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Park South Station

City of Charlotte, North Carolina

DEVELOPMENT DATA

TAX PARCEL NO. 173-061-01, 173-221-11 & 173-222-14
ZONING CLASSIFICATION: MX-2 (2004-12) (2011-03) & (2012-06-04)
SITE AREA: 100.41 AC
NO. OF UNITS ALLOWED BY REZONING/PROPOSED: 853/176
MAX. DENSITY ALLOWED: 7.10 UNITS/AC

Revision APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 7/3/2013

The plan must meet the tree ordinance requirements whether single family or multifamily is developed

Any receiving sediment basin must be brought up to current standards

GENERAL NOTES

- 1. 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-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
2. BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY R B PHARR AND ASSOC.
3. TOPOGRAPHIC INFORMATION TAKEN FROM MAPPING BY CITY OF CHARLOTTE.
4. CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. 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.
6. SURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DETERMINED NECESSARY BY THE INSPECTOR.
7. REFERENCE SHEETS 11-18 FOR EROSION CONTROL PLAN AND NOTES. REFERENCE SHEET 26 FOR EROSION CONTROL DETAILS.
8. CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 26 FOR EROSION CONTROL. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:
ITEM CMLD STD. NO.
CURB AND GUTTER 1017
CURB TRANSITION 1018
CATCH BASIN LOCATION 1024 & 1030
STREET NAME SIGN 5020S
CONCRETE MONUMENT 5029S
SIDEWALK 1022
9. APPROXIMATE COMPLETION TIME IS FALL 2015.
10. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.
11. SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAILS PRIOR TO PLACEMENT OF ANY NEW RAMPS AND SIDEWALKS.
12. DURING CONSTRUCTION OF THE IMPROVEMENTS SPECIFIED BY THESE PLANS, THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF ALL STREAMS, CREEKS, AND CHANNELS IN AN UNRESTRICTED STATE AND SHALL REMOVE FROM THE CHANNEL AND/OR ITS BANKS, DEBRIS, LOGS OR OTHER ACCUMULATIONS AS REQUIRED TO FACILITATE PROPER DRAINAGE.
13. DRAINAGE EASEMENTS INDICATED AS SOE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
14. THE DEVELOPER SHALL PROVIDE STREET SIGNS (1" SIGNS ONLY) PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS NO. 5020S.
15. COORDINATE ALL CURB AND STREET GRADES IN INT. WITH THE CITY INSPECTOR.
16. 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 BEFORE INSTALLING.
17. AS-BUILT DRAWINGS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION, TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
18. TO INSURE PROPER DRAINAGE, MINIMUM CURB AND GUTTER GRADE SHALL BE 0.50%.
19. IN ROLLING AND HILLY TERRAINS, SKEWINGS OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS, AS REQUIRED BY THE INSPECTOR.
20. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE APPLICABLE PROPERTY OWNER.
21. SITE BENCHMARK FOR PROJECT IS THE TOP OF CONC MON AT ARCHDALE RD ELEV = 643.18 (NAVD 88)
22. CURB AND GUTTER SHOWN ON THE PLANS ALONG ARCHDALE ROAD MAY BE ADJUSTED BASED ON FIELD STAKING BY CITY OF CHARLOTTE.
23. COMMON OPEN SPACE TO BE CONVERTED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 4.205
24. ALL IMPROVEMENTS TO ARCHDALE ROAD TO BE COORDINATED WITH CHARLOTTE ENGINEERING DEPT PRIOR TO CONSTRUCTION.
25. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORD. GUIDELINES STD.
26. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
27. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATS, TRAFFIC, BURIAL PITS, TRENCHING 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/MITIGATION.
29. NO DEMOLITION LANDFILLS WILL BE LOCATED ON THIS SITE.
30. 35' FROM THE CENTERLINE OF ARCHDALE ROAD TO BE DEDICATED TO THE CITY OF CHARLOTTE.
31. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (605 JORDI, 336-1086) 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 CLEARED OF TRASH AND DEBRIS.
33. THE PURPOSE OF THE STORM DRAINAGE ESMT IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OTHER OBSTRUCTIONS TO STORM WATER FLOW IS PROHIBITED.
34. SEaled SHOP DRAINAGE FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
35. SIGN TRIANGLES SHOWN ARE MINIMUM.
36. DIRECT VEHICULAR ACCESS TO ARCHDALE ROAD FROM ANY UNIT IS PROHIBITED.
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 A BACKFILL. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL IN THE PUBLIC STREET R/W.
38. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMON ENCROACHMENT OR BUILDING ENCRAGEMENT SHALL BE SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
39. ANY BUILDING ELEVATION WITHIN THE FLOODWAY LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORD. SECT. 12.00B.
40. ALL OPENINGS (E.G. DOORS, WINDOWS, VENTS) IN BUILDINGS NUMBERED 18, 19, 24-31, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, AND 150.
41. ALL STREETS WITH THE EXCEPTION OF PARK ROYAL AVE. ARE TO BE PRIVATE AND MAINTAINED BY THE PARK SOUTH STATION HOA.
42. DEDICATION OF GREENWAY TO MECK CO PARK & REC PRIOR TO ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY. SEE SHEET 6 FOR DESCRIPTION OF BOUNDARY.

STREET TREE TABLE

Table with columns: STREET NAME, LENGTH, PROVIDED, REQ'D, TYPE OF TREES. Lists various streets and their associated tree requirements.

BUILDING HEIGHTS

ALL BUILDINGS THAT ABUT THE SINGLE FAMILY HOMES ALONG DELOESTER DRIVE, MONTPELIER ROAD, AND EDGEWATER DRIVE MUST BE TWO STORY OR LESS. THE FOLLOWING IS A LIST OF THE BUILDINGS THAT ARE LIMITED TO TWO STORES IN HEIGHT: 41, 42, 43, 44, 45, 85, 86, 87, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 40, 41, 42, 143, 144, 145, 146, 147, 148, 149, AND 150.

TREE SPECIES

- A BEECH, AMERICAN / FAGUS GRANDIFLORA
B GINKGO / GINKGO BILOBA
C MAPLE, RED / ACER RUBRUM
D MAPLE, SUGAR / ACER SACCHARUM
E OAK, LAUREL / QUERCUS LAURIFOLIA
F ZELKOVA, JAPANESE / ZELKOVA SERATA
\* DIFFERENT TREE SPECIES MAY CHANGE DUE TO AVAILABILITY AT TIME OF CONSTRUCTION.
† TREES OF THIS SPECIES MAY BE USED AS LONG AS THEY ARE LISTED IN THE APPROVED SPECIES LIST, APPENDIX B.
# NUMBER OF TREES REQUIRED BASED ON PROVIDING A TREE WITHIN 60' OF ALL PARKING SPACES FOR PRIVATE STREETS

SOLID WASTE / RECYCLING

SOLID WASTE REQUIRED: ONE (1) CY DUMPSTER PER 30 UNITS (26 DUMPSTERS) OR ONE (1) CY COMPACTOR PER 40 UNITS (9 COMPACTORS) PROVIDED: (3) 14 CY COMPACTORS
RECYCLING REQUIRED: ONE 144 SF RECYCLING STATION PER 80 UNITS (10 STATIONS) PROVIDED: (1) 144 SF RECYCLING STATIONS

UNIT PARKING DATA

TOTAL UNITS: 844 ATTACHED, 128 DETACHED
PARKING REQUIRED (1.5 SF PER MF UNIT, 2 SF PER SF LOT), 1222 SF DETACHED LOTS, 41 (2 SF IN GARAGE, 2 SF IN DRIVEWAY)
TOWNHOME GARAGE UNITS: 620 (ONE SF IN GARAGE, 1 SF IN DRIVEWAY)
CONDO UNITS: 32
NON-GARAGE UNITS: 35
NO. OF SPACES FOR 2 GARAGE UNITS W/ DRIVES: 1240 SPACES
NO. OF SPACES FOR 1 GARAGE UNIT W/ DRIVES: 346 SPACES
NO. OF SPACES FOR CONDO UNITS W/ 12 SPACES SURFACE PARKING SPACES: 191 SPACES
PARKING PROVIDED: 1174
HANDICAP CAR SPACES/ VAN SPACES: 1/2
NO. OF PARKING SPACES PER UNIT: 2.26
BIKE PARKING REQ. (ONE PER 20 CONDO UNITS): 3 SPACES
BIKE PARKING PROVIDED: 3 SPACES
\* 2 BIKE PARKING SPACES IN PARKING AREA UNDER CONDO UNITS

OPEN SPACE TABLE

Table with columns: A, B, C, D, E, F, G, H, I, J, K, L, M, N, TOTAL. Lists various open space categories and their acreages.

