NOTES:

a all curb and street grades in intersection with Inspector.

improvements at are to be coordinated with the City of Charlotte Engineering Department prior to on.

r will provide street signs per CLDSM# 50.05 (9" signs only)

ngles shown are the minimum required.

and hilly terrains, sweeping of the stone base and/or application of a tack coat may be required sections. These requirements will be established by the Inspector and based on field conditions.

of this plan is not an authorization to grade adjacent properties. When field conditions warrant ding, permission must be obtained from the affected property owners.

o ensure proper drainage, keep a minimum of 0.5% slope on the curb.

ce drainage facilities may be required in the street right-of-way if deemed necessary by the .

gutter shown on plans along Hucks Road may be adjusted based upon field staking by City ing. Associated storm drainage may also require modification based upon field conditions.

ose of the storm drainage easement (SDE) is to provide storm water conveyance.

are not permitted in the easement area. Any other objects which impede storm water flow or maintenance are also prohibited.

sity polyethylene (HDPE) storm drainage pipe installed within existing or proposed public street way must be approved by the City's Inspector prior to any backfill being placed.

material must be approved by the City Inspector prior to placement of the material within the public ht-of-way.

eloper shall maintain each stream, creek, or backwash channel in an unobstructed state and shall from the channel and banks of the stream all debris, logs, timber, junk and other accumulations.

ding within the 100+1 Stormwater Elevation Line is subject to the restrictions of the (City of s/Mecklenburg County) Subdivision Ordinance, Section 7.200.8.

struction or use within the Future Conditions Flood Fringe Line is subject to the restrictions imposed oodway Regulations of the City of Charlotte and Mecklenburg County.

d shop drawings for retaining wall must be submitted to City Engineer prior to construction.

drawings and plans of the storm drainage system, including designed ditches, must be submitted Subdivision final inspection to the City/County Engineering Department in accordance with the nty Subdivision Ordinance.

installation, PE sealed shop drawings for underground detention systems must be furnished to City otte Engineering for approval.

CO, surveyor sealed as-built drawings of underground detention systems must be provided.

ndard items (ie: pavers, irrigation systems, etc.) in the right-of-way require a Right-of-Way hment Agreement with the (Charlotte Department of Transportation/North Carolina Department of rtation) before installation.

plat recordation, Offsite R/W and/or construction easements are required to be obtained according to delines of the "Offsite R/W Acquisition Process". These needed R/W and construction limits are hown on the roadway improvement plan.

eloper shall contact the Charlotte Department of Transportation (Gus Jordi, 704-336-7086) to any conflicts with traffic signalization equipment. 60- 90 days will be required to coordinate relocation. er shall be responsible for all related relocation cost and/or any repair cost caused by the or/developer.

tion and Street cut permits are required for utility cuts on City streets. Allow 7 days processing for For information contact Charlotte Department of Transportation (704-336-4025) or visit ww.charmeck.org/Departments/Transportation/Street+Maintenance/Home.htm

