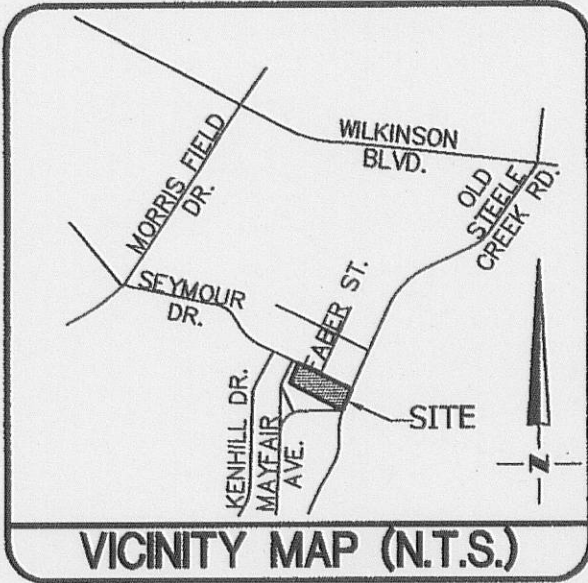




SITE PLAN NOTES

1. THE LOT PLAN ILLUSTRATES CONFIGURATION OF LOTS BASED ON EXISTING ZONING OF R-5 & R-22MF.
2. IT IS UNDERSTOOD VIA CDOT THAT OLD STEELE CREEK ROAD IS A MINOR THOROUGHFARE WITH A 60' ULTIMATE RIGHT-OF-WAY. THEREFORE A R/W DEDICATION OF 30' FROM CENTERLINE IS REQUIRED.
3. IT IS UNDERSTOOD VIA CDOT THAT SEYMOUR DRIVE IS A COLLECTOR ROAD WITH AN ULTIMATE R/W WIDTH OF 60', THEREFORE A R/W DEDICATION OF 30' FROM CENTERLINE IS REQUIRED.
4. A TREE SURVEY, INCLUDING THE DRIP LINE OF ALL TREES HAS BEEN PROVIDED BY HARRISBURG SURVEYING AND FORMS THE BASIS FOR THE TREE SAVE AREA AND RELATED CALCULATIONS.
5. ALL EXISTING STRUCTURES AND INFRASTRUCTURE SHALL BE REMOVED AND EXISTING RIGHTS-OF-WAY MUST BE ABANDONED PRIOR TO THE PLATING OF ANY AFFECTED STREETS OR LOTS, REFER TO SHEET C1 THE EXISTING CONDITIONS AND DEMOLITION PLAN.
6. NO WALLS OR FENCES ARE ALLOWED ALONG OLD STEELE CREEK ROAD FRONTAGE OF LOTS 16, 17 & 18 THAT COULD PREVENT EMERGENCY RESPONDERS FROM ACCESSING THOSE LOTS DIRECTLY FROM OLD STEELE CREEK ROAD.

SITE PLAN KEY NOTES:

- INSTALL CONCRETE SIDEWALK TO MATCH EXISTING SIDEWALK ALONG STEELE CREEK ROAD ACROSS THE FORMER INTERSECTION OF MARENE DRIVE & STEELE CREEK ROAD. NEW SIDEWALK SHALL BE 5' WIDE WITH A 4' PLANTING STRIP.
- INSTALL 2'-6" CURB & GUTTER TO MATCH EXISTING CURB & GUTTER ALONG STEELE CREEK ROAD ACROSS THE FORMER INTERSECTION OF MARENE DRIVE & STEELE CREEK ROAD.
- TREE SAVE AREA.
- EXISTING TREES NOT REQUIRED TO SATISFY TREE SAVE REQUIREMENTS MAY BE SAVED OR REMOVED, CONTRACTOR SHALL VERIFY WITH DEVELOPER TO SAVE OR REMOVE. BEFORE REMOVING ANY TREE NEAR AN EXTERIOR PROPERTY LINE THE CONTRACTOR SHALL VERIFY IF THE DEVELOPER OR NEIGHBORING PROPERTY OWNS/CONTROLS THE TREE.
- TREE PROTECTION FENCING.
- TREE SAVE AREA IN COMMON OPEN SPACE (COS).
- CONSTRUCT ONE WAY SHARED DRIVEWAY FOR LOTS 16, 17 & 18 AS A 16' WIDE RESIDENTIAL DROP CURB TYPE I DRIVEWAY WITH PLANTING STRIP (2'-6" CURB & GUTTER) PER CLDSM DETAIL 10.25A, SEE DETAIL SHEET.