SWM / DETENTION

APPROVED By Robert Zink at 1:22 pm, Jul 18, 2013

EROSION CONTROL

APPROVED Jay Wilson (704) 517-1152

DRAINAGE PLAN

APPROVED By Robert Zink at 1:22 pm, Jul 18, 2013

TREE ORDINANCE

CDOT DRIVEWAYS

APPROVED By Felix Obregon (fobregon@clcharlottesville.com) at 10:23 am, Jun 26, 2013

NCDOT DRIVEWAYS

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECK. CO. CODE ENFORCEMENT. PLEASE CALL THE CCAC AT 704-336-3829 FOR MORE INFORMATION.

TREE SAVE INDEX

- TREESAVE A 0.08 AC
TREESAVE B 1/2 AC
TREESAVE C 2/3 AC
TREESAVE D 0.43 AC
TREESAVE E 0.12 AC
TREESAVE F 0.88 AC
TREESAVE G 0.33 AC
TREESAVE H 2/3 AC
TREESAVE I 1/8 AC
TREESAVE J 0.07 AC
TREESAVE K 0.03 AC
TREESAVE L 0.04 AC
TREESAVE M 0.30 AC
TREESAVE N 1/3 AC
TREESAVE O 3.05 AC
TREESAVE P 0.10 AC
TREESAVE Q 0.07 AC
TREESAVE R 0.07 AC
TOTAL: 20.48 AC

\* SEE INDIVIDUAL SITE PLAN SHEETS FOR EXACT AREA AND LOCATIONS OF THE TREESAVE TRACTS



KENNEY DESIGN GROUP, PA
1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@KENNEYDESIGN.COM

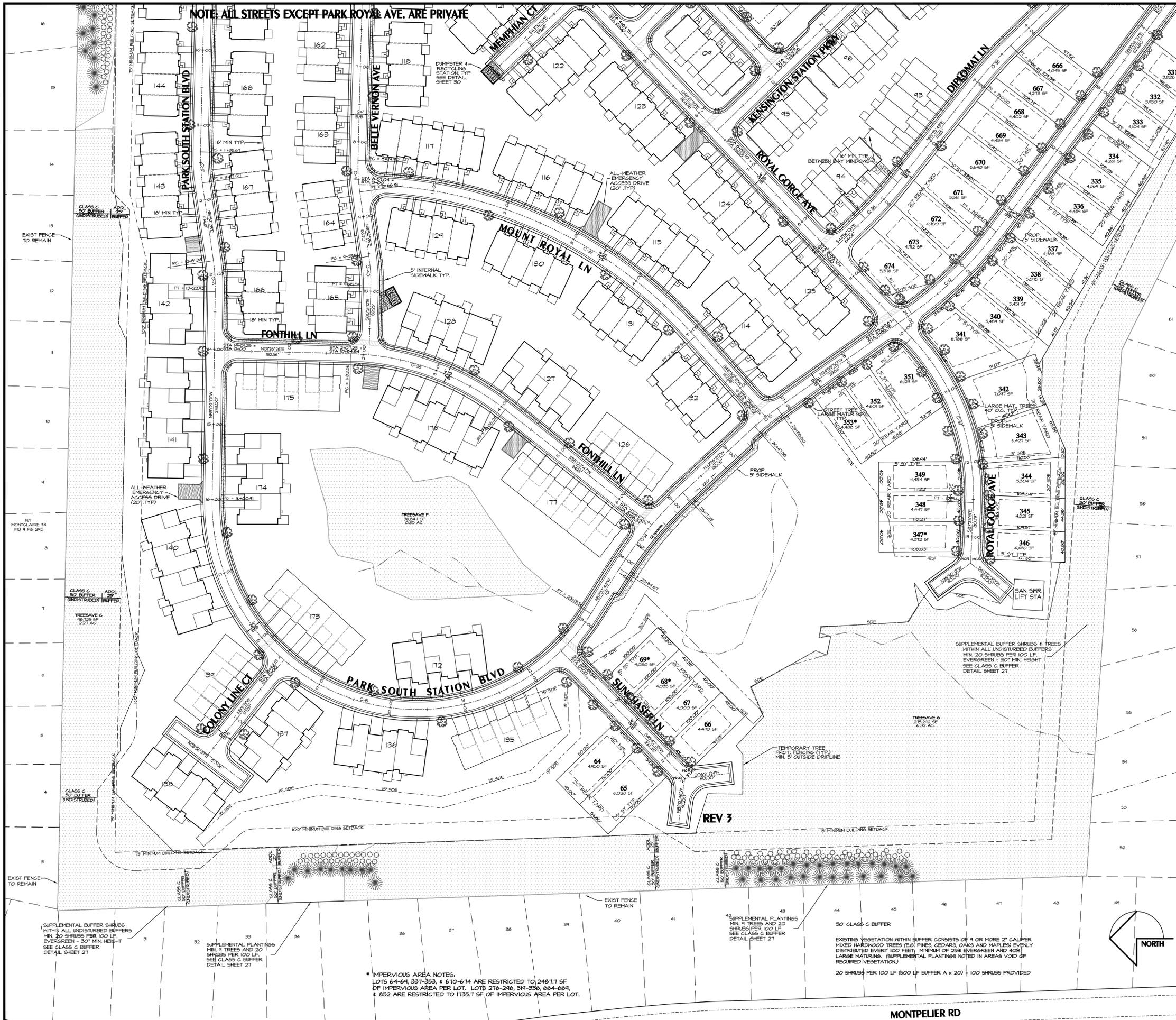
MECKLENBURG COUNTY
PLANNING DEPARTMENT
Professional Engineer
Land Planning
Land Surveying

Professional Engineer
MICHAEL J. WILSON
MECKLENBURG COUNTY
PLANNING DEPARTMENT

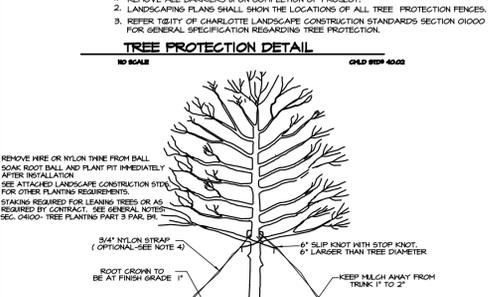
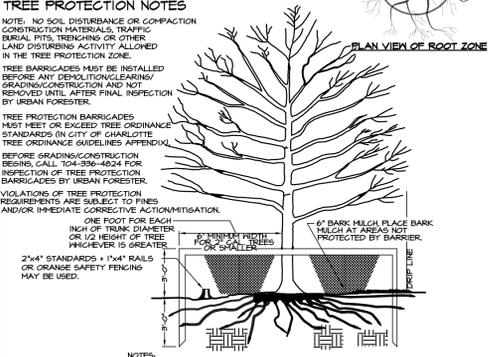
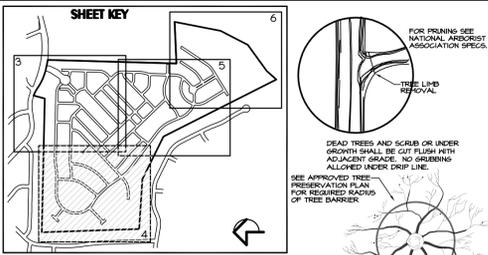
Scale: 1"=150'
Date: 5/7/2006
Drawn By: MJK
Designed By: MJK
Lot No.: 2505

COVER SHEET
Park South Station
City of Charlotte, Mecklenburg County, North Carolina
J & B Development and Management, Inc, 9179 Davidson Hwy, Concord, NC 28025
Sheet No. 1 of 33





NOTE: ALL STREETS EXCEPT PARK ROYAL AVE. ARE PRIVATE



**CL - CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARINGS	DELTA
C-1	500.00	86.21	45.43	86.96	S79°30'51E	33.49°59'
C-2	1500.00	263.21	132.91	263.81	N20°10'50W	42°30'24"
C-3	1000.00	194.41	97.21	194.03	N20°10'50W	42°30'24"
C-4	2000.00	388.81	194.41	388.81	N20°10'50W	42°30'24"
C-5	3000.00	583.21	291.61	583.21	N20°10'50W	42°30'24"
C-6	4000.00	777.61	388.81	777.61	N20°10'50W	42°30'24"
C-7	5000.00	972.01	485.21	972.01	N20°10'50W	42°30'24"
C-8	6000.00	1166.41	582.81	1166.41	N20°10'50W	42°30'24"
C-9	7000.00	1360.81	680.41	1360.81	N20°10'50W	42°30'24"
C-10	8000.00	1555.21	778.01	1555.21	N20°10'50W	42°30'24"
C-11	9000.00	1749.61	875.61	1749.61	N20°10'50W	42°30'24"
C-12	10000.00	1944.01	973.21	1944.01	N20°10'50W	42°30'24"
C-13	11000.00	2138.41	1070.81	2138.41	N20°10'50W	42°30'24"
C-14	12000.00	2332.81	1168.41	2332.81	N20°10'50W	42°30'24"
C-15	13000.00	2527.21	1266.01	2527.21	N20°10'50W	42°30'24"
C-16	14000.00	2721.61	1363.61	2721.61	N20°10'50W	42°30'24"
C-17	15000.00	2916.01	1461.21	2916.01	N20°10'50W	42°30'24"
C-18	16000.00	3110.41	1558.81	3110.41	N20°10'50W	42°30'24"
C-19	17000.00	3304.81	1656.41	3304.81	N20°10'50W	42°30'24"
C-20	18000.00	3499.21	1754.01	3499.21	N20°10'50W	42°30'24"
C-21	19000.00	3693.61	1851.61	3693.61	N20°10'50W	42°30'24"
C-22	20000.00	3888.01	1949.21	3888.01	N20°10'50W	42°30'24"
C-23	21000.00	4082.41	2046.81	4082.41	N20°10'50W	42°30'24"
C-24	22000.00	4276.81	2144.41	4276.81	N20°10'50W	42°30'24"
C-25	23000.00	4471.21	2242.01	4471.21	N20°10'50W	42°30'24"
C-26	24000.00	4665.61	2339.61	4665.61	N20°10'50W	42°30'24"
C-27	25000.00	4860.01	2437.21	4860.01	N20°10'50W	42°30'24"
C-28	26000.00	5054.41	2534.81	5054.41	N20°10'50W	42°30'24"
C-29	27000.00	5248.81	2632.41	5248.81	N20°10'50W	42°30'24"
C-30	28000.00	5443.21	2730.01	5443.21	N20°10'50W	42°30'24"
C-31	29000.00	5637.61	2827.61	5637.61	N20°10'50W	42°30'24"
C-32	30000.00	5832.01	2925.21	5832.01	N20°10'50W	42°30'24"
C-33	31000.00	6026.41	3022.81	6026.41	N20°10'50W	42°30'24"
C-34	32000.00	6220.81	3120.41	6220.81	N20°10'50W	42°30'24"
C-35	33000.00	6415.21	3218.01	6415.21	N20°10'50W	42°30'24"
C-36	34000.00	6609.61	3315.61	6609.61	N20°10'50W	42°30'24"
C-37	35000.00	6804.01	3413.21	6804.01	N20°10'50W	42°30'24"
C-38	36000.00	6998.41	3510.81	6998.41	N20°10'50W	42°30'24"
C-39	37000.00	7192.81	3608.41	7192.81	N20°10'50W	42°30'24"
C-40	38000.00	7387.21	3706.01	7387.21	N20°10'50W	42°30'24"
C-41	39000.00	7581.61	3803.61	7581.61	N20°10'50W	42°30'24"
C-42	40000.00	7776.01	3901.21	7776.01	N20°10'50W	42°30'24"
C-43	41000.00	7970.41	3998.81	7970.41	N20°10'50W	42°30'24"
C-44	42000.00	8164.81	4096.41	8164.81	N20°10'50W	42°30'24"
C-45	43000.00	8359.21	4194.01	8359.21	N20°10'50W	42°30'24"
C-46	44000.00	8553.61	4291.61	8553.61	N20°10'50W	42°30'24"

**CL - LINE TABLE**

LINE	LENGTH	BEARING
L-1	15.68	S68°27'30"E
L-2	18.40	N63°43'03"E
L-3	23.30	N45°24'00"W
L-4	17.14	S66°53'50"E
L-5	14.88	S33°04'31"E
L-6	31.11	N28°14'45"E

**KENNEY DESIGN GROUP, PA**  
 1316 GREENWOOD CLIFF  
 CHARLOTTE, NORTH CAROLINA 28204  
 PH: 704/377-6099 FAX: 704/377-6097  
 EMAIL: KENNEY@KENNEYDESIGN.COM

**Engineering**  
 Land Planning  
 Land Surveying

**Scale:** 1"=60'  
**Date:** 5/7/2006  
**Drawn By:** MJK  
**Designed By:** MJK  
**Job No.:** 2505

**Preliminary Subdivision Site/Landscape Plan**  
**Park South Station**  
 City of Charlotte, Mecklenburg County, North Carolina  
 J & B Development and Management, Inc, 9179 Davidson Hwy, Concord, NC 28025

Sheet No. **4** of **33**

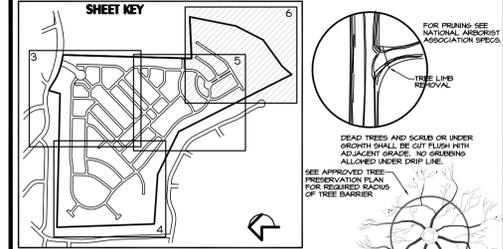
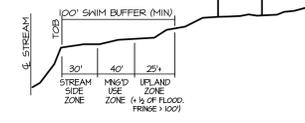


NOTE: ALL STREETS EXCEPT PARK ROYAL AVE. ARE PRIVATE

**SWIM BUFFER NOTES**

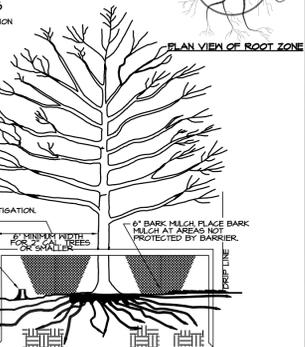
1. THE SWIM BUFFER IS MEASURED HORIZONTALLY ON A LINE PERPENDICULAR TO THE SURFACE WATER, LANDWARD FROM THE TOP OF BANK ON EACH SIDE OF THE STREAM.
2. STREAM SIDE ZONE OF THE BUFFER MUST BE LEFT UNDISTURBED. IN THE MANAGED USE ZONE, A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES A MINIMUM 6" CALIPER PER 1000 SF. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF THE REMAINING TREES. NO FILL MATERIAL CAN BE BROUGHT INTO ANY OF THE BUFFER ZONES.
3. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND 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 UPLAND ZONE.
4. THE OUTSIDE BUFFER BOUNDARY WILL BE CLEARLY MARKED BY ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES ON THE SITE AND THIS FENCING MUST BE CALLED OUT ON THE PLANS.
5. 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 IRON MUST BE CALLED OUT ON PLANS.

**BUFFER ZONES**

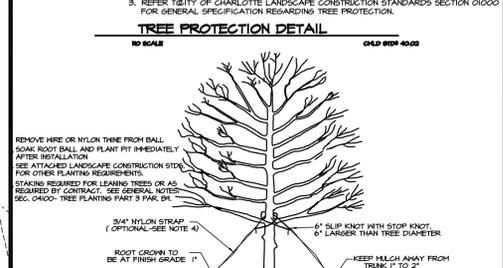


**TREE PROTECTION NOTES**

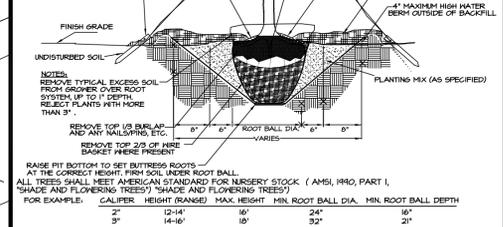
- NOTE: NO SOIL DISTURBANCE OR COMPACTION CONSTRUCTION MATERIALS, TRAFFIC EXHAUST PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS IN CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES APPENDIX.
- BEFORE GRADING/CONSTRUCTION BEGINNING, CALL 704-336-4824 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
- VIOLATIONS OF TREE PROTECTION REQUIREMENTS WILL BE PENALIZED AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
- ONE FOOT FOR EACH INCH OF TRUNK DIAMETER OR 1/2 HEIGHT OF TREE (WHICHEVER IS GREATER).
- 2"x4" STANDARDS + 1"x4" RAILS OR ORANGE SAFETY FENCING MAY BE USED.



**TREE PROTECTION DETAIL**



**PLANTING DETAIL - SINGLE/MULTI-STEM TREE**



**LANDSCAPE PLAN NOTES:**

- MINIMUM TREE SIZE AT PLANTING IS 30" CALIPER @ 4" TALL IF SINGLE STEM/MINIMUM 8" TALL AND 3" STEMS MAXIMUM IF MULTI-STEM. MULCH IS REQUIRED. STAKING/WRITING IS OPTIONAL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SAND AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 2" TO 4" OF TOPSOIL AND AVOID THE TOP 24" OF EXISTING SOIL TO KEEP TOPSOIL PLANTING MIX STD. FOR TREES WITHIN ENTIRE MINIMUM AREA OF 214 SQUARE FEET PER TREE. CALL 704-336-4824 FOR AN INSPECTION OF SOIL BEFORE PLANTING.
- ALL STRAPPING AND 2/3 OF HIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
- PLEASE CALL 704-336-4824 FOR FINAL INSPECTION OF TREES, 1 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.
- PREFERRED TREE SPACING IS 30' FOR SMALL-MATURING TREES AND 40' MINIMUM IF PLANTED IN GROUPS AND 50' FOR LARGE-MATURING TREES (50' MINIMUM IF PLANTED IN GROUPS).
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES- PLACE 15-30" OFF SEWER AND STORM DRAINAGE LINES 10-15" OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.
- EXISTING HEALTHY TREES WITHIN 25 FEET OF THE RIGHT-OF-WAY LINE MAY BE CREDITED TOWARD THE PERIMETER RIGHT-OF-WAY. IF LARGE MATURING TREES ARE NOT BEING MAINTAINED, LANDSCAPE PLAN MAY BE OVERSEEN.
- LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWERLINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

**CL-CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	500.00	88.21	48.43	88.96	S79°30'57"E	33°41'59"
C-2	500.00	18.30	4.23	18.41	N29°29'17"E	44°22'22"
C-3	500.00	19.4	4.29	19.57	N29°29'17"E	45°30'24"
C-4	500.00	49.87	25.07	49.75	S28°29'09"W	147°11'17"
C-5	500.00	53.34	28.66	53.67	N29°28'24"E	43°55'48"
C-6	500.00	100.00	50.00	100.00	N29°28'24"E	90°00'00"
C-7	500.00	138.54	70.69	138.54	N29°28'24"E	126°45'07"
C-8	425.00	108.50	56.69	108.50	S67°09'12"W	173°15'57"
C-9	425.00	23.84	5.31	23.84	N29°29'17"E	44°22'22"
C-10	500.00	270.94	138.89	270.94	N29°29'17"E	90°00'00"
C-11	500.00	10.97	2.42	11.03	S44°02'43"E	180°00'47"
C-12	500.00	10.97	2.42	11.03	N59°57'17"E	71°27'22"
C-13	500.00	192.56	96.28	192.56	N29°29'17"E	90°00'00"
C-14	250.00	76.65	37.98	76.65	S67°09'12"W	142°29'36"
C-15	250.00	15.33	3.36	15.33	N29°29'17"E	44°22'22"
C-16	250.00	15.33	3.36	15.33	N29°29'17"E	44°22'22"
C-17	250.00	30.66	6.72	30.66	S67°09'12"W	97°27'07"
C-18	250.00	61.32	13.44	61.32	N29°29'17"E	88°54'14"
C-19	600.00	56.82	30.74	56.82	N29°29'17"E	54°52'24"
C-20	500.00	31.41	6.83	31.41	S29°29'17"W	42°29'58"
C-21	500.00	31.41	6.83	31.41	N29°29'17"E	44°22'22"
C-22	500.00	23.01	5.11	23.01	N39°59'59"W	26°24'48"
C-23	500.00	76.58	38.29	76.58	S29°29'17"W	44°22'22"
C-24	500.00	153.16	76.58	153.16	N29°29'17"E	90°00'00"
C-25	600.00	44.59	24.54	44.59	S67°09'12"W	44°22'22"
C-26	250.00	26.34	5.68	26.34	S67°09'12"W	44°22'22"
C-27	250.00	52.68	11.36	52.68	S67°09'12"W	88°44'44"
C-28	500.00	30.66	6.72	30.66	S29°29'17"W	67°27'07"
C-29	250.00	15.33	3.36	15.33	N29°29'17"E	44°22'22"
C-30	250.00	15.33	3.36	15.33	N29°29'17"E	44°22'22"
C-31	500.00	61.32	13.44	61.32	N29°29'17"E	88°54'14"
C-32	500.00	122.64	26.88	122.64	N29°29'17"E	177°48'28"
C-33	500.00	23.01	5.11	23.01	S29°29'17"W	42°29'58"
C-34	500.00	23.01	5.11	23.01	S29°29'17"W	42°29'58"
C-35	500.00	46.02	10.22	46.02	S29°29'17"W	84°59'16"
C-36	500.00	68.99	15.33	68.99	S29°29'17"W	126°88'24"
C-37	500.00	242.10	121.05	242.10	N29°29'17"E	45°10'10"
C-38	500.00	121.05	60.52	121.05	N29°29'17"E	90°00'00"
C-39	500.00	506.54	253.27	506.54	N29°29'17"E	45°10'10"
C-40	250.00	42.08	9.45	42.08	S67°09'12"W	44°22'22"
C-41	250.00	84.16	18.90	84.16	S67°09'12"W	88°44'44"
C-42	500.00	168.32	37.80	168.32	N29°29'17"E	177°48'28"
C-43	500.00	168.32	37.80	168.32	N29°29'17"E	177°48'28"
C-44	600.00	46.85	24.42	46.85	N29°29'17"E	44°22'22"

**CL-LINE TABLE**

LINE	LENGTH	BEARING
L-1	16.68	S68°21'30"E
L-2	18.40	N29°43'03"E
L-3	23.18	N29°29'17"E
L-4	17.14	S62°33'50"E
L-5	14.98	S50°34'37"E
L-6	31.1	N29°28'24"E

All areas in the plan set must meet the tree ordinance requirements whether single family or multifamily is developed

IMPERVIOUS AREA NOTES:  
LOTS 64-64, 331-333, 4-610-614 ARE RESTRICTED TO 2487.1 SF OF IMPERVIOUS AREA PER LOT. LOTS 276-246, 314-336, 604-604, 4 852 ARE RESTRICTED TO 1735.1 SF OF IMPERVIOUS AREA PER LOT.

50' CLASS C BUFFER

EXISTING VEGETATION WITHIN BUFFER CONSISTS OF 1 OR MORE 2" CALIPER MIXED HARDWOOD TREES (E.G. PINES, CEDARS, OAKS AND MAPLES) EVENLY DISTRIBUTED EVERY 100 FEET. MINIMUM OF 25% EVERGREEN AND 40% LARGE MATURING. (SUPPLEMENTAL PLANTINGS NOTED IN AREAS VOID OF REQUIRED VEGETATION.)

20 SHRUBS PER 100 LF (500 LF BUFFER A X 20) 100 SHRUBS PROVIDED

**KENNEY DESIGN GROUP, PA**  
1316 GREENWOOD CLIFF  
CHARLOTTE, NORTH CAROLINA 28204  
PH: 704/377-6099 FAX: 704/377-6097  
EMAIL: KENNEY@KENNEYDESIGN.COM

**Preliminary Subdivision Site/Landscape Plan**  
**Park South Station**  
City of Charlotte, Mecklenburg County, North Carolina  
J & B Development and Management, Inc., 9179 Davidson Hwy, Concord, NC 28025

Scale: 1"=60'  
Date: 5/7/2016  
Drawn By: MJK  
Designed By: MJK  
Job No.: 2105

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