

FRANKLIN MEADOWS - PHASE 1 1711024

#### EXISTING SITE DATA

TAX PARCELS #S: 231-093-05 (CHARLOTTE)  
071-410-08 (UNION COUNTY)  
TOTAL SITE AREA: +/- 36.751 AC  
NET SITE AREA: +/- 36.104 AC (LESS ROW)  
+/- 15.106 AC (CHARLOTTE)  
+/- 20.996 AC (UNION)  
EXISTING ZONING: R-3 (CHARLOTTE)  
R-20 (UNION)

#### PHASE 1 - SITE DEVELOPMENT DATA

TAX PARCELS #S: 231-093-05 (CHARLOTTE)  
NET SITE AREA: +/- 15.106 AC  
PROPOSED USE: DEVELOPED AS R-3 CLUSTER  
MAX. ALLOWABLE LOTS: 48 LOTS  
(R-3 = 15.106 AC, x.3 DU/AC = 45.32)  
PROPOSED # OF LOTS: 44 - DETACHED SINGLE-FAMILY  
PROPOSED DENSITY: 2.91 LOTS/AC  
PROPOSED PARKING: 2 MIN. PER LOT  
MAXIMUM BLDG HEIGHT: 40'  
FUTURE PHASE 2 - UNION COUNTY: ESTIMATES ONLY  
+/- 42 - DETACHED SINGLE-FAMILY  
DENSITY: 2.0 LOTS/AC

#### MINIMUM LOT STANDARDS - (R-3 CLUSTER)

MIN. LOT AREA: 8000 SF  
MIN. LOT WIDTH: 60 FT  
FRONT SETBACK: 32 FT MIN. (MEASURED FROM BOC)  
SIDEYARD: 5 FT  
REARYARD: 30 FT. (INT) / 45' (EXT)

#### MAX ALLOWED BUILDING COVERAGE PER LOT

UP TO 4000 S.F. LOTS = 50%  
4001- 6500 S.F. LOTS = 45%  
6501- 8500 S.F. LOTS = 40%

#### TREE SAVES & NATURAL AREAS DATA

TREE SAVE AREA REQUIRED: 1.51 AC (10% OF SITE)  
TREE SAVE AREA PROVIDED: AREA 'A' = 54,655 SF (UNDISTURBED)  
AREA 'B' = 1,940 SF (UNDISTURBED)  
AREA 'C' = 5,455 SF (UNDISTURBED)  
AREA 'D' = 6,930 SF (UNDISTURBED IN LOTS AREAS)  
AREA 'E' = 2,040 SF (TO BE REVEGETATED)  
AREA 'F' = 8,530 SF (TO BE REVEGETATED)  
TOTAL = 79,550 = 1.82 AC (12.06%)  
NATURAL AREA REQUIRED: 2.64 AC (17.5% OF SITE)  
NATURAL AREA PROVIDED: NA #1 = 79,550 SF (TREE SAVE & REVEGETATED AREAS)  
NA #2 = 26,680 SF  
NA #3 = 3,630 SF  
NA #4 = 6,020 SF  
NA #5 = 6,360 SF  
NA #6 = 10,500 SF (14,000 SF PLANTING STRIPS @ 1/4 RATIO)  
TOTAL = 134,740 SF = 3.09 AC (20.48%)

#### NOTES:

- SEE SHEET L-3 FOR TREE AREAS TO BE REVEGETATED PER PCCE SECTION 505 (C).
- NATURAL AREAS EXCLUDE AREAS INSIDE BMP FACILITIES PCCE

#### MAX. DESIGNATED BUILD-UPON-AREA (BUA) PER LOT

LOTS #1 - #44 = 3400 SF

#### NOTES:

- REFER TO PCCE SUMMARY ON SHEET L-1 FOR MAX. DESIGNATED BUA TO EACH BMP FACILITY.
- FINAL RECORDED PLAT IS REQUIRED TO SHOW BUA PER LOT BASIS.

