Piedmont Natural Gas

Permit Number:	EN2013 -9321	RC: Indian Trail
Line/TRACT:	N/A TBD	☑ APPROVED
Atlas Page:	N/A	
Station(s):	N/A	
Approval Date:	DEC 10 2013	

PERMIT TO ENCROACH ON THE RIGHT OF WAY AND FACILITIES OF PIEDMONT NATURAL GAS

KING'S GRANT APARTMENTS, LLC hereby requests a PERMIT TO ENCROACH ON THE RIGHT OF WAY AND FACILITIES OF PIEDMONT NATURAL GAS ("PIEDMONT") AGREES TO GRANT AN EXCEPTION TO ITS ENCROACHMENT GUIDELINES, THUS ALLOWING THE SIDEWALK AND 8 INCH PVC WATER LINE TO ENCROACH LATERALLY INSIDE ITS EXISTING 60 FOOT EASEMENT AS SHOWN ON THE ATTAHCED EXHIBITS. *NOTE: THAT THIS EXCEPTION IS HEREBY GRANTED IN EXCHANGE FOR AN ADDITIONAL 20 FEET OF EASEMENT AS PREVIOUSLY AGREED PER LETTER DATED NOVEMBER 22, 2013 FROM BRANTLEY WHITE, MANAGER, KINGS GRANT APARTMENTS, LLC.* This installation is located at or near ODELL SCHOOL ROAD AND KINGS GRANT DRIVE UNION COUNTY, NORTH CAROLINA . If said permit is granted, PROJECT OWNER agrees its facilities will be installed pursuant to the following specifications unless specific written waivers are granted by PIEDMONT:

Part I. GOVERNANCE FOR ALL LAND USES

1. PROJECT OWNER, or its agent, will give the following PIEDMONT's Resource Center representatives a three working day notice of the day on which the crossing(s) will be made, in order that arrangements can be made for necessary representatives of PIEDMONT to be present. Owner shall insure construction plans reference PIEDMONT contact requirement.

RC REP:	John Parsons	RC:	Indian Trail
PHONE:	980-722-5564	E-MAIL:	John.Parsons@piedmontng.com

2. To the extent allowed by law PROJECT OWNER shall investigate and defend PIEDMONT, its officers, employees, agents, and representatives from all claims, loss, liability, attorney fees, cost and expense, including death, personal injury, and property damage occurring to PROJECT OWNER, its Contractor, Subcontractors or PIEDMONT, their respective officers, employees, agents, and representatives, or to third parties which arise out of or in connection with, or by reason of, performance of the work herein contemplated or the existence of said installations, thereafter, (excluding those claims which have been caused by the sole or concurrent intentional or negligent acts or omissions of PIEDMONT, its contractors(s), agent(s), and/or representative(s)), but which arise out of, or in connection with, or by reason of, performance of the work development herein contemplated or the existence of said installations thereafter; however, nothing herein shall be construed as expanding, creating, imposing, or granting PROJECT OWNER any authority greater than it already possesses pursuant to applicable law.

3. It is further understood and agreed between PROJECT OWNER and PIEDMONT:

   a. That PIEDMONT does not, by consenting to the proposed installation of this underground facility across its pipeline confinement strip and its facilities, assume any responsibility for the protection of PROJECT OWNER's facilities. Furthermore, all work performed in connection with these installations will be without expense, risk, or liability to PIEDMONT or any of its directors, officers, agents, representatives, or employees except as otherwise expressly provided herein.

   b. That PIEDMONT reserves the right to maintain and repair the existing pipelines or to construct additional pipelines, without liability for restoring the installation or for the interruption of service in the use of such installations to the extent allowed by law, at such time and in such manner as PIEDMONT determines in its reasonable discretion to be necessary for the proper operation of its pipeline system.

   c. That except to the extent made necessary by the construction and maintenance of such permitted crossings and encroachments, and the reasonable use thereof, the exercise of any rights permitted to PROJECT OWNER shall not interfere with or supersede the rights of PIEDMONT under its easements.

   d. That the condition of the right of way after construction shall be restored to its original condition.

APPROVED

4. To the extent allowed by law this agreement shall be binding upon the parties hereto and their respective successors in title; however, nothing herein shall be construed as expanding, creating, imposing, or granting any successor in title, successor, or assignee (a "Successor") any authority greater than such Successor already possesses pursuant to applicable law.

Execution below by PROJECT OWNER acknowledges agreement and acceptance of the conditions expressed herein both as to GOVERNANCE FOR ALL LAND USES and GUIDELINES FOR PROPOSED LAND USES for PROJECT OWNER's particular type crossing and PROJECT OWNER agrees not to begin any work within the confines of the easement until this permit has been executed by the Parties.

5. That this permit may only be terminated by mutual consent or for PROJECT OWNER's failure to cure a material breach of the terms of this permit within 30 days (or such additional time as PIEDMONT may approve after written notice by PIEDMONT to PROJECT OWNER of the default, including a description of the default.

6. This agreement is based on PIEDMONT's representation to PROJECT OWNER that PIEDMONT's easement is exclusive and that the PROJECT OWNER cannot cross PIEDMONT's easement without PIEDMONT's agreement as expressed herein. Nothing herein shall be construed to constitute an acceptance of such representation by PROJECT OWNER or to waive any right which the PROJECT OWNER may have to dispute such representation. If it should be determined by the final decision of a court of competent jurisdiction that PIEDMONT's easement rights are not exclusive, the investigation and defense obligations of the PROJECT OWNER and any Successor as are set forth in Paragraph 2 and 4 of this Part I shall have no force or effect.

7. Crossings are to be scheduled during PIEDMONT's normal working hours. If PROJECT OWNER, or its agent, requests crossing to be done outside of PIEDMONT's normal working hours, PROJECT OWNER shall reimburse PIEDMONT at overtime rate for all hours required for crossing and travel time.

Part II. GUIDELINES FOR PROPOSED LAND USES

Use/Activity	Acceptable Use or Activity?	Additional Restrictions or Comments
Access Road - Temporary	Yes, with written PIEDMONT approval	See Construction Equipment –Heavy Equipment Crossing
Agriculture Seasonal agricultural crops	Yes, with written PIEDMONT approval	EXCLUDES ORCHARDS, VINEYARDS AND TREE FARMS OR NURSERIES. Activities related to the growing of crops, provided the activity does not involve installation of permanent structures or an increase or decrease in cover over pipeline(s). Underground and overhead irrigation systems must be reviewed for compatibility.
Airstrip – Private perpendicular crossing	Yes, with written PIEDMONT approval	Does not involve any increase or decrease in cover over pipeline or the installation of any permanent structures, including pavement.
Airports – Public	No	
All-Terrain Vehicles (includes recreational vehicles)	No	
Athletic Stadium (Baseball or football fields, running tracks, etc.)	No	
Automobile Wrecking Yards	No	
Bio retention Cells, "Catch" Retention or Detention Basins	No	
Blasting	No	
Buildings	No	No type of permanent structure is permitted (see "Structures")

