

VICINITY MAP - NTS

SHEET SCHEDULE:

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GENERAL NOTES:

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM# 50.05 (8" SIGNS ONLY)
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- 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.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG PAPER BIRCH ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (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.
- 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.
- 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.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- "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.
- THERE ARE NO DEMOLITION LANDFILLS PROPOSED FOR THE SITE.

DEVELOPMENT DATA:

TOTAL SITE AREA:	± 20.90 AC
EXISTING ZONING:	MX-2 & R-3
DEVELOP AS:	MX-2
TAX PARCEL #:	108-06-197
PROPOSED DETACHED SINGLE-FAMILY LOTS:	91
MAXIMUM # UNITS ALLOWED BY MX-2 ZONING:	149
DENSITY	4.74 DUA
OPEN SPACE REQUIRED:	1.86 AC
OPEN SPACE PROVIDED:	7.66± AC

MINIMUM STANDARDS:

SINGLE FAMILY DETACHED:	
STREET TYPE & RIGHT-OF-WAY	40' - 50' PUBLIC R/W
SIDEWALK	4' WIDTH
CURB AND GUTTER	2'-0" VALLEY GUTTER
STREET FRONTAGE	PUBLIC
MIN. LOT SIZE	4,000 S.F.
MIN. STREET SETBACK (FOR FRONT LOADED GARAGE)	20'
MIN. STREET SETBACK (FOR REAR/SIDE LOADED GARAGE)	10'
MIN. SIDEYARD	3'
MIN. REARYARD	15'
MIN. LOT WIDTH	35'
MIN. OFF-STREET PARKING	2 SPACES PER UNIT
MIN. BUILDING SEPARATION	6' TYP.
HEIGHT OF FENCES AND WALLS	5'-6" MIN. 6'-6" MAX.



<http://development.charmeck.org>

**ENGINEERING**  
PCO / DETENTION / DRAINAGE PLAN

**APPROVED**

By Brendan Smith (bmsmith@charlottenc.gov) at 2:53 pm, Aug 20, 2014

**EROSION CONTROL**  
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

**APPROVED**

As noted

**URBAN FORESTRY**  
TREE ORDINANCE

**APPROVED**

By Gary Turner (704-336-4330) at 11:09 am, Aug 14, 2014

**CDOT**

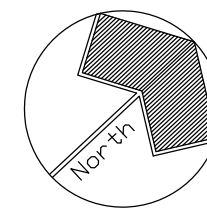
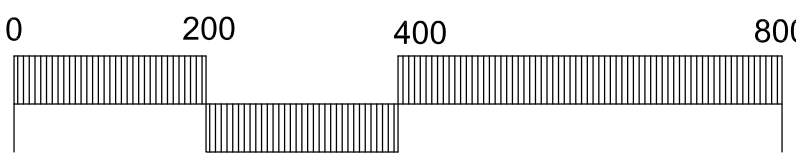
**APPROVED**

REVISION

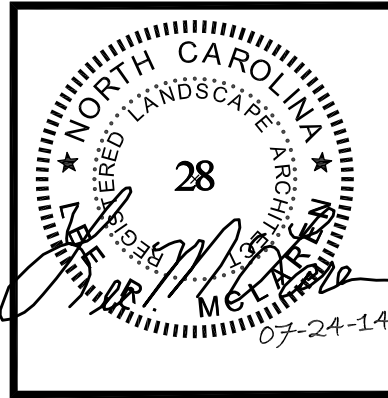
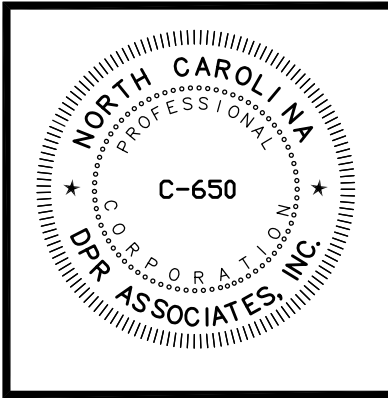
**APPROVED FOR CONSTRUCTION**

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By: Joshua Weaver 8-21-2014

This Plan is A Final Design.  
NOT Released For Construction  
Unless Initialed & Dated As  
Approved:  
APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_



REVISIONS:				
No.	Date	By	Description	
1	8-19-08	VB	REVISED PER CITY OF CHARLOTTE COMMENTS	
2	11-10-08	RIT	REVISED PER CITY OF CHARLOTTE COMMENTS	



**DPR ASSOCIATES**  
Landscape Architects  
Planners & Engineers  
420 Hawthorne Lane  
Charlotte, NC 28204  
704/332-1204

COVER SHEET

**KINGSTREE - PH 4**  
SINGLE FAMILY  
MECKLENBURG COUNTY, NORTH CAROLINA

**THE MULVANEY GROUP, LTD**  
PO BOX 836  
LANCASTER, SC 29721  
(309 N MAIN STREET)  
LANCASTER, SC 29720  
PHONE: 803-286-1134

Scale:  
1" = 200'

Sheet Number

**L-1**

SHEET 1 OF 10 TOTAL

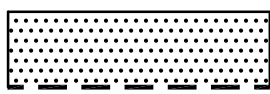


## LEGEND

- EXISTING PROPERTY LINE  
PROPOSED LOT LINE  
PROPOSED RIGHT OF WAY  
PROPOSED SETBACK LINE  
PROPOSED STORM DRAIN EASEMENT  
PROPOSED SANITARY SEWER EASEMENT  
PROPOSED STREET TREE

22

COS



PROPOSED LOT #

PROPOSED COMMON OPEN SPACE

VEGETATED BUFFER HATCH

## NOTES:

ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A R/W USE PERMITS. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT 432-1562. CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2362.

## SITE NOTES:

- TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY SUMMIT LAND SERVICES, P.C. (704) 506-0554, AND DATED 12/13/07.
- BOUNDARY INFORMATION PREPARED BY R. B. PHARR & ASSOCIATES, P.A. (704) 821-4029, AND DATED 5/20/08.
- APPROXIMATE CONSTRUCTION START DATE: AUG 1, 2014
- APPROXIMATE CONSTRUCTION END DATE: SEPT 30, 2017
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
- ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
- DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON THE SITE.
- DIRECT VEHICULAR ACCESS TO EXIST. PAPER BIRCH DR. FROM LOTS 1 AND 71 IS PROHIBITED.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM# 50.05 (9" SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- 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.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS' PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT [HTTP://WWW.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET-MAINTENANCE/HOME.HTM](http://www.charmeck.org/departments/transportation/street-maintenance/home.htm)

## LANDSCAPE NOTES:

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING.
- ALL TREES, SHRUBS AND PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- ATTENTION LANDSCAPER: NOTIFY URBAN FORESTER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES. CALL 704-517-4834.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC OR BURIAL PITS ARE ALLOWED IN THE TREE PROTECTION ZONE OF EXISTING TREES.
- SEE SHEETS L-4 AND L-5, EROSION CONTROL PLANS, FOR ADDITIONAL EXISTING TREE PRESERVATION REQUIREMENTS.
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED CITY STD. 40.02 OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO PLANT INSTALLATION AND SHALL BE RESPONSIBLE FOR DAMAGES DUE TO LANDSCAPE OPERATIONS.
- TOPSOIL MIXTURE SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND USED FOR BACKFILLING ALL PITS FOR PLANTS. AVERAGE TOPSOIL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL, 1/2 PART PEAT MOSS, 1/2 PART MANURE OR BONE MEAL, AND ONE POUND LIME PER CUBIC FOOT.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY CONDITION FOR ONE (1) YEAR AFTER ACCEPTANCE BY OWNER OF ALL PLANT MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TREES THAT WILL MEET BOTH MINIMUM SIZE AND SPACING FOR TREE ORDNANCE COMPLIANCE. FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL AS FOLLOWS:  
- URBAN FORESTRY STAFF (TREE ORDINANCE) TEL. #704-517-4834.
- ALL PLANT MATERIAL SHALL BE MULCHED WITH A MINIMUM 3" LAYER OF PINE NEEDLE MULCH (UNLESS OTHERWISE SPECIFIED).
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES -- PLANT 10' OFF SEWER AND STORM DRAINAGE LINES; 8' OFF GAS, WATER, PHONE, AND UNDERGROUND ELECTRICAL LINES, UNLESS APPROVED OTHERWISE BY CITY OF CHARLOTTE URBAN FORESTER.

## TREE LOCATION AND SELECTION NOTES:

- ACTUAL STREET TREE LOCATIONS MAY VARY SLIGHTLY DEPENDING UPON DRIVEWAY LOCATIONS. CONTRACTOR SHALL VERIFY DESIRED TREE LOCATIONS WITH OWNER PRIOR TO INSTALLATION. STREET TREES SHALL TYPICALLY BE LOCATED WITHIN 10 FEET OF A SIDE LOT LINE.
- PROPOSED INTERNAL STREET TREE LOCATIONS SHALL BE LOCATED OUTSIDE OF STREET R/W, AND WITHIN 20' OF BACK OF CURB. TYPICAL LOCATION SHALL BE 3 FEET TO 6 FEET BEHIND STREET R/W.
- INTERNAL STREET TREE SPACING SHALL BE NO LESS THAN 25' O.C. OR NO MORE THAN 60' O.C. SPACING WILL AVERAGE 40' TO 50' O.C. FOR LARGE MATURING SHADE TREES. WHERE SINGLE-FAMILY IS DIRECTLY ACROSS FROM MULTIFAMILY, THE SPACING BETWEEN TREES WILL AVERAGE 40'.
- EACH BLOCK SHALL HAVE THE SAME STREET SPECIES PLANTED, FROM THE APPROVED SPECIES LISTED IN THE PLANT LIST BELOW.
- OTHER SPECIES MAY BE USED FROM THE "APPROVED SPECIES LIST" IN THE CHARLOTTE TREE ORDINANCE, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
- SEE CMLDS #40.01 ON SHEET L-9 FOR TYPICAL TREE PLANTING DETAIL.

## TREE PLANTING NOTES:

- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE THE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- ADJUST TREE-PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
- NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.
- SEE TREE PRESERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS

## STREET TREE CALCULATIONS:

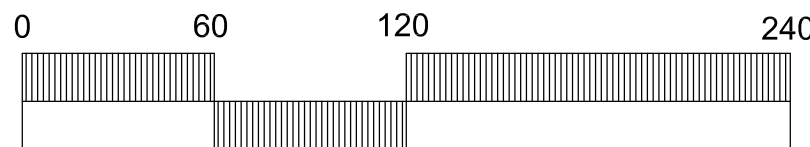
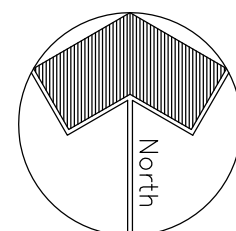
±5,300 LF OF STREET (ADJUSTED FOR INTERSECTIONS) / 46' (AVG. LG. MATURING TREE SPACING) = 115 TOTAL TREES REQUIRED  
115 TOTAL TREES PROVIDED

## PLANTING LIST:

APPROVED TREES FOR TREE ORDINANCE STREET TREES  
(SEE TREE LOCATION AND SELECTION NOTES #4 ABOVE)

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	CAL.	MIN. HEIGHT	NOTES
AR	115	Acer rubrum 'October Glory' or 'Red Sunset'	October Glory or Red Sunset Red Maple	B&B	2" min.	10'	

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DATE: \_\_\_\_\_



Scale:  
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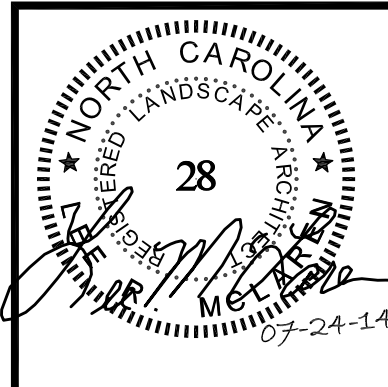
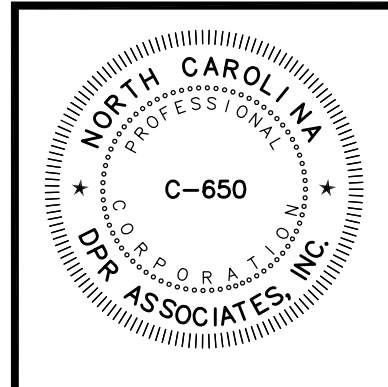
Sheet Number

L-2

SHEET 2 OF 10 TOTAL

## REVISIONS:

No.	Date	By	Description
1	8-19-08	VB	REVISED PER CITY OF CHARLOTTE COMMENTS
2	11-10-08	RIT	REVISED PER CITY OF CHARLOTTE COMMENTS
3	12-08-08	MPB	REVISED PER CITY OF CHARLOTTE COMMENTS
4	04-08-14	RC	REVISED LOT SETBACKS
5	06-09-14	RC	OWNER COMMENTS
6	07-22-14	RC	REVISED PER CITY OF CHARLOTTE COMMENTS



## DPR ASSOCIATES

Landscape Architects

Planners &amp; Engineers

420 Hawthorne Lane

Charlotte, NC 28204

704/332-1204

## SITE PLAN

KINGSTREE - PH 4  
SINGLE FAMILY  
MECKLENBURG COUNTY, NORTH CAROLINA

## THE MULVANEY GROUP, LTD.

PO BOX 836

LANCASTER, SC 29721

(309 N MAIN STREET)

LANCASTER, SC 29720

PHONE: 803-286-1134



