SHEET INDEX

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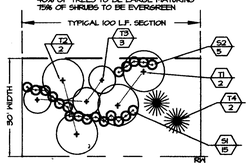
1	Preliminary Subdivision Site/Landscape Plan
2	Storm Drainage and Grading Plan
3	Erosion Control Plan (Pre)
4	Erosion Control Plan (Post)
5	Erosion Control Plan (House Construction)
6	Roadway & Storm Drainage Profiles & 100+1 X-Sections
7	Site Construction Details
8	Drainage Area Map

LEGEND

TREE PROTECTION/SHRUB BUFFER FENCE
PROPOSED TREE SAVE AREA
COMMUNITY FLOODWAY FRINGE LINE
EX. 100H SHPE LINE
PROP 100H SHPE LINE
TOP OF BANK

CLASS C BUFFER REQUIREMENTS WITHOUT FENCE(30' WIDTH):

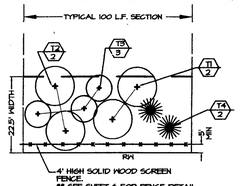
6 TREES PER EVERY 100 L.F.
20 SHRUBS PER EVERY 100 L.F.
25% OF TREES TO BE EVERGREEN
40% OF TREES TO BE LARGE MATURING
75% OF SHRUBS TO BE EVERGREEN



CLASS C BUFFER REQUIREMENTS WITH FENCE(22.5' WIDTH):

6 TREES PER EVERY 100 L.F.
25% OF TREES TO BE EVERGREEN
40% OF TREES TO BE LARGE MATURING

(EXISTING TREES AND VEGITATION MAY BE USED TO MEET THE REQUIREMENTS IF THEY ARE OF SUFFICIENT MAGNITUDE TO MEET OR EXCEED THESE REQUIREMENTS)



BUFFER NOTES

1. EXISTING VEGETATION WITHIN THE DESIGNATED BUFFER AREA MAY BE CREDITED TOWARD BUFFER REQUIREMENTS UPON FIELD VERIFICATION/APPROVAL BY THE ZONING INSPECTOR.
2. THE PLANT LIST (BELOW) MAY BE MODIFIED PROVIDED THE SIZE AND PLANTS ARE ALLOWED PER THE LIST OF ACCEPTABLE PLANT SPECIES IN THE ZONING ORDINANCE
3. FIELD ADJUST EXACT PLACEMENT OF PROPOSED PLANTING TO AVOID CONFLICT WITH EXISTING SITE CONDITIONS, I.E. SLOPES, SWALES, UTILITIES, OVERHEAD POWER LINES.
4. SHRUB PLANTING IS NOT REQUIRED WHERE SCREEN FENCE IS USED AS PART OF THE BUFFER REQUIREMENTS.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
T1	ACER RUBRUM	RED MAPLE	2" CAL/8' MIN. HT.
T2	PINUS THUNBERGIANNA	JAPANESE BLACK PINE	2" CAL/8' MIN. HT.
T3	CORNUS FLORIDA	FLOWERING DOGWOOD	2" CAL/8' MIN. HT.
SHRUBS			
S1	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	30" MIN. HT. -5' O.C.
S2	LIGUSTRUM CHINENSIS 'VARIEGATA'	VARIEGATED PRIVET	30" MIN. HT. -3' O.C.

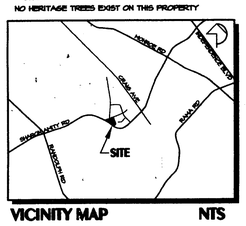
TREE REQUIREMENTS

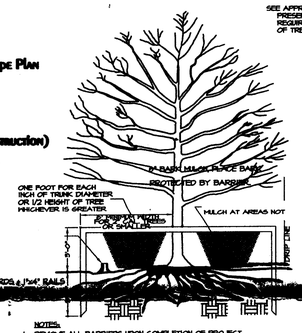
FRONTAGE LF (2 SIDES)	LG TREES	SM TREES	STREET NAME
680	0	17	SHARON AMITY RD
480	0	12	WINDEMERE LN
800	18	0	MASON OAKS CT
1960	18	29	TOTAL

SEE DEVELOPMENT DATA FOR BREAKDOWN

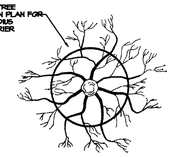
ROAD FRONTAGE: 1960 LF
STREET TREES REQUIRED: 1960 / 50 = 39 (LARGE MATURING)
STREET TREES PROPOSED: 18 LARGE; 29 SMALL
* USE EXISTING TREES THAT QUALIFY, WHERE ALLOWED
(1) LARGE MATURING TREES SHALL BE FROM APPROVED URBAN FORESTRY SPECIES LIST.
DIFFERENT SPECIES OF TREES SHALL BE USED ON DIFFERENT STREET

NO HERITAGE TREES EXIST ON THIS PROPERTY

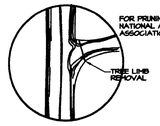




TREE PROTECTION DETAIL
NO SCALE



PLAN VIEW OF ROOT ZONE



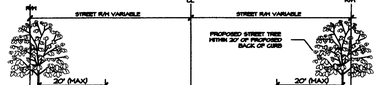
TREE PROTECTION NOTES

NOTE: NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAILERS, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.

TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.

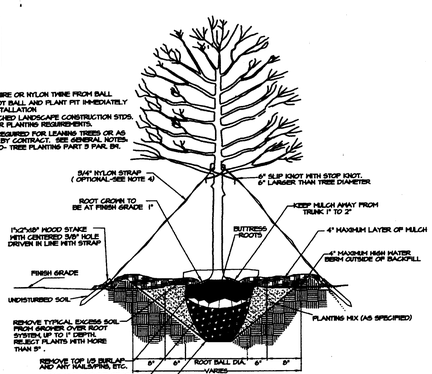
TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS (IN CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES APPENDIX).

BEFORE GRADING/CONSTRUCTION BEGINS, CALL 704-336-4824 FOR FINAL INSPECTION OF TREE PROTECTION MEASURES. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.



TREE LOCATION DETAIL
NO SCALE

NOTES:
1. REMOVE WIRE OR NYLON TWINE FROM BALL.
2. BURLAP, ROOT BALL AND PLANT PIT 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. 01600- TREE PLANTING PART 3 PAR. B4.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK. (ANSI, 1990, PART I, "SHADE AND FLOWERING TREES")

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"

PLANTING DETAIL - SINGLE/MULTI-STEM TREE
NO SCALE

LANDSCAPE PLAN NOTES:

MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER, 8' TALL IF SINGLE STEM, MINIMUM 8' TALL AND 3 STEMS MAXIMUM IF MULTI-STEM. MULCH IS REQUIRED. STAKING/GUYING IS OPTIONAL.

FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS, REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL-OR-INCORPACT 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 704-336-4824 FOR AN INSPECTION OF SOIL BEFORE PLANTING TREES.

ALL STRAPPING AND 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.

PLEASE CALL 704-336-4824 FOR FINAL INSPECTION OF TREES, 7 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.

PREFERRED TREE SPACING IS:
30' FOR SMALL-MATURING TREES (20'MINIMUM IS PANTED IN GROUPS)
40'-50' FOR LARGE MATURING TREES (25' 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 LINE MAY BE CREDITED TOWARD THE PERIMETER REQUIREMENT IF SHOWN LANDSCAPE PLAN MT BE PRESERVED HEALTHY.

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

SPECIMEN TREES

TREE DESCRIPTION	TREE CANOPY RAD. / AREA		TREE CANOPY WITHIN COS (SF)	TREE CREDIT ALLOWED (SF)
A 36" OAK	35	3848	2858	1429
B 30" OAK	24	1809	1080	520
D 30" OAK	30	2827	1884	2946
F 25" GUM	25	1963	1508	2262
TOTAL		13668	7330	7160 (52.39%)

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 JAMES MAUNEY & ASSOC. SURVEYING.
3. TOPOGRAPHIC INFORMATION TAKEN FROM PHOTOGRAMMETRIC MAPPING BY CITY OF CHARLOTTE AND FIELD INFO FROM JAMES MAUNEY & ASSOC.
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 III 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. REFERENCE SHEETS 3-5 FOR EROSION CONTROL PLAN AND NOTES. REFERENCE SHEET 1 FOR EROSION CONTROL DETAILS.
9. CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 7 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:

ITEM	CLD STD. NO.
CURB AND GUTTER	10.11
CURB TRANSITION	10.12
(CG) CATCH BASIN	20.04 & 20.05
(DG) DOUBLE CATCH BASIN	20.05 & 20.04
STREET NAME SIGN	50.05
CONCRETE MONUMENT	50.03
SIDEWALK	10.22
HEADWALL	NCDOT 838.04/838.18

10. APPROXIMATE COMPLETION TIME IS FALL 2007.
11. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.
12. SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAILS) PRIOR TO PLACEMENT OF ANY HC RAMPS AND/OR SIDEWALK.
13. DURING CONSTRUCTION OF THE IMPROVEMENTS SPECIFIED BY THESE PLANS, THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF ALL STREAMS, CREEKS, AND CHANNELS IN AN UNOBSTRUCTED STATE, AND SHALL REMOVE FROM THE CHANNEL AND/OR ITS BANKS, DEBRIS, LOGS OR OTHER ACCUMULATIONS AS REQUIRED TO FACILITATE PROPER DRAINAGE.
14. DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
15. THE DEVELOPER SHALL PROVIDE STREET SIGNS (9" SIGNS ONLY) PER CHARLOTTE- MECKLENBURG LAND DEVELOPMENT STANDARD NO. 50.05.
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 BEFORE INSTALLING.
18. AS-BUILT DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGN 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.
19. TO INSURE PROPER DRAINAGE, MINIMUM CURB AND GUTTER GRADE SHALL BE 0.50%.
20. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS, AS REQUIRED BY THE INSPECTOR.
21. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRENT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER.
22. SITE BENCHMARK FOR PROJECT IS THE RIM OF AN EXISTING SAN. SWR. MH IN WINDEMERE LN , ELEV.= 648.44 (NGVD '88)
23. CURB AND GUTTER SHOWN ON THE WINDEMERE LN MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY OF CHARLOTTE.
24. COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 4.205
25. ALL IMPROVEMENTS TO WINDEMERE LN TO BE COORDINATED WITH CHARLOTTE ENGINEERING DEPT. PRIOR TO CONSTRUCTION.
26. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORD. GUIDELINES STD.
27. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/GRADING/CONST. 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. 50' FROM THE CENTERLINE OF SHARON AMITY ROAD TO BE DEDICATED TO THE CITY OF CHARLOTTE.
32. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (845-JORD/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.
33. COMMON OPEN SPACE/ TREESAVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEANED OF TRASH AND DEBRIS.
34. 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.
35. RE-BAR AND SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
36. THE CITY OF CHARLOTTE WILL NEITHER BE RESPONSIBLE FOR THE GROUNDS WITHIN THE PERMANENT STORM DRAINAGE EASEMENT NOR REMOVAL OF OBSTRUCTIONS IN THAT AREA.
37. SIGHT TRIANGLES SHOWN ARE MINIMUM.
38. DIRECT VEHICULAR ACCESS TO SHARON AMITY ROAD FROM ANY LOT IS PROHIBITED.
39. 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 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.
40. ANY BUILDING WITHIN THE 100H STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORD., SECT. 7.300.B.
41. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (CE)/ FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY

DEVELOPMENT DATA

TAX PARCEL NO.: 157-202-01 THRU 08
ZONING CLASSIFICATION: R-3
ZONING JURISDICTION: CITY OF CHARLOTTE
SITE ACREAGE: 4.61 AC
AREA IN EASEMENTS/RSH : 0.41 AC
NET TOTAL SITE AREA: 4.20 AC
TREE SAVE REQUIRED: 10% x 4.20 AC= 0.42 AC.
NO. OF UNITS ALLOWED BY ZONING- 4.61 x 3 = 13.83
ADDL LOTS FOR 10% TREE INCENTIVE IN COS- 0.82 (14,868) AC X 3= 1.86
NO. OF UNITS ALLOWED/PROPOSED: 13.83 + 1.86= 15.69/15
COMMON OPEN SPACE REQUIRED: 10% x 4.61 AC= 0.46 AC.
COMMON OPEN SPACE PROVIDED: 1.02 AC = 22.2%

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

5/24/07
APPROVED FOR CONSTRUCTION
CMPC

CURVE & LINE TABLE

CURVE	LENGTH	RADIUS	CHORD
C1	23.09	553.78	S54°37'10"E 23.09
C2	27.54	462.50	S54°42'46"E 27.53
C3	15.85	146.00	S51°24'47"E 15.84
C4	16.84	157.00	N51°25'03"W 16.83
C5	27.78	570.00	S49°29'35"E 27.78
C-1	5.57	50.00	S19°39'48"E 5.57
C-2	6.15	150.00	S9°34'49"E 6.15
C-3	80.71	50.00	S34°00'50"E 79.74

LINE	LENGTH	BEARING
L1	11.72	N48°20'43"W
L2	2.00	S34°07'50"W
L3	10.30	N51°24'14"W
L4	2.04	N42°48'05"W
L5	13.93	S37°52'00"E
L6	30.87	N52°33'55"W
L7	25.76	N52°39'04"W

KENNEY DESIGN GROUP, PA
1316 GREENWOOD CLIFF
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EMAIL: KENNEY@KENNEYDESIGN.COM
Engineering
Planning
Landscape Architecture

Revisions:
1. 4/6/07 - REVISED PER C-PPL COMM 1 - CED REVIEW COMMENTS.

Scale: 1"=40'
Date: 1/26/07
Drawn By: MJK
Designed By: MJK
Job No.: 2006

PRELIMINARY SUBDIVISION SITE/LANDSCAPE PLAN
MASON OAKS
City of Charlotte, Mecklenburg County, North Carolina
Vicus Builders Inc., 1012 East Blvd, Ste 200, Charlotte, NC 28203

Sheet No. 1 of 8