

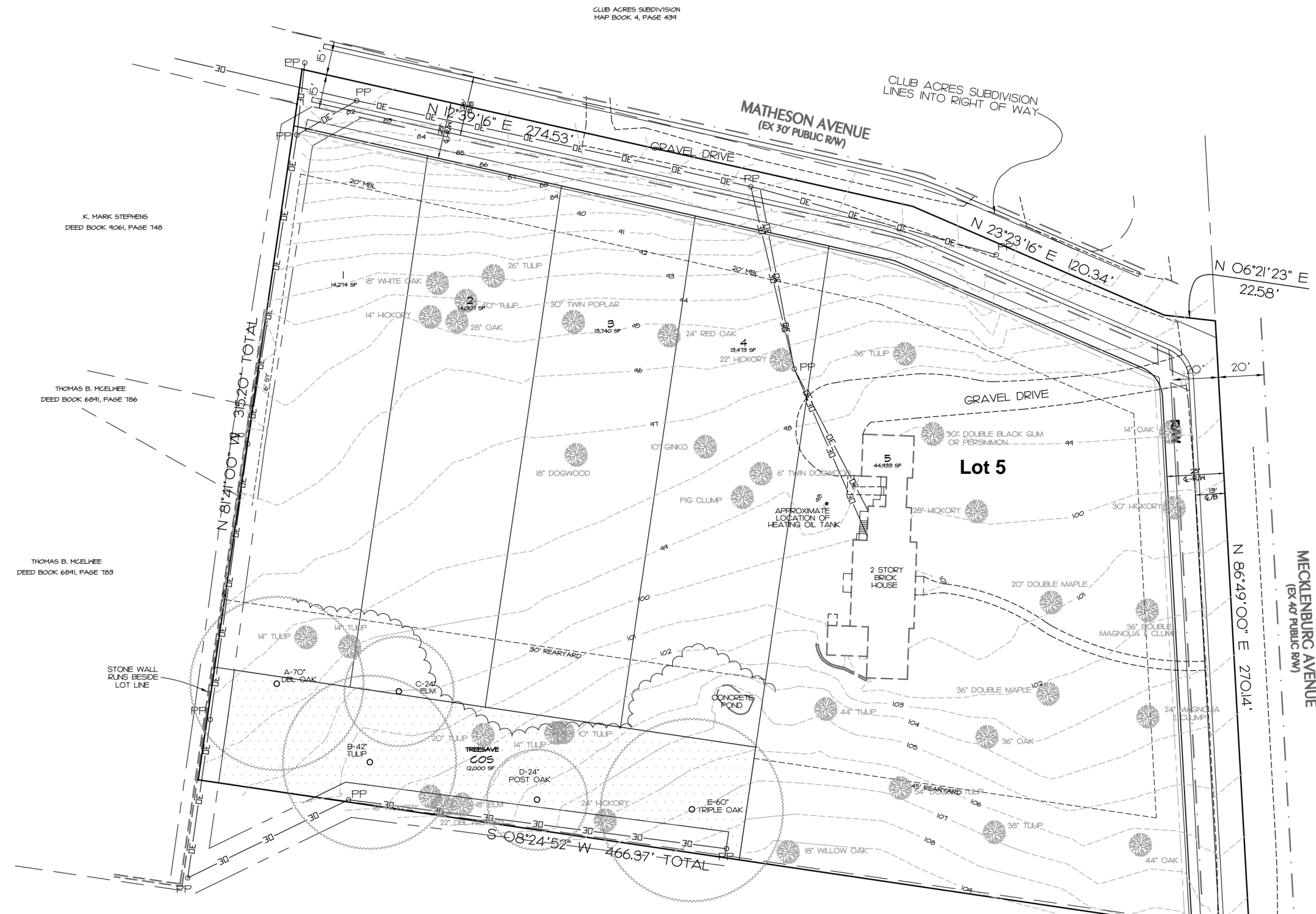
EXHIBIT A



VICINITY MAP NTS

SHEET INDEX

SHEET No.	SHEET TITLE
1	Preliminary Subdivision Site
2	Landscape Plan
3	Storm Drainage and Grading Plan
4	Erosion Control Plan (Pre)
5	Erosion Control Plan (Post)
6	Roadway & Storm Drainage Profiles
7	Site Construction Details
8	Drainage Area Map
9	Roadway X-Sections
10	Roadway Improvement Plan



LEGEND

- EXISTING PAVEMENT/CURB
- - - PROPOSED PAVEMENT/CURB
- ADJOINING PROPERTY LINES
- EXISTING BUILDINGS
- PROPOSED 5' SIDEWALK
- TREE PROTECTION FENCE
- PROPOSED TREE SAVE AREA
- NATURAL AREA PER PCCO (UNDISTURBED/REVEGETATED)



SINGLE FAMILY LOT SIZE (SF)	MAX. BLDG COVERAGE
UP TO 4,000	50%
4,001 - 6,500	45%
6,501 - 9,500	40%
9,501 - 15,000	35%
15,001 OR GREATER	30%

GENERAL NOTES

THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED, AND SHALL BE CONSTRUCTED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING AND SUBDIVISION ORDINANCES, AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL. BOUNDARY SURVEY INFORMATION FOR SURVEY PREPARED BY MASSMAN SURVEYING.

TOPOGRAPHIC INFORMATION TAKEN FROM FIELD SURVEY BY MASSMAN SURVEYING & CITY OF CHARLOTTE.

CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LOT DIMENSIONS ARE APPROXIMATE; REFERENCE RECORD PLAT FOR EXACT LOT DIMENSIONS.

ALL STORM DRAINAGE PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED. PIPE LENGTHS INDICATED ON THE PLANS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS.

REFERENCE SHEETS 4 & 5 FOR EROSION CONTROL PLAN AND NOTES.

REFERENCE SHEETS 6 & 7 FOR EROSION CONTROL DETAILS.

CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 6 & 7 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:

GLIMDOT STD. NO.

CURB AND GUTTER	10.17
CURB TRANSITION	10.19
CATCH BASIN LOCATION	10.24 & 10.30
(C) BRICK CATCH BASIN	04.01 & 04.02
(DC) DOUBLE CATCH BASIN	20.05 & 20.04
STREET NAME SIGN	50.05
CONCRETE MONUMENT	50.03
SIDEWALK	10.22

APPROXIMATE COMPLETION TIME IS FALL 2018.

WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY SYSTEM.

SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAILS PRIOR TO PLACEMENT OF ANY H/C RAMPS AND/OR SIDEWALK.

COORDINATE ALL GRADES AND STREET GRADIES IN INTERSECTION WITH INSPECTOR. ALL ROAD IMPROVEMENTS AT RIDGE RD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE EMS. DEPARTMENT # NCDOT PRIOR TO CONSTRUCTION.

DEVELOPER WILL PROVIDE STREET SIGN PER CLAS 50.05 (9\"/>

DEVELOPMENT DATA

TAX PARCEL NO.: 075-055-44
 ZONING CLASSIFICATION: R-3 (DEVELOPED AS R-4 CLUSTER*)
 ZONING JURISDICTION: CITY OF CHARLOTTE
 SITE ACREAGE: 2.10 AC
 NO. OF UNITS ALLOWED BY ZONING: 2.10 x 3 = 6.1
 AREA IN EASEMENTS/R/W: 0.22 AC
 NET TOTAL SITE AREA: 2.48 AC
 TREES SAVE REQUIRED/PROVIDED: 108 x 2.48 AC = 0.25 AC/0.26 AC
 NO. OF UNITS ALLOWED/PROPOSED: 8 / 5

R-3 CLUSTER* LOT DATA:
 MIN. LOT SIZE = 9,000 SF
 MIN. LOT WIDTH = 60'
 MIN. SETBACK = 20'
 MIN. SIDE YARD = 6' EXTERNAL, 5' INTERNAL
 MIN. REAR YARD = 45' EXTERNAL, 30' INTERNAL

* TREESAVE INCENTIVE W/ SPECIMEN TREES

THE MAXIMUM BUA IS xxxxx SF PER LOT

KENNEY DESIGN GROUP, PA
 C-1986
 1216 PARSONS TRAIL
 DENVER, NORTH CAROLINA 28037
 PH: 704/634-6186
 EMAIL: MKENNEY@KENNEYDESIGN.COM

Revisions:

Scale: 1" = 30'
 Date: 11/17/18
 Drawn By: MKK
 Designed By: MKK
 Job No.: XXXX

Erosion Control & Storm Drainage
2400 Mecklenburg Avenue
 City of Charlotte, Mecklenburg County, North Carolina
 KGB 1934, Ltd., 9325 Alameda Harbor Ave., Las Vegas, NV 89117

Sheet No. X