Use/Activity	Acceptable Use or Activity?	Additional Restrictions or Comments
Campsites	No	
Canals/Ditches (Perpendicular)	Yes, with written PIEDMONT approval	May be allowed across ROW provided precautions are taken to protect pipeline facilities and must be approved by PIEDMONT Engineering.
Canopies – temporary (tents, canvas awnings or portable coverings for group gatherings)	No	
Canopies – permanent (weather and environmental shelters – i.e. over gas stations, emergency rooms, entrances, drive-through covers for banks or fast food restaurants)	No	
Carports - permanent	No	No type of permanent structure permitted (see "Structures")
Catch Basins (storm water inlets)	No	See "Bio retention Cell"
Cathodic Protection Devices	Yes, with written PIEDMONT approval	May be installed provided they are coordinated with other utilities and all interference problems are eliminated. This use requires approval by PIEDMONT's cathodic protection department.
Cemeteries (including pets)	No	
Concrete Slabs (foundations, poured for permanent structures, equipment or storage)	No	May be exceptions if installed to provide transmission pipeline protection from third-party damage (with plan approval) or for crossings such as driveways or roads. See "Road", "Driveways", "Road Crossings" and "Structures".
Construction Equipment (Heavy equipment crossings)	Yes, with written PIEDMONT approval	PIEDMONT supervision required while work is in progress. 3 working days' notice is required prior to performing any work and contact "811" for utility locate.
Culverts	Yes, with written PIEDMONT approval	Separation per PIEDMONT policy must be maintained with culvert. 24 inches of clearance is required.
Cuts and Fills	Yes, with written PIEDMONT approval	May be allowed if maintenance of PIEDMONT minimum coverage requirements met. 48 inches of cover is required. Existing cover must be maintained.
Dams	No	
Driveways	Yes, with written PIEDMONT approval	"See roads: public or private"
Dumps/Landfills	No	

Use/Activity	Acceptable Use or Activity?	Additional Restrictions or Comments
(Garbage, construction debris, etc.)		
Erosion Control	Yes, with written PIEDMONT approval	Structures or materials to prevent soil erosion due to wind or water may be located on pipeline ROW provided: 1) They do not interfere with operation, inspection, maintenance and emergency response and repair activities, 2) The design is approved by PIEDMONT Engineering and environmental departments, 3) The facilities have taken into account the effect of the environment of the area.
Exploration – Geologic and Geophysical	Yes, with written PIEDMONT approval	Subject to proper indemnification and site cleanup. Design must be approved by PIEDMONT Engineering. (See Blasting, Construction Equipment and Wells)
Fences – Parallel to ROW	No	
Fences – Perpendicular to ROW	Yes, with written PIEDMONT approval	1) All fence crossings shall be accompanied with gates. 2) In general, no masonry or brick fences are allowed. 3) Adequate access to and around pipeline facilities must be maintained to allow contiguous access for maintenance, routine inspections and to facilitate emergency response. 4) When fencing entire yards, the gates shall be perpendicular to the pipeline within the easement. Installation of gates shall be required with a PIEDMONT lock (double lock) where necessary to maintain such access. 5) Gates shall be 16 feet wide to accommodate equipment access. 6) FENCE POSTS must not be installed directly over the pipeline and a minimum of three (3) feet of horizontal and vertical clearance shall be maintained between pipeline and any fencing appurtenances such as fence posts. 7) 811 (utilities locator) must be notified prior to installation and the presence of a PIEDMONT 8) Representative is required for fence installation.
Flammable Material	No	
Flooding	No	
Greenways	Yes, with written PIEDMONT approval	1) Adequate precautions should be taken to prevent erosion. 2) No permanent structures allowed. This includes but is not limited to, shelters, benches, tables, water fountains, restroom facilities, and bridges. 3) Paths and trails can only be used for non-motorized use with the exception of maintenance, emergency, or law enforcement vehicles. 4) Paths may be constructed of dirt, gravel, asphalt, wood chips, bark, or other types of permeable surface material. Maximum path width is 15% of total ROW width.

Use/Activity	Acceptable Use or Activity?	Additional Restrictions or Comments
		5) No removal of soil is allowed. Fill or any grade adjustments must be approved. 6) Any stream or tributary crossings in the ROW that require any type of bridge or permanent structure will need to be constructed outside of ROW. 7) Utility markers may not be removed. 8) No vegetation may be added to the ROW that would interfere with the aerial or physical inspection of the utility ROW. 9) Greenways must be approved by PIEDMONT Engineering. 10) See also Cuts and Fills and Trails.
Highways	Yes, with written PIEDMONT approval	Where a highway is widened to take in an area where PIEDMONT has a prior ROW, PIEDMONT may require reimbursement for that portion of the work that falls in the area where PIEDMONT has prior rights.
Horseback Riding Trails (Perpendicular crossing only)	Yes, with written PIEDMONT approval	Provided adequate access to facilities is maintained. See also Cuts and Fills.
Incinerators	No	
Irrigation Systems	Yes, with written PIEDMONT approval	Crossings of pipeline must be kept to a minimum. Sprinkler heads must be set outside of the ROW. Due consideration must be given to cathodic protection interference. See also Sprinkler Systems (underground).
Junk Yards	No	
Landscaping	Yes, with written PIEDMONT approval	Provided reasonable access to pipeline facilities is maintained. See Cuts and Fills for earthwork requirements. Shrubs should not interfere with pipeline patrolling or inspection activities. Mature growth height on all plant material shall not exceed 4 feet in order to maintain visibility within ROW.
Leach Fields	No	In general, piping leading to leach field may cross pipeline (see Pipelines). The entire leach field must be outside the ROW.
Loading Ramps	No	See also Concrete Slabs
Marinas	No	Marinas may not be installed on pipeline ROW at river crossings.
Masonry Work	No	
Mini Golf Courses (putt-putt courses)	No	
Mobile Home Parks	Yes, with written approval	See also Subdivisions
Mobile Home – Single Unit	No	No permanent structure is allowed in ROW.
Model Airplanes	Yes, with written PIEDMONT approval	Model airplanes may be flown over the ROW but no permanent facilities may be located on the ROW.

Use/Activity	Acceptable Use or Activity?	Additional Restrictions or Comments
Orchards	No	See Landscaping
Parking	Yes, with written PIEDMONT approval	PIEDMONT will not accept liability for damage to parking facilities caused by the exercise of our rights under the easement. Only PIEDMONT approved permeable pavers shall be used by developer/owner for any paved parking surface within the ROW (excluding road and sidewalk crossings at right angles). Pavers shall not be joined to allow for easy removal and replacement if needed during inspection, maintenance, and emergency response and repair activities. If permeable pavers are not desired, PIEDMONT may approve 15% of the ROW to be paved with a solid surface, while leaving an open strip which shall preserve the identity of the facility.
Parks	Yes, with written PIEDMONT approval	The ROW may be used as part of a park area, but permanent structures may not be located on the ROW. Specific plan review is required. Grills (temporary or permanent or open flames are prohibited. See Flammable Material.
Patios	No	
Pipelines (perpendicular crossing)	Yes, with written PIEDMONT approval	Generally granted provided: 1) Crossing is kept as close to a right angle as possible; 2) Crossing maintains twenty-four (24) inches of clearance; 3) All installations shall be excavated NOT BORED; 4) PIEDMONT representative must be on site during installation; 5) All installations shall be excavated and no mechanical excavation permitted within five (5) feet of pipeline without express authorization of PIEDMONT representative on-site, which authorization will be given after visual inspection of the pipeline; 6) Depth of pipeline crossing is be maintained for full distance across PIEDMONT ROW; 7) Electrical power and communication cables will be encased for the entire width of PIEDMONT ROW. A non-conducting casing will be used for encasement unless otherwise approved by PIEDMONT; 8) Water and sewer lines will be PVC unless previously approved by PIEDMONT. Such approval will require additional review due to cathodic protection concerns if metallic material is proposed; 9) Pipeline crossings above PIEDMONT pipeline are strongly discouraged; 10) Crossing meets all Federal, State and local requirements with respect to safety and environment; 11) Installation makes provisions for future use of PIEDMONT ROW. BLASTING, PARALLEL ENCROACHMENTS AND SEPTIC TANKS AND/OR DRAIN FIELDS ARE PROHIBITED WITHIN ROW. See Blasting and Utilities – Perpendicular Crossings;

Use/Activity	Acceptable Use or Activity?	Additional Restrictions or Comments
		12) No facility structures shall be permitted within right of way such as manholes, communication or TV pedestals, vaults, valves/valve boxes, transformers, poles, towers, barricades, manual operators, test stations, electronic equipment, equipment sheds/building, drainage basins, footings for any above ground structures, etc.
Play Equipment	Yes, with written PIEDMONT approval	No permanent structure may be installed on ROW. Play equipment without embedded footings or foundations may be allowed.
Ponds/Lakes	No	
Porches	No	
Power Lines Overhead (perpendicular crossings)	Yes, with written PIEDMONT approval	Power lines may be installed across the ROW provided: 1) Crossings will be installed with a minimum of thirty (30) feet of vertical clearance above the PIEDMONT ROW; 2) Crossings will not be installed within twenty-five (25) feet, measured horizontally, of any gas vent (e.g. relief valve, blow down vent); 3) Crossing will be at an angle as near to 90 degrees as possible. PARALLEL CROSSINGS WILL NOT BE PERMITTED. In addition, all local utility minimum clearances must be adhered to. 4) **Post Installation Notice:** Project Owner shall notify Piedmont as soon a possible, but no later than 30 days following activation of the proposed/newly installed **overhead electric transmission line** facility so Piedmont can conduct proper field testing to check for potential induced A/C current. Note that Project Owner shall be responsible for any subsequent costs incurred by Piedmont for induced A/C electric current mitigation post installation of the overhead electric transmission facility.
Pumps	No	
Pump Islands (Fuel pumps for automobile service stations, general transportation refueling stations).	No	
Quarries and Strip Mining	No	Quarrying activities not on but in proximity to the ROW should be brought to the attention of PIEDMONT for assessment of potential impacts to the integrity of the ROW and pipeline facilities. See Blasting.
Railroads	Yes, with written PIEDMONT approval	Railroad crossings are permitted, provided the railroad company agrees to pay the cost to upgrade or protect the pipeline. Clearances must be provided as required in Cuts and Fills.
Recreation Areas	Yes, with written PIEDMONT approval	ROW may be used for general recreation that does not require the use of any permanent structures or facilities. See Parks.
Retaining Walls	Yes, with written PIEDMONT approval	Provided adequate access to facilities is maintained and Cuts and Fills criteria is maintained. Design must be reviewed and approved

Use/Activity	Acceptable Use or Activity?	Additional Restrictions or Comments
		by PIEDMONT Engineering.
Rifle Ranges	No	No permanent structures may be located on PIEDMONT ROW.
Roads – Parallel	No	
Roads – Public or Private (perpendicular crossings)	Yes, with written PIEDMONT approval	1) Developer/owner pays for cost of protecting, upgrading or relocating pipeline if required; 2) PIEDMONT retains prior rights on roads dedicated to the state, county or city. 3) Crossings must be as nearly as possible at right angles to pipeline. 4) Existing cover shall be maintained over the pipeline at all points including side ditches, after construction is completed. 5) A minimum of forty-eight (48) inches of cover is required. 6) Any fill must have PIEDMONT approval. No slopes steeper than 4:1 will be allowed.
Septic Drain Systems	No	
Septic Tanks	No	
Service Stations	No	
Signs	No	Signs, except pipeline markers, are not allowed.
Sprinkler Systems (underground)	Yes, with written PIEDMONT approval	Crossings of pipeline must be kept to a minimum. Sprinkler heads must be set outside the ROW. Due consideration must be given to cathodic protection interference. See Irrigation Systems.
Stock Piles – Storage of Earth	No	
Storage	No	PIEDMONT ROW cannot be designated as a storage area.
Storm Drains	No	
Structures (sheds, buildings)	No	Permanent structures are not allowed. Small outbuildings (e.g. sheds, playhouses) on blocks or without foundations are not allowed. See Buildings.
Subdivisions	Yes, with written PIEDMONT approval	1) The area over pipeline ROW may be subdivided provided: 2) No permanent structures may be located on the ROW 3) Streets or roads cross the pipeline at right angles. Parallel encroachments (e.g. fences) are not allowed; 4) Multiple common fences are not allowed; 5) No parallel property lines within ROW; 6) The requirements for Road Crossings, private or public, are met; 7) ROW is not used for a utility corridor; 8) Developer or person subdividing the property submits approved subdivision plans; 9) PIEDMONT Engineering review and approval required; and 10) Developer/Owner shall be responsible for conveying ROW restriction information to future homeowners.

Use/Activity	Acceptable Use or Activity?	Additional Restrictions or Comments
Swimming Pools (built-in and above ground)	No	Small plastic "kiddy" type pools may be allowed. These types of portable pools are considered temporary and can be easily moved for pipeline activities, if necessary.
Tanks	No	No above ground or underground tanks allowed.
Tennis Courts	No	
Trails	Yes, with written PIEDMONT approval	No permanent structures allowed. Adequate precautions should be taken to prevent erosion. See Cuts and Fills and Greenways.
Trash Burners	No	
Tree Farms	No	See Landscaping.
Utilities – Crossing Perpendicular		Generally granted provided: 1) Crossing is kept as close to a right angle as possible; 2) Crossing maintains twenty-four (24) inches of clearance; 3) All installations shall be excavated, NOT BORED; 4) PIEDMONT representative must be on site during installation; 5) All installations shall be excavated and no mechanical excavation permitted within five (5) feet of pipeline without express authorization of PIEDMONT representative on-site, which authorization will be given after visual inspection of the pipeline; 6) Depth of pipeline crossing is be maintained for full distance across PIEDMONT ROW; 7) Electrical power and communication cables will be encased for the entire width of PIEDMONT ROW. A non-conducting casing will be used for encasement unless otherwise provided by PIEDMONT; 8) Water and sewer lines will be PVC unless previously approved by PIEDMONT. Such approval will require additional review due to cathodic protection concerns if metallic material is proposed; 9) Pipeline crossings above PIEDMONT pipeline are strongly discouraged; 10) Crossing meets all Federal, State and local requirements with respect to safety and environment; 11) Installation shall make provisions for future use of PIEDMONT ROW. BLASTING, PARALLEL ENCROACHMENTS AND SEPTIC TANKS AND/OR DRAIN FIELDS ARE PROHIBITED WITHIN ROW. See Blasting and Pipelines – Perpendicular Crossings. 12) No facility structures shall be permitted within ROW such as manholes, vaults, valves/valve boxes, drainage basins, barricades, manual operators, electronic equipment, test stations, equipment sheds/buildings, footings for above ground structures, etc.

