

SITE DATA / GENERAL NOTES:

- EXISTING ZONING: R-3 (USING TREE SAVE INCENTIVE)
DISTRICT STANDARDS:
FRONT SETBACK: 20'
SIDE YARD: 5'
REAR YARD: 45' (EXTERNAL) 30' (INTERNAL)
MINIMUM LOT WIDTH: 60'
TOTAL NUMBER OF LOTS: 86
27.35 AC X 3 = 82 LOTS + DENSITY BONUS = 2.76 AC X 3 = 8 LOTS
90 LOTS ALLOWED W/ TREE ORDINANCE INCENTIVES - 86 PROPOSED
TOTAL ACREAGE: 27.35 AC
REQUIRED TREE SAVE AREA: 10% X 27.35 AC = 2.74 AC
TREE SAVE AREA PROVIDED: 3.00 AC = 10.97% (2.76% AS OPEN SPACE 10.0%)
- TAX PARCEL NUMBERS: 027-641-02, 03, 16 & 17
- DEED REFERENCES: 2805-409, 8681-466, 4260-760 & 4555-3
- ALL STREET CONSTRUCTION TO BE IN CONFORMANCE WITH ALL APPLICABLE CHARLOTTE LAND DEVELOPMENT STANDARDS.
- ON-SITE BURIAL PITS ("STUMP HOLES") ARE NOT ALLOWED.
- THIS PROJECT TO COMMENCE ON AUGUST 1, 2007, AND TO BE COMPLETED BY FEBRUARY 28, 2008.
- DEVELOPER WILL PROVIDE STREET SIGNS AS PER CHARLOTTE LAND DEVELOPMENT STANDARD NO. 50.05A. ("S" SIGNS ONLY)
- IN ROLLING AND HILLY TERRAIN, SHEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE CITY INSPECTOR BASED ON FIELD CONDITIONS.
- NON-STANDARD ITEMS (ie: PAVERS IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
- LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ON ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM AND DESIGNED DITCHES MUST BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CHARLOTTE SUBDIVISION ORDINANCE.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MIN. OF 0.5% SLOPE ON THE CURB.

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS ON HUCKS RD. & BROWNE RD. ARE TO BE COORDINATED WITH CITY ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- 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, JUNK AND OTHER ACCUMULATIONS.
- 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.
- S.D.E. = STORM DRAINAGE EASEMENT
- THE PURPOSE OF STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE FOR WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
- ALL EXISTING STRUCTURES TO BE REMOVED.
- DIRECT VEHICULAR ACCESS TO HUCKS ROAD FROM LOTS 1, 22-28, AND TO BROWNE ROAD FROM LOTS 74 & 75 IS PROHIBITED.
- CURB AND GUTTER SHOWN ON PLANS ALONG HUCKS ROAD AND BROWNE ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- 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 COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- NO HERITAGE TREES EXIST ON THIS PROPERTY. NO SPECIMEN TREES EXIST IN DESIGNATED TREE SAVE AREA.
- PROJECT BENCHMARK IS THE TOP OF A #4 REBAR @ SOUTH WESTERN PROPERTY CORNER @ HUCKS RD. ELEV. 730.99
- PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE OFFSITE R/W ACQUISITION PROCESS. THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLANS.

PERIMETER TREE REQUIREMENTS:

LINEAR FEET OF ROAD FRONTAGE ALONG MAINTAINED RIGHT OF WAY INCLUDING DRIVEWAYS.

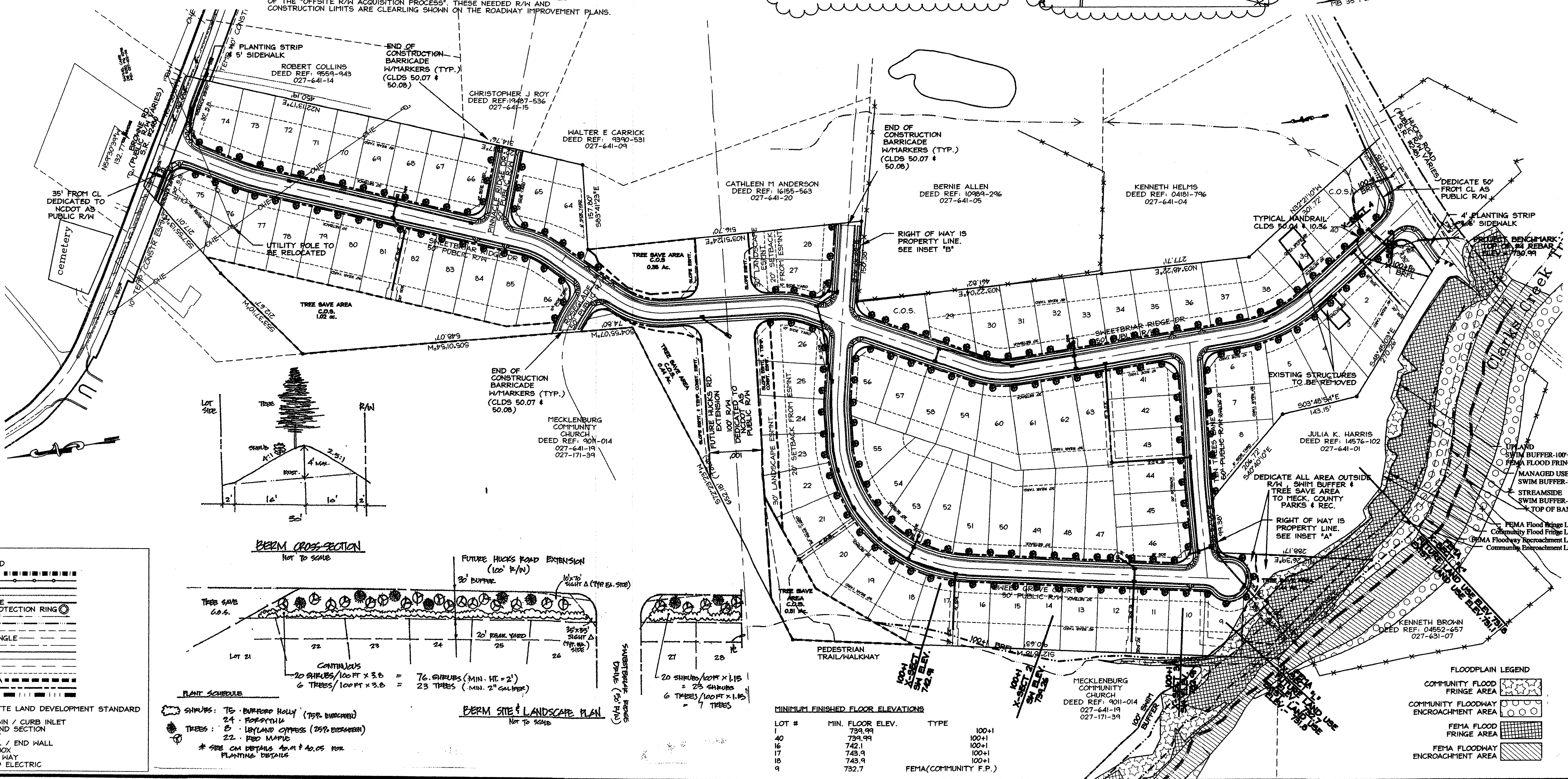
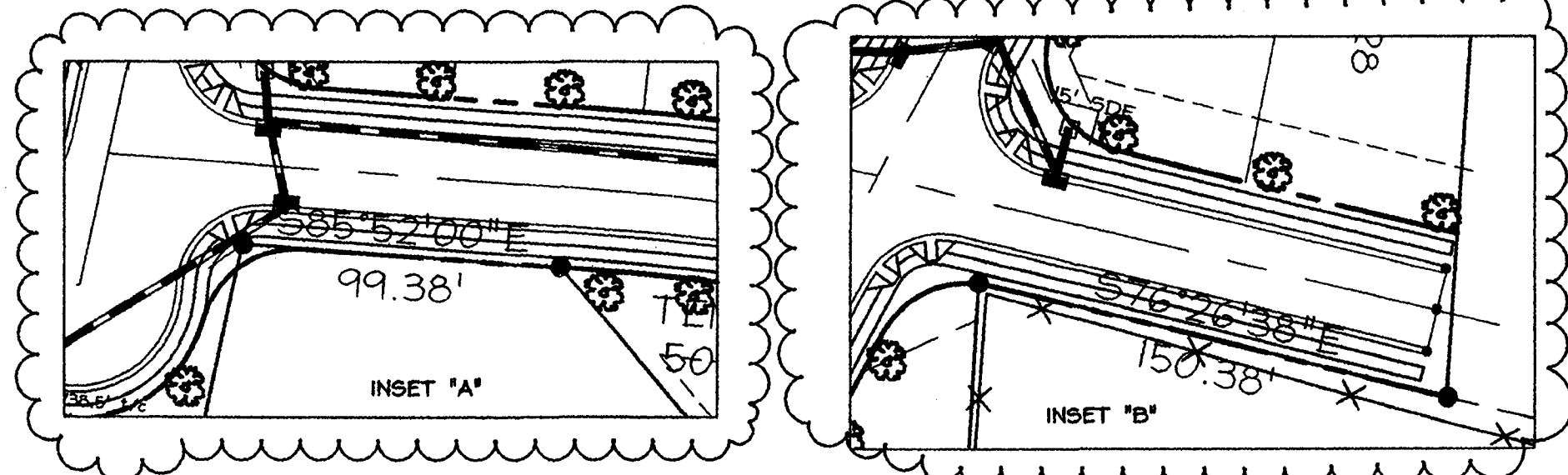
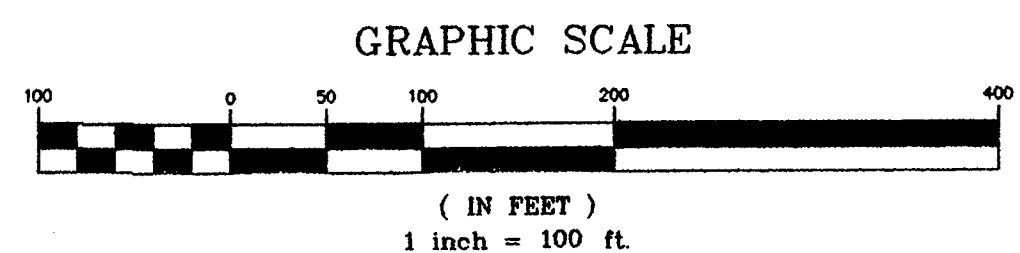
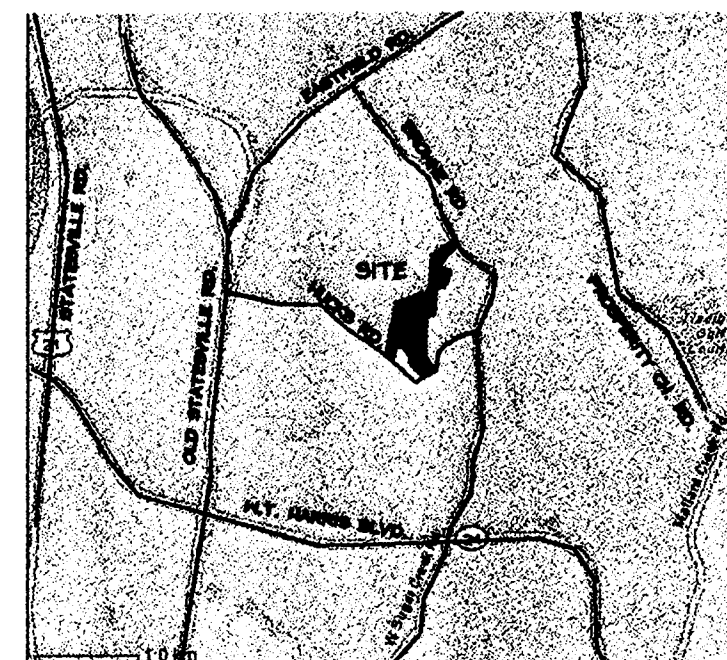
STREET - SHEETBRIAR RIDGE DR LN. / 3,820 ft = 96 TREES REQUIRED / 47 NEW PROVIDED
STREET - SHEET GROVE CT. / 2,051 ft = 52 TREES REQUIRED / 57 NEW PROVIDED
STREET - TEN TREES LN. / 709 ft = 18 TREES REQUIRED / 17 NEW PROVIDED
STREET - PINNACLE RIDGE DR. / 210 ft = 6 TREES REQUIRED / 6 NEW PROVIDED
STREET - ROSEGLADE LN. / 100 ft = 3 TREES REQUIRED / 2 NEW PROVIDED 3+ EXISTING

100+1 NOTES:

- THE LOTS SHOWN WITHIN THE BUILDING (BRFL) RESTRICTION FLOOD LINE ARE SUBJECT TO FLOODING DURING HEAVY RAINFALL AND THE CONSTRUCTION OF BUILDING OR STRUCTURES BELOW THE FLOOD PROTECTION ELEVATION IS PROHIBITED, AS FURTHER DESCRIBED BY SECTION 7.200 OF THE MECKLENBURG COUNTY SUBDIVISION ORDINANCE.
- ANY BUILDING WITHIN THE "100+1 BUILDING RESTRICTION FLOOD LINE" IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.

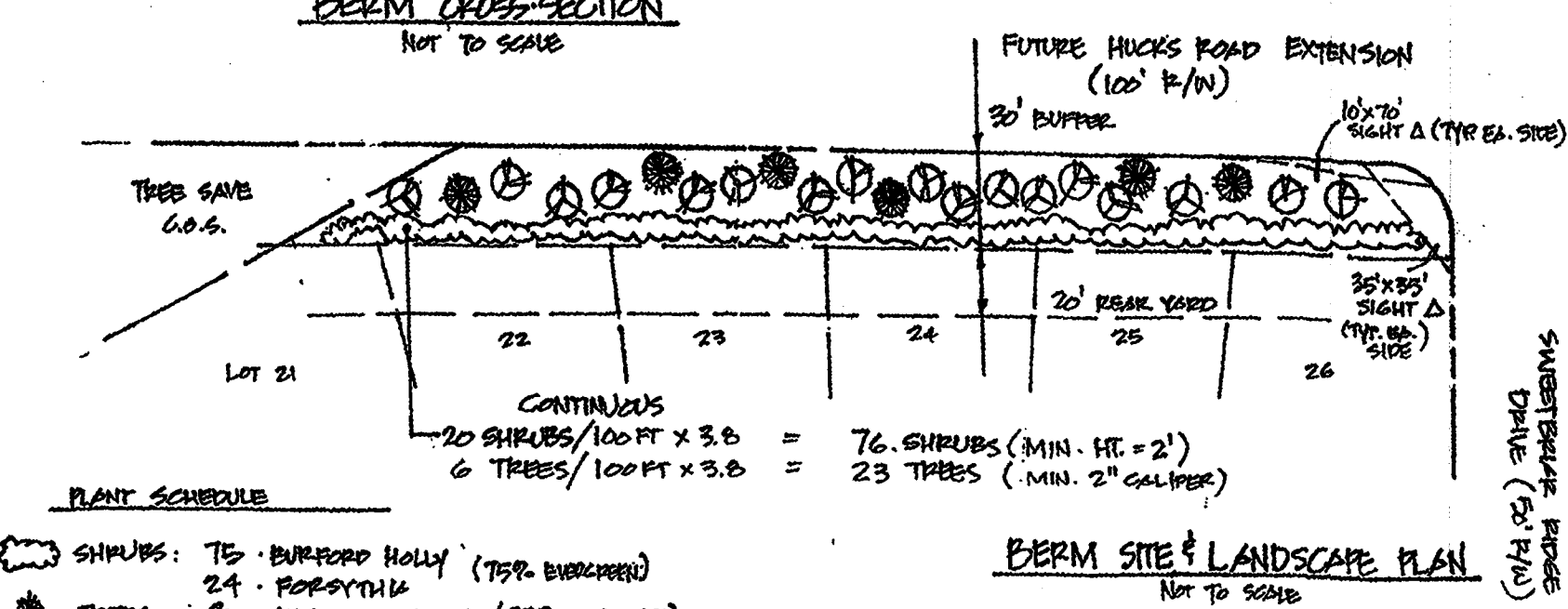
APPROVED FOR CONSTRUCTION
CMPC
5/7/2008

LOT AREA TABLE	
Lot #1 Area: 8,883 sq. ft. 0.20 acres	Lot #30 Area: 8,078 sq. ft. 0.19 acres
Lot #2 Area: 8,730 sq. ft. 0.20 acres	Lot #31 Area: 8,043 sq. ft. 0.18 acres
Lot #3 Area: 8,910 sq. ft. 0.20 acres	Lot #32 Area: 8,086 sq. ft. 0.19 acres
Lot #4 Area: 11,582 sq. ft. 0.27 acres	Lot #33 Area: 8,041 sq. ft. 0.18 acres
Lot #5 Area: 8,098 sq. ft. 0.19 acres	Lot #34 Area: 8,100 sq. ft. 0.19 acres
Lot #6 Area: 8,098 sq. ft. 0.19 acres	Lot #35 Area: 8,040 sq. ft. 0.19 acres
Lot #7 Area: 8,179 sq. ft. 0.19 acres	Lot #36 Area: 8,062 sq. ft. 0.19 acres
Lot #8 Area: 8,590 sq. ft. 0.22 acres	Lot #37 Area: 8,532 sq. ft. 0.22 acres
Lot #9 Area: 8,003 sq. ft. 0.18 acres	Lot #38 Area: 8,891 sq. ft. 0.20 acres
Lot #10 Area: 8,040 sq. ft. 0.18 acres	Lot #39 Area: 8,085 sq. ft. 0.19 acres
Lot #11 Area: 8,040 sq. ft. 0.18 acres	Lot #40 Area: 8,070 sq. ft. 0.19 acres
Lot #12 Area: 8,040 sq. ft. 0.18 acres	Lot #41 Area: 8,050 sq. ft. 0.18 acres
Lot #13 Area: 8,040 sq. ft. 0.18 acres	Lot #42 Area: 8,071 sq. ft. 0.19 acres
Lot #14 Area: 8,040 sq. ft. 0.18 acres	Lot #43 Area: 8,086 sq. ft. 0.18 acres
Lot #15 Area: 8,040 sq. ft. 0.18 acres	Lot #44 Area: 8,043 sq. ft. 0.18 acres
Lot #16 Area: 8,040 sq. ft. 0.18 acres	Lot #45 Area: 8,119 sq. ft. 0.19 acres
Lot #17 Area: 8,014 sq. ft. 0.21 acres	Lot #46 Area: 8,406 sq. ft. 0.22 acres
Lot #18 Area: 8,360 sq. ft. 0.19 acres	Lot #47 Area: 8,581 sq. ft. 0.22 acres
