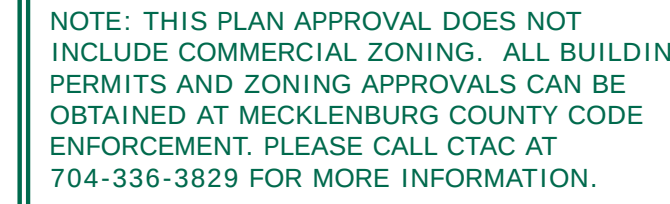


D.R. HORTON, INC.



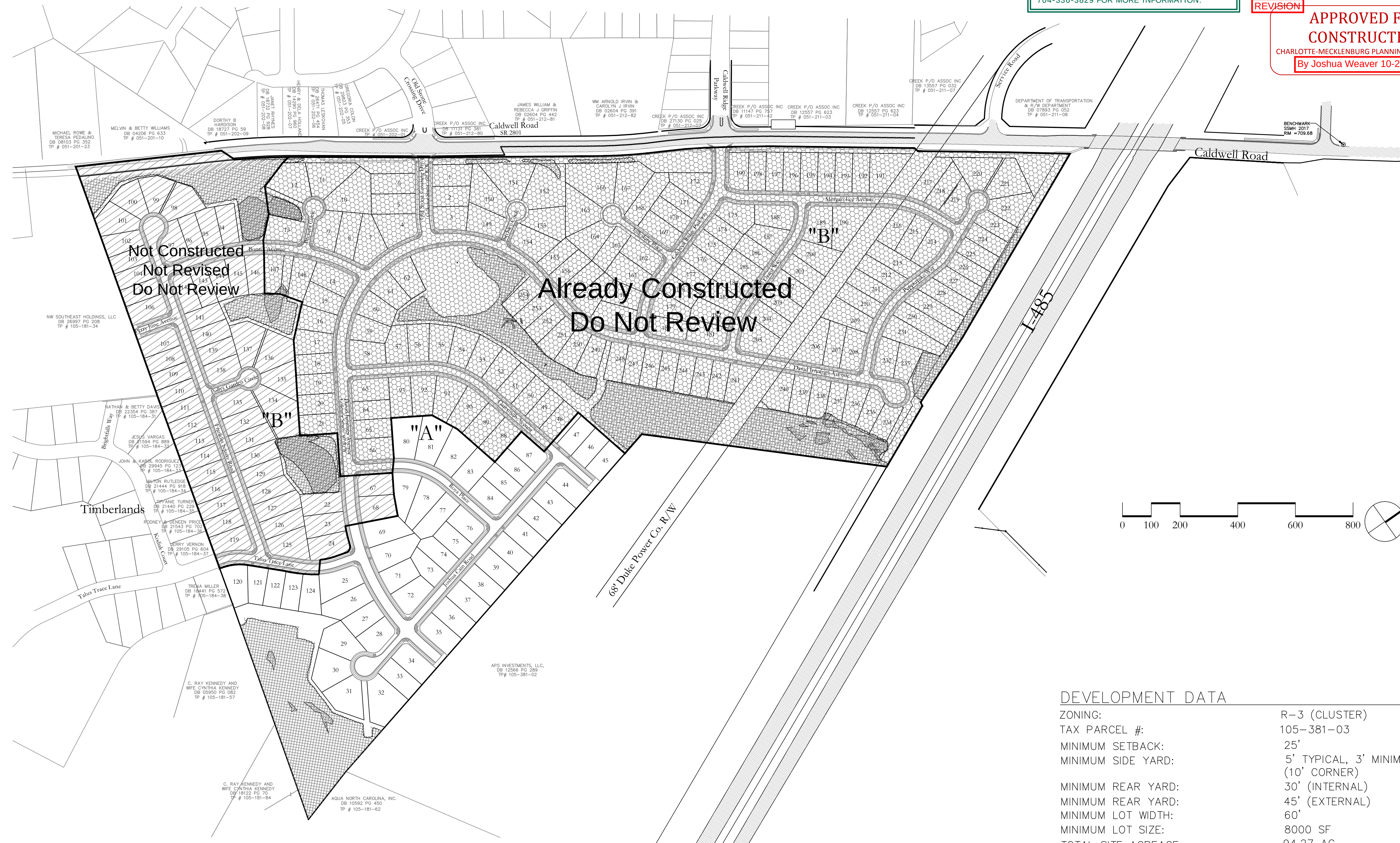
REVISION

APPROVED FOR
CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

By Joshua Weaver 10-2-2015

VICINITY MAP: NTS



ZONING:	R-3 (CLUSTER)
TAX PARCEL #:	105-381-03
MINIMUM SETBACK:	25'
MINIMUM SIDE YARD:	5' TYPICAL, 3' MINIMUM (10' CORNER)
MINIMUM REAR YARD:	30' (INTERNAL)
MINIMUM REAR YARD:	45' (EXTERNAL)
MINIMUM LOT WIDTH:	60'
MINIMUM LOT SIZE:	8000 SF
TOTAL SITE ACREAGE:	94.27 AC
TREE SAVE REQUIRED:	9.43 AC (10%)
TREE SAVE PROVIDED:	11.41 AC (12.1%)
TREE SAVE (DEVELOPER OPTIONAL):	0.46 AC
COS (COMMON OPEN SPACE):	16.88 AC (17.9%)
TOTAL # OF LOTS:	254
70' LOTS (A):	99
60' LOTS (B):	155
# LOTS ALLOWED	282

OLD STONE CROSSING DRIVE	325 LF
DAVID JENNINGS AVENUE	3482 LF
TALUS TRACE LANE	513 LF
FRANKLIN SQUARE ROAD	1242 LF
POLLYS GARDEN CIRCLE	191 LF
BONROI AVENUE	749 LF
BREVERA CIRCLE	183 LF
JOSHUA CAIN ROAD	1197 LF
ROYA PLACE	589 LF
GATESMILLS AVENUE	1005 LF
BIRCHLEY CIRCLE	169 LF
CALDWELL RIDGE PARKWAY	719 LF
LILLYSHIRE PLACE	290 LF
MITCHELL GRANT WAY	613 LF
MORGAN LEE AVENUE	869 LF
PEPPERPIKE WAY	785 LF
PERRY JUNE AVENUE	144 LF
TOTAL	13,065 LF

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM), DATED JULY 15, 2014.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) SPECIFICATIONS FOR ROADS AND STRUCTURES, DATED JANUARY 2012, UNLESS OTHERWISE SPECIFIED IN THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
3. ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO THE CITY OF CHARLOTTE AND/OR NCDOT STANDARDS IN ORDER TO BE DEDICATED PUBLIC RIGHT OF WAY.
4. ALL CURBS SHALL HAVE A 20' RADIUS AT THE BACK OF CURB UNLESS OTHERWISE NOTED. ALL R/W SHALL HAVE A 20' RADIUS UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
6. IN ORDER TO ENSURE PROPER DRAINAGE, CURB SHALL HAVE A MINIMUM OF 0.5% SLOPE.
7. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDS §50.05A OR §50.05B. SIGNS SHOULD BE LOCATED PER CLDS §50.06.
8. LAND DEVELOPMENT ENGINEER SHALL BE GIVEN 24 HOURS NOTICE PRIOR TO CONSTRUCTION.
9. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) OR NCDOT.
10. NON-STANDARD ITEMS (E.G.: PAVERS, IRRIGATION, ETC.) IN THE RIGHT OF WAY REQUIRE ENCROACHMENT AGREEMENT PRIOR TO INSTALLATION.
11. ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE BUILDING ORDINANCE.
12. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3600 P.S.I. AT 28 DAYS AND SHALL COMPLY WITH SECTION 1000 OF THE NCDOT STANDARD SPECIFICATIONS.
13. ALL CONCRETE SHALL BE CURED WITH 100% RESIN BASE, WHITE PIGMENTED CURED COMPOUND WHICH MEETS A.S.T.M. SPECIFICATIONS C-309, TYPE 1, APPLIED AT ONE GALLON TO 400 SQ. FT. WITHIN 24 HOURS OF PLACEMENT OF CONCRETE.
14. ALL CURB AND GUTTER SHALL BE BACKFILLED WITH SOIL APPROVED BY THE INSPECTOR 48 HOURS AFTER CONSTRUCTION TO PREVENT EROSION.
15. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATIVE MATTER, WASTE, CONSTRUCTION MATERIAL, OR OTHER SELECTABLE MATERIAL. SAND MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND THE MATERIAL SHALL HAVE NO FINE PARTICLES THAT MAY REMAIN IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PNEUMATIC ROLLING.

