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PHASE 1 PROJECT INFORMATION
 PETITION 98-56(c)
 TOTAL PROJECT ACREAGE 140.50 AC.
 ZONING MX-1 & R-BMF(CD)
 OPEN SPACE 46,573 AC.
 PROP. NUMBER LOTS(TOTAL) 309
 TAX PARCEL NO.: 09-19-12, 09-19-25 & 09-19-15

PHASE 2 PROJECT INFORMATION
 PETITION 98-56(c)
 TOTAL PROJECT ACREAGE 97.33 AC.
 ZONING MX-1
 OPEN SPACE 40,880 AC.
 PROP. NUMBER LOTS(TOTAL) 265
 TAX PARCEL NO.: 09-19-12, 09-19-25 & 09-19-15

PHASE 1 INFORMATION

	45 LOTS(A)	55 LOTS(T)	45 LOTS(B)	75 LOTS(U)
FRONT SETBACK	15'	15'	15'	15'
SIDE YARD	5'	5'	5'	5'
REAR YARD	10'	10'	10'	10'
CORNER SIDEYARD	10'	10'	10'	10'

PHASE 2 INFORMATION

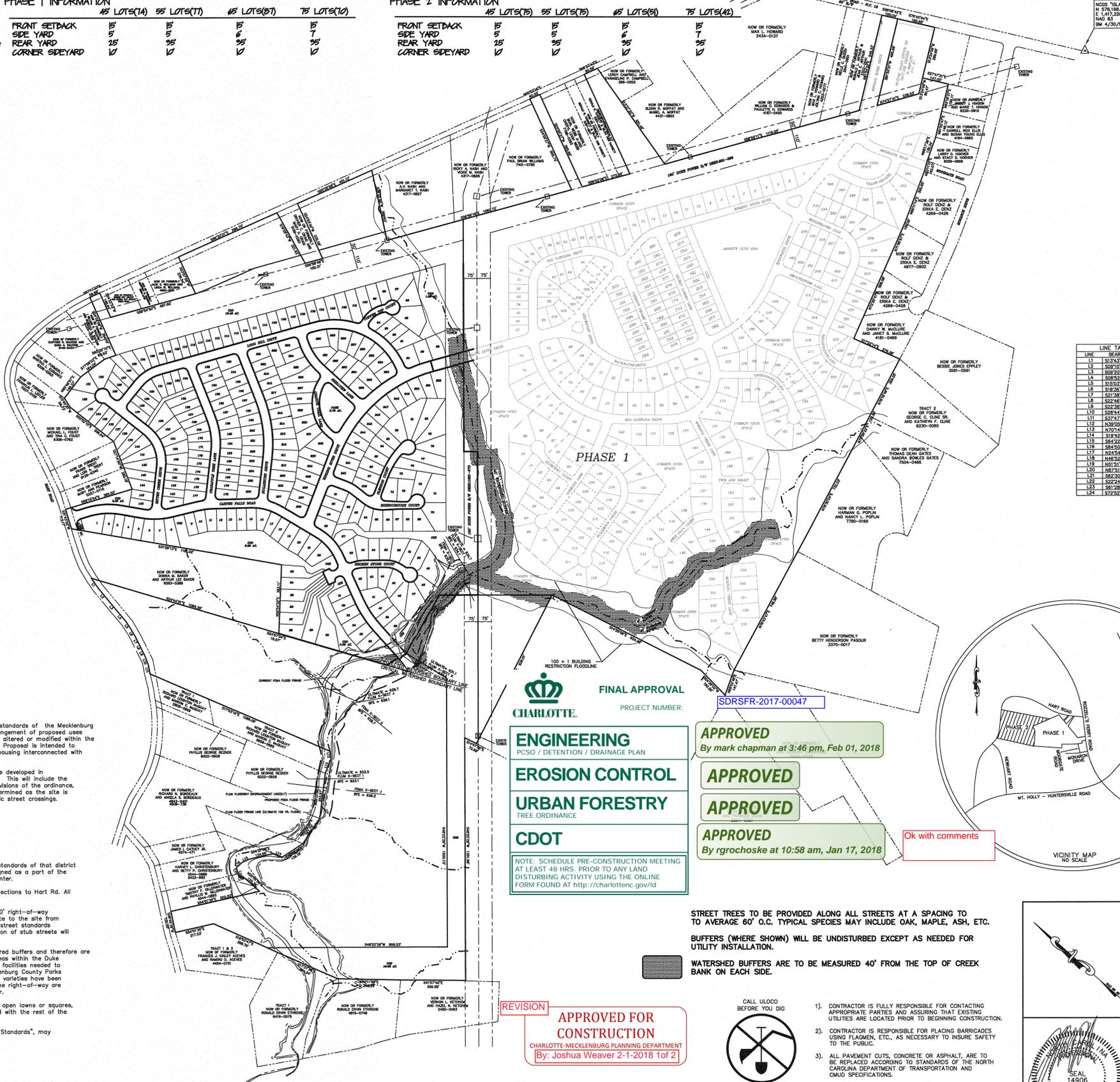
	45 LOTS(B)	55 LOTS(T)	45 LOTS(E)	75 LOTS(A)
FRONT SETBACK	15'	15'	15'	15'
SIDE YARD	5'	5'	5'	5'
REAR YARD	10'	10'	10'	10'
CORNER SIDEYARD	10'	10'	10'	10'

