

STAFFORD

CHARLOTTE, NORTH CAROLINA

PREPARED FOR:

D.R. HORTON, INC.

APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 1-5-2016



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DEVELOPMENT DATA

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

STREET LENGTHS

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

This revision removes all proposed trails at the request of the H.O.A. In addition, all hatching that was added to aid in the review process has been removed. No other changes have been made from the previously approved plan set.

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM), DATED 01/01/2014.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, DATED JANUARY 2012, UNLESS OTHERWISE SPECIFIED IN THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
3. ALL PUBLIC STRUTS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO THE CITY OF CHARLOTTE AND/OR NCDOT STANDARDS IN ORDER TO BE DEDICATED PUBLIC RIGHT OF WAYS.
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. THE 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 1/4" PER 5' SLOPE.
7. THE DEVELOPER WILL PROVIDE STREET SIPS PER CLDS #50.05A OR #50.05B. SIPS SHALL BE LOCATED IN CURB JOINTS AT INTERVALS NOT MORE THAN 45 FEET.
8. LAND DEVELOPMENT ENGINEER SHALL BE GIVEN 24 HOURS NOTICE PRIOR TO CONSTRUCTION.
9. ALL RIGHT-THINGS SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) OR NCDOT.
10. NO STANDARD ITEMS (I.E.: PAVERS, IRRIGATION, ETC.) IN THE RIGHT OF WAY MAY REQUIRE ENCROACHMENT AGREEMENT PRIOR TO INSTALLATION.
11. ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBORDINATE 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 NC DOT STANDARD SPECIFICATION.
13. ALL CONCRETE SHALL BE CURED WITH 100% RESIN BASE, WHITE PIGMENTED CURING COMPOUND WHICH MEETS A.S.T.M. SPECIFICATIONS C-309, TYPE 1, APPLIED AT ONE GALLON TO 400 SF 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 UNDESIRABLE MATERIAL. SAND MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND THE MATERIAL SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING ACTION OF THE PROPOSED TRAFFIC.
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 PROCTER 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 WORKING WITHIN EXISTING STREETS. THE CONTRACTOR SHALL PLACE AND MAINTAIN SIGNS, DANGER LIGHTS, BARRICADES, AND FURNISH WATCHMEN TO ALLOW TO DIRECT TRAFFIC IN ACCORDANCE WITH THE NORTH CAROLINA TRAFFIC CONTROL HANDBOOK (W.A.T.C.H.).
20. SIDEWALKS SHALL BE CONSTRUCTED TO NOT LESS THAN 3600 PSI CONCRETE AND SHALL BE FOUR (4) INCHES THICK, CONSTRUCTED ON AN OTHERWISE GRADABLE SURFACE, EXCEPT WHERE A SIDEWALK CROSSING 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 PROCTER TEST. THE SURFACE OF THE SIDEWALK SHALL BE SETS, TROWELED AND FINISHED, BRUSH FINISHED AND CURED WITH AN ACCEPTABLE CURING COMPOUND. TOOLED JOINTS SHALL BE PROVIDED AT AN INTERVAL NOT LESS THAN 45 FEET. SIDEWALKS SHALL BE CONSTRUCTED TO NOT LESS THAN 45 FEET. 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 SIX (6) INCHES ABOVE THE 18 INCHES ABOVE THE CROWN OF THE CROWN, EXCEPT THAT THE CROSSWALK ELEVATIONS SHALL BE PROPERLY RELATED TO THE EXISTING OR PROPOSED ROADWAY CURVE.
23. DIRECT ACCESS TO CALDWELL ROAD FROM THE PROPOSED ADJACENT LOT: 6. 10+122, 98+101, 151+133, 167+160, 173, 192+200, 218, 221 & 222 IS PROHIBITED AND SHALL BE DEED RESTRICTED.
24. IN ROLLY AND HILL TERRAINS, SWEETING 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 LONG AND, TO THAT LENGTH, TO BE PLACED CLOSE TO THE PROPERTY LINES SHALL BE REPLANTED WITH PLANT MATERIALS FROM THE ORDNANCES APPROVED PLANT LIST.
26. NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN ANY ADJACENT LOT.
27. CURBS AND GUTTERS ON THE PLANS MAY BE ADJUSTED BASED ON FIELD FINDINGS BY CITY ENGINEERING AND ON 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

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 PROCTER TEST.
18. ALL TESTS SHALL BE PERFORMED BY THE DEVELOPER AT NO COST TO THE CITY OF CHANDLER.
19. CONTRACTOR SHALL MAINTAIN TWO WAY TRAFFIC AT ALL TIMES WHEN WORKING WITHIN EXISTING STREETS. THE CONTRACTOR SHALL PLACE AND MAINTAIN SIGNS, DANGER LIGHTS, BARRICADES, AND FURNISH WATCHMEN OR FLAGMEN AS NECESSARY TO MAINTAIN TWO WAY TRAFFIC AND 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 A 4" REGULATORY GRADE BASE, EXCEPT WHERE 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 PROCTER TEST. THE SURFACE SHALL BE FINISHED WITH A 1/2" SIEVE TROWEL AND LIGHT ROOM FINISHED AND CURED WITH AN ACCEPTABLE CURING COMPOUND. TOOLED JOINTS SHALL BE PROVIDED AT AN INTERVAL NOT LESS THAN 55' FEET AND SHALL BE REINFORCED WITH 2" REINFORCING BARS AT 10' FEET. THE SIDEWALK SHALL HAVE A LATERAL SLOPE OF 1/4" PER FOOT.
22. THE ELEVATION OF THE SIDEWALK SHALL BE PERMITTED TO EXCEED THE ELEVATION OF THE CROWN OF THE ADJACENT ROADWAY. THE SIDEWALK SHALL BE NO LOWER THAN THE ELEVATION OF THE CROWN OF THE ADJACENT ROADWAY. THE CROWN, EXCEPT THAT THE CROSSEWALK ELEVATIONS SHALL BE PROPERLY RELATED TO THE EXISTING OR PROPOSED ROADWAY CROWN.
23. DIRECT ACCESS TO CALDWELL ROAD FROM THE PROPOSED ADJACENT LOT SHALL BE PROVIDED. THE EASEMENT SHALL BE 15'-2'-00", 21'-0", 21'-0" & 22'-0" PROHIBITED AND SHALL BE DEED RESTRICTED.
24. IN ROLLY AND HILLY TERRAINS, WEAVING 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' FROM THE PROPERTY LINES. IF NECESSARY, PATHS CLEARANCE FOR SUCH UTILITY LINES SHALL BE REPLACED WITH PLANT MATERIALS FROM THE ORDNANCES APPROVED PLANT LIST.
26. NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN ANY BUFFER ZONES.
27. CURBS AND GUTTER ON THE SPANS MAY BE ADJUSTED BASED ON FIELD CONDITIONS BY CITY ENGINEERING AND/OR 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

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 DITCHES, 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.

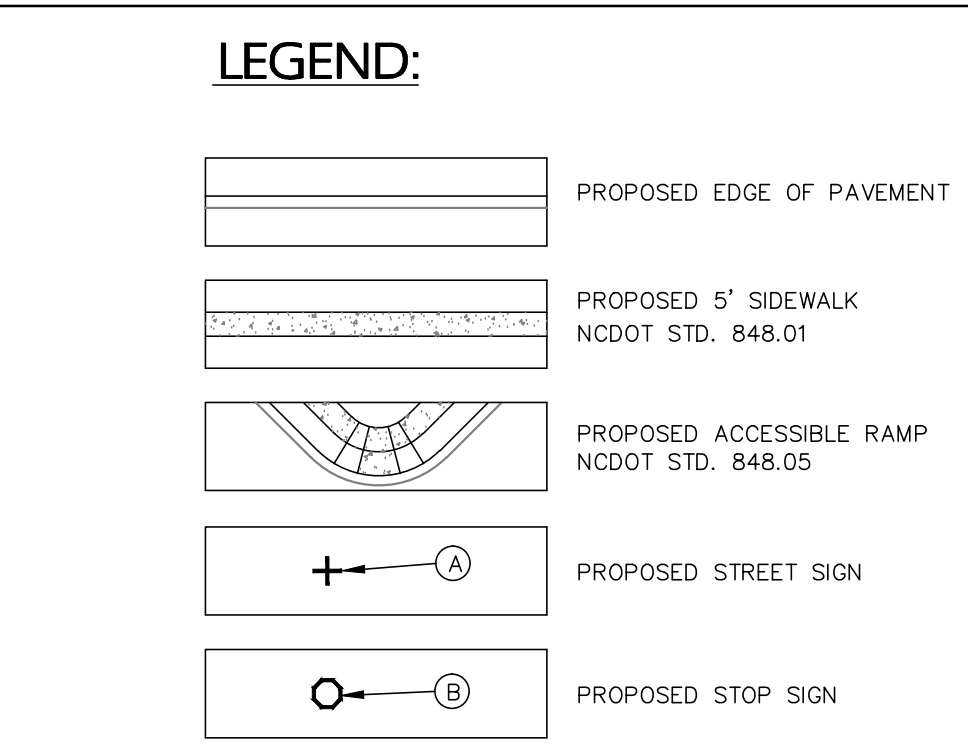


- STAKING NOTES:**
- 20' RADIUS AT R/W FOR LOCAL STREETS.
 - 20' RADIUS AT R/W FOR LOCAL STREETS.
 - HANDICAP RAMP, CLOS STD. 10.33A, SEE SHEET 9.1.
 - SIGHT TRIANGLE, 35'X35' AT ALL ALL INTERIOR INTERSECTIONS.
 - SIGHT TRIANGLE, 10'X70' AT CALDWELL ROAD.
 - LOCAL LIMITED RESIDENTIAL STREET, SEE DETAIL 2/9.1
 - LOCAL RESIDENTIAL STREET, SEE DETAIL 1/9.1
 - LOCAL COLLECTOR, SEE DETAIL 3/9.1
 - CUL-DE-SAC, SEE DETAIL 4/9.1
 - STAKING INFORMATION IS AVAILABLE ON DISC (R-14 OR 2000) UPON REQUEST.

L-485 BUFFER:

30' BUFFER ALONG I-485 TO MEET REQUIREMENTS OF SECTION 12.307 OF ORDINANCE. BUFFER SHALL CONSIST OF 5 TREES AND 20 SHRUBS/100 LF. 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.

- TREE PROTECTION NOTES:**
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY WILL BE ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
 - TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS.
 - BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
 - 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.
 - 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.
 - EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL AS SOON AS POSSIBLE TO MINIMIZE EXPOSURE TO THE AIR.
 - TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.
 - 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.



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America's Builder
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Stafford
City of Charlotte, ETJ
Site Plan

REVISIONS:

NO.	DATE	DESCRIPTION
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