

SITE TABULATION:

TOTAL SITE AREA: 12.232 ACRES
TAX PARCELS #S: 231-031-18, 231-031-19, 231-032-12, 231-032-11, 231-032-10
EXISTING ZONING: R-3 (CLUSTER WITH TREESAVE INCENTIVES)
PROPOSED PARKING: 2 MIN. PER LOT
MAXIMUM # UNITS ALLOWED: 3 X 12.232 (AC.) X 10% TREE SAVE INCENTIVE DENSITY BONUS = 40
PROPOSED # OF LOTS: 39 DETACHED SINGLE-FAMILY
TOTAL COMMON OPEN SPACE: ±1.32 ACRES (±10.7 % OF TOTAL SITE AREA)
MAXIMUM BLDG. HEIGHT: 40'
MINIMUM LOT STANDARDS (R-3 CLUSTER):
FRONT YARD: 20' MIN. (AS SHOWN)
SIDE YARD: 5' (5' MIN. PER CODE)
REAR YARD: 45' (EXTERNAL LOTS), 30' (INTERNAL LOTS)
MIN. LOT WIDTH: 60'
MIN. LOT AREA: 8,000 SF
→ FACE OF GARAGES TO BE SET BACK A MINIMUM OF 20' FROM RIGHT-OF-WAY

TREE ORDINANCE DATA:

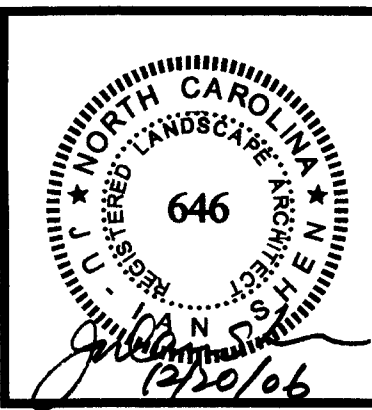
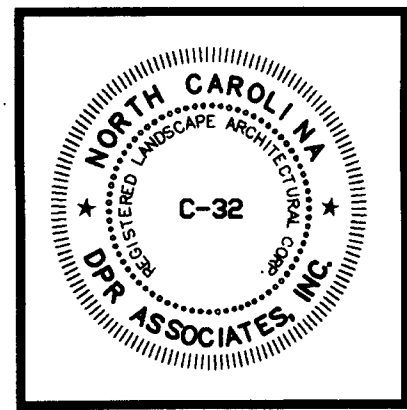
1. TOTAL TREE SAVE AREA REQUIRED: 1.23 AC. MIN. (10%)
2. TOTAL TREE SAVE AREA PROVIDED: 1.299 AC. (10.62%)
3. SEE PLANTING PLAN FOR ADDITIONAL INFORMATION.

GENERAL/SITE NOTES:

1. EXISTING BOUNDARY TAKEN FROM BOUNDARY SURVEY BY G.P.A. DATED SEPTEMBER 18, 2006.
2. CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO BEGINNING OF CONSTRUCTION.
3. THE FOLLOWING DETAILS SHALL BE USED FROM THE "CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS" (CMLEDS) MANUAL, LATEST EDITION:
10.17 2'-0" VALLEY GUTTER, & 1'-6" CURB & GUTTER
10.22 CONCRETE SIDEWALK
10.27 GRADED DRIVEWAY FOR VALLEY GUTTER
10.33 ACCESSIBLE SIDEWALK RAMP
50.05 STREET NAME SIGN
50.06 STREET NAME SIGN INSTALLATION
50.03 CONCRETE CONTROL MONUMENTS
4. SITE DEVELOPMENT IS EXPECTED TO BE COMPLETED WITHIN 36 MONTHS FROM PRELIMINARY SUBDIVISION PLAN APPROVAL.
5. STORM DRAIN EASEMENTS (SDE) ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER OR HOMEOWNERS ASSOCIATION.
6. ALL RADI AT INTERSECTIONS TO BE 20' AT RIGHT-OF-WAY AND 20' AT BACK OF CURB UNLESS OTHERWISE NOTED.
7. LOT DIMENSIONS ARE APPROXIMATE RECORD PLAT FOR EXACT DIMENSIONS.
8. GRADING AREAS OUTSIDE THE LIMITS SHOWN IS A VIOLATION OF CITY ORDINANCE AND IS SUBJECT TO FINES.
9. GRADING MORE THAN ONE ACRE WITHOUT A PERMIT IS A VIOLATION MUST BE SUBMITTED TO THE CHARLOTTE ENGINEERING DEPT. IN ACCORDANCE WITH CITY OF CHARLOTTE SUBDIVISION ORDINANCE, CITY CODE AND SUBJECT TO FINES.
10. SLOPES SHALL NOT EXCEED 2:1 (HOR. TO VERT.).
11. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE WHICH WAS NOT INCLUDED IN A PREVIOUSLY APPROVED GRADING PLAN.
12. PERMANENT STORM DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE CITY UPON REQUEST THE CITY WILL ACCEPT RCP SYSTEMS ONLY. THE EASEMENT MUST ADJOIN THE RIGHT OF WAY AND HAVE A RECORDED METES AND BOUNDS DESCRIPTION.
13. THIS DEVELOPMENT WILL BE SERVICED BY PUBLIC (CMU) WATER AND SEWER.
14. 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 PRIOR TO PLAN APPROVAL.
15. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
16. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDDOT/NC DOT PRIOR TO THE CONSTRUCTION OF THE NON-STANDARD ITEMS. CONTACT CDDOT/NC DOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS. IT IS POSSIBLE THAT CDDOT/NC DOT MAY NOT APPROVE ALL ITEMS SOUGHT UNDER AN ENCROACHMENT AGREEMENT.
17. ALL PROPOSED TREES, BERMS, WALLS, FENCES AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE STREET CONNECTIONS.
18. ALL DRAINAGE FACILITIES, CURB CUTS, AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUALS AND COORDINATED WITH CITY ENGINEERING DEPARTMENT.
19. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDDOT.
20. SIGNAGE AND LANDSCAPING AND OTHER MONUMENTATIONS SHALL BE PERMITTED IN CONFORMANCE WITH ZONING ORDINANCE REQUIREMENTS.
21. IF GARAGES ARE NOT CONSTRUCTED WITH HOMES, THE BUILDER WILL PROVIDE A CONCRETE PARKING PAD TO ACCOMMODATE 2 PARKING SPACES PER LOT. IT WILL END A MINIMUM OF 20' BEHIND BUILDING SETBACK TO ALLOW FOR FULL PARKING OUTSIDE OF THE BUILDING SETBACK.
22. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
23. ANY DISCREPANCY FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
24. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
25. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
26. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM HAZARDOUS CONDITIONS.
27. DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
28. NO DIRECT ACCESS IS PERMITTED FROM LOTS 1 AND 39 TO EXISTING KUYKENDALL ROAD.
29. ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
30. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON THE SITE.
31. ALL DISTURBED AREAS NOT TO RECEIVE BUILDING OR PAVEMENT SHALL BE SEEDED AND STRAW MULCHED.
