



SURVEY ISSUE DATE AUGUST 27, 2018.
PROVIDED BY R.B. PHARR & ASSOCIATES, P.A.
420 HANTHORNE LANE, CHARLOTTE, NC 28204
(704) 376-2186

SYMBOL	DETAIL
	PROPOSED SIDEWALK 9/C-802
	PROPOSED BOARDWALK -/-
	PROPOSED MULCH PATHWAYS -/-
	PEDESTRIAN ACCESS EASEMENT -/-
	PROPOSED ACCESSIBLE RAMP 3/C-803
	PROPOSED DIRECTIONAL ACCESSIBLE RAMP 2/C-803
	PROPOSED STOP SIGN -/-
	PROPOSED PARKING SIGN 11/12/C-805 9/C-806
	PROPOSED STREET SIGN 8/12/C-800
	PROPOSED PARK SIGN 10/C-804
	LIGHT DUTY CONCRETE -/-
	PROPOSED 2'-0" CURB & GUTTER 6/C-802
	NATIONAL REGISTER HISTORIC DISTRICT -/-
	PEDESTRIAN STREET LIGHTING 8/C-805

STAKING AND MATERIALS NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
- RADIUS DIMENSIONS ARE TAKEN TO THE BACK OF CURB.
- ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
- PARKING STALL DIMENSIONS ARE 18.0' (TO FACE OF CURB) X 9.0' WIDE UNLESS OTHERWISE NOTED. PARALLEL PARKING SPACES ARE 22' X 7.5' (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL BACK OF CURB RADI AT ROADWAY INTERSECTIONS SHALL BE 20-FOOT UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS, AND RIGHTS-OF-WAY, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- ALL ASPHALT PAVING SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, LATEST EDITION.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PARKING STALL STRIPING SHALL BE 4-INCH WHITE LINES, UNLESS OTHERWISE NOTED.
- STOP SIGNS SHALL BE R1-1, 30"x30".
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- NO DEMOLITION LANDFILLS ALLOWED ON SITE.
- CURB AND GUTTER VARIES AT CATCH BASIN LOCATION. SEE DETAIL 4/C-801 FOR CATCH BASIN PLACEMENT AND CURB TRANSITIONS.
- ALL SIDEWALKS LOCATED IN THE RIGHT-OF-WAY TO BE 5' WIDE WITH THE EXCEPTION OF JETTON STREET AND CATAWBA AVENUE IN WHICH THE PROPOSED SIDEWALKS ARE 6' WIDE. HOWEVER, THE PROPOSED SIDEWALK EXTENSION ON THE SOUTH SIDE OF CATAWBA AVENUE IS 5' WIDE TO MATCH THE EXISTING SIDEWALK.
- ALL OPEN SPACES, PATHS, AND PARK SPACES (INCLUDING PARK FEATURES) SHALL BE PUBLICLY-ACCESSIBLE AND PRIVATELY MAINTAINED.

PAVEMENT REPAIR NOTES

- CONTRACTOR SHALL PERFORM THE FOLLOWING REPAIR WORK AT THE EXISTING ASPHALT SURFACES:
 - SAW-CUT AND REMOVE AREAS OF STRUCTURALLY-DEFICIENT PAVEMENT. RE-COMPACT SUB-GRADE AND INSTALL FULL DEPTH ASPHALT PATCH (MIN. 2" S9.5B).
 - CLEAN ALL LONGITUDINAL AND TRANSVERSE CRACKS GREATER THAN 1/8" WIDE AND LESS THAN 1" WIDE AND FILL WITH A HOT POUR RUBBER ASPHALT JOINT SEALER MEETING NCDOT SPECIFICATIONS.
 - CLEAN AND FILL ALL CRACKS GREATER THAN 1" WIDE WITH A HOT, DENSE-GRADED, ASPHALT PATCH.
 - CLEAN ALL SURFACES AND APPLY TWO COATS OF A COAL-TAR EMULSION SEAL COAT AT A MINIMUM RATE OF 0.2 GALLONS/S.Y.

DEVELOPMENT SUMMARY

PROJECT NAME: HOKE TOWNHOMES OWNER/APPLICANT: TAYLOR MORRISON HOMES 11405 N COMMUNITY HOUSE RD SUITE 150, CHARLOTTE, NC 28277 JURISDICTION: TOWN OF DAVIDSON MECKLENBURG COUNTY, NC	PLANNING AREAS + PARCEL IDS: LAKESHORE (LK): 00321103, 00321112, 00324301, 00324306 VILLAGE INFILL (VI): 00324303, 00324304, 00324305	EXISTING USE: LUMBER YARD/SINGLE FAMILY PROPOSED USE: RESIDENTIAL TOWNHOME BUILDING TYPE	SITE ACREAGE: 5.546 AC± 4.678 AC± (LK) 0.668 AC± (VI)	TYPICAL LOT SIZE: TOTAL UNITS: AFFORDABLE HOUSING UNITS ¹ BUILDING SETBACKS: LAKESHORE (LK): FRONT: 5' MIN, 10' MAX SIDE: 5' MIN, 10' MAX REAR: 5' MIN, NA MAX VILLAGE INFILL (VI): FRONT: 5' MIN, 10' MAX SIDE: 10' MIN, NA MAX REAR: 5' MIN, NA MAX BUILDING SEPARATION: YARD PARKING: FORMAL ON-STREET: JETTON STREET: 14 SPACES CATAWBA AVENUE: 14 SPACES 28 SPACES INFORMAL ON-STREET: PARK DRIVE: 11 SPACES HAMILTON STREET: 3 SPACES 14 SPACES
*THE NUMBER OF INFORMAL ON-STREET PARKING SPACES IS APPROXIMATED.				

IMPERVIOUS CALCULATIONS

TOTAL PROJECT BOUNDARY AREA:	±5.35 AC (±232,930 SF)
EXISTING IMPERVIOUS:	80.7% (±185,959 SF, ±4.27 AC)
ALLOWABLE BUA ¹ :	51.7%
PROPOSED ONSITE IMPERVIOUS PER PLAN ² :	(51.2% ±119,410 SF, ±2.74 AC)
BUILDING STREET ³ DRIVEWAY SIDEWALK FUTURE ALLEY ⁴	68,344 SF (29.3%) 24,485 SF (10.5%) 13,759 SF (5.9%) 12,484 SF (5.4%) 338 SF (0.1%)
PROPOSED OFFSITE IMPERVIOUS ⁵ :	±26,583 SF (±0.61 AC)

- PROJECT PROPOSES 51.2% (MINOR VARIANCE GRANTED BY BOARD OF ADJUSTMENT- RULING FILED WITH THE TOWN OF DAVIDSON PLANNING DIRECTOR 3/19/2021). REMAINING ALLOWABLE BUILT-UPON AREA TO BE UTILIZED IN PARK/OPEN SPACE DESIGN. LANDSCAPE RTAP TO BE SUBMITTED PRIOR TO FINAL PLAT APPROVAL. PER CHAPTER 17.7.1.2.0 OF THE TOWN OF DAVIDSON PLANNING ORDINANCE WATERSHED PROTECTION OVERLAY DISTRICT, ATTACHED HOME DEVELOPMENTS ARE REQUIRED TO RESERVE 150 SQ. FT OF IMPERVIOUS AREA PER LOT TO ALLOW FOR FUTURE IMPERVIOUS INSTALLED BY THE HOMEOWNER/OCCUPANT. BASED ON THE LOT SIZE PROPOSED WITHIN THIS DEVELOPMENT, THE ATTACHED TOWNHOME LOTS DO NOT SUPPORT ADDITIONAL BUILT-UPON AREA BEYOND WHAT IS CURRENTLY SHOWN ON THE PLANS IN A WAY THAT WOULD BE IN KEEPING WITH THIS RULE. IN ORDER TO MEET THIS FUTURE RESERVED BUA (BUILT-UPON AREA) REQUIREMENT THE DEVELOPER PROPOSES TO RECORD A DEED RESTRICTION AND HOA COVENANT ON THE PROPERTY THAT ELIMINATES THE ALLOWANCE OF ANY ADDITIONAL IMPERVIOUS AREA WITHIN THE LOTS BEYOND WHAT IS APPROVED IN THE PERMITTED PLAT PLANS.
- STREET BUA INCLUDES ALLEY BUA.
- FUTURE ALLEY ACCOUNTS FOR THE ADDITIONAL BUA ASSOCIATED WITH THE EXTENSION OF THE WESTERN ALLEYS SHOULD THE ADJACENT PROPERTY DEVELOP.
- OFFSITE IMPERVIOUS INCLUDES PROPOSED IMPROVEMENTS ALONG JETTON STREET, CATAWBA STREET, AND HAMILTON STREET.

DEED RESTRICTIONS:

- PARKING IN THE ALLEYS IS PROHIBITED.
- ALLOWANCE OF ANY ADDITIONAL IMPERVIOUS AREA WITHIN THE LOTS BEYOND WHAT IS APPROVED IN THE PERMITTED PLAT PLANS IS PROHIBITED.



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

TAYLOR MORRISON HOMES

11405 N COMMUNITY HOUSE ROAD
SUITE 150, CHARLOTTE, NC 28277

HOKE TOWNHOMES

351 JETTON STREET
DAVIDSON, NC 28036

OVERALL DIMENSION CONTROL PLAN

Project No.
4654

Issued
05/10/2021

Revised



SCALE: 1"=30'
0 15' 30' 60'

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. 2020

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.