

# GENERAL NOTES

PRIOR TO PLAT RECORDECTION, OFF-SITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFF-SITE R/W ACQUISITION PROCESS". THESE REQUIRED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, GUS JORRI (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 COSTS AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

IF 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.

ALL CONSTRUCTION SHALL CONFORM TO CITY OF CHARLOTTE STANDARDS. IN ORDER TO INSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ON CURBS.

ALL ROAD IMPROVEMENTS ON WILLOW OAK ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.

THE DEVELOPER SHALL MAINTAIN THE OF EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBTURATED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

SURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.

CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOUR NOTICE PRIOR TO START. APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

PROPOSED GRADING SUBJECT TO CHANGE BASED ON FIELD CONDITIONS. ALL STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.

"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.

IN ROLLING AND HILLY TERRAINS, SWEEPING OF STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.

NON-STANDARD ITEMS (I.e. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRES A "RIGHT OF WAY ENCROACHMENT AGREEMENT" WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR. DEVELOPER WILL PROVIDE STREET SIGNS PER CULDS 50.05 (9" SIGNS ONLY).

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.

GRADE SLOPES SHALL BE NO STEEPER THAN 2:1. ACCESSIBLE RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS PER CULDS 10.31 THRU 10.35.

C.O.S. - COMMON OPEN SPACE  
C.M. - CONCRETE MONUMENT  
S.D.E. - STORM DRAINAGE EASEMENT

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (S.D.E.) IS TO PROVIDE STORMWATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORMWATER FLOW IS PROHIBITED.

ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO CITY OF CHARLOTTE STANDARDS IN ORDER TO BE DEDICATED PUBLIC ROADWAYS.

CURB - MIN. 20" RADIUS, R/W MIN. 20" RADIUS UNLESS SHOWN OTHERWISE. COMMON OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

STREETS AND SIDEWALKS SHALL BE CONSTRUCTED IN SLOPE AND SPACING BETWEEN SUBDIVISION OVERLAP.

A PORTION OF THIS PROPERTY LIES WITHIN THE F.E.M.A. FLOODPLAIN AS SHOWN HEREON AND AS SHOWN ON THE F.E.M.A. MAP COMMUNITY PANELS #370190206 E DATED: FEBRUARY 4, 2004.

XXXX - FLOOD PROTECTION ELEVATION (FUTURE CONDITIONS FLOOD FRINGE PLUS ONE FOOT) (FPE)  
FFFE - FEMA FLOODPLAIN FLOOD ELEVATION  
FCFFE - FUTURE CONDITIONS FLOODPLAIN FLOOD ELEVATION

ANY CONSTRUCTION OR USE WITHIN AREAS DELINEATED AS COMMUNITY ENCROACHMENT (0.1' FLOODWAY ENCROACHMENT AREA) IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.

ALL RIGHT-OF-WAY AND CURB TAPERS ARE 20:1 UNLESS OTHERWISE NOTED. ALL TOPOGRAPHY IS FROM AERIAL SURVEY.

COMMUNITY ENCROACHMENT LINE WILL BE CLEARLY MARKED PRIOR TO ANY GRADING AND THE MARKED LINE WILL BE MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETE.

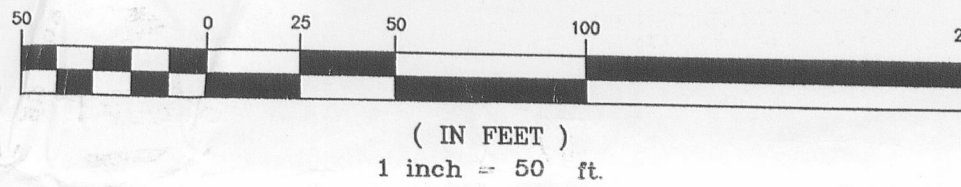
TAX PARCEL NO.: 151-113-71  
151-113-73

## DEVELOPMENT DATA

ZONING: R-4

TOTAL SITE AREA: 3.475 AC.  
NET SITE AREA: (LESS R/W) 3.383 AC.  
GREENWAY PRESERVATION: 0.50 AC.  
TREESAVE AREA: 0.39 AC. (11.53%)  
TOTAL ALLOWED: 40.885 AC. (11.53%)  
TOTAL LOTS: 8 LOTS  
MIN. LOT AREA: 6,000 S.F.  
MIN. LOT WIDTH: 50'  
MIN. FRONT SETBACK: 20'  
MIN. SIDEYARD: 10'  
MIN. SIDEYARD CORNER LOT: 30' INTERIOR (40' EXTERIOR)  
MIN. REARYARD: 10'

## GRAPHIC SCALE



THIS PLAN IS A **FINAL DESIGN-NOT RELEASED FOR CONSTRUCTION** UNLESS INITIALED/DATED AS APPROVED:  
APPROVED: \_\_\_\_\_ INITIALS \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED FOR CONSTRUCTION  
CMPC  
4/13/2013  
SWF

NO.	DATE	REVISION	BY
3	5/20/07	PER CITY ENGINEER COMMENTS	DEM
2	07/18/07	REVISED LAYOUT PER CLIENT	RAS
1	6/29/07	PER CITY ENGINEER COMMENTS	DEM
NO.	DATE	REVISION	BY
SHEET TITLE			
SITE PLAN			
PROJECT			
HILLSIDE AVENUE PROPERTY			
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC			
FOR: MARK McLARAGNO			
YARBROUGH-WILLIAMS & HOULE, INC.			
Planning • Surveying • Engineering			
730 Windsor Oak Court (28273) P.O. Box 7007 (28241)			
Charlotte, North Carolina			
704.556.1890 704.556.0505(ten)			
DRAWING NO.			
189-46			
SHEET 1 OF 8 SHES			

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00	21.99	20.90	S38°21'54"E	63°00'04"
C4	20.00	1.22	1.22	S05°06'46"E	3°30'12"
C5	25.00	29.49	27.81	S36°04'18"E	67°35'16"



- 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 CMAQ SPECIFICATIONS.
- SHOWING WILL BE ACCORDING TO CMAQ TRENCHING STANDARDS PART 1028 SUBPART P, OR AS AMENDED.

VICINITY MAP  
NO SCALE



- Tree Planting Notes and Requirements**
- All stripping and top 2/3 of wire basket must be cut away and removed from the root ball prior to backfilling planting pit. Remove top 1/3 of the burlap from root ball.
  - For new planting areas, remove all pavement, gravel sub-bases and construction debris; remove compacted soil and add 24\"/>

STREET NAME	ROAD FRONTAGE	TREES REQUIRED
WILLOW OAK ROAD	152	4 (WILLOW OAK)
HILLSIDE AVENUE	515	11 (LAUREL OAK)

- NOTES:**
- CALCULATIONS:  
GROSS TOTAL SITE AREA = 3.92 AC.  
NET SITE AREA = 3.73 AC. (GROSS AREA LESS DEDICATED R/W)  
TOTAL TREE SAVE AREA REQUIRED = 0.37 AC. (10% NET AREA)  
TOTAL TREE SAVE AREA PROVIDED = 0.39 AC. (10.05%)
  - TREE SAVE AREA SHALL BE FLAGGED IN FIELD FOR URBAN FORESTRY VERIFICATION
  - ALL PLANTED STREET TREES LARGE MATURING TREES SELECTED FROM THE CITY OF CHARLOTTE TREE PLANTING LIST.
  - NUMBER OF STREET TREES PROVIDED = 15  
AVERAGE SPACING BETWEEN TREES = 40 - 50 FT.

- NOTES:**
- TREE SAVE AREA SHALL BE SHOWN WITH TREE PROTECTION MEASURES ON ALL PERMIT SHEETS WITH A NOTE STATING TREE PROTECTION FENCE TO BE PLACED AT THE PERMANENT PLUS FIVE) FEET, PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
  - ALL EXISTING AND PROPOSED UTILITIES (NOT TO PASS THROUGH TREE SAVE AREA) SHALL BE SHOWN.
  - TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE PROTECTION BARRICADE STANDARDS.
  - TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/ FINAL INSPECTION BY URBAN FORESTRY STAFF.
  - NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURNING, PILES, ROADSIDE OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREA.
  - VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/ACTIVATION.
  - URBAN FORESTRY MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING.

