

SHEET INDEX

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1	Preliminary Subdivision Site/Landscape Plan
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SWM BUFFER NOTES

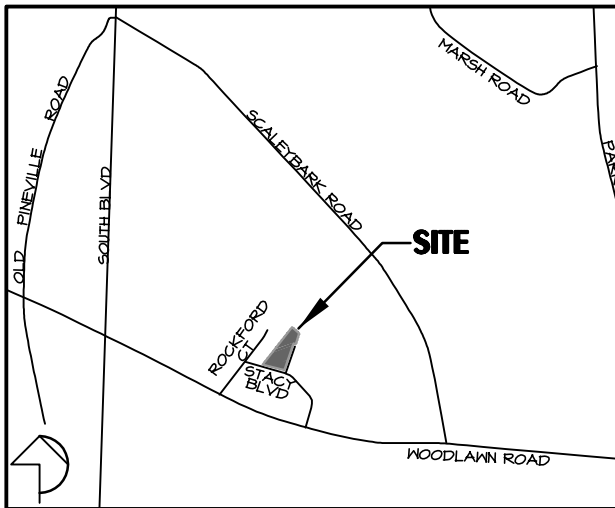
1. THE SWM BUFFER IS MEASURED HORIZONTALLY ON A LINE PERPENDICULAR TO THE SURFACE WATER LANDWARD FROM THE TOP OF BANK ON EACH SIDE OF THE STREAM.
2. THE STREAMSIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED IN THE MANAGED USE ZONE. AT A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REASONING IS A MINIMUM OF 5 HEALTHY TREES OF A MINIMUM 6-INCH CALIPER PER 100 SQUARE FEET. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF THE REMAINING TREES.
3. PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND THAT NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).
4. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE, HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF THE REMAINING TREES. GRASS OR OTHER SATURABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
5. THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING, ETC.) AT THE SITE AND THIS FENCING MUST BE CALLED OUT ON THE PLANS.
6. THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS AND THIS MARKER MUST BE CALLED OUT ON THE PLANS.

LEGEND

- EXISTING PAVEMENT/CURB
- PROPOSED PAVEMENT/CURB
- ADJOINING PROPERTY LINES
- EXISTING BUILDINGS
- PROPOSED 5' SIDEWALK
- TREE PROTECTION FENCE
- PROPOSED TREE SAVE AREA
- PROPOSED NATURAL AREA

PCCO SUMMARY

ORIGINAL PARCEL #	44-101-64 & 56(F)
DEVELOPMENT TYPE	RESIDENTIAL
SUBJECT TO PCGO (Y/N) ?	YES
IF NO, WHY?	
WATERSHED	CENTRAL CATAWBA
DISTURBED AREA (AC)	2.0 AC
SITE AREA (AC)	3.62 AC
TOTAL ON-SITE DA (AC)	5.21 AC
EXIST. BUA (SF)	2500 SF
EXIST. BUA TO BE REMOVED (SF)	2500 SF
EXIST. BUA TO REMAIN (SF)	0 SF
PROP. NEW BUA (SF)	31,245 SF
PROP. % BUA	24.0 %
DENSITY (HIGH/LOW)	LOW
TOT. POST-PROJ. BUA FOR SITE	31,245 SF
DEVELOPMENT OR REDEVELOPMENT?	DEVELOPMENT
NATURAL AREA REQ (AC)	0.40 AC
NATURAL AREA PROV (AC)	0.40 AC
INDIST. TREED NATURAL AREA PRESERVED	0.40 AC
TOT. STREAM BUFFER PROT (AC)	0
TRANSIT STA AREA (Y/N)	N
DISTRESS BUS. DIST (Y/N)	N
MITIGATION TYPE (IF APPLICABLE)	
NATURAL AREA MITIGATION (Y/N)	N
BUFFER MITIGATION (Y/N)	N
TOT. PHOSPHOROUS MITIGATION (Y/N)	N

