

BAILEY PARK AT NEWELL

CHARLOTTE, NORTH CAROLINA

GENERAL SUBDIVISION NOTES

- THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED AND SHALL BE CONSTRUCTED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION (CMPC) ZONING AND SUBDIVISION ORDINANCES, THE CHARLOTTE TREE ORDINANCE, THE CHARLOTTE-MECKLENBURG S.W.I.M. ORDINANCE AND THE CHARLOTTE ENGINEERING DEPARTMENT (CED) LAND DEVELOPMENT STANDARDS MANUAL INCLUDING ITS DETAILS, SPECIFICATIONS, NOTES AND PROCEDURES.
- THIS PROJECT DOES NOT FALL WITHIN PROTECTED OR CRITICAL AREAS OF ANY LOCAL WATERSHED AND IS NOT SUBJECT TO THE APPROPRIATE REQUIREMENTS.
- BOUNDARY SURVEY REFERENCES: R.B. PHARR & ASSOC. PA, DATED 4/9/2007, OF 6607 OLD CONCORD ROAD, CHARLOTTE, NC; DEED BOOK 10802, PG 539, PARCEL# 049-032-08 FOR CAPITAL LAND PARTNERS, LLC.
- PROJECT BENCHMARKS ARE BASED ON THE NC STATE PLANE COORDINATE SYSTEM, NAVD 88 PROJECT DATUM AND REFERENCES THE MECKLENBURG COUNTY MONUMENT #529 WITH NORTHING: 557,058.633, EASTING: 1,476484.30 AND ELEVATION OF 770.96. TOPOGRAPHIC INFORMATION FIELD SURVEYED BY R.B. PHARR & ASSOC. PA, AND TIED TO BOUNDARY. THE ABOVE BENCHMARK HAS BEEN USED FOR ALL ELEVATIONAL SURVEYING INCLUDING FLOOD STUDY CROSS SECTIONS.
- CONSTRUCTION DRAWINGS OF SANITARY SEWER AND DOMESTIC WATER SYSTEMS TO SERVE THIS DEVELOPMENT PREPARED BY TURNBULL SIGMON DESIGN. SEE COVER SHEET INDEX FOR RELATED DRAWINGS BY TURNBULL SIGMON DESIGN.
- CONTRACTOR SHALL NOTIFY LAND DEVELOPMENT INSPECTOR 24 HOURS PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISIONS OF HANDICAP RAMP DETAIL(S) PRIOR TO PLACEMENT OF ANY HC RAMPS AND/OR SIDEWALKS.
- ALL SUBSURFACE DRAINAGE PIPE SHALL BE CLASS 3, TYPE C-75 OR C-76 REINFORCED CONCRETE PIPE OR CMP APPROVED BY THE ENGINEERING DEPT. UNLESS OTHERWISE NOTED, PIPE LENGTHS INDICATED ON THE PLANS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS.
- 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. CONTACT THE CED FOR A COMPLETE LIST OF THE CONDITIONS UNDER WHICH HDPE PIPE WILL BE ALLOWED WITHIN THE EXISTING AND PROPOSED PUBLIC STREET R/W.
- EXISTING CONTOURS SHOWN ARE AT 2-FOOT INTERVALS. ON-SITE FIELD RUN TOPO BY R.B. PHARR & ASSOC. PA, AND SURROUNDING TOPOGRAPHY TAKEN FROM CHARLOTTE PLANIMETRIC TOPOS.
- ALL PROPOSED GRADES SHOWN ARE TO FINISH GRADE. STORM DRAINAGE RIM ELEVATIONS SHOWN ARE GRATE ELEVATIONS.
- CURB LINES SHOWN REPRESENT EDGE OF ASPHALT AND BACK OF CURB.
- ALL INTERIOR INTERSECTIONS SHALL HAVE 35' x 35' SIGHT TRIANGLES. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. OTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPT. OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH APPLICABLE ORDINANCES. THE SUBDIVISION ENTRANCE IS SUBJECT TO 555' SIGHT DISTANCE LINES IN BOTH DIRECTIONS ONTO OLD CONCORD ROAD.
- BACK OF CURB AND R/W RADII AT INTERIOR INTERSECTIONS TO BE 20 FEET. BACK OF CURB AND R/W RADII AT ENTRY FROM OLD CONCORD ROAD TO BE 35 FEET.
- STANDARD CHARLOTTE/MECKLENBURG CO. STREET MARKERS (9" SIGNS ONLY) SHALL BE INSTALLED BY DEVELOPER AT ONE CORNER OF ALL STREET INTERSECTIONS PER CMDS DETAILS NOS. #50.05 A/B AND #50.06 .
- ANY ON SITE DEMOLITION LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG CO. HEALTH DEPT. AND THE MECK. CO. ZONING ADMINISTRATOR. THE SPECIFIC LOCATIONS OF THE ON-SITE DEMOLITION LANDFILLS SHALL BE DETERMINED BY THE MECK. CO. HEALTH DEPT. AND THE MECK. CO. ZONING ADMINISTRATOR.
- THIS DEVELOPMENT WILL NOT HAVE ANY ON SITE DEMOLITION LANDFILLS. DUKE ENERGY IS ALLOWING BORROW HOLES FOR THE PURPOSE OF TOPSOIL BURIAL ONLY. NO STUMPS, CONSTRUCTION DEBRIS OR TRASH WILL BE ALLOWED WITHIN THE BORROW HOLES.
- THE CURRENT "LAND DEVELOPMENT STANDARDS MANUAL" BY THE CHARLOTTE/MECKLENBURG COUNTY ENGINEERING DEPARTMENT (CED/CEED), THE SPECIFIC SECTIONS FOR "OTHER TOWNS" AND THE NCDOT ROADWAY STANDARDS WILL GOVERN IN CASE OF CONFLICTS IN SITE CONSTRUCTION SPECIFICATIONS, DETAILS, NOTES STANDARDS AND POLICIES. ALL WORK PERFORMED WITHIN THE CURRENT AND FUTURE NCDOT R/W'S SHALL BE IN ACCORDANCE WITH THEIR CURRENT STANDARD DETAILS AND SPECIFICATIONS. WHERE NECESSARY, CONSTRUCTION OF THE FOLLOWING STANDARD DETAILS (AND ALL "STD." NUMBERS) SHALL BE REFERENCED TO THE CURRENT CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL:
 - 2' -6", 1' -6" AND VALLEY GUTTER
 - CURB TRANSITION: 2' -6" C & G TO 2' -0" VALLEY
 - CURB TRANSITION: 2' -6" C & G TO 1' -6" C & G
 - CONCRETE SIDEWALKS
 - MONOLITHIC CONCRETE CURB AND SIDEWALK
 - GRADED DRIVEWAY FOR VALLEY GUTTER
 - CB FRAME IN VALLEY GUTTER
 - CB PLACEMENT AT INTERSECTION
 - ACCESSIBLE RAMP STANDARD 2' -0" VALLEY GUTTER
 - STANDARD PLACEMENT OF HC RAMPS & GENERAL NOTES
 - CULVERT CROSSINGS ON RESIDENTIAL STREETS
 - NCDOT STDS. APPROVED FOR CITY OF CHARLOTTE/ETJ
 - DOUBLE CATCH BASIN 15" THRU 36" PIPE
 - CONCRETE WINDOW/W/ SPLASH PAD
 - RIP RAP APRON AT PIPE OUTFALLS (NON SWIM)
 - FLARED END SECTION 12" THRU 72" PIPE
 - RIP-RAP IN DITCHES
 - OVERLAPPING STORM/SANITARY SEWER EASEMENTS
 - MINIMUM DRAINAGE EASEMENT REQUIREMENTS
 - OFFSET CATCH BASIN
 - GRADING AT DROP INLET
 - (SEE DETAIL SHEET FOR EROSION CONTROL DETAILS)
 - CONCRETE CONTROL MONUMENTS
 - STREET SIGN NAMES
 - STREET NAME SIGN INSTALLATION LOCATIONS
 - DEAD END STREET BARRICADE
 - END OF ROADWAY MARKER
- PROJECT COMPLETION DATE ESTIMATED TO BE SUMMER 2008.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
- GRADING AREAS OUTSIDE THE LIMITS SHOWN IS A VIOLATION OF CITY CODE AND SUBJECT TO FINES.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY INSPECTOR PER FIELD CONDITIONS.
- APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- SUBSURFACE DRAINAGE SYSTEMS MAY BE REQUIRED IN THE STREET R/W IF DEEMED NECESSARY BY THE INSPECTOR.
- IN ORDER TO INSURE PROPER DRAINAGE, MAINTAIN A MINIMUM OF 0.5% SLOPE ALONG THE CURB AND GUTTER.
- CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED ON FIELD CONDITIONS.

