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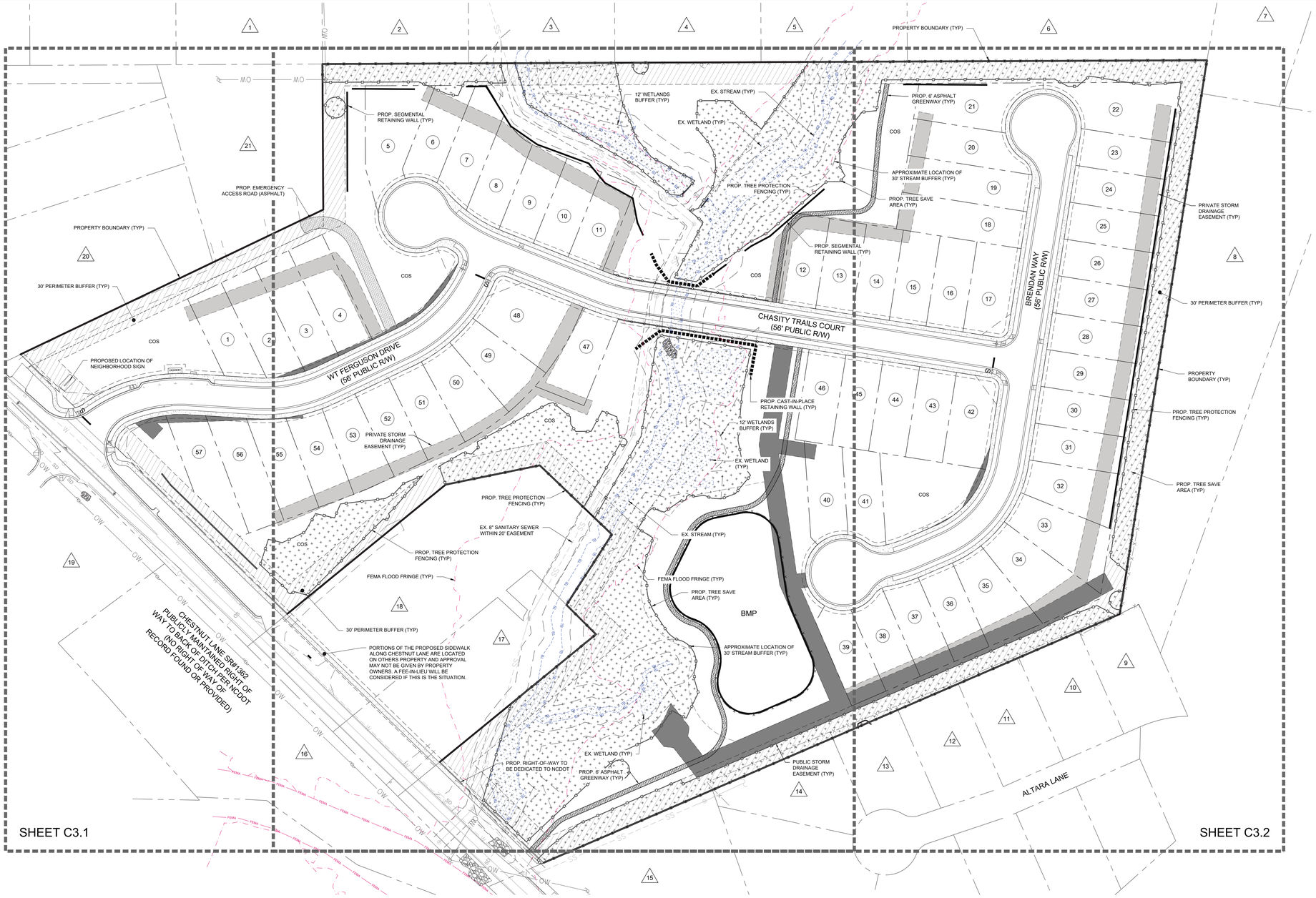
LEGEND

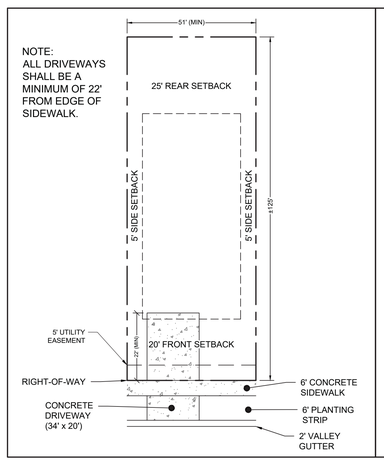
SYMBOL

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- PROPOSED STORM DRAINAGE
- CENTERLINE OF STREAM
- TOP OF STREAM BANK
- STREAM BUFFER ZONE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BACK OF CURB
- PROPOSED SIDEWALK
- PROPOSED RIGHT-OF-WAY TO BE DEDICATED
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- PROPOSED SIDEWALK EASEMENT
- PROPOSED SDE / PCCE
- S — PROPOSED STOP SIGN
- 25 — PROPOSED SPEED LIMIT SIGN (25 MPH)
- PROPOSED STREET SIGNS

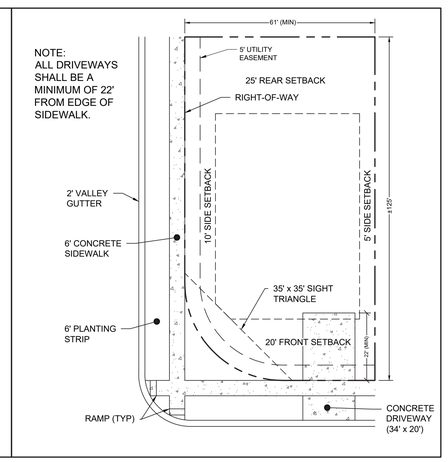
DEMOLITION LANDFILL NOTES
1. NO EXISITNG DEMOLITION LANDFILL HAS BEEN FOUND ON-SITE.
2. THERE ARE NO PLANS TO PROPOSE ANY ON-SITE DEMOLITION LANDFILL SITES.

NOTES:
1. SEE SHEETS C8.0 - C8.3 AND C9.0 - C9.8 FOR ADDITIONAL NOTES AND DETAILS.
2. ALL STREETS ARE PUBLIC LOCAL RESIDENTIAL STREETS (DETAIL T_1.03).
3. ALL UTILITIES TO BE UNDERGROUND.
4. ALL STREETS SHALL BE PUBLIC.
5. ALL PROPOSED TREE SAVE SHALL BE IN COMMON OPEN SPACE.
6. ALL DRIVEWAYS SHALL BE A MINIMUM OF 22' FROM EDGE OF SIDEWALK.





TYPICAL LOT
MINIMUM LOT SIZE: 51' X 125' (±6,325 SF)
SCALE: N.T.S.



TYPICAL CORNER LOT
MINIMUM LOT SIZE: 61' X 125' (±7,625 SF)
SCALE: N.T.S.

NOTE:
CONTRACTOR SHALL INSTALL STREET NAME SIGNS PER LOCAL STANDARDS AND SPECIFICATIONS.

CONTRACTOR SHALL VERIFY THAT NO UTILITIES ARE IN CONFLICT WITH IMPROVEMENTS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY TO RELOCATE UTILITIES SHOULD CONFLICTS EXIST.

NOTE:
THE FINAL PLAT SHALL LABEL STORM DRAINAGE EASEMENTS ON PIPES LOCATED OUTSIDE THE STREET RIGHT-OF-WAY AS "PRIVATE" FOR SUBDIVISIONS. THE COMMENT "MAINTENANCE FOR PRIVATE STORM DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE HOA" MUST BE INCLUDED IN THE PLAT.

NOTE:
ACCESSORY STRUCTURES (PATIOS, PORCHES, SHEDS, ETC.) IN THE REAR OF LOTS SHALL NOT BE INSTALLED WITHIN ANY EXISTING OR PROPOSED EASEMENTS (STORM DRAINAGE, SANITARY SEWER, WATER, ETC.).

NOTE:
ALL DRIVEWAYS SHALL BE A MINIMUM OF 22' FROM EDGE OF SIDEWALK.

NUMBER	PROPERTY OWNER (NOW OR FORMERLY)	PIN	DEED BOOK	DEED PAGE	ZONING	CURRENT PROPERTY USAGE
1	PAUL E WOMACK JR	07141038	D149	978	SFR-1	RESIDENTIAL
2	MONICA JONES FARABEE	07141037	6950	536	SFR-1	RESIDENTIAL
3	LORI PAYVAR	07141036	145	519	SFR-1	RESIDENTIAL
4	FARRELLY FAMILY REVOCABLE LINING TRUST	07141035	8275	35	SFR-1	RESIDENTIAL
5	JAMES E & DEBRA CAMPS	07141034	1112	266	SFR-1	RESIDENTIAL
6	GUY D NEWSOME	07141033	6199	898	SFR-1	RESIDENTIAL
7	JERRY L BIBLE	07147669	7032	295	R-20	RESIDENTIAL
8	CALLONWOOD HOMEOWNERS ASSOCIATION, INC	07141638	5261	690	R-20	OPEN SPACE
9	KELLI N & COLE B RICHINS	0147627	7847	182	R-20	RESIDENTIAL
10	GINA MCCAFFERY	07147628	7168	823	R-20	RESIDENTIAL
11	GAURAV & BRITTANY NICOLE CHAND	07147629	8083	196	R-20	RESIDENTIAL
12	OPENDOOR PROPERTY TRUST I	07147630	8495	275	R-20	RESIDENTIAL
13	BREANNE I & ROVERT L STEVENS	07147631	6132	238	R-20	RESIDENTIAL
14	JOHNATHAN A & GINNY M HARGETTE	07147632	7660	778	R-20	RESIDENTIAL
15	CALLONWOOD HOMEOWNERS ASSOCIATION, INC	07147640	5261	690	R-20	OPEN SPACE
16	VIVEK SREENIVASAN VIDHYAPRIYA RAVINDRAN NAIR	07147134	7812	291	SF-1	RESIDENTIAL
17	CHASITY L & KEVIN L ANDERSON	07147137F	5541	293	R-20	RESIDENTIAL
18	WILLIAM C CROOK II	07147137E	5541, 6992	295, 813	R-20	RESIDENTIAL
19	EPCON CHESTNUT, LLC	07147135	7628	546	CZ	RESIDENTIAL
20	BLUE COLLAR HOMES, LLC	07147137C	8347	294	R-20	RESIDENTIAL
21	JIMMY LEE & SHARON K GUILLEN	07147137B	355, 6992	639, 818	R-20	RESIDENTIAL

60 0 60 120
SCALE: 1" = 60'

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NC LICENSE NO.F-0374

NORTH CAROLINA PROFESSIONAL SEAL 32666 ENGINEER CHRISTOPHER W. ROWE
8/15/2023
PROFESSIONAL SEAL

NO.	DATE	DESCRIPTION	BY

REVISION RECORD

PROJECT NAME:
CHESTNUT LANE SUBDIVISION
PULTE GROUP
11121 CARMEL COMMONS BOULEVARD, SUITE 450
CHARLOTTE, NC 28226

DRAWING TITLE:
OVERALL SITE PLAN

PLOT DATE: 7/7/2023

PROJ. MGR.:	KWR
DESIGN BY:	KWR
DRAWN BY:	JJL
PROJ. DATE:	8/15/2023

DRAWING NUMBER:
C3.0
WKD PROJ. NO.:
20220628.00.CL