16. ALL TRENCHES IN THE STREET RIGHT OF WAY SHALL BE BACKFILLED WITH SUITABLE MATERIAL IMMEDIATELY AFTER THE PIPE IS LAID.
17. ALL SUBGRADE FOR ROADS SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST.
18. ALL TESTS SHALL BE PERFORMED BY THE DEVELOPER AT NO COST TO THE CITY OR STATE.
19. CONTRACTOR SHALL MAINTAIN TWO WAY TRAFFIC AT ALL TIMES WHEN MAINTAINING EXISTING STREETS. THE CONTRACTOR SHALL PLACE AND MAINTAIN SIGNS, DANGER LIGHTS, BARRICADES, AND FURNISH WATERCROSS OR OTHER EQUIPMENT AS REQUIRED IN ACCORDANCE WITH THE WORK AREA TRAFFIC CONTROL HANDBOOK (W.A.T.C.H.).
20. SIDEWALKS SHALL BE CONSTRUCTED OF NOT LESS THAN 3600 PSI CONCRETE AND SHALL BE FOUR (4) INCHES THICK, CONSTRUCTED ON AN ADEQUATELY COMPACTED SUBGRADE. WHEN A SIDEWALK CROSSES A DRIVEWAY IT SHALL BE SIX (6) INCHES THICK.
21. SUBGRADE FOR SIDEWALKS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE SURFACE OF SIDEWALKS SHALL BE FINISHED, TROWEL, AND NIGHT BURNISHED AND CURED WITH AN ACCEPTABLE CURING COMPOUND. TOOLED JOINTS SHALL BE PROVIDED AT AN INTERVAL NOT LESS THAN 45 FEET AND EXISTING SIDEWALKS SHALL BE REPAIRED TO MATCH THE NEW. THE SIDEWALK SHALL HAVE A LATERAL SLOPE OF 1/4" PER FOOT.
22. THE ELEVATION OF THE SIDEWALK SHALL BE RELATED TO THE ELEVATION OF THE CROWN OF THE ADJACENT ROADWAY. THE SIDEWALK SHALL BE NO LESS THAN 1/4" ABOVE THE CROWN. THE CROWN OF THE ADJACENT ROADWAY CROWN, EXCEPT THAT THE CROWN/ELEVATIONS SHALL BE PROPERLY RELATED TO THE EXISTING OR PROPOSED ROADWAY CURB.
23. DIRECT ACCESS TO CALDWELL ROAD FROM THE PROPOSED ADJACENT LOTS 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 200, 218, 221 & 222 IS PROHIBITED AND SHALL BE DEED RESTRICTED.
24. IN ROLLY AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS, THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
25. UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 FEET FROM THE CORNERS TO THE PROPERTY LINES. PATHS CLEARED FOR SUCH UTILITY LINES SHALL BE REPLACED WITH PLANT MATERIALS FROM THE JURISDICTIONS APPLICABLE PLANT LIST.
26. NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN ANY BUFFER AREA.
27. CURB AND GUTTER ON THE PLANS MAY BE ADJUSTED BASED ON FIELD STAKING BY CITY ENGINEERING AND UPON APPROVAL OF THE ENGINEER AND OWNER.
28. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO THE DRAINAGE OF THE EASEMENT SHALL BE REMOVED OR MODIFIED TO

29. CONTRACTOR SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, GUS JORDI (704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR REPAIR COST CAUSED BY CONTRACTOR/DEVELOPER.
30. 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.
31. UNDER DRAINAGE SHALL BE PROVIDED AS DIRECTED BY GEO-TECHNICAL ENGINEER. DETERMINATION SHALL BE MADE IN THE FIELD.
32. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
33. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DETAILS, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
34. THE DEVELOPER SHALL MAKE A DILIGENT EFFORT TO PRESERVE AREAS OF REQUIRED BUFFERS WHERE SIGNIFICANT VEGETATION EXISTS. THESE AREAS SHALL REMAIN UNDISTURBED EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE THE ABOVE ITEMS OF THIS SECTION.

