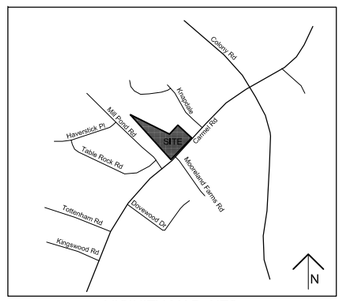

VICINITY MAP- NTS

GENERAL NOTES:

1. SITE DEVELOPMENT IS EXPECTED TO BE COMPLETED WITHIN 18 MONTHS FROM PRELIMINARY SUBDIVISION PLAN APPROVAL.
2. LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS. ALL STREETS TO BE BUILT IN CONFORMANCE WITH CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS.
3. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
4. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE STREET CONNECTION.
5. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY THE CITY OF CHARLOTTE.
6. CONTRACTOR WILL PROVIDE STREET SIGNS PER CMLDS. 50.05 (9" SIGNS ONLY).
7. "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/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
8. ALL DEBRIS FROM CLEARING OPERATIONS TO BE DISPOSED OF OFF SITE IN AN APPROVED DISPOSAL AREA.
9. ANY ON-SITE DEMOLITION LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATION. NO ON-SITE DEMOLITION BURIAL IS PROPOSED FOR THIS SITE.
10. ALL DRAINAGE FACILITIES, CURB CUTS, AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL AND COORDINATED WITH ENGINEERING AND PROPERTY MANAGEMENT.
12. THE FOLLOWING DETAILS SHALL BE USED FROM THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL (CMLDS), LATEST EDITION.
    - 10.17A CURB & GUTTER
    - 10.17B CURB & GUTTER
    - 10.22 CONCRETE SIDEWALK
    - 50.03 CONCRETE CONTROL MONUMENTS
    - 50.05A STREET NAME SIGN
    - 50.06 STREET NAME SIGN LOCATIONS
13. CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO BEGINNING OF CONSTRUCTION.
14. IN ORDER TO ASSURE PROPER DRAINAGE, PROVIDE 0.50% MIN. GRADE ON ALL CURB & GUTTER.
15. ALL STORM DRAINAGE EASEMENTS SHOWN ON PLAN ARE PERMANENT STORM DRAINAGE EASEMENTS (SDE) TO BE MAINTAINED BY THE CITY OF CHARLOTTE.
16. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH CITY INSPECTOR.
17. 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
18. CONCRETE MONUMENTS PER CMLDS #650.03 ARE TO BE INSTALLED PER STATE AND LOCAL REQUIREMENTS
19. 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 INSPECTOR BASED ON FIELD CONDITIONS.
20. ALL ROAD IMPROVEMENTS AT CARMEL ROAD TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
21. 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.
22. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
23. OMITTED
24. 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 CLEARLYSHOWN ON THE ROADWAY IMPROVEMENT PLAN.
25. 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.
26. 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.
27. 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.
28. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION, FOR HEIGHTS 4' OR GREATER.
29. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE 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.
30. CONTRACTOR WILL BE REQUIRED TO OBTAIN A "RIGHT OF WAY USE" 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 ADVANCED NOTICE FOR A ROAD CLOSURE MUST BE TRANSMITTED TO 703-336-440 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.
31. DIRECT VEHICULAR ACCESS TO CARMEL ROAD FROM LOTS 1,5, AND 6 IS PROHIBITED.
32. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE AT THE EXPENSE OF THE APPLICANT.
32. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT 704-336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES.

GENERAL DATA

OWNER:	Sonoma Builders, Inc.
ADDRESS:	6725-C Fairview Road CHARLOTTE, NC 28210
PHONE NUMBER:	(704) 442-9321
DESIGNER:	DPR ASSOCIATES INC.
ADDRESS:	420 HAWTHORNE LANE CHARLOTTE, NC 28204
PHONE NUMBER:	(704) 332-1204
PROJECT LOCATION:	2824 CARMEL ROAD, 1150' SOUTHWEST OF INTERSECTION W/ COLONY ROAD
CITY/COUNTY/ETJ:	CITY OF CHARLOTTE

SITE DEVELOPMENT DATA

TAX PARCEL NO.:	209-042-47, 209-042-48 209-042-27, 209-042-28
ZONING:	R-3
PARCEL AREA:	4.28 AC
MAXIMUM DENSITY ALLOWED:	3.0 D.U./ACRE
DENSITY PROPOSED:	1.42 UNITS/AC. GROSS
PROPOSED # OF LOTS:	6 SINGLE-FAMILY

TREE SAVE SUMMARY (SEE SHT. L-2 FOR TREE SAVE)

GROSS TOTAL SITE AREA:	4.28 AC
NET TOTAL SITE AREA:	4.23 AC
10% REQ'D MIN. TREE SAVE:	0.42 AC (10% OF 4.23 AC.)
2014-1 TREE SAVE AREA PROPOSED:	0.463 AC (10.9% OF 4.23 AC.)

LOT REQUIREMENTS

MIN. LOT AREA:	12,000 S.F.
MIN. LOT WIDTH:	70' AT SETBACK LINE
MIN. SETBACK:	30'
MIN. SIDE YARD:	6'
MIN. REAR YARD:	45'

NOTES

1. BOUNDARY DATA AND OTHER EXISTING CONDITIONS: TAKEN FROM SURVEY BY BY A.G. ZOUTEWELLE SURVEYORS, DATED AUG. 31, 2005.

SCHEDULE OF DRAWINGS

L-1 SITE PLAN
L-2 TREE SAVE AND ORDINANCE REQUIRED TREE PLANTING PLAN
L-3 GRADING AND STORM DRAINAGE PLAN
L-4 EROSION CONTROL PLAN
L-5 ROAD PROFILE AND INTERSECTION SIGHT DISTANCE PLAN
L-6 SITE DETAILS
L-7 SITE DETAILS AND DRAINAGE AREA MAP

CHARLOTTE. http://development.charmeck.org

ENGINEERING — PCO / DETENTION / DRAINAGE PLAN — APPROVED By Brendan Smith (bmsmith@charlottenc.gov) at 2:48 pm, Feb 16, 2015

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 — APPROVED

URBAN FORESTRY — TREE ORDINANCE — APPROVED

CDOT — APPROVED

REVISION

APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Joshua Weaver 2-16-2015

BEFORE YOU DIG STOP CALL THE NC ONE-CALL CENTER AT 1-800-632-4949 IT'S THE LAW

NOTE - 2014 REVISION

SITE HAS ALREADY BEEN GRADED, STREET PAVED, SD AND UTILITY INFRASTRUCTURE ALREADY INSTALLED.
2014 REVISION IS FOR TREE SAVE AREAS ONLY.

Project Manager	Drawn By	Checked By	Date	Project Number
ML	CG		3-20-06	06001.6

REVISIONS:

No.	Date	By	Description
1	6/7/06	CG	PER CITY OF CHARLOTTE COMMENTS
2	10/16/07	MKB	REVISED TREE SAVE AREAS
2014-1	10/15/14	AHS	TREE SAVE AREAS PER SELECTED HOUSE FOOTPRINTS & SITE CONDITIONS

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1373 CHARLES A. GEORGE 10-15-14

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

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

SITE PLAN

TUFTON BRAE
CHARLOTTE, NORTH CAROLINA
SONOMA BUILDERS II, LLC

Scale: 1" = 30'

Sheet Number L-1

SHEET 1 OF 7 TOTAL

Y:\2006 Projects\06001\6001 - 2014 ALAN SIMONIMI HOMES\6001-2014 CAD\Const Doc\06001 site.dwg