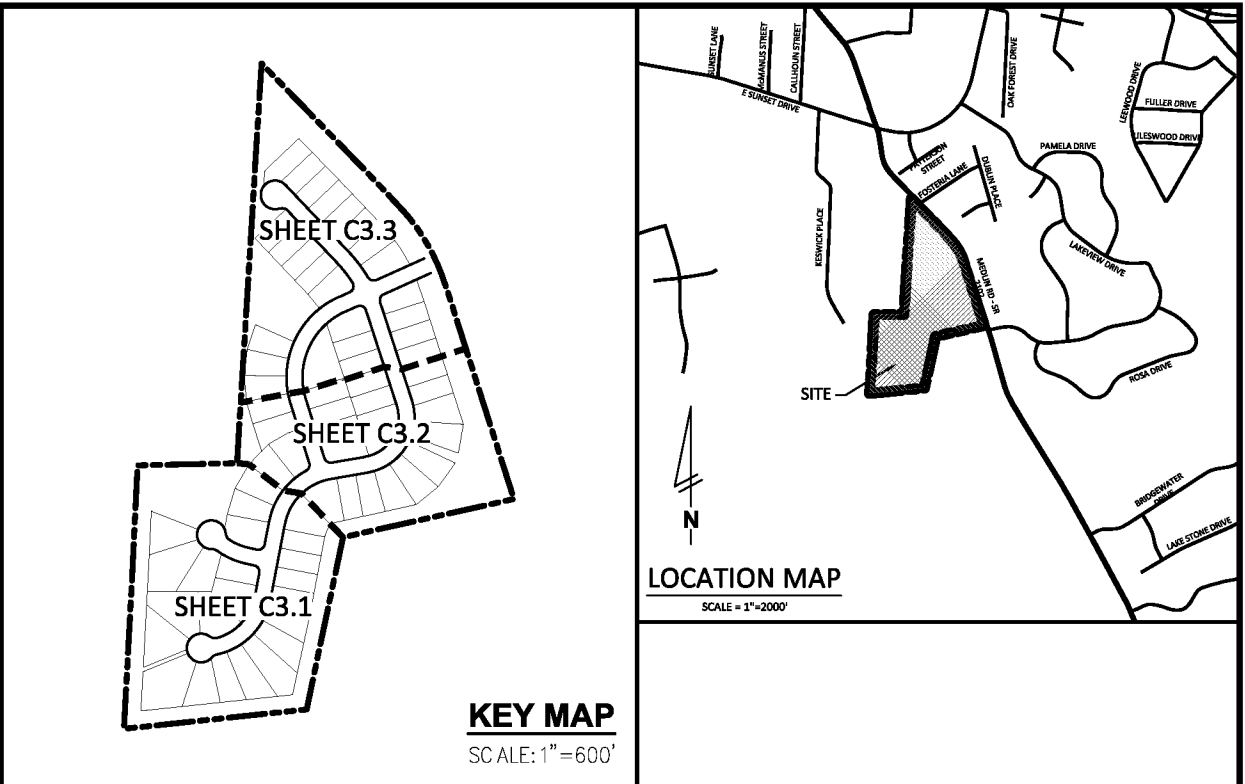
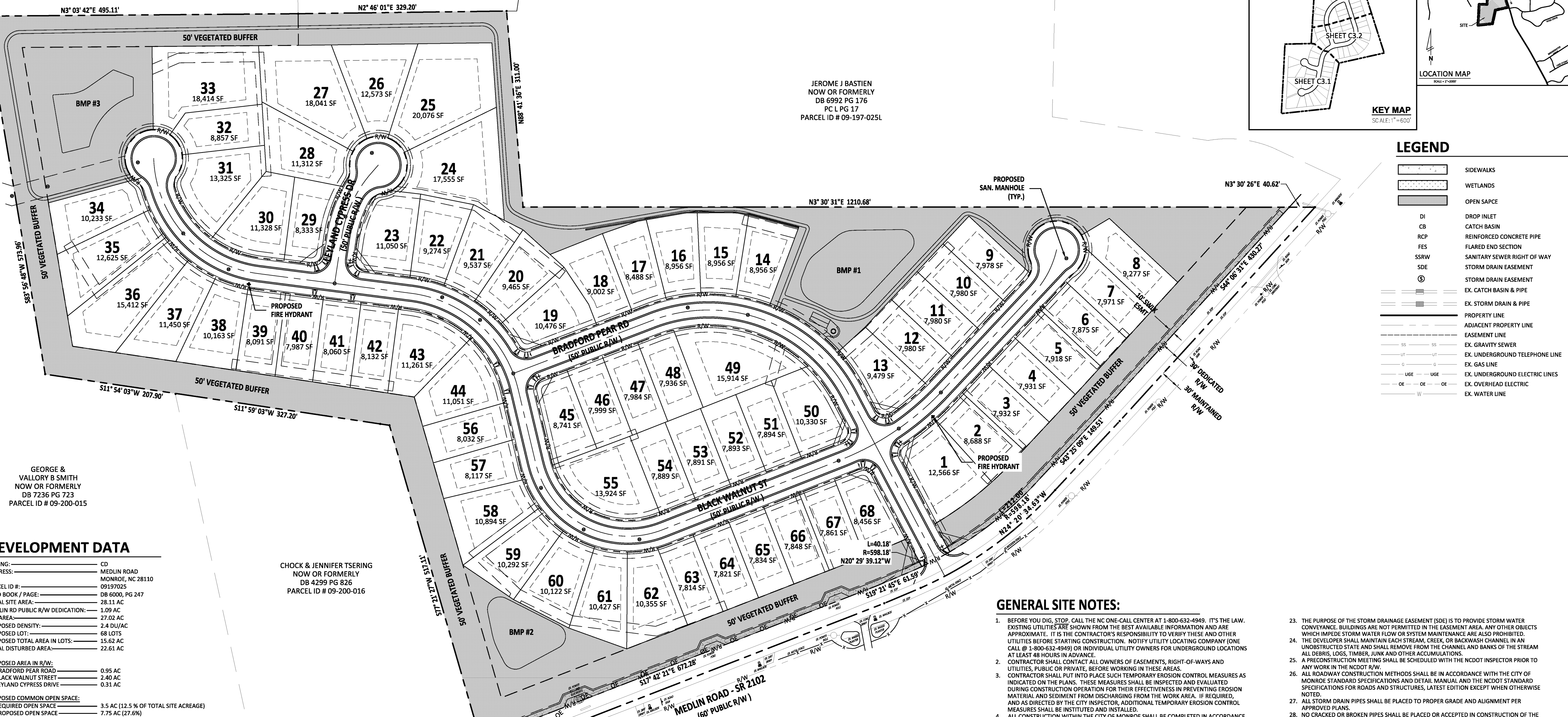


