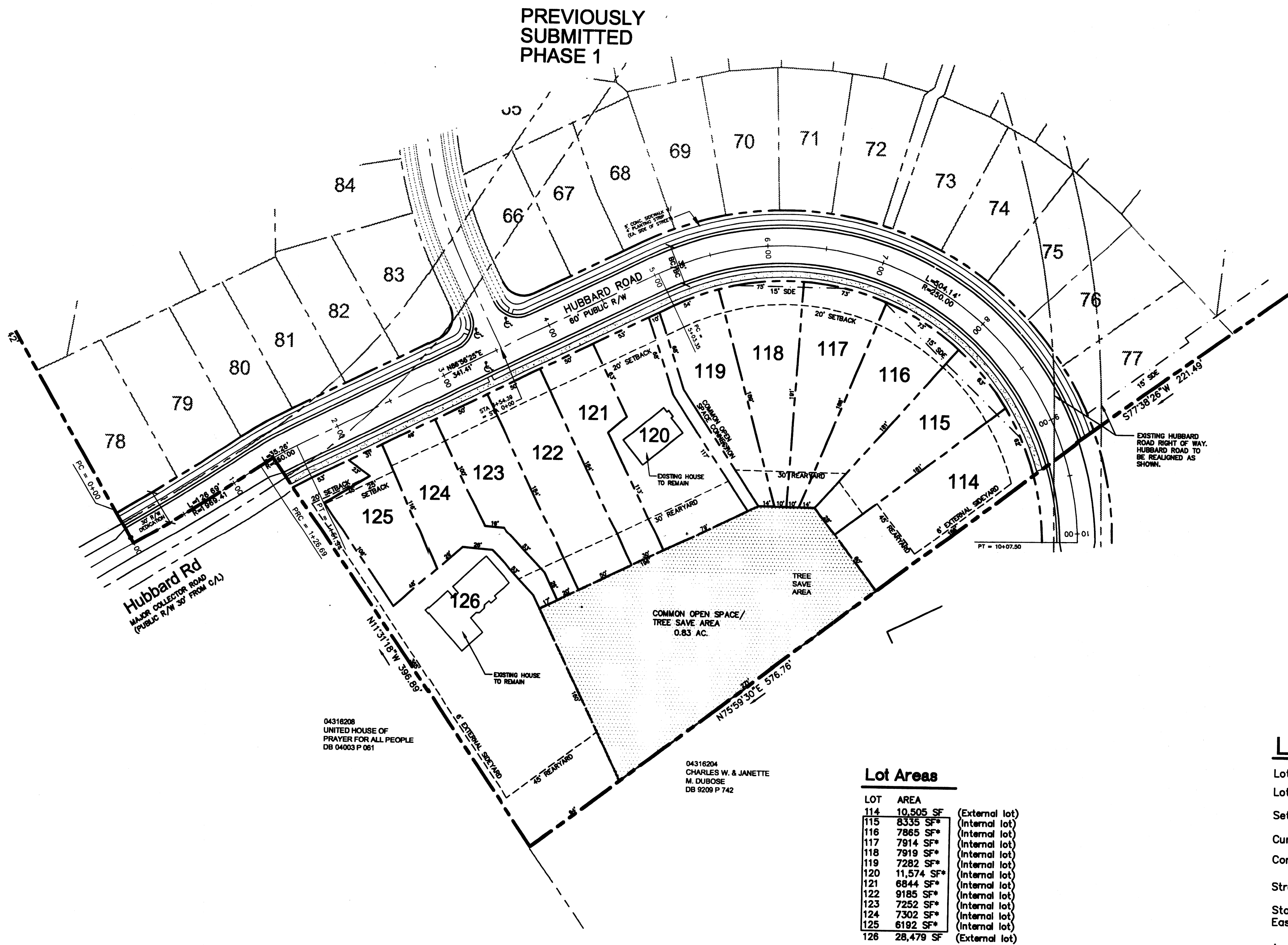


General Notes

- Property boundary from survey by Jack R.Christian and Associates, dated January 18, 2005. See sheet L-2.
- All streets to be public, developed to City of Charlotte standards.
- Project to be serviced with public (CMUD) water and sewer systems.
- Project shall be developed as a cluster subdivision with common open space. Common open space within phase 2 shall be private, maintained by a private homeowners' association.
- The location of the subject property (phase 2) has been checked against area FEMA/FIRM maps, and it has been determined that it is NOT located in a special flood hazard area, FEMA map number 37119C0128E.
- Land Development Inspector to be given 24 hours notice prior to start of construction.
- Coordinate all curb and street grades in intersections with Inspector.
- The developer will provide street signs per CMLDS 50.05 (9" signs only).
- Sight triangles shown are the minimum required.
- In rolling and hilly terrain, 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 based upon 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.
- 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.
- The City of Charlotte Engineering Dept. has not reviewed the structural stability of any retaining walls on the site and does not assume responsibility for them. Retaining walls in critical areas may require a PE seal prior to installation.
- "As-built" drawings and plans of the storm drainage system must be submitted prior to subdivision final inspection to the City of Charlotte Engineering Dept. in accordance with the City Subdivision Ordinance.
- Site development is estimated to be completed by December 2011.
- Non-standard items (i.e. pavers, irrigation systems, etc.) in the right-of-way require a Right-of-Way Encroachment Agreement with the North Carolina Department of Transportation/ Charlotte Department of Transportation before installation.
- Provide handicap ramp curb depressions at street intersections per CMLDS standard detail 10.33, latest revision.
- On-site burial pits require an on-site demolition landfill permit from the Zoning Administrator. Any on-site demolition landfills or stumpholes shall be no closer to any exterior property lines than that permitted by code.
- All lot dimensions shown are approximate. See record plat for exact dimensions.
- The purpose of the storm drainage easement (SDE) is to provide storm water conveyance and any structures and/or obstruction to storm water flow is prohibited.
- Project shall comply with Tree Ordinance requirements, including preservation of existing trees and planting of new trees along public streets.
- Project is not located in a watershed protection area.
- Existing Hubbard Road right-of-way within project boundaries will be abandoned. Hubbard Road will be reconstructed to collector street standards, and connection made to existing off-site Hubbard Road. Traffic along Hubbard Road will remain open while construction occurs, except for temporary closing to connect new pavement to existing pavement. Developer will coordinate with CDOT to minimize interruption of traffic at this time. Connection will not be made to new Hubbard Road until right-of-way abandonment process has been completed and new road section has been inspected by City Inspector. Platting of lots affected by right-of-way abandonment and opening of new road section will be coordinated with this work.
- Shared drives that serve more than three lots require a driveway permit from Charlotte Department of Transportation.
- The City of Charlotte has funded sidewalk improvements to Hubbard Road. The City will reimburse the developer the cost to upgrade the two four-foot sidewalks required by the subdivision ordinance along Hubbard Road to five-foot sidewalks.
- Any construction or use within the area delineated as Community Encroachment (0.1') Floodway Encroachment Area is subject to the restrictions imposed by the Floodway Regulations of the City of Charlotte and Mecklenburg County.



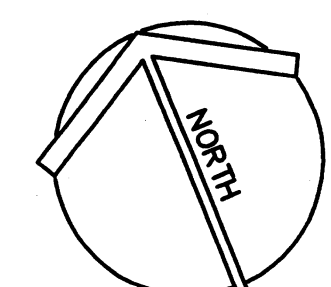
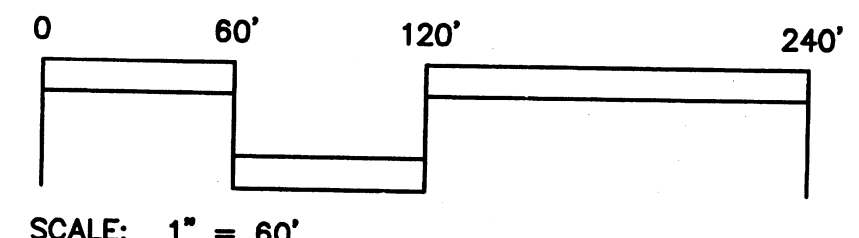
Lot Areas		
LOT	AREA	
114	10,505 SF	(External lot)
115	8335 SF*	(Internal lot)
116	7865 SF*	(Internal lot)
117	7914 SF*	(Internal lot)
118	7919 SF*	(Internal lot)
119	7282 SF*	(Internal lot)
120	11,574 SF*	(Internal lot)
121	8844 SF*	(Internal lot)
122	9185 SF*	(Internal lot)
123	7252 SF*	(Internal lot)
124	7302 SF*	(Internal lot)
125	6182 SF*	(Internal lot)
126	28,479 SF	(External lot)

Note: External lots are unmarked;  
Internal lots are marked with \* and inside boxes

NOTE: LOT AREAS ARE APPROXIMATE, AND SUBJECT TO MODIFICATION WITH  
SUBMITTAL OF RECORD PLAT. NO RECORDED LOTS SHALL BE LESS THAN  
8000 SQ. FT. OR 6000 SQ. FT., AS NOTED.

Legend	
Lot Number	115
Lot Line/ Street R/W	
Setback Line	10' SETBACK
Curb & Gutter	
Concrete Sidewalk	
Street Centerline	
Storm Drainage Easement	15' SDE
Accessible Ramp	
Required Tree Save Area	

SEE SHEET L-1 FOR DEVELOPMENT DATA



Preliminary Subdivision Plan

Hubbard Falls Phase 2  
Charlotte, North Carolina  
For Hubbard Falls, LLC

4828 Carousal Drive  
Charlotte, NC 28212  
Phone: 704-783-7876  
Fax: 704-548-0334  
SITE DESIGN STUDIO  
LAND PLANNING & LANDSCAPE ARCHITECTURE

REVISIONS:  
1 5/21/06 REVISED GENERAL NOTE 27, ADDED EXTERIOR SIGNAGE, REWORKED LOT AREA VALUE  
2 5/21/07 REVISED LOTS 126 & 128