#### C.O.S. DATA

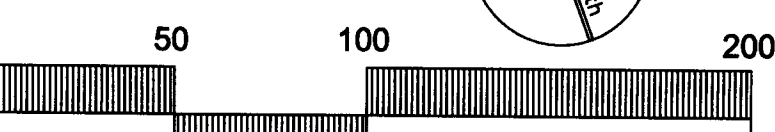
COS #1: 3.40 AC.  
COS #2: 0.37 AC.  
COS #3: 0.59 AC.  
COS #4: 0.14 AC.  
TOTAL COS IN PHASE 1: 4.5 AC. (28.8%)  
AC. OF TREE SAVE IN COS AREAS: 1.42 AC.

#### GENERAL NOTES:

- SITE DEVELOPMENT IS EXPECTED TO BE COMPLETED WITHIN 36 MONTHS FROM PRELIMINARY SUBDIVISION PLAN APPROVAL.
- LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS. ALL STREETS TO BE BUILT IN CONFORMANCE WITH CHARLOTTE LAND DEVELOPMENT STANDARDS IN EFFECT AT THE TIME OF SUBMITTAL.
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE STREET CONNECTION.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY THE CDOT.
- CONTRACTOR WILL PROVIDE STREET SIGNS PER CLDS 50.05 (P) SIGNS ONLY.
- AS BUILT DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, CARRYING 1.0 AC. OR LARGER DRAINAGE AREA, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
- ALL DEBRIS FROM CLEARING OPERATIONS TO BE DISPOSED OF OFF SITE IN AN APPROVED DISPOSAL AREA.
- ANY ON-SITE DEMOLITION LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG HEALTH DEPARTMENT AND THE CHARLOTTE ZONING ADMINISTRATION. NO ON-SITE DEMOLITION BURIAL IS PROPOSED FOR THIS SITE.
- ALL DRAINAGE FACILITIES, CURB CUTS, AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL AND COORDINATED WITH ENGINEERING AND PROPERTY MANAGEMENT.
- 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.
- THE FOLLOWING DETAILS SHALL BE USED FROM THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDS), AND URBAN STREET DESIGN GUIDELINES (USDG), LATEST EDITION.  
10.17B CURB & GUTTER  
10.22A CONCRETE SIDEWALK  
10.27A RESIDENTIAL DRIVEWAY (TYPE I) FOR 2' VALLEY GUTTER  
50.03 CONCRETE CONTROL MONUMENTS  
50.05A STREET NAME SIGN  
50.06 STREET NAME SIGN LOCATIONS  
50.07 TEMP. END OF STREET BARRICADE  
U-2 MEDIUM - LOCAL RESIDENTIAL STREET
- CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO BEGINNING OF CONSTRUCTION.
- IN ORDER TO ASSURE PROPER DRAINAGE, PROVIDE 0.5% MIN. GRADE ON ALL CURBS & GUTTERS.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL FILL PLACED ON BUILDING LOTS SHALL MEET NC STATE BUILDING CODE STANDARDS FOR 2,000 POUNDS PER SQUARE FOOT MINIMUM COMPACTION. MAXIMUM GRADED SLOPES = 2:1.
- CONCRETE MONUMENTS PER CLDS #50.03 ARE TO BE INSTALLED PER STATE AND LOCAL REQUIREMENTS.
- IN ROLLING AND HILLY TERRAIN, SWEEPINGS 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.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS IF REQUIRED, MUST BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS".
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, GUS JORDI (704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 90-90 DAYS 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.
- 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.
- 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.
- PE SEALED SHOT DRILLINGS FOR RETAINING WALLS, IF PROPOSED, MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION, FOR HEIGHTS 9' OR GREATER.
- HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE, IF PROPOSED, INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT OF WAY MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT OF WAY.
- CONTRACTOR WILL BE REQUIRED TO OBTAIN A "RIGHT OF WAY USER PERMIT" FOR ALL WORK LESS THAN 30 DAYS IN DURATION WITHIN THE PUBLIC RIGHT OF WAY. A MINIMUM OF 5 DAYS ADVANCE NOTICE FOR A LANE CLOSURE AND 10 DAYS ADVANCE NOTICE FOR A ROAD CLOSURE MUST BE TRANSMITTED TO 703-336-4440 VIA FAX, ATTENTION BOB STANLEY, INDICATING DATE, TIME, DURATION AND TRAFFIC CONTROLS. ANY OCCUPATION OF THE PUBLIC RIGHT OF WAY FOR A PERIOD OF TIME LONGER THAN 30 DAYS WILL REQUIRE LEASING OF THAT PORTION OF THE RIGHT OF WAY. CONTACT LINDA POISSANT AT 704-336-2562 FOR LEASING INFORMATION (NOT ANTICIPATED FOR THIS PROJECT).
- 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 AT THE EXPENSE OF THE APPLICANT.
- APPROXIMATE CONSTRUCTION START DATE: MAY 2012. APPROXIMATE CONSTRUCTION END DATE: MAY 2014.
- ALL ROAD IMPROVEMENTS AT WEDDINGTON-MATTHEWS RD, SR 1344, ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER TO PROVIDE STREET SIGNS PER CLDS# 50.05 (P) SIGNS ONLY) AND OTHER SIGNAGE SUCH AS SPEED LIMIT, STOP SIGNS, ETC PER CITY STANDARD.
- DIRECT VEHICULAR ACCESS TO WEDDINGTON-MATTHEWS RD FROM LOT #S 1 & 44 IS PROHIBITED.

