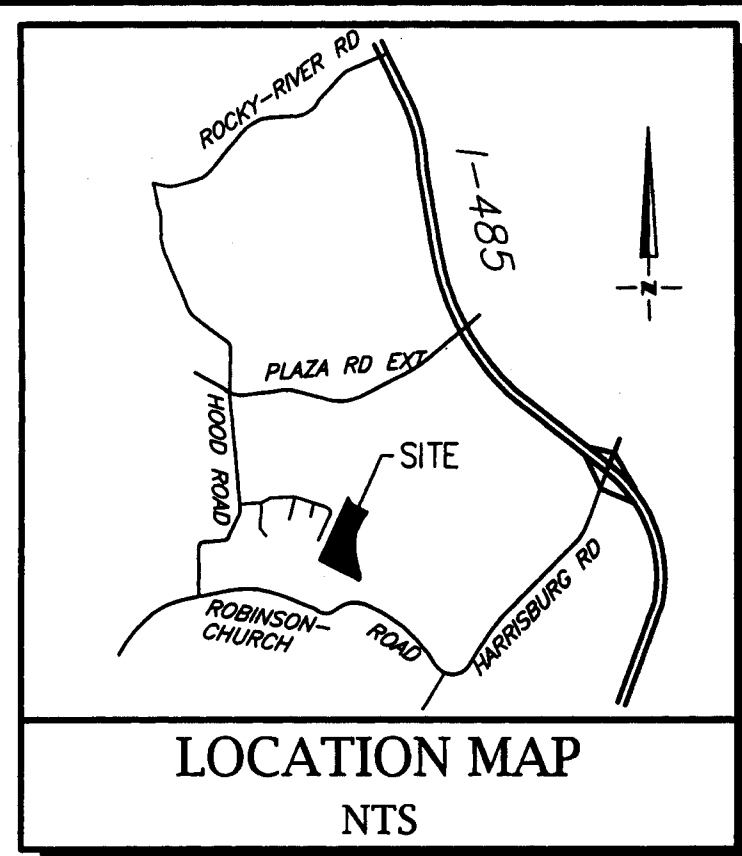




TOTAL SITE AREA: 553,214 SF (12.70 AC)
ALLOWABLE LOTS: 12.7 AC x 3 UNITS/ACRE = 38
TOTAL # OF LOTS: 18
DEVELOPER: HOOD ROAD DEVELOPMENT, LLC
MAP REFERENCE: DEED BOOK 8785, PAGE 724
PARCEL ID: 111-021-16
JURISDICTION: CITY OF CHARLOTTE ETJ
ZONING: R-3
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
MINIMUM SETBACK: 30'
MINIMUM SIDE YARD: 3' (TREE ORDINANCE INCENTIVE)
PERIM. MIN. SIDE YARD: 6'
MINIMUM REAR YARD: 45' (EXTERIOR)
MINIMUM REAR YARD: 30' (INTERIOR)
MINIMUM LOT WIDTH: 60' (CLUSTER DEVELOPMENT)
MINIMUM LOT AREA: 8,000 SF
DENSITY: 1.42 DU/AC
COMMON OPEN SPACE: 313,762 SF (7.20 AC)
C.O.S. AS A PERCENT: 56.7%
TOTAL LENGTH OF ROADS: 1,160.00 LF
FLOOD FIRM MAP NUMBER: 3701580170E
FOR LANDSCAPE REQUIREMENTS SEE LANDSCAPE PLAN C5.0

STREET TREES
STREET FRONTAGE: 2,220 LF
REQUIRED STREET TREES: 56 EA
PROVIDED STREET TREES: 56 EA
TREE SAVE
TOTAL SITE AREA: 553,214 SF
EX. CREEK AREA: 32,953 SF
SITE AREA MINUS CREEK AREA: 520,261 SF
MINIMUM TREE SAVE (10%): 52,026 SF
ACTUAL TREE SAVE: 213,428 SF
PERCENT TREE SAVE: 41.0%
NO HERITAGE TREES ARE PRESENT ON SITE

DEVELOPMENT SUMMARY

TREE SAVE LINE TABLE

LINE	LENGTH	BEARING
L10	267.71	N24°36'49"E
L11	126.65	S63°12'13"E
L12	2.63	S63°12'12"E
L13	120.82	S22°38'01"W
L14	106.99	S26°56'47"W
L15	99.79	S23°40'54"W
L16	62.96	S30°45'49"W
L17	99.00	S11°51'01"W
L18	70.69	S03°00'30"W
L19	68.54	S05°38'03"W
L20	27.13	S68°13'07"W
L21	182.40	S141°35'59"E
L22	148.94	S111°12'37"E
L23	262.22	S04°54'03"E
L24	281.82	N63°15'19"W
L25	93.75	N44°45'55"E
L26	135.39	N06°09'30"E
L27	140.20	N40°57'34"W
L28	9.77	N24°49'22"E
L29	26.33	N41°07'37"E
L30	68.17	N20°20'04"E
L31	17.03	N07°10'01"E
L32	47.78	N02°07'44"E
L33	53.37	N00°42'04"E
L34	115.43	N28°12'27"E
L35	123.39	N11°51'01"E
L36	53.17	N21°48'02"W
L37	22.94	N46°11'31"W
L38	22.61	S13°56'14"E
L39	91.11	N47°30'48"E
L40	262.58	N24°36'48"E
L41	56.87	N63°00'30"W
L42	47.89	N63°12'13"E
L43	125.32	N24°18'13"W
L44	107.73	S24°49'22"W
L45	154.99	S14°03'20"W
L46	80.92	S83°11'20"E
L47	67.99	S36°27'04"E
L48	85.27	S18°57'57"W
L49	67.20	S62°10'06"W
L50	96.50	N47°30'48"E

LINE	LENGTH	BEARING
L1	120.66	S61°19'05"E
L2	553.58	S24°49'22"W
L3	155.00	S65°10'38"E

CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	330.76	220.00	300.47	N181°45'51"W

S.W.I.M. BUFFER NOTES: (100' BUFFER)

THE STREAMSIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, AT A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6-INCH CALIPER PER 1,000 SQUARE FEET. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES.

PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND THAT NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).

GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE, HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES, GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.

THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING, ETC.) AT THE SITE AND THIS FENCING MUST BE CALLED OUT ON THE PLANS.

THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS AND THIS MARKER MUST BE CALLED OUT ON THE PLANS.

TREE PROTECTION NOTES:

TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE GUIDELINE STANDARDS.

TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.

NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREAS.

VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.

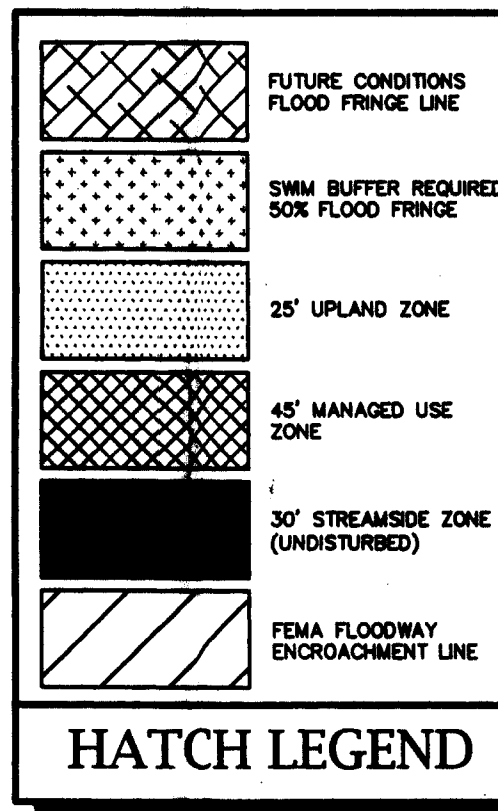
URBAN FORESTER MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING.

SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CALIPER	MIN. HEIGHT
	56	RED MAPLE	Acer rubrum	2"	8'

PLANT MATERIALS LIST

KEY NOTES:

- CITY OF CHARLOTTE STANDARD LOCAL RESIDENTIAL STREET 50' RIGHT-OF-WAY (CLDSM 10.01) SEE DETAIL 1/C9.0.
- CITY OF CHARLOTTE STANDARD LOCAL LIMITED RESIDENTIAL STREET 40' RIGHT-OF-WAY (CLDSM 10.04) SEE DETAIL 2/C9.0.
- CITY OF CHARLOTTE STANDARD RESIDENTIAL CUL-DE-SAC 40' RIGHT-OF-WAY (CLDSM 10.16) SEE DETAIL 3/C9.0.
- INSTALL ACCESSIBLE RAMP FOR 2'-0" VALLEY CURB AND GUTTER (CLDSM 10.33A/B & 10.35B) SEE DETAILS 11-12/C9.0 & 1/C9.1.
- PROPOSED END OF ROADWAY MARKER (CLDSM 50.07 A&B AND 50.08 A&B) SEE DETAILS 9-12/C9.3.
- TREE SAVE AREA PER THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE, CHAPTER 21 CITY CODE.
- TREE PROTECTION FENCE (CLDSM 40.02) INSTALLED 5' OFF TREE SAVE AREA, PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
- CDOT 35' X 35' SIGHT TRIANGLE.
- CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING CURB AND GUTTER FOR PROPOSED CONNECTION.
- CONTRACTOR SHALL SAWCUT SIDEWALK AT EXISTING EXPANSION JOINT FOR PROPOSED CONNECTION.
- TREE PROTECTION FENCE (CLDSM 40.02) AND TEMPORARY SILT FENCE (CLDSM 30.06A) TO BE PLACED AT THE DRIPLINE PLUS FIVE (5) FEET AND ORANGE FABRIC FENCE TO DENOTE PROTECTION OF S.W.I.M. BUFFER, PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
- NC DOT ACCESSIBLE RAMP. SEE DETAILS 4-6/C9.4 & 1/C9.5
- ADDITIONAL UPLAND ZONE REQUIRED 50% FEMA FLOOD FRINGE (HATCHED AREA)

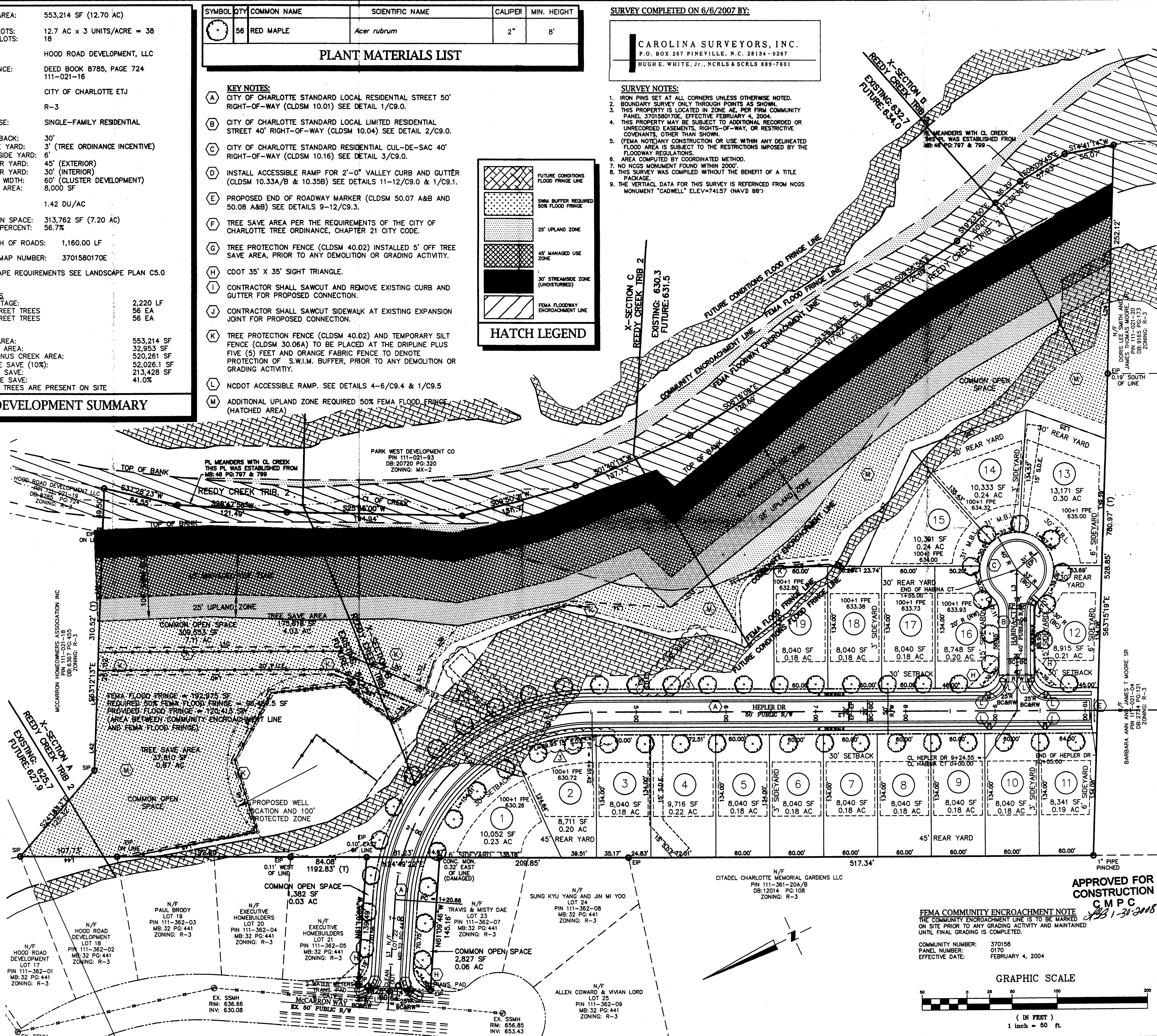


SURVEY COMPLETED ON 6/6/2007 BY:

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134-0267
HUGH E. WHITE, JR., NCRLS & SCRLS 889-7601

SURVEY NOTES:

- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
- THIS PROPERTY IS LOCATED IN ZONE A2. PER FIRM COMMUNITY PANEL 3701580170E, EFFECTIVE FEBRUARY 4, 2004.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
- (FEMA NOTE) ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
- AREA COMPUTED BY COORDINATED METHOD.
- NO NCGS MONUMENT FOUND WITHIN 2000'.
- THIS SURVEY WAS COMPILED WITHOUT THE BENEFIT OF A TITLE PACKAGE.
- THE VERTICAL DATA FOR THIS SURVEY IS REFERENCED FROM NCGS MONUMENT "CADWELL" ELEV=741.57 (NAVD 88')

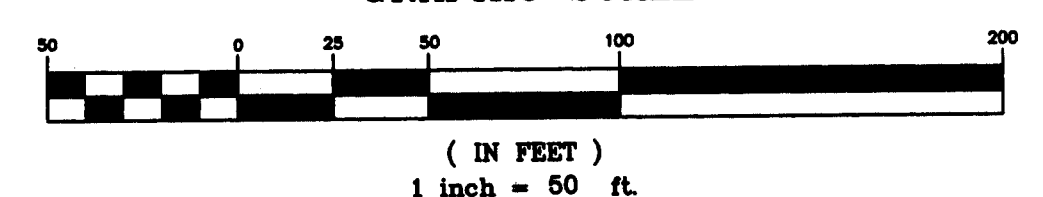


APPROVED FOR CONSTRUCTION
C.M.P.C.
8/23/13

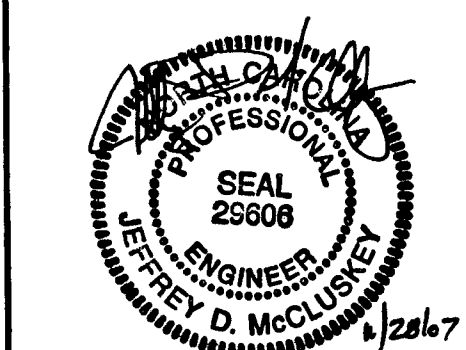
FEMA COMMUNITY ENCROACHMENT NOTE
THE COMMUNITY ENCROACHMENT LINE IS TO BE MARKED ON SITE PRIOR TO ANY GRADING ACTIVITY AND MAINTAINED UNTIL FINAL GRADING IS COMPLETED.

COMMUNITY NUMBER: 370158
PANEL NUMBER: 0170
EFFECTIVE DATE: FEBRUARY 4, 2004

GRAPHIC SCALE



Mc²
ENGINEERING
MC² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797



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MCCARRON SUBDIVISION PHASE IV
HOOD ROAD
MECKLENBURG COUNTY, NC
HOOD ROAD DEVELOPMENT, LLC
3124 WASHBURN AVENUE
CHARLOTTE, NC 28205

SITE PLAN

REVISIONS

NO.	DATE	REVISION
1	9/04/07	CITY COMMENTS
2	10/25/07	CITY COMMENTS
3	11/28/07	CITY COMMENTS

CAD FILE: 2007-012 BASE.DWG
PROJECT NO.: 2007-012
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: JUNE 28, 2007

C2.0