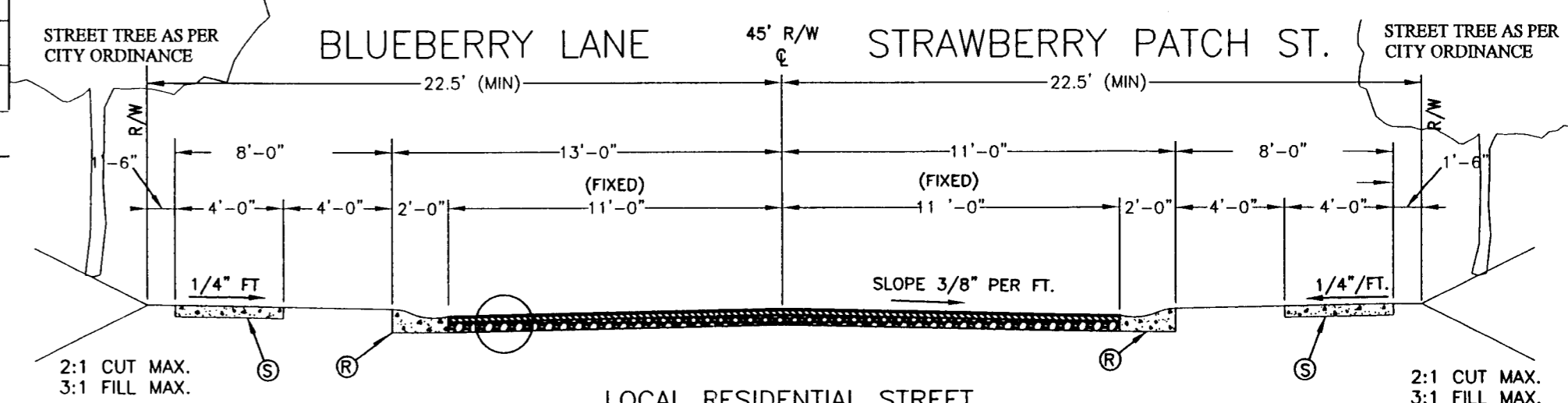
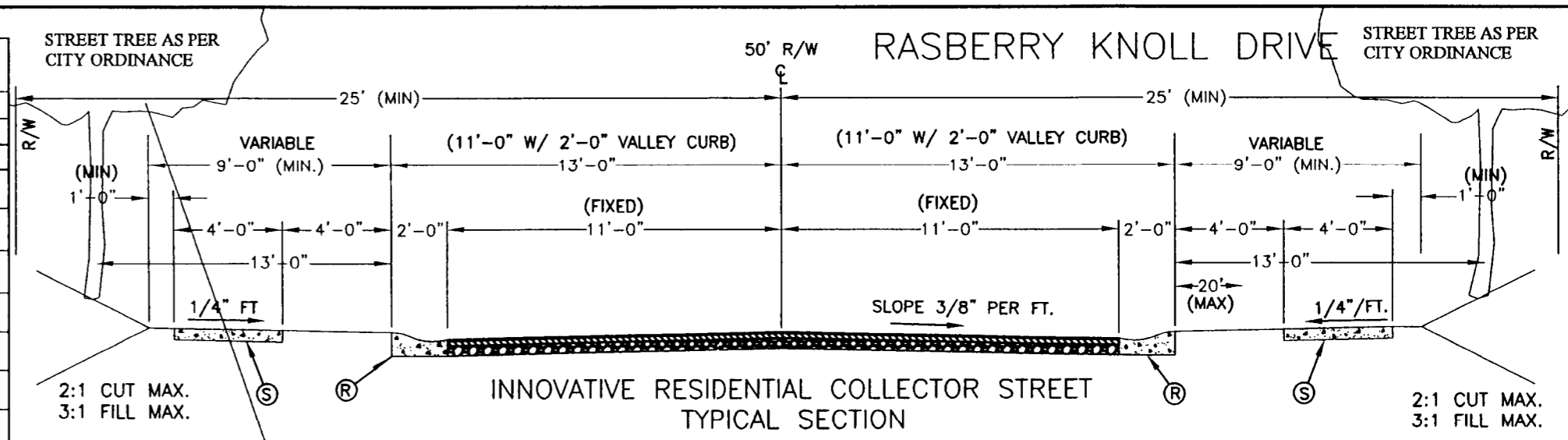


SITE LEGEND

PROPOSED VALLEY CURB	---
PROPERTY LINE	---
LOT LINES	---
CHAIN LINK FENCING	X X X
EXISTING FEATURES SCREENED	---
EXISTING CURB AND GUTTER	---
LIGHT DUTY ASPHALT SECTION	---
CONCRETE	---

SITE DATA

LOCATION:	RASBERRY KNOLL DRIVE CITY OF CHARLOTTE, NC (PARCEL #05906114)
ZONE:	MX-2, MIXED USE DISTRICT
USE:	SINGLE FAMILY RESIDENTIAL
ITEM:	PROVIDED
SITE AREA:	15.70 ACRES (PHASE I)
MINIMUM FRONT SETBACK:	20 FT
MINIMUM SIDE SETBACK:	5 FT
MINIMUM REAR SETBACK:	30 FT (Internal) and 40 FT (External)
MINIMUM LOT WIDTH:	50 FT
MINIMUM LOT SIZE:	6000 SF
LOT COUNT:	53
SWM BUFFER IS PRESENT ON SITE	
PROJECT IS WITHIN THE 100-YEAR FLOODPLAIN	
REFERENCE IS MADE TO THE CITY OF CHARLOTTE ZONING ORDINANCE	



KEY

- ② 2'-0" VALLEY CUTTER
- ③ 4" CONCRETE SIDEWALK

NOTES:

- SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF STREET, MINIMUM 4' FROM BACK OF CURB.
- SEE SECTION 1.F. SIDEWALKS AND DRIVEWAYS.

COMPREHENSIVE STREET CLASSIFICATION SYSTEM (CLASS VI)

PHASE II

PHASE I

Site Development Standards

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte 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 within the building envelope line as shown on the plan per the Zoning Ordinance.
- Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlights to be higher. Pedestrian scale lighting will be installed in conjunction with sidewalks.
- Signage will be permitted in accordance with applicable Zoning standards.
- Access will be provided by street connections to Sheffields Drive. Streets will be constructed to public street standards.
- C.O.S. stands for Common Open Space.
- The use of the site will be for the construction of single-family detached homes on individual lots.
- All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the street connection.

Approximate completion time is Four(4) Months

NOTES

- Coordinate all curb and street grades in intersection with Inspector.
- Developer will provide street signs per CMLDS# 50.05 (9' signs only)
- Sight triangles shown are the minimum required.
- 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 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.
- 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.
- The Developer shall contact the Charlotte Department of Transportation (Cus Jodi, 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.

GENERAL NOTES:

- Property line and right-of-way monuments shall not be disturbed by construction. If disturbed, they shall be reset to their original locations at the Contractor's expense by a Registered Land Surveyor.
- Proof Roll Building and oil parking areas. Notify Developer of any unacceptable areas.
- All construction shall comply with City of Charlotte and the NC Department of Transportation Standards.
- Building dimensions shown on the Civil Engineering Plans are for reference purposes only. Contractor shall use the Architectural and Structural Plans for exact Building dimensions.
- All site dimensions are referenced to the back of curbs or edge of paving unless otherwise noted. All Building dimensions are referenced to the outside face of structure.
- All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or State specifications and requirements.
- All site disturbance due to any adjoining property due to construction or demolition shall be restored to the previous condition or better, and to the satisfaction of the City or State Authority.
- Information on existing utilities has been compiled from available information including utility company and municipal record maps and field survey and is not guaranteed correct and complete. Utilities are shown to alert the Contractor to their presence and the Contractor is solely responsible for determining actual locations and elevations of all utilities including services. Prior to demolition or construction, the Contractor shall contact "DIG SAFE" 72 hours before commencement of work at 1-800-632-4949 and verify all utility locations.
- The Contractor shall abide by all OSHA, Federal, State and Local Regulations when operating cranes, booms, hoists, etc. in close proximity to overhead electric lines. If Contractor must operate equipment close to electrical lines, contact Power Company to make arrangements for proper safeguards.
- The Contractor shall obtain City of Charlotte and NCDOT permits for work within the road right-of-ways, including local curb cut permit, sewer and water connection permit and erosion control bond if required before the start of any activity. The Contractor shall post all bonds, pay all fees, provide proof of insurance, and provide traffic protection necessary for the work.
- The Contractor shall provide and maintain traffic devices for protection of vehicles and pedestrians consisting of drums, barriers, signs, lights, fences and uniformed traffic officers as required, ordered by Developer or required by the Local Governing Authority.
- All material schedules shown on the plans are for general information only. The Contractor shall prepare his own material schedules based upon his plan review. All schedules shall be verified in the field by the Contractor prior to ordering materials or performing work.
- This site to be served by rollout garbage collection.
- All sight triangles are the minimum required.
- Non-standard items (ie: site triangle) 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.
- Any items within the sight distance triangle will need to be identified and any trees will need to be limbed up six feet (6')

INNOVATIVE REQUEST NOTES:

Request the reduction of right-of-way from 50' to 45' for Blueberry Lane and Strawberry Patch Street.

environmental DESIGN

landscape architecture
civil engineering
land planning
land surveying

20816 N. north street suite 204
cornelius, nc 28031
t: 704.892.8020
e: edpa@edpa.com

NORTH CAROLINA PROFESSIONAL ENGINEER

SEAL 028396

7/26/07

THIS PLAN IS A FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED BY ENGINEER.

INITIAL DATE

Graphic Scale 1" = 50 ft.

NORTH ARROW

Freedom Greene Subdivision
Raspberry Knoll Drive, Charlotte, NC
Mecklenburg, Co.

INNOVATIVE REQUEST PLAN

Project Location Sheet Title

DEVELOPER/OWNER

Adana Development, LLC
3504 Savannah Way
Monroe, NC 28110

Designed By EDPA
Drawn By JDL
Date 4/10/07

Revisions
7/13/2007: Right-of-Way Reduction
7/24/2007: Right-of-Way Reduction

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: July 25, 2007
BY: DEBRA D. CAMPBELL

Sheet 1 of 1
Project Number 06080

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

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