BALLANMOOR SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

for

BALLANMOOR DEVELOPMENT II, LLC

CHARLOTTE, NORTH CAROLINA

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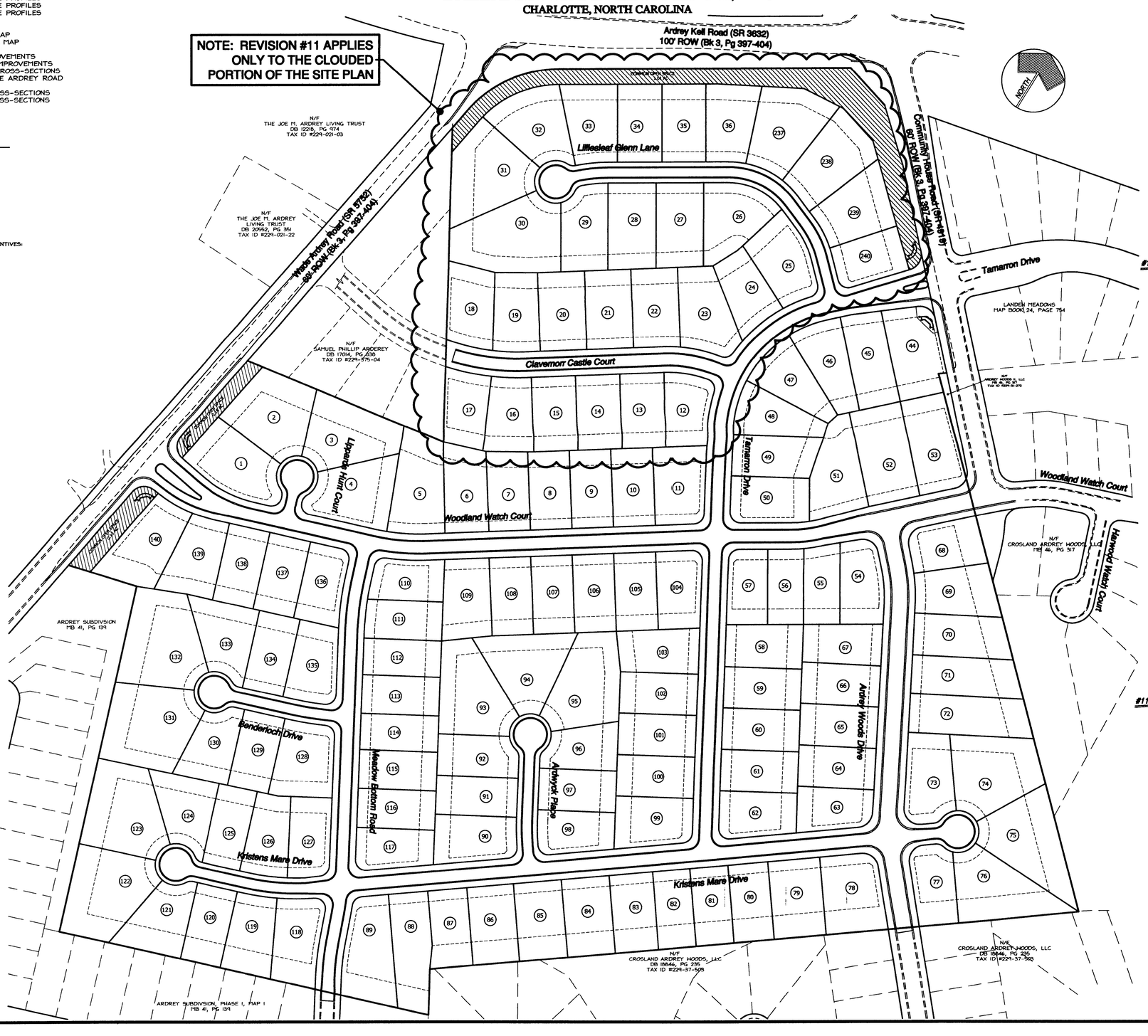
DEVELOPMENT DATA

