09/10/07 WCT PER CMPC, CED, CDOT REVIEW NO. DATE: BY: REVISIONS:

BAILEY PARK AT NEWELL

CHARLOTTE, NORTH CAROLINA

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: R. B. PHARR & ASSOC. PA, DATED 4/9/2007, OF 6607 OLD CONCORD ROAD, CHARLOTTE, NC; DEED BOOK 10802, PG 539, PARCEL# 049-032-08 FOR CAPITAL LAND PARTNERS, LLC.
- 2A. PROJECT BENCHMARKS ARE BASED ON THE NC STATE PLANE COORDINATE SYSTEM, NAVD 88 PROJECT DATUM AND REFERENCES THE MECKLENBURG COUNTY MONUMENT #529 WITH NORTHING: 557, 058. 633, EASTING: 1, 476484. 30 AND ELEVATION OF 770. 96. TOPOGRAPHIC INFORMATION FIELD SURVEYED BY R. B. PHARR & ASSOC. PA, AND TIED TO BOUNDARY. THE ABOVE BENCHMARK HAS BEEN USED FOR ALL ELEVATIONAL SURVEYING INCLUDING FLOOD STUDY CROSS SECTIONS.
- 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.
- 6. 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.
- 7. EXISTING CONTOURS SHOWN ARE AT 2-FOOT INTERVALS. ON-SITE FIELD RUN TOPO BY R. B. PHARR & ASSOC. PA. AND SURROUNDING TOPOGRAPHY TAKEN FROM CHARLOTTE PLANIMETRIC TOPOS.
- 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. THE SUBDIVISION ENTRANCE IS SUBJECT TO 555' SIGHT DISTANCE LINES IN BOTH DIRECTIONS ONTO OLD CONCORD ROAD.
- 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 35 FEET.

- 12. STANDARD CHARLOTTE/MECKLENBURG CO. STREET MARKERS (9" SIGNS ONLY) SHALL BE INSTALLED BY DEVELOPER AT ONE CORNER OF ALL STREET INTERSECTIONS PER CMLDS 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. DUKE ENERGY IS ALLOWING BORROW HOLES FOR THE PURPOSE OF TOPSOIL BURIAL ONLY. NO STUMPS, CONSTRUCTION DEBRIS OR TRASH WILL BE ALLOWED WITHIN THE BORROW HOLES.
- 15. 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 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
CURB TRANSITION: 2'-6" C & G TO 1'-6" C & G	10. 20
CONCRETE SIDEWALKS	10. 22
MONOLITHIC CONCRETE CURB AND SIDEWALK	10. 23
GRADED DRIVEWAY FOR VALLEY GUTTER	10. 27
CB FRAME IN VALLEY GUTTER	10. 29
CB PLACEMENT AT INTERSECTION	10. 30
ACCESSIBLE RAMP STANDARD 2'-0" VALLEY GUTTER	10. 33 A/B
STANDARD PLACEMENT OF HC RAMPS & GENERAL NOTES	10. 35 A/B
CULVERT CROSSINGS ON RESIDENTIAL STREETS	10. 36 A/B
NCDOT STDS. APPROVED FOR CITY OF CHARLOTTE/ETJ	20. 00 A-C
DOUBLE CATCH BASIN 15" THRU 36" PIPE	20. 03
	20. 17 A/B
RIP RAP APRON AT PIPE OUTFALLS (NON SWIM)	20. 23
FLARED END SECTION 12" THRU 72" PIPE	20. 23A
RIP-RAP IN DITCHES	20. 27
OVERLAPPING STORM/SANITARY SEWER EASEMENTS	
MINIMUM DRAINAGE EASEMENT REQUIREMENTS	20. 30
OFFSET CATCH BASIN	20. 34
GRADING AT DROP INLET	20. 35
(SEE DETAIL SHEET FOR EROSION CONTROL DETAILS)	
CONCRETE CONTROL MONUMENTS	50. 03
STREET SIGN NAMES	50.05 A/B
STREET NAME SIGN INSTALLATION LOCATIONS	•••
DEAD END STREET BARRICADE	50. 07 A/B
END OF ROADWAY MARKER	50. 08 A/B

- 16. PROJECT COMPLETION DATE ESTIMATED TO BE SUMMER 2008.
- 17. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
- 18. GRADING AREAS OUTSIDE THE LIMITS SHOWN IS A VIOLATION OF CITY CODE AND SUBJECT TO FINES.
- 19. 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.
- 20. 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.
- 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 THE 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. (NOT USED)

ON PLAN.

- 28. 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.
- 29. 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.
- 30. "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
- 31. 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.

RESUBMITTALS IF DEEMED NECESSARY BY CED.

- 32. MAINTENANCE OF ANY DIVIDED ENTRY ISLANDS, ENTRANCE MONUMENTS, WALLS, FENCES AND PLANTINGS AND ANY COMMON OPEN SPACE SHALL BE THE
- 33. THE COMMON OPEN SPACE (COS) SHOWN HAS BEEN SET ASIDE FOR THE PROVISION OF THE GREENWAY ACCESSWAYS, REQUIRED TREE SAVE AREAS AND WETLAND PRESERVATION. COS IMPROVEMENTS MAY INCLUDE NATURAL DRAINAGE FEATURES. ACCESS TO COS WILL BE PROVIDED FROM PROPOSED PUBLIC R/W. ANY IMPROVEMENTS TO COS WILL AVOID REQUIRED TREE SAVE AREAS, STEEP SLOPES, INTERMITTENT STREAMS AND WETLANDS. ANY PATHWAYS SHOWN ARE SCHEMATIC AND SUBJECT TO FIELD MODIFICATION. ALL COS IMPROVEMENTS AND THEIR REGULAR MAINTENANCE

RESPONSIBILITY OF THE BAILEY PARK AT NEWELL HOMEOWNER'S ASSOCIATION.

34. 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.

WILL BE THE RESPONSIBILITY OF THE BAILEY PARK AT NEWELL HOA.

- 35. ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- 36. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT (CMUD) SYSTEM.
- 37. LOT DIMENSIONS ARE APPROXIMATE. REFER TO RECORD PLAT FOR PRECISE DATA.
- 38. ALL OPENINGS (e.g., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOTS 42-47 SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE.
- 39. ALL ROAD IMPROVEMENTS THE OLD CONCORD ROAD R/W ARE TO BE COORDINATED WITH THE CED PRIOR TO CONSTRUCTION UPON FORMAL PLAN APPROVAL FROM CDOT.
- 40. 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.
- 41. WITHIN THE DUKE ENERGY R/W, THE PROPOSED FILLING SHALL NOT EXCEED ELEVATION 756. O BETWEEN TOWERS #64 AND #65 AND ELEVATION 770. O BETWEEN TOWERS #65 AND #66. CONTRACTOR AND OWNER SHALL CONTACT ED WILLIAMS, DUKE ENERGY, 704-382-2664 PRIOR TO SCHEDULED PRE-CONSTRUCTION MEETING AND DURING FINAL GRADING WITHIN THE DUKE ENERGY R/W FOR FIELD VERIFICATION OF VERTICAL CLEARANCE BETWEEN THE ESTABLISHED GRADES AND THE TRANSMISSION WIRES. THE PROPOSED BORROW HOLE PERIMETERS CAN BE NO CLOSER THAN 15 FEET TO THE DUKE POWER R/W. ALL EXCAVATED BORROW HOLES WITHIN DUKE R/W MUST BE FILLED BACK WITH TOPSOIL AT THE END OF EACH DAILY CONSTRUCTION PERIOD.
- 42. PIEDMONT NATURAL GAS (PNG) CONTACTS: SANDY OGINT, PH #704-731-4437 OR JIM ADKINS, PH. 704-731-4047 FOR PERMITTING AND CONSTRUCTION QUESTIONS THE SITE'S EXISTING 12" STEEL GAS LINE HAS BEEN FLAGGED BY PNG AND THE FLAGGING HAS BEEN FIELD LOCATED BY RB PHARR SURVEYORS. SOFT DIG EXCAVATIONS HAVE BEEN PERFORMED BY "ON TARGET" TO EXPOSE THE PIPE AND DETERMINE THE DEPTH OF COVER OVER THE PIPE AT ITS CROSSINGS WITH THE PROPOSED ROAD CENTERLINE.
- 43. THE DEVELOPER AND THEIR CONTRACTORS WILL OBTAIN AND ADHERE TO THE LATEST R/W RESTRICTIONS AND REQUIREMENTS PUT FORTH BY PIEDMONT NATURAL GAS AND DUKE ENERGY FOR DEVELOPMENT ACTIVITIES WITHIN THEIR R/W.
- 44. A PORTION OF THIS DEVELOPMENT WILL BE DEDICATED TO THE MECKLENBURG CO. PARK AND RECREATION DEPT. FOR THEIR GREENWAY SYSTEM. THIS AREA WILL CONSIST OF PORTIONS OF THE PROPERTY NORTH OF THE SOUTHERN S. W. I. M. BUFFER LINE, PORTIONS OF THE EXISTING CMUD SEWER R/W AND WILL INCLUDE A 40' WIDE ACCESSWAY CONNECTING IT TO THE PUBLIC R/W AT THE PROPOSED CUL-DE-SAC. WHILE THE WATER QUALITY (WQ) SDE COINCIDES WITH A PORTION OF THE DEDICATED GREENWAY BOUNDARY, THE GREENWAY WILL NOT INCLUDE ANY PORTION OF THE WATER QUALITY BASIN. THE PETITIONER WILL WORK WITH MECKLENBURG COUNTY REAL ESTATE SERVICES (RES) TO COMPLETE THE DEDICATION OF GREENWAY PROPERTY AS SHOWN AFTER THE FINAL APPROVAL OF THE SUBDIVISION. A RECORDABLE PLAT WILL BE PROVIDED, AS DIRECTED BY RES, INDICATING "PROPERTY DEDICATED TO MECKLENBURG COUNTY PARK AND RECREATION FOR GREENWAY". THIS PLAT WILL HAVE A METES AND BOUNDS DESCRIPTION AND ACREAGE OF THE AREA TO BE DEDICATED. SEE THE PRELIMINARY SUBDIVISION PLAN FOR THE SPECIFIC CONFIGURATION OF THE DEDICATED GREENWAY.
- 45. DEVELOPER WILL PROVIDE A PLAY STRUCTURE AND ONE BENCH IN THE COMMON OPEN SPACE ADJACENT TO LOT #33. OWNER WILL COORDINATE WITH A QUALIFIED PLAY EQUIPMENT CONSULTANT OR MANUFACTURER REPRESENTATIVE TO DETERMINE ITS LOCATION AND POSITIONING PER FINAL SITE CONDITIONS AND TO ENSURE COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS.
- 46. PRIOR TO PLAT RECORDATION. 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/OR CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

RELATED REZONING NOTES

- 1. STREET LIGHTS WILL BE DELUXE ACORN STYLE FIXTURES (SEE FIGURE A ON APPROVED REZONING PLAN).
- 2. PETITIONER SHALL CONSTRUCT AND INSTALL A MONUMENT SIGN AT OR NEAR THE ENTRANCE INTO THE SITE FROM OLD CONCORD ROAD, AND THE MONUMENT SIGN WILL BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE SUNSET OAKS MONUMENT SIGN DEPICTED IN FIGURE B ON APPROVED REZONING PLAN.
- 3. THE GARAGE DOORS INSTALLED ON ANY HOME CONSTRUCTED ON THE SITE WILL BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE GARAGE DOORS DEPICTED IN FIGURE C ON APPROVED REZONING PLAN.
- 4. THIS SCHEMATIC SITE PL.AN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATIONS PENDING FINALIZATION OF ENGINEERING PLANS.
- 5. A MINIMUM OF 555' OF SIGHT DISTANCE MUST BE PROVIDED AT THE SITE'S CONNECTION TO OLD CONCORD ROAD. SUBSTANTIAL CHANGES TO THIS SITE'S CONNECTION TO OLD CONCORD ROAD MAY BE REQUIRED TO MEET THE MINIMUM 555' SIGHT DISTANCE REQUIREMENT FOR FINAL APPROVAL.
- 6. A) THE EXTERIOR BUILDING MATERIALS FOR THE DWELLING UNITS TO BE CONSTRUCTED ON THE SITE SHALL BBE A COMBINATION OF BRICK, STONE AND SIMILAR MASONRY PRODUCTS, WOOD AND WOOD PRODUCTS, SHAKE AND HARDI-PLANK AND FIBER CEMENT
- BOARD. NOTWITHSTANIDING THE FOREGOING, VINYL MAY BE UTILIZED ON THE SOFFITS OF THE DWELLING UNITS. EXCEPT AS PROVIDED ABOVE, VINYL SHALL NOT BE A PERMITTED EXTERIOR BUILDING MATERIAL. B) AT LEAST FIFTY PERCIENT (50%) OF THE FRONT ELEVATION (EXCLUDING DOORS.
- THE DWELLING UNITS TO BE CONSTRUCTED ON THE SITE SHALL HAVE BRICK, STONE OR A COMBINATION OF BRICK AND STONE. C) NO MORE THAN THREE (3) CONSECUTIVE DWELLING UNITS LOCATED AND FRONTING ON THE SAME SIDE OF A STREET MAY HAVE THE SAME FRONT BUILDING ELEVATION IN TERMS OF STYLE AIND BUILDING MATERIALS.

WINDOWS, ROOFTOPS AIND TRIM AREAS) OF A MINIMUM OF FIFTY PERCENT (50%) OF

- 7. AS DEPICTED ON THE REZIONING PLAN, THE COMMON OPEN SPACE WILL CONTAIN A PLAYGROUND STRUCTURE AND A BENCH FOR SEATING.
- 8. A) AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, A 50 FOOT CLASS C BUFFER SHALL BE EST/ABLISHED ALONG THE SITE'S WESTERN AND SOUTHERN BOUNDARY LINES, AND THIS BUFIFER SHALL CONFORM WITH THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREOF. THE WIDTH (OF THE CLASS C BUFFER MAY NOT BE REDUCED EXCEPT AS
- PROVIDED IN SUBPARAGRAPH B BELOW. B) IN THE EVENT THAT AIN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, THE PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE BUFFER AREA SET OUT ON THE REZONING PLAN ACCORDINGLY.
- C) THE BUFFER AREA SHALL REMAIN AS OPEN SPACE EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE GRADE CHANGES AND THE INSTALLATION AND MAINTENANCE OF A WALL, FENCE OR BERM, UTILITY LINES OR DRAINAGE FACILITIES AND ANY GRADING ASSOCIATED THEREWITH.
- D) WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED WITHIN THE BUFFER AREA TO ACCOMMODATE GRADE CHANGES OR THE INSTALLATION AND MAINTENANCE OF A WALL, FENCE OR BERM, UTILITY LINES OR DRAINAGE FACILITIES AND ANY GRADING ASSOCIATED THEREWITH, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS IN ACCORDANCE WITH THE
- REQUIREMENTS OF THE ORDINANCE. E) NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN
- THE BUFFER AREA. F) THE PETITIONER IS PROVIDING THE 50 FOOT CLASS C BUFFER DEPICTED ON THE REZONING PLAN RATHER THAN A 25 FOOT CLASS C BUFFER IN AN EFFORT TO ATTEMPT TO MITIGATE THE BUFFER REQUIREMENTS ON THE PARCELS OF LAND LOCATED ALONG THE SITE'S WESTERN AND SOUTHERN BOUNDARY LINES IN THE EVENT THAT THESE PARCELS OF LAND ARE DEVELOPED IN SUCH A MANNER THAT A BUFFER IS REQUIRED ON THESE PARCELS OF LAND. THE OWNERS OF THESE PARCELS OF LAND WILL BE REQUIRED TO REQUEST AND OBTAIN THE APPROVAL OF AN ALTERNATIVE BUFFER PURSUANT TO SECTION 12.304 OF THE ORDINANCE TO BE ABLE TO MITIGATE THE BUFFER REQUIREMENTS ON THESE PARCELS OF LAND
- AS A RESULT OF THE 50 FOOT CLASS C BUFFER BEING ESTABLISHED ON THE SITE. 9. THE PETITIONER SHALL INCLUDE THE FOLLOWING NOTE ON THE FINAL PLAT FOR THE SUBDIVISION: "AT THE TIME OF THE RECORDATION OF THIS FINAL PLAT, THERE ARE EXISTING MANUFACTURING AND INDUSTRIAL FACILITIES LOCATED IN PROXIMITY TO THE SITE, INCLUDING A CHEMICAL PLANT."
- 10. SEE THE ATTACHED STORM WATER MANAGEMENT PLAN FOR STORM WATER COMMITMENTS.

TAX PARCEL NO. ----- 049-032-08

11. TO THE EXTENT THAT THERRE IS NOT EXISTING RIGHT OF WAY, THE PETITIONER SHALL DEDICATE AND CONWEY RIGHT OF WAY ALONG THE SITE'S FRONTAGE ON OLD CONCORD ROAD MEASURING 35 FEET FROM EACH SIDE OF THE EXISTING CENTERLINE OF OLD CONCORD ROAD. THE RIGHT OF WAY SHALL BE DEDICATED AND CONVEYED PRIOR TO SUBDIVISION APPROVAL. (THE APPROVED PRELIMINARY SUBDIVISION PROVIDES FOR MODIFICATIONS TO THE DEDICATED R/W WIDTH AND ITS LOCATION.)

DEVELOPMENT DATA

EXISTING SITE ADDRESS——————————————————————————————————	R-6 (CD) CITY OF CHARLOTTE 2006-118
TOTAL SITE AREA TOTAL LOTS ALLOWED BY REZONING TOTAL LOTS PROPOSED	19. 3156 AC 76 76
TOTAL DENSITY PROPOSED	49%
TOTAL C. O. S. TARGET PER REZONING TOTAL COMMON OPEN SPACE PROVIDED C. O. S. % REQUIRED C. O. S. % PROVIDED	7. 32 AC. 10%
GREENWAY AREA TO BE DEDICATED	2. 24 AC. (11.6%)
TOTAL TREE SAVE BASE AREA	1. 70 AC. (10%)
R-6 LOT DATA MINIMUM LOT SIZE MINIMUM LOT WIDTH MINIMUM FRONT SETBACK MINIMUM SIDE YARD ALLOWED SIDE YARD PROVIDED MINIMUM REAR YARDS	40' 20' 3' 5'

*DEVELOPMENT DATA ALLOWED PER CHARLOTTE TREE ORDINANCE SECTION 21-13(F)(2) [10-25% TREE SAVE AREA IN COS= CLUSTER LOT CRITERIA]

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TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 2005 ©

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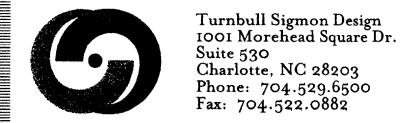
(704) 371-4110

DODONES FOR

Bailey Park

CHARLOTTE, NC

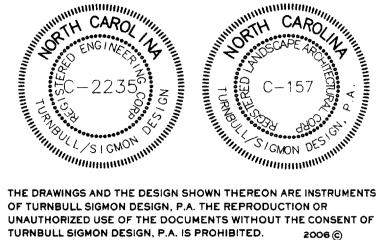
TURNBULL • SIGMON DESIGN



Suite 530 Charlotte, NC 28203 Phone: 704.529.6500 Fax: 704.522.0882

LAND DEVELOPMENT DESIGN SERVICES





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Bailey Park at Newell

CHARLOTTE, NC

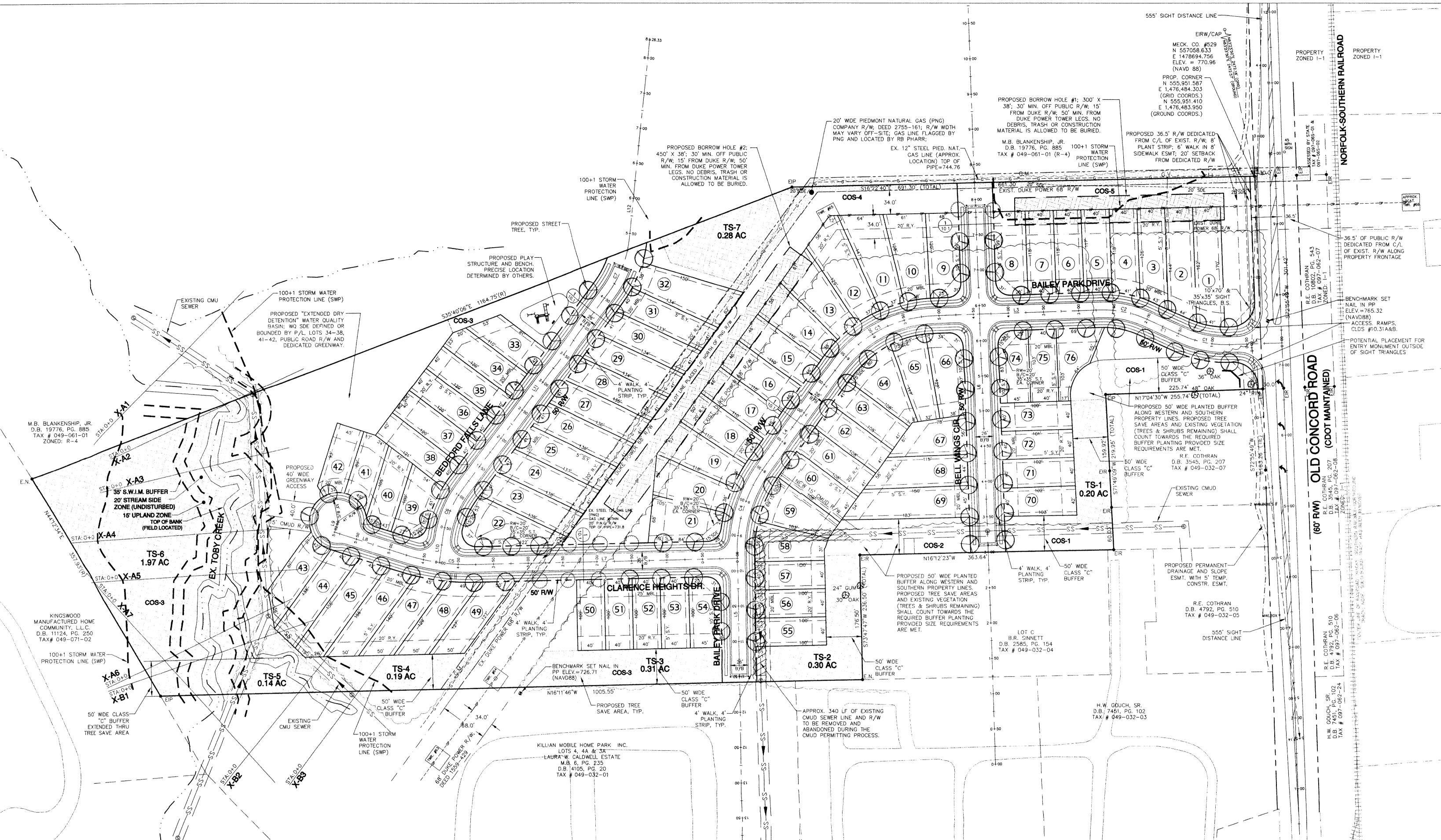
Preliminary Subdivision Plan

PROJECT NU	MBER: 07-023
DRAWN BY:	wct
DESIGNED BY:	WCT
ISSUE DATE:	6/29/07

11/15/07 WCT PER CMPC, CED, CDOT REVIEW 1. 09/10/07 WCT PER CMPC, CED, CDOT REVIEW

NO. DATE: BY: REVISIONS:

TOTAL DENSITY PROPOSED----- 3. 93 WATER QUALITY DESIGN IMPERVIOUS RATIO--- 49% MAXIMUM IMPERVIOUS AREA/LOT----- 2,500 SF TOTAL C. O. S. TARGET PER REZONING---- 5. 4 AC. TOTAL COMMON OPEN SPACE PROVIDED---- 7. 32 AC. C. O. S. % REQUIRED ----- 10% C. O. S. % PROVIDED----- 37. 9% GREENWAY AREA TO BE DEDICATED---- 2. 24 AC. (11.6%) TOTAL TREE SAVE BASE AREA----- 16. 988 AC. (SITE LESS DUKE R/W & EXIST. OCR R/W) MINIMUM TREE SAVE AREA REQUIRED----- 1. 70 AC. (10%) TOTAL TREE SAVE AREA PROVIDED---- 3. 4 AC. (17.6%) R-6 LOT DATA MINIMUM LOT SIZE---- 3, 500 SF * MINIMUM LOT WIDTH---- 40' MINIMUM FRONT SETBACK----- 20' MINIMUM SIDE YARD ALLOWED----SIDE YARD PROVIDED--**CURVE TABLE** MINIMUM REAR YARDS-------- 30' EXTERNAL 20' INTERNAL + NORTH PARK MALL *DEVELOPMENT DATA ALLOWED PER CHARLOTTE TREE ORDINANCE NORTH SECTION 21-13(F)(2) [10-25% TREE SAVE AREA IN COS= **VICINITY MAP** CLUSTER LOT CRITERIA]



535; A0'06	S-3
35	
AREA (+/-2.2 AC.)TO BE DEDICATED TO MECK. CO. PARK & REC. IS COMPRISED OF S.W.I.M BUFFERS, EXISTING CMUD R/W'S & THE 40' WIDE ACCESS FROM	
M.B. BLANKENSHIP, JR. D.B. 19776, PG. 885 TAX # 049-061-01 ZONED: R-4	5) 0
PROPOSED 42 41 38 BUTCH	
35' 8.W.I.M. BUFFER 20' STREAM SIDE 20' ONE (INDISTURBED)	
TOP OF BANK (FIELD LOCATED)	
(44) / T = 7 = 7 = 7 = 7 = 7 = 7 = 7 = 7 = 7 =	
KINGSWOOD MANUFACTURED HOME COMMUNITY, L.L.C.	4
D.B. 11124, PG. 250 TAX# 049-071-02	
TS-4 0.19 AC	

DEDICATED GREENWAY BOUNDARY EXHIBIT

1"=75"

CREEK CR	OSS SECTIO	NS:			LOT	STORM WATER
SECTION	100-YR ST	ORM	STORM WAT		NUMBER	PROTECTION ELEV.
			PROTECTIO		4	75 4. 5
X-A1	709. 51		710. 51		5	754. 5
			712. 06		6	
X-A3	711.39		712. 39		7	754. 5
X-A4			713. 23		8	754. 5
X-A5	712. 35		713. 35		32	741. 5
			714. 50		42	724. 0
X-A7	713. 20		714. 20		43	715. 0
					44	715. 0
X-B1	713. 50		714. 50		45	715. 0
X-B2	713. 11		714. 11		46	716. 0
X-B3	714.99		715. 99		47	716. 0
FUTURE R	OAD CULVER	TS:				
ROAD		ROAD	ROAD LP	100-YR STORM	STORM WATER	
NAME					PROTECTION ELEV.	
BELL WIN	IGS CIR.			751. 93	754. 4	
BEDFORD	FALLS LN.	5+70	740. 34	739. 19	741. 4	

LINE TABLE				
LINE	LENGTH	BEARING		
L1	75.64	S17'04'11"E		
L2	56.89	N09*01'52"E		
L3	238.20	S17°04'11"E		
L4	175.48	S68*45'48"E		
L5	481.83	S73*47'47"W		
L6	1123.85	N72*55'49"E		
L7	378.84	S16'12'13"E		
L.8	105.34	S02'36'22"W		
L9	16.00	N87*23'38"W		
L10	35.35	S83*01'12"W		
L11	348.97	S67*52'05"E		
L12	284.17	N80'57'09"E		

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00	68.33	34.77	67.74	S04°01'10"E	26'06'04"
C2	150.00	68.33	34.77	67.74	NO4°01'10"W	26'06'04"
С3	180.00	162.40	87.20	156.95	N42'55'00"W	51'41'36"
C4	200.00	130.69	67.77	128.38	N87'29'00"W	37'26'25"
C5	300.00	98.49	49.69	98.05	S06°47'56"E	18'48'35"
C6	150.00	76.22	38.95	75.40	N82'25'27"W	29'06'43"
C7	150.00	81.63	41.85	80.62	S83°27'28"E	31'10'46"

DEVELOPMENT DATA

COS AREA TABULATION

COS AREA TABULATION

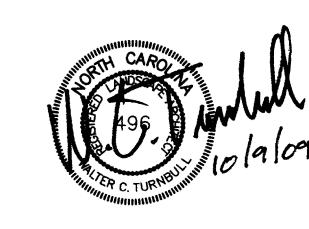
COS-1 0. 73 AC. COS-2 0. 55 AC. COS-3 4. 33 AC. COS-4 1. 19 AC. COS-5 0. 52 AC.

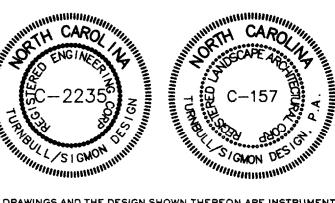
TOTAL 7. 32 AC.



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

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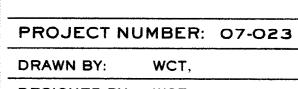
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(704) 371-4110

Bailey Park at Newell

CHARLOTTE, NC

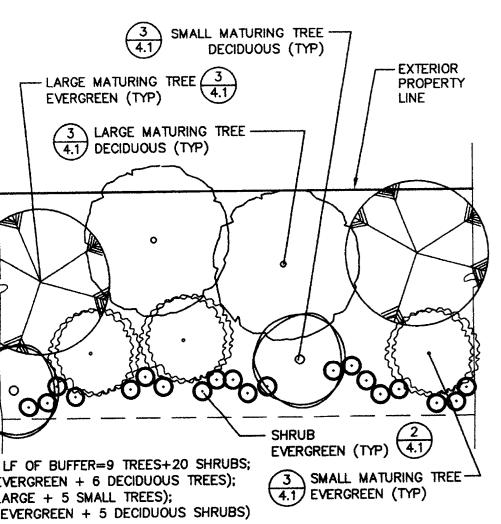
Required Planting and Tree Save Plan



DESIGNED BY: WCT, ISSUE DATE: 6/29/07

1. 09/10/07 WCT PER CMPC, CED, CDOT REVIEW NO. DATE: BY: REVISIONS:

M.B. BLANKENSHIP, JR. D.B. 19776, PG. 885 PROPOSED SMAL TAX # 049-061-01 (R-4) MATURING STREET PROPOSED TREE-SAVE AREA, TYP. EXIST. DUKE POWER 68' R/W TS-7 0.28 AC PROPOSED LARGE MATURING STREET TREE, TYP. RIM=708.97 INV. N=700.26 (END OF SURVEY) EXISTING TREES
WITHIN S.W.I.M.
BUFFER TO REMAIN MU JÓB# 632.21, PROPOSED TREE-SAVE AREA, TYP REMAIN TOWARD
BUFFER REQMNT. BUT ARE NOT CONSIDERED D.B. 19776, PG. 885 TAX # 049-061-01 35' S.W.I.M. BUFFER 20' STREAM SIDE ZONE (UNDISTURBED) 15' UPLAND ZONE-RIM = 763.07NV. OUT=747.92 COS-2 RIM = 758.52INV. IN=746.02 RIM=748.77 INV. OUT=745.92 GLIM INV. N=741.37 CMU JOB#633.62 EXISTING TREES TO INV. OUT=741.17 FILE #72-14 BUFFER REQMNT. BUT REQUIRED TREE SAVE TAX # 049-032-05 MANUFACTURED HOME 50' CLASS "C" BUFFER COMMUNITY, L.I D.B. 11124, PG. 250 B.R. SINNEFF- $TAX# 049 \neq 071 - 102$ D.B. 2585, PG. 154 -PROROSED TREE TAX # 049-032-04 104# SAVE AREA, TYP. TS-3 COS 3 0.31 AC 0.30 AC TS-4 0.19 AC 745 H.W. GOUCH, SR. RM = 742.21, 50' CLASS 'C" BUFFER PROPOSED TREE-D.B./ 7451, PG. 102 TAX/# Ø49-032-03 INV > IN = 734.56R1M = 713.84SAVE AREA, TYP INV. OUT=734.46 NV, IN=707.84(S)EX. 15' SS R/W-INV. IN=708.74(W) EX. 15' SS R/W DEED 4611-960 15' INV. 0UT=707.74 DEED 4110-213 -EX. SSMH CMU JOB#633.62 RM = 716.22KILLIAN MOBILE HOME PARK INC FILE, #72-14 INV. OUJ=710.12 LOTS 4, 44 & 5A



50' LANDSCAPE BUFFER YARD

100 LF / 5000 SF TYPICAL SECTION

FINAL TREE STAKING DETAILS AND PLACEMENT TO BE PERCOLATION OF ALL PLANTING PITS PRIOR TO 3.IN SEMI-IMPERVIOUS SOIL CON-DITIONS, ROOTBALL SHALL BE 4" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPI ROOTBALL ELEVATIONS. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE DOUBLE STRAND 12 GAUGE WIRE 3 TOTAL, EQUALLY SPACED AROUND TRUNK WITH GALVANIZED TURNBUCKLE, ATTACH WHITE PLASTIC FLAGS OR APPROVED WRAPPING - 4" MIN. OF PINESTRAW MULCH MULCH BERM TO HOLD WATER - THREE 2x4 STAKES (36" LONG) BURIED BELOW FINISH GRADE FINISHED GRADE - RAR OR CONTAINERIZED -SEE PLANT SCHEDULE FOR ROOT BALL REQUIREMENTS FROM TOP ALL OF ROOTBALL) - SCARIFY SIDES OF HOLE TO 4" DEPTH MINIMUM PREPARED PLANTING SOIL AS SPECIFIED

LARGE TREE PLANTING DETAIL

COMPACT PLANTING SOIL

1. ALL TREES TO BE WELL FORMED SPECIMEN QUALITY WITH FULL, VIGOROUS GROWTH OF THE SIZE INDICATED. ALL TREES SHALL BE NURSERY GROWN AND MEET AMERICAN STANDARD FOR NURSERY STOCK REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/ PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOTBALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.

3. APPLY ANTI-TRANSPARENT TO EVERGREEN STOCK AND TO ALL DECIDUOUS STOCK IN LEAF PRIOR TO DIGGING NR SHIPPING.

4. BACKFILL PLANTS WITH A PREPARED SOIL MIX OF PARTS TOPSOIL, 3 PARTS MULCH, AND 1 PART WELL ROTTED MANURE. ALL STRAPPING AND TOP 2/3 OF WIRE BASKETS MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACK FILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL. 5. FERTILIZE WITH 6-6-12 FERTILIZER BEFORE MULCHING AT THE FOLLOWING RATES:

TREES: . 5 POUNDS/CALIPER INCH. 6. TREAT SOIL WITH HERBICIDE PRIOR TO PLANTING. SHRUBS: . 25 POUND /FOOT OF SPREAD GROUND COVERS: 30 POUNDS/1000 SQUARE FEET 7. APPLY MULCH AND WATER.

No Scale

PLANTING NOTES

8. MULCH IS TO BE 4" SETTLED PINE STRAW. 9. BED LINES ARE TO BE SMOOTH FOR EASE OF MAINTENANCE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

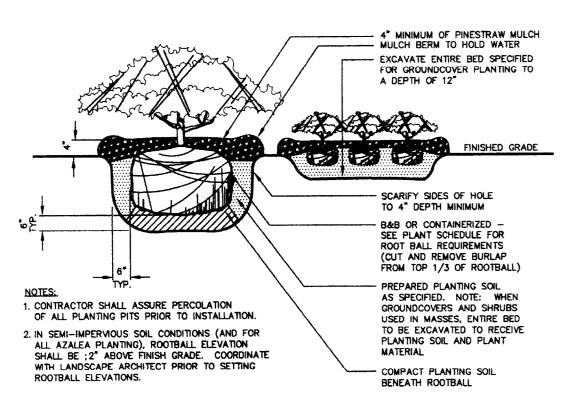
11. QUANTITIES SHOWN ON THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITIES AS SHOWN ON THE PLAN. 12. PLANTS ARE TO BE GUARANTEED ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL SUBMIT WRITTEN INSTRUCTIONS TO THE OWNER FOR CARE OF THE MATERIAL. THE CONTRACTOR SHALL VISIT THE SITE PERIODICALLY AND NOTIFY THE OWNER IN WRITING IF THESE INSTRUCTIONS ARE NOT BEING FOLLOWED DURING THE GUARANTEE PERIOD.

13. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS: REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL OR UNCOMPACT AND AMENDED THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 200 SQUARE FEET PER

14. LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

REQUIRED TREE SAVE TABULATION

TOTAL PHASE ONE SITE AREA		
ESS AREA IN DUKE POWER R/W	2. 279	AC.
ESS AREA DEDICATED AS FUTURE F	R/W 0.035	AC.
TREE SAVE BASE AREA		
TREE SAVE AREA REQUIRED	 1. 70	AC. (10%)
TREE SAVE AREA PROVIDED	3. 40	AC. (17.6%)
ID DESCRIPTION	AREA (SF)	AREA (AC)
rs1 BUFFER AT LOTS 70-73	8, 692. 47	0. 20
TS2 BUFFER AT LOTS 55-58	13, 155. 12	0. 30
TS3 BUFFER AT LOTS 50-54	13, 639. 47	0. 31
TS4 BUFFER AT LOTS 46-49	8, 470. 00	0. 19
TS5 CMUD R/W TRIANGLE	6, 095. 00	0. 14
TS6 NORTH OF EX. CMUD SWR.	85, 976. 66	1. 97
TS7 REAR OF LOTS 34-38	12, 170. 23	0. 28
TOTALS	148, 198. 95	3. 40



SHRUB & GROUNDCOVER PLANTING DETAIL 4.1

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. THIS DEVELOPMENT WILL ALSO APPLY AND ALLOW R-6 CLUSTER LOT CRITERIA PER THE CHARLOTTE TREE ORDINANCE SECTION 21-13(F)(2) WITH THE PROVISION OF

BETWEEN 10-25% TREE SAVE AREA IN COMMON OPEN SPACE. 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.

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.

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 SSURFACE. EXISTING TREES MAY BE LIMBED UP (REMOVE LOWER BRANCHES TO IMPROWE VISIBILITY).

URBAN FORESTER MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING. BEFORE ANY GRADING OR CONSTRUCTION BEGINS, CALL OR 336-6769 FOR INSPECTION BY URBAN FORESTER OF TREE PROTECTION FENCING. PLEASE CALL 336-6769 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.

CALIPER, 8 FEET IN HEIGHT, FOR STREET TREE REQUIREMENTS. 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

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. THESE ADJUSTMENTS MAY INCLUDE MOVING A TREE TO THE OPPROSITE SIDE OF THE SIDEWALK PROVIDED IT IS PLANTED WITHIN 20 FEET OF THE BACK OF CURB.

TREES MAY BE PLANTED BETWEEN SIDEWALK AND CURB IFF 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 AND 40.09 - 40.11.

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'

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 109 TREES. TREE QUANTITIES, WHICH INCLUDE THE 8 SMALL MATURING TREES, BY STREET NAME, ARE LISTED BELOW:

STREET NAME BAILEY PARK DRIVE BELL AVENUE CLARENCE COURT BEDFORD FALLS LANE	LF OF ROAD R/W 1905 920 1180 965	# OF REQUIRED 42 20 26 21	T
		OTAL 109	

15. THE STREET TREES FOR THIS SUBDIVISION WILL 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
ZELKOVA SERRATA "VILLAGE GREEN"	VILLAGE GREEN ZELKOVA
SMALL MATURING TREES TO BE PLANTED	WITHIN THE DUKE POWER R/W SHALL

THE FOLLOWING TYPE: AMELANCHIER CANADENSIS

OF A UTILITY OR LIGHT POLE.

16. 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.

SERVICEBERRY

17. THIS PLAN MAY SHOW ADDITIONAL EXISTING TREE AREAS ON LOTS OR IN COMMON OPEN SPACE THAT ARE NOT BEING CLEARED. THESE TREE AREAS ARE NOT AS TREE SAVE AREAS AND MAY BE REMOVED AT THE DEVELOPER'S DISCRETION.

18. STREET TREES WILL BE PLANTED SUCH THAT NO MORE THAN 4 OF THE SAME TYPE WILL BE PLANTED ADJACENT TO EACH OTHER. EACH OF THE FOUR TYPES OF TREES WILL CONSTITUTE APPROXIMATELY 25% OF THE TOTAL NUMBER OF TREES WITH A TOLERANCE OF 3%.

19. NO TREES OR SHRUB SHALL BE PLANTED WITHIN THE PIEDMONT NATURAL GAS R/W.

20. ANY PLANTINGS WITHIN THE DUKE POWER R/W SHALL COMPLY WITH THEIR CURRENT RIGHTS OF WAY RESTRICTIONS AND SHALL BE ON THEIR LIST OF ACCEPTABLE PLANT SPECIES.

21. THIS DEVELOPMENT REQUIRES 50' WIDE CLASS "C" BUFFERS ALONG THE WESTERN AND SOUTHERN BOUNDARY EDGES AS SHOWN. EXISTING TREE SAVE AREAS WILL BE USED TO MEET THIS REQUIREMENT. ADDITIONAL PLANTING MAY BE NECESSARY WITHIN THESE TREE SAVE AREAS TO MEET THE REQUIRED TREE AND SHRUB QUANTITIES. WHERE TREE SAVE AREAS ARE NOT PROVIDED, SHRUB AND TREE PLANTINGS WILL BE PROVIDED TO MEET THE CLASS "C" REQUIREMENTS.

PLANTED BUFFER NOTES

BUFFERS SHALL BE PROVIDED PER SECTION 12.302 OF THE CHARLOTTE ZONING ORDINANCE AND THE RELATIVE CONDITIONAL REZONING PLAN.

2. THE 50' CLASS "C" BUFFER HAS BEEN REDUCED 25% TO 37.5' ALONG THE SIDE OF LOT #76 WITH A 6' TALL WOODEN FENCE. SHRUBS ARE NOT REQUIRED WITH THIS FENCE HOWEVER TREE PLANTINGS ARE REQUIRED.

40% OF THE REQUIRED TREES WITHIN THE BUFFER SHALL BE LARGE MATURING TREES. 25% OF ALL BUFFER TREES SHALL BE EVERGREEN.

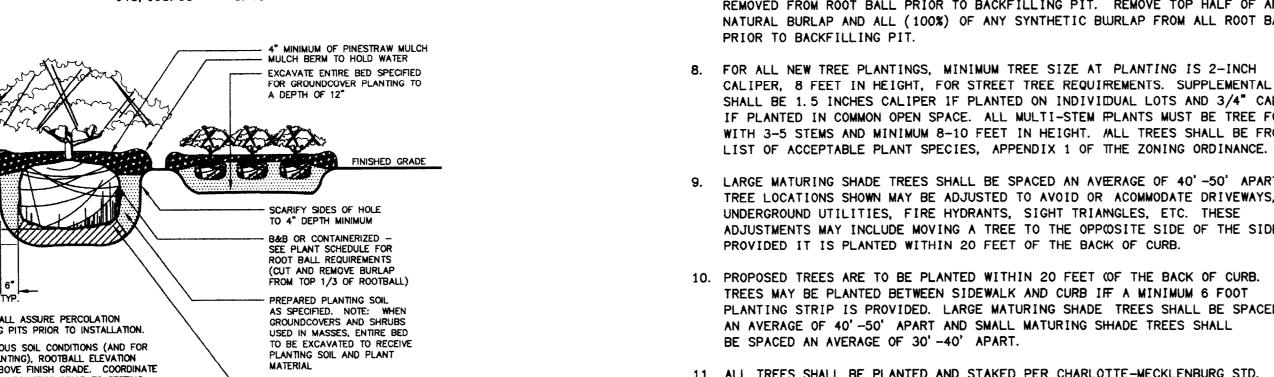
4. SHRUBS SHALL BE EVERGREEN, 2.5' TALL WHEN PLANTED WITH AN AVG. HT. OF 5'-6' TO BE EXPECTED AFTER 4 YRS OF GROWTH. 25% OF THE SHRUBS MAY VARY FROM THIS STANDARD AS FOLLOWS: (A) SHRUBS MAY BE DECIDUOUS; (B) SHRUBS MAY BE 2' TALL WHEN PLANTED PROVIDED AN AVG. HT OF

3'-4' IS EXPECTED AFTER 4 YRS OF GROWTH. 5. SHRUBS & TREES TO BE ON THE APPROVED PLANT LIST IN APPENDIX 1.

6. NO BUFFER PLANTING IS ALLOWED WITHIN THE DUKE POWER OR PIEDMONT NATURAL GAS R/W'S. CONFIRMATION WILL BE PROVIDED BY THESE UTILITY COMPANIES TO ELIMINATE THE REQUIRED BUFFER PLANTINGS AS SHOWN ON THE APPROVED REZONING.

7. BUFFER PLANTINGS SHALL AVOID CMUD R/W'S WHERE POSSIBLE. OWNER WILL COORDINATE WITH CMUD RE THE PLANTED BUFFER ALONG THE EXISTING CMUD SEWER R/W LINE ADJACENT TO LOTS 69 AND 70.

8. EXISTING TREES AND SHRUBS SHALL COUNT TOWARD MEETING THE BUFFER REQUIREMENT AS LONG AS THEY ARE IDENTIFIED ON THE PLAN AND MEET THE PLANTING SIZE OR HEIGHT REQUIREMENTS.



LAURA W. CALDWELL ESTATE M.B. 6, PG\ 235 Q.B. 4105, PG. 20 TÀX # 049-032-01

