

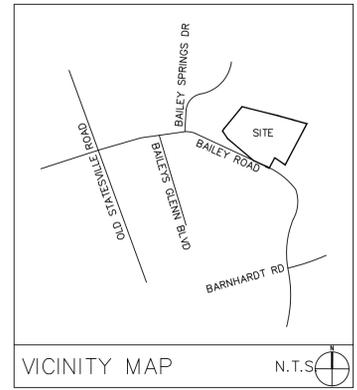
STAKING AND MATERIALS PLAN NOTES

- CURB AND GUTTER VARIES AT CATCH BASIN LOCATION. SEE DETAILS 6.9/C-703 FOR CATCH BASIN PLACEMENT AND CURB TRANSITIONS.
- ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY COLEJENEST & STONE, P.A. IMMEDIATELY OF ANY DISCREPANCIES.
- ALL DIMENSIONS ARE TO BACK OF CURB OR CENTERLINE UNLESS OTHERWISE NOTED.
- ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- ALL RADII SHALL BE 20'-0" (B.O.C.) FOR RESIDENTIAL COLLECTORS, UNLESS OTHERWISE NOTED.
- STOP SIGNS SHALL BE R1-1 36"x36" ON PUBLIC STREETS AND 24"x24" ON PRIVATE STREETS.
- NO OBSTRUCTION OF PUBLIC R/W OR SIDEWALK WILL BE ALLOWED. NO PARKING IS ALLOWED OVER PUBLIC SIDEWALKS.
- DEVELOPER WILL PROVIDE STREET SIGNS PER MLD#50.05 (9" SIGNS ONLY) FOR PUBLIC ROADS.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- NO DEMOLITION LANDFILLS ALLOWED ON SITE.
- THE APPROXIMATE COMPLETION TIME OF THIS PROJECT IS DECEMBER 2015.
- PIPE SYSTEMS AND OPEN CHANNELS ON PRIVATE PROPERTY SHALL BE PLACED IN A STORM DRAINAGE EASEMENT AND DEDICATED TO THE HOMEOWNERS ASSOCIATION.

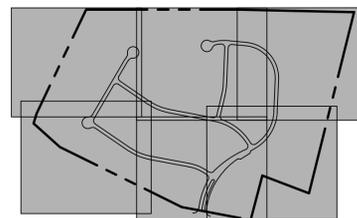
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. STRUCTURES OR ANY OTHER OBJECT WHICH MAY IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE PROHIBITED. MAINTENANCE OF THE SDE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ASSURE 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.
- 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 FLOOD LINE IS SUBJECT TO THE RESTRICTIONS OF THE (MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- 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.
- TREE SAVE AREAS WILL BE RECORDED ON SUBDIVISION PLAT AND MAINTAINED BY THE PROPERTY MANAGEMENT GROUP.
- COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED
- PER SECTION 300 OF THE TOWN CODE, ALL REQUIRED POST CONSTRUCTION CONTROL

- EASEMENTS MUST BE RECORDED AT THE TIME OF FINAL PLAT.
- ALL UTILITIES WILL BE UNDERGROUND.
- ALL ROAD IMPROVEMENTS AT BAILEY ROAD AND THE INTERSECTION OF BAILEY ROAD AND HIGHWAY 115 ARE TO BE COORDINATED WITH THE TOWN OF CORNELIUS, MECKLENBURG COUNTY, AND NCDOT PRIOR TO CONSTRUCTION.
- 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.
- 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 NORTHERN TOWNS AND MECKLENBURG COUNTY.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE TOWN/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE TOWN/COUNTY ORDINANCE.
- 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.
- HANDRAILS MAY BE REQUIRED BY A REPRESENTATIVE OF THE COUNTY, IF WARRANTED BY FIELD CONDITIONS (MCLDS 50.04A,B).
- THE DEVELOPER SHALL CONTACT NCDOT TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST:
 - BE APPROVED BY PUBLIC WORKS REPRESENTATIVE FROM THE TOWN PRIOR TP GETTING PLAN APPROVAL.
 - BE APPROVED BY THE COUNTY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED.
 - BACKFILL MATERIAL MUST BE APPROVED BY THE COUNTY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
 - IF TOWN PUBLIC WORKS AGREE TO HAVE THE PIPE INSTALLED, THERE SHALL BE AN APPROVED BEDDING DETAIL AND A THIRD PARTY INSPECTOR SHALL VERIFY COMPACTION AND SUPPLY WRITTEN EVIDENCE OF COMPACTION RESULTS.
- ALL OPENINGS (E.G. DOORS, WINDOWS, VENTS) IN STRUCTURES 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).
- AS-BUILTS FOR ALL APPLICABLE DETENTION STRUCTURES AND BMP MEASURES ARE REQUIRED. AS-BUILTS ARE TO INCLUDE LATITUDE AND LONGITUDE FOR CENTER OF MEASURE, AND INLETS AND OUTLETS OF ALL STRUCTURES. ELEVATIONS AND DIMENSIONS ARE REQUIRED FOR ALL MEASURES.
- NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE TOWN OF CORNELIUS AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
- PLAT APPROVAL SHALL BE LIMITED TO 50 DWELLING UNITS WITHIN A RESIDENTIAL SUBDIVISION UNTIL ALL TURN LANES, ROAD WIDENING, STRIPING ETC. HAS BEEN COMPLETED AND APPROVED BY THE APPROPRIATE AUTHORITY.