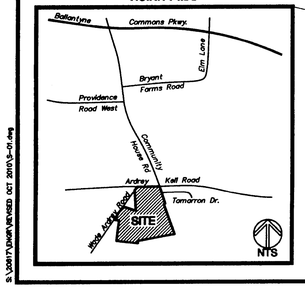
TAX PARCEL NO.: 229-375-01,-02,-05,-06
ZONING JURISDICTION: CITY OF CHARLOTTE
ZONING CLASSIFICATION: R-3
TOTAL SITE AREA: 56.09± ACRES
MAX. NO. LOTS ALLOWED: 168 (56.09 x 3.0)
NO. LOTS PROPOSED: 157
R-3 LOT DATA:
MINIMUM LOT AREA: 10,000 SF
MINIMUM LOT WIDTH: 70'
MINIMUM SETBACK: 30'
MINIMUM SIDE YARD: 6'
MINIMUM SIDE YARD ON CORNER: 15'
MINIMUM REAR YARD: 45'
MAXIMUM BUILDING HEIGHT: 40'
REQUIRED TREE SAVE AREA = 5.61 AC. (10%)
PROPOSED TREE SAVE AREA = 5.66± AC. (10.1%)
PROPOSED R-3 LOT DATA PER "TREE SAVE" INCENTIVES:
MINIMUM LOT AREA: 10,000 SF
MINIMUM LOT WIDTH: 70'
MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 3'
MINIMUM SIDE YARD, PERIMTER LOTS: 6'
MINIMUM SIDE YARD ON CORNER: 10'
MINIMUM REAR YARD, INTERIOR LOTS: 30'
MINIMUM REAR YARD, PERIMTER LOTS: 45'
MAXIMUM BUILDING HEIGHT: 40'

#11

NOTE: REVISION #11 APPLIES ONLY TO THE CLOUDED PORTION OF THE SITE PLAN



VICINITY MAP



DEVELOPMENT NOTES

1. THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING AND SUBDIVISION ORDINANCES, AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.

2. BOUNDARY INFORMATION PER BOUNDARY SURVEY PREPARED BY F. DONALD LAWRENCE DATED 5/16/06.

3. EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM CURRENT CITY OF CHARLOTTE AERIAL TOPOGRAPHY.

4. ALL LOT DIMENSIONS AND TREE SAVE AREAS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT LOT DIMENSIONS AND TRE SAV AREAS.

5. APPROXIMATE COMPLETION TIME IS SUMMER 2010.

6. NO ON-SITE DEMOLITION LANDFILLS (STUMP HOLES) WILL BE LOCATED ON THIS SITE.

7. CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM). SEE SHEET 18 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:

ITEM	CLDSM STD. NO.
CURB & GUTTER	10.17
CURB TRANSITION	10.19
CONCRETE SIDEWALK	10.22
CATCH BASIN LOCATION	10.29 & 10.30
ACCESSIBLE RAMPS	10.33
BRICK CATCH BASIN	20.01
DOUBLE CATCH BASIN	20.03
SLAB TYPE CATCH BASIN	20.05
GRATE TYPE YARD INLET	20.13 & 20.14
HEADWALL	20.16
STREET NAME SIGN	50.05
CONCRETE MONUMENT	50.03

8. 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 CHANGE DUE TO FIELD CONDITIONS.

9. SEE SHEETS 8-13 FOR EROSION CONTROL PLAN INFORMATION AND NOTES. SEE SHEET 18 FOR EROSION CONTROL DETAILS.

10. SITE DEVELOPMENT AND GRADING PERMIT SHALL BE IN ACCORDANCE WITH THE CHARLOTTE CITY CODE. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ALL WORK WITHIN EXISTING RIGHTS-OF-WAY.

11. LAND DEVELOPMENT ENGINEER SHALL BE GIVEN 24 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

12. SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR THE LATEST REVISION OF THE HANDICAP RAMP DETAIL(S) PRIOR TO PLACEMENT OF ANY SIDEWALK OR HANDICAPPED RAMPS.

13. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH THE CITY INSPECTOR.

14. ALL ROAD IMPROVEMENTS AT THE TIE-IN TO EXISTING WADE ARDREY ROAD AND COMMUNITY HOUSE DRIVE SHALL BE COORDINATED WITH CITY ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

15. THE DEVELOPER SHALL PROVIDE STREET SIGNS AT ALL INTERSECTIONS PER CLDSM STD. #50.05 (8" SIGNS ONLY). STANDARD MUTCD "KEEP RIGHT" SIGNS (R4-7, 24" x 30") SHALL BE INSTALLED BY THE DEVELOPER AT EACH END OF THE PROPOSED ISLANDS AT THE INTERSECTIONS OF WADE ARDREY ROAD & WOODLAND WATCH COURT AND COMMUNITY HOUSE ROAD & TAMARRON DRIVE (SEE SHEETS 21 & 22 FOR LOCATIONS).

#11 16. DIRECT VEHICULAR ACCESS TO ARDREY KELL ROAD, WADE ARDREY ROAD AND COMMUNITY HOUSE ROAD FROM LOTS 1, 2, 31-40, 44, 53 & 140 IS PROHIBITED.

17. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

18. 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 BASED ON FIELD CONDITIONS.

19. 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 OWNER(S).

20. TO INSURE PROPER DRAINAGE, MINIMUM CURB AND GUTTER GRADE SHALL BE 0.50%.

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

22. CURB & GUTTER SHOWN ON THE PLANS ALONG COMMUNITY HOUSE ROAD AND WADE ARDREY ROAD MAY BE ADJUSTED BASED ON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED ON FIELD CONDITIONS.