Use/Activity	Acceptable Use or Activity?	Additional Restrictions or Comments
Utilities - Parallel	No	
Vaults	No	
Wading Pools	No	Small plastic "kiddy" type pools may be allowed. These types of portable pools are considered temporary and can be easily moved for pipeline activities if necessary.
Weighing Stations	No	
Wells	No	
Wrecking Yards	No	

PERMIT TO ENCROACH ON THE RIGHT OF WAY AND
FACILITIES OF PIEDMONT NATURAL GAS
EN2013 - 9321 Line/Tract: N/A AtlasPg: N/A Station: N/A

Part III. EXECUTION

1. This agreement shall be binding upon the parties hereto and their respective successors in title.
2. Execution below by PROJECT OWNER acknowledges agreement and acceptance of the conditions expressed herein both as to Specifications for all crossings and Specifications for PROJECT OWNER's particular type crossing and PROJECT OWNER agrees not to begin any work within the confines of the confinement strip until this permit has been executed by all Parties.

KING'S GRANT APARTMENTS LLC	1400 W. NORTHWOOD ST, GREENSBORO, NC 27408
(PROJECT OWNER's Name)	(Address) (State) (Zip)
BEANTLEY E. WHITE - MANAGER	BWHITE@CERTUSPARTNERS.COM
(Print Signer's Name and Title)	E-MAIL
BY: [signature]	11/26/13 (336) 583-5906
(Signature of Signer)	(Date) (Telephone)

Part IV. APPROVAL

To the extent of its rights or interest and without warranty, PIEDMONT NATURAL GAS hereby approves this permit for the crossing described in this request for Permit to Encroach on the Right of Way and Facilities of Piedmont Natural Gas.

[signature] 12/10/2013
Signature Date
DONALD L. STEVENS, JR.
Manager - Transmission

☑ APPROVED

PLEASE RETURN SIGNED DOCUMENT TO:

PIEDMONT NATURAL GAS
4720 Piedmont Row Drive - Charlotte, NC 28210
LandTransmissionROW@piedmontng.com

Part V. COMPLETION

Company Use Only			
Completion Log	**Date**	**PNG Rep**	**Action**
Approved Permit	DEC 10 2013		Copy to RC & Project Owner
Encroachment Work Complete by RC			Date & return to Administrator Prop Mgmt.
Encroachment Object Entry			Admin Prop Mgmt. E-mail permit to GIS
GIS Entry Complete			Acknowledge & Return to Admin Prop Mgmt.
Archive – Administrator Prop Mgmt.			Filed in Land Records Storage

KING'S GRANT APARTMENTS, LLC

1400 West Northwood Street
Greensboro, NC 27408

Phone: 336-676-4975
Fax: 336-676-4977

November 22, 2013

Jim Adkins
Piedmont Natural Gas
4720 Piedmont Row Drive
Charlotte, NC 28210

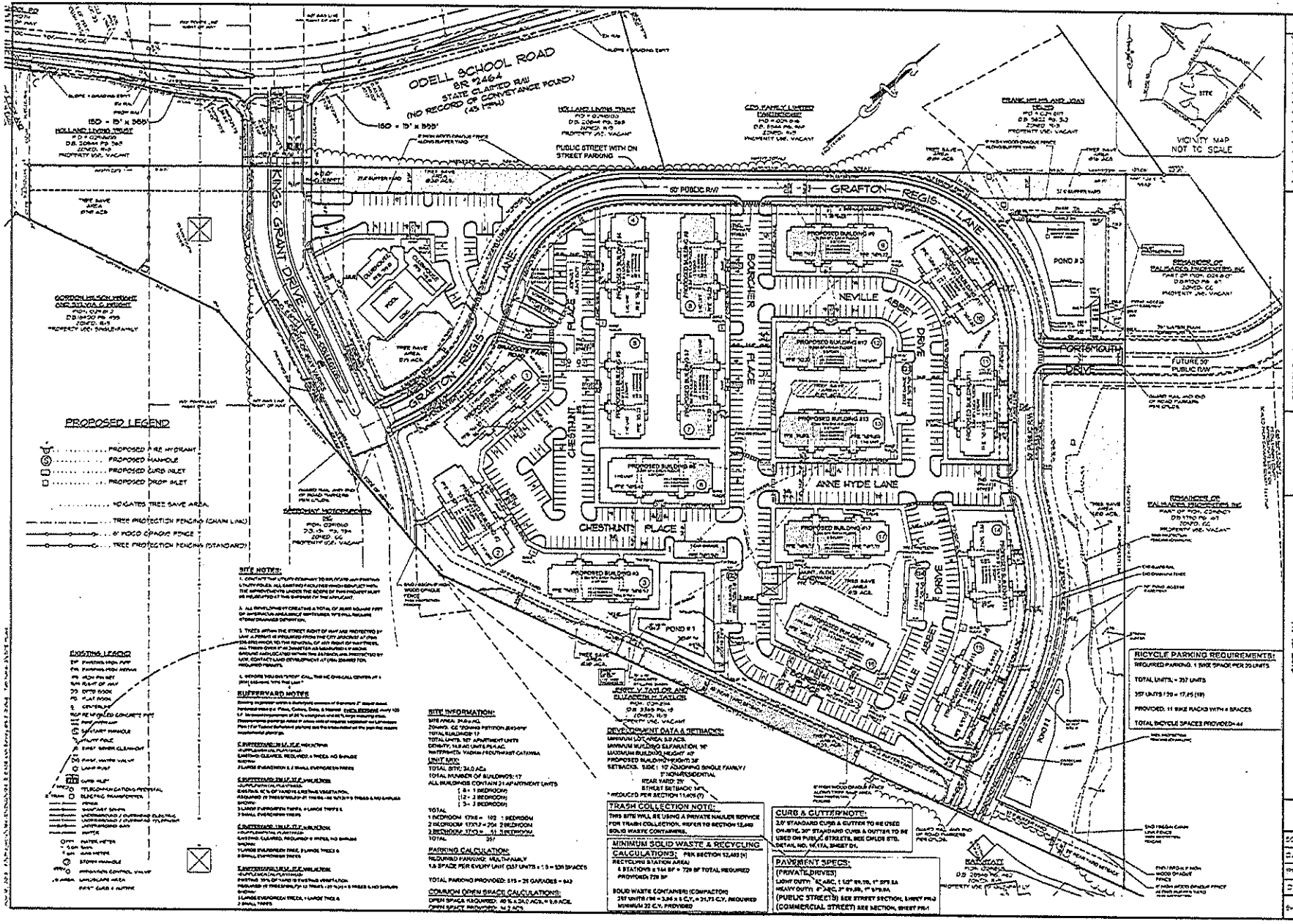
Dear Mr. Adkins

Pursuant to your request, King's Grant Apartments, LLC agrees to grant Piedmont Natural Gas an additional 20' easement per the attached drawing for no cost.

