

SITE DATA & GENERAL NOTES:

- EXISTING ZONING: R-3 (USING TREE SAVE INCENTIVE & CLUSTER DEVELOPMENT)
- DISTRICT STANDARDS:
 - FRONT SETBACK - 20 FEET
 - SIDE YARD - 5 FEET (10 FEET @ CORNERS)
 - REAR YARD - 30' (INTERNAL)
 - 48' (EXTERNAL)
 - MIN. LOT WIDTH - 60 FEET
 - MIN. LOT AREA - 6,000 SQ. FT. (0.134 ACRES)
 - TOTAL NO. LOTS - 85 (SEE DENSITY BONUS CALC)
 - TOTAL ACRES - 27.35 ACRES
- TREE SAVE:
 - REQUIRED: 10% X 27.35 ACRES = 2.74 ACRES
 - PROVIDED: IN COMMON OPEN SPACE = 2.846 ACRES (10.4%)
 - IN LANDSCAPE EASEMENT = 0.316 ACRES (1.2%)
- ALLOWABLE DENSITY:
 - BASE: 27.35 ACRES X 3 LOTS = 81 LOTS
 - BONUS: 2.89 ACRES X 3 LOTS = 8 LOTS
 - (80 LOTS ALLOWED)
- OPEN SPACE:
 - REQUIRED: 27.35 ACRES X 0.10 = 2.74 ACRES
 - PROVIDED: 3.192 ACRES (11.7%)
- TAX PARCEL NO.: 027-541-02, 03, 16, 17
- DEED REFERENCES: 2885-408, 8881-486, 4280-780, 4565-003

REQUIRED NOTES - AS APPLICABLE:

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH THE CITY INSPECTOR.
- ALL ROAD IMPROVEMENTS AT HUCKS ROAD AND BROWNE ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS AS PER CHARLOTTE LAND DEVELOPMENT STANDARD NO. 50.06A (P SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- DIRECT VEHICULAR ACCESS TO HUCKS ROAD FROM LOTS 1, 22-28, 40 AND TO BROWNE ROAD FROM LOTS 74 & 75 IS PROHIBITED.
- 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 CITY INSPECTOR BASED ON 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.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE CITY INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG HUCKS ROAD AND BROWNE ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO MODIFICATION BASED UPON FIELD CONDITIONS.
- 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 IMPEDED STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

LOT 40 REMOVED FROM PLAN WITH REVISED PRELIMINARY PLAT (DOES NOT EXIST)

THIS PLAN IS SUPPLEMENTAL TO THE APPROVED CONSTRUCTION DRAWINGS AND DESIGNS ON FILE WITH THE CITY OF CHARLOTTE. SEE PRELIMINARY PLAN SIGNED AND SEALED BY FREDERICK GORE, PE ON APRIL 18, 2008 AND APPROVED BY THE CITY OF CHARLOTTE ON MAY 7, 2008 FOR ALL REQUIREMENTS.

- 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.
- 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, TWIGS, JUNK AND OTHER ACCUMULATIONS.
- ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #S (N/A) SHOULD 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 WALLS 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 THE SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- PRIOR TO INSTALLATION, P.E. SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- PRIOR TO C.O., SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
- NON-STANDARD ITEMS (E.G., PAVES, IRRIGATION SYSTEMS, ETC.) IN THE RIGHTS-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
- PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENT 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.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (BUS JORDI AT 704-336-7888) 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 COSTS CAUSED BY THE CONTRACTOR AND/OR DEVELOPER.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION, CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4022) OR VISIT THE FOLLOWING WEBSITE: <http://www.charlotte.gov/departments/transportation/permits>
- PER SECTION 18-17A(4) OF CITY CODE AND SECTION 16.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCEs) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

ADDITIONAL NOTES - PREVIOUSLY PROVIDED BY CIVILTEK

- ALL STREET CONSTRUCTION TO BE IN CONFORMANCE WITH ALL APPLICABLE CHARLOTTE LAND DEVELOPMENT STANDARDS (CURRENT EDITION).
- ON-SITE BURIAL PITS ("STUMP HOLES") ARE NOT ALLOWED.
- THIS PROJECT TO COMMENCE ON AUGUST 1, 2007 AND TO BE COMPLETED BY FEBRUARY 28, 2008 (CURRENT PROJECT IS AUGUST 31, 2012).
- CITY LAND DEVELOPMENT ENGINEER TO BE GIVEN 24-HOUR NOTICE PRIOR TO START OF CONSTRUCTION.
- SDE = STORM DRAINAGE EASEMENT.
- NO HERITAGE TREES EXIST ON THIS PROPERTY. NO SPECIMEN TREES EXIST IN DESIGNATED TREE SAVE AREA.
- PROJECT BENCHMARK IS THE TOP OF A #4 REBAR AT SOUTHWEST PROPERTY CORNER AT HUCKS ROAD. ELEVATION = 730.89.

