

NOW OR FORMERLY
LARRY O. JENKINS
DB: 3607 PG 790
TAX #219-091-18

SITE INFORMATION
TOTAL SITE AREA: 75.79 ACRES
DEDICATED R/W: 1.53 AC.
NET SITE AREA: 74.26 AC.
TOTAL # LOTS: 232 (3.12 DU/A)
ZONING - R-3 W/ SWIM AND TREE INCENTIVES
R-3 DENSITY = 222(3x74.26)
25% TREE BONUS = 55(3x18.90)
TOTAL DENSITY ALLOWED = 277
MIN LOT SIZE: 6,000 SF, EXTERIOR - 8,000 SF
MIN LOT WIDTH: 50 FT., EXTERIOR - 60 FT.
SETBACK: 20 FT.
MIN. SIDE YARD: 3 FT.
MIN REAR YARD: 30 FT. INTERIOR/ 45 FT. EXTERIOR
TYPICAL LOT - 50'x 120'
COMMON OPEN SPACE - 28.01 AC.

TREE ORDINANCE REQUIREMENTS
TOTAL SITE AREA: 75.79 AC.
LESS EXISTING STREET R/W: 1.53 AC.
NET SITE AREA: 74.26 AC.
TREE SAVE AREA REQUIRED: 18.57 AC. (25%)
TREE SAVE AREA PROVIDED: 18.90 AC.

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN THE FLOODPLAIN AS SHOWN HEREON AND AS SHOWN ON THE FEMA MAP COMMUNITY PANEL# 37119C0263E EFFECTIVE DATE 02/04/04.

FCFE - FUTURE CONDITIONS FLOOD ELEVATION

FPE - FLOOD PROTECTION ELEVATION = (FCFE PLUS 1.0 FT) - (XXX.X)

GENERAL NOTES

COORDINATE: ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
ALL ROAD IMPROVEMENTS AT STEEL CREEK ROAD TO BE COORDINATED WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
DEVELOPER WILL PROVIDE STREET SIGNS PER CALDS #50.05 (9" SIGNS ONLY).
SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.
DIRECT VEHICULAR ACCESS TO STEEL CREEK ROAD IS PROHIBITED.
IN ROLLING 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 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.
ALL CONSTRUCTION SHALL CONFORM TO CITY OF CHARLOTTE STANDARDS. IN ORDER TO INSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ON THE GRADE.
SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON 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 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.
THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL, IN AN UNOBTURATED STATE AND SHALL REPAIR THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
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.B.
ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS D.T. COMMUNITY ENCROACHMENT FLOODLINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
ALL OPENINGS (I.E.: DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOTS 12, 13, 14, 15, 24, 25, 42, 43, 127 AND 128 SHALL 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).
P.E. SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
"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 (I.E.: 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 PLAY 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 NEED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, GUS JORDI (704-336-7088) 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.
A PRELIMINARY PLAN APPROVED UNDER THE PROVISIONS OF THE SUBDIVISION ORDINANCE WILL BE VALID FOR A PERIOD OF THREE YEARS FOR SUCH APPROVAL TO REMAIN VALID BEYOND THREE YEARS, WORK ON THE SITE IN FURTHERANCE OF THE PLAN IS REQUIRED AS EXPLAINED MORE FULLY IN SECTION 8.550 OF THE SUBDIVISION ORDINANCE.
THERE WILL BE NO STUMP HOLES ON-SITE. ALL SOLID WASTE HAULED OFF SITE SHALL BE DISPOSED OF AT FACILITIES PERMITTED TO RECEIVE THESE WASTES.
ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO CITY OF CHARLOTTE STANDARDS IN ORDER TO BE DEDICATED PUBLIC ROADWAYS.
CURB - MIN. 20" RADIUS, R/W MIN. 20" RADIUS UNLESS OTHERWISE NOTED.
IF THE OWNER WISHES TO SAVE CERTAIN TREES ON THE SITE, PLACE TREE BARRICADES AS SHOWN ON THE PLAN OR AS SPECIFIED BY THE OWNER BEFORE CONSTRUCTION ACTIVITY BEGINS.
ALL RIGHT-OF-WAY AND CURB TAPERS ARE 20:1 UNLESS OTHERWISE NOTED.
ALL TOPOGRAPHY IS FROM FIELD SURVEY.
ALL STORM DRAIN PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
TAX PARCEL NO.: 219-281-01
THE PURPOSE OF THE STORM DRAINAGE EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
(XXX.X) - (BUILDING RESTRICTION FLOOD ELEVATIONS)
THERE SHALL BE NO GRADING WITHIN THE LIMITS OF THE 100+1 BUILDING RESTRICTION FLOODLINE.
COS - COMMON OPEN SPACE
SUBDIVISION IS DESIGNED WITH A SINGLE ACCESS TO STEEL CREEK ROAD. THE DEVELOPER WILL DISCLOSE THIS INFORMATION IN ANY SALE OR LEASE AGREEMENTS.
THE PROJECT COMPLETION OF THE AREA COVERED BY THIS PRELIMINARY PLAN IS ESTIMATED TO BE SEPTEMBER OF 2006.
THE 0.1 FLOODLINE LINE SHALL BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.

