

- NOTES
1. Coordinate all curb & street grades in intersection with Inspector.
 2. Sight triangles shown are the minimum required.
 3. Direct vehicular access to Beatlies Ford Road from lots 235 thru 244 is prohibited.
 4. Approval of this plan is not an authorization to grade adjacent properties. When field conditions warrant off-site grading, permission must be obtained from property owners.
 5. In order to ensure proper drainage, keep a minimum of 0.50% slope on the curb.
 6. Subsurface drainage facilities may be required in the street right-of-way if deemed necessary by the Inspector.
 7. "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.
 8. All road improvements at Beatlies Ford Road are to be coordinated with the City of Charlotte Engineering Department & NCDOT prior to construction.
 9. Developer will provide street signs per CLDSM #50.05 (9" signs only).
 10. In rolling and hilly terrain, 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.
 11. Curb and gutter shown on plans along Beatlies Ford Road may be adjusted based upon field staking by City Engineering. Associated storm drainage may also require modification based upon field conditions.
 12. The purpose of the storm drainage easements (SDE) is to provide storm water conveyance. Buildings are not permitted in the easement area. Any other objects which impede storm water flow or system maintenance are also prohibited.
 13. 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.
 14. 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.
 15. Non-standard items (ie. powers, 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.
 16. Prior to plat recodation, 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.
 17. The developer shall contact the Charlotte Department of Transportation (Gus Jardi, 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 relocation costs and/or any repair cost caused by the contractor/developer.
 18. 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 (704-336-4225) or visit <http://www.charmeck.org/Departments/Transportation/Street-Maintenance/Hoage.htm>

- TREE PLANTING REQUIREMENTS
1. Trees shall be planted within 20' of back of curb.
 2. Trees shall be large maturing shade trees on 40-50 foot spacing.
 3. Small maturing trees are not allowed except when overhead power lines are present in which case trees shall be planted 30 feet on center.
 4. 50% of new trees must be large maturing shade trees from the approved species list.
 5. All trees shall be planted per CMDS 40.01 and 40.09.
 - All strapping and top 2/3 of wire basket must be cut away and removed from 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 to resolve BEFORE planting.
 - Adjust tree-planting locations to avoid underground utilities.
 - See tree preservation notes on grading and erosion control plans.
 6. Coordinate tree planting locations with driveway locations to avoid possible tree relocation.

APPROVED FOR
CONSTRUCTION
C M P C

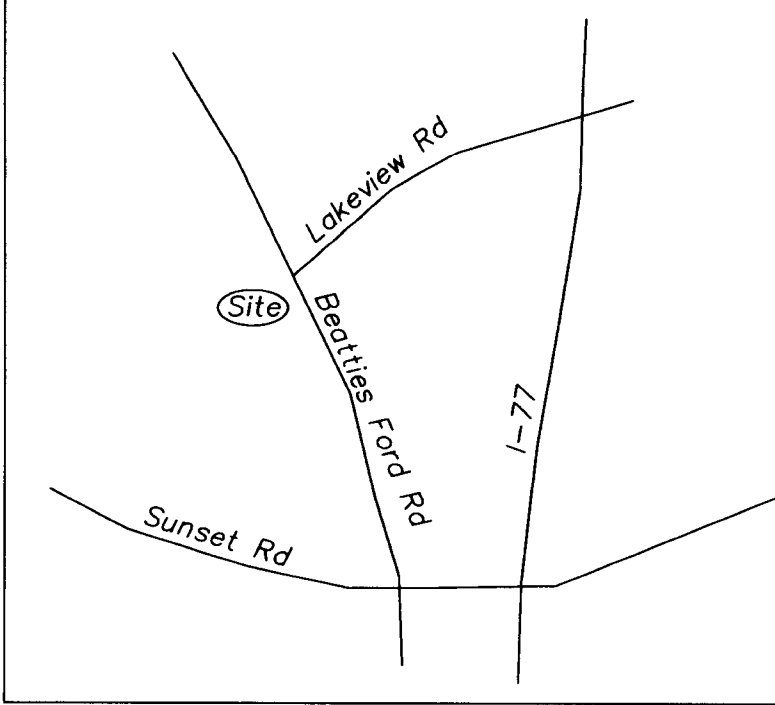
Revised per City Comments
Revised per City Comments
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VANCE FARMS
CHARLOTTE (ETJ)
NORTH CAROLINA

SITE
PLAN

SEAL
8767
12/29/08
ENGINEER
DENVER D. TOLER

SHEET
C 2.0



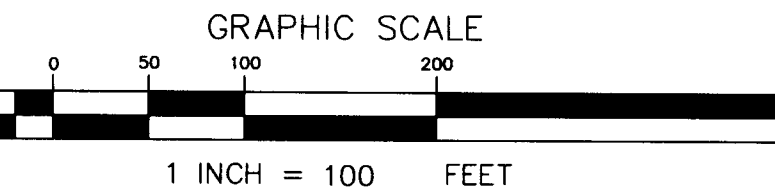
VICINITY MAP

DEVELOPMENT DATA

ZONING: R3 CLUSTER
GROSS AREA: 80.83 ACRES
NET AREA (OUTSIDE R/W): 78.58 ACRES
NUMBER OF LOTS ALLOWED: 250
NUMBER OF LOTS PROVIDED: 243
MIN. LOT SIZE: 8,000 SF
MIN. LOT WIDTH: 30 FEET
FRONT YARD: 30 FEET
REAR YARD: 45 FEET EXTERIOR LOTS
SIDE YARD: 5 FEET
SIDE YARD ON CORNER LOT: 15 FEET
TREE SAVE REQUIRED (10% OF NET): 7.86 ACRES
TREE SAVE PROVIDED: 7.93 ACRES
MIN. CL ROAD RADIUS: 150 FEET
BACK OF CURB RADIUS: 25 FEET
R-0-W RADIUS: 30 FEET
CUL-DE-SAC BULB RADIUS (R-0-W): 40 FEET
OFFSET CUL-DE-SAC BULB RADIUS (R-0-W): 51 FEET
STREETS ARE LOCAL RESIDENTIAL CLDS 11.01
COMMON OPEN SPACE PROVIDED: 11.12 AC
PERCENT COMMON OPEN SPACE: 11.12/78.58 = 14.15%
MAXIMUM BUILDING COVERAGE PER LOT:
6,501-8,500 SF - 40%
8,501-15,000 SF - 35%
15,000 OR GREATER - 30%

WITHIN THE BOUNDARIES OF THE DEVELOPMENT ALONG BEATLIES FORD ROAD, THE DEVELOPER SHALL DEDICATE TO THE CITY RIGHT-OF-WAY AS FOLLOWS:
SOUTH OF LAKEVIEW RD
- 60' FROM CENTERLINE FOR THE FIRST 500'
- 45:1 TAPER DOWN TO 50' FROM CENTERLINE FOR THE NEXT 450'
- 50' FROM CENTERLINE THEREAFTER
NORTH OF LAKEVIEW RD
- 70' FROM CENTERLINE FOR THE FIRST 500'
- 20:1 TAPER DOWN TO 50' FROM CENTERLINE FOR THE NEXT 400'
- 50' FROM CENTERLINE THEREAFTER

CONSTRUCT W/ASPHALT (2") OR
PIT GRAVEL (4"THK)
5' WIDE PED & BIKE PATH (TYP)
8' WIDE BETWEEN VANCE FARMS DR
& ENTRANCE TO HORNETS NEST PARK
DETAIL- BIKE/PEDESTRIAN PATHS



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