
- PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
- APPROXIMATE TIME OF COMPLETION OF INFRASTRUCTURE: 24 MONTHS.
- STREAM IMPACTS WILL BE HELD UNDER 0.1 AC. IMPACT PERMITTING IS IN PROGRESS.
- FOR LOTS 18-21 SET MINIMUM FFE = 732.20

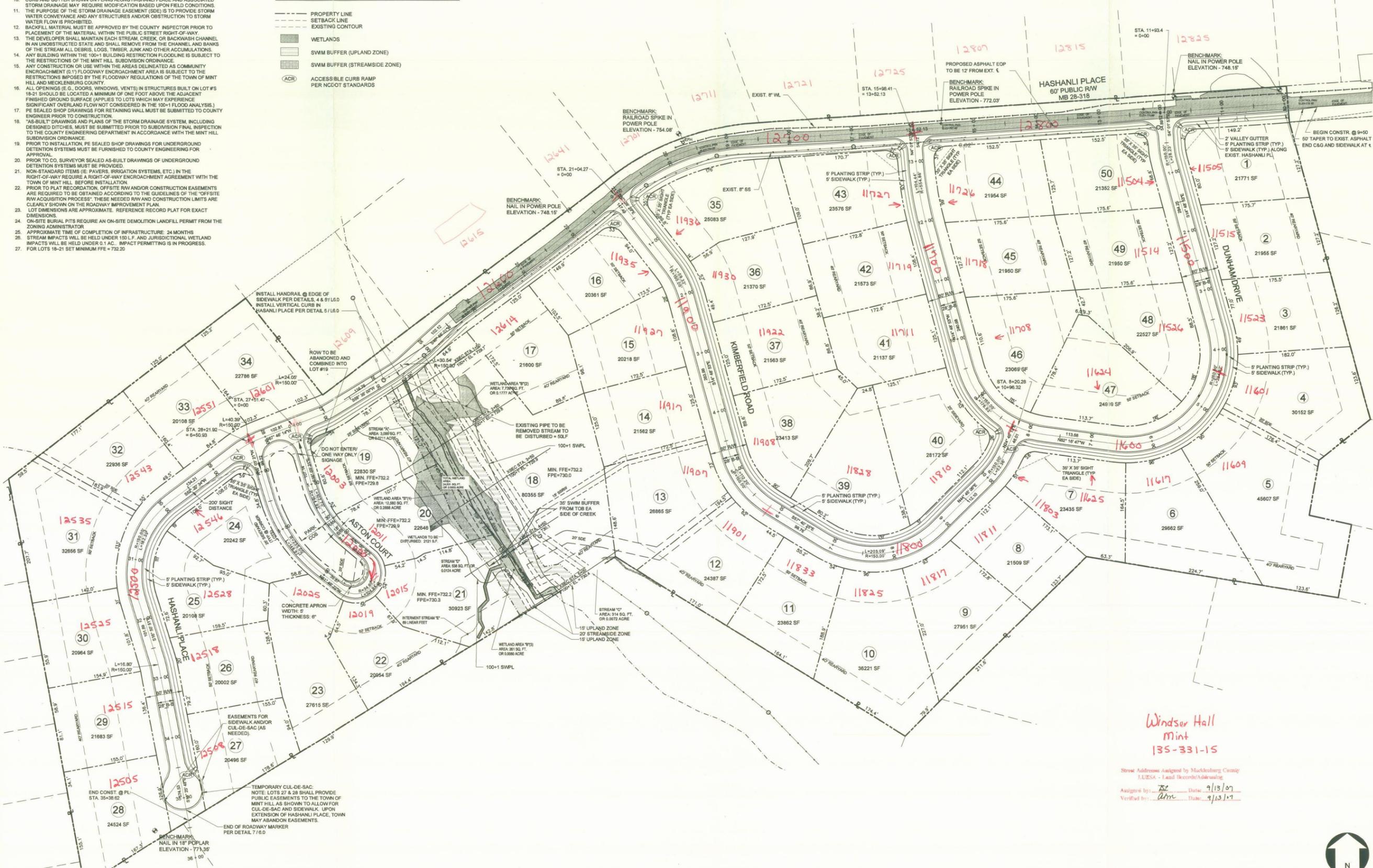
SITE DEVELOPMENT DATA

TAX PARCEL NO. 135-331-15
 PROPERTY OWNER: HINSHAW PROPERTIES, LLC
 ZONING: RESIDENTIAL
 MINIMUM LOT WIDTH: 125'
 MINIMUM SETBACK: 50'
 MINIMUM SIDE YARD: 15'
 MINIMUM REAR YARD: 40'
 MINIMUM LOT AREA: 20,000 S.F.
 JURISDICTION: TOWN OF MINT HILL
 TOTAL SITE AREA: 33,874 AC
 PROPOSED # OF LOTS: 50
 PROPOSED DENSITY: 1.47 DU/AC

SITE WILL BE SERVED BY PUBLIC SEWER AND WATER SERVICE

LEGEND

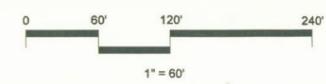
- PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOUR
- WETLANDS
- SWM BUFFER (UPLAND ZONE)
- SWM BUFFER (STREAMSIDE ZONE)
- ACCESSIBLE CURB RAMP PER NCDOT STANDARDS



Windsor Hall
 Mint
 135-331-15

Street Address Assigned by Marketing Group
 LUESA - Land Records/Addressing
 Assigned by: [Signature] Date: 9/13/07
 Verified by: [Signature] Date: 9/13/07

This Plan Is A
 Preliminary Design.
 NOT Released For
 Construction.



Windsor Hall
 Hinshaw Properties, LLC
 Mint Hill, NC

SITE PLAN



REVISIONS:	No.	Date	By	Description

Project Manager: SSW
 Drawn By: SSW
 Checked By:
 Date: 6-1-07
 Project Number: 06027
 Sheet Number: