

SHEET NO.	SHEET TITLE
1	Preliminary Subdivision Site/Landscape Plan
2	Storm Drainage and Grading Plan
3	Erosion Control Plan
4	Roadway & Storm Drainage Profiles/100+1 X-Sections SITE CONSTRUCTION DETAILS

----- 25' UPLAND ZONE
 ===== 30' STREAMSIDE ZONE
 - - - - - EX. 100+1 SMEL
 ---○---○--- TREE PROTECTION
 [] PROPOSED TREE SAVE AREA
 SMEL STORMWATER PROTECTION ELEV./LINE

STATION	DESCRIPTION	SWEL
0+00	CHANNEL	671.96
1+00	CHANNEL	671.99
2+00	CHANNEL	671.83
2+70	CHANNEL	681.45

FRONTAGE LF (2 SIDES)	LG TREES	SM TREES	STREET NAME
344	6*	0	WORLEY DRIVE

SEE DEVELOPMENT DATA FOR BREAKDOWN

ROAD FRONTAGE: 300 LF
 STREET TREES REQUIRED: $344 / 50 = 6$ (LARGE)
 STREET TREES PROPOSED: 6, 6 LARGE, 0 SMALL
 * USE EXISTING TREES THAT QUALIFY, WHERE A
 (1) LARGE MATURING TREES SHALL BE FROM A
 URBAN FORESTRY SPECIES LIST.
 DIFFERENT SPECIES OF TREES SHALL BE USED
 ON DIFFERENT STREET

[illegible]

NEW SCALE OLD PRICE 49.95

NOTE: NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHES OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.

TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.

TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS (IN CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES APPENDIX) BEFORE GRADING/CONSTRUCTION BEGINS. CALL 704-306-4624 FOR GRADING/CONSTRUCTION PERMITS AND TREE PROTECTION BARRICADES BY URBAN FORESTER.

VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.

[illegible]

NO SCALE OLD STEP 40.01

[illegible]

1. THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED, AND SHALL BE CONSTRUCTED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE, ZONING AND SUBDIVISION ORDINANCES, AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
2. BOUNDARY SURVEY INFORMATION PER SURVEY PROVIDED BY FLOWNE & SON SURVEYING.
3. TOPOGRAPHIC INFORMATION TAKEN FROM PHOTOGRAHMETRIC MAPPINGS BY CITY OF CHARLOTTE, SUPPLEMENTED WITH FIELD SIGHTS.
4. CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO CONSIDERING ANY OBJECTION TO THIS SUBDIVISION.
5. LOT DIMENSIONS ARE APPROXIMATE, REFERENCE RECORD PLAT FOR EXACT LOT DIMENSIONS.
6. ALL STORM DRAINAGE PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED. PIPE LENGTHS INDICATED ON THE PLANS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS.
7. SURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DETERMINED BY THE CITY ENGINEER.
8. REFERENCE SHEETS 3 FOR EROSION CONTROL PLAN AND NOTES.
9. REFERENCE SHEET 4 FOR EROSION CONTROL DETAILS.
10. CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 5 FOR DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:

ITEM	CHARL. STD. NO.
CURB AND GUTTER	10.17
CURB TRANSITION	10.14
CATCH BASIN LOCATION	10.24 & 10.30
(U) BRIDGE CATCH BASIN	20.02 & 20.02.2
STREET NAME SIGN	50.05
CONCRETE MONUMENT	50.03
STANDARD	10.32

TAX PARCEL NO. 111-03113
ZONING CLASSIFICATION: R-3
ZONING JURISDICTION: CITY OF CHARLOTTE
SITE ACREAGE: 17.53 AC
AREAS IN POND: 1.04 AC
NET SITE ACREAGE: 15.64 AC
TREE SAVE ALLOWED: 10% x 15.64 AC = 1.56 AC.
TREES PROVIDED: 156 (15.64 x 100/0.098)
COMMON OPEN SPACE REQUIRED: 10% x 17.53 AC = 1.75 AC
COMMON OPEN SPACE PROVIDED: 5.93 AC (33.82%)
NO. OF UNITS ALLOWED BY ZONING/TREESAVE: 56/13
NO. OF UNITS ALLOWED/PROPOSED: 56/13

R-3 CLUSTER LOT DATA:
MIN. LOT SIZE = 8,000 SF
MIN. LOT WIDTH = 60'
MIN. SETBACK = 20'
MIN. SIDE YARD = 6' EXTERNAL, 3' INTERNAL
MIN. REAR YARD = 45' EXTERIOR, 30' INTERIOR, INF

* TREESAVE INCENTIVE

MSR, INC. S.O.

THE PRESERVE AT KINSLEY LAKES