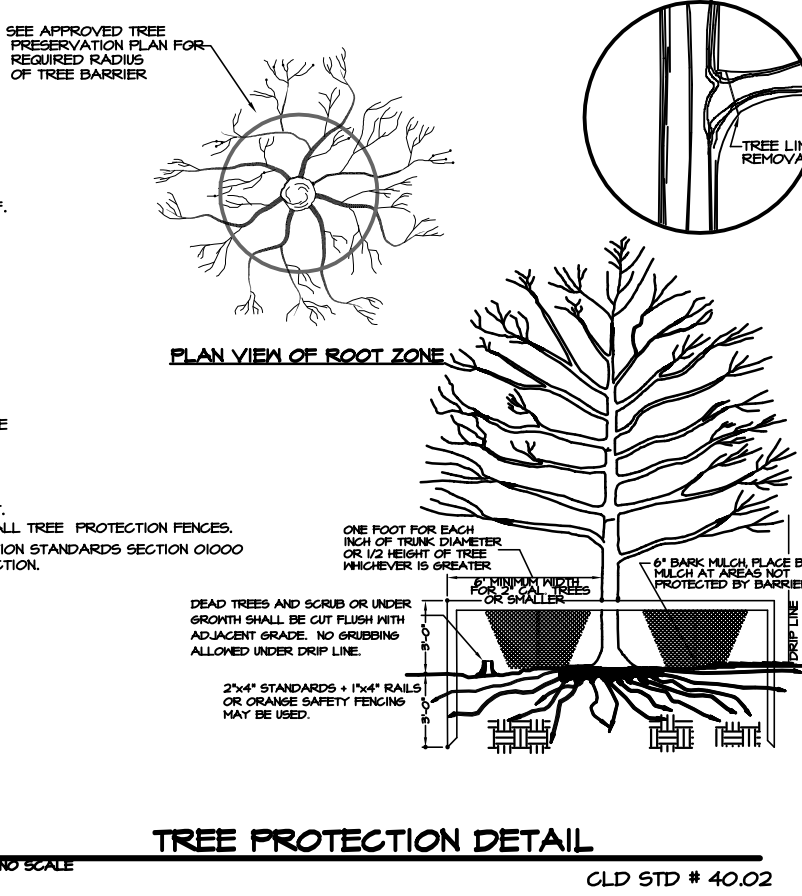
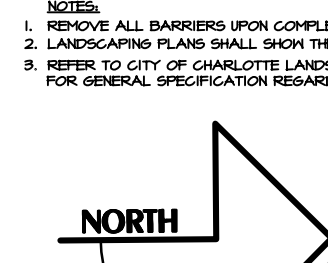


TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES)

CLD STD # 40.01

TREE PROTECTION NOTES

- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST (704) 336-4022.
- NO SOIL DISTURBANCE OR CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TREES, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE SAVE AREAS.
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS FOR DEVELOPMENT SITES. HANDED AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1/2 INCHES OF 14GA.
- NO GRUBBING WITHIN TREE SAVE AREAS. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1/2 INCHES OF 14GA.
- DISPOSED TREE ROOTS MUST BE CLEARLY CUT WITH A SHARP PRUNING TOOL. BACKFILL ASAP TO MINIMIZE EXPOSURE TO THE AIR.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY.
- PLEASE SUBMIT UTILITY PLANS SO THAT THEY CAN BE REMOVED FOR UTILITY CONFLICTS WITH EXISTING AND PROPOSED TREES. ELECTRICAL, TELEPHONE, GAS, SEWER, WATER AND SITE LIGHTING.
- TREE PROTECTION FENCE IS LOCATED 5' BEYOND THE OUTLINE OF THE TREE SAVE AREA. PLEASE SHOW DIMENSIONS ON THE SITE AND GRADING PLANS.



APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
REVISION By: Joshua Weaver 6-13-2013

SDRSFR-2013-00021

SWM / DETENTION
CITY ENGINEERING
N/A

DRAINAGE PLAN
CITY ENGINEERING
APPROVED
By Jordan Miller at 10:59 am, Jun 10, 2013

EROSION CONTROL
FOR A PRE-CONSTRUCTION MEETING
48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY, CONTACT:
APPROVED
By Jordan Miller at 10:59 am, Jun 10, 2013

TREE ORDINANCE
URBAN FORESTRY
APPROVED for Tom Johnson

CDOT
CHARLOTTE DEPT. OF TRANSPORTATION
Previously Approved

GENERAL NOTES

1. THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED, AND SHALL BE CONSTRUCTED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING AND SUBDIVISION ORDINANCES AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
2. BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY CHRIS FAULK SURVEYING.
3. TOPOGRAPHIC INFORMATION TAKEN FROM PHOTOGRAMMETRIC MAPPING BY CITY OF CHARLOTTE.
4. CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. LOT DIMENSIONS ARE APPROXIMATE; REFERENCE RECORD PLAT FOR EXACT LOT DIMENSIONS.
6. ALL STORM DRAINAGE PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED. PIPE LENGTHS INDICATED ON THE PLANS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS.
7. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DETERMINED NECESSARY BY THE INSPECTOR.
8. REFERENCE SHEETS 3 & 4 FOR EROSION CONTROL, PLAN AND NOTES. REFERENCE SHEET 5 FOR EROSION CONTROL DETAILS.
9. CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 5 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:
 - ITEM CLD/NCDOT STD. NO.
 - CURB AND GUTTER 10.17
 - CURB TRANSITION 0.18
 - CATCH BASIN LOCATION 10.24 & 10.30
 - (C) BRICK CATCH BASIN 840.01 & 840.02
 - SIDEWALK 10.22
10. APPROXIMATE COMPLETION TIME IS SPRING 2013.
11. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY LATERALS TO THE EXISTING CHARLOTTE-MECKLENBURG UTILITY SYSTEM.
12. SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAIL(S) PRIOR TO PLACEMENT OF ANY NYC RAMP AND/OR SIDEWALK.
13. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNCONSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
14. DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
15. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM 50.05 (4" SIGNS ONLY).
16. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH THE CITY INSPECTOR.

17. NON-STANDARD ITEMS (IE, PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE) DEPARTMENT OF TRANSPORTATION NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
18. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
19. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
20. IN ROLLING AND HILLY TERRAIN, SKEWING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
21. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
22. SITE BENCHMARK FOR PROJECT IS THE RIM OF AN EXISTING SAN. SKR. MH IN GARRIS ROAD, ELEV. = 642.01.
23. CURB AND GUTTER SHOWN ON PLANS ALONG STACY BLVD & GARRIS RD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
24. COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 8.205.
25. ALL ROAD IMPROVEMENTS AT STACY BLVD & GARRIS RD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
26. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORD. GUIDELINES STD.
27. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
28. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION, MATS, TRAFFIC, BURIAL PITS, TREES OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREA.
29. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
30. NO DEMOLITION LANDFILLS WILL BE LOCATED ON THIS SITE.
31. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (604 JORDI, 336-1086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-40 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED COSTS AND/OR ANY REPAIR COSTS CAUSED BY THE CONTRACTOR/DEVELOPER.
32. COMMON OPEN SPACE/ TREE/SAVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEARED OF TRUNK AND DEBRIS.
33. THE PURPOSE OF THE STORM DRAINAGE ESMT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
34. THE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
35. THE CITY OF CHARLOTTE WILL NEITHER BE RESPONSIBLE FOR THE GROUNDS WITHIN THE PERMANENT STORM DRAINAGE EASEMENT NOR REMOVAL OF ANY OBSTRUCTIONS IN THAT AREA.
36. SIGHT TRIANGLES SHOWN ARE MINIMUM REQUIRED.
37. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
38. RIGHTS-OF-WAY FOR STACY AVE & GARRIS RD FROM BK 884 PS 541, MB 28 PS 88 & MB 28 PS 812.
39. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 1 DAYS PROCESSING FOR PERMITS. FOR INFORMATION CONTACT CDOT (704-336-4025) OR VISIT <http://www.charlotte.nc.gov/transportation/eng/infrastructure/maintenance/home.htm>
40. PER SECTION 18-175 (E) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S 2013 CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL RECD NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS(S) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
41. TREE/SAVE AREA MUST HAVE INVASIVE PLANTS INCLUDING ENGLISH IVY REMOVED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED. ANY GAPS IN THE EXISTING TREE/SAVE AREA WILL BE PLANTED WITH 2" CALIPER LARGE MATURING TREES FROM THE APPROVED SPECIES LIST. COORDINATE WITH URBAN FORESTRY SPECIALIST.
42. CONTACT CDOT, BOX STALEY 704-452-1562 FOR RIGHT-OF-WAY USE PERMIT PRIOR TO STARTING ANY WORK WITHIN EXISTING ROAD RIGHTS-OF-WAY.

DEVELOPMENT DATA

TAX PARCEL NO.: 144-161-64 & 56 (F)
ZONING CLASSIFICATION: R-4 (DEVELOPED AS CLUSTER*)
ZONING JURISDICTION: CITY OF CHARLOTTE
SITE ACREAGE: 3.62 AC
NO. SF UNITS ALLOWED BY ZONING: 3.62 x 4 = 14.48
AREA IN EASEMENTS/RN: 0.41 AC (BELL SOUTH CHUD & EDGE OF PLYMT TO R/N)
NET TOTAL SITE AREA: 2.71 AC

TREE SAVE REQUIRED/PROPOSED: 10% x 2.71 AC = 0.27 AC/0.31 AC
ADDL. LOTS FOR 10% TREE INCENTIVE IN COS: 0.31 (115%) AC x 4 = 1.20 LOTS
NO. OF LOTS ALLOWED/PROPOSED: 14 + 1 = 15/12

R-4 CLUSTER LOT DATA:

- MIN. LOT SIZE = 6,000 SF
- MIN. LOT WIDTH = 50'
- MIN. SETBACK = 32' FROM BVC*
- MIN. SIDE YARD = 5'
- MIN. REAR YARD = 40' EXTERNAL, 30' INTERNAL

* TREE/SAVE INCENTIVE W/ SPECIMEN TREES

THIS PROJECT IS USING THE CONTROLLED INTERPERSIVE AREA OPTION OF THE CENTRAL CATAWBA DRAINAGE BASIN LOW DENSITY REQUIREMENTS OF THE CHARLOTTE PCGO, WITH AVERAGING.

INTERPERSIVE AREA DATA:
24% BUA ALLOWED: 24 x 3.62 AC = 31,245 SF
BUA USED ON ROADS AND SIDEWALKS = 4,553 SF
BUA AVAILABLE TO LOTS = 35,313 SF
12 LOTS/ 33,313 SF = 2.716 SF/LOT

THE AVERAGE BUA IS 2.716 SF PER LOT

BUILT-UPON AREA (BUA) MEANS THAT PORTION OF A PROPERTY THAT IS COVERED BY IMPERVIOUS SURFACES INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVEMENT AND GRAVEL AREAS SUCH AS ROADS AND PATHS, AND RECREATION FACILITIES SUCH AS TENNIS COURTS (ACTIVITY FIELDS THAT HAVE BEEN DESIGNED TO ENHANCE DISPLACEMENT OF RUNOFF, SUCH AS CONCRECTION AND GRADING ARE NOT INCLUDED). BUILT-UPON AREA DOES NOT INCLUDE A MOODEN SLATED DECK OR THE WATER AREA OF A SWIMMING POOL.

SINGLE FAMILY LOT SIZE (SF)	MAX. BLDG COVERAGE
UP TO 4,000	50%
4,001 - 6,000	45%
6,001 - 8,000	40%
8,001 - 10,000	35%
10,001 OR GREATER	30%

Preliminary Subdivision Site/Landscape Plan

Sedgefield Park

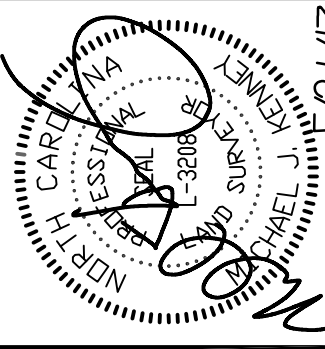
City of Charlotte, Mecklenburg County, North Carolina
LiveWell Homes, 310 Springfield Drive, Fort Mill, SC 29715

Sheet No.

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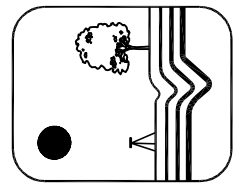
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Drawn By:	MIK
Designed By:	MIK
Job No.:	1312

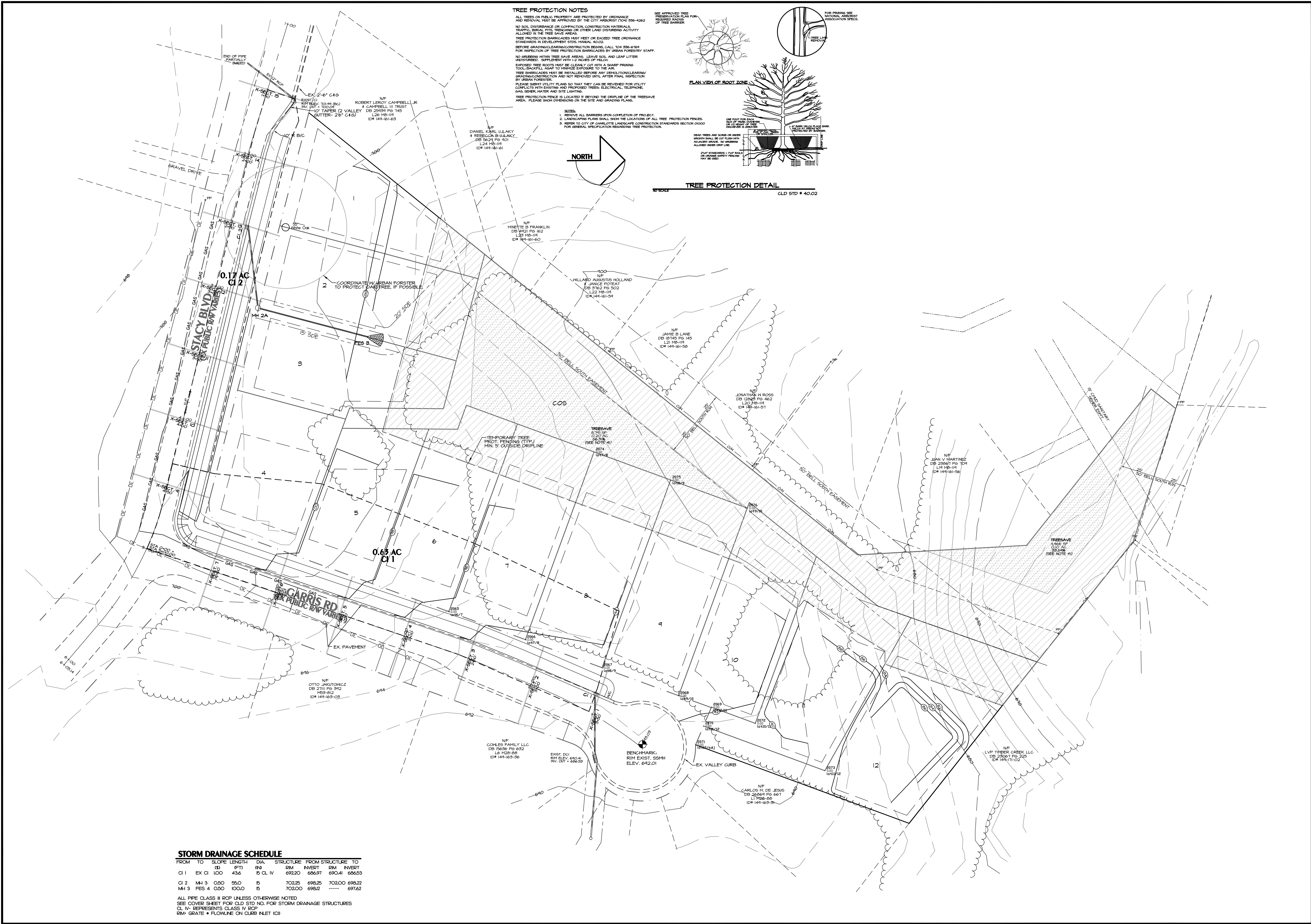


Revisions:
1. 12/19/12 REVISED FOR ADDITIONAL PROPERTY/REMOVED BOUNDARY
2. 2/28/13 MOVED LOT 2 TO OPPOSITE SIDE OF LOT 2 TO PROTECT TREE
3. 3/27/13 REVISED FOR ADDITIONAL PROPERTY/REMOVED BOUNDARY
4. 3/27/13 REVISED FOR ADDITIONAL PROPERTY/REMOVED BOUNDARY

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C-1986

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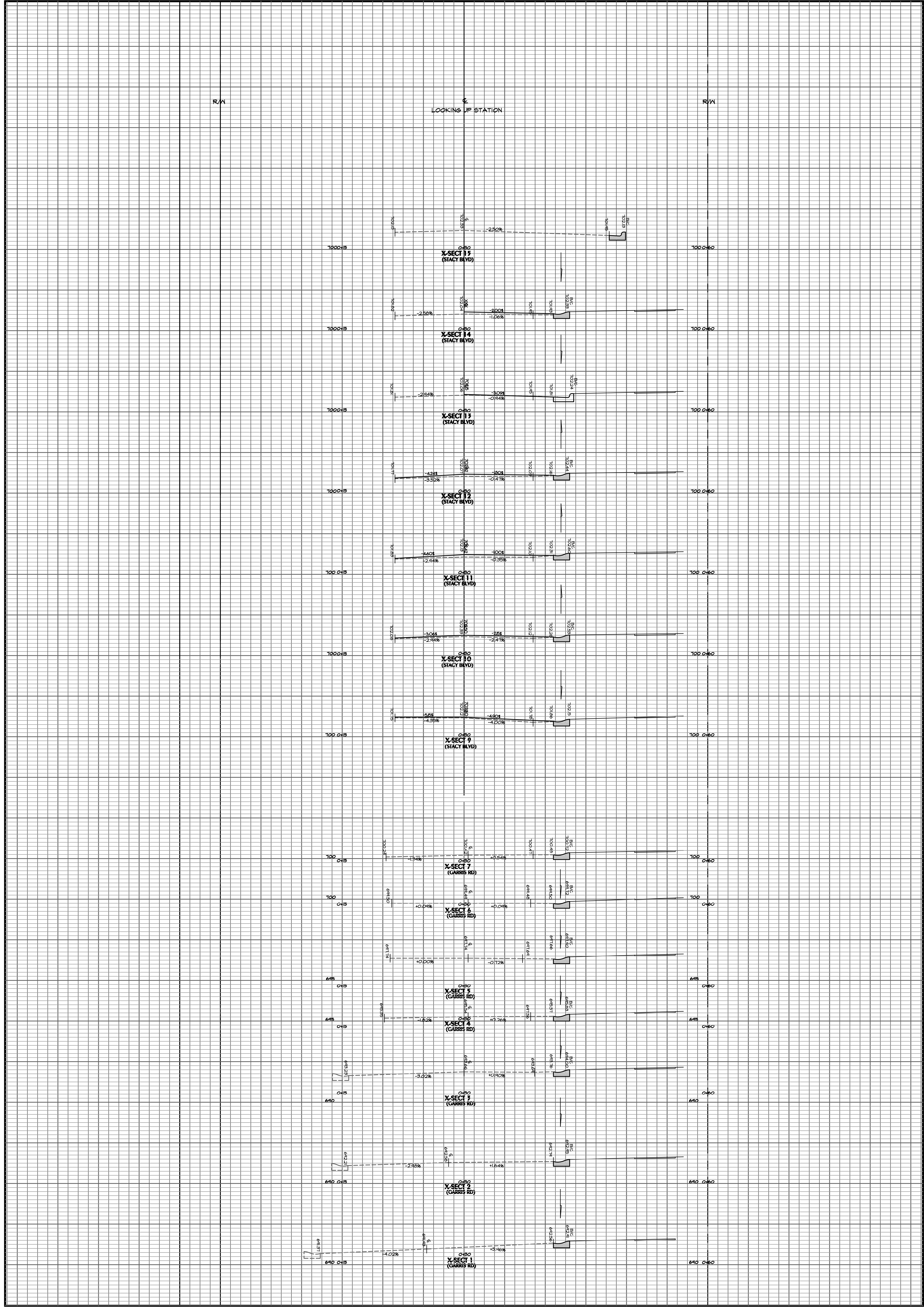
Engineering
Land Planning
Land Surveying

Scale: 1"=30'
Date: 10/25/12
Drawn By: MKK
Designed By: MKK
Job No.: 1312

STORM DRAINAGE AND GRADING PLAN
Sedgefield Park

City of Charlotte, Mecklenburg County, North Carolina
LiveWell Homes, 310 Springfield Drive, Fort Mill, SC 29715

Sheet No. 2 of 7



Sheet No.

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Of 7

Roadway Cross-Sections 1- 16 Sedgefield Park

City of Charlotte, Mecklenburg County, North Carolina
LiveWell Homes, 310 Springfield Drive, Fort Mill, SC 29715

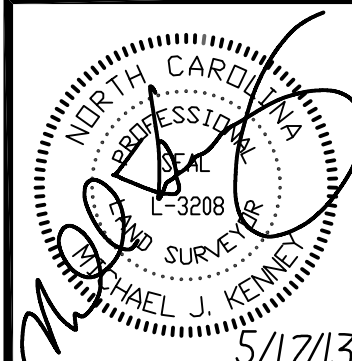
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VERT. 1" = 2'

Date: 5/15/13

Drawn By: DDK

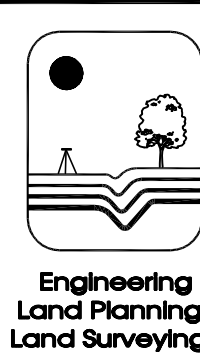
Designed By: MUK

Job No.: 1312



Revisions:

- 12/3/12 REVISE NUMBER OF SHEETS
- 5/17/13 REVISED FOR AS-BUILT PRIOR TO OVERLAY



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GROUP, PA**

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