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LAND DEVELOPMENT DESIGN SERVICES

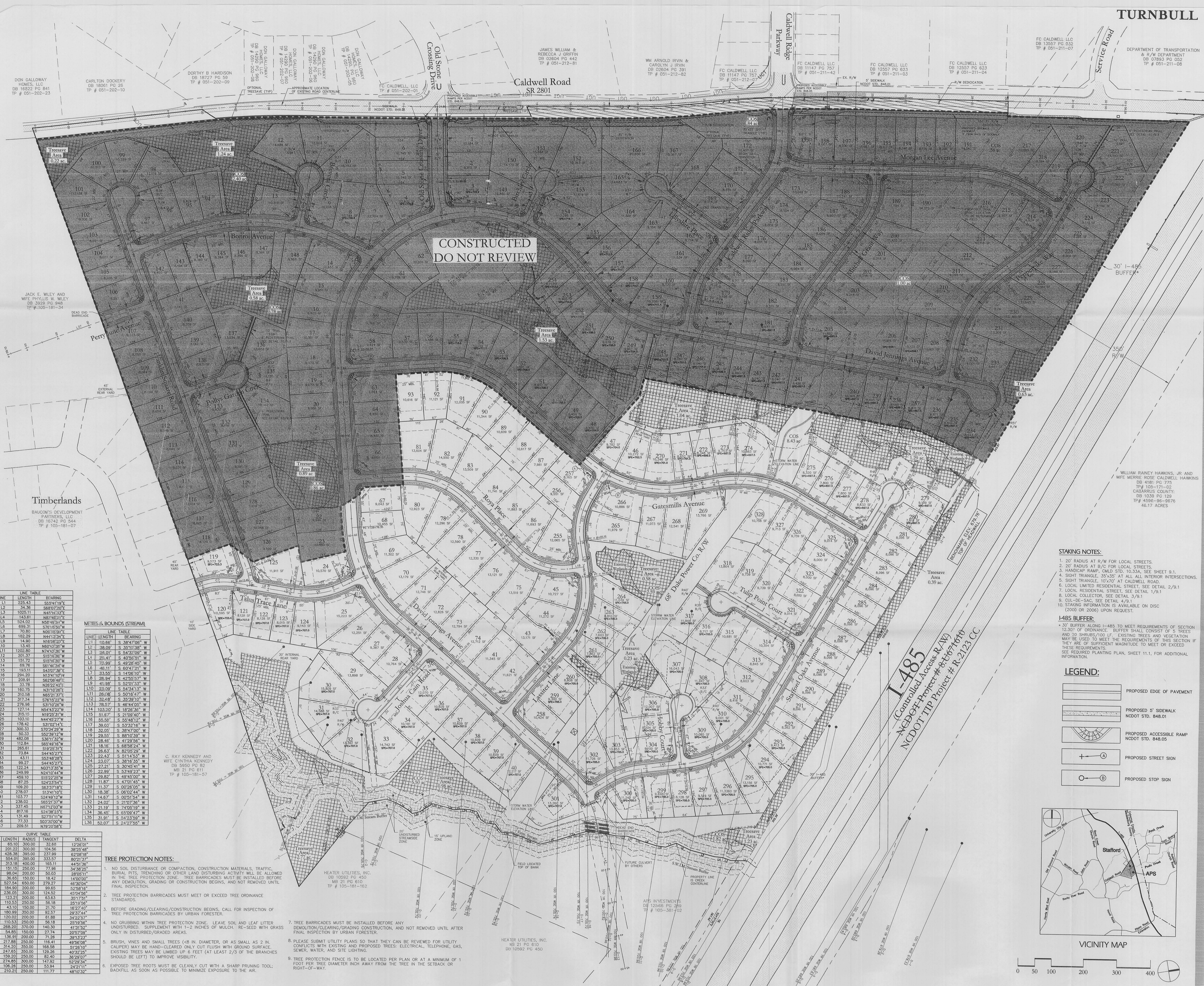


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Crosland
It's our place to improve yours.

