THE PETITIONER WILL CONTROL AND TREAT THE ENTER RUNOFF VOLUME FOR THE POST-DEVELOPMENT 1-YR 24 HOUR STORM. RUNOFF DRAW DOWN TIMES SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS. PEAK STORM WATER RELEASE RATES SHOULD MATCH PRE-DEVELOPMENT RATES FOR THE 2-YR AND 10-YR 6-MOUR STORM EVENTS. THE USE OF STRUCTURAL STORM WATER TREATMENT SYSTEMS (WET PONDS, EXTENDED DETENTION WETLANDS, BIO-RETENTION, ETC) WILL BE INCORPORATED INTO SITE AND DESIGNED TO HAVE AN 85% AVERAGE ANNUAL REMOVAL FOR TOTAL SUSPENDED SOLIDS GENERATED FROM THE DEVELOPMENT ACCORDING TO SPECIFICATIONS IN THE MOST RECENT VERSION OF THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES BEST MANAGEMENT PRACTICE MANUAL. SWIM BUFFER STANDARDS WILL BE MET ON THE SITE IF APPLICABLE.

PROVIDE ALTERNATIVE METHODS TO PREVENT THIS FROM OCCURRING.

NO STORM WATER DETENTION WILL BE PLACED IN ANY SETBACKS OR BUFFERS, UNLESS THE TOPOGRAPHY OF THE SITE AND THE DESIGN OF THE FACILITIES LIMITS THE LOCATION TO THE SETBACK OR BUFFER AND THEN ONLY IF SUCH FACILITY IS DESIGNED AND MAINTAINED AS PART OF THE LANDSCAPING OF THE SITE. THE DEVELOPMENT OF THE PETITIONER'S SITE WILL COMPLY WITH ALL ADOPTED POST CONSTRUCTION STORM WATER STANDARDS THAT MAY BE APPLICABLE TO THE SITE.

12. WITH REGARD TO STORM WATER, THE PETITIONER'S SITE WILL TIE-IN TO THE EXISTING STORM

WATER SYSTEM(S) IF ANY ARE PRESENT. THE PETITIONER WILL HAVE THE RECEIVING DRAINAGE

SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE

DEVELOPMENT, TAKING INTO ACCOUNT THE TOTAL SIZE OF THE PETITIONER'S SITE RELATIVE TO THE

OVERALL SIZE OF THE BASIN DRAINING TO THAT POINT. IF IT IS FOUND THAT DEVELOPMENT WILL

CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL

13. THE SITE WILL COMPLY WITH CHAPTER 21 F THE CITY CODE. PROPOSED PLANTING SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE ON ACTUAL SITE CONDITIONS AND URBAN FORESTRY STAFF APPROVAL. INTERNAL LANDSCAPING SHOWN ON THE PLAN IS ILLUSTRATIVE AND THE EXACT DESIGN WILL BE DETERMINED DURING THE DESIGN AND DEVELOPMENT PROCESS. 14. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALK, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE

APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES. 15. THROUGHOUT THIS REZONING PETITION, THE TERMS 'OWNER', 'OWNERS', 'PETITIONER' OR 'PETITIONERS', SHALL, WILL RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF

CURVE DELTA RADIUS LENGTH CHORD BEARING TANGENT

C1 30°22'58" 1640.00' 869.66' 859.51' S 65°48'16" W 445.31'

CITY OF CHARLOTTE NOTES: COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

ALL ROAD IMPROVEMENTS AT ARDREY KELL ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS#50.05 (9" SIGNS ONLY)

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

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

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PIERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

IN ORDER TO ENSURE DRAINAGE, KEEP A MIINIMUM 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.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER IS PROHIBITED.

THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANINEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS. A SIDEWALK EASEMENT HAS BEEN PROVIDED) FOR PORTION OF SIDEWALK ALONG ARDREY KELL ROAD OUTSIDE

BEHIND THE BACK OF SIDEWALK. DUKE ENERGY CONFIRMED THAT THIS IS NOT A PURCHASED EASEMENT AND THEREFORE DO NOT HAVE ANY

OF THE RIGHT OF WAY. THIS EASEMENT ALLOWS FOR CITY MAINTENANCE AND IS AT A MINIMUM ONE FOOT

PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEERING PRIOR TO

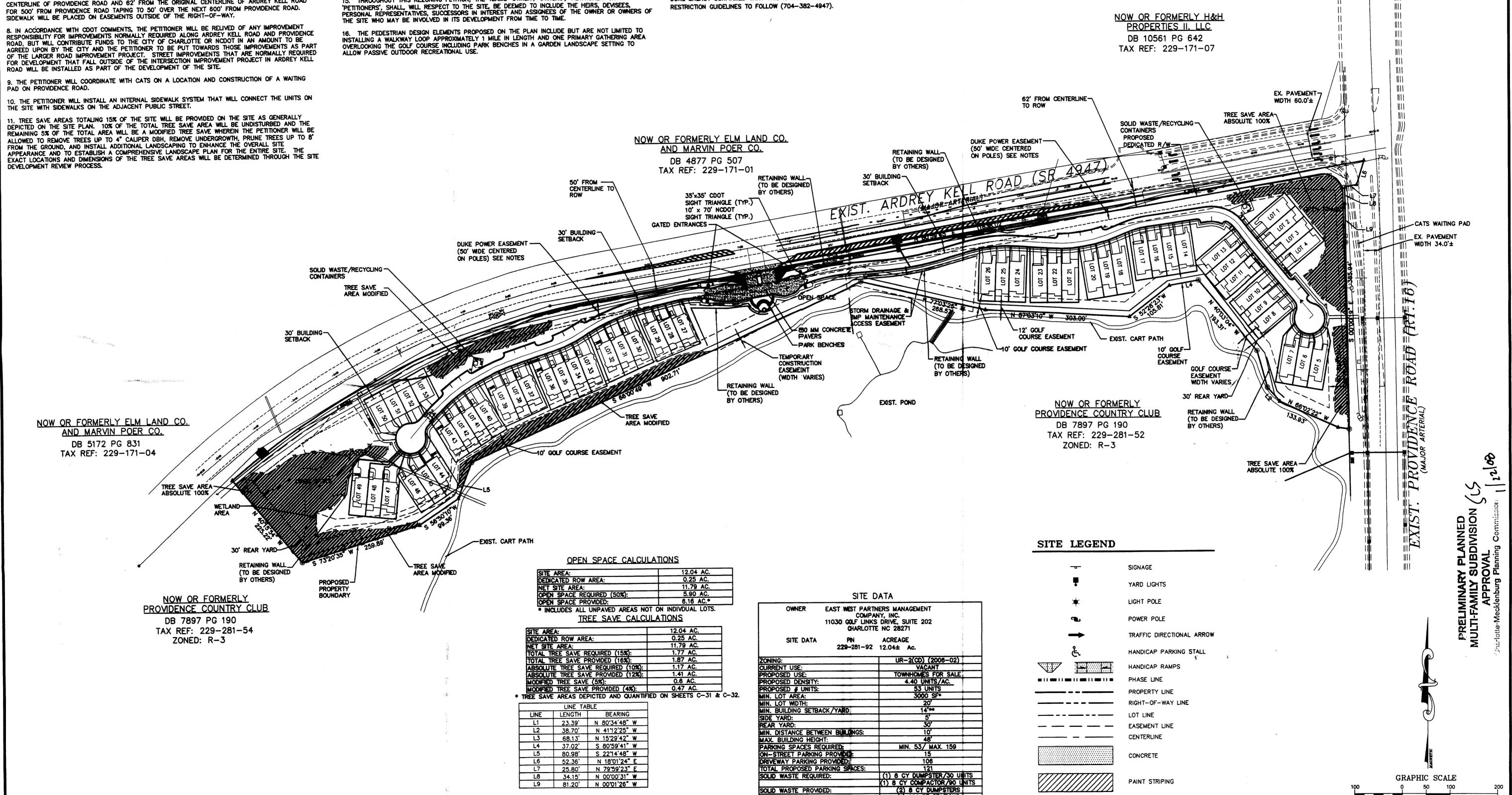
"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGN DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.

NONSTANDARD 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.

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 COSTS AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLC 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.

NOTE: CURB AND GUTTER FROM FAIRWAY ROW ENTRANCE TO THE INTERSECTION OF ARDREY KELL ROAD AND PROVIDENCE ROAD TO BE CONSTRUCTED BY NCDOT. EAST WEST PARTNERS WILL REIMBURSE NCDOT FOR THE REQUIRED CONSTRUCTION.



* 400 SF MINIMUM PRIVATE OPEN SPACE (SUBLOT)
** 30' BUILDING SETBACK FROM ARDREY KELL ROAD
40' BUILDING SETBACK FROM PROVIDENCE ROAD.

n z

ROW

AIRWAY

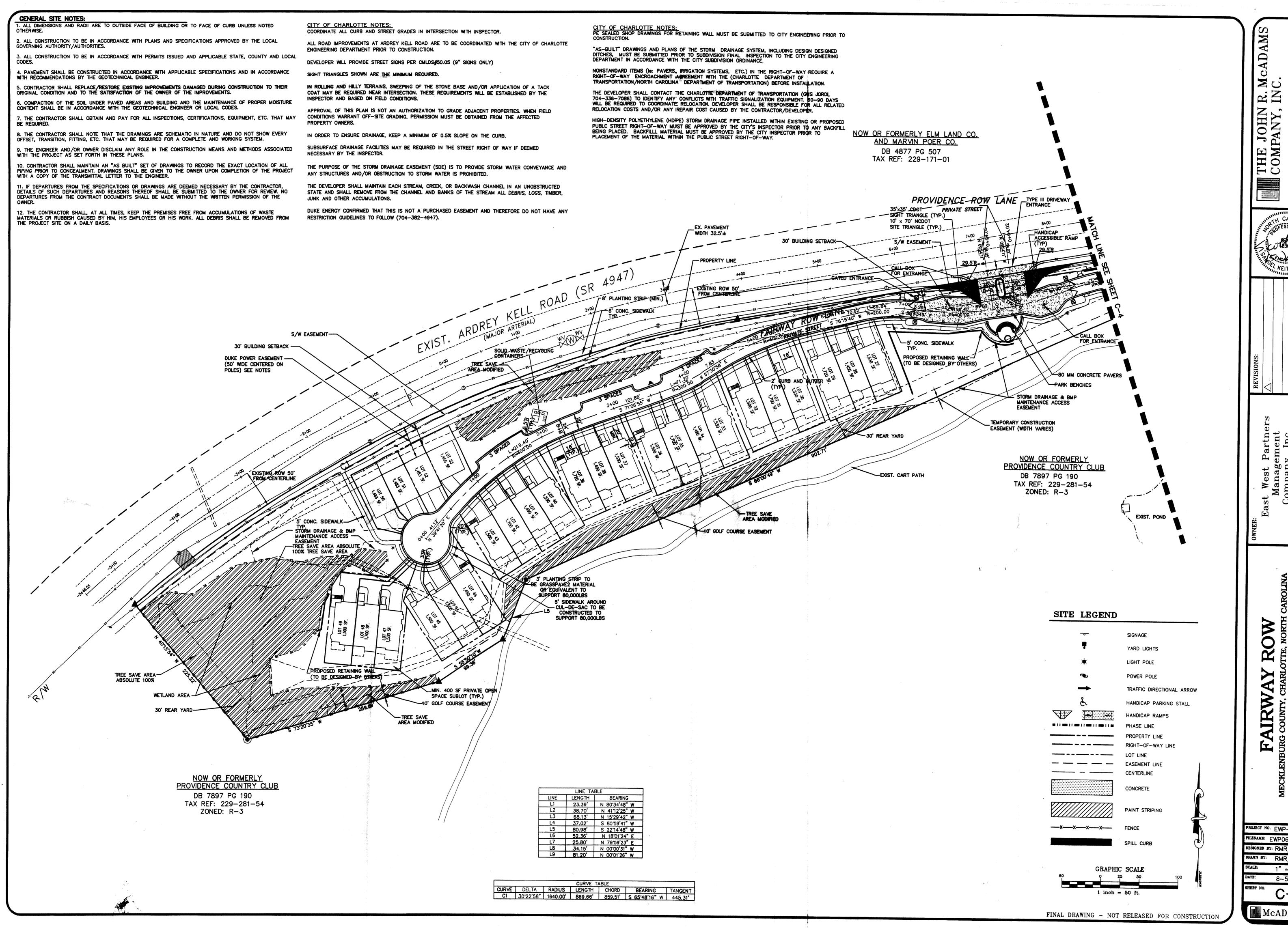
PROJECT NO. EWP-06020 FILENAME: EWP06020-St IGNED BY: RMR/GEG RMR/GEG 1" = 100'

8-5-06

McADAMS

1 inch = 100 ft.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



PROJECT NO. EWP-06020 FILENAME: EWP06020-S DESIGNED BY: RMR/GEG DRAWN BY: RMR/GEG 1" = 50' 8-5-06

