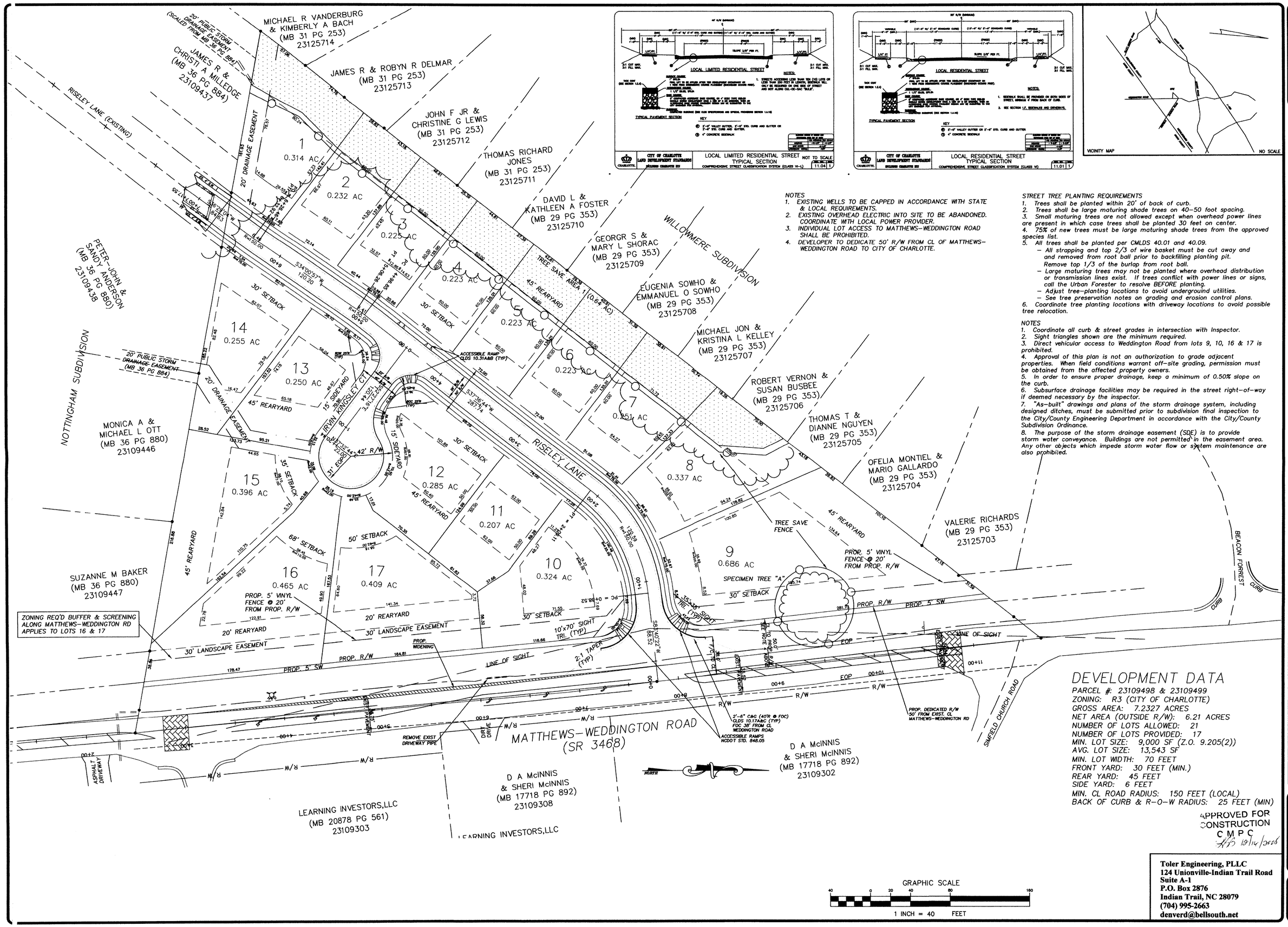

NOTES

1. *EXISTING WELLS TO BE CAPPED IN ACCORDANCE WITH STATE & LOCAL REQUIREMENTS.*
2. *EXISTING OVERHEAD ELECTRIC INTO SITE TO BE ABANDONED. COORDINATE WITH LOCAL POWER PROVIDER.*
3. *INDIVIDUAL LOT ACCESS TO MATTHEWS-WEDDINGTON ROAD SHALL BE PROHIBITED.*
4. *DEVELOPER TO DEDICATE 50' R/W FROM CL OF MATTHEWS-WEDDINGTON ROAD TO CITY OF CHARLOTTE.*

STREET TREE PLANTING REQUIREMENTS

1. *Trees shall be planted within 20' of back of curb.*
2. *Trees shall be large maturing shade trees on 40-50 foot spacing.*
3. *Small maturing trees are not allowed except when overhead power lines are present in which case trees shall be planted 30 feet on center.*
4. *75% of new trees must be large maturing shade trees from the approved species list.*
5. *All trees shall be planted per CMLDS 40.01 and 40.09.*
   - *All strapping and top 2/3 of wire basket must be cut away and and removed from 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 to resolve BEFORE planting.*
   - *Adjust tree-planting locations to avoid undergrouind utilities.*
   - *See tree preservation notes on grading and erosion control plans.*
6. *Coordinate tree planting locations with driveway locations to avoid possible tree relocation.*

NOTES

1. *Coordinate all curb & street grades in intersection with Inspector.*
2. *Sight triangles shown are the minimum required.*
3. *Direct vehicular access to Weddington Road from lots 9, 10, 16 & 17 is prohibited.*
4. *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.*
5. *In order to ensure proper drainage, keep a minimum of 0.50% slope on the curb.*
6. *Subsurface drainage facilities may be required in the street right-of-way if deemed necessary by the inspector.*
7. *"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.*
8. *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.*

DEVELOPMENT DATA

PARCEL #: 23109498 & 23109499
ZONING: R3 (CITY OF CHARLOTTE)
GROSS AREA: 7.2327 ACRES
NET AREA (OUTSIDE R/W): 6.21 ACRES
NUMBER OF LOTS ALLOWED: 21
NUMBER OF LOTS PROVIDED: 17
MIN. LOT SIZE: 9,000 SF (Z.O. 9.205(2))
AVG. LOT SIZE: 13,543 SF
MIN. LOT WIDTH: 70 FEET
FRONT YARD: 30 FEET (MIN.)
REAR YARD: 45 FEET
SIDE YARD: 6 FEET
MIN. CL ROAD RADIUS: 150 FEET (LOCAL)
BACK OF CURB & R-O-W RADIUS: 25 FEET (MIN)

APPROVED FOR CONSTRUCTION
CMPC
10/14/2008

GRAPHIC SCALE
1 INCH = 40 FEET

Toler Engineering, PLLC
124 Unionville-Indian Trail Road
Suite A-1
P.O. Box 2876
Indian Trail, NC 28079
(704) 995-2663
denverd@bellsouth.net

CALL NC ONECALL BEFORE YOU DIG
STOP
1-800-632-4949
AVOID UTILITY DAMAGE

NO.	DATE	BY	ISSUE
1	4/27/08	DT	REVISED PER CITY COMMENTS (1st SUB)
2	8/21/08	DT	REVISED PER CITY COMMENTS
3	10/7/08	DT	REVISED PER CITY COMMENTS

McCAMEY FARMS
3900 Weddington Road
Charlotte, NC

D.K. Pressley Development
P.O. Box 2876
Indian Trail, NC 28079
(704) 821-2420 Office, (704) 821-2419 Fax

SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY
DDT	DDT	DDT
SCALE	DATE	JOB NUMBER
NOTED	07/24/07	0707

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 8767 DENVER D. TOLER
10/14/2008

SHEET
C 2.0