GEORGE & VALLORY B SMITH  
NOW OR FORMERLY  
DB 7236 PG 723  
PARCEL ID # 09-200-015

BOBBY HELMS &  
ROBERT HAMBY  
NOW OR FORMERLY  
DB 7141 PG 398  
PARCEL ID # 09-200-019

JEROME J BASTIEN  
NOW OR FORMERLY  
DB 6992 PG 176  
PG 1 PG 17  
PARCEL ID # 09-197-025L



LEGEND

[Symbol]	SIDEWALKS
[Symbol]	WETLANDS
[Symbol]	OPEN SPACE
[Symbol]	DI DROP INLET
[Symbol]	CB CATCH BASIN
[Symbol]	RCP REINFORCED CONCRETE PIPE
[Symbol]	FES FLARED END SECTION
[Symbol]	SSRW SANITARY SEWER RIGHT OF WAY
[Symbol]	SDE STORM DRAIN EASEMENT
[Symbol]	EX. STORM DRAIN & PIPE
[Symbol]	EX. CATCH BASIN & PIPE
[Symbol]	EX. STORM DRAIN & PIPE
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EASEMENT LINE
[Symbol]	EX. GRAVITY SEWER
[Symbol]	EX. UNDERGROUND TELEPHONE LINE
[Symbol]	EX. GAS LINE
[Symbol]	EX. UNDERGROUND ELECTRIC LINES
[Symbol]	EX. OVERHEAD ELECTRIC
[Symbol]	EX. WATER LINE

