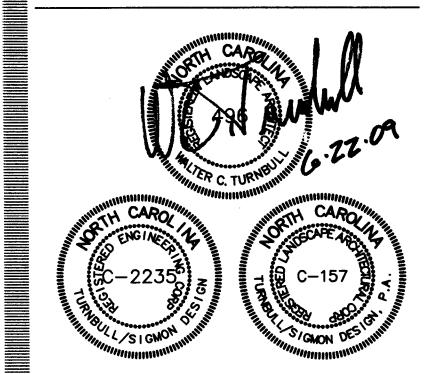
Turnbull Sigmon Design 1001 Morehead Square Dr. Charlotte, NC 28203 Phone: 704.529.6500 Fax: 704 522.0882

LAND DEVELOPMENT DESIGN SERVICES



THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED.

Providence South, LLC

6106 TUSKAN DRIVE CHARLOTTE, NC 28270



Kristen Pond Subdivision

4120 LAKESIDE DRIVE CHARLOTTE, NC

Cover Sheet / General Notes

PROJECT NU	MBER:	08-017	
DRAWN BY:	WCT		`
DESIGNED BY:	WCT		
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:

KRISTEN POND SUBDIVISION

CHARLOTTE, NORTH CAROLINA PROVIDENCE SOUTH, 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.
- 1A. THIS PROJECT DOES NOT FALL WITHIN PROTECTED OR CRITICAL AREAS OF ANY LOCAL WATERSHED AND IS NOT SUBJECT TO THE APPROPRIATE REQUIREMENTS.
- BOUNDARY SURVEY REFERENCES: A. G. ZOUTEWELLE SURVEYORS, DATED 9/8/06, FOR 4120 LAKESIDE DRIVE, CHARLOTTE, NC; DEED BOOK 19163, PG 977, PARCEL# 227-092-23 FOR PROVIDENCE SOUTH, LLC.
- 2A. PROJECT BENCHMARKS ARE BASED ON THE NC STATE PLANE COORDINATE SYSTEM, (NAD 83-CORS96) PROJECT DATUM WITH NORTHING: 490, 153. 49, EASTING: 1, 469, 607. 41 AND ELEVATION OF 653. 42. THE ABOVE BENCHMARK HAS BEEN USED BY A. G. ZOUTEWELLE SURVEYORS FOR ALL TOPOGRAPHIC, HORIZONTAL AND VERTICAL DATA. SEE EXISTING CONDITION PLAN FOR ADDITIONAL INFO PROVIDED BY SURVEYOR.
- 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.
- REINFORCED CONCRETE PIPE. 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.
- EXISTING CONTOURS SHOWN ARE AT 2-FOOT INTERVALS. ON-SITE FIELD RUN TOPO BY A. G. ZOUTEWELLE SURVEYORS AND SURROUNDING TOPOGRAPHY TAKEN FROM MECKLENBURG COUNTY GIS DEPT. LIDAR-BASED, DIGITAL TOPOGRAPHY FILES.
- 8. ALL PROPOSED GRADES SHOWN ARE TO FINISH GRADE. STORM DRAINAGE RIM ELEVATIONS SHOWN ARE GRATE ELEVATIONS.
- 9. CURB LINES SHOWN REPRESENT EDGE OF ASPHALT AND BACK OF CURB.
- 10. ALL INTERIOR INTERSECTIONS SHALL HAVE 35' x 35' SIGHT TRIANGLES. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. OTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPT. OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH APPLICABLE ORDINANCES.
- 11. BACK OF CURB AND R/W RADII AT INTERIOR INTERSECTIONS TO BE 20 FEET. BACK OF CURB AND R/W RADII AT ENTRY FROM OLD CONCORD ROAD TO BE 30 FEET.
- 12. STANDARD CHARLOTTE/MECKLENBURG CO. STREET MARKERS (9" SIGNS ONLY) SHALL BE INSTALLED BY DEVELOPER AT ONE CORNER OF ALL STREET INTERSECTIONS PER CLDS DETAILS NOS. #50.05 A/B AND #50.06 .
- 13. 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.
- 14. THIS DEVELOPMENT WILL NOT HAVE ANY ON SITE DEMOLITION LANDFILLS. NO STUMPS, CONSTRUCTION DEBRIS OR TRASH WILL BE ALLOWED WITHIN THE BORROW HOLES.
- 15. PROJECT COMPLETION DATE ESTIMATED TO BE WINTER 2008.
- 16. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
- 17. GRADING AREAS OUTSIDE THE LIMITS SHOWN IS A VIOLATION OF CITY CODE AND SUBJECT TO FINES.
- 18. 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.
- 19. 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.
- 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. 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 LAND DEVELOPMENT STANDARDS MANUAL (CLDSM):

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. 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 LAND DEVELOPMENT STANDARDS MANUAL (CLDSM):

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
ACCESSIBLE RAMP STANDARD 2'-6" CURB & GUTTER	10. 31 A/B
ACCESSIBLE RAMP STANDARD 2' -0" VALLEY GUTTER	10. 33 A/B
STANDARD PLACEMENT OF HC RAMPS & GENERAL NOTES	10. 35 A/B
NCDOT STDS. APPROVED FOR CITY OF CHARLOTTE/ETJ	20. 00 A-C
DOUBLE CATCH BASIN 15" THRU 36" PIPE	20. 03
CONCRETE WINGWALL W/ SPLASH PAD	20. 17 A/B
ELAPED END SECTION 12" THRU 72" PIPE	20. 22
RIP RAP APRON AT PIPE OUTFALLS (NON SWIM)	20. 23
RIP-RAP IN DITCHES	20. 27
OVERLAPPING STORM/SANITARY SEWER EASEMENTS	20. 29
MINIMUM DRAINAGE EASEMENT REQUIREMENTS	20. 30
OFFSET CATCH BASIN (IF REQ'D.)	20. 34
GRADING AT DROP INLET (IF REQ'D.)	20. 35
(SEE DETAIL SHEET FOR EROSION CONTROL DETAILS)	
TREE PLANTING (SINGLE & MULTI-STEM)	40. 01
ROOT CROWN DEPTHS (ROOT BALL CONDITION)	40. 09
TREE PLANTING NOTES (DRAINAGE & INSPECTION)	40. 10
CONCRETE CONTROL MONUMENTS	50. 03
STREET SIGN NAMES	50.05 A/B
STREET NAME SIGN INSTALLATION LOCATIONS	50. 06

- 21. SUBSURFACE DRAINAGE SYSTEMS MAY BE REQUIRED IN THE STREET R/W IF DEEMED NECESSARY BY THE INSPECTOR.
- 22. IN ORDER TO INSURE PROPER DRAINAGE, MAINTAIN A MINIMUM OF 0.5% SLOPE ALONG THE CURB AND GUTTER.
- 23. 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.
- 24. 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.
- 25. THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF EACH STREAM, CREEK, OR CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, AND OTHER ACCUMULATIONS.
- 26. BUILDING WITHIN ANY 100+1 STORMWATER PROTECTION LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE 7. 200. 8. SELECT LOTS MAY HAVE REQUIRED STORMWATER PROTECTION ELEVATIONS NOTED
- 27. ALL FILLED BUILDING LOTS MUST BE PLACED IN MAXIMUM ONE FOOT LIFTS TO A MINIMUM 95% COMPACTION. NORTH CAROLINA STATE BUILDING CODE STANDARDS FOR 2000 PSF MINIMUM COMPACTION IS REQUIRED IN BUILDING AREA. ALL SLOPES MUST BE GRADED NO STEEPER THAN 2: 1.
- 28. IF REQUIRED, THE DESIGN OF ALL RETAINING WALLS IS TO BE PER NC BUILDING CODE SECTION 1610. 3. AN NC LICENSED ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE LOCAL AUTHORITY THAT THE RETAINING WALLS ARE CONSTRUCTED PER THE ENGINEERED DRAWINGS, IN COMPLIANCE WITH SECTION 1610. 3 OF THE NC BUILDING CODE. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- 29. "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.
- 30. 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.

- 31. MAINTENANCIE 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.
- 32. THE CONTRACTOR MAKING THE IMPROVEMENTS SHALL BE FULLY RESPONSIBLE FOR OBTAINING PRECISE LOCATION OF UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CALL ULOCO: 1-800-632-4949.
- 33. ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- 34. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT (CMUD) SYSTEM.
- 35. LOT DIMENSIONS ARE APPROXIMATE. REFER TO RECORD PLAT FOR PRECISE DATA.
- 36. ALL ROAD IMPROVEMENTS IN THE LAKESIDE DRIVE R/W ARE TO BE COORDINATED WITH THE CED PRIOR TO CONSTRUCTION UPON FORMAL PLAN APPROVAL FROM CDOT. 37. 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.
- 38. IN LIEU OF SEVERE OFF-SITE GRADING AND TO IMPROVE THE EXISTING SIGHT DISTANCE FROM THE PROPOSED STREET INTERSECTION, CDOT HAS REQUESTED THAT THE OWNER COORDINATE WITH THE CITY ARBORIST AND THEIR STAFF TO SELECTIVELY REMOVE. LIMB UP OR CLEAN OUT THE EXISTING VEGETATION WITHIN THE LAKESIDE DRIVE R/W ALONG THE SOUTHERN EDGE OF THE ROADWAY CURVE OPPOSITE LOT #9. CDOT HAS ALSO REQUESTED THAT A TRAFFIC WARNING SIGN BE PLACED OFF-SITE FOR WEST-BOUND TRAFFIC ON LAKESIDE DRIVE.
- 39. DIRECT VEHICULAR ACCESS TO PROVIDENCE ROAD FROM LOTS 1 AND 2 IS PROHIBITED.
- 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 ENCROACH 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.

DEVELOPMENT DATA

TAX PARCEL NO	
EXISTING SITE ADDRESS	- 4120 LAKESIDE DRIVE
ZON I NG	· R–3
ZONING JURISDICTION	
DEED REFERENCE	- DB 19163, PG 977
TOTAL SITE AREA	
TOTAL LOTS PROPOSED	- 9
TOTAL DENSITY PROPOSED	- 2. 14
TOTAL COMMON OPEN SPACE	- 0. 631 AC.
R-3 LOT DATTA	
MINIMUM LLOT 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)
MAXIMUM BUILDING COVERAGE / LOT:	
LOT SIZE: 8,501 SF -15,000 SF = 35% OF L	
LOT SIZE: 15,000 SF OR GREATER = 30% OF L	OT AREA
TOTAL TREE SAVE BASE AREA(SITE LESS CMU R/W, DEDICATED R/W, POND)	
MINIMUM TREE SAVE AREA REQUIRED	
TOTAL TREE SAVE AREA PROVIDED	
TOTAL TIME OF THE THE THE TOTAL OF THE TOTAL	2. 222 (22. 62)

SHEET INDEX

- **COVER SHEET / GENERAL NOTES**
- **EXISTING CONDITIONS**
- (WITH DEMOLITION NOTES)
- PRELIMINARY SUBDIVISION PLAN
- REQUIRED PLANTING AND TREE SAVE PLAN
- REQUIRED SCREENING PLAN
- **EROSION CONTROL-INITIAL PHASE**
- **EROSION CONTROL-FINAL PHASE**
- **GRADING AND STORM DRAINAGE PLAN** (WITH DRAINAGE AREA)
- ROAD PLAN AND PROFILE
- SIGHT DISTANCE PLAN AND PROFILE
- ROAD IMPROVEMENT PLAN AND DETAILS
- TRAFFIC CONTROL PLAN
- LAKESIDE DRIVE CROSS SECTIONS
- LAKESIDE DRIVE CROSS SECTIONS
- **EROSION CONTROL DETAILS**
- **EROSION CONTROL DETAILS**
- SITE DETAILS

SITE DETAILS

SITE LAKESIDE

VICINITY MAP

/-10'x70' & 35'x35' SIGHT TRIA.

EXIST. 5'-WALK TO REMAIN 2'-6" CURB &

Ex. Lakeside Drive

PROPOSED SIGHT DISTANCE LINE

TBM IS IRON SPIKE 2.5'
OFF BACK OF WALK:
NC GRID COORDINATES:
(NAD83 - CORS96)
N=490,153.49 FEET
E=1,469,607.41 FEET

ELEV=653.42' (NAVD1988)

4' PLANTING STRIP; 4' WALK (in 2' ESMT.)

PROPOSED SIGHT— DISTANCE LINE. SEE SHEET 7.1.

EXISTING VEGETATION WITHIN THE
ROAD R/W BE CLEARED OR PRUNED
TO IMPROVE THE SIGHT LINE. SEE
COVER SHEET GENERAL NOTES.

PROPERTY AREA TO
BE DEDICATED AS
LAKESIDE DR. R/W

\$\$.W.P.E= 607.00

> Tax #22709202 R-3 zoning William W. Goodson DB 14549 Pg 366 LOT A MB 7 Pg 247

> > IN LIEU OF 290' SIGHT
> > DISTANCE, CDOT HAS
> > REQUESTED THAT DEVELOPER

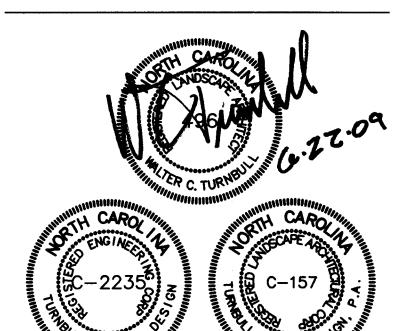
INSTALL AN INTERSECTION
WARNING SIGN (MUTCD W2-2R)
AT END OF 290' SIGHT LINE,
3.0' FROM EDGE OF PVMT.

TURNBULL • SIGMON DESIGN



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

LAND DEVELOPMENT DESIGN SERVICES



THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 2008

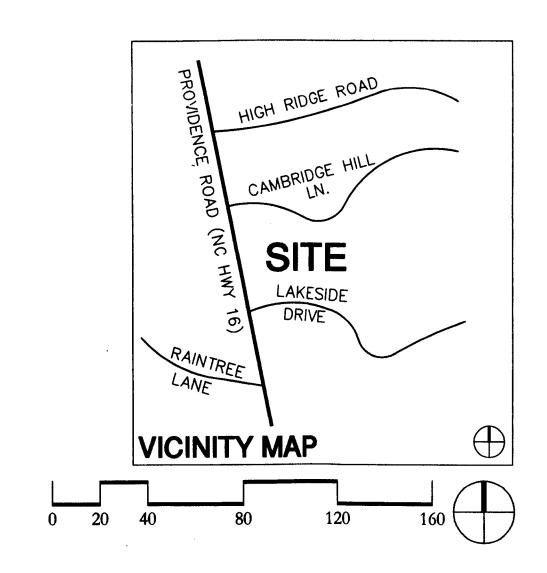
Providence South, LLC

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	
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:	,
LAT CITE . 9 ED4 CE . 4E 000 CE - 259 AE	LOT AREA

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



Kristen Pond Subdivision

4120 LAKESIDE DRIVE CHARLOTTE, NC

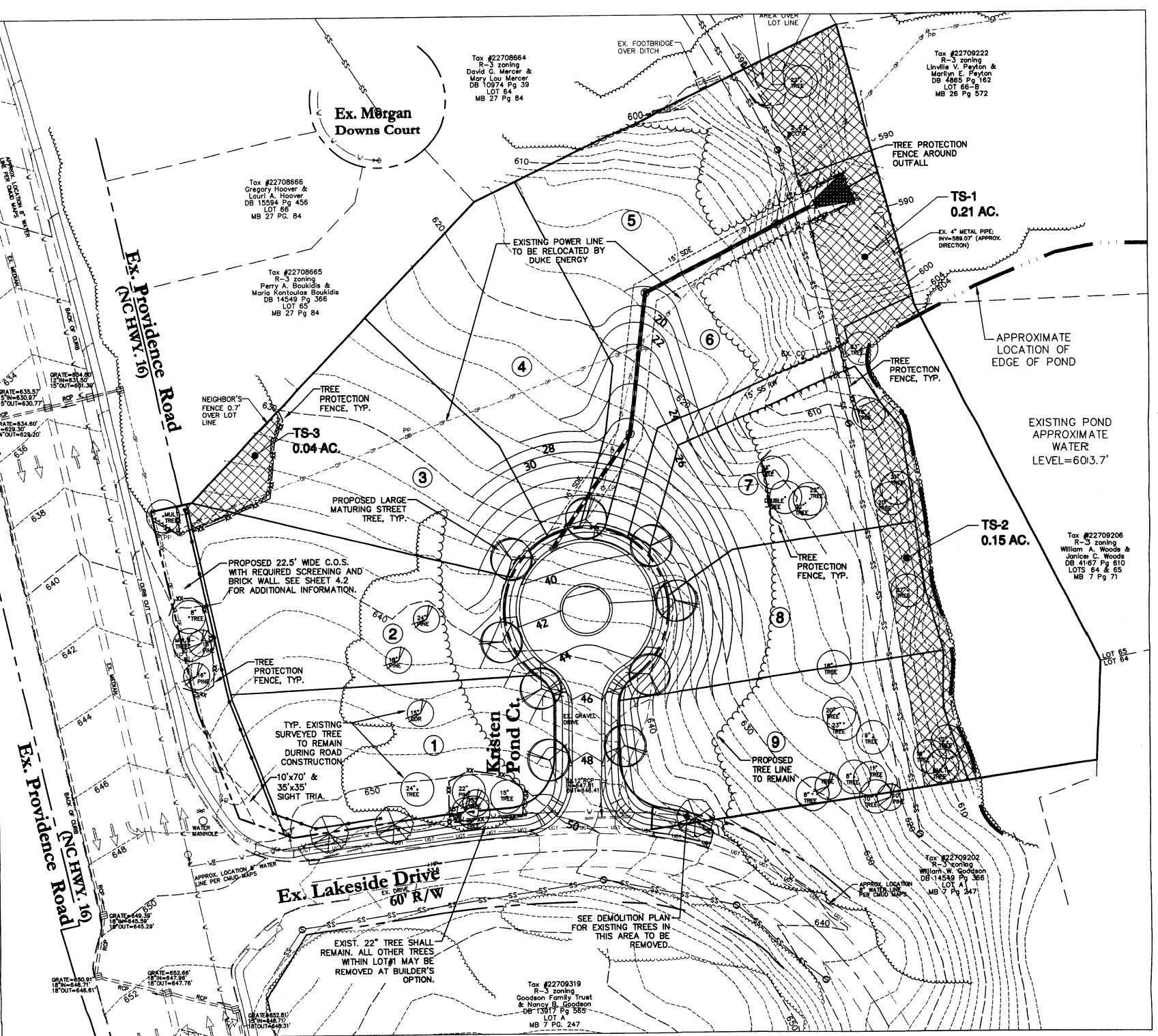
Preliminary Subdivision Plan

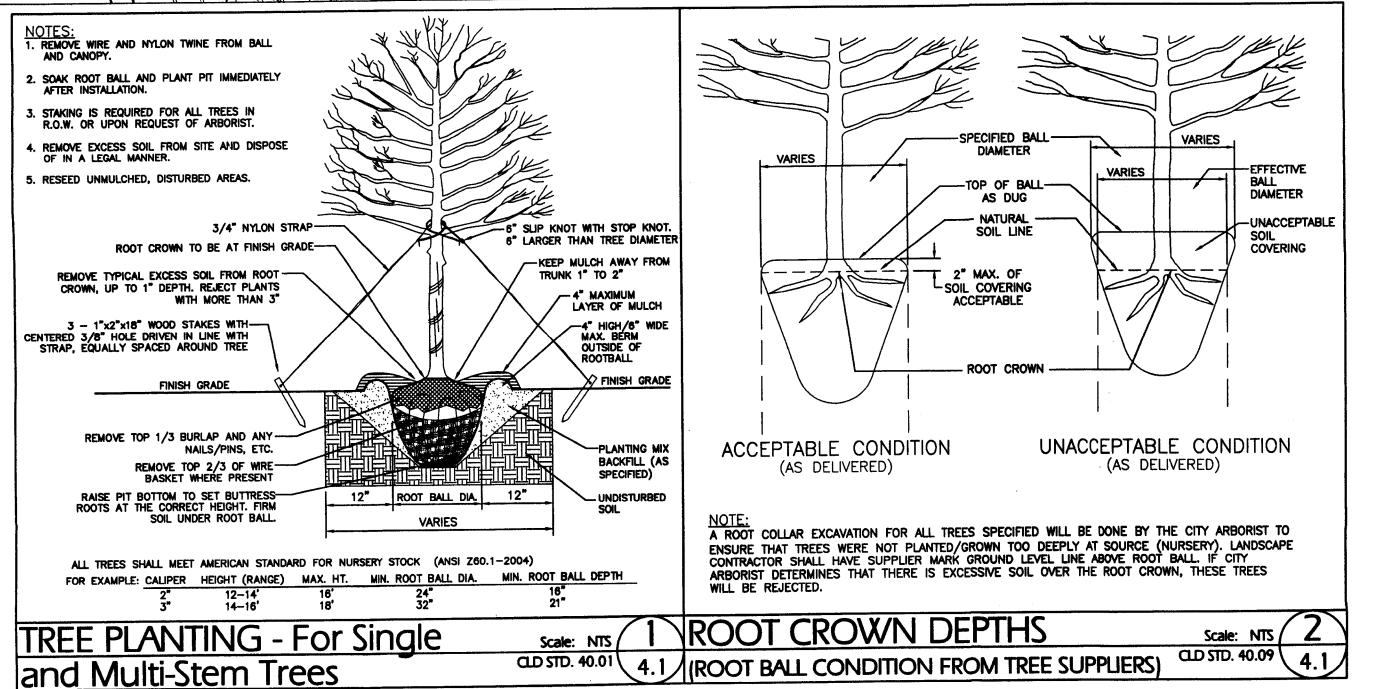
PROJECT NUMBER: 08-017					
PROJECT NUMBER: 08-017 DRAWN BY: WCT DESIGNED BY: WCT ISSUE DATE: 8/22/08					
DESIGNED BY: WCT					
ISSUE DATE: 8/22/08					

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

3.1

8017\Dwg\08017-PRELIM-SUBDIV.dwg //Z/2009 4:10:3/ FM E





STANDARD TREE ORDINANCE / PROTECTION NOTES

- 1. 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.
- 1A. 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 704-336-6692. 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.
- 4. 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).
- 5. 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.
- 6. 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.)
- 7. 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.
- 8. 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.
- 9. LARGE MATURING SHADE TREES SHALL BE SPACED AN AVERAGE OF 40'-50' APART. TREE LOCATIONS SHOWN MAY BE ADJUSTED TO AVOID OR ACOMMODATE DRIVEWAYS, UNDERGROUND UTILITIES, FIRE HYDRANTS, SIGHT TRIANGLES, ETC.
- 10. 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.
- 11. ALL TREES SHALL BE PLANTED AND STAKED PER CHARLOTTE-MECKLENBURG STD. DETAIL NOS. 40.01, 40.04, 40.09 AND 40.10.
- 12. 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.
- 13. ORDINANCE-REQUIRED TREES MUST BE MAINTAINED IN FORM AND ALLOWED TO GROW TO THEIR NATURAL HEIGHT/FORM, WITH A MAXIMUM OF THREE STEMS OR TRUNCKS (NO TOPPING OR ROUNDING OVER).
- 14. 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

 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
- 15. 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

 ZELKOVA SERRATA "VILLAGE GREEN"

 VILLAGE GREEN ZELKOVA

SPECIFIC LOCATIONS FOR THESE MITIGATION TREES.

- 16. TREES PLANTED NEAR BUT OUTSIDE OF 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.
- 17. THIS PLAN WAY 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 NAY BE REMOVED AT THE DEVELOPER'S OR BUILDER'S DISCRETION.
- 18. NO TREES OF SHRUBS SHALL BE PLANTED WITHIN THE EXISTING CMU R/W.
- 19. NO HERITAGE TREES EXIST ON THIS PROPERTY.
- 20. 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 CMUD 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 A	REA (SF) AREA

	, , , , , , , , , , , , , , , , , , , ,		
DESCRIPTION	AREA (SF)	AREA (AC)	
BELOW EXIST. POND	8, 972. 0	0. 206	
BETWEEN POND AND CMU R/W	6, 661. 0	0. 153	
LOTS 2 AND 3	1, 570. 0	0. 036	
	BELOW EXIST. POND BETWEEN POND AND CMU R/W	BELOW EXIST. POND 8, 972. 0 BETWEEN POND AND CMU R/W 6, 661. 0	

PROVIDENCE ROAD HIGH RIDGE ROAD CAMBRIDGE HILL CAMBRIDGE HILL LAKESIDE DRIVE VICINITY MAP 10 20 40 80 120 160

TURNBULL • SIGMON DESIGN



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

LAND DEVELOPMENT DESIGN SERVICES



THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 2008 ©

Providence South, LLC

6106 Tuskan Drive Charlotte, NC 28270

Kristen Pond Subdivision

4120 LAKESIDE DRIVE CHARLOTTE, NC

Required Planting and Tree Save Plan

	ROJECT							
			W	<u> </u>				
DE	SIGNED	BY:	W	CT				
ISS	SUE DAT	E:	6/	6/0	8			
								 ~~~~
					·~····			 
		~		*****				 
			~~~~~				~	
				*				 ~~~~
				·				
2.	6/22/09	WCT	PER	CMPC,	CDOT,	CED	REVIEW	
1.	9/1/08	WCT	PER	CMPC.	CDOT	CFD	REVIEW	

NO. DATE: BY: REVISIONS:

4.