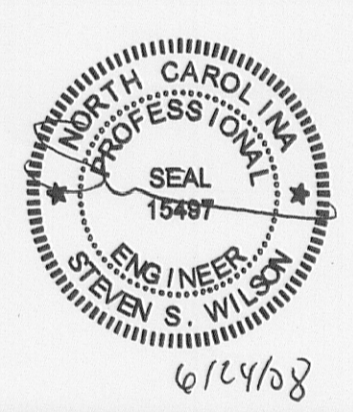


SITE PLAN



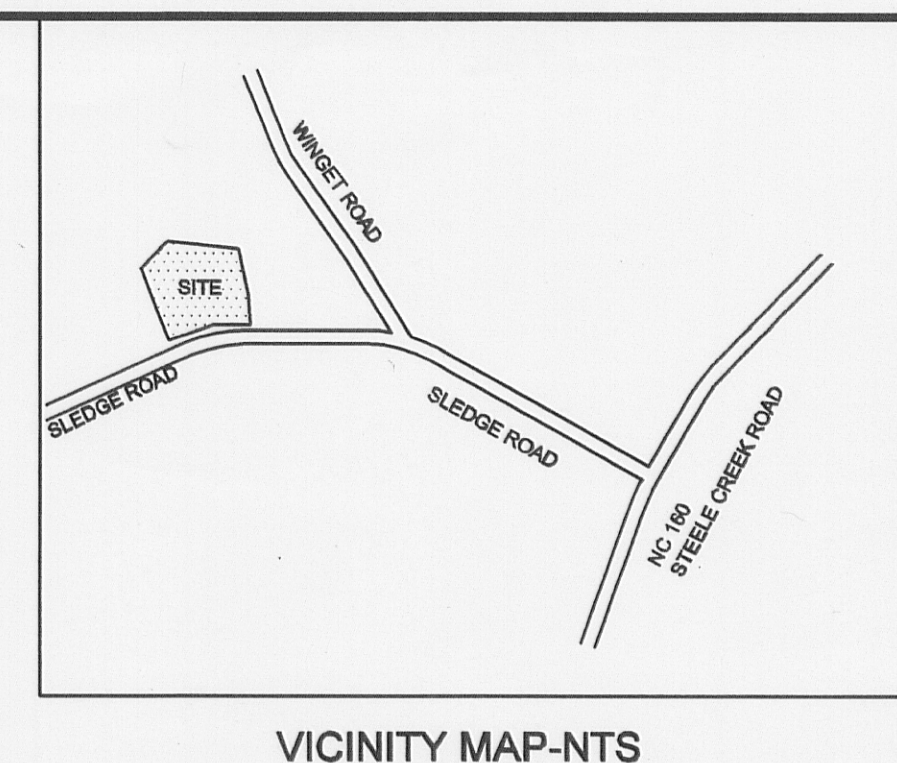
No.	Date	By	Description
1	6-24-08	SSW	Pre City Review #1
2	6-24-08	SSW	Pre City Review #2
3	6-24-08	SSW	NC DOT COMMENTS

Project Manager:
SSW
Drawn By:
S.J.H.
Checked By:

Date:
11/01/07
Project Number:
07025

Sheet Number:

L2.0



WATERSHED NOTES AND CALCULATIONS

THIS SITE IS LOCATED WITHIN THE LOWER LAKE WYLIE WATER SUPPLY WATERSHED (PA) AND WILL BE DEVELOPED WITH A PORTION OF THE SITE (LOTS 1-6 = 1.68 AC.) AS LOW-DENSITY, DRAINING TO THE EAST. THE REMAINING LOTS (7-29) AND STREETS WILL BE DEVELOPED AS A HIGH-DENSITY OPTION WITH 40% IMPERVIOUS AREA AND DRAIN TO A PROPOSED WATER QUALITY POND BETWEEN LOTS 23 & 24.

LOW-DENSITY AREA (LOTS 1-6)

TOTAL AREA: 73282 S.F. = 1.68 AC. (INCLUDES ADJACENT COS AND TREE SAVE)
MAX. IMPERVIOUS: 17,590 S.F. (= 24% OF TOTAL AREA)
AVERAGE IMPERVIOUS: 2,931 S.F. / LOT ALLOWED FOR LOTS 1-6
NOTE: AVERAGE IMPERVIOUS FOR LOTS 1-6 WILL NOT INCLUDE IMPERVIOUS LOCATED WITHIN THE FRONT SETBACK

HIGH-DENSITY AREA (LOTS 7-29)

DRAINAGE AREA TO BMP: 405,588 - 73,292 = 332,296 S.F. = 7.63 AC.
IMPERVIOUS ALLOWED: 132,918 S.F. (40% OF TOTAL)
IMPERVIOUS IN STREETS: 34,368 S.F.
IMPERVIOUS IN SIDEWALKS: 10,130 S.F.
IMPERVIOUS IN LOT 1-6 DRIVES: 2,772 S.F.
ALLOWABLE IMPERVIOUS IN LOTS 7-29: 85,850 S.F.
AVERAGE IMPERVIOUS AREA ALLOWED: 3,723 S.F. / LOT ALLOWED FOR LOTS 7-29

NOTE: THERE SHALL BE A MINIMUM OF 1500 SQ. FT. IMPERVIOUS AREA ASSIGNED TO EACH LOT.

GENERAL NOTES:

- BOUNDARY, EXISTING UTILITIES, AND OTHER EXISTING FEATURES TAKEN FROM BOUNDARY AND TOPO SURVEY BY R.B. PHARR & ASSOCIATES, P.L.S.#1-2890, DATED 8/22/07.
- ALL DRAINAGE FACILITIES, CURB CUTS, AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM) AND COORDINATED WITH ENGINEERING AND PROPERTY MANAGEMENT.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT SLEDGE ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS# 50.05 (8" SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- DIRECT VEHICULAR ACCESS TO SLEDGE ROAD FROM LOTS #6 & #7 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 AND GUTTER SHOWN ON PLANS ALONG SLEDGE 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 AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY 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.
- "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.
- 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/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
- PRIOR TO PLAT RECORDATION, OFF-SITE RAW AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFF-SITE RAW ACQUISITION PROCESS". THESE NEEDED RAW AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS 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.
- LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
- APPROXIMATE TIME OF COMPLETION OF INFRASTRUCTURE: 24 MONTHS FROM DATE OF PLAN APPROVAL.
- THE HOUSES ON LOTS 1-6 ARE TO HAVE GUTTERS AND ROOF DRAINS THAT CARRY ROOF RUNOFF TO THE REAR (EAST AND SOUTH) OF THEIR RESPECTIVE LOTS. THE DRIVEWAYS ARE TO DRAIN TOWARD THE STREET.
- STORM DRAINAGE PIPES LOCATED OUTSIDE OF THE STREET ROW ON LOTS 9/10, 12/13, 15/16, TO BE MAINTAINED BY PROPERTY OWNERS.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDDT.

SITE DEVELOPMENT DATA

THIS SITE WILL BE DEVELOPED AS AN R-3 CLUSTER DEVELOPMENT WITH GREATER THAN 10% TREE SAVE AREA IN COMMON OPEN SPACE.

TAX PARCEL NO.	199-12-103 199-12-117 199-12-114
PROPERTY OWNER:	PARK FOREST DEVELOPMENT CORPORATION
ZONING:	R-3
MINIMUM LOT WIDTH:	60'
MINIMUM SETBACK:	20'
MINIMUM SIDE YARD:	3" (INTERIOR), 10" (CORNER), 6" (EXTERIOR)
MINIMUM REAR YARD:	45' (EXTERIOR), 30' (INTERIOR)
MINIMUM LOT AREA:	6,000 S.F. (MIN. REQ'D)
* = TREE SAVE INCENTIVE	
JURISDICTION:	CITY OF CHARLOTTE
SITE AREA:	9.31 AC (GROSS, EXCLUDING SLEDGE ROAD RW DEDICATED AND EASEMENT, 30' FROM CL)
DENSITY AREA:	10.36 AC
DENSITY ALLOWED:	10.36 X 3.0 = 31 DU
DENSITY PROPOSED:	29 DU
COMMON OPEN SPACE REQUIRED (10%):	0.931 AC
COMMON OPEN SPACE PROVIDED:	2.01 AC (21.58%)

TREE SAVE CALCULATIONS

OVERALL SITE ACREAGE:	405,588 S.F. = 9.31 AC
TREE SAVE REQUIRED (10%):	40,558 S.F.
TREE SAVE PROVIDED:	45,862 S.F. (11.31% - ALL IN COMMON OPEN SPACE)

STREET TREE CALCULATIONS

	FRONTAGE	TREES REQ'D	TREES PROV.	TYPE OF TREE
SLEDGE ROAD:	480'	12 (40' O.C.)	12	QUERCUS ALBA OR QUERCUS SHUMARDI
CREEKSIDE MANOR ROAD:	1920'	48 (40' O.C.)	48	ZELKOVA SERRATA OR METASEQUOIA
JANSEN RIDGE WAY:	550'	13 (40' O.C.)	13	GLYPTOSTROBILOIDES TAXODIUM DISTICHUM OR TILIA CORDATA 'GREENSPIRE'

LEGEND

- SETBACK LINE
- PROPERTY LINE
- RAW LINE
- PROPOSED ACCESSIBLE CURB RAMP
- PROPOSED COMMON OPEN SPACE
- PROPOSED STREET TREE (FROM CHARLOTTE APPROVED TREE LIST)
- TREE SAVE AREA
- PROPOSED LOT NUMBER

TREE PLANTING NOTES

- ALL TREES SHALL BE PLANTED PER CMLDS 40.01 AND 40.08. SEE DETAILS SALLS.1 AND SALLS.1 FOR PLANTING DETAILS.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- 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 BEFORE PLANTING. ADJUST TREE-PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
- NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.
- SEE TREE PRESERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS.
- PROPOSED STREET TREES SHALL BE 2" CALIPER, LARGE MATURING, AND SHALL BE SELECTED FROM THE CITY OF CHARLOTTE APPROVED PLANTING LIST. COORDINATE WITH OWNER.
- STREET TREE SPACING: 40'-50' O.C.
- PROPOSED STREET TREES SHALL BE GENETIC CLONES (CULTIVARS), SELECTED FOR UNIFORMITY. TREES SHALL MEET REQUIREMENTS OF AMERICAN STANDARDS FOR NURSERY STOCK FOR THEIR GIVEN SPECIES AND SHALL BE SINGLE-STEM, WITH A STRONG CENTRAL LEADER.
- STREET TREES PLANTED WITHIN THE INTERSECTION SIGHT TRIANGLES SHALL BE 12'-14' MIN. HT. AT PLANTING, WITH NO BRANCHES BELOW 6' ABOVE ADJACENT GRADE.
- ANY TREES PLANTED WITHIN EXISTING OR FUTURE RIGHT-OF-WAY IS TO HAVE APPROVED PLANTING PERMIT BY DRIVE APPROVED.

FOR IMPROVEMENTS TO SLEDGE ROAD, SEE SHEETS L8.0-L8.3

This Plan is A Final Design.
Not Released For Construction
Unless Initialed & Dated As
Approved: _____
DATE: _____

