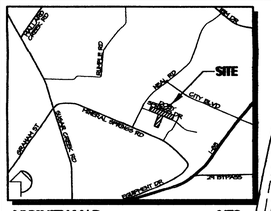

VICINITY MAP NTS

SHEET INDEX

Sheet #	Sheet Title
1	Preliminary Subdivision Site/Landscape Plan
2	Storm Drainage and Grading Plan
3	Erosion Control Plan (Pre)
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6	Roadway & Storm Drainage Profiles
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TREE REQUIREMENTS

FRONTAGE LF (2 SIDES)	LG TREES	SM TREES	STREET NAME
1400	28	0*	DOBY SPRINGS DR
1250	25	0*	SYDNEY MAE LN
250	5	0*	NELSON RIDGE RD
2900	58	0	TOTAL

SEE DEVELOPMENT DATA FOR BREAKDOWN.
ROAD FRONTAGE: 2900 LF
STREET TREES REQUIRED: 2900 / 50 = 58 (LARGE MATURING)
STREET TREES PROPOSED: 58 LARGE, 0* 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

LEGEND

TREE PROTECTION FENCE

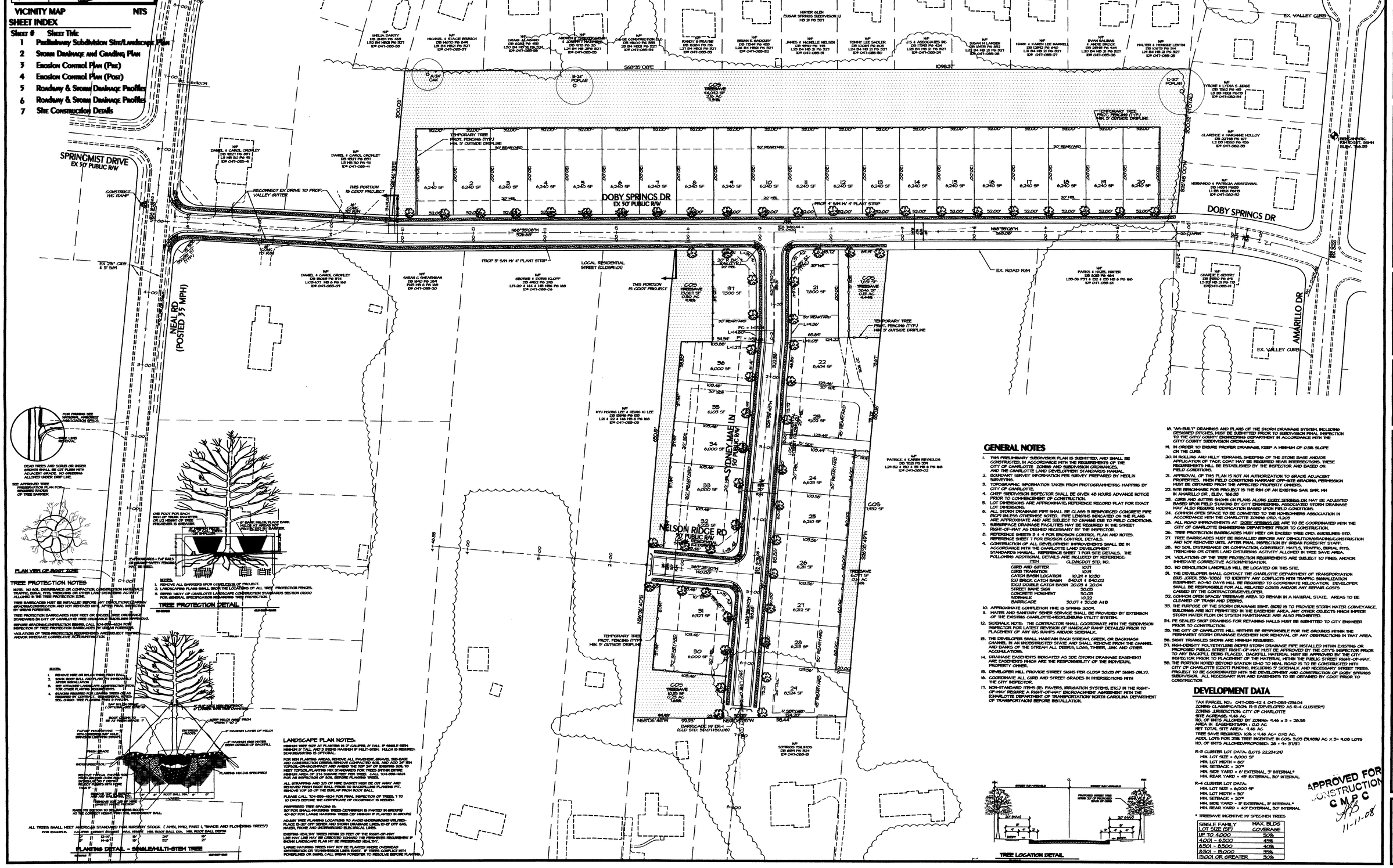
PROPOSED TREE SAVE AREA

SPECIMEN TREES

	TREE DESCRIPTION	TREE CANOPY TOTAL (SF)	TREE CANOPY HITHIN COS (SF)	TREE CREDIT ALLOWED (SF)
A	24 OAK	1520	913	461
B	24 POPLAR	2325	2084	1071
C	30 POPLAR	1236	2184	1092
	TOTAL	5236	5181	2546 (1.47A)

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	207.95'	600.00	105.03'	206.92'	N56°39'23"W	19°51'30"
C-2	15.14'	200.00	9.08'	15.13'	S24°00'46"W	5°11'48"



TREE PROTECTION NOTES

NOTES: NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, 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 FORESTRY STAFF.

TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORD. GUIDELINES STANDARDS IN CITY OF CHARLOTTE TREE ORDINANCE SECTION 21-95 TREE PROTECTION.

BEFORE GRADING/CONSTRUCTION BEGINS, CALL 704-336-4824 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTOR.

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

TREE PROTECTION DETAIL

NOTES:
1. REMOVE WIRE OR WIRE CAGE FROM TREE BALL.
2. SCARIFY ROOT BALL AND PLANT 1" HIGH EVENLY AFTER INSTALLATION.
3. SEE ATTACHED LANDSCAPE CONSTRUCTION NOTES FOR OTHER PLANTING REQUIREMENTS.
4. SEEDING REQUIREMENTS: LIMING, FERTILIZER, SEED AS REQUIRED BY CONTRACT. REQUIREMENTS VARY BY SITE, SOIL, CHOICE TREE PLANTING TIME, ETC.

LANDSCAPE PLAN NOTES:

MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER, 8' TALL IF SINGLE STEM MINIMUM 6' TALL AND 2 STEMS MINIMUM 8' MULTI-STEM. MULCH IS REQUIRED. STAKING/GUYING IS OPTIONAL.

FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SIDEWALK AND CONSTRUCTION DEBRIS, REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL-OR-MUCKPACT AND ADDED THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 216 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:
50' FOR SMALL-MATURING TREES (DOWNSIDE IS PARTED IN GROUPS)
40-50' FOR LARGE MATURING TREES (OF MINIMUM 4' PLANTED IN GROUPS)

ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES-PLACE 15-20' 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 LIKE MAY BE CREDITED TOWARD THE PERIMETER REQUIREMENT IF SHOWN LANDSCAPE PLAN AND BE PRESERVED REALISTIC.

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.

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 HEDLIN SURVEYING.
3. TOPOGRAPHIC INFORMATION TAKEN FROM PHOTOGRAMMETRIC MAPPING BY CITY OF CHARLOTTE.
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 & 4 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 1 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:

ITEM	CLD/NCDOT STD. NO.
CURB AND GUTTER	10.17
CURB TRANSITION	10.31
CATCH BASIN LOCATION	10.24 & 10.30
(CU) BRICK CATCH BASIN	840.03 & 840.02
(DCU) DOUBLE CATCH BASIN	20.03 & 20.04
STREET NAME SIGN	50.05
CONCRETE MONUMENT	50.03
SIDEWALK	10.22
BARRICADE	50.01 & 50.06 A&B

10. APPROXIMATE COMPLETION TIME IS SPRING 2004.
11. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY 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. 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.
14. DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
15. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM 50.03 (1" SIGNS ONLY).
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/ NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
18. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
19. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.25% SLOPE ON THE CURB.
20. IN ROLLING AND HILLY TERRAINS, SHEETING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
21. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. MINOR FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
22. SITE BENCHMARK FOR PROJECT IS THE RIM OF AN EXISTING SAN. SEWR. MH IN AMARILLO DR., ELEV. 166.33
23. CURB AND GUTTER SHOWN ON PLANS ALONG DOBY SPRINGS DR MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
24. COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 4.203
25. ROAD IMPROVEMENTS AT DOBY SPRINGS DR ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT 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/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
28. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCT. MATLS, 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. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (595 JORDI, 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 RELOCATION AND/OR ANY REPAIR COSTS CAUSED BY THE CONTRACTOR/DEVELOPER.
32. COMMON OPEN SPACE/ TREESAVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEANED OF TRASH AND DEBRIS.
33. THE PURPOSE OF THE STORM DRAINAGE ESMT. (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
34. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
35. THE CITY OF CHARLOTTE WILL NEITHER BE RESPONSIBLE FOR THE GROUNDS WITHIN THE PERMANENT STORM DRAINAGE EASEMENT NOR REMOVAL OF ANY OBSTRUCTIONS IN THAT AREA.
36. SIGHT TRIANGLES SHOWN ARE MINIMUM REQUIRED.
37. 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 ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
38. THE PORTION NOTED BEYOND STATION 0+40 TO NEAL ROAD IS TO BE CONSTRUCTED WITH CITY OF CHARLOTTE (CDOT) FUNDING, INCLUDING 5' SIDEWALK AND NECESSARY STREET TREES. PROJECT TO BE COORDINATED WITH THE DEVELOPMENT AND CONSTRUCTION OF DOBY SPRINGS SUBDIVISION. ALL NECESSARY R/W AND EASEMENTS TO BE OBTAINED BY CDOT PRIOR TO CONSTRUCTION

DEVELOPMENT DATA

TAX PARCEL NO.: 041-085-42 & 041-085-03&04
ZONING CLASSIFICATION: R-3 (DEVELOPED AS R-4 CLUSTER*)
ZONING JURISDICTION: CITY OF CHARLOTTE
SITE ACREAGE: 14.6 AC
NO. OF UNITS ALLOWED BY ZONING: 14.6 x 3 = 28.38
AREA IN EASEMENTS/RIV: 0.0 AC
NET TOTAL SITE AREA: 14.6 AC
TREE SAVE REQUIRED: 10% x 14.6 AC= 0.15 AC.
ADDL LOTS FOR 22% TREE INCENTIVE IN COS: 3.03 (13.90%) AC X 3= 9.08 LOTS
NO. OF UNITS ALLOWED/PROPOSED: 28 + 9= 37.57

R-3 CLUSTER LOT DATA: (LOTS 22,23 & 24)
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

R-4 CLUSTER LOT DATA:
MIN. LOT SIZE = 6,000 SF
MIN. LOT WIDTH = 50'
MIN. SETBACK = 20'*
MIN. SIDE YARD = 5' EXTERNAL, 3' INTERNAL*
MIN. REAR YARD = 40' EXTERNAL, 30' INTERNAL

* TREESAVE INCENTIVE W/ SPECIMEN TREES

SINGLE FAMILY LOT SIZE (SF)	MAX. BLDG COVERAGE
UP TO 4,000	50%
4,001 - 6,500	45%
6,501 - 8,500	40%
8,501 - 15,000	35%
15,001 OR GREATER	30%

APPROVED FOR CONSTRUCTION
CMPC
11-11-08

KENNEY DESIGN GROUP, PA
1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-5097
EMAIL: KENNEY@KENNEYDESIGN.COM
Engineering
Land Planning
Land Surveying

Revisions:
1 01/08/08 REVISED PER CMPC, CED & CDOT REVIEW COMMENTS
2 10/30/08 REMOVED BX 7A IN NEAL RD INTERSECTION CDOT REVIEW.

NORTH CAROLINA PROFESSIONAL SEAL 8268 MICHAEL T. KENNEY

Scale:	1"=60'
Date:	5/22/08
Drawn By:	MJK
Designed By:	MJK
Job No.:	2407

Preliminary Subdivision Site/Landscape Plan
Doby Springs

City of Charlotte, Mecklenburg County, North Carolina
Elizabeth Nelson, LLC, 1827 Carmel Ridge Rd., Charlotte, NC 28226

Sheet No. 1 of 7