227 WEST TRADE STREET
SUITE 800
CHARLOTTE, NC 28202



STAKING NOTES:

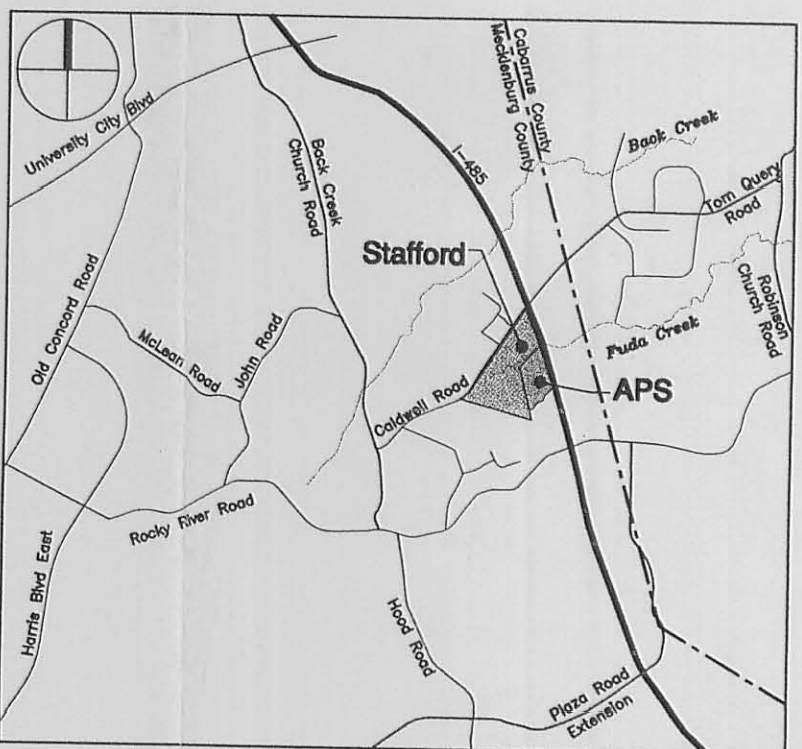
1. 20' RADIUS AT R/W FOR LOCAL STREETS.
2. 20' RADIUS AT B/C FOR LOCAL STREETS.
3. HANDICAP RAMP, C&D STD. 10.33A, SEE SHEET 9.1.
4. SIGHT TRIANGLE, 35'x35' AT ALL ALL INTERIOR INTERSECTIONS.
5. SIGHT TRIANGLE, 10'x70' AT CALDWELL ROAD.
6. LOCAL LIMITED RESIDENTIAL STREET, SEE DETAIL 2/9.1
7. LOCAL RESIDENTIAL STREET, SEE DETAIL 1/9.1
8. LOCAL COLLECTOR, SEE DETAIL 3/9.1
9. C&D-DE-S&C, SEE DETAIL 4/9.1
10. STAKING INFORMATION IS AVAILABLE ON DISC (2000 OR 2006) UPON REQUEST.

1-485 BUFFER:

1. 30' BUFFER ALONG I-485 TO MEET REQUIREMENTS OF SECTION 12.207 OF ORDINANCE. BUFFER SHALL CONSIST OF 5' TREES AND 20' SHRUBS/100 LF. EXISTING TREES AND VEGETATION MAY BE USED TO MEET THE REQUIREMENTS OF THIS SECTION IF THEY ARE OF SUFFICIENT MAGNITUDE TO MEET OR EXCEED THESE REQUIREMENTS.
2. REQUIRED PLANTING PLAN, SHEET 11.1, FOR ADDITIONAL INFORMATION.

LEGEND:

- PROPOSED EDGE OF PAVEMENT
- PROPOSED 5' SIDEWALK
NCDOT STD. 848.01
- PROPOSED ACCESSIBLE RAMP
NCDOT STD. 848.05
- PROPOSED STREET SIGN
- PROPOSED STOP SIGN



VICINITY MAP



LINE	LENGTH	BEARING
L1	225.43	S33°41'18"E
L2	34.38	S89°02'07"E
L3	1028.11	N45°04'33"E
L4	143.61	N85°00'01"E
L5	524.52	N58°16'31"W
L6	699.31	S78°18'50"W
L7	70.80	N62°18'01"E
L8	182.29	N44°33'34"E
L9	14.90	N16°08'23"E
L10	13.45	N60°03'01"W
L11	1202.80	N74°43'30"W
L12	201.37	S15°36'30"W
L13	151.72	S15°16'01"W
L14	69.76	S81°46'34"W
L15	193.11	S43°07'36"E
L16	284.20	N13°40'10"W
L17	206.91	S82°08'58"E
L18	35.78	N82°22'42"E
L19	169.75	N31°02'01"E
L20	310.58	N65°21'37"E
L21	317.34	S78°15'22"W
L22	276.86	S31°02'00"W
L23	127.14	N84°43'22"E
L24	315.15	N22°31'01"E
L25	103.10	N44°45'27"W
L26	178.42	S31°02'14"E
L27	300.33	S70°34'29"W
L28	50.33	S52°39'12"W
L29	482.09	S38°11'32"W
L30	112.84	S85°40'16"W
L31	265.61	S19°25'31"E
L32	73.84	S44°42'27"E
L33	43.11	S33°46'29"E
L34	99.27	S44°42'27"E
L35	122.24	N03°13'35"W
L36	249.89	N04°10'44"W
L37	458.10	S18°22'25"W
L38	87.25	S24°23'54"E
L39	109.20	S63°32'10"E
L40	278.07	S13°41'10"E
L41	103.77	S24°48'12"W
L42	238.02	S65°21'37"W
L43	337.45	N87°12'03"W
L44	87.16	S24°48'23"E
L45	131.49	S27°51'11"W
L46	77.33	S03°30'00"W
L47	298.51	N02°00'58"E

LENGTH	RADIUS	TANGENT	DELTA
85.10	300.00	32.68	12°26'01"
201.22	300.00	104.86	38°25'48"
428.38	395.00	237.99	62°08'18"
554.01	395.00	333.57	80°21'37"
313.18	400.00	165.11	44°51'36"
151.15	250.00	77.96	34°38'26"
98.04	200.00	50.03	28°05'11"
56.65	150.00	18.42	14°00'07"
527.54	650.00	278.27	46°30'04"
164.80	200.00	99.65	29°38'16"
236.00	300.00	124.02	45°04'56"
123.21	200.00	63.63	35°17'51"
110.53	250.00	56.18	28°19'58"
43.10	150.00	21.70	16°22'40"
180.99	350.00	82.57	28°37'44"
120.00	200.00	61.88	34°22'57"
110.53	250.00	56.18	28°19'58"
288.20	370.00	140.30	41°31'52"
54.84	150.00	27.74	20°57'08"
136.91	200.00	71.26	39°15'03"
217.88	200.00	116.41	49°56'08"
314.20	350.00	178.42	51°28'07"
247.65	350.00	128.26	40°32'25"
159.20	250.00	82.40	32°29'07"
274.85	300.00	147.82	52°28'34"
106.26	250.00	53.84	24°21'11"
210.21	250.00	111.77	48°10'32"

TREE PROTECTION NOTES:

1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY WILL BE ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION.
2. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS.
3. BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
4. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
5. BRUSH, VINES AND SMALL TREES (<8 IN. DIAMETER, OR AS SMALL AS 2 IN. CALIPER) MAY BE HAND-CLEARED ONLY CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP 6 FEET (AT LEAST 2/3 OF THE BRANCHES SHOULD BE LEFT) TO IMPROVE VISIBILITY.
6. EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL AS SOON AS POSSIBLE TO MINIMIZE EXPOSURE TO THE AIR.
7. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.
8. PLEASE SUBMIT UTILITY PLANS SO THAT THEY CAN BE REVIEWED FOR UTILITY CONFLICTS WITH EXISTING AND PROPOSED TREES, ELECTRICAL, TELEPHONE, GAS, SEWER, WATER, AND SITE LIGHTING.
9. TREE PROTECTION FENCE IS TO BE LOCATED PER PLAN OR AT A MINIMUM OF 1 FOOT PER TREE DIAMETER INCH AWAY FROM THE TREE IN THE SETBACK OR RIGHT-OF-WAY.

Stafford

Ph. 2: Rev. Ph. 1

APPROVED FOR
CONSTRUCTION

CMPC

1-7-2005

CITY OF CHARLOTTE
CRAB ORCHARD TOWNSHIP

Site Plan

PROJECT NUMBER: 07-009

DRAWN BY: DBR

DESIGNED BY: BCM

ISSUE DATE: 9/30/05

- 6 12/6/07 EEP PER CITY OF CHARLOTTE COMMENTS
- 5 10/22/07 DBR PER CITY OF CHARLOTTE COMMENTS
- 4 8/10/07 DBR ADDED APS PARCEL
- 3 4/19/06 EEB PER CITY OF CHARLOTTE COMMENTS
- 2 3/3/06 DBR PER CITY OF CHARLOTTE COMMENTS
- 1 12/12/05 EEB PER CITY OF CHARLOTTE COMMENTS

NO. DATE: BY: REVISIONS: