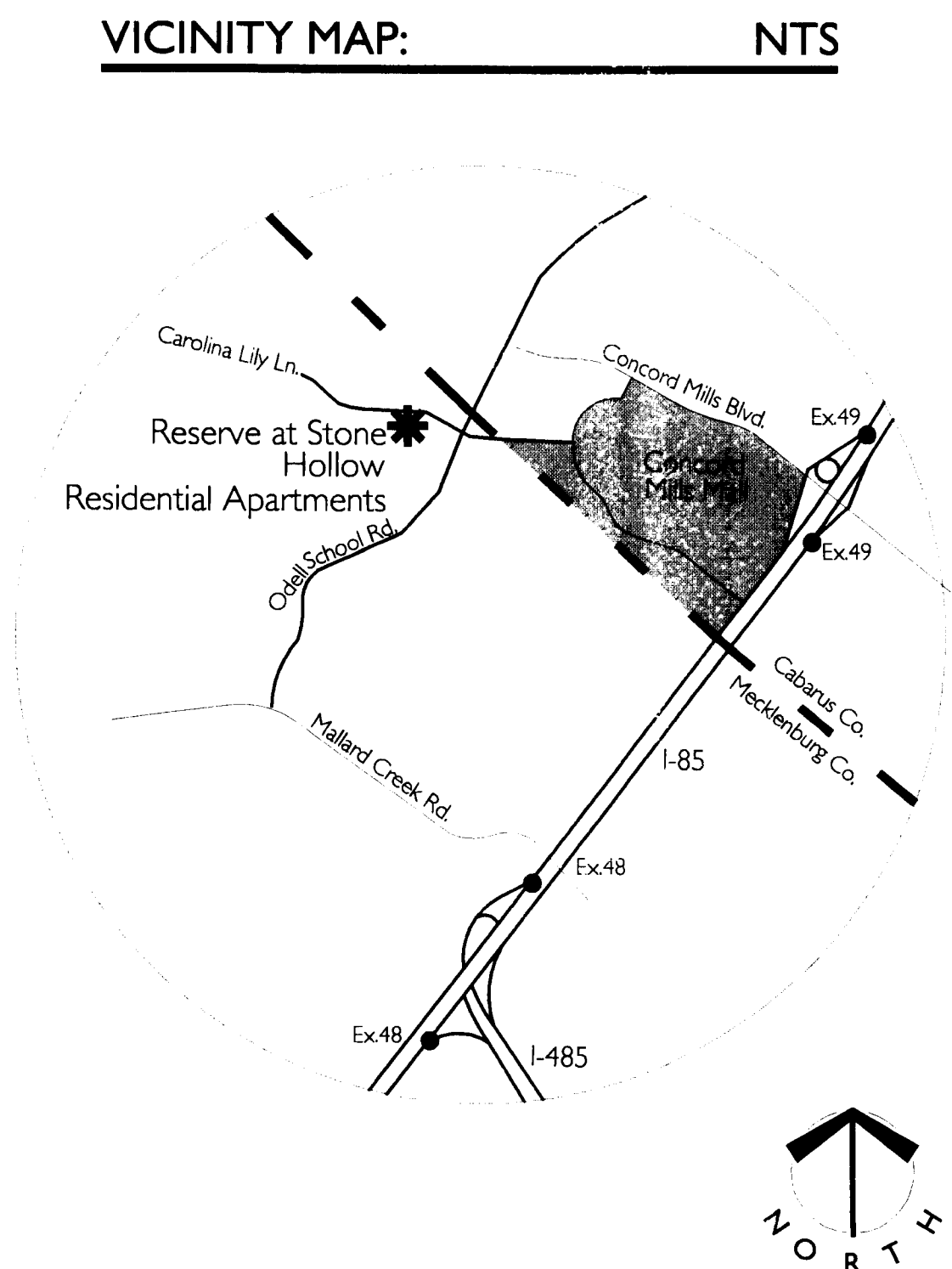


RESERVE AT STONE HOLLOW
RESIDENTIAL APARTMENTS
CITY OF CHARLOTTE E.T.J.
MECKLENBURG COUNTY, NC

DEVELOPER	Miller Valentine Group 4334 Glendale Milford Road Cincinnati, Ohio 45242 513.588.1625
LANDSCAPE ARCHITECT	LandDesign, Inc. 223 North Graham St. Charlotte, NC 28202 704.333.0325
CIVIL ENGINEER	Urban Design Partners, Inc. 1318 Central Ave. E-6 Charlotte, NC 28204 704.334.3303
SURVEYOR	David Ward Surveying 428 S. Fayetteville St. Asheboro, NC

SHEET INDEX:				
	Client Review	CMPC/ Engineering	Building Standards	For Construction
C-1.0	Cover Sheet	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
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L-2.0	Layout Plan	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
L-3.0	Grading Plan	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
L-4.0	Site Details	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
L-4.1	Site Details	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
L-5.0	Required Planting Plan	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
L-6.0	Required Planting Details	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
L-7.0	Building Elevations	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
CV-1.0	Storm Drainage Area Map (Onsite)	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
CV-2.0	Storm Drainage Plan	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
CV-3.0	Detention Pond #1 Plan and Details	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
CV-3.1	Detention Pond #2 Plan and Details	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
CV-3.2	Pre-Development Conditions	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
CV-3.3	Post Development Conditions	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
CV-4.0	Erosion Control Plan, Phase I	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
CV-4.1	Erosion Control Plan, Phase II	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
CV-5.0	Storm Drainage Details & Specifications	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
CV-5.1	Erosion Control Details & Specifications	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
CV-5.2	Erosion Control Details & Specifications	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
CV-6.0	Utility Plan	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
CV-6.1	Utility Details & Specifications	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
CV-7.0	Private Drive "A & B" Plan & Profile	12.11.06	12.22.06/2.28.07/5.8.07/06.19.07	
S1	OF 2 Site Segmental Retaining Wall Plan & Elevations		5.8.07	
S2	OF 2 Site Segmental Retaining Wall Plan & Elevations		5.8.07	



Conditional Notes from Rezoning Petition #98-46 (c)

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan. This Proposal is intended to enable the development of a mixed use community composed of retail and services uses, multifamily housing, single family attached, and single family detached housing interconnected with open space, pedestrian, and vehicular linkages.
- Buffer areas will be developed in accordance with Sect. 12.302. As indicated on the Technical Data Sheet grading shall be permitted in the first 20 feet of all required buffers; however, the remaining portions shall be maintained as undisturbed buffers.
- Stormwater detention facilities will be designed to meet with the applicable standards of Charlotte/Mecklenburg Stormwater Services. No storm water detention will occur within any required buffer area or setbacks.
- Any detached lighting on this site will be limited to 20 feet in height.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
- Buildings heights will conform with the requirements of the CC District in the CC portion of the site and the MX-2 District in the MX-2 portion of the site.
- The site may be developed for any use allowed in the CC and MX-2 districts in accordance with the standards of those districts and the restrictions of this site plan.
- A maximum of three out parcels may be provided along Odell School Road. Within the remaining the CC portion of the site, additional separate sites may be developed that will comply with the design guidelines in Note 22 below.

- No wall packs will be installed on buildings within the site.
- Buildings constructed on the commercial portion of the site will be of like architectural character and will utilize similar building materials. (See Note 22 for design guidelines.)
- Access to the site will be provided by two connections to Beard Rd. and up to three connections to Odell School Rd. All driveway and street connections are subject to approval by N.C. DOT and Mecklenburg County.
- All dumpsters on the site will be screened with a solid enclosure with gates.
- Within the MX-2 portion of the site, the Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards," may propose modifications to the following standards:
 - Street right-of-way widths,
 - Street type and construction standards,
 - Minimum lot size,
 - Setback and yards,
 - Open space,
 - Off street parking, and
 - Lot width.
- Within the CC portion of the site, a minimum setback of 12 feet from the back of the proposed curb shall be provided in accordance with Section 11.405(7) of the Ordinance.
- Sidewalks shall be provided along Odell School Road and Beard Road where these roads abut the property. Along Odell School Road, a four (4) foot sidewalk and an eight (8) foot planting strip shall be installed. Along Beard Road, a four (4) foot sidewalk and a four (4) foot planting strip shall be installed.
- Within the site, sidewalks and open space shall be provided. The diagram shown on the Technical Data Sheet depicts a conceptual layout for the roads, sidewalks and open space. Generally, sidewalks will be provided along public streets as required by the Subdivision Ordinance and along some private streets to strengthen pedestrian linkages throughout the Site. Since the road pattern and other elements illustrated on the site plan are subject to minor modifications during the design development and construction phases, the sidewalks and open space may also be adjusted. However, the amount of open space and the extent of the pedestrian system that is actually provided shall be comparable to that which is represented in the plan.

- In the MX-2 portion of the site, a minimum of 5.48 acres of open space shall be provided, as illustrated on the site plan, the open space shall include a swimming pool, ponds, natural areas, and portions of the power easement, which will be utilized for community recreation space.
- Beard Road shall be improved in accordance with residential collector street standards of the Charlotte-Mecklenburg Land Development Standards Manual (Std. No. 10.04).
- The petitioner shall dedicate five (5) feet of additional right-of-way along Odell School Road prior to the issuance of building permits.
- Design Guidelines

The following urban design principals will serve as guidelines for the design of this community. The site planning, architecture, and landscape design shall generally adhere to the intent of those guidelines (it is intended that eh theme of theses guidelines be evident in the built design although it is not intended that they be administered as absolute rules).

Pedestrian Links
The plan intent is to encourage pedestrian activity through the provision of sidewalks connecting most of the internal features of the plan and linking these to sidewalks to be provided along the frontages of Odell School Road and Beard Road. Further, sidewalks and other pedestrian spaces shall emphasize the linking of various parts of the community. In the non-residential areas and through the provision of amenities and furnishings that promote pedestrian activity.

Street Connectivity
Where possible and environmentally appropriate, through street connections should be encouraged, both internally within the individual land use areas, as well as cross-connections between the land use. The plan for non-residential and multi-family area shall be organized based on a modified street grid.

Building 'Street Walls' and Architectural Diversity
The site plan and architectural design should emphasize architectural massing as a 'street wall,' especially along principal (public) streets in the non-residential, and multi-family and attached residential portions of the property. The street wall shall provide for building elevations to be the dominant component of street frontage and shall provide pedestrian entranceways, windows, arcades, awnings, etc.

Architectural diversity shall be encouraged. The buildings should be designed so that taken as a whole, a variety of elevations, rooflines, and detailing is presented. Architecture shall emphasize the creation of pedestrian spaces and provide visual interest through the creation of landmarks/focal points.

Urban Streetscape
Landscape design shall emphasize the creation of streetscape through the provision of street trees, pedestrian lighting and other landscape installations within sidewalk areas and other pedestrian zones. Along the public streets within the non-residential and multifamily areas, urban streetscape elements should be utilized which may include expanded pedestrian zones, additional furnishings such as benches, trash receptacles, bicycle racks, etc.

On-street and Mid-block Parking
In the non-residential and multi-family areas, emphasis shall be placed on providing on-street parallel parking on both public and private streets. Larger parking fields shall generally be removed from public street frontage and located internally, preferably behind buildings occupying the street frontage.

Reduce Environmental Impacts
The road layout, while placing emphasis on connectivity, should at the same time emphasize the protection of streams by reducing the number of crossings to a minimum. In addition, stormwater detention facilities should not be placed within the stream coridor but instead located adjacent to the stream proper.

- The Petitioners will construct a stub street to connect the undeveloped property to the south at the time that that portion of the Petitioner's site is to be subdivided if, at that time, the Subdivision Administrator determines based on the ownership, topography, and likelihood of similar development, the stub street is required by the Subdivision Ordinance.
- The exact configuration of buildings and parking for the attached housing will be determined through the Planned Multifamily Review Process.
- The portions of any retail buildings that abut Odell School Road will be constructed of similar materials and in the same architectural style and character as the remainder of the structures in the retail portion of the site.
- The Petitioner will establish an improved streetscape plan appropriate to the retail portion of the site within the setback along Odell School Road, and will either preserve 6" caliper trees or establish a uniform streetscape plan that will require the planting of at least two trees per lot for the residential portion of the site within any setback or yard areas along Beard Road.

PRELIMINARY PLANNED
MULTIFAMILY DEVELOPMENT
Charlotte-Mecklenburg Planning Commission

RESERVE AT STONE HOLLOW
RESIDENTIAL APARTMENTS
MILLER VALENTINE GROUP, CINCINNATI, OH
COVER SHEET

REVISIONS:
DATE: DECEMBER 22, 2006
1. 2.28.07 CMPC RESUBMITTAL
DRAWN BY: WCV
CHECKED BY: CCH
SCALE: CCH
PROJECT #: 1006003
SHEET #
C-1.0

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704.333.0325 F: 704.332.746
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LAND DESIGN, INC.
CORPORATE
SEAL
NORTH CAROLINA

06-19-07
NOT FOR CONSTRUCTION

PLANNING DEPARTMENT / REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE RECORDING REQUIREMENTS
OF THE UNIFIED DEVELOPMENT ORDINANCE SUBDIVISION REGULATIONS FOR
CHARLOTTE / MECKLENBURG COUNTY.

I, _____, REVIEW OFFICER OF MECKLENBURG COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

APPROVED _____
DIRECTOR OF PLANNING / REVIEW OFFICER

THIS THE _____ DAY OF _____, 200____
MECKLENBURG COUNTY, NORTH CAROLINA

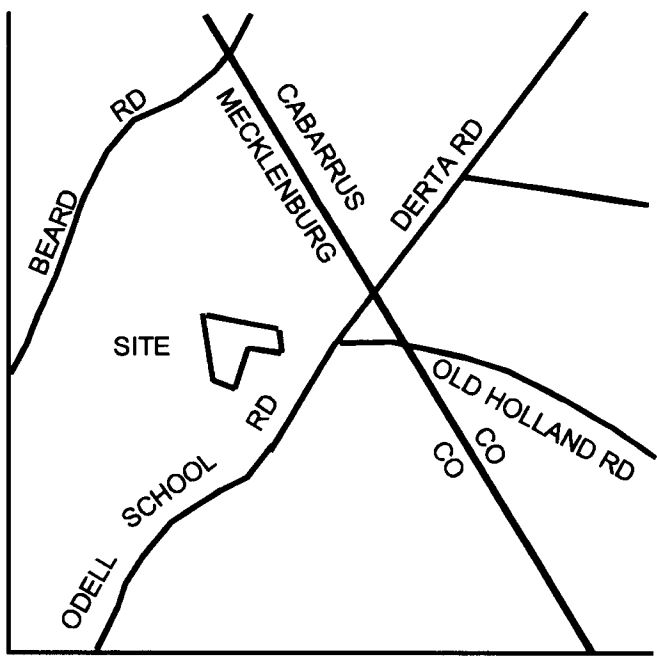
THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THAT THE LAND
SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION
JURISDICTION OF THE BOARD OF COMMISSIONERS OF MECKLENBURG
COUNTY, AND THIS PLAT AND ALLOTMENT TO BE _____
FREE
ACT AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE AS
STREETS AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR
INDICATED ON SAID PLAT.

SIGNED _____ ATTEST _____

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	30°28'30"	270.00	143.61	73.55	141.92	S 69°10'15"E
2	30°28'30"	300.00	159.57	81.72	157.69	N 69°10'15"W

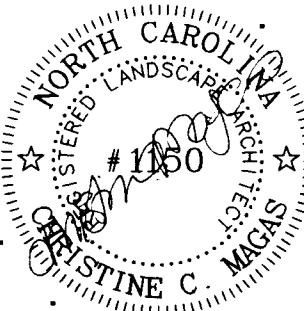
Line	Bearing	Distance
1	N 49°41'00"W	28.98
2	N 29°49'35"W	19.47
3	N 9°49'23"W	51.35
4	N 34°16'10"W	47.83
5	N 26°22'55"W	49.74
6	N 19°17'44"E	60.71
7	N 19°28'18"E	65.48
8	N 19°00'23"E	75.56
9	N 27°46'47"E	58.21
10	N 22°53'46"E	45.59
11	N 28°35'46"E	34.88
12	N 28°24'41"E	46.69
13	N 11°40'59"W	36.11
14	N 25°22'38"E	23.33
15	N 50°46'01"E	30.88
16	N 8°25'03"E	10.88

GPS NAD 83-2001



VICINITY MAP (NTS)

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www.LandDesign.com



06-19-07
NOT FOR CONSTRUCTION

THE RYLAND GROUP
THE VILLAGE AT MILL CREEK
DEED BK #11295 PG #629
ZONED MX-2

ODELL SCHOOL HIGHWAY INVESTMENT TRADERS, LLC
TAX PIN # 02919106
DEED BK #9768 PG #262
ZONED CC

ODELL SCHOOL HIGHWAY INVESTMENT TRADERS, LLC
TAX PIN # 02919106
DEED BK #9533 PG #375
ZONED CC

ODELL SCHOOL HIGHWAY INVESTMENT TRADERS, LLC
TAX PIN # 02919106
DEED BK #9533 PG #375
ZONED CC

OWNER: ODELL SCHOOL HIGHWAY INVESTMENT TRADERS, LLC
c/o LINCOLN PROPERTY COMPANY CSE, INC
100 N TRYON STREET, SUITE 3350
CHARLOTTE, NC 28202
TAX PIN # 02919103
DEED BK # 9768 PG #262
ZONED CC

PYLLIS STEWART
TAX PIN #02919113
DEED BK #9789 PG #794
ZONED R-3

MECKLENBURG COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

FILED FOR REGISTRATION AT _____ O'CLOCK _____ M
THIS THE _____ DAY OF _____, 200____
AND RECORDED IN PLAT BOOK _____, PAGE _____

FILING FEE PAID _____ JUDITH A. GIBSON, REGISTER OF DEEDS

BY _____
ASSISTANT / DEPUTY
MECKLENBURG COUNTY, NORTH CAROLINA

SURVEY FOR

ODELL SCHOOL HIGHWAY INVESTMENT TRADERS, LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY

MALLARD CREEK TOWNSHIP MECKLENBURG COUNTY, N.C.
SCALE 1"= 100' FEBRUARY 20, 2006
SURVEY BY DAVID WARD SURVEYING
428 S. FAYETTEVILLE ST. ASHEBORO, N.C.

