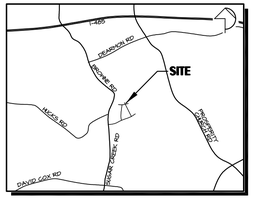
SHEET INDEX

Sheet No.	Sheet Title
1	Preliminary Subdivision Site/Landscape Plan
2	Storm Drainage and Grading Plan
3	Roadway & Storm Drainage Profiles
4	Site Construction Details
5	Drainage



VICINITY MAP NTS

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 PHOENIX LAND SURVEYING.
3. TOPOGRAPHIC INFORMATION TAKEN FROMFIELD MAPPING BY PHOENIX LAND SURVEYING.
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. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
9. 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 INCLUDED BY REFERENCE.

ITEM	CLD/NCDOT STD. NO.
GURB AND GUTTER	10.17
CURB TRANSITION	10.18
CATCH BASIN LOCATION	10.29 & 10.30
(CI) BRICK CATCH BASIN	840.01 & 840.02
(DCI) DOUBLE CATCH BASIN	20.03 & 20.04
STREET NAME SIGN	50.05
SIDEWALK	10.22

10. APPROXIMATE COMPLETION TIME IS SPRING 2015.
11. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF 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 (9" 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 TRANSPORTATION) 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 INVERT OUT OF AN EXISTING SAN. SWR. MH AT THE INT. OF POPE FARM RD & AMBERLEIGH WAY DR., ELEV.= 724.00 (NAVD 1988)
23. 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
24. COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 9.205
25. 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.
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 (SUS JORDI, 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 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. SIGHT TRIANGLES SHOWN ARE MINIMUM REQUIRED.
35. 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.
36. PER SECTION 18-175 (E) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REGTD NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCE'S) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
37. 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.

CHARLOTTE. http://development.charmeck.org

FINAL APPROVAL

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

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

URBAN FORESTRY
TREE ORDINANCE

CDOT
NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.

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.

SEE SAVE AREAS. LEAVE SOIL AND LEAF LITTER MENT WITH 1-2 INCHES OF MULCH.

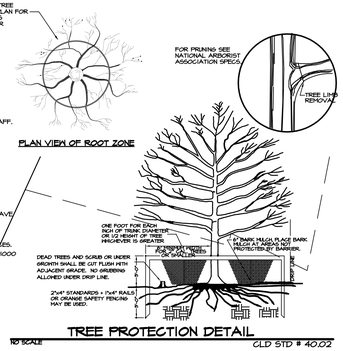
) MUST BE CLEANLY CUT WITH A SHARP PRUNING
* TO MINIMIZE EXPOSURE TO THE AIR.

ST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/ 3N AND NOT REMOVED UNTIL AFTER FINAL INSPECTION

(PLANS SO THAT THEY CAN BE REVIEWED FOR UTILITY INS AND PROPOSED TREES- ELECTRICAL, TELEPHONE, ND SITE LIGHTING.

ICE IS LOCATED 5' BEYOND THE DRIPLINE OF THE TREESAVE DIMENSIONS ON THE SITE AND GRADING PLANS.

) UPON COMPLETION OF PROJECT, HALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES.
RLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION 21.000 ATION REGARDING TREE PROTECTION.



TREE PROTECTION DETAIL
NO SCALE CLD STD # 40.02

TREE PLANTING NOTES:

MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES) AND 3" CALIPER IF PLANTED IN CITY R/W, 8' TALL IF SINGLE STEM. SMALL MATURING MULTI-STEM TREES MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MIN. 8' TALL.

UNLESS APPROVED BY URBAN FORESTRY STAFF ALL REQUIRED TREES SHALL HAVE SINGLE STEM TRUNKS WITH NO CO-DOMINANT TRUNKS OR BRANCHES. TREE TRUNKS SHALL BE STRAIGHT IN FOR AND FREE OF DAMAGE OR DISEASE. PRUNING CUTS SHALL BE CALLUSED OVER. BRANCH LENGTH SHALL BE PROPORTIONATE TO TRUNK AND NOT BE BROKEN, DISEASED OR INJURED. ROOT FLARE SHALL BE LOCATED AT GRADE AND BE FREE FROM EXTENSIVE ADVENTITIOUS ROOT GROWTH.

ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM 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-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL-OR-TILL AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 214 SQUARE FEET PER TREE).

LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWERLINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

A MIN. OF 50% OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN TWENTY TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.

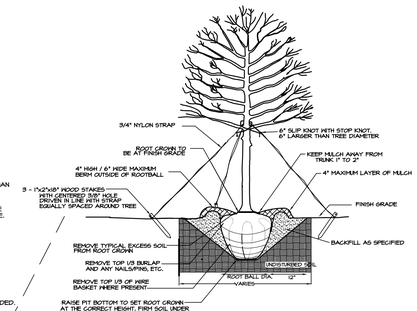
SITE LIGHTING MUST BE A MIN. OF 30' AWAY FROM A TREE. IF PEDESTRIAN SCALE LIGHTING IS BEING USED, THEN LIGHTING MUST BE A MIN. OF 15' AWAY FROM A TREE. UNLESS APPROVED OTHERWISE BY THE CITY. SHOW SITE LIGHTING PLAN.

ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUN UTILITIES (GAS, WATER, PHONE AND ELECTRICAL LINES).

ATTENTION LANDSCAPERS: NOTIFY URBAN FORESTER OF ANY SIGN, POWERLINE OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.

COMMERCIAL TREE SAVE AREAS MUST BE RECORDED IN ACCORDANCE WITH THE APPROVED PLAN AND A FINAL PLAT AT THE REGISTER OF DEEDS OFFICE BEFORE URBAN FORESTRY HOLDS CAN BE RELEASED.

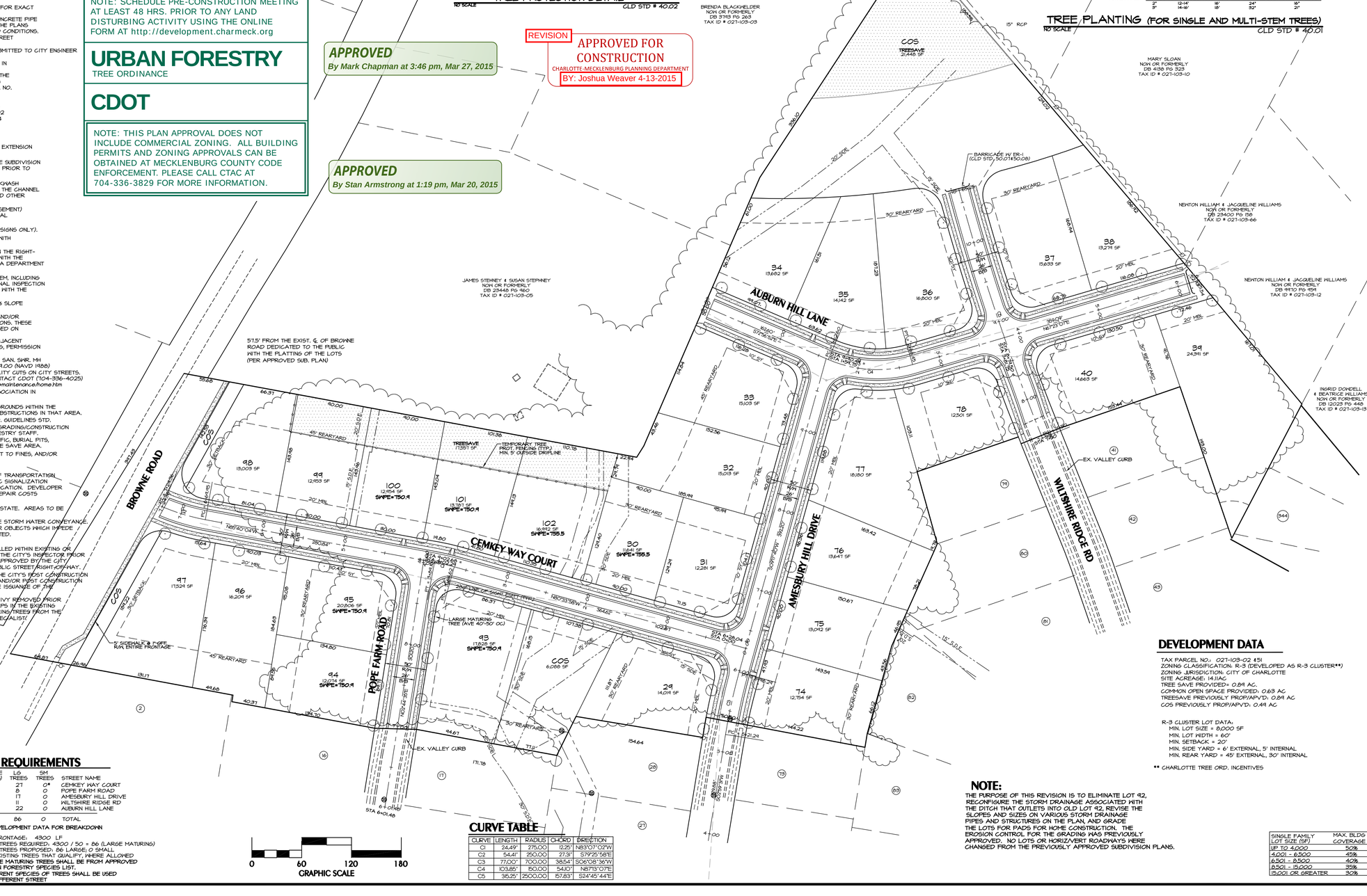
PLEASE CALL 704-336-4350 FOR AN INSPECTION OF TREE PROTECTION AND/OR PLANTING AREAS TWO 2 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12-14'	16'	24"	16"
	3"	14-16'	18'	32"	21"

TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES)
NO SCALE CLD STD # 40.01



DEVELOPMENT DATA

TAX PARCEL NO.: 027-103-02 ETC
ZONING CLASSIFICATION: R-3 (DEVELOPED AS R-3 CLUSTER**)
ZONING JURISDICTION: CITY OF CHARLOTTE
SITE ACREAGE: 14.1AC.
TREE SAVE PROVIDED= 0.84 AC.
COMMON OPEN SPACE PROVIDED: 0.63 AC
TREESAVE PREVIOUSLY PROP/APVD: 0.84 AC
COS PREVIOUSLY PROP/APVD: 0.49 AC

R-3 CLUSTER LOT DATA:
MIN. LOT SIZE = 8,000 SF
MIN. LOT WIDTH = 60'
MIN. SETBACK = 20'
MIN. SIDE YARD = 6' EXTERNAL, 5' INTERNAL
MIN. REAR YARD = 45' EXTERNAL, 30' INTERNAL

** CHARLOTTE TREE ORD. INCENTIVES

SINGLE FAMILY LOT SIZE (SF)	MAX. BLDG COVERAGE
UP TO 4,000	50%
4,001 - 6,500	45%
6,501 - 8,500	40%
8,501 - 15,000	35%
15,001 OR GREATER	30%

LEGEND

- EXISTING PAVEMENT/CURB
- PROPOSED PAVEMENT/CURB
- ADJOINING PROPERTY LINES
- EXISTING BUILDINGS
- PROPOSED 5' SIDEWALK
- TREE PROTECTION FENCE
- PROPOSED TREE SAVE AREA

TREE REQUIREMENTS

FRONTAGE LF (2 SIDES)	LG TREES	SM TREES	STREET NAME
1350	27	0*	CEMKEY WAY COURT
400	8	0	POPE FARM ROAD
825	17	0	AMESBURY HILL DRIVE
625	11	0	WILTSHIRE RIDGE RD
1100	22	0	AUBURN HILL LANE
4300	86	0	TOTAL

SEE DEVELOPMENT DATA FOR BREAKDOWN

ROAD FRONTAGE: 4300 LF
STREET TREES REQUIRED: 4300 / 50 = 86 (LARGE MATURING)
STREET TREES PROPOSED: 86 LARGE; 0 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

0 60 120 180
GRAPHIC SCALE

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	24.49'	275.00	12.25'	N83°07'02"W
C2	54.41'	250.00	27.9'	S19°25'58"E
C3	77.00'	700.00	38.54'	S06°08'36"W
C4	103.85'	150.00	54.10'	N87°13'07"E
C5	38.25'	2500.00	57.83'	S24°45'44"E

NOTE:

THE PURPOSE OF THIS REVISION IS TO ELIMINATE LOT 92, RECONFIGURE THE STORM DRAINAGE ASSOCIATED WITH THE DITCH THAT OUTLETS INTO OLD LOT 92, REVISE THE SLOPES AND SIZES ON VARIOUS STORM DRAINAGE PIPES AND STRUCTURES ON THE PLAN, AND GRADE THE LOTS FOR PADS FOR HOME CONSTRUCTION. THE EROSION CONTROL FOR THE GRADING WAS PREVIOUSLY APPROVED. NO LOTS OR HORIZ/VERT ROADWAYS WERE CHANGED FROM THE PREVIOUSLY APPROVED SUBDIVISION PLANS.

APPROVED
By Mark Chapman at 3:46 pm, Mar 27, 2015

REVISION
APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
BY: Joshua Weaver 4-13-2015

APPROVED
By Stan Armstrong at 1:19 pm, Mar 20, 2015

KENNEY DESIGN GROUP, PA
C-1986
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CHARLOTTE, NORTH CAROLINA 28204
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EMAIL: KENNEY@KENNEYDESIGN.COM
Engineering
Land Planning
Land Surveying

Revisions:
1. 3/7/15 ADDED OVERFLOW CHANNELS PER CED REVIEW COMMENTS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032810 MICHAEL J. KENNEY 3/7/15

Scale:	1"=60'
Date:	12/23/14
Drawn By:	MJK
Designed By:	MJK
Job. No.:	0314

Preliminary Subdivision Site/Landscape Plan
Amberleigh (Revision)
City of Charlotte, Mecklenburg County, North Carolina
LiveWell Homes, 310 Springfield Drive, Fort Mill, SC 29715

Sheet No. 1 of 5