

ALDEN OAKS SUBDIVISION

CHARLOTTE, NORTH CAROLINA PROVIDENCE SOUTH 2, LLC

GENERAL SUBDIVISION NOTES

THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED AND SHALL BE CONSTRUCTED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE MECKLENBURG PLANNING COMMISSION (CMPC) ZONING AND SUBDIVISION ORDINANCES, THE CHARLOTTE TREE ORDINANCE, THE CHARLOTTE-MECKLENBURG S.W.I.M. ORDINANCE AND THE CHARLOTTE ENGINEERING DEPARTMENT (CED) LAND DEVELOPMENT STANDARDS MANUAL INCLUDING ITS DETAILS, SPECIFICATIONS, NOTES AND PROCEDURES.

BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY A. G. ZOULEWELLE, SURVEYORS, DATED 8/17/06, REVISED 9/14/06, ON SUBJECT PROPERTY FOR PROVIDENCE SOUTH2, LLC

CONSTRUCTION DRAWINGS OF SANITARY SEWER AND DOMESTIC WATER SYSTEMS TO SERVE THIS DEVELOPMENT PREPARED BY TURNBULL SIGMON DESIGN. SEE COVER SHEET INDEX FOR RELATED DRAWINGS BY TURNBULL SIGMON DESIGN.

CONTRACTOR SHALL NOTIFY LAND DEVELOPMENT INSPECTOR 24 HOURS PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISIONS OF HANDICAP RAMP DETAIL(S) PRIOR TO PLACEMENT OF ANY HC RAMPS AND OR SIDEWALKS.

ALL SUBSURFACE DRAINAGE PIPE SHALL BE CLASS 3, TYPE C-75 OR C-76 REINFORCED CONCRETE PIPE OR CMP APPROVED BY THE ENGINEERING DEPT. UNLESS OTHERWISE NOTED. PIPE LENGTHS INDICATED ON THE PLANS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS.

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. CONTACT THE CED FOR A COMPLETE LIST OF THE CONDITIONS UNDER WHICH HDPE PIPE WILL BE ALLOWED WITHIN THE EXISTING AND PROPOSED PUBLIC STREET R/W.

ALL PROPOSED GRADES SHOWN ARE TO FINISH GRADE. STORM DRAINAGE RIM ELEVATIONS SHOWN ARE GRATE ELEVATIONS.

CURB LINES SHOWN REPRESENT EDGE OF ASPHALT AND BACK OF CURB.

ANY ON SITE DEMOLITION LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG CO. HEALTH DEPT. AND THE MECK. CO. ZONING ADMINISTRATOR. THE SPECIFIC LOCATIONS OF THE ON-SITE DEMOLITION LANDFILLS SHALL BE DETERMINED BY THE MECK. CO. HEALTH DEPT. AND THE MECK. CO. ZONING ADMINISTRATOR.

THIS DEVELOPMENT WILL NOT HAVE ANY ON SITE DEMOLITION LANDFILLS. NO STUMPS, CONSTRUCTION DEBRIS OR TRASH WILL BE ALLOWED WITHIN THE BORROW HOLES.

GRADING AREAS OUTSIDE THE LIMITS SHOWN IS A VIOLATION OF CITY CODE AND SUBJECT TO FINES.

IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY INSPECTOR PER FIELD CONDITIONS.

APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

THE CURRENT "LAND DEVELOPMENT STANDARDS MANUAL" BY THE CHARLOTTE/MECKLENBURG COUNTY ENGINEERING DEPARTMENTS (CED/MCED), THE SPECIFIC SECTIONS FOR "OTHER TOWNS" AND THE NCDOT ROADWAY STANDARDS WILL GOVERN IN CASE OF CONFLICTS IN SITE CONSTRUCTION SPECIFICATIONS, DETAILS, NOTES STANDARDS AND POLICIES. ALL WORK PERFORMED WITHIN THE CURRENT AND FUTURE CDOT & NCDOT R/W'S SHALL BE IN ACCORDANCE WITH THEIR CURRENT STANDARD DETAILS AND SPECIFICATIONS. WHERE NECESSARY, CONSTRUCTION OF THE FOLLOWING STANDARD DETAILS, (AND ALL "STD." NUMBERS) SHALL BE REFERENCED TO THE CURRENT CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL:

2'-6", 1'-6" AND VALLEY GUTTER	10.17 A-C
CURB TRANSITION: 2'-6" C & G TO 2'-0" VALLEY	10.19
CONCRETE SIDEWALKS	10.22
GRADED DRIVEWAY FOR VALLEY GUTTER	10.27A
CB FRAME IN VALLEY GUTTER	10.29
CB PLACEMENT AT INTERSECTION	10.30
LOCAL RESIDENTIAL STREET	11.01
RESIDENTIAL COLLECTOR STREET	11.06
CITY OF CHARLOTTE CUL-DE-SAC DETAIL	11.16
NCDOT STDS. APPROVED FOR CITY OF CHARLOTTE/ETJ	20.00 A-C
CATCH BASIN 15" THRU 36" PIPE	20.03
FLARED END SECTION 12" THRU 72" PIPE	20.22
RIP RAP APRON AT PIPE OUTFALLS (NON SWIM)	20.23
MINIMUM DRAINAGE EASEMENT REQUIREMENTS	20.30
OFFSET CATCH BASIN (IF REQ'D.)	20.34
(SEE DETAIL SHEET FOR EROSION CONTROL DETAILS)	
STREET SIGN NAMES	50.05 A/B
STREET NAME SIGN INSTALLATION LOCATIONS	50.06

- IN ORDER TO INSURE PROPER DRAINAGE, MAINTAIN A MINIMUM OF 0.5% SLOPE ALONG THE CURB AND GUTTER.
- CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED ON FIELD CONDITIONS.
- 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 IMPEDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- ALL FILLED BUILDING LOTS MUST BE PLACED IN MAXIMUM ONE FOOT LIFTS TO A MINIMUM 95% COMPACTION. NORTH CAROLINA CODE BUILDING CODE STANDARDS FOR 2000 PSF MINIMUM COMPACTION IS REQUIRED IN BUILDING AREA. ALL SLOPES MUST BE GRADED NO STEEPER THAN 2:1.
- "AS-BUILT" DRAWINGS, BASED UPON FIELD SURVEYS BY A REGISTERED SURVEYOR, OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES AND DROP INLET GRADING REQUIREMENTS, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CED IN ACCORDANCE WITH THE CHARLOTTE SUBDIVISION ORDINANCE. MAJOR CHANGES TO THE LOT GRADING, IE BERMS AND SWALES, FROM THE APPROVED PLANS MAY REQUIRE PLAN REVISION RESUBMITTALS DURING THE AS-BUILT REVIEW AND APPROVAL PROCESS. CONTACT THE DESIGN PROFESSIONAL PRIOR TO ANY MAJOR GRADING CHANGES THAT MAY ALTER THE APPROVED DRAINAGE AREAS. SUCH CHANGES MAY REQUIRE REVISED CALCULATIONS AND RESUBMITTALS IF DEEMED NECESSARY BY CED.
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A "RIGHT OF WAY ENCROACHMENT AGREEMENT" WITH THE CHARLOTTE DEPT. OF TRANSPORTATION(NCDOT) BEFORE INSTALLATION.
- MAINTENANCE OF ANY DIVIDED ENTRY ISLANDS, ENTRANCE MONUMENTS, WALLS, FENCES AND PLANTINGS AND ANY COMMON OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- THE CONTRACTOR MAKING THE IMPROVEMENTS SHALL BE FULLY RESPONSIBLE FOR OBTAINING PRECISE LOCATION OF UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CALL ULCOO: 1-800-632-4949.
- ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT (CMUD) SYSTEM.
- LOT DIMENSIONS ARE APPROXIMATE. REFER TO RECORD PLAT FOR PRECISE DATA.
- ALL ROAD IMPROVEMENTS ALONG SHAFTESBURY RD R/W ARE TO BE COORDINATED WITH THE CED PRIOR TO CONSTRUCTION UPON FORMAL PLAN APPROVAL FROM CDOT.
- THE CONTRACTOR WILL BE REQUIRED TO OBTAIN A "RIGHT-OF-WAY USE" PERMIT FROM CDOT FOR ALL WORK LESS THAN 30 DAYS IN DURATION WITHIN THE PUBLIC RIGHT-OF-WAY. A MINIMUM OF 5 DAYS ADVANCE NOTICE FOR A LANE CLOSURE AND 10 DAYS ADVANCE NOTICE FOR A ROAD CLOSURE MUST BE TRANSMITTED TO 704-336-4400 VIA FAX ATTENTION BOB STALEY INDICATING DATE, TIME, DURATION AND TRAFFIC CONTROLS. ANY OCCUPATION OF THE PUBLIC RIGHT-OF-WAY FOR A PERIOD OF TIME LONGER THAN 30 DAYS WILL REQUIRE LEASING OF THAT PORTION OF THE RIGHT-OF-WAY. CONTACT LINDA POISSANT AT 704-336-2562 FOR LEASING INFORMATION.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLOSM# 50.05 (9" SIGNS ONLY).
- DIRECT VEHICULAR ACCESS TO SHAFTESBURY FROM LOT 1 IS PROHIBITED.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704)336-4025 OR VISIT [HTTP://WWW.CHARMECK.ORG /DEPARTMENTS /TRANSPORTATION /STREET+MAINTENANCE /HOME.HTM](http://www.charmeck.org/departments/transportation/street+maintenance/home.htm)
- OWNER / DEVELOPER HAS AGREED TO PROVIDE A NEW, FOUR-INCH, SEWER LATERAL FROM THE ALDEN OAKS SEWER LINE TO THE EXISTING NELSON RESIDENCE AS PART OF THIS DEVELOPMENT. UPON CONSTRUCTION AND SUCCESSFUL CMU INSPECTION AND ACCEPTANCE OF THE ALDEN OAKS SEWER AND WATER, OWNER / DEVELOPER AND NELSON WILL COORDINATE THE PHYSICAL REMOVAL, AND RECORD ANY LEGAL REFERENCES CERTIFYING SAME, OF THE EXISTING NELSON SEPTIC SYSTEM FROM BOTH PROPERTIES.
- OWNER/DEVELOPER WILL PROVIDE THE FOLLOWING TO CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO THE PRE-CONSTRUCTION MEETING:
 - A SEALED POND SURVEY OF THAT PORTION OF THE EXISTING POND THAT OCCURS WITHIN THE PROJECT BOUNDARY. DEPTH READINGS SHALL BE SUFFICIENT IN LOCATION AND NUMBER TO APPROXIMATE THE POND BOTTOM.
 - OWNER WILL PROVIDE A REPORT DESCRIBING PRE-CONSTRUCTION TURBIDITY CONDITIONS UTILIZING STANDARD SAMPLING PROTOCOLS AND CERTIFIED LAB FINDINGS (EPA METHOD 180.1) FROM A MINIMUM OF THREE PRIMARY SAMPLING LOCATIONS WITHIN THE PORTION OF THE EXISTING POND AND OUTFLOW CHANNEL THAT OCCURS WITHIN THE PROJECT BOUNDARY.
- OWNER /DEVELOPER HAS AGREED TO PROVIDE AN ALTERNATE, TEMPORARY DRIVEWAY ONTO THE NELSON PROPERTY FROM SHAFTESBURY ROAD DURING CONSTRUCTION. IN CONJUNCTION WITH THESE SUBDIVISION IMPROVEMENTS, DEVELOPER SHALL PROVIDE NELSON WITH ONE PERMANENT, 15-FOOT WIDE, RESIDENTIAL TYPE DRIVEWAY (CLDS #10.27A) FROM EITHER EXISTING SHAFTESBURY ROAD (SOUTHEAST OF EXISTING STORM INLET) OR THE NEW ALDEN OAKS LANE (ACROSS FROM LOTS 3-4 AND AT LEAST 25 FEET FROM THE NEW HC RAMP). SHOULD THE PERMANENT DRIVEWAY FROM ALDEN OAKS LANE BECOME THE SOLE FUNCTIONING AND MAINTAINED ACCESS TO THE NELSON PROPERTY, A CHANGE OF ADDRESS WILL BE REQUIRED AND REASSIGNED BY MECKLENBURG COUNTY.

DEVELOPMENT DATA

Tax Parcel No.: 21337228, 21337299
Zoning: R-3
Zoning Jurisdiction: Charlotte, NC
Deed References: DB 20972 PG 150

Total Property Area: 2.80 Ac.
Lots Allowed by Zoning: 8 d.u.
Lots Proposed: 7 d.u.
Density Proposed: 2.50 Ac.
Tree Save Required: .28 Ac. (10%)
Tree Save Provided: .31 Ac. (11%)

Lot Data
Min. Lot Width: 70'
Min. Lot Size: 12,000 SF

Setbacks
Front: 30'
Side: 6'
Corner side: 15'
Rear: 45' (external)
30' (internal)

MAXIMUM BUILDING COVERAGE PER LOT
SINGLE FAMILY LOT SIZE (Sq. Ft.)—MAX. BUILDING COVERAGE (%)
8,501-15,000—35%
15,001 or GREATER—30%

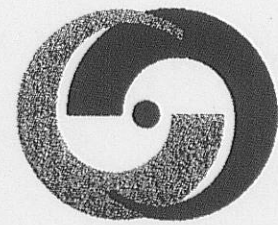
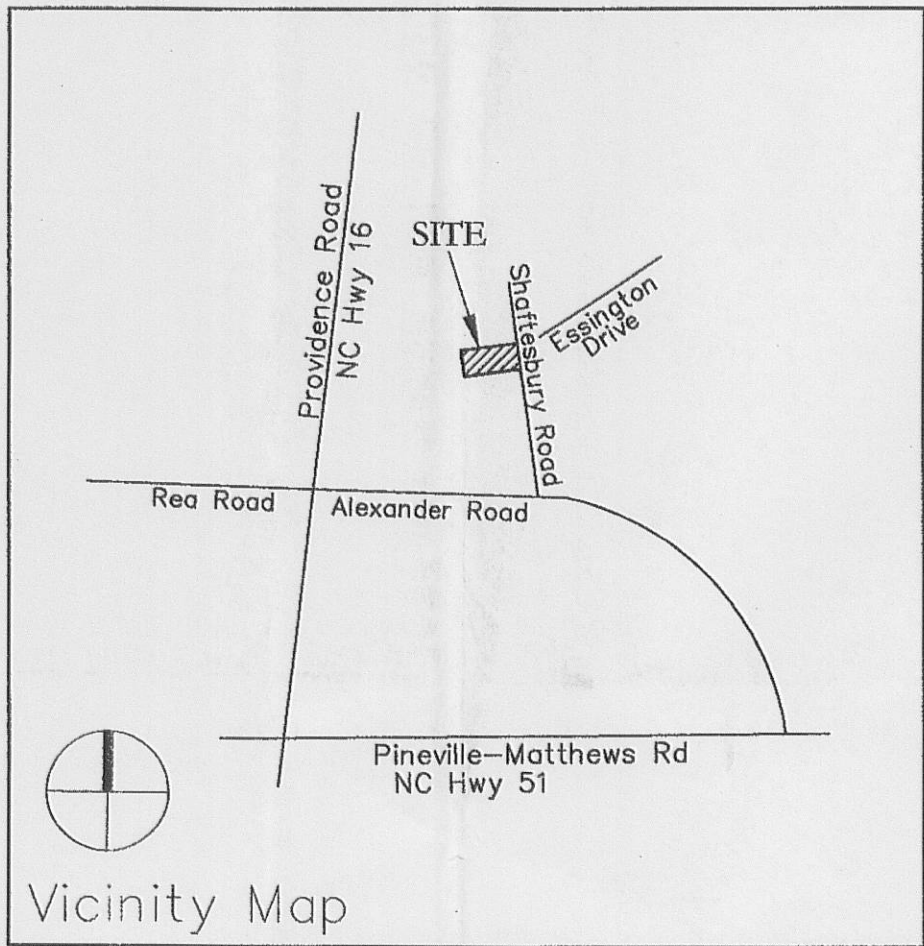
NCDENR UNDISTURBED BUFFER ZONE

THE CITY OF CHARLOTTE ENGINEERING DIVISION IS ENFORCING THE NCDENR BUFFER ZONE REQUIREMENTS FOR THIS DEVELOPMENT PER THE NCDENR EROSION AND SEDIMENT CONTROL MANUAL. THESE BUFFER ZONES ARE COMPRISED OF UNDISTURBED VEGETATION. THE BUFFER ZONE CALCULATION IS SHOWN BELOW PER SECTION 6.74 OF THE MANUAL:

AVG. SLOPE ADJACENT TO WATER—10%–15% OR >5%; USE 12.5%
WIDTH OF ZONE = 25 FEET + (% OF SLOPE - 5)
WIDTH = 25 + (12.5 - 5)
WIDTH = 25 = 7.5
WIDTH = 32.5 OR 33 FEET

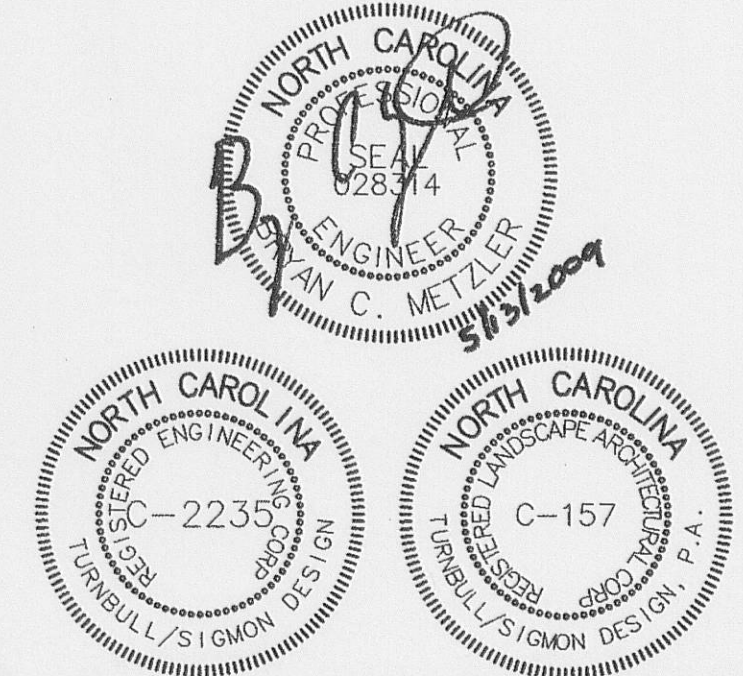
SHEET INDEX

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- BOUNDARY SURVEY
- EXISTING CONDITIONS/ DEMOLITION PLAN
- PRELIMINARY SUBDIVISION PLAN
- EROSION CONTROL PLAN - INITIAL PHASE
- EROSION CONTROL PLAN - FINAL PHASE
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- ROAD IMPROVEMENT PLAN
- SIGHT DISTANCE PLAN & PROFILE
- TRAFFIC CONTROL PLAN
- SHAFTESBURY ROAD CROSS SECTIONS
- EROSION CONTROL DETAILS
- EROSION CONTROL DETAILS
- SITE DETAILS
- SITE DETAILS



Turnbull Sigmon Design
1001 Morehead Square Dr.
Suite 530
Charlotte, NC 28203
Phone: 704.529.6500
Fax: 704.522.0882

LAND DEVELOPMENT DESIGN SERVICES



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Providence South 2, LLC

6106 TUSKAN DRIVE
CHARLOTTE, NC 28270

Alden Oaks Subdivision

6508 SHAFTESBURY ROAD
CHARLOTTE, NC

Cover Sheet

APPROVED FOR
CONSTRUCTION
CMPC
JBS 4/25/2009

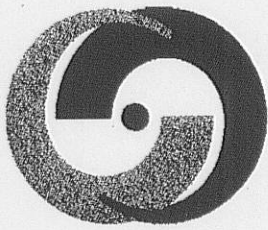
PROJECT NUMBER: 08-015

DRAWN BY: JBM

DESIGNED BY: BCM

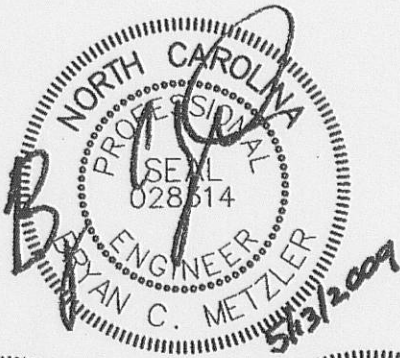
ISSUE DATE: 06.20.08

1 5/13/09 JBM PER CDOT/CED/CMPC REVIEW COMMENTS
NO. DATE: BY: REVISIONS:



Turnbull Sigmon Design
1001 Morehead Square Dr.
Suite 530
Charlotte, NC 28203
Phone: 704.529.6500
Fax: 704.522.0882

LAND DEVELOPMENT DESIGN SERVICES



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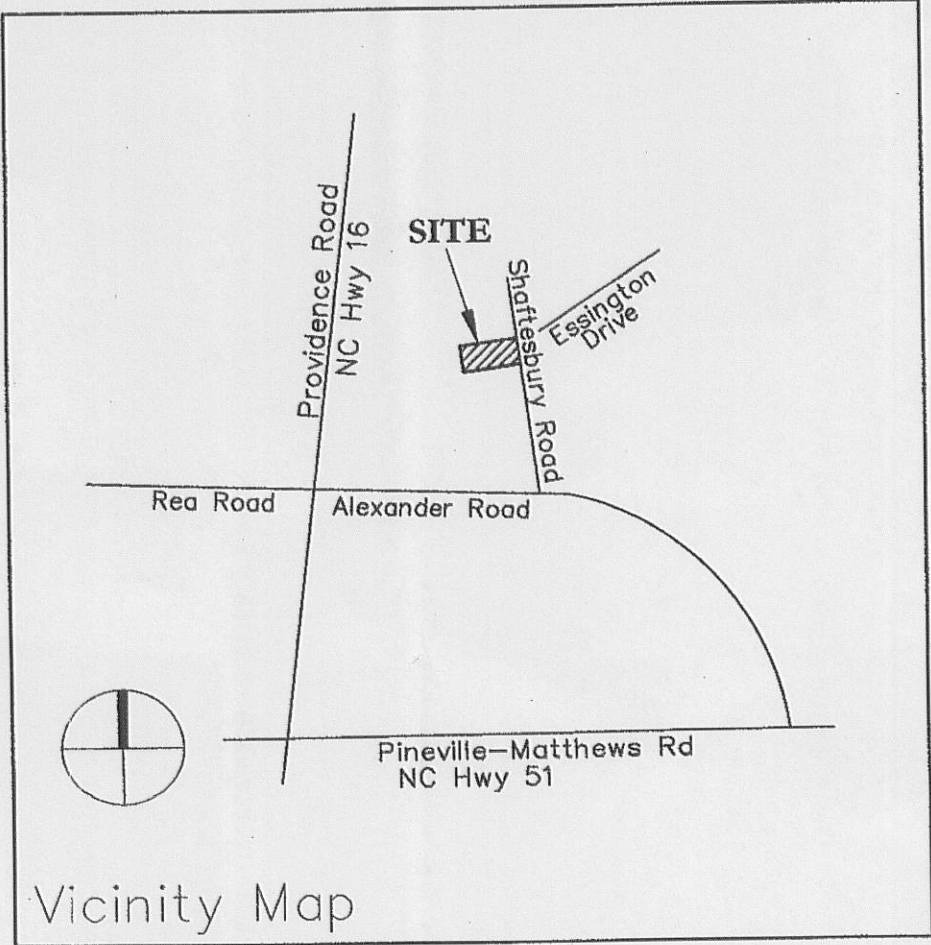
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MAXIMUM BUILDING COVERAGE PER LOT
SINGLE FAMILY LOT SIZE (Sq. Ft.)—MAX. BUILDING COVERAGE (%)

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LEGEND:

SYMBOL	DETAIL
	PROPOSED TREE SAVE AREA -/-
	EXISTING POND -/-



Providence
South 2, LLC

6106 TUSKAN DRIVE
CHARLOTTE, NC 28270

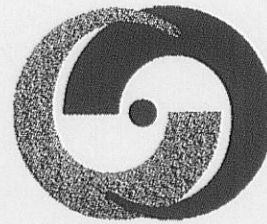
Alden Oaks
Subdivision

6508 SHAFTESBURY ROAD
CHARLOTTE, NC

Preliminary
Subdivision Plan

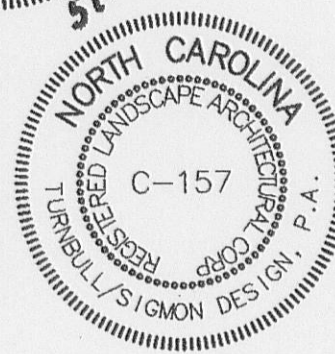
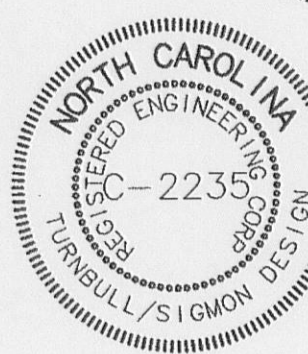
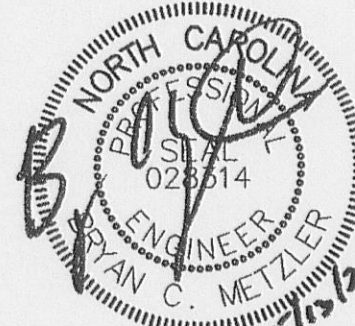
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DESIGNED BY:	BCM
ISSUE DATE:	06.20.08

1 5/13/09 JBM PER CDOT/CED/CMPC REVIEW COMMENT
NO. DATE: BY: REVISIONS:



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Providence
South 2, LLC

6106 TUSKAN DRIVE
CHARLOTTE, NC 28270

Alden Oaks
Subdivision

6508 SHAFTESBURY ROAD
CHARLOTTE, NC

Required Planting
& Tree Save Plan

PROJECT NUMBER: 08-015

DRAWN BY: JBM

DESIGNED BY: BCM

ISSUE DATE: 06.20.08

1 5/13/09 JBM PER CDOT/CED/CMPC REVIEW COMMENTS
NO. DATE: BY: REVISIONS:

6.1

STANDARD TREE ORDINANCE / PROTECTION NOTES

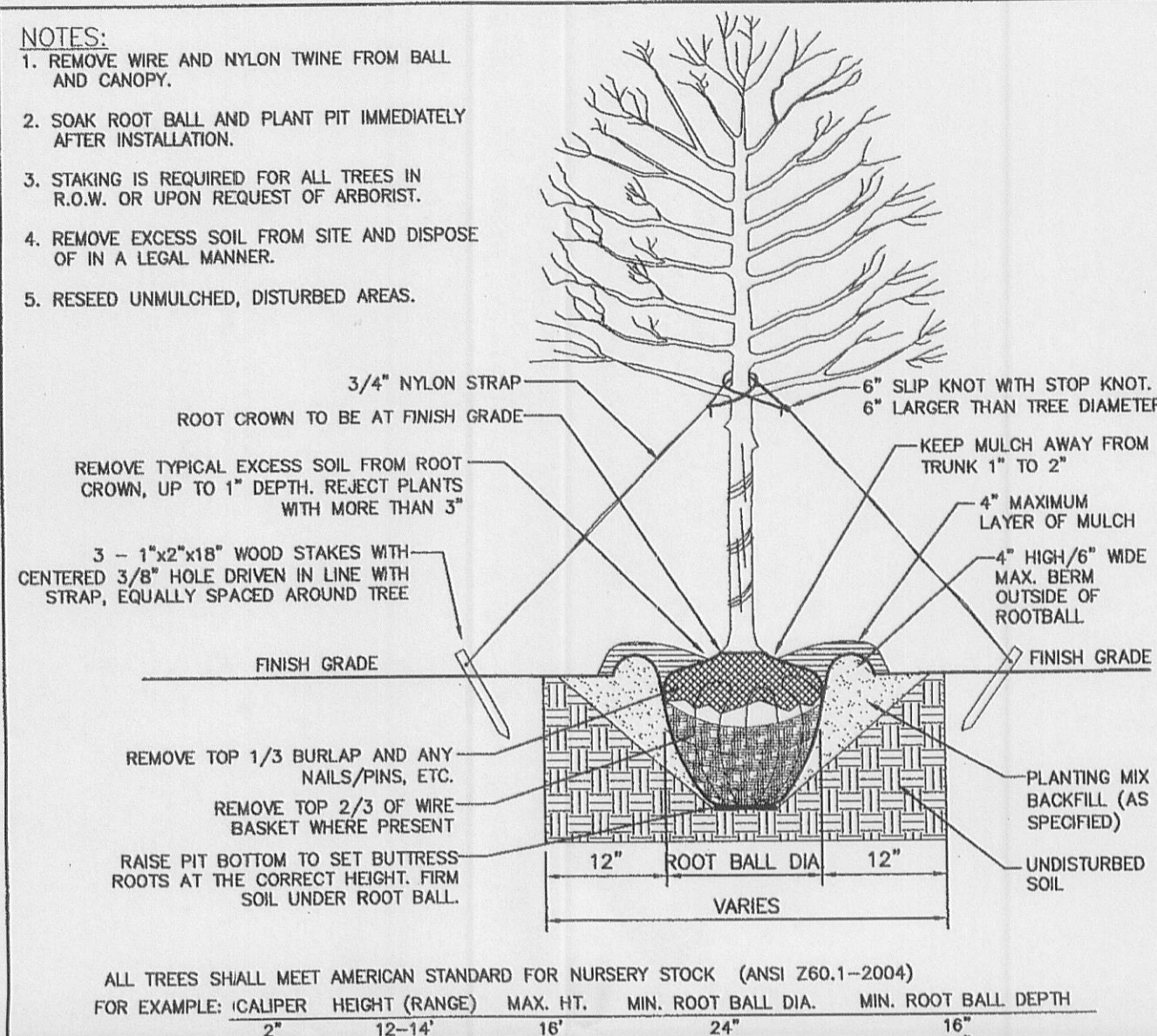
- THIS PLAN IS FOR THE REVIEW AND APPROVAL OF ALL STREET TREE PLANTING AND TREE SAVE AREAS BY THE CHARLOTTE ENGINEERING DEPT. AND THE CHARLOTTE PLANNING COMMISSION AS REQUIRED BY CHARLOTTE TREE ORDINANCE (CHAPTER 21) FOR SINGLE-FAMILY DEVELOPMENT. THIS DEVELOPMENT WILL BE PROVIDING THE MINIMUM 10% TREE SAVE AREA AS REQUIRED BY THE TREE ORDINANCE.
- TREES WITHIN THE STREET R/W ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY OF CHARLOTTE LANDSCAPE MANAGEMENT AT 704-336-4282. ALL TREES OVER 8" IN DIAMETER (4.5" ABOVE GROUND) IN SETBACK AREA ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY ENGINEERING AT 704-336-6692. OWNER IS SEEKING PERMISSION WITH APPROVAL OF THIS PLAN TO REMOVE SELECT TREES TO THE RIGHT OF ENTRY STREET AS NOTED.
- TREE PROTECTION FENCING MUST MEET OR EXCEED TREE ORDINANCE STANDARDS (IN CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES APPENDIX). CHARLOTTE MECKLENBURG STANDARD TREE PROTECTION FENCING WILL BE PLACED AROUND TREES TO REMAIN AS INDICATED BY TREE PROTECTION LOCATIONS. TREE PROTECTION FENCING WILL NOT BE REQUIRED ALONG PORTIONS OR EDGES OF EXISTING TREES NOT ADJACENT TO THE GRADING OR DISTURBED LIMITS OF THE PROJECT.
- TREE FENCING MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING OR CONSTRUCTION BEGINS AND MUST NOT BE REMOVED UNTIL FINAL INSPECTION BY URBAN FORESTER. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION OR MITIGATION. SEE TREE PRESERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS.
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC OR BURIAL PITS ARE ALLOWED IN THE TREE PROTECTION ZONE. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LITTER UNDISTURBED. SUPPLEMENT WITH 1"-2" OF MULCH. RE-SEED WITH GRASS ONLY. BRUSH, VINES AND SMALL TREES (<8" DIA.) MAY BE HAND-CLEARED ONLY—CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP (REMOVE LOWER BRANCHES TO IMPROVE VISIBILITY).
- URBAN FORESTER, MR. GARY TURNER (704-336-4330) MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING. BEFORE ANY GRADING OR CONSTRUCTION BEGINS, CALL 704-336-4330 FOR INSPECTION BY URBAN FORESTER OF TREE PROTECTION FENCING. PLEASE CALL 336-4330 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, 7 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL—OR—UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 S.F. PER TREE.)
- ALL STRAPPING AND TOP TWO-THIRDS OF WIRE BASKETS MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PIT. REMOVE TOP HALF OF ANY NATURAL BURLAP AND ALL (100%) OF ANY SYNTHETIC BURLAP FROM ALL ROOT BALLS PRIOR TO BACKFILLING PIT.
- FOR ALL REQUIRED STREET TREE PLANTINGS, MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER AND 8 FEET IN HEIGHT. SUPPLEMENTAL TREES SHALL BE 1.5 INCHES CALIPER IF PLANTED ON INDIVIDUAL LOTS AND 3/4" CALIPER IF PLANTED IN COMMON OPEN SPACE. ALL MULTI-STEM PLANTS MUST BE TREE FORM WITH 3-5 STEMS AND MINIMUM 8-10 FEET IN HEIGHT. ALL TREES SHALL BE FROM LIST OF ACCEPTABLE PLANT SPECIES, APPENDIX 1 OF THE ZONING ORDINANCE.
- LARGE MATURING SHADE TREES SHALL BE SPACED AN AVERAGE OF 40'-50' APART. TREE LOCATIONS SHOWN MAY BE ADJUSTED TO AVOID OR ACCOMMODATE DRIVEWAYS, UNDERGROUND UTILITIES, FIRE HYDRANTS, SIGHT TRIANGLES, ETC.
- PROPOSED TREES ARE TO BE PLANTED WITHIN 20 FEET OF THE BACK OF CURB. TREES MAY BE PLANTED BETWEEN SIDEWALK AND CURB IF A MINIMUM 6 FOOT PLANTING STRIP IS PROVIDED. LARGE MATURING SHADE TREES SHALL BE SPACED AN AVERAGE OF 40'-50' APART AND SMALL MATURING SHADE TREES SHALL BE SPACED AN AVERAGE OF 30'-40' APART.
- ALL TREES SHALL BE PLANTED AND STAKED PER CHARLOTTE-MECKLENBURG STD. DETAIL NOS. 40.01, 40.04, 40.09 AND 40.10.
- ADJUST TREE PLANTING LOCATIONS, WHEREVER POSSIBLE, TO AVOID UNDERGROUND UTILITIES. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREE PLANTING CONFLICTS WITH POWER LINES, SIGNAGE OR UNDERGROUND UTILITIES, CONTACT URBAN FORESTER TO RESOLVE PRIOR TO PLANTING. LARGE MATURING TREES MUST BE A MINIMUM 25' FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. PLANT TREES AT LEAST 15' OFF SEWER AND STORM DRAINAGE LINES AND 10' FEET OFF GAS, WATER, TELEPHONE AND ELECTRIC LINES. NO TREES ARE TO BE PLANTED WITHIN 10' OF A UTILITY OR LIGHT POLE.
- ORDINANCE-REQUIRED TREES MUST BE MAINTAINED IN FORM AND ALLOWED TO GROW TO THEIR NATURAL HEIGHT/FORM, WITH A MAXIMUM OF THREE STEMS OR TRUNKS (NO TOPPING OR ROUNDING OVER).
- TO MEET THE CHARLOTTE STREET TREE PLANTING REQUIREMENT, THE DEVELOPER WILL PROVIDE A MINIMUM OF 15 TREES. TREE QUANTITIES ARE LISTED BELOW:

STREET NAME	LF OF ROAD R/W	# OF REQUIRED TREES
ALDEN OAKS LANE	415	15 (INCLUDES 1 EX. TREE)
- THE STREET TREES FOR THIS SUBDIVISION MAY BE CHOSEN FROM THE PARTIAL LIST OF CHARLOTTE-MECKLENBURG APPROVED STREET TREES BELOW:

ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE
QUERCUS PHELLOS	WILLOW OAK
ULMUS PARVIFLORA	LACEBARK ELM
QUERCUS SHUMARDII	
- TREES PLANTED AT SIGHT TRIANGLES MUST BE PRUNED UP SO THAT DRIVERS CAN SEE UNDERNEATH (NORMALLY, NO LIMBS OR FOLIAGE BETWEEN 30 AND 72 INCHES) ALWAYS LEAVING AT LEAST THE TOP 2/3 OF THE TREES LIMBS. REMOVE LOWER LIMBS AS NEEDED AS THE TREE MATURES. TREES MUST NOT BLOCK VISIBILITY.
- THIS PLAN MAY SHOW ADDITIONAL EXISTING TREE AREAS ON LOTS THAT ARE NOT BEING REMOVED DURING THIS DEVELOPMENT. THESE TREE AREAS ARE NOT INCLUDED IN THE REQUIRED TREE SAVE TABULATION, WILL NOT BE RECORDED AS TREE SAVE AREAS AND MAY BE REMOVED AT THE DEVELOPER'S OR BUILDER'S DISCRETION.
- NO HERITAGE TREES EXIST ON THIS PROPERTY.

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
QUS	14	Quercus shumardii	Shumard Oak	2" Cal.	B&B



TREE PLANTING - For Single
and Multi-Stem Trees

Scale: NTS
CMILS STD. 40.01

1
6.1

ROOT CROWN DEPTHS
(ROOT BALL CONDITION FROM TREE SUPPLIERS)

Scale: NTS
CMILS STD. 40.09

2
6.1

STREET TREE TABULATION

STREET TREE PLANTING REQUIREMENT:	(Alden Oaks Lane)
STREET LENGTH	415 LF
REQUIRED SHADE TREES:	= (1/ 40 LF) 11
PROVIDED SHADE TREES:	11 (INCLUDES 1 EX. TREE)
STREET TREE PLANTING REQUIREMENT:	(Shaftesbury Road)
STREET LENGTH	150 LF
REQUIRED SHADE TREES:	= (1/ 40 LF) 4
PROVIDED SHADE TREES:	4
TOTAL REQUIRED SHADE TREES:	15
TOTAL PROVIDED SHADE TREES:	15 (INCLUDES 1 EX. TREE)

REQUIRED TREE SAVE TABULATION

TOTAL SITE AREA	2.80 Ac
TREE SAVE AREA REQUIRED	0.28 Ac. (10%)
TREE SAVE AREA PROVIDED	0.31 Ac. (11%)

ID	DESCRIPTION	AREA (SF)	AREA (AC)
TS #1	LOT 1, 2, 3	3,920.4	0.09
TS #2	LOT 5	4,791.6	0.11
TS #3	LOT 5, 6, 7	4,791.6	0.11
TOTALS		13,503.6	0.31

LEGEND:

SYMBOL	DETAIL
	PROPOSED CONTOUR -/-
	PROPOSED INDEX CONTOUR -/-
	EXISTING CONTOUR -/-
	EXISTING INDEX CONTOUR -/-
	PROPOSED TREE PROTECTION FENCING CLDS #40.02
	PROPOSED STORM DRAINAGE -/-
	PROPOSED TREE SAVE AREA -/-

