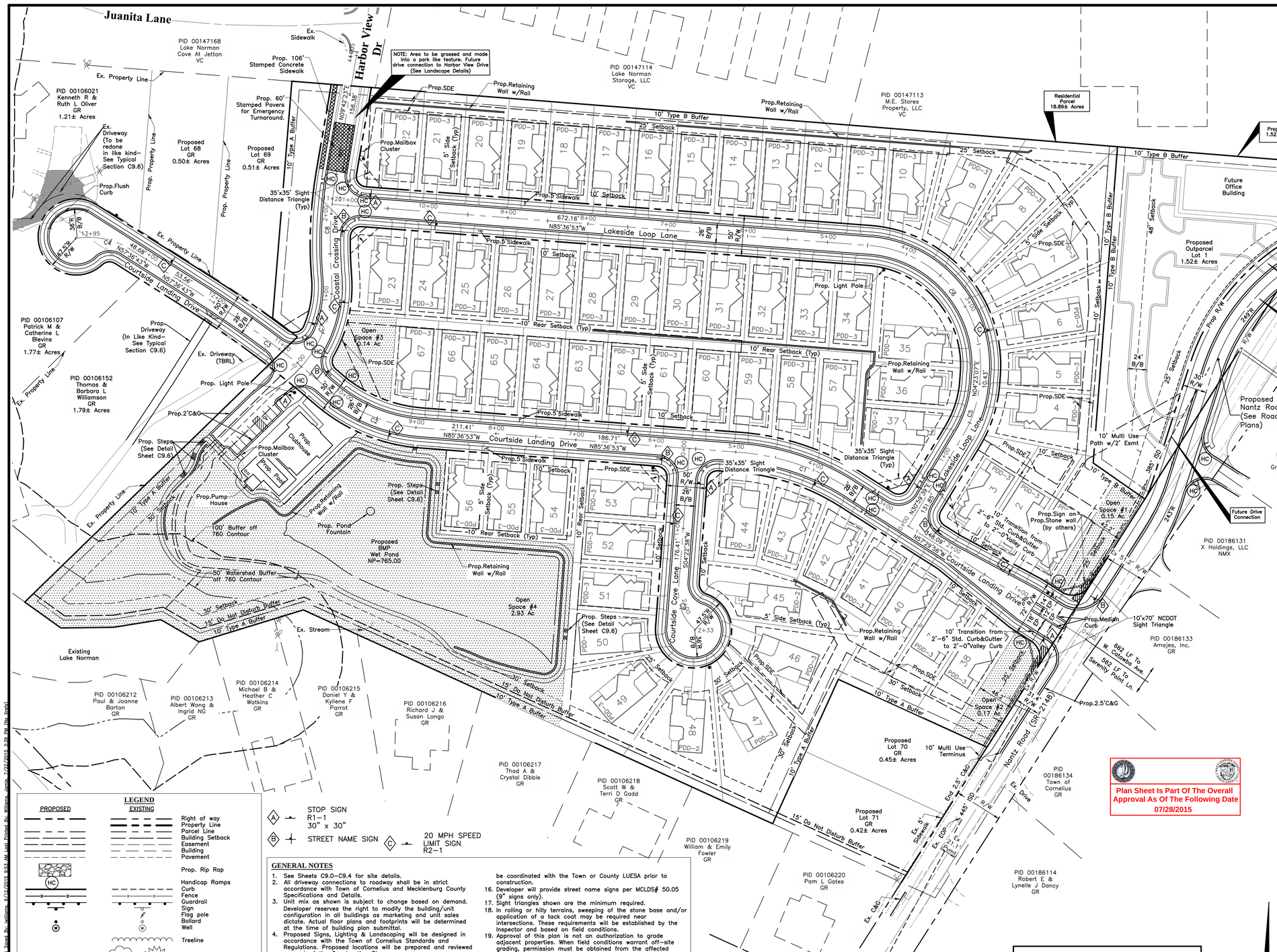

LEGEND

PROPOSED	EXISTING	
		Right of way
		Property Line
		Parcel Line
		Building Setback
		Easement
		Building
		Pavement
		Prop. Rip Rap
HC		Handicap Ramps
		Curb
		Fence
		Guardrail
		Sign
		Flag pole
		Bollard
		Well
		Treeline
		Tree(s)
C	C	Communication Line
OHF	FO	Fiber Optic
		Fiber Optic Box
E	E	Underground Electric Line
OHE	OHE	Overhead Electric Line
	OHW	Overhead Utility Wire
		Telephone Pole
		Guy Wire
		Electric Transformer
		Light Pole
		Fire Hydrant
		Proposed Urban Open Space
HC		Handicap Ramp

A — STOP SIGN R1-1 30" x 30"

