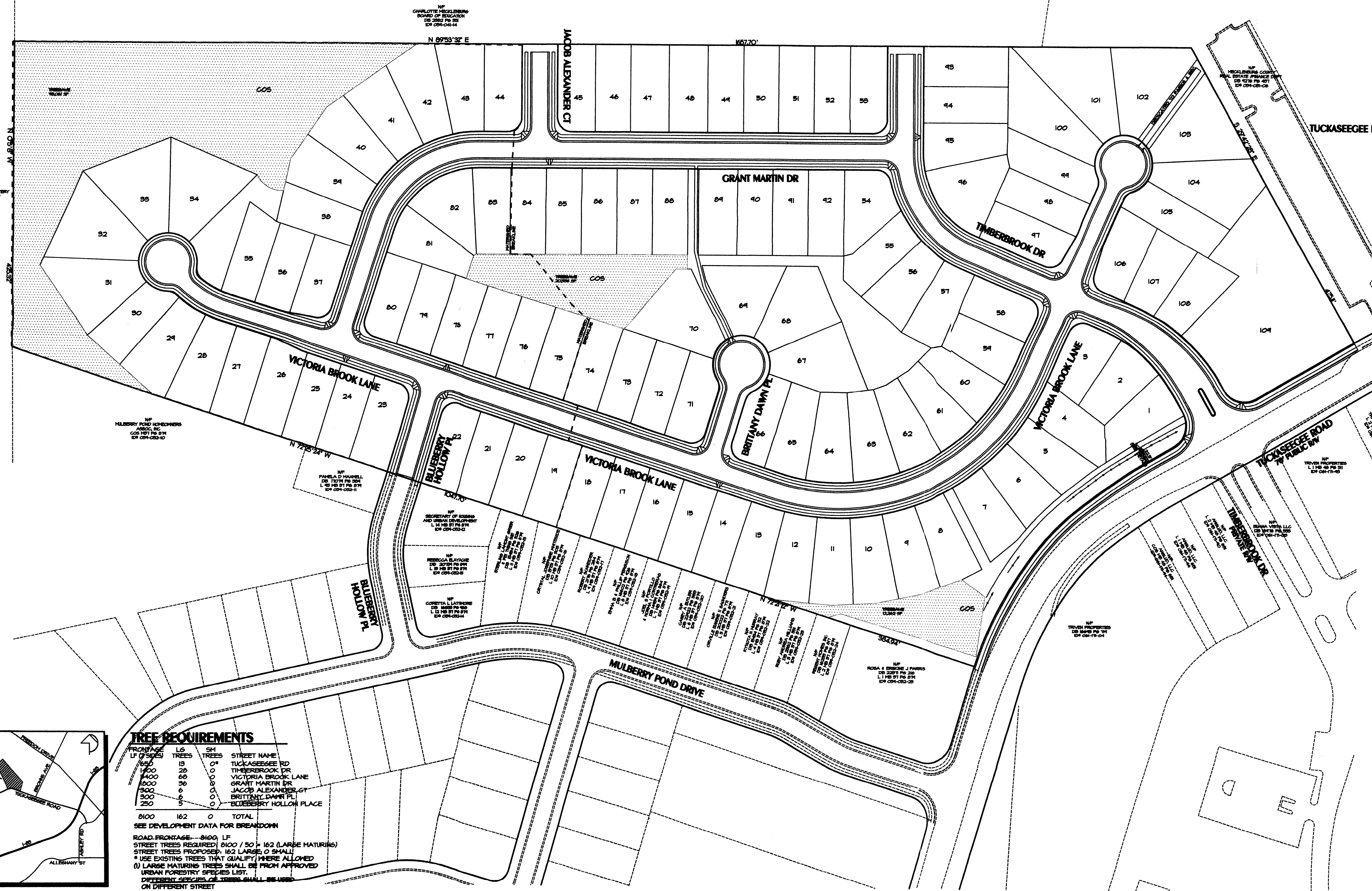
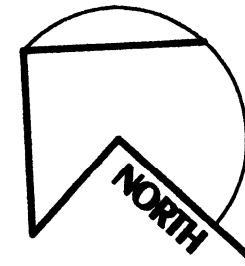
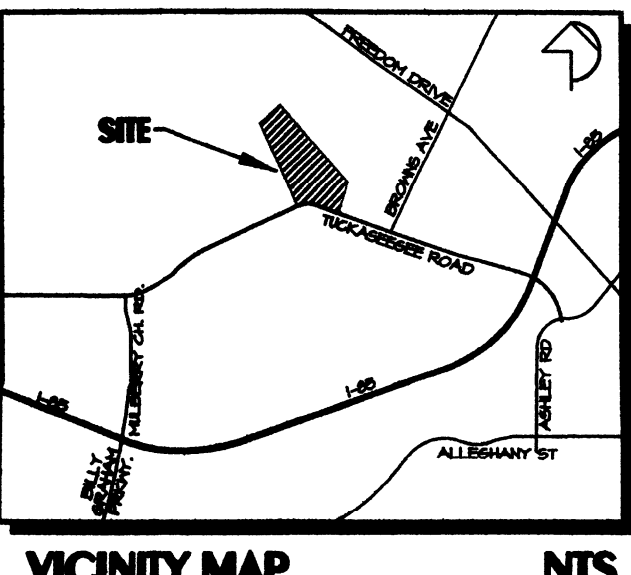


