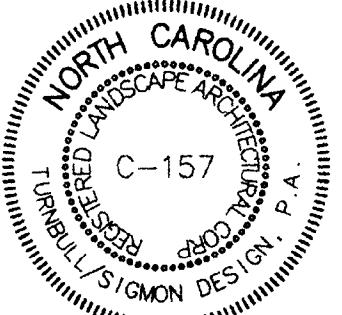
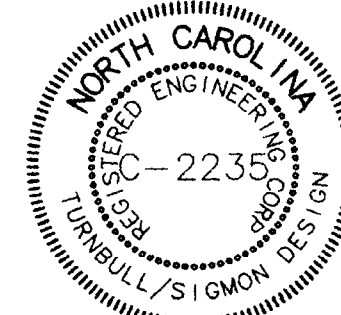
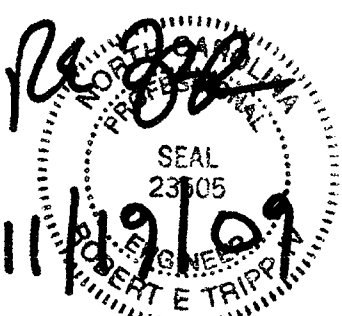


Turnbull Signon Design
1001 Morehead Square Dr.
Suite 530
Charlotte, NC 28203
Phone: 704-529.6500
Fax: 704-522.0882

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

Revision #2
APPROVED FOR CONSTRUCTION
CMPC
2/5/10

Ardrey Woods

CITY OF CHARLOTTE ETJ
CHARLOTTE, NC

**Preliminary
Subdivision
Plan**

PROJECT NUMBER: 04-185
DRAWN BY: ALP, ADH
DESIGNED BY: RET
ISSUE DATE: 3/23/08

1 1/17/09 RET REMOVED FPE IN UNRETRACTED AREAS
2 8/21/09 RET REV FPE ON UPSTREAM DEVELOPMENT
3 9/7/06 RET ADD AMENITY CENTER LOT
4 10/6/05 RET REV STORM PER NCDOT
5 9/20/05 RET REV GREENWAY, BRFL
6 8/15/05 RET REV GREENWAY, FPE'S
NO. DATE: BY: REVISIONS:

Note:
The developer will dedicate SWIM Buffers and CMU easements towards future greenway projects by Mecklenburg County as shown per this plan.

BRADFORD MANNOR, LLC
DB 8843 PG 191
PID# 229-375-02

JS & KM KING
DB 6194 PG 160
PID# 229-375-02

S.W.I.M. BUFFER NOTES:

1. The stream side zone of the buffer must be left completely undisturbed. In the managed use zone, a limited number of trees can be removed provided that the tree density remaining is a minimum of 8 healthy trees of a minimum 6" caliper per 1000 square feet. Removal of existing vegetation must be performed in such a manner as to prevent damage to the roots of remaining trees. No fill material may be brought into any of the buffer zones.
2. Grading and other land disturbing activities are allowed only in the upland zone; however, these activities must be performed in such a manner as to prevent damage to the roots of remaining trees. Grass or other suitable ground cover can be applied to the upland zone.
3. The outside buffer zone will be clearly marked by orange fabric fencing prior to any land disturbing activities at the site and this fencing must be called out on the plans.
4. No sediment basins, open channels, or piped storm water are allowed in or through the buffer. Drainage areas will be designed to allow the water to sheet flow across the buffer to filter out pollutants. Plunge pools, energy dissipaters, diversion devices or wetland flow will be used.
5. The buffer is measured horizontally on a line perpendicular to the surface water, landward from the top of the bank on each side of the stream.
6. The outside boundary of the stream buffer must be permanently marked with an iron pin or other acceptable property corner marker at street crossings and this iron must be called out on plans.
7. Any activity in the buffer will comply with the swim stream buffer section of the charlotte-mecklenburg land development standards manual.
8. Stream and buffer boundaries including the delineation of each zone is to be on all construction plans including grading and clearing plans, erosion, drainage and sediment control plans and site plans as well as surveys and record plans including individual deeds for any lot affected.
9. Educational materials concerning the buffer will be distributed to each builder and homeowner prior to any building construction and certificate of occupancy.
10. Buffer requirements must be referenced in homeowners' association documents.
11. All sub contractors will be notified of the buffer regulations prior to development.
12. Contractor must provide plantings below storm water outfalls to prevent erosion.
13. No structures are allowed within any of the buffer areas (except non-commercial out buildings not exceeding 150 sf).