B — STREET NAME SIGN

C — 20 MPH SPEED LIMIT SIGN R2-1

GENERAL NOTES

1. See Sheets C9.0–C9.4 for site details.
2. All driveway connections to roadway shall be in strict accordance with Town of Cornelius and Mecklenburg County Specifications and Details.
3. Unit mix as shown is subject to change based on demand. Developer reserves the right to modify the building/unit configuration in all buildings as marketing and unit sales dictate. Actual floor plans and footprints will be determined at the time of building plan submittal.
4. Proposed Signs, Lighting & Landscaping will be designed in accordance with the Town of Cornelius Standards and Regulations. Proposed locations will be prepared and reviewed as part of the Construction Plans.
5. Trash will be provided per lot. Mail will be provided in Cluster locations.
6. All curb shall be valley curb & gutter unless otherwise noted.
7. All dimensions are measured to the top back of curb unless noted otherwise.
8. All radius dimensions are measured to the top back of curb unless noted otherwise.
9. No vehicles are permitted to be parked in any designated landscape areas.
10. All proposed pedestrian road crossings shall meet ADA requirements per MCLDS# 10.33A, 10.33B, 10.35A, 10.35B, 10.40. See details on sheets C9.0 and C9.1.
11. Anywhere asphalt and concrete meet, contractor shall construct a turndown per detail on sheet C9.4.
12. At concrete construction joints, contractor shall install the joint per detail on sheet C9.0.
13. All pavement areas to be flexible asphalt pavement, per detail on sheet C9.4.
14. Coordinate all curb and street grades in intersection with Inspector.
15. All road improvements at Courtyards at Nantz Road are to be coordinated with the Town or County LUESA prior to construction.
16. Developer will provide street name signs per MCLDS# 50.05 (9" signs only).
17. Sight triangles shown are the minimum required.
18. In rolling or 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.
19. 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.
20. Handrails may be required by a representative of the County, if warranted by field conditions (MCLDS 50.04A,B).
21. In order to ensure proper drainage, keep a minimum of 0.5% slope on the curb.
22. Subsurface drainage facilities may be required in the street right–of–way if deemed necessary by the inspector.
23. Retaining walls >4 ft (residential) or 5 ft (commercial) in height requires a permit from the Code Enforcement prior to construction. The engineer of record for the retaining wall(s) must certify that the wall(s) is (are) constructed to specifications prior to issuance of C.O.
24. Construction of retaining wall(s) cannot begin until all necessary permits are acquired.
25. The Mecklenburg County Engineering Department has not reviewed the structural stability of any retaining walls on the site and does not assume responsibility for them.
26. "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 Subdivision Ordinance.
27. Contractor to coordinate with developer for light pole locations.

FEMA NOTE

1. The proposed Site is located outside of the 100 year floodplain.
2. According to the Federal Emergency Management Agency's Flood Insurance Map, dated March 02, 2009, the subject tract shown herein lies within Zone "X" (areas determined to be outside 0.2% annual chance floodplain), Community Panel No. 3710463300 J.

C/L CURVE DATA TABLE

CURVE #	Δ	RADIUS	TANGENT	LENGTH
C1	28°06'57"	300.00'	75.12'	147.21'
C2	36°37'28"	200.00'	66.19'	127.84'
C3	8°37'18"	1330.00'	100.26'	200.13'
C4	42°15'23"	96.00'	37.20'	70.99'
C5	26°36'32"	150.00'	35.47'	69.66'
C6	90°00'00"	150.00'	150.00'	235.62'
C7	46°30'19"	150.00'	64.45'	121.75'
C8	14°30'16"	500.00'	63.63'	126.57'
C9	53°17'18"	60.61'	30.41'	56.37'

SITE DATA

Tax Parcel ID:	00106118, 00106154, 00106151, 00106150, 00106120, 00106149, 00106117, 00106121 (Partial)
Site Area:	
Residential Area:	18.89± Ac
Commerical Area:	1.52± Ac
R/W Area (Prop. Nantz Road):	0.28± Ac
Total Site Area:	20.69± Ac
Total Offsite Area:	2.34± Ac
Total Project Area:	23.03± Ac
Existing Zoning:	GR (General Residential)
Proposed Zoning:	NMX–CZ (Neighborhood Mixed Use–Conditional Zoning)
Use:	Age Restricted Detached Housing
Proposed Residential	
Area:	18.89± Ac
Total Units:	67 Residential 1 Clubhouse & Pool
Proposed Building Setbacks:	
Perimeter:	25'/30'
Lot Front:	10'
Lot Side:	5'
Lot Rear:	10'/25'/30'
Provided Parking:	134 (Inside Garage) 134 (Outside Garage) 8 (Clubhouse)
Total:	276 Spaces
Proposed Commerical	
Area:	1.52± Ac
Proposed Building Setbacks:	
Lot Front:	25'
Lot Side:	0'
Lot Rear:	48'
Provided Parking:	41 Spaces
Open Space Required:	1.80 Ac (3 Bedrooms x 67 Units x 390)
Open Space Provided:	3.39 Ac

Note: Ramsey Creek Community Park located within 1/2 mile of Project Site.

Proposed Onsite Impervious Area:

Commercial:	
Buildings:	0.18± Ac
Sidewalks:	0.02± Ac
Pavement:	0.48± Ac
Residential:	
Buildings:	6.11± Ac
Sidewalks:	0.82± Ac
Pavement:	2.15± Ac
Total Onsite Impervious Area:	9.76± Ac
Total Offsite Impervious Area:	1.28± Ac
Total Impervious Area:	11.04± Ac
Watershed:	Allowed: Lake Norman – CA (50% Max Impervious Area) Provided: 11.04± Ac / 23.03± Ac = 48%

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

NORTH CAROLINA EVANS MECHWART HAMBLETON & TILTON, INC. No. F-1016 CERTIFICATE OF AUTHORIZATION

NORTH CAROLINA PROFESSIONAL SEAL 019023 ENGINEER JASON E. EVANS

REVISIONS

MARK	DATE	DESCRIPTION
1	04/28/15	Revised Per Town and County Comments
2	06/03/15	Revised Per Town and County Comments

EPCON COMMUNITIES
8600 Sam Furr Road, Suite 180
Huntersville, NC 28078
PH: (855) 762-1010
Contact: Rich Heareth

TOWN OF CORNELIUS, MECKLENBURG COUNTY, NORTH CAROLINA
SITE IMPROVEMENT PLANS
FOR

COURTYARDS AT NANTZ ROAD

SITE PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3001 Weddington Road, Suite 100, Charlotte, NC 28269
704/896-0220 FAX: 704/896-0744 License #: C-0658
emht.com

DATE
June 3, 2015

SCALE
1" =60'

JOB NO.
2014-1126

SHEET
C4.0