PERIMETER TRF REQUIREMENTS:

LINEAR FEET OF ROAD FRONTAGE ALONG MAINTAINED RIGHTS-OF-WAY INCLUDING DRIVEWAYS:
 SWEETBRIAR RIDGE DRIVE = 3,757 LF/87' O.C. (MAX. SPACING) = 78 TREES REQUIRED (MIN.)
 SWEET GROVE COURT = 2,108 LF/87' O.C. (MAX. SPACING) = 43 TREES REQUIRED (MIN.)
 TEN TREES LANE = 581 LF/87' O.C. (MAX. SPACING) = 12 TREES REQUIRED (MIN.)
 PRINCIPLE RIDGE DRIVE = 220 LF/87' O.C. (MAX. SPACING) = 5 TREES REQUIRED (MIN.)
 ROSEGLADE LANE = 190 LF/87' O.C. (MAX. SPACING) = 3 TREES REQUIRED (MIN.)

STREET TREES TO BE PROVIDED AT 40-50 FT. (O.C.) A MINIMUM OF TWO (2) TREE SPECIES (OAK, MAPLE, ETC.) MUST BE PROVIDED WITHIN THE DEVELOPMENT (2" CALIPER AT PLANTING):

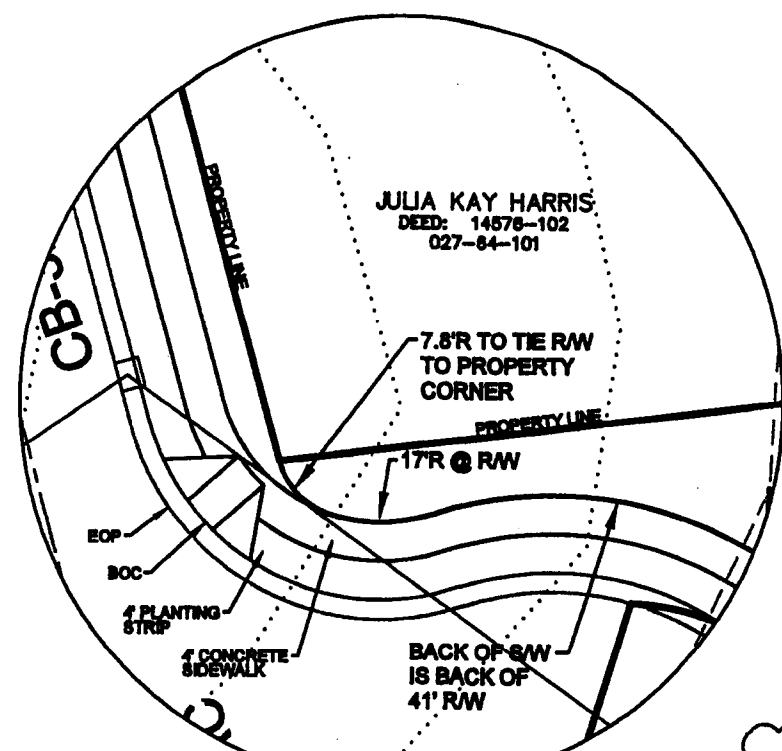
- SHUMARD OAK
- RED SUNSET MAPLE
- ENGLISH OAK
- NUTTALL OAK
- WILLOW OAK
- OCTOBER GLORY RED MAPLE

100+1 NOTES - PREVIOUSLY PROVIDED BY CIVILTEK:

- THE LOTS SHOWN WITHIN THE 100+1 STORMWATER ELEVATION LINE (FORMERLY BUILDING (BRFL) RESTRICTION FLOOD LINE) ARE SUBJECT TO FLOODING DURING HEAVY RAINFALL AND THE CONSTRUCTION OF BUILDING OR STRUCTURES BELOW THE FLOOD PROTECTION ELEVATION IS PROHIBITED, AS FURTHER DESCRIBED BY SECTION 7.200 OF THE MECKLENBURG COUNTY SUBDIVISION ORDINANCE.
- ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE (FORMERLY BRFL) IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.

