

SHEET INDEX

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PROJECT INFORMATION

GROSS SITE AREA: 7.10 AC.
 LESS DEDICATED R/W: 0.13 AC.
 NET SITE AREA: 6.97 AC.

C.O.S.: 3.01 ACRES (43.19%)
 LOTS PROPOSED: 18
 ZONING: R-3 (DEVELOPED AS R-3 CLUSTER) USING TREE INCENTIVES
 TYPICAL LOT SIZE: 65' x 125'

LOT DENSITY:
 18 LOTS / 6.97 AC. = 2.30 D.U.A.

TAX PARCEL # 223-201-02

TYPICAL LOT AND YARD DIMENSIONS
 MIN. LOT SIZE 8,000 s.f.
 TYP. LOT WIDTH 65'
 MIN. LOT WIDTH 60'
 TYP. LOT DEPTH 125'
 MIN. FRONT SETBACK 20'
 MIN. SIDEYARD AT RW 10'
 MIN. REAR YARD 30' INTERIOR / 45' EXTERIOR
 MIN. SIDE YARD 5' EXTERIOR
 *R-3 CLUSTER PER TREE ORDINANCE INCENTIVES

- GENERAL NOTES**
- A PRELIMINARY PLAN APPROVED UNDER THE PROVISIONS OF THE SUBDIVISION ORDINANCE WILL BE VALID FOR A PERIOD OF THREE YEARS. FOR SUCH APPROVAL TO REMAIN VALID BEYOND THREE, WORK ON THE SITE IN FURTHERANCE OF THE PLAN IS REQUIRED.
 - THE OWNER WISHES TO SAVE CERTAIN TREES ON THE SITE. PLACE TREE BARRICADES AS SHOWN ON THE PLAN OR AS SPECIFIED BY THE OWNER BEFORE CONSTRUCTION ACTIVITY BEGINS.
 - COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
 - ALL ROAD IMPROVEMENTS AT BRYANT FARMS ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
 - DEVELOPER WILL PROVIDE STREET SIGNS PER CLOS# 50.05 (8" 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 PUMP STATION ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING/CDOT. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
 - ALL STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
 - 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 IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
 - HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY NCDOT/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.
 - THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND REMOVE OBSTRUCTIONS FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
 - PE SEALED SHOP DRAWINGS FOR RETAINING WALL 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 SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
 - PRIOR TO PLAT RECORDECTION, 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.
 - PER SECTION 18-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (DUS JORD, 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 COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
 - CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT [HTTP://CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET-MAINTENANCE/HOME.HTM](http://charmeck.org/departments/transportation/street-maintenance/home.htm)
 - 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. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.
 - SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
 - ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8448 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.
 - CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8448.
 - DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ, 704-336-4071) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.
 - SLOPES SHALL BE GRADED NO STEEPER THAN 2:1.
 - C.O.S. - COMMON OPEN SPACE
 - U.N.A. - UNDISTURBED NATURAL AREA
 - S.D.E. - STORM DRAINAGE EASEMENT
 - COMMON OPEN SPACE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
 - SIDEWALKS ARE TO MEET ALL A.D.A. REQUIREMENTS FOR SLOPE AND SPACING BETWEEN TURNAROUND AREA.
 - CONSTRUCTION WILL BEGIN IN JANUARY OF 2018 AND WILL BE COMPLETED WITHIN 2 YEARS.
 - ALL RIGHT-OF-WAY AND CURB TAPERS ARE 20' UNLESS OTHERWISE NOTED.
 - ALL ON SITE TOPOGRAPHY IS FROM FIELD SURVEY.
 - ACCESSIBLE RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS PER NCDOT/CDS #10.31 THRU 10.35.
 - SANITARY SEWER WILL BE PROVIDED BY CHARLOTTE WATER.
 - THERE WILL NOT BE ANY DEMOLITION LANDFILL ON SITE.
 - DIRECT VEHICULAR ACCESS TO BRYANT FARMS ROAD FROM LOTS 1, 15 AND 16 IS PROHIBITED.

PCCO Summary

Original Parcel ID Number(s):	223-201-02
Development Type:	Single Family
Subject to PCCO? Y/N	Yes
If NO, why?:	Low Density
Watershed:	CENTRAL CATAWBA
Disturbed Area (ac.):	4.94
Site Area (ac.):	6.97
	DA#1
Total on-site Drainage Area (ac.):	6.97
Existing Built-upon-area (SF):	0
Existing BUA to be removed (SF):	0
Existing BUA to remain (SF):	0
Proposed new BUA (SF):	71,338
Proposed % BUA:	23.5%
Density (High/Low):	LOW
Total Post-Project BUA for site:	1.84
Development of Redevelopment?	Development
Natural Area Required (ac.):	1.22 Ac.(17.5%)
Natural Area Provided, total (ac.):	1.22 Ac.(17.5%)
Undisturbed Tread Natural Area Preserved(ac):	0.67 ac.
Total Stream Buffer protected on-site (ac.):	0.88 ac.
Transit Station Area? Y/N	No
Distressed Business District? Y/N	No
Mitigation Type (if applicable)	N/A
Natural Area Mitigation? Y/N	No
Buffer Mitigation? Y/N	No
Total Phosphorus Mitigation? Y/N	No

