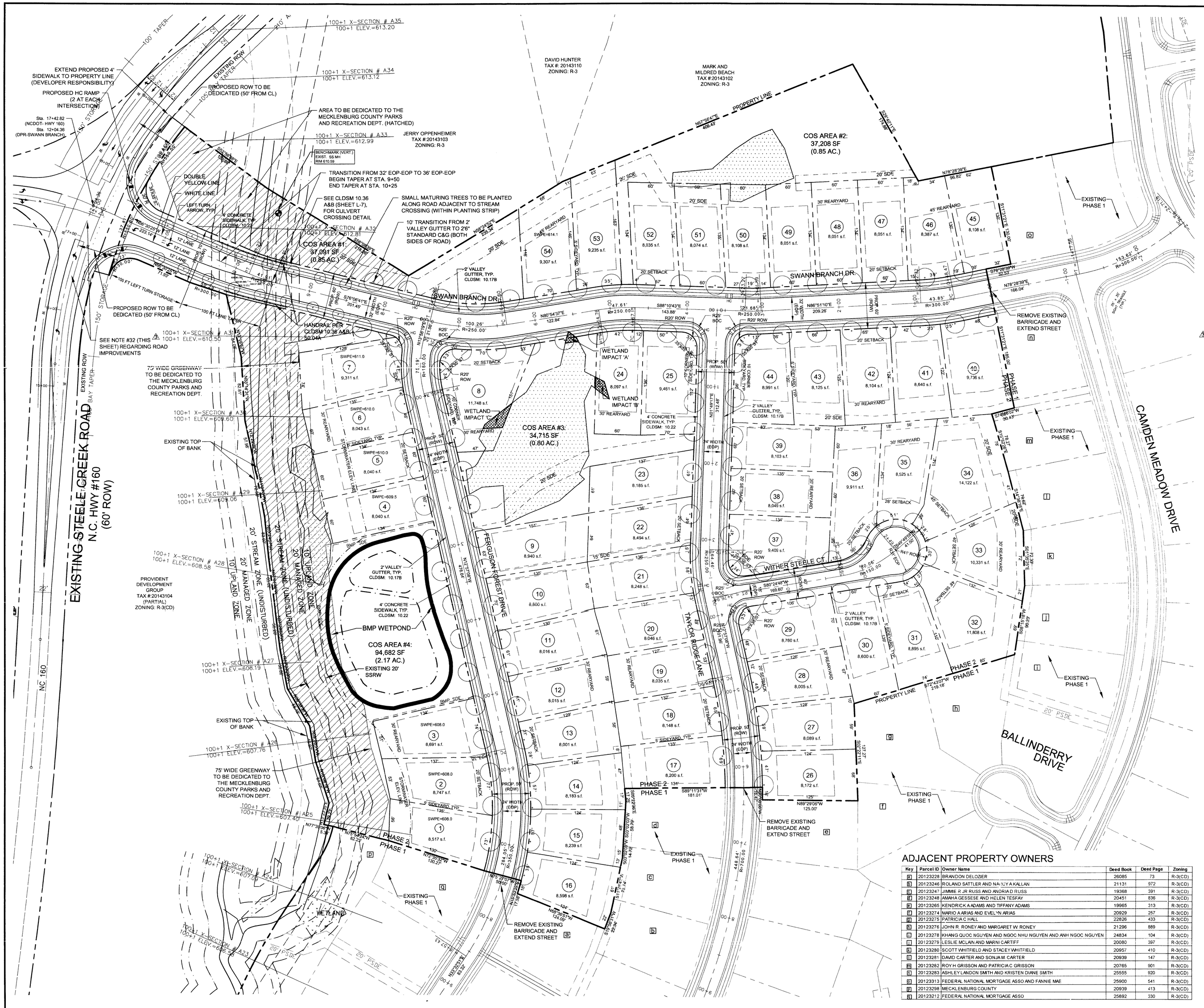

GENERAL NOTES:

1. SITE DEVELOPMENT IS EXPECTED TO BE COMPLETED WITHIN 36 MONTHS FROM PRELIMINARY SUBDIVISION PLAN APPROVAL.
2. LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS. ALL STREETS TO BE BUILT IN CONFORMANCE WITH CHARLOTTE LAND DEVELOPMENT STANDARDS IN EFFECT AT THE TIME OF SUBMITTAL.
3. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
4. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE STREET CONNECTION.
5. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY THE CDOT.
6. CONTRACTOR WILL PROVIDE STREET SIGNS PER CLDS. 50.05 (9" SIGNS ONLY).
7. "AS BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, CARRYING 1.0 AC. OR LARGER DRAINAGE AREA, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
8. ALL DEBRIS FROM CLEARING OPERATIONS TO BE DISPOSED OF OFF SITE IN AN APPROVED DISPOSAL AREA.
9. ANY ON-SITE DEMOLITION LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG HEALTH DEPARTMENT AND THE CHARLOTTE ZONING ADMINISTRATION. NO ON-SITE DEMOLITION BURIAL IS PROPOSED FOR THIS SITE.
10. ALL DRAINAGE FACILITIES, CURB CUTS, AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL AND COORDINATED WITH ENGINEERING AND PROPERTY MANAGEMENT.
11. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK, AND OTHER ACCUMULATIONS.
12. THE FOLLOWING DETAILS SHALL BE USED FROM THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDS), LATEST EDITION.

10.17B	CURB & GUTTER
10.22 (REV. 1)	CONCRETE SIDEWALK
50.03	CONCRETE CONTROL MONUMENTS
50.05A	STREET NAME SIGN
50.06	STREET NAME SIGN LOCATIONS

13. CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO BEGINNING OF CONSTRUCTION.
14. IN ORDER TO ASSURE PROPER DRAINAGE, PROVIDE 0.50% MIN. GRADE ON ALL CURB & GUTTER.
15. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
16. ALL FILL PLACED ON BUILDING LOTS SHALL MEET NC STATE BUILDING CODE STANDARDS FOR 2,000 POUNDS PER SQUARE FOOT MINIMUM COMPACTION. MAXIMUM GRADED SLOPES = 2:1
17. CONCRETE MONUMENTS PER CLDS #50.03 ARE TO BE INSTALLED PER STATE AND LOCAL REQUIREMENTS
18. IN ROLLING AND HILLY TERRAIN, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
19. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
20. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
21. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS IF REQUIRED, MUST BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFF SITE R/W ACQUISITION PROCESS".
22. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, GUS JORDI (704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNAL EQUIPMENT. 60- 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
23. 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/ NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
24. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
25. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS, IF PROPOSED, MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION, FOR HEIGHTS 4' OR GREATER.
26. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE, IF PROPOSED, INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT OF WAY MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT OF WAY.
27. CONTRACTOR WILL BE REQUIRED TO OBTAIN A "RIGHT OF WAY USE" PERMIT 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 ADVANCED NOTICE FOR A ROAD CLOSURE MUST BE TRANSMITTED TO 703-336-4440 VIA FAX, ATTENTION BOB STANLEY, 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 (NOT ANTICIPATED FOR THIS PROJECT)
28. 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 AT THE EXPENSE OF THE APPLICANT
29. APPROXIMATE CONSTRUCTION START DATE: JUNE 2011. APPROXIMATE CONSTRUCTION END DATE: JUNE 2012
30. ALL ROAD IMPROVEMENTS AT STEELE CREEK ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONTRUCTION.
31. DEVELOPER TO PROVIDE STREET SIGNS PER CLDSMM 50.05 (9" SIGNS ONLY).
32. DEVELOPER TO BE RESPONSIBLE FOR ROADWAY IMPROVEMENTS TO HWY. 160 AND SLEDGE ROAD IN ACCORDANCE WITH THE IMPROVEMENTS SHOWN ON THESE PLANS AND INTERSECTION PLANS PREPARED BY NCDOT DATED 06/10 AND TITLED "INTERSECTION OF NC 160 (STEELE CREEK ROAD) AND SR-1119 (SLEDGE ROAD)".

TREE PROTECTION NOTES:

1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY IS ALLOWED IN THE TREE PROTECTION ZONE. **(NA)**
2. TREE PROTECTION FENCE IS TO BE LOCATED AROUND THE PERIMETER OF ALL TREE PROTECTION AREAS, UNLESS OTHERWISE NOTED ON THIS PLAN.**(NA)**
3. BEFORE GRADING CONSTRUCTION BEGINS, CALL 336-3660 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.**(NA)**
4. LIMITED CLEARING OF UNDERBRUSH LESS THAN 2 INCHES IN DIAMETER MAY BE DONE WITH HAND HELD TOOLS WITHIN TREE PROTECTION AREAS, AT OWNER'S OPTION.
5. THE SITE HAS BEEN INSPECTED AND NO 'HERITAGE' TREES ARE PRESENT.
6. TREE PROTECTION FENCE/ BARRICADES MUST MEET OR EXCEED TREE ORDINANCE GUIDELINES STANDARDS.
7. TREE PROTECTION FENCE/ BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/ CLEARING/ GRADING/ CONSTRUCTION AND NOT REMOVED UNTIL INSPECTION BY URBAN FORESTRY STAFF.**(NA)**
8. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/ MITIGATION.
9. ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST (704) 336-4262
10. CONTRACTOR TO SAVE ANY LARGE MATURE TREES NOT WITHIN ESTABLISHED TREESAVE AREA IF BUILDING PLACEMENT AND LOT GRADING ALLOW.

TREE ORDINANCE PLANTING NOTES:

1. ALL STRAPPING AND TOP 1/3 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 THE ROOT BALL.
2. 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 SQUARE FEET PER TREE)
3. LARGE MATURING TREES MAY BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
4. CALL 704-336-4824 FOR AN INSPECTION OF TREE PLANTING AT LEAST 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
5. ALL TREES SHALL BE PLANTED PER CMLDS 40.01 AND 40.02.
6. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES
7. NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.

TREE LOCATION AND SELECTION NOTES:

1. ACTUAL STREET TREE LOCATIONS MAY VARY SLIGHTLY DEPENDING UPON DRIVEWAY LOCATIONS. CONTRACTOR SHALL VERIFY DESIRED TREE LOCATIONS WITH OWNER PRIOR TO INSTALLATION. STREET TREES SHALL TYPICALLY BE LOCATED WITHIN 10 FEET OF A SIDE LOT LINE.
2. PLANT LARGE MATURING TREES ON 40-50' SPACING WHEN OVERHEAD POWER LINES ARE NOT PRESENT, AND 40 FT SPACING WHEN ACROSS THE STREET FROM COMMERCIAL OR MULTI-FAMILY DEVELOPMENT.
3. SMALL MATURING TREES HAVE BEEN PLANTED AT CREEK CROSSING IN 4' PLANTING STRIP DUE TO STEEP FILL BEYOND SIDEWALK.
4. 75% OF NEW TREES MUST BE LARGE MATURING SHADE TREES FROM THE APPROVED SPECIES LIST.

PLANT LIST:

APPROVED TREES FOR TREE ORDINANCE STREET TREES

STREET	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	CAL	MIN. HEIGHT
SWANN BRANCH(STA 0+00 TO 8+50	35	Acer rubrum 'October Glory' or 'Red Sunset'	October Glory or Red Sunset Red Maple	B&B	2" min.	10'
FERGUSON FOREST	31	Quercus shumardii	Shumard Oak	B&B	2" min.	10'
TAYLOR RIDGE/WITHER STEELE	38	Quercus phellos	Willow Oak	B&B	2" min.	10'
SWANN BRANCH (STA 8+50 TO 11+50)	16	Prunus cerasifera 'Atropurpurea'	Purpleleaf Plum	B&B	1.5" min.	8'

NOTES:
1. OTHER SPECIES MAY BE USED FROM THE "APPROVED SPECIES LIST" IN THE CHARLOTTE TREE ORDINANCE, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT IN CONSULTATION WITH TEH URBAN FORESTER.
2. SEE DETAIL L-7 FOR TYPICAL TREE PLANTING DETAIL.

OPEN SPACE

COS AREA #1:	37,091 SF (0.85 AC.)
COS AREA #2:	37,208 SF (0.85 AC.)
COS AREA #3:	34,715 SF (0.80 AC.)
COS AREA #4:	94,682 SF (2.17 AC.)
TOTAL:	203,696 SF (4.67 AC.)
	(24.67% OF SITE AREA)

WETLAND IMPACT

IMPACT 'A': 140 SF
IMPACT 'B': 260 SF
IMPACT 'C': 460 SF
TOTAL: 860 SF (0.020 AC.)

APPROVED FOR CONSTRUCTION CMPC 7/26/11

LEGEND

EXISTING PROPERTY LINE
PROPOSED LOT LINE
PROPOSED RIGHT OF WAY
PROPOSED STORM DRAIN EASEMENT
PROPOSED SANITARY SEWER EASEMENT
EXISTING SWIM BUFFER
SWPE=610.0 STORMWATER PROTECTION ELEVATION
STORMWATER ELEVATION LINE
22 PROPOSED LOT #
EXISTING WETLAND
PROPOSED COMMON OPEN SPACE
AREA TO BE DEDICATED TO THE MECKLENBURG COUNTY PARKS AND RECREATION DEPT.

ADJACENT PROPERTY OWNERS

Key	Parcel ID	Owner Name	Deed Book	Deed Page	Zoning
a	20123228	BRANDON DELOZIER	26085	73	R-3(CD)
b	20123246	ROLAND SATTLER AND NA'IGYA KALLAN	21131	972	R-3(CD)
c	20123247	JIMMIE R JR RUSS AND ANOHIA D RUSS	19368	391	R-3(CD)
d	20123248	AMAHA GESSESE AND HELEN TESFAY	20451	836	R-3(CD)
e	20123265	KENDRICK A ADAMS AND TIFFANY ADAMS	19965	313	R-3(CD)
f	20123274	MARIO A ARIAS AND EVEL^N ARIAS	20929	257	R-3(CD)
g	20123275	PATRICIA C HALL	22826	433	R-3(CD)
h	20123276	JOHN R. RONEY AND MARGARET W. RONEY	21296	889	R-3(CD)
i	20123278	KHANG QUOC NGUYEN AND NGOC NHU NGUYEN AND ANH NGOC NGUYEN	24834	104	R-3(CD)
j	20123279	LESLIE MCLAIN AND MARNI CARTIFF	20080	397	R-3(CD)
k	20123280	SCOTT WHITFIELD AND STACEY WHITFIELD	20957	410	R-3(CD)
l	20123281	DAVID CARTER AND SONJA M. CARTER	20939	147	R-3(CD)
m	20123282	ROY H GRISSON AND PATRICIA C GRISSON	20765	901	R-3(CD)
n	20123283	ASHLEY LANDON SMITH AND KRISTEN DIANE SMITH	25555	920	R-3(CD)
o	20123313	FEDERAL NATIONAL MORTGAGE ASSO AND FANNIE MAE	25900	541	R-3(CD)
p	20123298	MECKLENBURG COUNTY	20939	413	R-3(CD)
q	20123212	FEDERAL NATIONAL MORTGAGE ASSO	25892	330	R-3(CD)

BEFORE YOU DIG STOP CALL THE NC ONE-CALL CENTER AT 1-800-632-4949 IT'S THE LAW

This Plan Is A Final Design, NOT Released For Construction Unless Initialed & Dated As Approved:
APPROVED: _____ Initials
DATE: _____

North

0 50' 100' 200'

Project Manager	REVISIONS:			
CG/HN	No.	Date	By	Description
Drawn By	1	3-7-11	CG	PER CITY COMMENTS (1st SUBMITTAL)
CG/HN	2	5-11-11	CG	ADDED ADDITIONAL AREA FOR GREENWAY DEDICATION
Checked By	3	7-18-11	CG	ADDED NOTE #32 ABOUT DEVELOPER RESPONSIBILITY FOR 160/SLEDGE ROAD IMPROVMENTS
LM				
Date				
12/23/10				
Project Number				
10022				

NORTH CAROLINA LANDSCAPE ARCHITECTURE C-32 DPR ASSOCIATES, INC.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1373 CHRISTOPHER L. MARTIN GEORGE 7-26-11

DPR landscape architecture planning civil engineering

DPR Associates, Inc. | 420 Hawthorne Lane | Charlotte, NC 28204
ph. 704.332.1204 | fx. 704.332.1210 | www.dprassociates.net

SITE AND PLANTING PLAN

HUNTINGTON FOREST- PHASE 2

CHARLOTTE, NORTH CAROLINA
PROVIDENT DEVELOPMENT GROUP, INC.

Scale: 1" = 50'

Sheet Number L-2

SHEET 2 OF 10 TOTAL

HUNTINGTON FOREST- PHASE 2

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