LAND DEVELOPMENT SERVICES CHAPTER 21 CITY TREE ORDINANCE CODE SUMMARY

PERIMETER TREE REQUIREMENT:
LINEAR FEET OF ROAD FRONTAGE ALONG MAINTAINED RIGHT OF WAY INCLUDING DRIVEWAYS
STREET: SEYMOUR DRIVE = 578.26' :
20 SMALL TREES REQUIRED/20 TREES PROVIDED
STREET: OLD STEELE CREEK ROAD = 245.74' :
9 SMALL TREES REQUIRED/9 TREES PROVIDED
WHERE OVERHEAD DISTRIBUTION POWER LINES EXIST, ONLY SMALL MATURING TREES ARE ALLOWED, OTHERWISE 75% OF NEW TREES MUST BE LARGE MATURING SPECIES.

STREET TREE PLANTING REQUIREMENT:
FABER ST. = 446.86' :
9 LARGE TREES REQUIRED /9 TREES PROVIDED
LARGE MATURING SHADE TREES TO BE PLANTED @ 40'-50' SPACING.

ATTENTION CONTRACTOR / LANDSCAPER
IT IS THE RESPONSIBILITY OF THE CONTRACTOR / LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL THE URBAN FORESTER NAMED ON THE APPROVED PLAN OR 704-336-6892 FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWER LINES OR OTHER UTILITIES.

LAND DEVELOPMENT DIVISION
600 EAST FOURTH STREET, CHARLOTTE, NORTH CAROLINA 28202-2844
TELEPHONE: 704/336-6892 FAX: 704/336-6586
HTTP://LANDPERMITS.CHARMECK.ORG

TREE SAVE DATA

R-5
GROSS TOTAL SITE AREA = 97,168.42 SF
SEYMOUR DRIVE R/W DEDICATION = 43,951.97 SF
EXIST. UTILITY EASEMENTS = 6,974.48 SF
NET TOTAL SITE AREA FOR TREE SAVE = 86,241.97 SF
COMMON OPEN SPACE REQUIRED = 9,716.24 SF = 2.23 AC = 10%
COMMON OPEN SPACE PROVIDED = 9,809.83 SF = 0.23 AC = 10.1%
TREE SAVE AREA REQUIRED = 6,624.20 SF = 0.15 AC = 10%
TOTAL TREE SAVE AREA PROVIDED = 9,287.79 SF = 0.21 AC
TREE ORDINANCE DENSITY BONUS = 0.21 AC X 5 = 1.07 = 1 UNIT

R-22MF
TOTAL TREE SAVE AREA PROVIDED = 7,875 SF

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	ROOT	HEIGHT AT PLANTING	CALIPER AT PLANTING	MAX. HEIGHT	REMARKS
	<i>Acer rubrum</i>	RED MAPLE	B&B	8'	2" CAL. MIN.	60'	LARGE MATURING
	<i>Myrica cerifera</i>	WAX MYRTLE	B&B	8'	2" CAL. MIN.	25'	EVERGREEN
	<i>Ilex x attenuata 'Foster'</i>	FOSTER HOLLY	B&B	8'	2" CAL. MIN.	25'	EVERGREEN

NOTES:

1. ALTERNATE TREES & SHRUBS FROM THE APPROVED SPECIES LIST IN THE CITY OF CHARLOTTE TREE ORDINANCE MAY BE SUBSTITUTED WITH THE URBAN FORESTER'S APPROVAL.
2. WAX MYRTLE TO BE TREE FORM.

DEVELOPMENT SUMMARY

SEYMOUR DRIVE AT WINGATE

TOTAL SITE AREA: 144,246.04 SF (3.71 AC)
TOTAL R-22MF AREA: 64,242.21 SF (1.47 AC)
TOTAL R-5 AREA: 97,168.42 SF (2.23 AC)

TOTAL NUMBER OF LOTS: 23

DEVELOPER:

CHARLOTTE-MECKLENBURG
HOUSING PARTNERSHIP, INC.
4601 CHARLOTTE PARK DRIVE, SUITE 350
CHARLOTTE, NC 28217
(704) 342-0933

ENGINEER:

GREENBRIER DESIGN GROUP, PC
JEFFREY A. BOONE, PE
2108 SOUTH BLVD., SUITE 114
CHARLOTTE, NC 28203
(704) 347-4972

MAP REFERENCE:

MAP BOOK 5, PAGE 446 & MAP BOOK 22, PAGE 838

PARCEL ID:

115-014-02 thru 03, 115-014-16 thru 20, 115-018-01 thru 08

JURISDICTION: CITY OF CHARLOTTE

ZONING: R-22MF & R-5 CLUSTER

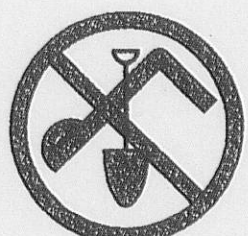
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

	R-22MF	R-5 CLUSTER
MINIMUM LOT SIZE:	3,500 SF	4,500 SF
MINIMUM LOT WIDTH:	40'	40'
MINIMUM SETBACK:	20'	20'
MINIMUM SIDE YARD INTERNAL:	5'	3'
MINIMUM SIDE YARD EXTERNAL:	5'	5'
MINIMUM REAR YARD INTERNAL:	20'	20'
MINIMUM REAR YARD EXTERNAL:	20'	35'

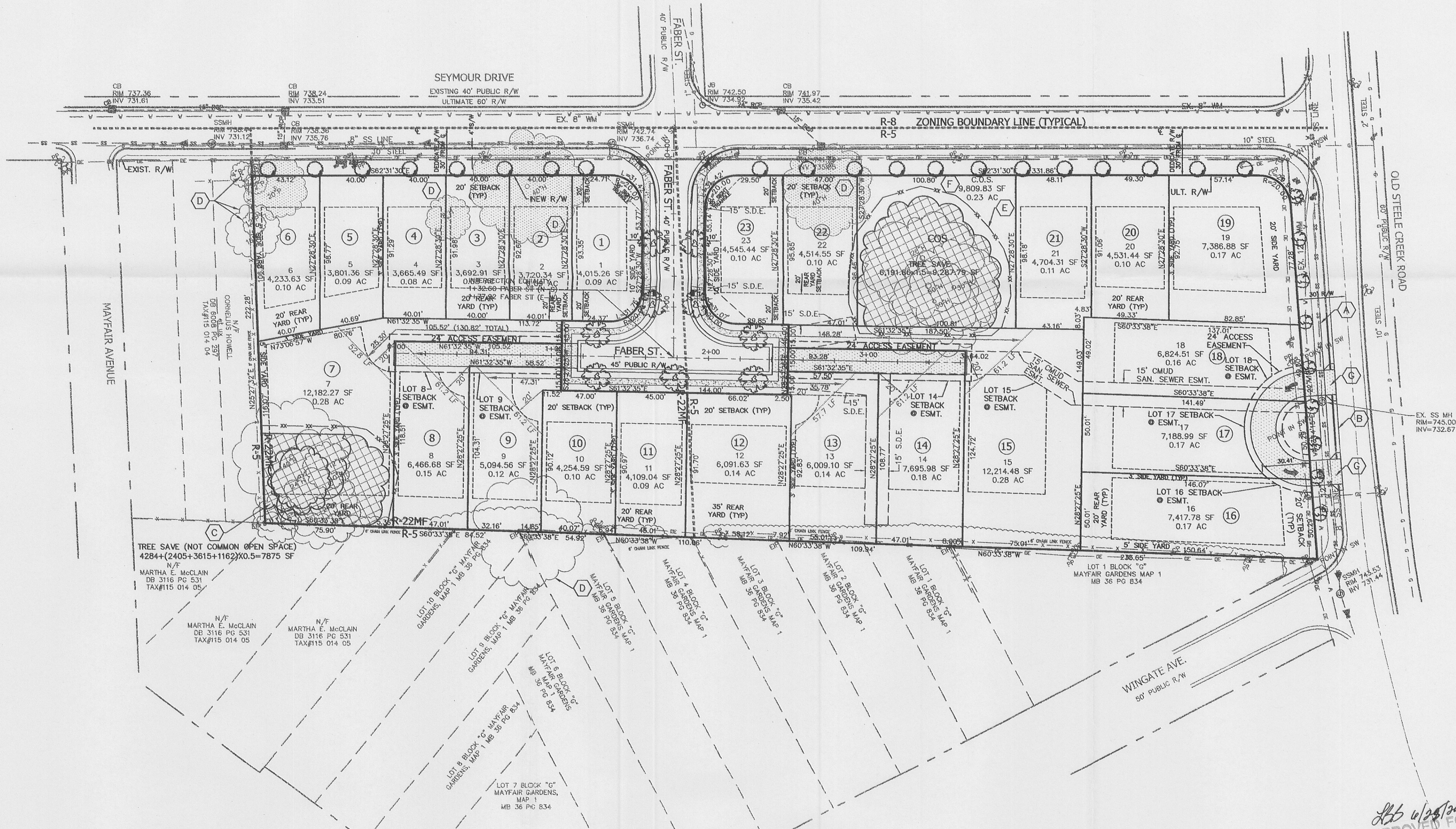
DENSITY: 7.48 DU/AC (R-22MF) & 5.38 DU/AC (R-5)

