

SHEET INDEX

SHEET No.	SHEET Title
1	Preliminary Subdivision Site/Landscape Plan
2	Storm Drainage and Grading Plan
3	Erosion Control Plan (Pre)
4	Erosion Control Plan (Post)
5	Roadway & Storm Drainage Profiles
6	Site Construction Details
7	Drainage Area Map

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	8.09	50.00	60.24	S. 75° 26' 0" E
C2	26.34	50.00	185.52	N. 47° 29' 27" E
C3	38.44	100.00	39.40	S. 12° 42' 36" W
C4	47.79	50.00	47.89	S. 81° 8' 0" W
C5	47.79	50.00	47.89	N. 81° 8' 0" E
C6	76.32	200.00	76.32	N. 82° 58' 0" W
C7	74.02	50.00	73.27	N. 82° 58' 0" E

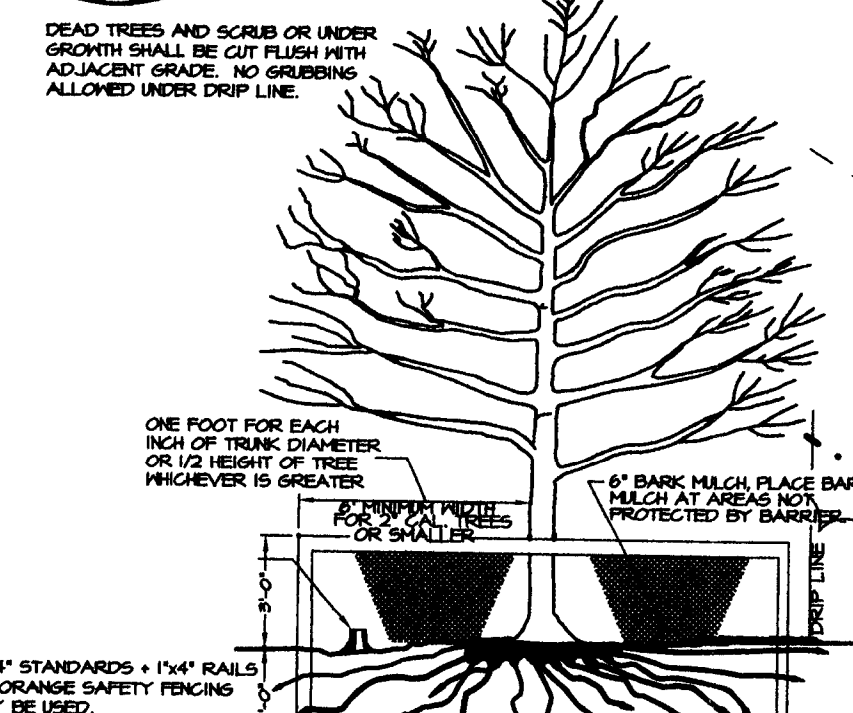
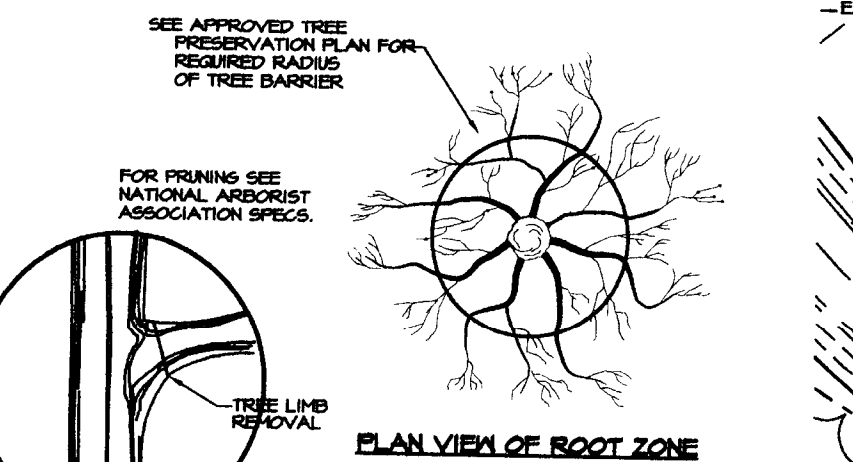
LINE TABLE

LINE	LENGTH	BEARING
L1	199.44	N. 89° 30' 0" E
L2	60.00	S. 61° 29' 27" W
L3	80.74	S. 61° 29' 27" W
L4	73.70	S. 07° 30' 0" E
L5	53.96	S. 17° 46' 46" W
L6	140.08	N. 05° 56' 30" W
L7	43.88	S. 22° 02' 0" E
L8	100.66	S. 02° 20' 0" E
L9	81.28	N. 27° 49' 10" E

BUFFER ZONES

SWIM BUFFER NOTES

- THE SWIM BUFFER IS MEASURED HORIZONTALLY ON A LINE PERPENDICULAR TO THE SURFACE WATER, LANDWARD FROM THE TOP OF BANK ON EACH SIDE OF THE STREAM.
- THE STREAMSIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINS IS A MINIMUM OF 10 HEALTHY TREES OF A MINIMUM 6-INCH CALIPER PER 1,000 SQUARE FEET. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF THE REMAINING TREES.
- PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND THAT NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).
- GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE ISLAND ZONE; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF THE REMAINING TREES, GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE ISLAND ZONE.
- THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC TIEING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING, ETC.) AT THE SITE AND THIS FENCING MUST BE CALLED OUT ON THE PLANS.
- THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS AND THIS MARKER MUST BE CALLED OUT ON THE PLANS.



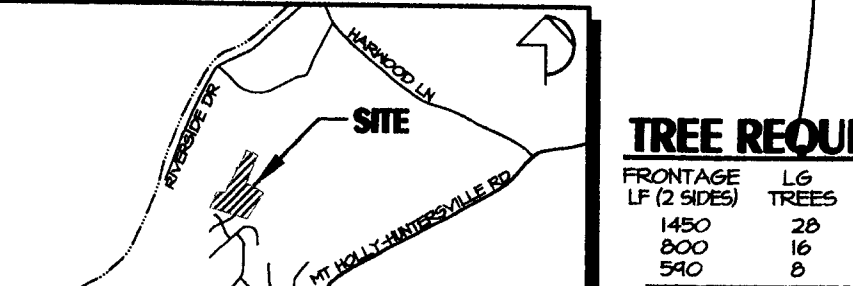
NOTES:
1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
2. LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES.
3. REFER TO CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION 01000 FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.

TREE PROTECTION DETAIL

SEE MAP BOOK 33, PAGE 213

TREE PROTECTION NOTES

- NOTE: NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TREES, OR OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED IN THE TREE PROTECTION ZONE.
- TREE BARRIAGES MUST BE INSTALLED BEFORE ANY DEMOLITION/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY THE CITY ENGINEER.
- TREE PROTECTION BARRIAGES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS (IN CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES APPENDIX).
- BEFORE GRADING/CONSTRUCTION BEGINS, CALL 1-800-336-4624 FOR INSPECTION OF TREE PROTECTION BARRIAGES BY URBAN FORESTRY.
- VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/REMEDIATION.
- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ENGINEER (104-336-4262).
- NOTIFY URBAN FORESTRY SPECIALIST, STAN ARMBRISTON, (104-336-6164) OF THE CONSTRUCTION CONFERENCE.



VICINITY MAP

NTS

NO HERITAGE TREES EXIST ON THIS PROPERTY

SEE DEVELOPMENT DATA FOR BREAKDOWN

ROAD FRONTAGE: 2840 LF
STREET TREES REQUIRED: 2840 / 50 = 57 (LARGE MATRINGS)
STREET TREES PROPOSED: 52 (LARGE, 5 SMALL)
* USE EXISTING TREES THAT QUALIFY, WHERE ALLOWED
(1) LARGE MATURING TREES SHALL BE FROM APPROVED URBAN FORESTRY SPECIES LIST.
DIFFERENT SPECIES OF TREES SHALL BE USED ON DIFFERENT STREET

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TREE REQUIREMENTS

FRONTAGE	LG	SM	TOTAL
1480	20	0	20
800	10	0	10
540	5	0	5

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LEGEND

- FEMA FLOODWAY FENCE LINE
- FUTURE CONDITIONS FLOOD PRINE LINE
- 15' UPLAND ZONE
- 20' STREAMSIDE ZONE
- 40' PERMANENT STREAM BUFFER WATERSHED
- TOP OF BANK
- TREE PROTECTION/SWIM BUFFER FENCE
- PROPOSED TREE SAVE AREA

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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 PER SURVEY PREPARED BY CAROLINA SURVEYORS INC.
- TOPOGRAPHIC INFORMATION TAKEN FROM PHOTOGRAMMETRIC MAPPING BY CITY OF CHARLOTTE SUPPLEMENTED WITH FIELD SHOTS.
- CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- LOT DIMENSIONS ARE APPROXIMATE; REFERENCE RECORD PLAT FOR EXACT 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.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DETERMINED NECESSARY BY THE INSPECTOR.
- REFERENCE SHEETS 3 & 4 FOR EROSION CONTROL PLAN AND NOTES.
- REFERENCE SHEET 6 FOR EROSION CONTROL DETAILS.
- CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 6 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE BY REFERENCE:
 - ITEM 1: CURB AND GUTTER
 - ITEM 2: CATCH BASIN LOCATION
 - ITEM 3: BRICK CATCH BASIN
 - ITEM 4: DOUBLE CATCH BASIN
 - ITEM 5: STREET NAME SIGN
 - ITEM 6: CONCRETE MONUMENT
 - ITEM 7: SIDEWALK
 - ITEM 8: BARRICADE
- APPROXIMATE COMPLETION TIME IS SUMMER 2010.
- WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-NECKLENECKS UTILITY SYSTEM.
- SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAILS) PRIOR TO THE PLACEMENT OF ANY H/C RAMPS AND/OR SIDEWALK.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNDISTURBED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