RELATED REZONING NOTES

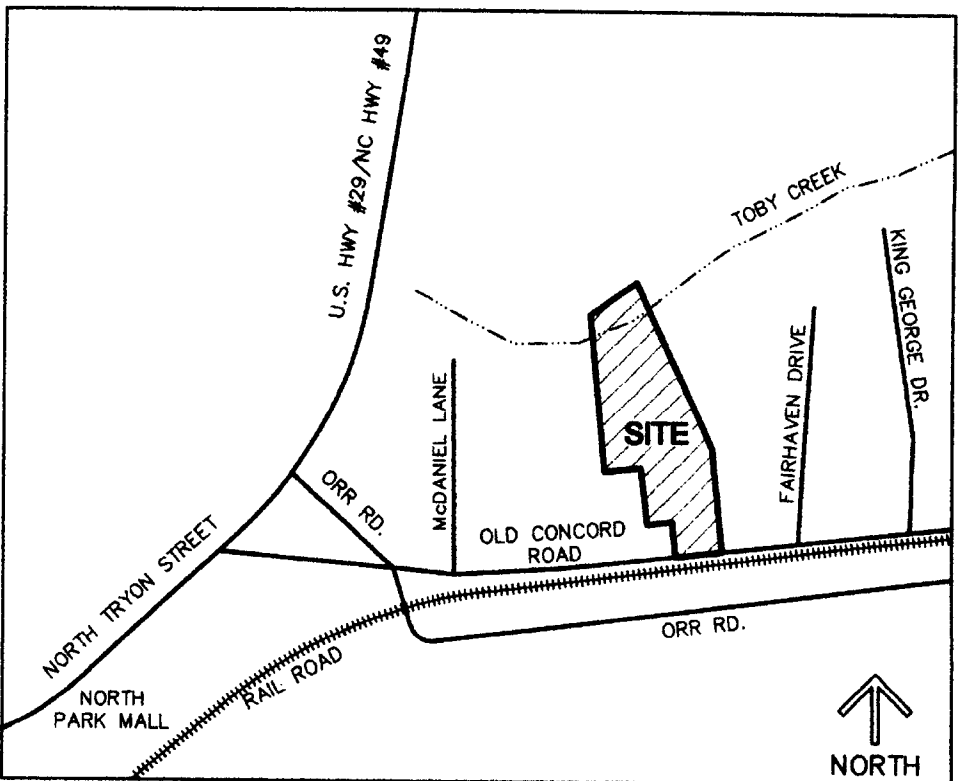
- STREET LIGHTS WILL BE DELUXE ACORN STYLE FIXTURES (SEE FIGURE A ON APPROVED REZONING PLAN).
- PETITIONER SHALL CONSTRUCT AND INSTALL A MONUMENT SIGN AT OR NEAR THE ENTRANCE INTO THE SITE FROM OLD CONCORD ROAD. THE MONUMENT SIGN WILL BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE SUNSET OAKS MONUMENT SIGN DEPICTED IN FIGURE B ON APPROVED REZONING PLAN.
- THE GARAGE DOORS INSTALLED ON ANY HOME CONSTRUCTED ON THE SITE WILL BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE GARAGE DOORS DEPICTED IN FIGURE C ON APPROVED REZONING PLAN.
- THIS SCHEMATIC SITE PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATIONS PENDING FINALIZATION OF ENGINEERING PLANS.
- A MINIMUM OF 555' OF SIGHT DISTANCE MUST BE PROVIDED AT THE SITE'S CONNECTION TO OLD CONCORD ROAD. SUBSTANTIAL CHANGES TO THIS SITE'S CONNECTION TO OLD CONCORD ROAD MAY BE REQUIRED TO MEET THE MINIMUM 555' SIGHT DISTANCE REQUIREMENT FOR FINAL APPROVAL.
- A) THE EXTERIOR BUILDING MATERIALS FOR THE DWELLING UNITS TO BE CONSTRUCTED ON THE SITE SHALL BE A COMBINATION OF BRICK, STONE AND SIMILAR MASONRY PRODUCTS, WOOD AND WOOD PRODUCTS, SHAKE AND HARD-PLANK AND FIBER CEMENT BOARD. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON THE SOFFITS OF THE DWELLING UNITS, EXCEPT AS PROVIDED ABOVE, VINYL SHALL NOT BE A PERMITTED EXTERIOR BUILDING MATERIAL.
B) AT LEAST FIFTY PERCENT (50%) OF THE FRONT ELEVATION (EXCLUDING DOORS, WINDOWS, ROOFTOPS AND TRIM AREAS) OF A MINIMUM OF FIFTY PERCENT (50%) OF THE DWELLING UNITS TO BE CONSTRUCTED ON THE SITE SHALL HAVE BRICK, STONE OR A COMBINATION OF BRICK AND STONE.
C) NO MORE THAN THREE (3) CONSECUTIVE DWELLING UNITS LOCATED AND FRONTING ON THE SAME SIDE OF A STREET MAY HAVE THE SAME FRONT BUILDING ELEVATION IN TERMS OF STYLE AND BUILDING MATERIALS.
- AS DEPICTED ON THE REZONING PLAN, THE COMMON OPEN SPACE WILL CONTAIN A PLAYGROUND STRUCTURE AND A BENCH FOR SEATING.
- A) AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, A 50 FOOT CLASS C BUFFER SHALL BE ESTABLISHED ALONG THE SITE'S WESTERN AND SOUTHERN BOUNDARY LINES, AND THIS BUFFER SHALL CONFORM WITH THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREOF. THE WIDTH OF THE CLASS C BUFFER MAY NOT BE REDUCED EXCEPT AS PROVIDED IN SUBPARAGRAPH B BELOW.
B) IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, THE PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE BUFFER AREA SET OUT ON THE REZONING PLAN ACCORDINGLY.
C) THE BUFFER AREA SHALL REMAIN AS OPEN SPACE EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE GRADE CHANGES AND THE INSTALLATION AND MAINTENANCE OF A WALL, FENCE OR BERM, UTILITY LINES OR DRAINAGE FACILITIES AND ANY GRADING ASSOCIATED THEREWITH.
D) WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED WITHIN THE BUFFER AREA TO ACCOMMODATE GRADE CHANGES OR THE INSTALLATION AND MAINTENANCE OF A WALL, FENCE OR BERM, UTILITY LINES OR DRAINAGE FACILITIES AND ANY GRADING ASSOCIATED THEREWITH, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
E) NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE BUFFER AREA.
F) THE PETITIONER IS PROVIDING THE 50 FOOT CLASS C BUFFER DEPICTED ON THE REZONING PLAN RATHER THAN A 25 FOOT CLASS C BUFFER IN AN EFFORT TO ATTEMPT TO MITIGATE THE BUFFER REQUIREMENTS ON THE PARCELS OF LAND LOCATED ALONG THE SITE'S WESTERN AND SOUTHERN BOUNDARY LINES IN THE EVENT THAT THESE PARCELS OF LAND ARE DEVELOPED IN SUCH A MANNER THAT A BUFFER IS REQUIRED ON THESE PARCELS OF LAND. THE OWNERS OF THESE PARCELS OF LAND WILL BE REQUIRED TO REQUEST AND OBTAIN THE APPROVAL OF AN ALTERNATIVE BUFFER PURSUANT TO SECTION 12.304 OF THE ORDINANCE TO BE ABLE TO MITIGATE THE BUFFER REQUIREMENTS ON THESE PARCELS OF LAND AS A RESULT OF THE 50 FOOT CLASS C BUFFER BEING ESTABLISHED ON THE SITE.
- THE PETITIONER SHALL INCLUDE THE FOLLOWING NOTE ON THE FINAL PLAN FOR THE SUBDIVISION: "AT THE TIME OF THE REZONATION OF THIS FINAL PLAN, THERE ARE EXISTING MANUFACTURING AND INDUSTRIAL FACILITIES LOCATED IN PROXIMITY TO THE SITE, INCLUDING A CHEMICAL PLANT."
- SEE THE ATTACHED STORM WATER MANAGEMENT PLAN FOR STORM WATER COMMITMENTS.
- TO THE EXTENT THAT THERE IS NO EXISTING RIGHT OF WAY, THE PETITIONER SHALL DEDICATE AND CONVEY RIGHT OF WAY ALONG THE SITE'S FRONTAGE ON OLD CONCORD ROAD MEASURING 35 FEET FROM EACH SIDE OF THE EXISTING CENTERLINE OF OLD CONCORD ROAD. THE RIGHT OF WAY SHALL BE DEDICATED AND CONVEYED PRIOR TO SUBDIVISION APPROVAL. (THE APPROVED PRELIMINARY SUBDIVISION PROVIDES FOR MODIFICATIONS TO THE DEDICATED R/W WIDTH AND ITS LOCATION.)

DEVELOPMENT DATA

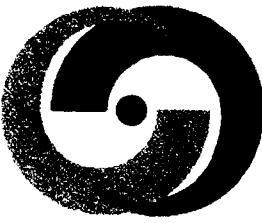
TAX PARCEL NO.-----	049-032-08
EXISTING SITE ADDRESS-----	6607 OLD CONCORD RD.
ZONING-----	R-6 (CD)
ZONING JURISDICTION-----	CITY OF CHARLOTTE
ZONING PETITION-----	2006-118
DEED REFERENCE-----	DB 10802, PG 539
TOTAL SITE AREA-----	19.3156 AC
TOTAL LOTS ALLOWED BY REZONING-----	76
TOTAL LOTS PROPOSED-----	76
TOTAL DENSITY PROPOSED-----	3.93
WATER QUALITY DESIGN IMPERVIOUS RATIO-----	49%
MAXIMUM IMPERVIOUS AREA/LOT-----	2,500 SF
TOTAL C.O.S. TARGET PER REZONING-----	5.4 AC.
TOTAL COMMON OPEN SPACE PROVIDED-----	7.32 AC.
C.O.S. % REQUIRED-----	10%
C.O.S. % PROVIDED-----	37.9%
GREENWAY AREA TO BE DEDICATED-----	2.24 AC. (11.6%)
TOTAL TREE SAVE BASE AREA-----	16,998 AC.
(SITE LESS DUKE R/W & EXIST. OCR R/W)	
MINIMUM TREE SAVE AREA REQUIRED-----	1.70 AC. (10%)
TOTAL TREE SAVE AREA PROVIDED-----	3.4 AC. (17.6%)
R-6 LOT DATA	
MINIMUM LOT SIZE-----	3,500 SF *
MINIMUM LOT WIDTH-----	40'
MINIMUM FRONT SETBACK-----	20'
MINIMUM SIDE YARD ALLOWED-----	3'
SIDE YARD PROVIDED-----	5'
MINIMUM REAR YARDS-----	30' EXTERNAL 20' INTERNAL *
*DEVELOPMENT DATA ALLOWED PER CHARLOTTE TREE ORDINANCE SECTION 21-13(F)(2) [10-25% TREE SAVE AREA IN COS-CLUSTER LOT CRITERIA]	

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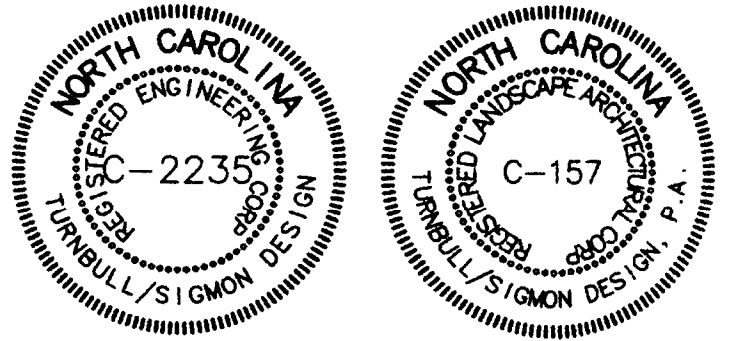
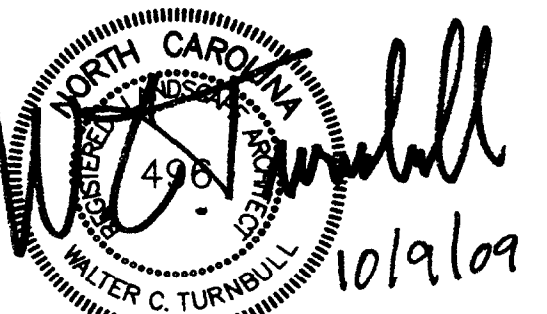


VICINITY MAP N.T.S.



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LAND DEVELOPMENT DESIGN SERVICES



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APPROVED FOR
CMPC
DATE 10-10-2007

Bailey Park at Newell

CHARLOTTE, NC

Cover Sheet / General Notes

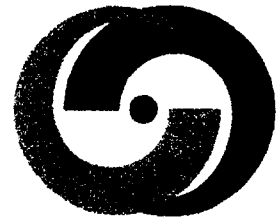
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DESIGNED BY: WCT

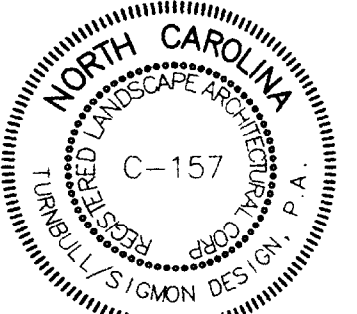
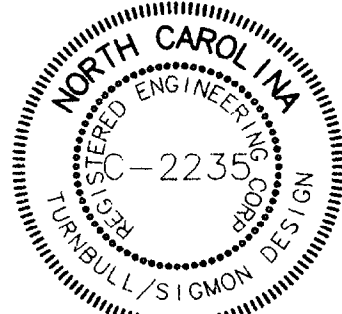
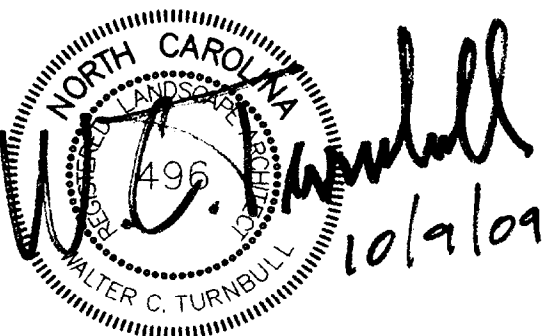
ISSUE DATE: 6/29/07

1. 11/05/07 WCT PER CMPC, CED, CDOT REVIEW
2. 09/10/07 WCT PER CMPC, CED, CDOT REVIEW
NO. DATE: BY: REVISIONS:



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Bailey Park at Newell

CHARLOTTE, NC

Preliminary Subdivision Plan

PROJECT NUMBER: 07-023

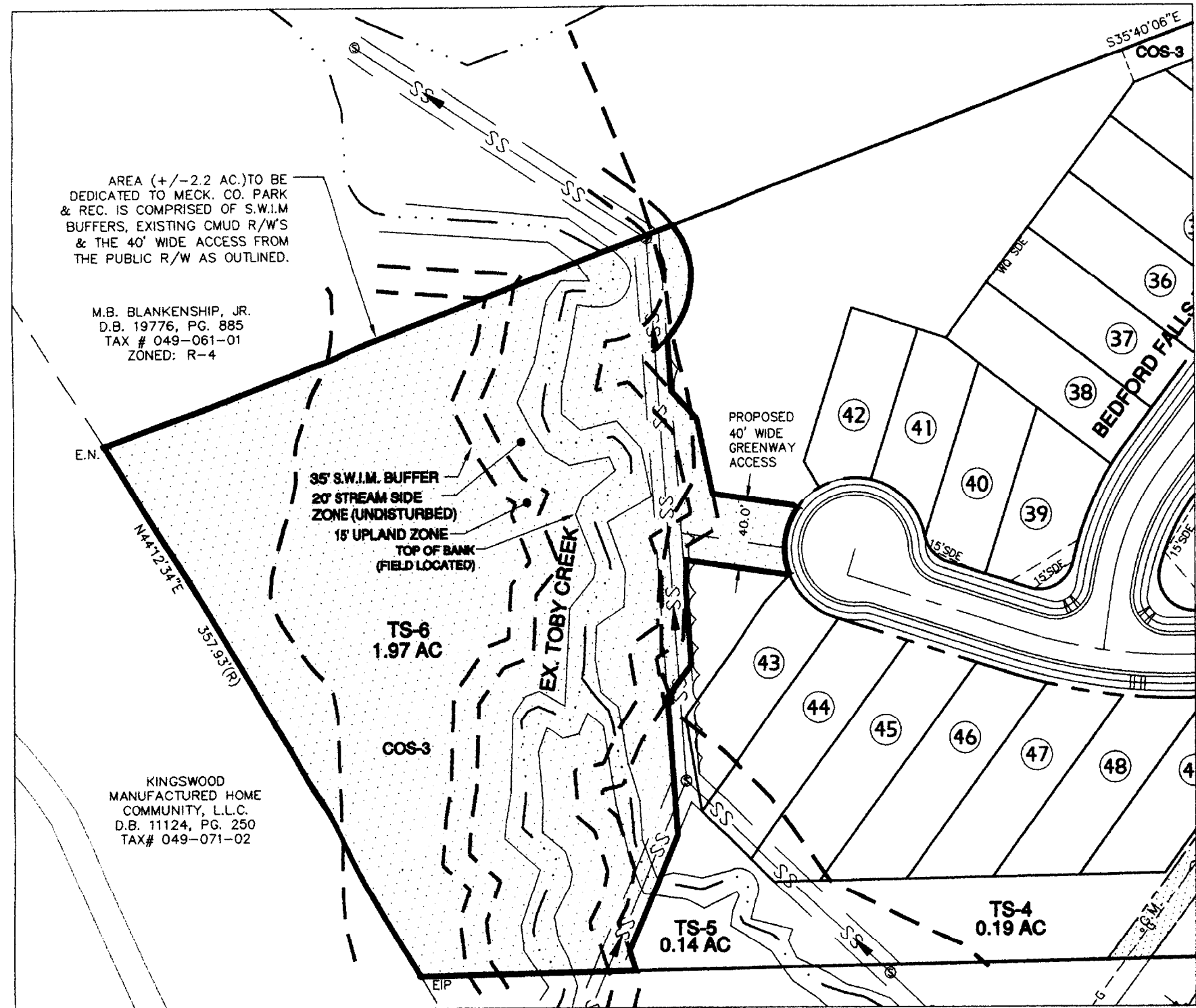
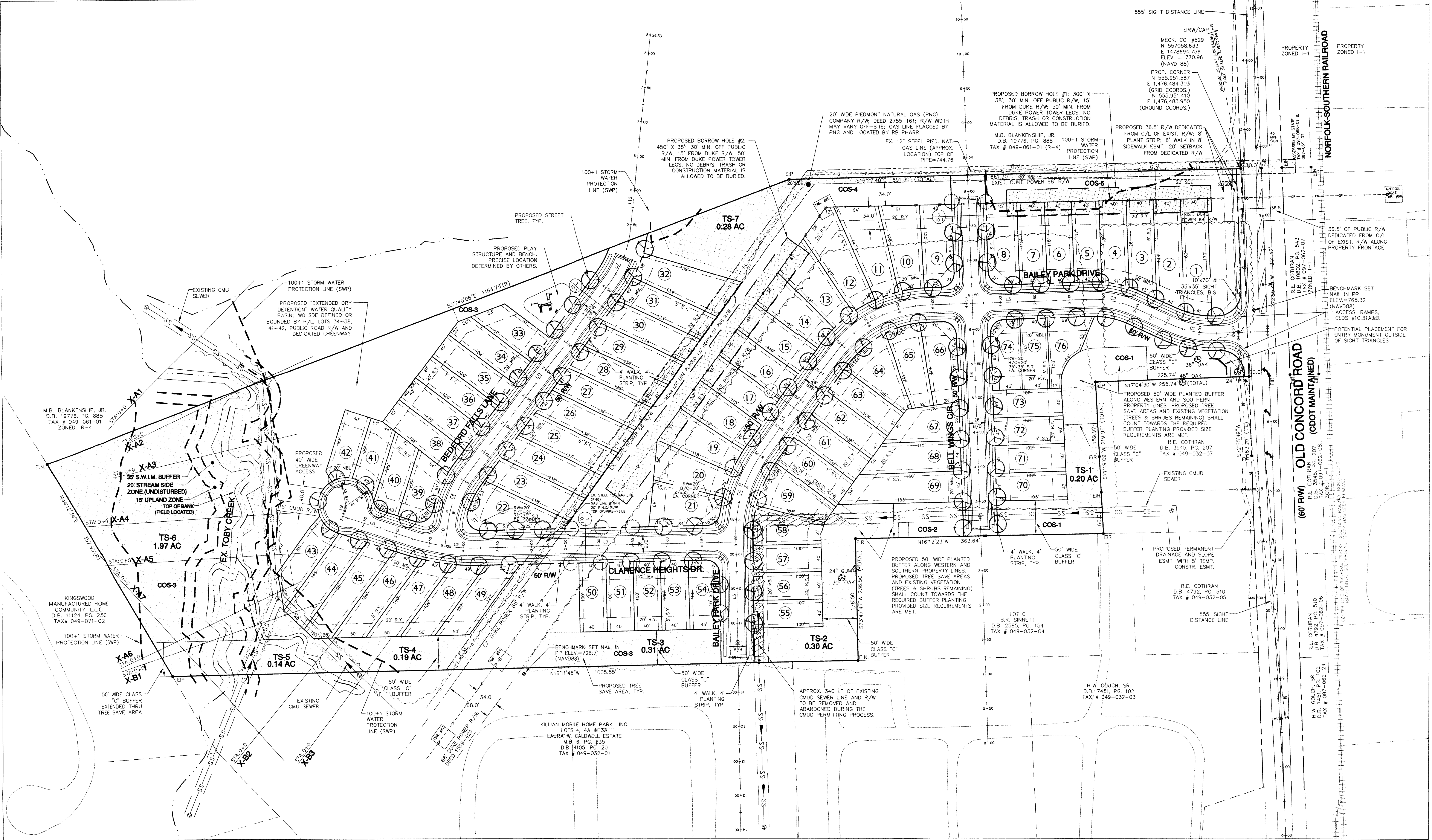
DRAWN BY: WCT

DESIGNED BY: WCT

ISSUE DATE: 6/29/07

3. 10/09/09 WCT PER CMPC, CED, CDOT REVIEW
2. 11/15/07 WCT PER CMPC, CED, CDOT REVIEW
1. 09/10/07 WCT PER CMPC, CED, CDOT REVIEW
NO. DATE: BY: REVISIONS:

3.1



DEDICATED GREENWAY BOUNDARY EXHIBIT 1"=75'

100+1 STORM WATER ELEVATION SUMMARY

SECTION NUMBER	100-YR STORM WATER ELEV.	STORM WATER PROTECTION ELEV.
X-A1	709.51	710.51
X-A2	711.06	712.06
X-A3	711.39	712.39
X-A4	712.23	713.23
X-A5	712.35	713.35
X-A6	713.50	714.50
X-A7	713.20	714.20
X-B1	713.50	714.50
X-B2	713.11	714.11
X-B3	714.99	715.99

ROAD NAME	ROAD STA.	ROAD LP ELEV.	100-YR STORM WATER ELEV.	STORM WATER PROTECTION ELEV.
BELL WINGS CIR.	8+50	753.36	751.93	754.4
BEDFORD FALLS LN.	5+70	740.34	739.19	741.4

LINE	LENGTH	BEARING
L1	75.64	S17°04'11"E
L2	56.89	N09°01'52"E
L3	236.20	S17°04'11"E
L4	175.48	S88°45'48"E
L5	481.83	S73°47'47"W
L6	1123.85	N72°55'49"E
L7	378.84	S16°12'13"E
L8	105.34	S02°36'22"W
L9	16.00	N87°23'38"W
L10	35.35	S83°01'12"W
L11	348.97	S67°52'05"E
L12	284.17	N80°57'09"E

100+1 STORM WATER PROTECTION ELEV.

LOT NUMBER	STORM WATER PROTECTION ELEV.
4	754.5
5	754.5
6	754.5
7	754.5
8	754.5
32	741.5
42	724.0
43	715.0
44	715.0
45	715.0
46	716.0
47	716.0

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00	68.33	34.77	67.74	S04°01'10"E	26°08'04"
C2	150.00	68.33	34.77	67.74	N04°01'10"W	26°08'04"
C3	180.00	162.40	87.20	156.95	N42°55'00"W	61°41'36"
C4	200.00	130.69	67.77	128.38	N87°29'00"W	37°28'25"
C5	300.00	98.49	49.69	98.05	S06°47'56"E	18°48'35"
C6	75.40	76.22	38.95	75.40	N82°10'27"W	29°26'43"
C7	150.00	81.63	41.85	80.82	S83°27'28"E	31°10'46"

DEVELOPMENT DATA

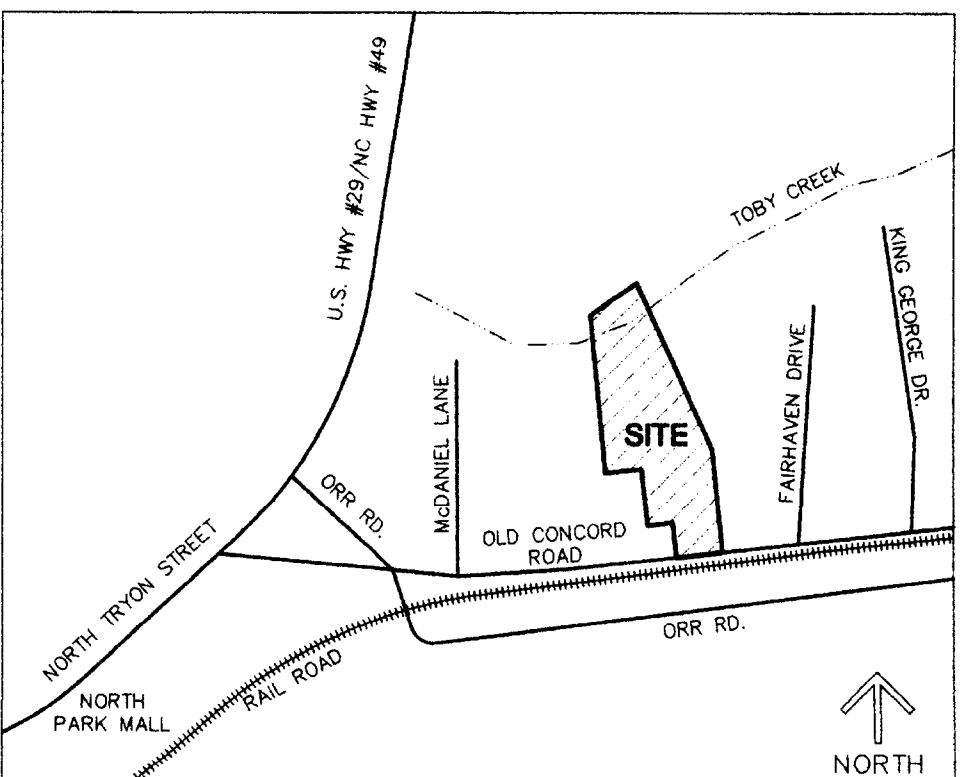
TAX PARCEL NO.	049-032-08
EXISTING SITE ADDRESS	6507 OLD CONCORD RD.
ZONING	R-6 (CD)
ZONING JURISDICTION	CITY OF CHARLOTTE
ZONING PETITION	2006-118
DEED REFERENCE	DB 10802, PG 539
TOTAL SITE AREA	19.3156 AC
TOTAL LOTS ALLOWED BY REZONING	76
TOTAL LOTS PROPOSED	76
TOTAL DENSITY PROPOSED	3.93
WATER QUALITY DESIGN IMPERVIOUS RATIO	49%
MAXIMUM IMPERVIOUS AREA/LOT	2,500 SF
TOTAL C.O.S. TARGET PER REZONING	5.4 AC.
TOTAL COMMON OPEN SPACE PROVIDED	7.32 AC.
C.O.S. % REQUIRED	10%
C.O.S. % PROVIDED	37.5%
GREENWAY AREA TO BE DEDICATED	2.24 AC. (11.6%)
TOTAL TREE SAVE BASE AREA (SITE LESS DUKE R/W & EXIST. OCR R/W)	16,988 AC.
MINIMUM TREE SAVE AREA REQUIRED	1.70 AC. (10%)
TOTAL TREE SAVE AREA PROVIDED	3.4 AC. (17.6%)

R-6 LOT DATA	
MINIMUM LOT SIZE	3,500 SF *
MINIMUM LOT WIDTH	30'
MINIMUM FRONT SETBACK	20'
MINIMUM SIDE YARD ALLOWED	3'
SIDE YARD PROVIDED	5'
MINIMUM REAR YARDS	20' EXTERNAL 30' INTERNAL *

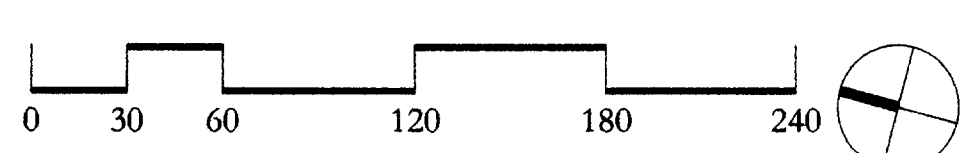
*DEVELOPMENT DATA ALLOWED PER CHARLOTTE TREE ORDINANCE SECTION 21-13(F)(2) [10-25% TREE SAVE AREA IN COS-CLUSTER LOT CRITERIA]

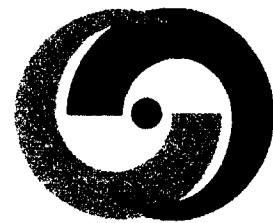
COS AREA TABULATION

COS AREA TABULATION	
COS-1	0.73 AC.
COS-2	0.55 AC.
COS-3	4.33 AC.
COS-4	1.19 AC.
COS-5	0.52 AC.
TOTAL	7.32 AC.



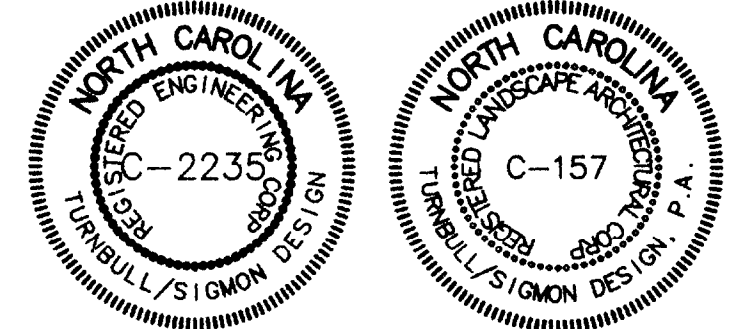
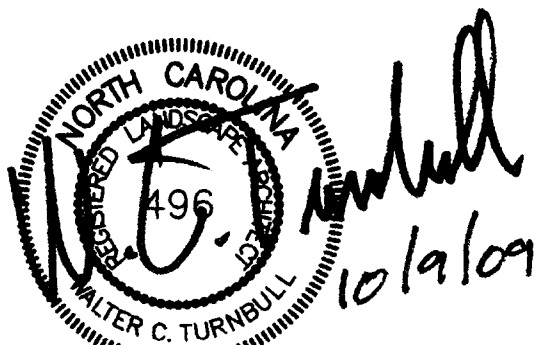
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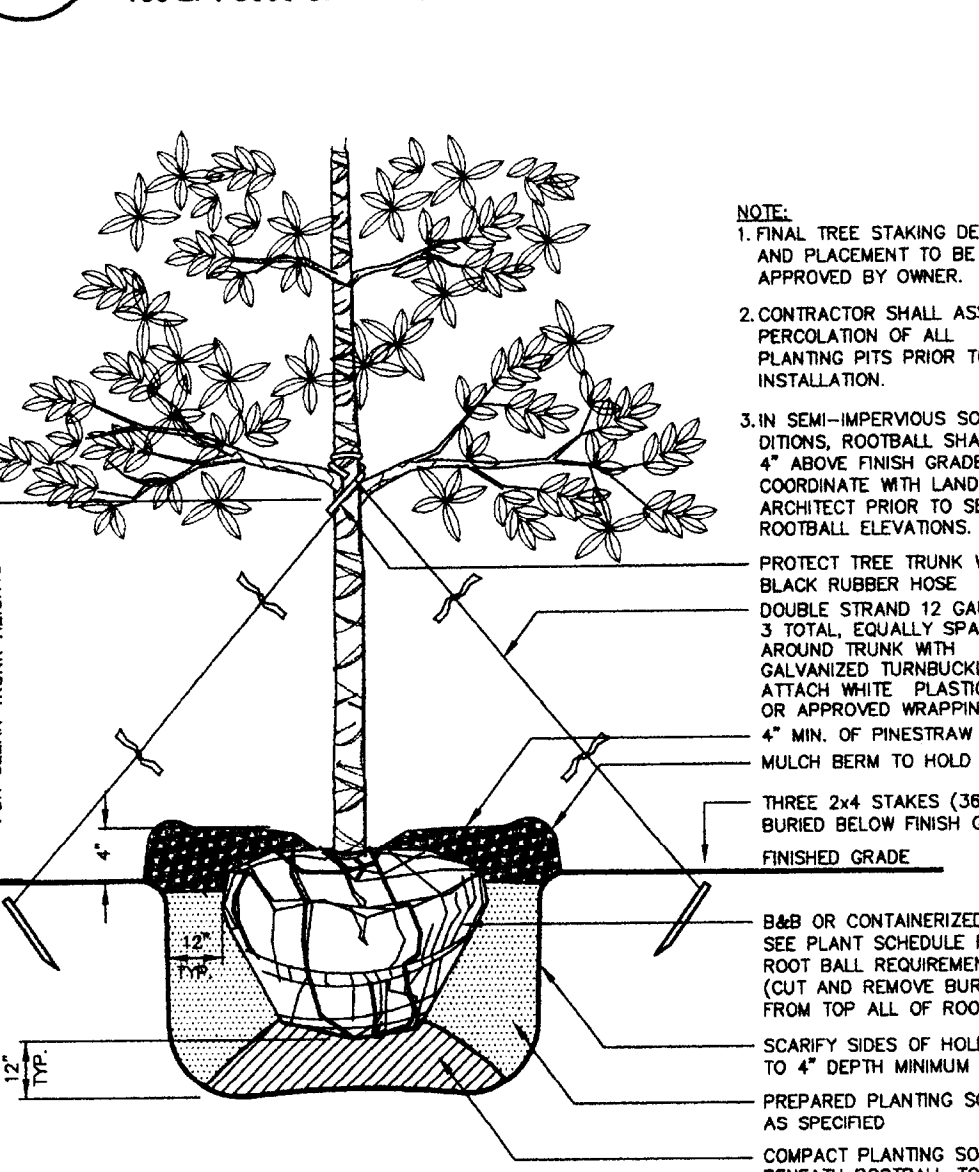
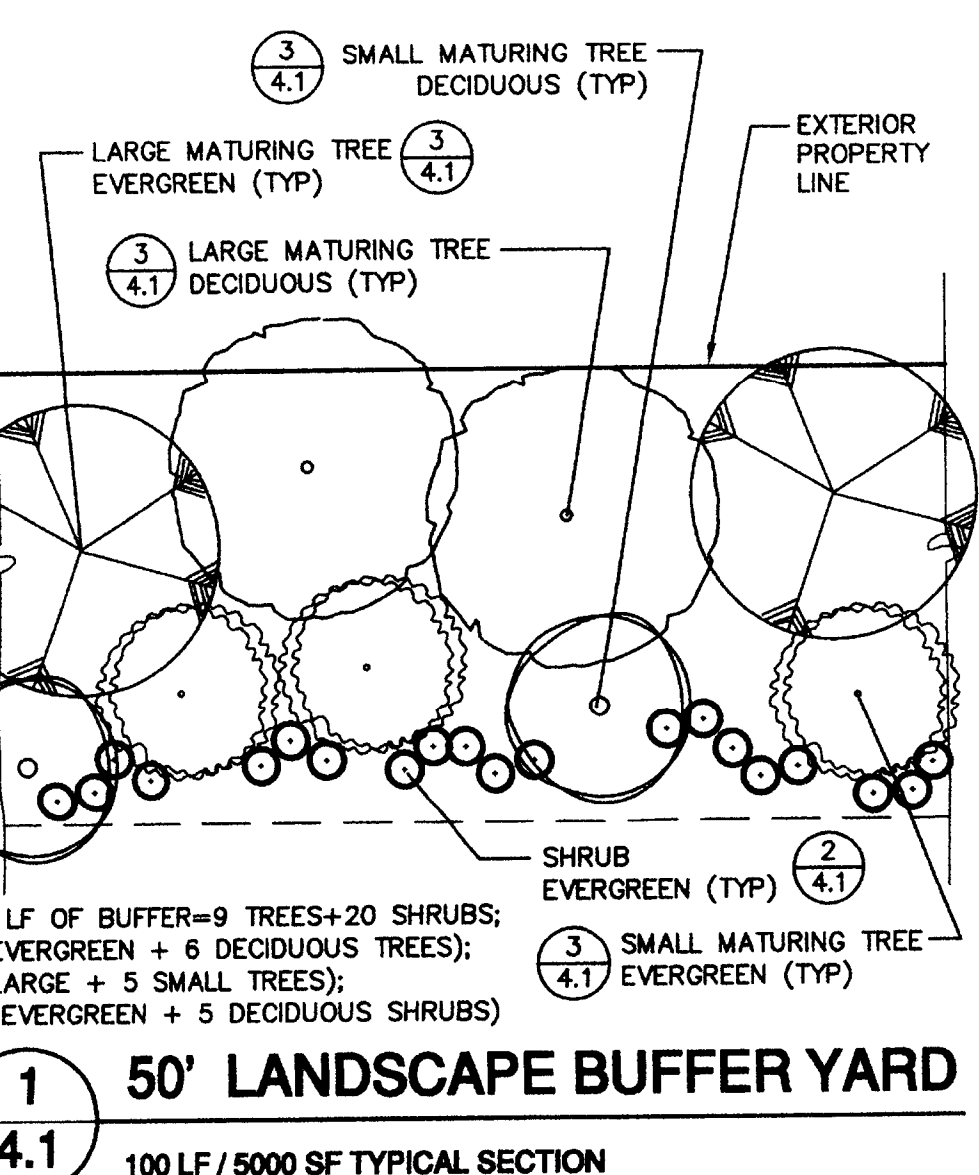
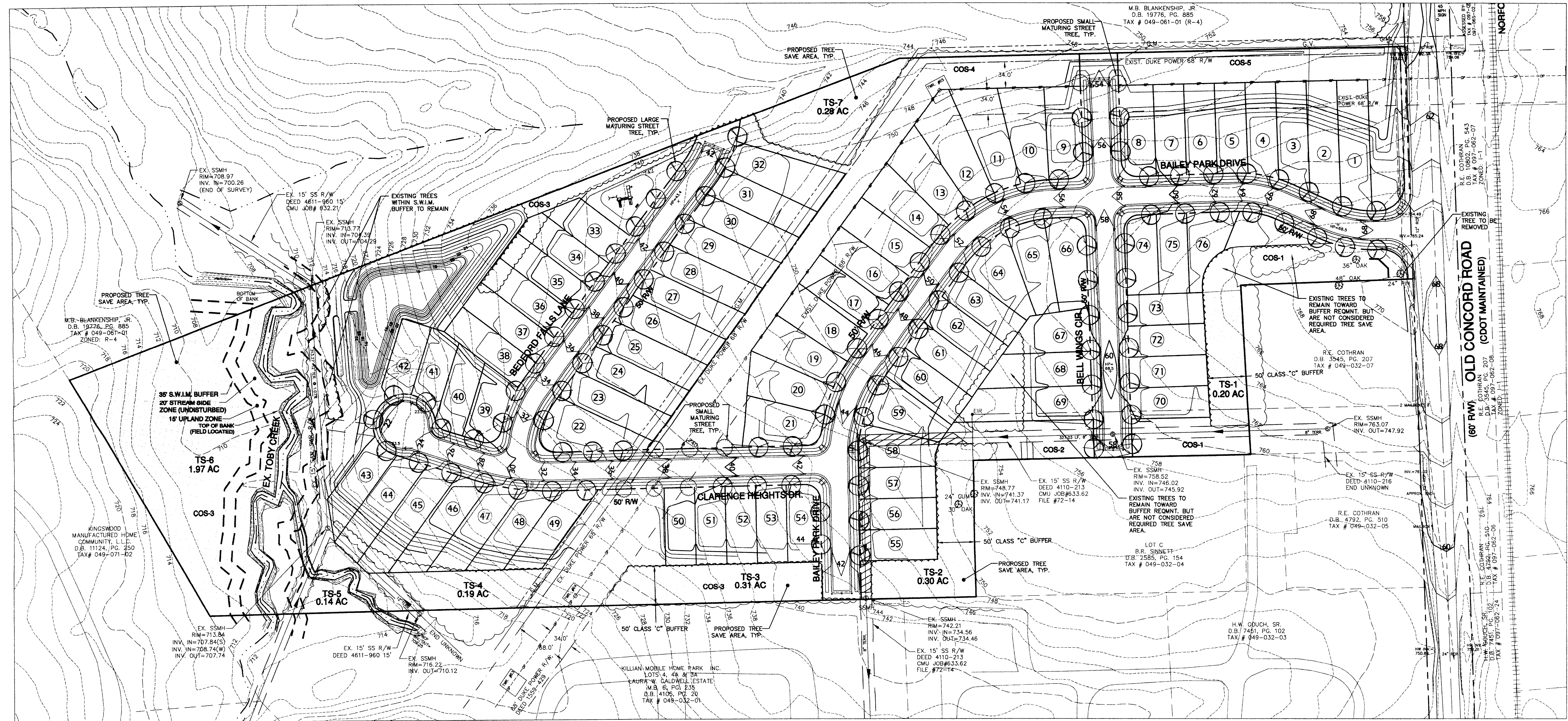
LAND DEVELOPMENT DESIGN SERVICES



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3 LARGE TREE PLANTING DETAIL
No Scale

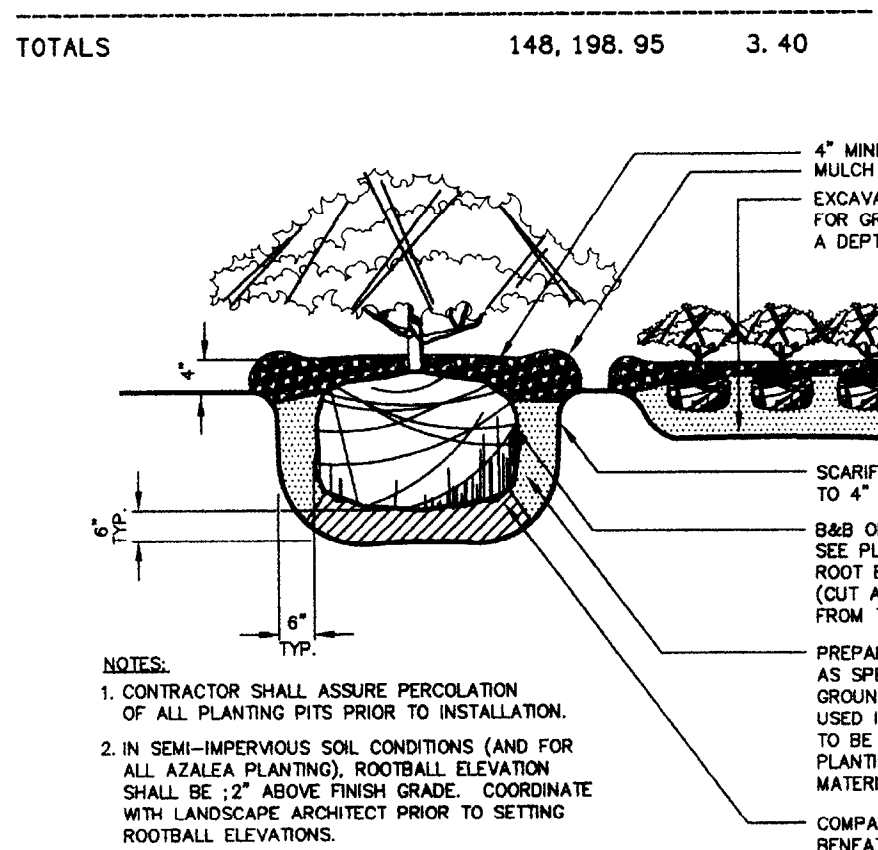
PLANTING NOTES

- ALL TREES TO BE WELL FORMED SPECIMEN QUALITY WITH FULL VIGOROUS GROWTH OF THE SIZE INDICATED. ALL TREES SHALL BE NURSERY GROWN AND MEET AMERICAN STANDARD FOR NURSERY STOCK.
- REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOTBALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
- APPLY ANTI-TRANSPARENT TO EVERGREEN STOCK AND TO ALL DECIDUOUS STOCK IN LEAF PRIOR TO DIGGING OR SHIPPING.
- BACKFILL PLANTS WITH A PREPARED SOIL MIX OF 8 PARTS TOPSOIL, 3 PARTS MULCH, AND 1 PART WELL ROTTED MANURE. ALL STRAPPING AND TOP 2/3 OF WIRE BASKETS MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACK FILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
- FERTILIZE WITH 6-6-12 FERTILIZER BEFORE MULCHING AT THE FOLLOWING RATES:
SHRUBS: 25 POUND / FOOT OF SPREAD.
TREES: 30 POUNDS/1000 SQUARE FEET
- TREAT SOIL WITH HERBICIDE PRIOR TO PLANTING.
- APPLY MULCH AND WATER.

REQUIRED TREE SAVE TABULATION

TOTAL PHASE ONE SITE AREA	19.316 AC
LESS AREA IN DUKE POWER R/W	2.279 AC
LESS AREA DEDICATED AS FUTURE R/W	0.035 AC
TREE SAVE BASE AREA	17.002 AC
TREE SAVE AREA REQUIRED	1.70 AC (10%)
TREE SAVE AREA PROVIDED	3.40 AC (17.6%)

ID	DESCRIPTION	AREA (SF)	AREA (AC)
TS1	BUFFER AT LOTS 70-73	8,692.47	0.20
TS2	BUFFER AT LOTS 55-58	13,155.12	0.30
TS3	BUFFER AT LOTS 50-54	13,639.47	0.31
TS4	BUFFER AT LOTS 46-49	8,470.00	0.19
TS5	CMUD R/W TRIANGLE	6,095.00	0.14
TS6	NORTH OF EX. CMUD SWR.	85,976.66	1.97
TS7	REAR OF LOTS 34-38	12,170.23	0.28
TOTALS		148,198.95	3.40



2 SHRUB & GROUND COVER PLANTING DETAIL
No Scale

STANDARD TREE ORDINANCE / PROTECTION NOTES

- THIS PLAN IS FOR THE REVIEW AND APPROVAL OF ALL STREET TREE PLANTING AND TREE SAVE AREAS BY THE CHARLOTTE ENGINEERING DEPT. AND THE CHARLOTTE PLANNING COMMISSION AS REQUIRED BY CHARLOTTE TREE ORDINANCE (CHAPTER 21) FOR SINGLE-FAMILY DEVELOPMENT. THIS DEVELOPMENT WILL BE PROVIDING THE MINIMUM 10% TREE SAVE AREA AS REQUIRED BY THE TREE ORDINANCE. THIS DEVELOPMENT WILL ALSO APPLY AND ALLOW R-6 CLUSTER LOT CRITERIA PER THE CHARLOTTE TREE ORDINANCE SECTION 21-13(F)(2) WITH THE PROVISION OF BETWEEN 10-25% TREE SAVE AREA IN COMMON OPEN SPACE.
- TREES WITHIN THE STREET R/W ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY OF CHARLOTTE LANDSCAPE MANAGEMENT AT 704-336-4262. ALL TREES OVER 8" IN DIAMETER (4.5" ABOVE GROUND) IN SETBACK AREA ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY ENGINEERING AT 704-336-6692.
- TREE PROTECTION FENCING MUST MEET OR EXCEED TREE ORDINANCE STANDARDS (IN CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES APPENDIX). CHARLOTTE MECKLENBURG STANDARD TREE PROTECTION FENCING WILL BE PLACED AROUND TREES TO REMAIN AS INDICATED BY TREE PROTECTION LOCATIONS. TREE PROTECTION FENCING WILL NOT BE REQUIRED ALONG PORTIONS OR EDGES OF EXISTING TREES NOT ADJACENT TO THE GRADING OR DISTURBED LIMITS OF THE PROJECT.
- TREE FENCING MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING OR CONSTRUCTION BEGINS AND MUST NOT BE REMOVED UNTIL FINAL INSPECTION BY URBAN FORESTER. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION OR MITIGATION.
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC OR BURIAL PITS ARE ALLOWED IN THE TREE PROTECTION ZONE. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LITTER UNDISTURBED. SUPPLEMENT WITH 1"-2" OF MULCH. RE-SEED WITH GRASS ONLY. BRUSH, VINES AND SMALL TREES (<8" DIA.) MAY BE HAND-CLEARED ONLY-CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP (REMOVE LOWER BRANCHES TO IMPROVE VISIBILITY).
- URBAN FORESTER MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING. BEFORE ANY GRADING OR CONSTRUCTION BEGINS, CALL OR 336-6769 FOR INSPECTION BY URBAN FORESTER OF TREE PROTECTION FENCING. PLEASE CALL 336-6769 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, 7 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL OR UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 S.F. PER TREE.)
- ALL STRAPPING AND TOP TWO-THIRDS OF WIRE BASKETS MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PIT. REMOVE TOP HALF OF ANY NATURAL BURLAP AND ALL (100%) OF ANY SYNTHETIC BURLAP FROM ALL ROOT BALLS PRIOR TO BACKFILLING PIT.
- FOR ALL NEW TREE PLANTINGS, MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER, 8 FEET IN HEIGHT. FOR STREET TREE REQUIREMENTS, SUPPLEMENTAL TREES SHALL BE 1.5 INCHES CALIPER IF PLANTED ON INDIVIDUAL LOTS AND 3/4" CALIPER IF PLANTED IN COMMON OPEN SPACE. ALL MULTI-STEM PLANTS MUST BE TREE FORM WITH 3-5 STEMS AND MINIMUM 8-10 FEET IN HEIGHT. ALL TREES SHALL BE FROM LIST OF ACCEPTABLE PLANT SPECIES, APPENDIX 1 OF THE ZONING ORDINANCE.
- LARGE MATURING SHADE TREES SHALL BE SPACED AN AVERAGE OF 40'-50' APART. TREE LOCATIONS SHOWN MAY BE ADJUSTED TO AVOID OR ACCOMMODATE DRIVEWAYS, UNDERGROUND UTILITIES, FIRE HYDRANTS, SIGHT TRIANGLES, ETC. THESE ADJUSTMENTS MAY INCLUDE MOVING A TREE TO THE OPPOSITE SIDE OF THE SIDEWALK PROVIDED IT IS PLANTED WITHIN 20 FEET OF THE BACK OF CURB.
- PROPOSED TREES ARE TO BE PLANTED WITHIN 20 FEET OF THE BACK OF CURB. TREE LOCATIONS SHOWN MAY BE ADJUSTED TO AVOID OR ACCOMMODATE DRIVEWAYS, UNDERGROUND UTILITIES, FIRE HYDRANTS, SIGHT TRIANGLES, ETC. THESE ADJUSTMENTS MAY INCLUDE MOVING A TREE TO THE OPPOSITE SIDE OF THE SIDEWALK PROVIDED IT IS PLANTED WITHIN 20 FEET OF THE BACK OF CURB.
- ALL TREES SHALL BE PLANTED AND STAKED PER CHARLOTTE-MECKLENBURG STD. DETAIL NOS. 40.01 - 40.04 AND 40.09 - 40.11.

