# Alexander Heights

## City of Charlotte, North Carolina

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### GENERAL NOTES

1. THIS PRELIMINARY SUBDIVISION PLAN SHALL BE SUBMITTED, AND SHALL BE CONSTRUCTED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING AND SUBDIVISION ORDINANCES, AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
2. BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY JACK CARISTIAN & ASSOCIATES, DATED 02/02.
3. TOPOGRAPHIC INFORMATION TAKEN FROM PHOTOGRAMMETRIC MAPPING BY SANBORN, 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. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DEEMED NECESSARY BY THE INSPECTOR.
8. REFERENCE SHEET 4A & B FOR EROSION CONTROL PLAN AND NOTES. REFERENCE SHEET 7 FOR EROSION CONTROL DETAILS.
9. ANY ON-SITE DEMOLITION LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE MECKLENBURG COUNTY ZONING ADMINISTRATOR. THE EXACT LOCATION OF ALL ON-SITE DEMOLITION LANDFILLS SHALL BE DETERMINED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE ZONING ADMINISTRATOR THRU PERMITTING PROCESS.
10. CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 7 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE.

| ITEM | CMLD STD. NO. |
|---|---|
| CURB AND GUTTER | 10.17 |
| CURB TRANSITION | 10.19 |
| ACCESSIBLE RAMPS | 10.33 & 10.35 (A & B) |
| CATCH BASIN LOCATION | 10.29 & 10.30 |
| BRICK CATCH BASIN | 20.01 & 20.02 |
| DOUBLE CATCH BASIN | 20.03 & 20.04 |
| DROP INLET | 20.05 |
| STREET NAME SIGN | 50.05 |
| CONCRETE MONUMENT | 50.03 |
| SIDEWALK | 10.22 |
| HEADWALL | NCDOT STD 838.04 |
| BARRICADE | 50.01 & 50.06 A & B |

11. APPROXIMATE COMPLETION TIME IS OCTOBER 2005.
12. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARMENT SYSTEM.
13. SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAIL(S) PRIOR TO PLACEMENT OF ANY H/C RAMPS AND/OR SIDEWALK.
14. DURING CONSTRUCTION OF THE IMPROVEMENTS SPECIFIED BY THESE PLANS, THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF ALL STREAMS, CREEKS, AND CHANNELS IN AN UNOBSTRUCTED STATE, AND SHALL REMOVE FROM THE CHANNEL AND/OR ITS BANKS, DEBRIS, LOGS OR OTHER ACCUMULATIONS AS REQUIRED TO FACILITATE PROPER DRAINAGE.
15. DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
16. THE DEVELOPER SHALL PROVIDE STREET SIGNS (ST SIGNS ONLY) PER CHARLOTTE- MECKLENBURG LAND DEVELOPMENT STANDARD NO. 50.05.
17. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH THE CITY INSPECTOR.
18. 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 BEFORE INSTALLING.
19. AS-BUILT DRAWINGS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
20. TO INSURE PROPER DRAINAGE, MINIMUM CURB AND GUTTER GRADE SHALL BE 0.50%.
21. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS, AS REQUIRED BY THE INSPECTOR.
22. SIGHT TRIANGLES SHOWN ARE MINIMUM.
23. ALL ROAD IMPROVEMENTS TO McDONALD RD TO BE COORDINATED WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
24. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRENT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER.
25. ALL COMMON OPEN SPACE TO BE TURNED OVER TO THE ALEXANDER HEIGHTS HOMEOWNERS ASSOCIATION WITH PLATTING OF THE LOTS.
26. 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.
27. THE TREESAVE/ COS SHALL REMAIN IN A NATURAL STATE.
28. SITE BENCHMARK IS 60 d NAIL IN McDONALD ROAD RIGHT-OF-WAY, R/W ELEVATION = 699.21 (USED FOR BRFL DETERMINATION)
29. ANY BUILDING WITHIN THE 100Yr STORMWATER PROTECTION ELEV. LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORD., SECT. 7.200.B.
30. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (645 JORDI, 336-1066) 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.
31. CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING.
32. THE PURPOSE OF THE STORM DRAIN ESMT IS TO PROVIDE STORM WATER CONVEYANCE & ANY STRUCTURES AND/OR OTHER OBSTRUCTIONS TO STORM WATER FLOW IS PROHIBITED.
33. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
34. 25' RIGHT OF WAY (FROM ℄) ALONG McDONALD ROAD TO BE DEDICATED TO THE CITY OF CHARLOTTE WITH THE PLATTING OF THE SUBDIVISION LOTS.
35. LOTS 3-5 SHALL HAVE A DEED RESTRICTION PROVIDING FOR 280' SIGHT DISTANCE ESMT AS SHOWN ON THE APPROVED PLANS.
36. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORD. GUIDELINES STD.
37. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
38. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCT. MATLS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREA.
39. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
40. 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.
41. LOTS 19-26 (MIN. 1200 SF BUILDABLE AREA) WILL NEED TO BE FILLED TO THE BRFL ELEV. PRIOR TO THE PLATTING OF THESE LOTS.
42. THE STREAMS ON THIS SUBDIVISION WITH 5MM BUFFERS ARE ALSO PERENNIAL STREAMS WITH A 40' UNDISTURBED WATERSHED BUFFER, WHICH IS MORE RESTRICTIVE.

### DEVELOPMENT DATA

TAX PARCEL NO.: 057-221-17, 23 & 25-26
ZONING CLASSIFICATION: R-4(CLUSTER)
LOWER LAKE WYLIE WATERSHED OVERLAY DIST.
ZONING JURISDICTION: CITY OF CHARLOTTE
SITE ACREAGE: 17.58
NET TOTAL SITE AREA: 17.58 - 1.25* = 16.33 AC.
TREE SAVE REQUIRED: 10% x 16.33 AC= 1.63 AC.
TREE SAVE PROPOSED: 4.56 (27.9%) AC.
NO. OF UNITS ALLOWED BY ZONING: 17.58 x 4 = 70.32
NO. OF UNITS TREESAVE INCENTIVE: 4.56 x 4 = 18
NO. OF UNITS ALLOWED/PROPOSED: (70+18)=88/ 64
MIN. COMMON OPEN SPACE REQUIRED: 10% x 17.58 AC= 1.76 AC
COMMON OPEN SPACE PROVIDED: 6.73 ACRES (38.28%)

REVISION #2
APPROVED FOR CONSTRUCTION
CMPC Sept 3, 2004

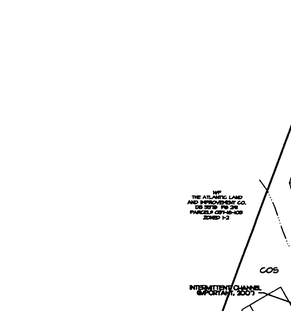
WATERSHED IMPERVIOUS AREA DATA:
24% IMPERVIOUS AREA ALLOWED: .24 x 17.58 AC=4.22 AC.
IMPERVIOUS AREA USED ON ROADS AND SIDEWALKS = 1.70 AC.
EX IMPERVIOUS AREA ON SITE (TO BE REMOVED)= 0.11 AC (4,575 SF)
IMPERVIOUS AREA AVAILABLE TO LOTS = 4.22-(1.70+.11)=2.63 AC.
MIN IMPERVIOUS AREA REQUIRED PER LOT 1,200 SF
REMAINING FOR 64 LOTS/ 2.63 AC = 1,788 SF/LOT.
THE AVERAGE IMPERVIOUS AREA ALLOWED FOR 64 LOTS IS 1,788 SF PER LOT.

PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THAT LOT, THE MAXIMUM ALLOWABLE IMPERVIOUS AREA FOR THAT LOT WILL BE RECORDED AS A DEED RESTRICTION.

R-4 CLUSTER LOT DATA: (LOTS 1-6, 40-54, 56)
MIN. LOT SIZE = 6,000 SF
MIN. LOT WIDTH = 50'
MIN. SETBACK = 20' (5MM BUFFER INCENTIVE)
MIN. SIDE YARD = 3' (5MM BUFFER INCENTIVE)
MIN. REAR YARD = 30' INTERIOR, 40' EXTERIOR

R-5 CLUSTER LOT DATA: (15% TREESAVE INCENTIVES)
MIN. LOT SIZE = 4,500 SF
MIN. LOT WIDTH = 40'
MIN. SETBACK = 20' (5MM BUFFER INCENTIVE)
MIN. SIDE YARD = 3' (5MM BUFFER INCENTIVE)
MIN. REAR YARD = 20' INTERIOR, 35' EXTERIOR

* AREA IN EXIST. CMUD R/W, McDONALD ROAD, & CREEK.

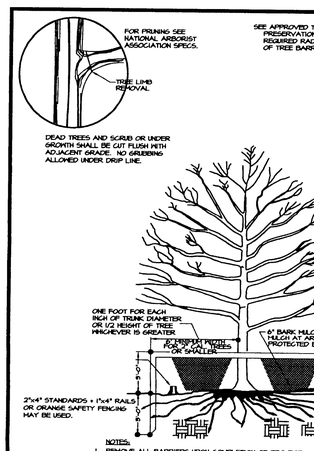



VICINITY MAP

### TREE REQUIREMENTS

| FRONTAGE LF (2 SIDES) | MINUS TREESAVE LF | *1.6 TREES | 5M TREES | STREET NAME |
|---|---|---|---|---|
| 700 | 0 | 14 | | McDONALD ROAD |
| 1300 | 0 | 26 | | GANZO LANE |
| 2450 | 0 | 44 | | FAZENDA DRIVE |
| 400 | 0 | 8 | | CAPRA COURT |
| 4850 | 0 | 97 | | TOTAL |

ROAD FRONTAGE: = 4,850 LF
STREET TREES REQUIRED: 4850 / 50 = 97 (LARGE MATURING*)
STREET TREES PROPOSED: 97, LARGE, 0 SMALL
* ALL TREES ARE TO BE FROM THE APPROVED LIST OF SPECIES PROVIDED BY URBAN FORESTRY
NO HERITAGE TREES ON THIS SITE.
NOTE: USE EXISTING TREES THAT QUALIFY, WHERE ALLOWED
SEE DEVELOPMENT DATA FOR BREAKDOWN OF TREESAVE AREAS




NOTES:
1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
2. LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES.
3. REFER TO CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION 01000 FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.

**TREE PROTECTION DETAIL**
NO SCALE
CMLD STD# 12.03

### TREE PROTECTION NOTES

NOTE: NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.

TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.

TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS (IN CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES APPENDIX).

BEFORE GRADING/CONSTRUCTION BEGINS, CALL 704-336-4024 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.

VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.

ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK. ( ANSI, 1990, PART 1, "SHADE AND FLOWERING TREES")
FOR EXAMPLE:

| CALIPER | HEIGHT (RANGE) | MAX. HEIGHT | MIN. ROOT BALL DIA. | MIN. ROOT BALL DEPTH |
|---|---|---|---|---|
| 2" | 12-14' | 16' | 24" | 16" |
| 3" | 14-16' | 18' | 32" | 21" |

**PLANTING DETAIL - SINGLE/MULTI-STEM TREE**
NO SCALE
CMLD STD# 12.01

### LANDSCAPE PLAN NOTES:

MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER, 8' TALL IF SINGLE STEM. MINIMUM 8' TALL AND 3 STEMS MAXIMUM IF MULIT-STEM. MULCH IS REQUIRED. STAKING/GUYING IS OPTIONAL.

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 2'14 SQUARE FEET PER TREE). CALL 704-336-4024 FOR AN INSPECTION OF SOIL BEFORE PLANTING TREES.

ALL STRAPPING AND 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.

PLEASE CALL 704-336-4024 FOR FINAL INSPECTION OF TREES, 7 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.

PREFERRED TREE SPACING IS:
30' FOR SMALL-MATURING TREES (30'MINIMUM IS PLANTED IN GROUPS)
40'-50' FOR LARGE MATURING TREES (25' MINIMUM IF PLANTED IN GROUPS)

ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES- PLACE 15-20' OFF SEWER AND STORM DRAINAGE LINES, 10-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.

EXISTING HEALTHY TREES WITHIN 25 FEET OF THE RIGHT-OF-WAY LINE MAY LINE MAY BE CREDITED TOWARD THE PERIMETER REQUIREMENT IF SHOWN LANDSCAPE PLAN HT BE PRESERVED HEALTHY.

LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWERLINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.


McDONALD ROAD
FAZENDA DRIVE
CAPRA COURT
GANZO LANE
FREEDOM DRIVE- N.C. HWY 27
EX. 8" SANITARY SEWER
EX. 12" WATER
EX. 8" SANITARY SEWER
EX. 6" WATER
EX. 16" WATER