



MECKLENBURG PARK

PRELIMINARY PLAN

22 September 2020



DHM DESIGN 
LANDSCAPE ARCHITECTURE | LAND PLANNING

LEGEND:

AL - ARC LENGTH
C&G - CURB & GUTTER
CB - CATCH BASIN
CGF - COMBINED GRID FACTOR
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
D.B. - DEED BOOK
DI - DROP INLET
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
GM - GAS METER
GP - GATE POST
GR - GRATE
GV - GAS VALVE
GW - GUY WIRE
ICV - IRRIGATION CONTROL VALVE
INV - INVERT
LP - LIGHT POLE
MBX - MAILBOX
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NN - NEW NAIL
OHANG - OVERHANG
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG - PIGE
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TBM - TEMPORARY BENCHMARK
TERR - TERRACOTTA PIPE
WM - WATER METER
WV - WATER VALVE

LINE LEGEND:

FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
WATER LINE
WOOD FENCE

LINE TABLE:

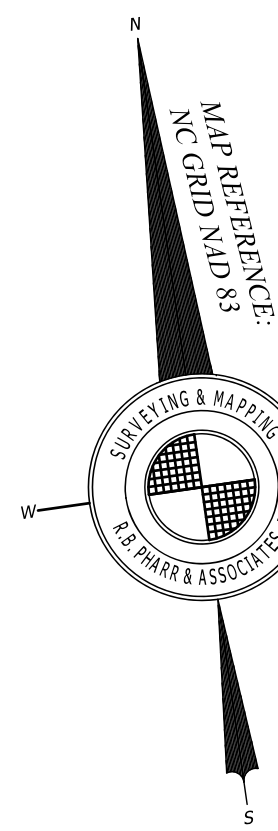
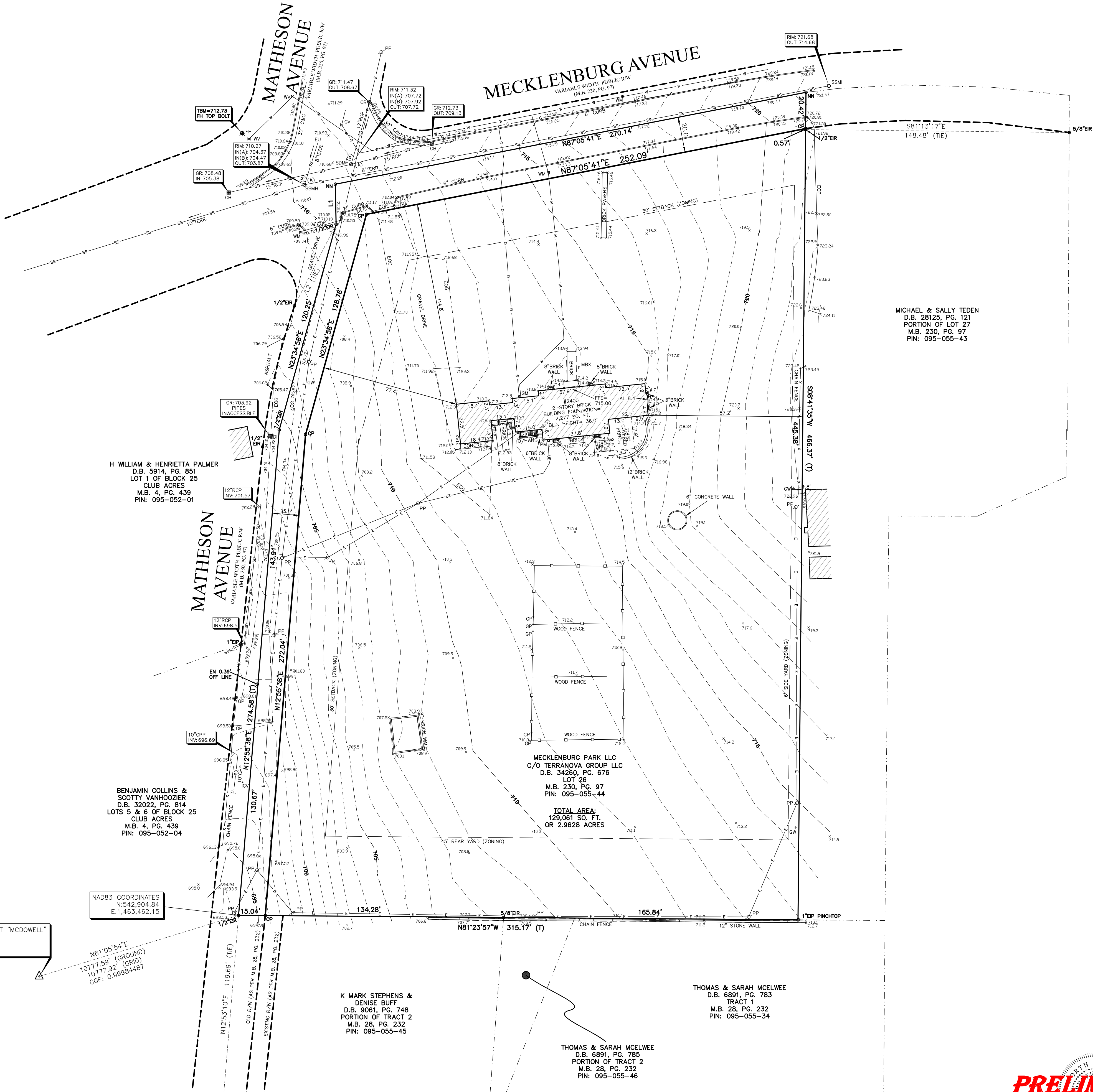
LINE	BEARING	DISTANCE
L1	N87°05'38"E	22.54'
L2	N35°07'15"E	51.67'