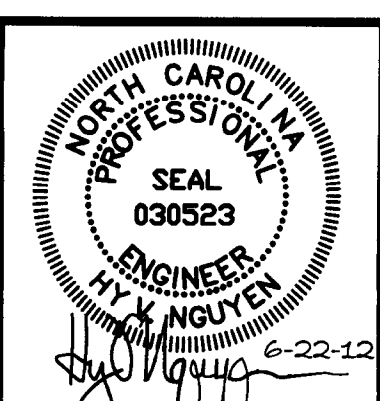
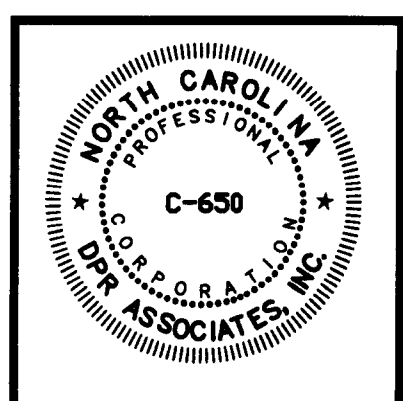
#### LEGEND:

- 1 - PL - PROPERTY LINE  
1 - LOT NUMBER  
- - - LOT LINE  
- - - STREET CENTERLINE  
- SDE - STORM DRAINAGE EASEMENT  
- PCCE - POST CONSTRUCTION CONTROL EASEMENT  
- 15' SSSW - SANITARY SEWER RIGHT OF WAY  
- 30' SETBACK - SETBACK LINE  
- 35'X35' ST/10'X70' ST - SIGHT TRIANGLE  
- - - SIGHT DISTANCE LINE  
- - - HANDICAP RAMP  
- - - TREE SAVE AREA  
- - - TREE SAVE AREA IN LOTS  
- - - TREE AREA TO BE REVEGETATED  
- - - COMMON OPEN SPACE  
- C.O.S. - EXISTING TREE LINE  
- TP - PROPOSED TREE PROTECTION FENCE  
- - - COUNTY PHASE LINE



REVISIONS:				
No.	Date	By	Description	
1	05.22.12	MB/HN	Per 1st City Review Comments	
2	06.22.12	MB/HN	Per NCDOT Review Comments	

Project Manager	HN
Drawn By	MB/HN
Checked By	LM
Date	02/14/12
Project Number	11024



SITE PLAN

FRANKLIN MEADOWS - PHASE 1

CHARLOTTE, NC & UNION COUNTY, NC

LENNAR CAROLINAS, LLC

CLIENT / OWNER:  
LENNAR CAROLINAS  
CONTACT: MR. THOMAS JOHNSON  
14120 BALLANTYNE CORPORATE DR, SUITE 400  
CHARLOTTE, NC 28277  
704-542-8300

Scale:	1" = 50'
Sheet Number	L-2
SHEET 2 OF 14 TOTAL	

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