CATAWBA RIVER/LAKE WYLIE WATERSHED OVERLAY PROTECTED AREA IMPERVIOUS AREA CALCULATIONS:

PHASE 1	
SITE AREA	140.50 AC.
IMPERVIOUS AREA FOR DAYCARE AND AMENITY	202,316 S.F.
IMPERVIOUS AREA OF STREETS AND SIDEWALK	553,164 S.F.
24% IMPERVIOUS AREA ALLOWED UNDER LOW DENSITY OPTION	1,468,808 S.F.
REMAINING IMPERVIOUS AREA ALLOWED FOR LOTS	713,328 S.F.
NUMBER OF LOTS	308
AVERAGE IMPERVIOUS AREA ALLOWED FOR 308 LOTS IS 2316 S.F. PER LOT	

PHASE 2	
SITE AREA	97.33 AC.
IMPERVIOUS AREA OF STREETS AND SIDEWALK	391,377 S.F.
24% IMPERVIOUS AREA ALLOWED UNDER LOW DENSITY OPTION	1,017,526 S.F.
REMAINING IMPERVIOUS AREA ALLOWED FOR LOTS	626,149 S.F.
NUMBER OF LOTS	265
AVERAGE IMPERVIOUS AREA ALLOWED FOR 265 LOTS IS 2362 S.F. PER LOT	

PRIOR TO ISSUANCE OF THE "CERTIFICATION OF OCCUPANCY" FOR EACH LOT, THE MAXIMUM ALLOWABLE IMPERVIOUS AREA WILL BE RECORDED AS A DEED RESTRICTION.



LINE TABLE

LINE	BEARING	DIRECTION
1	S124°30'W	71.42'
2	S00°00'W	20.44'
3	S00°00'W	58.84'
4	S00°00'W	78.94'
5	S15°00'W	10.00'
6	S15°00'W	50.00'
7	S15°00'W	50.00'
8	S15°00'W	50.00'
9	S15°00'W	25.17'
10	S15°00'W	50.00'
11	S72°42'W	50.00'
12	N30°00'E	41.17'
13	N75°00'E	88.84'
14	S15°00'W	50.00'
15	S15°00'W	50.00'
16	S15°00'W	50.00'
17	S15°00'W	50.00'
18	S15°00'W	25.17'
19	S15°00'W	50.00'
20	S15°00'W	50.00'
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95	S15°00'W	50.00'
96	S15°00'W	50.00'
97	S15°00'W	50.00'
98	S15°00'W	50.00'
99	S15°00'W	50.00'
100	S15°00'W	50.00'

