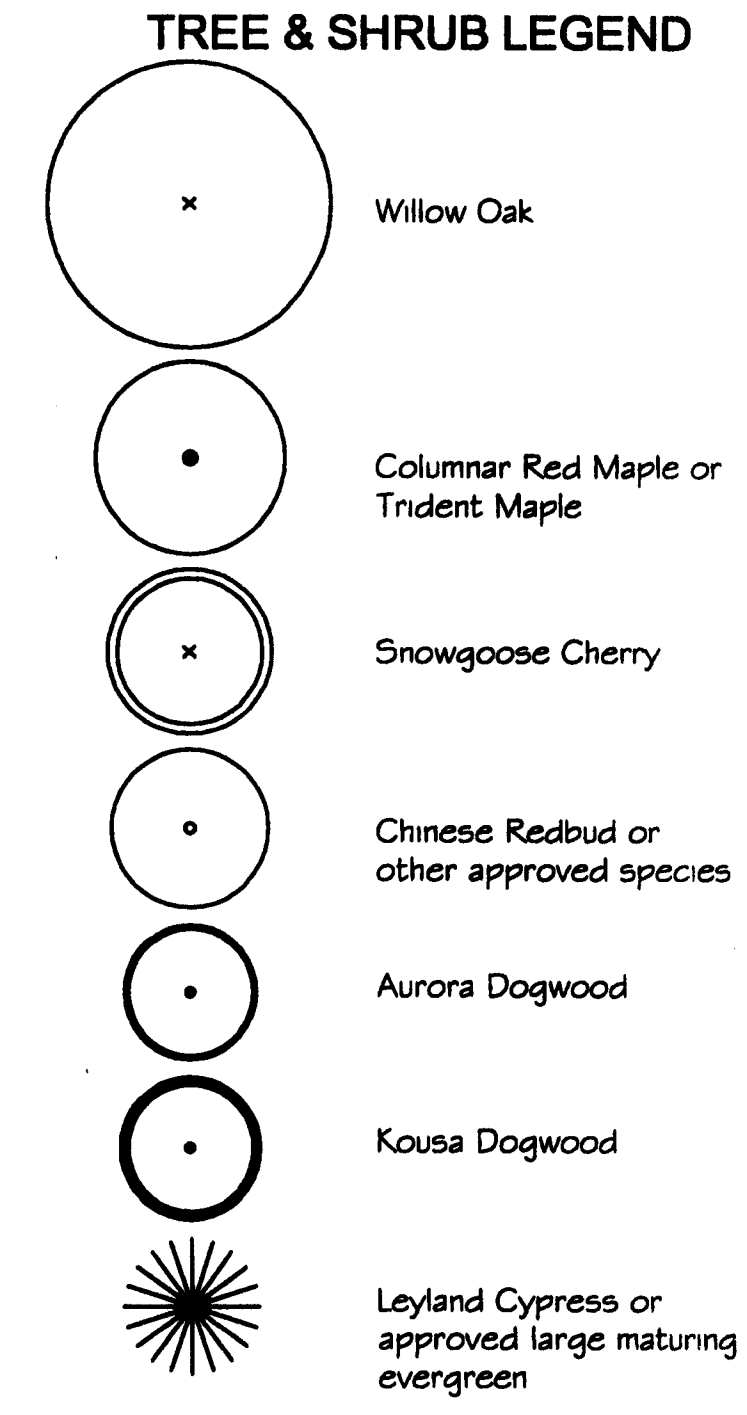


Sheet Index	
C1	Site Plan
C2	Existing Conditions
C3 A	Erosion Control Plan
C3	Grading & Drainage Plan
C4	Utilities Plan
C5	Storm Water Lift Station Plan
C6	Construction Details



NOTE: TREE AND SHRUB PLANTING SHOWN IS FOR ZONING COMPLIANCE. SEE LANDSCAPE ARCHITECTURE PLAN FOR A COMPLETE LIST OF ALL PROPOSED LANDSCAPING.

LANDSCAPING NOTES:
MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8' FEET TALL. MITIGATION TREES (AS NOTED) MUST BE 3" TO 3-1/2" CALIPER MINIMUM.

ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
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 200 SF PER TREE).

LARGE MATURING TREES MUST BE 25 TO 30 FEET FROM OVERHEAD OR DISTRIBUTION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

PLEASE CALL 336-4255 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATION OF OCCUPANCY IS NEEDED.

ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15-20' OFF SEWER AND STORM DRAINAGE LINES, 10-15' OFF GAS WATER, PHONE AND UNDERGROUND ELECTRIC LINES. NO SITE LITING IS PERMITTED IN THE TREE ISLANDS.

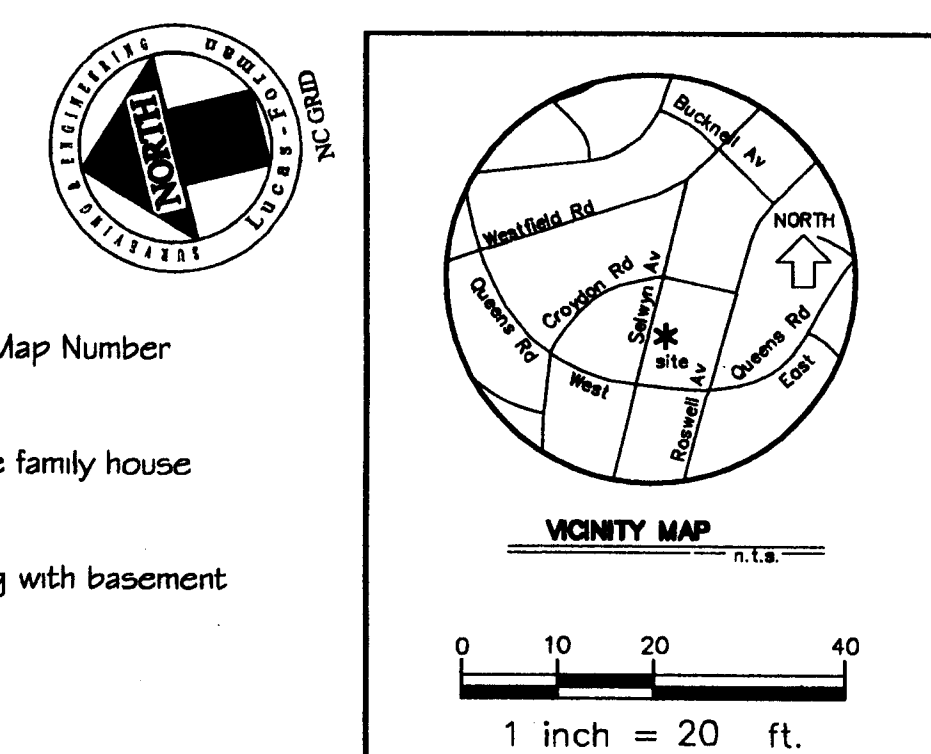
ORDINANCE-REQUIRED TREES MUST BE MAINTAINED IN TREE FORM AND ALLOWED TO GROW TO THEIR NATURAL HEIGHT AND FORM WITH A MAXIMUM OF 3 STEMS OR TRUNKS. ORDINANCE REQUIRED TREES SHOULD NOT BE TOPPED OR ROUNDED OVER.

NO GRUBBING WITHIN TREE PROTECTION ZONES. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2" OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED OR GRADED AREAS.

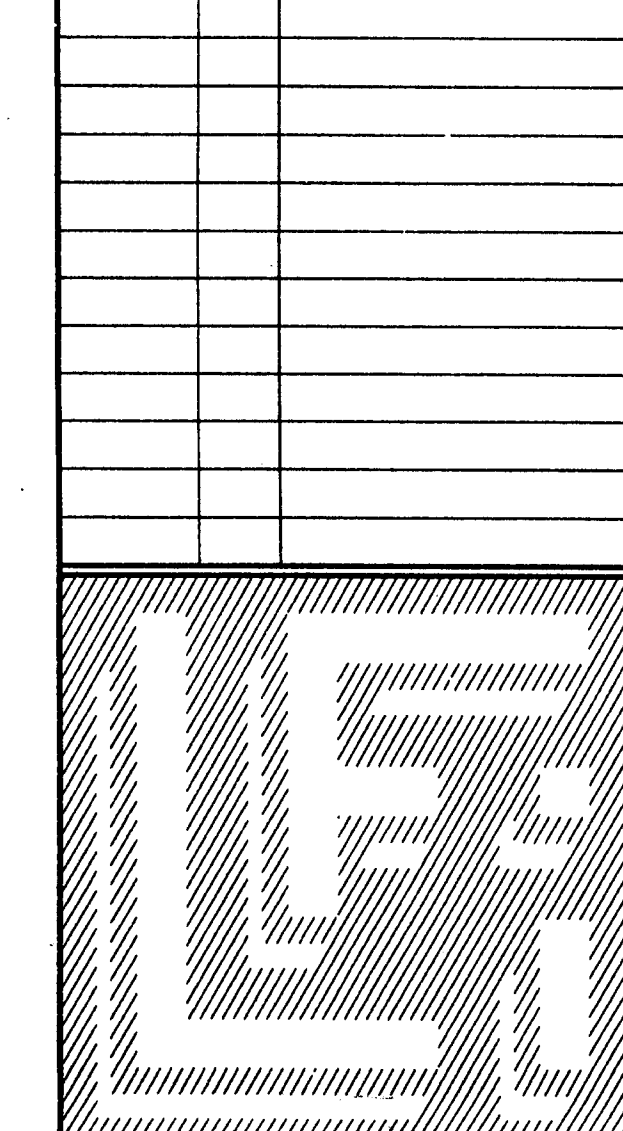
IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 336-3599 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES.

SITE INFORMATION
Tax Parcel: 175-035-09 & 10
Lot size: 44,974 SF or 1.033 Acres
Zoning: R-22MF
F.E.M.A.-F.I.R.M. Information: Community 370159 Map Number 37119C Panel 0207E, Zone X, Effective 2-04-04.
Current Use: Vacant (prior apartment building & single family house recently demolished)
Proposed Development: 6-story condominium building with basement parking garage.
Number of Dwelling Units: 22 Condominium Units
Density = 21.8 DUA (excludes reserve RW)
Number of Parking Spaces
Cars required (1.5/unit) = 22 x 1.5 = 33
provided 50 (including 2 HVC accessible)
Bicycle required = 2 spaces
provided = 2 spaces
Open Space required 40% = 17,999 sf
provided 51.2% = 23,069 sf
Setbacks
Selwyn Avenue 30'
Side Yard 5' *
Rear Yard 40' *
Max. Height 40' *
* See sheets A2.01 and A2.02 for increased yards per section 9.30(5)(1)(i) due to building exceeding 40' maximum height.
Buffer Requirements
16' Class "C" Buffer reduced to 12' (25% reduction) with wall trees required: 4 per 100 lf x 81 lf = 3 trees minimum 2" cal.
trees provided: 4 trees
2 large maturing deciduous
2 large maturing evergreen
shrubs required: none with privacy wall
Tree Ordinance Requirements
perimeter tree planting (200 lf road frontage)
perimeter planting required
1 large maturing tree/40 lf = 200/40 = 5 trees
or 1 small maturing tree/30 lf = 200/30 = 7 trees
perimeter planting provided
1 existing large maturing tree and 3 proposed small maturing and 2 proposed large maturing for a total of 6 trees
interior planting (27,725 sf impervious area)
interior planting required
1 tree/10,000 sf impervious = 27,725/10,000 = 3 trees
interior planting provided
9 proposed small maturing and 2 proposed large maturing trees = 11 trees

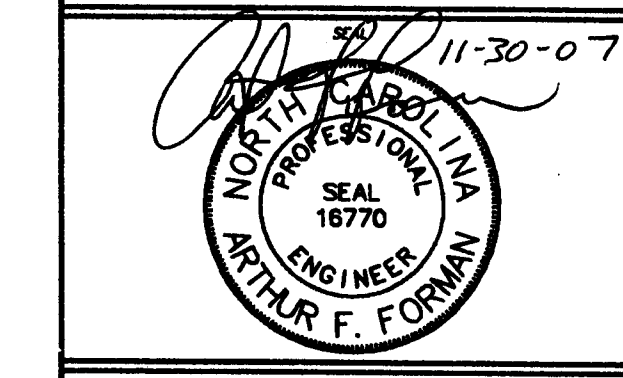
GENERAL SITE NOTES:
- Contractor to verify location and grade of all existing utilities prior to construction.
- Land Development Inspector is to be given 24 hours notice prior to start of construction.
- Coordinate all curb and street grades at intersection with inspector.
- Sight triangles shown are the minimum required.
- 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.
- In order to ensure proper drainage, keep a minimum of 0.5% on all curbs.
- Subsurface drainage facilities may be required in the street right-of-way if deemed necessary by the inspector.
- Non-standard items (i.e.: pavers, irrigation systems, etc.) in the right-of-way require a Right-of-Way Encroachment Agreement with the Charlotte Department of Transportation or North Carolina Department of Transportation (as appropriate) before installation.
- Driveway Permit must be obtained prior to issuance of Building Permits.
- Dimensions are to back of curb except as noted.
- All curbs are to be 18" curb and gutter except as noted. All curb is to be built according to CMLDS.
- In order to ensure proper drainage, keep a minimum of 0.5% slope on the curb.
- The purpose of the storm drainage easement (SDE) is to provide storm water conveyance and any structures and/or obstruction to storm flow is prohibited.
- 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.
- The developer shall maintain each stream, creek, or backwash channel in an unobstructed state and shall remove from the channel and banks of all debris, logs, timber, junk and other accumulations.
- PE shop drawings for retaining wall must be submitted to City Engineer prior to construction.
- As-built drawings and plans of the storm drainage improvements within the public right-of-way prior to final inspection.
- Prior to installation, PE shop drawings for underground detention systems must be furnished to City of Charlotte Engineering for approval.
- Prior to CO, surveyor sealed as-built drawings of underground detention systems must be provided.
- Project construction to be complete within 3 years of permitting.



DRAWING ISSUE & REVISION STATUS		
ISSUE DATE	BY	DESCRIPTION
10-24-07	AFF	REV. PER MULTI-FAMILY REVIEW
10-29-07	AFF	ADD SECURITY GATE
11-30-07	AFF	REV. PER MULTI-FAMILY REVIEW



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(704) 527-6626 Fax 527-9640
email: postmaster@lucas-forman.com



URBANE PROPERTIES
135 Fern Place, Suite 200
Charlotte, NC 28207
704-619-5406

"The Barnsdale"
Condominiums
2321 Selwyn Avenue
Charlotte, NC

SITE PLAN PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL		
DATE	09-18-2007	
DESIGNED BY	06125	
CHECKED BY	AFF	
FILE NUMBER	28	
JOB NUMBER	06125	
SHEET NUMBER		C1