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	* 6.1	GRADING AND STORM DRAINAGE PLAN
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	* 10.1	DRAINAGE AREAS
△	11.1	REQUIRED PLANTING PLAN

* = NO CHANGE / DO NOT REVIEW

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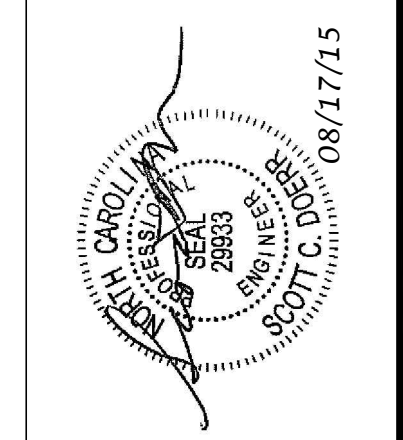
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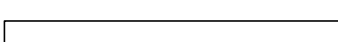
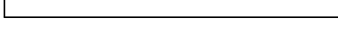


JOB NO: 65518716-03
DATE: 9/30/05
SHEET 1.1

1. 20' RADIUS AT R/W FOR LOCAL STREETS.
2. 20' RADIUS AT B/C FOR LOCAL STREETS.
3. HANDICAP RAMP, CLOS. STD. 10.35"SA, SEE SHEET 9.1.
4. SIGHT TRIANGLE, 35'x35' AT ALL ALL INTERSECTIONS.
5. SIGHT TRIANGLE, 10'x70' AT CALDWELL ROAD.
6. LOCAL LIMITED RESIDENTIAL STREET, SEE DETAIL 2/9.1
7. LOCAL RESIDENTIAL STREET, SEE DETAIL 1/9.1
8. LOCAL COLLECTOR, SEE DETAIL 3/9.1
9. CUL-DE-SAC, SEE DETAIL 4/9.1
10. STAKING INFORMATION IS AVAILABLE ON DISC (R-14 OR 2000) UPON REQUEST

* 30' BUFFER ALONG I-485 TO MEET REQUIREMENTS OF SECTION 12.307 OF ORDINANCE. BUFFER SHALL CONSIST OF 5 TREES AND 20 SHRUBS/100 LB EXISTING TREES AND VEGETATION MAY BE USED TO MEET THE REQUIREMENTS OF THIS SECTION IF THEY ARE OF SUFFICIENT MAGNITUDE TO MEET OR EXCEED THESE REQUIREMENTS.
SEE REQUIRED PLANTING PLAN, SHEET 11.1, FOR ADDITIONAL INFORMATION

3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY WILL BE ALLOWED UNTIL PROTECTION ZONE TREE BARICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
4. TREE PROTECTION BARICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS.
5. BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARICADES BY URBAN FORESTER.
6. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
7. BRUSH, VINES AND SMALL TREES (<8 IN. DIAMETER, OR AS SMALL AS 2 IN. CALIPER) MAY BE HAND-CLEARED ONLY CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP 6 FEET (AT LEAST 2/3 OF THE BRANCHES SHOULD BE LEFT) TO IMPROVE VISIBILITY.
8. EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL AS SOON AS POSSIBLE TO MINIMIZE EXPOSURE TO THE AIR.
9. TREE BARICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.
10. PLEASE SUBMIT UTILITY PLANS SO THAT THEY CAN BE REVIEWED FOR UTILITY CONFLICTS WITH EXISTING AND PROPOSED TREES: ELECTRICAL, TELEPHONE, GAS, SEWER, WATER, AND SITE LIGHTING.