TREE SAVE AREAS:

- NET SITE AREA: 5.52 ACRES (GROSS AREA LESS DUKE POWER R/W - 1.45 ACRES, LESS EXISTING R/W - 0.135 ACRES)
- TREE SAVE AREA REQUIRED: 0.532 AC. (10%)
- TREE SAVE AREA IN COS PROVIDED: 0.87 ACRES(12.14%)

UNDISTURBED NATURAL AREAS(U.N.A.):
 NET SITE AREA: 6.97 ACRES (GROSS AREA LESS EXISTING R/W - 0.135 ACRES)
 TREE SAVE AREA IN COS PROVIDED: 0.87 ACRES(12.14%)
 1.45 x 25% = 0.36 ACRES ALLOWABLE U.N.A. IN DUKE POWER R/W
 0.36 ACRES PROVIDED IN DUKE POWER R/W
 0.19 ACRES PROVIDED IN LOTS/COS
 TOTAL U.N.A. PROVIDED: 0.55 ACRES (7.89%)

TOTAL UNDISTURBED NATURAL AREA REQUIRED: 1.22 ACRES (17.5% OF 6.97 AC.)
 TREE SAVE AREA PROVIDED: 0.87 ACRES
 UNDISTURBED NATURAL AREA: 0.55 ACRES
 TOTAL UNDISTURBED NATURAL AREA PROVIDED: 1.22 ACRES(17.5%)

- TREE SAVE AREA AND UNDISTURBED NATURAL AREAS SHALL BE FLAGGED IN THE FIELD FOR URBAN FORESTRY VERIFICATION

MAX BUILDING COVERAGE PER LOT

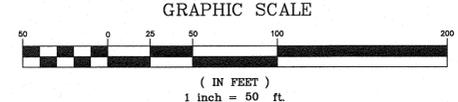
UP TO 4,000 SF LOT = 50%	IMPERVIOUS CALC:	303,613 sf
4,001 - 8,000 SF LOT = 45%	SITE AREA:	72,867 sf(24%)
8,001 - 15,000 SF LOT = 40%	ALLOWABLE IMPERV AREA:	15,587 sf
15,001 OR GREATER SF LOT = 30%	ROADWAY:	4,751 sf
	SIDEWALK:	62,529 sf
	REMAINING FOR LOTS:	3,220 sf
	LOT 1-15 EACH:	4,229 sf
	LOT 16:	4,229 sf

NOTE:
 MAXIMUM IMPERVIOUS AREA ALLOWED:
 72,867 sf (24.00%)

NOTE:
 THE MAXIMUM BUILT-UPON-AREA FOR
 LOTS 1-15 IS 3,220 SF PER LOT AND LOT 16
 IS 4,229 SF(PER PCO)

LINE TABLE

LINE	LENGTH	BEARING
L1	22.88	N61°56'16"E
L2	50.65	N62°25'03"E
L3	46.10	N60°13'32"E
L4	36.51	N58°28'20"E
L5	45.75	N55°51'44"E
L6	46.46	N53°19'20"E
L7	48.27	N52°30'05"E
L8	66.51	N52°17'39"E
L9	73.67	N51°47'10"E
L10	20.01	S44°28'21"E
L11	30.18	S44°28'21"E
L12	99.77	N51°46'13"E
L13	27.61	N51°46'13"E



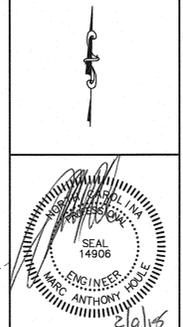
**THIS PLAN IS A FINAL DRAWING-NOT
 RELEASED FOR CONSTRUCTION
 UNLESS INITIALLED/DATED AS APPROVED:**

APPROVED: *[Signature]* / *[Signature]*
 INITIALS DATE

**APPROVED FOR
 CONSTRUCTION**
 CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
 By: Joshua Weaver 2-27-2018



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTINUING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGG, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAYMENT OF CURB, CONCRETE OR ASPHALT ARE TO BE REDUCED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CDOT SPECIFICATIONS.
- SHORING SHALL BE ACCORDING TO OSHA TRENCHING STANDARDS PER 1926 SUBPART P, OR AS AMENDED.



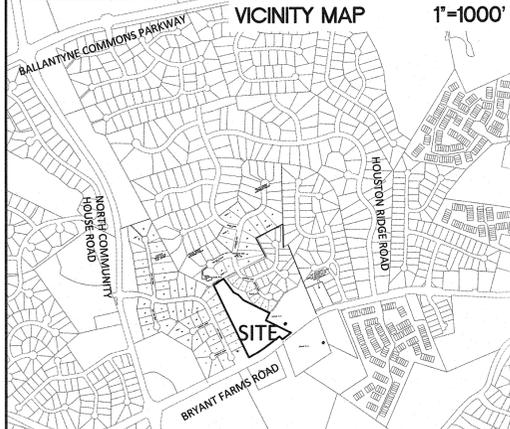
NO.	DATE	REVISION	BY
2	2/27/18	PER NCDOT COMMENTS	BTG
1	1/23/18	REVISED S.D.E.	BTG

SHEET TITLE: **SITE PLAN**

PROJECT: **HAWK HAVEN
 CITY OF CHARLOTTE, MECK. CO., N.C.
 FOR: KNOTTS DEVELOPMENT**

YARBROUGH-WILLIAMS & HOULE, INC.
 Planning • Surveying • Engineering
 550 Rindor Oak Court, Charlotte, North Carolina, 28275
 704.556.1990 704.556.0500(ext)

SCALE: 1"=50'
 DATE: 9/21/17
 DRAWN BY: BTG
 CHECKED BY: MAH
 DRAWING NO.: 260-13
 SHEET 1 OF 13



**BLOCK 1
 25**

NOW OR FORMERLY JACK JAMES & RUTH L JAMES
 DEED: 31267-172
 TAX ID# 223-20-152

NOW OR FORMERLY JANIS L DEVILZ
 DEED: 27342-645
 TAX ID# 223-20-150

NOW OR FORMERLY WILLIAM H. BURNHAM
 DEED: 21348-40
 TAX ID# 223-20-149

NOW OR FORMERLY CHRISTOPHER BOGGS & KARLA COOPER-BOGGS
 DEED: 31615-581
 TAX ID# 223-20-148

NOW OR FORMERLY DAVID R YELTON & KATHLEEN H YELTON
 DEED: 13716-328
 TAX ID# 223-20-147

NOW OR FORMERLY GAURANG C SHAH
 DEED: 19984-927
 TAX ID# 223-20-145

NOW OR FORMERLY MAHESH B DESAI & BALAVNTRI DESAI
 DEED: 11767-088
 TAX ID# 223-20-146

NOW OR FORMERLY ORANGE TREE PROTECTION FENCING (TYP.) ESTABLISH FENCING AND CALL FOR INSPECTION PRIOR TO BEGINNING GRADING.

NOW OR FORMERLY DANIEL C LONGCORE & ASHLEE M LONGCORE
 DEED: 30741-94
 TAX ID# 223-20-334

NOW OR FORMERLY JENNIFER J KERESTES & JAROSLAV KERESTES
 DEED: 23707-364
 TAX ID# 223-20-336

NOW OR FORMERLY MICHAEL D WADE & DENISE E WADE
 DEED: 23167-289
 TAX ID# 223-20-335

NOW OR FORMERLY SARAH B MANIOTTO & ANTHONY MANIOTTO
 DEED: 30306-955
 TAX ID# 223-30-148

NOW OR FORMERLY BENJAMIN PRYOR & SARAH PRYOR
 DEED: 29972-810
 TAX ID# 223-20-333

NOW OR FORMERLY DAVID J NELSON & HEATHER K NELSON
 DEED: 31719-603
 TAX ID# 223-20-332

NOW OR FORMERLY DAVID J NELSON & HEATHER K NELSON
 DEED: 31719-603
 TAX ID# 223-20-332

NOW OR FORMERLY DOUGLAS K GENTILE & PAULA F GENTILE
 DEED: 18872-716
 TAX ID# 223-20-337

NOW OR FORMERLY ARTHUR L ESKRIDGE & LORI WENSITS
 DEED: 21644-658
 TAX ID# 223-20-330

NOW OR FORMERLY DAVID J NELSON & HEATHER K NELSON
 DEED: 31719-603
 TAX ID# 223-20-332

NOW OR FORMERLY MICHAEL J MAHONEY & ROBYN P MAHONEY
 DEED: 18923-114
 TAX ID# 223-20-328

NOW OR FORMERLY VICTORIA CHRISTIANO SPRAGUE
 DEED: 18923-114
 TAX ID# 223-20-329

NOW OR FORMERLY DAVID J NELSON & HEATHER K NELSON
 DEED: 31719-603
 TAX ID# 223-20-332

NOW OR FORMERLY LIGHT OF CHRIST UNITED METHODIST CHURCH BOARD OF TRUSTEES
 TAX ID #223-201-02E
 DEED: 18511-336

NOW OR FORMERLY DAVID J NELSON & HEATHER K NELSON
 DEED: 31719-603
 TAX ID# 223-20-332

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 DEED: 31719-603
 TAX ID# 223-20-332

NOW OR FORMERLY CHARLOTTE-MECKLENBURG BOARD OF EDUCATION
 DEED: 09575-361
 TAX ID# 229-04-124

NOW OR FORMERLY DUKE POWER CO
 DEED: 05944-990
 TAX ID# 229-04-121

NOW OR FORMERLY DAVID J NELSON & HEATHER K NELSON
 DEED: 31719-603
 TAX ID# 223-20-332

NOW OR FORMERLY JACOB VALLEY CURB & GUTTER
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 TAX ID# 223-20-148

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