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 Site Construction Details
6	Traffic Control Plan
7	Roadway X-Sections

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. THE STREAMSIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED IN THE MANAGED USE ZONE, AT A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 4 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.
3. PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND THAT NO STRUCTURES ARE ALLOWED (ALTHOUGH THE RIP OF THE BUFFER AREAS EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).
4. 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.
5. THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING ETC.) AT THE SITE AND THIS FENCING NOT SHOWN CALLED OUT ON THE PLANS.
6. 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.

TREE PROTECTION NOTES

ALL TREES ON PUBLIC PROPERTY, ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST (704) 336-4262

NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE SAVE AREAS.

TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS IN DEVELOPMENT STDS. MANUAL 40.02.

BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL 704 336-6764 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTRY STAFF.

NO GRUBBING WITHIN TREE SAVE AREAS. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH.

EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL, BACKFILL ASAP TO MINIMIZE EXPOSURE TO THE AIR.

TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.

PLEASE SUBMIT UTILITY PLANS SO THAT THEY CAN BE REVIEWED FOR UTILITY CONFLICTS WITH EXISTING AND PROPOSED TREES. ELECTRICAL, TELEPHONE, GAS, SEWER, WATER AND SITE LIGHTING.

TREE PROTECTION FENCE IS LOCATED 5' BEYOND THE DRIPLINE OF THE TREESAVE AREA. PLEASE SHOW DIMENSIONS ON THE SITE AND GRADING 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 21.000 FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.

TREE PROTECTION DETAIL
NO SCALE
CLD STD # 40.02

APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 1/24/2013

SDRSF-2012-00036

CHARLOTTE

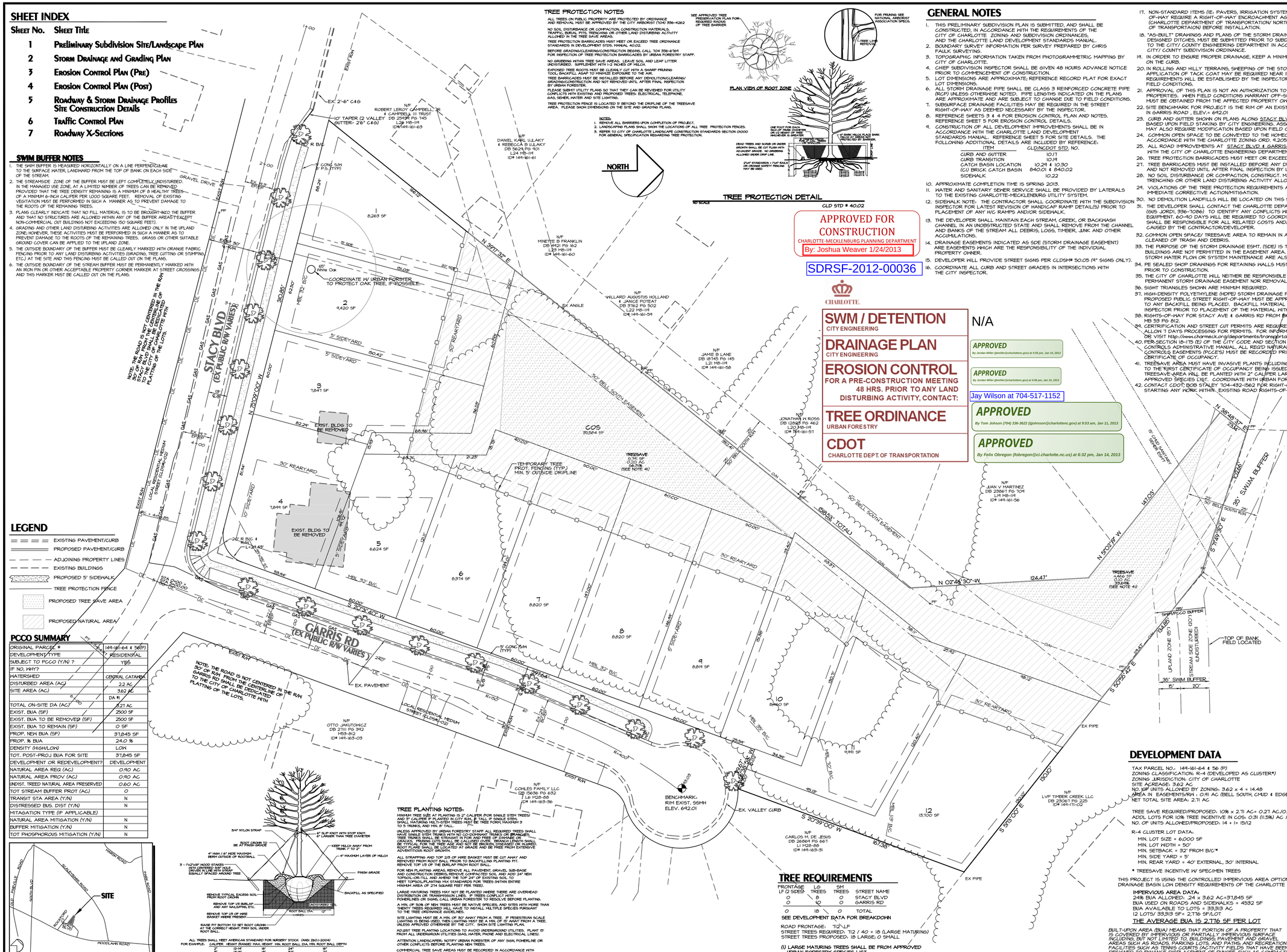
SWM / DETENTION — CITY ENGINEERING	N/A
DRAINAGE PLAN — CITY ENGINEERING	APPROVED — By Jordan Miller (jlmiller@charlottenc.gov) at 4:55 pm, Jan 14, 2013
EROSION CONTROL — FOR A PRE-CONSTRUCTION MEETING 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY, CONTACT:	APPROVED — By Jordan Miller (jlmiller@charlottenc.gov) at 4:56 pm, Jan 14, 2013 — Jay Wilson at 704-517-1152
TREE ORDINANCE — URBAN FORESTRY	APPROVED — By Tom Johnson (704) 336-3622 (tjohnson@charlottenc.gov) at 9:53 am, Jan 11, 2013
CDOT — CHARLOTTE DEPT. OF TRANSPORTATION	APPROVED — By Felix Obregon (fobregon@ci.charlotte.nc.us) at 6:32 pm, Jan 14, 2013

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 LAND DEVELOPMENT STANDARDS MANUAL.
2. BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY CHRIS FAULK SURVEYING.
3. TOPOGRAPHIC INFORMATION TAKEN FROM PHOTOGRAMMETRIC MAPPING BY CITY OF CHARLOTTE.
4. CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. LOT DIMENSIONS ARE APPROXIMATE; REFERENCE RECORD PLAT FOR EXACT LOT DIMENSIONS.
6. 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.
7. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DEEMED NECESSARY BY THE INSPECTOR.
8. REFERENCE SHEETS 3 & 4 FOR EROSION CONTROL PLAN AND NOTES. REFERENCE SHEET 5 FOR EROSION CONTROL DETAILS.
9. CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 5 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:

ITEM	CLDMDCDT STD. NO.
CURB AND GUTTER	10.17
CURB TRANSITION	10.18
CATCH BASIN LOCATION	10.29 & 10.30
(CI) BRICK CATCH BASIN	840.01 & 840.02
SIDEWALK	10.22

10. APPROXIMATE COMPLETION TIME IS SPRING 2013.
11. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY LATERALS TO THE EXISTING CHARLOTTE-MECKLENBURG UTILITY SYSTEM.
12. SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAIL(S) PRIOR TO PLACEMENT OF ANY H/C RAMPS AND/OR SIDEWALK.
13. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
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 CLDSM# 50.05 (4" SIGNS ONLY).
16. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH 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 TRANSPORTAION) BEFORE INSTALLATION.
18. "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.
19. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
20. IN ROLLING AND HILLY TERRAINS, SWEEPING 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 GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
22. SITE BENCHMARK FOR PROJECT IS THE RIM OF AN EXISTING SAN. SWR. MH IN GARRIS ROAD , ELEV.= 692.01
23. CURB AND GUTTER SHOWN ON PLANS ALONG STACY BLVD. & GARRIS RD 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. 9.205
25. ALL ROAD IMPROVEMENTS AT STACY BLVD. & GARRIS RD 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.
27. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
28. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCT. MAT'LS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREA.
29. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
30. NO DEMOLITION LANDFILLS WILL BE LOCATED ON THIS SITE.
31. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (905 JORD), 336-1086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 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 STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
34. PE 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 BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
38. RIGHTS-OF-WAY FOR STACY AVE & GARRIS RD FROM BK 884 PG 541, MB 28 PG 88 & MB 53 PG 812.
39. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMITS. FOR INFORMATION CONTACT CDOT (704-336-4025) OR VISIT http://www.charmeck.org/departments/transportation/street-maintenance/home.htm
40. PER SECTION (B-17) (E) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REG'D NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCE'S) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
41. TREESAVE AREA MUST HAVE INVASIVE PLANTS INCLUDING ENGLISH IVY REMOVED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED. ANY GAPS IN THE EXISTING TREESAVE AREA WILL BE PLANTED WITH 2" CALIPER LARGE MATURING TREES FROM THE APPROVED SPECIES LIST. COORDINATE WITH URBAN FORESTRY SPECIALIST.
42. CONTACT CDOT BOB STALEY 704-432-1562 FOR RIGHT-OF-WAY USE PERMIT PRIOR TO STARTING ANY WORK WITHIN EXISTING ROAD RIGHTS-OF-WAY.


STACY BLVD (EX PUBLIC R/W VARIES)
GARRIS RD (EX PUBLIC R/W VARIES)
NOTE: THE ROAD IS NOT CENTERED IN THE R/W. STACY BLVD. SHALL BE DEDICATED TO THE CITY OF CHARLOTTE WITH PLATTING OF THE LOTS.
NOTE: THE ROAD IS NOT CENTERED IN THE R/W. GARRIS RD. SHALL BE DEDICATED TO THE CITY OF CHARLOTTE WITH PLATTING OF THE LOTS.
N/F ROBERT LEROY CAMPBELL JR & CAMPBELL III TRUST DB 25938 PG 145 LR MB-118 ID# 141-161-63
N/F DANIEL KARL ULLAKY & REBECCA B ULLAKY DB 5624 PG 401 L.24 MB-118 ID# 141-161-61
N/F MINETTE B. FRANKLIN DB 9921 PG 162 L.23 MB-118 ID# 141-161-60
N/F WILLARD AUGUSTUS HOLLAND & JANICE POTEAT DB 3762 PG 502 L.22 MB-118 ID# 141-161-59
N/F JAMIE B. LANE DB 18745 PG 145 L.21 MB-118 ID# 141-161-58
N/F JONATHAN N ROSS DB 12825 PG 462 L.20 MB-118 ID# 141-161-57
N/F JUAN V MARTINEZ DB 23867 PG 709 LR MB-118 ID# 141-161-56
N/F OTTO JAKUTOWICZ DB 2711 PG 342 MB-812 ID# 141-163-03
N/F CONLES FAMILY LLC DB 15636 PG 632 L6 M28-88 ID# 141-163-36
N/F CARLOS M. DE JESUS DB 26861 PG 667 L1 M28-88 ID# 141-163-31
N/F LVP TIMBER CREEK LLC DB 23067 PG 225 ID# 141-111-02
BENCHMARK: RIM EXIST. SSMH ELEV. 692.01
EX. VALLEY CURB
EX. PAVEMENT
EXIST. BLDG TO BE REMOVED
TEMPORARY TREE PROT. FENCING (TYP.) MIN. 5' OUTSIDE DRIPLINE
TREESAVE 0.20 AC 66.0% (SEE NOTE 41)
COS 35,584 SF
50' BELL SOUTH EASEMENT
35' SWIM BUFFER
TOP OF BANK FIELD LOCATED
UPLAND ZONE (65')
STREAM SIDE ZONE (100' UNDISTURBED)
EX PIPE
S 20°39'00" W 167.38'
S 59°00'00" E 180.00'
S 50°55'42" E 113.47'
S 11°49'30" E 147.03'
N 02°44'30" W 124.47'
N 39°48'37" W 23.41'
N 37°07'00" W 75.66'
N 20°39'00" W 167.38'
N 37°07'00" W 75.66'
N 39°48'37" W 23.41'
N 02°44'30" W 124.47'
N 11°49'30" E 147.03'
N 50°55'42" E 113.47'
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