SHEET NO.	SHEET TITLE
1	COVER SHEET
2	PRELIMINARY SUBDIVISION SITE/LANDSCAPE PLAN
3	STORM DRAINAGE AND GRADING PLAN
4	EROSION CONTROL PLAN (PRE)
5	EROSION CONTROL PLAN (POST)
6	ROADWAY & STORM DRAINAGE PROFILES
7	ROADWAY & STORM DRAINAGE PROFILES
8	SITE CONSTRUCTION DETAILS
9	DRAINAGE AREA MAP
10 AC	TUCKAHOE ROAD

[illegible]

THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED, AND SHALL BE CONSTRUCTED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE ZONING AND SUBDIVISION ORDINANCES, AND THE CHARLOTTE LAND DEVELOPMENT AND SITE PLANING DEPARTMENT.

2. BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY MEDLIN ENGINEERS, INC.

3. TOPOGRAPHIC INFORMATION TAKEN FROM PHOTOGRAMMETRIC MAPPING BY CITY OF CHARLOTTE.

4. ADJACENT SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

5. LOT DIMENSIONS ARE APPROXIMATE, REFERENCE RECORD PLAT FOR EXACT LOT DIMENSIONS.

6. ALL STORM DRAINAGE PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED. PIPE LENGTHS INDICATED ON THE PLANS ARE APPROXIMATE AND ARE SUBJECT TO FIELD VERIFICATION.

7. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DEEMED NECESSARY BY THE INSPECTOR.

8. REFERENCE SHEETS 4 & 5 FOR EXISTING CONDITIONS AND NOTES. REFERENCE SHEET 8 FOR EROSION CONTROL DETAILS.

9. CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 8 FOR EROSION CONTROL DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:

CLDNDX001 SITE STD. NO. 1701

CURB AND GUTTER CURB TRANSITION 101.14
CATCH BASIN LOCATION 102.1 & 103.0
(C) BRICK CATCH BASIN 104.02 & 104.02
(C) DOUBLE CATCH BASIN 200.0 & 200.4
STORM WATER SIGN 50.05
CONCRETE MONUMENT 50.05
SIDEWALK 102.22
HARRISDALE 102.22
HEADWALL 538.80
HARRISDALE 538.80
50.04 & 4 B

10. APPROXIMATE COMPLETION TIME IS 15 MONTHS.

11. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY SYSTEM.

12. GENERAL NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR THE LATEST REVISION OF THE SUBDIVISION DETAILS PRIOR TO PLACEMENT OF ANY NYC RAINFALL AND/OR SIDEWALK.

13. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL AND UNCONSTRUCTED STORM DRAINAGE CHANNEL, REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, LIMBS AND OTHER ACCUMULATIONS.

14. DRAINAGE EASEMENTS INDICATED AS SOE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.

15. DEVELOPER WILL PROVIDE STREET SIGNS PER CLD5M 50.05 (41 SIGNS ONLY).

16. COORDINATE ALL CURBS AND STREET GRADES IN INTERSECTIONS WITH THE CITY INSPECTOR.

17. NON-STANDARD ITEMS (IE. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY MAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CITY INSPECTOR. THE DEPARTMENT OF TRANSPORTATION NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.

18. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, SHALL BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION BY THE CITY COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY COUNTY SUBDIVISION ORDINANCE.

19. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURBS.

20. IN ROLLINGS AND HILL TERRAINS, SHEEPING OF THE STONE BANE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.

21. 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 ADJACENT PROPERTY OWNER. THE SITE BENCHMARK FOR PROJECT IS THE RIM OF AN EXISTING SAN. SHR IN BLUEBERRY HOLLOW PLACE, ELEV. = 754.56 (NAVD 1980).

22. CURB AND GUTTER SHOWN ON PLANS ALONG TUCKAEGEE ROAD MAY BE ADJUSTED BASED UPON THE FIELD STAKING BY CITY INSPECTOR. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

23. COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN THE CITY OF CHARLOTTE ZONING ORDINANCE.

24. ALL ROAD IMPROVEMENTS AT TUCKAEGEE ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

25. ALL STORM DRAINAGE BARRICADES MUST BE INSTALLED TO TREE O.D. GUIDELINES STD. 50.05. BARRICADES MUST BE INSTALLED BEFORE ANY PUBLIC STREET CLOSURE AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY DEPARTMENT FORESTRY STAFF.

26. NO SOIL DISTURBANCE OR COMPACTION CONSTRUCT, HAYTS, FILLING, BURIAL, PITS, TRENCHES, AND DISTURBANCE AND DISTRIBUTION OF SOIL IN TREE SAVED ARE VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/NOTIFICATION.

27. NO DEVIATION LANDFILLS HILL BE LOCATED ON THIS SITE.

28. THE DEVELOPER SHALL CONTACT THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION (603.900.3086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-40 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ANY COSTS AND/OR ANY REPAIR COSTS CAUSED BY THE CONTRACTOR/DEVELOPER.

29. COMMON OPEN SPACE/TREEBASE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE MAINTAINED AS OPEN SPACE AND NOT BUILT UP.

30. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE THE STORM DRAINAGE OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

31. ALL SEALED SHOP DRAWINGS FOR RETAINING WALLS SHALL BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.

32. THE CITY OF CHARLOTTE WILL NEITHER BE RESPONSIBLE FOR THE GROUNDS WITHIN THE STORM DRAINAGE EASEMENT NOR REMOVAL OF ANY OBSTRUCTIONS IN THAT AREA. HIGH-INTENSITY 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 PLACEMENT OF BACKFILL MATERIAL. MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO REMOVAL OF THE BACKFILL MATERIAL FROM THE PUBLIC STREET RIGHT-OF-WAY.

33. IN ORDER TO PLAY RELOCATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THE EASEMENT AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

34. ANY BUILDING WITHIN THE 100' STORMWATER ELEVATION LINE IS SUBJECT TO RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORD. SECT. 7200.02. DIRECT VEHICLE ACCESS TO TUCKAEGEE ROAD FROM ANY LOT IS PROHIBITED.

35. FROM THE EX. 6. OF TUCKAEGEE ROAD DEDICATED TO THE CITY OF CHARLOTTE WITH THE FLATTING OF THE LOTS.

TAX PARCEL NO. 05-051-018
ZONING CLASSIFICATION: R-4 (DEVELOPED AS CLUSTER)
P+LOWER LEASE W/ILE WATERSHED (PORTION)
ZONING JURISDICTION: CITY OF CHARLOTTE
SITE ADDRESS: 2632 AC
NO. OF UNITS ALLOWED BY ZONING: 2632 x 4 = 10526
AREA IN BASEMENT: 0.36 AC
NET TOTAL SITE AREA: 25.96 AC

TRAIL SAVE REQUIRED: 108 x 25.96 AC = 2.80 AC
ADDITIONAL FEE FOR 108 TENSIVE IN COS: 9.07 (18.48%) x 2.80 AC
NO. OF UNITS ALLOWED/PROPOSED: 105 x 12 = 11704
COMMON OFFICE SPACE REQUIRED: 108 x 2632 AC = 285 AC
COMMON OFFICE SPACE PROVIDED: 4,006 AC = 15,428

SINGLE FAMILY LOT SIZE (SF)	MAX. BLDG COVERAGE
18,750-20,000	50%
4,001 - 63,000	45%
63,001 - 100,000	40%
100,001 - 200,000	35%
200,001 GREATER	30%

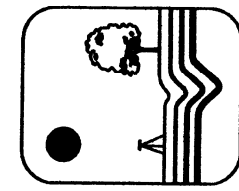
4-B CLUSTER LOT DATA:
MIN. LOT SIZE = 6,000 SF
MIN. LOT WIDTH = 50'
MIN. SETBACK = 20'
MIN. SIDE YARD = 3' EXTERNAL, 3' INTERNAL
MIN. REAR YARD = 4' EXTERNAL, 30' INTERNAL

**APPROVED
CONSTRUCTION
C.M.P.**
JSB

WATERSHED INTERFUSIVE AREA DATA:
TOTAL SITE AREA IN WATERSHED: 4.42 ACRES
248 INTERFUSIVE AREAS REQUIRED: 24 x 9.42 AC = 226 AC
INTERFUSIVE AREA USED (ROAD & SWH) = 0.86 AC
IMP. AREA AVAIL. FOR LOTS = 1.50 AC
MIN. INTERFUSIVE AREA REQUIRED PER LOT = 1100 SF
LOT CO. (250 LOTS) = 1.621 SF/LOT (AVERAGE)
AVERAGE INTERFUSIVE AREA PER LOT IS 1621 SF

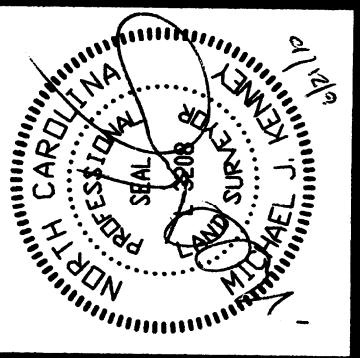
* TREESAVE INCENTIVE W/ SPECIMEN TREES

**KENNEY DESIGN
GROUP, PA**



1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@KENNEYDESIGN.COM

1. 9/2/08 REVISED PER CHPC, CED & CDOT REVIEW COMMENTS



Scale:	1"=80'
Date:	5/27/08
Drawn By:	MJK
Designed By:	MJK
Job No.:	1108

COVER SHEET

MAGNOLIA ACRES

City of CHARLOTTE, MECKLENBURG COUNTY, North Carolina
Magnolia Acres, LLC, 2716 Westport Road, Charlotte, NC 28208

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10