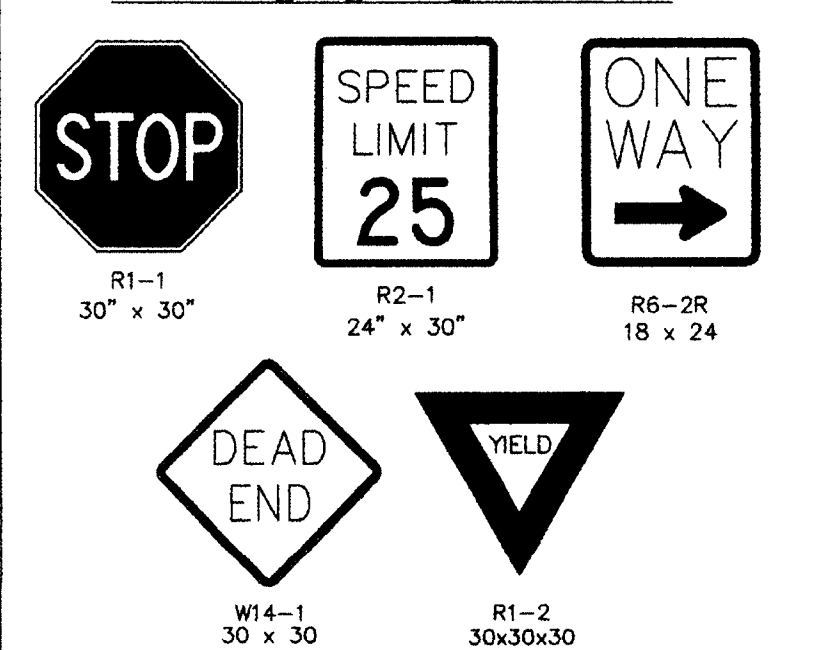
Legend:

Symbol	Definition	Detail
	Proposed edge of pavement / Back of curb	-/-
	Proposed sidewalk	9/8.1
	Proposed HC ramp	5/8.1 12/8.1 13/8.1
	Storm drainage easement	-/-
	Required treesave area	-/-
	FEMA Flood Fringe Line	-/-
	Future Conditions Flood Fringe	-/-
	Community Encroachment Line	-/-
	Fema Floodway Boundary	-/-
	SWIM Upland Zone	-/-
	SWIM Managed Use Zone	-/-
	SWIM Streamside Zone	-/-
	100+1' BRFL Contour	-/-

Legend (Cont):

Symbol	Definition	Detail
	10' curb transition	8/8.1
	R/w transition	-/-
	4' sidewalk	9/8.1
	2' valley curb & gutter	6/8.1 7/8.1 8/8.1
	2'-6" standard curb	6/8.1 7/8.1 8/8.1
	SWIM Buffer	-/-
	Additional SWIM Buffer	-/-
	Proposed stop sign	-/-
	Proposed street sign	15/18.1 16/18.1

**Standard MUTCD
Signage Legend**



Staking notes:

1. 20' radius at e/w for local streets.
2. 20' radius at b/c for local streets.
3. 30' radius at e/w for collector streets.
4. 30' radius at b/c for collector streets.
5. Handicap ramp, see details 13/14/11.1
6. Sight triangle, 35'x35' at all intersections.
7. Local residential street, see detail
8. Cul-de-sac, see detail
9. Collector street, detail
10. Staking information is available on disc (e-14 or 2000) upon request.
11. Retaining walls to be outside all undisturbed buffers. See grading plan and detail sheet for additional information.

Treesave Calculations

Total Site Area:	59.52 Ac
Less S.S. Easement:	0.81 Ac
Net Site Area:	58.71 Ac
Required 25% Tree Save Net:	14.68 Ac
Tree Save Provided:	14.79 Ac (25.2%)

Additional SWIM Buffer

Area Between FEMA Flood Fringe Line and Community Encroachment Line	153,244 sqft
50% Area Req'd	76,622 sqft

Development Data

Zoning:	R-3 W/ 25% Treesave
Tax Parcel #s:	229-375-03
Site Area:	59.52 Ac
Minimum Setback:	20'
Minimum Side Yard:	3' (10' Corner)
Minimum Rear Yard:	30' (external)
Minimum Rear Yard:	45' (internal)
Minimum Lot Width:	50'
Minimum Lot Size:	6000 Sf
Total Site Acreage:	59.52 Ac

Density Calculations

Total Site Area:	59.52 Ac
Tree Save:	14.79 Ac
Base Density (R-3):	175.56 Lots
3 x 14.79 Tree Save Ac:	44.37 Lots
Max # Of Lots Permitted:	220 Lots
# Of Lots Proposed:	193 Lots
50' Lots	104
60' Lots	89

Roadway	Station Length	Typical Section
Cotton Press Road	Sta. 0+00 To Sta. 11+00	Residential Collector St (V)
Branchwater Avenue	Sta. 0+00 To Sta. 5+80	Local Residential St (VI-L)
Ridgeforest Drive	Sta. 0+00 To Sta. 4+95	Local Residential St (VI-L)
Ardrey Woods Drive	Sta. 4+95 To Sta. 18+56	Local Residential St (VI)
Burnside Lane	Sta. 22+75 To Sta. 27+75	Residential Collector St (V)
	Sta. 27+75 To Sta. 61+23	Local Residential St (VI)
	Sta. 0+00 To Sta. 1+66	Local Residential St (VI) Modified

