

ROAD WIDTH – MINIMUM 20 FEET OR PER NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).

FIRE APPARATUS TURNING RADIUS – 80 FEET INNER, 42 FEET OUTER.

TEMPERATURES 58-30 (ENGINE) AND 8-40 (LADDER TRUCKS) ARE USEFUL.

WATER SUPPLY – WATER MAINS 12" OR SMALLER THAN 1-60".

WATER UTILITIES – WATER LINES AND/OR FIRE HYDRANT LOCATIONS.

a. NO MORE THAN 600 FEET FROM ANY STRUCTURES REMOTE POINT.

DEAD-END FUSES – MAXIMUM LENGTH OF ANY DEAD-END ROAD SHALL BE 150 FEET WITHOUT AN APPROVED FIRE APPARATUS TURN AROUND.

ROAD SURFACES – ALL ROADS/COMMERCIAL DRIVEWAYS FOR FIRE APPARATUS ACCESS SHALL BE CAPABLE TO SUPPORT THE IMPOSED LOADS.

SECONDARY ACCESS – DEVELOPMENT OF ONE- OR TWO- FAMILY DWELLINGS WHERE THE NUMBER OF DWELLING UNITS EXCEED 100 OR COMMERCIAL STRUCTURES 62,000 SQFT (NO SPRINKLERS) AND 124,000 SQFT (WITH SPRINKLERS) PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROAD.

THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND THEREFORE SHOWN AS APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL UTILITIES LOCATED AT ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY, NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR LOSS FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES, CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.

THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTS NEEDED TO PROCEED WITH THE PROJECT. IN THE EVENT OF A DISCREPANCY, FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AGENCY. THE CONTRACTOR SHALL BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY, AND LOCAL LAWS.

THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.

THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SUCH THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY, AND ADDITIONAL PROPERTY PROTECTED FROM DAMAGE.

THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE OF THE PROJECT DUE TO CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONE WEEK DURING CONSTRUCTION.

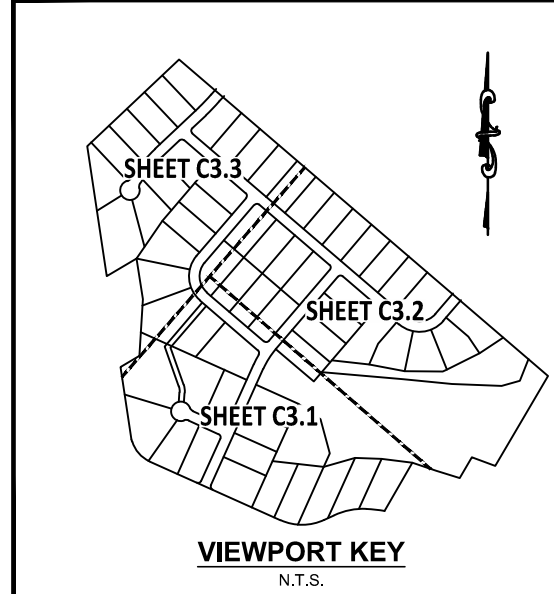
BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONDITIONS.

ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED PRIOR TO CONSTRUCTION. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL LAWS.

ALL WORK IN RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS."

11. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. ALL PERSONS OR PROPERTY ENTERING THE JOBSITE UNDER THE PROJECT SHALL BE REQUIRED TO COMPLY WITH THIS REQUIREMENT. SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY THE OWNER OR DESIGN PROFESSIONAL IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
12. SUBJECT PROPERTY IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FIRM # P.I.R. MAP # 2003 3170552400, EFFECTIVE DATE: 12/16/2008
13. OPEN SPACES AND COMMUNITY GATHERING AREAS WILL BE OWNED AND MAINTAINED BY FUTURE HOME OWNERS
14. ALL ROAD IMPROVEMENTS AT CABLE ROAD TO BE COORDINATED WITH THE TOWN, NICHOOT AND/OR COUNTY LOCALS PRIOR TO CONSTRUCTION.
15. DEVELOPER WILL PROVIDE STREET NAME SIGNS PER MCL 505.150 (8" SIGNS ONLY).
16. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
17. OWNER SHALL NOTIFY THE TOWN OF KINT HILL LANDSCAPE MANAGER AND ENGINEER 48HRS PRIOR TO START OF ANY LAND DRAINAGE DISTURBING ACTIVITY.

PROPERTY OWNER:	PINNEY
ZONING:	R (TO)
ADDRESS:	1301 N MINT
PARCEL ID #:	1391-1
DEED BOOK / PAGE:	353-1
WATERED:	CLEAR
TOTAL SITE AREA:	91.16
TOTAL AREA WITHIN NCDOT RIGHT-OF-WAY:	0.29
TOTAL SITE AREA LESS NCDOT R/W:	90.87
PROPOSED DENSITY:	0.67
PROPOSED LOTS:	61 LOTS
PROPOSED TOTAL AREA IN LOTS:	62.21
PROPOSED AREA IN R/W:	
CHESAWOOD PLACE CT	1.99
SETTLERS PLACE RD	2.81
BRANDON PLACE CT	1.59
BECCA NIXON DRIVE	1.21
JAMES QUERR ROAD	0.52
OPEN SPACE:	
UNDISTURBED OPEN SPACE REQUIRED (15%):	13.63
UNDISTURBED OPEN SPACE PROVIDED (16%):	14.12
LINEAR FEET OF STREET:	
CHESAWOOD PLACE CT	1409
SETTLERS PLACE RD	2065
BRANDON PLACE CT	1284
BECCA NIXON DRIVE	770
JAMES QUERR ROAD	300
SETBACKS:	
MIN FRONT YARD:	60 FT
MIN SIDE YARD (INTERIOR):	20 FT
MIN SIDE YARD (STREET SIDE YARD):	40 FT
MIN REAR YARD:	50 FT

[illegible]

Coble Road, Town of Mint Hill  
Mecklenburg County,  
North Carolina 28227

JOB NUMBER:	C200066
CHECKED BY:	TAP
DRAWN BY:	BAR
DATE:	09-15-2022
SHEET TITLE:	

## C3.0

SHEET NO.