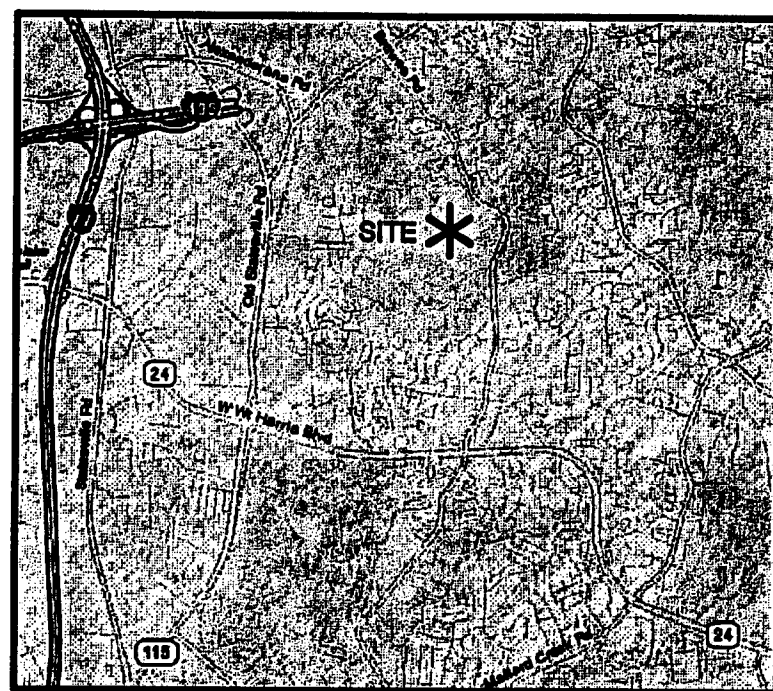
STORMWATER ELEVATION MINIMUM FINISHED FLOORS:

LOT #	MIN. FLOOR ELEVATION	REGULATING DATA
1	739.99	100+1 LOCAL STUDY
39	739.99	100+1 LOCAL STUDY
16	742.10	100+1 LOCAL STUDY
17	743.80	100+1 LOCAL STUDY
18	743.80	100+1 LOCAL STUDY
9	734.7	FEMA (FIRM PANEL 5710458800J)
- ALL LOCAL FLOOD DATA AS PREVIOUSLY PERFORMED BY CIVILTEK AND TAKEN FROM PREVIOUSLY APPROVED PRELIMINARY PLAT.		
- FEMA FIRM PANEL 571045880J EFFECTIVE MARCH 2, 2009 AND ON FILE WITH CITY OF CHARLOTTE AND NORTH CAROLINA FLOOD MAPPING CENTER.		
MIN. FLOOR ELEVATION EQUAL TO FUTURE LAND USE CONDITIONS (WSE) + 2.		



INSET "A"

SCALE: 1"=20'

