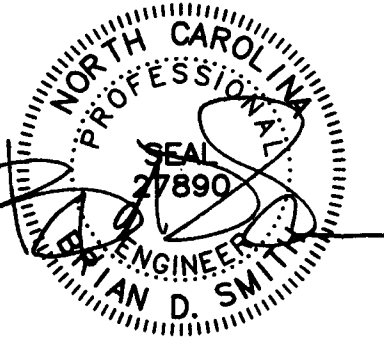


URBAN
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01.11.07

Tara Properties, Inc.

4400 Morris Park Drive, Suite A
Charlotte, NC 28227

Tarrywood Lane Subdivision Site Plan & Landscape Plan

City of Charlotte

NO.	DATE	BY	REVISIONS:
1	11/25/06	MPB	PER CITY OF CHARLOTTE COMMENTS
2	01/10/07	MPB	PER CITY OF CHARLOTTE COMMENTS

Project No: 06-071
Date: Sept. 15, 2006
Designed by: UDP
Drawn By: UDP
Scale: 1"=40'
Sheet No:

3.1

LANDSCAPE REQUIREMENTS:

PERIMETER TREE REQUIREMENTS

JOURNEY COURT = 1,310' FRONTAGE
32 SMALL TREES REQUIRED
33 TREES PROVIDED TO MEET REQUIREMENT

TREE PLANTING NOTES:

1. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
2. FOR NEW PLANTING AREAS, REMOVE CONSTRUCTION DEBRIS. UN-COMPACT AND AMEND THE TOP 18-INCHES OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (FOR ENTIRE 274-SQ. FT. LANDSCAPE AREA OR BETWEEN UTILITIES).
3. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE URBAN FORESTER TO RESOLVE BEFORE PLANTING.
4. PLEASE CALL 704-336-4330 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS 1-2 DAYS BEFORE THE TEMPORARY OF FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
5. ADJUST TREE-PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
6. NEW TREES SHALL BE 2-INCH CALIPER FOR STREET TREE REQUIREMENTS.
7. STREET TREES SHALL BE LARGE MATURING TREES. ALTERNATIVE SPECIES MAY BE SELECTED FROM APPENDIX B "APPROVED SPECIES LIST" OF THE CITY OF CHARLOTTE TREE ORDINANCE. STREET TREE PLANTING REQUIREMENT:

TREE PROTECTION NOTES:

1. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE GUIDELINES STANDARDS.
2. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING, CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREAS.
4. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO A FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
5. URBAN FORESTER MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING.
6. TREE PROTECTION FENCE TO BE PLACED AT THE DRIPLINE PLUS FIVE (5) FEET PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
7. BRUSH, VINES AND SMALL TREES (<8 IN. DIAMETER, OR AS SMALL AS 2 IN. CALIPER) MAY BE HAND-CLEARED ONLY. CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP 6 FEET (AT LEAST 2/3 OF THE BRANCHES SHOULD BE LEFT) TO IMPROVE VISIBILITY.
8. EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL AS SOON AS POSSIBLE TO MINIMIZE EXPOSURE TO THE AIR.

DEVELOPMENT DATA:

1. BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY TARA PROPERTIES, INC.
2. ADDITIONAL PLANIMETRIC & TOPOGRAPHIC INFORMATION TAKEN FROM MECKLENBURG COUNTY GIS DATA.
3. TAX PARCEL NUMBERS:
101-132-25
101-132-26
101-132-27
4. EXISTING ZONING: R4
5. TOTAL SITE AREA: 4.86 AC
6. CLUSTER PROMOTION FOR TREE ORDINANCE
LOTS/ZONING 4.86*4=19
DENSITY BONUS
TOTAL LOTS ALLOWED 20 0.49*4=1
7. TOTAL NUMBER OF LOTS: 19
8. DENSITY: 3.91 DU/AC
9. LOT CRITERIA:(R4 CLUSTER)
LOT WIDTH: 50'
LOT AREA: 6,000 SF
SETBACKS:
FRONT: 30'
SIDE: 3'
REAR: 15' ADJACENT TO STREET
40' EXTERIOR LOTS
30' INTERIOR LOTS
10. TREE SAVE AREA:
REQUIRED: 0.49 AC (10%)
PROVIDED: 0.49 AC (10%)