I, ROLAND D. WARD, PROFESSIONAL LAND SURVEYOR No. L2728, CERTIFY
TO THE FOLLOWING:
THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF
EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE
DEFINITION OF A SUBDIVISION.

ROLAND D. WARD PLS L 2728

EIP= EXISTING IRON PIPE
EIR= EXISTING IRON ROD
NIR= SET NEW IRON ROD
PNS= POINT NOT SET

I, ROLAND D. WARD, CERTIFY THAT
THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM
AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED
DESCRIPTION RECORDED IN BOOK _____ PAGE _____
ETC.) (OTHER): THAT THE BOUNDARIES NOT SURVEY-
ED ARE CLEARLY INDICATED AS DRAWN FROM INFORMA-
TION FOUND IN BOOK _____ PAGE _____; THAT
THE RATIO OF PRECISION AS CALCULATED IS _____;
I, _____, THAT THIS PLAT WAS PREPARED
IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, LICENSE
NUMBER AND SEAL THIS _____ DAY OF _____
2006 AD'

SEAL OR STAMP

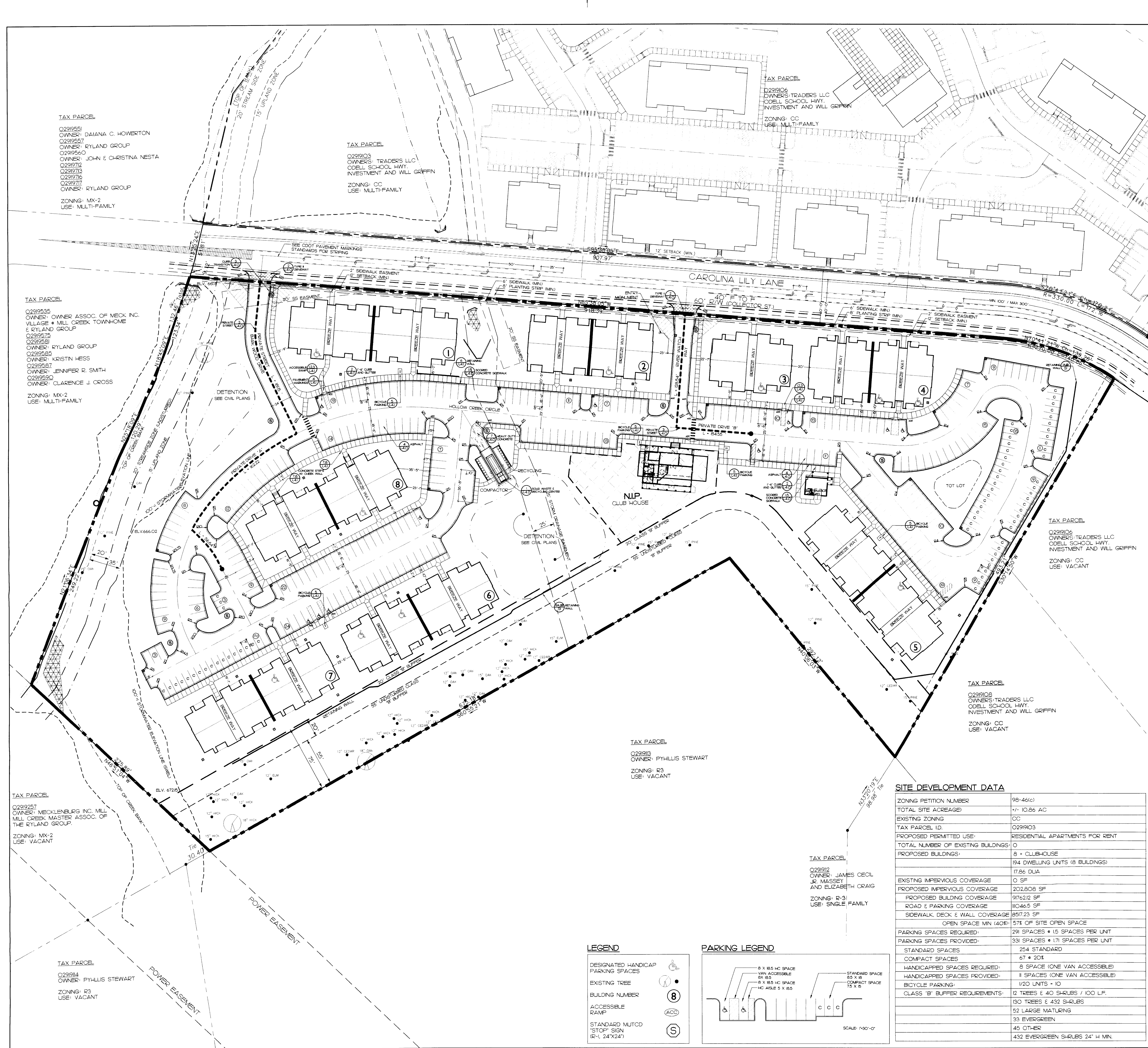
ROLAND D. WARD PLS L2728

RESERVE AT STONE HOLLOW
RESIDENTIAL APARTMENTS
MILLER VALENTINE GROUP, CINCINNATI, OH
EXISTING CONDITIONS

REVISIONS:
1. 2/28/07 CHPC RESUBMITTAL
2. 3/8/07 CHPC RESUBMITTAL
3. 3/15/07 CHPC RESUBMITTAL

DATE: DECEMBER 22, 2006
DESIGNED BY: CCM
CHECKED BY: CCM
D.C. BY: CCM
PROJECT # 106603
SHEET #

L1.0



- NOTES:**
1. ALL SCREENING REQUIREMENTS SHALL COMPLY WITH SECTION 12.303 OF THE CHARLOTTE-MECKLENBURG COUNTY ZONING ORDINANCE.
 2. ALL OFF-STREET PARKING SHALL BE IN COMPLIANCE WITH SECTION 12.208 OF THE CHARLOTTE-MECKLENBURG COUNTY ZONING ORDINANCE.
 3. TRASH COLLECTION SHALL BE PRIVATE, PROVIDED THROUGH THE DEVELOPMENT OWNER/MANAGEMENT. COMPACTOR IS LOCATED ADJACENT TO THE CLUBHOUSE.
 4. ALL REQUIRED PLANTINGS SHALL COMPLY WITH PART THREE: BUFFERS AND SCREENING OF THE CHARLOTTE-MECKLENBURG COUNTY ZONING ORDINANCE.
 5. SITE ENGINEERING DRAWINGS SHOWING COMPLIANCE WITH SITE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE SHALL BE APPROVED BY THE CITY ENGINEERING STAFF AS PART OF THE BUILDING PERMIT PROCESS.
 6. REQUIRED STREET IMPROVEMENTS (IF ANY) ALONG CAROLINA LILY LANE SHALL BE COORDINATED, REVIEWED AND APPROVED WITH CITY ENGINEERING AND CHARLOTTE D.O.T. DURING THE BUILDING PERMIT PROCESS.
 7. SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OR CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A COORDINATED SOLUTION.
 8. ALL DIMENSIONS AND RADII ARE TO BACK OF CURB.
 9. SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS OF ALL BUILDINGS, CLUBHOUSE, COMPACTOR STRUCTURE AND MAINTENANCE SHED.
 10. CONTRACTOR SHALL VERIFY THAT ALL BUILDINGS ARE OUTSIDE ALL BUFFERS AND SETBACKS AS SHOWN.
 11. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
 12. ALL PRIVATE DRIVES AND PARKING BAY DRIVE LANES SHALL BE HEAVY DUTY ASPHALT. ALL PARKING SPACE BAYS AND GARAGE DRIVEWAYS SHALL BE LIGHT DUTY ASPHALT.
 13. SEE GRADING PLANS L4.0 FOR SITE GRADING INFORMATION.
 14. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 15. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
 16. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
 17. THE STREAMSIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, AT A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6-INCH CALIPER PER 1000 SQUARE FEET. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES.
 18. PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND THAT NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).
 19. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
 20. THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING, ETC.) AT THE SITE AND THIS FENCING MUST BE CALLED OUT ON THE PLANS.
 21. THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKET AT STREET CROSSINGS AND THIS MARKER MUST BE CALLED OUT ON THE PLANS.
 22. DEVELOPER WILL PROVIDE STREET SIGNS PER CDSM #50.05 (9" SIGNS ONLY).
 23. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

SITE DEVELOPMENT DATA

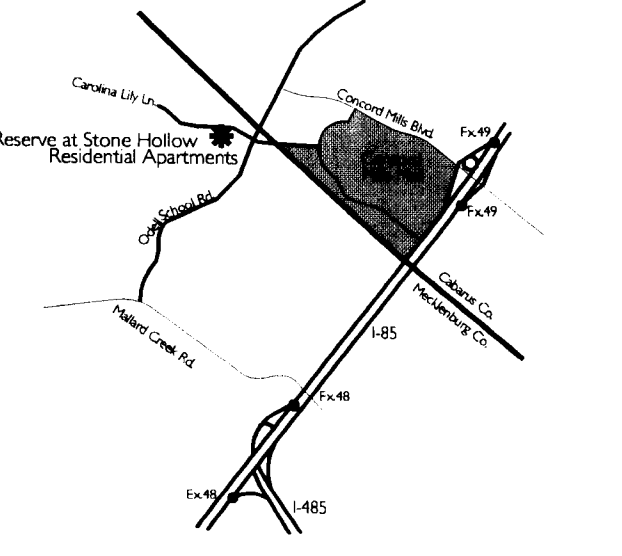
ZONING PETITION NUMBER	98-46(c)
TOTAL SITE ACREAGE	~17.06 AC
EXISTING ZONING	CC
TAX PARCEL ID.	0291903
PROPOSED PERMITTED USE	RESIDENTIAL APARTMENTS FOR RENT
TOTAL NUMBER OF EXISTING BUILDINGS	0
PROPOSED BUILDINGS	8 - CLUBHOUSE 194 DWELLING UNITS (8 BUILDINGS) 17.86 DUA 0 SF
EXISTING IMPERVIOUS COVERAGE	0 SF
PROPOSED IMPERVIOUS COVERAGE	202,808 SF
PROPOSED BUILDING COVERAGE	917,622 SF
ROAD & PARKING COVERAGE	110,465 SF
SIDEWALK, DECK & WALL COVERAGE	857,723 SF
OPEN SPACE MIN (40%)	57% OF SITE OPEN SPACE
PARKING SPACES REQUIRED	291 SPACES • 15 SPACES PER UNIT
PARKING SPACES PROVIDED	331 SPACES • 171 SPACES PER UNIT
STANDARD SPACES	254 STANDARD
COMPACT SPACES	67 • 20%
HANDICAPPED SPACES REQUIRED	8 SPACE (ONE VAN ACCESSIBLE)
HANDICAPPED SPACES PROVIDED	11 SPACES (ONE VAN ACCESSIBLE)
BICYCLE PARKING	1/20 UNITS • 10
CLASS "B" BUFFER REQUIREMENTS	12 TREES & 40 SHRUBS / 100 L.F. 180 TREES & 432 SHRUBS 52 LARGE MATURING 33 EVERGREEN 45 OTHER 432 EVERGREEN SHRUBS 24" H MIN.

SOLID WASTE AND RECYCLING

SOLID WASTE REQ.	(1) 8 cu yd PER 90 UNITS
SOLID WASTE PROVIDED:	2 CY COMPACTOR AND 30 CY CONTAINER
RECYCLING REQ.	(1) 144 SF RECYCLING STATION PER 80 UNITS=432 S.F.
RECYCLING PROVIDED:	2 RECYCLING STATIONS • 216 S.F. 436 S.F. PROVIDED

SET BACK 12' FROM BACK OF CLUB
SIDE YARD 5' (7' BASE ON INCREASED HEIGHT)
REAR YARD 40' (44' ABUTTING RESIDENTIAL BASED ON INCREASED HEIGHT)
HEIGHT (40 MAX) 44' (INCREASED YARDS PER SECTION 9.305 (1) FOOT NOTE #7)

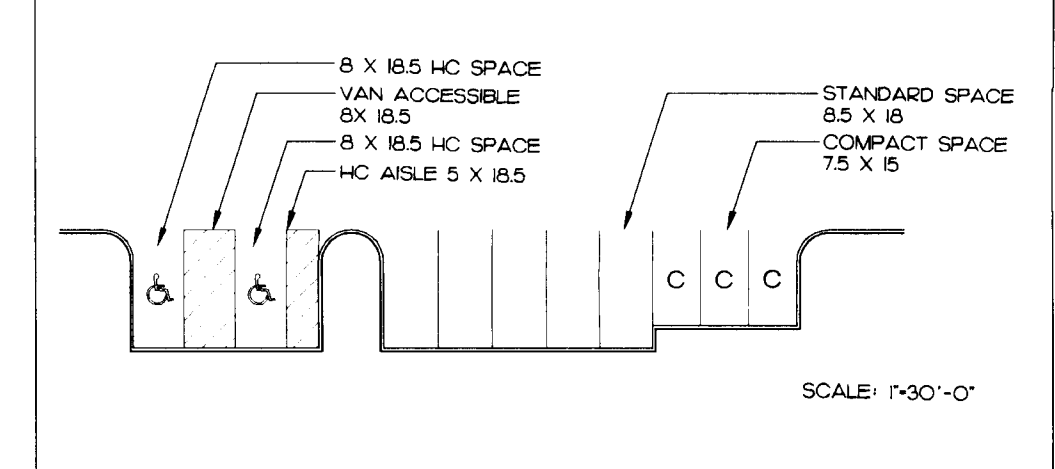
VICINITY MAP



LEGEND

- DESIGNATED HANDICAP PARKING SPACES
- EXISTING TREE
- BUILDING NUMBER
- ACCESSIBLE RAMP
- STANDARD MUTCD "STOP" SIGN (R-1, 24"x24")

PARKING LEGEND



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704.333.7446
www.landdesign.com

LAND DESIGN, INC.
CORPORATE
SEAL
NORTH CAROLINA
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
No. 11800
EXPIRATION DATE 12/31/2023
J. STIMING C. MARSH

06-19-07
NOT FOR CONSTRUCTION

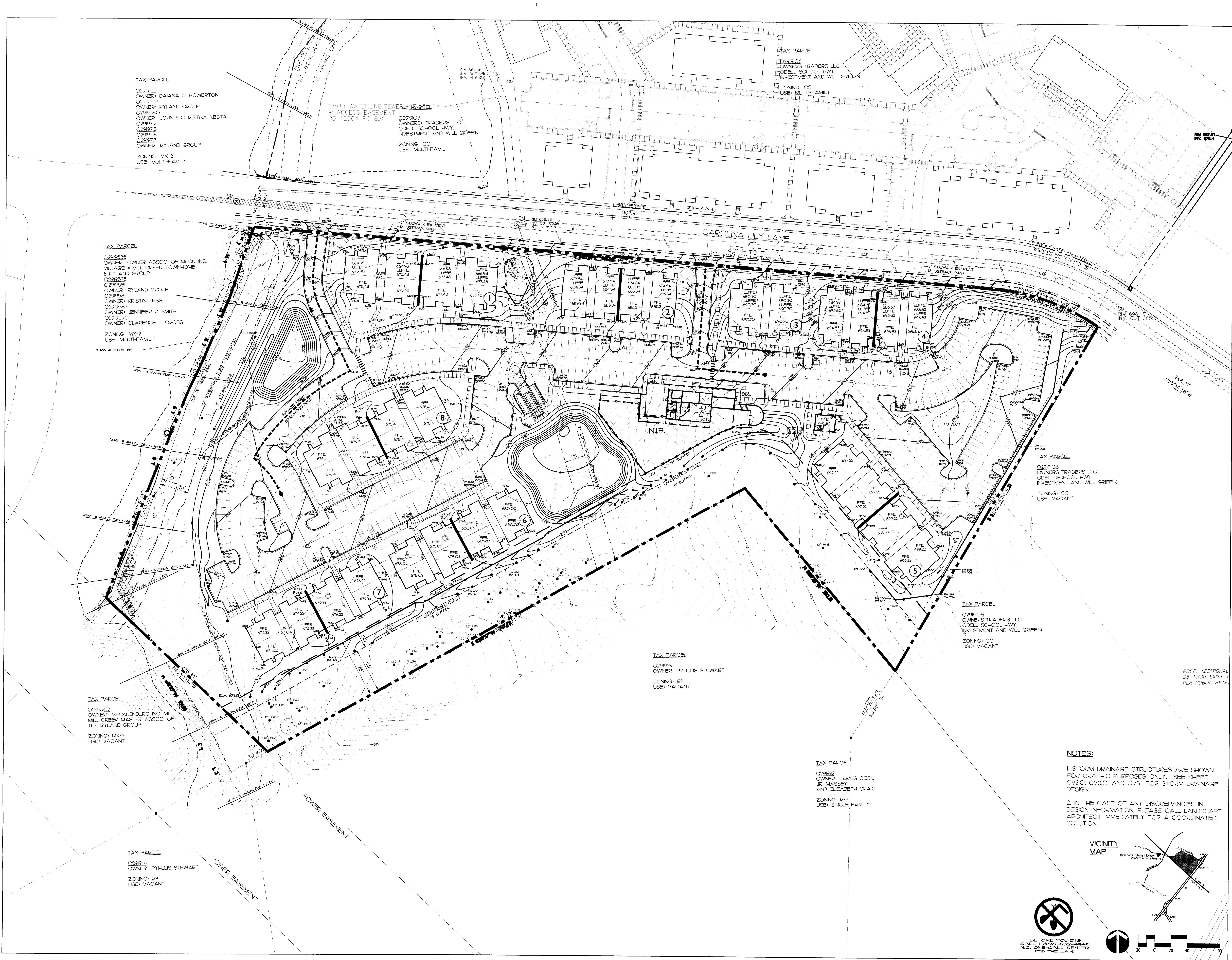
**RESERVE AT STONE HOLLOW
RESIDENTIAL APARTMENTS**
MILLER VALENTINE GROUP, CINCINNATI, OH
LAYOUT PLAN

