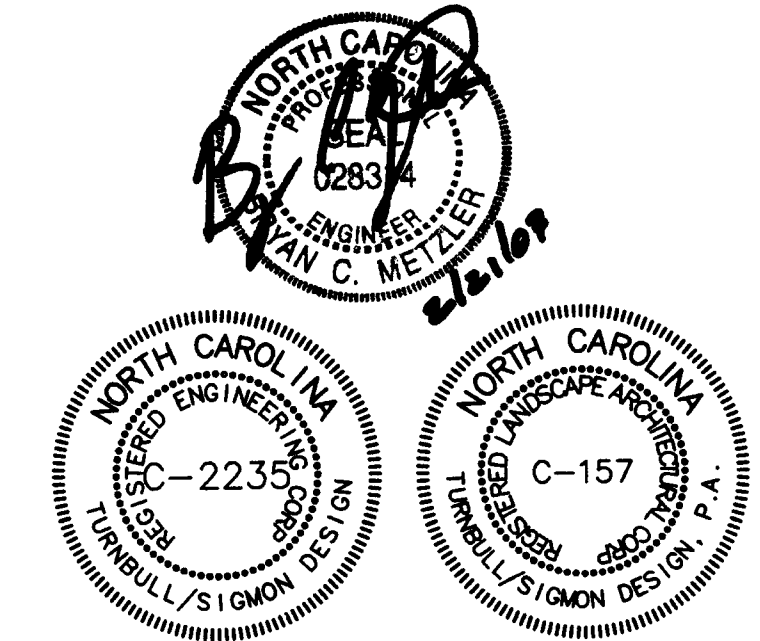


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LAND DEVELOPMENT DESIGN SERVICES



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SUITE 800
CHARLOTTE, NC 28202

Planters Walk II

CITY OF CHARLOTTE
NORTH CAROLINA

APPROVED FOR
CONSTRUCTION
CMPC

Site Plan

PROJECT NUMBER: 06-050

DRAWN BY: DBR

DESIGNED BY: BCM

ISSUE DATE: 8/15/06

NO.	DATE	BY	REVISIONS
3	2/21/07	DBR	PER CITY OF CHARLOTTE COMMENTS
2	1/3/07	DBR	PER CITY OF CHARLOTTE COMMENTS
1	10/9/06	DBR	PER CITY OF CHARLOTTE COMMENTS



DENSITY CALCULATIONS

TOTAL SITE AREA:	24.56 AC
COS (COMMON OPEN SPACE):	3.39 AC (13.8%)
TREE SAVE PROVIDED:	2.42 AC
BASE DENSITY (R-3):	73.68 LOTS
3 x 2.42 TREE SAVE AC:	7 LOTS
MAX # OF LOTS PERMITTED	80 LOTS
# OF LOTS PROPOSED:	78 LOTS

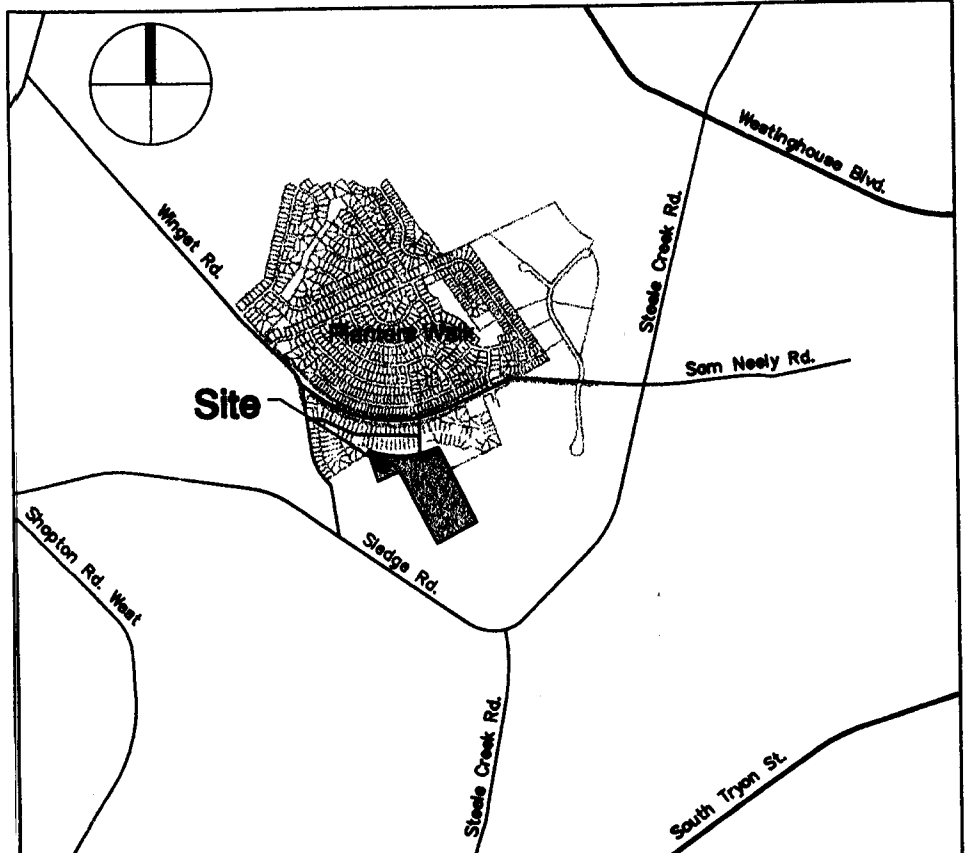
DEVELOPMENT DATA

ZONING:	R-3 (CLUSTER)
TAX PARCEL #:	199-131-14
TOTAL SITE AREA:	24.56 AC
MINIMUM SETBACK:	30'
MINIMUM SIDE YARD:	3'
MINIMUM SIDE YARD:	15' (CORNER)
MINIMUM REAR YARD:	30' (INTERNAL)
MINIMUM REAR YARD:	45' (EXTERNAL)
MINIMUM LOT WIDTH:	60'
MINIMUM LOT SIZE:	8000 SF

- 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.

- TREE PROTECTION NOTES CONT:**
- 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.
 - TREE PROTECTION FENCE IS TO BE LOCATED PER PLAN OR AT A MINIMUM OF 1 FOOT PER TREE DIAMETER INCH AWAY FROM THE TREE IN THE SETBACK OR RIGHT-OF-WAY.

- STAKING NOTES:**
- 20' RADIUS AT R/W FOR LOCAL STREETS.
 - 20' RADIUS AT B/C FOR LOCAL STREETS.
 - HANDICAP RAMP, CLDSM: 10.33A, SEE SHEET 5/8.1
 - SIGHT TRIANGLE, 35'x35' AT ALL ALL INTERIOR INTERSECTIONS.
 - LOCAL LIMITED RESIDENTIAL STREET, SEE DETAIL 2/8.1
 - LOCAL RESIDENTIAL STREET, SEE DETAIL 1/8.1
 - CUL-DE-SAC, SEE DETAIL 3/8.1
 - STAKING INFORMATION IS AVAILABLE ON DISC (R-14 OR 2000) UPON REQUEST.



LINE TABLE

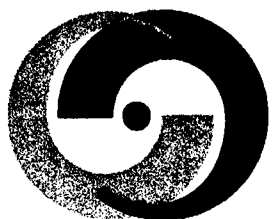
LINE	LENGTH	BEARING
L1	3.73	S10°32'23"E
L2	159.22	S34°47'59"E
L3	879.33	S28°32'39"E
L4	95.10	S06°25'05"E
L5	183.33	S37°02'59"E
L6	360.73	S28°32'39"E
L7	209.94	S11°27'05"E
L8	20.69	S61°27'21"W
L9	216.33	S83°34'55"W
L10	338.53	S80°15'22"W
L11	64.43	S72°08'24"W
L12	5.36	S63°58'56"W
L13	293.96	N61°27'21"E
L14	232.67	N61°27'21"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	243.46	575.00	123.58	24°15'36"
C2	21.84	200.00	10.93	6°15'20"
C3	160.39	300.00	82.16	30°37'54"
C4	44.54	300.00	22.31	8°30'20"
C5	59.67	200.00	30.06	17°05'34"
C6	67.83	150.00	29.33	22°07'34"
C7	17.41	300.00	8.71	3°18'33"
C8	71.12	500.00	35.62	8°08'57"
C9	42.54	300.00	21.31	8°07'29"

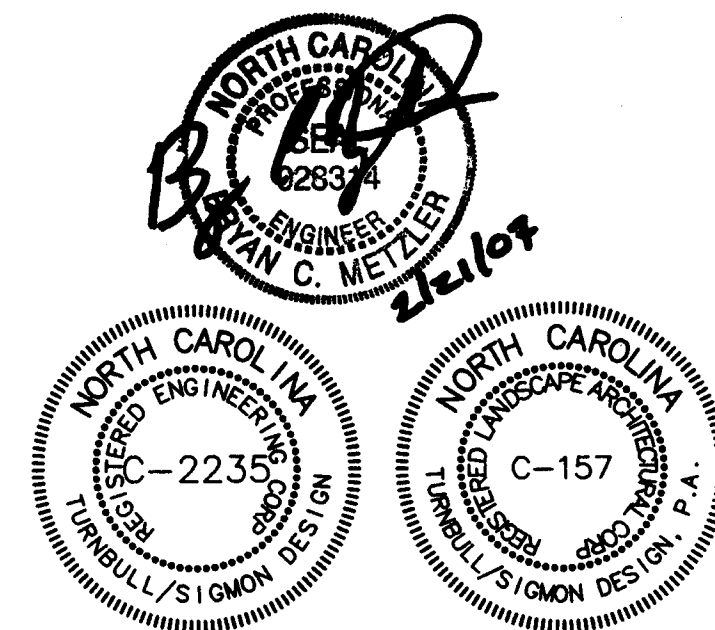
LEGEND:

	DETAIL
PROPOSED EDGE OF PAVEMENT	-/-
PROPOSED 4' SIDEWALK	4/8.1
PROPOSED ACCESSIBLE RAMP	5,6,12,8.1
PROPOSED STREET SIGN	3,9,8.4
PROPOSED STOP SIGN	3,9,8.4