	PROPOSED EDGE OF PAVEMENT		ALREADY CONSTRUCTED DO NOT REVIEW
	PROPOSED 5' SIDEWALK NCDOT STD. 848.01		NOT CONSTRUCTED NOT REVISED DO NOT REVIEW
	PROPOSED ACCESSIBLE RAMP NCDOT STD. 848.05		
	PROPOSED STREET SIGN		
	PROPOSED STOP SIGN		

**Already Constructed
Do Not Review**

Not Constructed
Not Revised
Do Not Review

LINE TABLE		
LINE	LENGTH	BEARING
L1	225.43	S55°51'19"W
L2	34.36	S60°07'20"E
L3	150.11	N45°15'31"E
L4	143.81	N53°15'20"E
L5	481.94	S48°39'44"E
L6	300.10	S50°00'00"E
L7	91.11	N16°52'15"E
L8	184.79	N45°31'34"W
L9	14.00	S10°10'00"E
L10	13.45	N04°43'30"W
L11	1502.80	N74°33'40"W
L12	14.07	S10°10'00"E
L13	151.72	S16°16'30"W
L14	16.76	S47°00'00"E
L15	193.11	S47°00'00"E
L16	226.91	S19°41'00"E
L17	16.76	S47°00'00"E
L18	230.75	N78°18'50"E
L19	160.75	N10°11'26"E
L20	143.81	S75°15'20"E
L21	359.55	S78°15'20"E
L22	276.96	S93°20'36"E
L23	14.44	N54°43'30"E
L24	315.15	N13°11'21"W
L25	103.10	N44°45'22"E
L26	102.12	S10°10'00"E
L27	30.33	S70°34'29"W
L28	13.45	S52°39'30"E
L29	452.08	S38°11'40"E
L30	112.84	S65°19'16"E
L31	255.61	S19°22'31"E
L32	2.84	S10°10'00"E
L33	43.11	S74°28'42"E
L34	39.27	S74°28'42"E
L35	122.24	N03°15'31"E
L36	249.89	N20°14'44"W
L37	299.10	S20°22'22"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	65.10	300.00	32.68	12°26'01"
C2	201.22	300.00	104.56	38°25'48"
C3	528.38	300.00	231.69	59°02'00"
C4	554.01	395.00	333.57	80°21'38"
C5	587.97	500.00	310.03	44°52'04"
C6	124.45	500.00	63.54	7°29'00"
C7	98.04	250.00	50.03	28°05'11"
C8	36.65	250.00	18.42	4°05'00"
C9	527.54	650.00	279.27	48°30'04"
C10	196.26	250.00	103.91	45°08'24"
C11	236.05	250.00	114.52	47°05'00"
C12	123.21	250.00	63.65	35°17'51"
C13	110.53	250.00	56.28	25°19'56"
C14	43.03	250.00	22.16	5°27'46"
C15	180.99	350.00	92.57	23°57'44"
C16	150.00	350.00	76.88	20°00'00"
C17	110.53	250.00	56.28	25°19'56"
C18	268.20	370.00	140.30	41°51'52"
C19	54.86	370.00	27.72	7°20'00"



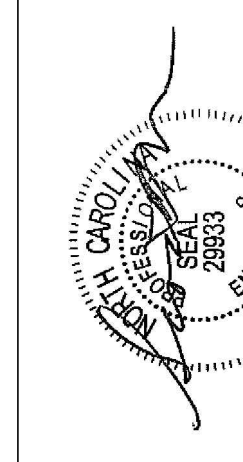
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REASON BY:	SOD	08/17/15	REASONS	
REASON BY:	CLP	08/17/15	6	APPROVED AS PARCEL
REASON BY:	CLP	08/17/15	6	PER CITY OF CHARLOTTE COMMENTS
REASON BY:	SOD	08/17/15	5	PER CITY OF CHARLOTTE COMMENTS
REASON BY:	SOD	08/17/15	4	ADDED AS PARCEL
REASON BY:	SOD	08/17/15	3	PER CITY OF CHARLOTTE COMMENTS
REASON BY:	CLP	08/17/15	3	PER CITY OF CHARLOTTE COMMENTS
REASON BY:	CLP	08/17/15	2	REVISION DESCRIPTION
REASON BY:	CLP	08/17/15	1	REVISION DESCRIPTION
DATE:				

Stafford

Site Plan



JOB NO: 65518716-03

DATE: 9/30/05

SHEET 4.1

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