REVISIONS:
1. 2/28/07 CHFC RESUBMITTAL
2. 5/6/07 CHFC RESUBMITTAL
3. 6/10/07 CHFC RESUBMITTAL

DATE: December 22, 2006
DESIGNED BY: CMH
CHECKED BY: CMH
SUC BY: CMH
PROJECT #: 100603
SHEET #:

L2.0

RESERVE AT STONE HOLLOW
RESIDENTIAL APARTMENTS
MILLER VALENTINE GROUP, CINCINNATI, OH
GRADING PLAN



TAX PARCEL
0299551
OWNER: DAIANA C. HOWERTON
0299557
OWNER: RYLAND GROUP
0299560
OWNER: JOHN E. CHRISTINA NESTA
0299712
0299713
0299716
0299717
0299718
OWNER: RYLAND GROUP
ZONING: MX-2
USE: MULTI-FAMILY

CMUD, WATERLINE, SEWER & ACCESS EASEMENT
DB 12564 PG. 820
0299103
OWNERS: TRADERS LLC
ODELL SCHOOL HWY.
INVESTMENT AND WILL GRIFFIN
ZONING: CC
USE: MULTI-FAMILY

TAX PARCEL
0299106
OWNERS: TRADERS LLC
ODELL SCHOOL HWY.
INVESTMENT AND WILL GRIFFIN
ZONING: CC
USE: MULTI-FAMILY

TAX PARCEL
0299535
OWNER: OWNER ASSOC. OF MECK INC.
VILLAGE • MILL CREEK TOWNHOME
& RYLAND GROUP
0299575
0299581
OWNER: RYLAND GROUP
0299585
OWNER: KRISTIN HESS
0299587
OWNER: JENNIFER R. SMITH
0299590
OWNER: CLARENCE J. CROSS
ZONING: MX-2
USE: MULTI-FAMILY

TAX PARCEL
0299106
OWNERS: TRADERS LLC
ODELL SCHOOL HWY.
INVESTMENT AND WILL GRIFFIN
ZONING: CC
USE: VACANT

TAX PARCEL
0299108
OWNERS: TRADERS LLC
ODELL SCHOOL HWY.
INVESTMENT AND WILL GRIFFIN
ZONING: CC
USE: VACANT

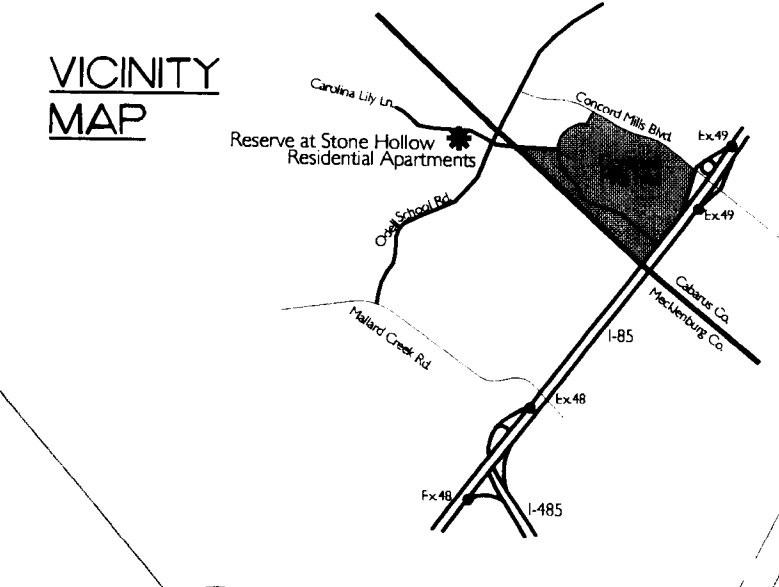
TAX PARCEL
0299193
OWNER: PHYLLIS STEWART
ZONING: R-3
USE: VACANT

TAX PARCEL
0299192
OWNERS: JAMES CECIL
JR. MASSEY
AND ELIZABETH CRAIG
ZONING: R-3
USE: SINGLE FAMILY

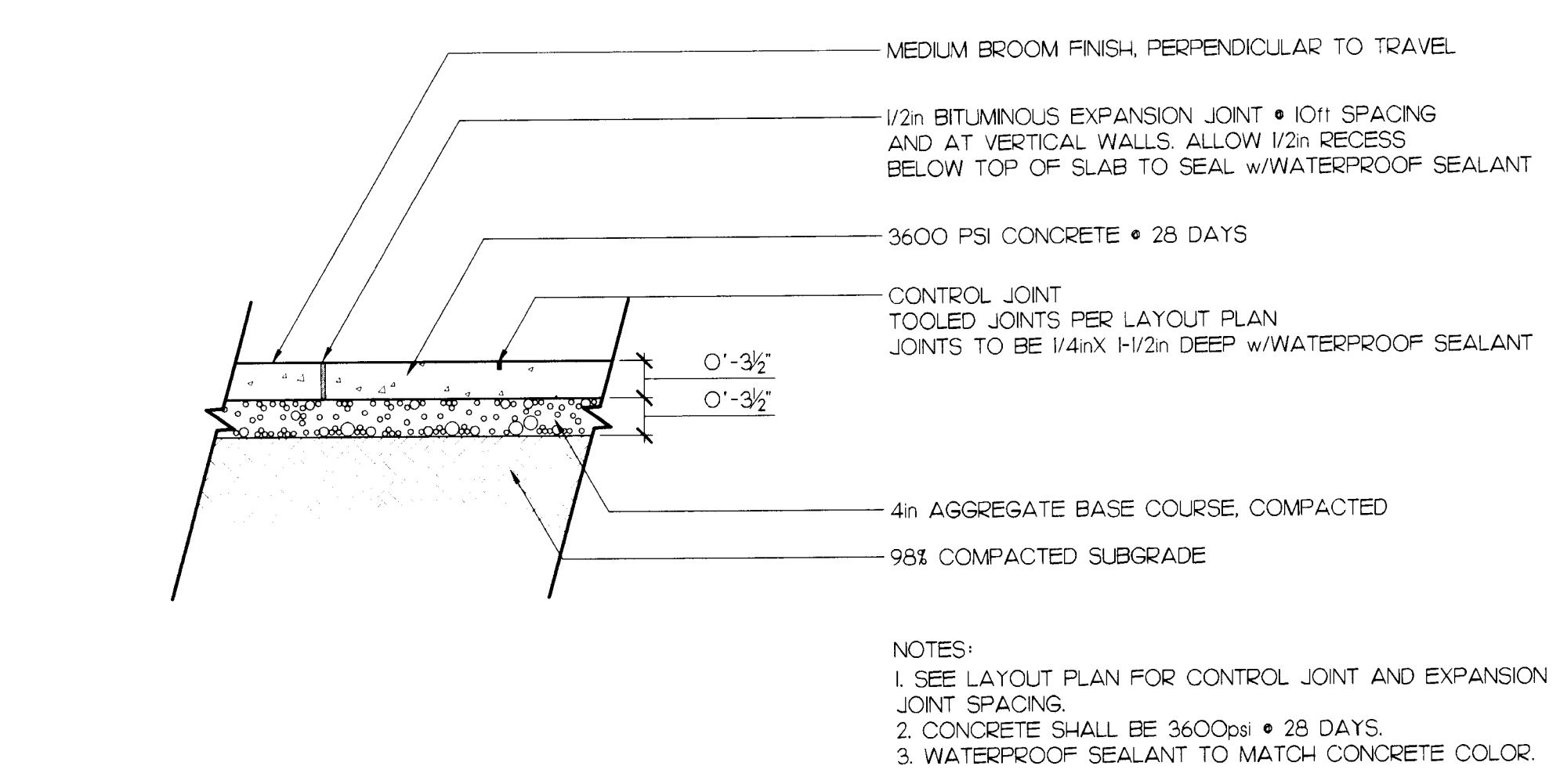
TAX PARCEL
0299125
OWNER: MECKLENBURG INC. MILL
MILL CREEK MASTER ASSOC. OF
THE RYLAND GROUP
ZONING: MX-2
USE: VACANT

TAX PARCEL
0299114
OWNER: PHYLLIS STEWART
ZONING: R-3
USE: VACANT

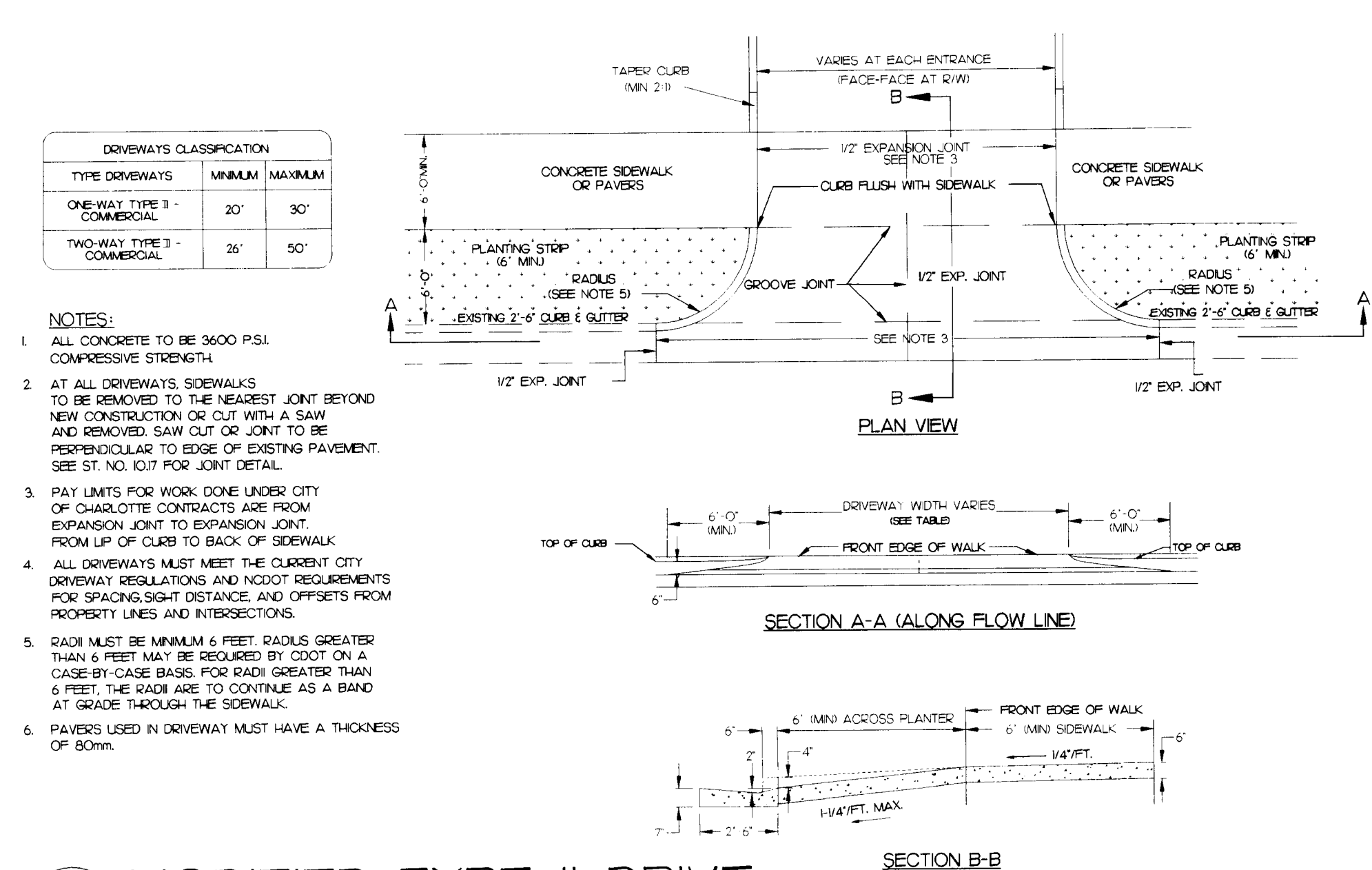
NOTES:
1. STORM DRAINAGE STRUCTURES ARE SHOWN FOR GRAPHIC PURPOSES ONLY. SEE SHEET CV2.0, CV3.0, AND CV3.1 FOR STORM DRAINAGE DESIGN.
2. IN THE CASE OF ANY DISCREPANCIES IN DESIGN INFORMATION, PLEASE CALL LANDSCAPE ARCHITECT IMMEDIATELY FOR A COORDINATED SOLUTION.



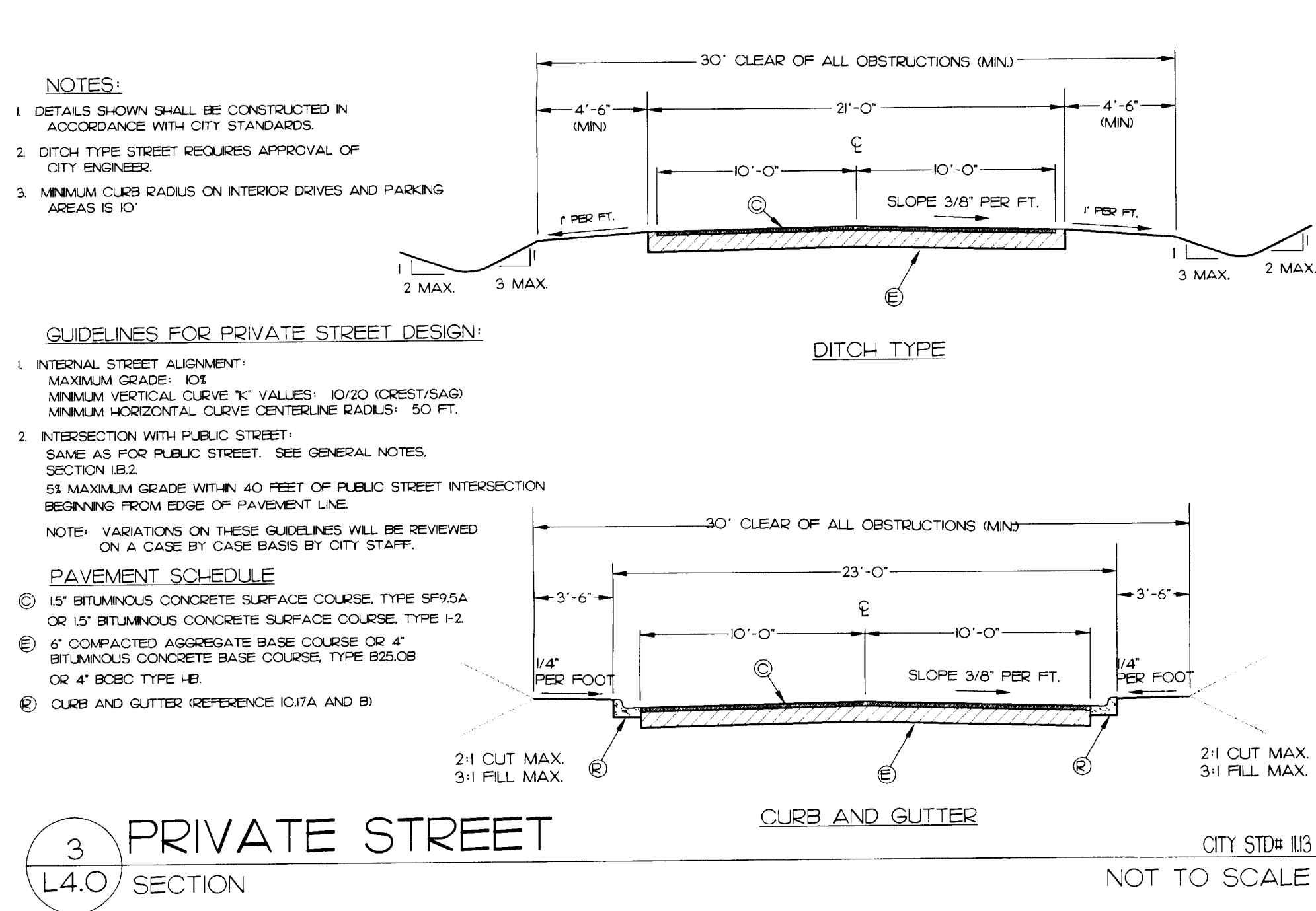
BEFORE YOU DIG
CALL 1-800-682-4343
N.C. ONE-CALL CENTER
IT'S THE LAW!



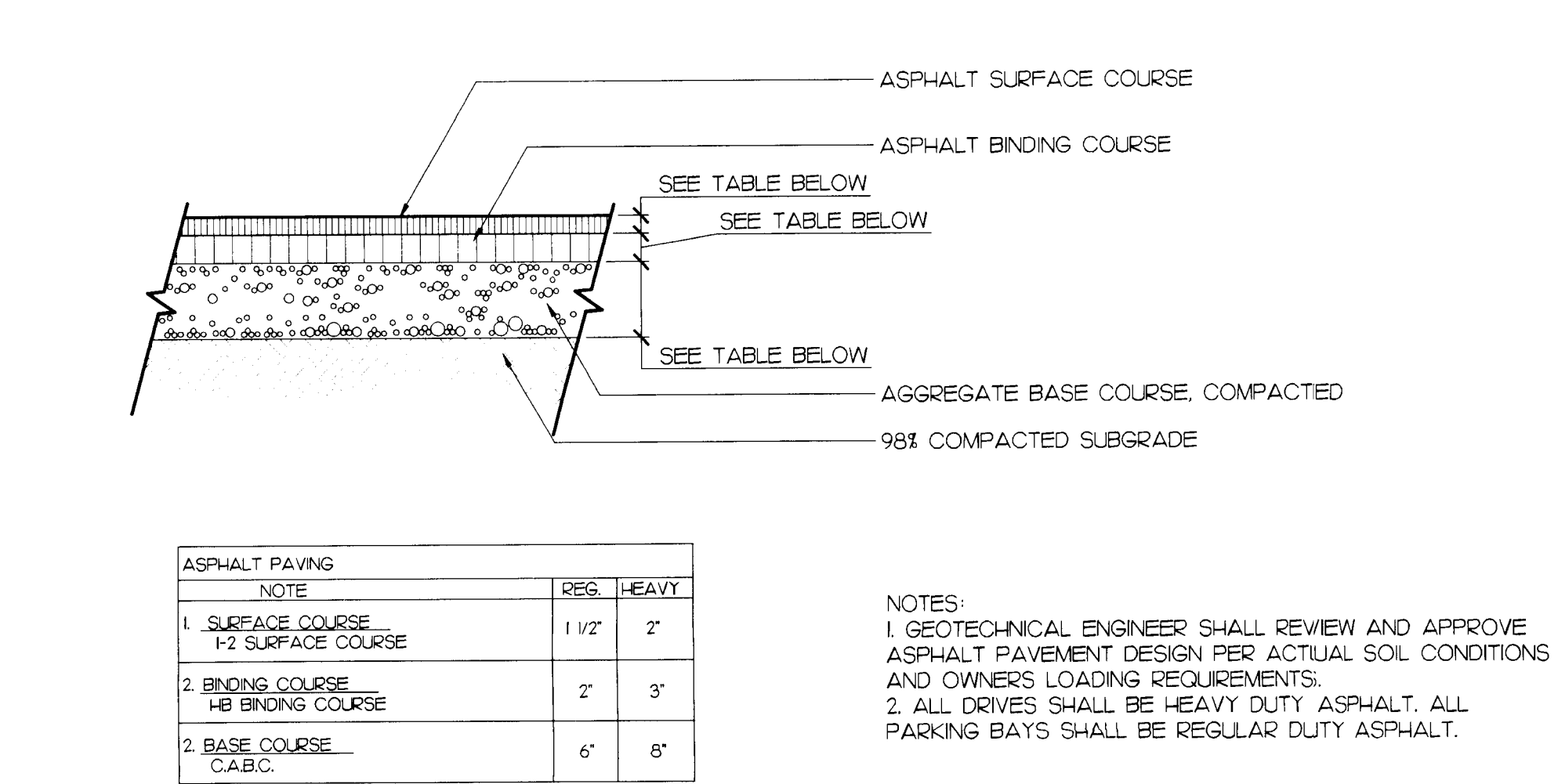
1. SCORED CONCRETE L4.0 SECTION SCALE: 3/4" = 1'-0"



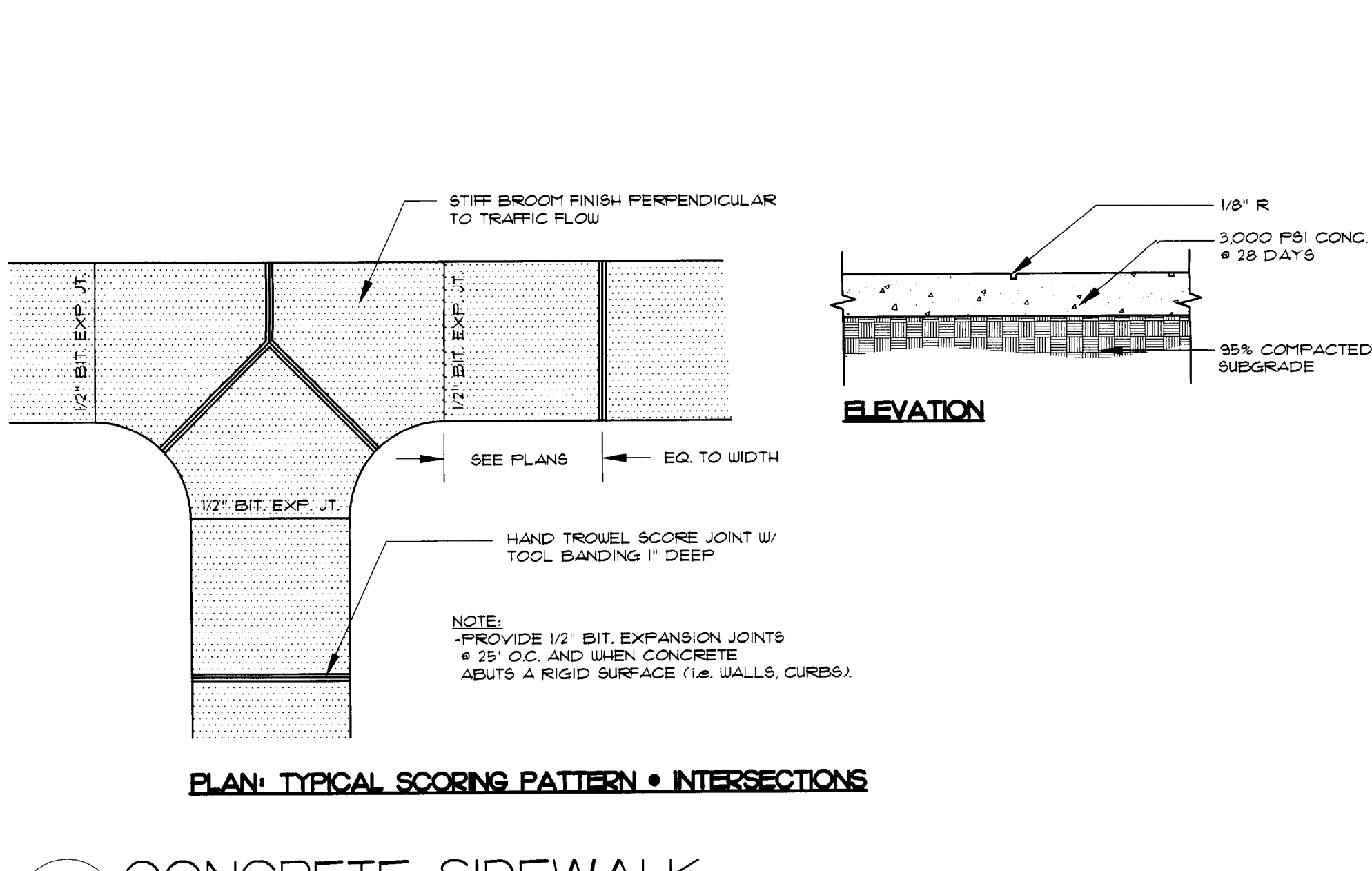
2. MODIFIED TYPE II DRIVE L4.0 PLAN CITY STD# 10.26 NOT TO SCALE



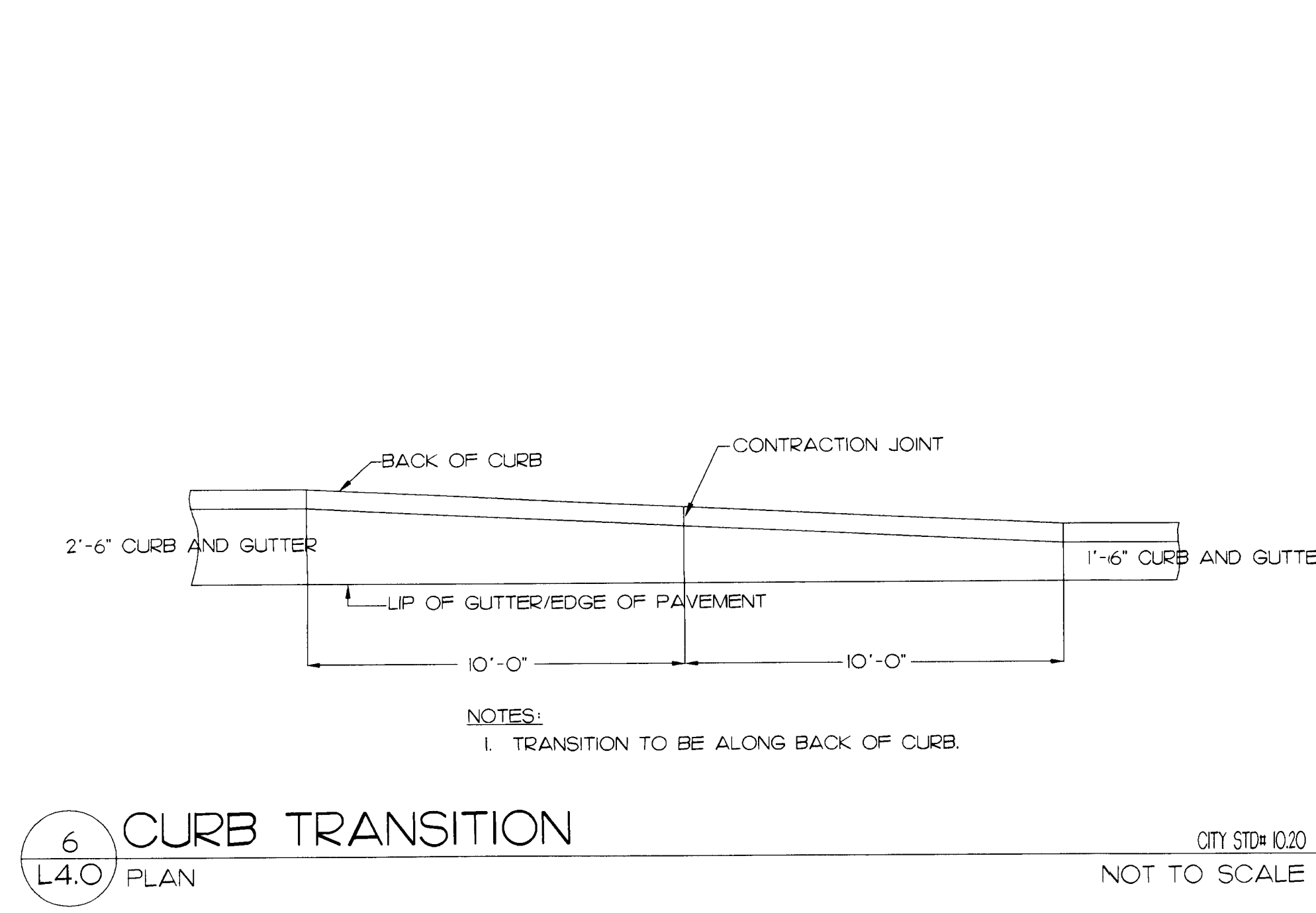
3. PRIVATE STREET L4.0 SECTION CITY STD# 11.3 NOT TO SCALE



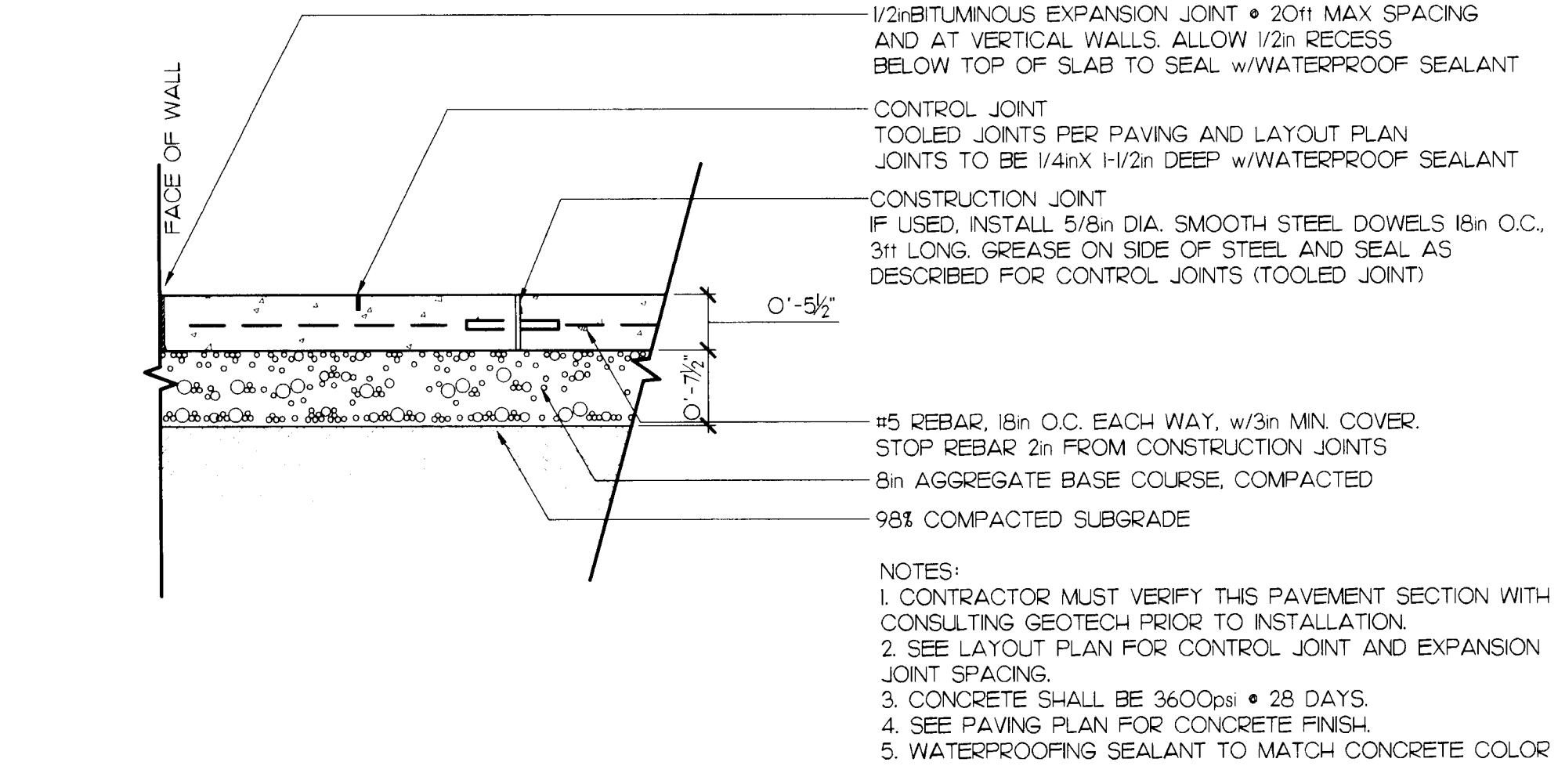
4. REGULAR AND HEAVY DUTY ASPHALT L4.0 SECTION SCALE: 3/4" = 1'-0"



5. CONCRETE SIDEWALK L4.0 PLAN / ELEVATION NOT TO SCALE



6. CURB TRANSITION L4.0 PLAN CITY STD# 10.20 NOT TO SCALE



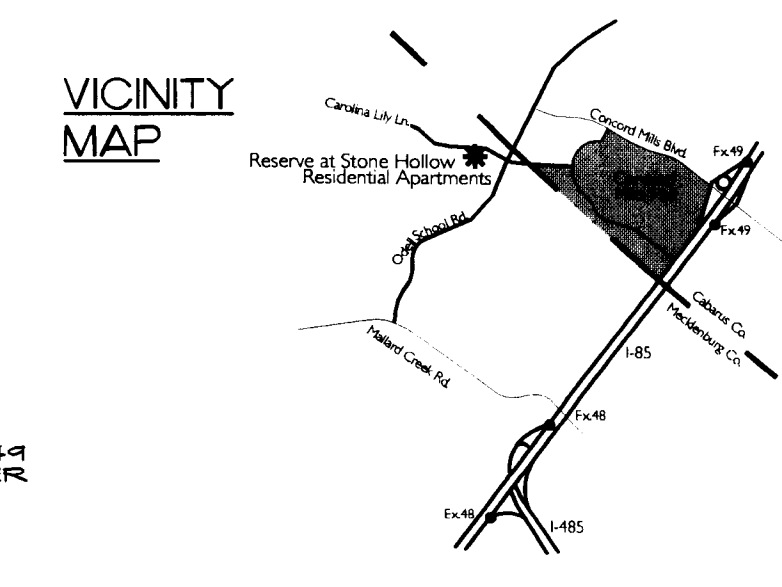
7. HEAVY DUTY CONCRETE L4.0 SECTION SCALE: 3/4" = 1'-0"



8. CURB AND GUTTER L4.0 PLAN CITY STD# 10.20 NOT TO SCALE



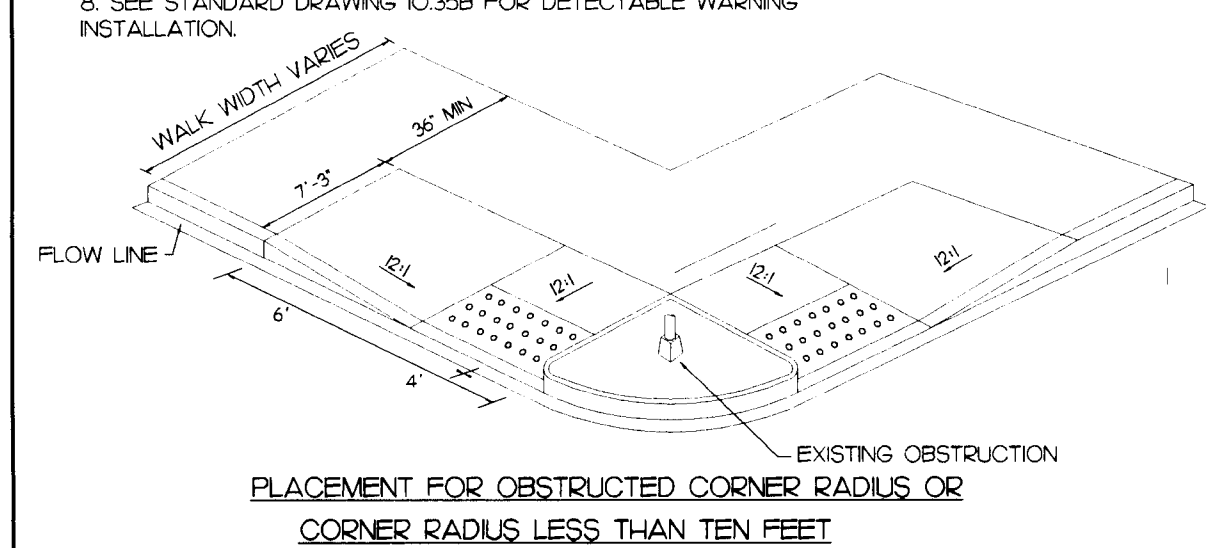
9. CURB AND GUTTER L4.0 PLAN CITY STD# 10.20 NOT TO SCALE



1. RAMP AND WING SLOPES SHALL NOT BE STEEPER THAN 6:1.
2. GUTTER FLOW LINE AND PLAN PROFILE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
3. THE SURFACE OF THE RAMP SHALL BE FLUSH WITH THE FLOWLINE OF THE CURB AND GUTTER.
4. ALL EXISTING OR NEW IMPERMEABLE CURB SHALL BE LOCATED WITHIN THE PARALLEL BOUNDARIES OF THE CROSSWALK MARKINGS. THE RAMP CENTERLINE SHALL BE LOCATED AT THE MIDPOINT BETWEEN THE PARALLEL BOUNDARIES OF THE CROSSWALK MARKINGS. HAVE A SEGMENT OF STRAIGHT RAMP AT LEAST 24 INCHES LONG LOCATED ON EACH SIDE OF THE WING SLOPE.
5. THE WING AND RAMP SURFACES SHALL BE 3000 PSI CONCRETE WITH A SKEWAL FINISH IN ACCORDANCE WITH CLOSURE TO TRAFFIC SECTION 709.08 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
6. DRAINAGE STRUCTURES MUST ARMED, UPTO POLES AND OTHER OBSTRUCTIONS SHALL BE REMOVED FROM THE AREA OF THE RAMP.
7. THE LOCATION OF THE RAMP SHALL BE PRECEDED OVER LOCATION OF OBSTRUCTIONS EXCEPT WHERE EXISTING OBSTRUCTIONS ARE NECESSARY FOR THE PROPOSED STRUCTURE.

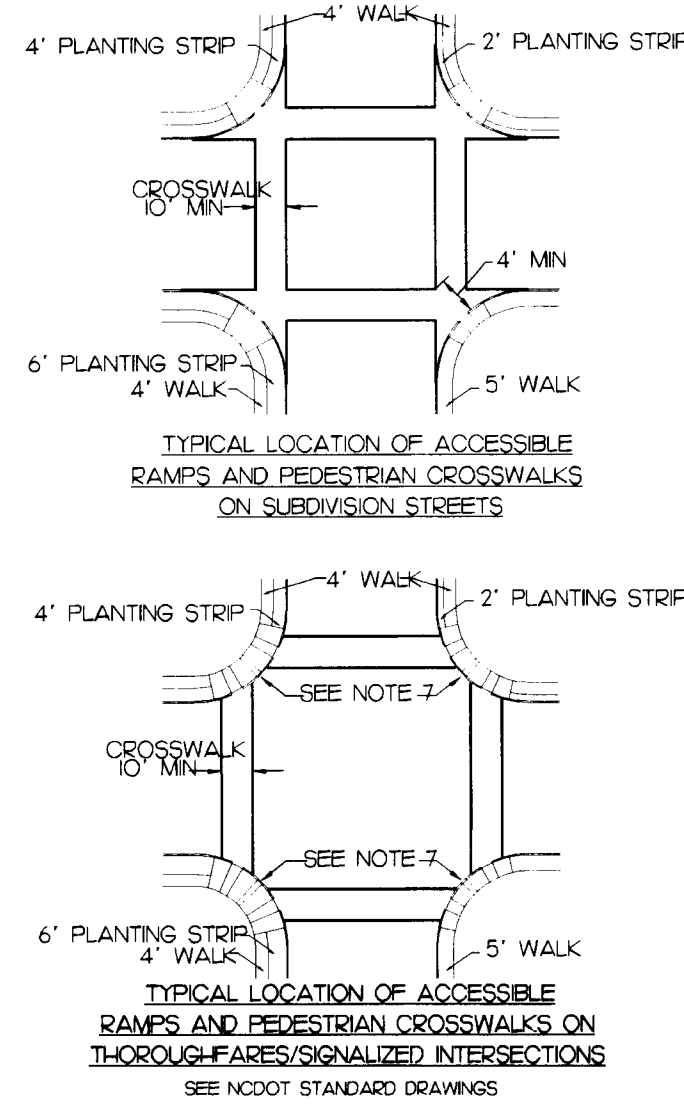
AT ALL LOCATIONS, NOT LESS THAN 2 FEET OF PLAIN HEIGHT CURB SHALL BE PLACED BETWEEN THE RAMPS.

CONTRACTOR SHALL DRAWING 1035R FOR DETAIL WARNING INSTALLATION.



L4.1	PLAN
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CUMDS 10.35

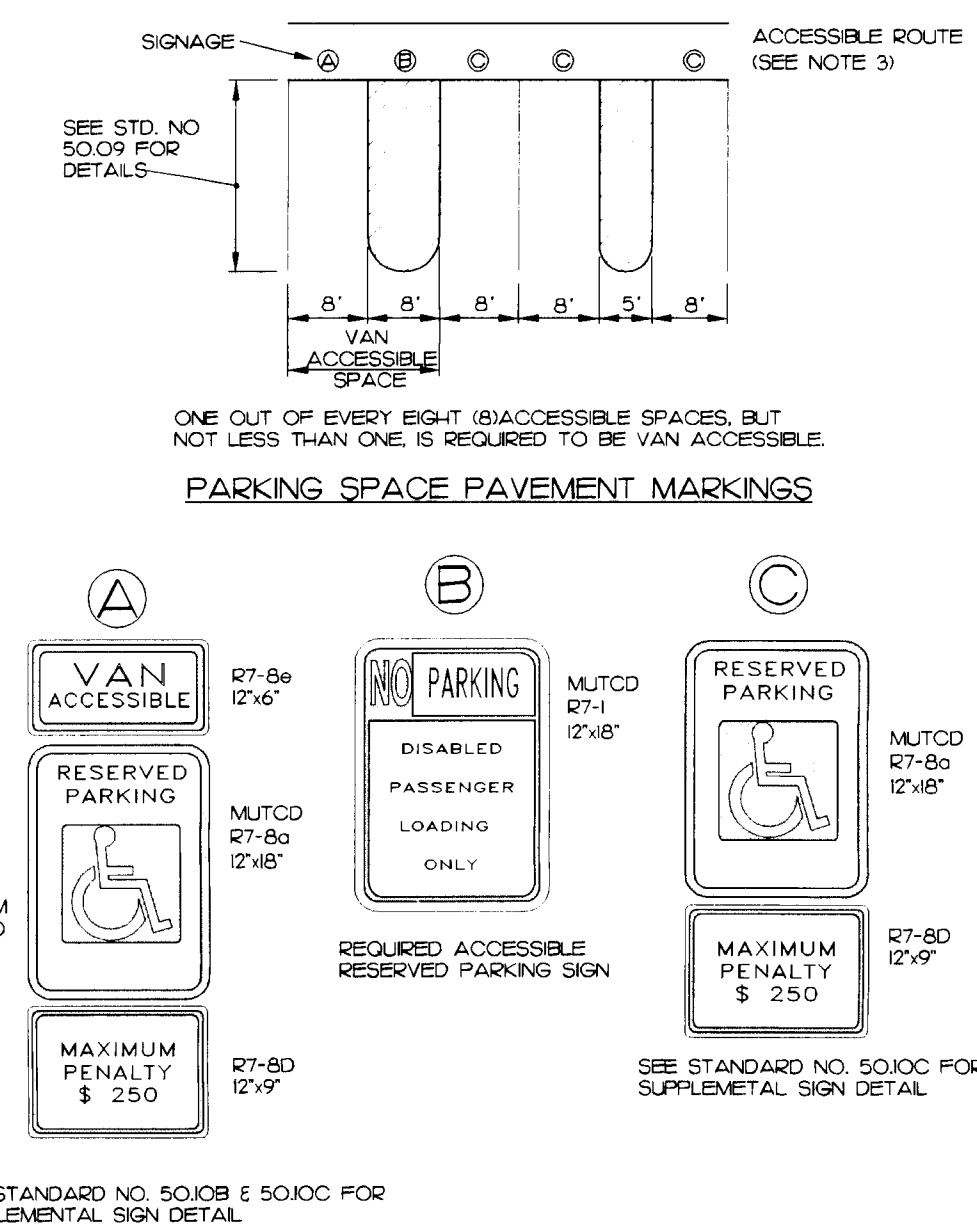


ACCESSIBLE PARKING REQUIREMENTS			
TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESSIBLE	
1 TO 25	1	1	
26 TO 50	2	1	
51 TO 75	3	1	
76 TO 100	4	1	
101 TO 150	5	1	
151 TO 200	6	1	
201 TO 300	7	1	
301 TO 400	8	1	
401 TO 500	9	2	
501 TO 1000	2% OF TOTAL	1 IN EVERY 8 ACCESSIBLE SPACES	
1001 AND OVER	2% PLUS 1 FOR EACH 100 OVER 1000	1 IN EVERY 8 ACCESSIBLE SPACES	

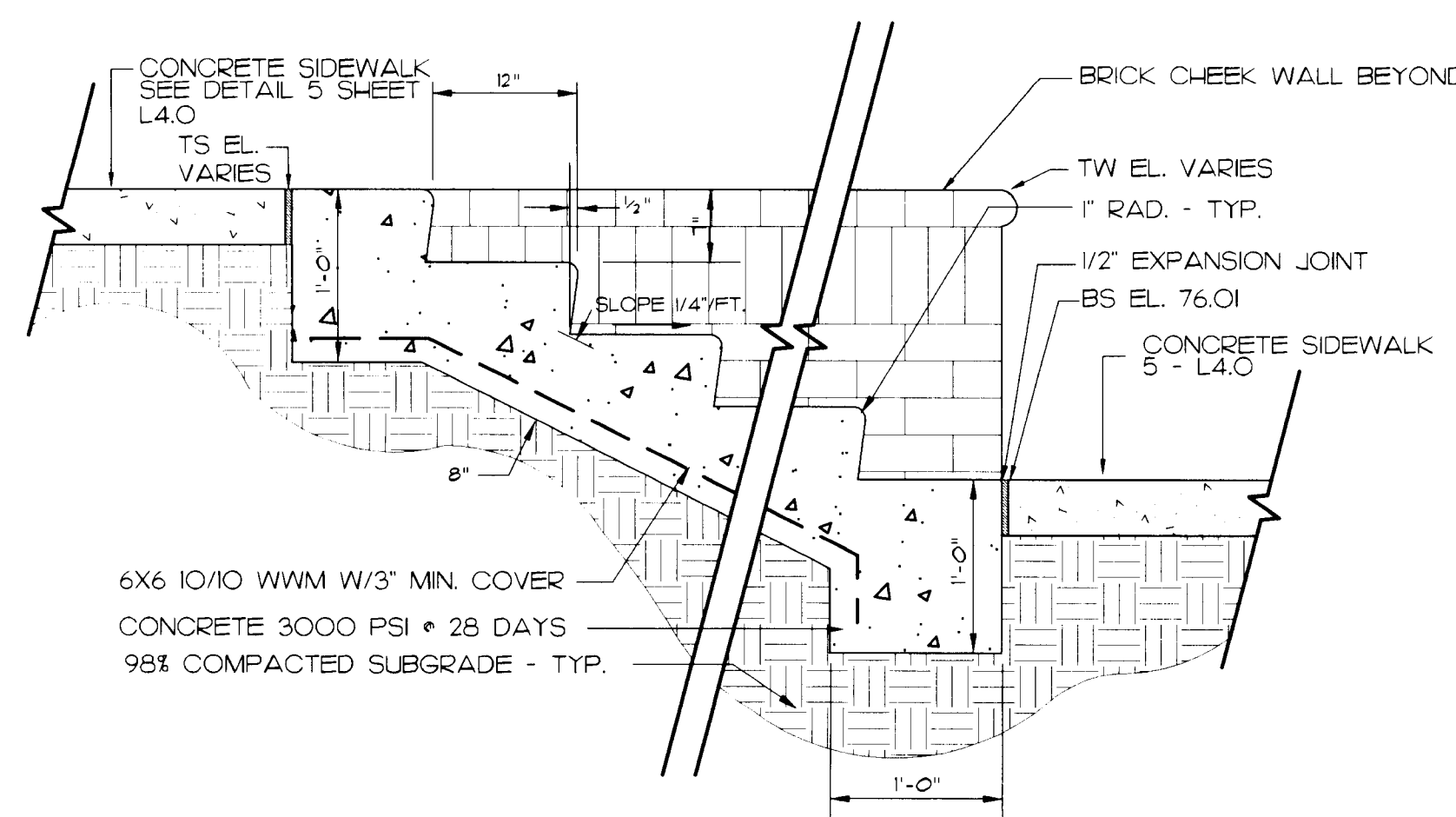
SECTION 412 (3) OF THE AMERICANS WITH DISABILITIES ACT (ADA)
 SECTION 412 (3) OF THE AMERICANS WITH DISABILITIES ACT (ADA)

NOTES:

1. ALL 12"x18" ACCESSIBLE SIGNS (R7-80 & R7-11) SHALL BE MOUNTED GRADE-TO BOTTOM EDGE OF SIGN FACE (MOUNTING HEIGHT CAN BE 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE). PEDESTRIANS ARE NOT EXPECTED TO USE.
2. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
3. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.

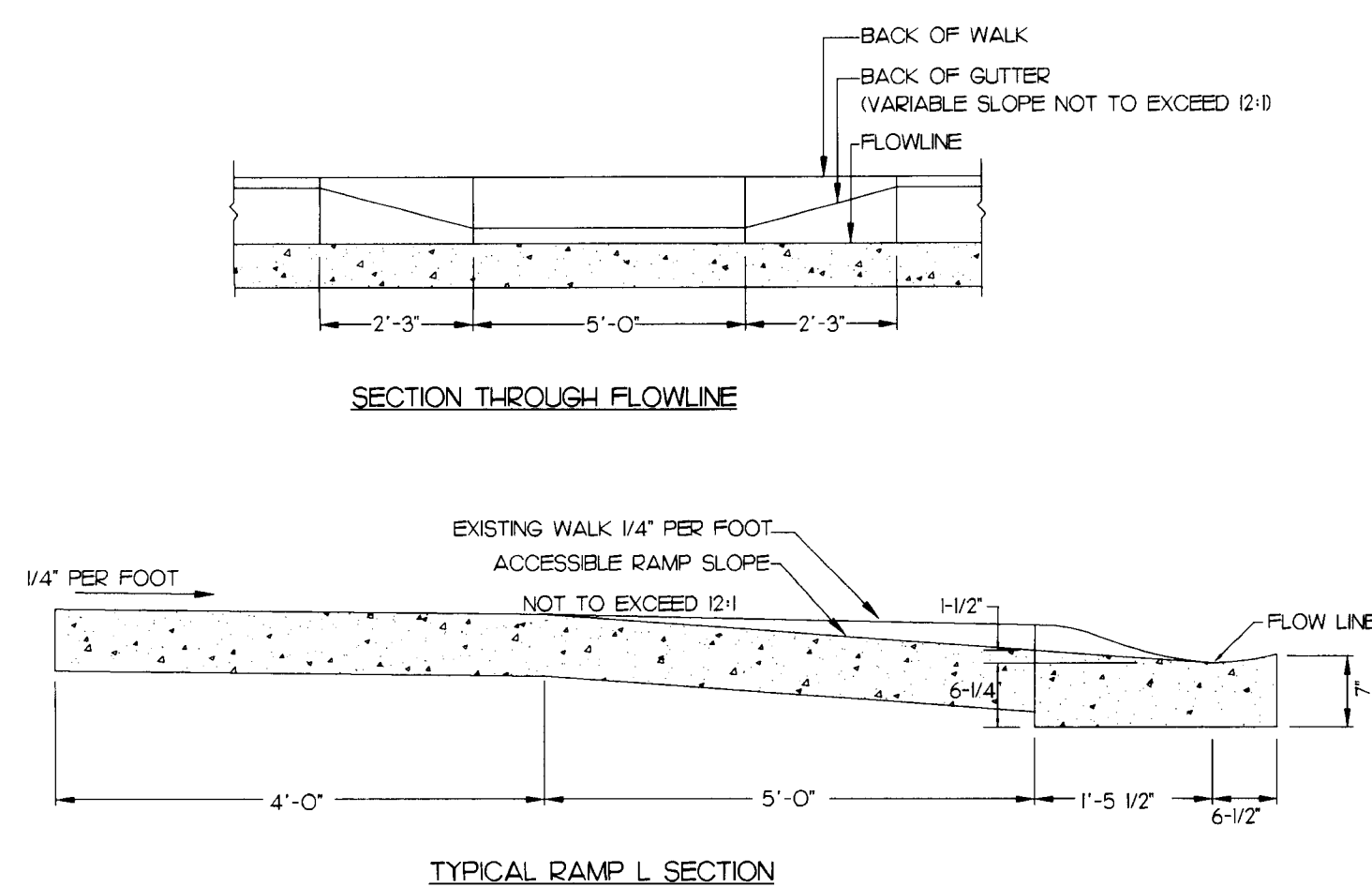


4
L4.1 SECTION

$$\frac{\text{CMLDS} \approx 50.10\text{A}}{1/2" = 1' = 0'}$$


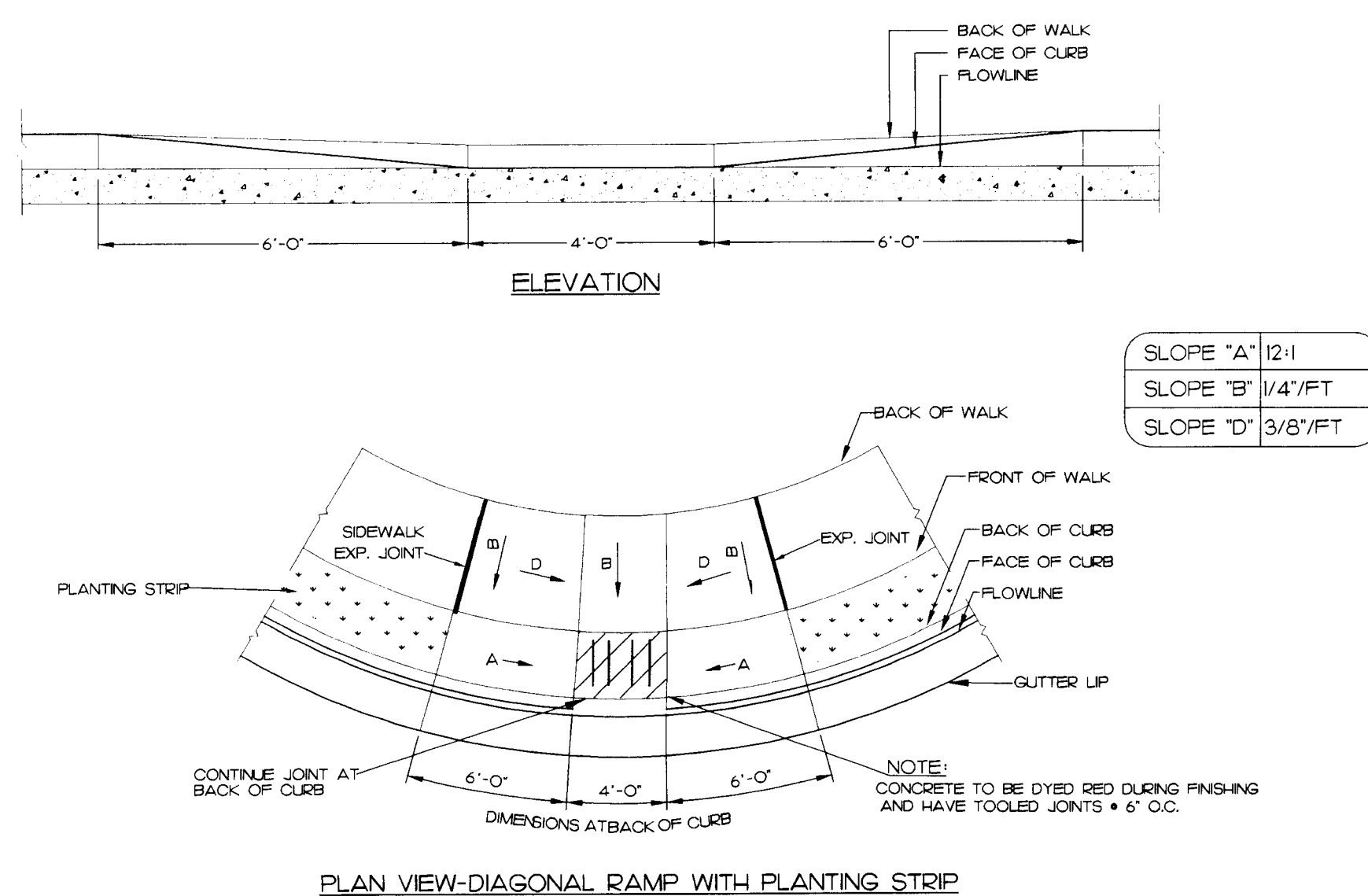
L4.1 SECTION

NOT TO SCALE



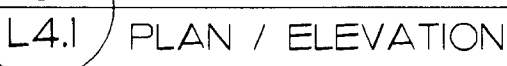
L4.1 SECTION

NOT TO SCALE

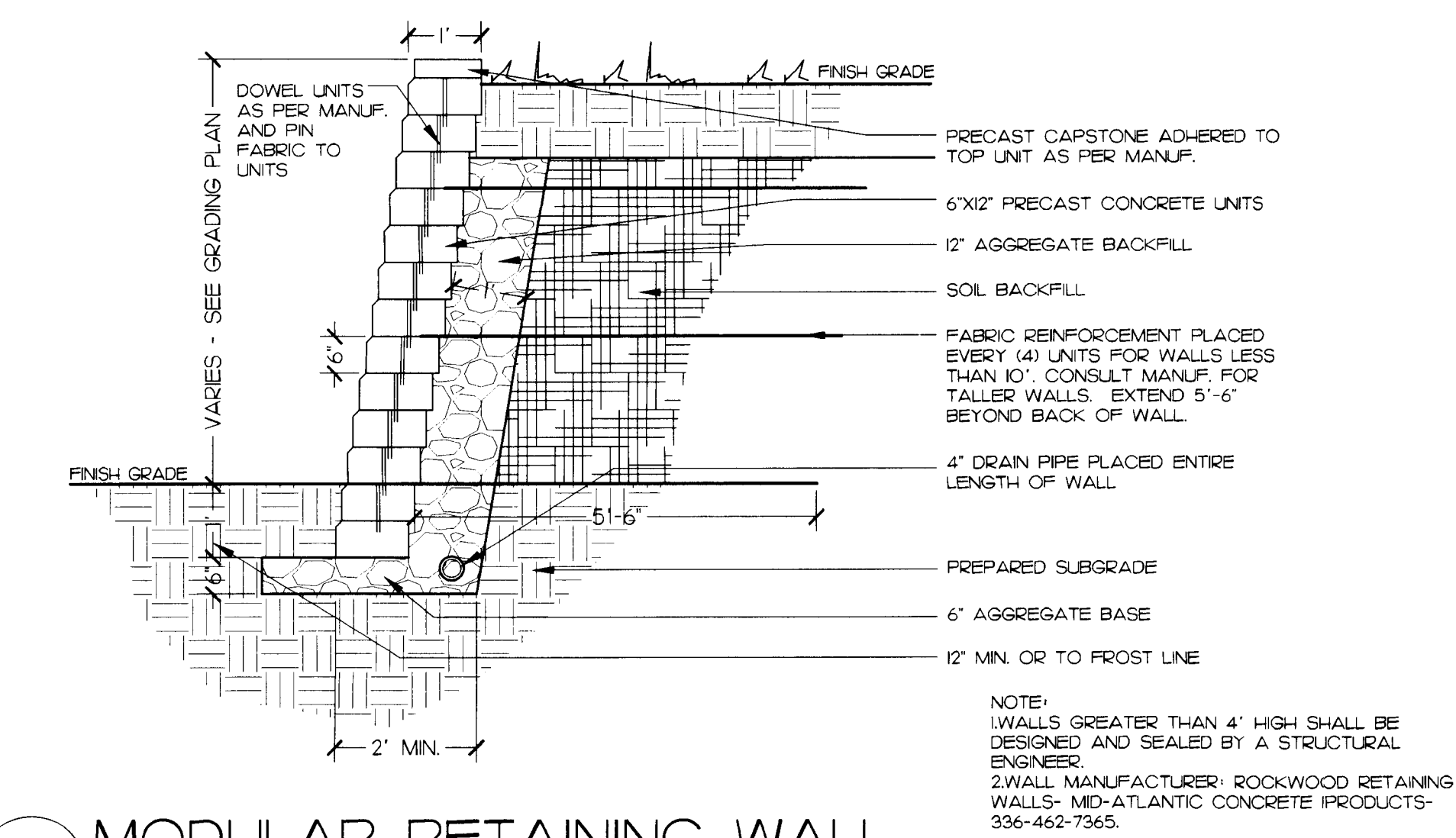


L4.1 SECTION & PLAN

SCALE: 3/4" = 1'-0"



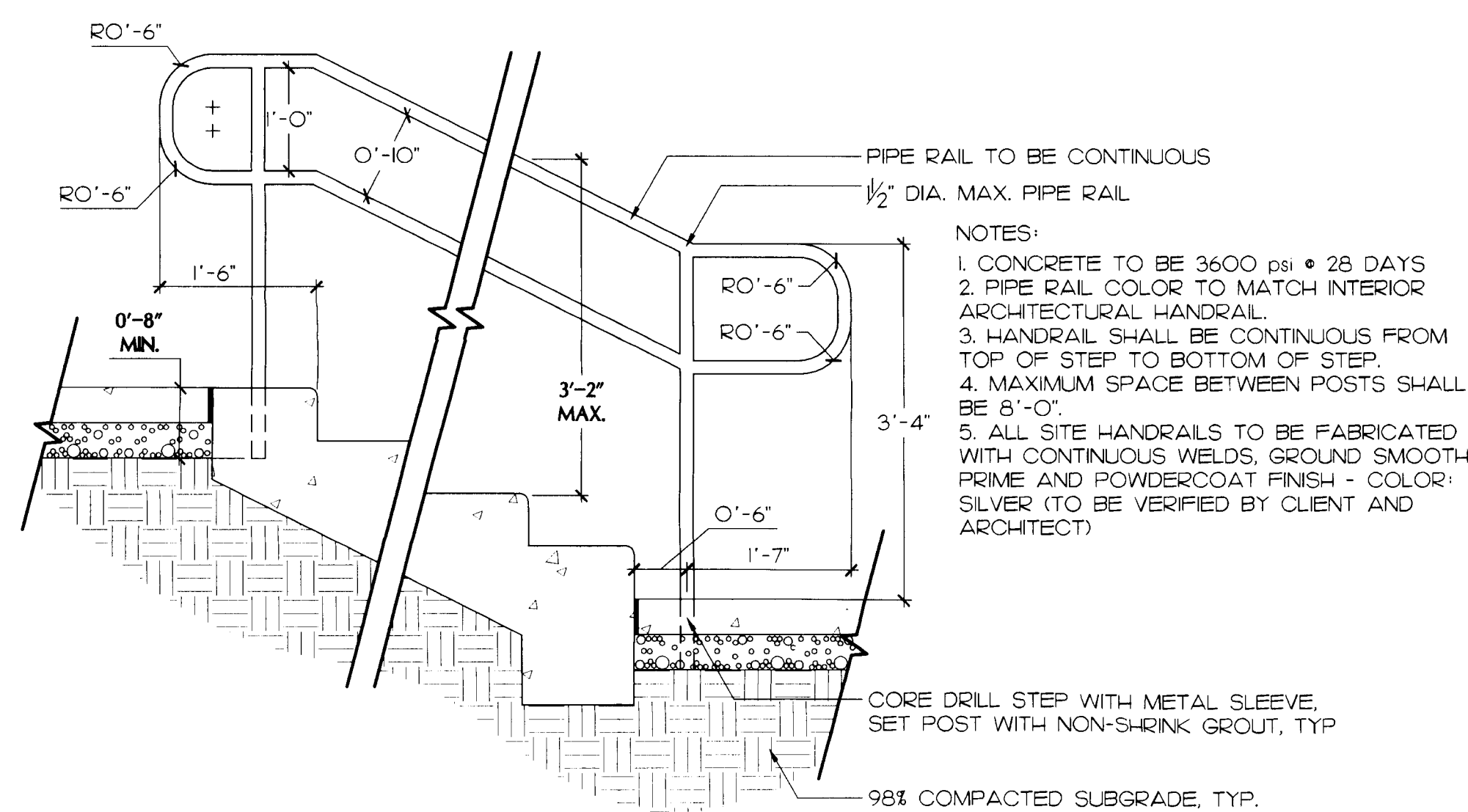
CITY STD# 5020
NOT TO SCALE



L4.1 SECTION

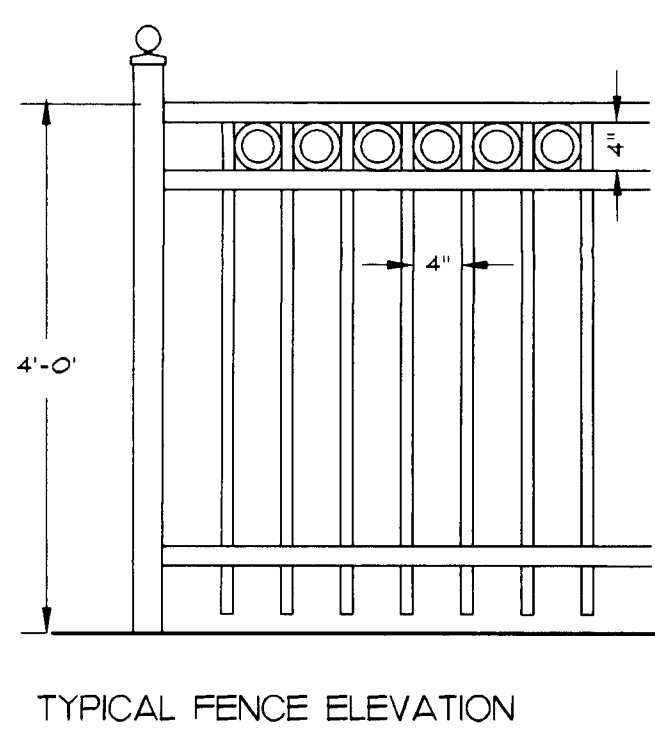
$$1/2'' = 1' = \bigcirc'$$

SEE SHEET S1 ADN S2 FOR STRUCTURAL DESIGN
OF RETAINING WALLS 4' AND GREATER



L4.1 SECTION

SCALE: 3/4" = 1'-0"



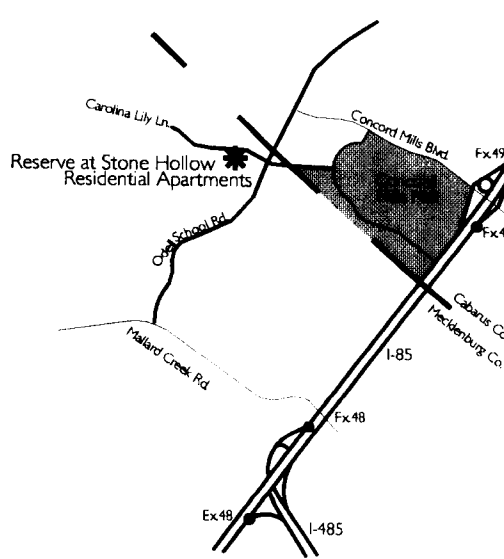
L4.1 SECTION

NOT TO SCALE

1. 3 RAIL IMPERIAL FENCE WITH RINGS, BY MONUMENTAL IRON WORKS OR APPROVED
EQUAL, 6500 EASTERN AVENUE, BALTIMORE, MD 21224 PHONE (410) 633-6506
2. MODEL SHOWN TO BE 3/4" PICKETS, 4'-0" IN HEIGHT AND 2 1/2" SQUARE POSTS.
BALL STYLE POST TOP, (MAX. 4" SPACING BETWEEN PICKETS); COLOR-BLACK.
3. INSTALL PER MANUFACTURES SPECIFICATIONS
4. TO BE USED NEAR WALKS AND RETAINING WALLS AS REQUIRED



BEFORE YOU D.
CALL 1-800-632.
N.C. ONE-CALL C.
IT'S THE LAW.