23. THE PURPOSE OF THE "STORM DRAIN EASEMENT" (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.

24. THE DEVELOPER SHALL MAINTAIN ANY STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF STREAMS ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

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

26. ALL NON-STANDARD ITEMS (I. e., PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH NCDOT AND/OR CDOT PRIOR TO INSTALLATION.

27. FOR PROJECTS IN CHARLOTTE, THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 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 COST AND/OR REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

28. THE TEMPORARY ON-SITE BENCHMARK USED AS THE BASIS FOR ALL ON-SITE SURVEYS IS A STORM DRAIN MANHOLE LOCATED AT THE NW CORNER OF COMMUNITY HOUSE AND ARDREY KELL ROADS , RIM ELEVATION = 659.23 (NAVD 88).

29. SEE SHEET 17 FOR LANDSCAPE PLAN, NOTES AND DETAILS RELATED TO TREE PROTECTION AND TREE PLANTING.

30. ALL COMMON OPEN SPACE SHALL BE CONVEYED TO THE BALLANMOOR HOMEOWNERS ASSOCIATION FOR THE BENEFICIAL USE AND ENJOYMENT OF THE RESIDENTS OF THE BALLANMOOR DEVELOPMENT.

31. A TEMPORARY DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHTS-OF-WAY MUST BE PRESENTED AT THE PRE-CONSTRUCTION MEETING.

32. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PROPOSED ISLANDS IN WOODLAND WATCH COURT AND TAMARRON DRIVE.

#11

PRELIMINARY SUBDIVISION PLAN REVISION

THE APPROVED PRELIMINARY SUBDIVISION PLANS FOR THE BALLANMOOR SUBDIVISION HAVE BEEN REVISED AS DESCRIBED BELOW. THE PURPOSE OF THIS REVISION IS TO INCREASE LOT WIDTHS FOR LOTS 12 THRU 36, 237, 238, 239 & 240 ONLY (SEE CLOUDED PORTION OF PLAN), AND AS A RESULT DECREASE THE LOT YIELD BY DELETING LOTS 41, 42 & 43. STREETS, STORM DRAINAGE, EROSION CONTROL, ETC. HAVE NOT BEEN REVISED AND REMAIN THE SAME AS SHOWN ON THE ORIGINAL APPROVED PLAN.

REVISION SUMMARY (LOTS 12 THRU 36, 237, 238, 239 & 240 ONLY):

SHEET 1 REVISIONS:
- REVISED LOT LINES AND LOT NUMBERS.
- REVISED GENERAL NOTE #16 TO CORRECT LOT NOS.
- REVISED DEVELOPMENT DATA TO CORRECT NUMBER OF LOTS PROPOSED.
- ADDED PRELIMINARY SUBDIVISION REVISION SUMMARY.

SHEETS 2 THUR 4:
- REVISED LOT LINES AND LOT NUMBERS.
- REVISED LOT LINE DIMENSIONS.
- REVISED LOT AREAS.
- REVISED SIDE AND REAR YARDS AS REQUIRED.

Revision # 2
APPROVED FOR CONSTRUCTION
CMPC
1/7/2011

HARRIS ENGINEERING
Engineering
Planning • Surveying
1325 Harding Place
Charlotte, NC 28204
704.334.1325
704.334.1330 Fax

COVER SHEET

Ballanmoor Subdivision
Ballanmoor Development II, LLC
18636 Starcreek Drive, Cornelius, NC 28031

Revisions
#1 - 11/06/07: REVISED PER CMPC, CED & CDOT REVIEW COMMENTS.
#2 - 1/07/08: REVISED PER CMPC, CED & CDOT REVIEW COMMENTS.
#3 - 2/26/08: REVISED PER REVISH COMMENTS.
#4 - 5/23/08: REVISED SHEETS 2 - 9 PER CED REQUEST.
#5 - 6/17/08: REVISED PER REVISH COMMENTS.
#6 - 8/17/08: REV. SHEETS 6, 7 & 14 PER FIELD CONDITIONS.
#7 - 10/27/08: REVISED PER REVISH COMMENTS.
#8 - 3/20/09: REVISED SHEETS 2 & 3 PER CDOT REQUEST.
#9 - 4/17/09: REVISED SHEETS 2 & 3 PER CDOT REQUEST.
#10 - 12/02/09: REVISED SHEETS 1, 2, 3, 4, 5, 12, 13, 14, 17, 18 & 23E PER CDOT REQUEST.
#11 - 1/7/10: REVISED SHEETS 1-4, 21 & 22 PER CLIENT REQUEST TO MODIFY LOT WIDTHS & REDUCE LOT YIELD.

Job No.	20617
Date	6/12/07
Proj. Mgr.	WMH
Drawn	WMH/WGN

NORTH CAROLINA PROFESSIONAL SEAL 019256 ENGINEER WILLIAM M. HARRIS
12-7-10

Scale: 1" = 100'

Sheet No. 1 of 23

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