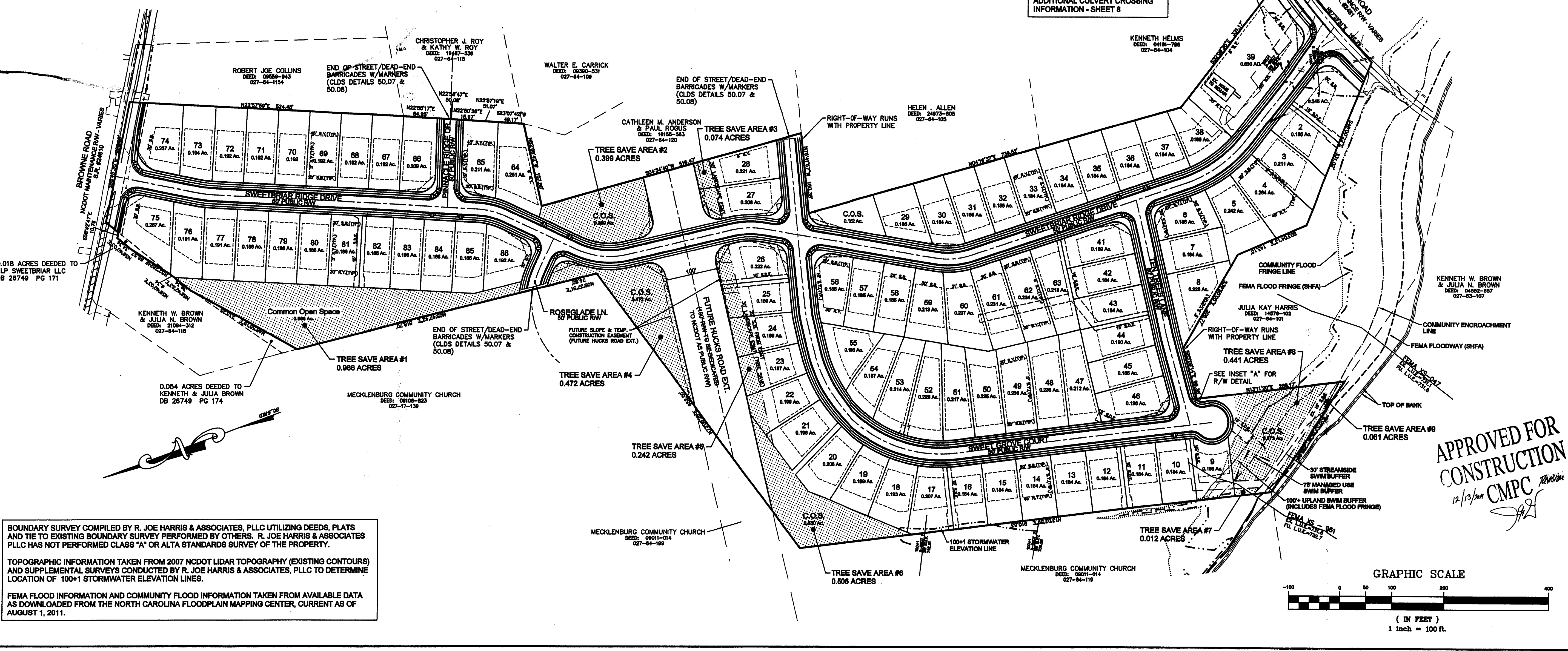


VICINITY MAP - N.T.S.

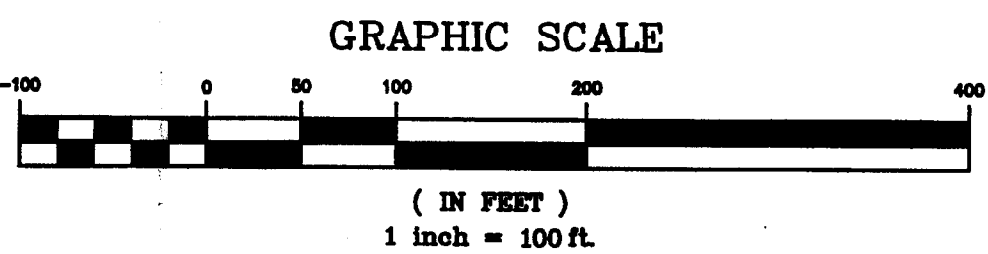
TREE PROTECTION NOTES FOR SUBDIVISION:

- TREE PROTECTION FENCE/BARRICADES MUST MEET OR EXCEED TREE ORDINANCE REQUIREMENTS.
- TREE PROTECTION FENCE/BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER AN INSPECTION BY URBAN FORESTRY STAFF.
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITIES ALLOWED IN TREE SAVE AREAS.
- VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST @ (704) 336-4282.
- SHOW TREE PROTECTION FENCE AT LEAST 5 FEET BEYOND THE DRIPLINE OF THE DESIGNATED TREE SAVE AREA(S) WHENEVER POSSIBLE AT NO LESS THAN THE LOCATIONS SHOWN ON APPROVED PLANS.
- TREE SAVE FENCING MAY BE REMOVED/OMITTED UPON ALL COMPLETED AND BUILT-OUT PORTIONS OF THE DEVELOPMENT (EXAMPLE: OCCUPIED HOME LOTS).
- TREE PROTECTION FENCE MAY BE TEMPORARILY REMOVED AND REPLACED FOR APPROVED UTILITY/STORM DRAINAGE WORK AND INSTALLATION OF ANY REQUIRED LANDSCAPE PLANTINGS.
- COORDINATE ALL ACTIVITIES WITHIN THE TREE SAVE LIMITS WITH THE URBAN FORESTRY SPECIALIST, STAN ARMSTRONG, AT (704) 336-5769.

SEE APPROVED PRELIMINARY PLAN AS DESIGNED BY CIVILTEK FOR ADDITIONAL CULVERT CROSSING INFORMATION - SHEET 8



APPROVED FOR CONSTRUCTION
 12/13/2011 CMPC



DATE	ISSUED FOR	REV
9/22/11	Revision to Approved Prelim Plat	0
11/14/11	1st Review Comments	1

Engineer:

R. Joe Harris & Associates, P.L.L.C.
 Engineering • Land Surveying • Planning Management
 1698 W. Eby Way, Suite 150, Fort Mill, S.C. 29728 P: (803) 552-1799 F: (803) 552-0894
www.rjoharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal **Engineer's Seal**

Project Manager **Drawn**
 B. Pridemore B. Pridemore
Department Manager **Checked**
 B. Pridemore P. Murphy
Prelim Plat Date
 November 14, 2011
Client
 KLP SWEETBRIAR LLC
 8875 HIDDEN RIVER PARKWAY
 SUITE 150
 TAMPA, FLORIDA 33637
 P: 704-308-1552 (Bill Rice)

Project:
 Sweetbriar Subdivision

Drawing Title:
 Preliminary Plat - Overall
 (Supplemental Revision)

Project No. **Drawing No.**
 1630_Design Base
 DWG File Name:
 1630_Base_07.07.2011

SP-1