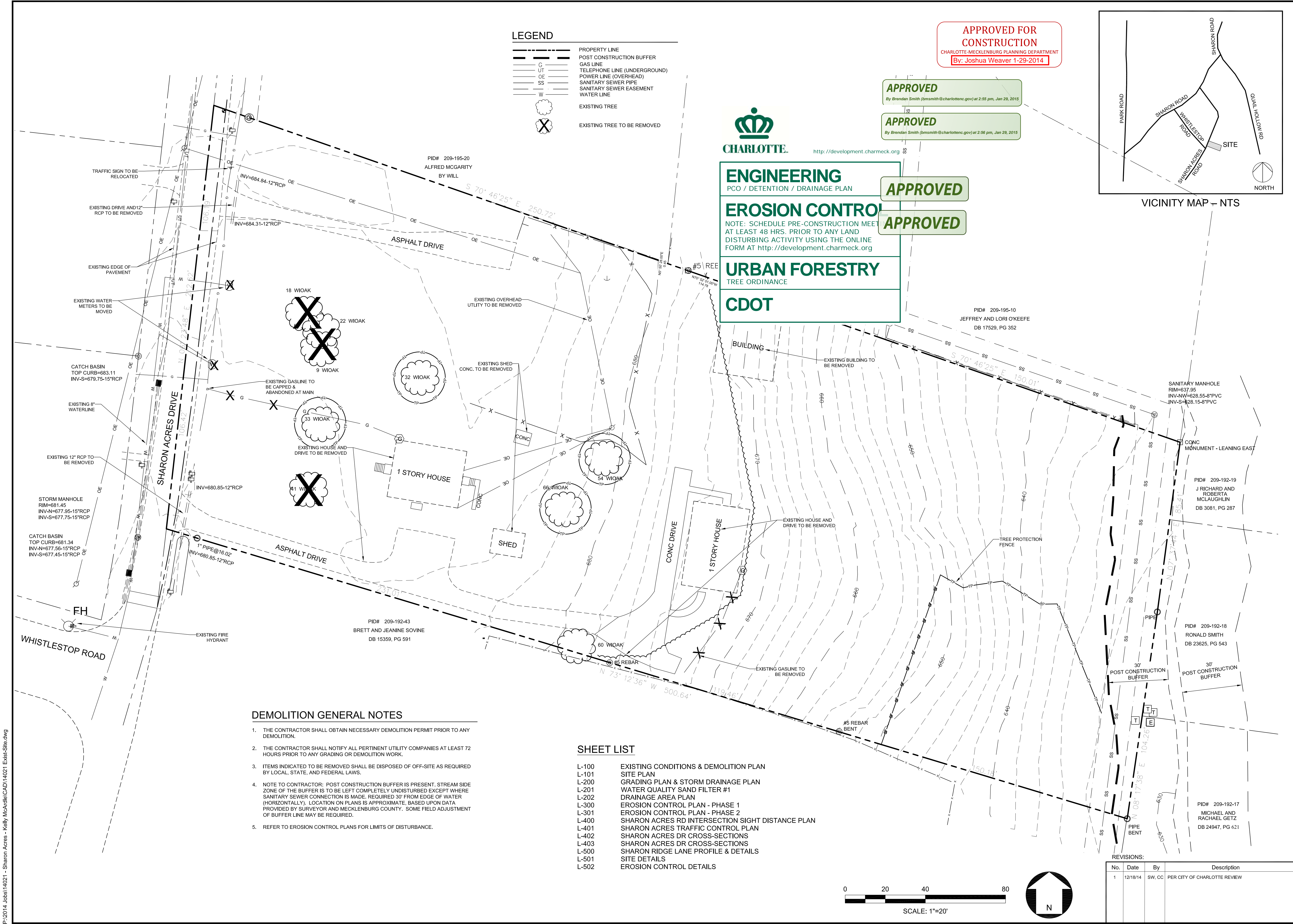


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Landworks
Design Group, P.A.
7621 Little Avenue, Suite 111
Charlotte, NC 28226
704-941-1804 fax: 704-941-1804

SHARON ACRES
KELLY McARDLE CONSTRUCTION
CHARLOTTE, NC

EXISTING CONDITIONS & DEMOLITION PLAN

seals

957
Matthew D. Langston
12-18-14

C-253
Matthew D. Langston

CORPORATE CERTIFICATIONS
NC PE : C-2890 NC LA : C-253

Project Manager: MDL

Drawn By: SMW

Checked By:

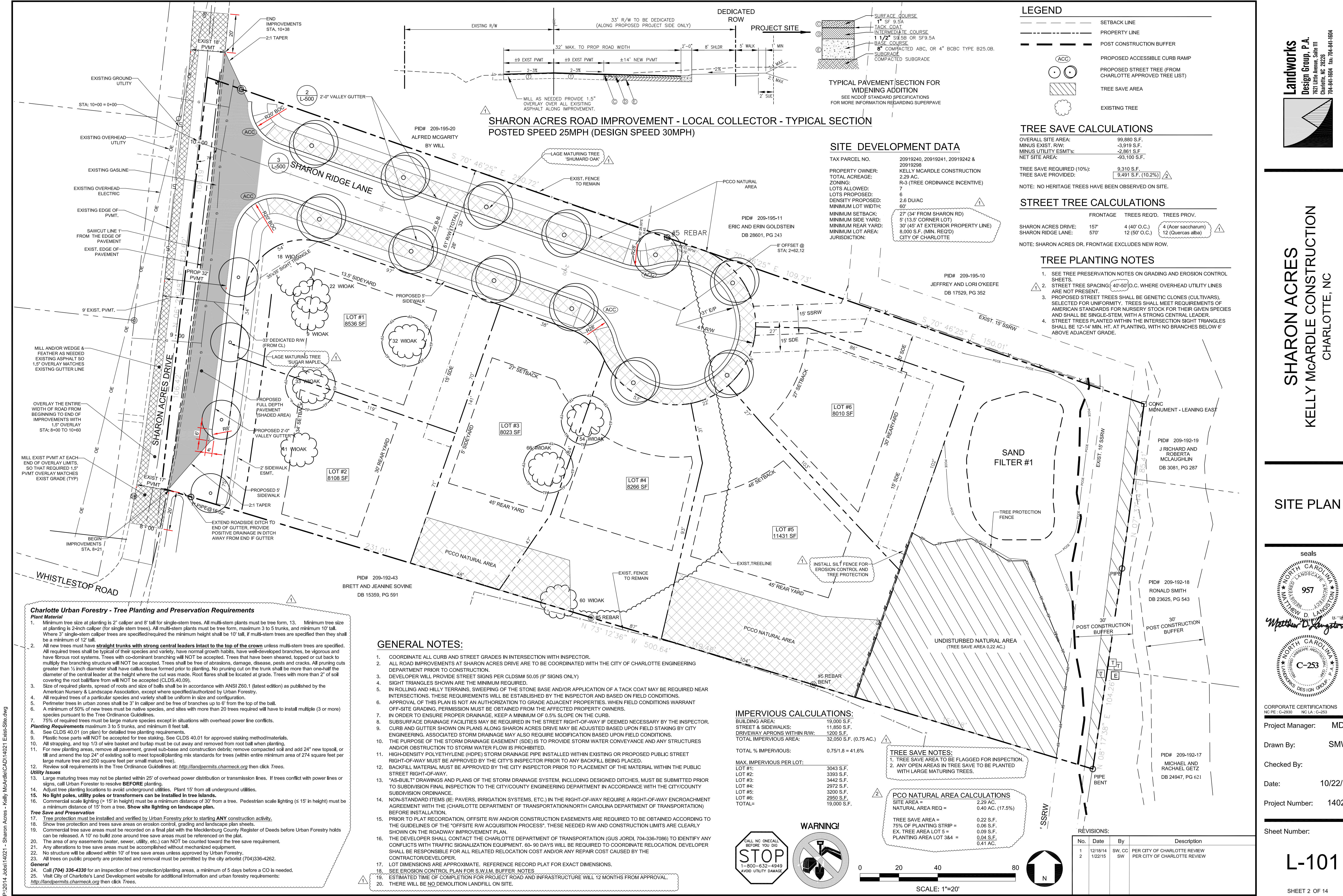
Date: 10/22/14

Project Number: 14021

Sheet Number:

L-100

SHEET 1 OF 14



LEGEND

- SETBACK LINE
- PROPERTY LINE
- POST CONSTRUCTION BUFFER
- PROPOSED ACCESSIBLE CURB RAMP
- PROPOSED STREET TREE (FROM CHARLOTTE APPROVED TREE LIST)
- TREE SAVE AREA
- EXISTING TREE

TREE SAVE CALCULATIONS

OVERALL SITE AREA: 99,880 S.F.
MINUS EXIST. RW: -3,919 S.F.
MINUS UTILITY ESMT'S: -2,861 S.F.
NET SITE AREA: -93,100 S.F.

TREE SAVE REQUIRED (10%): 9,310 S.F.
TREE SAVE PROVIDED: 9,491 S.F. (10.2%)

NOTE: NO HERITAGE TREES HAVE BEEN OBSERVED ON SITE.

STREET TREE CALCULATIONS

FRONTAGE TREES REQ'D TREES PROV.
SHARON ACRES DRIVE: 157' 4 (40' O.C.) 4 (Acer saccharum)
SHARON RIDGE LANE: 570' 12 (50' O.C.) 12 (Quercus alba)

NOTE: SHARON ACRES DR. FRONTAGE EXCLUDES NEW ROW.

TREE PLANTING NOTES

- SEE TREE PRESERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS.
- STREET TREE SPACING: 40'-50' O.C. WHERE OVERHEAD UTILITY LINES ARE NOT PRESENT.
- PROPOSED STREET TREES SHALL BE GENETIC CLONES (CULTIVARS), SELECTED FOR UNIFORMITY. TREES SHALL MEET REQUIREMENTS OF AMERICAN STANDARDS FOR NURSERY STOCK FOR THEIR GIVEN SPECIES AND SHALL BE SINGLE-STEM, WITH A STRONG CENTRAL LEADER.
- STREET TREES PLANTED WITHIN THE INTERSECTION SIGHT TRIANGLES SHALL BE 12'-14' MIN. HT. AT PLANTING, WITH NO BRANCHES BELOW 6' ABOVE ADJACENT GRADE.