SURVEY DISCLAIMER
 TOPOGRAPHIC OR "ALTA/ASCM LAND TITLE SURVEY" SURVEY
 ISSUE DATE: JUNE 15, 2014. PROVIDED BY GFA PROFESSIONAL
 LAND SURVEYORS, 237 OLD SUMMERVILLE ROAD, UNIT H,
 SUMMERVILLE, SOUTH CAROLINA 29483, (803) 285-2424.



ZONING CODE SUMMARY

OWNER: M/I HOMES, INC.
 5370 SEVENTY-SEVEN CENTER DRIVE, SUITE 100
 CHARLOTTE, NC 28217
 704-376-9800

SITE ACREAGE: 39.16± ACRES

TAX PARCEL #S: 00715220, 00715217, 00715218,
 00715221, 00715222, 00715219

ZONING: RP-CZ

EXISTING USE: RESIDENTIAL
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL

MAX. LOT COUNT: 86 LOTS (ALLOWABLE)

LOTS PROVIDED: 86

FRONT YARD SETBACK: 20'

REAR YARD SETBACK: 20'

SIDE YARD SETBACK: 5'

POST CONSTRUCTION DISTRICT: CORNELIUS

WATERSHED NAME: YADKIN

GREENWAY DEDICATION: 3.57± AC.

OPEN SPACE CALCULATIONS:

40% OF TOTAL AVERY PARK SITE AREA TO BE DEDICATED AS OPEN SPACE PER TOWN OF CORNELIUS ORDINANCE.

OPEN SPACE PROVIDED = ±15.66 AC./39.16 AC (40%)

17.5% OF TOTAL AVERY PARK SITE AREA TO BE AS UNDISTURBED OPEN SPACE PER PCDO REQUIREMENTS. GREATER THAN 24% IMPERVIOUS AND LESS THAN 50% BUA.

TOTAL SITE AREA = ±39.16 ACRES

UNDISTURBED OPEN SPACE REQUIRED = ±6.85 ACRES

UNDISTURBED OPEN SPACE PROVIDED = ±6.85 ACRES

IMPERVIOUS CALCULATIONS:

SITE IMPERVIOUS: ±492,664 SF/±11.91 ACRES*

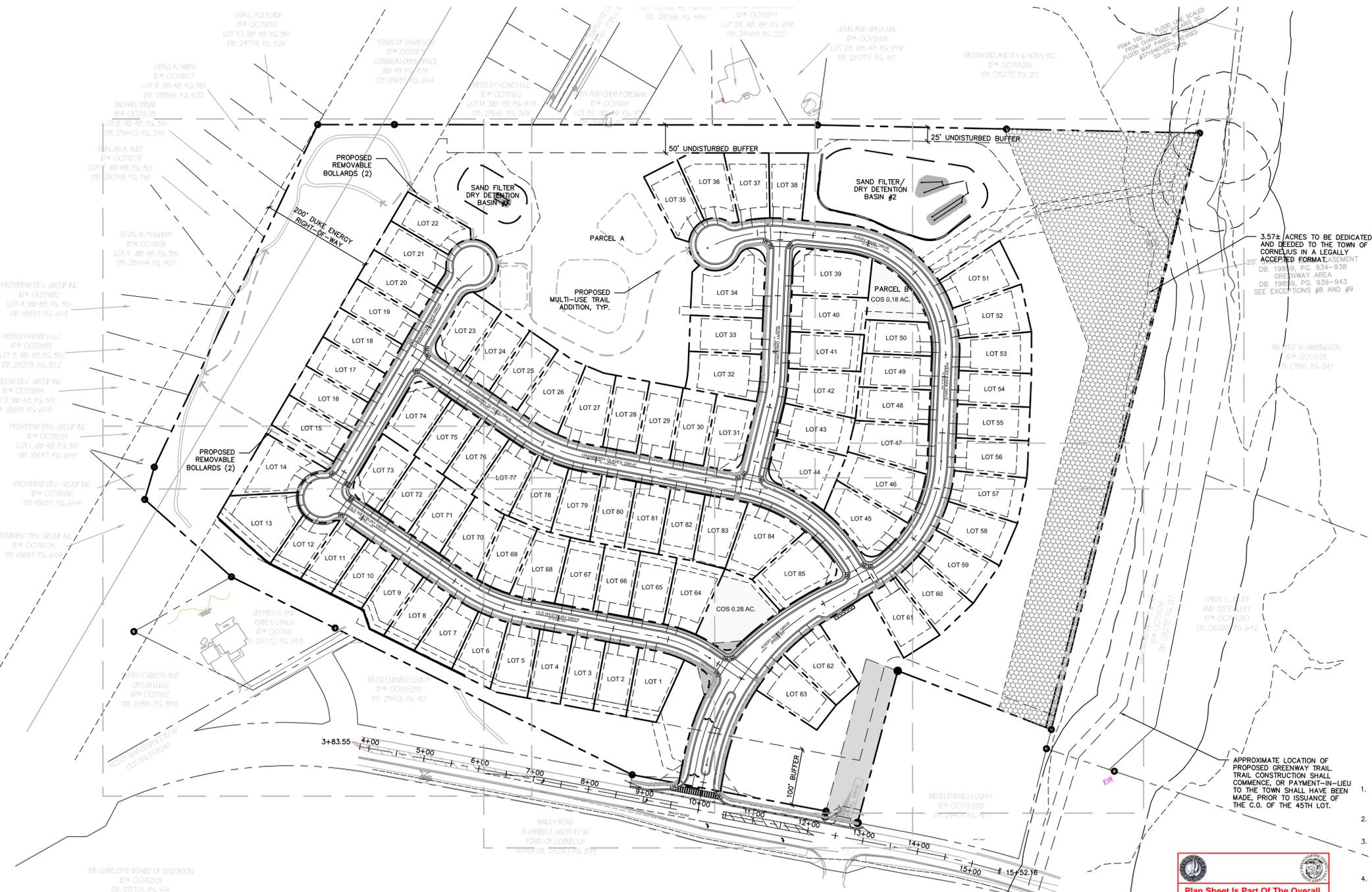
PERCENT IMPERVIOUS: ±11.9 ACRES/±39.16 ACRES = 29%*

*INCLUDES: BUILDING PAD, DRIVEWAYS, SIDEWALKS, AND STREETS.

**SAND FILTERS/DRY DETENTION BASINS DESIGNED AT 45% ON-SITE IMPERVIOUS AREA FOR WATER QUALITY AND DETENTION. OFF-SITE DRAINAGE AREAS AND ON-SITE BYPASS ARE INCLUDED IN DETENTION CALCULATIONS.

- NOTES:
- MAXIMUM ALLOWABLE IMPERVIOUS AREA PER LOT IS 4,246 SF.
 - AS-BUILT IMPERVIOUS SURVEY TO BE SUBMITTED FOR EACH LOT PRIOR TO CO.
 - BMP AS-BUILTS TO INCLUDE BUILT UPON AREA DRAINING TO THE BMP AND INCLUDED ON THE BMP ACCESS AND MAINTENANCE EASEMENT PLAT FOR RECORDATION.

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



Plan Sheet Is Part Of The Overall Approval As Of The Following Date 02/27/2015



ColeJenest & Stone

Shaping the Environment
 Realizing the Possibilities

Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design

200 South Tryon Street, Suite 1400
 Charlotte, North Carolina 28202
 P: 704.376.1555 F: 704.376.7851
 URL: www.colejeneststone.com

M/I HOMES OF CHARLOTTE, LLC
 5350 SEVENTY-SEVEN CENTER DRIVE, SUITE 100
 CHARLOTTE NORTH CAROLINA 28217

AVERY PARK

BAILEY ROAD CORNELIUS NORTH CAROLINA 28031

OVERALL DIMENSION CONTROL PLAN

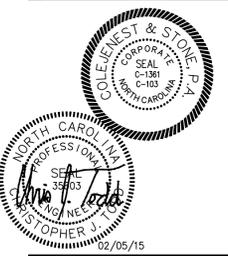
Project No. 4331

Issued 11/04/14

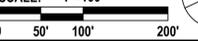
EPM #347054 - APPROVED CONCEPT PLAN
 EPM #348529 - CONSTRUCTION PLAN

Revised

11/04/14 - REVISED PER TOWN/COUNTY COMMENTS
 12/22/14 - REVISED PER TOWN/COUNTY COMMENTS
 02/05/15 - REVISED PER NCDOT AND TOWN/COUNTY COMMENTS



SCALE: 1"=100'



C-200

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.
 ColeJenest & Stone, P.A. 2014 ©