

VICINITY MAP N.T.S.

BLACK PROPERTY

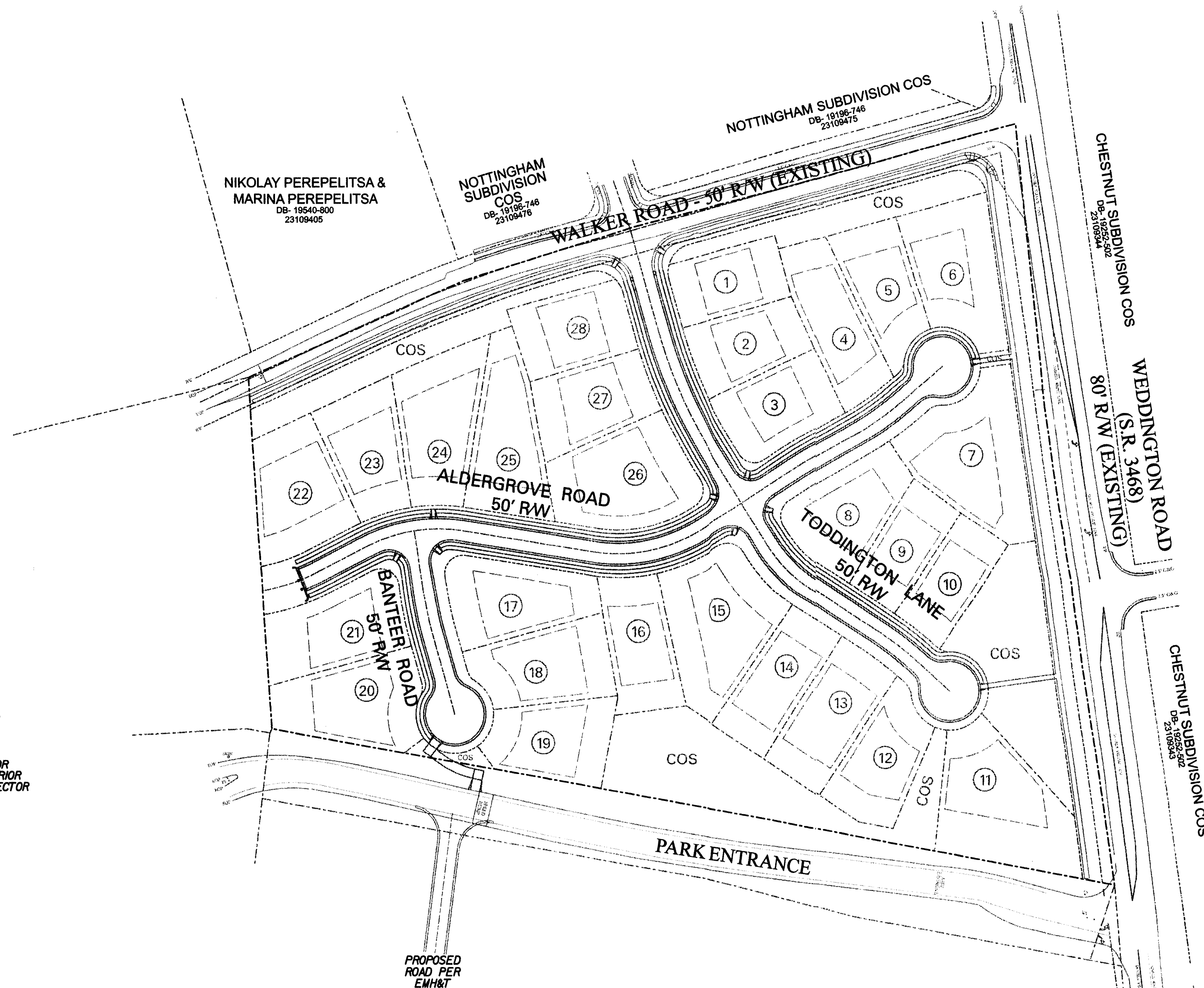
CITY OF CHARLOTTE

MECKLENBURG COUNTY, NORTH CAROLINA



GENERAL NOTES

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR
- ALL ROAD IMPROVEMENTS AT WALKER ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM *50.05 (9' SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- DIRECT VEHICULAR ACCESS TO WEDDINGTON ROAD FROM LOTS 6,7 AND 10 IS PROHIBITED.
- DIRECT VEHICULAR ACCESS TO PARK ENTRANCE FROM LOTS 10,18, AND 19 IS PROHIBITED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- 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 OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB & GUTTER SHOWN ON PLANS ALONG WALKER ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- 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.
- 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.
- ANY BUILDING WITHIN THE 100' STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8. (NOT APPLICABLE FOR THIS SITE)
- ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY. (NOT APPLICABLE FOR THIS SITE)
- PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- AS-BUILT DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL. (NOT APPLICABLE FOR THIS SITE)
- PRIOR TO CO-SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED. (NOT APPLICABLE FOR THIS SITE)
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPT. OF TRANSPORTATION OR NORTH CAROLINA DEPT. OF TRANSPORTATION BEFORE INSTALLATION.
- 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 NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN. (NONE REQUIRED FOR THIS SITE)
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (1015 JORDI, 704-336-7086) 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 COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.



SITE DATA
JURISDICTION: CITY OF CHARLOTTE
TAX PARCEL: 231-092-04, 231-092-03, 231-092-02
TOTAL SITE AREA: 11.69 AC
EXISTING ZONING: R3 (INTERIOR LOT CRITERIA PER R3 CLUSTER PROVISION)
WATERSHED OVERLAY DISTRICT: NONE
PROP. NUMBER OF LOTS: 28
R3 CLUSTER LOT CRITERIA (INTERNAL AND EXTERNAL LOTS):
MIN. FRONT SETBACK: 30'
MIN. SIDE YARD: 6' INTERNAL; 6' EXTERNAL
MIN. REAR YARD: 30' INTERNAL; 45' EXTERNAL
MIN. LOT SIZE: 8,000 SF
MIN. LOT WIDTH: 60'

COMMON OPEN SPACE REQ'D: 10% (1.2 AC)
COMMON OPEN SPACE PROV'D: 12% (1.4 AC)

TREE SAVE COMPUTATION:
TOTAL SITE AREA: 11.69 AC
WALKER ROAD R/W DEDICATION: 0.58 AC
WEDDINGTON ROAD R/W DEDICATION: 0.59 AC
AREA USED FOR CALC: 10.52 AC
10% TREESAVE AREA REQUIRED: 1.05 AC
TREESAVE AREA PROVIDED: 3.52 AC (33.5%)
ADDITIONAL DETAILED CALCULATIONS ON SHEET 3

DEVELOPER: CENTEX HOMES
CONTACT: JACK DONOVAN
PHONE: (704) 522-4580
4235 SOUTHSTREAM BOULEVARD
SUITE 400
CHARLOTTE, NC 28227
ENGINEER: INSITE ENGINEERING & SURVEYING
8041 CORPORATE CENTER DRIVE
SUITE 200
CHARLOTTE, NC 28226
704-540-4706

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS
- LANDSCAPE PLAN
- SITE PLAN
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- STANDARD DETAILS
- STANDARD DETAILS
- STANDARD DETAILS & STORM DRAINAGE CHART

APPROVED FOR
CONSTRUCTION
CMPC
Signed 10.26.2007

Call North Carolina One-Call Center, Inc. Before Digging: 1-800-632-4949
A federal law now in effect states that any person who engages in excavation activities without first using an available one-call notification system to determine locations of underground facilities or without heeding location information or markings and subsequently damages a pipeline facility shall be subject to a fine, imprisonment, or both. The law also states that OSHA may be notified of any accident caused by an excavator.

0 40 80 160
GRAPHIC SCALE
SCALE: 1" = 80'

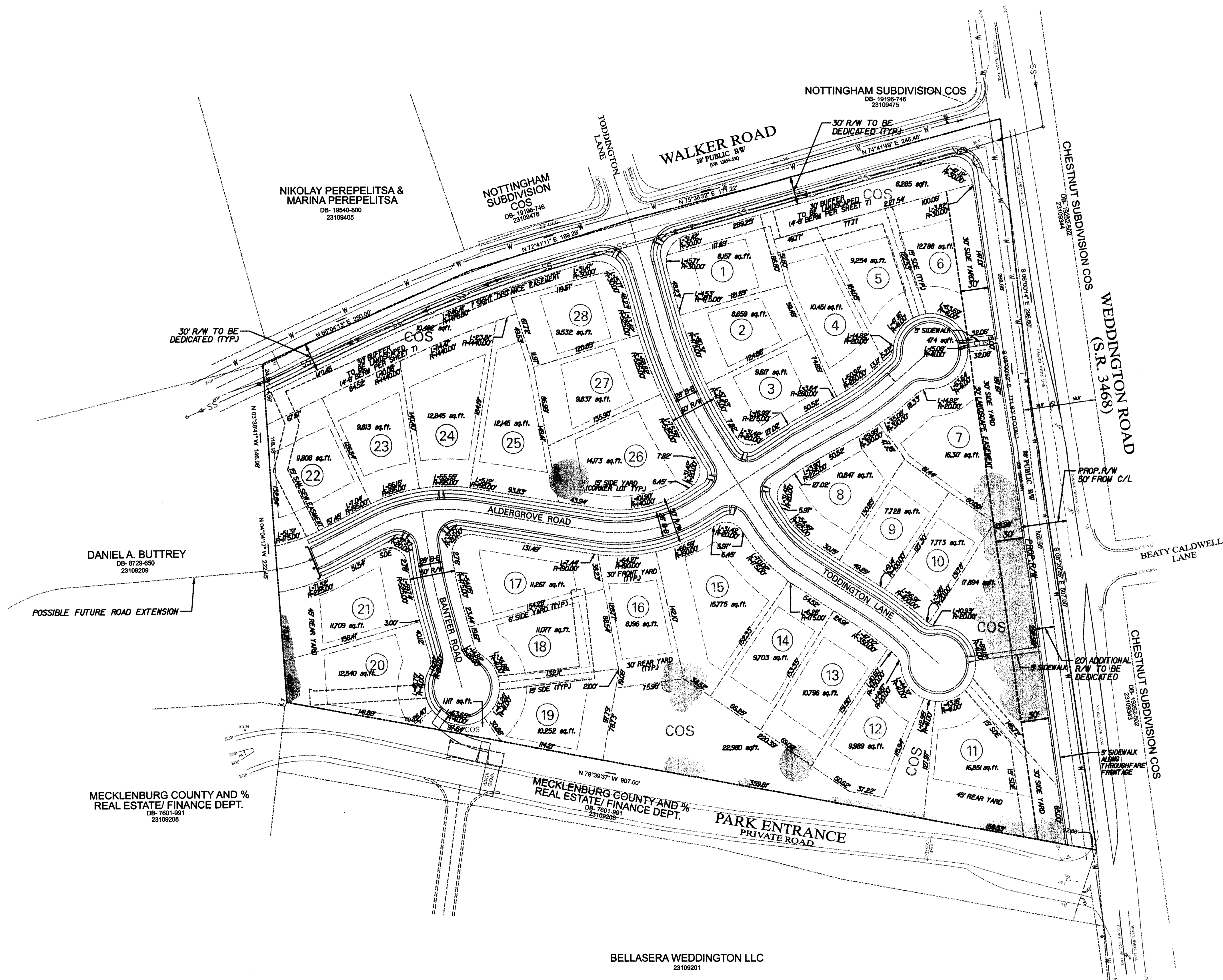
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TECHNICIAN:	EJK
CHECKED BY:	ARG
SCALE:	1"=80'
PROJECT NO.:	0072
DRAWING TITLE:	overall site plan
SHEET NO.:	1 of 22

REVISIONS	REMARKS
NO.	DATE
1	07-20-07
2	08-18-07
3	

CLIENT
BLACK PROPERTY
CENTEX HOMES
1 Lake Point Plaza, 4235 South Stream Blvd.,
Suite 400, Charlotte, NC 28227

TASK
COVER SHEET

INSITE
Engineering & Surveying
8041 Corporate Center Drive
Suite 200
Charlotte, NC 28226
Phone: (704) 540- 4706
Fax: (704) 540- 4708

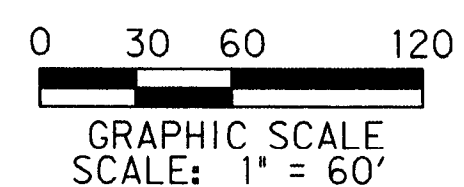


TREE PROTECTION NOTES:

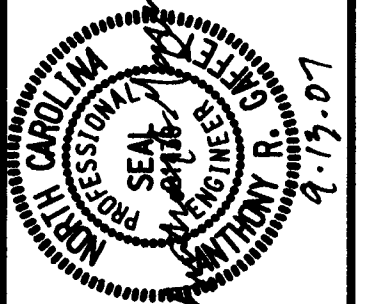
1. TREE PROTECTION FENCE/ BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS.
2. TREE PROTECTION FENCE/ BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/ CLEARING/ GRADING/ CONSTRUCTION, AND NOT REMOVED UNTIL AFTER AN INSPECTION BY URBAN FORESTRY STAFF.
3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION 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. ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST (704) 336-4262.



SETBACKS:
FRONT- 30'
REAR- EXTERIOR 45'
INTERIOR 30'
CORNER SIDE YARD- 15'
SIDE YARD- 6'



DATE:	05-18-2007
TECHNICIAN:	MSL
CHECKED BY:	ARB
SCALE:	1"=60'
PROJECT NO.	0002
DRAWING TITLE:	plan.pdf
SHEET NO.	4 of 22



NO.	DATE	REVISIONS
1	07-20-07	REV. PER CITY COMMENTS
2	09-19-07	REV. WITH BANTER AS CUL-DE-SAC
3		

CLIENT
**BLACK PROPERTY
CENTEX HOMES**
1 Lake Point Plaza, 4235 South Stream Blvd.,
Suite 400, Charlotte, NC 28217

TASK
SITE PLAN

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Engineering & Surveying
8041 Corporate Center Drive
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