VICINITY
MAP

REVISIONS:

1. 2.28.07-CMPC RESUBMITTAL
2. 5.8.07-CMPC RESUBMITTAL
3. 6.19.07-CMPC RESUBMITTAL

DATE: DECEMBER 22, 2006

DESIGNED BY: CCM
DRAWN BY: WOW
CHECKED BY: CCM
QC BY: CCM

SHEET #

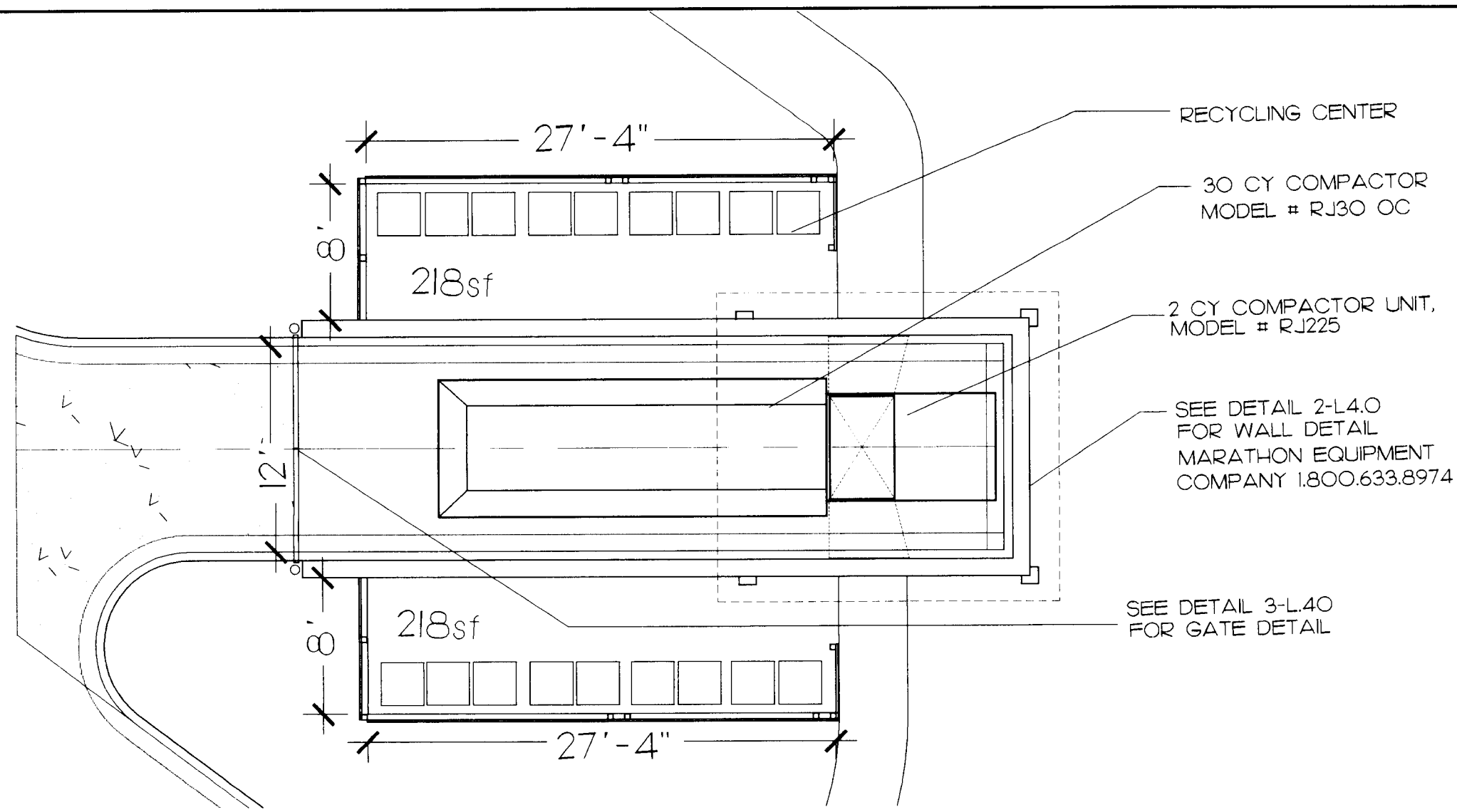
**RESERVE AT STONE HOLLOW
RESIDENTIAL APARTMENTS**
MILLER VALENTINE GROUP, CINCINNATI, OH

SITE DETAILS

LandDesign®
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com

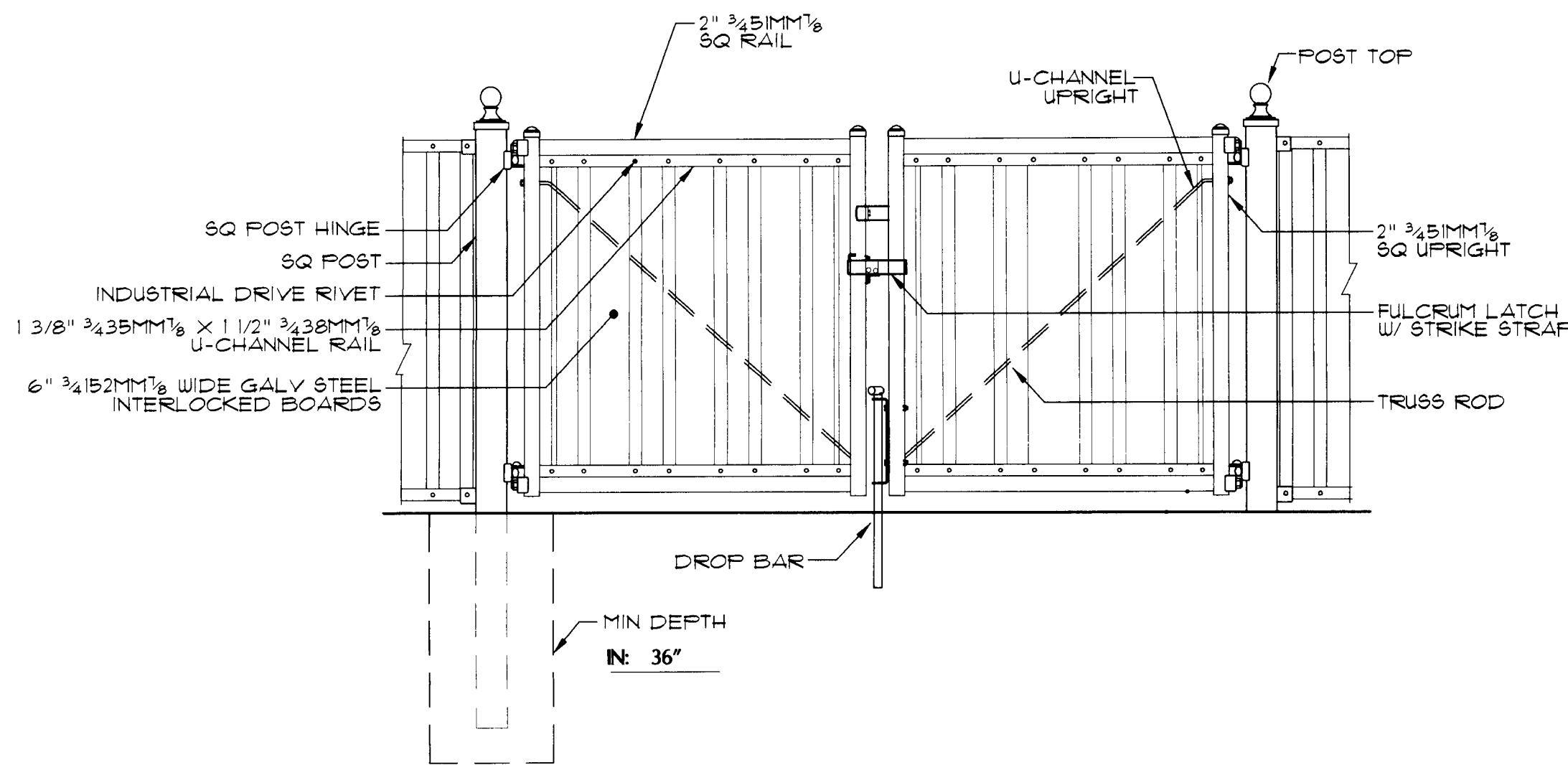
06-19-07

NOT FOR CONSTRUCTION



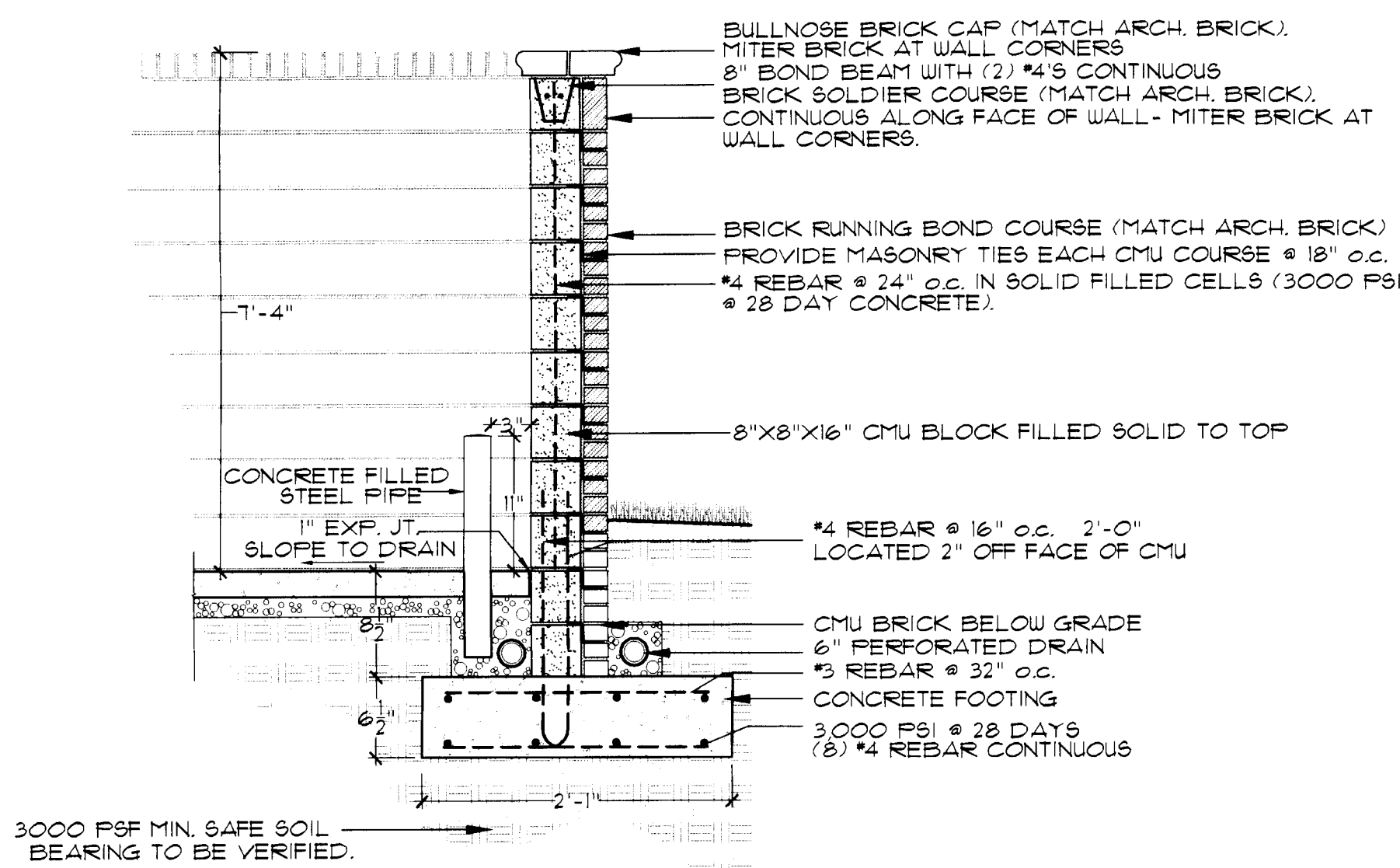
TRASH COMPACTOR & RECYCLE

1 L4.2 PLAN SCALE: 1/2" = 1'-0"



COMPACTOR WALL GATE

2 L4.2 SECTION N.T.S.

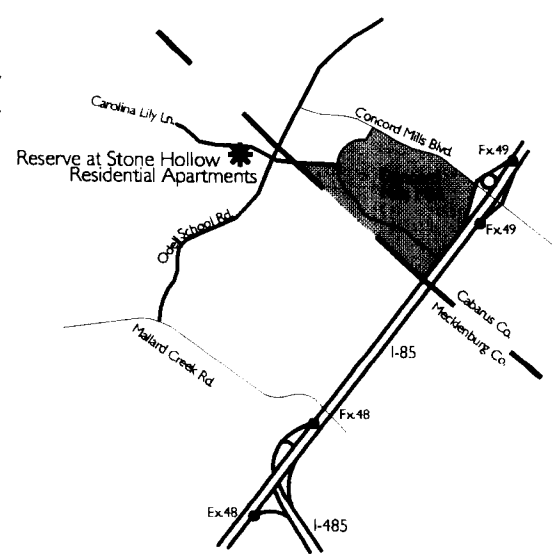


ENCLOSURE WALL

3 L4.2 SECTION N.T.S.



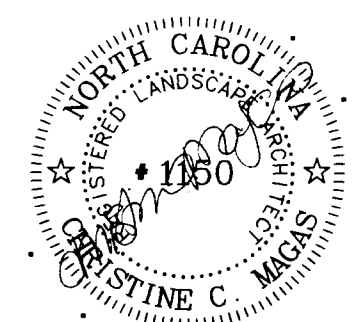
VICINITY
MAP



REVISIONS:
1. 2/28/07 CHPC RESUBMITTAL
2. 3/5/07 CHPC RESUBMITTAL
3. 5/15/07 CHPC RESUBMITTAL
DATE: DECEMBER 22, 2006
DESIGNED BY: CCM
CHECKED BY: CCM
SQC BY: CCM
PROJECT #: 1006003
SHEET #:

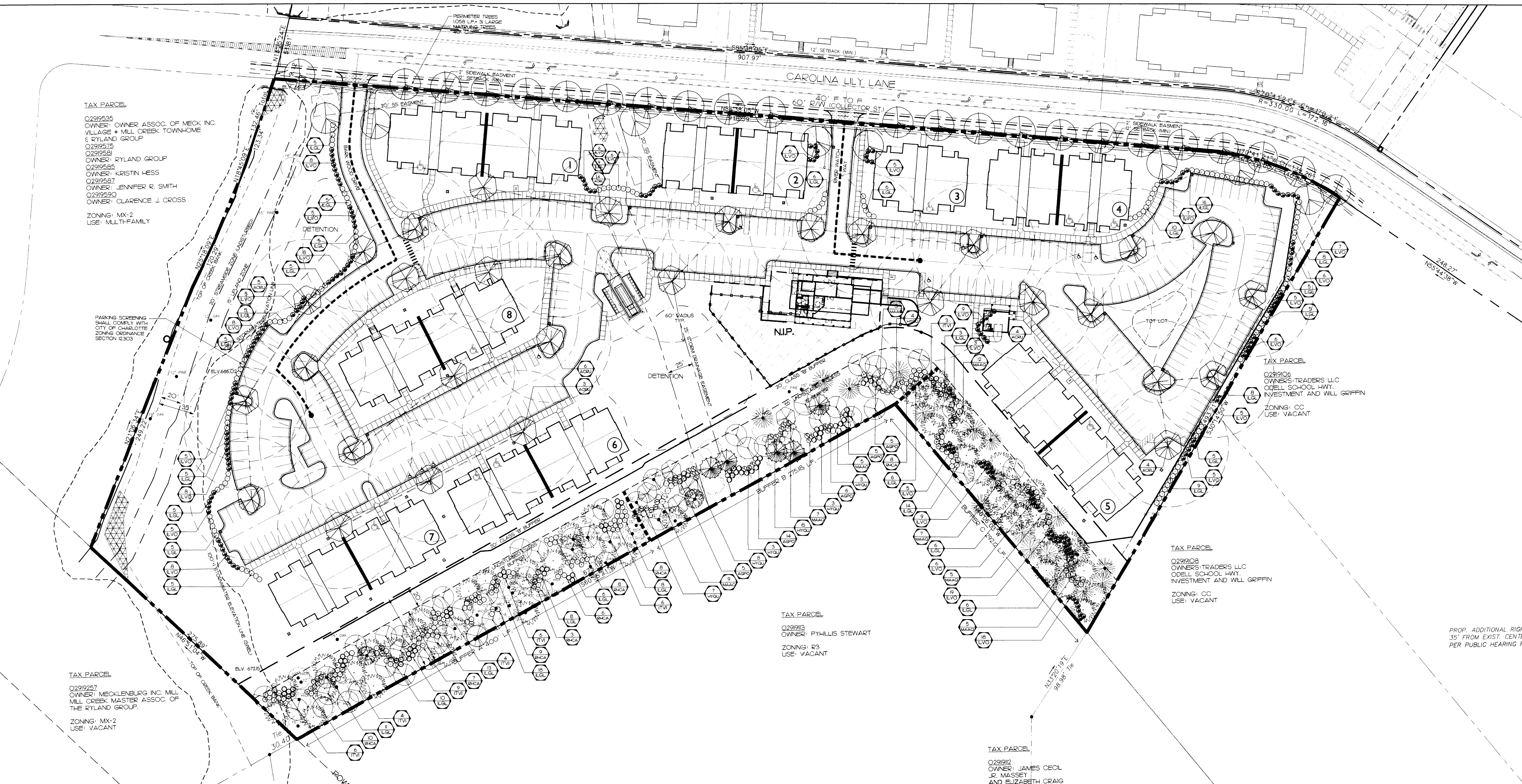
RESERVE AT STONE HOLLOW
RESIDENTIAL APARTMENTS
MILLER VALENTINE GROUP, CINCINNATI, OH
SITE DETAILS

LandDesign®
223 N Graham Street, Charlotte, NC 28202
704.332.1246
www.LandDesign.com



06-19-07
NOT FOR CONSTRUCTION

L4.2



REQUIRED SITE PLANTING						
Large Maturing Trees						
SYMBOL	CODE	QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING
	QULY	31	Quercus lyrata 'GUTHRIE PAP.'	HIGH-BEAM OVERCUP OAK	2" CAL.	SEE PLAN
	ACRU	32	Acer rubrum 'October Glory'	OCTOBER GLORY MAPLE	2" CAL.	SEE PLAN
Shrubs						
SYMBOL	CODE	QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING
	ILVO	162	Ilex x vomitoria	YALPON HOLLY	24" MIN.	5' O.C.
	ILGL	137	Ilex x Glabra	INK BERRY HOLLY	24" MIN.	5' O.C.
Required Class 'B' Buffer Planting						
Large Maturing Trees						
SYMBOL	CODE	QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING
	QULY	Existing	Quercus alba	WHITE OAK		
	ACRU	Existing	Acer rubrum	RED MAPLE		
	CASP	Existing	Carya spp.	HICKORY SPP.		
	ULSP	Existing	Ulmus spp.	ELM SPP.		
Evergreen Trees						
SYMBOL	CODE	QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING
	IASH	Existing	Juniperus virginiana	EASTERN RED CEDAR		
	PITA	Existing	Pinus taeda	LOBLOLLY PINE		
	IOAH	5	Ilex opaca	AMERICAN HOLLY	2" CAL.	SEE BUFFER
Shrubs						
SYMBOL	CODE	QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING
	ILGL	109	Ilex x Glabra	INK BERRY HOLLY	30" min.	5' O.C.
	ITVI	41	Loropetalum chinense	LOROPETALUM	30" min.	5' O.C.
	AGPO	35	Agarista populifolia	FLORIDA LEUCOTHOE	30" min.	5' O.C.
	ILVO	60	Ilex x vomitoria	YALPON HOLLY	30" min.	5' O.C.
	HYQU	28	Myrica cerifera	SOUTHERN WAX MYRTLE	30" min.	5' O.C.
	RHCA	65	Rhododendron canadense	PIEDMONT AZALEA	30" min.	5' O.C.
	MAAQ	53	Manonia bogelii	LEATHER LEAF MAHONIA	30" min.	5' O.C.

