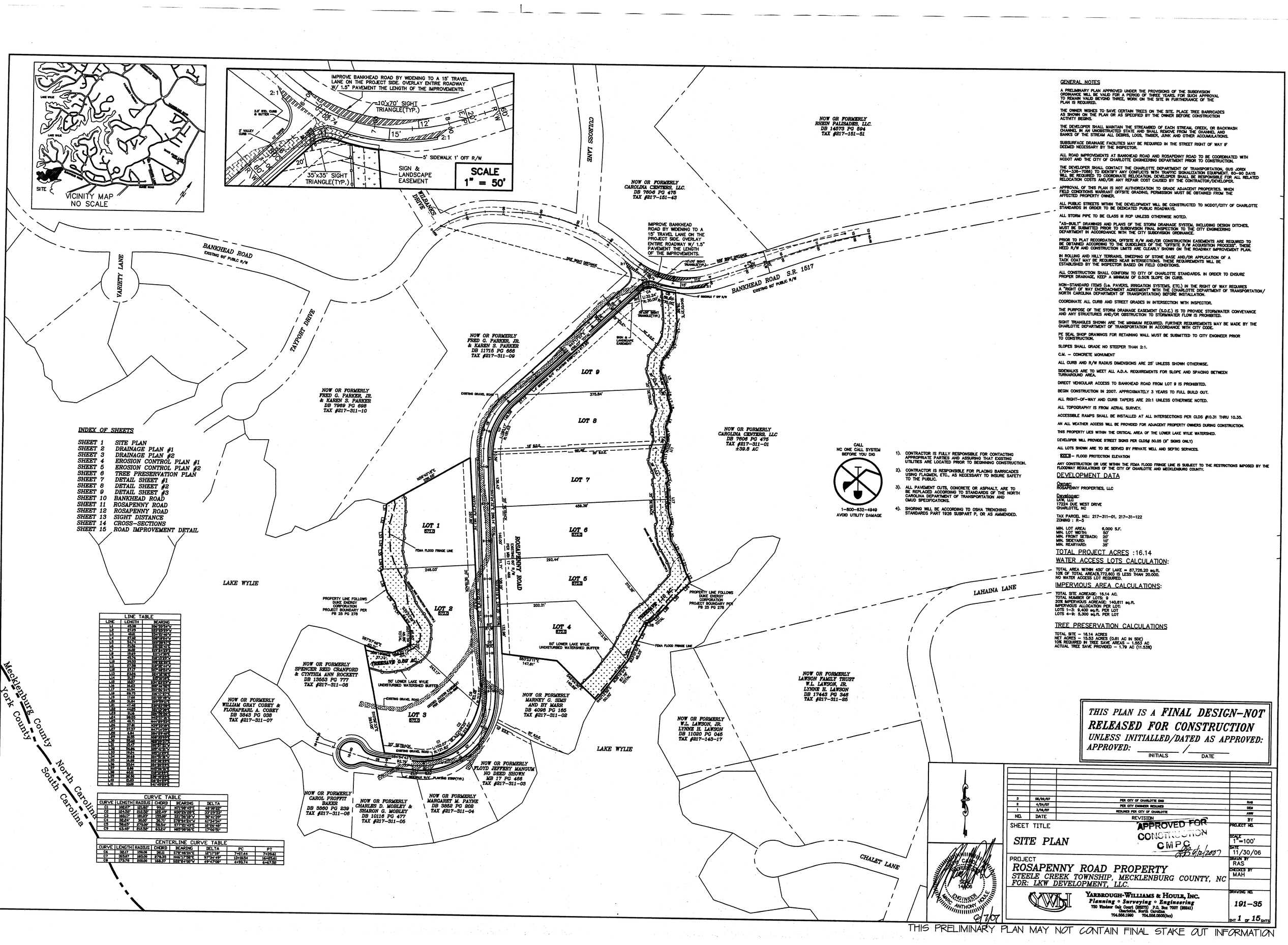
INDEX OF SHEETS

SHEET 1	SITE PLAN
SHEET 2	DRAINAGE PLAN #1
SHEET 3	DRAINAGE PLAN #2
SHEET 4	EROSION CONTROL PLAN #1
SHEET 5	EROSION CONTROL PLAN #2
SHEET 6	TREE PRESERVATION PLAN
SHEET 7	DETAIL SHEET #1
SHEET 8	DETAIL SHEET #2
SHEET 9	DETAIL SHEET #3
SHEET 10	BANKHEAD ROAD
SHEET 11	ROSAPENNY ROAD
SHEET 12	ROSAPENNY ROAD
SHEET 13	SIGHT DISTANCE
SHEET 14	CROSS-SECTIONS
SHEET 15	ROAD IMPROVEMENT DETAIL

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.58	S56°23'56"W
L2	27.09	S85°58'54"W
L3	0.81	S53°48'54"W
L4	57.68	S58°58'54"W
L5	24.74	S63°26'54"W
L6	31.56	S69°26'41"W
L7	16.66	S73°47'54"W
L8	19.49	S71°14'29"W
L9	45.76	S68°41'54"W
L10	39.50	S66°56'29"W
L11	27.59	S65°26'54"W
L12	27.59	S63°56'54"W
L13	53.26	S61°26'54"W
L14	31.57	S59°26'54"W
L15	28.87	S54°56'29"W
L16	54.43	S50°26'54"W
L17	61.94	S50°26'54"W
L18	69.75	S52°12'29"W
L19	57.46	S51°26'54"W
L20	39.91	S51°26'54"W
L21	17.48	S50°26'54"W
L22	44.63	S50°26'54"W
L23	51.94	S50°26'54"W
L24	39.50	N43°37'06"W
L25	45.71	N43°37'06"W
L26	37.81	N39°26'54"E
L27	37.37	N41°41'29"E
L28	4.84	N43°37'06"W
L29	5.55	N39°26'54"E
L30	50.00	N50°26'54"E
L31	50.17	S50°37'51"W
L32	50.00	S39°33'06"E
L33	19.84	S39°33'06"E
L34	39.68	S50°26'54"W
L35	14.88	S39°26'54"E
L36	39.84	S50°26'54"W
L37	8.88	N40°06'54"E
L38	6.61	S39°26'54"E
L39	50.00	S39°26'54"E
L40	51.63	S56°24'29"E
L41	13.00	S41°19'54"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	102.07'	125.00'	99.31'	N71°58'49"E	46°47'22"
C2	124.56'	218.50'	122.45'	N39°05'08"E	32°39'33"
C3	160.17'	181.07'	155.09'	S31°56'18"W	50°41'29"
C4	25.64'	30.00'	24.71'	S78°14'24"W	61°34'24"
C5	58.63'	675.00'	58.54'	S77°51'43"E	10°34'48"
C6	63.48'	812.50'	63.24'	N85°08'06"E	17°06'51"

CENTERLINE CURVE TABLE							
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA	PC	PT
C6	32.17	150.00	32.11	S79°46'04"E	12°17'19"	7+07.44	7+39.61
C7	313.87	185.00	275.33	N46°17'52"E	97°12'49"	13+85.54	16+99.41
C8	173.78	200.00	168.37	S28°24'06"E	49°47'06"	4+93.74	6+67.52



CALL NC ONE CALL SYSTEM BEFORE YOU DIG

1-800-632-4949
AVOID UTILITY DAMAGE

1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.

2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.

3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CMUD SPECIFICATIONS.

4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMMENDED.

GENERAL NOTES

A PRELIMINARY PLAN APPROVED UNDER THE PROVISIONS OF THE SUBDIVISION ORDINANCE WILL BE VALID FOR A PERIOD OF THREE YEARS. FOR SUCH APPROVAL TO REMAIN VALID BEYOND THREE, WORK ON THE SITE IN FURTHERANCE OF THE PLAN IS REQUIRED.

THE OWNER WISHES TO SAVE CERTAIN TREES ON THE SITE. PLACE TREE BARRICADES AS SHOWN ON THE PLAN OR AS SPECIFIED BY THE OWNER BEFORE CONSTRUCTION ACTIVITY BEGINS.

THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF 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.

SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT OF WAY IF DEEMED NECESSARY BY THE INSPECTOR.

ALL ROAD IMPROVEMENTS AT BANKHEAD ROAD AND ROSAPENNY ROAD TO BE COORDINATED WITH NCDOT AND THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, GUS JORDI (704-336-7088) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COSTS AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONVITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER.

ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO NCDOT/CITY OF CHARLOTTE STANDARDS IN ORDER TO BE DEDICATED PUBLIC ROADWAYS.

ALL STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.

"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGN DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.

PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

IN ROLLING AND HILLY TERRAINS, SWEEPING OF STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.

ALL CONSTRUCTION SHALL CONFORM TO CITY OF CHARLOTTE STANDARDS. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ON CURB.

NON-STANDARD ITEMS (i.e. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRES A "RIGHT OF WAY ENCROACHMENT AGREEMENT" WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/ NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (S.D.E.) IS TO PROVIDE STORMWATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORMWATER FLOW IS PROHIBITED.

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.

PE SEAL SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.

SLOPES SHALL GRADE NO STEEPER THAN 2:1.

C.M. = CONCRETE MONUMENT

ALL CURB AND R/W RADIUS DIMENSIONS ARE 25' UNLESS SHOWN OTHERWISE.

SIDEWALKS ARE TO MEET ALL A.D.A. REQUIREMENTS FOR SLOPE AND SPACING BETWEEN TURNAROUND AREA.

DIRECT VEHICULAR ACCESS TO BANKHEAD ROAD FROM LOT 9 IS PROHIBITED.

BEGIN CONSTRUCTION IN 2007. APPROXIMATELY 3 YEARS TO FULL BUILD OUT.

ALL RIGHT-OF-WAY AND CURB TAPERS ARE 20:1 UNLESS OTHERWISE NOTED.

ALL TOPOGRAPHY IS FROM AERIAL SURVEY.

ACCESSIBLE RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS PER CLDS #10.31 THRU 10.35.

AN ALL WEATHER ACCESS WILL BE PROVIDED FOR ADJACENT PROPERTY OWNERS DURING CONSTRUCTION.

THIS PROPERTY LIES WITHIN THE CRITICAL AREA OF THE LOWER LAKE WYLIE WATERSHED.

DEVELOPER WILL PROVIDE STREET SIGNS PER CLDS# 30.05 (9" SIGNS ONLY)

ALL LOTS SHOWN ARE TO BE SERVED BY PRIVATE WELL AND SEPTIC SERVICES.

XXX.X - FLOOD PROTECTION ELEVATION

ANY CONSTRUCTION OR USE WITHIN THE FEMA FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.

DEVELOPMENT DATA

Owner:
ROSAPENNY PROPERTIES, LLC

Developer:
LKW, LLC
17224 DUE WEST DRIVE
CHARLOTTE, NC

TAX PARCEL NO.: 217-311-01, 217-31-122
ZONING : R-3

MIN. LOT AREA: 6,000 S.F.
MIN. LOT WIDTH: 50'
MIN. FRONT SETBACK: 20'
MIN. SIDEYARD: 10'
MIN. REARYARD: 35'

TOTAL PROJECT ACRES :16.14

WATER ACCESS LOTS CALCULATION:

TOTAL AREA WITHIN 450' OF LAKE = 67,726.20 sq.ft.
10% OF TOTAL AREA(6,772.60) IS LESS THAN 20,000.
NO WATER ACCESS LOT REQUIRED.

IMPERVIOUS AREA CALCULATIONS:

TOTAL SITE ACREAGE: 16.14 AC.
TOTAL NUMBER OF LOTS: 9
20% IMPERVIOUS ACREAGE: 140,611 sq.ft.
IMPERVIOUS ALLOCATION PER LOT:
LOTS 1-3: 9,400 sq.ft. PER LOT
LOTS 4-9: 5,300 sq.ft. PER LOT

TREE PRESERVATION CALCULATIONS

TOTAL SITE = 16.14 ACRES
NET ACRES = 15.53 ACRES (0.61 AC IN SDE)
10% REQUIRED IN TREE SAVE AREAS = 1.553 AC
ACTUAL TREE SAVE PROVIDED = 1.79 AC (11.53%)

THIS PLAN IS A **FINAL DESIGN-NOT RELEASED FOR CONSTRUCTION** UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: _____ / _____
INITIALS DATE

NO.	DATE	REVISION	BY
3	08/28/07	PER CITY OF CHARLOTTE ENG	RAS
2	4/24/07	PER CITY ENGINEER REQUIRES	DEM
1	3/16/07	REQUIRES PER CITY OF CHARLOTTE	AMW

SHEET TITLE
SITE PLAN

APPROVED FOR CONSTRUCTION CMPC 8/28/2007

PROJECT
ROSAPENNY ROAD PROPERTY
STEELE CREEK TOWNSHIP, MECKLENBURG COUNTY, NC
FOR: LKW DEVELOPMENT, LLC.

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
720 Windsor Oak Court (28270) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.556.1990 704.556.0505(fax)

PROJECT NO.
SCALE 1"=100'
DATE 11/30/06
DRAWN BY RAS
CHECKED BY MAH
DRAWING NO. 191-35
SHT 1 OF 15 SHTS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 14806 MARC ANTHONY HOULE
8/7/07

THIS PRELIMINARY PLAN MAY NOT CONTAIN FINAL STAKE OUT INFORMATION