32. COORDINATE PUBLIC STREET CURB IN INTERSECTION WITH INSPECTOR.
33. DEVELOPER WILL PROVIDE STREET SIGNS PER CMLEDS 50.05 (P SIGNS ONLY).
34. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
35. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
36. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
37. PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
38. PIPE SYSTEMS LOCATED WITHIN PERMANENT STORM DRAINAGE EASEMENT IN THE CITY ARE TO BE MAINTAINED BY THE CITY IN AN "ON-CALL" MANNER. THE CITY WILL NEITHER BE RESPONSIBLE FOR THE GROUNDS WITHIN THE PERMANENT STORM DRAINAGE EASEMENT NOR REMOVAL OF ANY OBSTRUCTIONS IN THAT AREA.
39. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBTSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS. ALL DEBRIS FROM CLEARING OPERATIONS TO BE DISPOSED OF OFF-SITE IN AN APPROVED DISPOSAL FACILITY.
40. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY OF CHARLOTTE ENGINEERING DEPT. IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
41. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
42. THE CITY OF CHARLOTTE ENGINEERING DEPT. HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
43. ONLY PATIOS (NO ELEVATED DECKS) AT GRADE ARE ALLOWED IN THE SETBACK.
44. ALL ROAD IMPROVEMENTS AT INTERSECTION WITH KUYKENDALL ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
45. PROPOSED NEW CURB & GUTTER SHOWN ON PLANS WITHIN KUYKENDALL ROAD ROW MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
46. 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.
47. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAIN 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.
48. CONTRACTOR TO COORDINATE WITH DUKIE ENERGY ON RELOCATION OF EXISTING OVERHEAD POWERLINE.
49. CONTRACTOR TO PROVIDE TRAFFIC CONTROL DURING SITE CONSTRUCTION WITHIN KUYKENDALL ROAD ROW AS DIRECTED BY CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDDOT).
50. NO PROPOSED STUMPS OR DEMOLITION LANDFILLS ON SITE. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS TO OFF-SITE LOCATIONS.
51. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 90-90 DAY WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
52. ALL DRIVEWAYS SHALL BE IN ACCORDANCE WITH CDDOT AND CITY OF CHARLOTTE STANDARDS, DETAILS AND SPECIFICATIONS.
53. ALL ACCESSIBLE RAMPS, PARKING SPACES, SIGNS ETC., SHALL MEET THE STANDARDS OF THE AMERICANS WITH DISABILITIES ACT AND THE NC ACCESSIBILITY CODES.
54. TOP SOIL TO BE STRIPPED AND SMALL PORTION OF THE TOP SOIL MAY BE STOCKPILED ON-SITE IN AREAS DIRECTED BY SITE DEVELOPERS. CONTRACTOR TO BE RESPONSIBLE FOR OFF-SITE DISPOSAL FOR THE REMAINDER OF THE TOP SOIL.
55. CONTRACTOR TO COORDINATE ANY PROBLEMS OR FIELD CONDITIONS THAT MAY CHANGE DESIGN WITH DPR ASSOCIATES, INC. PRIOR TO PROCEEDING.
56. NO PORTION OF THE SUBJECT TRACT IS LOCATED IN A 100 YEAR FLOOD BOUNDARY PER THE FEMA MAP COMMUNITY PANEL NO. 37019-02696, DATED 02/04/2004.
57. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4649. IT'S THE LAW.
58. STOP BARS AT INTERSECTION WITH KUYKENDALL ROAD SHALL BE WHITE SOLID PAINTED LINES 8" WIDE.
59. ALL ADA RAMPS TO BE INSTALLED PER CITY OF CHARLOTTE STANDARDS, AND NCDOT STANDARDS AT PUBLIC STREET ROW ALONG KUYKENDALL ROAD.
60. CONTRACTOR TO OBTAIN BUILDING DEMOLITION PERMIT AS REQUIRED PER ALL APPLICABLE REGULATIONS. THE SITE IS NOT LOCATED WITHIN REGULATED WATERSHED, AND IS NOT SUBJECT TO "SWIM" BUFFER ZONE REGULATIONS.
61. 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.

REVISIONS:

Project Manager	No.	Date	By	Description
JS	1	11/06/06	DV	PER 1ST CITY OF CHARLOTTE COMMENTS
Drawn By	2	11/21/06	JS	REVISED STORM & SEWER EASEMENTS, TREE SAVED AREA
LMjr/PB	3	12/20/06	JS	PER 2ND CITY OF CHARLOTTE COMMENTS
Checked By				
LM				
Date				
09/27/06				
Project Number				
06035.6				



DPR ASSOCIATES
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332-1204

TREE PROTECTION NOTES:

1. TREE PROTECTION FENCE/BARRICADES MUST MEET OR EXCEED TREE ORDINANCE GUIDELINES STANDARDS.
2. TREE PROTECTION FENCE/BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION, AND NOT REMOVED UNTIL AFTER AN INSPECTION BY URBAN FORESTRY STAFF.
3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREAS.
4. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
5. URBAN FORESTER, GARY TURNER AT 704-336-4330, MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING.
6. TREE PROTECTION FENCE TO BE PLACED AT THE DRIP LINE PLUS FIVE (5) FEET, PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.

TREE PLANTING NOTES:

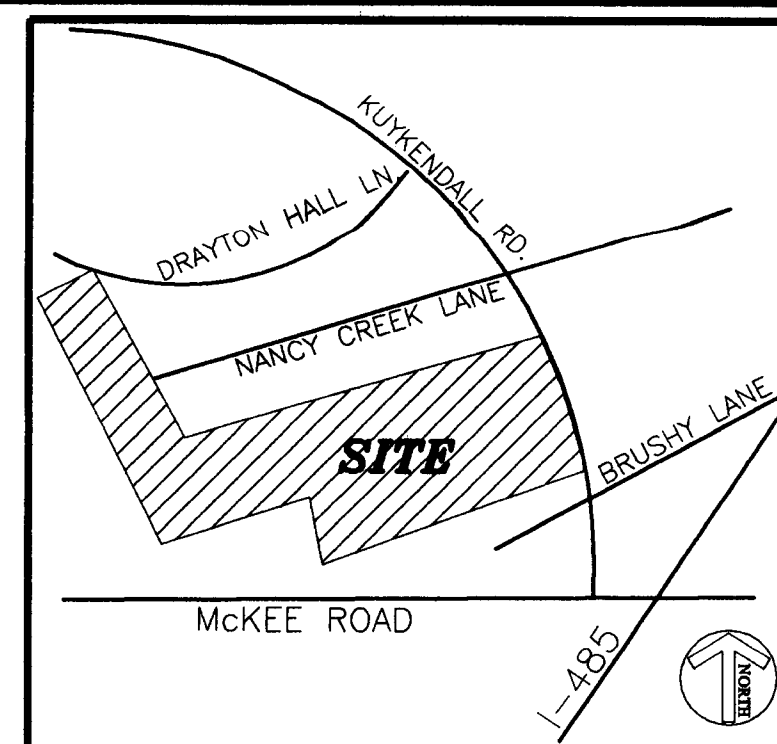
1. TREES SHALL BE PLANTED IN ACCORDANCE WITH CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS NO. 40.01, AND 40.06.
2. ALL STRAPPING AND TOP 25% OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOTBALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOTBALL.
3. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE URBAN FORESTER TO RESOLVE BEFORE PLANTING.
4. ADJUST TREE-PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
5. NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.
6. SEE TREE PRESERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS.

TRAFFIC SIGNAGE:

1. R-1 30" X 30" SIGN STOP SIGN (AT KUYKENDALL ROAD INTERSECTION AND NANCY CREEK ROAD) INSTALLED BY DEVELOPER
2. TRAFFIC SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS

LEGEND

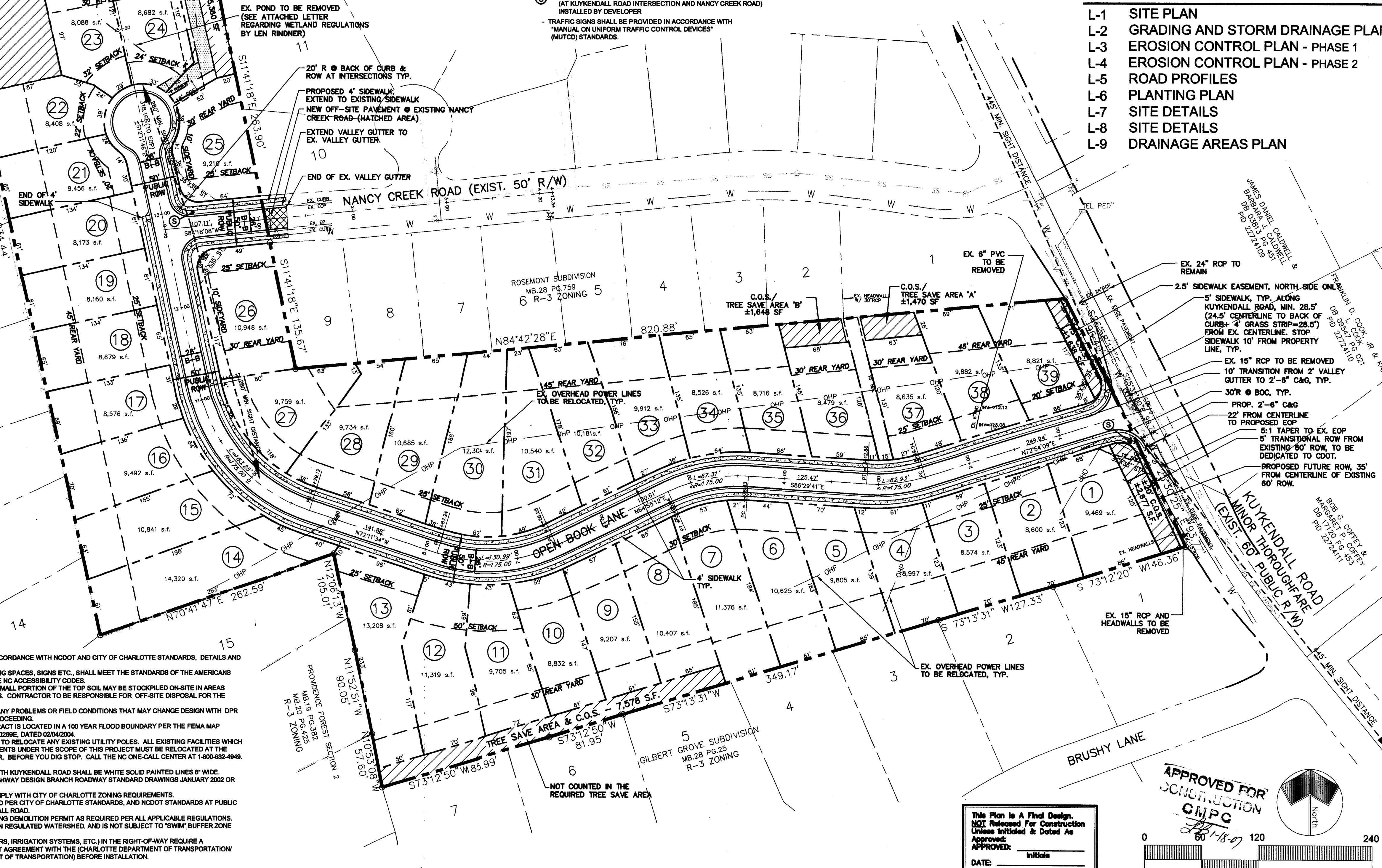
- 20' SIDE --- STORM DRAINAGE EASEMENT
- 15' SSRW --- SANITARY SEWER RIGHT OF WAY
- BUFFER/SETBACK LINE
- STREET CENTERLINE
- PROPERTY LINE
- SIGHT TRIANGLE
- SIGHT DISTANCE LINE
- ① --- LOT NUMBER
- HANDICAP RAMP
- TREE SAVE AREA
- C.O.S. COMMON OPEN SPACE



VICINITY MAP - NTS

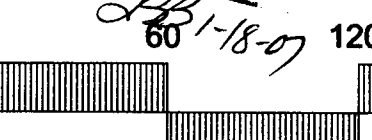
SHEET SCHEDULE:

- L-1 SITE PLAN
- L-2 GRADING AND STORM DRAINAGE PLAN
- L-3 EROSION CONTROL PLAN - PHASE 1
- L-4 EROSION CONTROL PLAN - PHASE 2
- L-5 ROAD PROFILES
- L-6 PLANTING PLAN
- L-7 SITE DETAILS
- L-8 SITE DETAILS
- L-9 DRAINAGE AREAS PLAN



This Plan is a Final Design.
NOT Released For Construction
Unless Initialed & Dated As
Approved:
APPROVED: Initials
DATE: 12-18-07

APPROVED FOR
CONSTRUCTION
CMPC



SITE PLAN

GENESIS ESTATE
5500 KUYKENDALL ROAD
CHARLOTTE, NORTH CAROLINA
KUYKENDALL LLC.

Scale:
1" = 60'

Sheet Number

L-1

SHEET 1 OF X TOTAL