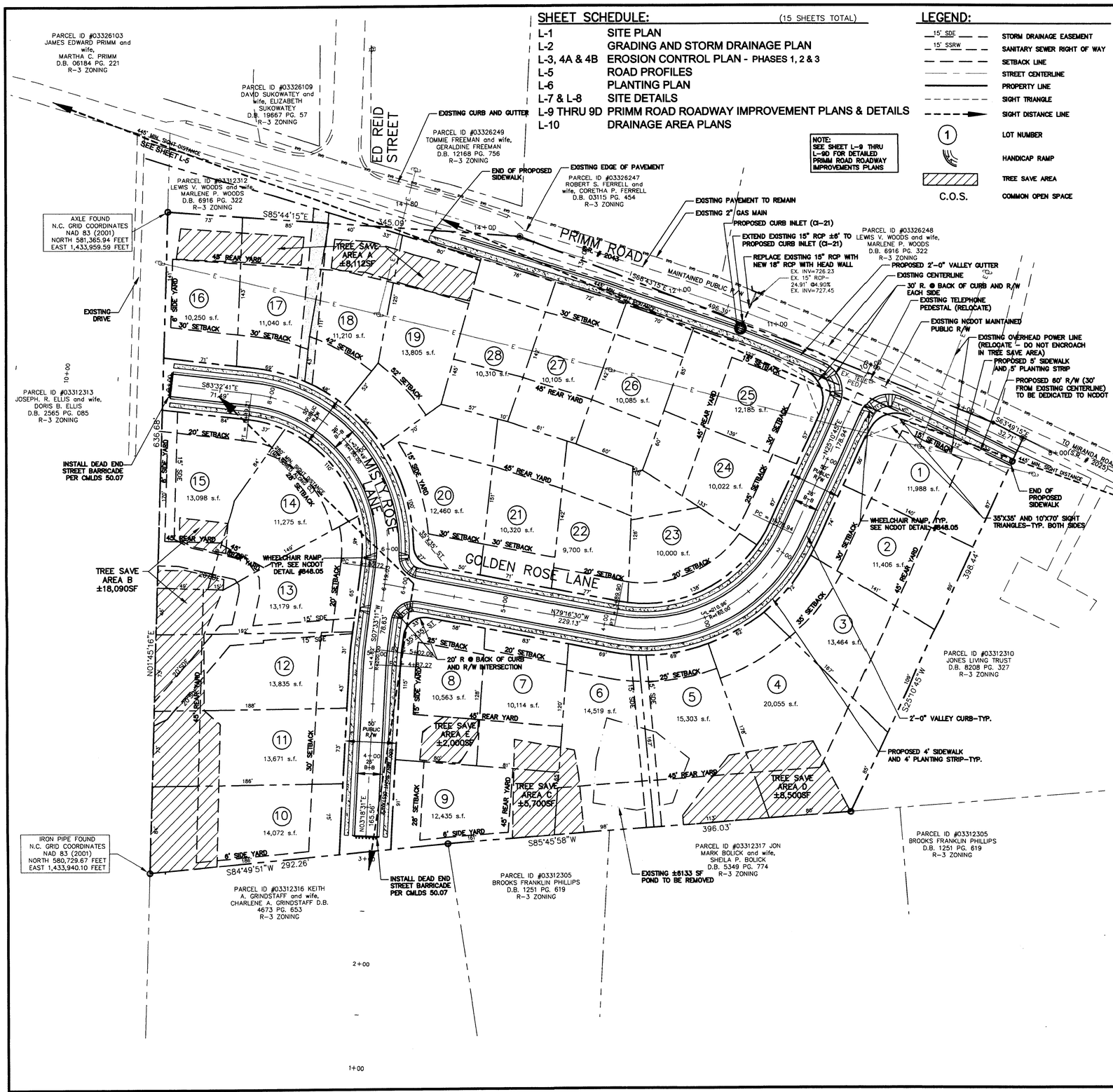
SHEET SCHEDULE: (15 SHEETS TOTAL)

L-1	SITE PLAN
L-2	GRADING AND STORM DRAINAGE PLAN
L-3, 4A & 4B	EROSION CONTROL PLAN - PHASES 1, 2 & 3
L-5	ROAD PROFILES
L-6	PLANTING PLAN
L-7 & L-8	SITE DETAILS
L-9 THRU 9D	PRIMM ROAD ROADWAY IMPROVEMENT PLANS & DETAILS
L-10	DRAINAGE AREA PLANS

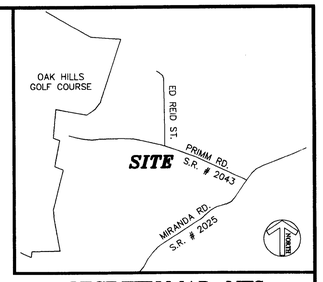
LEGEND:

15' SDE	STORM DRAINAGE EASEMENT
15' SSRW	SANITARY SEWER RIGHT OF WAY
	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



GENERAL/SITE NOTES:

1. EXISTING BOUNDARY TAKEN FROM BOUNDARY SURVEY BY KILLOUGH SURVEYING, DATED OCTOBER 11, 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 LAND DEVELOPMENT STANDARDS" (CLDS) MANUAL LATEST EDITION.
   - 10.17 VALLEY GUTTER AND STANDARD CURB & GUTTER
   - 10.22 CONCRETE SIDEWALK
   - 10.27 RESIDENTIAL DRIVEWAY (TYPE I) VALLEY GUTTER
   - 20.00 NCDOT STORM DRAIN STANDARDS APPROVED FOR USE IN THE CITY OF CHARLOTTE & ETJ
   - 50.03 CONCRETE CONTROL MONUMENT
   - 50.05 STREET NAME SIGN
   - 50.06 STREET NAME SIGN INSTALLATION
   - 50.07 DEAD END STREET BARRICADE
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 RADII AT INTERSECTIONS TO BE 20' AT RIGHT-OF-WAY AND 20' AT BACK OF CURB UNLESS OTHERWISE NOTED.
7. LOT DIMENSIONS ARE APPROXIMATE. REFERENCE 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, AND IS SUBJECT TO FINES. GRADED AREAS LARGER THAN ONE ACRE MUST BE IN ACCORDANCE WITH A GRADING PLAN SUBMITTED TO AND APPROVED BY THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT, IN ACCORDANCE WITH THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE AND CITY CODE.
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. (OMITTED)
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 OWNER(S) PRIOR TO PLAN APPROVAL.
15. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS IN EXCESS OF 3' HEIGHT MUST BE SUBMITTED TO AND APPROVED BY CITY ENGINEER PRIOR TO CONSTRUCTION OF SUCH WALLS.
16. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVE IENT, 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 CDOT/NCDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDOT/NCDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS. IT IS POSSIBLE THAT CDOT/NCDOT 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 INTERSECTIONS.
18. ALL DRAINAGE FACILITIES, CURB CUTS, AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE 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 CDOT.
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. THIS PAD 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 DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR DPR ASSOCIATES, INC. FOR RESOLUTION 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 INJURY.
27. DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
28. NO DIRECT VEHICULAR ACCESS IS PERMITTED FROM LOTS 1,16,17,18,19 AND 25 TO EXISTING PRIMM 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 CHARLOTTE ENGINEERING INSPECTOR.
33. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDS 50.05 (9" 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. (OMITTED)
38. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED 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.
39. "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.
40. 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.
41. 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. (SEE NOTE 15 ABOVE.)
42. ELEVATED DECKS ARE NOT ALLOWED IN THE REAR OR SIDE YARDS. AT GRADE PATIOS ARE ALLOWED IN REAR AND SIDE YARDS.
43. ALL ROAD IMPROVEMENTS AT INTERSECTION WITH PRIMM ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
44. PROPOSED NEW CURB & GUTTER SHOWN ON PLANS WITHIN PRIMM ROAD ROW MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS
45. 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.
46. 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.
47. CONTRACTOR TO COORDINATE WITH DUKE ENERGY ON RELOCATION OF EXISTING OVERHEAD POWER LINE.
48. CONTRACTOR TO PROVIDE TRAFFIC CONTROL DURING SITE CONSTRUCTION WITHIN PRIMM ROAD ROW AS DIRECTED BY CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
49. ALL DRIVEWAYS SHALL BE IN ACCORDANCE WITH NCDOT AND CITY OF CHARLOTTE STANDARDS, DETAILS AND SPECIFICATIONS.
50. ALL ACCESSIBLE RAMPS, PARKING SPACES, SIGNS ETC., SHALL MEET THE STANDARDS OF THE AMERICANS WITH DISABILITIES ACT AND THE NC ACCESSIBILITY CODES.
51. TOP SOIL IS TO BE STRIPPED FROM GRADED AREAS, AND A 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, AND ALL MATERIAL FROM DEMOLITION AND CLEARING.
52. CONTRACTOR IS TO COMMUNICATE TO DPR ASSOCIATES, INC. FOR RESOLUTION, ANY PROBLEMS OR FIELD CONDITIONS THAT MAY CHANGE DESIGN, PRIOR TO PROCEEDING WITH AFFECTED CONSTRUCTION.
53. NO PORTION OF THE SUBJECT TRACT IS LOCATED IN A 100 YEAR FLOOD BOUNDARY PER THE FEMA MAP COMMUNITY PANEL NO. 370159-0269E, DATED 02/04/2004.
54. 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 1-800-632-4949. IT'S THE LAW.
55. STOP BARS AT INTERSECTION WITH PRIMM ROAD SHALL BE WHITE SOLID THERMOPLASTIC LINES 8" WIDE.
56. ALL NCDOT STANDARDS PER HIGHWAY DESIGN BRANCH ROADWAY STANDARD DRAWINGS JANUARY 2006 OR LATEST EDITION.
57. PROPOSED SIGNAGE SHALL COMPLY WITH CITY OF CHARLOTTE ZONING REQUIREMENTS.
58. ALL ACCESSIBLE RAMPS TO BE INSTALLED PER CITY OF NCDOT STANDARD #848.05 AT PUBLIC STREET ROW ALONG PRIMM ROAD.
59. CONTRACTOR IS TO OBTAIN BUILDING DEMOLITION PERMIT AS REQUIRED PER ALL APPLICABLE REGULATIONS.
60. THE SITE IS LOCATED WITHIN LAKE WYLIE WATERSHED OVERLAY DISTRICT, BUT 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 AND/OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
62. ACCESS TO LOTS 26, 27 AND 28 IS TO BE FROM PRIMM ROAD. PROPOSED DRIVEWAYS TO MEET NCDOT STANDARDS.
63. FOR WHEELCHAIR RAMPS, SEE NCDOT DETAIL #848.05



