

DEVELOPMENT DATA:

Parcel ID#	181-093-02
Existing Zoning	R-3
Site Area	1.82 Ac.
Number of Lots	5
Density	2.75 Lots/Ac.
Min. Lot Area	12,000 S.F.
Min. Setback	20 Ft.*
Min. Rear Yard	45 Ft.
Min. Interior Side Yard	3 Ft.*
Min. Exterior Side Yard	6 Ft.
Min. Lot Width	70 Ft.
Tree Save Required	0.18 Ac. (10%)
Tree Save Provided	0.199 Ac. (10.9%)

* Development Standards based upon incentives of Charlotte Tree Ordinance.

General Notes

- Boundary survey by EMH&T, Steve Amos North Carolina Registered Land Surveyor.
- All streets to be public, developed to City of Charlotte standards.
- Project to be serviced with public (CMUD) water and sewer systems.
- The location of the subject property has been checked against area FEMA/FIRM maps, and it has been determined that it is NOT located in a special flood hazard area (Community Panel number 37119C0207E, effective date: February 4, 2004).
- Land Development Inspector to be given 24 hours notice prior to start of construction.
- Coordinate all curb and street grades in intersections with Inspector.
- Project is expected to be completed by December 2009.
- Provide handicap ramp curb depressions at street intersections per CLDSM standard detail 10.33, latest revision.
- There will be no on-site demolition landfills associated with this project. All demolition shall be hauled off-site and legally disposed in an approved off-site landfill.
- All lot dimensions and lot areas shown are approximate. See record plot for exact dimensions and areas.
- All work and materials shall conform to the latest edition of the Charlotte Land Development Standards Manual.
- In rolling and hilly terrain, 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 and based on field conditions.
- The contractor shall maintain two-way traffic at all times when working within existing streets. The contractor shall place and maintain signs, danger lights, and barricades and furnish watchmen or flagmen to direct traffic in accordance with the latest edition Work Area Traffic Control Handbook (WATCH).
- All road improvements along Forest Drive are to be coordinated with the City of Charlotte Engineering Department prior to construction.
- Developer will provide street signs per CLDSM #50.05 (9" signs only).
- 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% 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 water flow is prohibited.
- The developer shall maintain each stream, creek, or backwash channel in an obstructed state and shall remove from the channel and banks of the stream all debris, logs, timber, junk and other accumulations.
- Any building within the 100-ft Stormwater Protection Elevation Line is subject to the restrictions of the City of Charlotte Subdivision Ordinance, Section 7.200.5.
- All openings (e.g. doors, windows, vents) in structures built on lots 3 & 4 should be located a minimum of one foot above the adjacent finished ground surface.
- "As-Built" drawings and plans of the storm drainage system, including designed ditches, must be submitted prior to subdivision final inspection to the City Engineering Department in accordance with the City Subdivision Ordinance.
- 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 before installation.
- The current "Land Development Standards Manual" by the Charlotte Engineering Departments will govern in case of conflicts in site construction specifications, details, notes standards and policies. Where necessary, construction of the following standard details, (and all "STD." numbers) shall be referenced to the current Charlotte Land Development Standards manual.

2'-6" Standard & 2'-0" Valley Gutter	10.17 A/B/C
Curb Transition: 2'-6" C & G to 2'-0" Valley	10.19
Concrete Sidewalk	10.22
Graded Driveway for Valley Gutter	10.27
CB Frame in Valley Gutter	10.29
Accessible Ramp Standard with Planting Strip	10.31 A/B
HC Ramp with Valley Gutter	10.33 A/B
Standard Placement of HC Ramps & General Notes	10.35
Trench Detail for Storm Drain Pipes	20.25
Subdrain Detail	20.28
Minimum Drainage Easement Requirements	20.30
Street Sign Names	50.05 A/B
Street Name Sign Installation Locations	50.06

- All existing on-site structures will be demolished and legally hauled off-site prior to final platting of the subdivision.

LEGEND

	Prop. Stm Easmt
	Prop. Setback
	Prop. Property Line
	Prop. Site Bound
	Prop. R/W
	4' Sidewalk
	Accessible Ramp
	Tree Save Area
	Forest Drive Pavement Widening

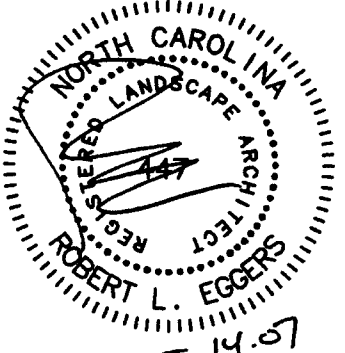
LOT AREA TABLE	
LOT	S.F.
1	12344
2	15128
3	16182
4	12833
5	12854

LINE TABLE		
LINE	LENGTH	BEARING
L1	73.08	N58°17'37"E
L2	38.39	N42°25'40"E
L3	42.81	N47°34'20"W
L4	45.19	S47°34'20"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	72.80	300.00	36.48	72.42	N49°21'39"E	13°51'57"

APPROVED FOR
CONSTRUCTION
CMPC

4/11/2009



FOREST DRIVE
SUBDIVISION

2600 & 2610 FOREST DRIVE
CHARLOTTE, NORTH CAROLINA

PREPARED FOR:

ANDERES CUSTOM HOMES
127 West Worthington Ave.
CHARLOTTE, NORTH CAROLINA 28203
CONTACT: PETER ANDERES
P (704) 347-0114
F (704) 347-0116

PREPARED BY:



Evans, Mechwart, Hambleton, & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
8307 University Executive Park Drive, Suite 201, Charlotte, NC 28226
Phone: 704.548.0333 Fax: 704.548.0334

SITE PLAN

REVISIONS	
MARK	DESCRIPTION
1	3/28/07 PER CITY REVIEW
2	5/14/07 REVISED STORM EASEMENTS & TREE SAVE AREAS

Date	Job No.
JANUARY 16, 2007	2006-2447
Scale	Sheet
1" = 40'	2/11