Lot #19 Area: 8,360 sq. ft. 0.19 acres	Lot #48 Area: 10,152 sq. ft. 0.23 acres
Lot #20 Area: 9,296 sq. ft. 0.21 acres	Lot #49 Area: 9,785 sq. ft. 0.22 acres
Lot #21 Area: 8,374 sq. ft. 0.19 acres	Lot #50 Area: 9,830 sq. ft. 0.23 acres
Lot #22 Area: 8,747 sq. ft. 0.20 acres	Lot #51 Area: 9,872 sq. ft. 0.23 acres
Lot #23 Area: 8,102 sq. ft. 0.19 acres	Lot #52 Area: 9,408 sq. ft. 0.22 acres
Lot #24 Area: 8,283 sq. ft. 0.19 acres	Lot #53 Area: 9,189 sq. ft. 0.21 acres
Lot #25 Area: 8,256 sq. ft. 0.19 acres	Lot #54 Area: 8,084 sq. ft. 0.19 acres
Lot #26 Area: 9,533 sq. ft. 0.22 acres	Lot #55 Area: 8,082 sq. ft. 0.18 acres
Lot #27 Area: 9,538 sq. ft. 0.22 acres	Lot #56 Area: 8,994 sq. ft. 0.21 acres
Lot #28 Area: 9,163 sq. ft. 0.21 acres	Lot #57 Area: 8,040 sq. ft. 0.18 acres
Lot #29 Area: 8,115 sq. ft. 0.19 acres	Lot #58 Area: 8,040 sq. ft. 0.18 acres
Lot #59 Area: 8,420 sq. ft. 0.19 acres	Lot #60 Area: 10,061 sq. ft. 0.23 acres
Lot #61 Area: 10,023 sq. ft. 0.23 acres	Lot #62 Area: 10,156 sq. ft. 0.23 acres
Lot #63 Area: 9,682 sq. ft. 0.22 acres	Lot #64 Area: 10,307 sq. ft. 0.25 acres
Lot #65 Area: 9,321 sq. ft. 0.21 acres	Lot #66 Area: 9,230 sq. ft. 0.21 acres
Lot #67 Area: 8,374 sq. ft. 0.21 acres	Lot #68 Area: 8,370 sq. ft. 0.19 acres
Lot #69 Area: 8,366 sq. ft. 0.19 acres	Lot #70 Area: 8,361 sq. ft. 0.19 acres
Lot #71 Area: 8,357 sq. ft. 0.19 acres	Lot #72 Area: 8,353 sq. ft. 0.19 acres
Lot #73 Area: 8,436 sq. ft. 0.19 acres	Lot #74 Area: 10,399 sq. ft. 0.24 acres
Lot #75 Area: 10,426 sq. ft. 0.24 acres	Lot #76 Area: 8,309 sq. ft. 0.19 acres
Lot #77 Area: 8,299 sq. ft. 0.19 acres	Lot #78 Area: 8,100 sq. ft. 0.19 acres
Lot #79 Area: 8,100 sq. ft. 0.19 acres	Lot #80 Area: 8,100 sq. ft. 0.19 acres
Lot #81 Area: 8,100 sq. ft. 0.19 acres	Lot #82 Area: 8,100 sq. ft. 0.19 acres
Lot #83 Area: 8,100 sq. ft. 0.19 acres	Lot #84 Area: 8,100 sq. ft. 0.19 acres
Lot #85 Area: 8,047 sq. ft. 0.18 acres	Lot #86 Area: 8,462 sq. ft. 0.19 acres



LEGEND

DENUDED LIMITS	10' CONTOUR
SILT FENCE	2' CONTOUR
PROPOSED GRADE	STONE INLET PROTECTION RING
DIVERSION DITCH	EASEMENT
S.T. - SIGHT TRIANGLE	CENTERLINE
BOUNDARY	LOT LINE
ADJOINER	SETBACK
TREE SAVE AREA	RIGHT OF WAY
DRAINAGE AREA	DRAINAGE AREA
CLDS = CHARLOTTE LAND DEVELOPMENT STANDARD	AC = ACRE
CB = CATCH BASIN / CURB INLET	FES = FLARED END SECTION
YI = YARD INLET	HM = HEAD WALL / END WALL
JB = JUNCTION BOX	R/W = RIGHT OF WAY
OHE = OVERHEAD ELECTRIC	



MINIMUM FINISHED FLOOR ELEVATIONS

LOT #	MIN. FLOOR ELEV.	TYPE
1	739.99	100+1
40	742.1	100+1
16	743.9	100+1
17	743.9	100+1
18	743.9	100+1
9	732.7	FEMA (COMMUNITY F.P.)

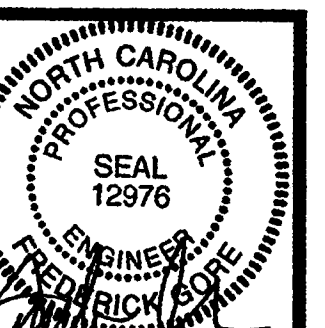
FLOODPLAIN LEGEND

COMMUNITY FLOOD FRINGE AREA	COMMUNITY FLOODWAY ENCRoACHMENT AREA
FEMA FLOOD FRINGE AREA	FEMA FLOODWAY ENCRoACHMENT AREA

Civilek Associates
Engineering Planning Surveying
1318 E8 Central Ave.
Charlotte, NC 28205
(704) 332-9004

Preliminary Plan of
Sweetbriar Subdivision
City of Charlotte ETJ
Mallard Creek Township
Mecklenburg County, North Carolina

Revisions:
6/21/07 PER CMPC COMMENTS
9/10/07 PER CMPC COMMENTS
11/28/07 PER CMPC, COOT &
02/20/07 PER CMPC, COOT &
4/19/08 PER CMPC, COOT &
12/20/07



Drawn by:
JMP
Approved by:
F.I.G.
Date:
1/16/07
Job name:
HUCKSRD/HUCKS

Scale:
1"=100' (H)
(V)
Sheet No.
1