VICINITY MAP - NTS

SITE TABULATION:

TOTAL SITE AREA:	9.505 ACRES (9.396 AC. TO EX. MAINTAINED ROW)
TAX PARCELS #S:	033-123-11
EXISTING ZONING:	R-3
PROPOSED PARKING:	2 MIN. PER LOT
MAXIMUM BLDG. HEIGHT:	40' (SEE ZONING ORDINANCE FOR FURTHER PROVISIONS.)
MAXIMUM # UNITS ALLOWED:	3 X 9.396 =28 UNITS
PROPOSED # OF LOTS :	28
WATERSHED:	LAKE WYLIE WATERSHED OVERLAY DISTRICT, PROTECTED AREA (TO BE DEVELOPED USING LOW DENSITY OPTION)

TOTAL ALLOWABLE IMPERVIOUS AREA: 24% x 9.396 AC. = 98,232 S.F.

PAVEMENT (ROAD PAVEMENT, CURB)	=(30,152 S.F.)
SIDEWALK (INCLUDING H/C RAMP)	=(9,215 S.F.)
TOTAL	=(39,367 S.F.)
REMAINING ALLOWABLE IMPERVIOUS AREA TO BE ALLOCATED TO LOTS	=58,865 S.F.

SEE DRAINAGE AREA MAP FOR ALLOWABLE IMPERVIOUS AREAS IN EACH DRAINAGE AREA, AND ALLOWABLE IMPERVIOUS AREA ON EACH LOT.

MINIMUM LOT STANDARDS (R-3):

MIN. LOT AREA:	9,000 SF (MIN. 10,000 SF AVERAGE)
MIN. LOT WIDTH:	70'
MIN. SETBACK:	20' MIN., 30' AVG.
*SIDE YARD:	6' (3' MIN. PER CODE- W/ TREE INCENTIVE)
REAR YARD:	45'

* FACE OF GARAGES TO BE SET BACK A MINIMUM OF 20' FROM RIGHT-OF-WAY

TREE ORDINANCE DATA:

1. TOTAL TREE SAVE AREA REQUIRED: 0.94 AC. MIN. (10%)
2. TOTAL TREE SAVE AREA PROVIDED: 0.97 AC. (10.38%)
3. SEE PLANTING PLAN FOR ADDITIONAL INFORMATION.

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, STAN ARMSTRONG, AT 704-336-6769, MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING.
6. TREE PROTECTION FENCE TO BE PLACED AT THE TREE SAVE LINE PLUS FIVE (5) FEET, PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.

TREE PLANTING NOTES:

1. TREES SHALL BE PLANTED IN ACCORDANCE WITH CHARLOTTE LAND DEVELOPMENT STANDARDS N0. 40.01, 40.09 AND 40.10.
2. REMOVE TOP 1/3 OF BURLAP, 1/3 WIRE BASKET, AND ANY EXCESS SOIL 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 (15' FROM 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.
7. SEE ADDITIONAL TREE PLANTING NOTES ON SHEET L-6 (PLANTING PLAN).

TRAFFIC SIGNAGE:

- TRAFFIC SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) STANDARDS.

APPROVED FOR CMPC 8/19/2007

This Plan Is A Final Design – NOT Released For Construction Unless Initialed & Dated As Approved.
APPROVED: _____ Initials
DATE: _____

North

0 50 100 200

Project Manager	JIS/TC/LRM
Drawn By	PAB/DMB
Checked By	LRM
Date	01/09/07
Project Number	06045.6

REVISIONS:

No.	Date	By	Description
1	6/6/07	LM/DB	PER CITY COMMENTS & INTERNAL QUALITY CONTROL REVIEW
2	6/26/07	TAC	KEEP OVERHEAD POWER LINE RELOCATION OUT OF TREE SAVE
3.	7/26/07	JMW	CITY/NCDOT COMMENTS DATED 7/20/07

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-32 DPR ASSOCIATES, INC.

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 28 7/26/07 LEIGH R. MCLAREN

DPR DESIGN·PLANNING·RESEARCH

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

SITE PLAN

PRIMMROSE
2031 PRIMM ROAD
CHARLOTTE, NORTH CAROLINA
PRIMMROSE, LLC

Scale: 1" = 50'

Sheet Number L-1

SHEET 1 OF 15 TOTAL

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