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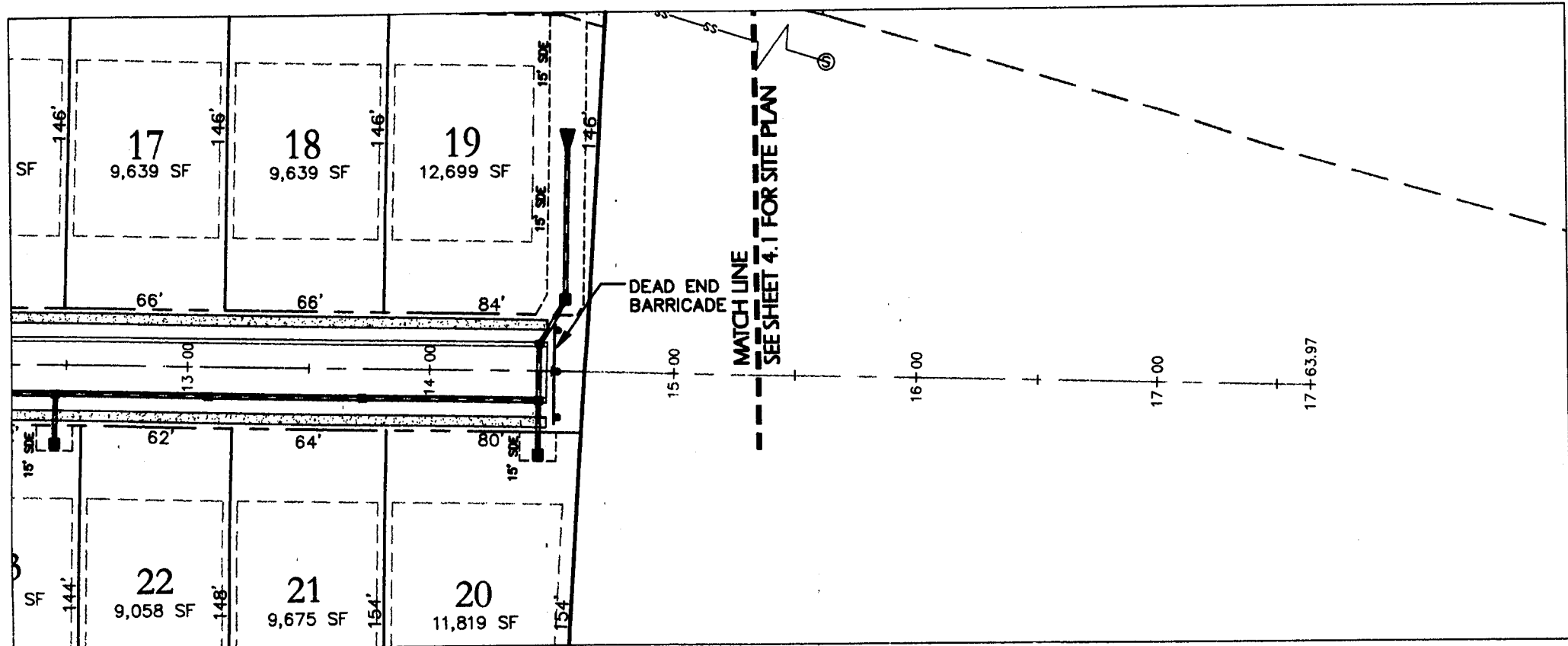
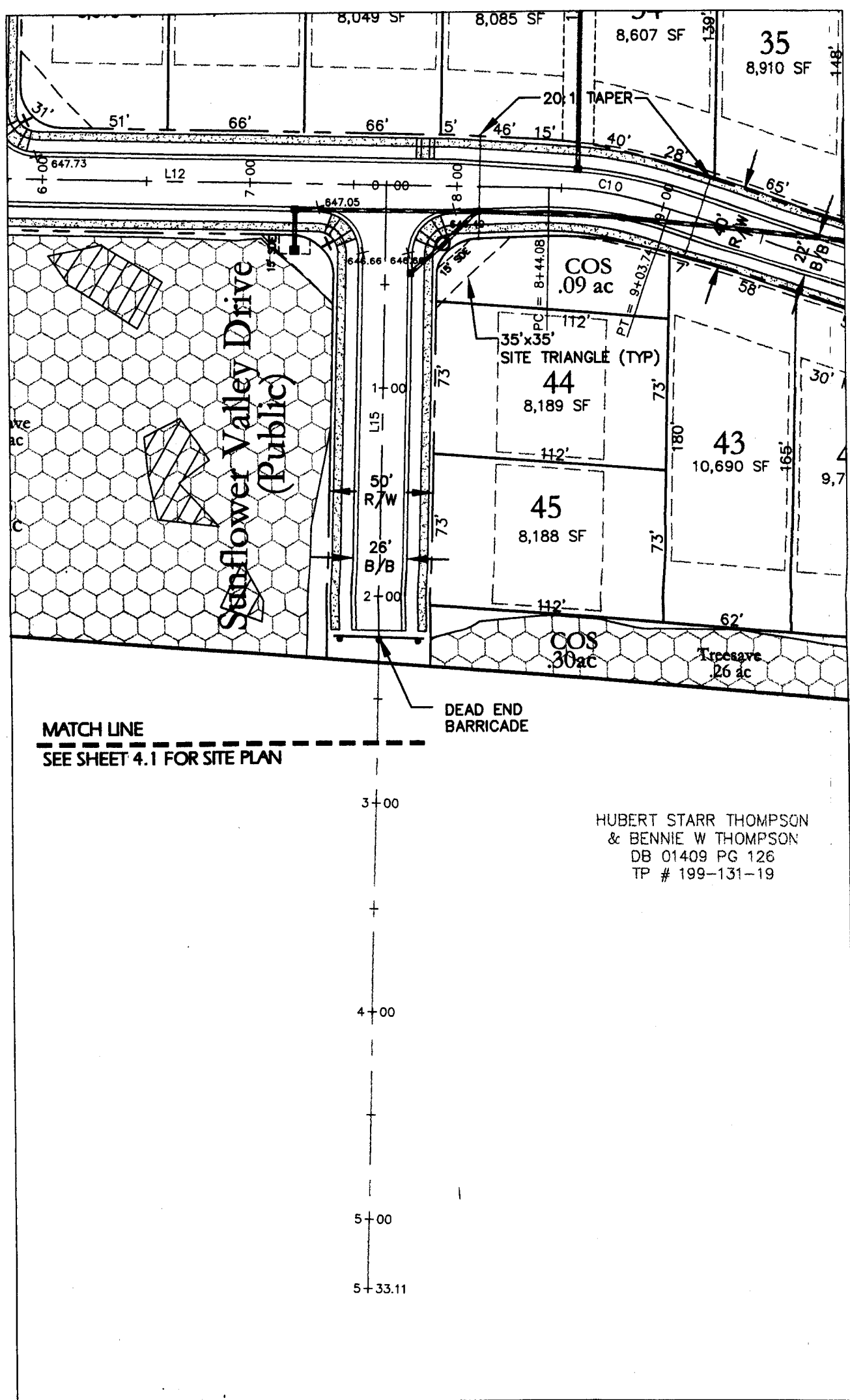
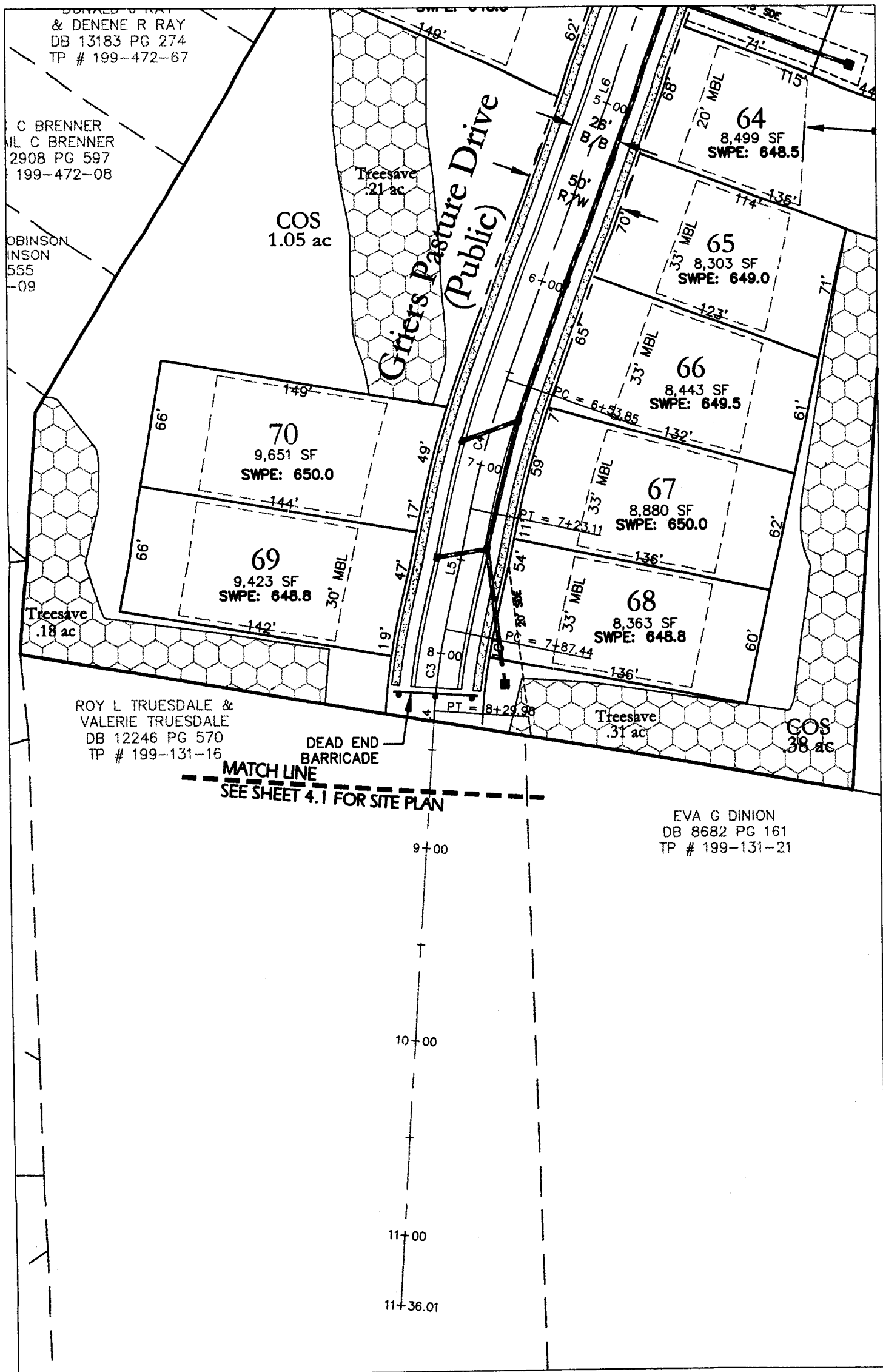
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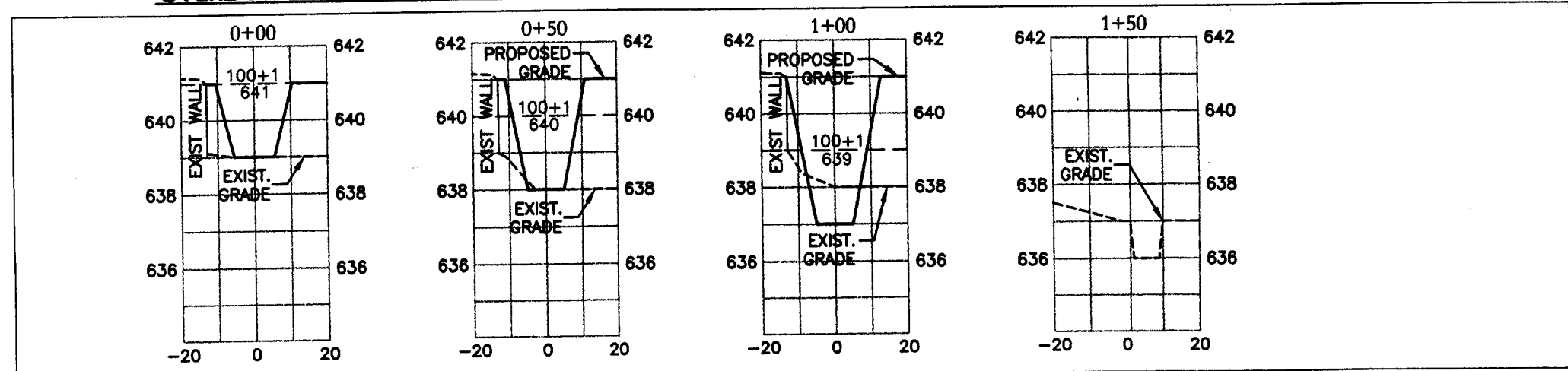
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ISSUE DATE: 8/15/06

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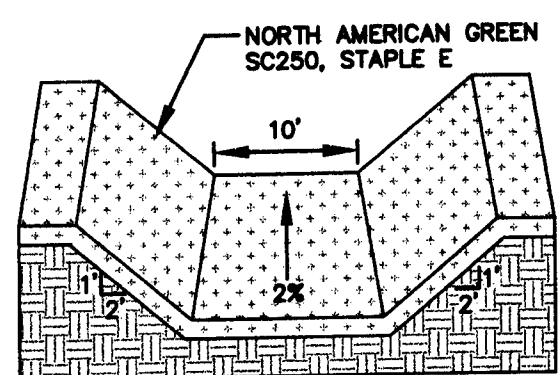


OVERLAND RELIEF CHANNEL CROSS SECTIONS:



HORIZONTAL SCALE 1"=40'
VERTICAL SCALE 1"=4'

OVERLAND RELIEF CHANNEL:



TYPICAL SECTION
NOT TO SCALE