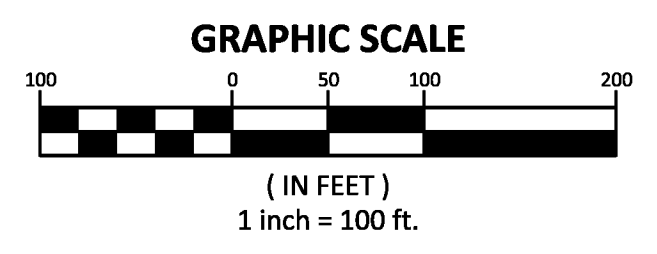
DEVELOPMENT DATA

ZONING:	CD
ADDRESS:	MEDLIN ROAD MONROE, NC 28110
PARCEL ID #:	09197025
DEED BOOK / PAGE:	DB 6000, PG 247
TOTAL SITE AREA:	28.11 AC
MEDLIN RD PUBLIC R/W DEDICATION:	1.09 AC
NET AREA:	27.02 AC
PROPOSED DENSITY:	2.4 DU/AC
PROPOSED LOTS:	68 LOTS
PROPOSED TOTAL AREA IN LOTS:	15.62 AC
TOTAL DISTURBED AREA:	22.61 AC
PROPOSED AREA IN R/W:	0.95 AC
BRADFORD PEAR ROAD:	2.40 AC
BLACK WALNUT STREET:	2.40 AC
LEYLAND CYPRESS DRIVE:	0.31 AC
PROPOSED COMMON OPEN SPACE:	3.5 AC (12.5% OF TOTAL SITE ACREAGE)
REQUIRED OPEN SPACE:	7.75 AC (27.6%)
PROPOSED OPEN SPACE:	7.75 AC (27.6%)
LINEAR FEET OF STREET:	BRADFORD PEAR ROAD: 893 FT BLACK WALNUT STREET: 1,914 FT LEYLAND CYPRESS DRIVE: 204 FT
SETBACKS (BASED ON TREE SAVE INCENTIVES):	MIN FRONT YARD: 25 FT MIN SIDE YARD: 10 FT MIN REAR YARD: 25 FT
LOTS:	PROPOSED MINIMUM LOT SIZE: 7,800 SF PROPOSED MAXIMUM LOT: 20,100 SF
IMPERVIOUS AREA:	EX. IMPERVIOUS AREA: 43,593 SF PROPOSED IMPERVIOUS AREA: 406,118 SF (34.5% OF NET SITE ACREAGE)

CHOCK & JENNIFER TSERING  
NOW OR FORMERLY  
DB 4299 PG 826  
PARCEL ID # 09-200-016

GENERAL SITE NOTES:

- BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
- CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
- CONTRACTOR SHALL PUT INTO PLACE SUCH TEMPORARY EROSION CONTROL MEASURES AS INDICATED ON THE PLANS. THESE MEASURES SHALL BE INSPECTED AND EVALUATED DURING CONSTRUCTION OPERATION FOR THEIR EFFECTIVENESS IN PREVENTING EROSION MATERIAL AND SEDIMENT FROM DISCHARGING FROM THE WORK AREA. IF REQUIRED, AND AS DIRECTED BY THE CITY INSPECTOR, ADDITIONAL TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTITUTED AND INSTALLED.
- ALL CONSTRUCTION WITHIN THE CITY OF MONROE SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
- PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SUCH THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CURBS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
- CONTRACTOR SHALL REMOVE DEBRIS FROM EXISTING CATCH AND CLEAN OUT EXISTING DRAIN PIPES. REPAIR AND REPLACE EXISTING CATCH BASIN FRAME & GRATE AS NEEDED.
- ALL STRIPING AND DIRECTIONAL APPROXS TO BE PAINTED REFLECTIVE WHITE, TWO COATS.
- ALL PAVING SHALL CONFORM WITH PAVING DETAIL ON SHEET C10.0.
- IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE OWNER UPON COMPLETION OF THE PROJECT. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
- BUILDING DIMENSIONS SHOWN ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- 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 OF THE CURB. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- SITE TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- AREAS OF SEVERE ASPHALT DISREPAIR WILL BE REMOVE TO TOP OF SUBBASE AND PATCHED PRIOR TO OVERLAY.
- THERE WILL BE NO DEMOLITION LANDFILL ON SITE.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDS STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- 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.
- A PRECONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE NCDOT INSPECTOR PRIOR TO ANY WORK IN THE NCDOT R/W.
- ALL ROADWAY CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF MONROE STANDARD SPECIFICATIONS AND DETAIL MANUAL AND THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, LATEST EDITION EXCEPT WHEN OTHERWISE NOTED.
- ALL STORM DRAIN PIPES SHALL BE PLACED TO PROPER GRADE AND ALIGNMENT PER APPROVED PLANS.
- NO CRACKED OR BROKEN PIPES SHALL BE PLACED OR ACCEPTED IN CONSTRUCTION OF THE PROJECT.
- ALL CATCH BASINS 3'-6" DEEP OR MORE SHALL HAVE STEPS PLACED AT 1'-2" ON CENTER.
- EROSION CONTROL MEASURES SHALL BE PLACED AROUND DRAINAGE INLETS AND CATCH BASINS.
- ALL PIPES IN STORM DRAINAGE STRUCTURES SHALL BE CUT OFF FLUSH WITH THE INSIDE WALL.
- ALL STRUCTURES SHALL BE SMOOTH INSIDE AND OUTSIDE OF THE STRUCTURE USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS TO AVOID DEBRIS BUILD-UP OBSTRUCTING FLOW.
- ALL TALL DITCHES SHALL HAVE POSITIVE DRAINAGE WITH A MINIMUM 1.0% SLOPE.
- THE DEVELOPER SHALL OBTAIN ANY OFF-SITE DRAINAGE EASEMENT FROM ADJACENT PROPERTY OWNERS REQUIRED TO COMPLETE THE IMPROVEMENTS OR PROVIDE POSITIVE DRAINAGE FLOW PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL CONCRETE FOR DRAINAGE STRUCTURES SHALL BE A MINIMUM OF 3,600 PSI EXCEPT WHERE OTHERWISE NOTED OR REQUIRED.
- IF THE DEVELOPER WISHES TO USE ANY PRECAST STORM DRAINAGE STRUCTURES WITHIN A PROPOSED STREET RIGHT-OF-WAY, HE MUST SUBMIT A PROFESSIONAL ENGINEER CERTIFICATION FOR THE STRUCTURE. ALL STRUCTURES MUST BE CERTIFIED TO ADEQUATELY CARRY 120 TON LOADS. PRIOR APPROVAL FROM THE ENGINEERING DIRECTOR SHALL BE OBTAINED IN ORDER TO INCORPORATE ANY PRECAST STORM DRAINAGE STRUCTURES IN A PROPOSED STREET RIGHT-OF-WAY.
- UNDER NO CIRCUMSTANCES SHALL A PRE-CAST STORM DRAINAGE STRUCTURE BE CUT OR ALTERED WITHOUT A PROFESSIONAL ENGINEER'S CERTIFICATION OF ADEQUATE LOAD BEARING STRENGTH FOLLOWING THE ALTERATION OF THE STRUCTURE, EXCEPT WHERE DESIGNATED "KNOCK-OUT" PANELS ARE PROVIDED.
- UNDER NO CIRCUMSTANCES SHALL WATER BE PERMITTED TO RISE IN UN-BACKFILLED TRENCHES AFTER THE PIPE HAS BEEN PLACED.
- THE LAYING OF PIPE IN THE FINISHED TRENCH SHALL BE STARTED AT THE LOWEST POINT AND LAID UPGRADE. THE BELL SHALL BE LAID UPGRADE.
- SURVEY STAKING AND PROPOSED GRADES SHALL BE CONSISTENT WITH PLANS AND FIELD CONDITIONS.
- NO CONSTRUCTION ACTIVITIES ARE ALLOWED TO TAKE PLACE BEYOND THE FLOODPLAIN LINE OR THE STREAM BUFFER LINE, WHICHEVER IS GREATER, WITHOUT A PERMIT ISSUED BY THE U.S. ARMY CORPS OF ENGINEERS, THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, AND THE CITY OF MONROE.



STIPULATION FOR REUSE  
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. MEDIAN FOREST ROAD, MONROE, NC. IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. THE USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF A PROFESSIONAL ENGINEER OR ARCHITECT. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONSIDERED TO BE A VIOLATION OF THE LAW.

BRD Land & Investment 1, LP  
Medlin Forest Subdivision  
City of Monroe, Union County  
North Carolina 28110

MODIFICATION LOG

NO.	DESCRIPTION	DATE

JOB NUMBER: C190060  
CHECKED BY: CT  
DRAWN BY: CDA  
DATE: 12-9-19

AMERICAN Engineering  
American Engineering Associates - Southeast, P.A.  
8008 Corporate Center Dr - Suite 110  
Charlotte, NC 28226  
1-888-3-C-#811  
FIRM # 3-19-19  
704-375-2438

OVERALL SITE PLAN  
SHEET: C3.0

North Carolina 811  
3 Days Before Digging  
North Carolina 811  
811 or 1-800-632-4949  
Remote Ticket Entry  
http://nc811.org/remoteticketentry.htm