PLANTED BUFFER NOTES

- BUFFERS SHALL BE PROVIDED PER SECTION 12.302 OF THE CHARLOTTE ZONING ORDINANCE AND THE RELATIVE CONDITIONAL REZONING PLAN.
- THE 50' CLASS "C" BUFFER HAS BEEN REDUCED 25% TO 37.5' ALONG THE SIDE OF LOT #76 WITH A 6' TALL WOODEN FENCE. SHRUBS ARE NOT REQUIRED WITH THIS FENCE HOWEVER TREE PLANTINGS ARE REQUIRED.
- 40% OF THE REQUIRED TREES WITHIN THE BUFFER SHALL BE LARGE MATURING TREES. 25% OF ALL BUFFER TREES SHALL BE EVERGREEN.
- SHRUBS SHALL BE EVERGREEN. 2.5' TALL WHEN PLANTED WITH AN AVG. HT. OF 5'-6' TO BE EXPECTED AFTER 4 YRS OF GROWTH. 25% OF THE SHRUBS MAY VARY FROM THIS STANDARD AS FOLLOWS:
(A) SHRUBS MAY BE DECIDUOUS.
(B) SHRUBS MAY BE 2' TALL WHEN PLANTED PROVIDED AN AVG. HT OF 3'-4' IS EXPECTED AFTER 4 YRS OF GROWTH.
- SHRUBS & TREES TO BE ON THE APPROVED PLANT LIST IN APPENDIX 1.
- NO BUFFER PLANTING IS ALLOWED WITHIN THE DUKE POWER OR PIEDMONT NATURAL GAS R/W'S. CONFIRMATION WILL BE PROVIDED BY THESE UTILITY COMPANIES TO ELIMINATE THE REQUIRED BUFFER PLANTINGS AS SHOWN ON THE APPROVED REZONING.
- BUFFER PLANTINGS SHALL AVOID CMUD R/W'S WHERE POSSIBLE. OWNER WILL COORDINATE WITH CMUD RE THE PLANTED BUFFER ALONG THE EXISTING CMUD SEWER R/W LINE ADJACENT TO LOTS 69 AND 70.
- EXISTING TREES AND SHRUBS SHALL COUNT TOWARD MEETING THE BUFFER REQUIREMENT AS LONG AS THEY ARE IDENTIFIED ON THE PLAN AND MEET THE PLANTING SIZE OR HEIGHT REQUIREMENTS.

STREET NAME	LF OF ROAD R/W	# OF REQUIRED TREES
BAILEY PARK DRIVE	1905	42
BELL AVENUE	920	20
CLARENCE COURT	1180	26
BEDFORD FALLS LANE	965	21
TOTAL		109

ACER RUBRUM "OCTOBER GLORY" OCTOBER GLORY RED MAPLE

QUERCUS PHELLOS WILLOW OAK

ULMUS PARVIFLORA LACEBARK ELM

ZELKOVA SERRATA "VILLAGE GREEN" VILLAGE GREEN ZELKOVA

SMALL MATURING TREES TO BE PLANTED WITHIN THE DUKE POWER R/W SHALL BE THE FOLLOWING TYPE:

AMELANCHIER CANADENSIS SERVICEBERRY

TREES PLANTED AT SIGHT TRIANGLES MUST BE PRUNED UP SO THAT DRIVERS CAN SEE UNDERNEATH (NORMALLY, NO LIMBS OR FOLIAGE BETWEEN 30 AND 72 INCHES) ALWAYS LEAVING AT LEAST THE TOP 2/3 OF THE TREES LIMBS. REMOVE LOWER LIMBS AS NEEDED AS THE TREE MATURES. TREES MUST NOT BLOCK VISIBILITY.

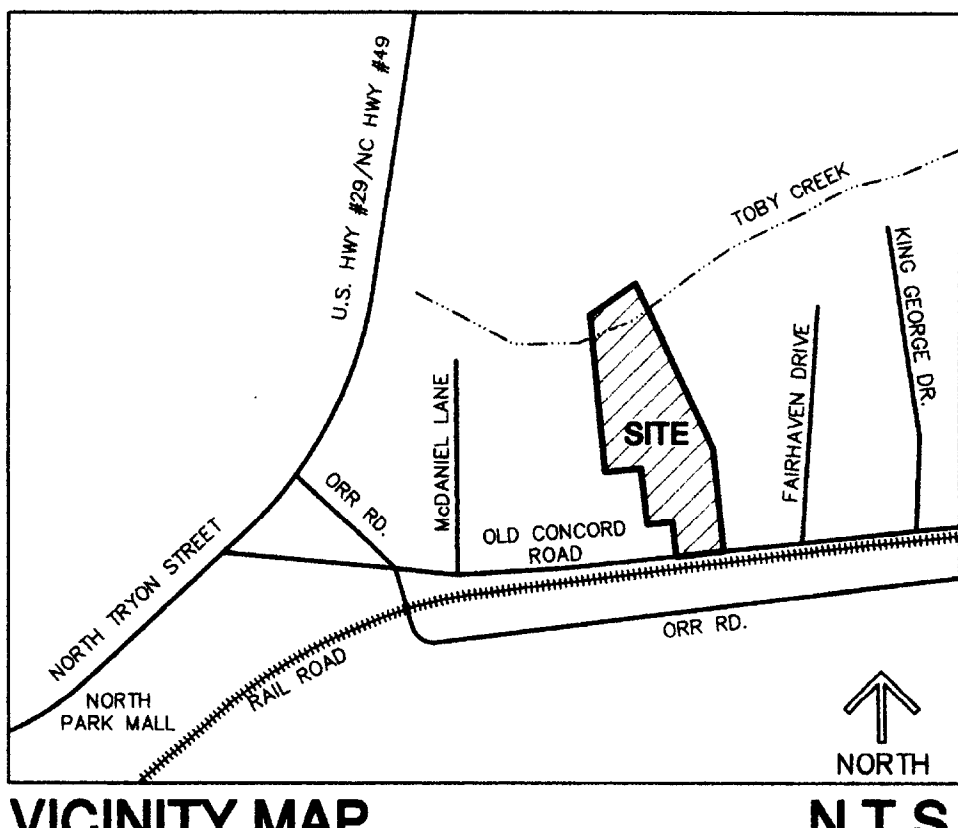
THIS PLAN MAY SHOW ADDITIONAL EXISTING TREE AREAS ON LOTS OR IN COMMON OPEN SPACE THAT ARE NOT BEING CLEARED. THESE TREE AREAS ARE NOT INCLUDED IN THE REQUIRED TREE SAVE TABULATION. WILL NOT BE RECORDED AS TREE SAVE AREAS AND MAY BE REMOVED AT THE DEVELOPER'S DISCRETION.

STREET TREES SHALL BE PLANTED SUCH THAT NO MORE THAN 4 OF THE SAME TYPE WILL BE PLANTED ADJACENT TO EACH OTHER. EACH OF THE FOUR TYPES OF TREES WILL CONSTITUTE APPROXIMATELY 25% OF THE TOTAL NUMBER OF TREES WITH A TOLERANCE OF 3%.

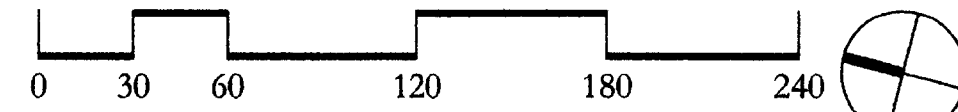
NO TREES OR SHRUB SHALL BE PLANTED WITHIN THE PIEDMONT NATURAL GAS R/W.

ANY PLANTINGS WITHIN THE DUKE POWER R/W SHALL COMPLY WITH THEIR CURRENT RIGHTS OF WAY RESTRICTIONS AND SHALL BE ON THEIR LIST OF ACCEPTABLE PLANT SPECIES.

THIS DEVELOPMENT REQUIRES 50' WIDE CLASS "C" BUFFERS ALONG THE WESTERN AND SOUTHERN BOUNDARY EDGES AS SHOWN. EXISTING TREE SAVE AREAS WILL BE USED TO MEET THIS REQUIREMENT. ADDITIONAL PLANTING MAY BE NECESSARY WITHIN THESE TREE SAVE AREAS TO MEET THE REQUIRED TREE AND SHRUB QUANTITIES. WHERE TREE SAVE AREAS ARE NOT PROVIDED, SHRUB AND TREE PLANTINGS WILL BE PROVIDED TO MEET THE CLASS "C" REQUIREMENTS.



VICINITY MAP
N.T.S.



PROJECT NUMBER: 07-023

DRAWN BY: WCT.

DESIGNED BY: WCT.

ISSUE DATE: 6/29/07

1. 06/10/07 WCT PER CMPC, CED, CDOT REVIEW

NO. DATE: BY: REVISIONS: