

FINAL  
APPROVAL

http://development.charmeck.org

SHEET INDEX

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## 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

## PLANNING

UMUDD / MUDD / PED / TOD

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.

# SUSANNA PLACE

City of Charlotte, North Carolina

REVISION

APPROVED FOR  
CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

By: Joshua Weaver 2-11-2015

SDRSFR-2014-00035

Revision eliminated 2 lots from approved plan and reassigned impervious area to lots that were not graded to drain to a BMP.

APPROVED

By Mark Chapman at 9:14 am, Feb 05, 2015

APPROVED

By Stan Armstrong at 4:17 pm, Feb 05, 2015

APPROVED

By Rick Grochoske at 5:40 pm, Feb 05, 2015

as noted on sheet 2.

## REZONING NOTES

### GENERAL PROVISIONS

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING SITE PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE MX-1 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH THE DEVELOPMENT TAKING PLACE ON THE SITE SUBJECT TO THE INNOVATIVE DEVELOPMENT PROVISIONS.

THE DEVELOPMENT DEPICTED ON THIS REZONING SITE PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE FINAL CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AND THE STANDARDS ESTABLISHED BY THE REZONING SITE PLAN AND THESE DEVELOPMENT STANDARDS DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. STREET LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDINGS AND LOT LOCATIONS.

### PERMITTED USES

THE SITE MAY BE DEVELOPED WITH UP TO 85 SINGLE-FAMILY DETACHED HOMES ALONG WITH ANY ADJUTORY AREAS AND INCIDENTAL OR ACCESSORY STRUCTURES PERMITTED UNDER THE ORDINANCE IN THE MX-1 ZONING DISTRICT.

SETBACKS, SIDE YARDS AND REAR YARDS

BUILDING SETBACKS AND YARDS WILL BE ESTABLISHED IN THE MANNER DEPICTED ON THIS REZONING SITE PLAN. THE INNOVATIVE DEVELOPMENT PROVISION SHALL BE UTILIZED IN ORDER TO ALLOW SIDE YARDS OF THREE FEET IN WIDTH WITHIN THE DEVELOPMENT. 20 FOOT REAR YARDS ALONG THE NORTHERN BOUNDARY OF THE SITE ADJACENT TO THE ROZZELLE LANDING SUBDIVISION THAT IS ZONED MX-2, 20 FOOT REAR YARDS ALONG THE NORTHERN BOUNDARY OF THE SITE ADJACENT TO THE 25 FOOT TREE SAVE / COMMON OPEN SPACE AREA AND 20 FOOT REAR YARDS ALONG THE EASTERN BOUNDARY OF THE SITE ADJACENT TO THE 25 FOOT TREE SAVE / COMMON OPEN SPACE AREA.

### LANDSCAPING

THE SITE SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE. THIS SHALL INCLUDE LARGE MATURING STREET TREES SPACED AN AVERAGE OF 40' ON CENTER IN THE SIX FOOT PLANTING STRIPS.

### TREE SAVE AREAS

THE PETITIONER SHALL PRESERVE THE EXISTING TREES LOCATED WITHIN THE TREE SAVE AREAS.

### COMMON OPEN SPACE AREA

A MINIMUM OF 10 PERCENT OF THE SITE SHALL BE DEVOTED TO COMMON OPEN SPACE AND ALL OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY THE PETITIONER.

PEDESTRIAN AND BICYCLE PATHWAYS SHALL BE PROVIDED THROUGHOUT THE COMMON OPEN SPACE AREAS AS GENERALLY DEPICTED ON THE REZONING SITE PLAN. THE LOCATION OF THE PEDESTRIAN AND BICYCLE PATHWAYS MAY BE ALTERED BASED ON FINAL ENGINEERING PLANS.

ANENITY I SHALL CONTAIN A MINIMUM OF 0.32 ACRES.

ANENITY II SHALL CONTAIN A MINIMUM OF 0.10 ACRES.

### STREETSCAPE TREATMENT

THE PETITIONER SHALL INSTALL SIDEWALKS WHICH ARE AT LEAST FOUR FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST SIX FEET IN WIDTH ALONG THE SITES FRONTAGE ON SUSANNA DRIVE AND ALONG BOTH SIDES OF ALL INTERNAL STREETS WITH A RIGHT-OF-WAY WIDTH OF FIFTY FEET. THE PLANTING STRIP SHALL BE FOUR FEET IN WIDTH ALONG ALL INTERNAL STREETS WITH A RIGHT-OF-WAY WIDTH OF FORTY FEET. LARGE MATURING TREES SHALL BE INSTALLED ALONG THE FRONTAGE OF THE INTERNAL STREETS AT SPACINGS THAT CONFORM TO THE TREE ORDINANCE.

THE PETITIONER SHALL PROVIDE PEDESTRIAN SCALE LIGHTING 12 TO 15 FEET IN HEIGHT ALONG PUBLIC STREETS AT INTERVALS OF APPROXIMATELY 150 FEET, IN ALTERNATING LOCATIONS ALONG THE STREET. SUCH LIGHTING SHALL BE PROVIDED IN CONJUNCTION WITH DUKE POWER REGULATIONS AND REQUIREMENTS FOR SUCH LIGHTING.

### SIGNS

ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

### STORM WATER MANAGEMENT

STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.

### WATERSHED PROTECTION

THE SITE SHALL CONFORM TO THE LAKE KYLIE WATERSHED OVERLAY STANDARDS. THE LOCATION OF THE BMP'S MAY BE ALTERED BASED ON FINAL ENGINEERING PLANS.

### AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE REZONING SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

### BINDING EFFECT OF THE REZONING APPLICATION

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING SITE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

### ARCHITECTURAL

THE FIRST THREE HOMES CONSTRUCTED ON THE SITE WILL EACH CONTAIN A MINIMUM OF 1800 SQUARE FEET OF HEATED FLOOR AREA AND STONE OR BRICK ACCENTS ON THE FRONT ELEVATION.

## GENERAL NOTES

- THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED, AND SHALL BE CONSIDERED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING AND SUBDIVISION ORDINANCES, AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY LIBERTY HOMES
- TOPOGRAPHIC INFORMATION TAKEN FROM FIELD SURVEY BY LIBERTY HOMES
- CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- LOT DIMENSIONS ARE APPROXIMATE; REFERENCE RECORD PLAT FOR EXACT LOT DIMENSIONS.
- 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.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DEEMED NECESSARY BY THE INSPECTOR.
- REFERENCE SHEETS 4A & 4B FOR EROSION CONTROL PLAN AND NOTES. REFERENCE SHEET 7 FOR EROSION CONTROL DETAILS.
- CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 7 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:

ITEM	CHLD STD. NO.
CURB AND GUTTER	10.17
CURB TRANSITION	10.19
CATCH BASIN LOCATION	10.24 & 10.30
(C) BRICK CATCH BASIN	20.01 & 20.02
(DO) DOUBLE CATCH BASIN	20.03 & 20.04
STREET NAME SIGN	50.20
CONCRETE MONUMENT	50.03
SIDEWALK	10.22
BARRICADE	50.07 & 50.08 A & B

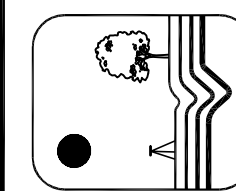
- APPROXIMATE COMPLETION TIME IS FALL 2005. THIS AREA IS SCHEDULED FOR ANNEXATION INTO CHARLOTTE 6/30/05.
- WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.
- SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAILS PRIOR TO PLACEMENT OF ANY HIC RAMPS AND/OR SIDEWALKS.
- DURING CONSTRUCTION OF THE IMPROVEMENTS SPECIFIED BY THESE PLANS, THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF ALL STREAMS, CREEKS, AND CHANNELS IN AN UNOBTURBED STATE, AND SHALL REMOVE FROM THE CHANNEL AND/OR ITS BANKS, DEBRIS, LOGS OR OTHER ACCUMULATIONS AS REQUIRED TO FACILITATE PROPER DRAINAGE.
- DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- THE DEVELOPER SHALL PROVIDE STREET SIGNS (1" SIGNS ONLY) PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARD NO. 50.05.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH THE CITY INSPECTOR.
- NON-STANDARD ITEMS (IE, PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A RIGHT OF WAY ENCROACHMENT AGREEMENT WITH THE NC DOT/CHARLOTTE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLING.
- AS-BUILT DRAWINGS OF THE STORM DRAINAGE SYSTEM INCLUDING DESIGNED DITCHES MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION, TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
- TO INSURE PROPER DRAINAGE, MINIMUM CURB AND GUTTER GRADE SHALL BE 0.50%.
- IN ROLLING AND HILLY TERRAINS, SKEWING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS, AS REQUIRED BY THE INSPECTOR.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER.
- SITE BENCHMARK FOR PROJECT IS THE RIM OF AN EXISTING SAN. SWR. MH AT INTERSECTION OF CORNER TOP CT & LONG HILL DR., ELEV.: 680.88 (NGVD 88) MH IN RIVERBEND SUBDIVISION.
- CURB AND GUTTER SHOWN ON THE PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY OF CHARLOTTE. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED ON FIELD CONDITIONS.
- COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 4.205
- ALL IMPROVEMENTS TO SUSANNA DRIVE TO BE COORDINATED WITH CHARLOTTE ENGINEERING DEPT. PRIOR TO CONSTRUCTION.
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORD. GUIDELINES STD.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCT. MATLS, TRAFFIC, BURIAL PITS, TRENCHING 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/ENFORCEMENT.
- NO DEMOLITION LANDFILLS WILL BE LOCATED ON THIS SITE.
- 30' FROM THE CENTERLINE OF SUSANNA DRIVE TO BE DEDICATED TO THE CITY OF CHARLOTTE.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (605 JORDI, 336-1066) 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.
- COMMON OPEN SPACE TREESAVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEANED OF TRASH AND DEBRIS.
- 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.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- 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.
- SIGHT TRIANGLES SHOWN ARE MINIMUM.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT OF WAY MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO A BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL IN THE PUBLIC STREET R/W.
- ANY BUILDING WITHIN THE 100' BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORD., SECT. 7.200.B.
- THE DEVELOPER SHALL INSTALL SIDEWALKS WHICH ARE AT LEAST FOUR FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST SIX FEET IN WIDTH ALONG THE SITES FRONTAGE ON SUSANNA DRIVE AND ALONG BOTH SIDES OF ALL INTERNAL STREETS WITH A RIGHT-OF-WAY WIDTH OF FIFTY FEET. THE PLANTING STRIP SHALL BE FOUR FEET IN WIDTH ALONG ALL INTERNAL STREETS WITH A RIGHT-OF-WAY WIDTH OF FORTY FEET. LARGE MATURING TREES SHALL BE INSTALLED ALONG THE FRONTAGE OF THE INTERNAL STREETS AT SPACINGS THAT CONFORM TO THE TREE ORDINANCE.
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- LOTS 29, 30 & 64 TO BE DEED RESTRICTED FOR 280' SIGHT DISTANCE EASEMENT AS SHOWN ON THE APPROVED PLANS.
- DRIVEWAYS FOR LOTS 44, 50, 54 & 55 TO BE CONSTRUCTED IN ACCORDANCE WITH CHLD STD 10.254. RESIDENTIAL DROP CURB TYPE 1 DRIVEWAY.

## DEVELOPMENT DATA

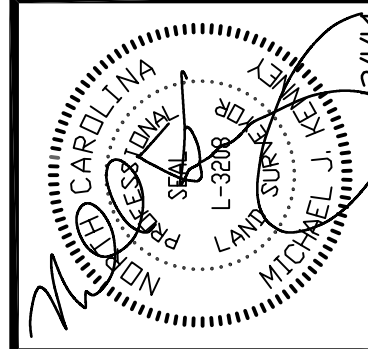
TAX PARCEL NO.: 091-222-101/245 & 60  
ZONING CLASSIFICATION: MX-1 ( REZONING 2004-065) AND CATAWBA RIVER/LAKE WYLIE WATERSHED OVERLAY DISTRICT  
ZONING JURISDICTION: CITY OF CHARLOTTE (ET.U)  
SITE ACREAGE: 17.81 AC  
NO. OF UNITS ALLOWED BY ZONING: 85  
AREA IN EASEMENTS/R/W: 0.00 AC  
NET TOTAL SITE AREA: 17.81 AC  
TREE SAVE REQUIRED: 1.48 AC (PER REZONING PLAN)  
TREESAVE PROVIDED: 2.16 ACRES (19.28%)  
NO. OF UNITS PROPOSED: 81  
COMMON OPEN SPACE REQUIRED: 3.31 AC (PER REZONING PLAN)  
COMMON OPEN SPACE PROVIDED: 5.01 AC = 26.18%  
MX-1 LOT DATA:  
MIN. LOT SIZE = 4500 SF  
MIN. SETBACK = 20'  
MIN. SIDE YARD = 5' EXTERNAL, 3' INTERNAL  
MIN. REAR YARD = 20'

KENNEY DESIGN  
GROUP, PA

1316 GREENWOOD CLIFF  
CHARLOTTE, NORTH CAROLINA 28204  
PH: 704/377-6099 FAX: 704/377-6097  
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Revisions:  
1. ORIGINATOR PER ORPC, CED & CDOT REVIEW COMMENTS  
2. ORIGINATOR PER ORPC, CED & CDOT REVIEW COMMENTS  
3. ORIGINATOR PER ORPC, CED & CDOT REVIEW COMMENTS  
4. ORIGINATOR PER ORPC, CED & CDOT REVIEW COMMENTS



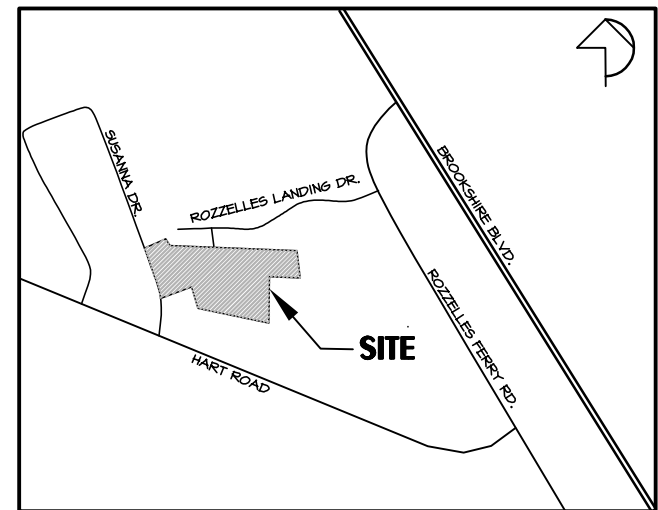
Scale:	1"=80'
Date:	3/8/05
Drawn By:	MJK
Designed By:	MJK
Job No.:	0105

COVER SHEET  
**SUSANNA PLACE**  
Paw Creek Township, Mecklenburg County, North Carolina  
Liberty Oak, Inc., 6170 Harris Technology Blvd., Charlotte, N.C. 28269

Sheet No.

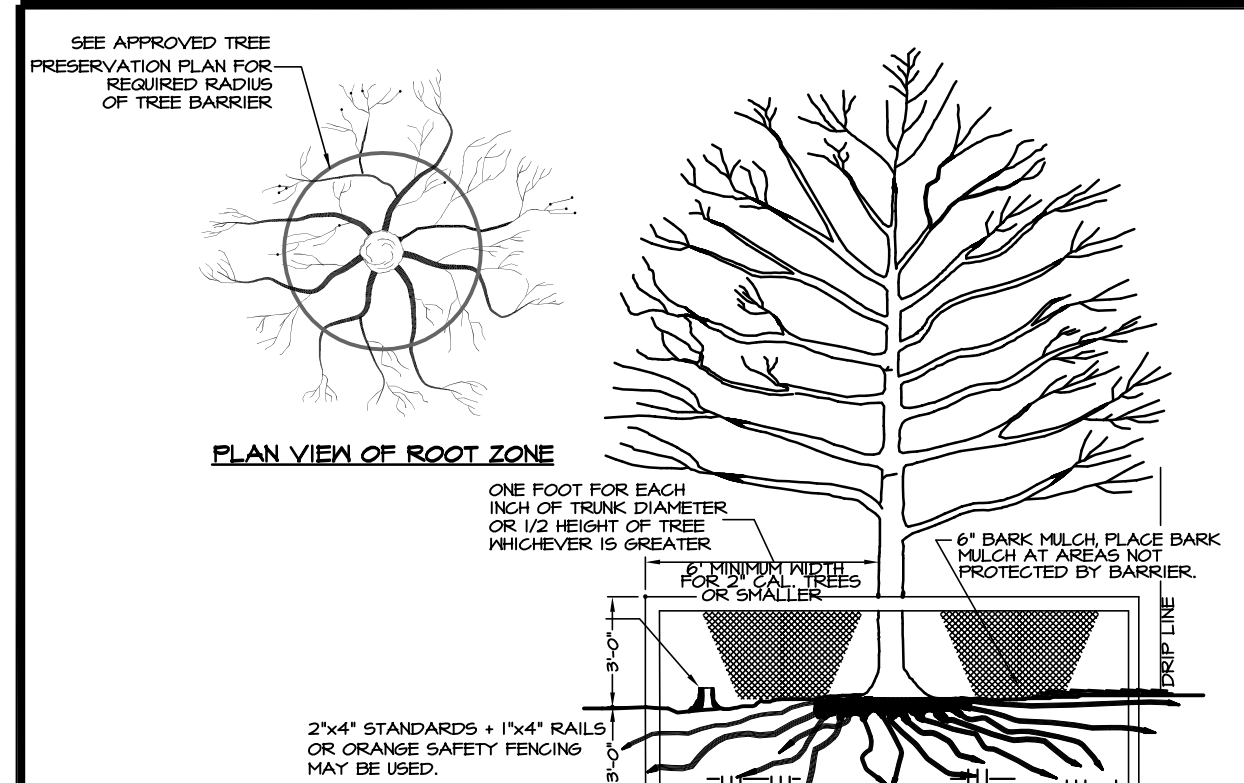
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VICINITY MAP





SEE APPROVED TREE PRESERVATION PLAN FOR REQUIRED RADII OF TREE BARRIERS.

PLAN VIEW OF ROOT ZONE

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.

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 01000 FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.



NOTE: NO SOIL DISTURBANCE OR COMPACTION CONSTRUCTION MATERIALS, TRAFFIC, BURLAP, PITS, TRENGING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.

TREE BARRIERS MUST BE INSTALLED BEFORE ANY DEMOLITION/CLIPPING/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION.

TREE PROTECTION BARRIERS MUST MEET OR EXCEED TREE ORDNANCE STANDARDS (IN CITY OF CHARLOTTE TREE ORDNANCE GUIDELINES APPENDIX).

BEFORE GRADING/CONSTRUCTION BEGINS, CALL 704-336-4824 FOR INSPECTION OF TREE PROTECTION BARRIERS BY URBAN FORESTER.

VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.

100+1 FLOOD TABLE

X-SEC #	DESCRIPTION	BRFL
5	CHANNEL	108.43
4	CHANNEL	104.56
3	CHANNEL	103.36
2	CHANNEL	103.40
1	CHANNEL	100.43

APPROVED

By Stan Armstrong at 4:16 pm, Feb 05, 2015

as noted.

1. REMOVE HIRE OR NYLON THINE FROM BALL.

2. SOAK ROOT BALL AND PLANT IMMEDIATELY AFTER INSTALLATION.

3. SEE ATTACHED LANDSCAPE CONSTRUCTION STDS. FOR OTHER PLANTING REQUIREMENTS.

4. STAKING REQUIRED FOR LEANING TREES OR AS REQUIRED BY CONTRACT. SEE GENERAL NOTES SEC. 01000- TREE PLANTING PART 5 PLAN B.

LANDSCAPE PLAN NOTES:

MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER, 8' TALL IF SINGLE STEM, MINIMUM 8' TALL AND 9 STEMS MAXIMUM IF MULTI-STEM. MULCH IS REQUIRED. STAKING/STRIPS IS OPTIONAL.

FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS, REMOVE COMPACTED SOIL, AND ADD 24" NEW TOPSOIL OR UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES (ENTIRE MINIMUM AREA OF 214 SQUARE FEET PER TREE). CALL 704-336-4824 FOR AN INSPECTION OF SOIL BEFORE PLANTING TREES.

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 THE 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 (20" MINIMUM IF PLANTED IN GROUPS)
- 40'-50' FOR LARGE-MATURING TREES (20" MINIMUM IF PLANTED IN GROUPS)

ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLACE 5'-20' 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 HAVE LINE MAY BE CREDITED TOWARD THE PERIMETER REQUIREMENT IF SHOWN LANDSCAPE PLAN MAY BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWERLINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

CURVE TABLE

CURVE #	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	300.00'	83.55'	42.89'	82.48'	S71°41'26"W	3°54'15"
C-2	300.00'	209.63'	109.30'	205.39'	N72°20'00"W	40°02'13"
C-3	300.00'	65.18'	33.1'	64.67'	N39°51'57"W	24°53'53"
C-4	300.00'	72.13'	36.78'	71.44'	N23°23'29"E	27°33'11"
C-5	300.00'	72.13'	36.78'	71.44'	N78°54'35"W	27°33'11"

LEGEND

- EXIST 100+1 BRFL
- PROP 100+1 BRFL
- TREE PROTECTION/SHIM BUFFER FENCE
- PROPOSED TREE SAVE AREA
- SMALL MATURING TREE
- LARGE MATURING TREE

PRELIMINARY Subdivision Site/Landscape Plan

SUSANNA PLACE

City of Charlotte, Mecklenburg County, North Carolina

Liberty Oak, Inc., 6130 Harris Technology Blvd., Charlotte, N.C. 28269

1316 GREENWOOD CLIFF

CHARLOTTE, NORTH CAROLINA 28204

PH: 704/377-6099 FAX: 704/377-6097

EMAIL: KENNEY@VNET.NET

1"=60'

3/8/05

MIK

MIK

01/05

PLANTING DETAIL - SINGLE/MULTI-STEM TREE

OLD STOP 4002

PLANTING DETAIL - SINGLE/MULTI-STEM TREE

OLD STOP 4002

PLANTING DETAIL - SINGLE/MULTI-STEM TREE

OLD STOP 4002

PLANTING DETAIL - SINGLE/MULTI-STEM TREE

OLD STOP 4002