- Development of the site will be controlled by the standards depicted on this site planned by standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. This proposal is intended to enable the development of a mixed residential community composed of single family detached housing interconnected with open space, pedestrian, and vehicular linkage.
- This site is located within the Catawba River/Lake Wylie Watershed Protection Area and will be developed in accordance with the applicable standards for the Critical Area or Protected Area as appropriate. This will include the prescribed stream buffers and, if any of the site is to be developed under the high-density provisions of the ordinance, the prescribed BMP's as required. The exact location and design of any such BMP's will be determined as the site is developed. The floodway fringe areas will not be filled except as is necessary to construct public street crossings.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
- Building will not exceed 40 feet in height.
- The site may be developed for any use allowed in the MX-1 district in accordance with the standards of that district and the restrictions of this site plan. Uses on the parcel proposed for R-BMF(CD) will be designed as a part of the overall development of the site and will be limited to subdivision sales offices, or a day care center.
- Access to the site will be provided by one connection to Rozzell's Ferry Rd. and by two connections to Hart Rd. All driveway and street connections are subject to approval by N.C.DOT and by Mecklenburg County.
- The Petitioner will dedicate property along the Rozzell's Ferry Rd. frontage to provide for a 50' right-of-way measured from the centerline of the road and will construct a left turn lane at the new entrance to the site from Rozzell's Ferry Rd. In addition, the petitioner will improve the sections of Hart Rd. to collector street standards along which the petitioner proposes any development. Determinations as to the need and location of stub streets will be made during the normal subdivision process.
- The areas along the Duke Power right-of-way and other portions of the site are not required buffers and therefore are not subject to the buffer provisions of the ordinance. However, the Petitioner commits that areas within the Duke Power right-of-way will not be disturbed except in those areas where streets, utilities, or other facilities needed to develop the site cross the right-of-way. The petitioner will cooperate and work with the Mecklenburg County Parks Department to safeguard the areas within the Duke Power right-of-way where endangered plant varieties have been previously identified. It is recognized that the actions of Duke Power or its successors within the right-of-way are beyond the control of the Petitioner and such actions are not the responsibility of the Petitioner.
- Common open space areas will be provided in various locations on the site and may include open lawns or squares, recreational facilities, play fields, "tot lots", or other facilities. These areas will be interconnected with the rest of the development by sidewalks provided along the streets.
- The Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:
 Street right-of-way widths,
 Street type and construction standards,
 Minimum lot size,
 Setbacks and yards,
 Off street parking,
 Lot width, and
 Open space.

FINAL APPROVAL
 PROJECT NUMBER: SDRSFR-2017-00047

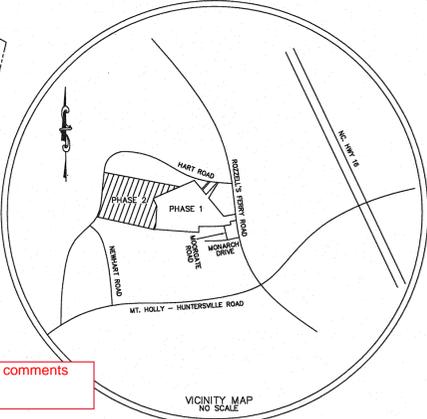
ENGINEERING
 PCSO / DETENTION / DRAINAGE PLAN
APPROVED
 By mark chapman at 3:46 pm, Feb 01, 2018

EROSION CONTROL
APPROVED

URBAN FORESTRY
 TREE ORDINANCE
APPROVED

CDOT
APPROVED
 By rgrchoske at 10:58 am, Jan 17, 2018

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM FOUND AT <http://charlottenc.gov/ld>



THIS PLAN IS A FINAL DESIGN--NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED:
 APPROVED: [Signature] / 12/21/17
 INITIALS DATE

APPROVED FOR CONSTRUCTION
 CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
 By: Joshua Weaver 2-1-2018 10f 21

CALL ULCO BEFORE YOU DIG

1-800-632-4949
 AVOID UTILITY DAMAGE

STREET TREES TO BE PROVIDED ALONG ALL STREETS AT A SPACING TO TO AVERAGE 60' O.C. TYPICAL SPECIES MAY INCLUDE OAK, MAPLE, ASH, ETC.

BUFFERS (WHERE SHOWN) WILL BE UNDISTURBED EXCEPT AS NEEDED FOR UTILITY INSTALLATION.

WATERSHED BUFFERS ARE TO BE MEASURED 40' FROM THE TOP OF CREEK BANK ON EACH SIDE.