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6300
WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER
GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7304
CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253



Know what's below.
Call before you dig.



NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- ELEVATIONS BASED ON N.G.S. MONUMENT "MCDOWELL", ELEVATION = 681.79 FEET, NAVD 88.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R-3

MINIMUM SETBACK: 30'
MINIMUM SIDE YARD: 6'
MINIMUM REAR YARD: 45'
MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3369.

PARKING:

NO MARKED SPACES WERE OBSERVED AT THE TIME OF SURVEY

GPS CERTIFICATION:

I, JUSTIN F. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A1(10.000)
(2) POSITIONAL ACCURACY: HORZ: NORTH=0.0004; EAST=0.0016; VERT=0.005
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: OCTOBER 02, 2020
(5) DATUM/EPOCH: NAVD 88, NAD83(2011)
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "MCDOWELL"
(7) GEOD MODEL: GEOD 18(CONUS)
(8) COMBINED GRID FACTOR(S): 0.99984487
(9) UNITS: US SURVEY FEET

ALTA/NSPS CERTIFICATION:

TO: TERRANOVA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 9, 2020.

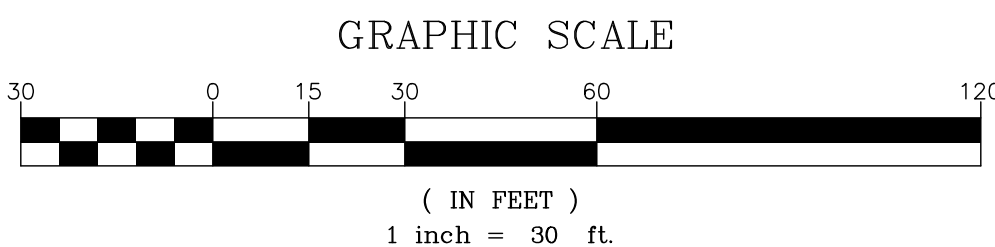
PRELIMINARY

10-09-2020
DATE

JUSTIN F. CLONINGER
ACTPLS L-430
jcloninger@rpharr.com

NET AREA: 117,677 SQ. FT. OR 2.7015 ACRES
AREA WITHIN R/W: 11,384 SQ. FT. OR 0.2613 ACRES
TOTAL AREA: 129,061 SQ. FT. OR 2.9628 ACRES

PRELIMINARY
(NOT FOR RECORDATION OR SALES)



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014.
MAP NUMBER: 3710456400K; ZONE X

THIS IS TO CERTIFY THAT ON THE 9TH DAY OF OCTOBER, 2020, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE 1600 (2) NCAC 56 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 30 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

REVISIONS			ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:	
			TERRANOVA	
			2400 MECKLENBURG AVENUE CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. DEED REFERENCE: 34260-676 MAP REFERENCE: 230-97 TAX PARCEL NO: 095-055-44	
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING	
			420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186	
CREW:	DRAWN:	REVISED:	SCALE:	DATE:
JB	BS		1" = 30'	OCT. 09, 2020
			JOB NO. 92041	

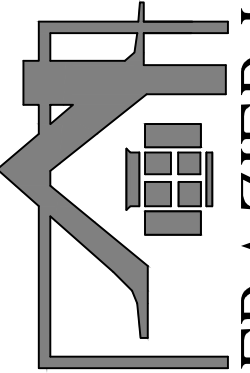
PLOTTED: 10/19/2020
0:\92\0\92041\DWG\92041.DWG

Standard Features of Note General Description

4 bedroom, 4.5 bathroom custom home with approximately 3,150 square feet of heated living space and 2-car garage. Approximately 3,850 total square footage under roof.

EXTERIOR

- Tile or Blue Stone on front stoop and covered porch
- JELD-WEN Sightline Series Windows and Exterior Doors
- 40" wide front door w/ Glass Storm Door
- Limited lifetime warranty architectural shingles
- 6" Exterior Walls
- 2-car garage
- R-19 Insulation at Exterior Walls CRAWLSPACE
- Sealed Crawlspace with insulation to code



www.frazierhomedesign.com
FRAZIER HOME DESIGN, LLC.
 900 RIDGEFIELD DR, SUITE 170
 RALEIGH, NC 27609
 OFFICE: (919) 424-7245

TERRANOVA DEVELOPMENT KNOWLTON COTTAGE DUPLEX

DATE: 04/09/2020
 DRAWN BY: WS
 REVISION DATE: 09/29/2020

ELEVATIONS

SHEET NO.
A1



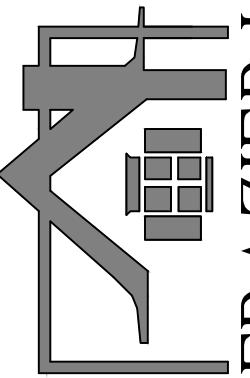
REAR ELEVATION

SCALE: 1/4"=1'



RIGHT ELEVATION

SCALE: 1/4"=1'



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REVISION DATE: 09/29/2020

ELEVATIONS

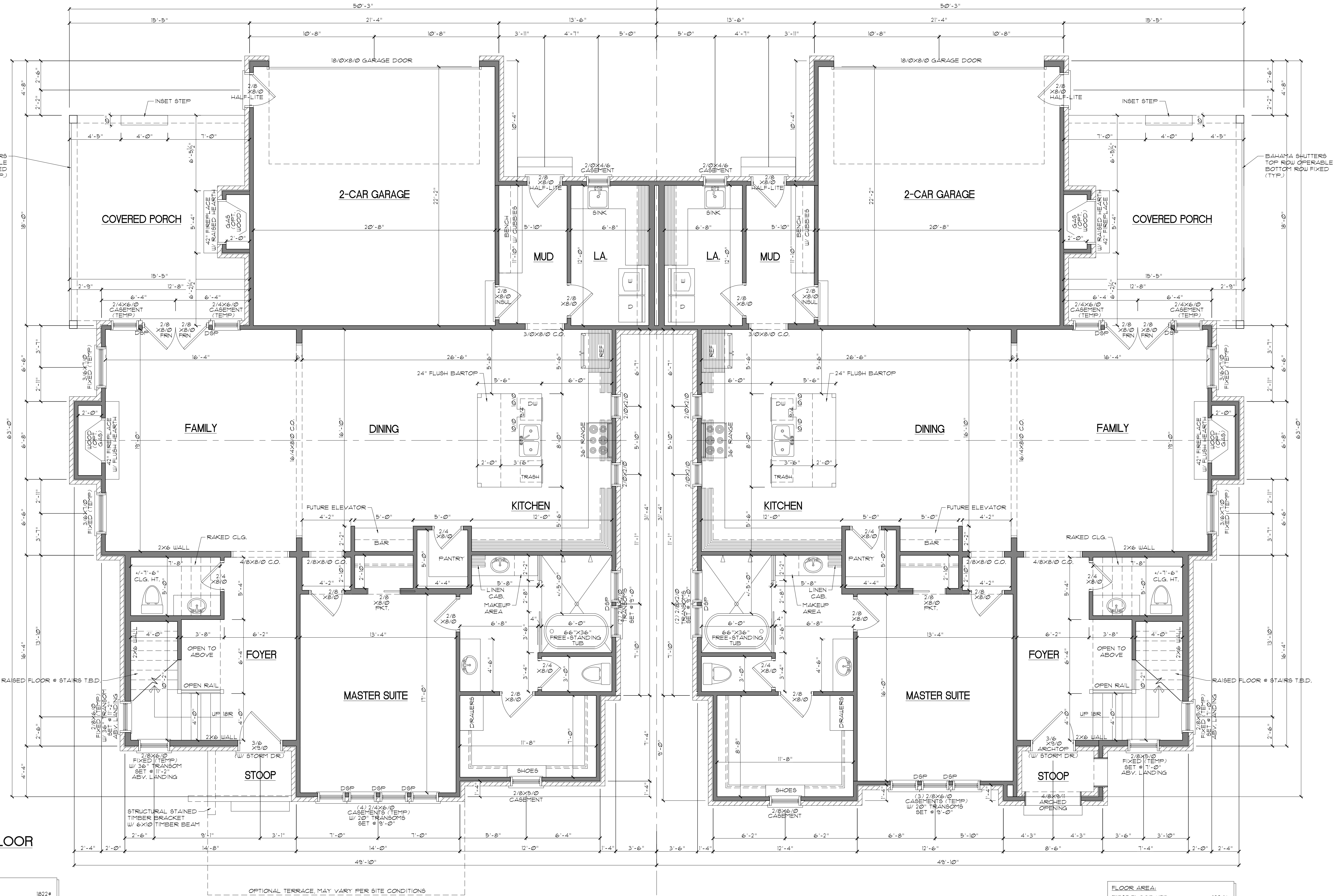
SHEET NO.

A2

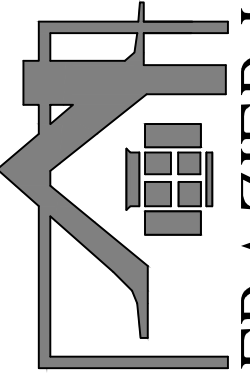
FIRST FLOOR

SCALE: 1/4"=1'

FLOOR AREA:	
FIRST FLOOR HTD. #	1822#
SECOND FLOOR HTD. #	1261#
TOTAL HTD. #	3083#
STOOP #	
COVERED PORCH #	36#
2-CAR GARAGE #	479#
UNFINISHED STORAGE #	241#



FLOOR AREA:	
FIRST FLOOR HTD. #	1834#
SECOND FLOOR HTD. #	1247#
TOTAL HTD. #	3081#
STOOP #	
2-CAR GARAGE #	479#
UNFINISHED STORAGE #	241#



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TERRANOVA DEVELOPMENT
KNOWLTON COTTAGE DUPLEX

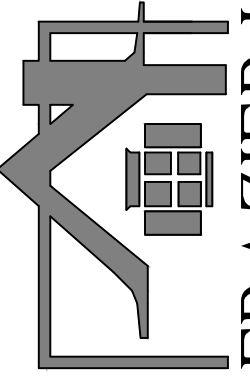
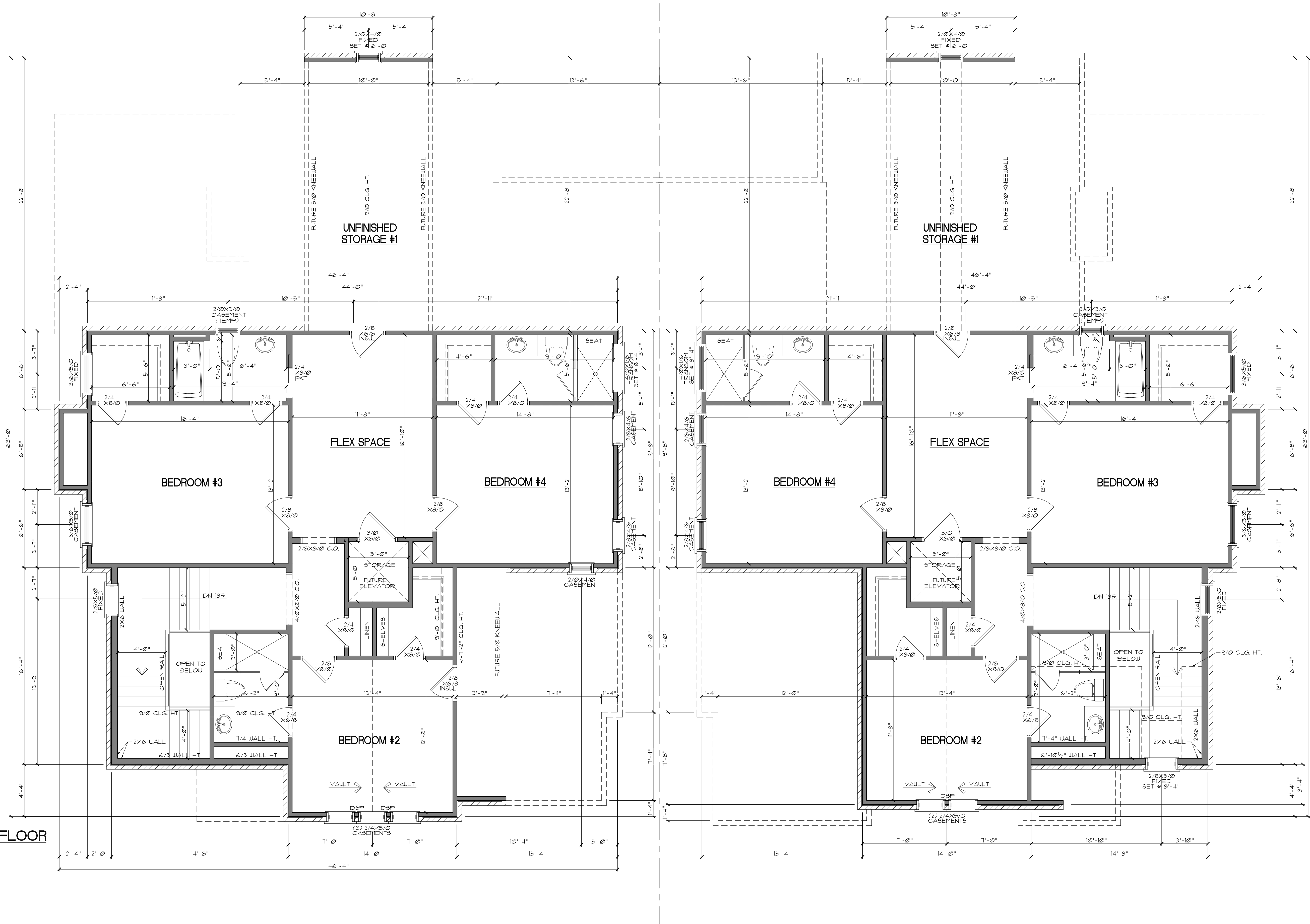
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FIRST FLOOR

SHEET NO.

A3

SECOND FLOOR
SCALE: 1/4"=1'



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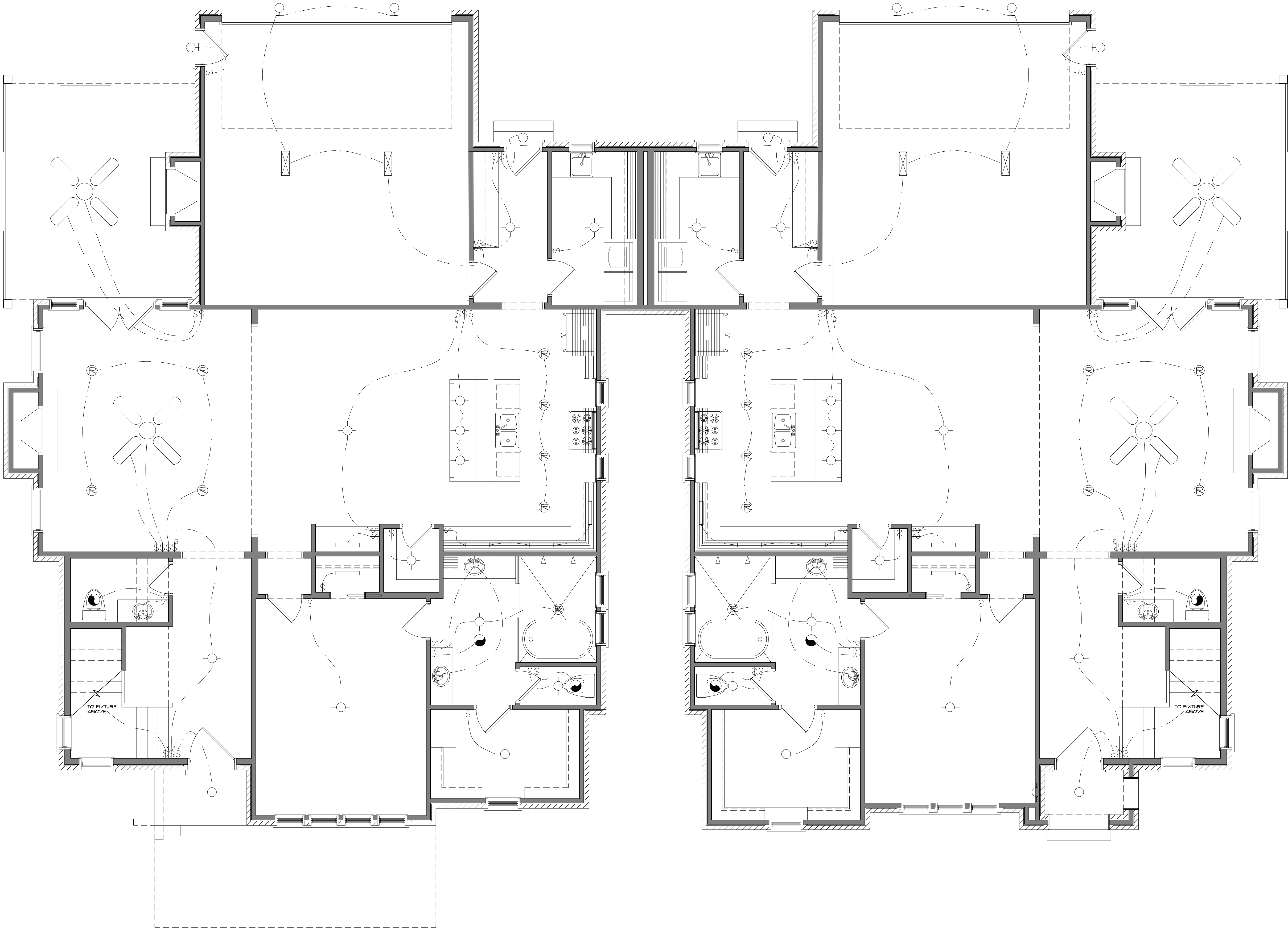
TERRANOVA DEVELOPMENT KNOWLTON COTTAGE DUPLEX

DATE: 04/09/2020
DRAWN BY: WS
REVISION DATE: 09/29/2020

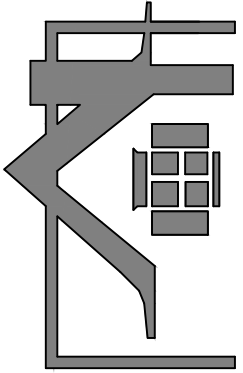
SECOND FLOOR

SHEET NO.
A4

ELECTRICAL LEGEND			
	4-WAY SWITCH		WALL MOUNT INCANDESCENT BAR LIGHT
	SINGLE POLE SWITCH		DUPLEX OUTLET
	3-WAY SWITCH		COUNTER HEIGHT OUTLET RECEPTABLE
	SURFACE MOUNTED LIGHT		DUPLEX OUTLET - SPLIT WIRED
	CABLE JACK		EXHAUST FAN
	1 BULB FLUORESCENT		EYEBALL LIGHT
	2 BULB FLUORESCENT		SPOT LIGHT
	PHONE JACK		RECESSED LIGHT
	GROUND FAULT INTERRUPT RECEPTABLE		CEILING FAN
	220 VOLT RECEPTABLE		
	WALL MOUNTED LIGHT		



FIRST FLOOR
SCALE: 1/4" = 1'



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KNOWLTON COTTAGE DUPLEX

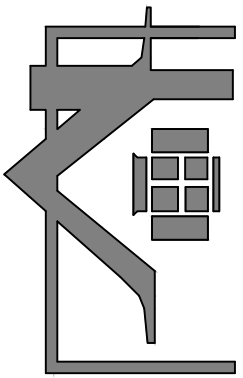
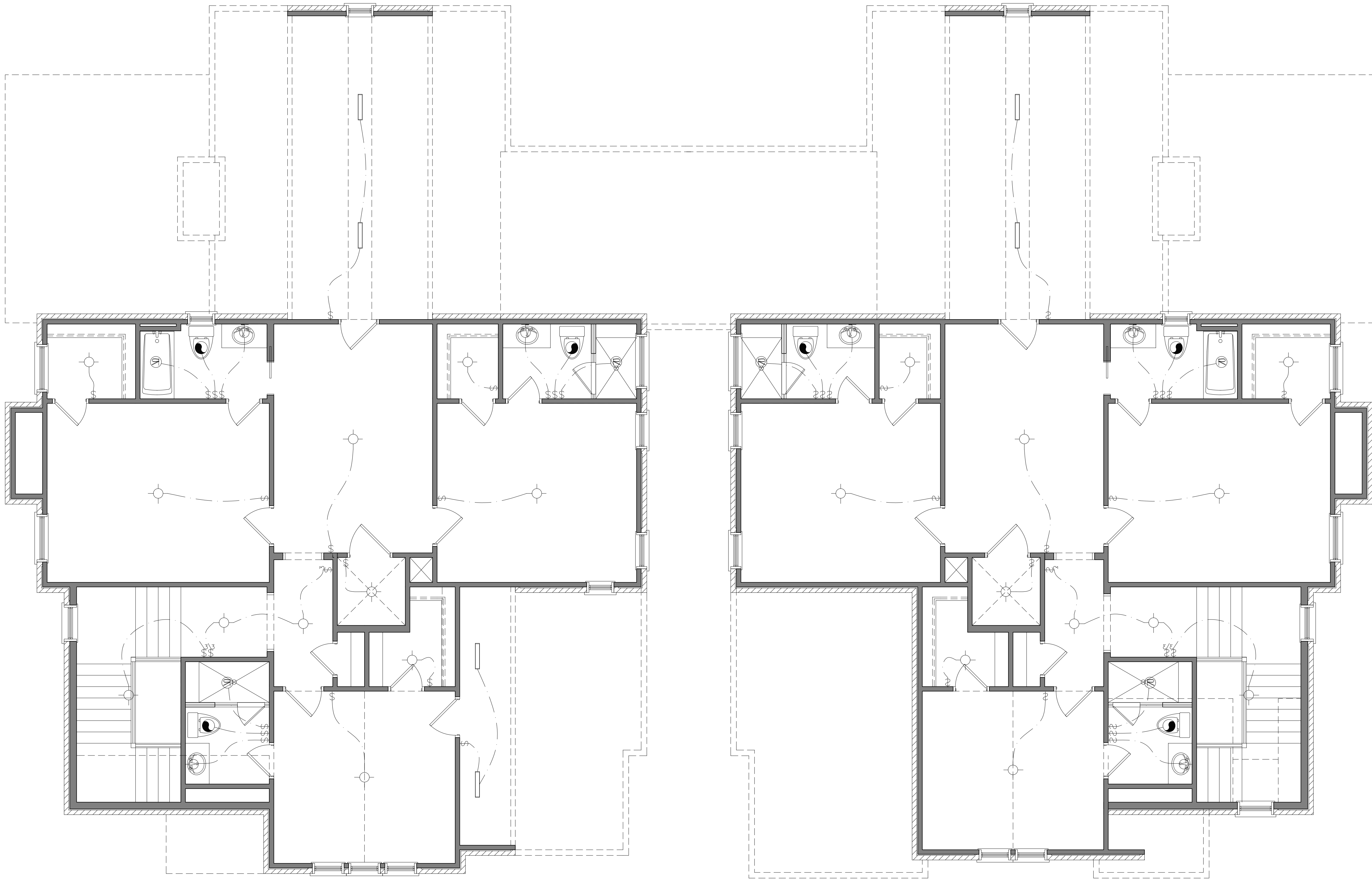
DATE: 04/09/2020
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ELECTRICAL

SHEET NO.
E1

SECOND FLOOR

SCALE: 1/4"=1'



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TERRANOVA DEVELOPMENT
KNOWLTON COTTAGE DUPLEX

DATE: 04/09/2020

DRAWN BY: WS

REVISION DATE: 09/29/2020

ELECTRICAL

SHEET NO.

E2

Knowlton Cottages

Built By:



COLOR TONES



ALL WHITE



HARDWICK WHITE



LIGHT BLUE



CHARLESTON GRAY



DOWN PIPE



PLUMMETT

Knowlton Cottages

Built By:



SHINGLE OPTIONS

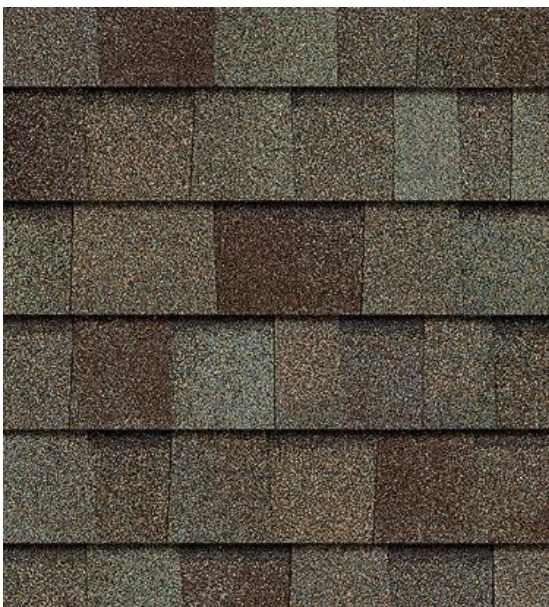


Knowlton Cottages

Built By:



SHINGLE OPTIONS



Knowlton Cottages

Built By:



METAL ROOF OPTIONS



Knowlton Cottages

Built By:



EXTERIOR BRICK



Knowlton Cottages

Built By:



WINDOW OPTIONS

JELDWIN - WOOD INTERIOR - CLAD EXTERIOR

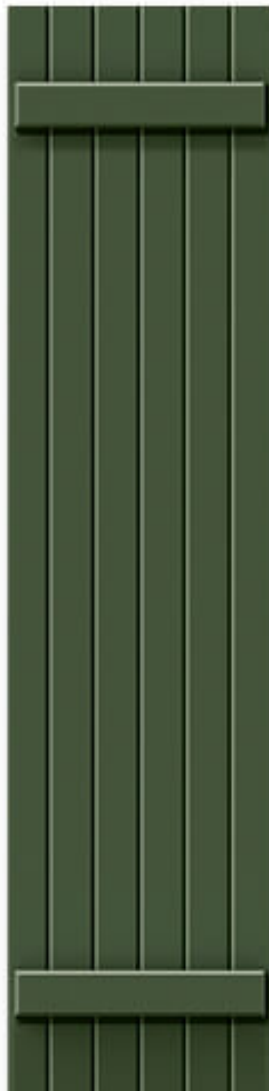


Knowlton Cottages

Built By:



SHUTTER OPTIONS



Knowlton Cottages

Built By:



EXTERIOR LIGHTING



Knowlton Cottages

Built By:



GUTTER OPTIONS



OGEE



HALF ROUND

Knowlton Cottages

Built By:



EXTERIOR ASHLAR



Knowlton Cottages

Built By:



EXTERIOR BRICK PAVERS FOR SIDEWALKS



Knowlton Cottages

Built By:



GARAGE DOOR HARDWARE



Knowlton Cottages

Built By:



GARAGE DOOR STYLE AND COLOR

TRADITIONAL DESIGNS



Short Panel



Long Panel



Flush Panel



Ribbed Panel

CARRIAGE HOUSE DESIGNS



Beadboard



Long Panel Beadboard



Recessed



Raised



Golden Oak*



Walnut*



Mahogany*