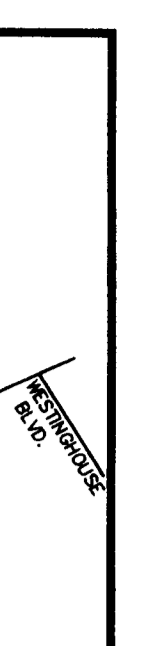
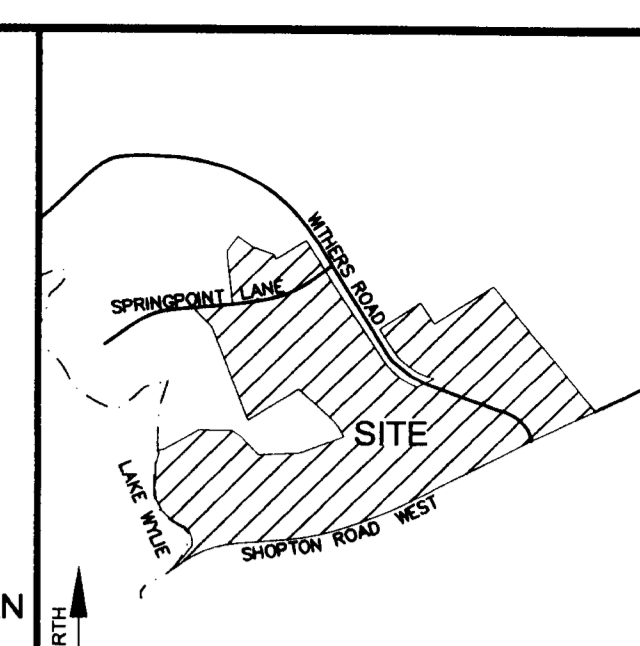
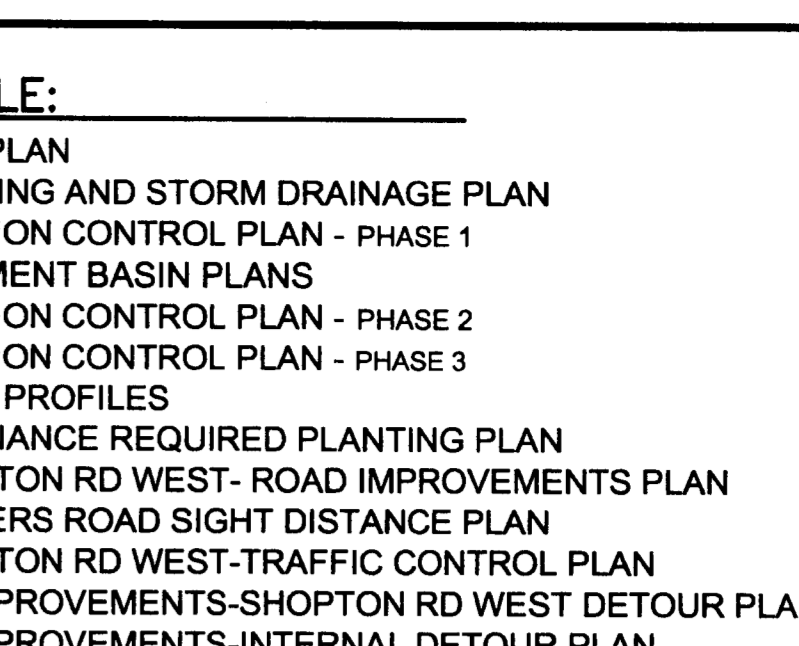
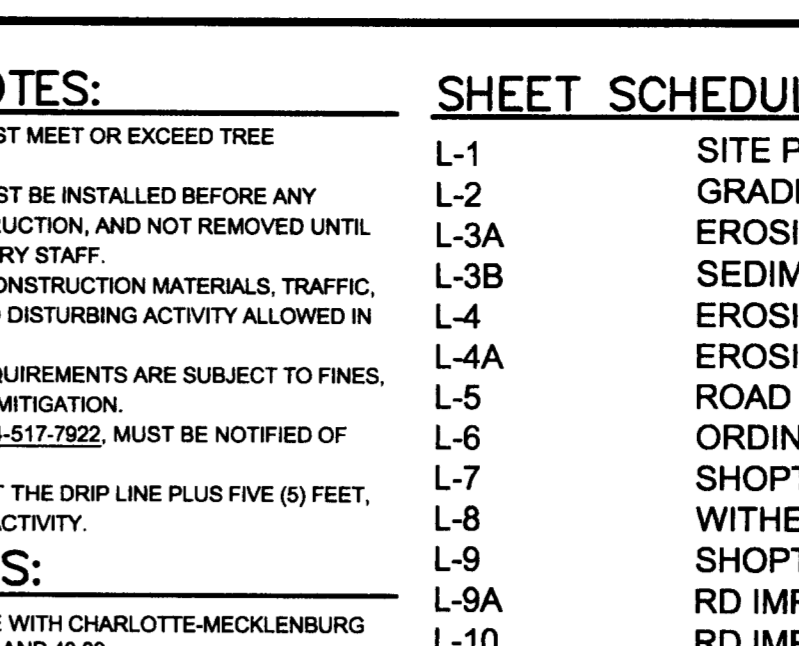
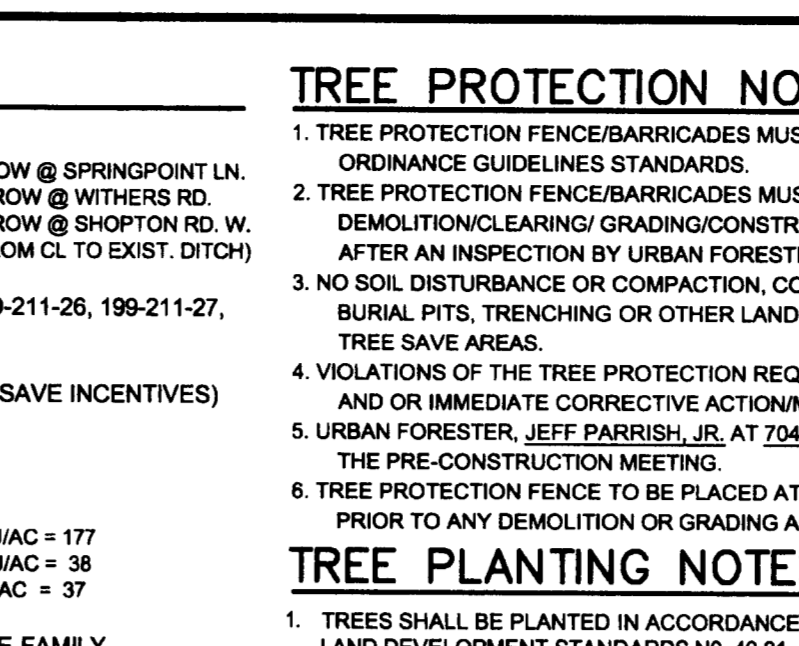