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CMUD SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

NO.	DATE	REVISION	BY
1	12/27/17	REVISED LOTS 31-38 & COS	RSK
2	1/2/18	REVISED LOTS 16 - 22	RSK
3	1/2/18	REVISED LOTS 16 - 22 & SEE - 149	RSK
4	1/2/18	UPDATED PROJECT NAME AND STREET NAMES PER CMUD	RSK
5	1/2/18	REVISED LOTS AND STREET NAMES	JSD
6	1/2/18	LOT REVISIONS PER CLIENT	JSD
7	1/2/18	LOTS 49-50 REVISED PER CLIENT	JSD
8	1/2/18	PER LOT AND CITY ENGINEERING REVISIONS & CMUD REVISIONS	MSD

SHEET TITLE
 COVER SHEET

PROJECT
 RIVERBEND PHASE 2
 PAWE CREEK TOWNSHIP, WITHIN CITY OF CHARLOTTE ETJ
 FOR: EAST-WEST PARTNERS

SCALE
 1" = 300'

DATE
 10-8-02

DRAWN BY
 DC

CHECKED BY
 MAH

DRAWING NO.
 141-91

SHT
 1 OF 25

ENGINEER
 YARBROUGH-WILLIAMS & HOULE, INC.
 Planning • Surveying • Engineering
 700 Windsor Oak Court
 Charlotte, North Carolina, 28273
 704.556.1990 704.556.0505(m)



What 'triggers' (ie when) will this street connection be implemented? Is Riverbend developer responsible of this connection to Phase 1? Please email Rick Grochok at rgrochok@charlottenc.gov. Thanks.

- WATERSHED BUFFER NOTES**
- 1) THE CONSTRUCTION OF UTILITY LINES WITHIN THE WATERSHED BUFFER IS TO BE AVOIDED TO THE MAXIMUM EXTENT POSSIBLE.
 - 2) WHEN CONNECTION TO AN EXISTING LINE IS UNAVOIDABLE, THE CONNECTION SHOULD BE MADE TO MINIMIZE THE AREA DISTURBED WITHIN THE BUFFER.
 - 3) DISTURBED AREAS WITHIN THE BUFFER SHALL BE REVEGETATED IN ACCORDANCE WITH THE WATERSHED BUFFER STANDARDS FOR MEADOWBROOK COUNTY, NC DATED NOVEMBER, 1994.
- GENERAL NOTES**
- 1) THE BUFFER SHALL BE PERMANENTLY STAYED ON EACH INDIVIDUAL LOT AND SHALL BE MAINTAINED BY THE BUFFER DEVELOPER AND WHERE THE BUFFER RESTRICTIONS SHALL BE REPEATED ON EACH INDIVIDUAL LOT.
 - 2) THE BUFFER DEVELOPER SHALL PROVIDE A COPY OF THIS PLAN TO THE MEADOWBROOK COUNTY, NC PLANNING DEPARTMENT, 1000 W. WINDING RIVER DRIVE, SUITE 200, MEADOWBROOK, NC 28052, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MEADOWBROOK COUNTY, NC PLANNING DEPARTMENT.
 - 3) NO AREA INSIDE THE BUFFER SHALL BE DISTURBED EXCEPT FOR THE CONSTRUCTION OF UTILITY LINES AND THE REPLACEMENT OF EXISTING UTILITY LINES WITHIN THE BUFFER AT A MINIMUM OF 5 FEET FROM THE BUFFER BOUNDARY. THE PROPOSED REPLACEMENT OF EXISTING UTILITY LINES SHALL BE IN ACCORDANCE WITH THE MEADOWBROOK COUNTY, NC PLANNING DEPARTMENT STANDARDS.
 - 4) ALL BUFFER RESTRICTIONS SHALL BE CONSTRUCTED TO EFFECTIVELY CONTROL EROSION AND SEDIMENTATION.
- STORM DRAINAGE**
- 1) SEDIMENT TRAPS, OUTFALL OPEN CHANNELS FORM SEDIMENTATION AND FROM STORM WATER DIRECTLY TO THE WATER BODY ARE NOT ALLOWED IN THE BUFFER. FLOW FROM SEDIMENT TRAPS AND STORM WATER OUTFALLS SHOULD BE DISPOSED EXISTING BUFFER TO ALLOW THE WATER TO SHEET FLOW ACROSS THE BUFFER TO FILTER.
 - 2) NATURAL VEGETATION AND STRIPES ARE TO BE USED WHERE EVER DESIGN FLOW ALONG FOR DRAINAGE STUDIES.
 - 3) STORM DRAINAGE PIPE AND RIP RAP ENERGY DISSIPATORS SHALL BE CONSTRUCTED TO ALLOW FLOW TO THE BUFFER TO BE EVENLY DISPENSED.
 - 4) ROCK CHECK DAMS ARE TO BE PLACED AT THE REQUIRED BUFFER CORNER OF STORM DRAINAGE AND SEDIMENT CONTROL BASINS.
- GENERAL NOTES**
- 1) THE BUFFER IS MEASURED FROM THE TOP OF STREAM BANK ON EACH SIDE OF CREEK.
 - 2) NO HEAVY EQUIPMENT WILL BE ALLOWED IN THE BUFFER.
 - 3) THE OUTSIDE BUFFER BOUNDARY WILL BE CLEARLY MARKED BY FLAGGING OR TYPED FROM ANY CONSTRUCTION OF THE SITE.
 - 4) ANY ACTIVITY IN THE BUFFER WILL COMPLY WITH THE MEADOWBROOK COUNTY, NC PLANNING DEPARTMENT STANDARDS.
 - 5) "NOTICE" WILL BE NOTIFIED OF ANY CHANGES TO THE APPROVED BUFFER PLAN.
 - 6) THE OUTSIDE BOUNDARY OF THE BUFFER WILL BE REVEGETATED PERMANENTLY MARKED BY FLAGGING AND SHALL BE PRIOR TO LIVING IN THE HOUSE OR CONSTRUCTION OF THE HOUSE. (MATERIAL IS AVAILABLE THROUGH "NOTICE" BY CALLING 336-550-0000).
 - 7) EDUCATIONAL MATERIALS CONCERNING THE BUFFER WILL BE PROVIDED TO EACH HOMEOWNER AND SHALL BE PRIOR TO LIVING IN THE HOUSE OR CONSTRUCTION OF THE HOUSE. (MATERIAL IS AVAILABLE THROUGH "NOTICE" BY CALLING 336-550-0000).
 - 8) ALL BUFFER RESTRICTIONS SHALL BE CONSTRUCTED TO EFFECTIVELY CONTROL EROSION AND SEDIMENTATION.

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH
1	400.00	186.95
2	400.00	186.95
3	400.00	86.89
4	300.00	161.83
5	300.00	161.83
6	600.00	181.93
7	225.00	227.23
8	225.00	227.23
9	400.00	376.78
10	400.00	376.78
11	700.00	539.11
12	350.00	176.11
13	225.00	307.50
14	200.00	62.46
15	150.00	101.85
16	500.00	216.09
17	800.00	747.72
18	1500.00	155.83
19	200.00	84.41
20	150.00	94.01

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

APPROVED: *[Signature]* / *[Signature]*
 DATE: 1/22/17

SITE PLAN

PROJECT: RIVERBEND PHASE 2
 PAW CREEK TOWNSHIP, WITHIN CITY OF CHARLOTTE ETJ
 FOR: EAST-WEST PARTNERS

NO.	DATE	REVISION	BY
1	1/10/15	REVISED STREET NAMES PER CLIENT / ADDRESSES UPDATED PER G.D.P.	PTS/ENW
2	8/20/15	LOTS AND STREET NAMES RECHECK	JSD
3	8/20/15	REVISED PER CLIENT	JSD
4	8/21/15	REVISED PER CLIENT	JSD
5	8/21/15	REVISED PER CLIENT	JSD
6	8/21/15	REVISED PER CLIENT	JSD
7	8/21/15	REVISED PER CLIENT	JSD
8	8/21/15	REVISED PER CLIENT	JSD
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101	8/21/15	REVISED PER CLIENT	JSD
102	8/21/15	REVISED PER CLIENT	JSD
103	8/21/15	REVISED PER CLIENT	JSD
104	8/21/15	REVISED PER CLIENT	JSD
105	8/21/15	REVISED PER CLIENT	JSD
106	8/21/15	REVISED PER CLIENT	JSD
107	8/21/15	REVISED PER CLIENT	JSD
108	8/21/15	REVISED PER CLIENT	JSD
109	8/21/15	REVISED PER CLIENT	JSD
110	8/21/15	REVISED PER CLIENT	JSD
111	8/21/15	REVISED PER CLIENT	JSD
112	8/21/15	REVISED PER CLIENT	JSD
113	8/21/15	REVISED PER CLIENT	JSD
114	8/21/15	REVISED PER CLIENT	JSD
115	8/21/15	REVISED PER CLIENT	JSD

THIS PRELIMINARY PLAN MAY NOT CONTAIN FINAL STAKE OUT INFORMATION.