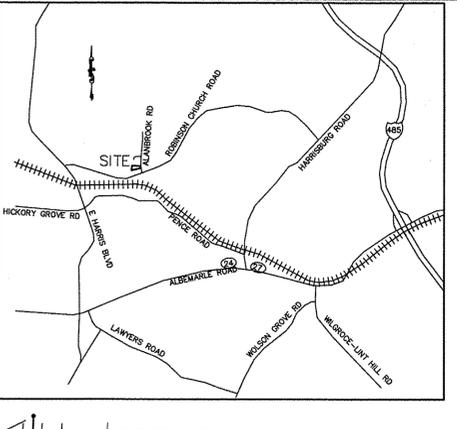
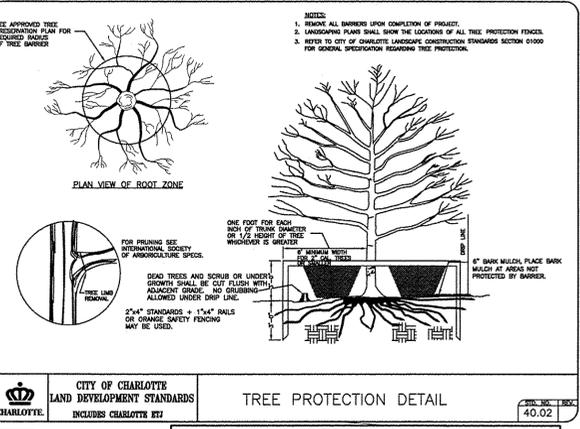
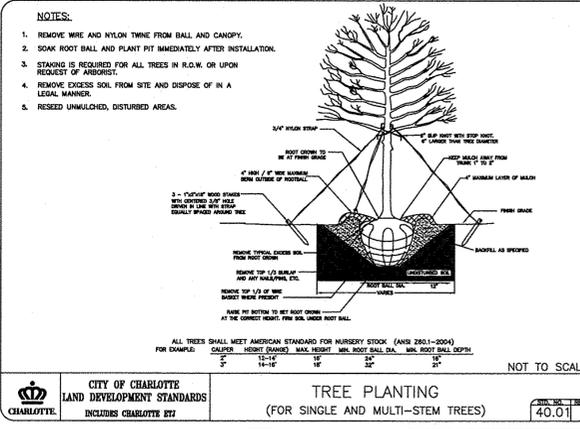


NOTES:

- (1) All strapping and top 2/3 of wire basket must be cut away and removed from the root ball prior to backfilling planting pit. Remove top 1/3 of the burlap from root ball.
- (2) For new planting areas, remove all pavement, gravel sub-base and construction debris; remove compacted soil and add 24" new topsoil-or-uncompact and amend the top 24" of existing soil to meet topsoil/planting mix standards for trees (within entire minimum area of 274 square feet per tree). Call 704-336-4330 for an inspection of soil BEFORE planting trees.
- (3) Large maturing trees may not be planted where overhead distribution or transmission lines exist. If trees conflict with power lines or signs, call the Urban Forester to resolve BEFORE planting.
- (4) Please call 704-336-4330 for an inspection of tree protection and/or tree planting areas 1 to 2 days before the temporary or final certificate of occupancy is needed.
- (5) Adjust tree-planting locations to avoid underground utilities.
- (6) New trees shall be 2" caliper for street tree requirements. Supplemental trees shall be 1 1/2" caliper if planted in individual lots, and 3/4" caliper if planted in common open space.
- (7) Perimeter/street trees to be planted within 20 ft. from the back of curb.
- (8) Common open space must be recorded on plat to plant 3/4" trees. Otherwise plant 1 1/2" caliper large maturing shade trees.

LEGEND
 - Proposed large maturing tree from the approved Charlotte-Mecklenburg tree list



GENERAL NOTES

PRIOR TO PLAT RECORDATION, OFF-SITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, OUS JORDI (704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COSTS AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

IF THE OWNER WISHES TO SAVE CERTAIN TREES ON THE SITE, PLACE TREE BARRICADES AS SHOWN ON THE PLAN OR AS SPECIFIED BY THE OWNER BEFORE CONSTRUCTION ACTIVITY BEGINS.

ALL CONSTRUCTION SHALL CONFORM TO CITY OF CHARLOTTE STANDARDS.

IN ORDER TO INSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ON CURB.

ALL ROAD IMPROVEMENTS AT ALANBROOK ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC STREET DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.

THE DEVELOPER SHALL MAINTAIN THE OF EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.

CURB AND CUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOUR NOTICE PRIOR TO START.

APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE CHANGING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

PROPOSED GRADING SUBJECT TO GRADE BASED ON FIELD CONDITIONS.

ALL STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.

"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBMISSION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.

IN ROLLING AND HILLY TERRAINS, SWEEPING OF STONE BARS AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.

NON-STANDARD ITEMS (i.e. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRES A RIGHT OF WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR. DEVELOPER WILL PROVIDE STREET SIGNS PER CMLS 50.05 (9" SIGNS ONLY).

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.

GRADE SLOPES SHALL BE NO STEEPER THAN 2:1.

ACCESSIBLE RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS PER CMLS 10.31 THRU 10.35.

C.O.S. - COMMON OPEN SPACE
 C.M. - CONCRETE MONUMENT
 S.D.E. - STORM DRAINAGE EASEMENT

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (S.D.E.) IS TO PROVIDE STORMWATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORMWATER FLOW IS PROHIBITED.

ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO CITY OF CHARLOTTE STANDARDS IN ORDER TO BE DEDICATED PUBLIC ROADWAYS.

CURB - MIN. 20" RADIUS, R/W MIN. 20" RADIUS UNLESS SHOWN OTHERWISE.

COMMON OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SIDEWALKS ARE TO MEET ALL A.D.A. REQUIREMENTS FOR SLOPE AND SPACING BETWEEN TURNAROUND AREA.

STREETS AND SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.

ALL RIGHT-OF-WAY AND CURB TAPERS ARE 20:1 UNLESS OTHERWISE NOTED.

DIRECT VEHICULAR ACCESS TO ALANBROOK ROAD FROM LOTS 1 & 17 IS PROHIBITED.

ALL TOPOGRAPHY IS FROM AERIAL SURVEY.

TAX PARCEL NO.: 108-011-03

CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT <http://www.charmeck.org/Departments/Transportation/Street+Maintenance/Home.htm>

PER SECTION 18-175(e) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCs) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

NOTES:

- (1) TREE SAVE AREA SHALL BE SHOWN WITH TREE PROTECTION MEASURES ON ALL PERTINENT SHEETS WITH A NOTE STATING "TREE PROTECTION FENCE TO BE PLACED AT THE DRIPLINE PLUS FIVE(5) FEET, PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY".
- (2) ALL EXISTING AND PROPOSED UTILITIES (NOT TO PASS THROUGH TREE SAVE AREA) SHALL BE SHOWN.
- (3) TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE GUIDELINES STANDARDS.
- (4) TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/FINAL INSPECTION BY URBAN FORESTRY STAFF.
- (5) NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREA.
- (6) VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
- (7) URBAN FORESTER MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING.

STREET TREE PLANTING

STREET NAME	ROAD FRONTAGE (L.F. BOTH SIDES)	TREES REQUIRED
ALANBROOK ROAD	120	2 (WILLOW OAK)
STREET A	1172	12 (WHITE OAK) 12 (SUGAR MAPLE) 4 (WILLOW OAK)
STREET B	188	4 (WILLOW OAK)

NOTES:

- (1) CALCULATIONS:
 GROSS TOTAL SITE AREA = 4.98 AC.
 NET SITE AREA = 4.86 AC. (GROSS AREA LESS DEDICATED R/W)
 TOTAL C.O.S. TREE SAVE AREA REQUIRED = 1.22 AC. (25% NET AREA)
 TREE SAVE AREA PROVIDED = 0.96 AC.
 SPECIMEN TREE SAVE AREA PROVIDED = 0.28 AC.
 TOTAL C.O.S. TREE SAVE AREA PROVIDED = 1.22 AC.
- (2) TREE SAVE ARE SHALL BE FLAGGED IN FIELD FOR URBAN FORESTRY VERIFICATION.
- (3) ALL PLANTED STREET TREES, LARGE MATURING TREES SELECTED FROM THE CITY OF CHARLOTTE TREE PLANTING LIST.
- (4) NUMBER OF STREET TREES PROVIDED = 34
 AVERAGE SPACING BETWEEN TREES 40 - 50 FT.

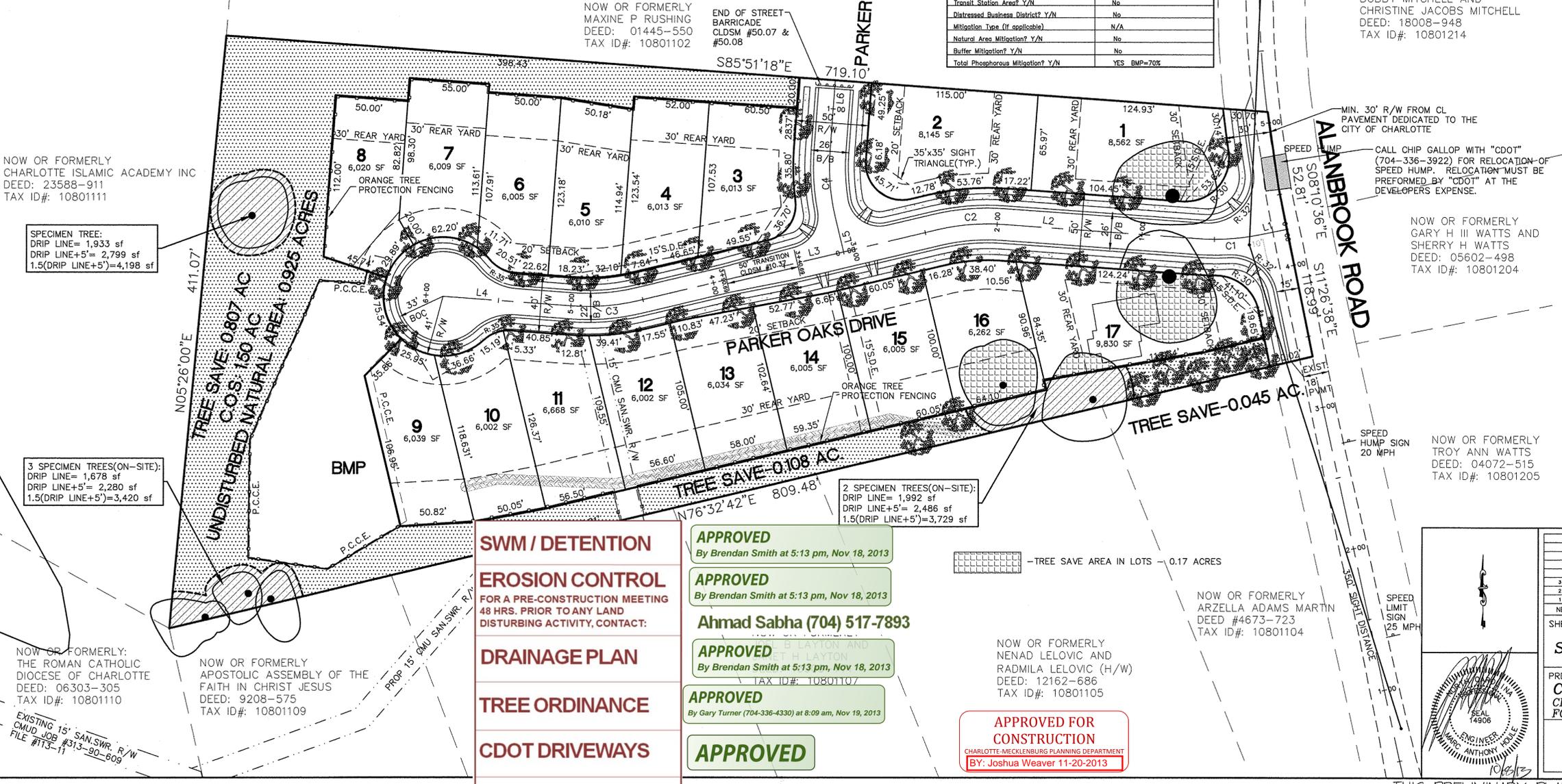
PCCO Summary

Original Parcel ID Number(s):	108-011-03
Development Type:	Single Family
Subject to PCCO? Y/N	Yes
If NO, why?:	
Watershed:	Yadkin Southeast Catawba District
Disturbed Area (ac.):	1.99
Site Area (ac.):	4.98
Total on-site Drainage Area (ac.):	4.58
Existing Built-upon Area (SF):	6803
Existing BUA to be removed (SF):	6803
Existing BUA to remain (SF):	0
Proposed new BUA (SF):	69,169
Proposed % BUA:	34.7%
Density (High/Low):	High
Total Post-Project BUA for site:	69,169 SF
Development of Redevelopment?	Development
Natural Area Required (ac.):	0.85 AC. (17.5%)
Natural Area Provided (ac.):	0.925 AC. (18.6%)
Total Stream Buffer protected on-site (ac.):	N/A
Transect Station Area? Y/N	No
Distressed Business District? Y/N	No
Mitigation Type (if applicable):	N/A
Natural Area Mitigation? Y/N	No
Buffer Mitigation? Y/N	No
Total Phosphorus Mitigation? Y/N	YES BMP=70%

INDEX OF SHEETS

- 1 SITE PLAN
- 2 DRAINAGE PLAN
- 3 DOWNSTREAM FLOOD ANALYSIS
- 4 EROSION CLEARING PLAN
- 5 EROSION CONTROL PLAN
- 6 DETAIL SHEET 1
- 7 DETAIL SHEET 2
- 8 SAND FILTER BASIN DETAIL
- 9 ALANBROOK ROAD
- 10A STREET 1 and STREET 2
- 10B ROADWAY IMPROVEMENT PLAN
- 10C TURN LANE SECTION DETAILS

NOW OR FORMERLY
 BOBBY MITCHELL AND
 CHRISTINE JACOBS MITCHELL
 DEED: 18008-948
 TAX ID#: 10801214



DEVELOPMENT DATA

EXISTING ZONING: R-3

TOTAL SITE AREA:	4.98 AC.
NET SITE AREA:	4.86 AC.
(LESS DEDICATED R/W)	
TREE SAVE AREA IN C.O.S.:	1.23 AC. (25.3%)
TREE SAVE AREA IN LOTS:	0.17 AC. (3.5%)
TOTAL TREE SAVE AREA:	1.23 AC. (28.8%)

COMMON OPEN SPACE REQUIRED = 0.456 ACRES(10%)
 OPEN SPACE PROVIDED = 1.50 ACRES(30.8%)

CONVENTIONAL DENSITY ALLOWED (3/ACRE) = 14 LOTS
 DENSITY WITH TREE SAVE: (4.86 + 1.23)(3) = 18 LOTS ALLOWED
 PROPOSED # LOTS = 17

LOT CRITERIA INTERIOR ALLOWED(R-4 CLUSTER)

MIN. LOT AREA:	6,000 S.F.	MIN. LOT AREA:	8,000 S.F.
MIN. LOT WIDTH:	50'	MIN. LOT WIDTH:	60'
MIN. FRONT SETBACK:	20'	MIN. FRONT SETBACK:	20'
MIN. SIDEYARD:	5'	MIN. SIDEYARD:	5'
MIN. SIDEYARD CORNER LOT:	10'	MIN. SIDEYARD CORNER LOT:	10'
MIN. REAR YARD(INTERIOR):	30'	MIN. REAR YARD:	45'

LOT CRITERIA EXTERIOR ALLOWED(R-3 CLUSTER)

MIN. LOT AREA:	6,000 S.F.	MIN. LOT AREA:	8,000 S.F.
MIN. LOT WIDTH:	50'	MIN. LOT WIDTH:	60'
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MIN. REAR YARD(INTERIOR):	30'	MIN. REAR YARD:	45'

SITE HAS BEEN INSPECTED AND NO 'HERITAGE' TREES ARE PRESENT

THIS PLAN IS A FINAL DESIGN-NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED:

APPROVED: _____ / 10/18/13
 INITIALS DATE

APPROVED
 By Brendan Smith at 5:13 pm, Nov 18, 2013

APPROVED
 By Brendan Smith at 5:13 pm, Nov 18, 2013

APPROVED
 Ahmad Sabha (704) 517-7893

APPROVED
 By Brendan Smith at 5:13 pm, Nov 18, 2013

APPROVED
 By Gary Turner (704-336-4330) at 8:09 am, Nov 19, 2013

APPROVED FOR CONSTRUCTION
 CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
 BY: Joshua Weaver 11-20-2013

APPROVED
 By Brendan Smith at 5:13 pm, Nov 18, 2013

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 BY: Joshua Weaver 11-20-2013

NO.	DATE	REVISION	BY
1	10/18/13	PER CITY COMMENTS	BTG
2	05/09/12	REVISED LOTS 11-15 PER SEMER CHANGE	BTG
3	4/28/11	PER OMPG AND CITY ENGINEERING COMMENTS	BTG
4			
5			

SHEET TITLE: **SITE PLAN**

PROJECT: **COTTAGES ON ALANBROOK ROAD CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC FOR: PEARSON LAND**

SCALE: 1" = 40'

DATE: 12/11/10

DRAWN BY: BTG
 CHECKED BY: MAH

DRAWING NO.: 218-96
 SHEET 1 OF 10 SHEETS

YARBROUGH-WILLIAMS & HOULE, INC.
 Planning • Surveying • Engineering
 750 Windsor Oak Court, (28273) P.O. Box 7007 (28241)
 Charlotte, North Carolina
 704.556.1900 704.556.0505(tax)

THIS PRELIMINARY PLAN MAY NOT CONTAIN FINAL STAKE OUT INFORMATION