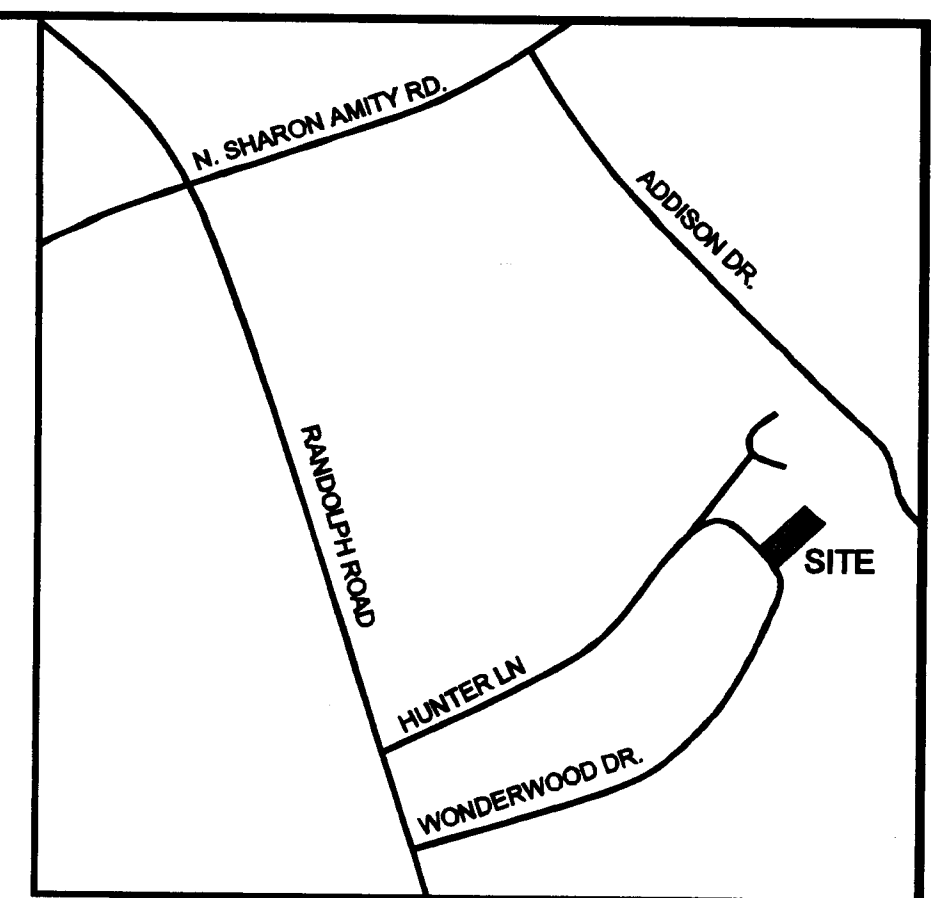


GENERAL NOTES:

- BOUNDARY, EXISTING UTILITIES, AND OTHER EXISTING FEATURES TAKEN FROM BOUNDARY AND TOPO SURVEY BY R.B. PHARR & ASSOCIATES, P.A., DATED 4/30/07.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT WONDERWOOD DRIVE ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLOSMM 50.05 (9' 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 WONDERWOOD DRIVE 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 AND 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.
- ANY BUILDING WITHIN THE 100-1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE) MECKLENBURG COUNTY SUBDIVISION ORDINANCE, SECTION 7.200.8.
- 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 LOT #3 & 5 SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100-1 FLOOD ANALYSIS).
- "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.
- 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/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
- PRIOR TO PLANT RECOGNITION, 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 PLAN.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7008) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 90-90 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.
- LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS.
- APPROXIMATE TIME OF COMPLETION OF INFRASTRUCTURE: 12 MONTHS.
- CURB CUTS IN GUTTER TO SERVE LOTS 3 - 5 TO BE COORDINATED WITH BUILDER.
- SEE EROSION CONTROL PLAN FOR S.W.I.M. BUFFER NOTES.

VICINITY MAP - NTS



SITE DEVELOPMENT DATA

TAX PARCEL NO. 18507140
PROPERTY OWNER: WALTER REID
ZONING: R-3
MINIMUM LOT WIDTH: 70'
MINIMUM SETBACK: 20' (TREE ORDINANCE INCENTIVE)
MINIMUM SIDE YARD: 5' (TREE ORDINANCE INCENTIVE)
MINIMUM REAR YARD: 45'
MINIMUM LOT AREA: 12,000 S.F. (MIN. REQ'D)
12,192 S.F. (MIN. PROPOSED)
CITY OF CHARLOTTE

JURISDICTION:
AREA: 1.84 AC
DENSITY ALLOWED: 5 DU/AC
DENSITY PROPOSED: 3 DU/AC (5 DU)

TREE SAVE CALCULATIONS

OVERALL SITE ACREAGE: 42.834 S.F.
MINUS WONDERWOOD RD ROW: -2,895 S.F.
NET SITE ACREAGE: 39,939 S.F.

TREE SAVE REQUIRED (10%): 5,884 S.F.
TREE SAVE PROVIDED: 6,080 S.F. (14.5%)

NOTE: NO HERITAGE TREES HAVE BEEN OBSERVED ON SITE.

STREET TREE CALCULATIONS

	FRONTAGE	TREES REQ'D	TREES PROV.
WONDERWOOD DRIVE:	150'	5 (5' D.C.)	5 (SMALL MATURING)
BANKS DRIVE:	300'	5 (5' D.C.)	7 (LARGE MATURING)

NOTE: WONDERWOOD DR. FRONTAGE EXCLUDES NEW ROW.

LEGEND

- SETBACK LINE
- PROPERTY LINE
- S.W.I.M. STREAM BUFFER
- PROPOSED ACCESSIBLE CURB RAMP
- PROPOSED ASPHALT PAVEMENT
- PROPOSED STREET TREE (FROM CHARLOTTE APPROVED TREE LIST)
- TREE SAVE AREA
- PROPOSED LOT NUMBER
- LIMITS OF GRADING (DENUEED LIMITS)
- EXISTING TREE
- TEMPORARY TREE PROTECTION FENCE
- EXISTING TREE (OVER 8" CAL.) TO BE REMOVED

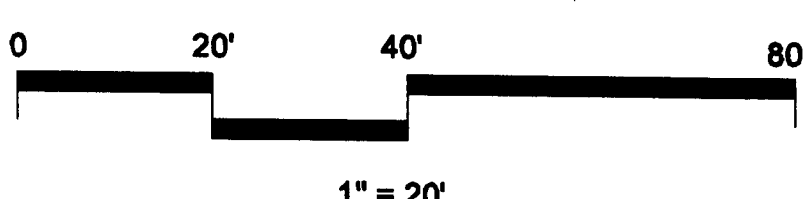
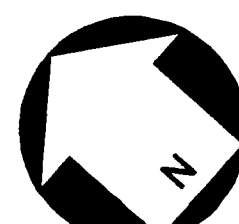
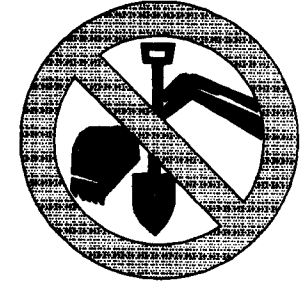
This Plan is A
Preliminary Design.
NOT Released For
Construction.

TREE PLANTING NOTES

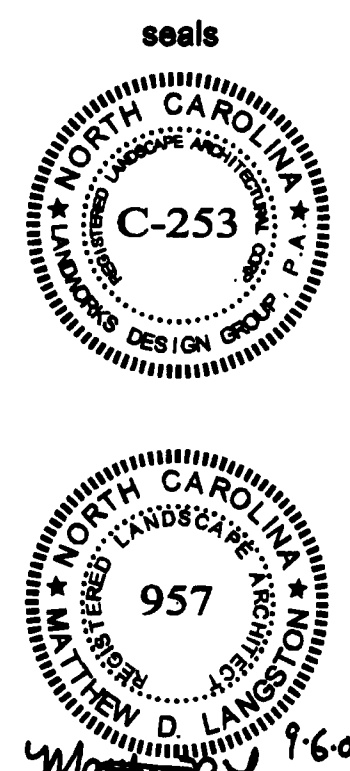
- ALL TREES SHALL BE PLANTED PER CLOSMM 40.01 AND 40.08.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE URBAN FORESTER BEFORE PLANTING.
- ADJUST TREE-PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
- NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.
- SEE TREE PRESERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS.
- PROPOSED STREET TREES SHALL BE 2" CALIPER, LARGE MATURING, AND SHALL BE SELECTED FROM THE CITY OF CHARLOTTE APPROVED PLANTING LIST. COORDINATE WITH OWNER.
- STREET TREE SPACING: 30'-50' O.C.
- PROPOSED STREET TREES SHALL BE GENETIC CLONES (CULTIVARS), SELECTED FOR UNIFORMITY. TREES SHALL MEET REQUIREMENTS OF AMERICAN STANDARDS FOR NURSERY STOCK FOR THEIR GIVEN SPECIES AND SHALL BE SINGLE-STEM, WITH A STRONG CENTRAL LEADER.
- STREET TREES PLANTED WITHIN THE INTERSECTION SIGHT TRIANGLES SHALL BE 12'-14' MIN. HT. AT PLANTING, WITH NO BRANCHES BELOW 6' ABOVE ADJACENT GRADE.

APPROVED FOR
CONSTRUCTION
C M P C

WARNING!



SITE PLAN



Drawn By:
CITY ENGINEERING COMMENTS
CITY ENGINEERING COMMENTS

By:
Date:
No. 1
2

Project Manager:

MDL

Drawn By:

SJH

Checked By:

Date:

5/17/07

Project Number:

07011

Sheet Number:

L2.0

SHEET #2 OF 8