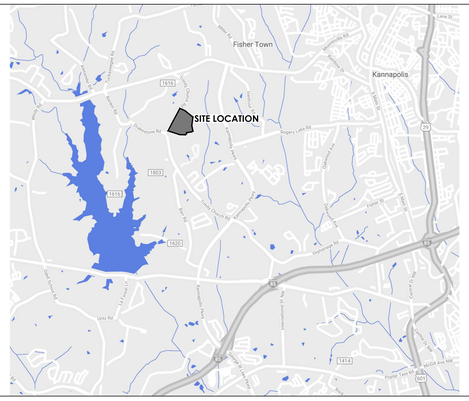
Trinity Crossing Single Family Subdivision

Trinity Church Road Kannapolis, North Carolina, 28081

100% CONSTRUCTION DOCUMENTS

October 26, 2018 **Bloc Design Job #: 00517.02**

REVISED: January 16, 2019
REVISED: May 24, 2019
REVISED: July 26, 2019



VICINITY MAP N.T.S.

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G-100	GENERAL PROJECT NOTES	2	05.24.19
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CU-110	SHOOKSTOWN SANITARY SEWER PLAN & PROFILE (SSMH-11 TO SSMH-28)	3	07.26.19
CT-101	TRINITY CROSSING - ROAD PLAN & PROFILE- STA: 0+00.00 TO STA: 13+50.00	2	05.24.19
CT-102	TRINITY CROSSING - ROAD PLAN & PROFILE- STA: 13+50.00 TO STA: 20+50.00	2	05.24.19
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CT-104	TRINITY CROSSING - ROAD PLAN & PROFILE- STA: 29+50.00 TO STA: 41+81.18	2	05.24.19
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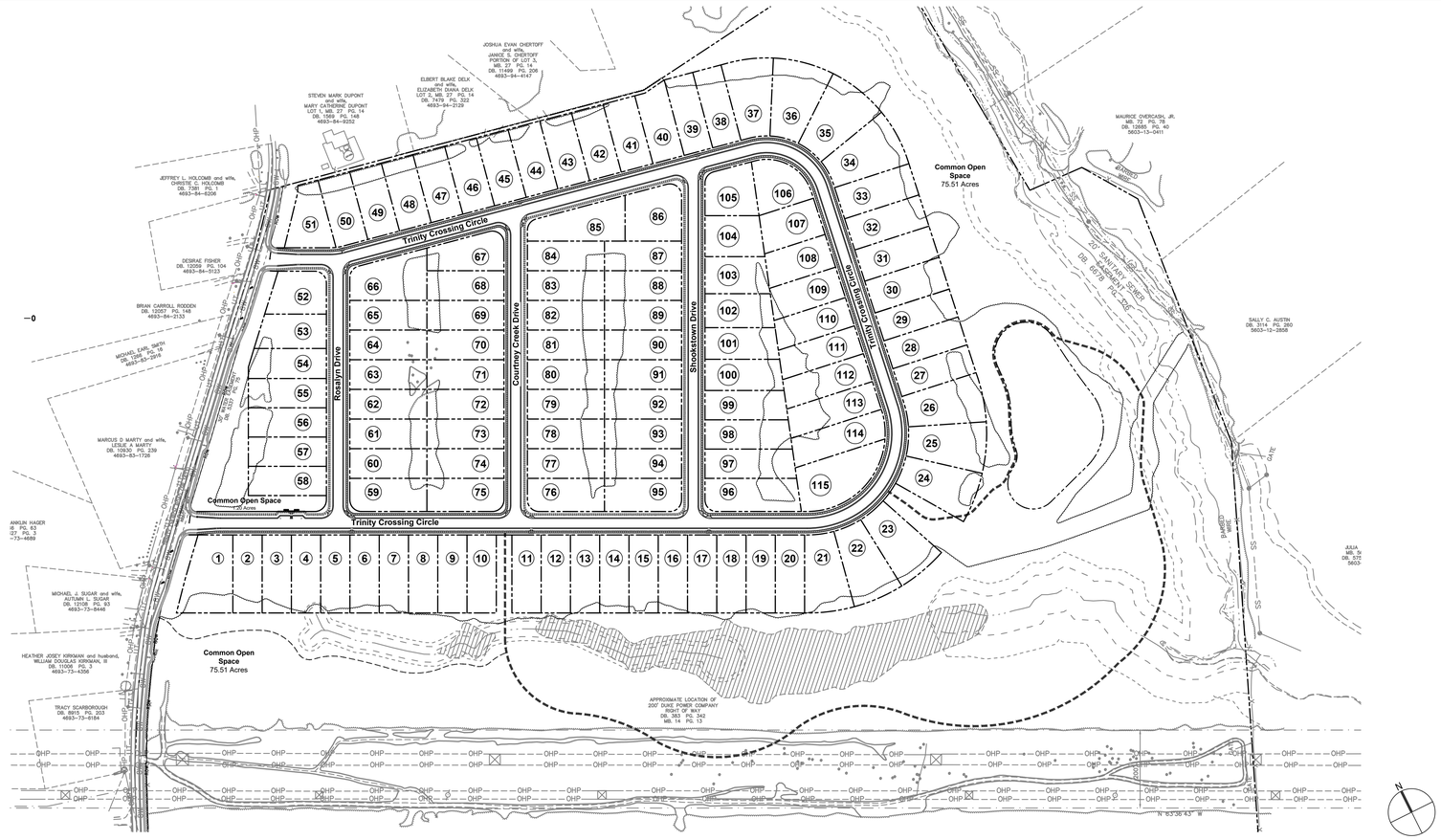

SITE OVERVIEW MAP N.T.S.

Developer

REO Funding Solutions III, LLC
P.O. Box 56607
Atlanta, GA 30309

Civil Engineering & Landscape Architecture

Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com

PROJECT TEAM

REGULATORY APPROVALS

stamp / seal:

BLOC DESIGN P.L.L.C. P-1007 C-390 NORTH CAROLINA

SEAL 35711 DARRYL S. KLAUSMAN 7/26/19

NORTH CAROLINA No. 2012 JEFFREY N. OTT 07.26.19

Trinity Crossing Single Family Subdivision
Trinity Church Road Kannapolis, North Carolina, 28081
100% CONSTRUCTION DOCUMENTS
October 26, 2018 Bloc Design Job #: 00517.02 REVISED: May 24, 2019
COVER SHEET CO-100

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GENERAL PROJECT SURVEY NOTES:

1. SITE SURVEY AND CONSTRUCTION DOCUMENTS MAY NOT REFLECT ALL SURFACE AND/OR UNDERGROUND COMPONENTS.
2. AS THE SITE SURVEYOR OF RECORD, IT IS RECOMMENDED THE CONTRACTOR UTILIZE CESI FOR ALL CONSTRUCTION AND AS-BUILT SURVEYS REQUIRED AS PART OF THIS PROJECT. SURVEY POINT OF CONTACT: DAVID HAYWOOD - 704-786-5404.
3. ALL PROPOSED SANITARY SEWER AND STORM LINES INSTALLED AS PART OF THIS PROJECT SHALL BE AS-BUILT SURVEYED. SURVEY SHALL INCLUDE HORIZONTAL AND VERTICAL LOCATIONS, UTILITY LINE MATERIAL AND SIZE, AND BE TIED TO THE EXISTING SITE SURVEY.
4. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES (INCLUDING PROPOSED CROSSINGS) PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER. EXISTING UNDERGROUND UTILITIES SHALL BE AS-BUILT SURVEYED, INCLUDING ANY EXISTING UTILITIES DISCOVERED THROUGH SOFT DIG OR POTHOLE EXCAVATION. SURVEY SHALL INCLUDE HORIZONTAL AND VERTICAL LOCATIONS, UTILITY LINE MATERIAL AND SIZE, AND BE TIED TO THE EXISTING SITE SURVEY.
5. CONTRACTOR SHALL PROVIDE PERIODIC UTILITY AS-BUILT SURVEY UPDATES TO BLOC DESIGN FOR REVIEW. CONTRACTOR SHALL PROVIDE FINAL CERTIFIED UTILITY AS-BUILT SURVEY(S) TO BLOC DESIGN WITHIN TWO (2) WEEKS AFTER PRELIMINARY OR FINAL PUNCH IS COMPLETED.
6. CONTRACTOR TO PROVIDE CERTIFIED AS-BUILT SURVEY OF THE WET POND DETENTION BASIN UPON COMPLETION OF ALL WORK. AS-BUILTS SHALL BE TIED TO EXISTING SITE SURVEY. SEE SHEETS CG-100 - 104, AND CX-203 FOR ADDITIONAL INFORMATION.
7. THE PROPOSED WET POND INSTALLED AS PART OF THIS PROJECT SHALL BE AS-BUILT SURVEYED. SURVEY SHALL INCLUDE TOPOGRAPHIC INFORMATION AT ONE-FOOT CONTOURS INTERVALS ALONG WITH CRITICAL SPOT ELEVATIONS, OUTLET CONTROL STRUCTURE, STORM DRAINAGE PIPING ENTERING AND EXISTING THE POND, DIRECT UPSTREAM AND DOWNSTREAM STORM STRUCTURES, DRAINAGE VALVE AND PIPE, TOP OF BERM, TOE OF BERM, ETC. A PRELIMINARY AS-BUILT SURVEY SHALL BE COMPLETED IMMEDIATELY FOLLOWING FINE GRADING AND SUBMITTED TO BLOC DESIGN FOR REVIEW AND ACCEPTANCE. ONCE ACCEPTED AND PLANTING MATERIALS INSTALLED, A FINAL AS-BUILT SURVEY INCLUDING AN ELECTRONIC CAD FILE AND TWO (2) HARD COPIES, CERTIFIED BY A LICENSED SURVEYOR, SHALL BE PROVIDED TO BLOC DESIGN FOR REVIEW AND ACCEPTANCE.

REFER TO APPROVED NCDEQ / CITY OF KANNAPOLIS PLAN SET DEMOLITION NOTES AND SPECIFIC SITE DETAILS.

REFER TO APPROVED NCDEQ / CITY OF KANNAPOLIS PLAN SET FOR EROSION CONTROL NOTES, PHASE 1 AND 2 CONSTRUCTION SEQUENCE AND EROSION CONTROL DETAILS.

PHASE 3 EROSION CONTROL CONSTRUCTION SEQUENCE

1. PRIOR TO COMMENCEMENT OF PHASE 3 CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH EROSION CONTROL INSPECTOR FOR REMOVAL OF PHASE 2 EROSION CONTROL MEASURES.
2. BEGIN FINAL GRADING OF SITE.
3. AS AREAS OF THE SITE ARE BROUGHT UP TO GRADE ADJUST TEMPORARY DIVERSION DITCHES AS NEEDED TO ENSURE RUN-OFF IS DIVERTED TO THE TEMPORARY SKIMMER BASINS. CONTRACTOR TO COORDINATE WITH THE INSPECTOR ON ADJUSTMENTS.
4. BEGIN AND COMPLETE INSTALLATION OF UNDERGROUND UTILITY LINES, STRUCTURES, STORM DRAINAGE SYSTEM, ETC. WHILE GRADING TO FINAL ELEVATIONS.
5. AS AREAS ARE FILLED AND BROUGHT TO GRADE, COIR LOGS SHALL BE USED ALONG THE TOP OF SLOPE TO HELP WITH SLOPE EROSION / SCOUR. CONTRACTOR TO COORDINATE WITH THE INSPECTOR ON FINAL PLACEMENT OF COIR LOGS.
6. CONTRACTOR SHALL CONTINUE HOME BUILDING CONSTRUCTION.
7. CONTRACTOR SHALL COMPLETE ROAD IMPROVEMENTS ALONG TRINITY CHURCH ROAD AND OBTAIN FINAL COMPLETION LETTER FROM NCDOT.
8. INSTALL CURB AND GUTTER, AND AGGREGATE BASE COURSE THROUGHOUT ROADWAY AREAS.
9. COMPLETE ASPHALT AND CONCRETE PAVING THROUGH SITE.
10. CONTRACTOR SHALL START THE CONVERSION OF TEMPORARY SEDIMENT BASIN #3 TO THE FINAL WET POND CONFIGURATION UPON APPROVAL FROM THE EROSION CONTROL INSPECTOR
11. FINE GRADE SITE, BACKFILL CURB AND GUTTER LINES AND CONTINUE BUILDING CONSTRUCTION.
12. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
13. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
14. ONCE FINE GRADING IS COMPLETE, INSTALL PLANT MATERIALS AND COMPLETE FINAL STABILIZATION.
15. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
16. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N. C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U. S. DEPT. OF AGRICULTURE, AND CABARRUS COUNTY EROSION CONTROL MANUAL.
17. ONCE ALL SITE WORK IS COMPLETE AND SITE HAS REACHED FINAL STABILIZATION CONTRACTOR SHALL CONTACT EROSION CONTROL INSPECTOR TO CLOSE OUT THE GRADING PERMIT.

DEVELOPMENT SUMMARY:

DEVELOPER: REO FUNDING SOLUTIONS III, LLC
DEVELOPER PHONE #:
DEVELOPER ADDRESS: P.O. BOX 56607
ATLANTA, GA 30309

CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
BLOC DESIGN PHONE #: 704-940-2883

PARCEL NUMBER: 46939219000000
PARCEL SIZE: 129.7 ACRES

ZONING: RM-1(CZ) (APPROVED UNDER CASE Z-2018-06)
PROPOSED USES: 115 SINGLE FAMILY RESIDENCES

EXISTING IMPERVIOUS SURFACE AREA: 5,965 SF

OPEN SPACE REQUIRED (10%): +/-13 ACRES
OPEN SPACE PROVIDED (12% MIN): +/- 15.56 ACRES MINIMUM

RM-1 ZONING REQUIREMENTS:
MAXIMUM DUA: 3.0
MINIMUM LOT AREA: 15,000 SF
MINIMUM LOT WIDTH: 75'
MINIMUM LOT DEPTH: 125'

MINIMUM SETBACKS REQUIRED:		MINIMUM SETBACKS PROVIDED:	
FRONT SETBACK:	25'	FRONT SETBACK:	25'
REAR SETBACK:	25'	REAR SETBACK:	25'
SIDE SETBACK:	10'	SIDE SETBACK:	10'

BUFFER REQUIREMENTS:
40' CORRIDOR PRESERVATION AREA ADJACENT TO TRINITY CHURCH ROAD
8' LANDSCAPE BUFFER AND PRIVACE FENCE REQUIRED AS A REZONING CONDITION ALONG NORTHERN PROPERTY LINE

PROPOSED DEVELOPMENT
PROPOSED LOT TOTAL: 115
PROPOSED IMPERVIOUS SURFACE AREA: 1,534,182 SQ. FT. (TOTAL)
1,264,003 SQ. FT. (RESIDENTIAL LOTS)
270,179 SQ. FT. (ROADWAYS/SIDEWALKS)
PROPOSED GROSS DENSITY: 0.93 DUA
AVERAGE LOT SIZE: 79' x 191' (15,089 SQ. FT.)

PROPOSED NET LOT AREA: 48.36 AC (2,106,672 SQ. FT.)
PROPOSED NET PUBLIC R/W AREA: 4.83 AC (270,179 SQ. FT.)

PROPOSED ROADS
TRINITY CROSSING: 4,181 LF ALONG CENTER LINE
ROSALYN DRIVE: 677 LF ALONG CENTER LINE
COURTNEY CREEK DRIVE: 797 LF ALONG CENTER LINE
SHOOKSTOWN DRIVE: 918 LF ALONG CENTER LINE

CONDITIONS OF APPROVAL PER CASE Z-2018-06:

NOW, THEREFORE BE IT RESOLVED by the City of Kannapolis Planning and Zoning Commission that the above referenced property be rezoned City of Kannapolis RM-1-CZ – Residential Medium Density-Conditional Zoning, Zoning District subject to the following conditions:

1. The development shall comply with the general layout of the Development Plan dated April 17, 2018.
2. Allowable uses shall be limited to a maximum 121 (+/- 10%) single-family detached dwellings.
3. Driveways shall be a minimum of 20 feet in length and able to park two vehicles side-by-side. The minimum length of driveways that exceed 22 feet, shall be 32 feet. Planning staff may allow a maximum of a two foot deviation on an individual basis based on the review of the site plan by the Zoning Administrator.
4. All front elevations shall be constructed of one or a combination of the following materials: fiber cement board, stucco, brick, stone, glass, wood, or faced concrete block. Artificial materials which closely resemble these materials shall also be allowed. Vinyl may only be used for soffits, trim, and window treatments.
5. All other sides of the homes will be constructed of fiber cement board at a minimum, and may be brick or stone.
6. Multiple colors of fiber cement board, stone, and brick are encouraged between units to ensure variety.
7. Garage doors shall have carriage hardware and windows.
8. Builder shall adhere to an anti-monotony policy: The same home, elevation and color scheme may not be built next to each other or across the street.
9. All proposed road intersections on Trinity Church shall be approved by NCDOT and the City.
10. Turn lanes shall be provided along Trinity Church Road to provide turning movements outside of the main travel lanes.
11. The developer will construct curb and gutter and sidewalk along the road frontage of Trinity Church Road. The improvements will be constructed to NCDOT standards.
12. The internal streets for the subdivision are to be public. The lane widths, sidewalks, pavement structure, road alignment, and road grades shall be constructed to current city standards.
13. Provide location and access of CBU outside of the public right-of-way.
14. Roads and parking lots shall comply with all Fire Codes and autoturn shall be run for an SU-30 (mimics garbage truck) and Bus-45 (mimics ladder truck).

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DIMENSION CONTROL NOTES:

1. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENTS.
2. CONTRACTOR SHALL STAKE SITE AS INDICATED ON THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY BLOC DESIGN IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
3. ALL DIMENSIONS ARE TO BACK OF CURB OR PROPERTY LINE UNLESS OTHERWISE NOTED.
4. ALL SIDEWALKS SHALL BE FIVE (5) FEET WIDE UNLESS OTHERWISE NOTED.
5. ALL SITE/CIVIL DETAILS SHALL BE CONSTRUCTED ACCORDING TO THE CONSTRUCTION DOCUMENTS.
6. STOP SIGNS SHALL BE R1-1, 30 INCHES x 30 INCHES. SIGNS SHALL COMPLY WITH STANDARDS SET FORTH IN THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. STOP BARS SHALL BE 18 INCHES WIDE AND THE WIDTH OF THE APPLICABLE LANE.
8. PARKING SPACE STRIPES SHALL BE 4 INCHES WIDE.
9. ALL PAVEMENT MARKINGS SHALL BE PAINTED WHITE, UNLESS OTHERWISE NOTED.
10. ALL NEWLY PLACED CURB AND GUTTER LINES THAT EXHIBIT MORE THAN ONE CRACK PER TEN-FOOT SECTION SHALL BE REMOVED AND REPLACED IN ITS ENTIRETY. A SINGLE CURBLINE CRACK WITHIN A TEN-FOOT SECTION SHALL BE SAWCUT AND EPOXY FILLED PROVIDED DIFFERENTIAL SETTLEMENT OR HORIZONTAL SEPARATION HAS NOT OCCURRED. CRACKS THAT EXHIBIT DIFFERENTIAL SETTLEMENT GREATER THAN ONE-EIGHTH (1/8) INCH OR HORIZONTAL SEPARATION GREATER THAN ONE-QUARTER (1/4) INCH WITHIN A TEN-FOOT SECTION, SHALL REQUIRE THE ENTIRE TEN-FOOT CURB AND GUTTER SECTION TO BE REPLACED.
11. CONTRACTOR REDLINED PLANS SHALL BE SUBMITTED TO BLOC DESIGN FOR REVIEW WITHIN 30 DAYS AFTER COMPLETION OF SITE DISTURBING ACTIVITIES.
12. SURFACE OF PRIVATE PEDESTRIAN TRAIL WITHIN PROPERTY SHALL BE AT THE DISCRETION OF THE DEVELOPER WITH COORDINATION WITH THE CITY OF KANNAPOLIS. ROUTE SHOW ON PLAN IS SCHEMATIC IN NATURE AND MAY NEED TO BE ADJUSTED IN FIELD BASED ON EXISTING CONDITIONS.
13. THE CITY OF KANNAPOLIS LAND DEVELOPMENT STANDARDS MANUAL AND NCDOT STANDARD SPECIFICATIONS ARE USED FOR CONSTRUCTION OF THE ROADWAYS, INCLUDING THE NCDOT SUPERPAVE MANUAL.
14. SECTION 1018 OF THE NCDOT STANDARD SPECIFICATIONS WILL BE USED FOR THE ACCEPTANCE OF BORROW MATERIAL BEING USED FOR EMBANKMENTS BACKFILL OR OTHER INTENDED USES.
15. A 48-HOUR NOTICE FOR SCHEDULING IS REQUIRED FOR THE PROOF ROLL. PLEASE ALLOW ADEQUATE TIME FOR THE INSPECTOR TO PERFORM GRADE CHECKS ON THE SUBGRADE AND ABC.
    a. A PROOF ROLL WILL BE PREFORMED PRIOR TO:
       - PLACEMENT OF CURB AND GUTTER.
       - PLACEMENT OF ABC.
       - PLACEMENT OF ASPHALT.
15. AGGREGATE BASE COURSE SHALL BE PROVIDED FROM APPROVED SOURCES AS OUTLINED IN SECTION 1010 OF THE NCDOT STANDARD SPECIFICATIONS.
16. A PRE-PAVING MEETING WILL BE REQUIRED PRIOR TO ANY PAVING.
17. A NCDOT APPROVED JOB MIX FORMULA MUST BE SUBMITTED FOR APPROVAL PRIOR TO PAVING.
18. ASPHALT MIXES AND DEPTHS WILL ADHERE TO THE TYPICAL SECTION FOR ROADWAYS APPROVED IN THE CONSTRUCTION DRAWINGS. MINIMUM DEPTHS UNLESS OTHERWISE NOTED WILL BE 2 ½" OF I19.0C PLACED IN ONE LIFT AND 2" OF S9.5C PLACED IN TWO LIFTS. THE FIRST LIFT OF S9.5C WILL BE PLACED IMMEDIATELY ON THE I19.0C, AND THE SECOND LIFT WILL BE PLACED PRIOR TO ACCEPTANCE OF THE ROAD. DRAINAGE WILL BE REQUIRED ON THE ROADWAY DURING THE TRANSITION OF THE TWO LIFTS OF S9.5C.
19. A PRE-POUR MEETING WILL BE REQUIRED PRIOR TO ANY CONCRETE POURS.
20. A NCDOT APPROVED MIXS DESIGN MUST BE SUBMITTED ON A NCDOT FORM 312U PRIOR TO PLACING ANY CONCRETE.
21. REFER TO DETAIL SHEETS FOR THE PROPER INSTALLATION REQUIREMENTS FOR STORM PIPING USING NCDOT STANDARD DRAWING 300.01.
22. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A VIDEO OF THE STORM SYSTEM PRIOR TO THE ACCEPTANCE OF THE SYSTEM. IN NEW SUBDIVISIONS, TWO (2) VIDEOS OF THE STORM SYSTEM SHALL BE REQUIRED. THE FIRST VIDEO IS REQUIRED TO BE PERFORMED PRIOR TO THE FIRST PROOF ROLL. THE SECOND VIDEO IS REQUIRED AFTER THE INSTALLATION OF DRY UTILITIES, BUT PRIOR TO ACCEPTANCE OF THE STREETS BY THE CITY OF KANNAPOLIS.
23. NCDEQ EROSION CONTROL PERMIT IS REQUIRED ON-SITE DURING CONSTRUCTION. NCDEQ WILL BE INSPECTING THE PROJECT FOR COMPLIANCE WITH THE EROSION CONTROL PLAN.
24. THE APPROVED TYPICAL SECTION INCLUDES A SHOULDER BEHIND THE CURB AND GUTTER ON BOTH SIDES OF THE ROADWAY. THE SHOULDER MUST BE PRESERVED DURING GRADING OF ADJACENT PROPERTIES.
25. ONLY STREET LEGAL VEHICLES, LEGALLY LOADED APPROPRIATELY FOR THE HAULING VEHICLE, SHALL BE USED TO TRANSPORT CONSTRUCTION MATERIALS ON CITY STREETS.
26. NOTIFY THE CITY OF ANY WORK BEING PERFORMED ON THE WEEKENDS. NO WORK REQUIRING TESTING OR OBSERVATION BY THE CITY WILL BE PERMITTED WITHOUT WRITTEN PERMISSION.
27. NOISE ORDINANCE: 7:00 AM TO 9:00 PM - WEEKDAYS, 8:00 AM TO 9:00 PM - WEEKENDS.

GRADING NOTES:

1. CONTRACTOR SHALL MAINTAIN 0.50% SLOPE MINIMUM ON THE CURB AND GUTTERS
2. THE AUTHORITIES HAVING JURISDICTION HAVE NOT REVIEWED AND ASSUME NO RESPONSIBILITY FOR THE STRUCTURAL STABILITY OF ANY EXISTING RETAINING WALLS ONSITE.
3. ALL PAVED AREAS (SIDEWALKS, PLAZAS, PATIOS, ETC.) SHALL SLOPE AWAY FROM THE BUILDING AT 2.00% MINIMUM.
4. FOR SLOPE CONSTRUCTION 3:1 AND STEEPER, THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT GEOTECHNICAL ENGINEER ON THE STABILITY OF SOILS PLANNED FOR THESE SLOPES AND FOLLOW RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER FOR SLOPE CONSTRUCTION. ALL SLOPES SHOULD BE TRACKED TOP TO BOTTOM AND STABILIZED WITH EROSION CONTROL MATTING AND STAKED TO MANUFACTURER'S RECOMMENDATIONS.
5. SPOT GRADE ELEVATIONS ARE TAKEN AT FINISHED GRADE (ASPHALT, CONCRETE, TURF) UNLESS OTHERWISE NOTED.
6. TOC = TOP OF CURB ELEVATION
   BOC = BOTTOM OF CURB ELEVATION (GUTTER FLOW LINE)
   HP = HIGH POINT
   LP = LOW POINT

DRAINAGE NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING STORM/UTILITY/INFRASTRUCTURE PRIOR TO CONSTRUCTION. NOTIFY BLOC DESIGN OF ANY ELEVATION DISCREPANCIES.
2. CLEANOUTS ARE NOT PERMITTED WITHIN PEDESTRIAN PATHS (SIDEWALKS, DRIVEWAYS, ETC) PER CITY OF KANNAPOLIS STANDARDS.
3. PRIOR TO CO, SURVEYOR-SEALED AS-BUILTS DRAWINGS OF WET POND DETENTION MUST BE PROVIDED TO CITY ENGINEERING FOR APPROVAL. SEE GENERAL PROJECT NOTE 7, THIS SHEET FOR FURTHER INFORMATION.
4. ALL PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
5. REMOVE ALL CONSTRUCTION DEBRIS AND TRASH FROM STORM DRAINAGE AS REQUIRED. CONTRACTOR SHALL PROVIDE DOCUMENTATION (VIDEO, PHOTOGRAPHS, ETC.) TO SHOW THAT STORM SYSTEM HAS BEEN CLEANED OF ALL DEBRIS.
6. ALL PIPING WITH AN INVERT ELEVATION OF LESS THAN 719.00 SHALL BE EQUIPPED WITH O-RING SEALS OR EQUIVALENT SYSTEM TO ENSURE WATERTIGHT SEAL AT ALL JOINTS.
7. ALL PIPE DISTANCE IS MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE WITH THE EXCEPTION OF THE OUTFALL PIPES. THE LENGTH OF THE OUTFALL PIPE IS MEASURED FROM CENTER OF STRUCTURE TO BEGINNING OF FLARED END SECTION.
8. 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 IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
9. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.

WATER DISTRIBUTION & SANITARY SEWER NOTES:

1. ALL WATER MAIN AND SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KANNAPOLIS LAND DEVELOPMENT STANDARDS MANUAL AND STANDARD SPECIFICATIONS FOR WASTEWATER COLLECTION AND DISTRIBUTION FOR THE WATER AND SEWER AUTHORITY OF CABARRUS COUNTY (WSACC). CONTRACTOR SHALL HAVE A COPY OF THESE SPECIFICATIONS ON SITE AT ALL TIMES.
2. ALL EXISTING WATER AND SEWER MAINS ARE OWNED AND OPERATED BY THE CITY OF KANNAPOLIS. THE SITE INSPECTOR MUST BE CONTACTED AT LEAST 48 HOURS PRIOR TO MAKING ANY CONNECTION TO THE EXISTING SYSTEM.
3. SANITARY SEWER LATERALS AND WATER METER LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO RELOCATION DUE TO FIELD LOCATIONS. UNDER NO CIRCUMSTANCE WILL CLEANOUTS AND METERS BE LOCATED IN DRIVEWAYS.
4. WATER METERS SHALL MEET CITY OF KANNAPOLIS STANDARDS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING METER BOXES AND PURCHASING METERS. CONTRACTOR SHALL COORDINATE WITH SITE INSPECTOR TO HAVE WATER METERS DELIVERED TO THE CITY OF KANNAPOLIS.
5. THE DEVELOPER WILL BE RESPONSIBLE FOR PAYING APPLICABLE WATER AND SEWER CONNECTION FEES BEFORE ZONING CLEARANCE PERMITS ARE ISSUED.
6. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING ALL APPROPRIATE PARTIES ASSURING THAT UTILITIES ARE LOCATED PRIOR TO COMMENCEMENT OF CONSTRUCTION. CALL NORTH CAROLINA 811 (1-800-632-4949) FOR UTILITY LOCATING SERVICES AS REQUIRED BY LAW PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SEWER OVERFLOWS THAT OCCUR DUE TO ACTIVITIES INITIATED BY THEM AND SHALL BE RESPONSIBLE FOR, BUT NOT LIMITED TO, THE COSTS ASSOCIATED WITH PERFORMING REMEDIAL WORK OF/FOR ENVIRONMENTAL IMPACTS AND/OR THE PAYING OF FINES ASSESSED BY REGULATORY AGENCIES AND/OR THIRD PARTY CLAIMS.
8. UNLESS OTHERWISE NOTED, WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES.
9. BEDDING FOR THE SEWER MAINS SHOULD BE WSACC CLASS B BEDDING.
10. UNLESS OTHERWISE NOTED, WATERLINES SHALL BE PVC C900 FOR 6"-12" DIAMETER AND PVC SDR 13.5 FOR 2"-4" DIAMETER PER WSACC STANDARDS.
11. UNLESS OTHERWISE NOTED, SEWER MAINS SHALL BE PVC SDR 35 PER WSACC STANDARDS.
12. LATERALS SHALL HAVE A NO-HUB CAP AND STAINLESS STEEL NO-HUB BAND AT THE CLEAN OUT.
13. DUCTILE IRON PIPE SHALL BE REQUIRED FOR BOTH WATER AND SANITARY SEWER IF THE FOLLOWING CLEARANCES ARE NOT MET:
14. WATERLINE CROSSING UNDER SANITARY SEWER (FOR ANY CLEARANCE).
15. 18-INCH VERTICAL CLEARANCE FOR WATERLINE INSTALLED ABOVE SEWER LINE.
16. 10-FOOT HORIZONTAL SEPARATION FOR WATERLINE PARALLEL TO SEWER LINE (OR 18-INCH VERTICAL SEPARATION IN SEPARATE DITCHES).
17. FOR WATERLINE, 18-INCH CLEARANCE WITH STORM DRAINS.
18. FOR WATERLINE, 12-INCH CLEARANCE WITH GAS MAINS, TELEPHONE DUCTS, AND UNDERGROUND CABLES.
19. FOR SANITARY SEWER, 24-INCH CLEARANCE WITH STORM DRAINS.
20. INITIAL CONNECTION TO THE EXISTING WATER MAIN SHALL BE IN ACCORDANCE WITH THE CITY OF KANNAPOLIS DETAIL FOR A TEMPORARY BY-PASS CONNECTION FOR FILLING NEW WATER MAINS. THE TEMPORARY JUMPER CONNECTION SHALL BE REMOVED AND THE WATERLINE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER THE PROPOSED SYSTEM HAS BEEN PRESSURE TESTED, CHLORINATED AND ACCEPTED BY THE CITY OF KANNAPOLIS. NO OTHER CONNECTIONS WILL BE ALLOWED TO THE EXISTING SYSTEM UNTIL THE PROPOSED SYSTEM HAS BEEN ACCEPTED.
21. NOTIFY THE CITY OF ANY WORK BEING PERFORMED ON THE WEEKENDS. NO WORK REQUIRING TESTING OR OBSERVATION BY THE CITY WILL BE PERMITTED WITHOUT WRITTEN PERMISSION.
22. NOISE ORDINANCE: 7:00AM TO 9:00PM – WEEKDAYS, 8:00AM TO 9:00PM – WEEKENDS.
23. ALL WATER LINES, VALVES, FITTINGS, ETC., SHALL BE INSPECTED BY THE CIVIL ENGINEER. INSPECTION SHALL INCLUDE VISUAL OBSERVATION AND WILL INCLUDE TESTING IF APPLICABLE. TESTING SHALL BE PER FEDERAL, STATE, LOCAL REQUIREMENTS, OR PROJECT SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE OR HAS ULTIMATE JURISDICTIONAL AUTHORITY.
24. ALL WATER LINES INSTALLED AS PART OF THIS PROJECT SHALL BE AS-BUILT SURVEYED UPON INSTALLATION. CONTRACTOR SHALL PROVIDE INFORMATION FOR UTILITY CROSSINGS, DEVIATIONS FROM PLANS, LOCATIONS WHERE PIPE SIZES CHANGE, VALVE LOCATIONS, ETC. AS-BUILT SURVEY SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL SURVEYOR AND SUBMITTED TO BLOC DESIGN FOR REVIEW AND CERTIFICATION.
25. SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 2.08% AND SHALL NOT EXCEED A SLOPE GREATER THAN 10.00%. ALL INSTALLED SANITARY SEWER LINES MUST BE 0.60% SLOPE OR GREATER.
26. ALL SANITARY SEWER LINES MUST BE AS-BUILT SURVEYED PRIOR TO ACTIVATION.
    - SURVEY SHALL NOT BE COMPLETED UNTIL TRENCH IS BACKFILLED FOR AT LEAST 30 DAYS. IF CONSTRUCTION SEQUENCING DOES NOT ALLOW THE REQUIRED 30-DAY WAITING PERIOD, IT IS ACCEPTABLE FOR THE TRENCHES TO BE TESTED BY A LICENSED GEOTECHNICAL ENGINEERING FIRM VERIFYING THE BACKFILLED TRENCH WAS COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
    - CONTRACTOR SHALL PROVIDE MANHOLE AND PIPE INVERTS, PIPE SLOPES, PIPE MATERIALS, DEVIATIONS FROM PLANS, UTILITY CROSSING INFORMATION, ETC. AS-BUILT SURVEY SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL SURVEYOR AND SUBMITTED TO BLOC DESIGN FOR REVIEW AND CERTIFICATION.

PUBLIC SEWER MAIN EXTENSIONS WILL BE REQUIRED FOR THIS PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR DESIGNING, PERMITTING AND CONSTRUCTING SEWER MAINS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WASTEWATER COLLECTION AND WATER DISTRIBUTION FOR THE WATER AND SEWER AUTHORITY OF CABARRUS COUNTY (WSACC) AND THE CITY OF KANNAPOLIS WATER & SEWER STANDARDS AND POLICIES. PROVIDED ALL NECESSARY NCDEQ & CITY FORMS ALONG WITH THE FEES FOR PERMITTING. THESE DOCUMENTS ARE LOCATED ON THE CITY OF KANNAPOLIS WEBSITE.

PUBLIC WATER MAIN EXTENSIONS WILL BE REQUIRED FOR THIS PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR DESIGNING, PERMITTING AND CONSTRUCTING SEWER MAINS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WASTEWATER COLLECTION AND WATER DISTRIBUTION FOR THE WATER AND SEWER AUTHORITY OF CABARRUS COUNTY (WSACC) AND THE CITY OF KANNAPOLIS WATER & SEWER STANDARDS AND POLICIES. PROVIDED ALL NECESSARY NCDEQ & CITY FORMS ALONG WITH THE FEES FOR PERMITTING. THESE DOCUMENTS ARE LOCATED ON THE CITY OF KANNAPOLIS WEBSITE.

PLANTING NOTES:

1. SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "USA STANDARDS FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
2. ALL PLANT MATERIAL & INSTALLATION TECHNIQUES SHALL CONFORM TO THE LATEST STANDARDS BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
3. CONTRACTOR SHALL COORDINATE PLANTING PLAN WITH ALL CIVIL DRAWINGS AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON PLANS. DRAWINGS SHALL RULE OVER PLANT SCHEDULES.
5. HEIGHT AND/OR WIDTH OF PLANT MATERIAL SUPERCEDES CONTAINER SIZE.
6. MINIMUM TREE SIZE AT PLANTING SHALL BE 2.5 INCH CALIPER FOR LARGE MATURING TREES AND 1.5 INCH CALIPER FOR SMALL MATURING TREES. ALL MULTI-STEM PLANTS SHALL BE TREE FORM, MAXIMUM THREE TRUNKS, AND A MINIMUM EIGHT FEET TALL UNLESS OTHERWISE SPECIFIED ON THE PLANS.
7. LARGE MATURING TREES SHALL BE A MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH OVERHEAD LINES OR SIGNS, CONTRACTOR SHALL CONTACT URBAN FORESTER TO RESOLVE BEFORE PLANTING.
8. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, ROCKS OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF PLANTING AREAS.
9. IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 6" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
10. CONTRACTOR SHALL REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL. FOR NEW PLANTING AREAS, CONTRACTOR SHALL REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR AMEND THE TOP 24" OF EXISTING SOIL TO MEET SPECIFIED TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 200 SQUARE FEET PER TREE).
11. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET SHALL BE CUT AWAY AND REMOVED BY THE CONTRACTOR FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT.
12. CONTRACTOR SHALL MULCH ALL LANDSCAPE BEDS WITH 1.5-2" THICK DOUBLE HAMMERED HARDWOOD MULCH.
13. SEE DETAILS SHEET CX-201 FOR PLANTING DETAILS.
14. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SOD OR MULCH SHALL BE SEEDED / SODDED BY THE CONTRACTOR.
15. CONTRACTOR SHALL RESOD / RESEED LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
16. CONTRACTOR SHALL REPAIR ANY PAVERS OR HARDSCAPE DAMAGED DUE TO PLANT MATERIAL INSTALLATION..
17. ALL CHANGES OR FIELD SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

URBAN FORESTRY NOTES:

1. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 8' TALL FOR SINGLE-STEM TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8' TALL. WHERE 3" SINGLE-STEM CALIPER TREES ARE SPECIFIED/REQUIRED THE MINIMUM HEIGHT SHALL BE 10' TALL, IF MULTI-STEM TREES ARE SPECIFIED THEN THEY SHALL BE A MINIMUM OF 12' TALL.
2. ALL NEW TREES MUST HAVE **STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN** UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN ½ INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/FLARE FROM WILL NOT BE ACCEPTED.
3. SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY URBAN FORESTRY.
4. ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
5. PERIMETER TREES IN URBAN ZONES SHALL BE 3" IN CALIPER AND BE FREE OF BRANCHES UP TO 6' FROM THE TOP OF THE BALL.
6. A MINIMUM OF 50% OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN 20 TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE (3 OR MORE) SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.
7. 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS.
8. PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING.
9. ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
10. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
11. TREES PLANTED ON PUBLIC PROPERTY WILL NEED APPROVAL FROM THE CITY ARBORIST AND/OR NCDOT.
12. IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS; CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
13. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES.
14. NO LIGHT POLES, UTILITIES OR TRANSFORMERS CAN BE INSTALLED IN TREE ISLANDS.
15. PEDESTRIAN SCALE LIGHTING (≤ 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 15' FROM A TREE.
16. TREE PROTECTION MUST BE INSTALLED AND VERIFIED BY URBAN FORESTRY PRIOR TO STARTING **ANY** CONSTRUCTION ACTIVITY.
17. THE AREA OF ANY EASEMENTS (WATER, SEWER, UTILITY, ETC.) CAN NOT BE COUNTED TOWARD THE TREE SAVE REQUIREMENT.
18. ANY ALTERATIONS TO TREE SAVE AREAS MUST BE ACCOMPLISHED WITHOUT MECHANIZED EQUIPMENT.
19. ALL TREES ON PUBLIC PROPERTY ARE PROTECTED AND REMOVAL MUST BE PERMITTED BY THE CITY ARBORIST.

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P.O. Box 56607
Atlanta, GA 30309

REVISIONS

NO.	DATE	DESCRIPTION
1	01.16.19	Revised per City Comments
2	05.24.19	Revised per City Comments

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BLOC DESIGN, PLLC PROFESSIONAL LIMITED LIABILITY COMPANY P-1007 C-390 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 35711 DAVID S. KLAUSMAN 5/24/19

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2012 JORDAN NOBLE 05.24.19

ISSUED FOR CONSTRUCTION
MANAGING PARTNER (PE): ________ DATE: ________
MANAGING PARTNER (LA): ________ DATE: ________
CIVIL ENGINEER/DESIGNER: ________ DATE: ________
LANDS. ARCHITECT/DESIGNER: ________ DATE: ________

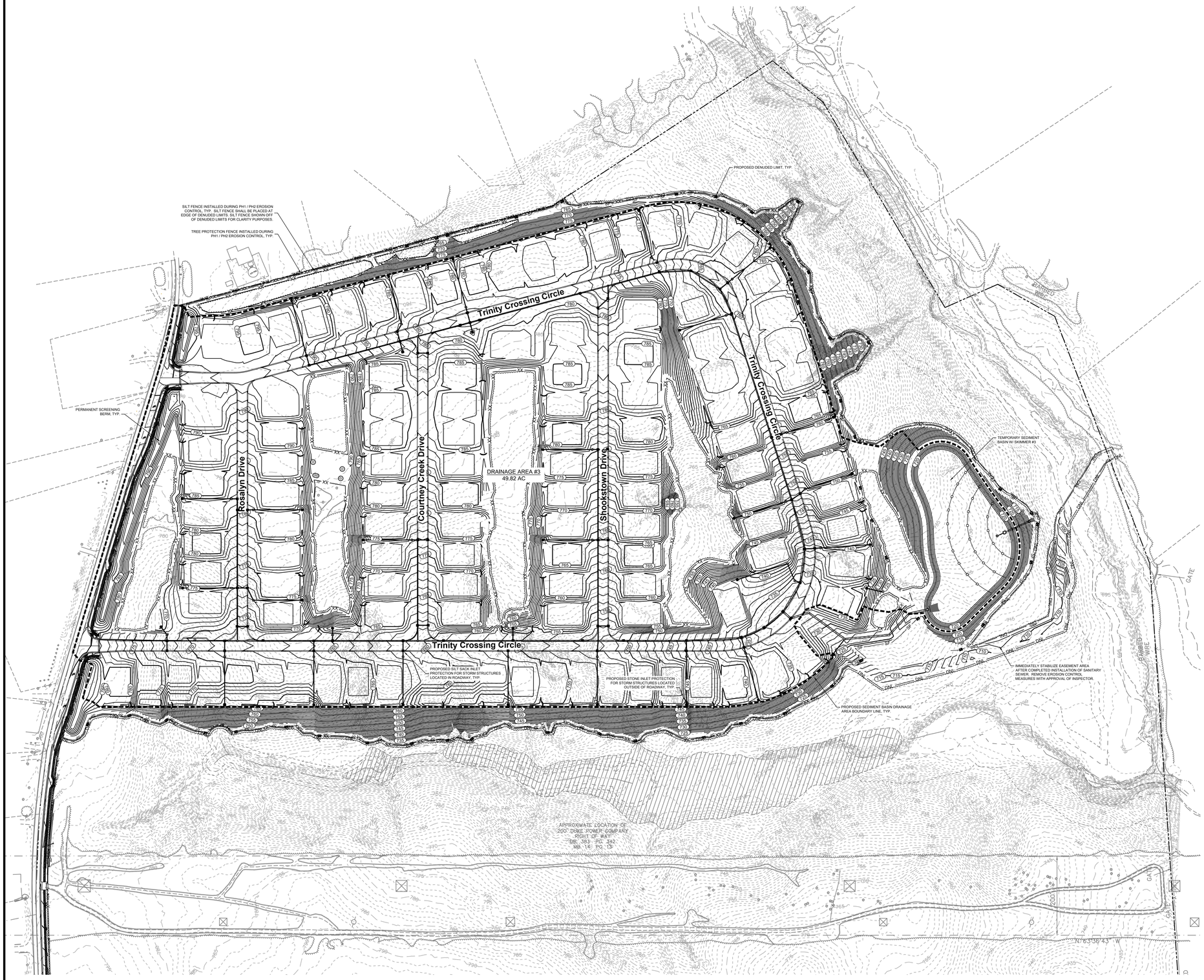
Trinity Crossing
Single Family Subdivision

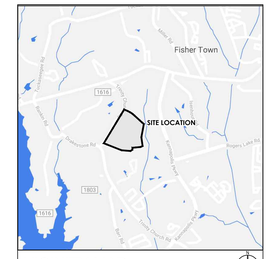
Trinity Church Road
Kannapolis, North Carolina, 28081

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK / JTN / RBH	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: N.T.S.	

TITLE:
GENERAL PROJECT NOTES

SHEET NO.:
G-100





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

PHOTOGRAMMETIC SURVEY DATED MARCH 26, 2018 PROVIDED BY AVIOIMAGE, PHONE: 704-573-7080. PLANIMETIC SURVEY DATED MARCH 9, 2018 PROVIDED BY CESI GROUP, PHONE: 704-786-5404

LEGEND

SYMBOL

DNL	DENUDED LIMITS	-/-
	INLET PROTECTION (SILT SACK)	2/CX-102
	INLET PROTECTION (STONE)	7/CX-101
	PROPOSED STORM DRAINAGE	-/-
XX	PROPOSED TREE PROTECTION	15/CX-101
SF	PROPOSED SILT FENCE	3/CX-101
	PROPOSED SEDIMENT TUBE (WATTLE)	13/CX-101
	PROPOSED STONE DAM IN SILT FENCE OPENING	4/CX-101

REFER TO SUPPLEMENT EROSION CONTROL DESIGN PACKAGE PREPARED BY BLOC DESIGN FOR ROSION CONTROL NOTES AND PHASE 1 & 2 CONSTRUCTION SEQUENCE.

REFER TO G-100 FOR PHASE 3 CONSTRUCTION SEQUENCE.

North Carolina 811 www.nc811.org

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CITY OF KANNAPOLIS.

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NORTH CAROLINA SEAL 35711 DAVID S. KLAPMAN
5/24/19

ISSUED FOR CONSTRUCTION

MANAGING PARTNER (PE): _____ DATE: _____
MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH TRUE NORTH

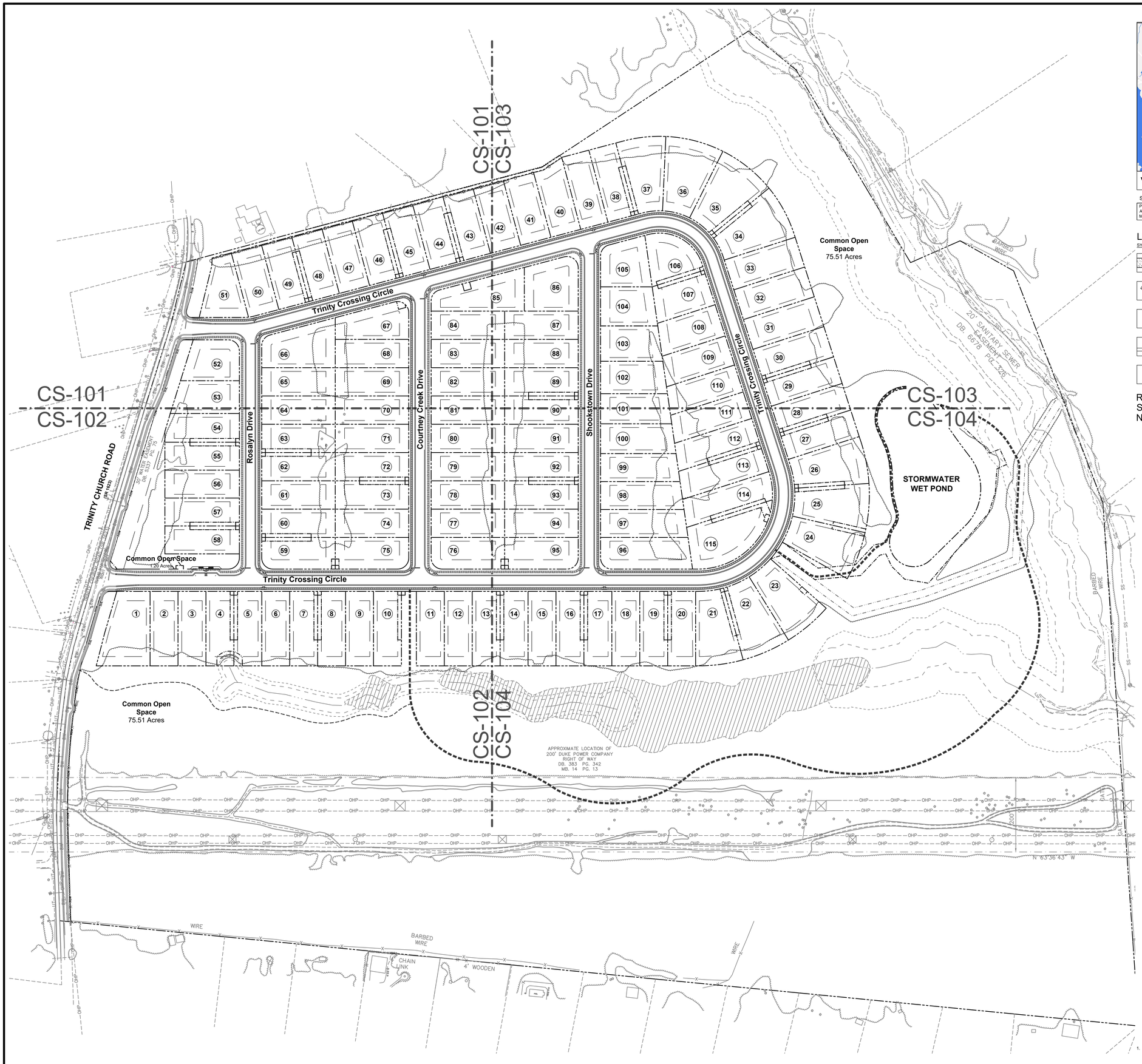
SCALE: 1"= 80'
0 40' 80' 160'

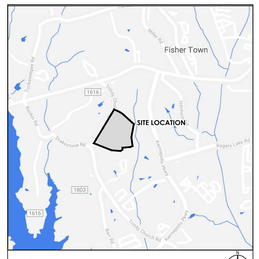
DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK / RAC	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 100'	

TITLE:
OVERALL EROSION CONTROL PLAN
PHASE 3

SHEET NO.
CE-300

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CE-300_Erosion Control Plan Phase 3.dwg, 5/23/2019 5:45:26 PM, nic wesely, Bloc Design





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL		DETAIL
	PROPOSED SIDEWALK	4/CX-201
	PROPOSED NCDOT CURB RAMP	11/CX-202
	PROPOSED NCDOT TYPE III RAMP	14/CX-202
	PROPOSED 2'-0" CURB & GUTTER	1/CX-201
ST	PROPOSED STOP SIGN	-/-

REFER TO G-100 FOR DEVELOPMENT SUMMARY AND DIMENSION CONTROL NOTES.

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
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C-390
NORTH CAROLINA
SEAL
35711
DAVID S. KLAUSMAN
NORTH CAROLINA
5/24/19

ISSUED FOR CONSTRUCTION

MANAGING PARTNER (PE): _____ DATE: _____
MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH TRUE NORTH

SCALE: 1"= 100'
0 50' 100' 200'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK	CHECKED BY: WLL

PROJECT NUMBER: 00517.02

SCALE: 1" = 100'

TITLE:
OVERALL DIMENSION CONTROL PLAN

SHEET NO.:
CS-100

REFER TO G-100 FOR DEVELOPMENT SUMMARY DIMENSION CONTROL NOTES.

REFER TO CS-100 FOR VICINITY MAP AND SHEET LEGEND.

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NORTH CAROLINA PROFESSIONAL SEAL 35711 ENGINEER DAVID S KLINGSMAN

5/24/19

ISSUED FOR CONSTRUCTION

MANAGING PARTNER (PE): _____ DATE: _____
MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N

TRUE NORTH N

SCALE: 1"= 40'

0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK	CHECKED BY: WLL

PROJECT NUMBER: 00517.02

SCALE: 1" = 40'

TITLE:
DIMENSION CONTROL PLAN

SHEET NO.:
CS-101

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CS-100_Dimension Control Plan.dwg, 5/23/2019 5:00:58 PM, nic vesely, Bloc Design

REFER TO G-100 FOR DEVELOPMENT SUMMARY DIMENSION CONTROL NOTES.

REFER TO CS-100 FOR VICINITY MAP AND SHEET LEGEND.

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P-1007
C-390
NORTH CAROLINA

NORTH CAROLINA
SEAL
35711
DAVID S. KLEIMAN
5/24/19

ISSUED FOR CONSTRUCTION

MANAGING PARTNER (PE): _____ DATE: _____
MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N
TRUE NORTH N

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK	CHECKED BY: WLL

PROJECT NUMBER: 00517.02

SCALE: 1" = 40'

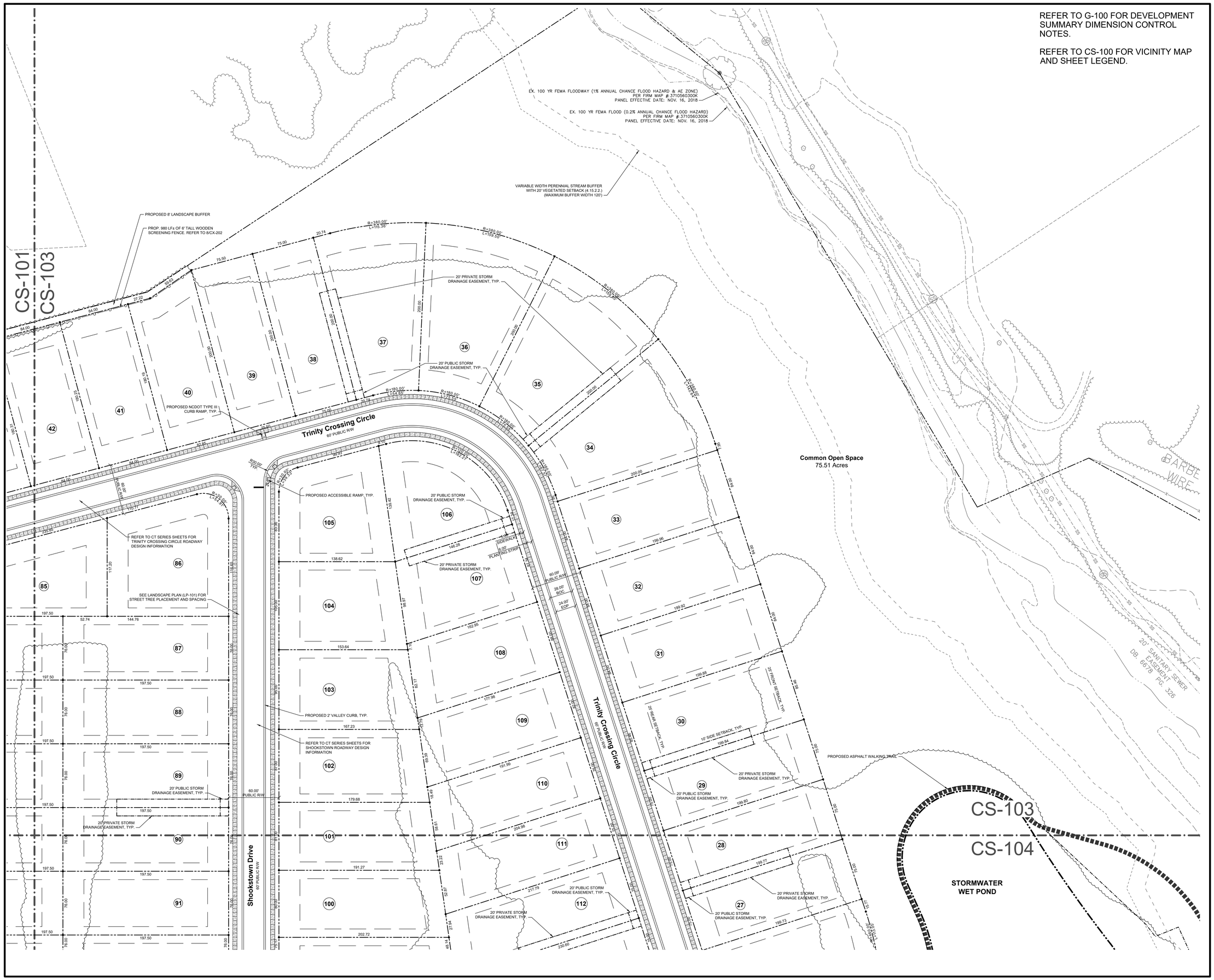
TITLE:
DIMENSION CONTROL PLAN

SHEET NO.:
CS-102

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CS-100_Dimension Control Plan.dwg, 5/23/2019 5:01:02 PM, nic vesely, Bloc Design

REFER TO G-100 FOR DEVELOPMENT SUMMARY DIMENSION CONTROL NOTES.

REFER TO CS-100 FOR VICINITY MAP AND SHEET LEGEND.



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DAVID S. KINGMAN
5/24/19

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MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N
TRUE NORTH N

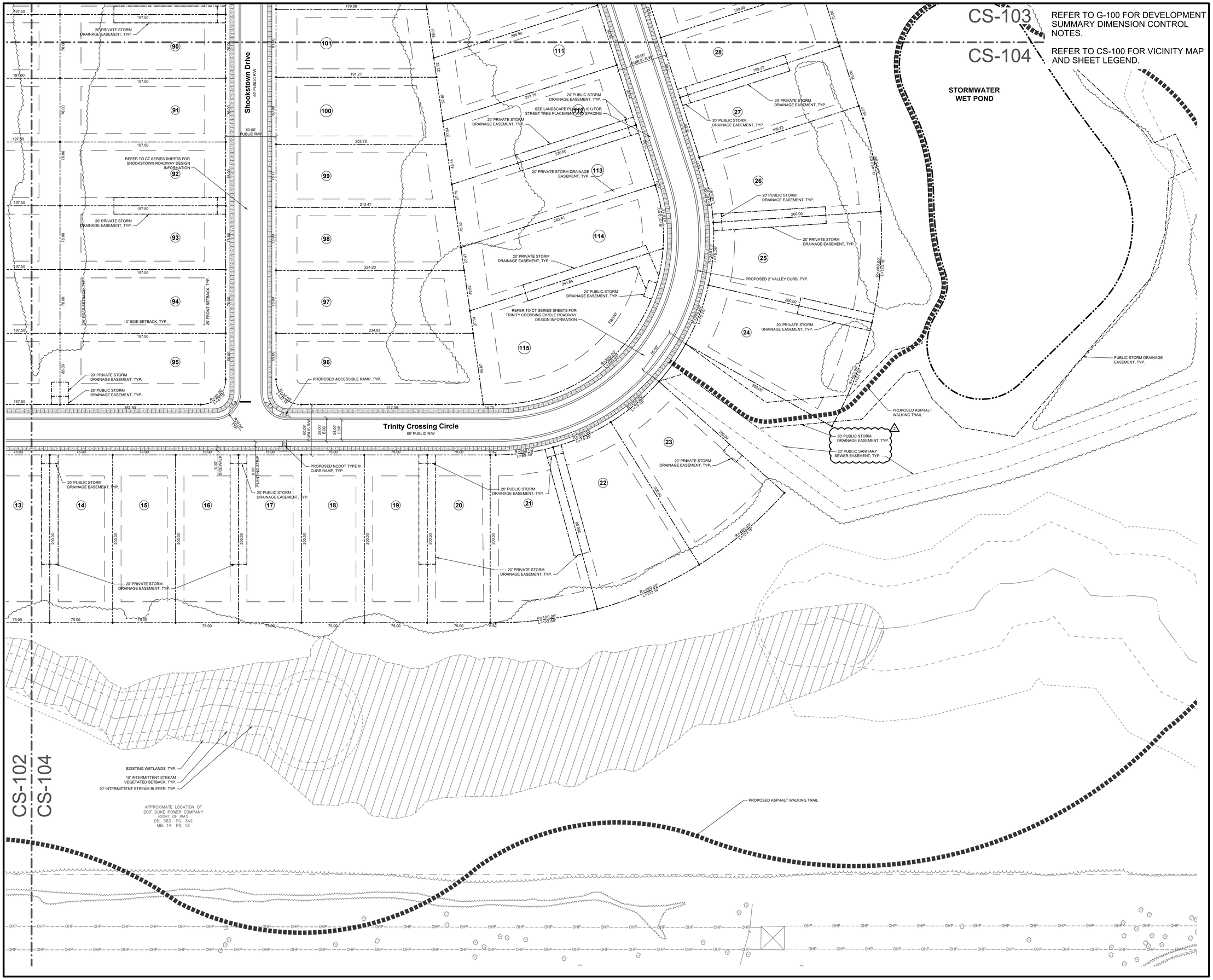
SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
DIMENSION CONTROL PLAN

SHEET NO.:
CS-103

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CS-100_Dimension Control Plan.dwg, 5/23/2019 9:01:08 PM, nic vesely, Bloc Design



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REVISIONS

NO.	DATE	DESCRIPTION
1	01.16.19	Revised per City Comments
2	05.24.19	Revised per City Comments

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Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N
TRUE NORTH N

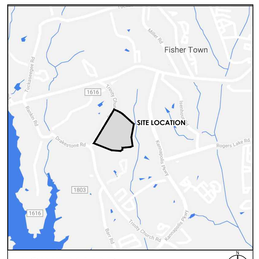
SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
DIMENSION CONTROL PLAN

SHEET NO.:
CS-104

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CS-100_Dimension Control Plan.dwg, 5/23/2019 5:01:12 PM, nic vesely, Bloc Design



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

PHOTOGRAMMETIC SURVEY DATED MARCH 26, 2018 PROVIDED BY AVIOIMAGE, PHONE: 704-573-7080. PLANIMETIC SURVEY DATED MARCH 9, 2018 PROVIDED BY CESI GROUP, PHONE: 704-786-5404

GENERAL NOTES:

1. TRUCK ACCESS TEMPLATES PREPARED USING AUTODESK® VEHICLE TRACKING 2018, VERSION 18.02.800.
2. TRUCK TEMPLATE UTILIZES A 30' INSIDE AND 42' OUTSIDE TURNING RADIUS FOR FIRE TRUCK.

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CITY OF KANNAPOLIS.

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MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

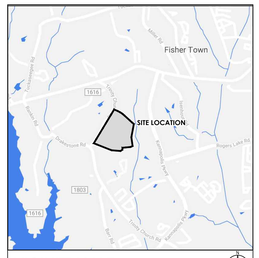
PLAN NORTH TRUE NORTH

SCALE: 1"= 60'
0 30' 60' 120'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 50'	

TITLE:
FIRE ACCESS PLAN

SHEET NO.:
CS-105



VICINITY MAP N.T.S.

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LEGEND

SYMBOL		DETAIL
770	EXISTING CONTOUR	-/-
770	PROPOSED INDEX CONTOUR	-/-
771	PROPOSED INTERIOR CONTOUR	-/-
PAD: 795.20	BUILDING PAD ELEVATION	-/-
20' PSDE	20' PRIVATE STORM DRAINAGE EASEMENT	-/-
	PROPOSED DRAINAGE FLOW PATTERN	-/-
	PROPOSED STORM DRAINAGE	-/-
CB	PROPOSED CATCH BASIN INLET	-/-
DI	PROPOSED DROP INLET	-/-
MH	PROPOSED STORM MANHOLE	-/-
JB	PROPOSED RECTANGULAR JUNCTION STRUCTURE	-/-
YI	PROPOSED YARD INLET	-/-
OCS	PROPOSED OUTLET CONTROL STRUCTURE	-/-
HW	PROPOSED HEADWALL	-/-
FES	PROPOSED FLARED END SECTION	-/-
	PROPOSED DRAINAGE AREA	-/-

REFER TO G-100 FOR GRADING AND DRAINAGE NOTES.

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
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SEAL 35711
DAVID S. KINGSMAN
5/24/19

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MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH TRUE NORTH

SCALE: 1"= 100'
0 50' 100' 200'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: NTV	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 100'	

TITLE:
OVERALL GRADING AND DRAINAGE PLAN

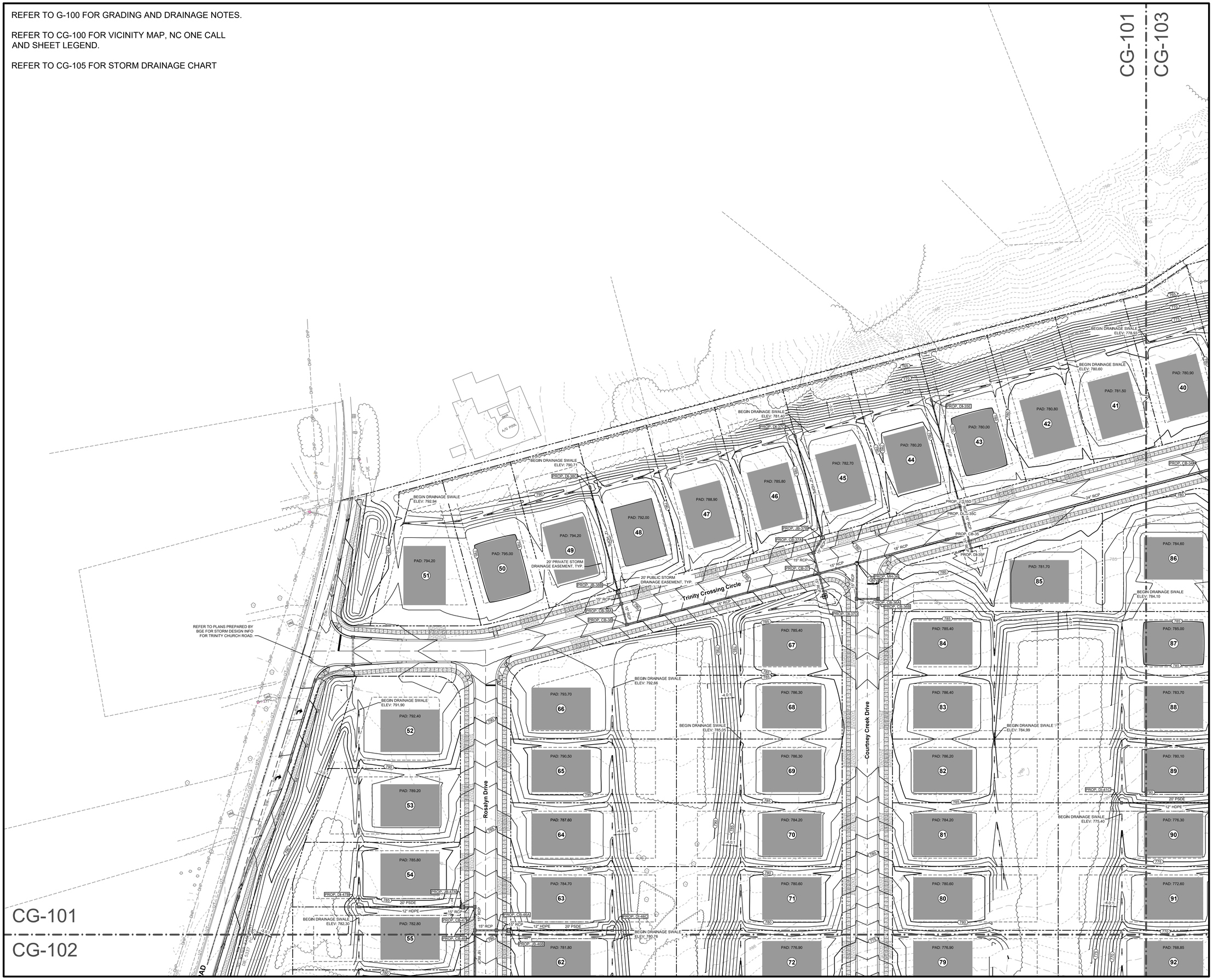
SHEET NO.:
CG-100

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CG-100_Grading Plan.dwg, 5/23/2019 4:56:26 PM, nic vesely, Bloc Design

REFER TO G-100 FOR GRADING AND DRAINAGE NOTES.

REFER TO CG-100 FOR VICINITY MAP, NC ONE CALL AND SHEET LEGEND.

REFER TO CG-105 FOR STORM DRAINAGE CHART



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CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH — TRUE NORTH

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: NTV	CHECKED BY: WLL

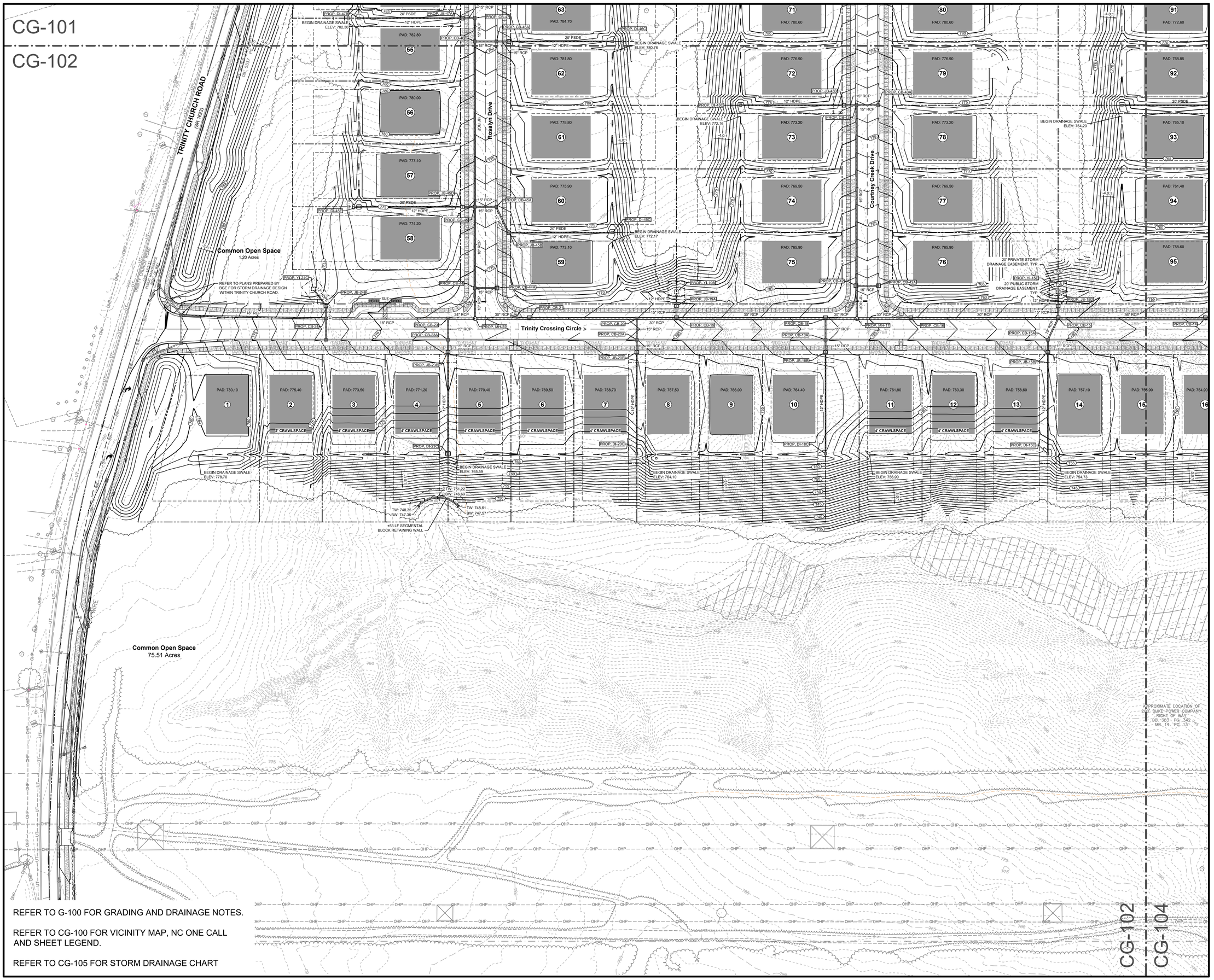
PROJECT NUMBER: 00517.02

SCALE: 1" = 40'

TITLE:
GRADING AND DRAINAGE PLAN

SHEET NO.:
CG-101

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CG-100_Grading Plan.dwg, 5/23/2019 4:55:37 PM, nic vesely, Bloc Design



REFER TO G-100 FOR GRADING AND DRAINAGE NOTES.

REFER TO CG-100 FOR VICINITY MAP, NC ONE CALL AND SHEET LEGEND.

REFER TO CG-105 FOR STORM DRAINAGE CHART

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5/24/19

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Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N
TRUE NORTH N

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: NTV	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	
TITLE: GRADING AND DRAINAGE PLAN	

SHEET NO.:
CG-102

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CG-100_Grading Plan.dwg, 5/23/2019 4:55:49 PM, nic vesely, Bloc Design

REFER TO G-100 FOR GRADING AND DRAINAGE NOTES.

REFER TO CG-100 FOR VICINITY MAP, NC ONE CALL AND SHEET LEGEND.

REFER TO CG-105 FOR STORM DRAINAGE CHART

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DAVID S. KLAUSMAN

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MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N
TRUE NORTH N

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: NTV	CHECKED BY: WLL

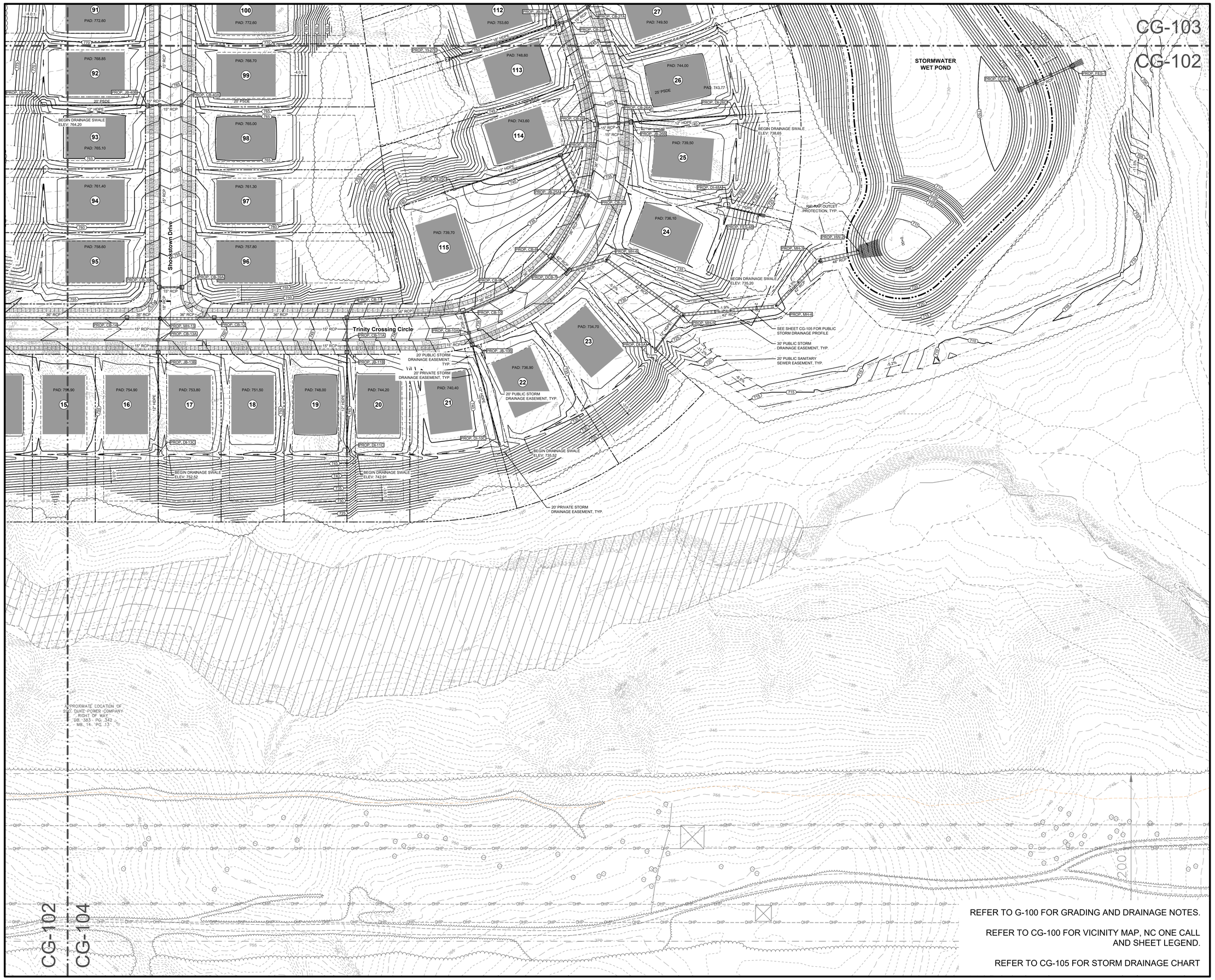
PROJECT NUMBER: 00517.02

SCALE: 1" = 40'

TITLE:
GRADING AND DRAINAGE PLAN

SHEET NO.
CG-103

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CG-100_Grading Plan.dwg, 5/23/2019 4:56:00 PM, nic vesely, Bloc Design



REFER TO G-100 FOR GRADING AND DRAINAGE NOTES.

REFER TO CG-100 FOR VICINITY MAP, NC ONE CALL AND SHEET LEGEND.

REFER TO CG-105 FOR STORM DRAINAGE CHART

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Kannapolis, North Carolina, 28081

PLAN NORTH TRUE NORTH

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: NTV	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
GRADING AND DRAINAGE PLAN

SHEET NO.:
CG-104

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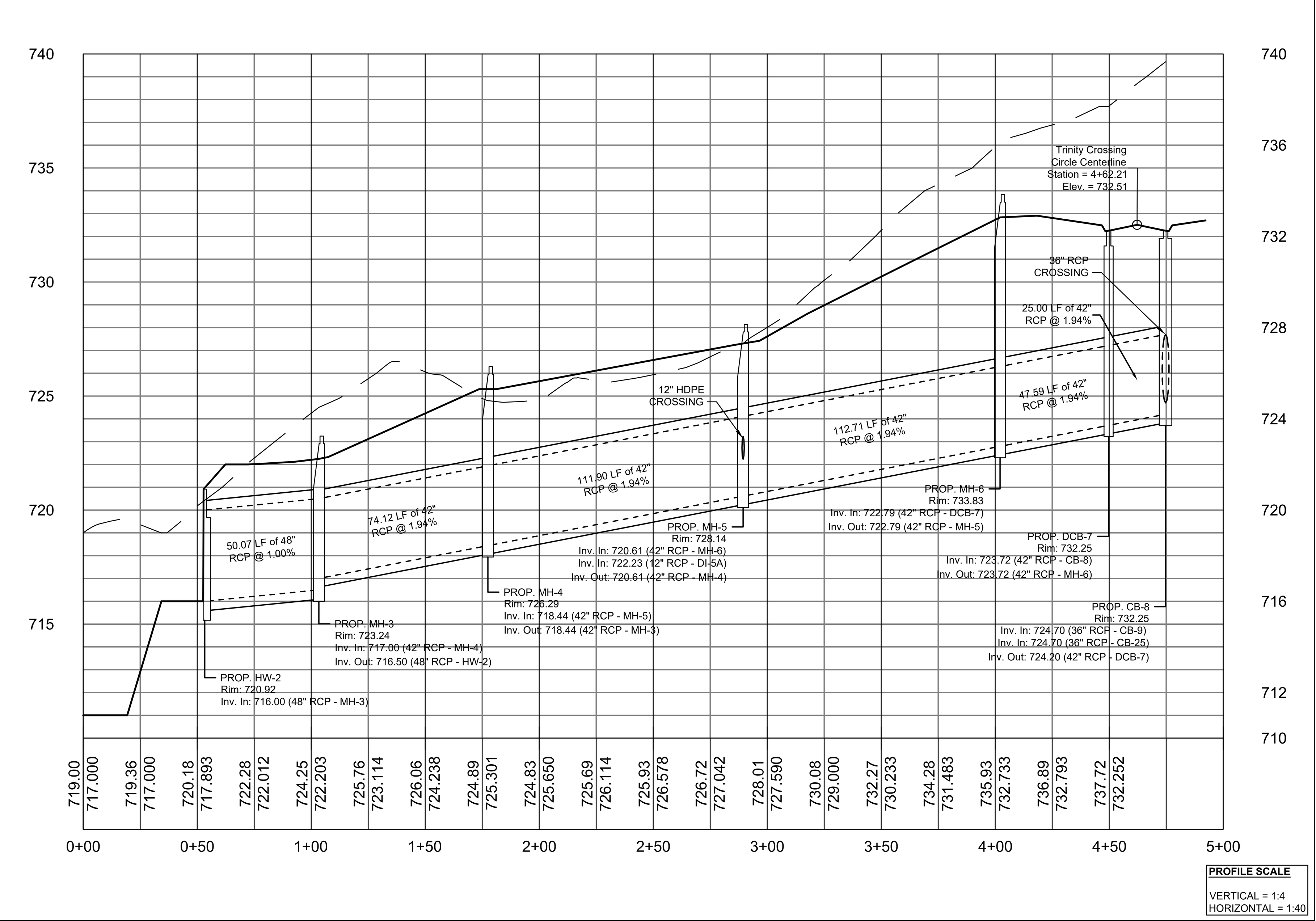
REFER TO G-100 FOR GRADING AND DRAINAGE NOTES.

REFER TO CG-100 FOR VICINITY MAP, NC ONE CALL AND SHEET LEGEND.

Storm Drainage Chart

Upstream Structure	Upstream Structure Rim Elevation	Downstream Structure	Downstream Structure Rim Elevation	Length (ft)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Slope (%)	Pipe Diameter (inches)	System Intensity (10yr)	Hydraulic Grade Line In (ft)	Manning's Roughness	Design Flow Capacity (cfs)	Design Flow Capacity (%)	Cumulative Peak Flow (cfs)	Max Flow Velocity (ft/sec)	Pipe Material
Storm Drainage Outfall																
OCS-1	721.00	FES-1	N/A	72.46	710.00	709.20	1.10	30	0.00	711.88	0.013	43.09	71%	30.63	9.51	RCP
MH-3	723.24	HW-2	N/A	50.07	716.50	716.00	1.00	48	0.00	719.83	0.013	143.55	86%	123.11	12.76	RCP
MH-4	726.29	MH-3	723.24	74.12	718.44	717.00	1.94	42	0.00	721.71	0.013	140.20	88%	123.52	14.81	RCP
MH-5	728.14	MH-4	726.29	111.90	720.61	718.44	1.94	42	0.00	723.88	0.013	140.07	89%	124.15	13.27	RCP
DI-5A	726.82	MH-5	728.14	51.79	724.21	722.23	3.83	12	7.26	724.62 j	0.012	7.55	13%	0.96	1.22	HDPE
MH-6	733.83	MH-5	728.14	112.71	722.79	720.61	1.94	42	0.00	726.07	0.013	140.10	89%	124.06	13.25	RCP
Trinity Crossing Circle																
DCB-7	732.25	MH-6	733.83	47.59	723.72	722.79	1.94	42	7.26	726.99	0.013	139.97	89%	124.32	13.28	RCP
CB-8	732.25	DCB-7	732.25	25.00	724.20	723.72	1.94	42	7.26	727.46	0.013	140.09	87%	121.87	13.02	RCP
CB-9	733.06	CB-8	732.25	62.74	725.80	724.70	1.75	36	7.26	728.59	0.013	88.34	93%	81.73	12.01	RCP
CB-10	735.49	CB-9	733.06	62.74	726.90	725.80	1.75	36	7.26	729.68	0.013	88.28	92%	81.33	11.89	RCP
CB-10A	735.49	CB-10	735.49	25.00	729.15	728.65	2.00	15	7.26	729.70 j	0.013	9.13	21%	1.92	1.77	RCP
JB-10B	735.99	CB-10A	735.49	15.00	731.50	731.20	2.00	15	0.00	731.84	0.013	9.13	8%	0.75	4.49	RCP
DI-10C	737.50	JB-10B	735.99	122.49	734.70	732.75	1.59	12	7.26	735.08	0.012	4.87	17%	0.82	4.60	HDPE
CB-11	742.74	CB-10	735.49	139.02	733.90	726.90	5.04	36	7.26	736.66	0.013	149.66	53%	79.06	11.56	RCP
CB-11A	742.74	CB-11	742.74	25.00	735.95	735.65	1.20	15	7.26	736.59	0.013	7.07	36%	2.52	2.37	RCP
JB-11B	743.25	CB-11A	742.74	15.00	738.90	738.75	1.00	15	0.00	739.28	0.013	6.46	14%	0.93	3.75	RCP
DI-11C	745.50	JB-11B	743.25	121.01	742.70	740.15	2.11	12	7.26	743.12	0.012	5.60	18%	1.00	5.39	HDPE
CB-12	750.31	CB-11	742.74	158.27	741.50	733.90	4.80	36	7.26	744.24	0.013	146.15	53%	77.04	11.32	RCP
MH-13	752.10	CB-12	750.31	64.50	743.00	741.50	2.33	36	0.00	745.73	0.013	101.71	75%	76.38	11.28	RCP
CB-13A	752.11	MH-13	752.10	25.10	745.40	744.75	2.59	15	7.26	746.09 j	0.013	10.39	28%	2.95	2.85	RCP
JB-13B	752.62	CB-13A	752.11	15.00	747.95	747.80	1.00	15	0.00	748.35	0.013	6.46	16%	1.03	3.85	RCP
DI-13C	751.60	JB-13B	752.62	121.01	748.80	748.20	0.50	12	7.26	749.24 j	0.012	2.72	40%	1.10	3.27	HDPE
CB-14	752.65	MH-13	752.10	39.50	743.90	743.00	2.28	36	7.26	746.39	0.013	100.67	59%	59.71	8.83	RCP
CB-15	755.20	CB-14	752.65	175.50	746.50	743.90	1.48	36	7.26	749.00	0.013	81.18	74%	60.04	9.56	RCP
CB-15A	755.44	CB-15	755.20	27.83	748.70	748.20	1.80	15	7.26	749.44 j	0.013	8.66	39%	3.36	4.05	RCP
JB-15B	755.94	CB-15A	755.44	15.00	748.85	748.70	1.00	15	0.00	749.28	0.013	6.46	19%	1.22	1.61	RCP
DI-15C	752.50	JB-15B	755.94	121.01	749.70	749.10	0.50	12	7.26	750.18 j	0.012	2.72	47%	1.29	3.41	HDPE
JB-15D	755.70	CB-15	755.20	15.00	748.70	748.25	3.00	15	0.00	749.65	0.013	11.18	49%	5.49	7.14	RCP
YI-15E	753.43	JB-15D	755.70	17.00	749.50	748.95	3.24	12	7.26	750.44	0.012	6.94	79%	5.50	9.39	HDPE
CB-16	758.93	CB-15	755.20	175.50	750.70	747.00	2.11	30	7.26	753.02	0.013	59.55	88%	52.17	12.39	RCP
MH-17	760.35	CB-16	758.93	64.50	752.20	750.70	2.33	30	0.00	754.52	0.013	62.54	82%	51.43	10.81	RCP
CB-18	761.11	MH-17	760.35	37.23	753.10	752.20	2.42	30	7.26	755.22 j	0.013	63.77	62%	39.74	8.37	RCP
CB-18A	761.11	CB-18	761.11	25.00	754.50	754.35	0.60	15	7.26	755.16	0.013	5.00	54%	2.69	2.94	RCP
JB-18B	761.61	CB-18A	761.11	15.00	757.10	756.95	1.00	15	0.00	757.48	0.013	6.46	14%	0.92	3.73	RCP
DI-18C	761.80	JB-18B	761.61	121.00	759.00	758.35	0.54	12	7.26	759.42	0.012	2.83	35%	0.99	3.28	HDPE
CB-19	764.91	CB-18	761.11	177.77	756.40	753.10	1.86	30	7.26	758.46 j	0.013	55.88	67%	37.19	8.37	RCP
JB-19A	765.42	CB-19	764.91	15.01	758.65	758.50	1.00	15	0.00	759.38	0.013	6.46	50%	3.24	5.27	RCP
YI-19B	762.93	JB-19A	765.42	17.00	759.10	758.90	1.18	12	7.26	759.87	0.012	4.18	78%	3.25	5.89	HDPE
CB-20	765.80	CB-19	764.91	47.23	757.05	756.40	1.38	30	7.26	759.04 j	0.013	48.11	71%	34.28	7.91	RCP
CB-20A	765.80	CB-20	765.80	24.99	758.40	758.25	0.60	15	7.26	759.06	0.013	5.00	53%	2.67	3.28	RCP
JB-20B	766.31	CB-20A	765.80	15.00	758.50	758.40	0.67	15	0.00	758.89	0.013	5.27	18%	0.97	1.48	RCP
DI-20C	762.20	JB-20B	766.31	121.00	759.40	758.75	0.54	12	7.26	759.83	0.012	2.83	36%	1.03	3.32	HDPE
CB-21	767.51	CB-20	765.80	128.27	758.70	757.05	1.29	30	7.26	760.61 j	0.013	46.51	68%	31.62	7.55	RCP
MH-22	768.15	CB-21	767.51	64.50	759.10	758.70	0.62	30	0.00	761.06	0.013	32.30	96%	31.04	7.49	RCP
CB-23	768.43	MH-22	768.15	32.23	760.20	759.60	1.86	24	7.26	762.03	0.013	30.86	46%	14.09	4.49	RCP
CB-23A	768.43	CB-23	768.43	25.00	761.10	760.95	0.60	15	7.26	762.59	0.013	5.00	60%	3.00	2.44	RCP
JB-23B	768.99	CB-23A	768.43	15.00	761.20	761.10	0.67	15	0.00	762.65	0.013	5.27	31%	1.64	1.34	RCP
DI-23C	765.00	JB-23B	768.99	121.00	762.10	761.45	0.54	12	7.26	762.87	0.012	2.83	60%	1.71	2.18	HDPE
CB-24	771.56	CB-23	768.43	145.50	764.90	760.70	2.89	18	7.26	766.16 j	0.013	17.84	60%	10.75	6.08	RCP
CB-24A	771.56	CB-24	771.56	25.00	765.30	765.15	0.60	15	7.26	765.73	0.013	5.00	24%	1.20	1.14	RCP
JB-24B	772.07	CB-24	771.56	15.00	765.30	765.15	1.00	15	0.00	766.05	0.013	6.46	54%	3.50	3.30	RCP
YI-24C	769.19	JB-24B	772.07	25.35	765.80	765.55	0.99	12	7.26	766.60	0.012	3.83	92%	3.51	5.53	HDPE
CB7	778.98	CB-24	771.56	172.55	771.45	764.90	3.80	18	0.00	772.37 j	0.013	20.46	28%	5.65	3.57	RCP
CB-25	733.76	CB-8	732.25	85.45	726.40	724.70	1.99	36	7.26	728.62 j	0.013	94.07	49%	46.38	6.82	RCP
JB-25A	734.26	CB-25	733.76	15.00	729.65	729.40	1.67	15	0.00	730.17	0.013	8.34	21%	1.71	5.33	RCP
JB-25B	741.13	JB-25A	734.26	46.84	734.00	730.90	6.62	12	0.00	734.56	0.012	9.92	17%	1.73	9.48	HDPE
DI-25C	737.68	JB-25B	741.13	132.87	734.70	734.00	0.53	12	7.26	735.28	0.012	2.80	65%	1.81	3.79	HDPE
CB-26	738.29	CB-25	733.76	85.45	729.60	726.40	3.74	36	7.26	731.78 j	0.013	129.06	35%	44.73	7.99	RCP
CB-26A	738.29	CB-26	738.29	25.00	731.60	731.35	1.00	15	7.26	732.15	0.013	6.46	29%	1.89	4.56	RCP
JB-26B	738.79	CB-26A	738.29	15.00	734.20	734.00	1.33	15	0.00	734.54	0.013	7.46	10%	0.74	3.87	RCP
DI-26C	739.10	JB-26B	738.79	125.08	736.20	735.45	0.60	12	7.26	736.57	0.012	2.99	27%	0.80	3.23	HDPE
CB-27	747.22	CB-26	738.29	128.60	739.20	730.10	7.08	30	7.26	741.38	0.013	109.10	39%	42.68	12.19	RCP
CB-27A	747.74	CB-27	747.22	26.18	740.75	740.45	1.15	15	7.26	741.29	0.013	6.91	27%	1.84	1.88	RCP
JB-27B	748.76	CB-27A	747.74	16.77	744.30	744.10	1.19	15	0.00	744.61	0.013	7.05	9%	0.65	3.58	RCP
DI-27C	750.70	JB-27B	748.76	125.08	747.80	745.55	1.80	12	7.26	748.15	0.012	5.17	14%	0.71	4.62	HDPE
JB-27D	747.72	CB-27	747.22	15.00	740.30	740.20	0.67	18	0.00	741.42	0.013	8.57	81%	6.97	4.66	RCP
YI-27E	744.71	JB-27D	747.72	137.89	741.60	740.30	0.94	18	7.26	742.63 j	0.012	11.05	65%	7.15	4.81	HDPE
CB-28	758.41	CB-27	747.22	165.26	750.25	739.20	6.69	30	7.26	752.26 j	0.013	106.05	33%	34.93	7.68	RCP
CB-28A	758.41	CB-28	758.41	25.00	751.70	751.50	0.80	15	7.26	752.25 j	0.013	5.78	33%	1.92	2.48	RCP
JB-28B	758.91	CB-28A	758.41	15.00	754.65	754.30	2.33	15	0.00	754.99	0.013	9.86	8%	0.75	4.73	RCP
DI-28C	758.60	JB-28B	758.91	125.00	755.70	754.90	0.64	12	7.26	756.08	0.012	3.09	27%	0.82	3.32	HDPE
CB-29	764.65	CB-28	758.41	328.05	754.50	750.25	1.30	30	7.26	756.46 j	0.013	46.68	71%	33.31	7.89	RCP
JB-29A	765.16	CB-29	764.65	15.00	760.50	760.30	1.33	15	0.00	761.03	0.013	7.46	24%	1.79	4.99	RCP
DI-29B	765.50	JB-29A	765.16	123.00	762.00	760.75	1.02	12	7.26	762.58	0.012	3.89	48%	1.86	4.90	HDPE
CB-30	763.67	CB-29	764.65	68.45	756.45	755.00	2.12	24	7.26	758.33	0.013	32.92	94%	31.10	11.92	RCP
DCB-30A	763.67	CB-30	763.67	25.00	757.50	757.20	1.20	15	7.26	758.48	0.013	7.07	83%	5.87	5.04	RCP
JB-30B	764.18	DCB-30A	763.67	15.00	757.90	757.50	2.67	15	0.00	758.55 j	0.013	10.55	25%	2.63	2.55	RCP
DI-30C	761.80	JB-30B	764.18	124.99	759.00	758.15	0.68	12	7.26	759.71	0.012	3.18	85%	2.70	4.55	HDPE
CB-31	765.63	CB-30	763.67	86.57	757.80	756.45	1.56	24	7.26	759.56 j	0.013	28.24	89%	25.00	8.16	RCP
CB-32	769.82	CB-31	765.63	79.40	762.15	757.80	5.48	24	7.26	763.91 j	0.013	52.94	47%	24.79	8.47	RCP
CB-32A	769.82	CB-32	769.82	25.00	763.10	762.90	0.80	15	7.26	763.85	0.013	5.78	59%	3.43	3.25	RCP
JB-32B	770.79	CB-32A	769.82	17.69	765.85	765.50	1.98	15	0.00	766.32	0.013	9.08	16%	1.43	5.40	RCP
DI-32C	771.70	JB-32B	770.79	125.00	768.80	767.50	1.04	12	7.26	769.32	0.012	3.93	38%	1.50	4.67	HDPE
MH-33	776.41	CB-32	769.82	134.24	765.80	762.15	2.72	24	0.00	767.44 j	0.013	37.30	56%	20.88	7.15	RCP
CB-33A	777.61	MH-33	776.41	32.22	771.80	771.30	1.55	15	7.26	772.39	0.013	8.04	27%	2.18	5.57	RCP
CB-33B	778.77	CB-33A	777.61	34.23	772.10	771.80	0.88	15	7.26	772.48 j	0.013	6.05	16%	0.96	1.69	RCP
CB-34	778.70	MH-33	776.41	72.78	767.20	765.80	1.92	24	7.26	768.77 j	0.013	31.37	61%	19.16	6.96	RCP
CB-35	777.62	CB-35A	777.70	25.00	769.95	769.70	1.00	24	7.26	771.47 j	0.013	22.62	79%	17.85	6.73	RCP
CB-35A	777.70	CB-34	778.70	262.71	769.70	767.20	0.95	24	7.26	771.27	0.013	22.06	87%	19.20	7.24	RCP
CB-35B	777.70	CB-35	777.62	25.00	770.80	770.45	1.39	18	7.26	772.08	0.013	12.37	91%	11.24	7.93	RCP
DCB-35C	777.62	CB-35	777.62	25.00	770.90	770.70	0.80	15	7.26	771.81	0.013	5.78	88%	5.09	5.31	RCP
JB-35D	778.12	DCB-35C	777.62	15.00	772.55	772.40	1.00	15	0.00	773.06	0.013	6.46	25%	1.63	4.38	RCP
DI-35E	776.60	JB-35D	778.12	125.00	773.60	772.80	0.64	12	7.26	774.15	0.012	3.09	55%	1.70	4.02	HDPE
DI-35F	776.70	CB-35	777.62	25.50	773.20	772.90	1.18	15	7.26	773.79	0.013	7.00	31%	2.19	5.04	RCP
MH-36	780.05	CB-35B	777.70	111.16	773.60	770.80	2.52	18	0.00	774.84 j	0.013	16.67	63%	10.50	6.53	RCP
CB-36A	780.61	MH-36	780.05	42.46	774.10	773.85	0.59	15	7.26	774.72	0.013	4.95	49%	2.43	2.32	RCP
CB-36B	780.61	CB-36A	780.61	25.00	774.25	774.10	0.60	15	7.26	774.70	0.013	5.00	26%	1.29	2.12	RCP
CB-37	781.75	MH-36	780.05	46.87	775.15	773.85	2.77	15	7.26	776.28	0.013	10.75	78%	8.38	8.01	RCP
CB-37A	781.75	CB-37	781.75	24.99	775.30	775.15	0.60	15	7.26	776.31	0.013	5.00	60%	2.99	2.56	RCP
JB-37B	781.71	CB-37A	781.75	21.25	777.30	777.10	0.94	15	0.00	777.71	0.013	6.27	18%	1.10	3.84	RCP
DI-37C	782.70	JB-37B	781.71	125.00	779.80	778.55	1.00	12	7.26	780.26	0.012	3.86	30%	1.17	4.30	HDPE
DI-37D	780.00	CB-37	781.75	27.90	776.40	775.15	4.48	15	7.26	776.92 j	0.013	13.67	13%	1.72	1.47	RCP
CB-38	790.44	CB-37	781.75	236.86	783.70	775.15	3.61	15	7.26	784.41 j	0.013	12.27	25%	3.08	2.64	RCP
CB-38A	790.44	CB-38	790.44	25.00	784.10	783.70	1.60	15	7.26	784.71 j	0.013	8.17	29%	2.35	3.29	RCP
JB-38B	790.95	CB-38A	790.44	15.00	784.26	784.10	1.06	15	0.00	784.72 j	0.013	6.65	20%	1.35	2.25	RCP
DI-38C	788.40	JB-38B	790.95	129.00	785.56	784.53	0.80	12	7.26	786.06	0.012	3.44	41%	1.42	4.17	HDPE
Shookstown Drive																
CB-39	752.99	MH-13	752.10	37.50	745.90	744.50	3.73	18	7.26	747.31	0.013	20.29	75%	15.23	9.80	RCP
CB-39A	752.99	CB-39	752.99	25.00	746.30	746.15	0.60	15	7.26	746.87	0.013	5.00	41%	2.04	1.72	RCP
CB-40	763.69	CB-39	752.99	217.00	756.75	746.15	4.88	15	7.26	757.96	0.013	14.27	82%	11.69	9.85	RCP
CB-40A	763.69	CB-40	763.69	25.00	756.90	756.70	0.80	15	7.26	757.98	0.013	5.78	39%	2.27	1.85	RCP
JB-40B	764.19	CB-40	763.69	15.00	759.15	759.00	1.00	15	0.00	759.76	0.013	6.46	37%	2.36	4.85	RCP
DI-40C	763.80	JB-40B	764.19	124.00	760.60	759.40	0.97	12	7.26	761.27	0.012	3.80	64%	2.43	5.13	HDPE
CB-41	774.93	CB-40	763.69	228.00	768.10	756.75	4.98	15	7.26	769.05 j	0.013	14.41	38%	5.47	4.50	RCP
CB-41A	774.93	CB-41	774.93	25.00	769.23	769.10	0.51	15	7.26	769.76 j	0.013	4.63	38%	1.75	3.51	RCP
JB-41B	775.43	CB-41	774.93	15.00	770.45	770.30	1.00	15	0.00	771.03	0.013	6.46	33%	2.10	4.70	RCP
DI-41C	775.10	JB-41B	775.43	124.54	772.50	771.70	0.64	12	7.26	773.13	0.012	3.09	70%	2.17	4.26	HDPE
Courtney Creek Drive																
CB-42	761.29	MH-17	760.35	39.24	754.00	753.20	2.04	18	7.26	755.35	0.013	14.99	86%	12.87	7.84	RCP
CB-42A	761.29	CB-42	761.29	25.00	754.45	754.25	0.80	15	7.26	755.03	0.013	5.78	37%	2.14	1.87	RCP
CB-43	771.75	CB-42	761.29	215.26	764.75	754.25	4.88	15	7.26	765.91	0.013	14.26	64%	9.08	7.96	RCP
CB-43A	771.75	CB-43	771.75	25.00	764.90	764.70	0.80	15	7.26	765.57	0.013	5.78	48%	2.77	2.28	RCP
JB-43B	772.26	CB-43	771.75	15.00	767.15	767.00	1.00	15	0.00	767.92	0.013	6.46	57%	3.68	5.43	RCP
DI-43C	771.80	JB-43B	772.26	123.50	768.60	767.40	0.97	12	7.26	769.42	0.012	3.80	99%	3.75	5.52	HDPE
Rosalyn Drive																
CB-44	768.98	MH-22	768.15	36.50	761.80	760.10	4.66	18	7.26	763.24 j	0.013	22.66	76%	17.24	9.76	RCP
CB-44A	768.98	CB-44	768.98	25.00	762.35	762.05	1.20	15	7.26	762.71	0.013	7.07	12%	0.84	0.70	RCP
CB-45	772.70	CB-44	768.98	96.85	765.40	761.80	3.72	18	7.26	766.82 j	0.013	20.25	78%	15.71	9.01	RCP
CB-45A	772.70	CB-45	772.70	25.00	765.90	765.65	1.00	15	7.26	766.69	0.013	6.46	59%	3.80	3.19	RCP
JB-45B	772.02	CB-45A	772.70	34.31	767.05	766.70	1.02	15	0.00	767.60	0.013	6.52	29%	1.89	4.60	RCP
DI-45C	771.80	JB-45B	772.02	123.49	768.60	767.30	1.05	12	7.26	769.20	0.012	3.96	49%	1.96	5.03	HDPE
JB-45D	773.20	CB-45	772.70	15.00	768.20	768.00	1.33	15	0.00	768.65	0.013	7.46	18%	1.31	4.57	RCP
DI-45E	773.00	JB-45D	773.20	123.50	769.70	768.45	1.01	12	7.26	770.20	0.012	3.88	36%	1.38	4.52	HDPE
CB-46	780.27	CB-45	772.70	197.15	772.90	765.40	3.80	18	7.26	774.07 j	0.013	20.48	45%	9.17	5.30	RCP
CB-46A	780.27	CB-46	780.27	25.01	773.40	773.15	1.00	15	7.26	774.28 j	0.013	6.46	73%	4.71	4.87	RCP
JB-46B	780.77	CB-46A	780.27	15.00	775.80	775.60	1.33	15	0.00	776.37	0.013	7.46	28%	2.07	5.19	RCP
DI-46C	780.40	JB-46B	780.77	123.50	777.20	776.05	0.93	12	7.26	777.82	0.012	3.72	58%	2.14	4.90	HDPE
CB-47	781.34	CB-46	780.27	27.85	774.20	773.15	3.77	15	7.26	775.03 j	0.013	12.54	34%	4.23	4.37	RCP
JB-47A	781.84	CB-47	781.34	15.00	776.90	776.70	1.33	15	0.00	777.45	0.013	7.46	25%	1.89	5.07	RCP
DI-47B	781.60	JB-47A	781.84	123.50	778.50	777.15	1.09	12	7.26	779.10	0.012	4.03	49%	1.97	5.10	HDPE
Rear Lot Drainage																
DI-48A	733.60	FES-48	N/A	37.56	729.70	726.00	9.85	12	7.26	730.10	0.012	12.11	8%	0.91	8.81	HDPE

NOTE: j-LINE CONTAINS HYDRAULIC JUMP



PROFILE VIEW - PUBLIC STORM DRAINAGE OUTFALL

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.

2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CITY OF KANNAPOLIS.

Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
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landscape architecture I planning I civil engineering

REO Funding Solutions III, LLC
P.O. Box 56607
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REVISIONS

NO.	DATE	DESCRIPTION
1	01.16.19	Revised per City Comments
2	05.24.19	Revised per City Comments

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BLOC DESIGN, PLLC PROFESSIONAL LIMITED LIABILITY COMPANY P-1007 C-390 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 35711 ENGINEER DAVID S. KLAUSMAN 5/24/19

ISSUED FOR CONSTRUCTION
MANAGING PARTNER (PE): ________ DATE: ________
MANAGING PARTNER (LA): ________ DATE: ________
CIVIL ENGINEER/DESIGNER: ________ DATE: ________
LANDS. ARCHITECT/DESIGNER: ________ DATE: ________

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH TRUE NORTH
N

DATE: 10/26/18	MPIC: WLL
DRAWN BY: NTV	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: N.T.S.	
TITLE: STORM DRAINAGE CHART	
SHEET NO.: CG-105	

REFER TO G-100 FOR GRADING AND DRAINAGE NOTES.

REFER TO CG-100 FOR VICINITY MAP, NC ONE CALL AND SHEET LEGEND.

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Atlanta, GA 30309

REVISIONS

NO.	DATE	DESCRIPTION
1	01.16.19	Revised per City Comments
2	05.24.19	Revised per City Comments

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35711
DAVID S. KLINGMAN
5/24/19

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MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N
TRUE NORTH N

SCALE: 1"= 50'
0 25' 50' 100'

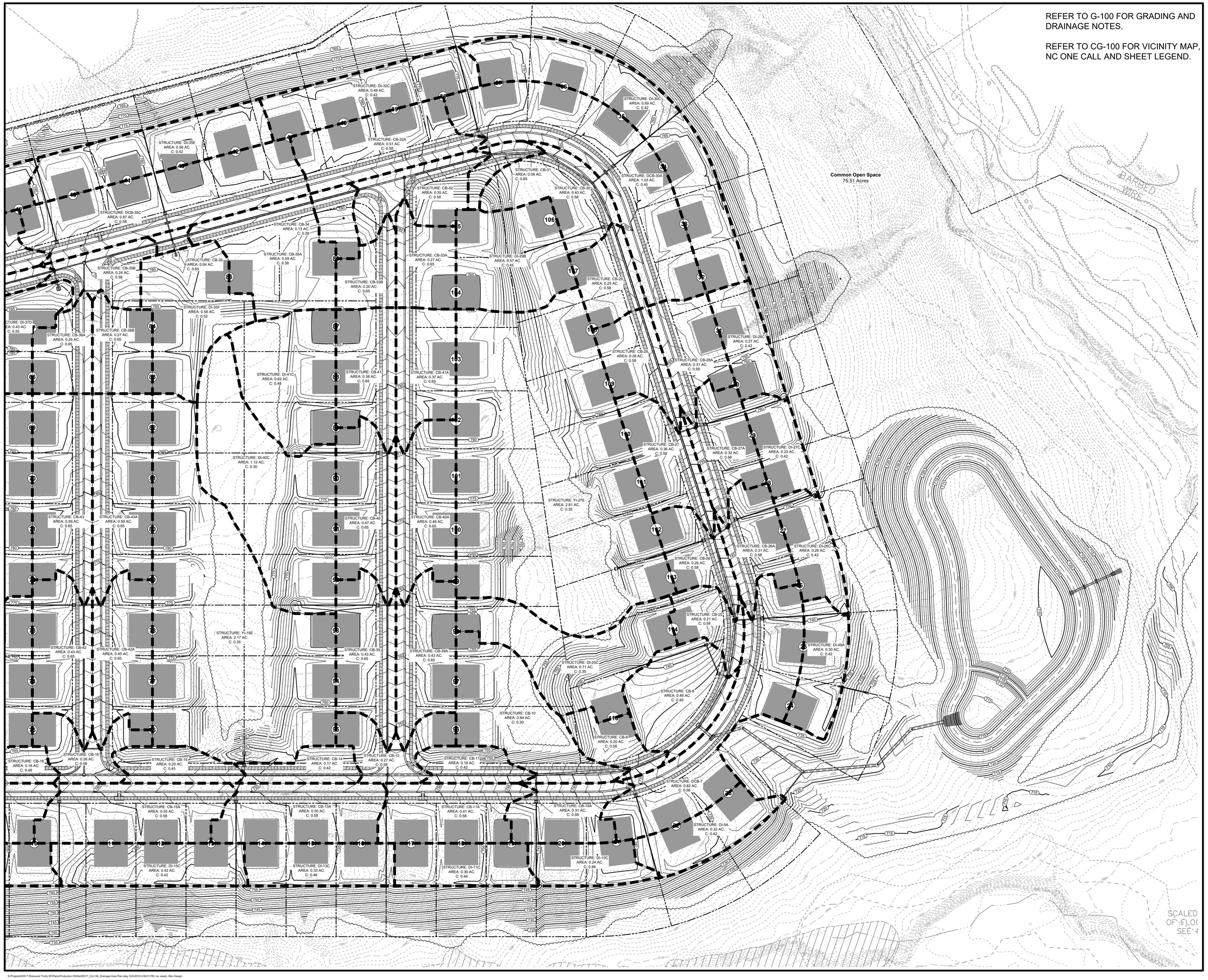
DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 50'	

TITLE:
STORM DRAINAGE AREA PLAN - WEST

SHEET NO.:
CG-106

REFER TO G-100 FOR GRADING AND DRAINAGE NOTES.

REFER TO CG-100 FOR VICINITY MAP, NC ONE CALL AND SHEET LEGEND.



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CIVIL ENGINEER/DESIGNER:	DATE:
LANDS. ARCHITECT/DESIGNER:	DATE:

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N
TRUE NORTH N

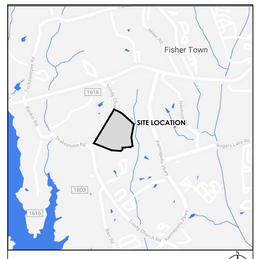
SCALE: 1"= 50'
0 25' 50' 100'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
STORM DRAINAGE AREA PLAN - EAST

SHEET NO.:
CG-107

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CG-106_Drainage Area Plan.dwg, 5/23/2019 4:58:31 PM, nic vesely, Bloc Design



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

PHOTOGRAMMETIC SURVEY DATED MARCH 26, 2018 PROVIDED BY AVIOIMAGE, PHONE: 704-573-7080. PLANIMETIC SURVEY DATED MARCH 9, 2018 PROVIDED BY CESI GROUP, PHONE: 704-786-5404

LEGEND

SYMBOL		DETAIL
	PRE-DEVELOPMENT DRAINAGE AREA	-/-
	TIME OF CONCENTRATION	-/-
	SOILS BOUNDARY (BASED ON WEB SOIL SURVEY WEBSITE)	-/-

PRE-DEVELOPMENT SUMMARY:

DRAINAGE AREA
WOODED = 49.32 ACRES

TRINITY CHURCH ROAD = 0.27 ACRES
GRASS / LANDSCAPE = 0.41 ACRES

TOTAL AREA = 50.00 ACRES

PRE-DEVELOPMENT TIME OF CONCENTRATION: 78.4 MINUTES

SOIL TYPES IN DRAINAGE AREA:
CcD2 - HYDROLOGIC SOIL GROUB 'B'
CcB2 - HYDROLOGIC SOIL GROUP 'B'
CuB2 - HYDROLOGIC SOIL GROUP 'B'
EnD - HYDROLOGIC SOIL GROUP 'B'
ChA - HYDROLOGIC SOIL GROUP 'B'

RCN: WOODED (GOOD, HSG 'C') = 55
RCN: PASTURE/GRASSLAND (GOOD, HSG 'C') = 61
PAVED PAVEMENT (GOOD, HSG 'HB') = 98
WEIGHTED RCN: 58

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CITY OF KANNAPOLIS.

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LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
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PLAN NORTH TRUE NORTH

SCALE: 1"= 100'
0 50' 100' 200'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 100'	
TITLE: PCO PRE-DEVELOPMENT PLAN	

SHEET NO:
CG-108

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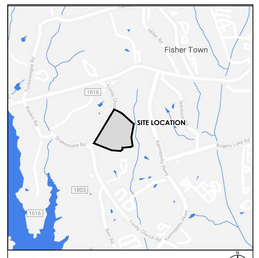

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL		DETAIL
	POST-DEVELOPMENT DRAINAGE AREA	-/-
	IMPERVIOUS AREA	-/-
	50'x70' HOUSE PAD	-/-
	GRASS/LANDSCAPE AREA	-/-

POST-DEVELOPMENT SUMMARY:

DRAINAGE AREA
INTERNAL ROADWAY / SIDEWALK = 5.55 ACRES
1/3 ACRE LOTS (115) = 39.26 ACRES
GRASS / LANDSCAPE = 3.71 ACRES

TRINITY CHURCH ROAD = 0.66 ACRES
GRASS / LANDSCAPE = 0.82 ACRES

TOTAL AREA = 50.00 ACRES

POST-DEVELOPMENT TIME OF CONCENTRATION: 5.00 MINUTES (USER DEFINED)

SOIL TYPES IN DRAINAGE AREA:
CcD2 - HYDROLOGIC SOIL GROUB 'B'
CcB2 - HYDROLOGIC SOIL GROUP 'B'
CuB2 - HYDROLOGIC SOIL GROUP 'B'
ErD - HYDROLOGIC SOIL GROUP 'B'
ChA - HYDROLOGIC SOIL GROUP 'B'

PAVED PARKING (GOOD, HSG '=B') = 98
RCN: 50-75% GRASS COVER (GOOD, HSG 'B') = 69
WEIGHTED RCN: 74

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LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N
TRUE NORTH N

SCALE: 1"= 100'
0 50' 100' 200'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: NTV	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 100'	

TITLE:
PCO POST-DEVELOPMENT PLAN

SHEET NO.:
CG-109

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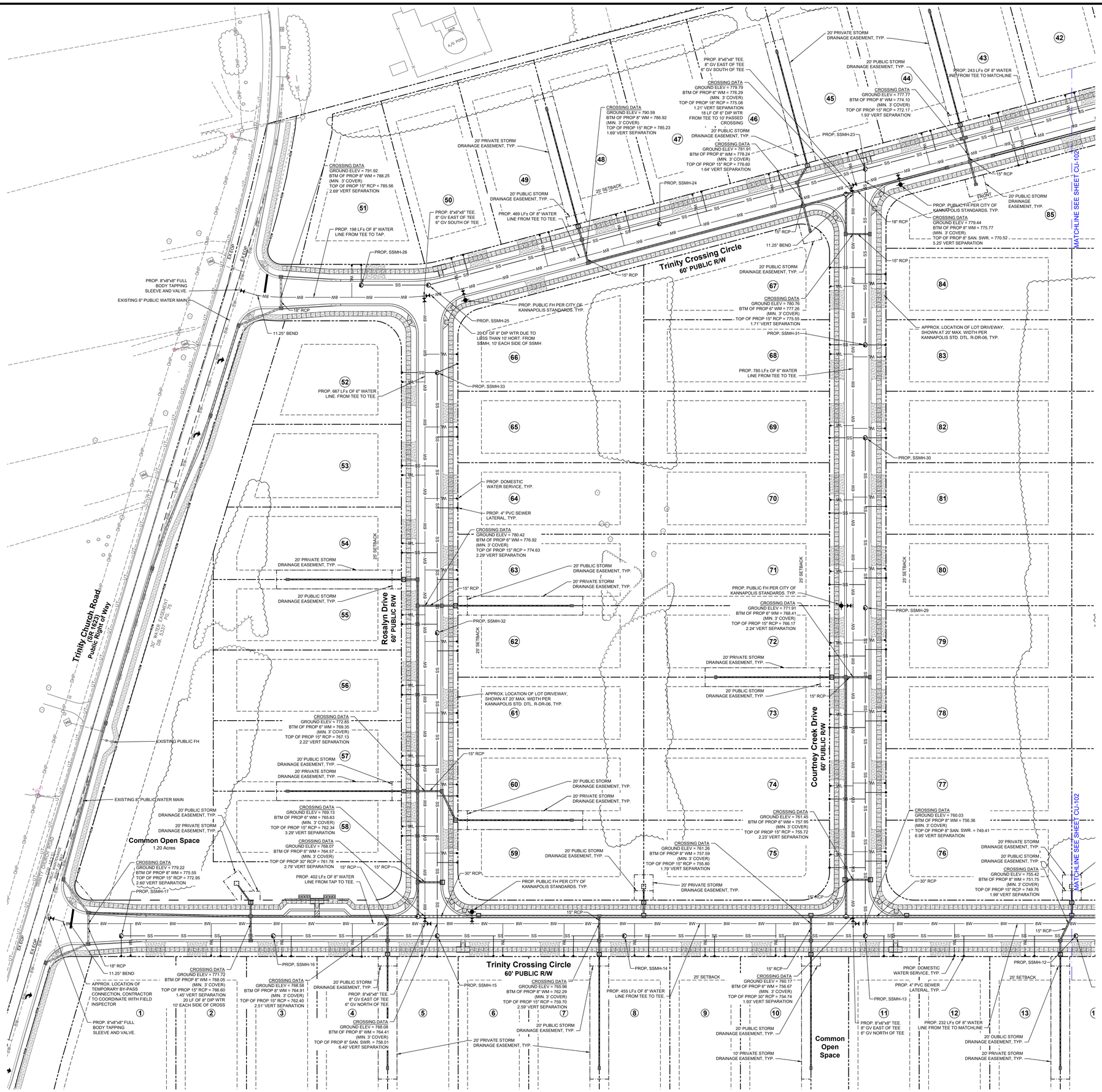

REFER TO G-100 FOR WATER DISTRIBUTION & SANITARY SEWER NOTES

LEGEND

SYMBOL		DETAIL
W	EXISTING WATER MAIN	-/-
SS	EXISTING SAN. SWR. LINE & MANHOLE	-/-
6W	PROPOSED 6" WATER LINE	-/-
8W	PROPOSED 8" WATER LINE	-/-
SS	PROPOSED SAN. SWR. LINE & MANHOLE	2,3,4/CX-204
SS	PROPOSED SAN. SWR. LATERAL & CLEAN-OUT	1/CX-202
FH	PROPOSED FIRE HYDRANT	12/CX-204
WV	PROPOSED WATER GATE VALVE (GV)	-/-
WL	PROPOSED WATER METER	2/CX-202

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CIVIL ENGINEER/DESIGNER:	DATE:
LANDS. ARCHITECT/DESIGNER:	DATE:

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N — TRUE NORTH N

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK / RBH	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
WATER DISTRIBUTION PLAN - WEST

SHEET NO.:
CU-101

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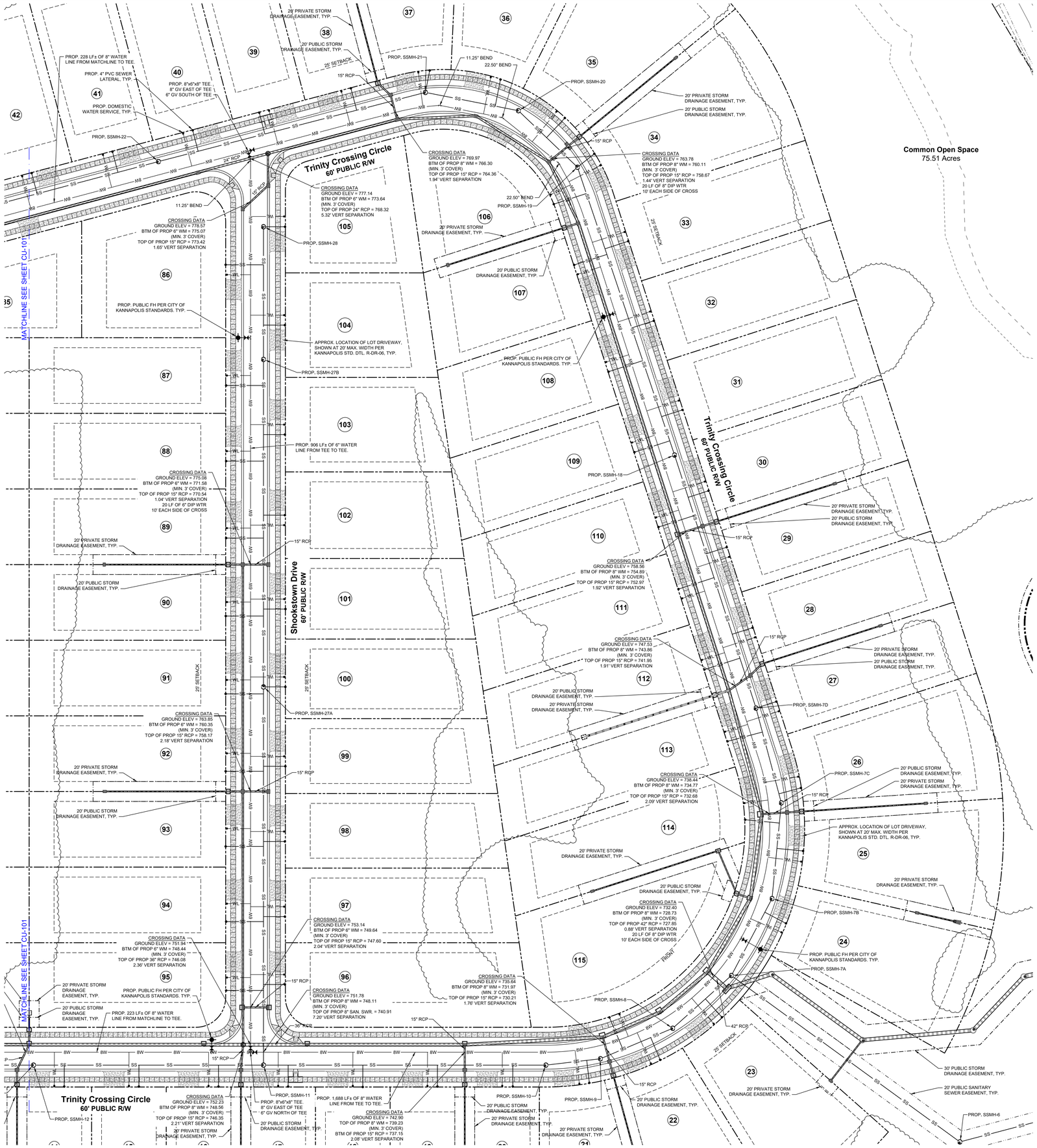
REFER TO G-100 FOR WATER DISTRIBUTION & SANITARY SEWER NOTES
REFER TO CU-101 FOR SHEET LEGEND.



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Trinity Crossing
Single Family Subdivision

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PLAN NORTH TRUE NORTH

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK / RBH	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
WATER DISTRIBUTION PLAN - EAST

SHEET NO.:
CU-102

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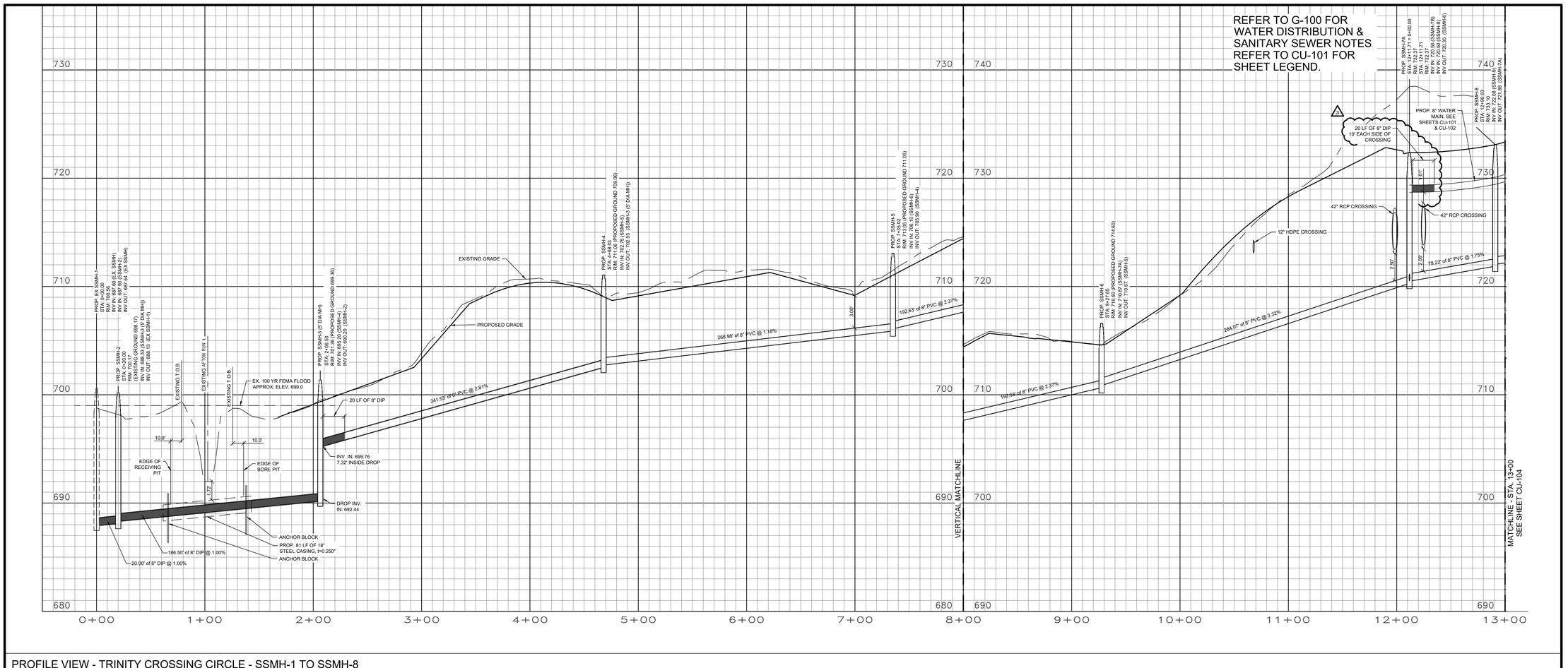
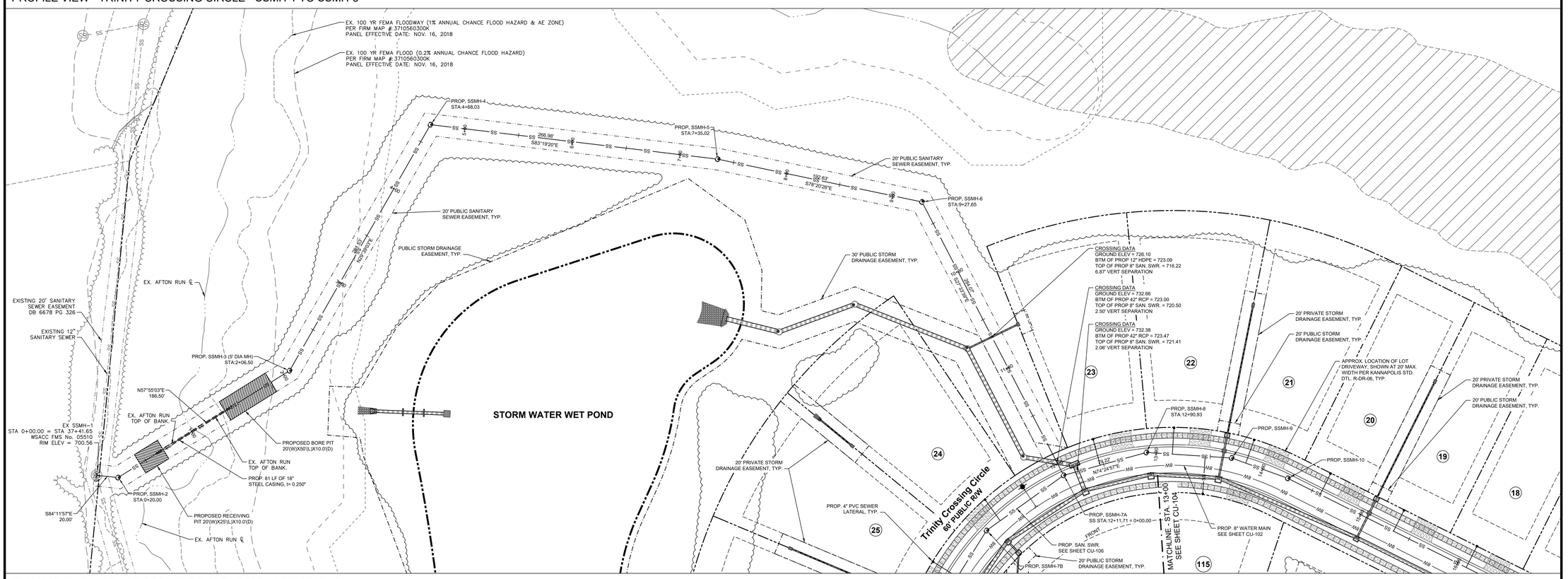


PROFILE VIEW - TRINITY CROSSING CIRCLE - SSMH-1 TO SSMH-8



PLAN VIEW - TRINITY CROSSING CIRCLE - SSMH-1 TO SSMH-8

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Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

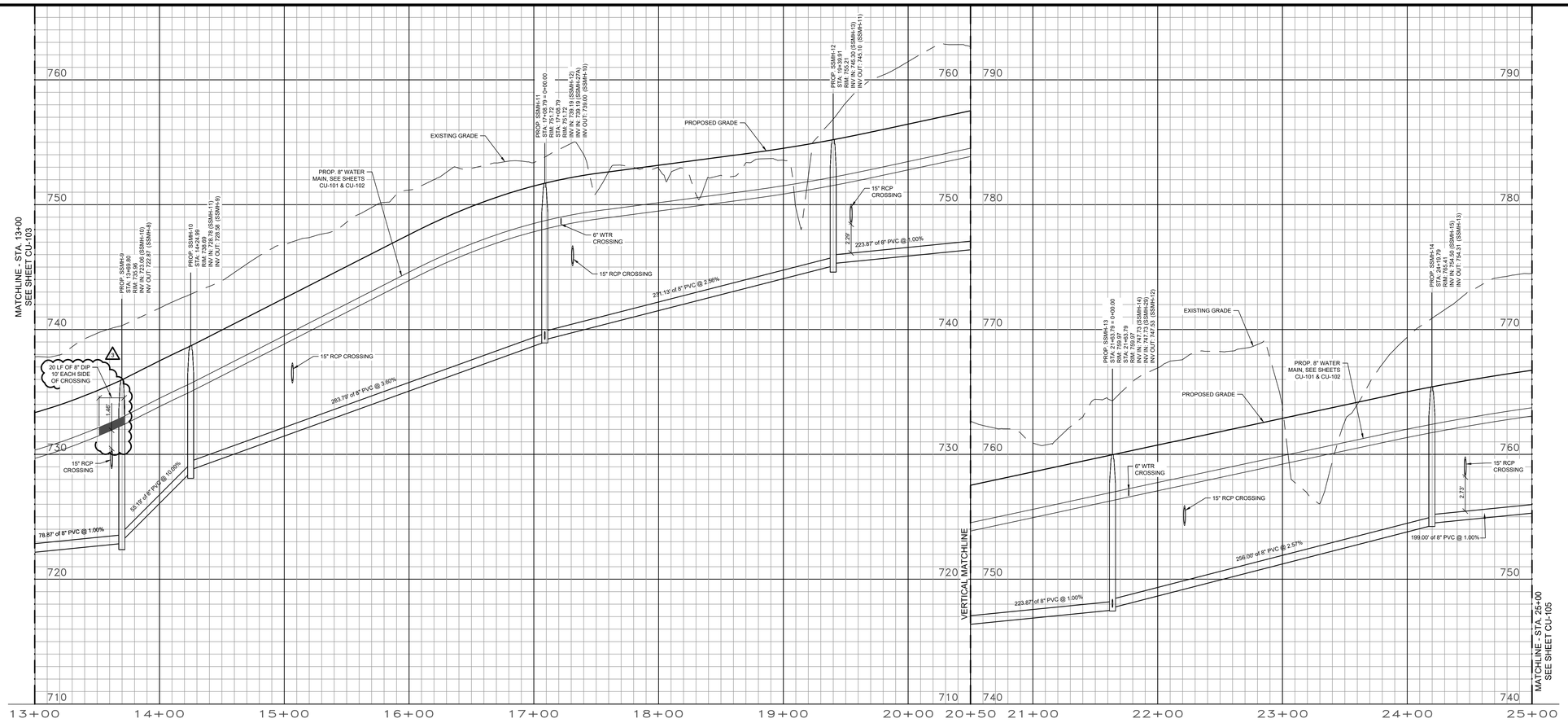
PLAN NORTH — TRUE NORTH

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK / RBH	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

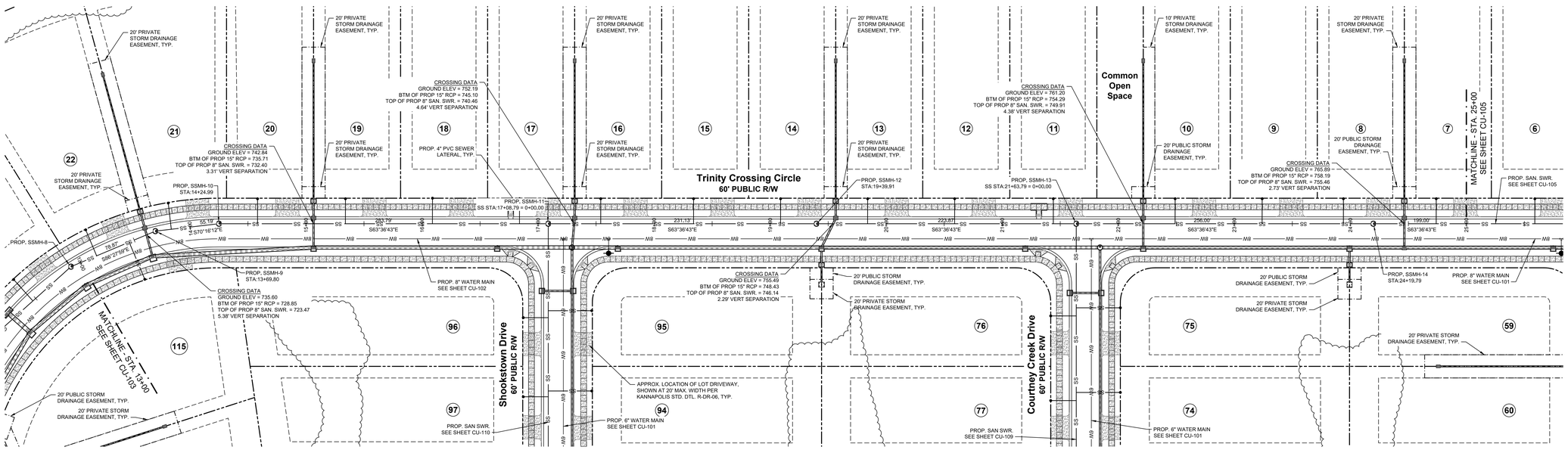
TITLE:
TRINITY CROSSING CIRCLE - SEWER PLAN AND PROFILE SSMH-1 TO SSMH-8

SHEET NO.:
CU-103



REFER TO G-100 FOR WATER DISTRIBUTION & SANITARY SEWER NOTES. REFER TO CU-101 FOR SHEET LEGEND.

PROFILE VIEW - TRINITY CROSSING CIRCLE - SSMH-9 TO SSMH-14



PLAN VIEW - TRINITY CROSSING CIRCLE - SSMH-9 TO SSMH-14

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PLAN NORTH TRUE NORTH

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK / RBH	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
TRINITY CROSSING CIRCLE - SEWER PLAN AND PROFILE SSMH-9 TO SSMH-14

SHEET NO.:
CU-104

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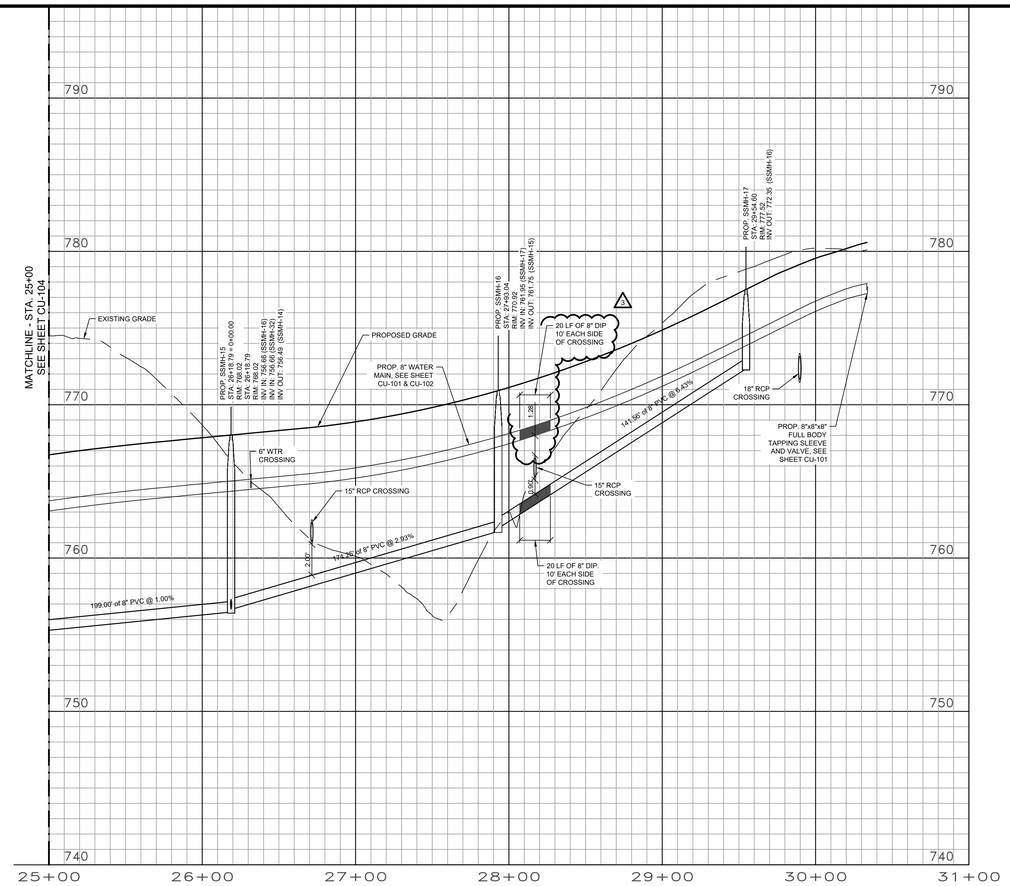
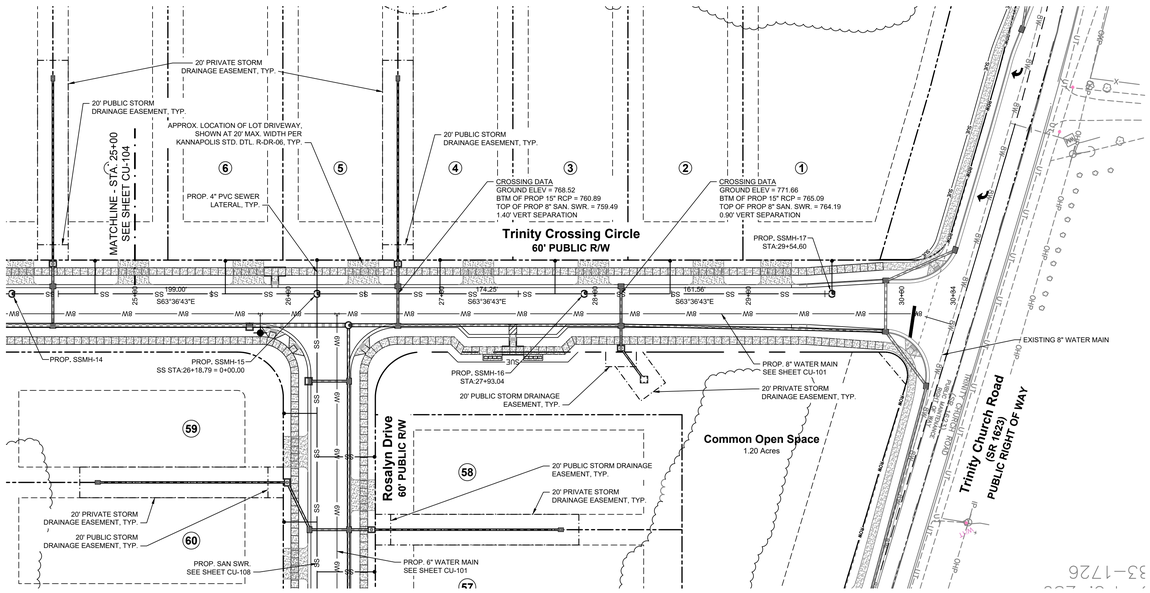


PROFILE VIEW - TRINITY CROSSING CIRCLE - SSMH-15 TO SSMH-17



PLAN VIEW - TRINITY CROSSING CIRCLE - SSMH-15 TO SSMH-17

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PLAN NORTH TRUE NORTH

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK / RBH	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
TRINITY CROSSING CIRCLE - SEWER PLAN AND PROFILE SSMH-15 TO SSMH-17

SHEET NO.:
CU-105

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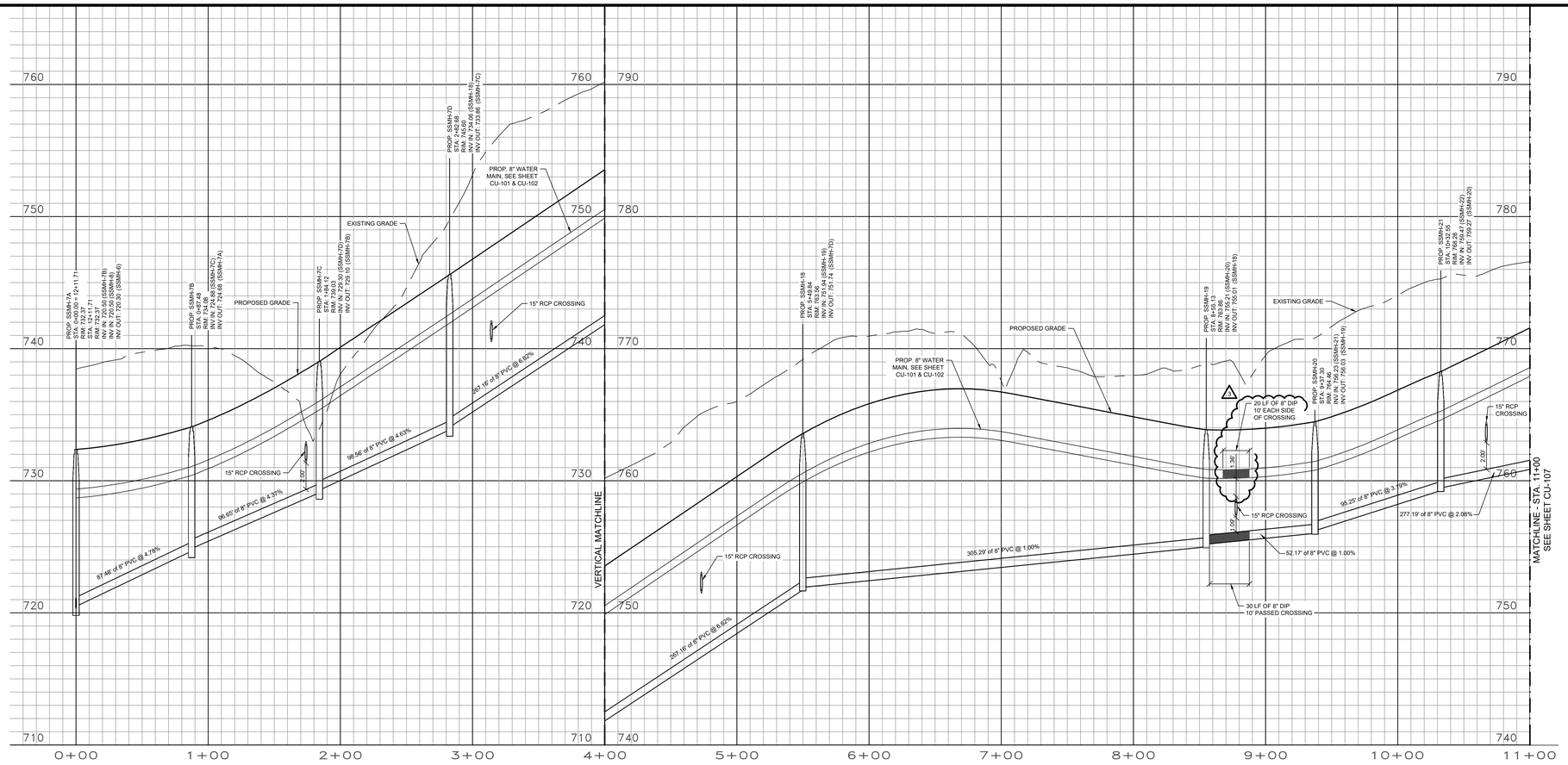
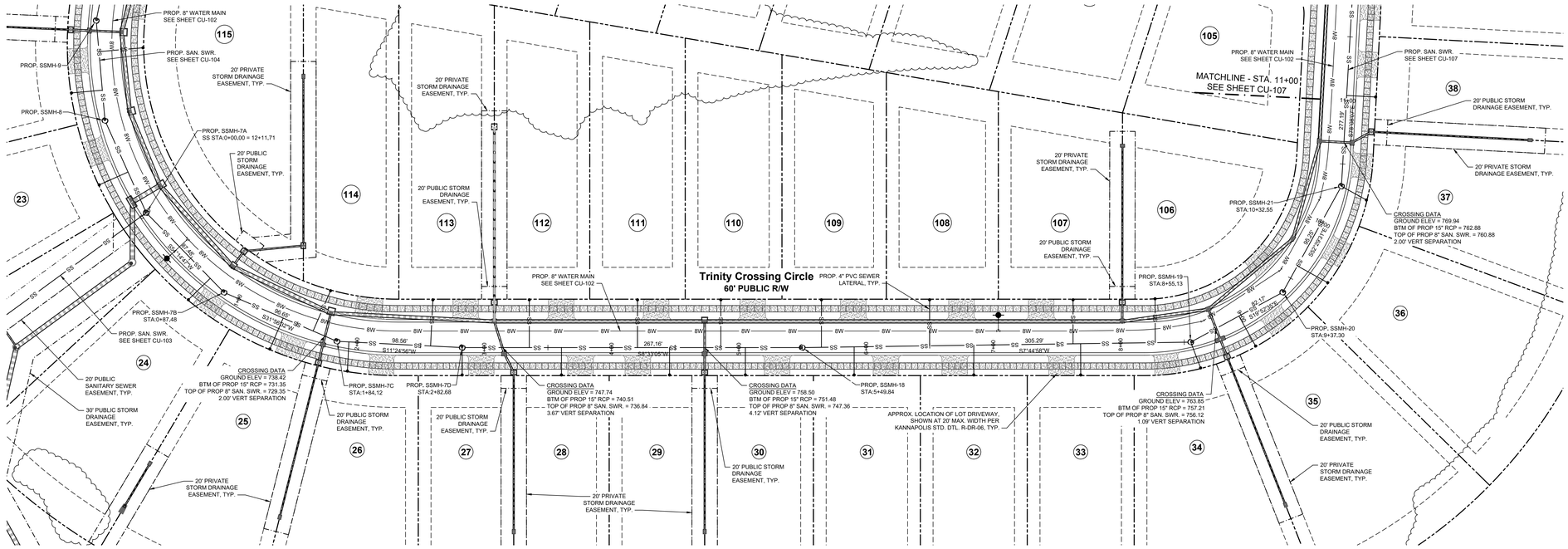
REFER TO G-100 FOR WATER DISTRIBUTION & SANITARY SEWER NOTES
REFER TO CU-101 FOR SHEET LEGEND.



PROFILE VIEW - TRINITY CROSSING CIRCLE - SSMH-7A TO SSMH-21



PLAN VIEW - TRINITY CROSSING CIRCLE - SSMH-7A TO SSMH-21

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NO.	DATE	DESCRIPTION
1	01.16.19	Revised per City Comments
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3	07.26.19	Revised per City Comments

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NORTH CAROLINA
PROFESSIONAL
SEAL
35711
ENGINEER
DAVID S. KLAUSMAN
7/26/19

ISSUED FOR CONSTRUCTION
MANAGING PARTNER (PE): _____ DATE: _____
MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N
TRUE NORTH N

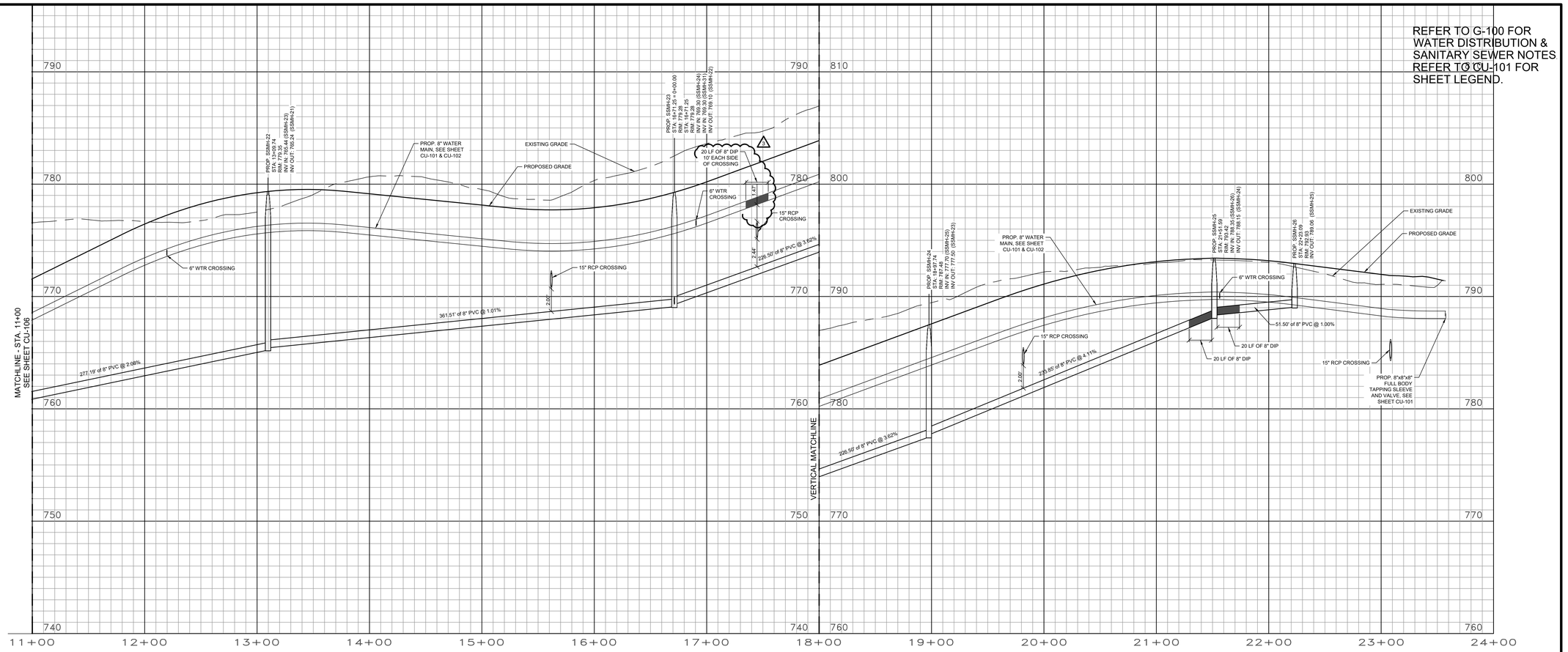
SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK / RBH	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

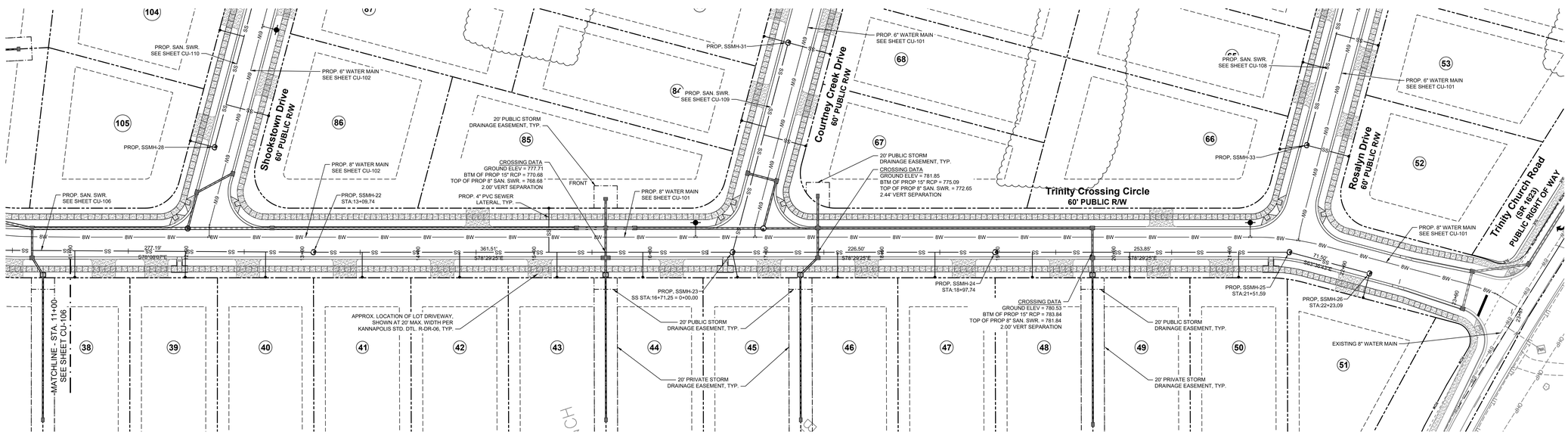
TITLE:
TRINITY CROSSING CIRCLE - SEWER PLAN AND PROFILE SSMH-7A TO SSMH-21

SHEET NO.:
CU-106

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CU-100_Water Distribution and Sanitary Sewer Plan.dwg, 7/26/2019 8:05:40 AM, nic wesely, Bloc Design



PROFILE VIEW - TRINITY CROSSING CIRCLE - SSMH-22 TO SSMH-26



PLAN VIEW - TRINITY CROSSING CIRCLE - SSMH-22 TO SSMH-26

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35711
DAVID S. KLAUSMAN
7/26/19

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MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N
TRUE NORTH N

SCALE: 1"= 40'
0 20' 40' 80'

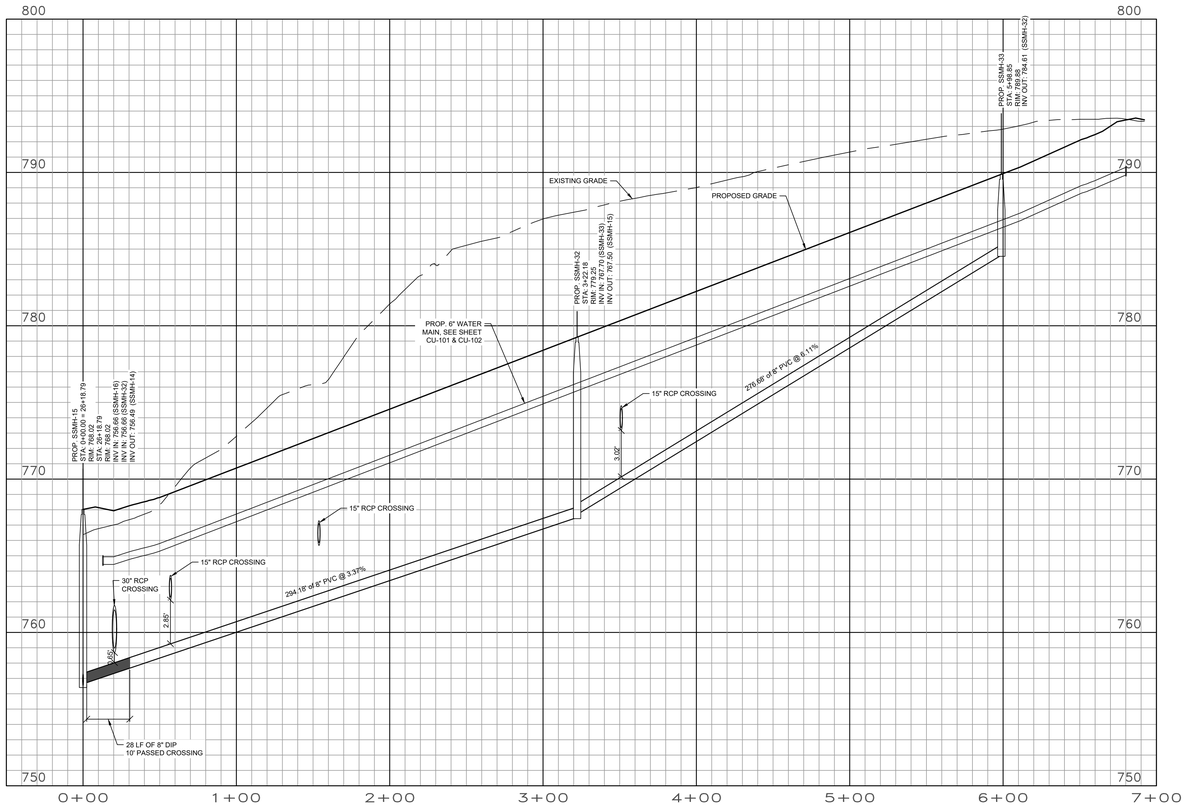
DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK / RBH	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
TRINITY CROSSING CIRCLE - SEWER PLAN AND PROFILE SSMH-22 TO SSMH-26

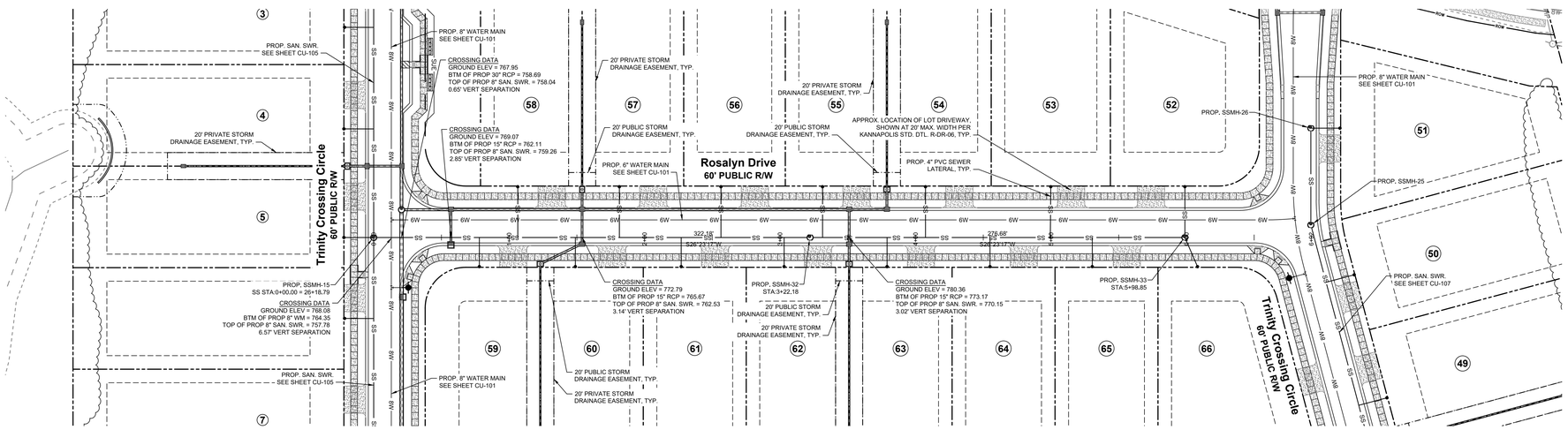
SHEET NO.:
CU-107

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CU-100_Water Distribution and Sanitary Sewer Plan.dwg, 7/26/2019 8:05:47 AM, nic vesely, Bloc Design

REFER TO G-100 FOR WATER DISTRIBUTION & SANITARY SEWER NOTES. REFER TO CU-101 FOR SHEET LEGEND.



PROFILE VIEW - ROSALYN DRIVE - SSMH-15 TO SSMH-33



PLAN VIEW - ROSALYN DRIVE - SSMH-15 TO SSMH-33

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DAVID S. KLUSMAN
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MANAGING PARTNER (PE): _____ DATE: _____
MANAGING PARTNER (LA): _____ DATE: _____
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LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N
TRUE NORTH

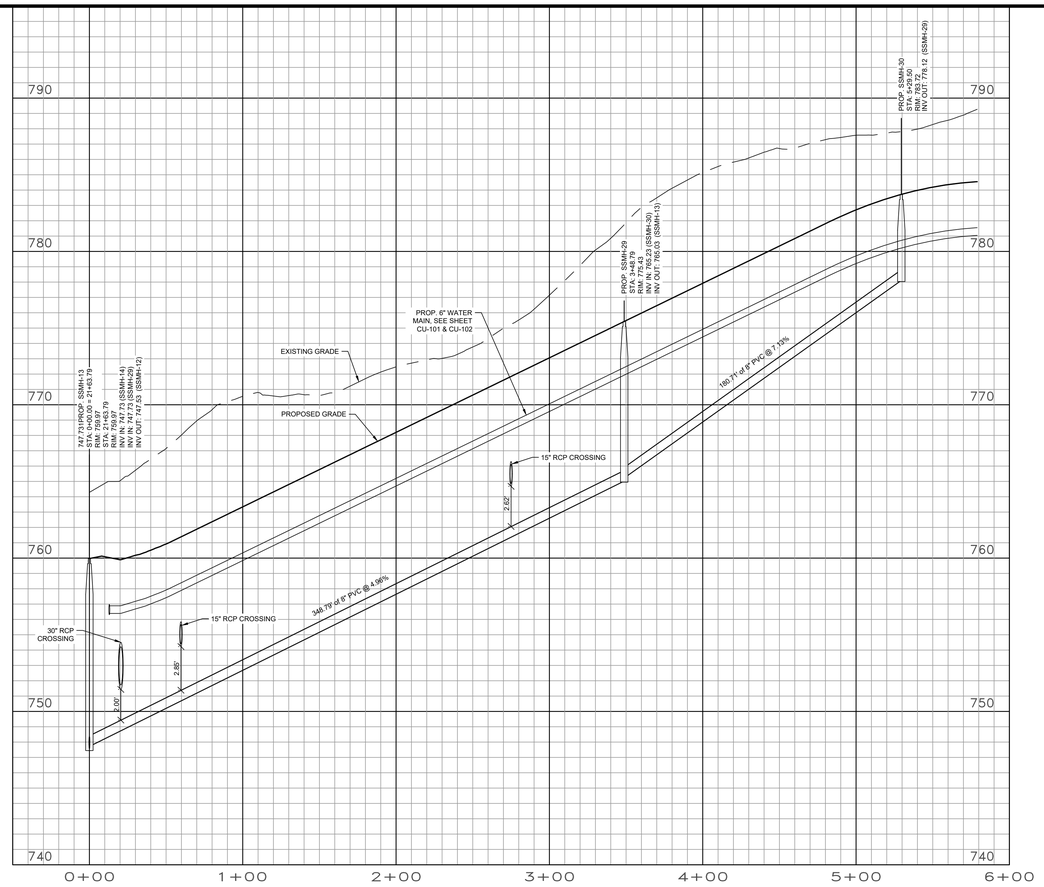
SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK / RBH	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

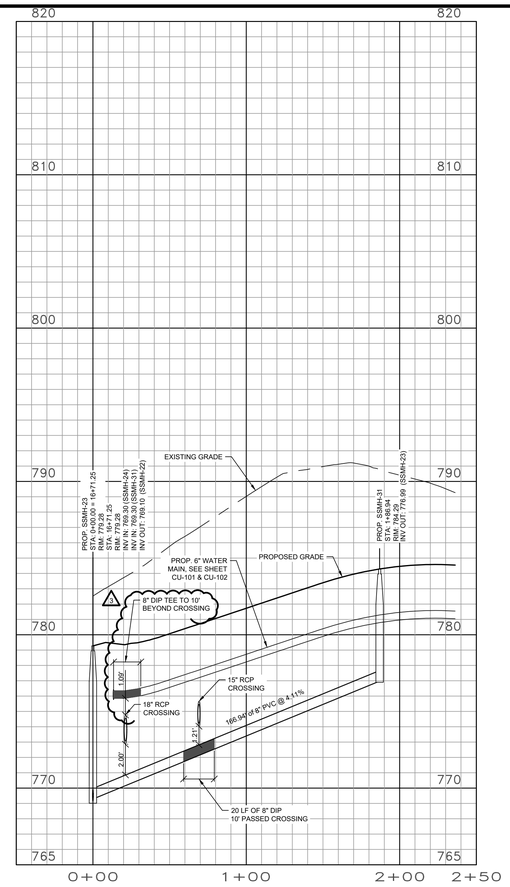
TITLE:
ROSALYN DRIVE -
SEWER PLAN AND PROFILE
SSMH-15 TO SSMH-33

SHEET NO.:
CU-108

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CU-100_Water Distribution and Sanitary Sewer Plan.dwg, 5/23/2019 4:49:56 PM, nic vesely, Bloc Design

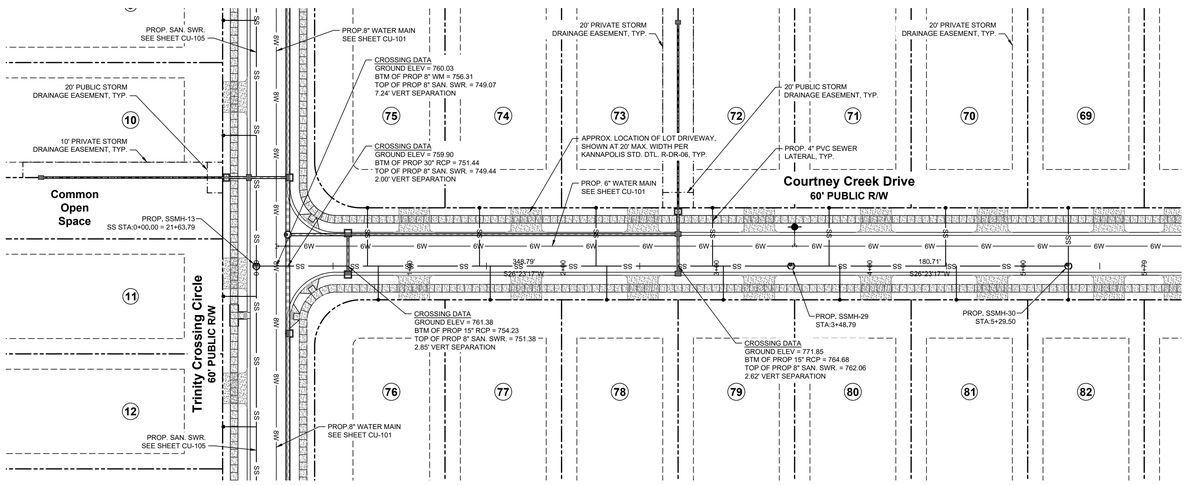


PROFILE VIEW - COURTNEY CREEK DRIVE - SSMH-13 TO SSMH-30

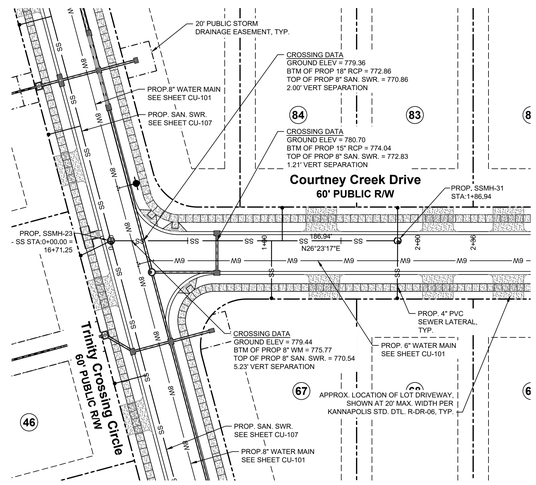


REFER TO G-100 FOR WATER DISTRIBUTION & SANITARY SEWER NOTES. REFER TO CU-101 FOR SHEET LEGEND.

PROFILE VIEW - COURTNEY CREEK DRIVE - SSMH-23 TO SSMH-31



PLAN VIEW - COURTNEY CREEK DRIVE - SSMH-13 TO SSMH-30



PLAN VIEW - COURTNEY CREEK DRIVE - SSMH-23 TO SSMH-31

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Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N TRUE NORTH

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18 | MPIC: WLL
DRAWN BY: DSK / RBH | CHECKED BY: WLL
PROJECT NUMBER: 00517.02
SCALE: 1" = 40'

TITLE:
COURTNEY CREEK DRIVE -
SEWER PLAN AND PROFILE
SSMH-13 TO SSMH-30
SSMH-23 TO SSMH-31

SHEET NO.:
CU-109

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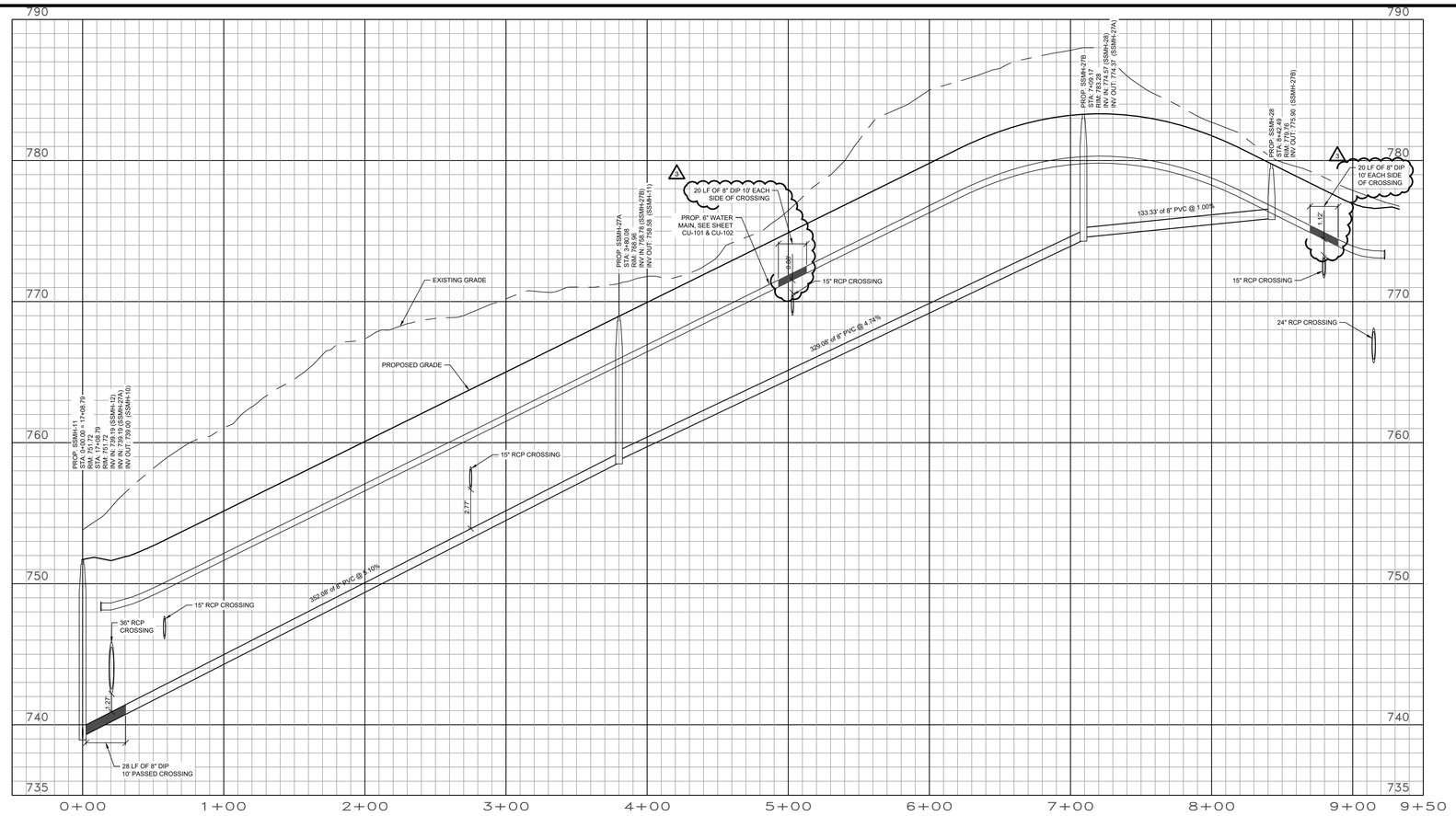
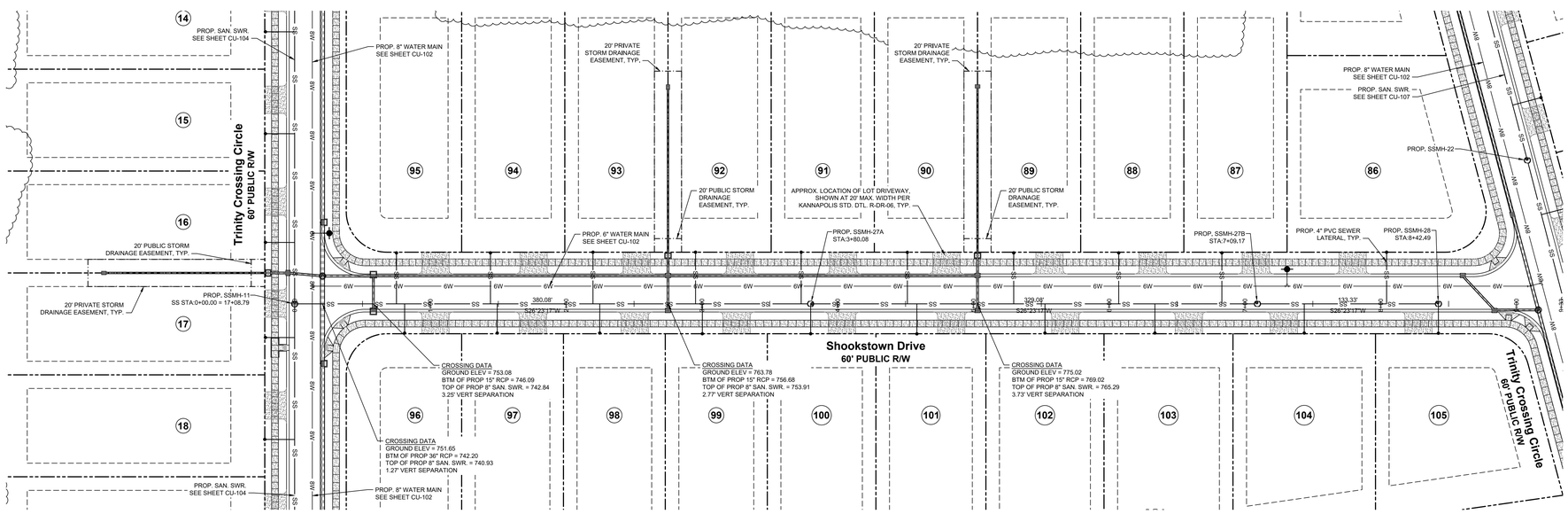
REFER TO G-100 FOR WATER DISTRIBUTION & SANITARY SEWER NOTES. REFER TO CU-101 FOR SHEET LEGEND.



PROFILE VIEW - SHOOKSTOWN DRIVE - SSMH-11 TO SSMH-28



PLAN VIEW - SHOOKSTOWN DRIVE - SSMH-11 TO SSMH-28

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CU-100_Water Distribution and Sanitary Sewer Plan.dwg, 7/26/2019 8:06:04 AM, nic vesely, Bloc Design

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DAVID S. KLAUSMAN
7/26/19

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LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

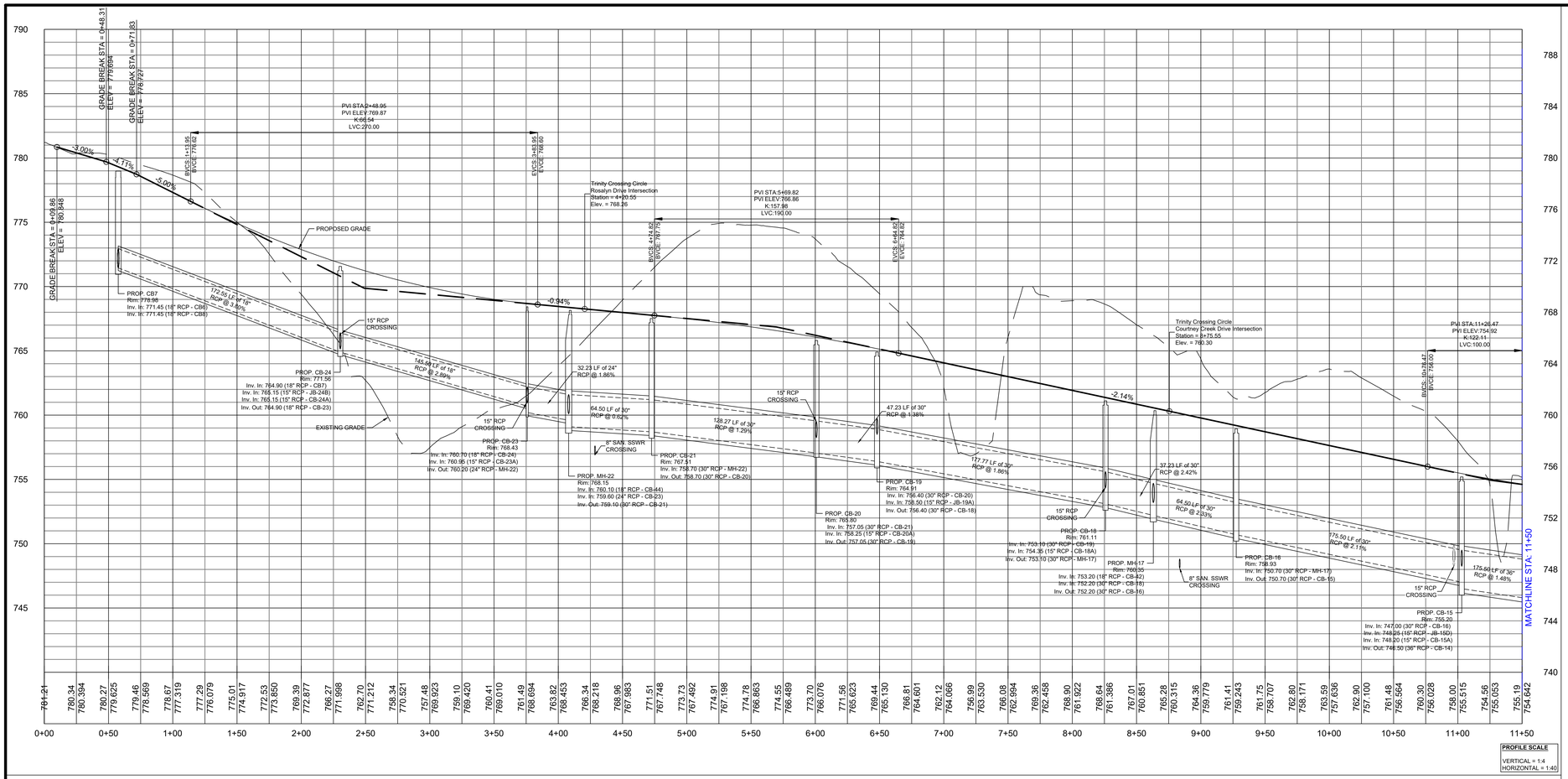
PLAN NORTH N
TRUE NORTH

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK / RBH	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

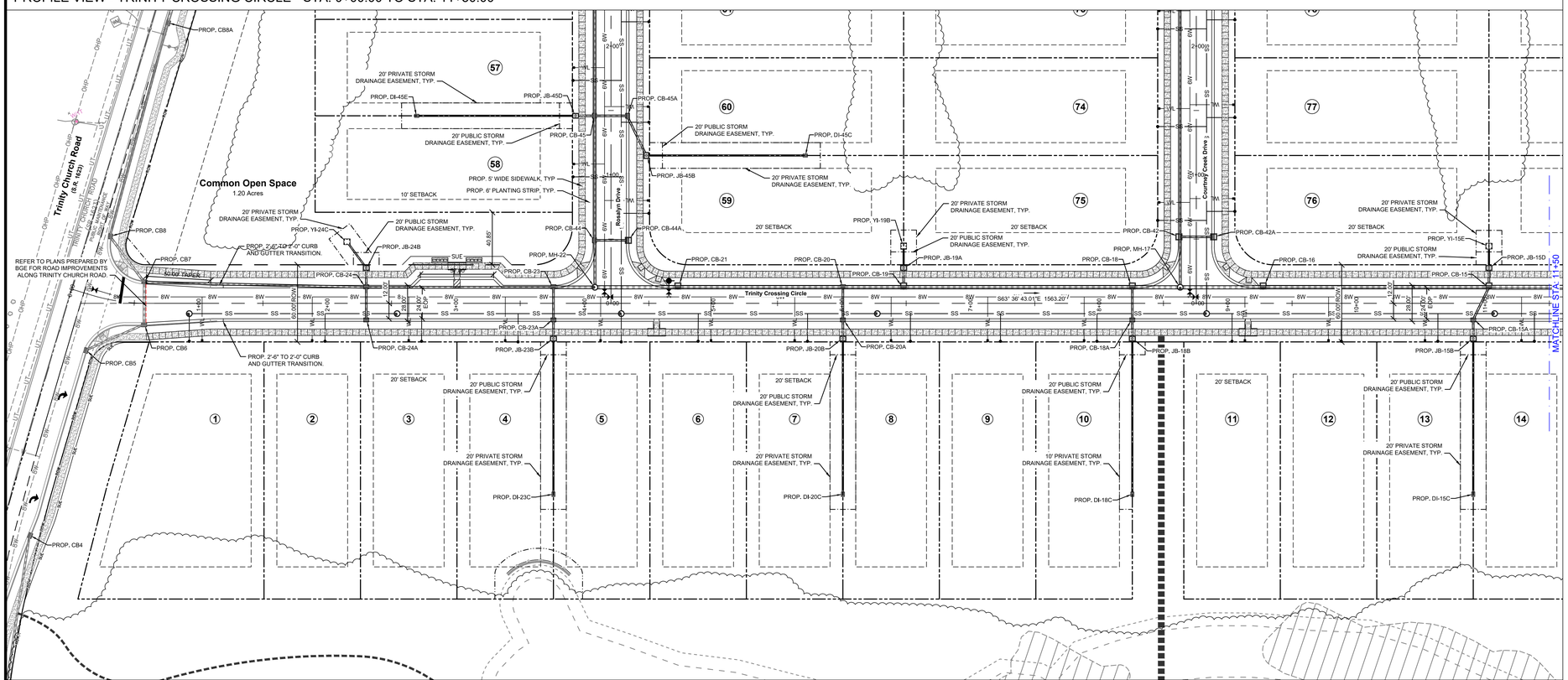
TITLE:
SHOOKSTOWN DRIVE - SEWER PLAN AND PROFILE SSMH-11 TO SSMH-28

SHEET NO.:
CU-110

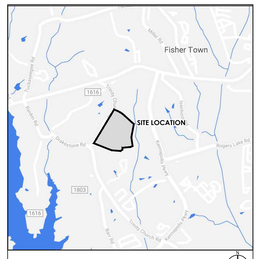


PROFILE VIEW - TRINITY CROSSING CIRCLE - STA: 0+00.00 TO STA: 11+50.00

PROFILE SCALE
VERTICAL = 1:4
HORIZONTAL = 1:40



PLAN VIEW - TRINITY CROSSING CIRCLE - STA: 0+00.00 TO STA: 11+50.00



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

PHOTOGRAMMETIC SURVEY DATED MARCH 26, 2018 PROVIDED BY AVIOIMAGE, PHONE: 704-573-7080. PLANIMETIC SURVEY DATED MARCH 9, 2018 PROVIDED BY CESI GROUP, PHONE: 704-786-5404

LEGEND

SYMBOL		DETAIL
	PROPOSED SIDEWALK	4/CX-201
	PROPOSED NCDOT CURB RAMP	11/CX-202
	PROPOSED NCDOT TYPE III RAMP	14/CX-202
	PROPOSED 2'-0" CURB & GUTTER	1/CX-201
	PROPOSED 2'-6" CURB & GUTTER	1/CX-201

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CITY OF KANNAPOLIS.

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35711
DAVID S. KINGSMAN
09/24/19

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CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH | TRUE NORTH

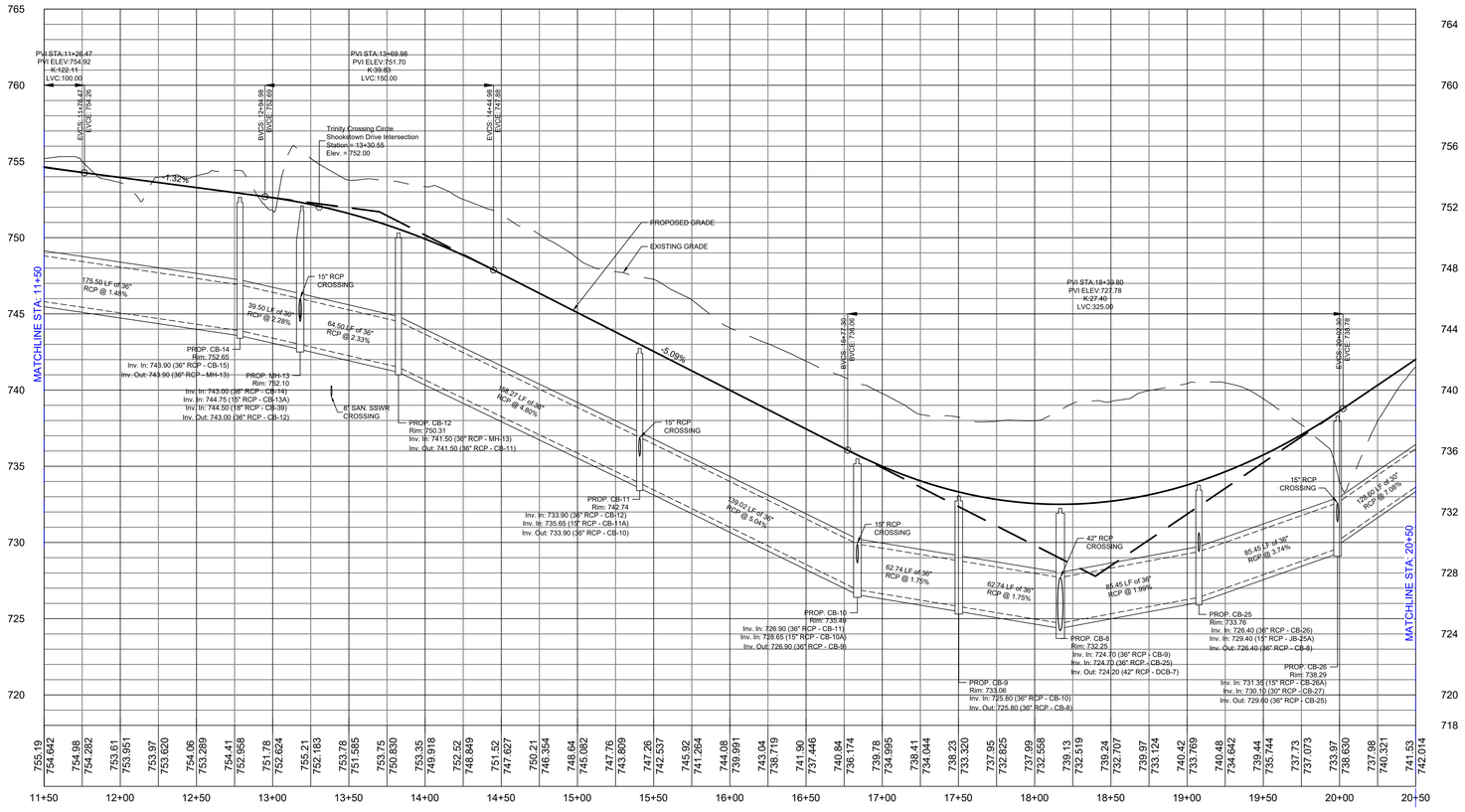
SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: NTV	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
TRINITY CROSSING CIRCLE - ROAD PLAN AND PROFILE
STA: 0+00.00 TO STA: 11+50.00

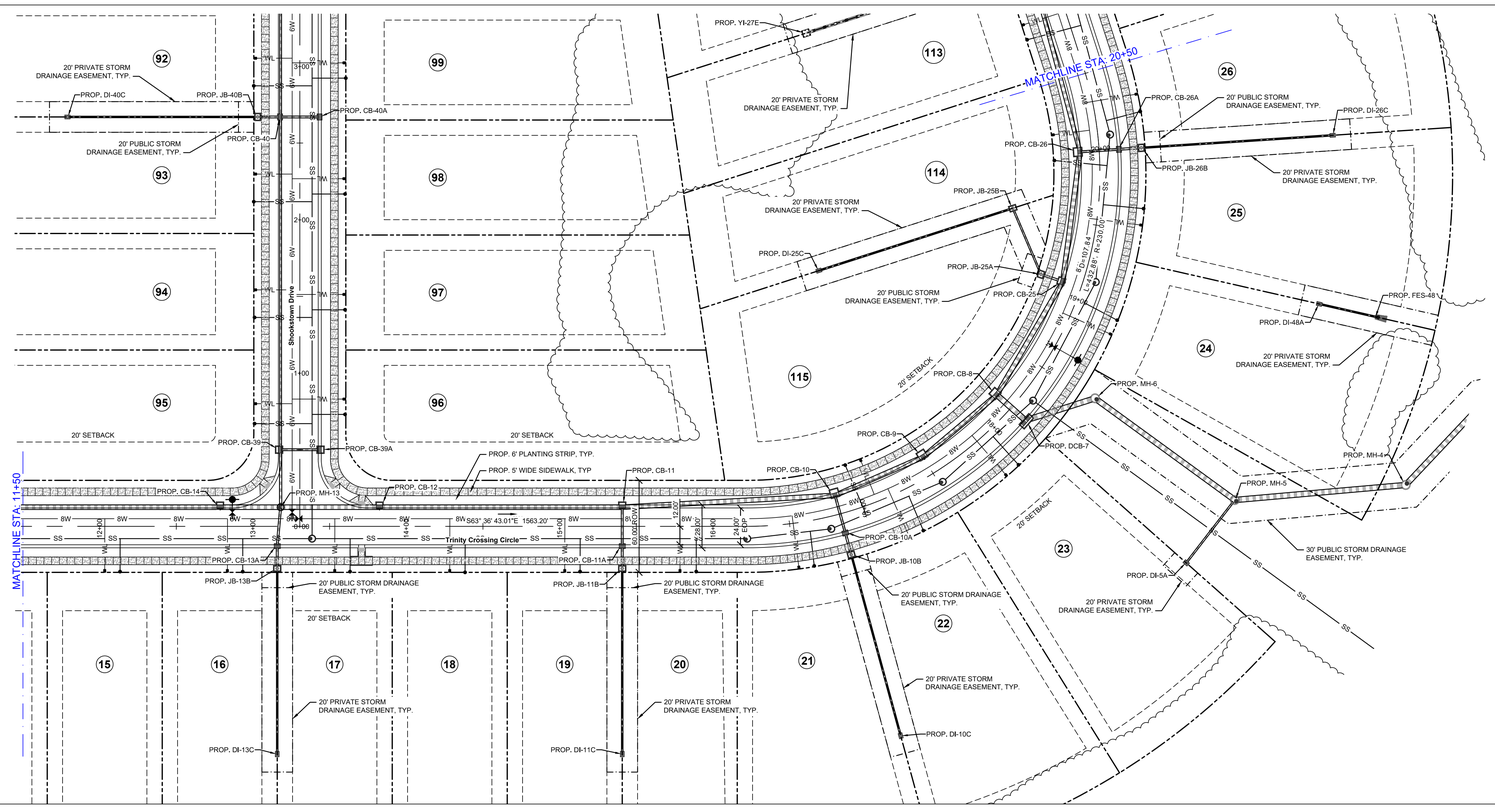
SHEET NO.
CT-101

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CT-101_Road Plan and Profile.dwg, 5/23/2019 5:04:47 PM, nic vesely, Bloc Design



PROFILE SCALE
VERTICAL = 1:4
HORIZONTAL = 1:40

PROFILE VIEW - TRINITY CROSSING CIRCLE - STA: 11+50.00 TO STA: 20+50.00



REFER TO CT-101 FOR VICINITY MAP, SURVEY DISCLAIMER AND SHEET LEGEND.

PLAN VIEW - TRINITY CROSSING CIRCLE - STA: 11+50.00 TO STA: 20+50.00

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SEAL
35711
DAVID S. KLINGSMAN
5/24/19

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MANAGING PARTNER (PE): DATE:
MANAGING PARTNER (LA): DATE:
CIVIL ENGINEER/DESIGNER: DATE:
LANDS. ARCHITECT/DESIGNER: DATE:

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH TRUE NORTH

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK	CHECKED BY: WLL

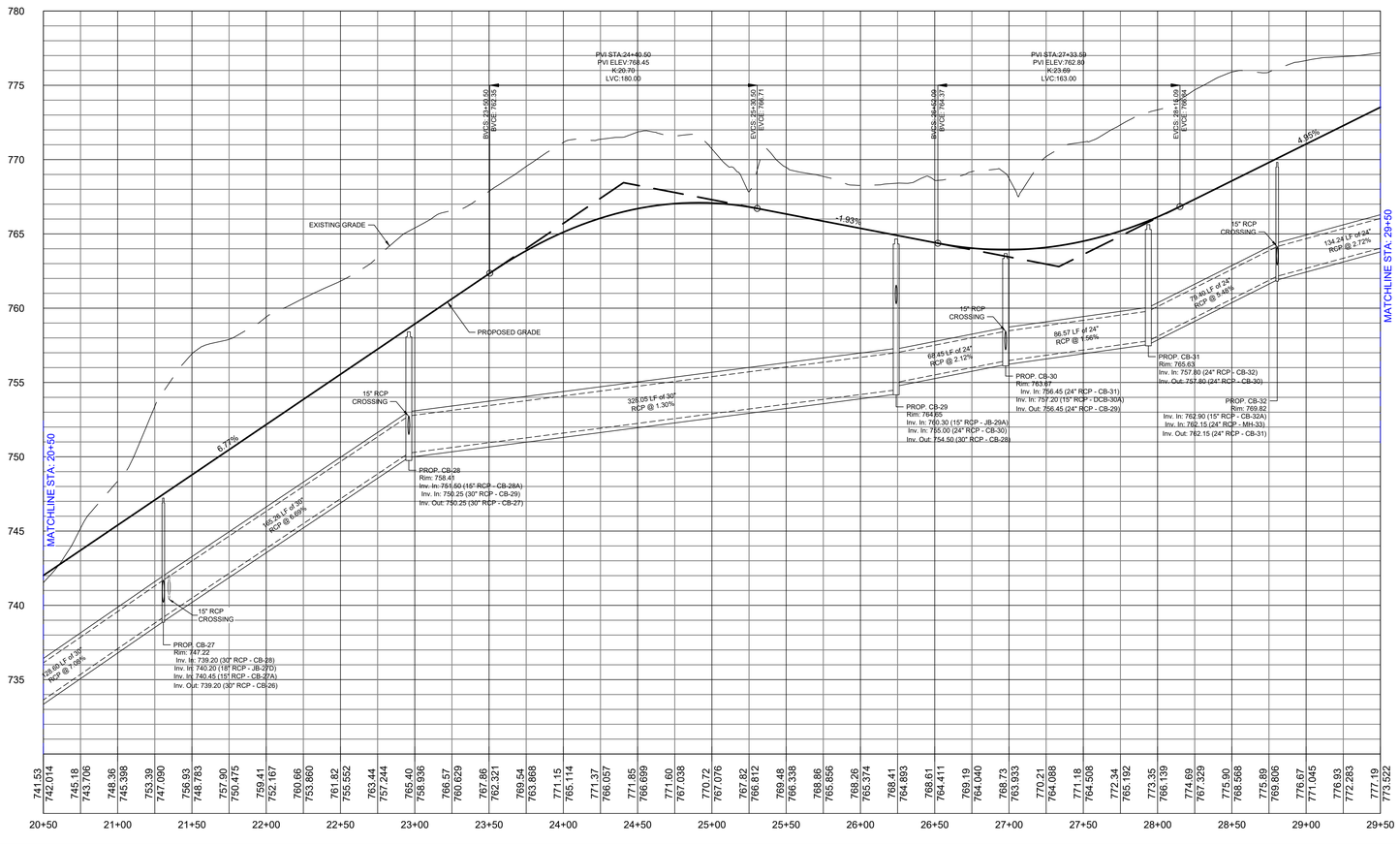
PROJECT NUMBER: 00517.02

SCALE: 1" = 40'

TITLE:
TRINITY CROSSING CIRCLE - ROAD PLAN AND PROFILE
STA: 11+50.00 TO STA: 20+50.00

SHEET NO.
CT-102

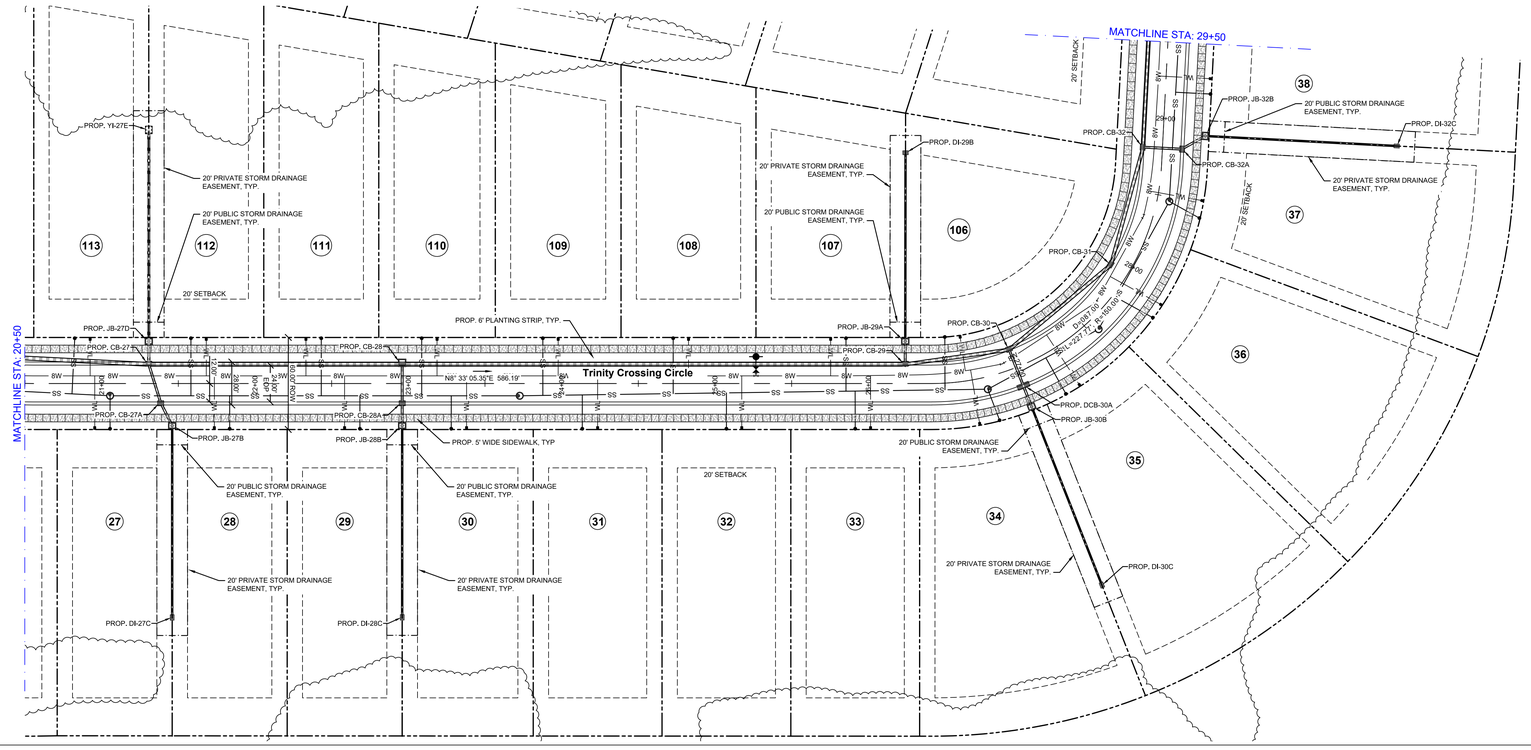
S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CT-101_Road Plan and Profile.dwg, 5/23/2019 5:05:01 PM, nc veserly, Bloc Design



PROFILE SCALE
VERTICAL = 1:4
HORIZONTAL = 1:40

PROFILE VIEW - TRINITY CROSSING CIRCLE - STA: 20+50.00 TO STA: 29+50.00

REFER TO CT-101 FOR VICINITY MAP, SURVEY DISCLAIMER AND SHEET LEGEND



PLAN VIEW - TRINITY CROSSING CIRCLE - STA: 20+50.00 TO STA: 29+50.00

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SEAL 35711
DAVID S. KLINGMAN
5/24/19

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MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS: ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH TRUE NORTH

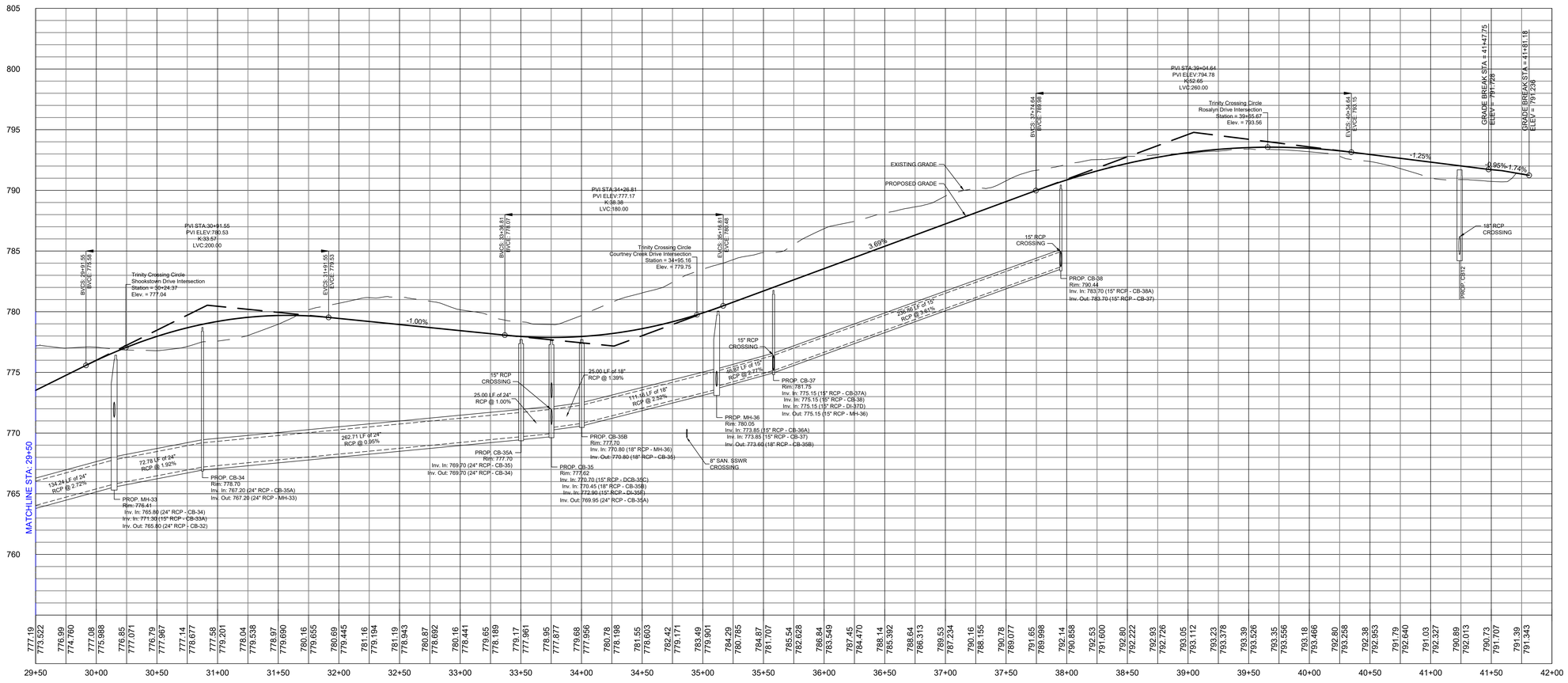
SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: NTV	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
TRINITY CROSSING CIRCLE -
ROAD PLAN AND PROFILE
STA: 20+50.00 TO STA: 29+50.00

SHEET NO.
CT-103

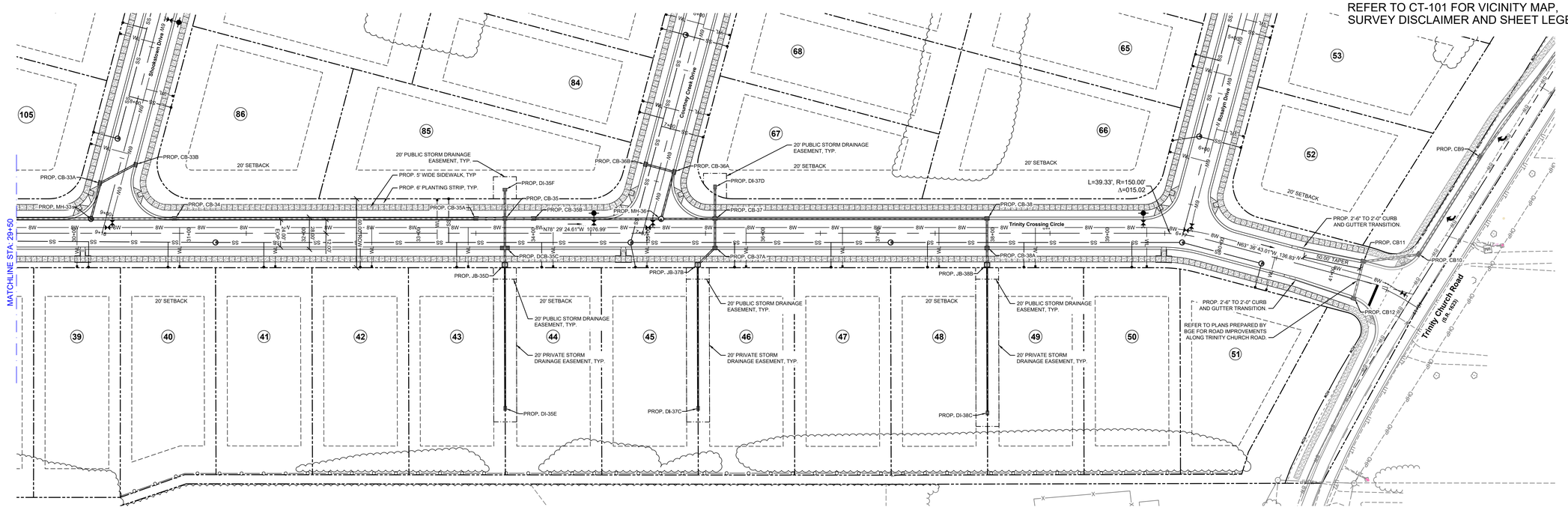
S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CT-101_Road Plan and Profile.dwg, 5/23/2019 5:05:13 PM, nic vesely, Bloc Design



PROFILE VIEW - TRINITY CROSSING ROAD - STA: 29+50.00 TO STA: 41+81.18

PROFILE SCALE
VERTICAL = 1:4
HORIZONTAL = 1:40

REFER TO CT-101 FOR VICINITY MAP, SURVEY DISCLAIMER AND SHEET LEGEND



PLAN VIEW - TRINITY CROSSING ROAD - STA: 29+50.00 TO STA: 41+81.18

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MANAGING PARTNER (PE): DATE:
MANAGING PARTNER (LA): DATE:
CIVIL ENGINEER/DESIGNER: DATE:
LANDS. ARCHITECT/DESIGNER: DATE:

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N
TRUE NORTH N

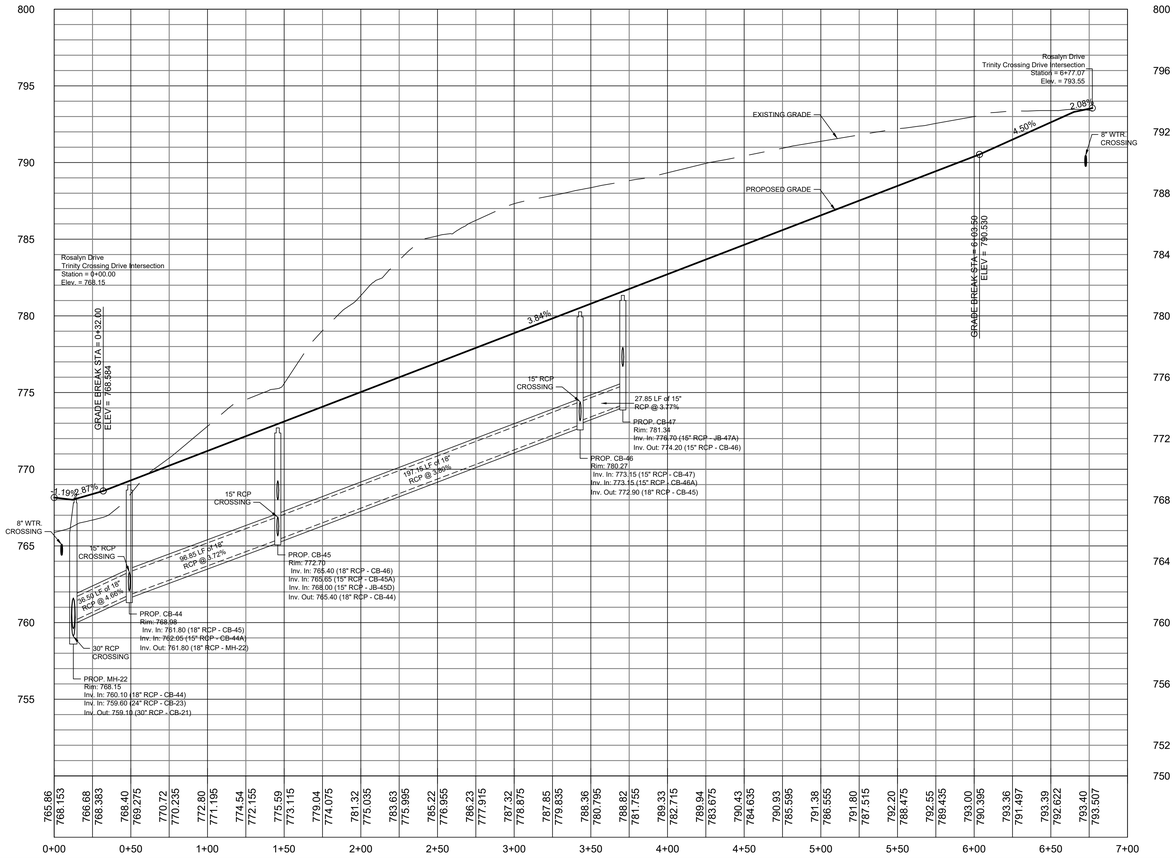
SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: NTV	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
TRINITY CROSSING CIRCLE - ROAD PLAN AND PROFILE
STA: 29+50.00 TO STA: 41+81.18

SHEET NO.
CT-104

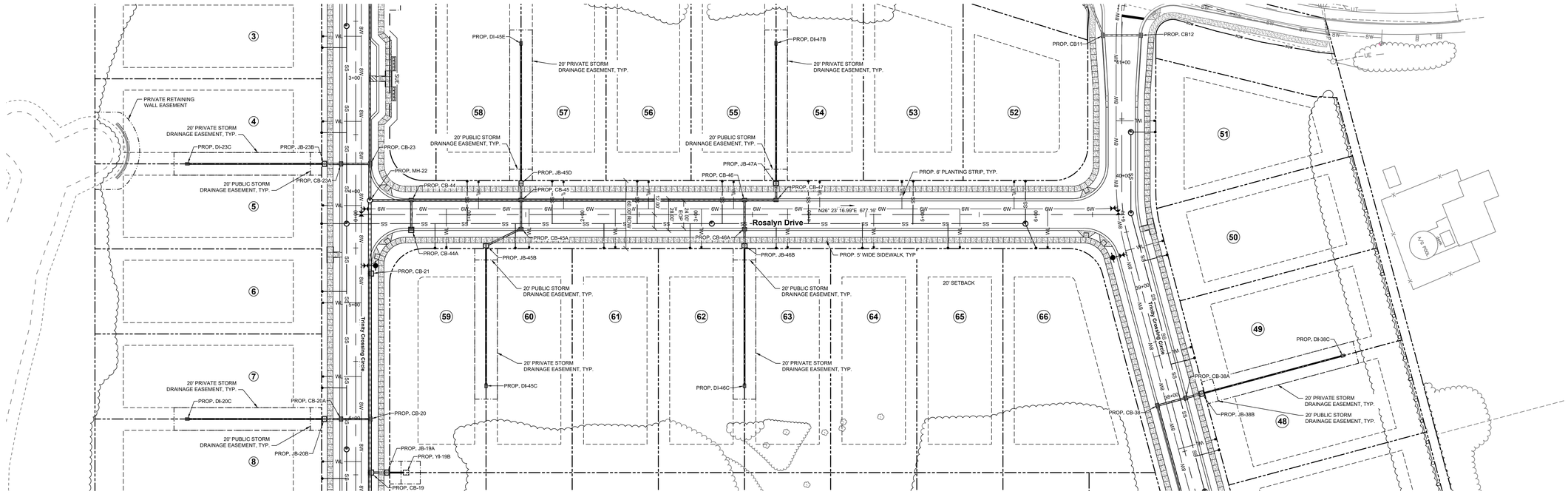
S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CT-101_Road Plan and Profile.dwg, 5/23/2019 5:05:25 PM, nic vesely, Bloc Design



PROFILE SCALE
VERTICAL = 1:4
HORIZONTAL = 1:40

PROFILE VIEW - ROSALYN DRIVE - STA: 0+00.00 TO STA: 6+77.17

REFER TO CT-101 FOR VICINITY MAP, SURVEY DISCLAIMER AND SHEET LEGEND



PLAN VIEW - ROSALYN DRIVE - STA: 0+00.00 TO STA: 6+77.17

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1	01.16.19	Revised per City Comments
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BLOC DESIGN PLLC
PROFESSIONAL ENGINEERING CERTIFICATE
P-1007
C-390
NORTH CAROLINA

NORTH CAROLINA
PROFESSIONAL ENGINEER
SEAL
35711
DAVID S. KLINGMAN
5/24/19

ISSUED FOR CONSTRUCTION
MANAGING PARTNER (PE): _____ DATE: _____
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CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N
TRUE NORTH

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: NTV	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
ROSALYN DRIVE - PLAN AND PROFILE
STA: 0+00 TO STA: 6+77.17

SHEET NO.
CT-105

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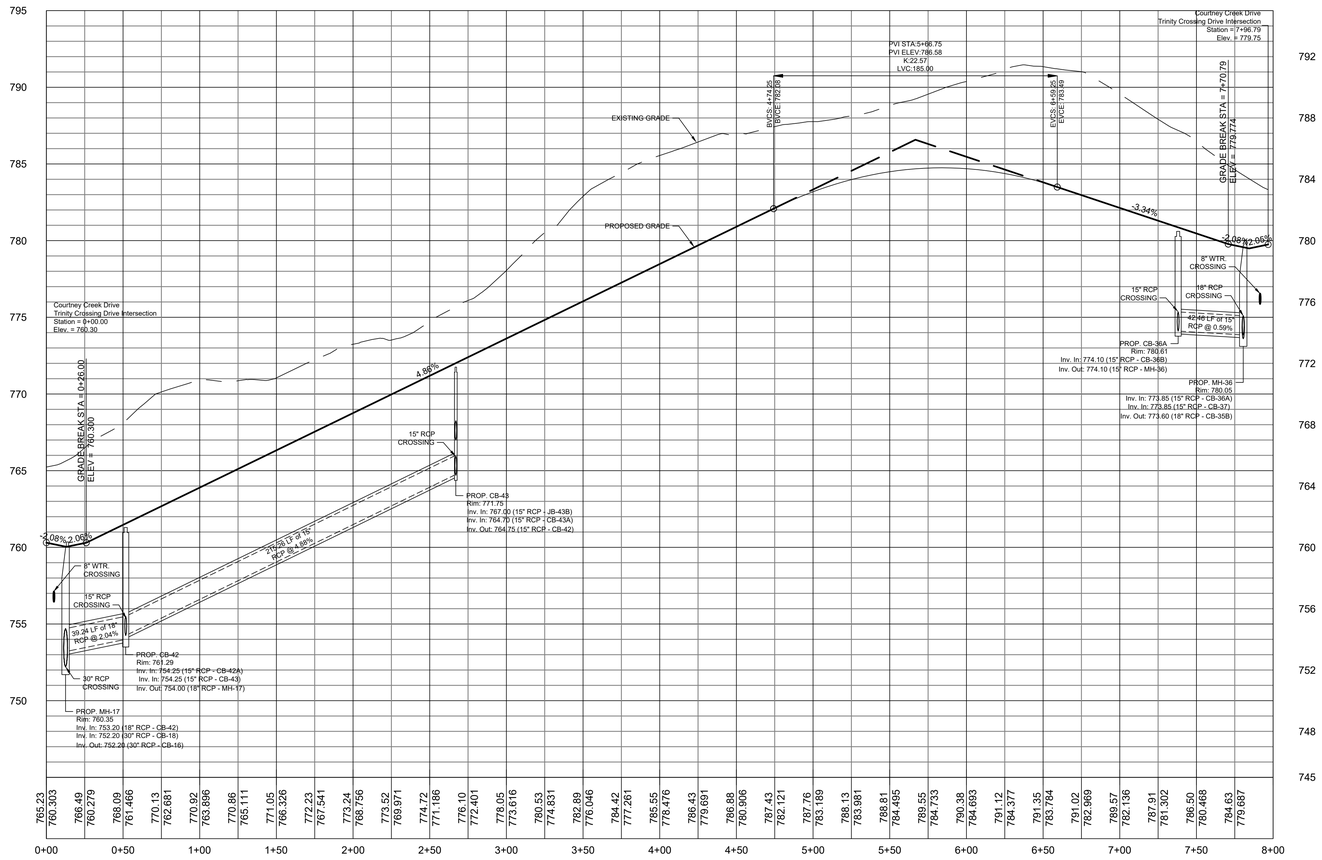
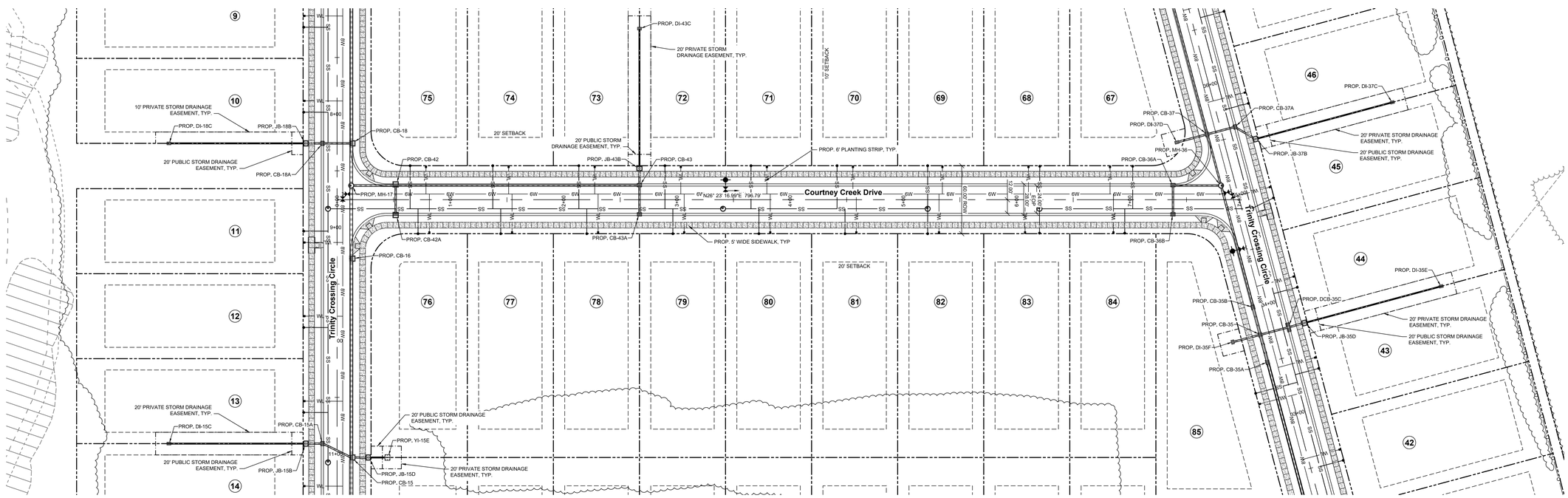


PROFILE SCALE
VERTICAL = 1:4
HORIZONTAL = 1:40

PROFILE VIEW - COURTNEY CREEK DRIVE - STA: 0+00.00 TO STA: 7+96.79

REFER TO CT-101 FOR VICINITY MAP, SURVEY DISCLAIMER AND SHEET LEGEND



PLAN VIEW - COURTNEY CREEK DRIVE - STA: 0+00.00 TO STA: 7+96.79

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C-390
NORTH CAROLINA

NORTH CAROLINA
SEAL 35711
DAVID S. KLAUSMAN
5/24/19

ISSUED FOR CONSTRUCTION
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MANAGING PARTNER (LA): DATE:
CIVIL ENGINEER/DESIGNER: DATE:
LANDS. ARCHITECT/DESIGNER: DATE:

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N
TRUE NORTH

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: NTV	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
COURTNEY CREEK DRIVE - PLAN AND PROFILE STA: 0+00 TO STA: 7+96.79

SHEET NO.
CT-106

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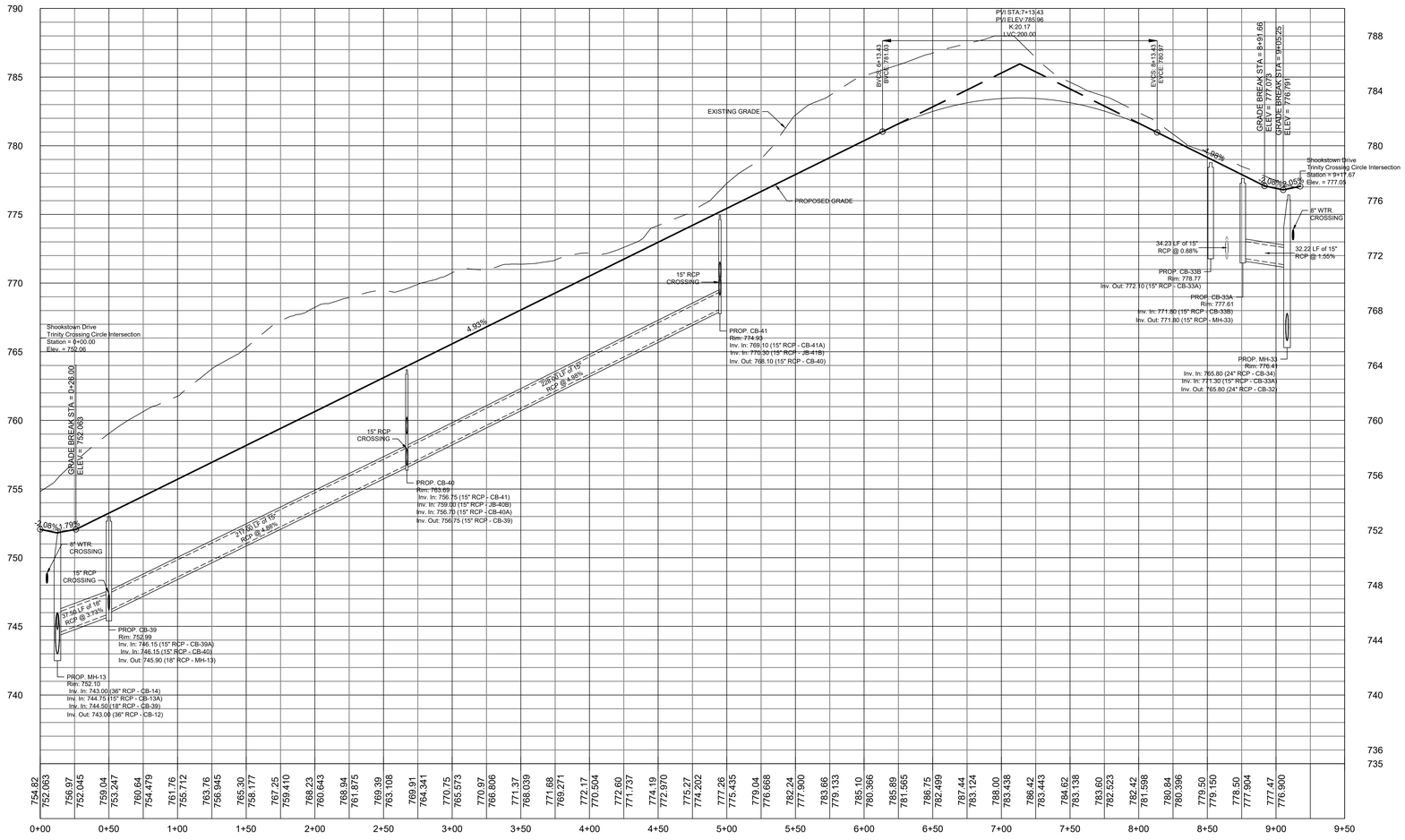
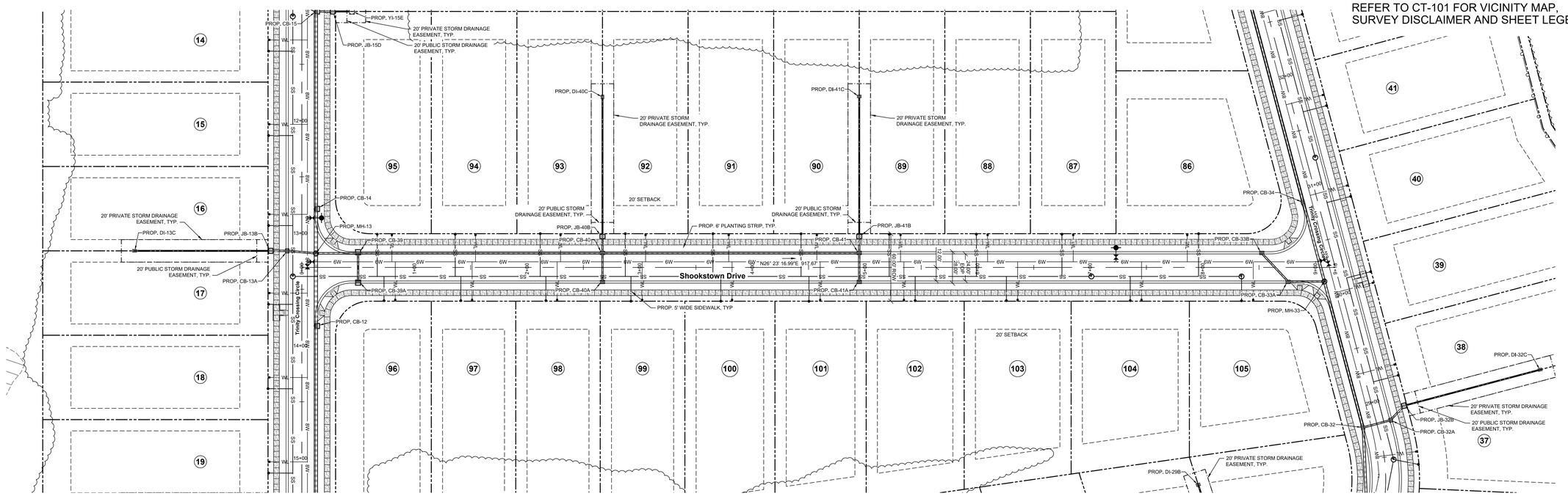


PROFILE SCALE
VERTICAL = 1:4
HORIZONTAL = 1:40

PROFILE VIEW - SHOOKSTOWN DRIVE - STA: 0+00.00 TO STA: 9+17.67

REFER TO CT-101 FOR VICINITY MAP, SURVEY DISCLAIMER AND SHEET LEGEND



PLAN VIEW - SHOOKSTOWN DRIVE - STA: 0+00.00 TO STA: 9+17.67

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SEAL
35711
DAVID S. KLAPMAN
5/24/19

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CIVIL ENGINEER/DESIGNER: _____ DATE: _____
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Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N
TRUE NORTH

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: NTV	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
SHOOKSTOWN DRIVE -
PLAN AND PROFILE
STA: 0+00 TO STA: 9+17.67

SHEET NO.
CT-107

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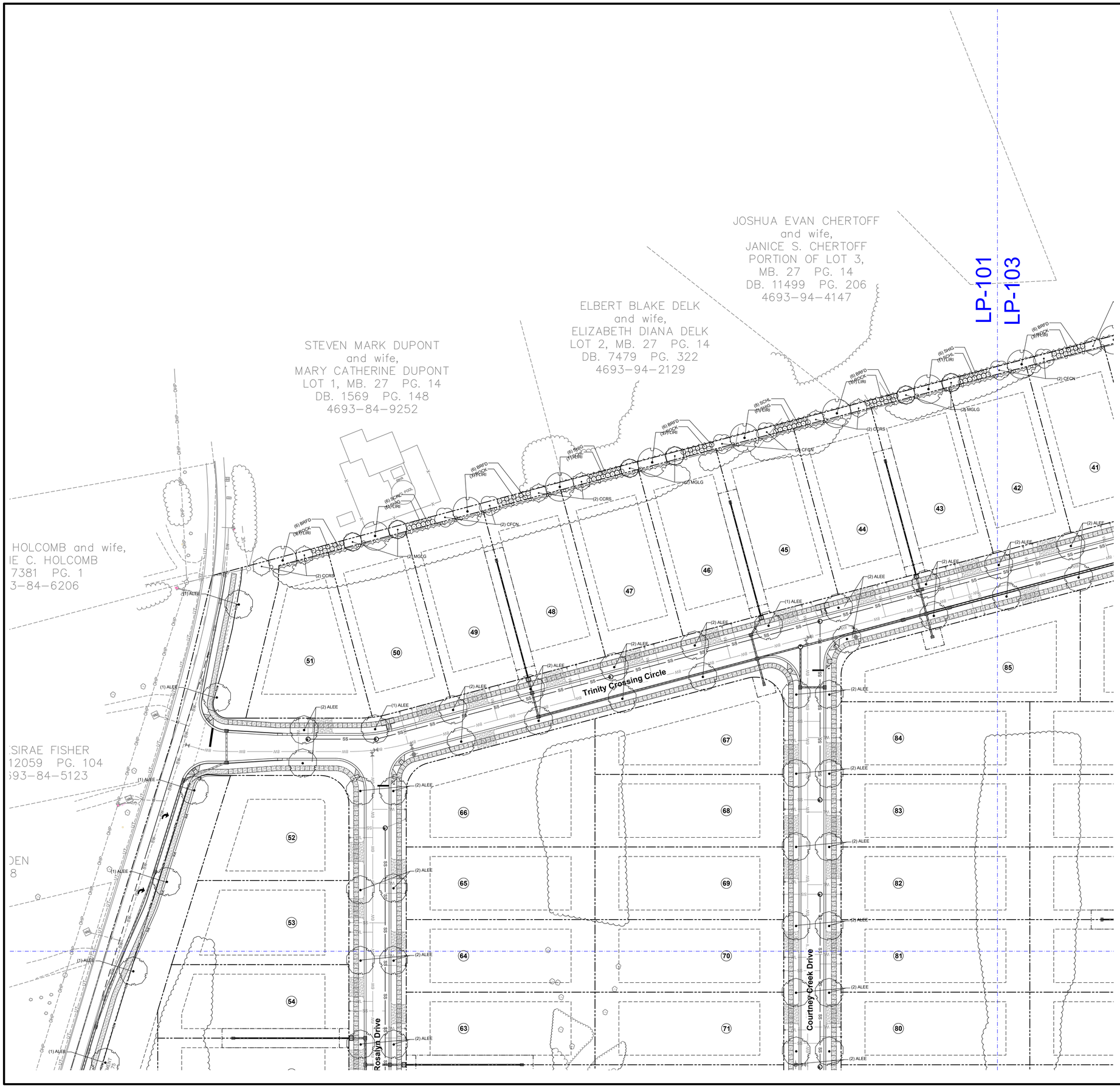

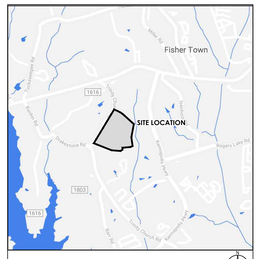

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL		DETAIL
	PROPOSED TREE	-/-
	PROPOSED TREE	-/-
	PROPOSED SHRUBS	-/-
	PROPOSED GROUND COVER	-/-
	PROPOSED GROUND COVER	-/-
	EXISTING TREE	-/-

REFER TO SHEET G-100 FOR LANDSCAPE NOTES.

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CITY OF KANNAPOLIS.

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P-1007
C-390
NORTH CAROLINA

NORTH CAROLINA
No. 2012
JORDAN NORRIS
05.24.19

ISSUED FOR CONSTRUCTION
MANAGING PARTNER (PE): _____ DATE: _____
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CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

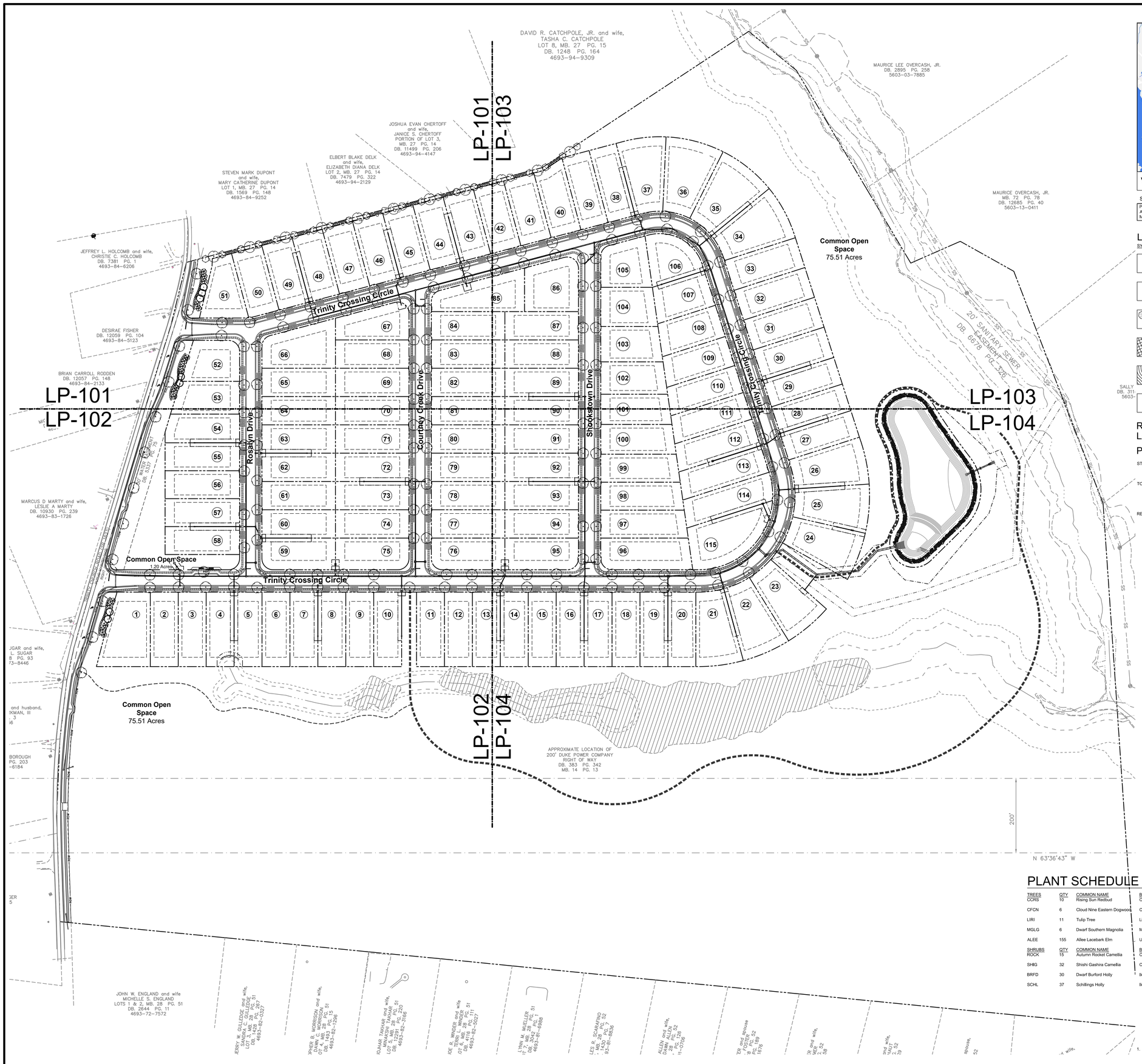
PLAN NORTH N
TRUE NORTH N

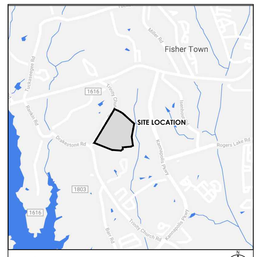
SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: JTN	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
LANDSCAPE PLAN

SHEET NO.:
LP-101





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL		DETAIL
	PROPOSED TREE	-/-
	PROPOSED TREE	-/-
	PROPOSED SHRUBS	-/-
	PROPOSED GROUND COVER	-/-
	PROPOSED GROUND COVER	-/-
	EXISTING TREE	-/-

REFER TO SHEET G-100 FOR LANDSCAPE NOTES.

PLANTING REQUIREMENTS:

STREET TREES
1 LARGE MATURING TREE PER 80 LF (AVERAGE - MUST BE BETWEEN 25' AND 90' O.C.)
STREET TREES PLANTED AT A RATE OF 1 PER 80 LF

TOTAL STREET FRONTAGE: 1,150 LF (±1,825 TOTAL; 675 LF IN UNDISTURBED FRONTAGE)
8' YARD (MIN. WIDTH), WITH 1 SHADE TREE PER 100 LF.
±1,150 LF OF ROAD FRONTAGE (DISTURBED)
12 STREET TREES REQUIRED
12 **PROPOSED LARGE MATURING TREES PROVIDED**

REQUIRED BUFFER: 1,080 LF (NORTHERNMOST PROPERTY LINE)
1 SHADE TREE, 2 ORNAMENTAL TREES, AND 5 MEDIUM/LARGE SHRUBS PER 100 LF:
33 **TOTAL TREES, 54 SHRUBS REQUIRED**
22 PROPOSED SMALL MATURING TREES PROVIDED
11 PROPOSED LARGE MATURING TREES PROVIDED
5 SHRUBS PER 100 LF: 55 **TOTAL SHRUBS REQUIRED**
114 PROPOSED SHRUBS PROVIDED

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CAL	HT	SPAC	REMARKS
CCRS	10	Rising Sun Redbud	Cercis canadensis 'Rising Sun'	B & B	2"Cal	6-8'	A.L.	
CFCN	6	Cloud Nine Eastern Dogwood	Cornus florida 'Cloud Nine'	B & B	2"Cal	6-8'	A.L.	
LIRI	11	Tulip Tree	Liriodendron tulipifera	B & B	2.5"Cal	10-12'	A.L.	
MGLG	6	Dwarf Southern Magnolia	Magnolia grandiflora 'Little Gem'	B & B	2"Cal	6-8'	A.L.	
ALEE	155	Allee Lacebark Elm	Ulmus parvifolia 'Allee'	B & B	2.5"Cal	10-12'	A.L.	
SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**CAL**	**HT**	**SPAC**	**REMARKS**
ROCK	15	Autumn Rocket Camellia	Camellia sasanqua 'Autumn Rocket'	Cont.		36" MIN		
SHIG	32	Shishi Gashira Camellia	Camellia sasanqua 'Shishi Gashira'	Cont.		36" MIN		
BRFD	30	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	Cont.		36" MIN		
SCHL	37	Schillings Holly	Ilex vomitoria 'Schillings'	Cont.		36" MIN		

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BLOC DESIGN PLLC LANDSCAPE ARCHITECTURE P-1007 C-390 NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2012 07.29.19

ISSUED FOR CONSTRUCTION
MANAGING PARTNER (PE): _____ DATE: _____
MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH TRUE NORTH

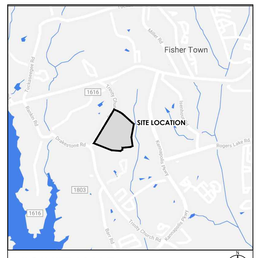
SCALE: 1"= 100'
0 50' 100' 200'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: JTN	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 100'	

TITLE:
OVERALL LANDSCAPE PLAN

SHEET NO.:
LP-100

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_LP-100_Landscape Plan.dwg, 7/26/2019 1:58:47 PM, andrew polonus, Bloc Design



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL		DETAIL
	PROPOSED TREE	-/-
	PROPOSED TREE	-/-
	PROPOSED SHRUBS	-/-
	PROPOSED GROUND COVER	-/-
	PROPOSED GROUND COVER	-/-
	EXISTING TREE	-/-

REFER TO SHEET G-100 FOR LANDSCAPE NOTES.

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NORTH CAROLINA
P-1007
C-390

NORTH CAROLINA
No. 2012
JOHN NOVAK
05.24.19

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MANAGING PARTNER (PE): _____ DATE: _____
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Trinity Crossing
Single Family Subdivision

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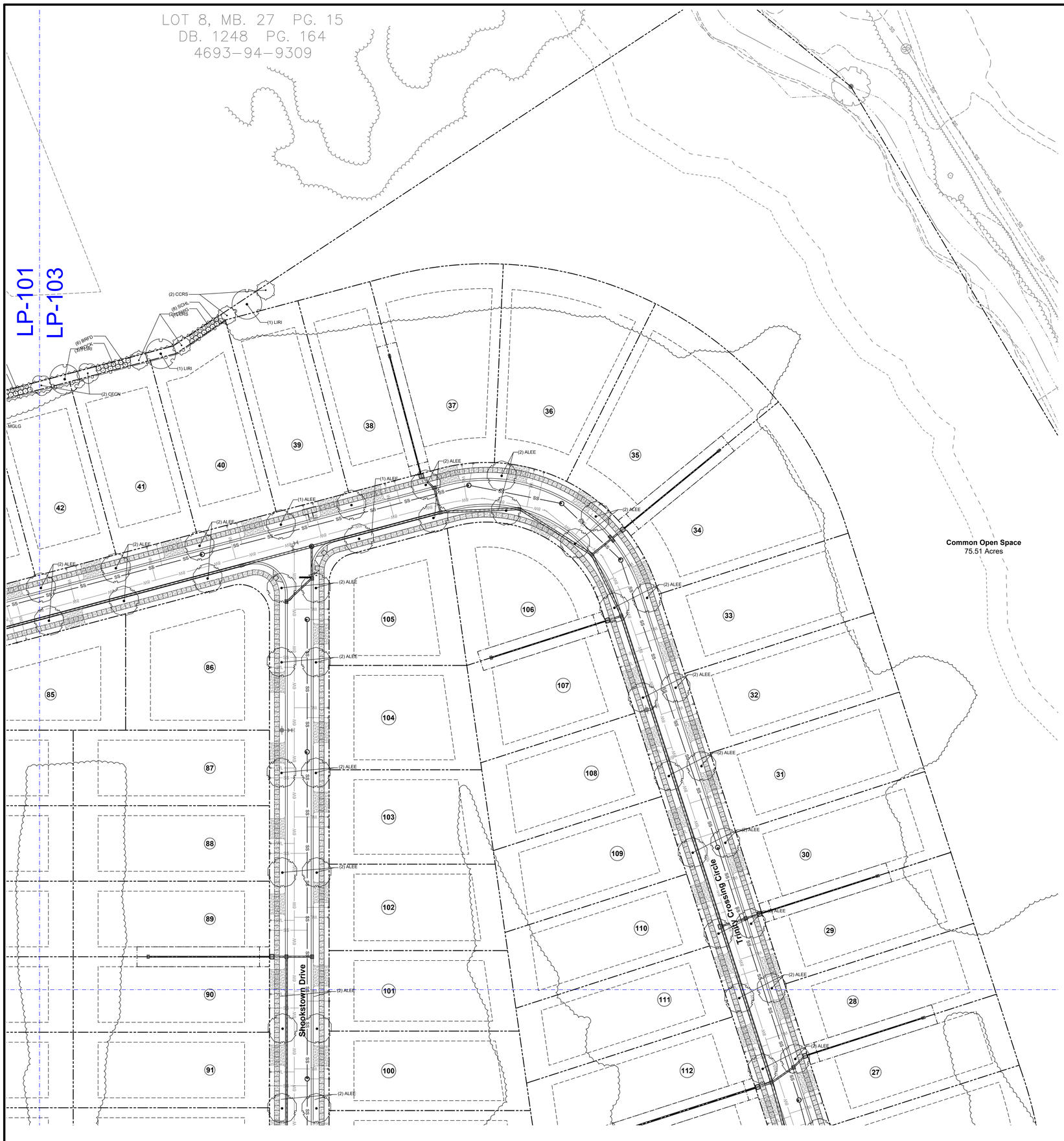
PLAN NORTH TRUE NORTH

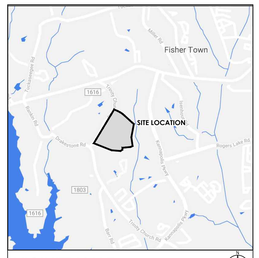
SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: JTN	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
LANDSCAPE PLAN

SHEET NO.:
LP-102





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SURVEY DISCLAIMER

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LEGEND

SYMBOL		DETAIL
	PROPOSED TREE	-/-
	PROPOSED TREE	-/-
	PROPOSED SHRUBS	-/-
	PROPOSED GROUND COVER	-/-
	PROPOSED GROUND COVER	-/-
	EXISTING TREE	-/-

REFER TO SHEET G-100 FOR LANDSCAPE NOTES.

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P-1007
C-390
NORTH CAROLINA

NORTH CAROLINA
No. 2012
LICENSED LANDSCAPE ARCHITECT
05.24.19

ISSUED FOR CONSTRUCTION
MANAGING PARTNER (PE): _____ DATE: _____
MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
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PLAN NORTH TRUE NORTH

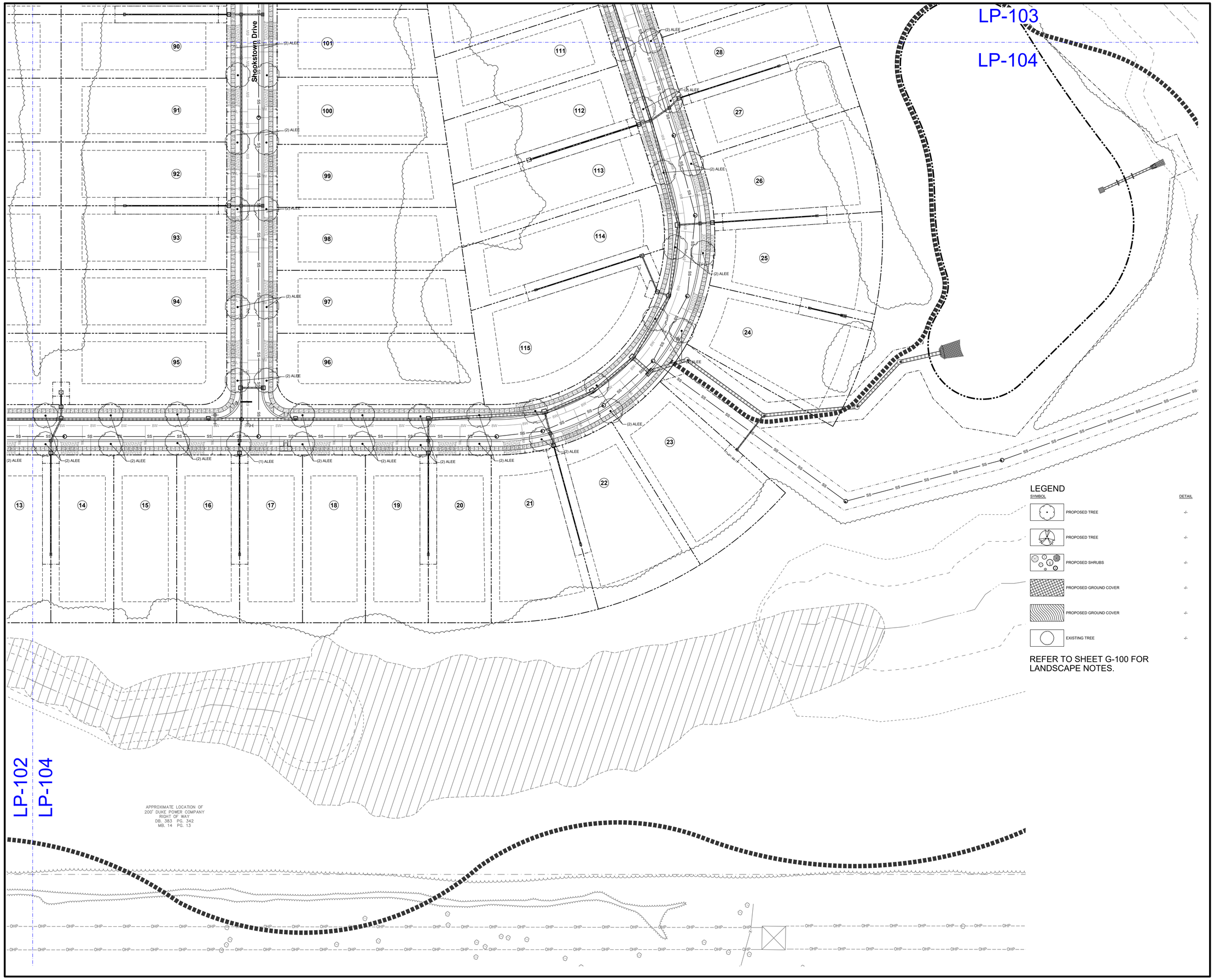
SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: JTN	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
LANDSCAPE PLAN

SHEET NO.:
LP-103

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWG\00517_LP-100_Landscape Plan.dwg, 5/23/2019 5:10:19 PM, nic wesely, Bloc Design



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NORTH CAROLINA
No. 2012
JOEL T. NOLL
05.24.19

ISSUED FOR CONSTRUCTION
MANAGING PARTNER (PE): _____ DATE: _____
MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

PLAN NORTH N
TRUE NORTH N

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: JTN	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

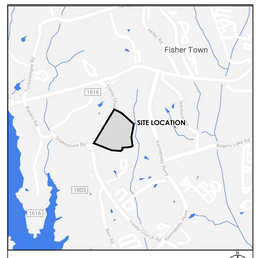
TITLE:
LANDSCAPE PLAN

SHEET NO.:
LP-104

S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_LP-100_Landscape Plan.dwg, 5/23/2019 5:10:26 PM, nic weety, Bloc Design

PLANT SCHEDULE_WET_POND

GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CAL	HT	SPAC	REMARKS
CARX	1,534	Quill Sedge	Carex tenera	2"x5" Plug	N/A	N/A	12"	ZONE 2 & 3
TRTL	527	White Turtlehead	Chelone glabra	1 gal	N/A	N/A	18"	ZONE 3 & 4
TRUM	4,142	Spotted trumpetweed	Eupatoriadelphus maculatus	2"x5" Plug	N/A	N/A	6"	ZONE 2 & 3
JOPY	338	Dwarf Joe Pye Weed	Eupatoriadelphus dubius	6" pot	N/A	N/A	24"	ZONE 3-6
BLUE	567	Great blue Lobelia	Lobelia siphilitica	2"x5" Plug	N/A	N/A	12"	ZONE 2 & 3
PLUM	683	Narrow plumegrass	Saccharum baldwinii	1 gal	N/A	N/A	12"	ZONE 3-5
ROSE	335	Halberdleaf rosemallow	Hibiscus laevis	2"x5" Plug	N/A	N/A	24"	ZONE 2 & 3
STAR	380	Starrush whitetop	Rhynchospora colorate	2"x5" Plug	N/A	N/A	24"	ZONE 2 & 3



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

PHOTOGRAMMETIC SURVEY DATED MARCH 26, 2018 PROVIDED BY AVIOIMAGE, PHONE: 704-573-7080. PLANIMETIC SURVEY DATED MARCH 9, 2018 PROVIDED BY CESI GROUP, PHONE: 704-786-5404

LEGEND

SYMBOL		DETAIL
	PROPOSED TREE	-/-
	PROPOSED TREE	-/-
	PROPOSED SHRUBS	-/-
	PROPOSED GROUND COVER	-/-
	PROPOSED GROUND COVER	-/-
	EXISTING TREE	-/-

REFER TO SHEET G-100 FOR LANDSCAPE NOTES.

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CITY OF KANNAPOLIS.

Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com

landscape architecture | planning | civil engineering

REO Funding Solutions III, LLC
P.O. Box 56607
Atlanta, GA 30309

REVISIONS

NO.	DATE	DESCRIPTION
1	01.16.19	Revised per City Comments
2	05.24.19	Revised per City Comments

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BLOC DESIGN PLLC
P-1007
C-390
NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL
No. 2012
JORDAN NOLL BELL
05.24.19

ISSUED FOR CONSTRUCTION

MANAGING PARTNER (PE): _____ DATE: _____
MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

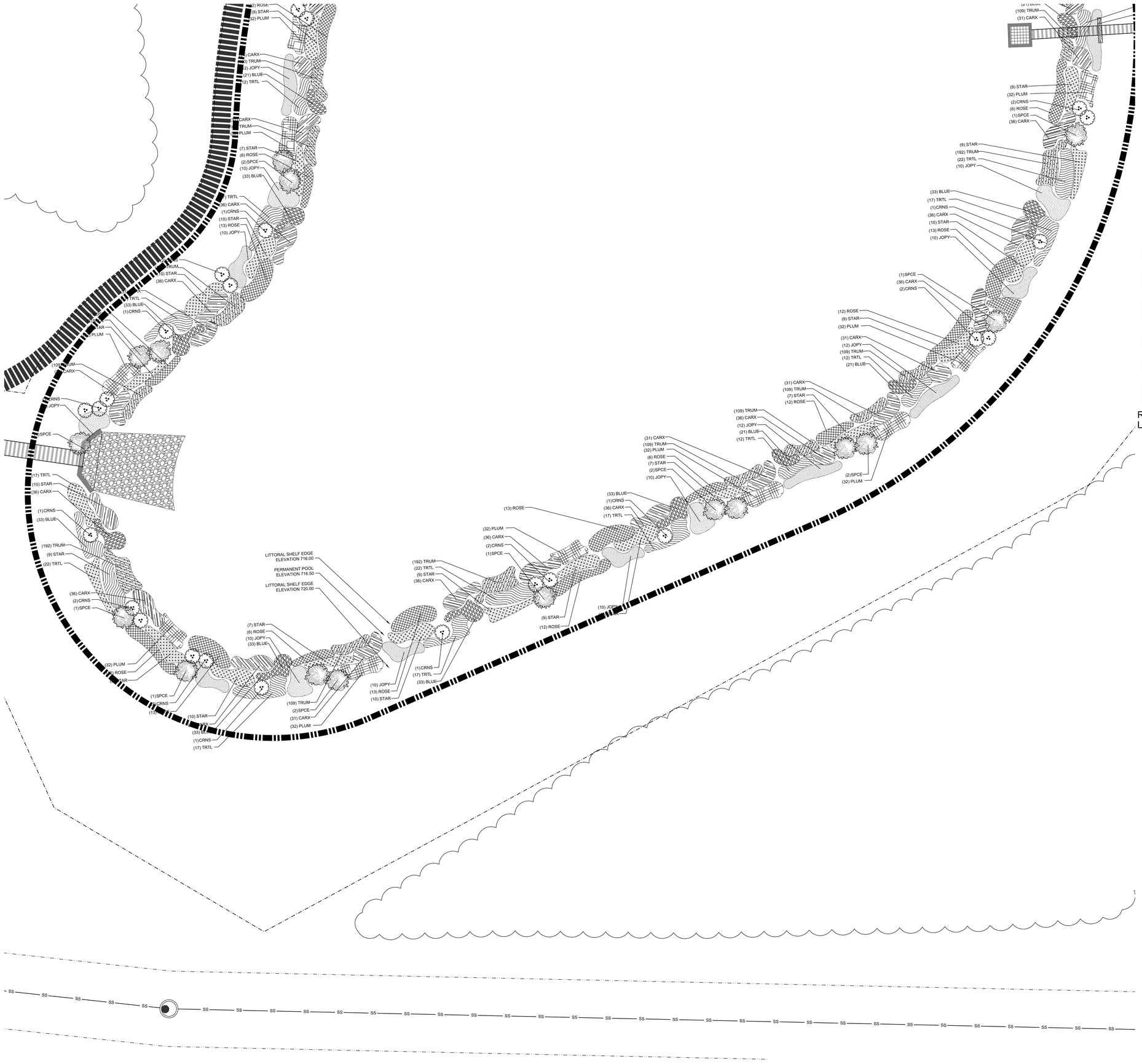
PLAN NORTH TRUE NORTH

SCALE: 1"= 40'
0 20' 40' 80'

DATE: 10/26/18	MPIC: WLL
DRAWN BY: JTN	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
WET POND PLANTING PLAN

SHEET NO.:
LP-105



LEGEND

SYMBOL		DETAIL
	PROPOSED TREE	-/-
	PROPOSED TREE	-/-
	PROPOSED SHRUBS	-/-
	PROPOSED GROUND COVER	-/-
	PROPOSED GROUND COVER	-/-
	EXISTING TREE	-/-

REFER TO SHEET G-100 FOR LANDSCAPE NOTES.

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P-1007
C-390
NORTH CAROLINA

NORTH CAROLINA
No. 2012
JOELAN NOLL
05.24.19

ISSUED FOR CONSTRUCTION
MANAGING PARTNER (PE): _____ DATE: _____
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CIVIL ENGINEER/DESIGNER: _____ DATE: _____
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Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

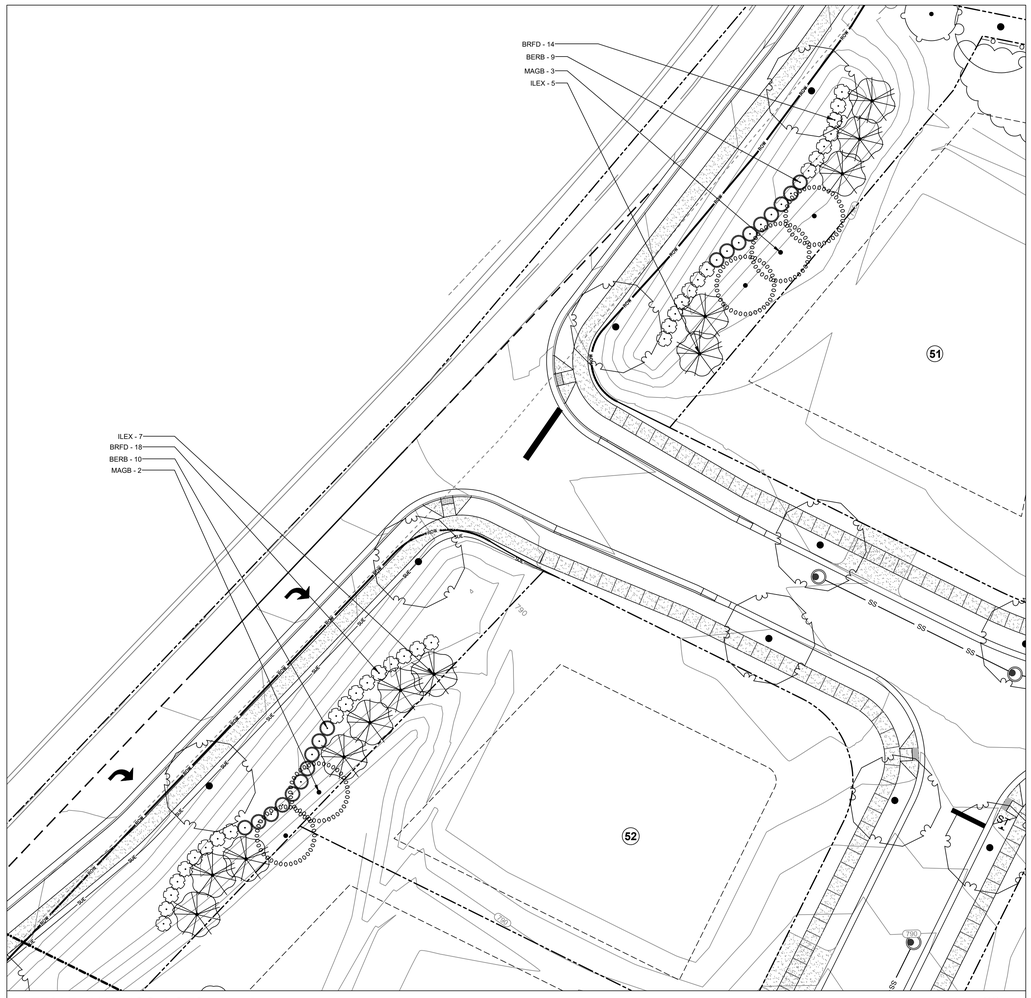
PLAN NORTH N
TRUE NORTH N

SCALE: 1"= 40'
0 20' 40' 80'

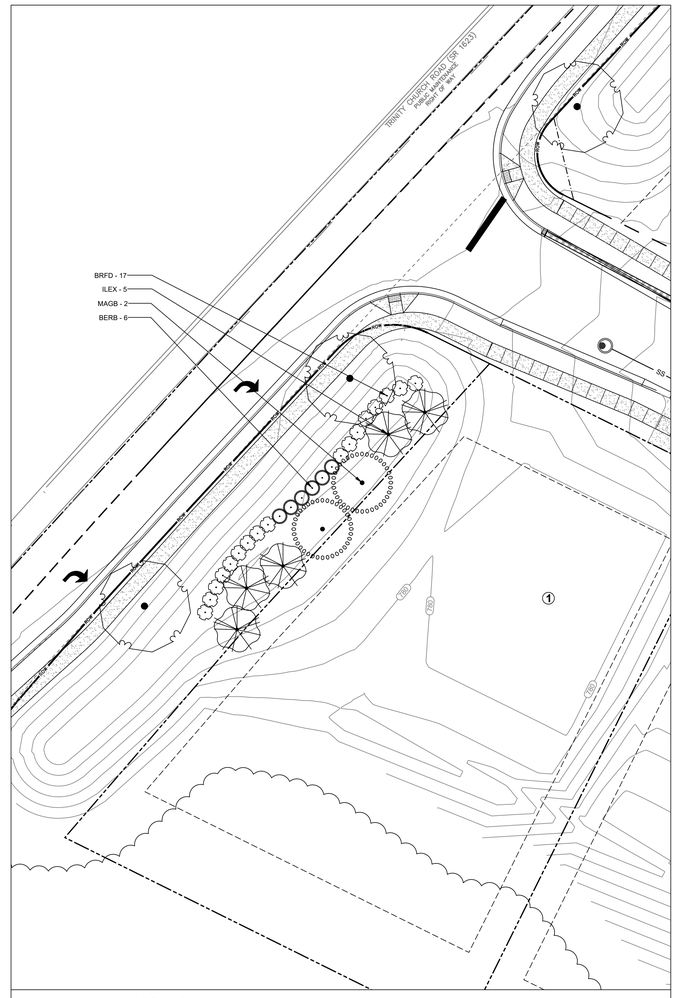
DATE: 10/26/18	MPIC: WLL
DRAWN BY: JTN	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 40'	

TITLE:
WET POND PLANTING PLAN

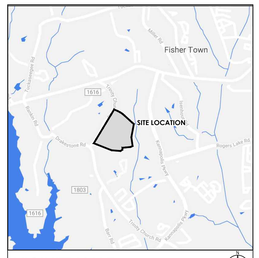
SHEET NO.:
LP-106



BERM PLANTINGS, LOTS 51 - 53 1" = 20'



BERM PLANTINGS, LOT 1 1" = 20'

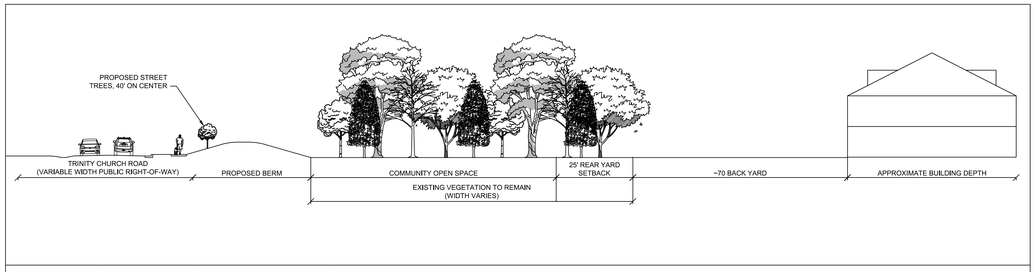


VICINITY MAP N.T.S.

LEGEND

SYMBOL		DETAIL
	PROPOSED TREE	-/-
	PROPOSED TREE	-/-
	PROPOSED SHRUBS	-/-

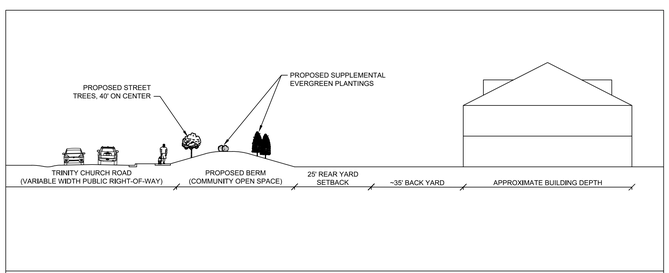
REFER TO SHEET G-100 FOR LANDSCAPE NOTES.



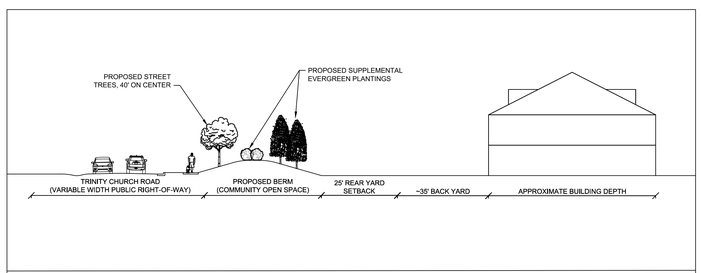
BERM AND SCREENING CROSS-SECTION, LOTS WITH EXISTING VEGETATION 1" = 20'

PLANT SCHEDULE BERM PLANTINGS

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CAL	HT	SPAC	REMARKS
ILEX	17	Nellie Stevens Holly	Ilex x `Nellie R Stevens`	B & B	1.5" MIN	6-8	A.I.	
MAGB	7	Bracken`s Southern Magnolia	Magnolia grandiflora `Brackens Brown Beauty`	B & B	2" MIN	8` MIN	A.I.	
SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**CAL**	**HT**	**SPAC**	**REMARKS**
BERB	25	Japanese Barberry	Berberis thunbergii	7 gal	N/A	24" MIN	A.I.	
BRFD	49	Dwarf Burford Holly	Ilex cornuta `Burfordii Nana`	Cont.		36" MIN		



BERM CROSS-SECTION WITH PROPOSED SCREENING VEGETATION - APPROXIMATE HEIGHT AT TIME OF PLANTING 1" = 20'



BERM CROSS-SECTION WITH PROPOSED SCREENING VEGETATION - APPROXIMATE HEIGHT 5 YEARS AFTER PLANTING 1" = 20'

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REVISIONS

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3	07.26.19	Revised per City Comments

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BLOC DESIGN PLLC
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P-1007
C-390
NORTH CAROLINA

NORTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 2012
JOHN NOLL
07.29.19

ISSUED FOR CONSTRUCTION
MANAGING PARTNER (PE): _____ DATE: _____
MANAGING PARTNER (LA): _____ DATE: _____
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LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

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Kannapolis, North Carolina, 28081

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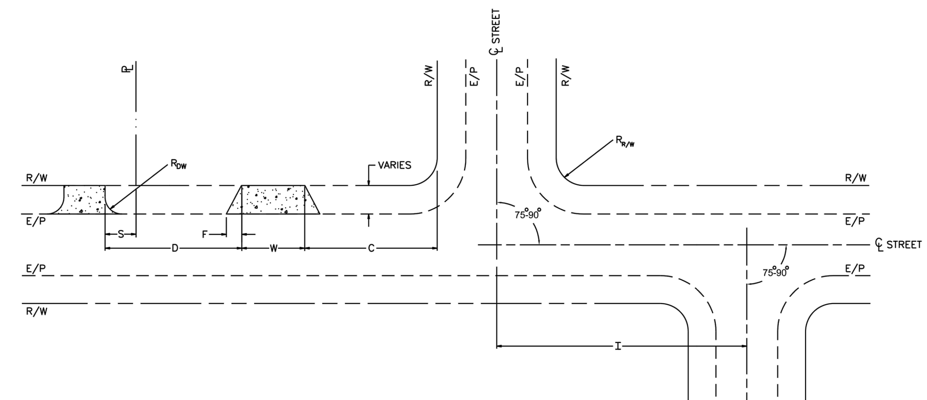
DRAWN BY: ASP	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: 1" = 20'	

TITLE:
SUPPLEMENTAL BERM PLANTING ENLARGEMENT AND CROSS SECTIONS

SHEET NO.:
LP-107



TYPICAL DRIVEWAY & INTERSECTION LAYOUT FOR LOCAL & COLLECTOR STREETS

$R_{R/W}$ = RIGHT-OF-WAY RADIUS = 30' MIN, 45' MAX (FOR ZONING: RV, RC, B-1, O-1, CC, PUD), 30' MAX (FOR ZONING: ALL OTHERS)
R_{DW} = DRIVEWAY RADIUS = 1' MIN - 3' MAX
F = DRIVEWAY FLARE = 1' MIN - 3' MAX
D = DRIVEWAY SEPARATION = 40' MIN (LOCAL), 120' MIN (COLLECTOR)
= STREET INTERSECTION SEPARATION = 200' MIN (LOCAL & COLLECTOR)
C = CORNER CLEARANCE = 25' MIN. (ALLEY), 60' MIN (LOCAL), 120' MIN (COLLECTOR)
S = SIDE CLEARANCE = 5' MIN (RESIDENTIAL), 10' MIN (NON-RESIDENTIAL)
W = DRIVEWAY WIDTH = 12' MIN - 20' MAX (RESIDENTIAL)
= 15' MIN - 20' MAX (NON-RESIDENTIAL ONE-WAY)
= 24' MIN - 36' MAX (NON-RESIDENTIAL TWO-WAY)

NOT TO SCALE

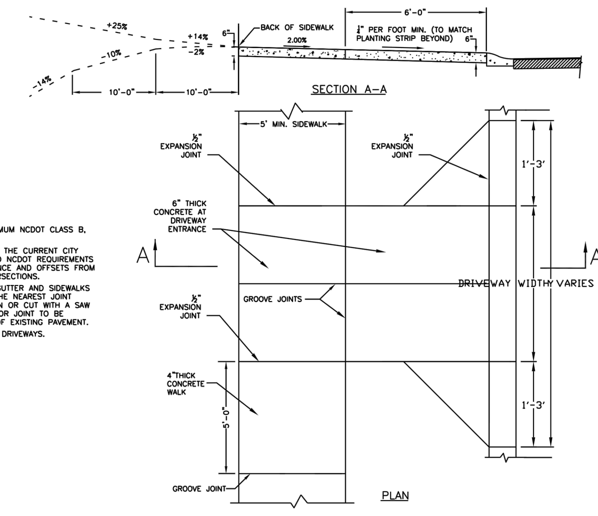
KANNAPOLIS Public Works

TYPICAL DRIVEWAY & INTERSECTION LAYOUT FOR LOCAL & COLLECTOR STREETS

November 2018
R-DR-06

TYPICAL DRIVEWAY & INTERSECTION LAYOUT (16)

NOTES:
1. ALL CONCRETE TO BE MINIMUM NCDOT CLASS B, 6" MIN. THICKNESS.
2. ALL DRIVEWAYS MUST MEET THE CURRENT CITY DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING, SIGHT DISTANCE AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
3. ALL CURB OR CURB AND GUTTER AND SIDEWALKS ARE TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT.
4. NO UTILITIES PERMITTED IN DRIVEWAYS.



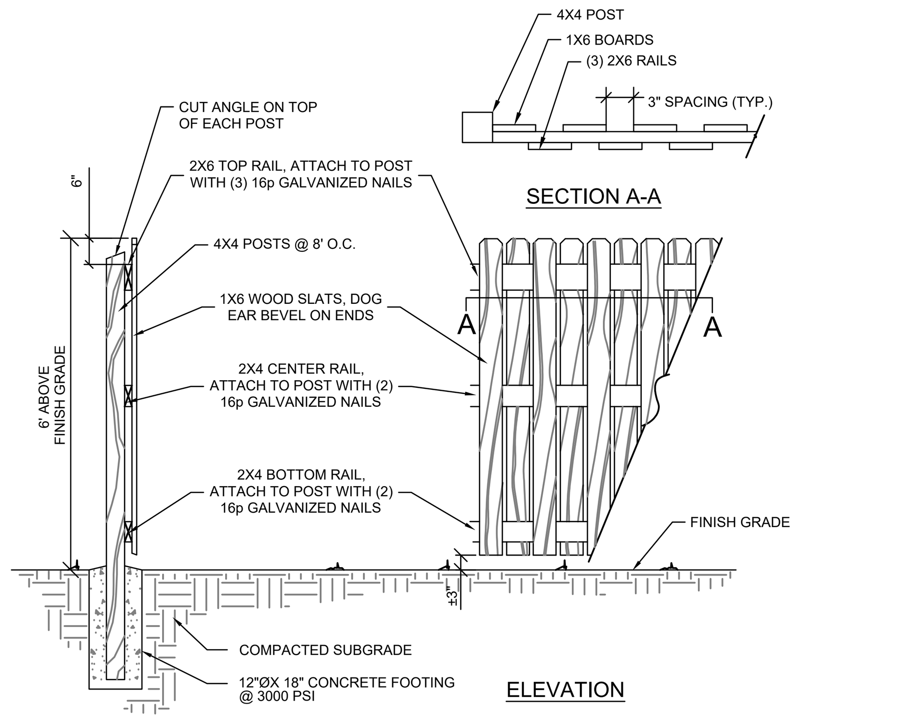
NOT TO SCALE

KANNAPOLIS Public Works

DRIVEWAY ENTRANCE 2'-0" VALLEY GUTTER

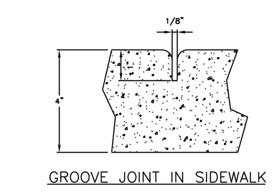
November 2018
R-DR-03

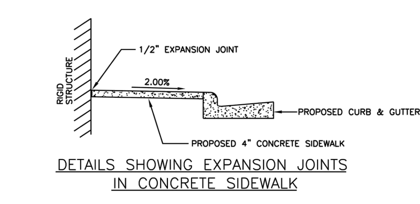
DRIVEWAY ENTRANCE 2'-0" VALLEY GUTTER (12)



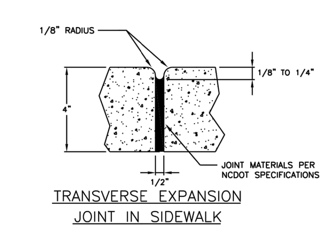
NOTES:
1. ALL WOOD TO BE CEDAR OR PRESSURE TREATED PINE. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
2. PROVIDE 18" DEEP X 12" DIA. CONCRETE FOOTING AT EACH POST. BOTTOM OF POST TO REST ON 3" CONC.

WOOD SCREEN FENCE (8)





GENERAL NOTES:
1. CONSTRUCT STANDARD SIDEWALK 5' WIDE AND 4" THICK UNLESS OTHERWISE DENOTED ON PLANS.
2. CONSTRUCT SIDEWALK 5' WIDE AND 6" THICK AT DRIVEWAY ENTRANCES.
3. CONSTRUCT SIDEWALK WITH A 2.00% CROSS SLOPE.
4. PLACE A GROOVE JOINT 1" DEEP WITH 1/8" RADII IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 50' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE. ALL EXPANSION JOINTS SHALL BE FILLED WITH JOINT SEALER.
5. ZONING CONDITIONS MAY REQUIRE ADDITIONAL WIDTH SIDEWALKS WHICH SHALL SUPERSEDE THESE STANDARD DIMENSIONS SHOWN.



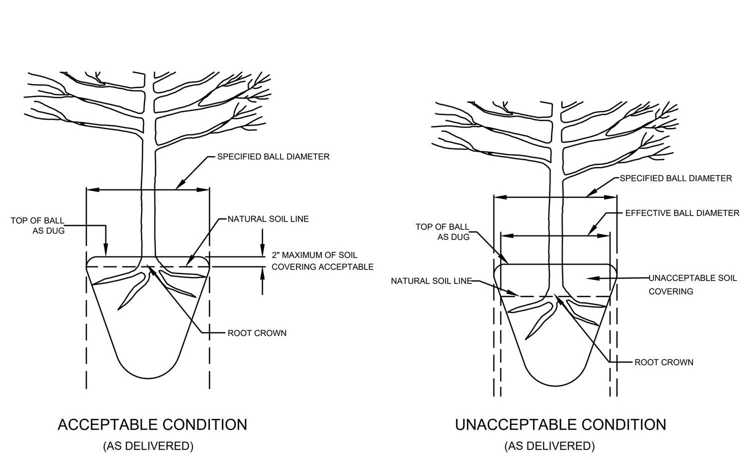
NOT TO SCALE

KANNAPOLIS Public Works

CONCRETE SIDEWALKS

November 2018
R-CG-04

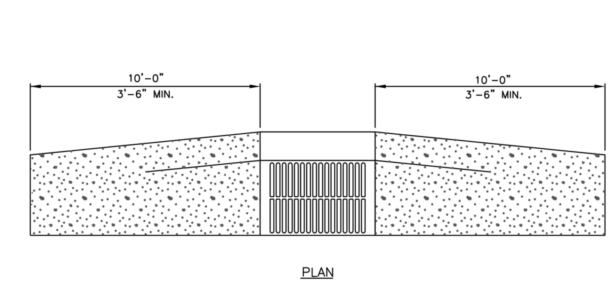
CONCRETE SIDEWALKS (4)



NOTE:

A ROOT FLARE EXCAVATION FOR ALL TREES SPECIFIED WILL BE DONE BY A CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT TO ENSURE THAT TREES WERE NOT PLANTED/GROWN TOO DEEPLY AT SOURCE (NURSERY). LANDSCAPE CONTRACTOR SHALL HAVE SUPPLIER MARK GROUND LEVEL LINE ABOVE ROOT BALL. IF ARBORIST OR LANDSCAPE ARCHITECT DETERMINES THAT THERE IS EXCESSIVE SOIL OVER THE ROOT CROWN, THESE TREES WILL BE REJECTED.

ROOT FLARE DEPTHS (15)



NOTE:
1. TRANSITION FROM 2'-6" STANDARD CURB TO VALLEY CURB AT A DRAINAGE INLET ONLY.
2. TRANSITIONS SHORTER THAN 10' SHALL BE APPROVED BY THE CITY ENGINEER. UNDER NO CIRCUMSTANCE SHALL A TRANSITION BE SHORTER THAN 3'-6".

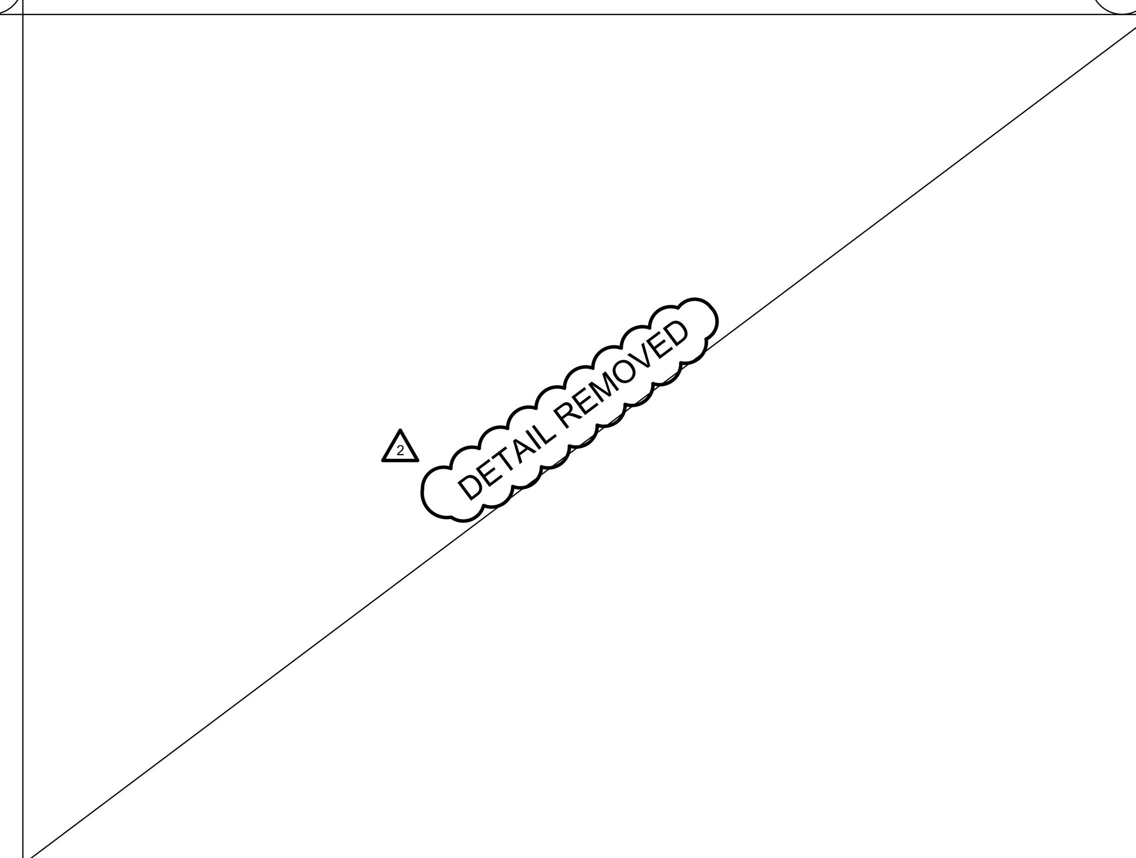
NOT TO SCALE

KANNAPOLIS Public Works

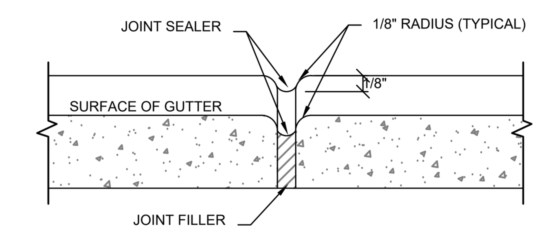
CATCH BASIN FRAME IN VALLEY GUTTER

November 2018
R-CG-03

CATCH BASIN FRAME IN VALLEY GUTTER (11)



(7)

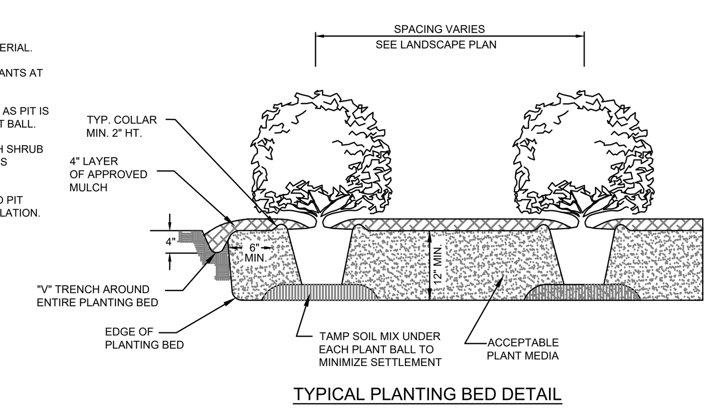


TRANSVERSE EXPANSION JOINT

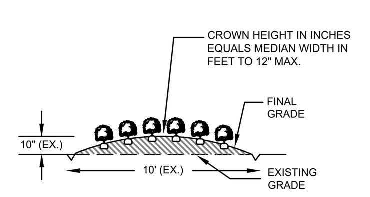
NOTES:
1. CONTRACTION JOINTS SHALL BE SPACED AT 10-FOOT INTERVALS. FOR VALLEY GUTTER, A 10-FOOT SPACING MAY BE USED WHEN A MACHINE IS USED.
2. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
3. ALL EXPANSION JOINTS SHALL BE SPACED AT 90-FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ABUTTING SIDEWALK.
4. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 P.S.I. IN 28 DAYS.
5. CURB SHALL BE DEPRESSED AT INTERSECTIONS TO PROVIDE FOR FUTURE ACCESSIBLE RAMPS.
6. TOP 6" OF SUBGRADE BENEATH THE CURB AND GUTTER SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.

CURB AND GUTTER (3)

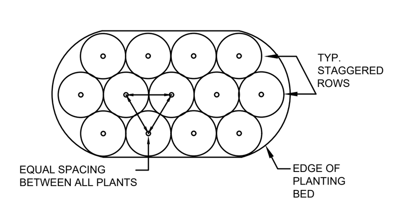
NOTES:
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



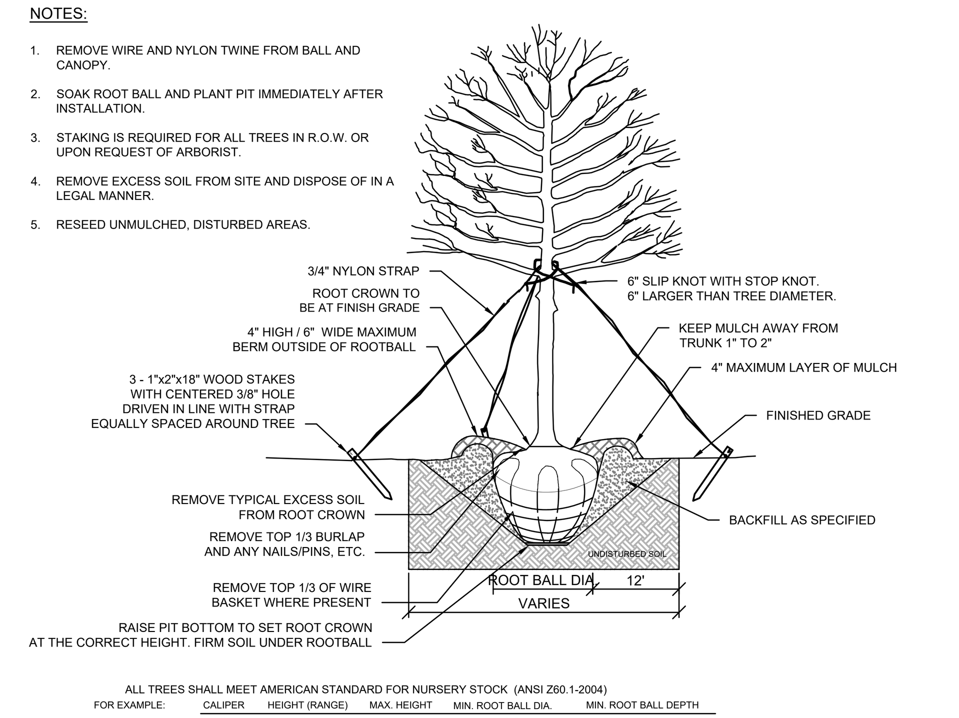
TYPICAL BED CROWNING



TYPICAL PLANTING BED PLAN

SHRUB PLANTING BED (14)

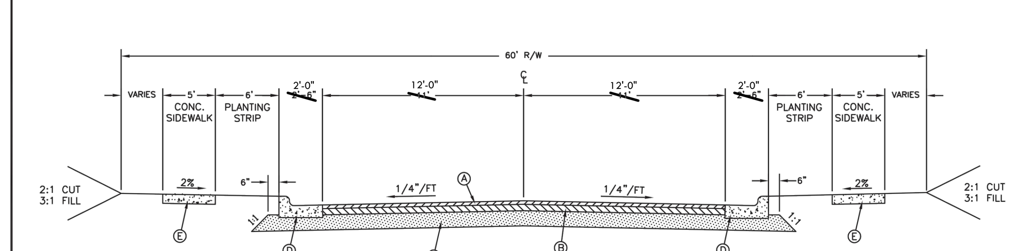
NOTES:
1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12-14'	16'	24"	16"
	3"	14-16'	18'	32"	21"

TREE PLANTING DETAIL (10)



PAVEMENT SCHEDULE
A. 2" S9.5B SURFACE COURSE (PLACED IN 2 - 1" LIFTS)
B. 2.5" I19.0C INTERMEDIATE COURSE
C. 8" AGGREGATE BASE COURSE (w/5.5" UNDER CURB) OR 4" B25.0C BASE COURSE (w/4" UNDER CURB)
D. ~~2'-6" CURB & GUTTER~~ (2'-0" VALLEY GUTTER MAY BE USED WITH PRIOR APPROVAL)
E. 4" CONCRETE SIDEWALK

NOTE: 2'-0" VALLEY GUTTER APPROVED THROUGH PRELIMINARY PLAT

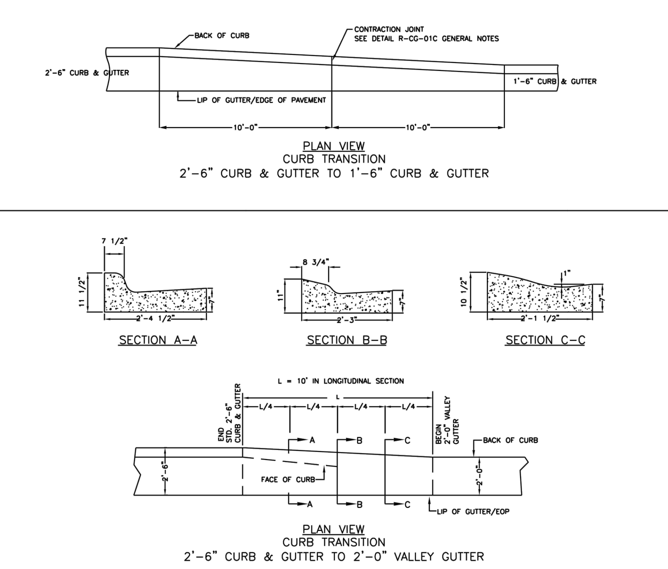
NOT TO SCALE

KANNAPOLIS Public Works

TYPICAL SECTION LOCAL RESIDENTIAL STREET

November 2018
101

TYPICAL SECTION - RESIDENTIAL STREET VALLEY GUTTER (6)



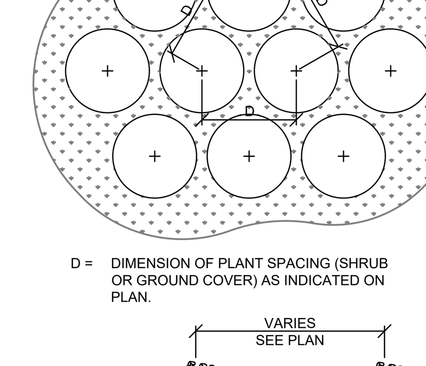
NOT TO SCALE

KANNAPOLIS Public Works

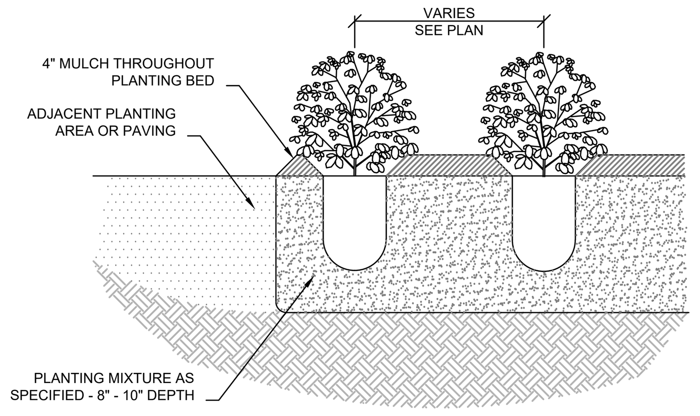
CURB TRANSITION
2'-6" CURB & GUTTER TO 2'-0" VALLEY GUTTER
AND
2'-6" CURB & GUTTER TO 1'-6" CURB & GUTTER

November 2018
R-CG-02

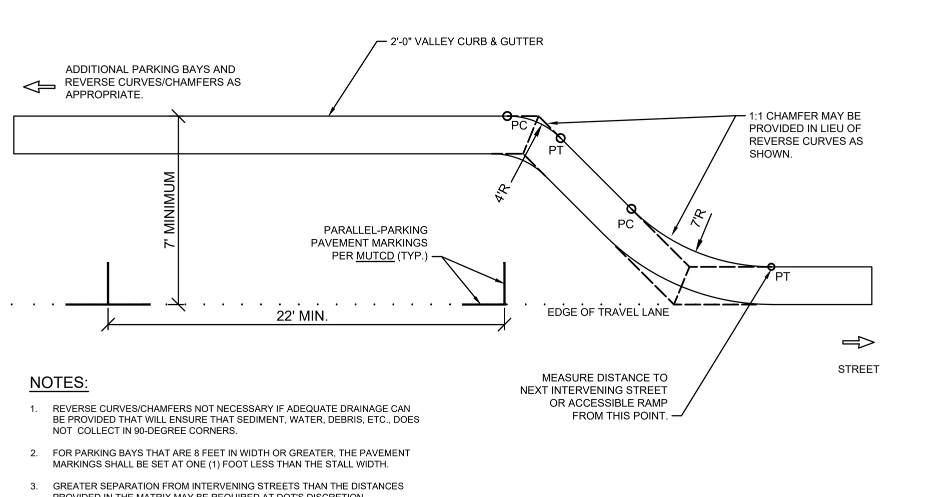
CURB TRANSITIONS (2)



D = DIMENSION OF PLANT SPACING (SHRUB OR GROUND COVER) AS INDICATED ON PLAN.

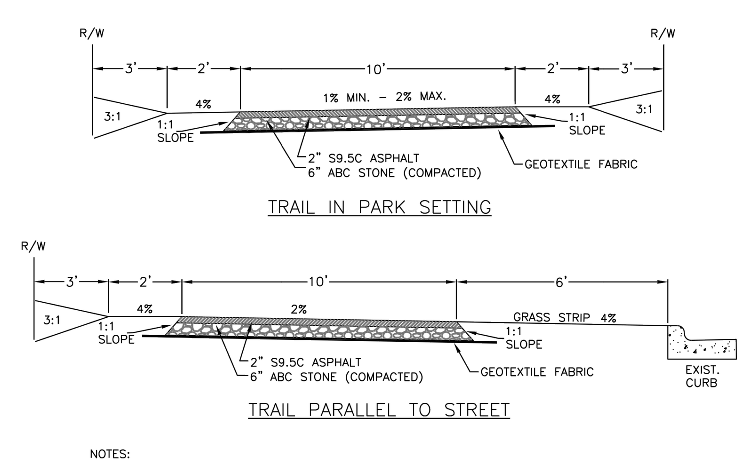


GROUND COVER SPACING (13)



NOTES:
1. REVERSE CURVES/CHAMFERS NOT NECESSARY IF ADEQUATE DRAINAGE CAN BE PROVIDED THAT WILL ENSURE THAT SEDIMENT, WATER, DEBRIS, ETC., DOES NOT COLLECT IN 90-DEGREE CORNERS.
2. FOR PARKING BAYS THAT ARE 8 FEET IN WIDTH OR GREATER, THE PAVEMENT MARKINGS SHALL BE SET AT ONE (1) FOOT LESS THAN THE STALL WIDTH.
3. GREATER SEPARATION FROM INTERVENING STREETS THAN THE DISTANCES PROVIDED IN THE MATRIX MAY BE REQUIRED AT DOT'S DISCRETION.
4. POSITIVE DRAINAGE SHALL BE PROVIDED EITHER BY INSTALLATION OF APPROPRIATE DRAINAGE STRUCTURES OR SLOPE PARKING AREA TO STREET FLOW LINE. SLOPING PARKING AREA TO STREET FLOW LINE ONLY PERMITTED IF ROAD GRADE IS GREATER THAN 2%..

PARALLEL PARKING STANDARDS (9)



NOTES:
1. MINIMUM WIDTH MUST BE MAINTAINED UNLESS LEGITIMATE CONSTRAINTS DICTATE OTHERWISE.
2. DIRECTION OF CROSS SLOPE FOR TRAIL IN PARK SETTING TO BE DETERMINED BY TOPOGRAPHICAL CONDITIONS.
3. FOR TRAIL NEXT TO ROADWAY, THE AASHTO RECOMMENDED MINIMUM GRASS STRIP BETWEEN THE TRAIL AND CURB IS 6'. IF CONSTRAINTS PROHIBIT A 6' GRASS STRIP, THEN A PHYSICAL BARRIER OR RAILING SHOULD BE PROVIDED PER AASHTO.
4. GEOTEXTILE SHALL EXTEND 1'-6" BEYOND EDGE OF PAVEMENT ON EACH SIDE.

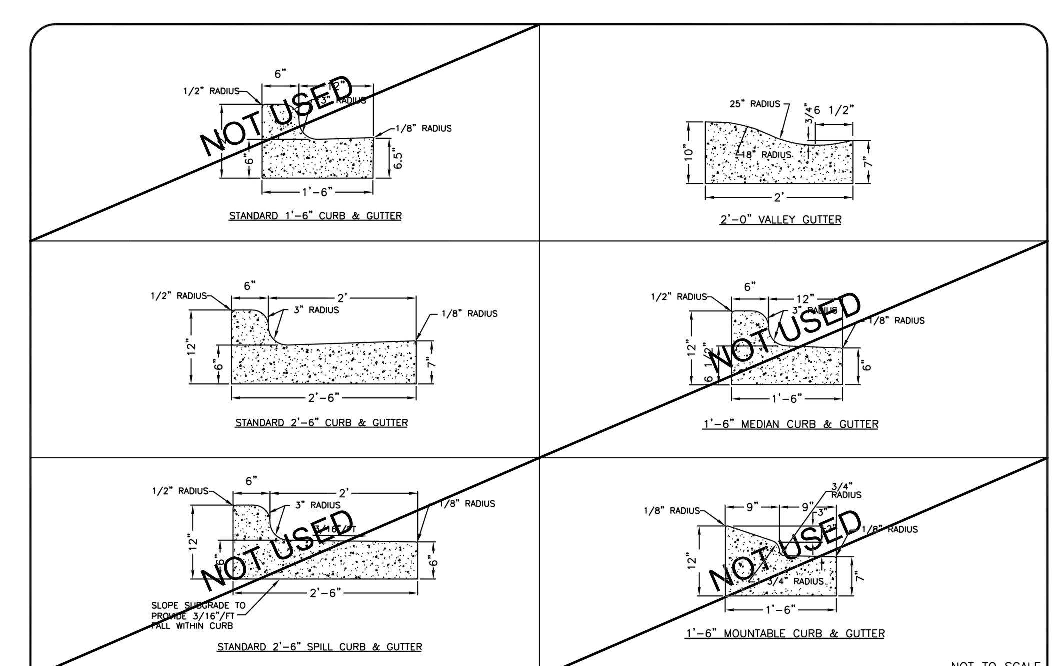
NOT TO SCALE

KANNAPOLIS Public Works

GREENWAY TRAIL ASPHALT

November 2018
R-GW-01

GREENWAY TRAIL - ASPHALT (5)



NOT TO SCALE

KANNAPOLIS Public Works

CURB & GUTTER

November 2018
R-CG-01

CURB & GUTTER (1)

bloc
Bloc Design
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landscape architecture I planning I civil engineering

REO Funding Solutions III, LLC
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Atlanta, GA 30309

REVISIONS

NO.	DATE	DESCRIPTION
1	01.16.19	Revised per City Comments
2	05.24.19	Revised per City Comments

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BLOC DESIGN, PLLC PROFESSIONAL LIMITED LIABILITY COMPANY P-1007 C-390 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 35711 DAVID S. KLAUSMAN 5/24/19

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2012 JORDAN NOR 05.24.19

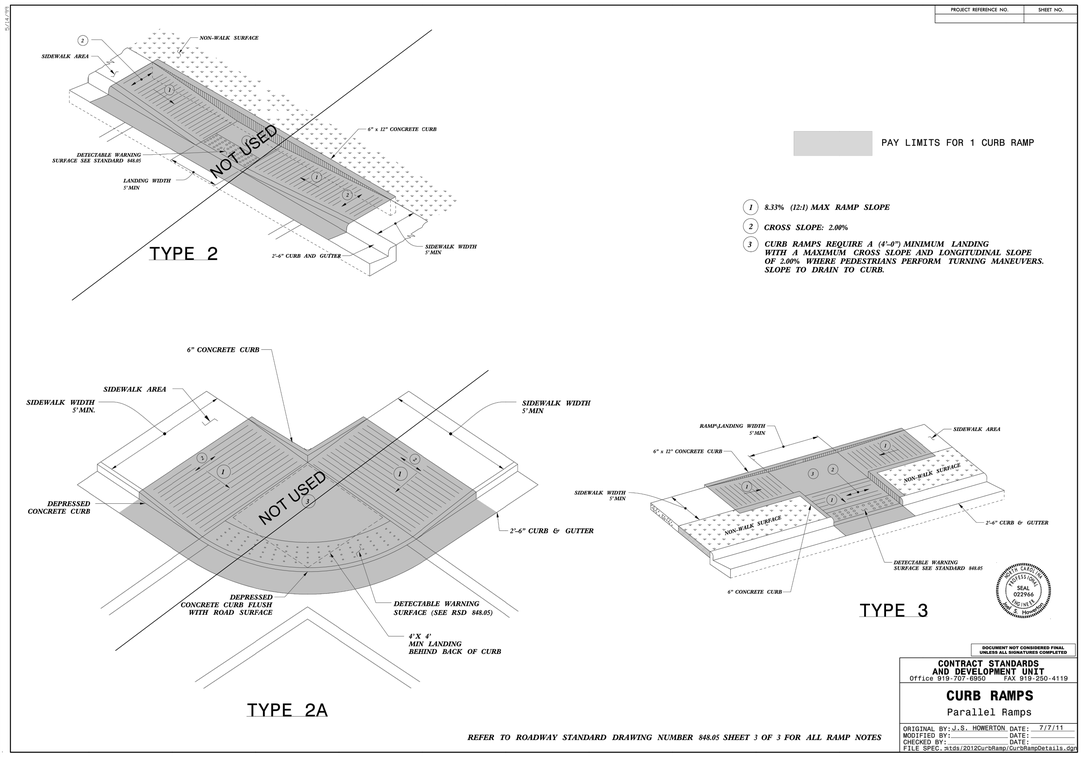
ISSUED FOR CONSTRUCTION
MANAGING PARTNER (PE): ________ DATE: ________
MANAGING PARTNER (LA): ________ DATE: ________
CIVIL ENGINEER/DESIGNER: ________ DATE: ________
LANDS. ARCHITECT/DESIGNER: ________ DATE: ________

Trinity Crossing
Single Family Subdivision

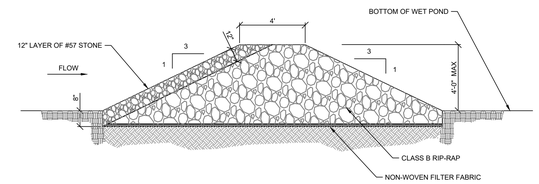
Trinity Church Road
Kannapolis, North Carolina, 28081

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK	CHECKED BY: WLL
PROJECT NUMBER: 00517.02	
SCALE: NOT TO SCALE	
TITLE: SITE DETAILS	

SHEET NO.:
CX-201



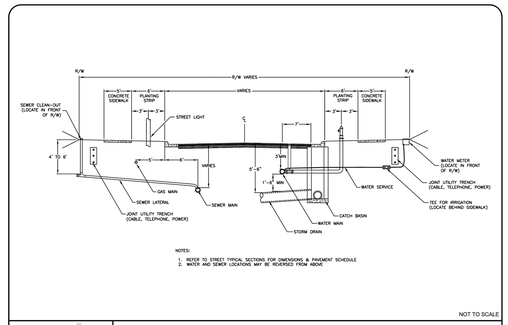
NCDOT CURB RAMPS - PARALLEL RAMPS (11)



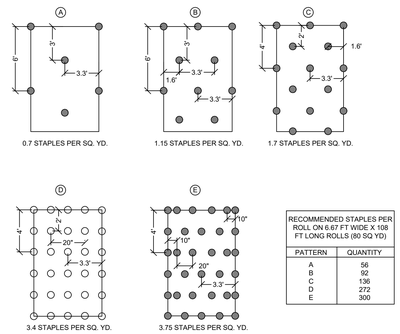
GENERAL NOTE:

TOP OF FOREBAY BERM SHALL BE A MINIMUM OF 6-INCHES BELOW THE PERMANENT WATER SURFACE ELEVATION.

FOREBAY BERM (8)



TYPICAL UTILITY LAYOUT (4)

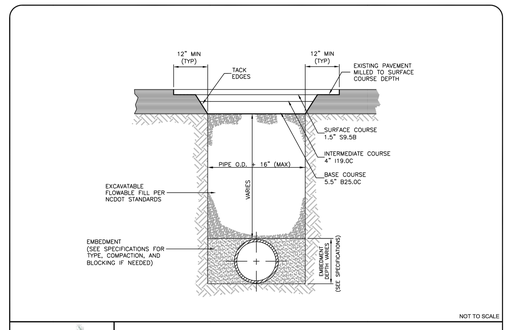


RECOMMENDED STAPLES PER ROLL ON 6.67 FT WIDE X 108 FT LONG ROLLS (80 SQ YD)	
PATTERN	QUANTITY
A	56
B	92
C	136
D	272
E	300

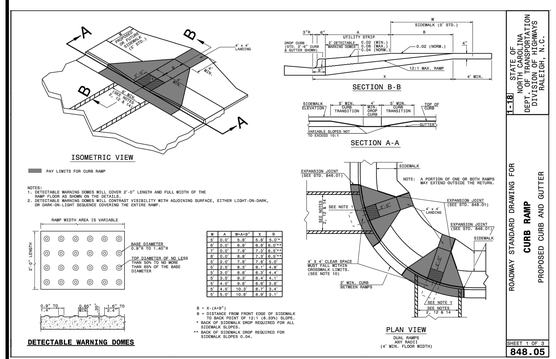
NOTE:

TAKEN FROM NORTH AMERICAN GREEN STAPLE PATTERNS DETAIL

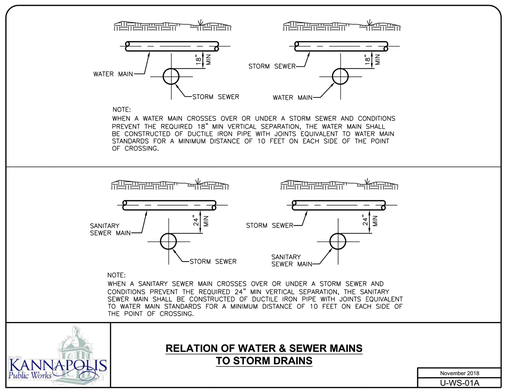
MATTING STAPLE PATTERNS (7)



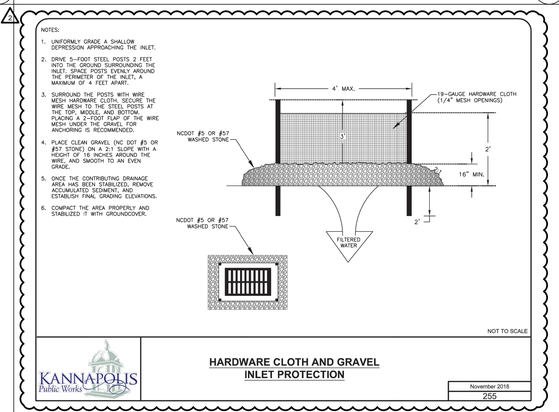
UTILITY CUT PAVEMENT REPLACEMENT (3)



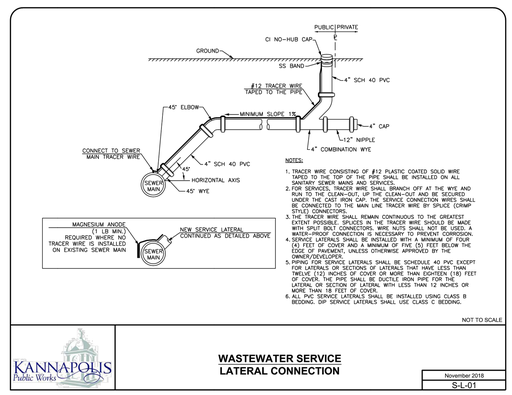
NCDOT CURB RAMP - STD NO. 848.05 (14)



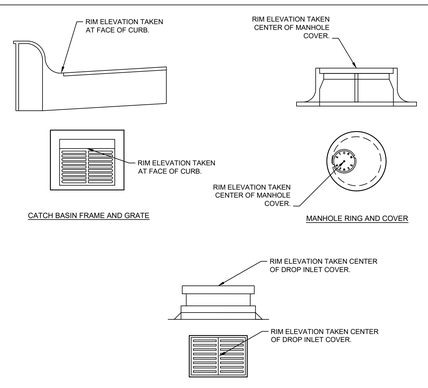
RELATION OF WATER MAINS AND SANITARY SEWER MAINS TO STORM DRAINS (10)



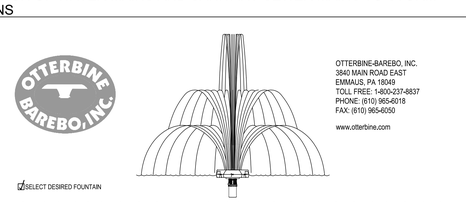
HARDWARE CLOTH AND GRAVEL INLET PROTECTION (6)



WASTEWATER SERVICE LATERAL CONNECTION (2)



STORM DRAINAGE RIM ELEVATION (13)



OTTERBINE-BAREBO, INC.
3840 MAIN ROAD EAST
EMMAUS, PA 18049
TOLL FREE: 1-800-237-8837
PHONE: (610) 965-6018
FAX: (610) 965-6050

www.otterbine.com

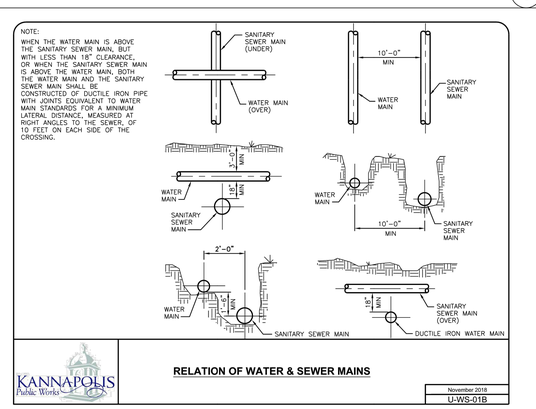
☑ SELECT DESIRED FOUNTAIN

	MODEL	HP	VOLTAGE	PHASE	HZ	UPPER HEIGHT	MIDDLE HEIGHT	LOWER HEIGHT	UPPER DIAMETER	MIDDLE DIAMETER	LOWER DIAMETER	MIN. OPERATING DEPTH
☐	100	1	115	1	60	8'	5'	3'	2'	9'	13'	30"
☐	100	1	230	1	50	3M	1.8M	.9M	.6M	2.7M	4M	75CM
☐	100	1	230	1	60	8'	5'	3'	2'	9'	13'	30"
☐	200	2	230	1	50	4M	2.4M	1.2M	.6M	3M	5.2M	75CM
☐	200	2	230	1	60	12'	7'	4'	2'	10'	17'	30"

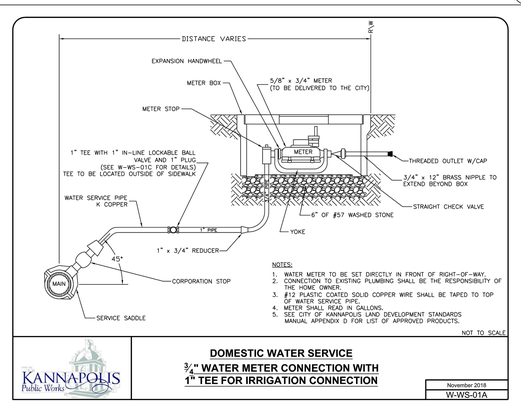
	MODEL	HP	VOLTAGE	PHASE	HZ	UPPER HEIGHT	MIDDLE HEIGHT	LOWER HEIGHT	UPPER DIAMETER	MIDDLE DIAMETER	LOWER DIAMETER	MIN. OPERATING DEPTH
☐	300	3	230	1	50	4.6M	3.2M	2M	.8M	3.8M	6.1M	75CM
☐	300	3	230	1	60	16'	11'	7'	3'	13'	23'	30"
☐	300	3	230	3	60	16'	11'	7'	3'	13'	23'	30"
☐	300	3	400	3	50	4.6M	3.2M	2M	.8M	3.8M	6.1M	75CM
☐	300	3	460	3	60	16'	11'	7'	3'	13'	23'	30"
☐	500	5	230	1	60	19'	13'	8'	3'	15'	27'	30"
☐	500	5	230	3	60	19'	13'	8'	3'	15'	27'	30"
☐	500	5	400	3	50	4.6M	3.2M	2M	.8M	3.8M	6.1M	75CM
☐	500	5	460	3	60	19'	13'	8'	3'	15'	27'	30"

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. REPORT ANY DISCREPANCIES TO OWNER PRIOR TO INSTALLATION.
4. ALL ELECTRICAL INSTALLATION IS TO MEET LOCAL BUILDING CODES.
5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info. REFERENCE NUMBER 377-004
6. PROVIDE (8) 300W LED LIGHTS WITH SEPARATE CONTROLS
7. POWER CONTROL CENTER: The electrical components shall be mounted in a NEMA 4X rated enclosure with an externally mounted disconnect switch and a MANUAL - OFF - AUTO selector switch. The electrical system for all units (115, 208-230, 380-415 & 460V) shall include a non-reversing 600V rated Manual Motor Controller (MMC) with thermal overload and short circuit trip and 24hr timer. 115, 208-230 volt, single and three phase units shall include GFCI (Ground Fault Circuit Interrupter) protection. To operate the GFCI and control circuit on 208-230 volt systems a neutral must be present or an optional control transformer may be supplied. The electrical system shall include a lightning arrester, rated for a maximum of 60,000 amperes discharge.

TRISTAR SURFACE SPRAY AERATOR (9)



RELATION OF WATER MAINS AND SANITARY SEWER MAINS (5)



1 ½"-2" WATER METER CONNECTION (1)

bloc
Bloc Design
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Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com

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REO Funding Solutions III, LLC
P.O. Box 56607
Atlanta, GA 30309

REVISIONS

NO.	DATE	DESCRIPTION
1	01.16.19	Revised per City Comments
2	05.24.19	Revised per City Comments

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NORTH CAROLINA PROFESSIONAL SEAL 035211 ENGINEER DAVID S. KLAUSMAN
5/24/19

ISSUED FOR CONSTRUCTION
MANAGING PARTNER (PE): DATE:
MANAGING PARTNER (LA): DATE:
CIVIL ENGINEER/DESIGNER: DATE:
LANDS. ARCHITECT/DESIGNER: DATE:

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK	CHECKED BY: WLL

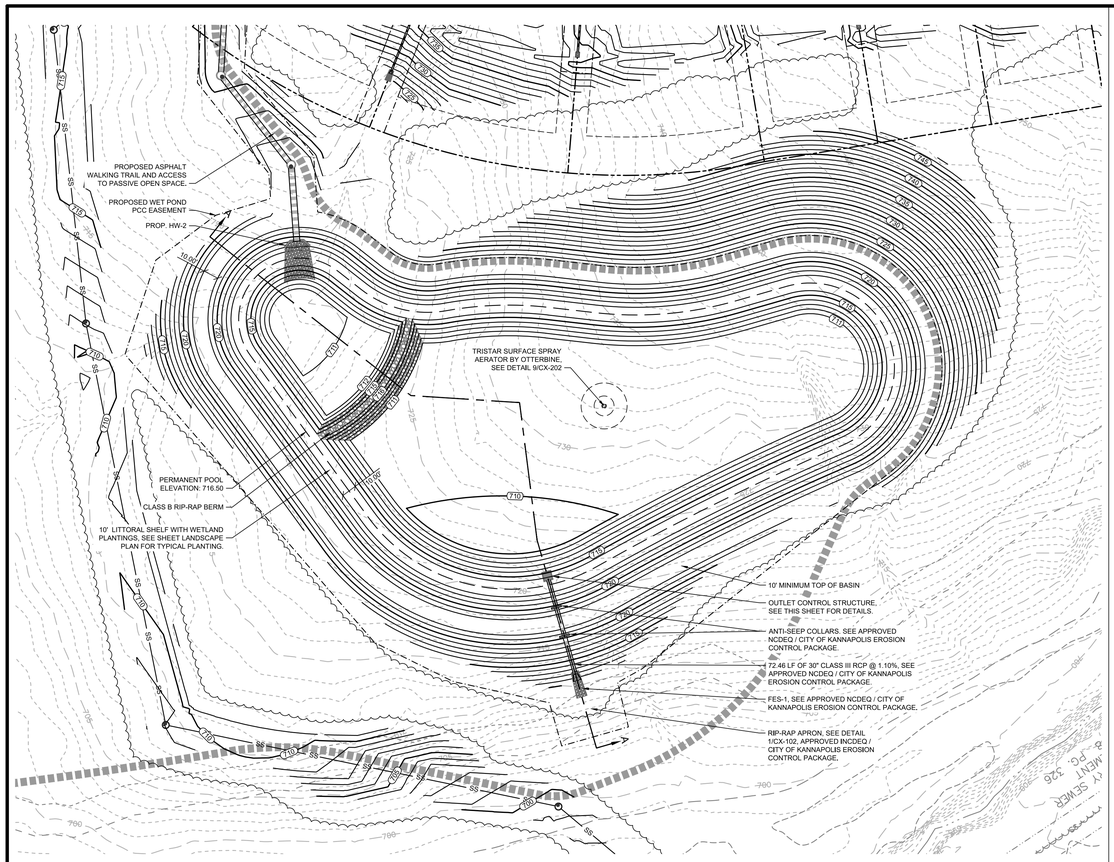
PROJECT NUMBER: 00517.02

SCALE: NOT TO SCALE

TITLE:
SITE DETAILS

SHEET NO.:
CX-202

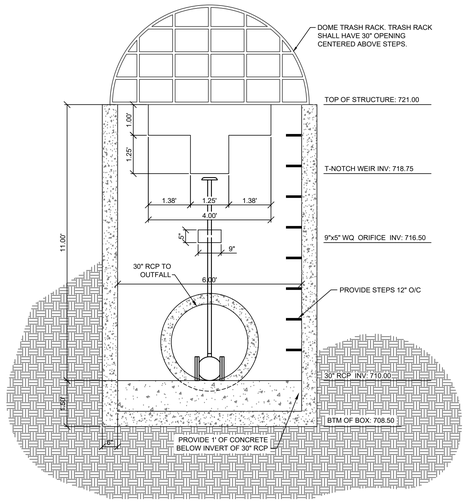
S:\Projects\00517 Sherwood Trinity SF\Plans\Production DWGs\00517_CX-201_Site Details.dwg, 5/23/2019 6:02:30 PM, nic veraity, Bloc Design

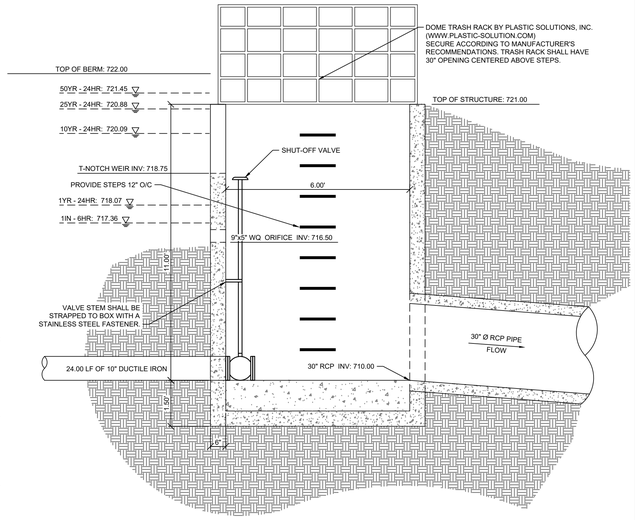


WET POND PLAN VIEW (11)

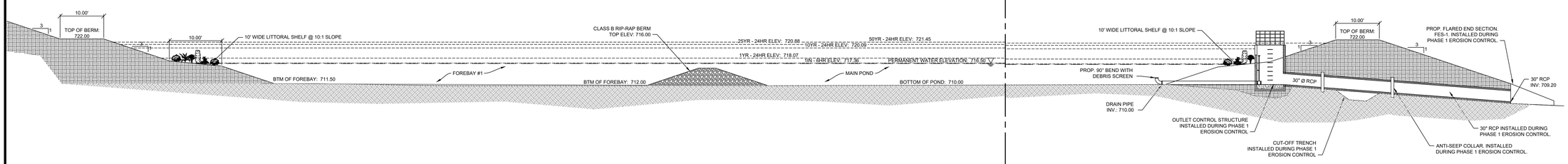
GENERAL NOTES:

1. PRECAST STRUCTURES SHALL CONFORM TO LATEST ASTM STANDARDS FOR "REINFORCED CONCRETE WATER AND WASTEWATER STRUCTURES".
2. ALL EXPOSED CONCRETE TO BE CHAMFERED 1".
3. CONCRETE COMPRESSIVE STRENGTH 4000 PSI MINIMUM.
4. 30" BARREL CONNECTION TO BE SEALED WITH NON-SHRINK CONCRETE GROUT AND MEET MINIMUM NCDOT STANDARDS.
5. CONCRETE PIPE SHALL HAVE 'O' RING SEALS OR WATER TIGHT JOINTS.
6. SHOP DRAWINGS AND CONCRETE MIX INFORMATION MUST BE SUBMITTED AND APPROVED BY BLOC DESIGN PRIOR TO FABRICATION.
7. GEOTECHNICAL ENGINEER SHALL MONITOR DAM AND OUTLET STRUCTURE INSTALLATION. ALL FILL AREAS SHALL BE COMPACTED TO 100% OF THE MATERIALS MAXIMUM DRY DENSITY UNLESS OTHERWISE DICTATED BY THE GEOTECHNICAL ENGINEER.
8. PROVIDED STEPS 1' ON CENTERS. STEPS SHALL BE EPOXY COATED. ACCESS OPENING TO ALIGN WITH STEPS.
9. ALL PIPE IN STORM DRAIN STRUCTURE TO BE STRUCK EVEN WITH THE INSIDE WALL, GROUTED AND BRUSHED SMOOTH.





OUTLET CONTROL STRUCTURE DETAILS (3)



CUT LINE / BREAK LINE

WET POND SECTION (1)

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NORTH CAROLINA PROFESSIONAL SEAL 35711 DAVID S. KLUESMAN

5/24/19

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MANAGING PARTNER (PE): _____ DATE: _____
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Trinity Crossing
Single Family Subdivision

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Kannapolis, North Carolina, 28081

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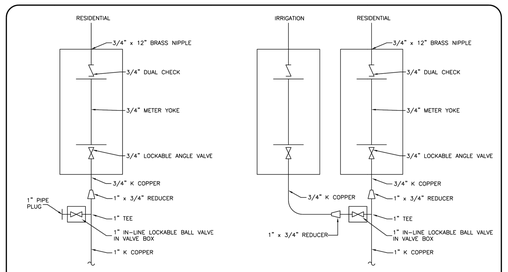
DRAWN BY: NTV	CHECKED BY: WLL

PROJECT NUMBER: 00517.02

SCALE: NOT TO SCALE

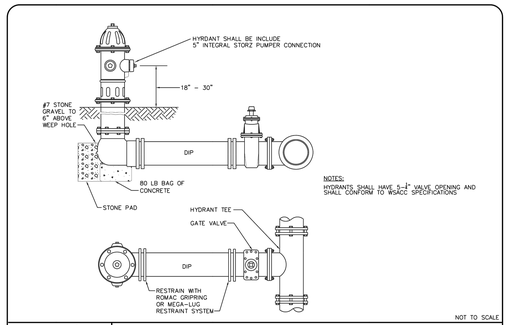
TITLE:
SITE DETAILS - WET POND

SHEET NO.:
CX-203



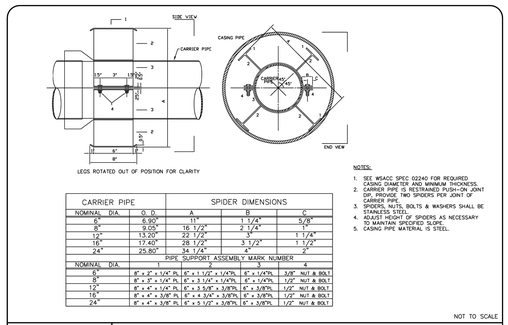
WATER SERVICE
¾" WATER METER CONNECTION WITH 1" TEE FOR IRRIGATION CONNECTION
November 2018
W-WS-01C

WATER SERVICE 16



FIRE HYDRANT
November 2018
W-FH-01

FIRE HYDRANT 12



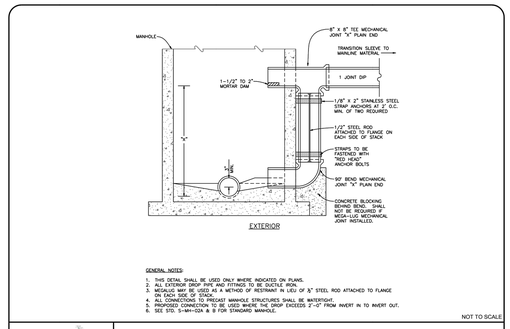
CARRIER PIPE		SPIDER DIMENSIONS		
NOMINAL DIA.	O. D.	A	B	C
6"	6.90"	11"**	1 1/4"	5/8"
8"	9.05"	16 1/2"	2 1/4"	
12"	13.20"	22 1/2"	3"	1 1/4"
16"	17.40"	28 1/2"	3 1/2"	1 1/2"
24"	25.80"	34 1/4"	4"	2"

PIPE SUPPORT ASSEMBLY MARK NUMBER			
NOMINAL DIA.	1	2	4
6"	8" x 8" x 1/4" PL	6" x 1 1/2" x 1/4"PL	6" x 1/4"PL
8"	8" x 8" x 1/4" PL	6" x 3 1/2" x 1/4"PL	6" x 1/4"PL
12"	8" x 4" x 1/4" PL	6" x 5 5/8" x 3/8"PL	6" x 3/8"PL
16"	8" x 4" x 3/8" PL	6" x 4 3/4" x 3/8"PL	6" x 3/8"PL
24"	8" x 4" x 3/8" PL	6" x 5 1/2" x 3/8"PL	6" x 3/8"PL

3/8" - NUT & BOLT	1/2" - NUT & BOLT	
3/8" - NUT & BOLT	1/2" - NUT & BOLT	
3/8" - NUT & BOLT	1/2" - NUT & BOLT	
3/8" - NUT & BOLT	1/2" - NUT & BOLT	
3/8" - NUT & BOLT	1/2" - NUT & BOLT	

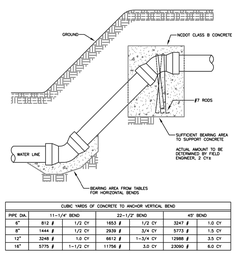
CASING SPIDER
November 2018
U-WS-02

CASING SPIDER 8



STANDARD EXTERIOR-DROP CONNECTION FOR SANITARY SEWER MANHOLE
November 2018
S-MH-05

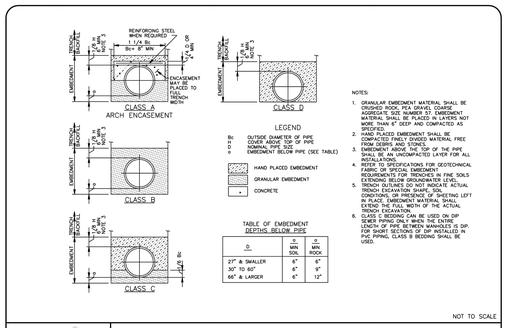
STD. EXTERIOR-DROP CONNECTION FOR SAN. SWR. MANHOLE 4



CUBIC YARDS OF CONCRETE TO ANCHOR VERTICAL BEND						
PIPE DIA.	11-1/4° BEND		22-1/2° BEND		45° BEND	
6"	812 #	1/2 CY	1653 #	1/2 CY	3247 #	1.0 CY
8"	1444 #	1/2 CY	2939 #	3/4 CY	5773 #	1.5 CY
12"	3248 #	1.0 CY	6612 #	1-1/4 CY	12988 #	3.5 CY
16"	5775 #	1-1/2 CY	11756 #	3.0 CY	23090 #	6.0 CY

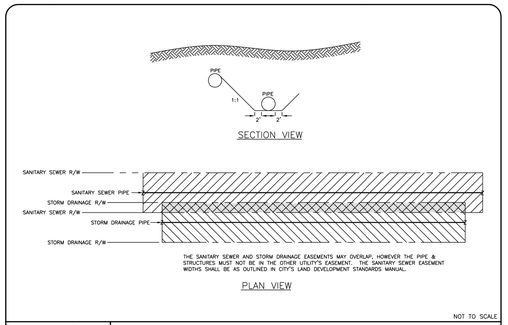
STANDARD VERTICAL BEND ANCHORS
November 2018
W-TB-03

STANDARD VERTICAL BEND ANCHORS 15



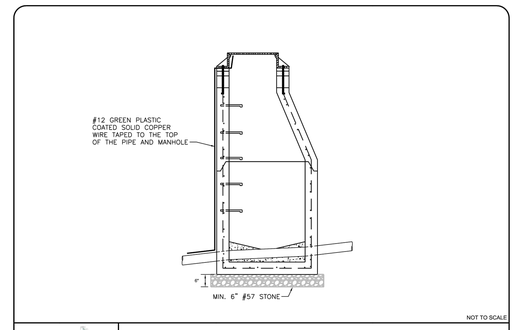
EMBEDMENTS FOR MAINS
November 2018
U-WS-07

EMBEDMENTS FOR MAINS 11



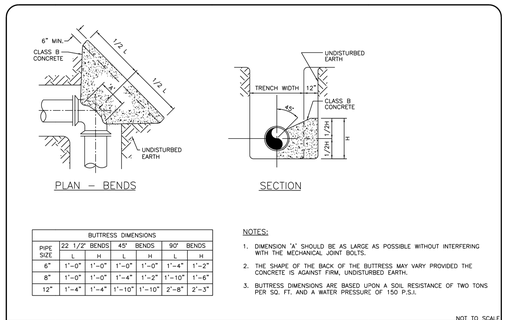
OVERLAPPING EASEMENTS
SANITARY SEWER-STORM DRAINAGE
November 2018
U-TS-02

OVERLAPPING EASEMENTS SAN. SWR. - STORM DRAINAGE 7



SEWER TRACER WIRE
November 2018
S-MH-02B

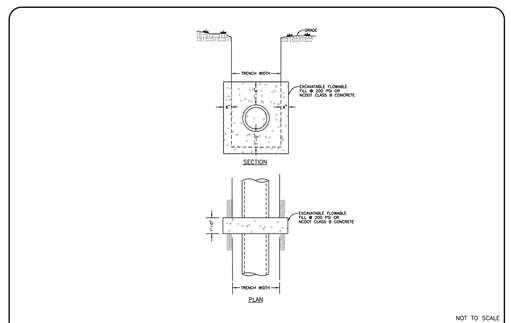
SEWER TRACER WIRE 3



BUTTRESS DIMENSIONS						
PIPE SIZE	22 1/2° BENDS		45° BENDS		90° BENDS	
	L	H	L	H	L	H
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"

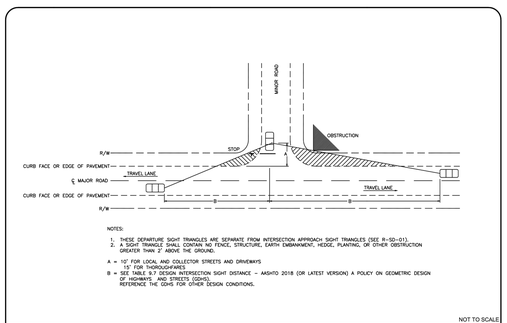
THRUST BLOCK - BENDS
November 2018
W-TB-02

THRUST BLOCK - BENDS 14



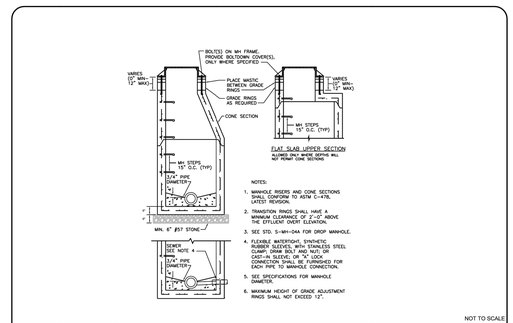
ANTI-SEEP COLLAR
November 2018
U-WS-06

ANTI-SEEP COLLAR 10



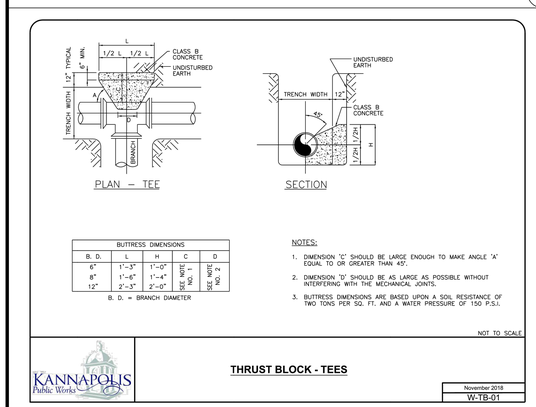
INTERSECTION SIGHT DISTANCE
DEPARTURE SIGHT TRIANGLES
November 2018
R-SD-02

INTERSECTION SIGHT DISTANCE DEPARTURE SIGHT TRIANGLES 6



STANDARD PRECAST
CONCRETE MANHOLE
November 2018
S-MH-02A

STANDARD PRECAST CONCRETE MANHOLE 2

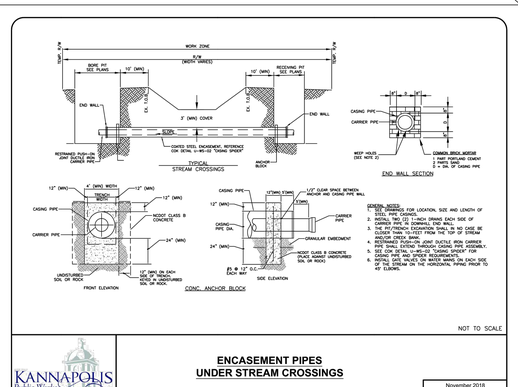


BUTTRESS DIMENSIONS				
B. D.	L	H	C	D
6"	1'-3"	1'-0"	SEE NOTE NO. 1	SEE NOTE NO. 2
8"	1'-6"	1'-4"		
12"	2'-3"	2'-0"		

B. D. = BRANCH DIAMETER

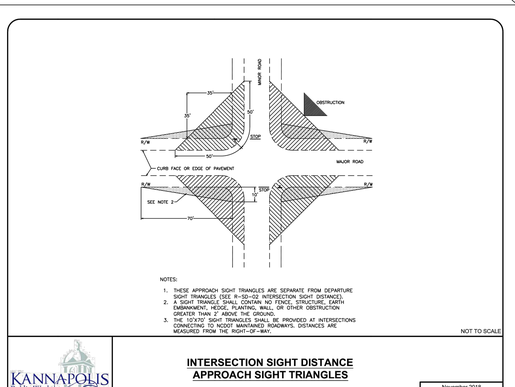
THRUST BLOCK - TEES
November 2018
W-TB-01

THRUST BLOCK - TEES 13



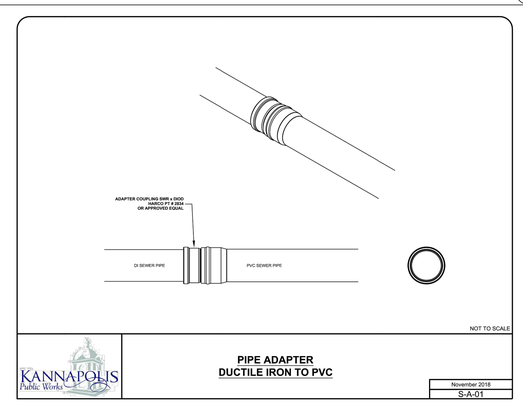
ENCASEMENT PIPES
UNDER STREAM CROSSINGS
November 2018
U-WS-04

ENCASEMENT PIPES UNDER STREAM CROSSINGS 9



INTERSECTION SIGHT DISTANCE
APPROACH SIGHT TRIANGLES
November 2018
R-SD-01

INTERSECTION SIGHT DISTANCE APPROACH SIGHT TRIANGLES 5



PIPE ADAPTER
DUCTILE IRON TO PVC
November 2018
S-A-01

PIPE ADAPTER DUCTILE IRON TO PVC 1

bloc
Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com
landscape architecture I planning I civil engineering

REO Funding Solutions III, LLC
P.O. Box 56607
Atlanta, GA 30309

REVISIONS

NO.	DATE	DESCRIPTION
1	01.16.19	Revised per City Comments
2	05.24.19	Revised per City Comments

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stamp / seal:

BLOC DESIGN PROFESSIONAL ENGINEERING COMPANY P-1007 C-390 NORTH CAROLINA
NORTH CAROLINA PROFESSIONAL SEAL 35711 DAVID S. KLAUSMAN
5/24/19

ISSUED FOR CONSTRUCTION
MANAGING PARTNER (PE): _____ DATE: _____
MANAGING PARTNER (LA): _____ DATE: _____
CIVIL ENGINEER/DESIGNER: _____ DATE: _____
LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Trinity Crossing
Single Family Subdivision

Trinity Church Road
Kannapolis, North Carolina, 28081

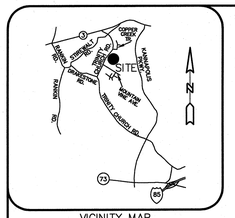
DATE: 10/26/18	MPIC: WLL
DRAWN BY: DSK	CHECKED BY: WLL

PROJECT NUMBER: 00517.02

SCALE: NOT TO SCALE

TITLE:
SITE DETAILS

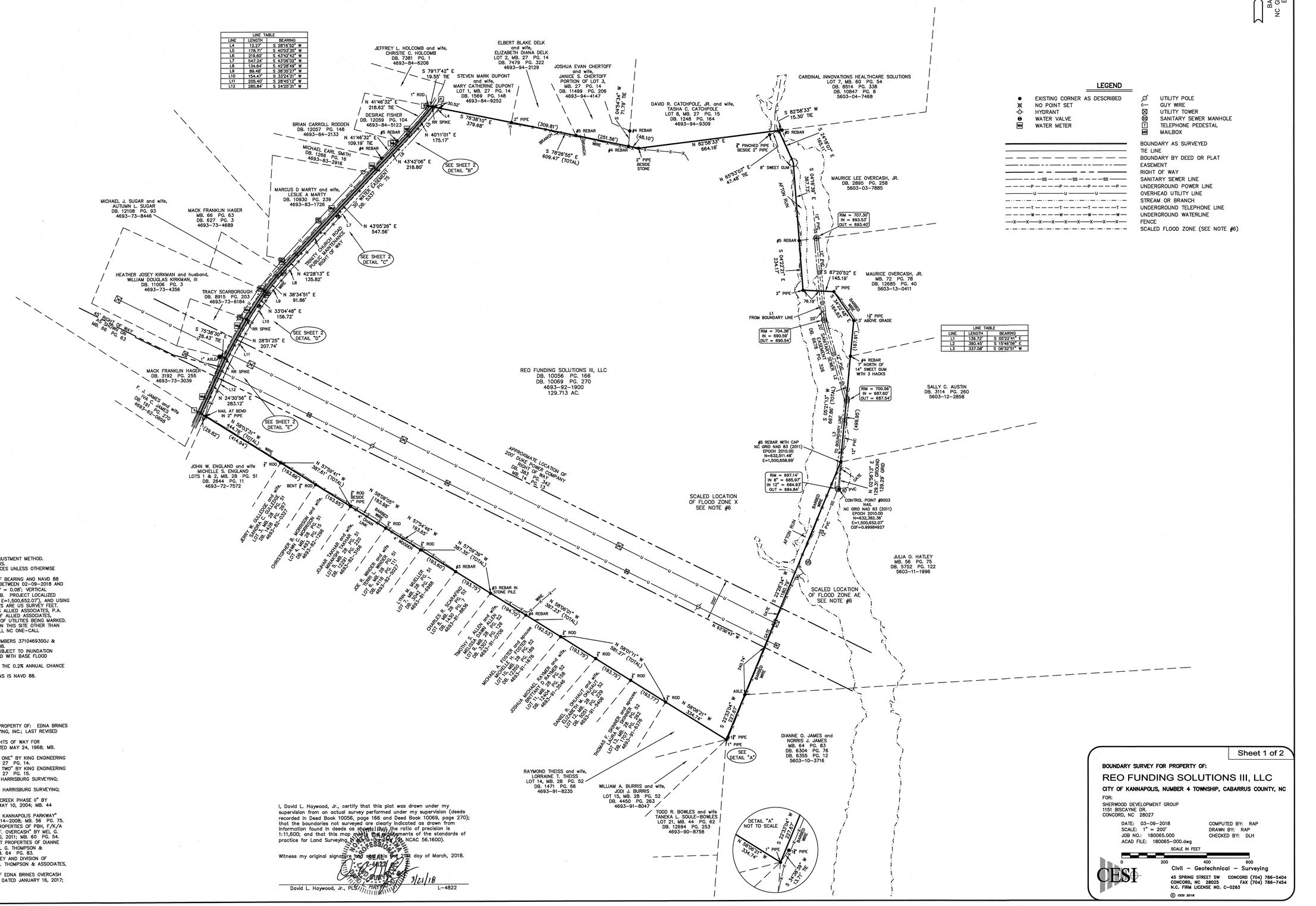
SHEET NO.:
CX-204



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING
NC GRID NAD 83 (2011)
EPOCH 2010.00

LINE TABLE		
LINE	LENGTH	BEARING
L4	12.27'	S 28°16'52" W
L5	178.71'	S 40°03'35" W
L6	219.60'	S 43°42'42" W
L7	547.24'	S 43°06'02" W
L8	134.64'	S 42°28'49" W
L9	89.48'	S 38°35'27" W
L10	154.47'	S 33°24'21" W
L11	208.40'	S 28°45'12" W
L12	285.84'	S 24°25'31" W



LINE TABLE		
LINE	LENGTH	BEARING
L1	139.72'	S 05°22'41" E
L2	390.45'	S 15°46'56" E
L3	337.08'	S 06°32'51" W

LEGEND

- EXISTING CORNER AS DESCRIBED
- NO POINT SET
- HYDRANT
- WATER VALVE
- WATER METER
- UTILITY POLE
- GUY WIRE
- UTILITY TOWER
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- MAILBOX
- BOUNDARY AS SURVEYED
- TIE LINE
- BOUNDARY BY DEED OR PLAT
- EASEMENT
- RIGHT OF WAY
- SANITARY SEWER LINE
- UNDERGROUND POWER LINE
- OVERHEAD UTILITY LINE
- STREAM OR BRANCH
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATERLINE
- FENCE
- SCALED FLOOD ZONE (SEE NOTE #6)

NOTES:

1. TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. NC GRID NAD 83 (2011) EPOCH 2010.00 BASIS OF BEARING AND NAVD 88 ELEVATIONS DERIVED FROM NCGS NETWORK RTK BETWEEN 02-09-2018 AND 02-21-2018 (HORIZONTAL POSITIONAL ACCURACY = 0.08', VERTICAL ACCURACY = 0.10') USING GEOID MODEL GEOID12B. PROJECT LOCALIZED HOLDING CONTROL POINT #9003 (N=632,382.36', E=1,500,652.07'), AND USING A COMBINED GRID FACTOR OF 0.99984927. UNITS ARE US SURVEY FEET.
5. SOURCE FOR UNDERGROUND UTILITY LOCATIONS IS ALLIED ASSOCIATES, P.A. CESI IS ONLY RESPONSIBLE FOR THE LOCATION OF ALLIED ASSOCIATES, P.A. MARKINGS AND NOT THE ACTUAL LOCATION OF UTILITIES BEING MARKED. THERE MAY BE OTHER UNDERGROUND UTILITIES ON THIS SITE OTHER THAN THOSE SHOWN. BEFORE DOING ANY DIGGING, CALL NC ONE-CALL (1-800-632-4949).
6. FLOOD ZONE DATA SCALED FROM F.I.R.M. MAP NUMBERS 3710469300J & 3710560300J; EFFECTIVE DATE NOVEMBER 5, 2008.
   ZONE AE = SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.
   ZONE X = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. VERTICAL DATUM FOR SANITARY SEWER ELEVATIONS IS NAVD 88.

REFERENCES:

1. ALL DEEDS AND MAPS SHOWN HEREON.
2. MAP TITLED "BOUNDARY AND LOCATION SURVEY PROPERTY OF: EDNA BRINES OVERCASH" BY CONCORD ENGINEERING & SURVEYING, INC.; LAST REVISED 09-12-2000; JOB NO.: 000320.000.
3. MAP TITLED "DUKE POWER COMPANY MAP OF RIGHTS OF WAY FOR MARSHALL – WINECOFF TRANSMISSION LINE"; DATED MAY 24, 1968; MB. 14 PG. 13.
4. MAP TITLED "FINAL PLAT OF TRINITY WOODS MAP ONE" BY KING ENGINEERING OF CONCORD, INC.; DATED MARCH 31, 1994; MB. 27 PG. 14.
5. MAP TITLED "FINAL PLAT OF TRINITY WOODS MAP TWO" BY KING ENGINEERING OF CONCORD, INC.; DATED MARCH 31, 1994; MB. 27 PG. 15.
6. MAP TITLED "PHASE I MAP I MOUNTAIN VINE" BY HARRISBURG SURVEYING; DATED APRIL 18, 1995; MB. 28 PG. 51.
7. MAP TITLED "PHASE I MAP 2 MOUNTAIN VINE" BY HARRISBURG SURVEYING; DATED APRIL 18, 1995; MB. 28 PG. 52.
8. MAP TITLED "FINAL SUBDIVISION PLAT OF: PINE CREEK PHASE II" BY ACCUTECH SURVEYING & MAPPING, LLP; DATED MAY 10, 2004; MB. 44 PG. 62.
9. MAP TITLED "MINOR SUBDIVISION PLAT OF: 4443 KANNAPOLIS PARKWAY" BY N-FOCUS LAND SURVEYING, INC.; DATED 09-14-2006; MB. 56 PG. 75.
10. MAP TITLED "FINAL PLAT / MINOR SUBDIVISION PROPERTIES OF PBH, F/K/A PIEDMONT BEHAVIORAL HEALTHCARE AND BILLIE F. OVERCASH" BY MEL G. THOMPSON & ASSOCIATES, PA; DATED MARCH 30, 2011; MB. 60 PG. 54.
11. MAP TITLED "BOUNDARY AND RECOMBINATION PLAT PROPERTIES OF DIANNE OVERCASH JAMES AND NORRIS J. JAMES" BY MEL G. THOMPSON & ASSOCIATES, PA; DATED DECEMBER 10, 2013; MB. 64 PG. 83.
12. MAP TITLED "MINOR SUBDIVISION BOUNDARY SURVEY AND DIVISION OF PROPERTY OF STANTON DALE MORRIS" BY MEL G. THOMPSON & ASSOCIATES, PA; DATED JUNE 19, 2014; MB. 66 PG. 63.
13. MAP TITLED "BOUNDARY SURVEY OF PROPERTY OF EDNA BRINES OVERCASH EST." BY MEL G. THOMPSON & ASSOCIATES, PA; DATED JANUARY 16, 2017; MB. 72 PG. 78.

I, David L. Haywood, Jr., certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deeds recorded in Deed Book 10056, page 166 and Deed Book 10069, page 270); that the boundaries not surveyed are clearly indicated as drawn from information found in deeds as shown; that the ratio of precision is 1:11,600; and that this map meets the requirements of the standards of practice for Land Surveying in North Carolina (21 NCAC 56.1600).

Witness my original signature and seal this 21st day of March, 2018.

SEAL L-4822 NORTH CAROLINA PROFESSIONAL SEAL L-4822 LAND SURVEYOR DAVID L. HAYWOOD, JR. 3/21/18

David L. Haywood, Jr., PLS L-4822

Sheet 1 of 2

BOUNDARY SURVEY FOR PROPERTY OF:

REO FUNDING SOLUTIONS III, LLC

CITY OF KANNAPOLIS, NUMBER 4 TOWNSHIP, CABARRUS COUNTY, NC

FOR:
SHERWOOD DEVELOPMENT GROUP
1151 BISCAYNE DR.
CONCORD, NC 28027

DATE: 03-09-2018
SCALE: 1" = 200'
JOB NO.: 180065.000
ACAD FILE: 180065-000.dwg

COMPUTED BY: RAP
DRAWN BY: RAP
CHECKED BY: DLH

SCALE IN FEET
0 200 400 600

CESI
Civil – Geotechnical – Surveying
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
N.C. FIRM LICENSE NO. C-0263

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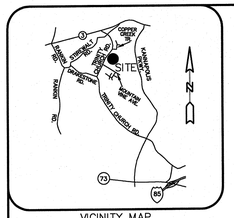
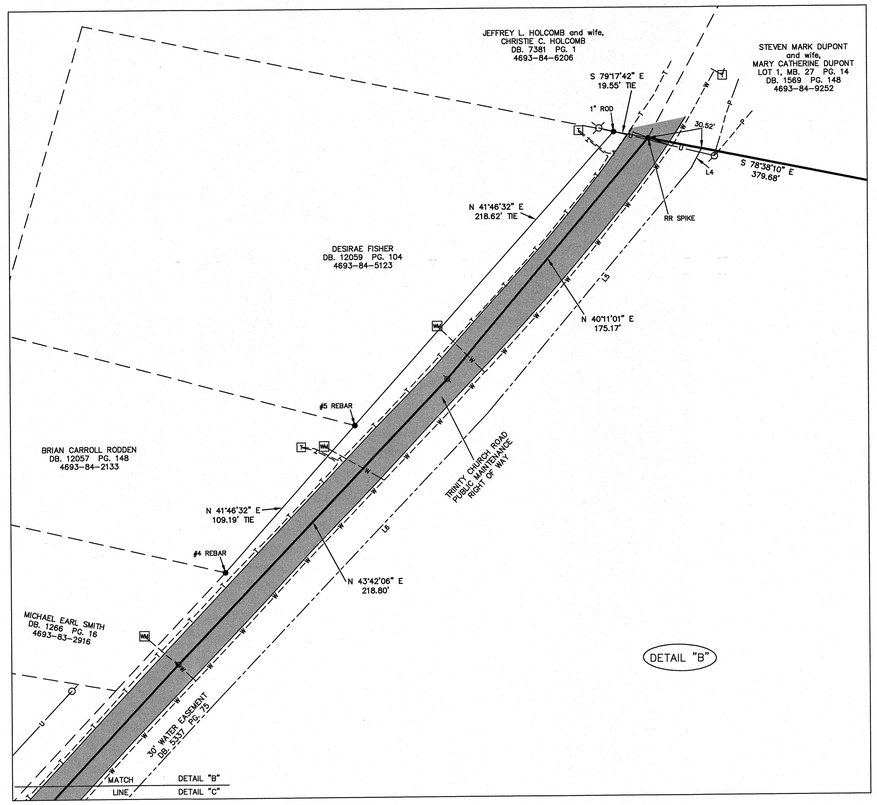
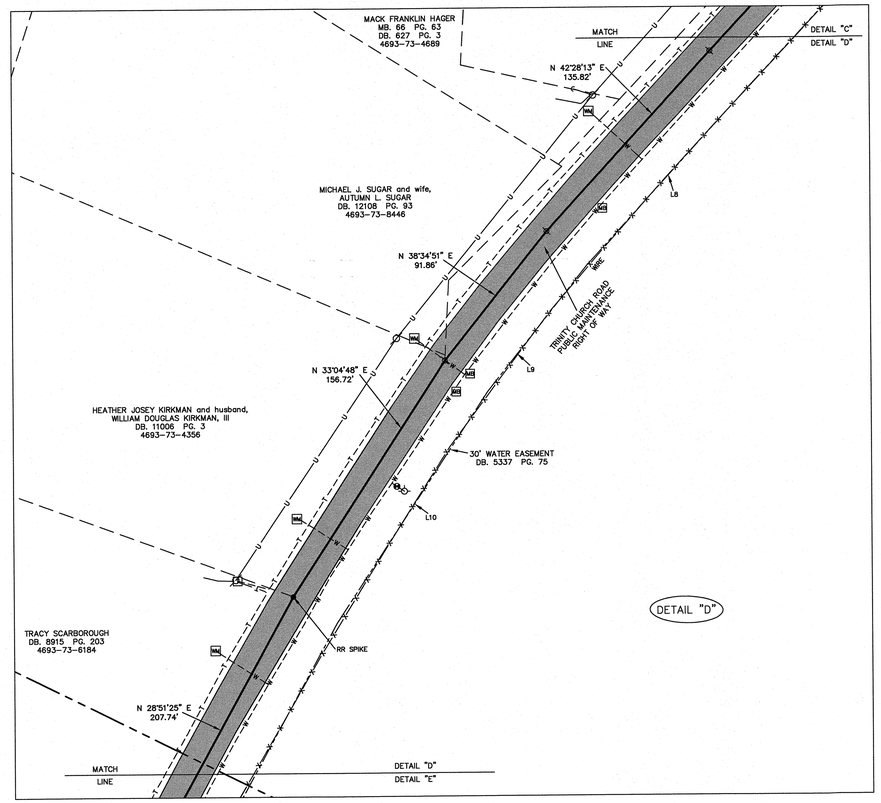
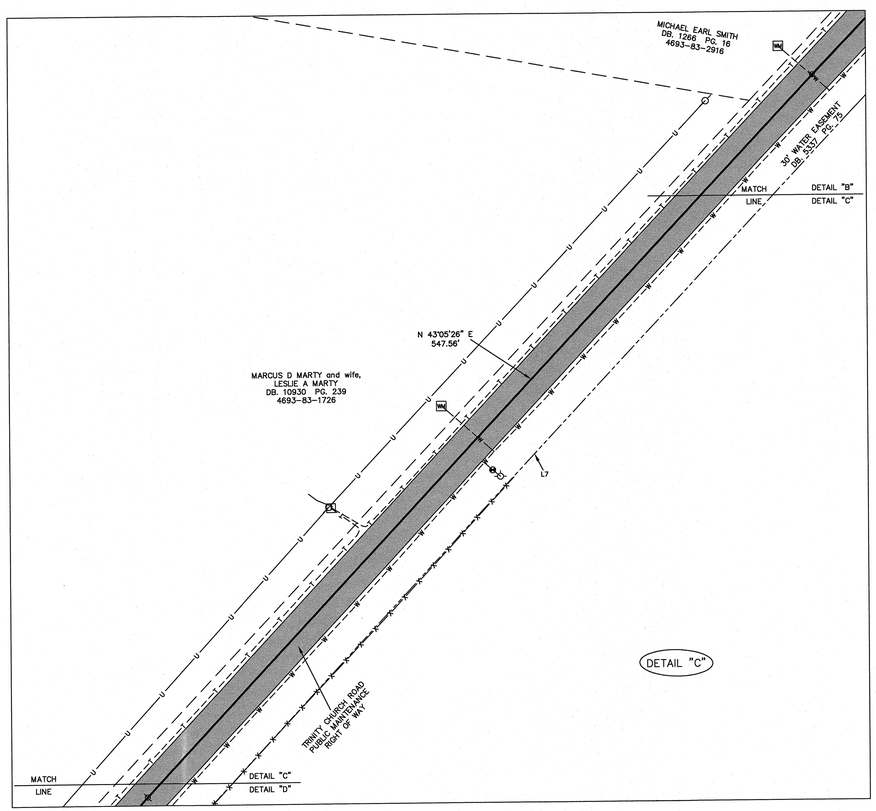
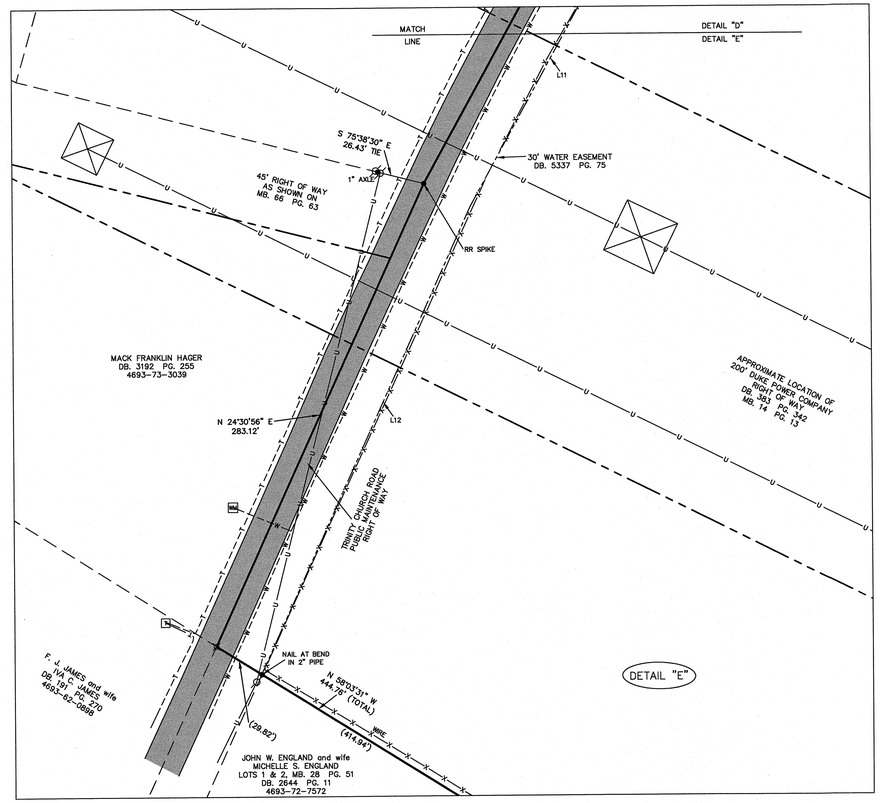


VICINITY MAP
NOT TO SCALE









BASIS OF BEARING
NC GRID NAD 83 (2011)
EPOCH 2010.00

LEGEND

- EXISTING CORNER AS DESCRIBED
- NO POINT SET
- HYDRANT
- WATER VALVE
- WATER METER
- UTILITY POLE
- GUY WIRE
- UTILITY TOWER
- SANITARY SEWER MANHOLE
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- UNDERGROUND WATERLINE
- FENCE
- SCALED FLOOD ZONE (SEE NOTE #6)

NORTH CAROLINA PROFESSIONAL SEAL L-4822 LAND SURVEYOR DAVID L. HAYWOOD, JR.
3/2/18

Sheet 2 of 2

BOUNDARY SURVEY FOR PROPERTY OF:

REO FUNDING SOLUTIONS III, LLC

CITY OF KANNAPOLIS, NUMBER 4 TOWNSHIP, CABARRUS COUNTY, NC

FOR:
SHERWOOD DEVELOPMENT GROUP
1151 BISCAYNE DR.
CONCORD, NC 28027

DATE: 03-09-2018
SCALE: 1" = 40'
JOB NO.: 180065.000
ACAD FILE: 180065-000.dwg

COMPUTED BY: RAP
DRAWN BY: RAP
CHECKED BY: DLH

SCALE IN FEET
0 40 80 120

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Civil – Geotechnical – Surveying
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
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