NOW OR FORMERLY
MARDRIE COLTHARP COOPER
& MARTHA WHISNANT
DB 3453 PG 247
TAX #219-101-07

COMMON OPEN SPACE - 0.23 Acre

NOW OR FORMERLY
JOHN WILSON BROWN
RESSIE MAE BROWN
DB 2749 PG 355
TAX #219-091-03

REACH #3 (X-SEC. 1-5)

FEMA FLOOD FRINGE AREA LINE

NOW OR FORMERLY
RAYMOND L. KLINE
DB 11952 PG 739
TAX #219-082-22

FUTURE CONDITIONS FLOOD FRINGE AREA LINE

5 FT. SIDEWALK @ 1 FT. OFF R/W
ALONG ENTIRE PROPERTY FRONTAGE

NOW OR FORMERLY
WALTER C. COMER, III
DP 7454 PG 960
TAX #219-262-01

NOW OR FORMERLY
JAMES P. DEMARE &
ANTONETTE M. DEMARE
DB 10020 PG 728
TAX #219-261-02

NOW OR FORMERLY
NANCY HAMILTON ARCHIE
DB 3436 PG 203
TAX #219-261-01

REFERENCE MONUMENT

P.K. NAIL SET IN SW CORNER OF C.B.
ON HAMILTON PLACE DR.
CHARLOTTE GIS MONUMENT# 1047
GRID COORDINATES(NAD83, NAVD88)
N: 488496.23 E: 1405228.49 EL: 640.72
GROUND COORDINATES(NAD83, NAVD88)
N: 488568.83 E: 1405437.34 EL: 640.72
COMBINED GRID FACTOR: 0.99985140

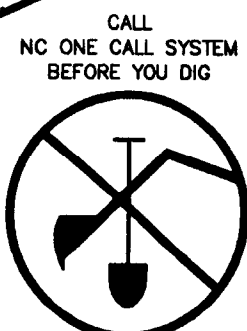
**THIS PLAN IS A FINAL DESIGN-NOT
RELEASED FOR CONSTRUCTION
UNLESS INITIALLED/DATED AS APPROVED:**
APPROVED: _____ INITIALS _____ DATE _____

NOW OR FORMERLY
RUFUS G. PETTUS
DB 293 PG 207
SC TAX #648-8

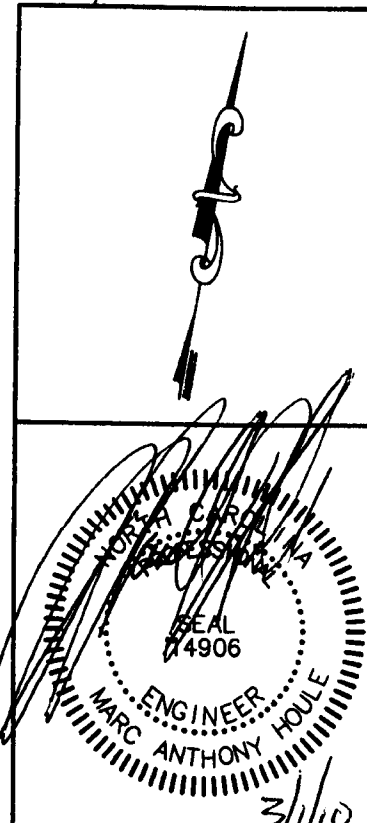
| LINE TABLE | |
|------------|-------------|
| LINE | BEARING |
| 1-1 | S88°27'56"E |

| CURVE TABLE | |
|-------------|--------|
| CURVE | LENGTH |
| C1 | 237.70 |
| C2 | 216.38 |
| C3 | 92.81 |
| C4 | 31.40 |
| C5 | 91.85 |
| C6 | 185.97 |
| C7 | 73.34 |
| C8 | 145.09 |

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND ROAD SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



NOW OR FORMERLY
L.J. HENSON
DB 709-137 & 149
PLAT 42-74
SC TAX #648-11



SITE PLAN

PROJECT
FALCON RIDGE WAY
CITY OF CHARLOTTE, E.T.J., MECKLENBURG COUNTY, NC
FOR: 160 DEVELOPMENT GROUP, L.L.C.



YARBROUGH-WILLIAMS & ASSOCIATES, INC.
Planning • Surveying • Engineering
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704.556.1800

158-31

1 of 27