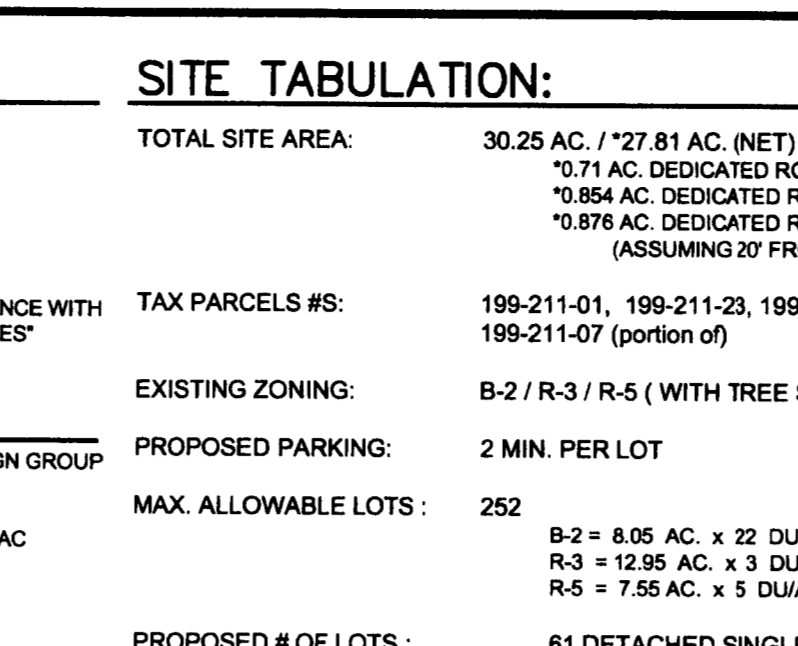
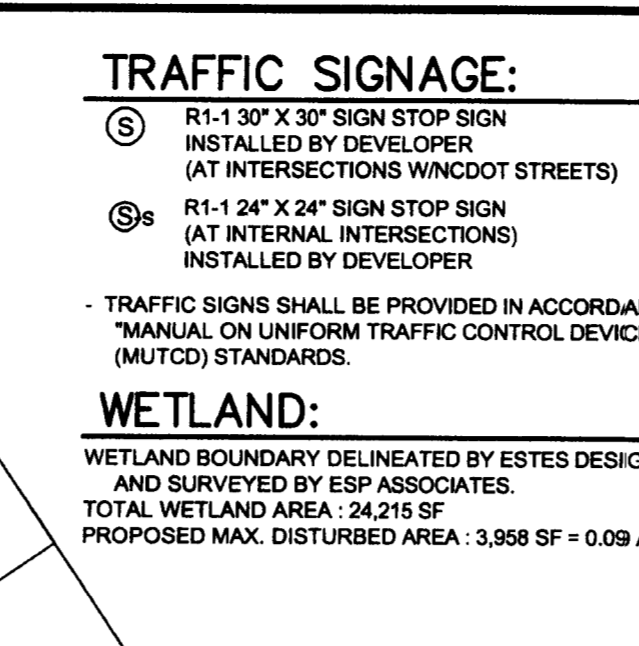
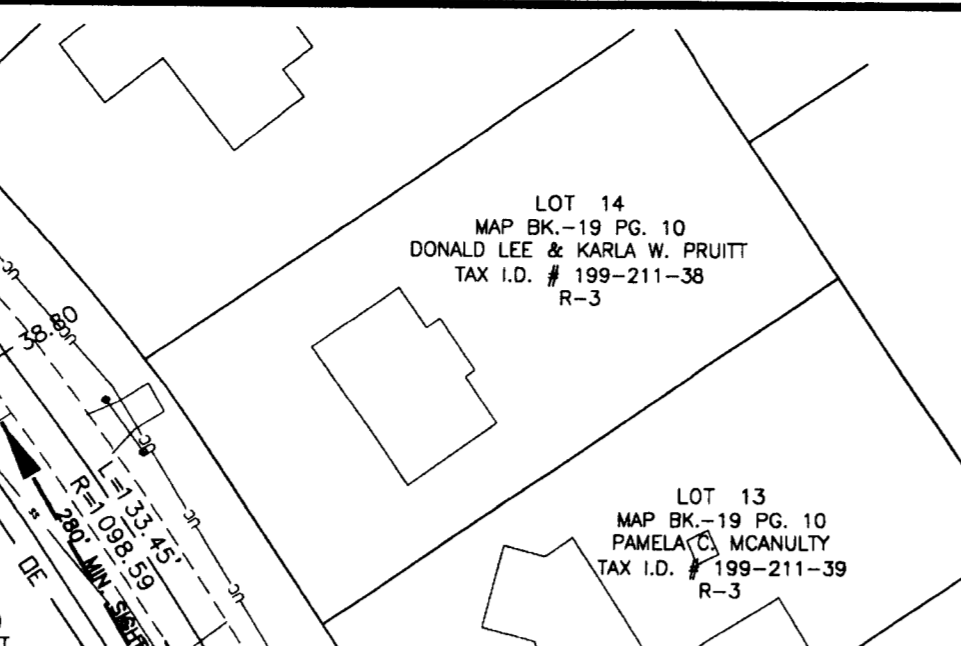
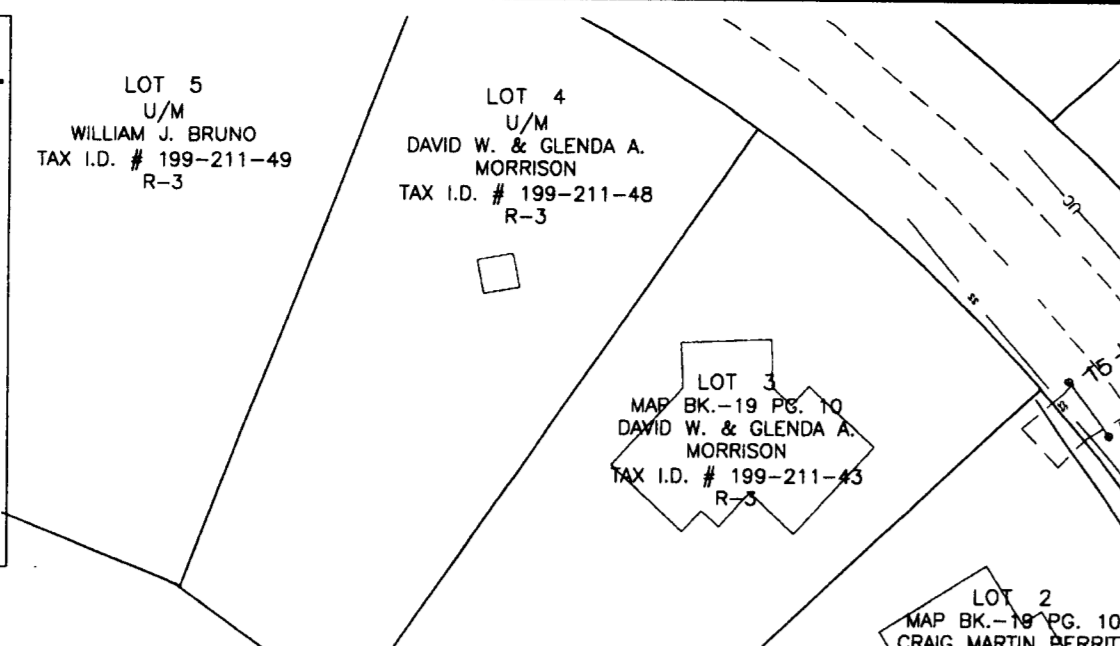


