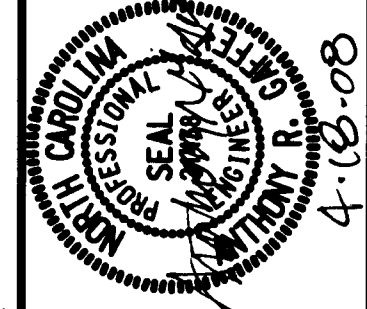
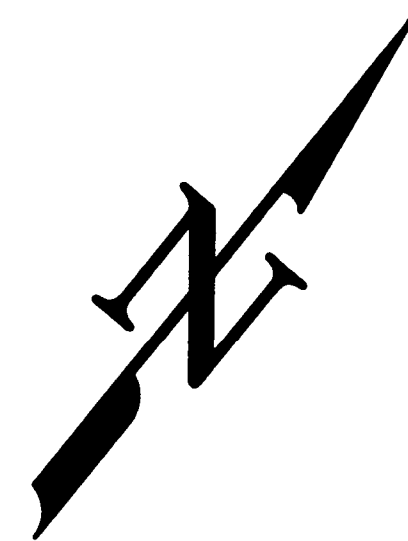


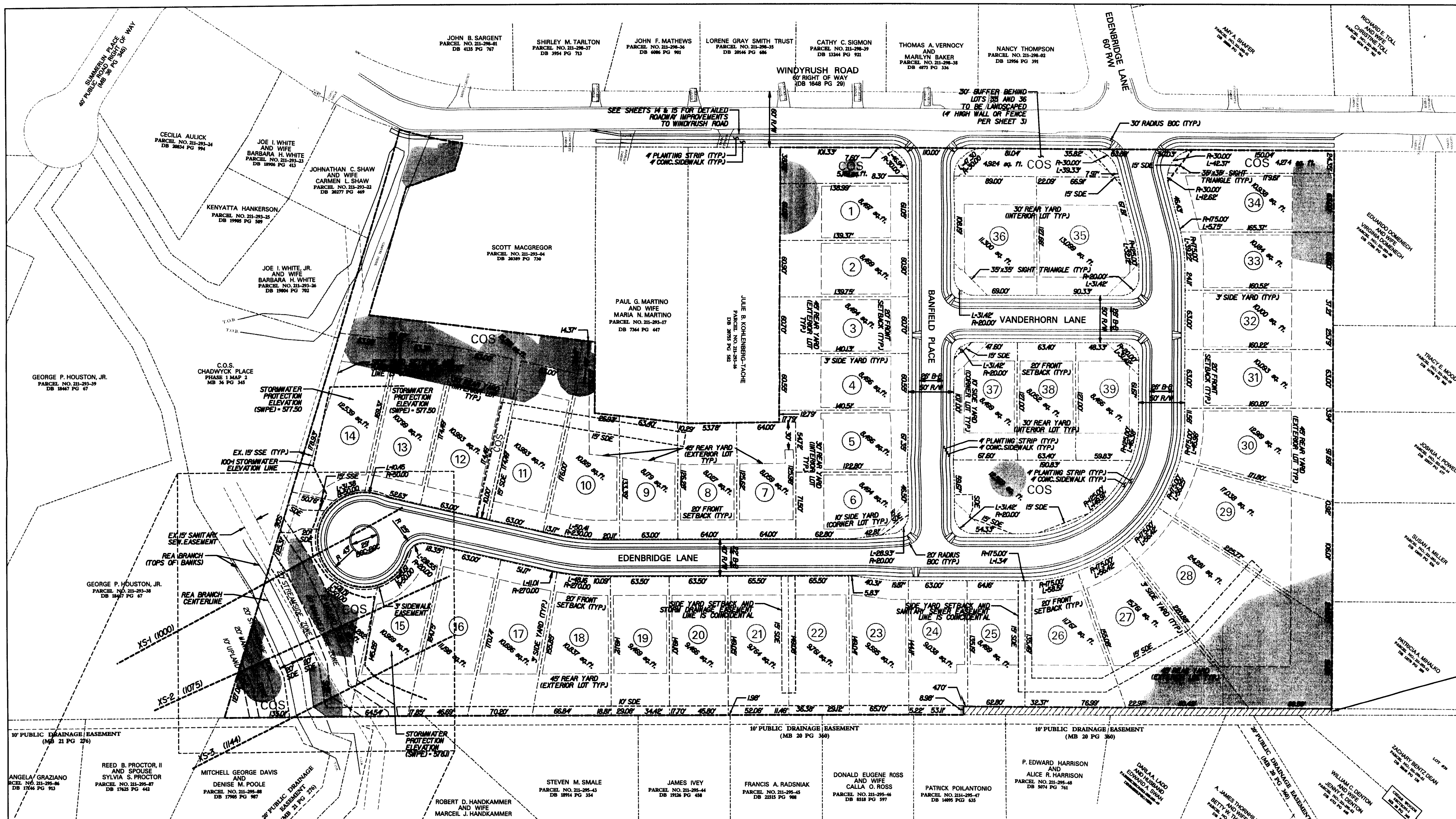


NO.	DATE	REVISIONS
1	02-26-08	REV. PER CITY COMMENTS
2	04-08-08	REV. PER CITY COMMENTS / COMBINE PHASES
3		

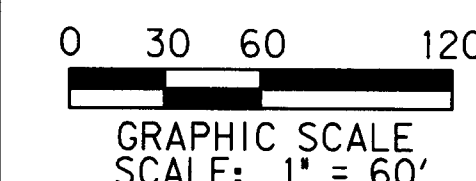
CLIENT
BELLMORE HALL
KILLIAN SIMONINI LLC
1910 South Boulevard, Suite 200
Charlotte, NC 28203

TASK
SITE PLAN

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



HATCHED AREA REPRESENTS AN APPARENT GAP BETWEEN SUBJECT PARCELS AND CEDAR WOODS SUBDIVISION PER PROPERTY RECORDS



SITE DATA

JURISDICTION: CITY OF CHARLOTTE
TAX PARCELS: 211-293-02, 211-293-03, 211-293-10, 211-293-15, 211-293-16, 211-293-21, PORTION 211-293-16, AND PORTION 211-293-17.
TOTAL SITE AREA: 13.18 AC
EXISTING ZONING: R3 (INTERIOR LOT CRITERIA PER R3 CLUSTER PROVISION)
WATERSHED OVERLAY DISTRICT: NONE
DENSITY PERMITTED: 13.18 = 3 - 39
PROP. NUMBER OF LOTS: 39
COMMON OPEN SPACE REQ'D: 10% (1.32 AC)
COMMON OPEN SPACE PROVIDED: 11.4% (1.50 AC)
TREESAVE REQUIRED: 10% NET AREA (1.29 AC)
TREESAVE PROVIDED: 10.5% NET AREA (1.35 AC)
R3 CLUSTER LOT CRITERIA (INTERNAL AND EXTERNAL LOTS)
MIN. FRONT SETBACK: 20' (DUE TO SWJM BUFFER ON SITE)
MIN. SIDE YARD: 3' INTERNAL, 6' EXTERNAL (DUE TO SWJM BUFFER ON SITE)
MIN. REAR YARD: 30' INTERNAL, 45' EXTERNAL
MIN. LOT SIZE: 8,000 SF
MIN. LOT WIDTH: 60'
MAX. BUILDING COVERAGE PER LOT:
6,500-8,500 SF LOT = 40%
8,500-15,000 SF LOT = 35%
15,000 OR GREATER = 30%

TREE SAVE CALCULATIONS:

REQUIRED TREE SAVE AREA = 10X
GROSS TOTAL SITE AREA = 13.18 AC
TOTAL EXISTING EASEMENTS = 0.20 AC
TOTAL REA BRANCH AREA (TOB TO TOR) = 0.08 AC
NET TOTAL SITE AREA = 12.90 AC
TREE SAVE IN COS = 0.45 AC
24% LARGE GROWTH BONUS IN COS = 0.10* 50% = 0.05 AC
TOTAL TREE SAVE IN COS = 0.50 AC
TREE SAVE ON LOTS = 0.79 AC
24% LARGE GROWTH BONUS ON LOTS = 0.11* 50% = 0.06 AC
TOTAL TREE SAVE ON LOTS = 0.85 AC
TOTAL TREE SAVE = 1.35 AC (10.5% OF NET AREA)

NOTE:
NO PERMANENT STRUCTURES SHALL BE PERMITTED WITHIN UTILITY EASEMENTS.

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) 336-3622.

TREE SAVE AREA

NOTE:
TOPOGRAPHIC SURVEY AND CHANNEL SURVEY BASED UPON NAD 88 VERTICAL DATUM

APPROVED FOR CONSTRUCTION
CMP C
HLS 5/22/2008