BUFFER ZONE A 400 L.F.

TREE PLANTING (48 TREES REQUIRED)
-MINIMUM OF 3 EVERGREEN TREES REQUIRED PER 100' L.F.
-MINIMUM OF 12 LARGE MATURING TREES REQUIRED PER 100' L.F.
-EXISTING BUFFER MEETS OR EXCEEDS REQUIRED TREE PLANTINGS WITH 107 DECIDUOUS LARGE MATURING AND 97 EVERGREEN LARGE MATURING.
-TREE SPECIES WITH IN THIS ZONE INCLUDE OAKS, HICKORY, ELM, MAPLE AND CEDAR.

SHRUB PLANTING
-MINIMUM OF 40 SHRUBS REQUIRED AT 5' O.C. PER 100 L.F.
-60 SHRUBS PROVIDED PER THE 400 FOOT LINEAR ZONE
-SHRUB SPECIES WITH IN THIS ZONE INCLUDE ILEX GLABRA, LOROPETALUM, AND PEDMONT AZALEA.

BUFFER ZONE B 275.16 L.F.

TREE PLANTING (33 TREES REQUIRED)
-MINIMUM OF 3 EVERGREEN TREES REQUIRED PER 100' L.F.
-MINIMUM OF 12 LARGE MATURING TREES REQUIRED PER 100' L.F.
-5 AMERICAN HOLLY TREES PROVIDED PLUS:
24 EXISTING EVERGREEN AND 97 DECIDUOUS LARGE MATURING MEETS OR EXCEEDS BUFFER REQUIREMENTS.
-TREE SPECIES WITHIN THIS ZONE INCLUDE OAK, HICKORY, ELM, MAPLE, CEDAR AND PINE.

SHRUB PLANTING
-MINIMUM OF 40 SHRUBS REQUIRED AT 5' O.C. PER 100 L.F.
-10 SHRUBS PROVIDED PER THE 275.16 FOOT LINEAR ZONE
-SHRUB SPECIES WITHIN THIS ZONE INCLUDE ILEX GLABRA, LOROPETALUM, PEDMONT AZALEA, MAHONIA, SOUTHERN WAX MYRTLE, AND LEUCOTHOE.

BUFFER ZONE C 292.12 L.F.

TREE PLANTING (35 TREES REQUIRED)
-MINIMUM OF 3 EVERGREEN TREES REQUIRED PER 100' L.F.
-MINIMUM OF 12 LARGE MATURING TREES REQUIRED PER 100' L.F.
-EXISTING BUFFER MEETS OR EXCEEDS REQUIRED TREE PLANTINGS WITH 32 DECIDUOUS LARGE MATURING AND 137 EVERGREEN LARGE MATURING.
-TREE SPECIES WITHIN THIS ZONE INCLUDE OAK, PINE AND CEDAR.

SHRUB PLANTING
-MINIMUM OF 40 SHRUBS REQUIRED AT 5' O.C. PER 100 L.F.
-17 SHRUBS PROVIDED PER THE 292.12 FOOT LINEAR ZONE
-SHRUB SPECIES WITHIN THIS ZONE INCLUDE ILEX GLABRA, MAHONIA, AND YALPON HOLLY.

PLANTING NOTES

1. PERIMETER TREES WILL BE PLANTED AT A MINIMUM OF 2" CALIPER, 8' TALL IF SINGLE STEM (UNLESS OTHERWISE NOTED), MINIMUM 5' TALL AND THREE STEMS MAXIMUM IF MULTI-STEM. MULCH IS REQUIRED, STAKING / GUYING IS OPTIONAL.

2. ALL TREES SHALL BE LIMBED TO 6" AT TRUNK PER A.D.A. REQUIREMENTS.

3. ALL REQUIRED TREE PLANTINGS TO BE DONE IN ACCORDANCE WITH CMDS #40.02 AND 40.03.

4. ALL REQUIRED TREE SPECIES SHALL BE SELECTED FROM THE APPROVED PLANTING LIST OR APPROVED BY THE URBAN FORESTRY STAFF.

5. SHRUBS PLANTED IN THE SITE TRIANGLES SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30".

6. ALL SCREENING SHRUBS ARE TO BE PLANTED AT A MINIMUM SIZE OF 24"x24".

7. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES WHERE POSSIBLE. CONTACT LANDSCAPE ARCHITECT FOR A COORDINATED SOLUTION FOR ANY UTILITY CONFLICTS.

8. LANDSCAPER SHALL NOTIFY URBAN FORESTER OF ANY SIGN, POWERLINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES. CALL 704-336-4255.

9. ORDINANCE-REQUIRED TREES MUST BE MAINTAINED IN FORM AND ALLOWED TO GROW TO THEIR NATURAL HEIGHT / FORM WITH A MAXIMUM OF THREE STEMS OR TRUNKS NOT TOPPING OR ROUNDING OVER).

10. PLEASE CALL 704-336-4255 FOR INSPECTION OF TREES AND OR TREE AREAS 1 TO 2 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.

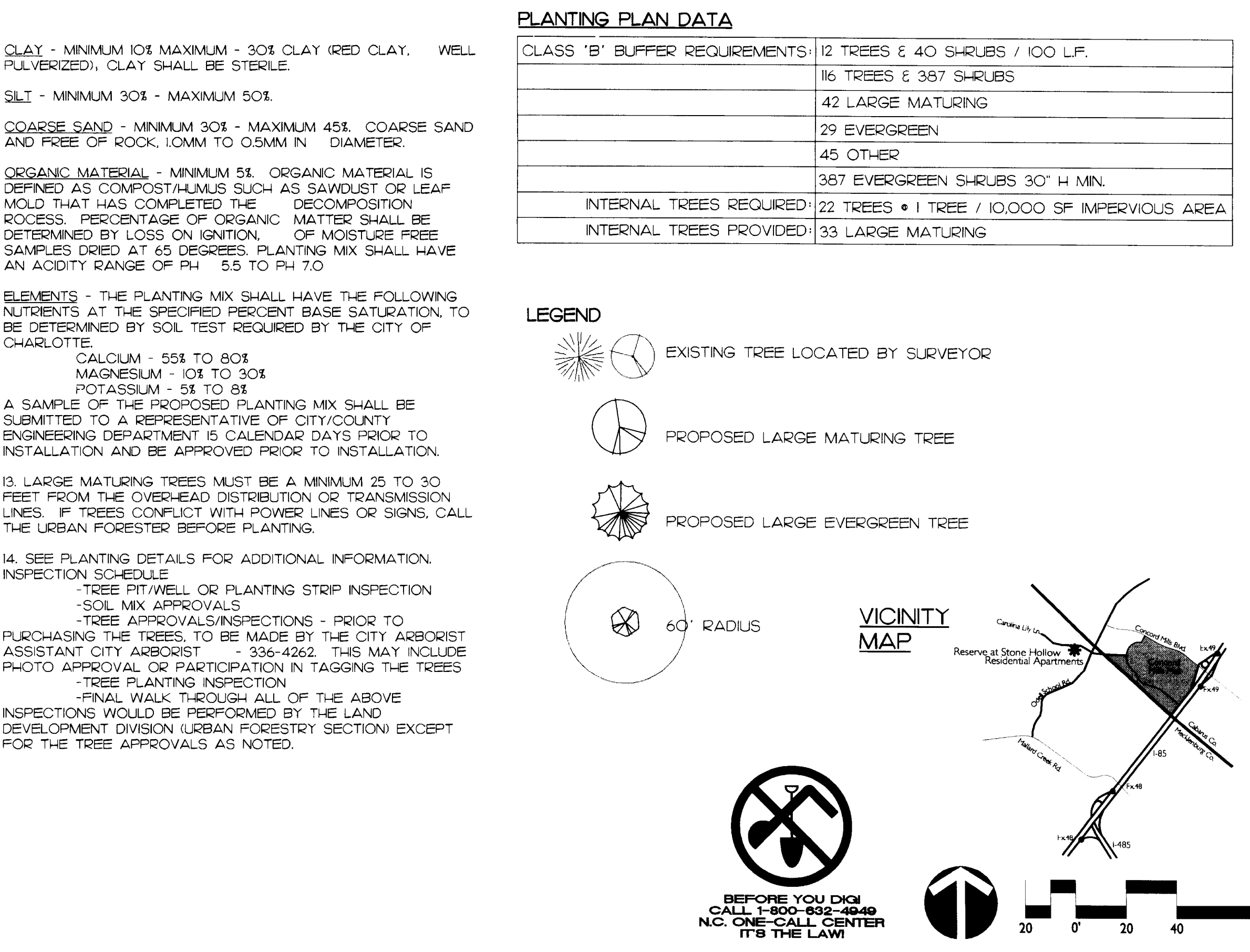
11. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS, REMOVE COMPACTED SOIL AND ADD 24" NEW TOP SOIL - OR UNCOMPACTED AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SF PER TREE). CALL 704-336-4255 FOR AN INSPECTION OF SOIL BEFORE PLANTING TREES.

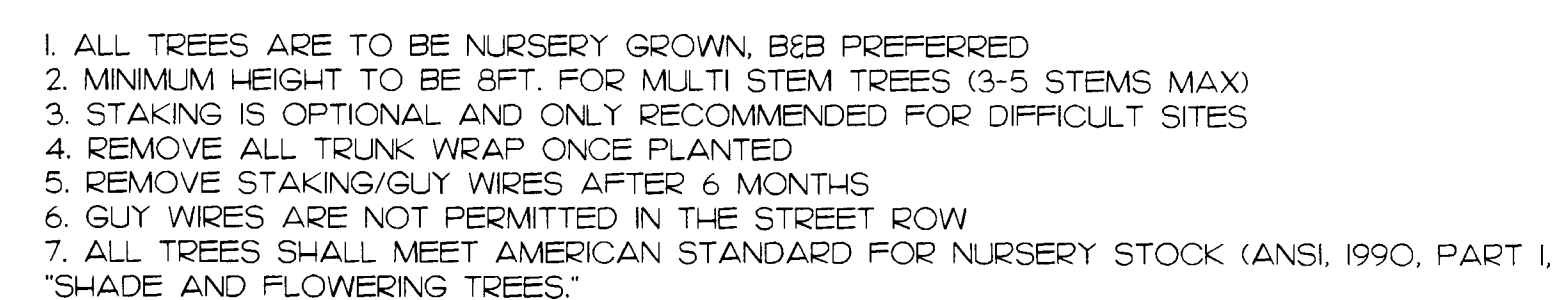
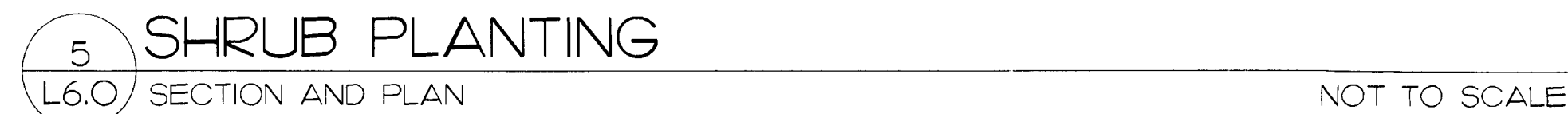
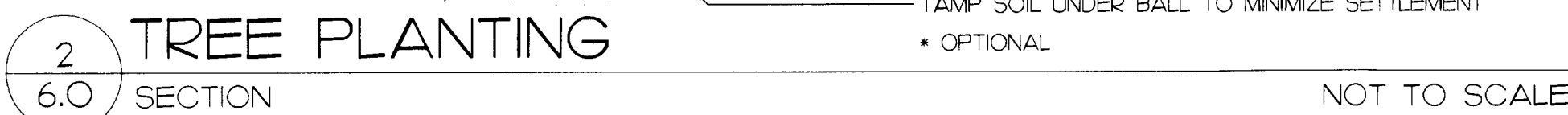
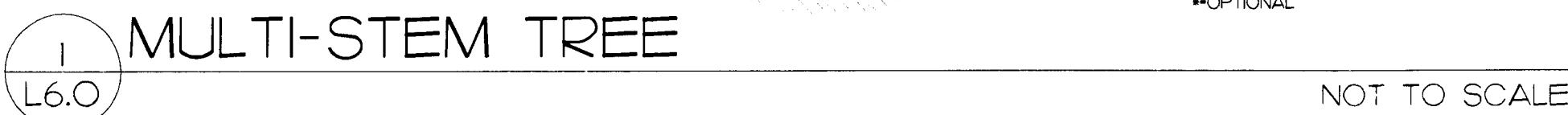
12. PLANTING MIX: PLANTING MIX SHALL BE NATURAL FERTILE AGRICULTURAL TOPSOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT MAY BE DEVELOPED BY AMENDING THE EXISTING SOIL OR REMOVING THE EXISTING SOIL AND REPLACING WITH NEW SOIL. IT SHALL BE OF UNIFORM COMPOSITION THROUGHOUT, WITH ADJUSTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. PLANTING MIX SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. THE PLANTING MIX SHALL CONTAIN THE FOLLOWING SPECIFIED PERCENTAGES OF CONSTITUENTS:

CLAY - MINIMUM 10% MAXIMUM - 30% CLAY (RED CLAY, WELL PULVERIZED), CLAY SHALL BE STERILE.
SILT - MINIMUM 30% - MAXIMUM 50%.
COARSE SAND - MINIMUM 30% - MAXIMUM 45%. COARSE SAND AND FREE OF ROCK, 10MM TO 0.5MM IN DIAMETER.
ORGANIC MATERIAL - MINIMUM 5%. ORGANIC MATERIAL IS DEFINED AS COMPOST/HUMUS SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION PROCESS. PERCENTAGE OF ORGANIC MATTER SHALL BE DETERMINED BY LOSS ON IGNITION. OF MOISTURE FREE SAMPLES DRIED AT 65 DEGREES. PLANTING MIX SHALL HAVE AN ACIDITY RANGE OF PH - 5.5 TO PH 7.0.
ELEMENTS - THE PLANTING MIX SHALL HAVE THE FOLLOWING NUTRIENTS AT THE SPECIFIED PERCENT BASE SATURATION, TO BE DETERMINED BY SOIL TEST REQUIRED BY THE CITY OF CHARLOTTE:
CALCIUM - 55% TO 80%
MAGNESIUM - 10% TO 30%
POTASSIUM - 5% TO 8%
A SAMPLE OF THE PROPOSED PLANTING MIX SHALL BE SUBMITTED TO A REPRESENTATIVE OF CITY/COUNTY ENGINEERING DEPARTMENT IS CALENDAR DAYS PRIOR TO INSTALLATION AND BE APPROVED PRIOR TO INSTALLATION.

13. LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM THE OVER-HEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE URBAN FORESTER BEFORE PLANTING.

14. SEE PLANTING DETAILS FOR ADDITIONAL INFORMATION. INSPECTION SCHEDULE:
- TREE PITWELL OR PLANTING STRIP INSPECTION
- SOIL MIX APPROVALS
- TREE APPROVALS/INSPECTIONS - PRIOR TO PURCHASING THE TREES, TO BE MADE BY THE CITY ARBORIST ASSISTANT CITY ARBORIST - 336-4262. THIS MAY INCLUDE PHOTO APPROVAL OR PARTICIPATION IN TAGGING THE TREES
- TREE PLANTING INSPECTION
- FINAL WALK-THROUGH ALL OF THE ABOVE INSPECTIONS WOULD BE PERFORMED BY THE LAND DEVELOPMENT DIVISION (URBAN FORESTRY SECTION) EXCEPT FOR THE TREE APPROVALS AS NOTED.







BLDG - 1
scale: 1/8"=1'-0"



BLDG - 2
scale: 1/8"=1'-0"

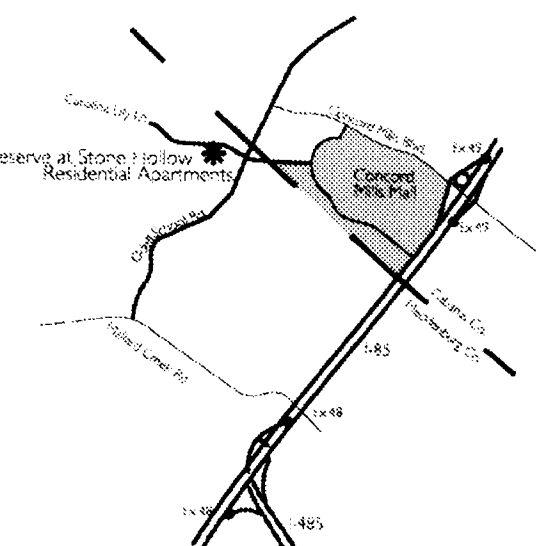


BLDG - 3
scale: 1/8"=1'-0"



BLDG - 4
scale: 1/8"=1'-0"

VICINITY
MAP



DATE: December 22, 2006
DESIGNED BY: CCH
DRAWN BY: WCM
CHECKED BY: CCH
SCALE: 1"=40'-0"
PROJECT #: 1066003

REVISIONS:
1. 2/28/07: CCH RESUBMITTAL
2. 5/8/07: CCH RESUBMITTAL

SHEET #

L7.0

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