LINE TABLE FOR WETLANDS		LINE TABLE	
L-30 S 73°24'04" E 75.84'	L-47 S 84°10'25" E 22.12'	L-6 N 41°02'09" E 31.94'	L-10 N 41°02'09" E 31.94'
L-31 N 48°35'56" W 49.30'	L-48 S 20°41'21" W 24.22'	L-7 N 04°40'40" W 28.84'	L-11 N 04°40'40" W 28.84'
L-32 N 10°52'00" E 20.96'	L-49 S 02°42'42" E 44.44'	L-8 N 10°40'40" W 28.77'	L-12 N 10°40'40" W 28.77'
L-33 N 56°11'31" W 39.09'	L-50 S 07°56'46" W 28.39'	L-9 N 43°30'37" W 36.04'	L-13 N 43°30'37" W 36.04'
L-34 S 83°33'17" W 14.84'	L-51 N 84°34'11" W 38.16'	L-10 N 69°28'38" W 13.20'	L-14 N 69°28'38" W 13.20'
L-35 S 77°35'48" W 23.81'	L-52 S 54°21'59" W 22.39'	L-11 N 81°20'12" W 35.99'	L-15 N 81°20'12" W 35.99'
L-36 N 43°14'41" W 19.81'	L-53 S 22°58'14" E 7.96'	L-12 N 53°46'29" W 28.71'	L-16 N 53°46'29" W 28.71'
L-37 N 77°03'05" E 14.00'	L-54 S 09°29'13" W 13.67'	L-13 N 42°41'52" W 44.33'	L-17 N 42°41'52" W 44.33'
L-38 N 04°09'00" W 12.84'	L-55 S 02°24'50" W 17.69'	L-14 N 26°54'21" W 45.38'	L-18 N 26°54'21" W 45.38'
L-39 N 32°03'05" W 21.20'	L-56 N 09°15'33" W 17.89'	L-15 N 07°26'48" W 48.19'	L-19 N 07°26'48" W 48.19'
L-40 N 40°59'50" E 27.30'	L-57 S 20°59'30" W 17.89'	L-16 N 11°03'05" E 47.45'	L-20 N 11°03'05" E 47.45'
L-41 N 70°41'45" E 48.84'	L-58 S 07°21'53" E 22.12'	L-17 N 01°03'56" E 56.46'	L-21 N 01°03'56" E 56.46'
L-42 N 44°08'15" E 34.54'	L-59 N 22°29'54" E 48.02'	L-18 N 10°13'02" E 50.72'	L-22 N 10°13'02" E 50.72'
L-43 N 54°03'05" E 32.86'	L-60 S 57°11'45" W 54.28'	L-19 N 11°19'24" E 16.64'	L-23 N 11°19'24" E 16.64'
L-44 N 58°03'08" E 48.34'	L-61 N 62°42'46" E 54.78'	L-20 N 09°19'29" E 16.30'	L-24 N 09°19'29" E 16.30'
L-45 S 34°47'02" E 26.73'	L-62 S 19°29'21" W 25.60'		
L-46 S 07°22'29" E 42.09'	L-63 S 19°11'54" E 35.57'		
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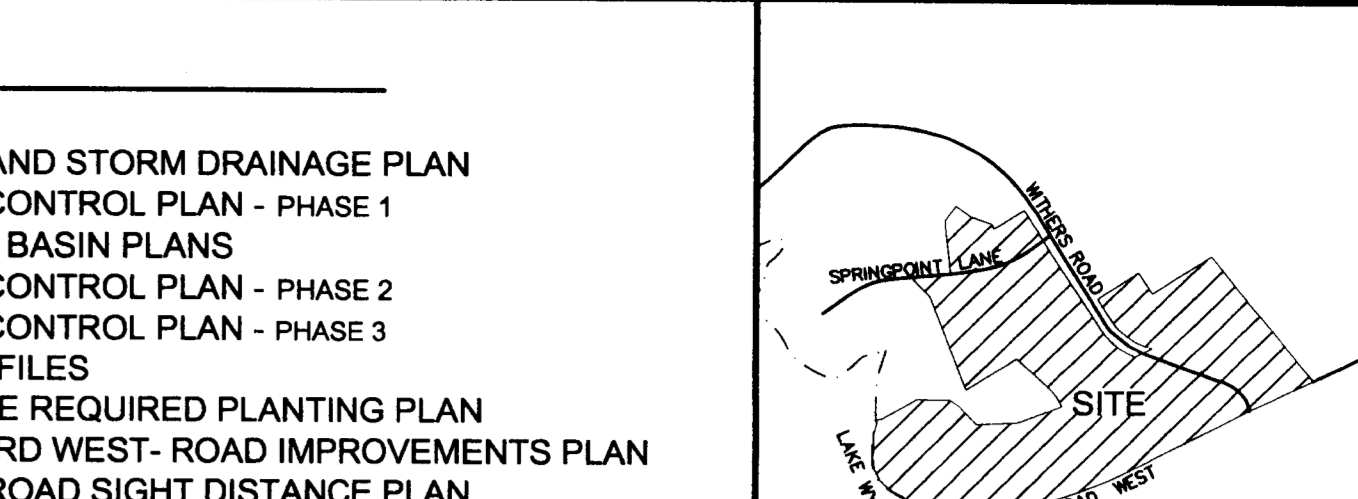
TRAFFIC SIGNAGE:
 R-1 30' X 30' SIGN STOP SIGN
 INSTALLED BY DEVELOPER
 (AT INTERSECTIONS W/ SHOPTON STREETS)
 R-2 12" X 24" SIGN STOP SIGN
 (AT INTERNAL INTERSECTIONS)
 INSTALLED BY DEVELOPER
 * TRAFFIC SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH
 "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"
 (MUTCD) STANDARDS.
WETLANDS:
 WETLAND BOUNDARY DELINEATED BY ESTES DESIGN GROUP
 AND SURVEYED BY ESP ASSOCIATES.
 TOTAL WETLAND AREA: 24,215 SF
 PROPOSED MAX. DISTURBED AREA: 3,908 SF = 0.09 AC

SITE TABULATION:
 TOTAL SITE AREA: 30.25 AC / 727.81 AC (NET)
 7.71 AC DEDICATED ROW @ SPRINGPOINT LN.
 0.84 AC DEDICATED ROW @ WITHERS RD.
 0.876 AC DEDICATED ROW @ SHOPTON RD. W.
 (ASSUMING 20' FROM CL TO EXIST. DITCH)
 TAX PARCELS #S: 199-211-01, 199-211-23, 199-211-28, 199-211-27,
 199-211-07 (portion of)
 EXISTING ZONING: B-2 / R-3 / R-5 (WITH TREE SAVE INCENTIVES)
 PROPOSED PARKING: 2 MIN. PER LOT
 MAX. ALLOWABLE LOTS: 252
 B-2 = 8.06 AC x 22 DU/AC = 177
 R-3 = 12.86 AC x 3 DU/AC = 38
 R-5 = 7.56 AC x 3 DU/AC = 23
 PROPOSED # OF LOTS: 61 DETACHED SINGLE-FAMILY
 MAXIMUM BLDG. HEIGHT: 40'
 MINIMUM LOT STANDARDS (WITH TREE SAVE INCENTIVE):
 FRONT YARD: (* TREE SAVE INCENTIVES) 20' 20' 20'
 SIDE YARD: (* TREE SAVE INCENTIVES) 3' 3' 3'
 REAR YARD: 20' 45' 35'
 MIN. LOT WIDTH: 40' 70' 50'
 MIN. LOT AREA: 3,500 SF 10,000 SF 6,000 SF
 * FACE OF GARAGES TO BE SET BACK A MINIMUM
 OF 20' FROM RIGHT-OF-WAY.

TREE PROTECTION NOTES:
 1. TREE PROTECTION FENCE/BARRICADES MUST MEET OR EXCEED TREE
 ORDINANCE GUIDELINE STANDARDS.
 2. TREE PROTECTION FENCE/BARRICADES MUST BE INSTALLED BEFORE ANY
 DEMOLITION/GRADING/CONSTRUCTION, AND NOT REMOVED UNTL
 AFTER 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/IMMIGATION.
 5. URBAN FORESTER, JEFF PARRISH, JR. AT 726-517-2222, 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 40.02.
 2. ALL STRAPPING AND TOP 2/3 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 OVERHANG
 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.
TREE ORDINANCE DATA:
 1. TOTAL TREE SAVE AREA REQUIRED: 2.78 AC (MIN. 10.0%)
 2. TOTAL TREE SAVE AREA PROVIDED: 33.914 AC (12.965%)
 3. SEE PLANTING PLAN FOR ADDITIONAL INFORMATION.

SHEET SCHEDULE:
 L-1 SITE PLAN
 L-2 GRADING AND STORM DRAINAGE PLAN
 L-3A EROSION CONTROL PLAN - PHASE 1
 L-3B SEDIMENT BASIN PLANS
 L-4 EROSION CONTROL PLAN - PHASE 2
 L-5 ROAD PROFILES
 L-6 ORDINANCE REQUIRED PLANTING PLAN
 L-7 SHOPTON RD WEST- ROAD IMPROVEMENTS PLAN
 L-8 WITHERS ROAD SIGHT DISTANCE PLAN
 L-9 SHOPTON RD WEST-TRAFFIC CONTROL PLAN
 L-10 RD IMPROVEMENTS-SHOPTON RD WEST DETOUR PLAN
 L-11A SHOPTON RD WEST CROSS SECTIONS
 L-11B thru L-12 SITE DETAILS
 L-13 NCDOT STANDARD DETAILS
 L-14 BMP PONDS AND DETAILS
 L-15 BMP PLANTING AND MAINTENANCE
 DA-1 STORM DRAINAGE AREAS PLAN
 DA-2 SEDIMENT BASIN DRAINAGE AREA PLAN



