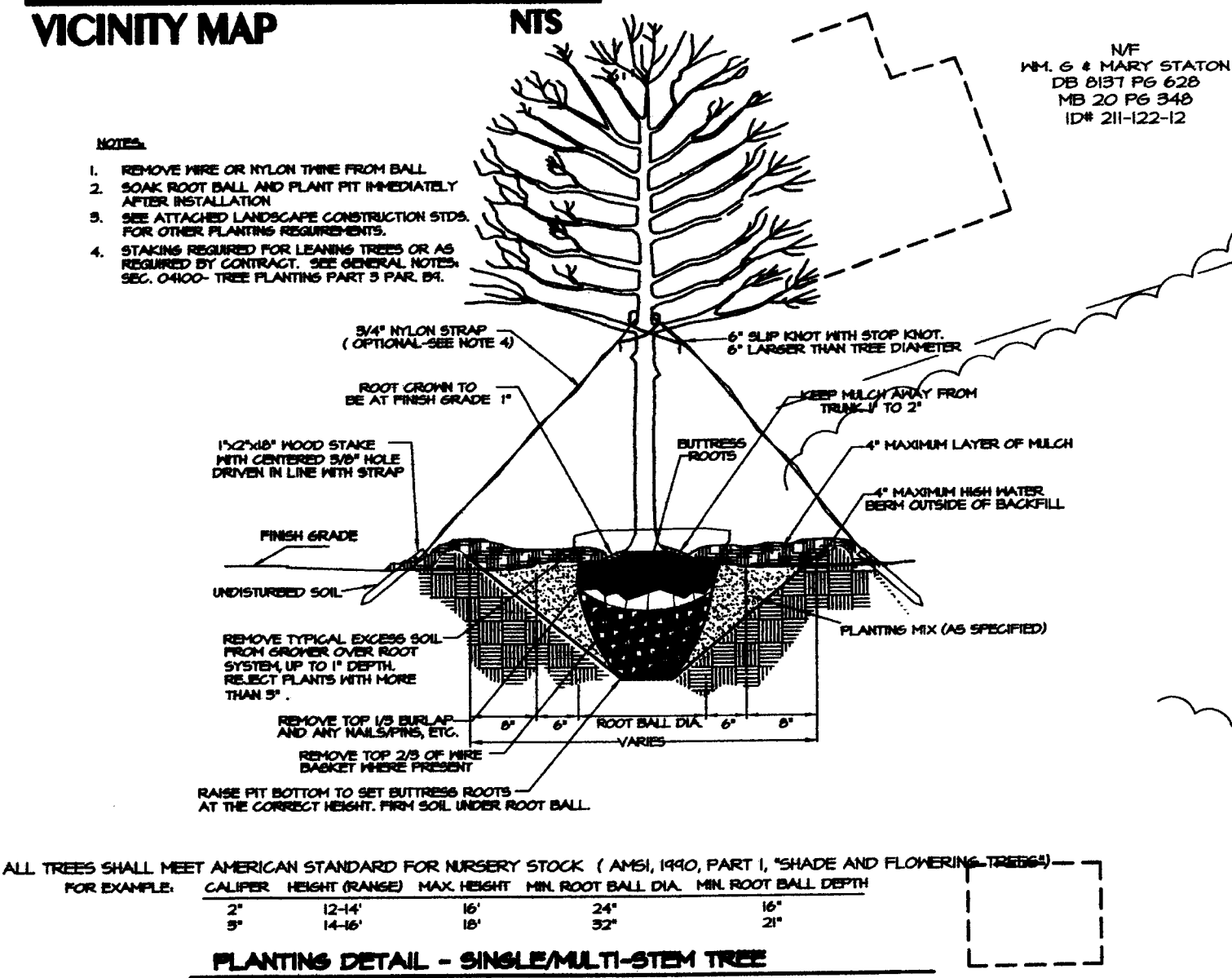


VICINITY MAP

SHEET INDEX

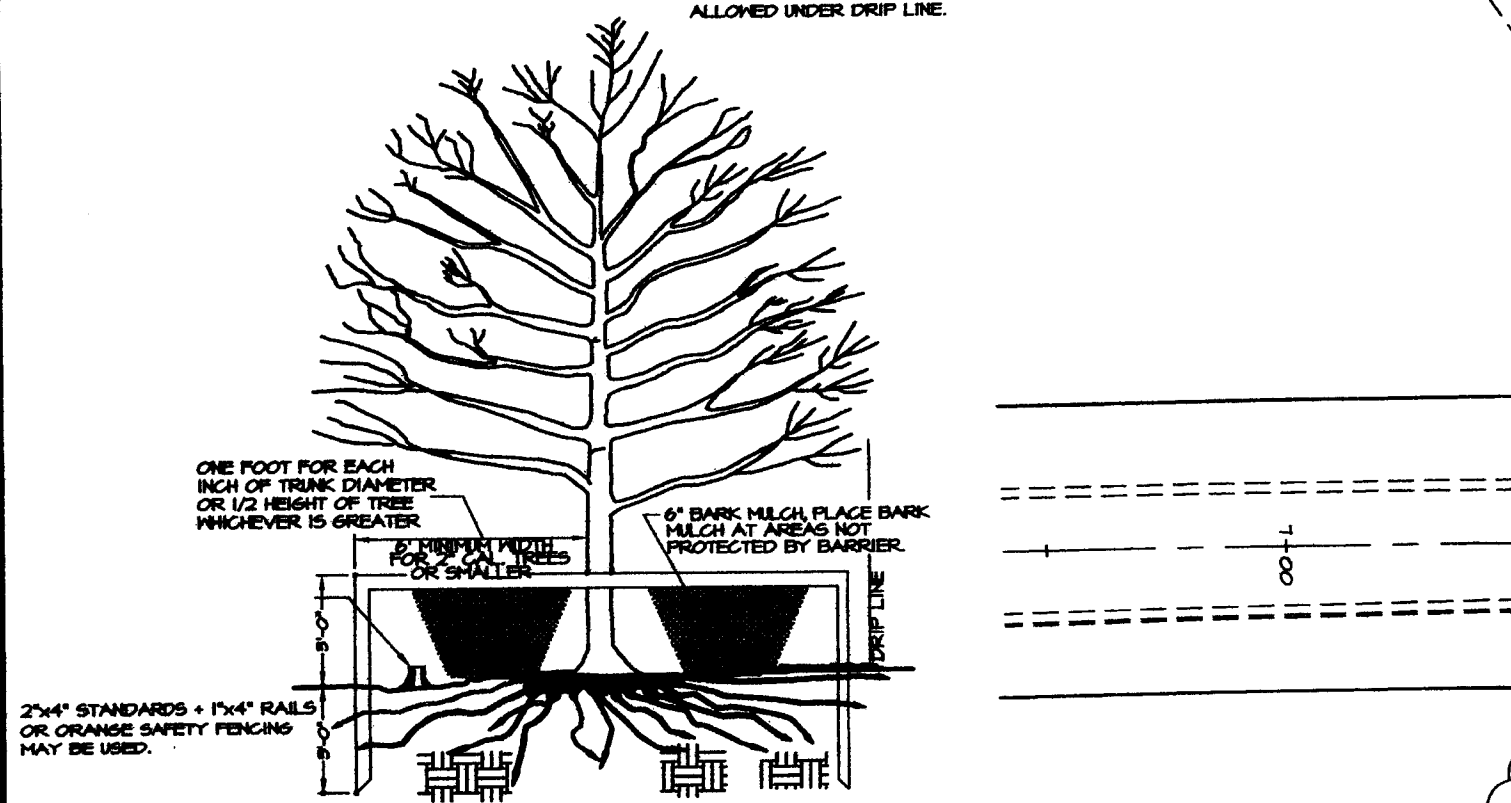
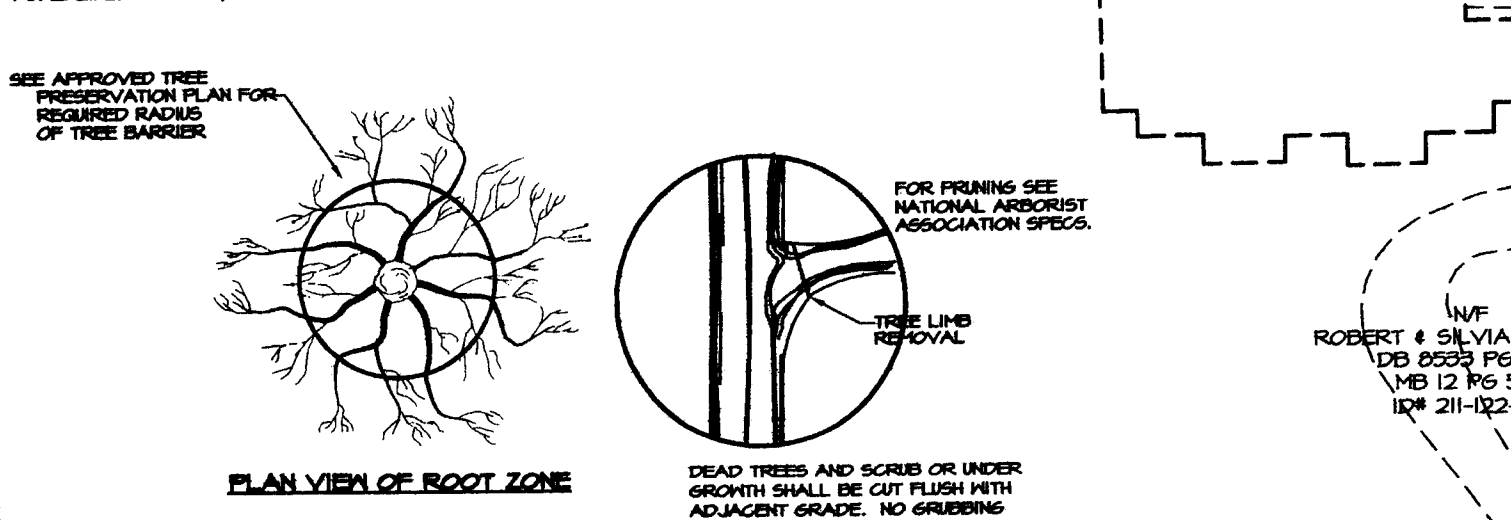
Sheet No.	Sheet Title
1	Preliminary Subdivision Site/Landscape Plan
2	Storm Drainage and Grading Plan
3	Erosion Control Plan (Development)
4	Erosion Control Plan (House)
5	Roadway & Storm Drainage Profiles
6	Site Construction Details
7	Drainage Area Map



PLANTING DETAIL - SINGLE MULTI-STEM TREE

LANDSCAPE PLAN NOTES:

1. REMOVE HERE OR NYLON TREE FROM BALL.
2. SOAK ROOT BALL AND PLANT IMMEDIATELY.
3. AFTER INSTALLATION, LANDSCAPE CONSTRUCTION STOPS FOR OTHER PLANTING REQUIREMENTS.
4. STAKING REQUIRED FOR PLANTING TREES OR AS SPECIFIED. TREE PLANTING FACTS 3 PAR. 14.
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TREE PROTECTION NOTES:

1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
2. LANDSCAPING PLANS SHALL SHOW THE LOCATION OF ALL TREE PROTECTION FENCES.
3. REMOVE TRUNK OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION C1000 FOR GRASS SPECIFICATION REGARDING TREE PROTECTION.
4. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY SERVICES.
5. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDNANCE STANDARDS IN CITY OF CHARLOTTE TREE ORDNANCE SUPPLEMENT APPENDIX.
6. BEFORE GRADING/CONSTRUCTION BEGINS, CALL 704-336-4624 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTRY.
7. VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/ENFORCEMENT.
8. NO HERITAGE TREES EXIST ON THIS PROPERTY.

TREE REQUIREMENTS

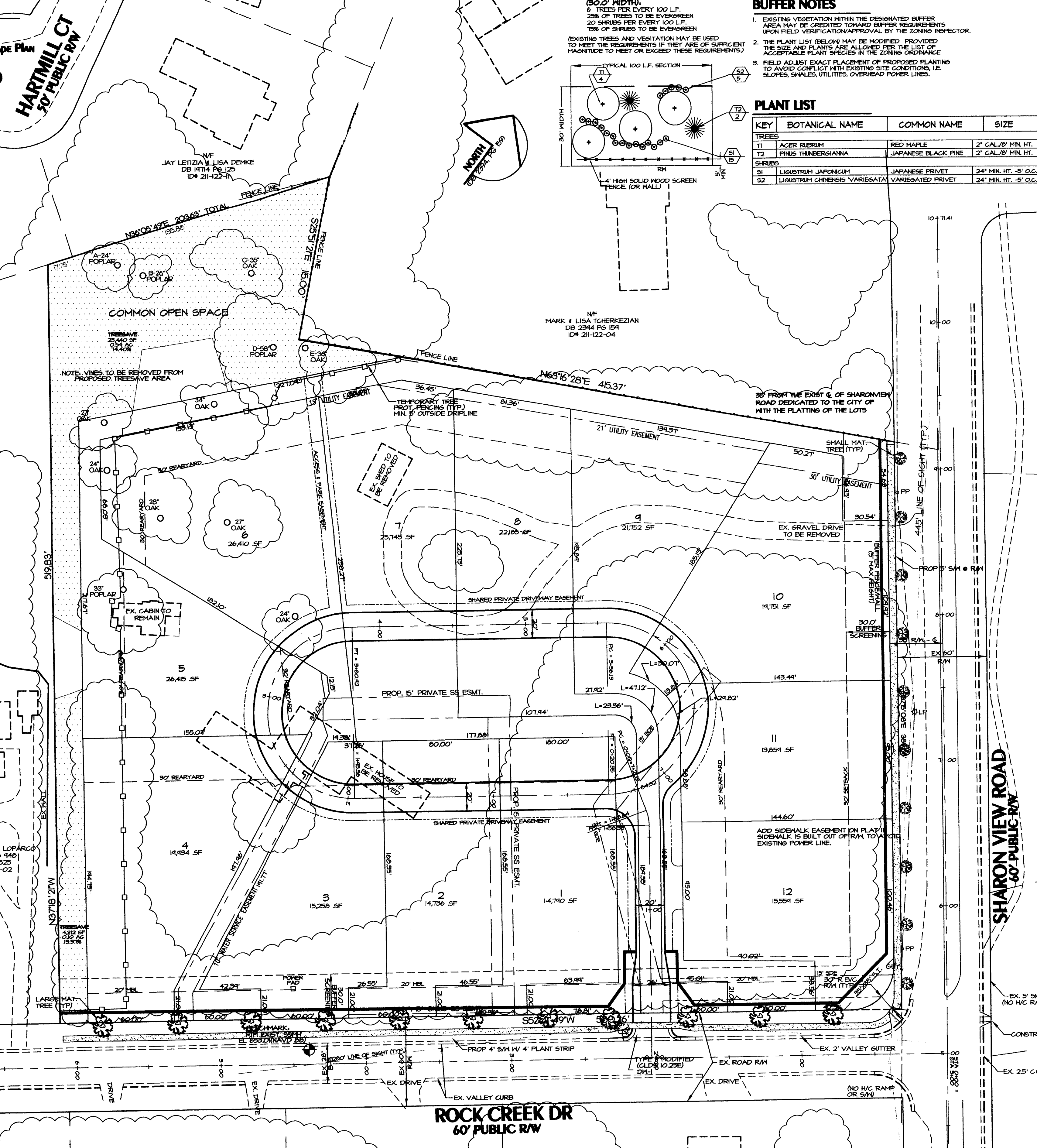
FRONTAGE	LG	SH	STREET NAME
150	10	10	0" ROCK CREEK DRIVE
340	0	10	0" SHARON VIEW ROAD
440	10	10	TOTAL

SEE DEVELOPMENT DATA FOR BREAKDOWN

ROAD FRONTAGE: 440 LF
STREET TREES REQUIRED: 560 / 50 = 11 (LARGE MATURING)
STREET TREES REQUIRED: 340 / 40 = 8 (SMALL MATURING)
STREET TREES PROPOSED: 11 (LARGE) 10 (SMALL)
* USE EXISTING TREES THAT QUALIFY, WHERE ALLOWED
(1) LARGE MATURING TREES SHALL BE FROM APPROVED URBAN FORESTRY SERVICES LIST
DIFFERENT SPECIES OF TREES SHALL BE USED ON DIFFERENT STREET

SPECIMEN TREES

DESCRIPTION	R	T	C	E	G
A 24 POPLAR 20'	1200	100	400		
B 24 POPLAR 20'	1200	100	400		
C 24 POPLAR 20'	1200	100	400		
D 24 POPLAR 20'	1200	100	400		
E 24 POPLAR 20'	1200	100	400		
F 24 POPLAR 20'	1200	100	400		
G 24 POPLAR 20'	1200	100	400		
H 24 POPLAR 20'	1200	100	400		
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K 24 POPLAR 20'	1200	100	400		
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P 24 POPLAR 20'	1200	100	400		
Q 24 POPLAR 20'	1200	100	400		
R 24 POPLAR 20'	1200	100	400		
S 24 POPLAR 20'	1200	100	400		
T 24 POPLAR 20'	1200	100	400		
U 24 POPLAR 20'	1200	100	400		
V 24 POPLAR 20'	1200	100	400		
W 24 POPLAR 20'	1200	100	400		
X 24 POPLAR 20'	1200	100	400		
Y 24 POPLAR 20'	1200	100	400		
Z 24 POPLAR 20'	1200	100	400		
TOTAL	1600	1104	3602 (12.20%)		



LEGEND

□	TREE PROTECTION/SHM BUFFER FENCE
□	PROPOSED TREE SAVE AREA
□	PROPOSED COMMON DRIVE

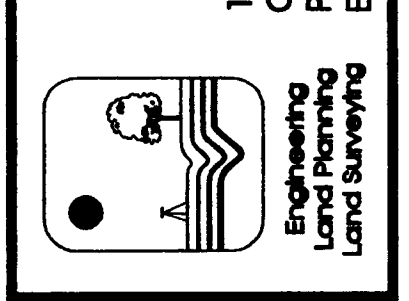
GENERAL NOTES

1. THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED, AND SHALL BE CONSIDERED, 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 CAROLINA SURVEYORS, INC.
3. TOPOGRAPHIC INFORMATION TAKEN FROM PHOTOGRAMMETRIC MAPPING BY CITY OF CHARLOTTE AND CAROLINA SURVEYORS, INC.
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 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.
7. SURFACE 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 6 FOR EROSION CONTROL DETAILS.
9. CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 6 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:
ITEM C.D. STD. NO.
CONCRETE MONUMENT 50.03
SIDEWALK 10.22
10. APPROXIMATE COMPLETION TIME IS SPRING 2008.
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 HIC RAMP DETAILS PRIOR TO PLACEMENT OF ANY HIC RAMP AND/OR SIDEWALK.
13. DURING CONSTRUCTION OF THE IMPROVEMENTS SPECIFIED BY THESE PLANS, THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF ALL STREAMS, CREEKS, AND CHANNELS IN AN UNDISTURBED STATE, AND SHALL REMOVE FROM THE CHANNEL AND/OR ITS BANKS, DEBRIS, LOGS OR OTHER ACCUMULATIONS AS REQUIRED TO FACILITATE PROPER DRAINAGE.
14. DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
15. THE DEVELOPER SHALL PROVIDE STREET SIGNS PER C.D.S. 50.05. (4" SIGNS ONLY)
16. COORDINATE ALL CURBS 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 CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLING.
18. AS-BUILT DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGN DITCHES, SHALL BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
19. TO INSURE PROPER DRAINAGE, MINIMUM CURB AND GUTTER GRADE SHALL BE 0.50%.
20. IN ROLLING AND HILLY TERRAINS, SHEETING OF THE STONE BASE AND/OR REINFORCEMENT OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS, AS REQUIRED BY THE INSPECTOR.
21. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER.
22. SITE BENCHMARK FOR PROJECT IS THE RIM OF AN EXISTING SAN. SH. IN ROCK CREEK DR. R.M. ELEV. = 693.01
23. CURB AND GUTTER SHOWN ON THE PLANS ALONG _____ 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. 5.029
25. ALL IMPROVEMENTS TO SHARON VIEW ROAD TO BE COORDINATED WITH CHARLOTTE ENGINEERING DEPT. 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, CONSTRUCTION, MATS, 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/ENFORCEMENT.
30. NO DEMOLITION LANDFILLS WILL BE LOCATED ON THIS SITE.
31. 35' FROM THE CENTERLINE OF SHARON VIEW ROAD TO BE DEDICATED TO THE CITY OF CHARLOTTE.
32. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (JULIE JORDI, 336-1008) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED COSTS AND/OR ANY REPAIR COSTS CAUSED BY THE CONTRACTOR/DEVELOPER.
33. COMMON OPEN SPACE/TREESAVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEARED OF TRASH AND DEBRIS.
34. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPED STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
35. RE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
36. 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.
37. SIGHT TRIANGLES SHOWN ARE MINIMUM.
38. 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 A BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL IN THE PUBLIC STREET R/W.
39. PRIOR TO PLANT REGRADATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS 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.

DEVELOPMENT DATA

TAX PARCEL NO.: 21-122-03
ZONING CLASSIFICATION: R-3 (DEVELOPED AS R-3 CLUSTER)
SITE ACRES: 6.14 AC
NO. OF UNITS ALLOWED BY ZONING: 6.14 x 3 = 18
AREA IN EASEMENT R/W: 0.05 AC
NET TOTAL SITE AREA: 6.14 AC
TREE SAVE REQUIRED: 108 x 6.14 AC = 0.61 AC
D.D.L. LOTS FOR 10% TREE INCENTIVE IN C.D.S. 0.12 (10.78%) AC x 3 = 2 LOT
NO. OF UNITS ALLOWED/PROPOSED: 18 x 2 = 36
R-3 CLUSTER LOT DATA
MIN. LOT SIZE = 0.200 SF
MIN. LOT WIDTH = 60'
MIN. SETBACK = 20'
MIN. SIDE YARD = 6' EXTERNAL, 3' INTERNAL
MIN. REAR YARD = 45' EXTERNAL, 30' INTERNAL
* TREESAVE INCENTIVE

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



Scale: 1"=40'
Date: 9/27/07
Drawn By: MKK
Designed By: MKK
Job No.: 1607

APPROVED FOR CONSTRUCTION
C.M.P.C.
8/24/2008

Preliminary Subdivision Site/ Landscape Plan
SongWood Estates
City of Charlotte, Mecklenburg County, North Carolina
Vicous Builders Inc., 2201 E 7th St, Charlotte, NC 28204

Sheet No. 1 of 7