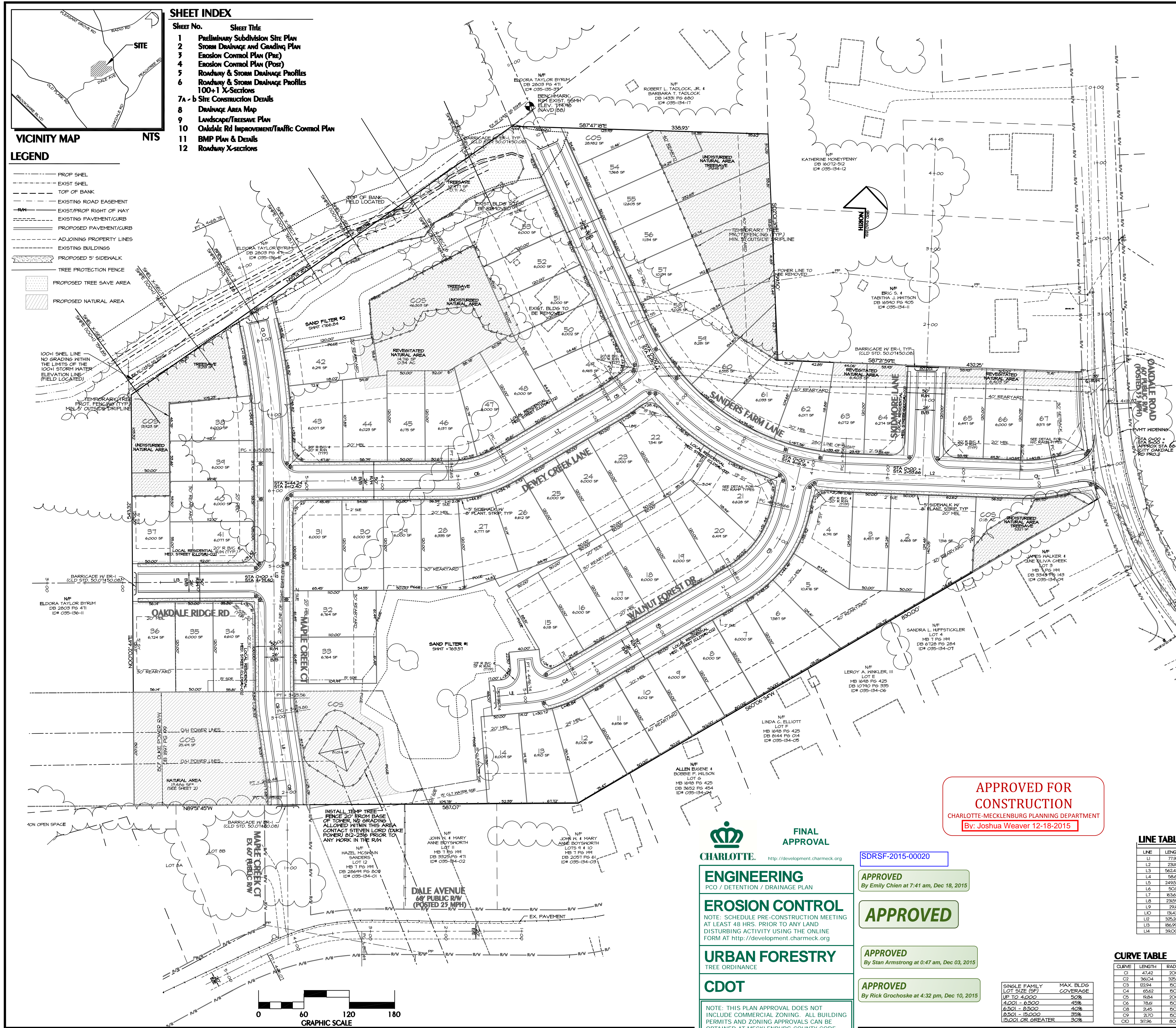


SHEET INDEX

SHEET NO.	SHEET TITLE
1	Preliminary Subdivision Site Plan
2	Storm Drainage and Curb/Manhole Plan
3	Erosion Control Plan (Pre)
4	Erosion Control Plan (Post)
5	Roadway & Storm Drainage Profiles
6	Roadway & Storm Drainage Profiles 100+1 X-Sections
7a - b	Site Construction Details
8	Drainage Area Map
9	Landscape/Treesave Plan
10	Oakdale Rd Improvement/Traffic Control Plan
11	BMP Plan & Details
12	Roadway X-sections



GENERAL NOTES

- 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.
- BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY PHOENIX LAND SURVEYING.
- TOPOGRAPHIC INFORMATION TAKEN FROM PHOTOGRAMMETRIC MAPPING BY CITY OF CHARLOTTE.
- CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT LOT DIMENSIONS.
- 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.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DEEMED NECESSARY BY THE INSPECTOR.
- REFERENCE SHEETS 3 & 4 FOR EROSION CONTROL PLAN AND NOTES. REFERENCE SHEET 1 FOR EROSION CONTROL DETAILS.
- CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 1 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE: ITEM: CULVERT AND GUTTER 10/17, CURB TRANSITION 10/18, CATCH BASIN LOCATION 10/24 & 10/30, (C) BRICK CATCH BASIN 840/01 & 840/02, (C) DOUBLE CATCH BASIN 22/03 & 20/04, STREET NAME SIGN 50/05, CONCRETE MONUMENT 50/05, SIDEWALK BARRICADE 50/01 & 50/06.
- APPROXIMATE COMPLETION TIME IS SPRING 2016.
- WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY SYSTEM.
- SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAILS) PRIOR TO PLACEMENT OF ANY RAMP RAILS AND/OR SIDEWALKS.
- 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.
- DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CDDSM 50.05 (1" SIGNS ONLY).
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH THE CITY INSPECTOR.
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE CITY R/W REQUIRES A R/W ENCROACHMENT AGREEMENT WITH CDDT BEFORE INSTALLATION. CONTACT: CDDT AT (704) 336-3888.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- IN ROLLING AND HILLY TERRAINS, SHEEPING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND 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.
- SITE BENCHMARK FOR PROJECT IS THE RIM OF AN EXISTING SAN. SHR. MH BEYOND SANDERS FARM LN. ELEV. 174.56 (NAVD 1985).
- ANY BUILDING WITHIN THE 100' STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORD. SECT. 12.00.B.
- COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 4.02B.
- ALL ROAD IMPROVEMENTS AT OAKDALE AVE ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE DEVELOPER SHALL CONTACT THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION (GIS JORD, 336-1086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED COSTS AND/OR ANY REPAIR COSTS CAUSED BY THE CONTRACTOR/DEVELOPER.
- COMMON OPEN SPACE/ TREESAVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEARED OF TRASH AND DEBRIS.
- THE PURPOSE OF THE STORM DRAINAGE EMT. (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.
- SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- THE CITY OF CHARLOTTE WILL NEITHER BE RESPONSIBLE FOR THE GROUNDS WITHIN THE PERMANENT STORM DRAINAGE EASEMENT NOR REMOVAL OF ANY OBSTRUCTIONS IN THAT AREA. PERMIT TRIANGLES SHOWN ARE MINIMUM REQUIRED.
- 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.
- PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE CITY OF CHARLOTTE (FOR INFORMATION CONTACT CDDT (704-336-4025) OR VISIT <http://www.charmeck.org/departments/transportation/street-maintenance/home.htm>).
- CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. PLEASE SEE TRAFFIC CONTROL PLAN NOTES FOR DETAILS. CONTRACTOR SHALL CONTACT CDDT AT (704) 336-2562.
- EXISTING AREAS WITHIN THE CITY R/W THAT HAVE INVASIVE PLANTS INCLUDING ENGLISH IVY REMOVED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED. ANY GAPS IN THE EXISTING TREESAVE AREA SHALL BE PLANTED WITH 2" CALIPER LARGE MATURING TREES FROM THE APPROVED SPECIES LIST. COORDINATE WITH URBAN FORESTRY SPECIALIST.
- PER SECTION 18-175 (E) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATION MANUAL, ALL RECORDS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- DIRECT VEHICULAR ACCESS TO OAKDALE ROAD FROM LOT 69 IS PROHIBITED.
- EXISTING R/W FOR STUB STREET OFF DALE AVE WAS RECORDED OVER A DEED RESTRICTED LOT THAT PROHIBITS THE ROADWAY FROM CONSTRUCTION.

DEVELOPMENT DATA

TAX PARCEL NO.: 035-134-10
ZONING CLASSIFICATION: R-4 (DEVELOPED AS CLUSTER*)
ZONING JURISDICTION: CITY OF CHARLOTTE
SITE ACRES: 17.01 AC
AREA IN EASEMENTS: 1.45 AC
NET TOTAL SITE AREA: 15.56 AC

TREE SAVE REQUIRED/PROVIDED: 10% x 16.96 AC = 1.64 AC (1.68 AC NO. OF UNITS ALLOWED/PROPOSED: 11/67)
COMMON OPEN SPACE REQUIRED: 10% x 17.01 AC = 1.70 AC
COMMON OPEN SPACE PROVIDED: 3.04 AC = 2.12%

R-4 CLUSTER LOT DATA:
MIN. LOT SIZE = 6,000 SF
MIN. LOT WIDTH = 50'
MIN. SETBACK = 20'
MIN. SIDE YARD = 5'
MIN. REAR YARD = 40' EXTERNAL, 30' INTERNAL

* TREESAVE INCENTIVE IV SPECIMEN TREES
THE MAXIMUM BVA IS 3,200 SF PER LOT

BUILT-UPON AREA (BVA) MEANS THAT PORTION OF A PROPERTY THAT IS COVERED BY IMPERVIOUS OR PARTIALLY IMPERVIOUS SURFACE INCLUDING, BUT NOT LIMITED TO, BUILDINGS, PAVEMENT AND GRAVEL AREAS SUCH AS ROADS, PARKING LOTS, AND PATHS, AND RECREATION FACILITIES SUCH AS TENNIS COURTS, ACTIVITY FIELDS THAT HAVE BEEN DESIGNED TO ENHANCE DISPLACEMENT OF RUNOFF, SUCH AS SWALES AND GRADING OR INSTALLATION OF BODDED TURF, AND UNDERGROUND DRAINAGE SYSTEMS. BUILT-UPON AREA DOES NOT INCLUDE A WOODEN SLATTED DECK OR THE WATER AREA OF A SWIMMING POOL.

APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 12-18-2015

FINAL APPROVAL
http://development.charmeck.org

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

URBAN FORESTRY
TREE ORDINANCE

CDOT
NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.

SDRSF-2015-00020

APPROVED
By Emily Chien at 7:41 am, Dec 18, 2015

APPROVED

APPROVED
By Stan Armstrong at 0:47 am, Dec 03, 2015

APPROVED
By Rick Grochhoske at 4:32 pm, Dec 10, 2015

SINGLE FAMILY MAX. BLDG COVERAGE

UP TO 4,000	50%
4,001 - 6,500	45%
6,501 - 8,500	40%
8,501 - 10,000	35%
10,001 OR GREATER	30%

Preliminary Subdivision Site

SANDERS FARM

City of Charlotte, Mecklenburg County, North Carolina
Sanders Farm LLC, 275 Thornburg Rd., Dallas, NC 28034

KENNEY DESIGN GROUP, PA

1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-4099 FAX: 704/377-6097
EMAIL: KENNEY@KENNEYDESIGN.COM

Engineering
Land Planning
Land Surveying

Revisions:
1. BVA'S REVISOR: JED, CDDT AND CDDT REVIEW
2. BVA'S REVISOR: JED, CDDT AND CDDT REVIEW
3. BVA'S REVISOR: JED, CDDT AND CDDT REVIEW

Scale: 1"=60'
Date: 5/1/15
Drawn By: MKK
Designed By: MKK
Job No.: 1408

Sheet No. 1 of 12