



50% S.W.I.M. BUFFER CALCULATIONS:

AREA BETWEEN FUTURE CONDITIONS FLOOD FRINGE LINE
AND COMMUNITY ENCROACHMENT LINE = 22,462 SF

22,462 SF x .50 = 11,231 SF

S.W.I.M. BUFFER WIDENED 40 LF ALONG 314 LF OF
100' S.W.I.M. BUFFER

TOTAL AREA 40' x 314' = 12,560 SF

GENERAL NOTES

1. SIDEWALK WIDTH ADJACENT TO PERPENDICULAR PARKING IS 8 FEET FROM BACK OF CURB AND 5 FEET FROM BACK OF CURB ADJACENT TO PARALLEL PARKING. INTERIOR WALKS TO BE 5 WIDE AND REDUCED TO 4 WIDE WHEN SERVING TWO OR LESS UNITS.
2. ALL STOP SIGNS SHALL BE STANDARD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) "STOP" SIGNS (R-1, R-2, R-37). STOP SIGNS SHALL BE AT THE PROPOSED PRIVATE STREET CONNECTIONS TO RED HILL AND ALL INTERSECTION SIGNS TO BE PROVIDED BY THE DEVELOPER.
3. A SIDEWALK EASEMENT WILL BE PROVIDED FOR THE SIDEWALK ALONG REA ROAD THAT IS OUTSIDE THE PUBLIC RIGHT-OF-WAY AND SHALL EXTEND FROM THE SIDEWALK-OF-WAY TO ONE FOOT BEHIND THE BACK OF THE SIDEWALK AS SHOWN ON THE SITE PLAN.
4. ALL DRAMA FACILITIES, CURB CUTS, AND CURB RUMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL AND COORDINATED WITH ENGINEERING AND PROPERTY MANAGEMENT.
5. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER SHALL DEDICATE THE PROPOSED GREENWAY EASEMENT AS SHOWN ON SHEET 1.08 TO MECKLENBURG COUNTY.
6. ADDITIONAL HO RUMPS TO BE PLACED AT EXISTING PAVED CURB LOCATIONS. ALL WORK WITHIN THE REA ROAD RIGHT-OF-WAY MUST CONFORM TO NCDDOT REGULATIONS, SPECIFICATIONS, AND DETAIL #846.05 OF THE NCDDOT ROADWAY STANDARDS MANUAL.
7. VEGETATIVE OBSTRUCTIONS WITHIN SIGHT DISTANCE TRIANGLES SHALL BE REMOVED TO INCLUDE REMOVAL OF BRUSH, SHRUBBLY PLANTS, AND/OR LIMBING UP TREES TO A HEIGHT OF 5 FEET ABOVE GRADE.
8. THE DEDICATION OF PROPOSED GREENWAY EASEMENT AND EASEMENT SHALL OCCUR PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.



©2008 JDAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC.



PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL

Charlotte-Mecklenburg Planning Comm

5/01/07
SRL

30

DATE _____

PROJECT:	04047	12-14-06
----------	-------	----------

REVISIONS:	PER CITY 1ST REV.	2-21-07
------------	-------------------	---------

BLDG. PERMIT REV.	3-23-07
-------------------	---------

PER CITY 2ND REV.	4-3-07
-------------------	--------

DRAWN BY: MAL

CHECKED BY: _____

CONTENT: SITE PLAN

.

194

121

|| **22.1** |