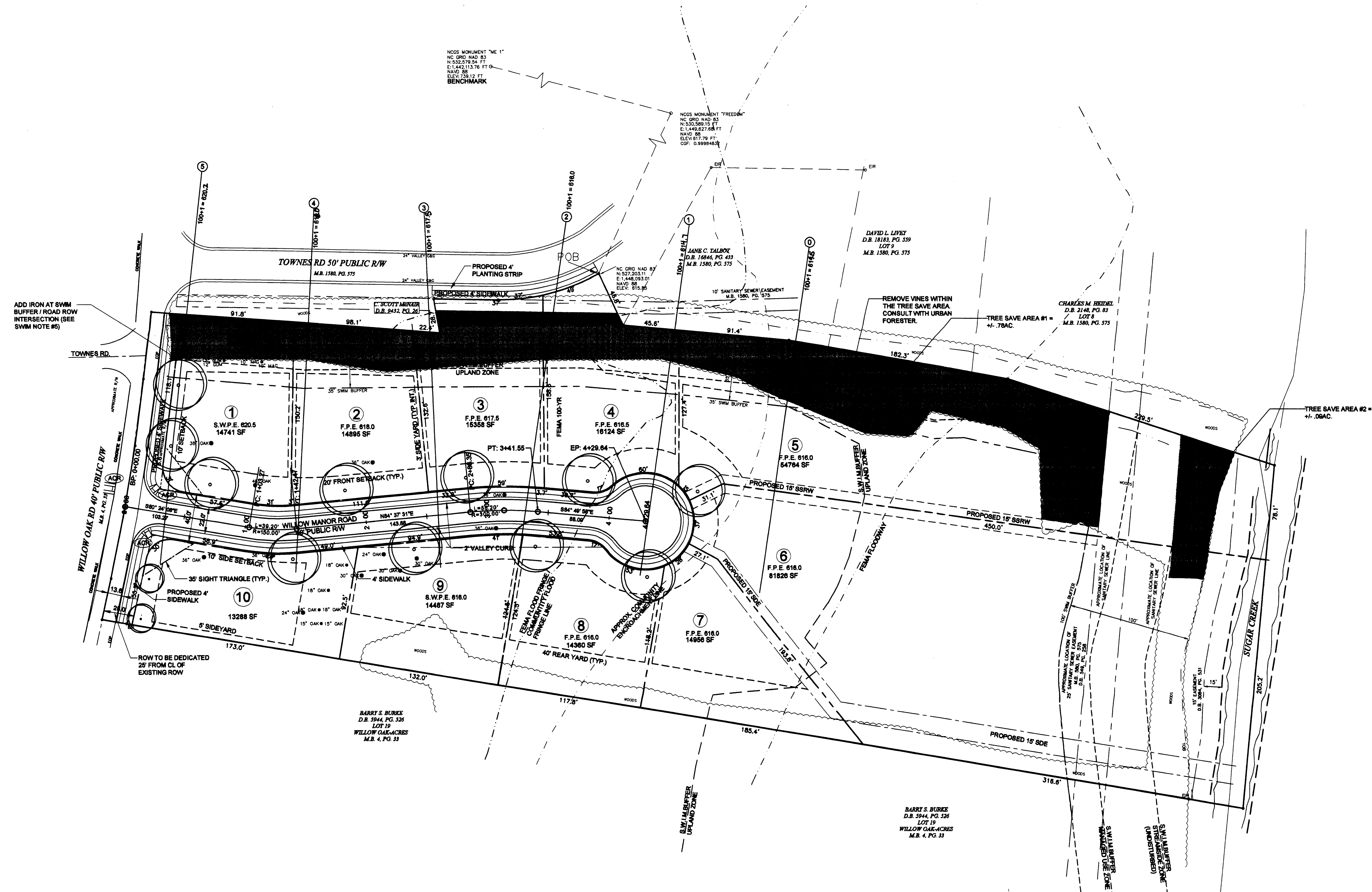


VICINITY MAP-NTS

LEGEND

- SETBACK LINE
- PROPERTY LINE
- S.W.I.M. STREAM BUFFER
- PROPOSED ACCESSIBLE CURB RAMP
- PROPOSED STREET TREE (FROM CHARLOTTE APPROVED TREE LIST)
- TREE SAVE AREA
- ① PROPOSED LOT NUMBER
- ⊗ EXISTING TREE
- TOB TOP OF BANK



GENERAL NOTES:

- BOUNDARY, EXISTING UTILITIES, AND OTHER EXISTING FEATURES TAKEN FROM BOUNDARY AND TOPO SURVEY BY R.B. PHARR & ASSOCIATES, P.A., DATED 08/24/07.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT WILLOW OAK ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM 50.05 (8" SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG WILLOW OAK ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
- 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.
- 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.
- BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- ANY BUILDING WITHIN THE 100' FLOOD RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT 19 SHOULD 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' FLOOD ANALYSIS).
- "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.
- 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.
- PRIOR TO PLANT RELOCATION, 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.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (BUS JORDI, 704-336-7085) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS.
- APPROXIMATE TIME OF COMPLETION OF INFRASTRUCTURE: 12 MONTHS
- SEE EROSION CONTROL PLAN FOR S.W.I.M. BUFFER NOTES

S.W.I.M. BUFFER NOTES

- THE STREAM SIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, AT A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6-INCH CALIPER PER 1,000 SQUARE FEET. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES.
- PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND THAT NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).
- GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF THE TREES OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
- THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING, ETC.) AT THE SITE.
- THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS.

SITE DEVELOPMENT DATA

TAX PARCEL NO.	151-113-47
DEVELOPER:	JLS HOLDINGS, LLC
ZONING:	R-4
MINIMUM LOT WIDTH:	60'
MINIMUM SETBACK:	20' (TREE ORDINANCE INCENTIVE)
MINIMUM SIDE YARD:	3' (TREE ORDINANCE INCENTIVE)
	10' SETBACK CORNER LOTS
	5' EXTERNAL SIDEYARD
MINIMUM REAR YARD:	40'
MINIMUM LOT AREA:	8,000 S.F. (MIN. REQ'D)
	13,290 S.F. (MIN. PROPOSED)
JURISDICTION:	CITY OF CHARLOTTE
AREA:	6.46 AC - EXISTING ROW = 6.30 AC
DENSITY ALLOWED:	4 DU/AC (25 DU)
DENSITY PROPOSED:	1.57 DU/AC (10 DU)

TREE SAVE CALCULATIONS

OVERALL SITE ACREAGE:	281,203.86 S.F.
MINUS WILLOW OAK RD ROW:	-6,430.41 S.F.
MINUS EXISTING 25' SEWER ROW:	-7,665.27 S.F.
MINUS EXISTING 15' SEWER ROW:	-4,469.73 S.F.
MINUS NORTH SIDE SEWER ROW:	-1,458.72 S.F.
NET SITE ACREAGE:	261,179.73 S.F.

TREE SAVE REQUIRED (10%):	26,117.97 S.F.
TREE SAVE PROVIDED:	37,920.96 S.F. (14.5%)

NOTE: NO HERITAGE TREES HAVE BEEN OBSERVED ON SITE.

STREET TREE CALCULATIONS

	FRONTAGE	TREES REQ'D.	TREES PROV.
WILLOW OAK ROAD:	230'	5	2 (SMALL MATURING 30' O.C.), 2 (LARGE MATURING 50' O.C.) TREES IN STREAM BUFFER ON NORTH WEST CORNER OF SITE TO SERVE AS REMAINING STREET TREE.
WILLOW MANOR ROAD:	450'	9 (50' O.C.)	9 (LARGE MATURING)
TOWNES ROAD:	137'	2 (50' O.C.)	SEVERAL LARGE TREES EXISTING IN THAT AREA. EXISTING TREES TO SERVE AS STREET TREES.

NOTE: WILLOW OAK ROAD FRONTAGE EXCLUDES NEW ROW.

BUFFER CALCULATIONS

TOTAL AREA BETWEEN 100' S.W.I.M. BUFFER AND FEMA 100 YEAR FLOOD:	2.66 ACRES
50% OF FLOODFRINGE AREA BEYOND 100' BUFFER:	1.33 ACRES

TREE PLANTING NOTES

- ALL TREES SHALL BE PLANTED PER CLDSM 40.01 AND 40.09.
- ALL STRAPPING AND TOP 25% OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- 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 FORESTER BEFORE PLANTING.
- ADJUST TREE-PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
- NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.
- SEE TREE PRESERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS.
- PROPOSED STREET TREES SHALL BE 2" CALIPER, LARGE MATURING, AND SHALL BE SELECTED FROM THE CITY OF CHARLOTTE APPROVED PLANTING LIST. COORDINATE WITH OWNER.
- STREET TREE SPACING: 30'-50' O.C.
- PROPOSED STREET TREES SHALL BE GENETIC CLONES (CULTIVARS), SELECTED FOR UNIFORMITY. TREES SHALL MEET REQUIREMENTS OF AMERICAN STANDARDS FOR NURSERY STOCK FOR THEIR GIVEN SPECIES AND SHALL BE SINGLE-STEM, WITH A STRONG CENTRAL LEADER.
- STREET TREES PLANTED WITHIN THE INTERSECTION SIGHT TRIANGLES SHALL BE 12'-14' MIN. HT. AT PLANTING, WITH NO BRANCHES BELOW 6' ABOVE ADJACENT GRADE.

This Plan is A
Preliminary Design.
NOT Released For
Construction.