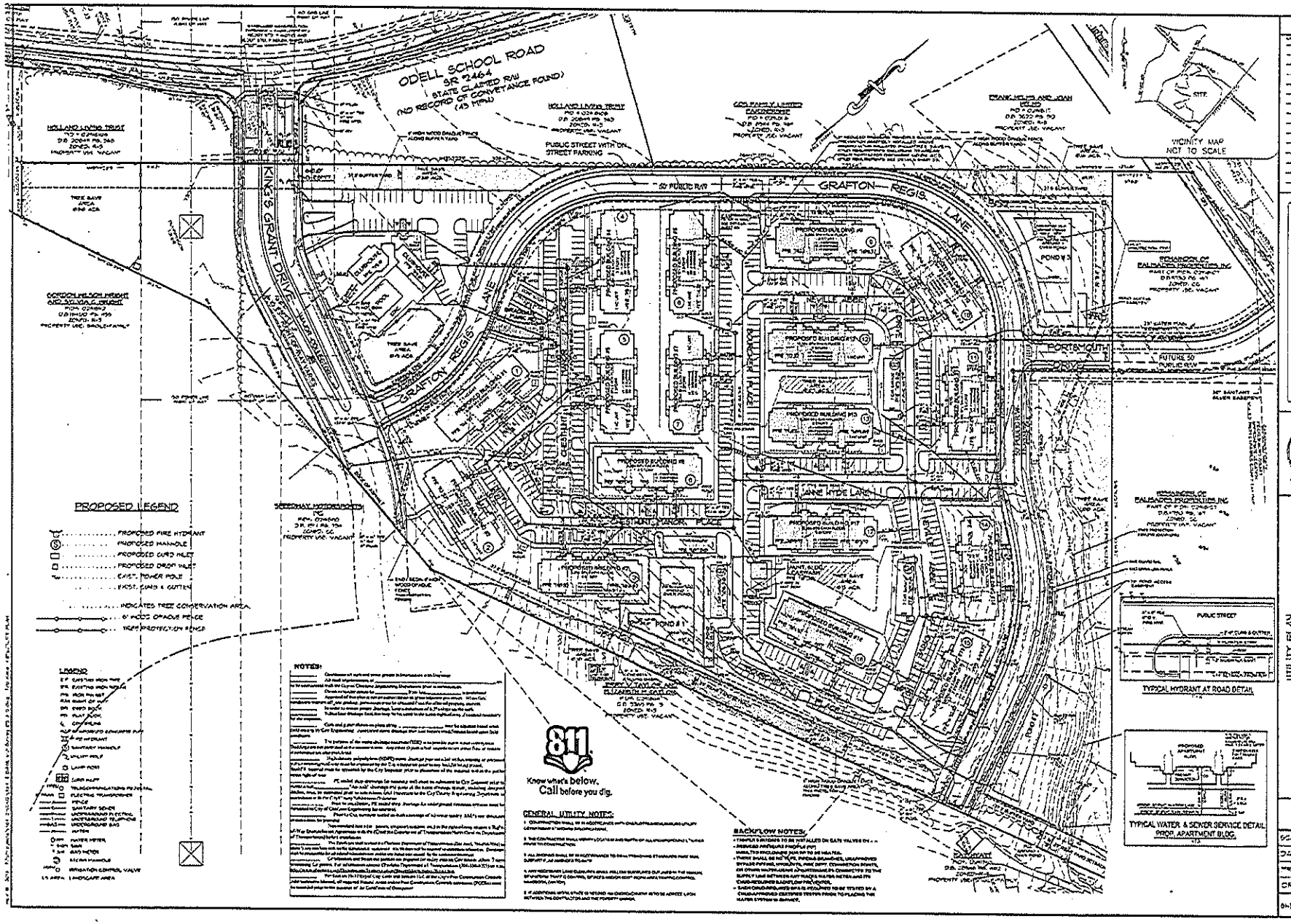
Regards,

Brantley White
Manager
King's Grant Apartments, LLC

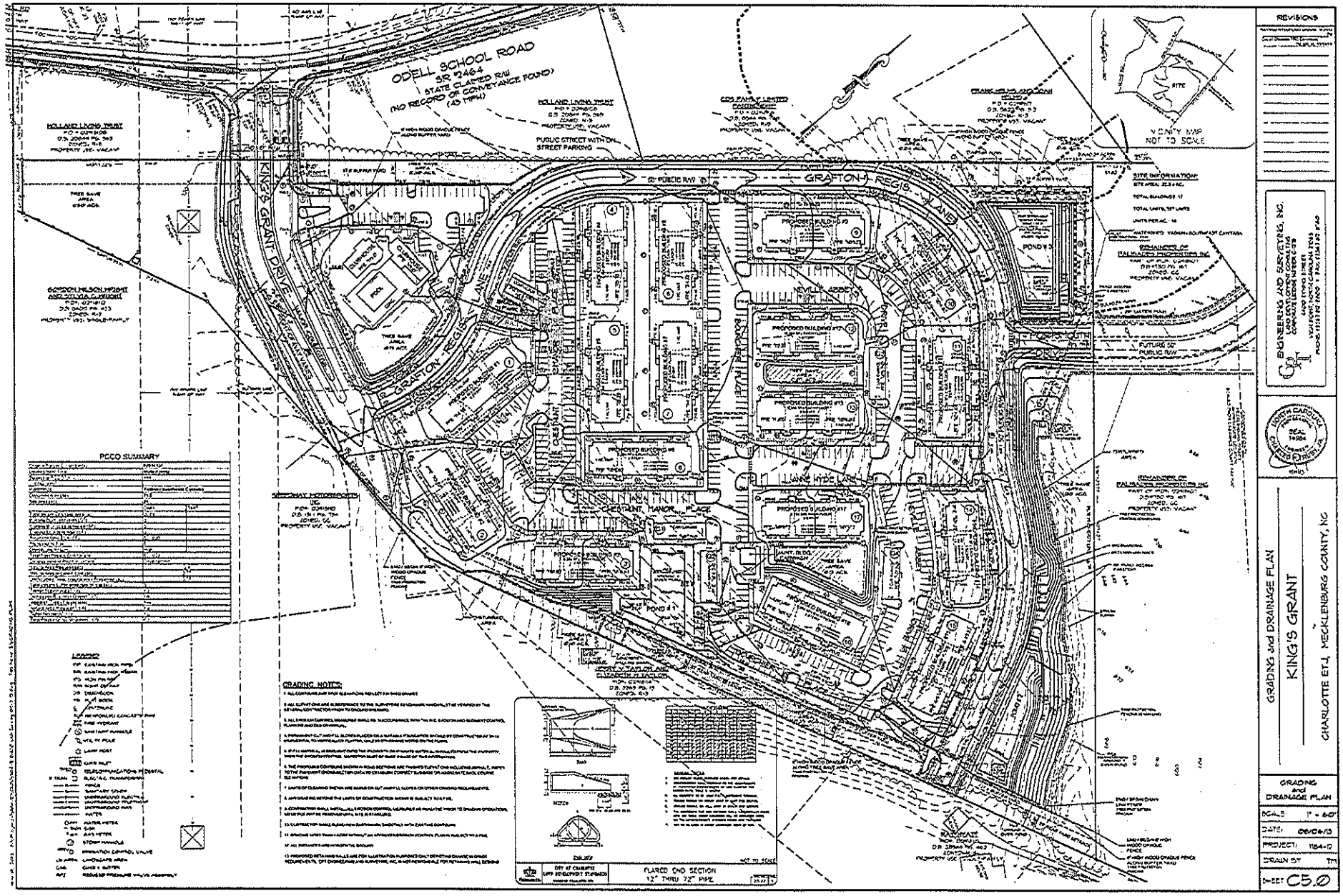
EM2013-9321


ODELL SCHOOL ROAD
SR #2464
STATE CLAIMED R/W
(NO RECORD OF CONVEYANCE FOUND)
(45' MIN)
KINGS GRANT DRIVE
GRAFTON REGIS LANE
CHESTNUT PLACE
BARCHESTER PLACE
NEVILLE ABBEY BLVD
ANNE HYDE LANE
PORTSMOUTH DRIVE
PUBLIC STREET WITH ON STREET PARKING
60' PUBLIC R/W
VICINITY MAP
NOT TO SCALE
SITE
POND #1
POND #2
POND #3
PROPOSED LEGEND
PROPOSED FIRE HYDRANT
PROPOSED MANHOLE
PROPOSED CURB INLET
PROPOSED DROP INLET
INDICATES TREE SAVE AREA
TREE PROTECTION FENCING (CHAIN LINK)
6' WOOD OPACHE FENCE
TREE PROTECTION FENCING (STANDARD)
EXISTING LEGEND
SITE NOTES:
BUFFERYARD NOTES
SITE INFORMATION:
DEVELOPMENT DATA & SETBACKS:
TRASH COLLECTION NOTE:
MINIMUM SOLID WASTE & RECYCLING CALCULATIONS:
CURB & GUTTER NOTE:
PAVEMENT SPECS:
(PRIVATE DRIVES)
(PUBLIC STREETS)
(COMMERCIAL STREET)
PARKING CALCULATION:
COMMON OPEN SPACE CALCULATIONS:
RECYCLE PARKING REQUIREMENTS:
TOTAL UNITS = 357 UNITS
357 UNITS / 20 = 17.85 (18)
PROVIDED: 11 BIKE RACKS WITH 4 SPACES
TOTAL BICYCLE SPACES PROVIDED=44
REVISIONS
ENGINEERING AND SURVEYING, INC.
SEAL 14084
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
SITE PLAN
KING'S GRANT
CHARLOTTE ETJ, MECKLENBURG COUNTY, NC
SITE PLAN
SCALE: 1" = 60'
DATE: 08/28/13
PROJECT: 184-12
DRAWN BY: TTT
SHEET C3

BM2013-9321


ODELL SCHOOL ROAD
SR 2464
STATE CLAIMED R/W
(NO RECORD OF CONVEYANCE FOUND)
(45 MPH)
KING'S GRANT DRIVE
GRAFTON REGIS LANE
PUBLIC STREET WITH ON STREET PARKING
VICINITY MAP
NOT TO SCALE
SITE
PROPOSED LEGEND
PROPOSED FIRE HYDRANT
PROPOSED MANHOLE
PROPOSED CURB INLET
PROPOSED DROP INLET
EXIST. POWER POLE
EXIST. CURB & GUTTER
INDICATES TREE CONSERVATION AREA
6' WOOD OPAQUE FENCE
TREE PROTECTION FENCE
LEGEND
NOTES:
811
Know what's below.
Call before you dig.
GENERAL UTILITY NOTES:
BACKFLOW NOTES:
TYPICAL HYDRANT AT ROAD DETAIL
TYPICAL WATER & SEWER SERVICE DETAIL
PROP. APARTMENT BLDG.
REVISIONS
ENGINEERING AND SURVEYING, INC.
NORTH CAROLINA
SEAL
14984
UTILITY PLAN
KING'S GRANT
CHARLOTTE ETJ, MECKLENBURG COUNTY, NC
UTILITY PLAN
SCALE: 1" = 60'
DATE: 08/26/13
PROJECT: 1184-12
DRAWN BY: TH
SHEET C4

EN2013-9321



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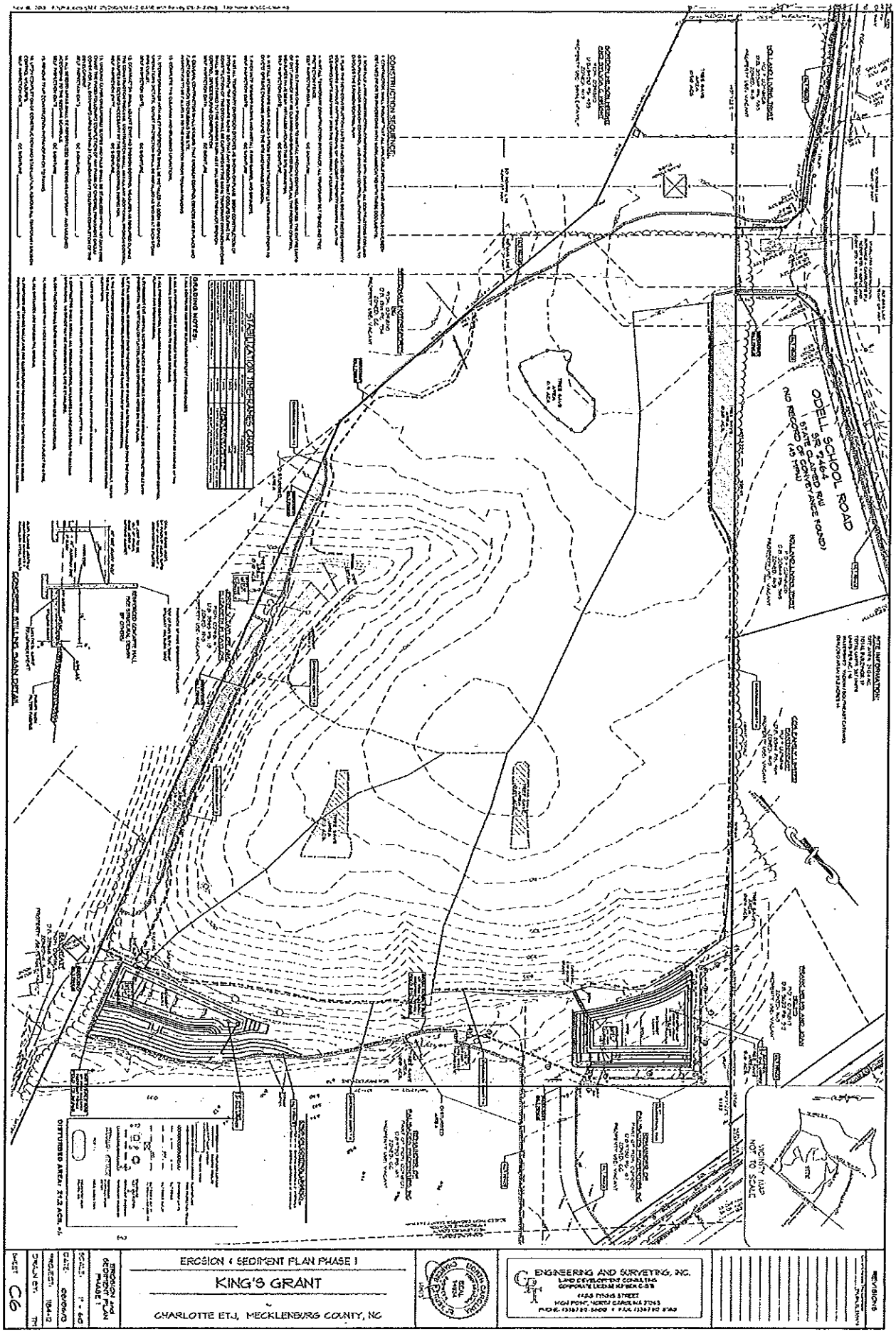
