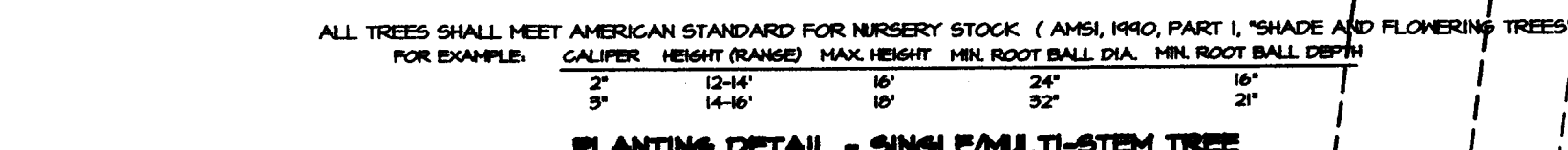


SHEET NO.	SHEET TITLE
1	PRELIMINARY SUBDIVISION SITE/LANDSCAPE PLAN
2	STORM DRAINAGE AND GRADING PLAN
3	EROSION CONTROL PLAN (PRE)
4	EROSION CONTROL PLAN (POST)
5	ROADWAY & STORM DRAINAGE PROFILES & 100+1 X-SECTIONS
6	SITE CONSTRUCTION DETAILS



MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER, 6' TALL. IF SINGLE STEMS MINIMUM 6" TALL AND 3 STEMS MAXIMUM IF MULTI-STEM. MAXIMUM IS REQUIRED. STAKING/STIFFING IS OPTIONAL.

FOR NEW PLANTINGS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS, REMOVE COMPACTED SOIL AND ADD 24" TOPSOIL OR HIGHER COMPACT AND AMEND THE TOP 24" OF EXISTING SOIL. TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES WITHIN INTERMINUM AREA OF 274 SQUARE FEET PER TREE. CALL 704-336-4824 FOR AN INSPECTION OF MAX 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 1/2 OF THE BURLAP FROM ROOT BALL.

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

PREFERRED TREE SPACING IS:

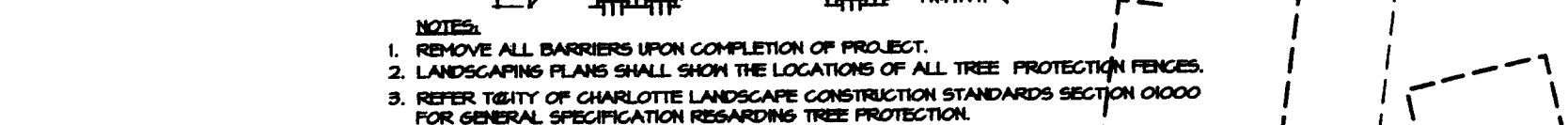
- 40'-50' FOR SMALL-MATURING TREES (20" MINIMUM IS PLANTED IN GROUPS)
- 40'-50' FOR LARGE MATURING TREES (20" MINIMUM IF PLANTED IN GROUPS)

ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 18-20' OFF CENTER 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 HAVE MAY BE GREETED TOWARD THE PERMETER REQUIREMENT IF THE LANDSCAPE PLAN MAY BE PRESERVED HEALTHY.

LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONTACT WITH OVERHEAD WIRE OR SIGNS, CALL URSAL FORESTRY TO REMOVE TREES BEFORE PLANTING.

FOR PRUNING SEE NATURE CENTER AGROBOT EDUCATION SPEES.



NO SCALE

NOTE: NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, RURAL TIES, TREMORS, 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 PROTECTION STANDARDS IN CITY OF CHARLOTTE TREE ORDINANCE SUBCLAUSE APPENDIX.

FOR GRADING/CONSTRUCTION ISSUES, CALL 304-389-4024 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.

VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/REMOVAL/REPLANTATION.

EX - B

FRONTAGE LF (2 SIDES)	L6 TREES	SM TREES	STREET NAME
450	9	0*	COMMONWEALTH AVE.
1100	22	0	LEVY WAY
600	12	0	MILLI LANE
2150	43	0	TOTAL

ROAD FRONTAGE: 2150 LF
STREET TREES REQUIRED: 2150 / 50 = 43 (LARGE MATURING)
STREET TREES PROPOSED: 43 LARGE, 0 SMALL
(1) USE EXISTING TREES THAT QUALIFY, WHERE ALLOWED
(2) LARGE MATURING TREES SHALL BE FROM APPROVED
URBAN FORESTRY TREES LIST
DIFFERENT SPECIES OF TREES SHALL BE USED
ON DIFFERENT STREET

NO HERITAGE TREES EXIST ON THIS PROPERTY

TREE DESCRIPTION	TREE CANOPY RAD. / AREA	TREE CANOPY WITHIN COS (SF)	TREE CREDITS ALLOWED (%)
A 30" 6UM	30 2827	2312	1156
TOTAL	2827	2312	1156 (4.41%)

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	17.43'	50.00'	8.72'	17.42'	N85°10'E	6°39'28"
C-2	74.99'	50.00'	38.30'	74.22'	S74°10'33"W	28°38'45"
C-3	17.66'	50.00'	8.84'	17.56'	S04°52'27"E	6°44'44"
C-4	44.80'	50.00'	22.57'	44.64'	S00°18'36"W	17°06'49"

- □ — TREE PROTECTION/MINIM BUFFER FENCE
- PROPOSED TREE SAVE AREA
- · - · - · - PROP. 100'± SHAPE LINE
- - - - - EX. 100'± SHAPE LINE
- TOP OF BANK



- 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.
- BOUNDARY SURVEY INFORMATION PER SURVEY PROVIDED BY JAMES MAUNEY & ASSOC. SURVEYS.
- TOPOGRAPHIC INFORMATION TAKEN FROM PHOTOGRAMMETRIC MAPPING BY AERIAL PHOTOGRAPHY AND FIELD INFO PROVIDED BY JAMES MAUNEY & ASSOC.
- CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- LOT DIMENSIONS ARE APPROXIMATE; REFERENCE RECORD PLAT FOR EXACT LOT DIMENSIONS.
- ALL STORM DRAINAGE PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED. PIPE LENGTHS INDICATED ON THE PLANS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS.
- SURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DEEMED NECESSARY BY THE INSPECTOR.
- REFERENCE SHEETS 3 & 4 FOR EROSION CONTROL PLAN AND NOTES. REFERENCE SHEET 6 FOR EROSION CONTROL DETAILS.
- CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE DESIGN STANDARDS AND OTHER COMPONENT STANDARDS MANUAL. REFERENCE SHEET 7 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:

ITEM	
CURB AND GUTTER	10.17 A-C
GUTTER TRANSITION	10.18
CATCH BASIN LOCATION	10.20
(C) BRICK CATCH BASIN	94.001 (NCDOT)
FRAME GRATE FOR CATCH BASIN	94.003 (NCDOT)
(DC) DOUBLE CATCH BASIN	20.23
FLARED END SECTION	20.23A
STREET WAVE SIGN	20.23B
CONCRETE MONUMENT	50.03
SIDEWALK	10.22
BARRICADE	50.01 & 50.06
- APPROXIMATE COMPLETION TIME IS FALL 2007.
- WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.
- SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAILS(PRIOR TO START OF ANY NEW RAMPS AND/OR SIDEWALKS).
- DURING CONSTRUCTION OF THE IMPROVEMENTS SPECIFIED BY THESE PLANS, THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF ALL STREAMS, CREEKS, AND CHANNELS IN AN UNOBTSTRUCTED STATE, AND SHALL REMOVE FRUIT, LOGS, BRANCHES, LIMBS, AND OTHER OBSTRUCTIONS AND OTHER ACCUMULATIONS AS REQUIRED TO FACILITATE PROPER DRAINAGE.
- DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- THE DEVELOPER SHALL PROVIDE STREET SIGNS (H' SIGNS ONLY) PER CHARLOTTE- MECKLENBURG LAND DEVELOPMENT STANDARD NO. 50.05.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH THE CITY INSPECTOR.
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A RIGHT OF WAY ENCROACHMENT AGREEMENT WITH THE CITY DEPARTMENT OF TRANSPORTATION.
- AS-BUILT DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGN DETAILIES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
- TO INSURE PROPER DRAINAGE, MINIMUM CURB AND GUTTER GRADE SHALL BE 0.50%.
- IN ROLLING AND HILLY TERRAINS, SHEEPING OF THE STONE BANE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS, AS REQUIRED BY THE INSPECTOR.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTY. WHEN CONDITIONS Warrant CFT FOR GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER.
- SITE BENCHMARK FOR PROJECT IS THE RIM OF AN EXISTING SAN. MH IN COMMONWEALTH AVE. ELEV = 730.22 (NAVD 83)
- ANY BUILDING WITHIN THE LOCAL STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE ZONING ORD., SECT. 12.00.B.
- COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 9.205
- ANY IMPROVEMENTS TO COMMONWEALTH AVE TO BE COORDINATED WITH CHARLOTTE ENGINEERING DEPT. PRIOR TO CONSTRUCTION.
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE CRD GUIDELINES STD.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION AND/OR CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCT, MATLS, TRAFFIC, BURIAL PITS, TRENCING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREA.
- VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR CIVIL ACTION CORRECTIVE ACTION MAY BE REQUIRED TO RELOCATE OR RELOCATE STREET RAY.
- NO DEMOLITION LANDFILLS WILL BE LOCATED ON THIS SITE.
- 30' FROM THE CENTERLINE OF COMMONWEALTH AVE TO BE DEDICATED TO THE CITY OF CHARLOTTE.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (BUS JUDG. 355.00.D) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-40 DAY TO BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED COSTS AND/OR ANY REPAIR COSTS INCURRED BY THE CONTRACTOR/DEVELOPER.
- COMMON OPEN SPACE/ TREE SAVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEANED OF TRASH AND DEBRIS.
- 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.
- FE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- SIGN TRIANGLES SHOWN ARE MINIMUM.
- 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. BACKLOGGED BACKLOGS MUST BE APPROVED BY THE CITY'S INSPECTOR. CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIALS AND/OR SIGNATURES.

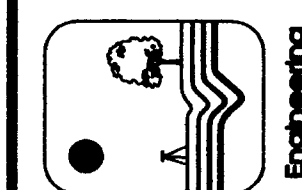
TAX PARCEL NO.: 154-061-34, 40, 41, 42, 43 & 44
ZONING CLASSIFICATION: R-5 (DEVELOPED AS R-5 CLUSTER*)
ZONING JURISDICTION: CITY OF CHARLOTTE
SITE ADDRESS: 5.63 AC
NO. OF UNITS ALLOWED BY ZONING: 5.63 x 5 = 28
AREA IN EASEMENTS/ARM : .004 AC
NET SITE TOTAL AREA: 5.54 AC

THREE SAYE REQUIRED; 10% x 5.54 AC = 0.55 AC.
ADDL. LOTS FOR 10% TREE INCENTIVE IN COS: 0.60 (10.25%) AC x 5 = 3 LOTS
NO. OF UNITS ALLOWED/PROPOSED: 20, 3 = 3/17 20

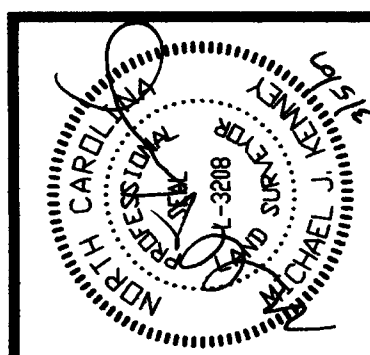
R-5 CLUSTER* LOT DATA:
MIN. LOT SIZE = 4,500 SF
MIN. LOT WIDTH = 40'
MIN. SETBACK = 20*
MIN. SIDE YARD = 3' INTERNAL*, 5' EXTERNAL
MIN. REAR YARD = 20' INTERNAL, 35' EXTERNAL

* USING TREE ORDINANCE INCENTIVES W/ SPECIMEN TREES

1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@KENNEYDESIGN.COM



Revisions:
3/5/07 REVISIONS PER CMC, CSD & CDD REVIEW COMMENTS



Scale:	1"=40'
Date:	1/26/07
Drawn By:	MJK
Designed By:	MJK
	2404

PRELIMINARY Subdivision Site/Landscape Plan

THE VILLAGE AT COMMONWEALTH

City of Charlotte, Mecklenburg County, North Carolina
Vocus Builders Inc., 1012 East Blvd, Ste 200, Charlotte, NC 28203

Sheet No.

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