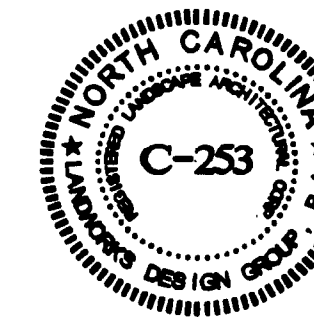


SAVANNAH TOWNHOMES
PHASE TWO
EASTWOOD DEVELOPMENT
CHARLOTTE, NC

PRELIMINARY
SITE PLAN

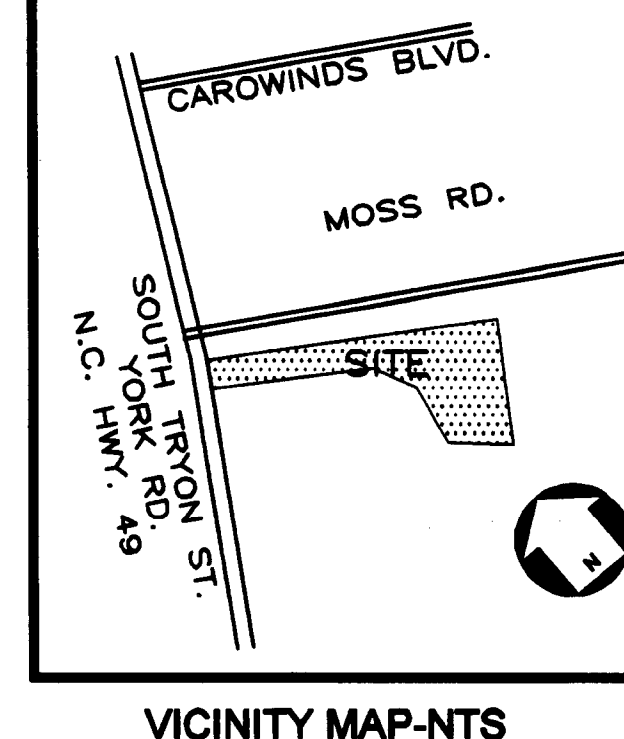
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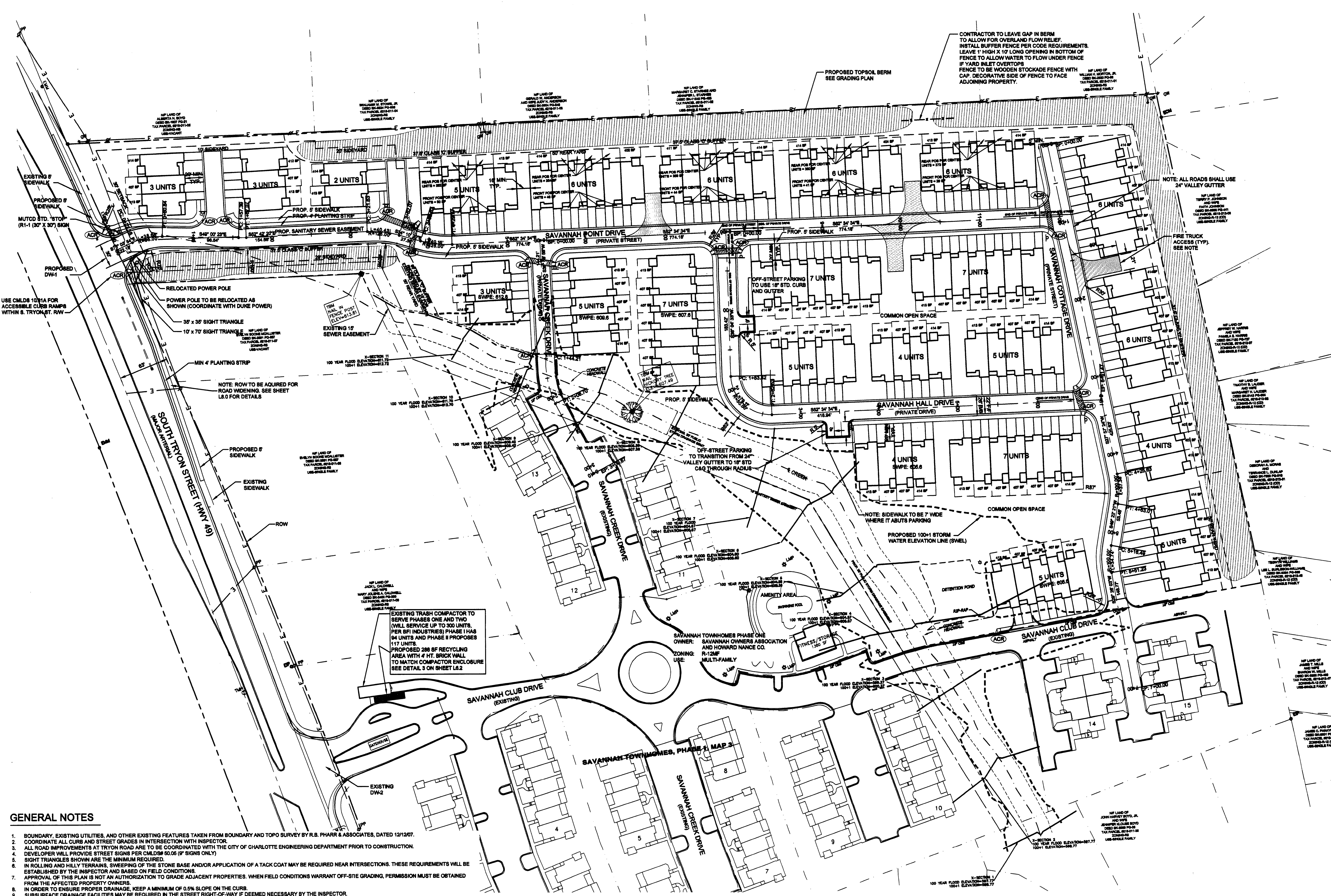
REVISIONS:
Description
Date
By
1 04/14/08
2 08/12/08

Project Manager:
MDL
Drawn By:
SJH
Checked By:
MDL
Date:
02/01/08
Project Number:
07041
Sheet Number:

L1.1



VICINITY MAP-NTS



GENERAL NOTES

- BOUNDARY, EXISTING UTILITIES, AND OTHER EXISTING FEATURES TAKEN FROM BOUNDARY AND TOPO SURVEY BY R.B. PHARR & ASSOCIATES, DATED 12/12/07.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT TRYON ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDMS 50.06 (IF 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 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 SOUTH TRYON ST. 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. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. 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'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.
- 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, LUNK AND OTHER ACCUMULATIONS.
- ANY BUILDING WITHIN THE STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.20.8.
- ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- ALL OPENINGS (E.G. DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (IF APPLICABLE).
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- "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.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- PRIOR TO CO. SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
- NON-STANDARD ITEMS (IE. PAVEMENT, 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 PLANT RELOCATION, OFFSITE RW AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE RW ACQUISITION PROCESS". THESE NEEDED RW AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7096) 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.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT <http://www.charlotte.org/Departments/Transportation/Street-Maintenance/Forms.htm>
- 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.
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SF OF IMPERVIOUS AREA SINCE SEPTEMBER 1979 WILL REQUIRE STORM DRAINAGE DETENTION.
- TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-5682 FOR REQUIRED PERMITS.
- BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4969. IT'S THE LAW.
- APPROXIMATE TIME OF COMPLETION OF INFRASTRUCTURE: 24 MONTHS FROM DATE OF PLAN APPROVAL.

FIRE TRUCK ACCESS NOTES

FIRE TRUCK ACCESS POINTS SHOWN ARE TO PROVIDE MOUNTABLE CURB, 20' CLEAR WIDTH, AND BE CAPABLE OF SUPPORTING 80,000 POUNDS.

SITE NOTES:

MINIMUM SUBLOT SIZE SOLD WITH EACH TOWNHOME MUST ACCOMMODATE 400 SF PRIVATE OPEN SPACE.
THIS PLAN COMPLETELY REPLACES PLAN PREVIOUSLY APPROVED IN 2002.

TRASH NOTES

PHASE II WILL USE EXISTING PHASE I COMPACTOR (EXISTING 34 CY CAPACITY) (SIZED TO ACCOMMODATE UP TO 300 UNITS, ACCORDING TO SERVICE PROVISION).
REQUIRED FOR RECYCLING: ONE 144 SF. RECYCLING STATION PER 80 UNITS = 288SF. RECYCLING (SEE EXISTING COMPACTOR FOR LOCATION)

SITE DATA

PROPERTY OWNER: SAVANNAH CHARLOTTE LLC
ADDRESS: 11301 S. TRYON STREET
TAX PARCEL ID NUMBER(S): 219-011-06
PARCEL SIZE: 13.46 AC
ZONING: R-12MF
FRONT SETBACK: 30'
MINIMUM SIDE YARD (ABUTTING N-S ZONING): 10'
MINIMUM SIDE YARD: 20' (ABUTTING RESIDENTIAL)
MINIMUM REAR YARD: 50'
REQUIRED BUFFER WIDTH: 50' (REDUCED BY 25% TO 37.5' WITH CONSTRUCTION OF BERM)
DENSITY: 8.7 DUA
JURISDICTION: CHARLOTTE
NUMBER OF UNITS: 117 TOWNHOME - FOR SALE UNITS
NUMBER OF PARKING SPACES:
REQUIRED: 178
PROPOSED: 239 (INCLUDES
OFF-STREET PARKING, DRIVEWAYS AND ONE-CAR GARAGES)
OPEN SPACE (50% MINIMUM): 7.15 AC, 53%
HEIGHT (40' MAX): 40' MAX.
BIKE PARKING: NOT REQUIRED FOR SINGLE FAMILY ATTACHED.

LEGEND

- PROPERTY LINE
- SETBACKS / BUFFER
- FIRE TRUCK ACCESS AREA
- BERM AREA
- ACCESSIBLE CURB RAMP
- MUTCD STD. "STOP" (R1-1, 24" X 24") SIGN TYP.

This Plan is a Final Design.
NOT Released for Construction
Unless Initialed & Dated As
Approved:
DATE: _____

