

## Providence South, LLC

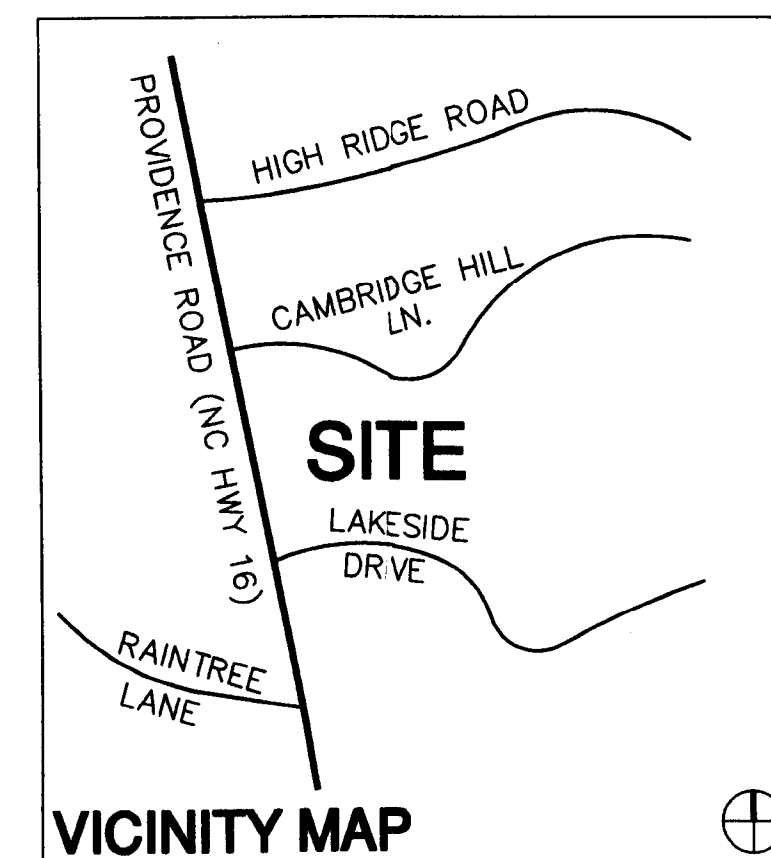
APPROVED FOR  
CONSTRUCTION  
C M P C  
7/21/2009

# PROVIDENCE SOUTH, LLC

20. 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 SHALL ALL WORK PERFORMED WITHIN THE CURRENT NCDOT & NCDOT R/S & LOCAL ORDINANCES. IN THE CURRENT STANDARD DETAILS AND SPECIFICATIONS WHERE NECESSARY, CONSTRUCTION OF THE FOLLOWING STANDARD DETAILS, (AND ALL "STD." NUMBERS) SHALL BE REFERENCED TO THE CURRENT CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM):

40. THE MAIN PORTION OF THE SHARED, COMMON DRIVEWAY SHALL BE A MINIMUM OF 20 FEET WIDE FROM THE CUL-DE-SAC TO ITS TERMINUS ON LOT 5. THE DRIVEWAY EASEMENT MAY BE MODIFIED DURING THE RECORD PLAT PHASE PROVIDED IT DOES NOT PREVENT ACCESS TO, NOR ENCR OACH ONTO ANY BUILDABLE AREA OF, LOTS 4 THROUGH 7. SEE DETAIL SHEETS FOR DRIVEWAY CROSS SECTIONAL INFORMATION RELATED TO THE TYPE OF SURFACE TO BE USED.

TOTAL TREE SAVE BASE AREA----- 3.641 AC.  
(SITE LESS CMU R/W, DEDICATED R/W, POND)  
MINIMUM TREE SAVE AREA REQUIRED----- 0.364 AC. (10%)  
TOTAL TREE SAVE AREA PROVIDED----- 0.399 AC. (10.9%)

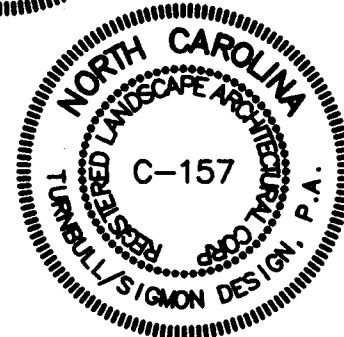
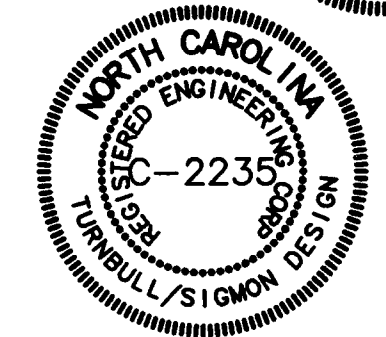






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LAND DEVELOPMENT DESIGN SERVICES



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Providence South, LLC

6106 TUSKAN DRIVE  
CHARLOTTE, NC 28270

## DEVELOPMENT DATA

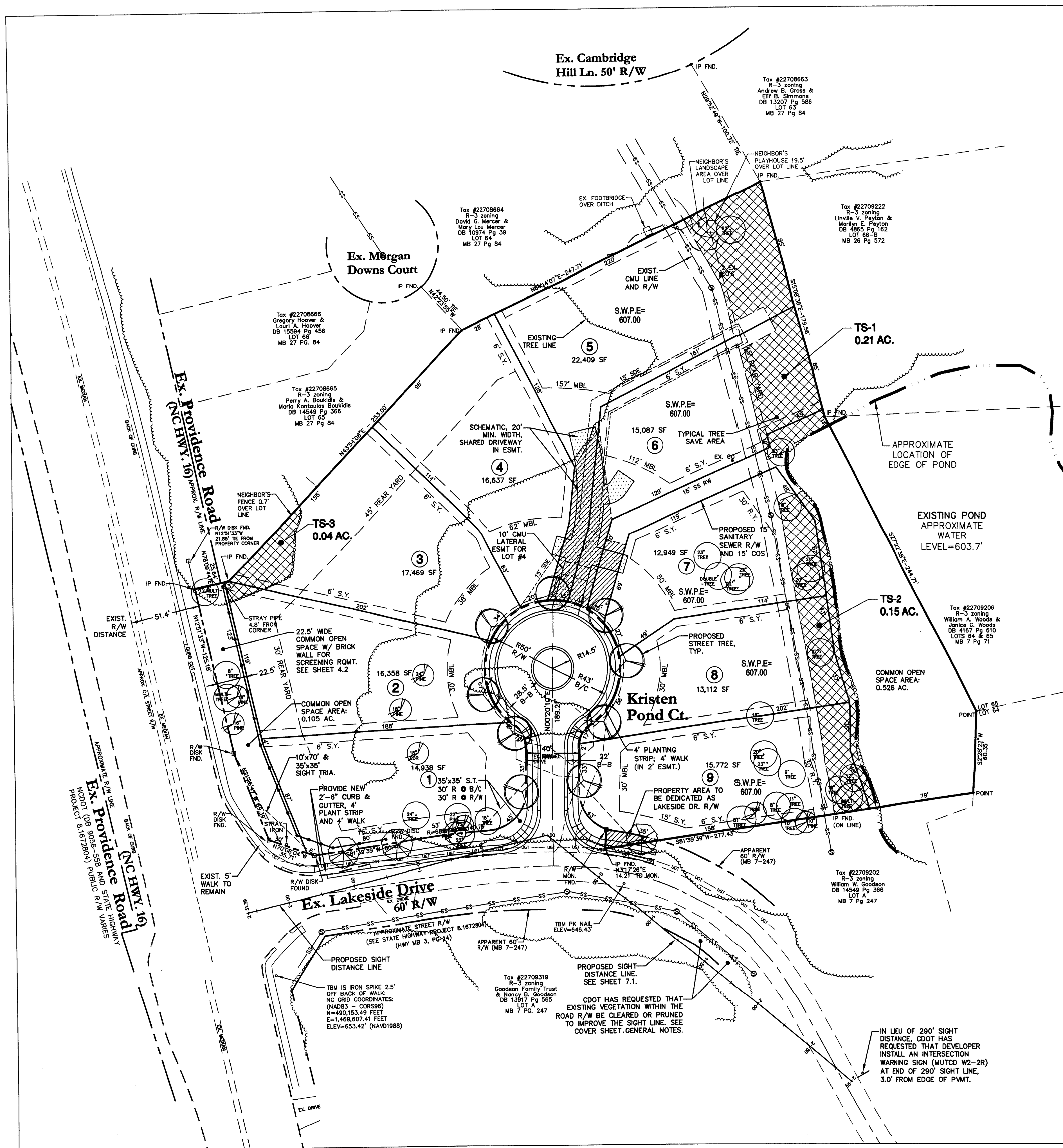
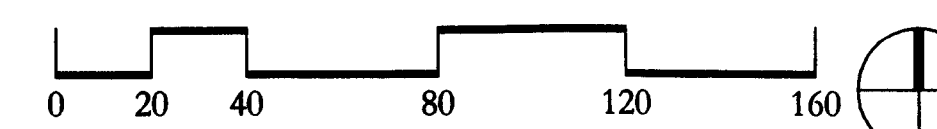
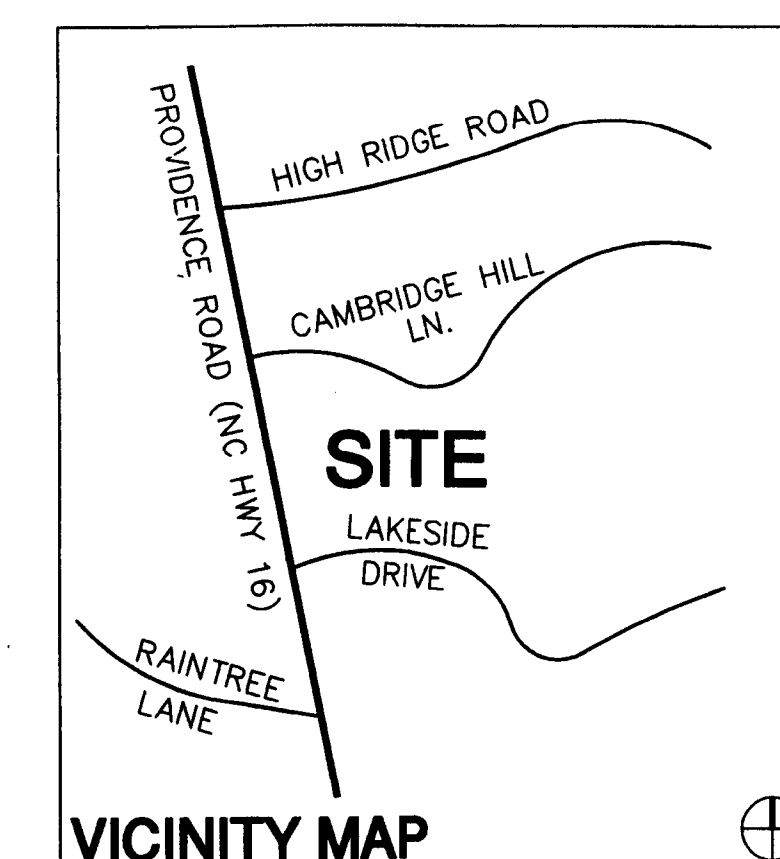
TAX PARCEL NO. 227-092-23  
EXISTING SITE ADDRESS 4120 LAKESIDE DRIVE  
ZONING R-3  
ZONING JURISDICTION CITY OF CHARLOTTE  
DEED REFERENCE DB 19163, PG 977

TOTAL SITE AREA 4.2132 AC  
TOTAL LOTS PROPOSED 9  
TOTAL DENSITY PROPOSED 2.14  
TOTAL COMMON OPEN SPACE 0.631 AC.

R-3 LOT DATA  
MINIMUM LOT SIZE 12,000 SF  
MINIMUM LOT WIDTH 70'  
MINIMUM FRONT SETBACK 30'  
MINIMUM SIDE YARD 6'  
MINIMUM CORNER SIDE YARD 15'  
MINIMUM REAR YARD 45'  
30' (LOTS 1&2, 7-9)

MAXIMUM BUILDING COVERAGE / LOT:  
LOT SIZE: 8,501 SF -15,000 SF = 35% OF LOT AREA  
LOT SIZE: 15,000 SF OR GREATER = 30% OF LOT AREA

TOTAL TREE SAVE BASE AREA 3.641 AC.  
(SITE LESS CMU R/W, DEDICATED R/W, POND)  
MINIMUM TREE SAVE AREA REQUIRED 0.364 AC. (10%)  
TOTAL TREE SAVE AREA PROVIDED 0.395 AC. (10.8%)



PROJECT NUMBER: 08-017

DRAWN BY: WCT

DESIGNED BY: WCT

ISSUE DATE: 6/22/08

2. 6/22/09 WCT PER CMPC, CDOT, CED REVIEW  
1. 9/1/08 WCT PER CMPC, CDOT, CED REVIEW  
NO. DATE: BY: REVISIONS:



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 704-336-4262. 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 704-336-6892. 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—OUT 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 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 9 TREES. TREE QUANTITIES ARE LISTED BELOW:  
STREET NAME LF OF ROAD R/W # OF REQUIRED TREES  
KRISTEN POND CT. 413 9  
TO MEET THE TREE MITIGATION REQUIREMENTS FOR THE REMOVAL OF EXISTING TREES WITHIN THE PUBLIC R/W, OWNER AGREES TO PROVIDE FOUR (4) ADDITIONAL LARGE MATURING TREES, 2" CALIPER AND MINIMUM 8-FOOT TALL. SEE REQUIRED PLAN FOR SPECIFIC LOCATIONS FOR THESE MITIGATION TREES.
- 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 PHLOEAS WILLOW OAK  
ULMUS PARVIFLORA LACEBARK ELM  
ZELKOVA SERRATA "VILLAGE GREEN" VILLAGE GREEN ZELKOVA
- TREES PLANTED NEAR BUT OUTSIDE OF SIGHT TRIANGLES MUST BE PRUNED 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 TREES OR SHRUBS SHALL BE PLANTED WITHIN THE EXISTING CMU R/W.
- NO HERITAGE TREES EXIST ON THIS PROPERTY.
- EXISTING TREES WITHIN THE TREE SAVE AREAS WHICH HAVE VINES ON THEIR TRUNKS AND AMONG THEIR CANOPIES MUST HAVE THOSE VINES SEVERED OR A SECTION OF THE VINE REMOVED TO KILL THE VINE. VINES DO NOT NEED TO BE PHYSICALLY REMOVED FROM THESE TREE TRUNKS AND CANOPIES. THE EXISTING TREES WITHIN THE COMMON OPEN SPACE ALONG PROVIDENCE ROAD MUST HAVE ALL VINES AND THEIR VEGETATION REMOVED BEFORE THEY CAN BE COUNTED TOWARD THE BUFFER PLANTING REQUIREMENT.

REQUIRED TREE SAVE TABULATION

TOTAL SITE AREA	4.213 AC
LESS AREA IN CMU R/W	0.156 AC
LESS DEDICATED PUBLIC ROAD R/W	0.007 AC
LESS AREA WITHIN EXISTING POND	0.410 AC
TREE SAVE BASE AREA	3.641 AC
TREE SAVE AREA REQUIRED	0.36 AC (10%)
TREE SAVE AREA PROVIDED	0.39 AC (10.8%)

ID	DESCRIPTION	AREA (SF)	AREA (AC)
TS1	BELOW EXIST. POND	8,972.0	0.206
TS2	BETWEEN POND AND CMU R/W	6,861.0	0.153
TS3	LOTS 2 AND 3	1,570.0	0.036
TOTALS		17,203.0	0.395

TURNBULL • SIGMON DESIGN



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Providence South, LLC

6106 TUSKAN DRIVE  
CHARLOTTE, NC 28270

Kristen Pond Subdivision

4120 LAKESIDE DRIVE  
CHARLOTTE, NC

Required Planting and Tree Save Plan

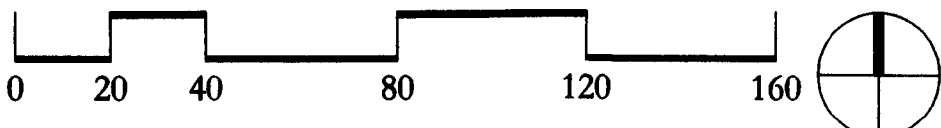
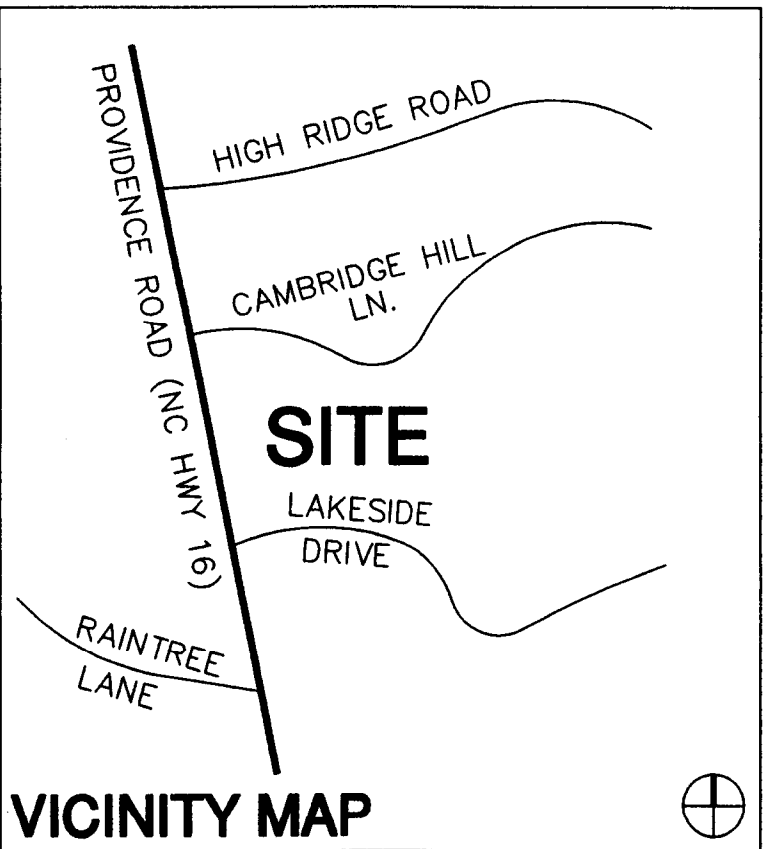
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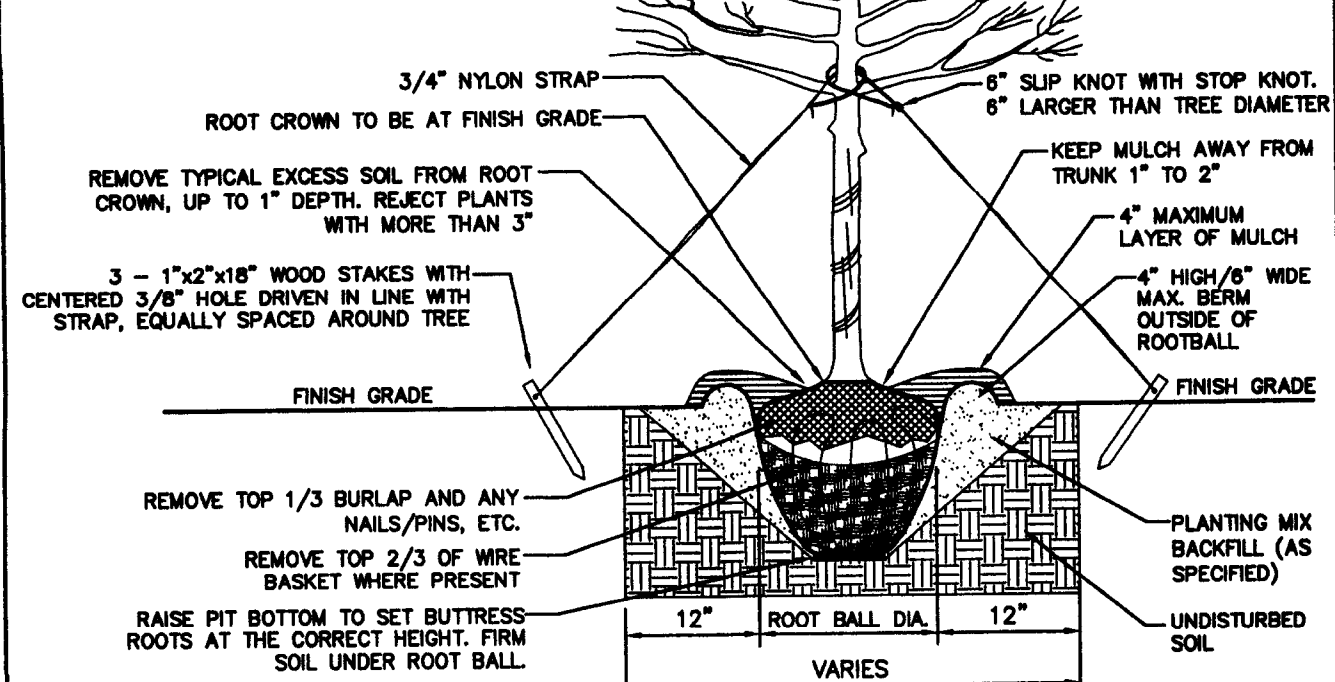
ISSUE DATE: 6/6/08

2. 6/22/09 WCT PER CMPC, CDOT, CED REVIEW  
1. 9/1/08 WCT PER CMPC, CDOT, CED REVIEW  
NO. DATE: BY: REVISIONS:



NOTES:

- REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
- SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
- STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
- RESEED UNMULCHED, DISTURBED AREAS.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)
FOR EXAMPLE: CALIPER HEIGHT (RANGE) MIN. HT. MIN. ROOT BALL DIA. MIN. ROOT BALL DEPTH
2" 12'-14' 18' 32" 21"
3" 14'-16' 18' 32" 21"

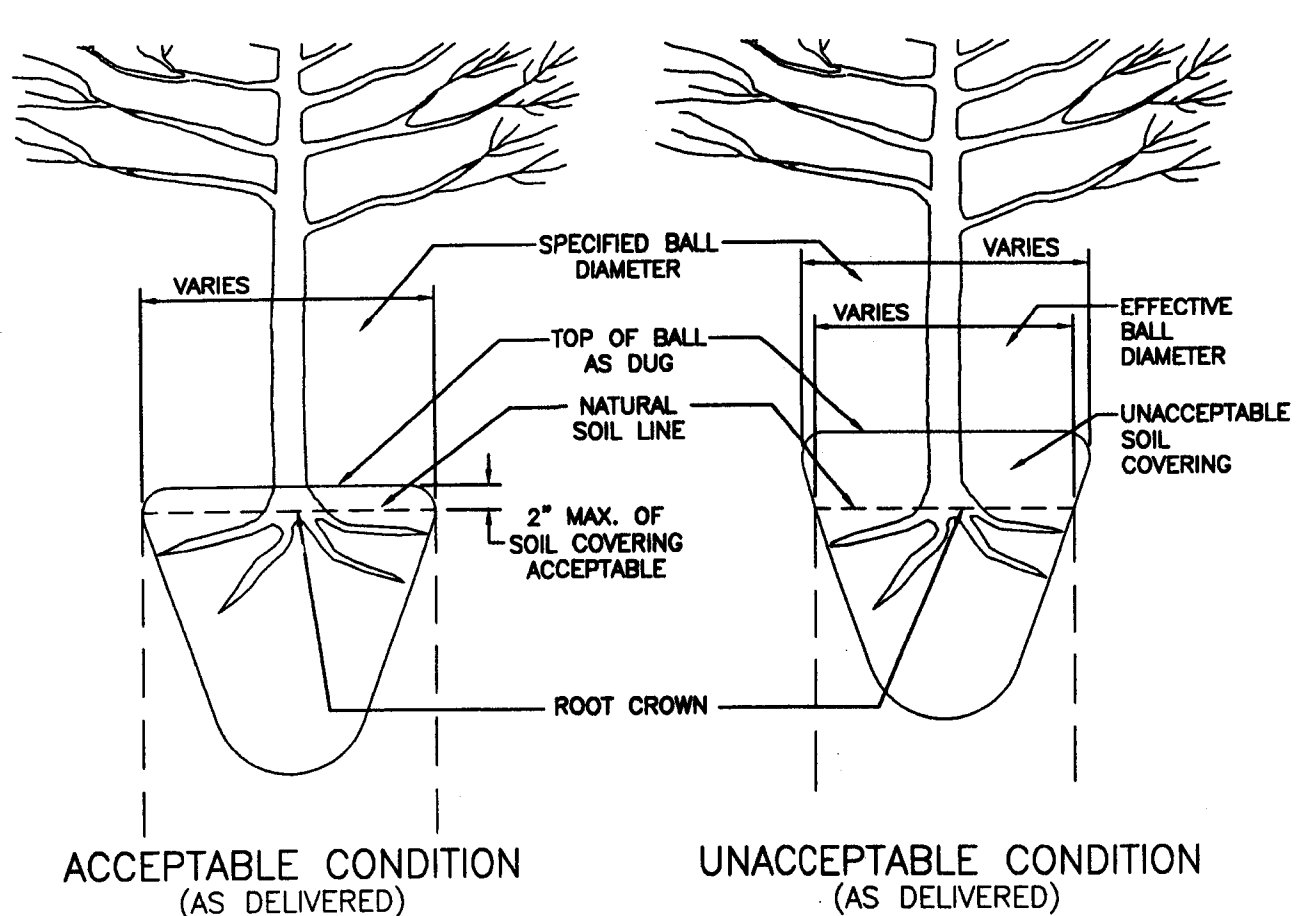
TREE PLANTING - For Single and Multi-Stem Trees

Scale: NTS  
CLD STD. 40.01

ROOT CROWN DEPTHS

(ROOT BALL CONDITION FROM TREE SUPPLIERS)

Scale: NTS  
CLD STD. 40.09



NOTE:  
A ROOT COLLAR EXCAVATION FOR ALL TREES SPECIFIED WILL BE DONE BY THE CITY ARBORIST TO ENSURE THAT TREES WERE NOT PLANTED/GROWN TOO DEEPLY AT SOURCE (NURSERY). LANDSCAPE CONTRACTOR SHALL HAVE SUPPLIER MARK GROUND LEVEL LINE ABOVE ROOT BALL. IF CITY ARBORIST DETERMINES THAT THERE IS EXCESSIVE SOIL OVER THE ROOT CROWN, THESE TREES WILL BE REJECTED.