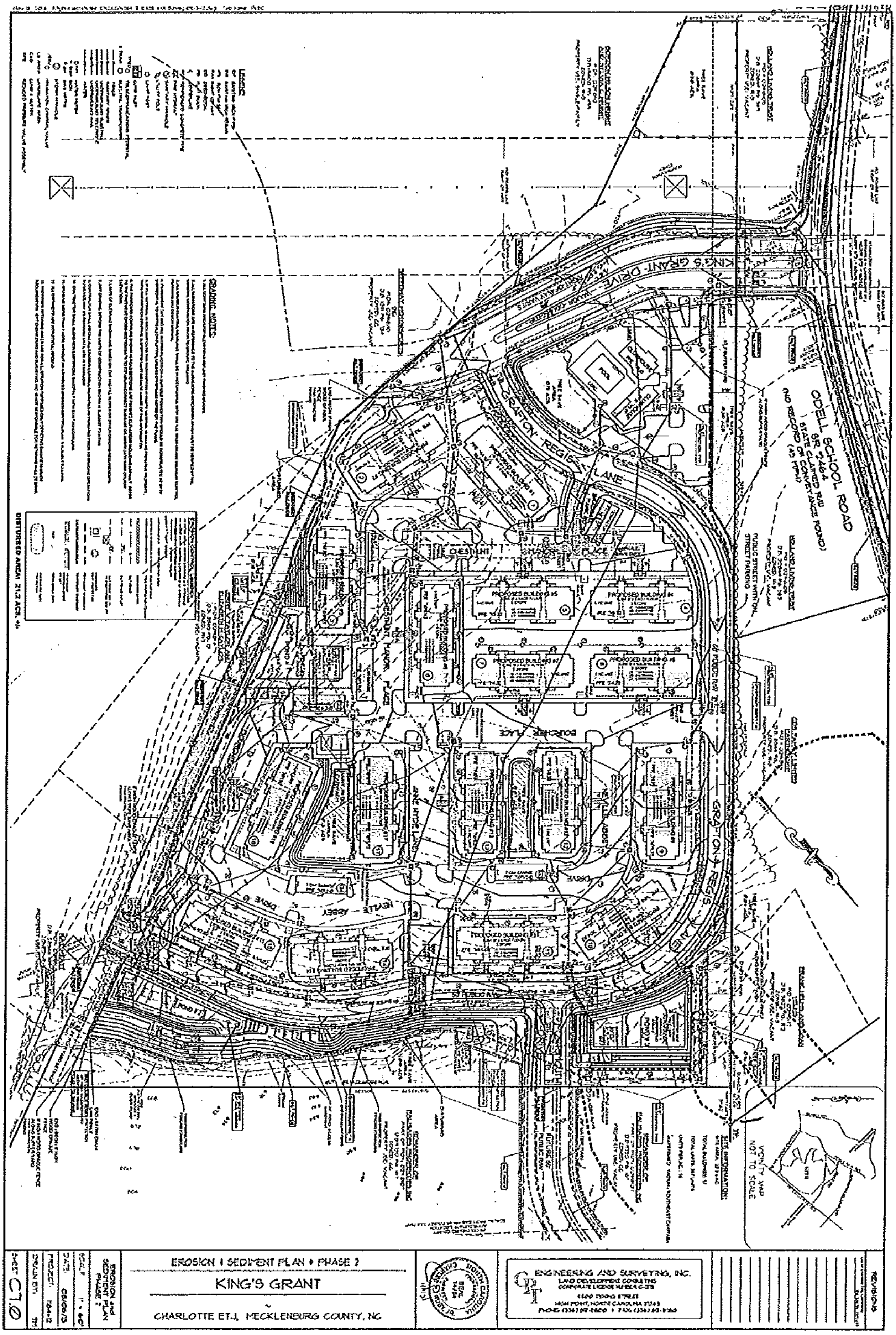
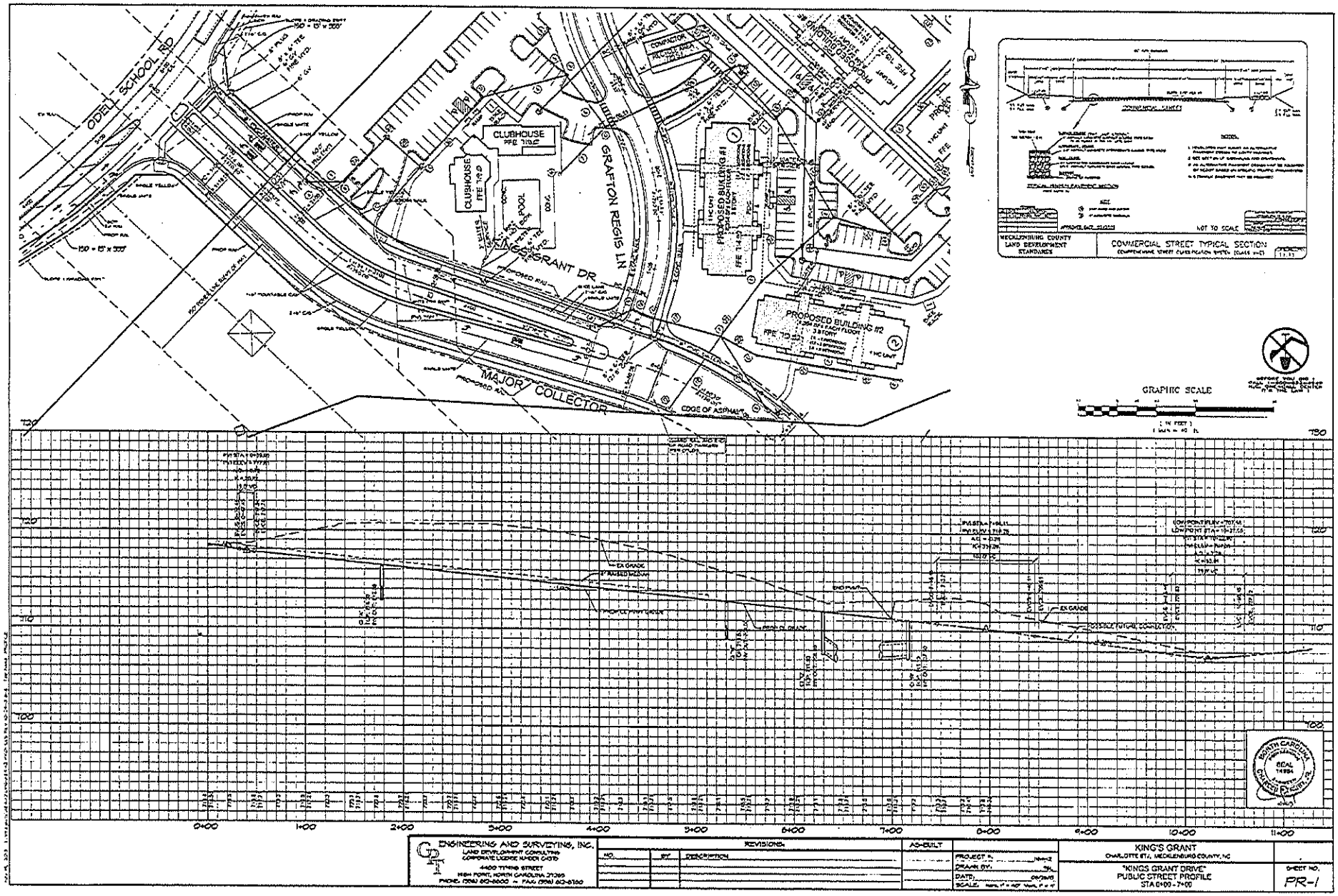

ODELL SCHOOL ROAD
SR #2464
STATE CLAIMED RAW
(NO RECORD OF CONVEYANCE FOUND)
(45 MPH)
CONSTRUCTION SEQUENCE:
GRADING NOTES:
STABILIZATION TIMEFRAMES CHART
CONCRETE STILLING BASIN DETAIL
SITE INFORMATION:
VICINITY MAP
NOT TO SCALE
DISTURBED AREA: 24.2 ACS. +/-
ERCSION & SEDIMENT PLAN PHASE I
KING'S GRANT
CHARLOTTE ETJ, MECKLENBURG COUNTY, NC
ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1515
4425 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-5600 • FAX: (336) 812-5165
REVISIONS
SHEET C6
DRAWN BY: TH
PROJECT: 1084-12
DATE: 08/06/13
SCALE: 1" = 60'
EROSION and SEDIMENT PLAN PHASE I

EM2013-9321



ODELL SCHOOL ROAD
SR 2464
STATE CLAIMED R/W
(NO RECORD OF CONVEYANCE FOUND)
(45 MPH)
KING'S GRANT DRIVE
GRAFTON REGIS LANE
CHESTNUT CHASE PLACE
CHESTNUT MANOR PLACE
BOURCHIER PLACE
ANNE HYDE LANE
HEYTLE ABBEY DRIVE
POOL
GRADING NOTES:
LEGEND
DISTURBED AREA: 21.2 ACS. +/-
SITE INFORMATION:
VICINITY MAP
NOT TO SCALE
EROSION & SEDIMENT PLAN & PHASE 2
KING'S GRANT
CHARLOTTE ETJ, MECKLENBURG COUNTY, NC
EROSION and SEDIMENT PLAN PHASE 2
SCALE 1" = 40'
DATE 05/06/13
SHEET C7.0
ENGINEERING AND SURVEYING, INC.
HIGH POINT, NORTH CAROLINA
NORTH CAROLINA
SEAL
REVISIONS

EN2013-9321



ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1515
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8600 – FAX: (336) 812-8700

REVISIONS			AS-BUILT
NO.	BY	DESCRIPTION	

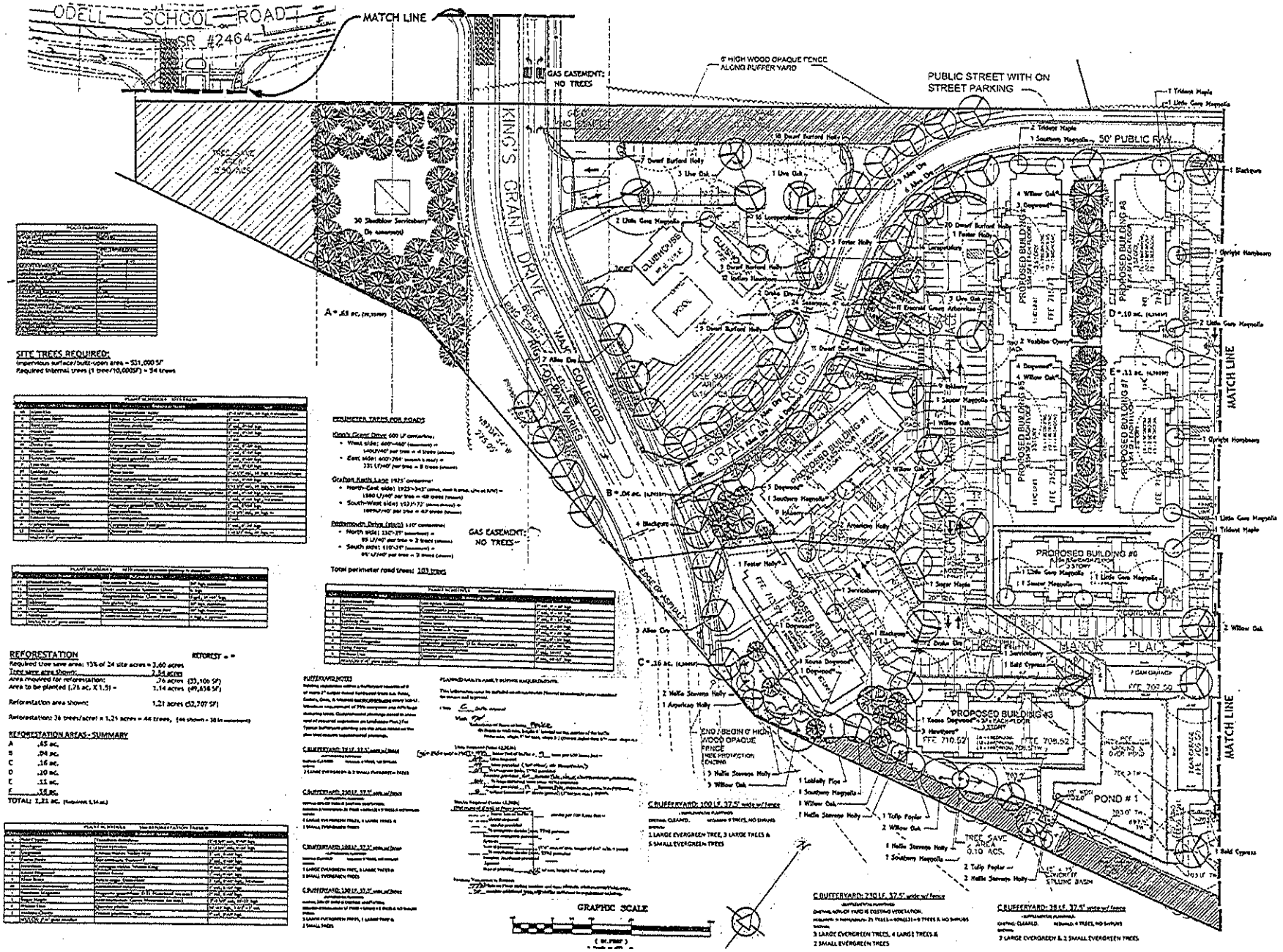
PROJECT #:
DRAWN BY:
DATE:
SCALE:

KING'S GRANT
CHARLOTTE ST., MECKLENBURG COUNTY, NC

"KINGS GRANT DRIVE"
PUBLIC STREET PROFILE
STA 0+00 - 7+00

SHEET NO.
PR-1

SM2013-9321


ODELL SCHOOL ROAD
SR #2464
MATCH LINE
GAS EASEMENT: NO TREES
6' HIGH WOOD OPAQUE FENCE ALONG BUFFER YARD
PUBLIC STREET WITH ON STREET PARKING
50' PUBLIC R/W
KING'S GRANT DRIVE
MAJOR COLLECTOR
EDGE OF PAVEMENT
CLUBHOUSE
POOL
PROPOSED BUILDING #1
PROPOSED BUILDING #2
PROPOSED BUILDING #3
PROPOSED BUILDING #4
PROPOSED BUILDING #5
PROPOSED BUILDING #6
PROPOSED BUILDING #7
PROPOSED BUILDING #8
POND # 1
TREE SAVE AREA 0.10 ACS.
END / BEGIN 6' HIGH WOOD OPAQUE FENCE
MATCH LINE
GRAPHIC SCALE
SITE TREES REQUIRED:
REFORESTATION
REFOREST AREAS - SUMMARY
Job Name: SITE LANDSCAPE PLAN - 1
KING'S GRANT
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC
Scale: 1" = 40'
Date: AUGUST 29, 2013
Sheet No: L1

R12012-5221