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14. DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
15. DEVELOPER WILL PROVIDE STREET SIGNS PER CLD5M 50.05 (4" SIGNS ONLY). THE CITY INSPECTOR.
17. 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.
18. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING THE LOCATION OF ALL CONDUITS, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/ COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/ COUNTY SUBDIVISION ORDINANCE.
19. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
20. IN ROLLING AND HILLY TERRAINS, SHEEPING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
21. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADINGS, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
22. SITE BENCHMARK FOR PROJECT IS THE RIM OF AN EXISTING SAN. SM. MH IN AUBREYWOOD DR. (ELEV. = 189.67 (NAVD 83)).
23. CURB AND GUTTER SHOWN ON PLANS ALONG AUBREYWOOD DR MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
24. COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 42.05.
25. ALL ROAD IMPROVEMENTS AT AUBREYWOOD DR ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
26. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORD. GUIDELINES STD. AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
27. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION, MATLS, TRAFFIC, BURIAL PITS, TREES, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREA.
28. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/REMEDIATION.
30. NO DEMOLITION LANDFILLS WILL BE LOCATED ON THIS SITE.
31. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (605 JORD, 336-1096) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-40 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED COSTS AND/OR ANY REPAIR COSTS CAUSED BY THE CONTRACTOR/DEVELOPER.
32. COMMON OPEN SPACE/ TREESAVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEANED OF TRASH AND DEBRIS.
33. THE PURPOSE OF THE STORM DRAINAGE ESMT. (SDE) IS TO PROVIDE STORMWATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPIDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
34. RE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
35. THE CITY OF CHARLOTTE WILL NEITHER BE RESPONSIBLE FOR THE GROUNDS WITHIN THE PERMANENT STORM DRAINAGE EASEMENT NOR REMOVAL OF ANY OBSTRUCTIONS IN THAT AREA.
36. SIGHT TRIANGLES SHOWN ARE MINIMUM REQUIRED.
37. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL TO BE PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
38. CONTACT ED WILLIAMS, R/W ASSET PROTECTION SPECIALIST, PRIOR TO ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY (104) 332-2640 OR (104) 331-6800.
39. NO GRADING IS ALLOWED WITHIN THE TREE SAVE AREA. A TREE SAVE AREA WHERE THE POWERLINE IS TO BE REMOVED INSTALL TREE PROTECTION FENCE COORDINATE WITH THE URBAN FORESTER PRIOR TO REMOVAL.

14. DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
15. DEVELOPER WILL PROVIDE STREET SIGNS PER CLD5M 50.05 (4" SIGNS ONLY). THE CITY INSPECTOR.
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24. COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 42.05.
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30. NO DEMOLITION LANDFILLS WILL BE LOCATED ON THIS SITE.
31. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (605 JORD, 336-1096) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-40 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED COSTS AND/OR ANY REPAIR COSTS CAUSED BY THE CONTRACTOR/DEVELOPER.
32. COMMON OPEN SPACE/ TREESAVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEANED OF TRASH AND DEBRIS.
33. THE PURPOSE OF THE STORM DRAINAGE ESMT. (SDE) IS TO PROVIDE STORMWATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPIDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
34. RE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
35. THE CITY OF CHARLOTTE WILL NEITHER BE RESPONSIBLE FOR THE GROUNDS WITHIN THE PERMANENT STORM DRAINAGE EASEMENT NOR REMOVAL OF ANY OBSTRUCTIONS IN THAT AREA.
36. SIGHT TRIANGLES SHOWN ARE MINIMUM REQUIRED.
37. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL TO BE PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
38. CONTACT ED WILLIAMS, R/W ASSET PROTECTION SPECIALIST, PRIOR TO ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY (104) 332-2640 OR (104) 331-6800.
39. NO GRADING IS ALLOWED WITHIN THE TREE SAVE AREA. A TREE SAVE AREA WHERE THE POWERLINE IS TO BE REMOVED INSTALL TREE PROTECTION FENCE COORDINATE WITH THE URBAN FORESTER PRIOR TO REMOVAL.

14. DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
15. DEVELOPER WILL PROVIDE STREET SIGNS PER CLD5M 50.05 (4" SIGNS ONLY). THE CITY INSPECTOR.
17. 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.
18. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING THE LOCATION OF ALL CONDUITS, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/ COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/ COUNTY SUBDIVISION ORDINANCE.
19. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
20. IN ROLLING AND HILLY TERRAINS, SHEEPING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
21. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADINGS, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
22. SITE BENCHMARK FOR PROJECT IS THE RIM OF AN EXISTING SAN. SM. MH IN AUBREYWOOD DR. (ELEV. = 189.67 (NAVD 83)).
23. CURB AND GUTTER SHOWN ON PLANS ALONG AUBREYWOOD DR MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
24. COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 42.05.
25. ALL ROAD IMPROVEMENTS AT AUBREYWOOD DR ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
26. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORD. GUIDELINES STD. AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
27. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION, MATLS, TRAFFIC, BURIAL PITS, TREES, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREA.
28. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/REMEDIATION.
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