



SHEET KEY

SCALE: 1"=500'

N/F  
CHARLOTTE MECKLENBURG  
BOARD OF EDUCATION  
DB 01479-311  
TAX: 075-105-29

TREE SAVE AREA FROM  
PREVIOUS PHASE  
(0.85 AC)

N/F  
DOUBLE OAKS DEVELOPMENT LLC  
DB 22805-464  
TAX: 075-105-30

N/F  
DOUBLE OAKS DEVELOPMENT LLC  
DB 22847-090  
TAX: 075-105-37

N/F  
DOUBLE OAKS DEVELOPMENT, LLC  
DB 22805-464  
TAX: 075-105-43

N/F  
DOUBLE OAKS DEVELOPMENT, LLC  
DB 22805-464  
TAX: 075-044-02

SEE SHEET C 3.4 FOR CONTINUATION

BLOCK #2  
±3.6 AC.

BLOCK #1  
±3.8 AC.

- NOTES
1. SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN DIMENSIONS OR OMISSIONS OR CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A COORDINATED SOLUTION.
  2. ALL DIMENSIONS AND RADII ARE TO BACK OF CURB.
  3. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
  4. SEE GRADING PLANS CHAPTER 4 FOR SITE GRADING INFORMATION.
  5. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
  6. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
  7. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6662 FOR REQUIRED PERMITS.
  8. DEVELOPER WILL PROVIDE STREET SIGNS PER CDDSM #50.05 (9" SIGNS ONLY).
  9. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
  10. COORDINATE ALL CURB AND STREET GRADES AT INTERSECTIONS WITH INSPECTOR.
  11. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES.
  12. VERTICAL CURB SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEER. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
  13. THE PURPOSE OF THE STORM DRAINAGE EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
  14. ALL DESIGN AND CONSTRUCTION METHODS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
  15. PROPOSED SIDEWALK SHOWN FOR INFORMATIONAL PURPOSES ONLY. PROPOSED SIDEWALK SHALL BE BONDED AND CONSTRUCTED DURING THE DEVELOPMENT OF EACH BLOCK.
  16. SEE SHEET C-3.6 FOR TYPICAL ROAD SECTIONS.
  17. ALL BMPs THAT ARE NOT LOCATED ADJACENT TO A PUBLIC RIGHT OF WAY WILL REQUIRE THE OWNER TO PROVIDE A TWENTY (20) FOOT WIDE ACCESS EASEMENT IN FAVOR OF THE CITY THAT CONNECTS THE BMP ARE TO THE PUBLIC RIGHT OF WAY.
  18. THE PURPOSE OF THE POST CONSTRUCTION CONTROLS EASEMENT (PCE) IS TO PROVIDE STORM WATER CONVEYANCE AND FOR THE CONTROL AND TREATMENT OF STORM WATER RUNOFF. BUILDINGS OR ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW, SYSTEM PERFORMANCE, OR SYSTEM MAINTENANCE ARE PROHIBITED. THIS EASEMENT ALSO PROVIDES FOR UNLIMITED ACCESS FOR INSPECTION AND MAINTENANCE PURPOSES TO BE PERFORMED ON THE BMP AS REQUIRED BY THE CITY OF CHARLOTTE STORM WATER ORDINANCE POST CONSTRUCTION CONTROL REGULATIONS.
  19. BMP AS-BUILTS MUST BE APPROVED AND PCE AND MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO ISSUANCE OF C.O.

NOTE:  
ALL EXISTING AND PROPOSED  
STREETS SHOWN ON THESE PLANS  
ARE WITHIN PUBLIC RIGHT-OF-WAYS  
UNLESS OTHERWISE NOTED.

APPROVED FOR  
CONSTRUCTION  
CMPC 11-16-10

**LandDesign**  
223 N Graham Street Charlotte, NC 28202  
www.LandDesign.com

Not for Construction  
Issued for Permitting  
Issued for Pricing  
Issued for Construction

**SEAL**  
32666  
10-4-10

**SEAL**  
CORPORATE  
NORTH CAROLINA

**Double Oaks - Major Infrastructure**  
City of Charlotte, Mecklenburg County, North Carolina  
Double Oaks Development, LLC  
SITE PLAN

REVISIONS:  
7/22/10 - Revised per City Comments  
9/29/10 - Revised per City Comments

DATE: May 2009  
DRAWN BY: KWR  
CHECKED BY: MMH  
SCALE: 1"=40'  
PROJECT #: 1003278  
SHEET #:

**C 3.1**