MAXIMUM BUILDING COVERAGE:

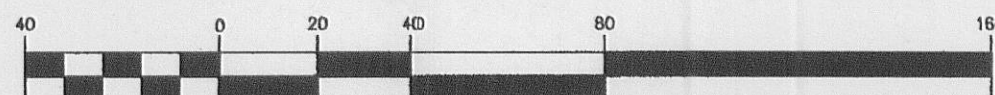
SINGLE FAMILY LOT SIZE (SQ. FT.)	MAX. BLDG. COVERAGE (R-22MF)	MAX. BLDG. COVERAGE (R-5)
UP TO 4,000	50%	50%
4,001-6,500	45%	45%
6,501-8,500	40%	40%
8,501-15,000	35%	35%
15,001 OR GREATER	30%	30%



BEFORE YOU DIG
CALL 1-800-682-4040
N.C. ONE-CALL CENTER
IT'S THE LAW

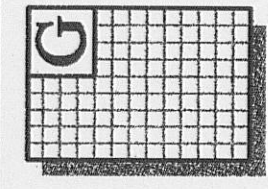


GRAPHIC SCALE



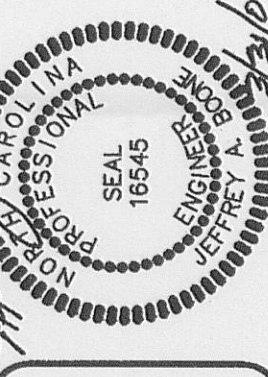
(IN FEET)
1 inch = 40 ft.

GREENBRIER
DESIGN GROUP, P.C.
2108 South Blvd., Suite 114
Charlotte, NC 28203
(704) 347-4972 Telephone
(704) 347-4973 Fax



SCALE	DATE	BY	DATE	BY
1"=40'	07/07/09	JAB	07/07/09	JAB
1"=40'	07/07/09	JAB	07/07/09	JAB

PLANNING COMMISSION COMMENTS	CITY SUBDIVISION REVIEW COMMENTS	CITY SUBDIVISION REVIEW COMMENTS	REVISIONS	DATE



DEVELOPED BY:
CHARLOTTE-MECKLENBURG
HOUSING PARTNERSHIP, INC.
4601 CHARLOTTE PARK DR., SUITE 350
CHARLOTTE, NC 28217

SITE PLAN
SEYMOUR DRIVE AT WINGATE
CHARLOTTE, NC