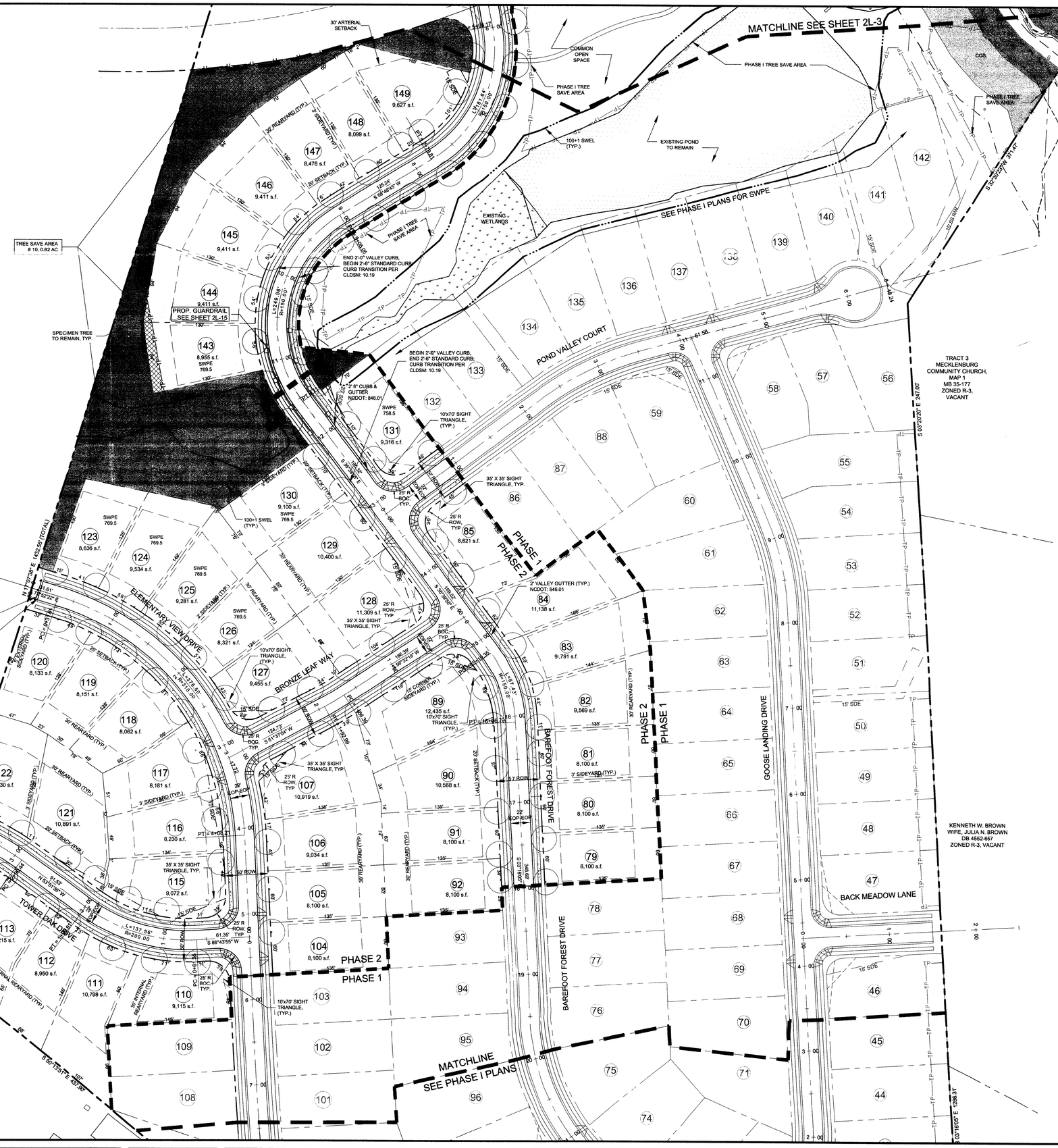
hicular access to Hucks Road from lots 1-18 is prohibited.

re no demolition landfills proposed for the site.

isting street is maintained by NCDOT, a NCDOT Encroachment Agreement is required for the s improvements (contact NCDOT, 704-596-6900).

hicular access to Hucks Road from lots 1-18 is prohibited.

d gutter shown on plans along Hucks Road may be adjusted based upon field staking by City ering. Associated storm drainage may also require modification based upon field conditions.



SITE NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY R. B. PHARR & ASSOCIATES, P.A. (704)821-4029, AND DATED 8/21/07.
2. APPROXIMATE CONSTRUCTION START DATE : JUNE 2008
   APPROXIMATE CONSTRUCTION END DATE: MAY 2010
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
5. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
6. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
7. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
8. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
9. DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
10. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON THE SITE.
11. REFER TO SHEETS L5-L7 FOR GRADING AND DRAINAGE.
12. IRRIGATION FOR THIS SITE SHALL BE DESIGN BUILD BY A QUALIFIED IRRIGATION CONTRACTOR. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUB-CONTRACTING AND COORDINATION FOR THE INSTALLATION OF THE OF THE IRRIGATION SYSTEM.

LANDSCAPE NOTES:

1) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING.
2) ALL TREES, SHRUBS AND PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3) ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4) ATTENTION LANDSCAPER: NOTIFY URBAN FORESTER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES. CALL 704-336-6769.
5) ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
6) NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC OR BURIAL PITS ARE ALLOWED IN THE TREE PROTECTION ZONE OF EXISTING TREES.
7) SEE SHEET L-8 , EROSION CONTROL PLAN, FOR ADDITIONAL EXISTING TREE PRESERVATION REQUIREMENTS.
8) TREE PROTECTION BARRICADES MUST MEET OR EXCEED CITY STD. 40.02 OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
9) LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO PLANT INSTALLATION AND SHALL BE RESPONSIBLE FOR DAMAGES DUE TO LANDSCAPE OPERATIONS.
10) TOPSOIL MIXTURE SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND USED FOR BACKFILLING ALL PITS FOR PLANTS. AVERAGE TOPSOIL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL, 1/2 PART PEAT MOSS,1/2 PART MANURE OR BONE MEAL, AND ONE POUND LIME PER CUBIC FOOT.
11) ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY CONDITION FOR ONE (1) YEAR AFTER ACCEPTANCE BY OWNER OF ALL PLANT MATERIAL.
12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TREES THAT WILL MEET BOTH MINIMUM SIZE AND SPACING FOR TREE ORDINANCE COMPLIANCE. FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL AS FOLLOWS:
   - URBAN FORESTRY STAFF (TREE ORDINANCE) TEL. # 336-6769.
13) ALL PLANT MATERIAL SHALL BE MULCHED WITH A MINIMUM 3" LAYER OF PINE NEEDLE MULCH (UNLESS OTHERWISE SPECIFIED).
14) ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES – PLANT 10' OFF SEWER AND STORM DRAINAGE LINES; 6' OFF GAS, WATER, PHONE, AND UNDERGROUND ELECTRICAL LINES, UNLESS APPROVED OTHERWISE BY CITY OF CHARLOTTE URBAN FORESTER.

NOTE:
SEE SHEET 2L-3 FOR TREE PLANTING, TREE LOCATION AND SELECTION NOTES AND PLANTING LIST

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SETBACK LINE
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- EXISTING SWIM BUFFER
- PROPOSED TREE PROTECTION FENCE
- (22) PROPOSED LOT #
- PROPOSED COMMON OPEN SPACE
- PROPOSED TREE SAVE
- EXISTING SPECIMEN TREE TO BE SAVED
- EXISTING WETLAND
- PROPOSED STREET TREE
- UNDISTURBED STREAMSIDE ZONE 30' FROM TOP OF BANK
- UNDISTURBED MANAGED USE ZONE 45' FROM STREAMSIDE ZONE
- UNDISTURBED UPLAND ZONE 25' MIN. FROM MANAGED USE ZONE
- PHASE LINE
- MATCHLINE
- 100+1 STORMWATER ELEVATION LINE (SWEL)
- PROPOSED ACCESSIBLE RAMP

This Plan Is A Final Design. NOT Released For Construction Unless Initialed & Dated As Approved:
APPROVED: _____ Initials
DATE: _____

North

0 50 100 200

APPROVED FOR CONSTRUCTION CMPC 9/3/2008

HUCKS LANDING / 07031

Y:\2007 Projects\07031\CAD\Phase 2 CDs\07031_PH_2 Site Plan.dwg

REVISIONS:

No.	Date	By	Description
1	4.25.08	LNJ	REVISIONS PER 1ST REVIEW COMMENTS, PHASE PROJECT
2	7.18.08	MPB	REVISIONS PER 2ND REVIEW COMMENTS

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT C-32 DPR ASSOCIATES, INC.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 137 GERALD L. ALLEN JR. 7-24-08

DPR DESIGN-PLANNING-RESEARCH

DPR ASSOCIATES
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332-1204

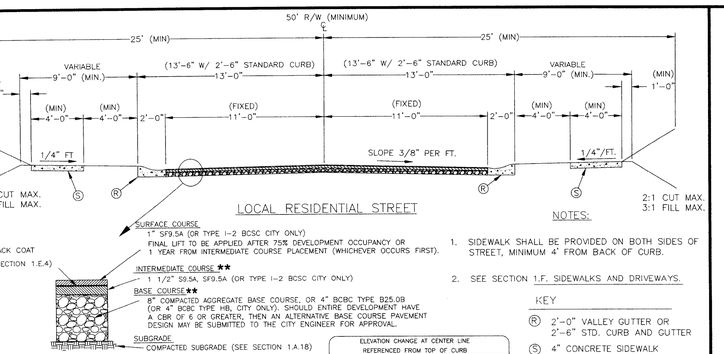
SITE PLAN

HUCKS LANDING - PHASE II

CHARLOTTE, NORTH CAROLINA (ETJ)
HUCKS ROAD, LLC

Scale: 1" = 50'

Sheet Number
2L-2
SHEET 2 OF 15 TOTAL



LOCAL RESIDENTIAL STREET

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF STREET, MINIMUM 4' FROM BACK OF CURB.
2. SEE SECTION 1.F. SIDEWALKS AND DRIVEWAYS.

KEY

(R) 2'-0" VALLEY GUTTER OR 2'-6" STD. CURB AND GUTTER

(S) 4" CONCRETE SIDEWALK

ELEVATION CHANGE AT CENTER LINE REFERENCED FROM TOP OF CURB		
	FOR STONEBASE	FOR ASPHALT
SUBGRADE	– 9–3/8"	– 5–3/8"
[illegible]	[illegible]	[illegible]
INTERMEDIATE COURSE	+1/8"	

** NOTE:
PROPOSED BAREFOOT FOREST DRIVE FROM STATION 5+69 (FUTURE THOROUGHFARE) TO STATION 17+97 (PHASE LINE) SHALL BE CONSTRUCTED TO THE FOLLOWING STANDARDS.

SURFACE COURSE: PER STD. 11.01

INTERMEDIATE COURSE: AN ADDITIONAL 1" OF PAVEMENT SHALL BE ADDED (2 1/2" TOTAL)

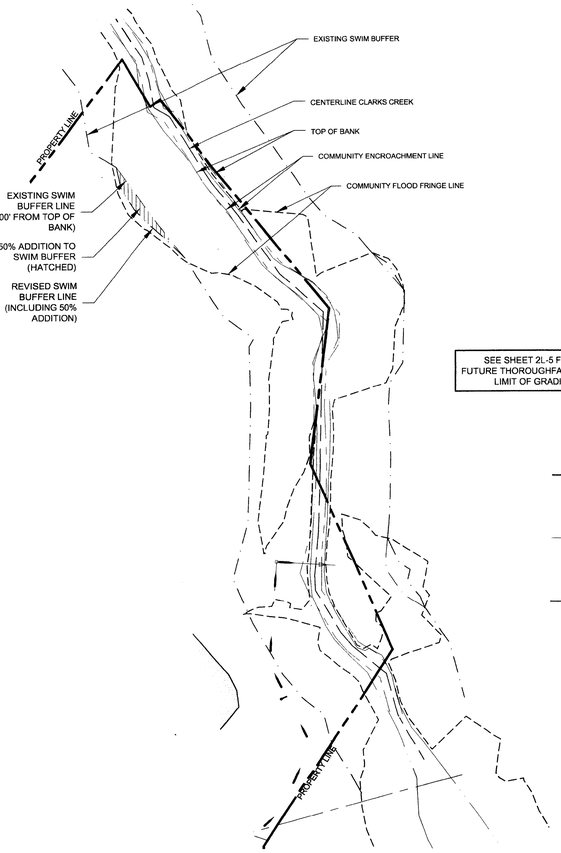
BASE COURSE: AN ADDITIONAL 2" OF BASE COURSE SHALL BE ADDED (TOTAL OF 10" AGGREGATE OR 6" OF B25 PVMT)

IN ORDER TO CONSTRUCT ALL ROADS TO STD. 11.01 SPECIFICATIONS, ONE OF THE FOLLOWING CRITERIA MUST BE MET:

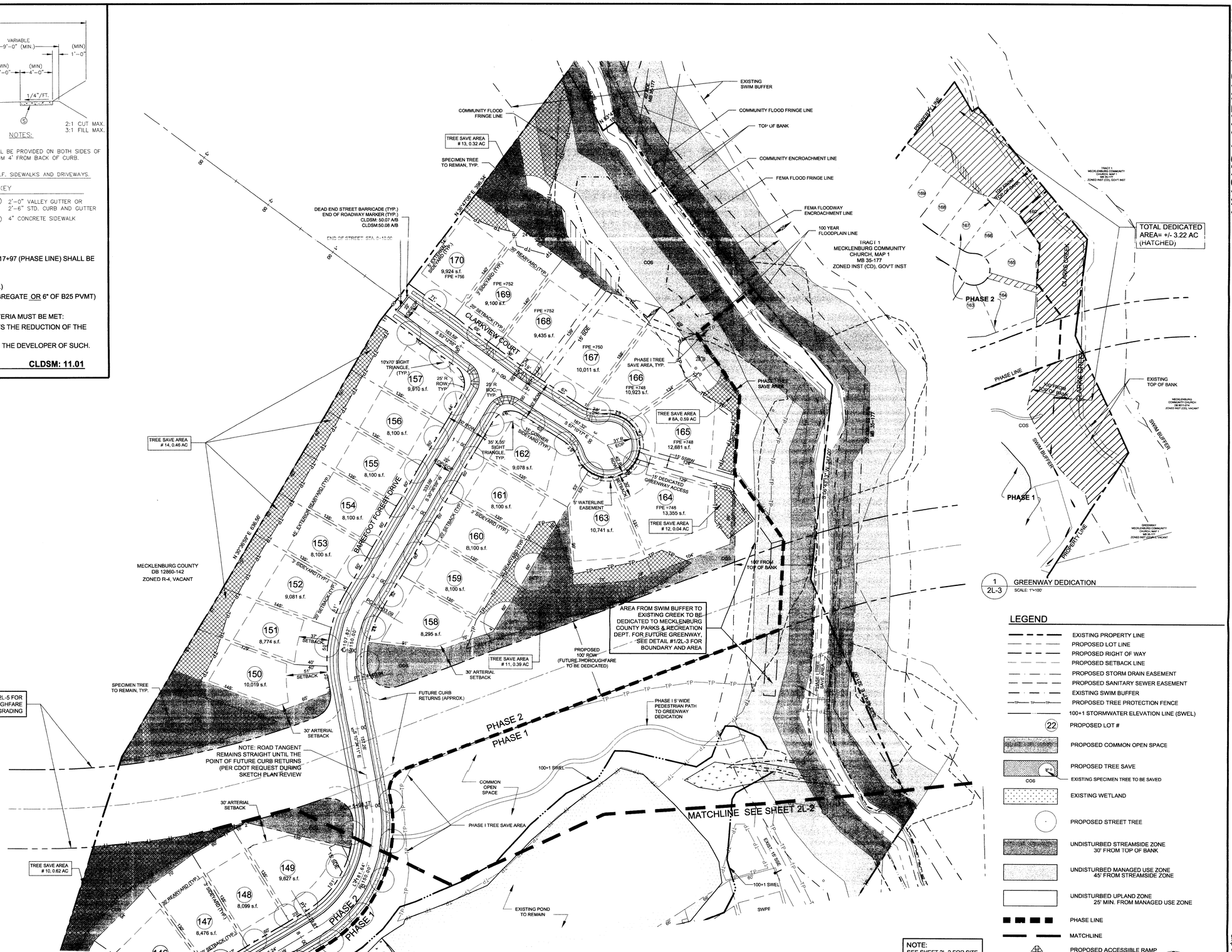
1) THE DEVELOPER MAY PROVIDE A GEOTECHNICAL REPORT TO NCDOT THAT SUPPORTS THE REDUCTION OF THE PAVEMENT SPECIFICATION.
2) NCDOT MAY DETERMINE THAT THE EXTRA PAVEMENT IS NOT REQUIRED AND INFORM THE DEVELOPER OF SUCH.

LOCAL RESIDENTIAL STREET TYPICAL SECTIONS **CLDSM: 11.01**

NOT TO SCALE



2 / 2L-3 BUFFER PLAN
(50% AREA ADDITION TO EXISTING SWIM BUFFER)
SCALE: 1"=100'



1 / 2L-3 GREENWAY DEDICATION
SCALE: 1"=100'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SETBACK LINE
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- EXISTING SWIM BUFFER
- PROPOSED TREE PROTECTION FENCE
- 100+1 STORMWATER ELEVATION LINE (SWEL)
- (22) PROPOSED LOT #
- PROPOSED COMMON OPEN SPACE
- PROPOSED TREE SAVE
- COS EXISTING SPECIMEN TREE TO BE SAVED
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- PROPOSED STREET TREE
- UNDISTURBED STREAMSIDE ZONE 30' FROM TOP OF BANK
- UNDISTURBED MANAGED USE ZONE 45' FROM STREAMSIDE ZONE
- UNDISTURBED UPLAND ZONE 25' MIN. FROM MANAGED USE ZONE
- PHASE LINE
- MATCHLINE
- PROPOSED ACCESSIBLE RAMP

NOTE:
SEE SHEET 2L-2 FOR SITE AND LANDSCAPE NOTES

TREE PLANTING NOTES:

1. ALL STRAPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE THE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
2. 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 FORESTOR TO RESOLVE **BEFORE** PLANTING.
3. ADJUST TREE-PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
4. NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.
5. SEE TREE PRESERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS

TREE LOCATION AND SELECTION NOTES:

1. ACTUAL STREET TREE LOCATIONS MAY VARY SLIGHTLY DEPENDING UPON DRIVEWAY LOCATIONS. CONTRACTOR SHALL VERIFY DESIRED TREE LOCATIONS WITH OWNER PRIOR TO INSTALLATION. STREET TREES SHALL TYPICALLY BE LOCATED WITHIN 10 FEET OF A SIDE LOT LINE.
2. PROPOSED INTERNAL STREET TREE LOCATIONS SHALL BE LOCATED OUTSIDE OF STREET R/W, AND WITHIN 20' OF BACK OF CURB. TYPICAL LOCATION SHALL BE 3 FEET TO 8 FEET BEHIND STREET R/W.
3. INTERNAL STREET TREE SPACING SHALL BE NO LESS THAN 25' O.C., OR NO MORE THAN 60' O.C. SPACING WILL AVERAGE 40' TO 50' O.C. FOR LARGE MATURING SHADE TREES. WHERE SINGLE-FAMILY IS DIRECTLY ACROSS FROM MULTI-FAMILY, THE SPACING BETWEEN TREES WILL AVERAGE 40'.
4. EACH BLOCK SHALL HAVE THE SAME STREET SPECIES PLANTED, FROM THE APPROVED SPECIES LISTED IN THE PLANT LIST BELOW, AT LEAST 3 DIFFERENT SPECIES OF TREES SHALL BE PLANTED IN THE SUBDIVISION.

PLANTING LIST:
APPROVED TREES FOR TREE ORDINANCE STREET TREES
(SEE TREE LOCATION NOTE 4)

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	CAL.	MIN. HEIGHT	NOTES
AR	117 Total	Acer rubrum 'October Glory' or 'Red Sunset'	October Glory or Red Sunset Red Maple	B&B	2" min.	10'	
QS		Quercus shumardii	Shumard Oak	B&B	2" min.	10'	
QP		Quercus phellos	Willow Oak	B&B	2" min.	10'	

NOTES:
1. OTHER SPECIES MAY BE USED FROM THE "APPROVED SPECIES LIST" IN THE CHARLOTTE TREE ORDINANCE, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
2. SEE DETAIL 10/2S-10 FOR TYPICAL TREE PLANTING DETAIL.

This Plan Is A Final Design.
NOT Released For Construction
Unless Initialed & Dated As
Approved:
APPROVED: _____
Initials
DATE: _____

0 50 100 200

North

HUCKS LANDING / 07031

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Project Manager
AG
Drawn By
NJ
Checked By
7/08
Project Number
07031

REVISIONS:

No.	Date	By	Description
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NORTH CAROLINA PROFESSIONAL CORPORATION C-32 DPR ASSOCIATES, INC.

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT 1373 A.J. GEORGE 7-24-08

DPR DESIGN·PLANNING·RESEARCH

DPR ASSOCIATES
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332-1204

SITE PLAN

HUCKS LANDING - PHASE II

CHARLOTTE, NORTH CAROLINA (ETJ)

HUCKS ROAD, LLC

Scale: 1" = 50'

Sheet Number
2L-3

SHEET 3 OF 15 TOTAL