

SITE AREA = 2.86Ac

ZONING = R3(10,000-sf Min.)

2414 PG.532

209-275-12

DEED BOOK PG. 2543 PG.429

TAX PARCEL: 209-273-10

Front Yard SB=30'min.

SIDE YARD SB =6'

REAR YARD SB =45'

MIN. LOT WIDTH @SB=70'

GENERAL SITE & LANDSCAPE NOTES

1. ALL WORK FOR THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH LOCAL AND STATE CODES. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH REMAINDER OF PLANS IN THIS SET AND COORDINATED WITH BUILDERS TO ENSURE COMPLIANCE WITH INTENT SHOWN HEREIN.

2. GRADING SHOWN IS APPROXIMATE, STREET PROFILES (IF APPLICABLE) SHALL TAKE PRECEDENCE OVER GRADING PLANS IF CONFLICT EXISTS. AN APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF—SITE GRADING, THE DEVELOPER SHALL OBTAIN WRITTEN PERMISSION FROM THE AFFECTED PROPERTY OWNERS PRIOR TO ANY OFF-SITE WORK.

3. ANY ONSITE BURIAL PITS REQUIRE A DEMOLITION LANDFILL PERMIT ISSUED FROM THE ZONING ADMINISTRATOR.

4. COORDINATE ALL CURB AND STREET GRADES AT INTERSECTIONS & DRIVEWAYS WITH THE INSPECTOR.

5. ALL ROAD IMPROVEMENTS AT INTERSECTION OF COMMON DRIVE TO STREET TO BE COORDINATED WITH THE ENGINEERING DEPARTMENT PRIOR TO

6. THE DEVELOPER SHALL PROVIDE STREET SIGNS PER CMLDS#50.05 (9"SIGNS ONLY).

7. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

8. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THE INSPECTOR WILL ESTABLISH THESE REQUIREMENTS BASED ON FIELD CONDITIONS.

9. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON ANY CURB.

10. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.

11. CURB & GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

12. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTIONS TO STORM WATER FLOW IS PROHIBITED.

13. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRICR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST ALSO BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO PLACEMENT OF MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

14. 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 DELETRIOUS ACCUMULATIONS.

15. ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT OT THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURY COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.

16. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS 0.1' FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.

17. ALL OPENINGS(E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES ADJACENT TO DRAINAGE FEATURES TO BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE. (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS).

18. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

19. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED TO CITY/COUNTY ENGINEERING DEPARTMENT PRIOR TO SUBDIVISION FINAL, IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.

20. PRIOR TO INSTALLATION OF UNDERGROUND DETENTION SYSTEMS, PE SEALED SHOP DRAWINGS MUST BE FURNISHED TO & APPROVED BY CITY OF CHARLOTTE ENGINEERING/MECKLENBURYG COUNTY LAND DEVELOPMENT DEPARTMENTS.

21. PRIOR TO CO BEING ISSUED, SURVEYOR SEALED AS-BUILT DRAWINGS OF THE UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.

22. 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 TRANSPORATION/NORTH CAROLINA D.O.T.) BEFORE INSTALLATION.

23. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

24. FOR PROJECTS IN CHARLOTTE, THE DEVELOPER SHALL CONTACT THE CHARLOTTE D.O.T. (GUS JORDI-704/336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60 TO 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION OR REPAIR COSTS CAUSED BY THE CONTRACTOR/DEVELOPER.

25. TREE SAVE AREA SHOWN ON PLANS SHALL BE STAKED BY SURVEYOR AND DEVELOPER SHALL COORDINATE WITH TREE ORDANANCE STAFF TO CONFIRM AREA RESERVED WILL SATISFY REQUIREMENTS, PRIOR TO REMOVAL OF ANY ONSITE TREES. ONCE AREA IS VERIFIED ACCEPTABLE, PERMANENT TREE PROTECTION FENCING SHALL BE INSTALLED AROUND ENTIRE PERIMETER OF SAVE AREA. FINAL PLAT SHALL SHOW THESE TREE SAVE AREAS AND NOTE THAT TREE SAVE AREA IS REQUIRED BY SUBDIVISION ORDINANCE, AND SHALL NOT BE DAMAGED OR ENCROACHED UPON UNLESS ALTERNATIVE SAVE AREAS ARE

26. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE GUIDELINES STANDARDS.

27. TREE BARRICADES MUST BE INSTALLED & APPROVED BY URBAN FORESTRY SPECIALIST BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.

28. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MARTERIALS, TRAFFIC BURIAL PITS, TRENCHING OF OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREAS EXCEPT AS SHOWN ON APPROVED PLANS.

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

30. URBAN FORESTER MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING WITH CITY/COUNTY ENGINEER.

31. ALL TREE SAVE AREAS SHOWN WITHIN SETBACKS ARE PERMANENTLY REQ'RD & ARE TO PLACED ON FINAL LOT PLATS. TREE SAVE & PROTECTION LOCATED OUTSIDE THESE AREAS ARE IN DEVELOPERS ATTEMPT TO SAVE AS MANY TREES AS POSSIBLE & SHALL NOT BE REMOVED WITHOUT APPROVAL OF

REVISIONS:

CIVIL &

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CUSTOM

ROSS

STRUCTURAL

ENGINEERING

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5/14/08

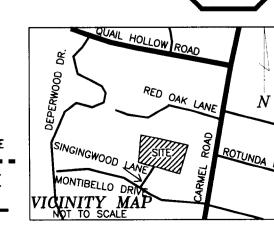
SITE PLAN LEGEND

LARGE MATURING TREES TO BE PLANTED ALONG R/W 40 TO 50-ft o.c MAX.

RED MAPLE OR OTHER APPROVED EQUAL MIN.CALIPER 6"ABOVE GRND.=2" & MIN. HEIGHT= 8-ft) TREE PROTECTION FENCE (CMLD Std. 40.02) 0 0 0

OVERHEAD POWER LINE & POWER POLE STORM DRAINAGE PIPE(RCP. TYP. III U.N.O.)

.---------15' PDE PUBLIC DRAINAGE &PERMANENT STORM DRAINAGE EASEMENTS(SDE)



SEAL

SHEET DESCRIPTION: SITE & LANDSCAPE PLAN

C1 of 3

PROPOSED 4 NEW RED MAPLE & (1) EXIST. CEDARS TO REMAIN=>5 TOTAL

LANDSCAPE DATA SUMMARY TREE SAVE REQUIREMENTS

10% OF SITE AREA REQUIRED TREE SAVE REQUIRED TREE SAVE 2.86(43,560)x0.10=12,458 Sq.Ft.

TREE SAVE PROVIDED 3,132sf+982sf+4268sf+3674sf+1624sf=13,680Sq.Ft. > 12,458 Sq.Ft. required thus ok. STREET TREES 40'o.c. MAX (179.2'/FRONTAGE/40=>5 TREES REQ'D