SITE DEVELOPMENT DATA

TAX PARCEL NO. 20919240, 20919241, 20919242 & 20919298
PROPERTY OWNER: KELLY MCARDLE CONSTRUCTION
TOTAL ACREAGE: 2.29 AC.
ZONING: R-3 (TREE ORDINANCE INCENTIVE)
LOTS ALLOWED: 7
LOTS PROPOSED: 6
DENSITY PROPOSED: 2.6 DU/AC
MINIMUM LOT WIDTH: 60'
MINIMUM SETBACK: 27' (34' FROM SHARON RD)
MINIMUM SIDE YARD: 5' (13.5' CORNER LOT)
MINIMUM REAR YARD: 30' (45' AT EXTERIOR PROPERTY LINE)
MINIMUM LOT AREA: 8,000 S.F. (MIN. REQ'D)
JURISDICTION: CITY OF CHARLOTTE

GENERAL NOTES:

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT SHARON ACRES DRIVE ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLOSURE 50.05 (9" SIGNS ONLY)
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, 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 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.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG SHARON ACRES DRIVE MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- 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.
- 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.
- "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.
- 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.
- PRIOR TO PLAT 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.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) 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 ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS.
- SEE EROSION CONTROL PLAN FOR S.W.I.M. BUFFER NOTES.
- ESTIMATED TIME OF COMPLETION FOR PROJECT ROAD AND INFRASTRUCTURE WILL 12 MONTHS FROM APPROVAL.
- THERE WILL BE NO DEMOLITION LANDFILL ON SITE.

IMPERVIOUS CALCULATIONS:

BUILDING AREA: 19,000 S.F.
STREET & SIDEWALKS: 11,850 S.F.
DRIVEWAY APRONS WITHIN R/W: 1200 S.F.
TOTAL IMPERVIOUS AREA: 32,050 S.F. (0.75 AC.)

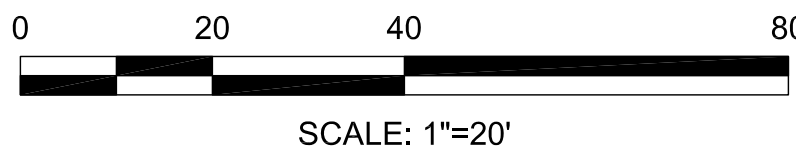
TOTAL % IMPERVIOUS: 0.75/1.8 = 41.6%

MAX. IMPERVIOUS PER LOT:
LOT #1: 3043 S.F.
LOT #2: 3393 S.F.
LOT #3: 3442 S.F.
LOT #4: 2972 S.F.
LOT #5: 3200 S.F.
LOT #6: 2950 S.F.
TOTAL: 19,000 S.F.

TREE SAVE NOTES:
1. TREE SAVE AREA TO BE FLAGGED FOR INSPECTION.
2. ANY OPEN AREAS IN TREE SAVE TO BE PLANTED WITH LARGE MATURING TREES.

PCO NATURAL AREA CALCULATIONS

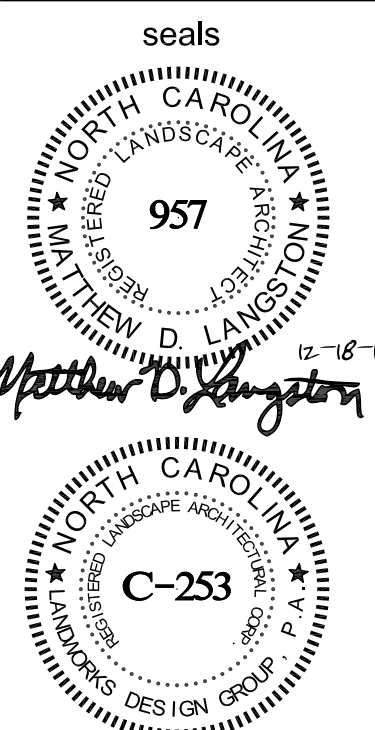
SITE AREA = 2.29 AC.
NATURAL AREA REQ = 0.40 AC. (17.5%)
TREE SAVE AREA = 0.22 S.F.
75% OF PLANTING STRIP = 0.06 S.F.
EX. TREE AREA LOT 5 = 0.09 S.F.
PLANTING AREA LOT 3&4 = 0.04 S.F.
0.41 AC.



REVISIONS:

No.	Date	By	Description
1	12/18/14	SW, CC	PER CITY OF CHARLOTTE REVIEW
2	1/22/15	SW	PER CITY OF CHARLOTTE REVIEW

SITE PLAN



CORPORATE CERTIFICATIONS

NC PE: C-2530 NC LA: C-253

Project Manager: MDL

Drawn By: SMW

Checked By:

Date: 10/22/14

Project Number: 14021

Sheet Number: