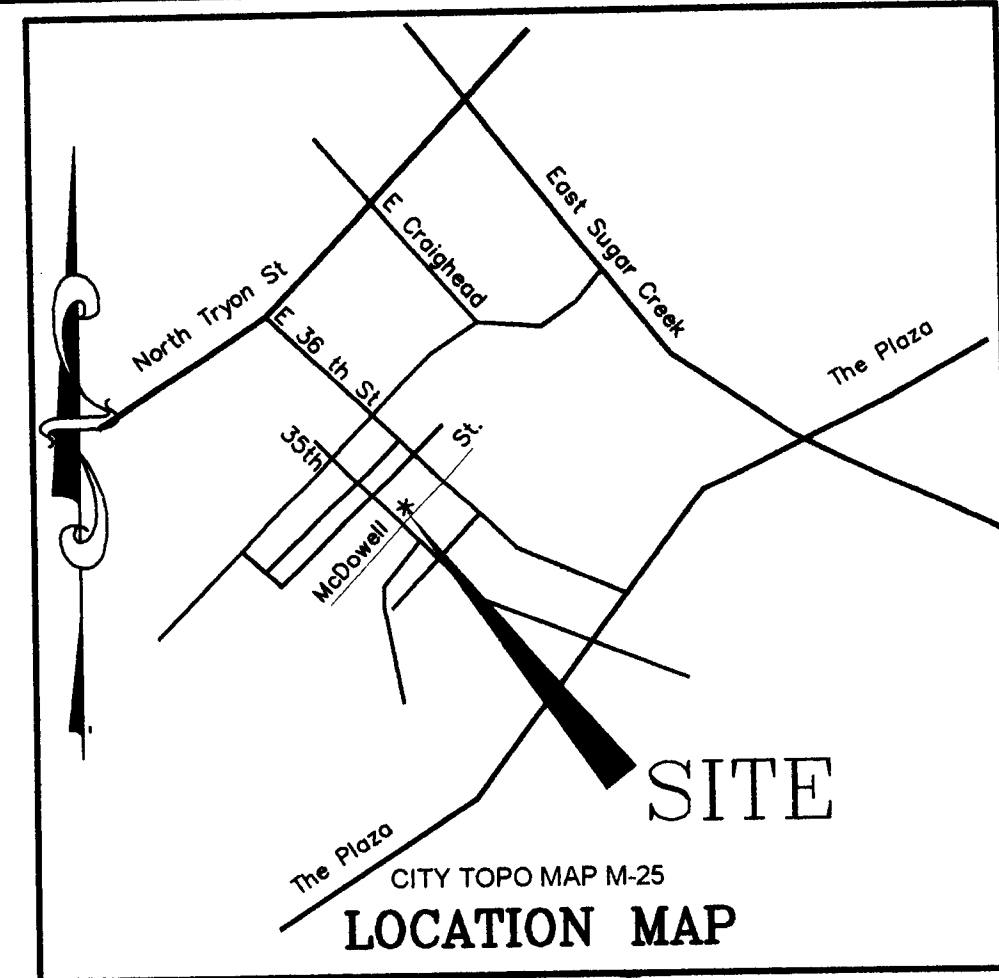
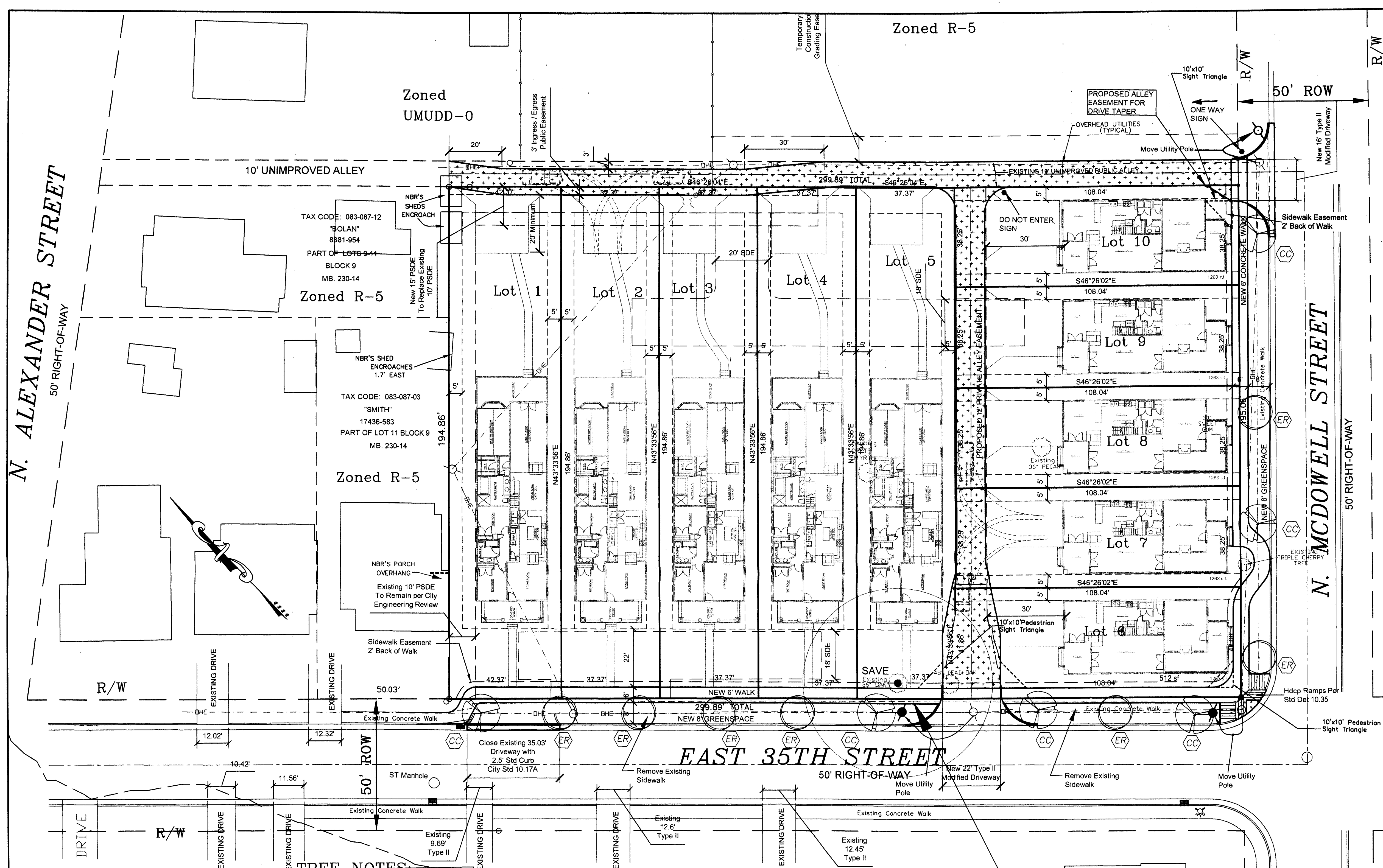
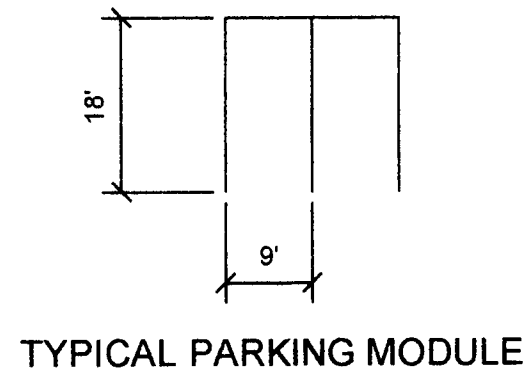


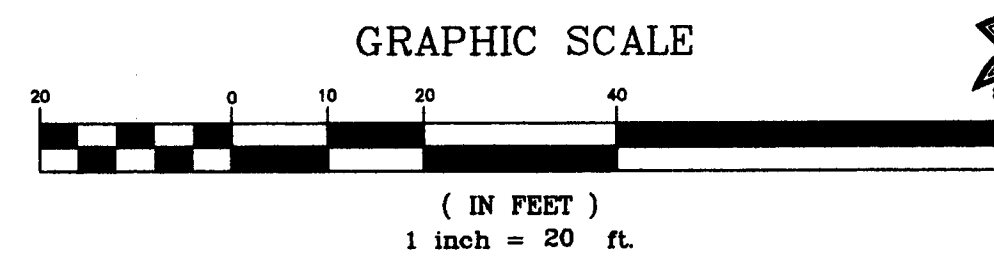


SITE DATA	
PROJECT NAME:	35th at McDowell
OWNER:	North Davidson Partners, LLC
OWNER CONTACT:	Ralph Falls, 704-333-4244
PLANS PREPARED BY:	P.E.A. of North Carolina, Inc. 704-377-4349 Cameron Penfield, P.E. #6264
TOTAL SITE AREA:	1.342 Acres 58,468 Square Feet
TAX PARCEL NUMBERS:	083-087-04 (721 E 35th St) -05 -13
ADDRESS:	721, 725, 733 35th Street
ZONING:	Petition # 2006 - 071
SETBACKS:	UR-1
Front:	14' Back/Curb
Side:	5'
Rear:	10'
MIN. LOT WIDTH	50'
MIN LOT AREA	6,000 Sq Ft
	20' 3,000 Sq Ft
PROPOSED USE:	Residential
PROPOSED BUILDING HEIGHT:	<40'
PARKING PER LOT: REQUIRED:	1 MIN 2 MAX (10 MIN / 20 MAX)
PARKING PROVIDED:	10 LOTS x 2 = 20 PARKING SPACES
TREE SAVE:	1 OF 4 LIVING TREES = 25%
REQUIRED BUFFERS:	NONE
ALL UTILITIES SERVING THIS SITE ARE TO BE UNDERGROUND	
Garbage to be handled with curb side pickup.	



NOTE:
PROPOSED HOUSES ARE FOR
ILLUSTRATION ONLY. FINAL HOUSE
DESIGN IS SUBJECT TO CHANGE BY
THE DEVELOPER.

APPROVED FOR
CONSTRUCTION
C.M.P.C.
JFB 2/6/2007



PLANT SCHEDULE		
SYMBOL	COMMON NAME	NOTES
	Small Maturing	
CC	Carolina Cherry Laurel	2" Cal 8' High
ER	Eastern Redbud	2" Cal 8' High
	Large Maturing	
WO	Willow Oak	2" Cal 10' High
RM	Red Maple	2" Cal 10' High
	Shrubs	
JP	Japanese Privet	5 GAL @ 5' oc
BH	Burford Holly	2' High 2' Wide

- Landscape Calculation: Total Site Area = 1,342 Acres 58,468 SF
New Imperv. Area = 988 SF
Existing Imperv. Area = 0 SF
Landscape Area = 92,237 SF (98%)
- Street Tree Calculations:
35th Street: 300 LF = 10 Small Maturing Trees Required
9 SMALL Maturing Trees Provided (Per City Arborist)
McDowell Street: 195 LF = 5 Large Maturing Trees Required
4 SMALL Maturing Trees Provided (Per City Arborist)
- All planting shall be done per City Std Details 40.01 & 40.09.
- All species used must be from the approved species list and shall have a minimum size of 2" caliper if single trunk. All multi-stem plants must be tree form, maximum 3 to 5 trunks and a minimum of 8' tall. New Trees shall be a minimum 2" caliper for street tree requirements.
- All staking and the top 2/3 of wire baskets must be cut away and removed from the the root ball prior to backfilling planting pit. Remove top 1/3 of the burlap from the root ball.
- For new planting areas, remove all pavement, gravel subbase 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 (within entire minimum area of 274 square feet per tree. Call 336-4824 for inspection of soil BEFORE planting trees.
- Adjust tree planting locations to avoid underground utilities. Plant trees 15 to 20 feet off sewer & storm drainage lines; 10 to 15 feet off gas, water, telephone and electric underground lines.
- Ordinance required trees must be maintained in TREE form & allowed to grow to their natural height / form with a maximum of three stems or trunks. (No topping or rounding over).

- ATTENTION LANDSCAPER:
Notify urban forester of any sign, power line or other conflicts before planting new trees. Large maturing trees may not be planted where overhead distribution or transmission lines exist. If trees conflict with power lines or signs, call Urban Forester to resolve the issue BEFORE planting. Call Kathy Pearce at 336-4255.
- Please call Kathy Pearce at 336-4255 for inspection of trees and / or tree planting areas, 1 to 2 days before the temporary or final Certificate of Occupancy is needed.
- Tree Protection fence/barricades must meet or exceed Tree Ordinance Guidelines Standards.
- Tree protection fence/barricades must be installed before any demolition/clearing/grading/construction and not removed until after an inspection by Urban Forestry Staff.
- No soil disturbance or compaction, construction materials, traffic, burial pits, trenching or other land disturbing activity allowed in tree save areas.
- Violations of the tree protection requirements are subject to fines and/or immediate corrective action/mitigation.
- Any Tree Save areas that are less than 20 feet in width must be staked in the field for staff verification of existing canopy upon first submittal.
- See tree preservation notes on grading and erosion control sheets.
- Large maturing trees may not be planted where overhead distribution or transmission lines exist. If trees conflict with power lines or signs, call Urban Forester to resolve the issues BEFORE planting.

POUR SIDEWALK AT
GRADE THROUGH TREE
PROTECTION ZONE
SEE DETAIL ON SW-5

SUBDIVISION SUBMITTAL DATES		
SUBMITTAL #	DATE SUBMITTED	DATE COMMENTS RECEIVED
1	09/06/2006	10/05/2006
2	10/27/2006	11/27/2006
3	12/13/2006	01/12/2007
4	01/17/2007	

NORTH DAVIDSON PARTNERS 1310 SOUTH TRYON STREET, SUITE 104 CHARLOTTE, N.C. 28203 704-333-4244	
SITE PLAN NEW RESIDENTIAL "35th AT McDOWELL" CHARLOTTE MECKLENBURG CO. N.C.	
DES. BY: C.W.P.	SCALE: 1" = 20'
DN. BY: C.P.	DATE 01/17/2007
	06 - 012

P.E.A.
of
North Carolina
1409 East Boulevard
Charlotte, N.C. 28203
(704) 377-4349
EMAIL: Cam@peaofnc.com

SW-1

DWG. NO.