WATER ACCESS LOT
 NO ACCESS LOTS IS REQUIRED
 TOTAL SITE AREA WITHIN 450' OF THE WATERS EDGE = 14,885 AC
 10% OF THE 4.478 AC = 0.4478 AC = 19,510 SF = 20,000 S.F.

WATERSHED CALCULATIONS
 LOWER LAKE WYLLIE WATERSHED OVERLAY DISTRICT, CRITICAL AREA (TO BE
 DEVELOPED USING HIGH DENSITY OPTION)
 TOTAL SITE AREA: 30.25 AC / 727.81 AC NET (SEE SITE PLAN)
 A. BMP #1: TOTAL DRAINAGE AREA = 19.24 AC
 (INCLUDING 11.77 AC OFF-SITE)
 TOTAL IMPERVIOUS AREA TO BMP #1: 362,069 SF
 1,500 SF ALL LOCATED TO EACH LOT X 37 LOTS = 240,500 SF
 (LOTS 1 - 10, 18-23, 28-35 & 45-57)
 WITHIN STREET PAVEMENTS (MEASURED TO BACK OF CURB) = 86,862 SF
 SIDEWALK (INCLUDING HANDICAP RAMPS) = 22,334 SF
 OFF-SITE DEVELOPMENT = 11,77 AC X 20% MAX = 15,400 SF
 TOTAL PERCENTAGE OF IMPERVIOUS = 365,238 SF / 19.24 AC = 43.4586%

B. BMP #2: TOTAL DRAINAGE AREA = 10.65 AC
 (INCLUDING 32.40 AC OFF-SITE)
 TOTAL IMPERVIOUS AREA TO BMP #2: 174,888 SF
 6,500 SF ALLOCATED TO EACH LOT X 17 LOTS = 110,500 SF
 (LOTS 24-27, 38-44 & 58-61)
 WITHIN STREET PAVEMENTS (MEASURED TO BACK OF CURB) = 34,690 SF
 SIDEWALK (INCLUDING HANDICAP RAMPS) = 8,789 SF
 OFF-SITE DEVELOPMENT = 22.40 AC X 20% MAX = 20,909 SF
 TOTAL PERCENTAGE OF IMPERVIOUS = 174,888 SF / 10.65 AC = 37.698%

C. DRAINAGE AREA NOT THROUGH BMP PONDS:
 TOTAL DRAINAGE AREA = 4,798 AC
 3.43 AC (8 LOTS 11 THRU 17)
 0.71 AC (COMMON OPEN SPACE NEAR BMP #2)
 0.598 AC (COMMON OPEN SPACE NEAR LOT #57)
 TOTAL MAX. IMPERVIOUS AREA FOR LOTS (LOTS 11 - 17)
 = 20% X 4.798 AC = 0.9596 AC = 41,800 SF
 MAX. IMPERVIOUS AREA ALLOCATED = 41,800 SF / 7 LOTS = 5,971 SF

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 CONDITIONS FOR PERMITTED FILL LIMITS ADJACENT
 TO WATERSHED BUFFER, AS APPROVED BY CITY
 INSPECTOR.

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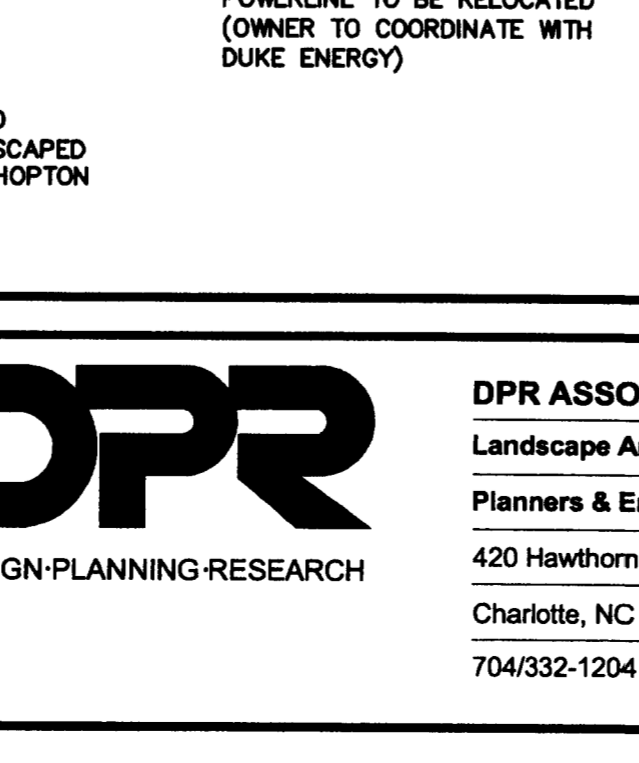
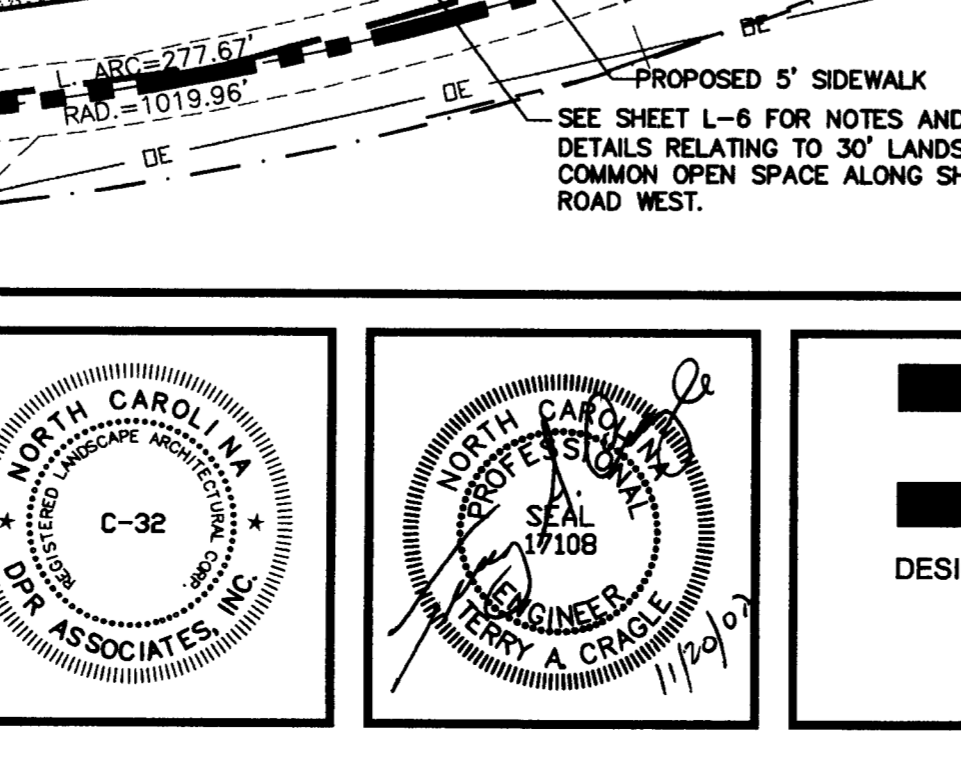
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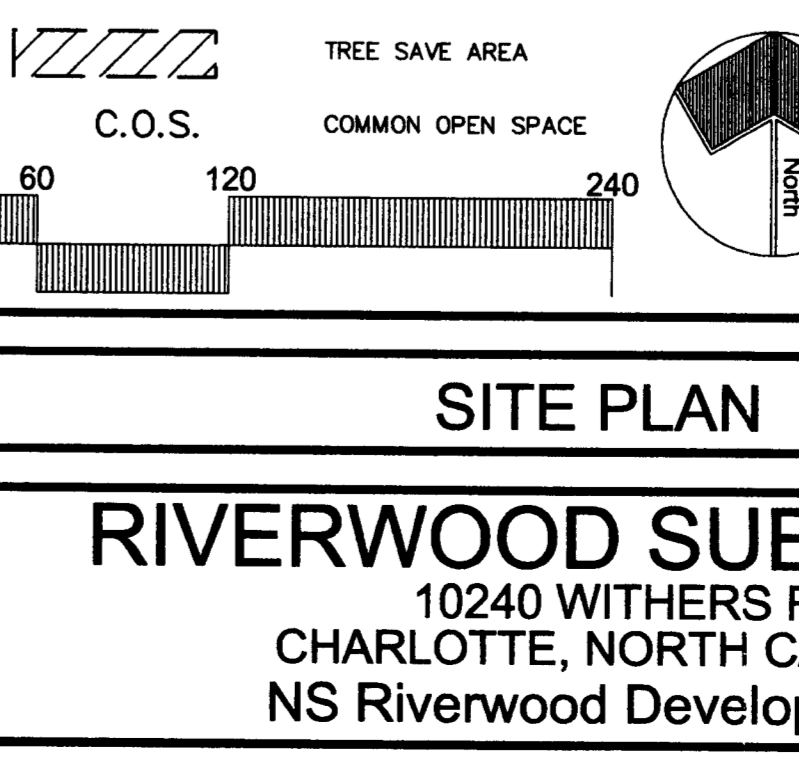
Project Manager	Drawn By	Checked By	Date	Project Number
JS	JL/PB	TAC	01/22/07	06030.6

Revisions	No.	Date	By	Description
	1.	8/15/07	TAC	COMMENTS FROM 1ST CITY REVIEW
	2.	9/5/07	PAB	COMMENTS FROM 2ND CITY REVIEW
	3.	10/11/07	TAC	COMMENTS FROM 3RD CITY REVIEW
	4.	11/20/07	PAB	COMMENTS FROM 4TH CITY REVIEW



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

This Plan is a Final Design.
 Not to be used for construction unless
 approved and sealed as shown.
 APPROVED: [Signature]
 DATE: [Date]



SITE PLAN
RIVERWOOD SUBDIVISION
 10240 WITHERS RD.
 CHARLOTTE, NORTH CAROLINA
 NS Riverwood Development Inc.

Scale: 1" = 60'
 Sheet Number: L-1
 SHEET 1 OF 30 TOTAL

APPROVED FOR CONSTRUCTION [Signature] [Date]