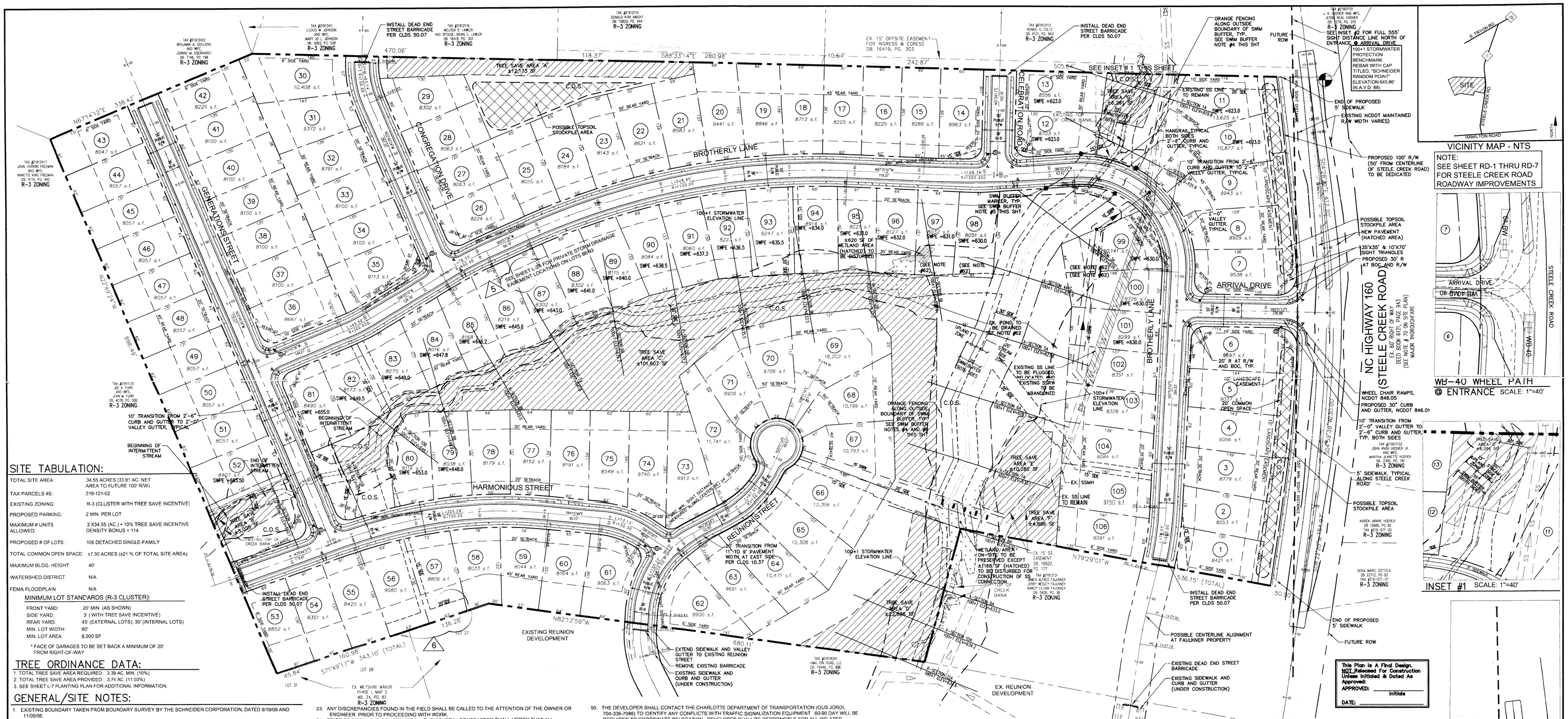

SITE TABULATION:

TOTAL SITE AREA:	34.55 ACRES (33.91 AC.-NET AREA TO FUTURE 100' R/W)
TAX PARCELS #S:	219-121-02
EXISTING ZONING:	R-3 (CLUSTER WITH TREE SAVE INCENTIVE)
PROPOSED PARKING:	2 MIN. PER LOT
MAXIMUM # UNITS ALLOWED:	3 X34.55 (AC.) + 10% TREE SAVE INCENTIVE DENSITY BONUS = 114
PROPOSED # OF LOTS :	106 DETACHED SINGLE-FAMILY
TOTAL COMMON OPEN SPACE:	±7.30 ACRES (±21 % OF TOTAL SITE AREA)
MAXIMUM BLDG. HEIGHT:	40'
WATERSHED DISTRICT	N/A
FEMA FLOODPLAIN	N/A

MINIMUM LOT STANDARDS (R-3 CLUSTER):

FRONT YARD:	20' MIN. (AS SHOWN)
SIDE YARD:	3' (WITH TREE SAVE INCENTIVE)
REAR YARD:	45' (EXTERNAL LOTS), 30' (INTERNAL LOTS)
MIN. LOT WIDTH:	60'
MIN. LOT AREA:	8,000 SF

* FACE OF GARAGES TO BE SET BACK A MINIMUM OF 20' FROM RIGHT-OF-WAY

TREE ORDINANCE DATA:

1. TOTAL TREE SAVE AREA REQUIRED : 3.39 AC. MIN. (10%)
2. TOTAL TREE SAVE AREA PROVIDED : 3.74 AC. (11.03%)
3. SEE SHEET L-7 PLANTING PLAN FOR ADDITIONAL INFORMATION.

GENERAL/SITE NOTES:

1. EXISTING BOUNDARY TAKEN FROM BOUNDARY SURVEY BY THE SCHNEIDER CORPORATION, DATED 9/19/06 AND 11/09/06.
2. CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO BEGINNING OF CONSTRUCTION.
3. THE FOLLOWING DETAILS SHALL BE USED FROM THE "CHARLOTTE LAND DEVELOPMENT STANDARDS" (CLDS) MANUAL, LATEST EDITION:
   - 10.17 2'-0" VALLEY GUTTER, & 1'-6" CURB & GUTTER
   - 10.22 CONCRETE SIDEWALK
   - 10.27 GRADED DRIVEWAY FOR VALLEY GUTTER
   - 10.33 ACCESSIBLE SIDEWALK RAMP
   - 10.39 MODULAR RETAINING WALLS USING GEOGRID IN THE RIGHT OF WAY
   - 30.21 BRICK STORM STRUCTURE WITH TEMPORARY PIPE
   - 50.05 STREET NAME SIGN
   - 50.06 STREET NAME SIGN INSTALLATION
   - 50.03 CONCRETE CONTROL MONUMENTS
4. SITE DEVELOPMENT IS EXPECTED TO BE COMPLETED WITHIN 36 MONTHS FROM PRELIMINARY SUBDIVISION PLAN APPROVAL.
5. STORM DRAIN EASEMENTS (SDE) ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER OR HOMEOWNERS ASSOCIATION.
6. ALL RADII AT INTERSECTIONS TO BE 20' AT RIGHT-OF-WAY AND 20' AT BACK OF CURB UNLESS OTHERWISE NOTED.
7. LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS.
8. GRADING AREAS OUTSIDE THE LIMITS SHOWN IS A VIOLATION OF CITY ORDINANCE AND IS SUBJECT TO FINES.
9. (ELIMINATED)
10. SLOPES SHALL NOT EXCEED 3:1 (HOR. TO VERT.)
11. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE WHICH WAS NOT INCLUDED IN A PREVIOUSLY APPROVED GRADING PLAN.
12. (ELIMINATED)
13. THIS DEVELOPMENT WILL BE SERVICED BY PUBLIC (CMU) WATER AND SEWER.
14. 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 PRIOR TO PLAN APPROVAL.
15. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
16. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT/NCDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDOT/NCDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS. IT IS POSSIBLE THAT CDOT/NCDOT MAY NOT APPROVE ALL ITEMS SOUGHT UNDER AN ENCROACHMENT AGREEMENT.
17. ALL PROPOSED TREES, BERMS, WALLS, FENCES AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE STREET CONNECTIONS.
18. ALL DRAINAGE FACILITIES, CURB CUTS, AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUALS AND COORDINATED WITH CITY ENGINEERING DEPARTMENT.
19. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
20. SIGNAGE AND LANDSCAPING AND OTHER MONUMENTATIONS SHALL BE PERMITTED IN CONFORMANCE WITH ZONING ORDINANCE REQUIREMENTS.
21. IF GARAGES ARE NOT CONSTRUCTED WITH HOMES, THE BUILDER WILL PROVIDE A CONCRETE PARKING PAD TO ACCOMMODATE 2 PARKING SPACES PER LOT. THIS PAD WILL END A MINIMUM OF 20' BEHIND BUILDING SETBACK TO ALLOW FOR FULL PARKING OUTSIDE OF THE BUILDING SETBACK.
22. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
23. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
24. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
25. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
26. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
27. DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
28. NO DIRECT ACCESS IS PERMITTED FROM LOTS 1 THRU 11 TO EXISTING STEELE CREEK ROAD.
29. ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
30. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON THE SITE.
31. (ELIMINATED)
32. COORDINATE PUBLIC STREET CURB IN INTERSECTION WITH INSPECTOR.
33. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDS 50.05 (9" SIGNS ONLY).
34. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
35. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
36. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
37. PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
38. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS ALL DEBRIS FROM CLEARING OPERATIONS TO BE DISPOSED OF OFF-SITE IN AN APPROVED DISPOSAL FACILITY.
39. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY OF CHARLOTTE ENGINEERING DEPT. IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
40. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
41. THE CITY OF CHARLOTTE ENGINEERING DEPT. HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
42. ONLY PATIOS (NO ELEVATED DECKS) AT GRADE ARE ALLOWED IN THE SETBACK.
43. ALL ROAD IMPROVEMENTS AT INTERSECTION WITH STEELE CREEK ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
44. (ELIMINATED)
45. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
46. 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.
47. CONTRACTOR TO COORDINATE WITH DUKE ENERGY ON RELOCATION OF EXISTING OVERHEAD POWERLINE.
48. CONTRACTOR TO PROVIDE TRAFFIC CONTROL DURING SITE CONSTRUCTION WITHIN STEELE CREEK ROAD ROW AS DIRECTED BY CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
49. NO PROPOSED STUMP HOLES OR DEMOLITION LANDFILLS ON SITE. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS TO OFF-SITE LOCATIONS.
50. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAY WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER. ALL DRIVEWAYS SHALL BE IN ACCORDANCE WITH NCDOT AND CITY OF CHARLOTTE STANDARDS, DETAILS AND SPECIFICATIONS.
51. ALL ACCESSIBLE RAMPS, PARKING SPACES, SIGNS ETC., SHALL MEET THE STANDARDS OF THE AMERICANS WITH DISABILITIES ACT AND THE NC ACCESSIBILITY CODES.
52. TOP SOIL TO BE STRIPPED AND SMALL PORTION OF THE TOP SOIL MAY BE STOCKPILED ON-SITE IN AREAS DIRECTED BY SITE DEVELOPERS. CONTRACTOR TO BE RESPONSIBLE FOR OFF-SITE DISPOSAL FOR THE REMAINDER OF THE TOP SOIL.
53. CONTRACTOR TO COORDINATE ANY PROBLEMS OR FIELD CONDITIONS THAT MAY CHANGE DESIGN WITH DPR ASSOCIATES, INC. PRIOR TO PROCEEDING.
54. NO PORTION OF THE SUBJECT TRACT IS LOCATED IN A 100 YEAR FLOOD BOUNDARY PER THE FEMA MAP COMMUNITY PANEL NO. 370159-0269E, DATED 02/04/2004.
55. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.
56. STOP BARS AT INTERSECTION WITH STEELE CREEK ROAD SHALL BE WHITE SOLID PAINTED LINES 8" WIDE.
57. ALL NCDOT STANDARDS PER HIGHWAY DESIGN BRANCH ROADWAY STANDARD DRAWINGS JANUARY 2002 OR LATEST EDITION.
58. PROPOSED SIGNAGE SHALL COMPLY WITH CITY OF CHARLOTTE ZONING REQUIREMENTS.
59. ALL ADA RAMPS TO BE INSTALLED PER CITY OF CHARLOTTE STANDARDS, AND NCDOT STANDARDS AT PUBLIC STREET ROW ALONG STEELE CREEK ROAD.
60. CONTRACTOR TO OBTAIN BUILDING DEMOLITION PERMIT AS REQUIRED PER ALL APPLICABLE REGULATIONS.
61. NON-STANDARD ITEMS (IE: 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.
62. REVISED WETLAND LOCATIONS FOR LOTS 97, 98, 99 AND 100 HAVE BEEN VERIFIED BY LEONARD RINDNER (WETLAND CONSULTANT) AND HAVE BEEN SUBMITTED TO THE CITY OF CHARLOTTE ALONG WITH THIS REVISION. PLEASE SEE SHEET L-2A FOR REVISED WETLAND LOCATIONS.
63. (ELIMINATED)
64. (ELIMINATED)
65. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
66. (ELIMINATED)
67. ALL EXISTING ON-SITE STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED (CONTRACTOR TO REVIEW WITH DEVELOPER /OWNER PRIOR TO COMMENCEMENT OF DEMOLITION. CONTRACTOR TO FOLLOW CONSTRUCTION SEQUENCE AND DEMOLITION SEQUENCE).
68. ±0.64 ACRES OF ROW AT STEELE CREEK ROAD TO BE DEDICATED TO NCDOT.
69. ANY BUILDING WITHIN THE 100+1 STORMWATER PROTECTION LINE (SWPL) IS SUBJECT TO THE RESTRICTION OF THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE, SECTION 7.200.8.
70. BOUNDARY SURVEY NOTE BY THE SCHNEIDER CORPORATION. "RIGHT OF WAY LINES SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY. NO RIGHT OF WAY MONUMENTS WERE LOCATED. NO INSTRUMENT OF RECORD ESTABLISHING THE 60' RIGHT OF WAY FOR STEELE CREEK ROAD WAS FOUND. DEED BOOK 6121, PAGE 943 DESCRIBES THE ROAD AS HAVING A 60' RIGHT OF WAY, BUT DOES NOT TRANSFER TITLE. NCDOT MAINTAINS FROM BACK OF DITCH TO BACK OF DITCH. "
71. PRIOR TO FINAL RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS." THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

THIS PLAN WAS PREVIOUSLY SEALED BY: TERRY A. CRAGLE
PE # 17108, DATE: 4-8-08

TREE PROTECTION NOTES:

1. TREE PROTECTION FENCE/BARRICADES MUST MEET OR EXCEED TREE ORDINANCE GUIDELINES STANDARDS.
2. TREE PROTECTION FENCE/BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/ GRADING/CONSTRUCTION, AND NOT REMOVED UNTIL AFTER AN INSPECTION BY URBAN FORESTRY STAFF.
3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREAS.
4. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
5. URBAN FORESTER, GARY TURNER AT 704-336-4330, MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING.
6. TREE PROTECTION FENCE TO BE PLACED AT THE DRIP LINE PLUS FIVE (5) FEET, PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.

TREE PLANTING NOTES:

1. TREES SHALL BE PLANTED IN ACCORDANCE WITH CHARLOTTE LAND DEVELOPMENT STANDARDS NO. 40.01. AND 40.05.
2. 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 ROOTBALL.
3. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE URBAN FORESTER TO RESOLVE BEFORE PLANTING.
4. ADJUST TREE-PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
5. NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.
6. SEE TREE PRESERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS.

SWIM BUFFER NOTES:

1. THE STREAMSIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, AT A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 8-INCH CALIPER PER 1,000 SQUARE FEET. REMOVAL OF EXISTING VEGETATION MUST PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES.
2. PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND THAT NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).
3. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH AS MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
4. THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING, ETC) AT THE SITE AND THIS FENCING MUST BE CALLED OUT ON THE PLANS.
5. 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 MARKER MUST BE CALLED OUT ON THE PLANS.
6. EXACT LOCATIONS OF THE SWIM BUFFER BOUNDARY SOUTH OF THE PROPOSED REMINISCE LANE TO BE DETERMINED AFTER THE EXISTING POND HAS BEEN DRAINED BY WETLAND CONSULTANT AND APPROVED BY REGULATORY AGENCIES.

TRAFFIC SIGNAGE:

(S) R1-1 30" X 30" SIGN STOP SIGN (AT STEELE CREEK ROAD INTERSECTION AND ARRIVAL DRIVE) -INSTALLED BY DEVELOPER

(S) R1-1 24" X 24" SIGN STOP SIGN (AT INTERNAL INTERSECTIONS) - INSTALLED BY DEVELOPER

TRAFFIC SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) STANDARDS.

SHEET SCHEDULE:

L-1	SITE PLAN
L-2	GRADING AND STORM DRAINAGE PLAN
L-3A	EROSION CONTROL PLAN - PHASE 1
L-3B	SEDIMENT BASIN PLANS
L-3C	SEDIMENT BASIN DRAINAGE AREA PLAN
L-3D	EROSION CONTROL DRAINAGE AREA PLAN
L-4	EROSION CONTROL PLAN - PHASE 2
L-5	ROAD PROFILES
L-6	ROAD PROFILES
L-7	PLANTING PLAN
L-8A to L-8C	SITE DETAILS
L-9	NCDOT DRAINAGE DETAILS
L-10	DRAINAGE AREAS PLAN
RD-1	STEELE CREEK RD IMPROVEMENTS PLAN
RD-2	STEELE CREEK RD TRAFFIC CONTROL PLAN
RD-3 to RD-7	STEELE CREEK RD CROSS SECTIONS

LEGEND:

- STORM DRAINAGE EASEMENT
- 15' SSRW — SANITARY SEWER RIGHT OF WAY
- BUFFER/SETBACK LINE
- STREET CENTERLINE
- PROPERTY LINE
- SIGHT TRIANGLE
- (1) — SIGHT DISTANCE LINE
- LOT NUMBER
- HANDICAP RAMP
- TREE SAVE AREA
- C.O.S. — COMMON OPEN SPACE
- SWPE — STORM WATER PROTECTION ELEVATION

Project Manager	JS	
Drawn By	PAB	
Checked By	TAC	
Date	01/22/07	
Project Number	06063.6	

REVISIONS:

No.	Date	By	Description
1	03/09/07	PAB	1ST REVIEW COMMENTS FROM CITY OF CHARLOTTE & NCDOT
2	05/29/07	TAC	2ND REVIEW COMMENTS FROM CITY OF CHARLOTTE & NCDOT
3	07/06/07	PAB	3RD REVIEW COMMENTS FROM CITY OF CHARLOTTE & NCDOT
4	04/04/08	TBA	100' R/W EAST SIDE HWY 160
5	04/02/09	DAV	ADDED PRIVATE STORM DRAINAGE TO REAR OF LOTS 86-93 AND REVISED NOTE #62
6	6/28/11	HN	ADDED 20' SDE @ LOTS 56 & 57 PER CITY'S REQUEST

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-32 DPR ASSOCIATES, INC.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1373 THOMAS A. CRAGLE GEORGIA 5/31/11

DPR DESIGN-PLANNING-RESEARCH

DPR ASSOCIATES
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332-1204

SITE PLAN

Revision #2 APPROVED FOR CONSTRUCTION CMPC 8/8/2011

ENCLAVE SUBDIVISION

14816 STEELE CREEK ROAD
CHARLOTTE, NORTH CAROLINA
HAMILTON ROAD #2, LLC

Scale: 1" = 60'

Sheet Number L-1

SHEET 1 OF 23 TOTAL

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