



- GENERAL NOTES:**
- SITE DEVELOPMENT IS EXPECTED TO BE COMPLETED WITHIN 36 MONTHS FROM PRELIMINARY SUBDIVISION PLAN APPROVAL.
  - 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.
  - SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
  - ALL PROPOSED TREES, BERRIES, WAX, FERN, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE STREET CONNECTION.
  - ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY THE CDDT.
  - CONTRACTOR WILL PROVIDE STREET SIGNS PER CLDS. 50.05 (8) SIGNS ONLY.
  - AS BUILT DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM INCLUDING DESIGNED DITCHES, CARRYING 10 A.C. OR LARGER DRAINAGE AREA, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.
  - ALL DEBRIS FROM CLEARING OPERATIONS TO BE DISPOSED OF OFF SITE IN AN APPROVED DISPOSAL AREA.
  - 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 BURNING IS PROPOSED FOR THIS SITE.
  - 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.
  - THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBTURATED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TRIMMED, JUNK, AND OTHER ACCUMULATIONS.
  - THE FOLLOWING DETAILS SHALL BE USED FROM THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDS), LATEST EDITION.
    - 10.178 CURB & GUTTER
    - 10.222 (REV.1) CONCRETE SIDEWALK
    - 50.03 CONCRETE CONTROL MONUMENTS
    - 50.05A STREET NAME SIGN
    - 50.06 STREET NAME SIGN LOCATIONS
  - CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO BEGINNING OF CONSTRUCTION.
  - IN ORDER TO ASSURE PROPER DRAINAGE, PROVIDE 0.50% MIN. GRADE ON ALL CURB & GUTTER.
  - COORDINATE ALL CURB AND STREET GRABERS IN INTERSECTION WITH INSPECTOR.
  - 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 3:1.
  - CONCRETE MONUMENTS PER CLDS #50.03 ARE TO BE INSTALLED PER STATE AND LOCAL REQUIREMENTS.
  - IN ROLLING AND HILLY TERRAIN, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS.
  - 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.
  - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
  - PRIOR TO PLAY RECONSTRUCTION EASEMENTS REQUIRED, MUST BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFF-SITE RW ACQUISITION PROCESS".
  - THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, GUS JORDI (704-338-7990) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION 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.
  - NONSTANDARD ITEMS (IE: PAVEMENT, 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.
  - 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.
  - RE-SEALED SHOP DRAWINGS FOR RETAINING WALLS, IF PROPOSED, MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION. FOR HEIGHTS 4' OR GREATER.
  - 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.
  - CONTRACTOR WILL "RIGHT OF WAY" 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 703.61.1000, 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 POSSANT AT 704-336-2662 FOR LEASING INFORMATION (NOT ANTICIPATED FOR THIS PROJECT).
  - 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.
  - DEVELOPER TO PROVIDE STREET SIGNAGE PER CLDS 50.05 (8) SIGNS ONLY.
  - APPROXIMATE CONSTRUCTION START DATE: NOVEMBER 2012. APPROXIMATE CONSTRUCTION END DATE: NOVEMBER 2014.
  - SITE LIGHTING MUST BE A MINIMUM THIRTY (30) FEET AWAY FROM A TREE. IF PEDESTRIAN SCALE LIGHTING IS BEING USED, THEN LIGHTING MUST BE A MINIMUM OF FIFTEEN (15) FEET AWAY FROM A TREE, UNLESS APPROVED OTHERWISE BY THE CITY.

- TREE PROTECTION NOTES:**
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY IS ALLOWED IN THE TREE PROTECTION ZONE (TPZ).
  - TREE PROTECTION FENCE IS TO BE LOCATED AROUND THE PERIMETER OF ALL TREE PROTECTION AREAS, UNLESS OTHERWISE NOTED ON THIS PLAN (NA).
  - BEFORE GRADING CONSTRUCTION BEGINS, CALL 336-3669 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER (NA).
  - LIMITED CLEARING OF UNDERBRUSH LESS THAN 2 INCHES IN DIAMETER MAY BE DONE WITH HAND HELD TOOLS WITHIN TREE PROTECTION AREAS, AT OWNERS OPTION.
  - THE SITE HAS BEEN INSPECTED AND NO HERITAGE TREES ARE PRESENT.
  - TREE PROTECTION FENCE/BARRICADES MUST MEET OR EXCEED TREE ORDNANCE GUIDELINES STANDARDS.
  - TREE PROTECTION FENCE/BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL INSPECTION BY URBAN FORESTRY STAFF.
  - VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION MITIGATION.
  - ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST (704-336-4262).
  - CONTRACTOR TO SAVE ANY LARGE MATURE TREES NOT WITHIN ESTABLISHED TREESAVE AREA IF BUILDING PLACEMENT AND LOT GRADING ALLOW.

- TREE ORDINANCE PLANTING NOTES:**
- ALL STRAPPING AND TOP 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 THE ROOT BALL.
  - FOR NEW PLANTING AREAS: REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 2" 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 214 SQUARE FEET PER TREE).
  - LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
  - CALL 704-336-4624 FOR AN INSPECTION OF TREE PLANTING AT LEAST 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
  - ALL TREES SHALL BE PLANTED PER CLDS 40.01 AND 40.02.
  - ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
  - NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.
  - UNLESS APPROVED BY URBAN FORESTRY STAFF ALL REQUIRED TREES MUST HAVE SINGLE STEM TRUNKS WITH NO CO-DOMINANT TRUNKS OR BRANCHES. TREE TRUNKS SHALL BE STRAIGHT IN FORM AND FREE OF DAMAGE OR CRACKS. PRUNING SHALL BE CALLED OVER. BRANCH LENGTH SHALL BE TYPICAL FOR THE TREES AGE AND NOT BE BROKEN, DISEASED, OR INJURED. ROOT FLARE SHALL BE LOCATED AT GRADE AND BE FREE OF ADVENTITIOUS ROOT GROWTH.

- TREE LOCATION AND SELECTION NOTES:**
- 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.
  - 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 MULTIFAMILY DEVELOPMENT.
  - 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                 | 30   | Liriodendron tulipifera | Tulip Poplar | B&B  | 2" min. | 10'         |
| FERGUSON FOREST              | 34   | Quercus shumardii       | Shumard Oak  | B&B  | 2" min. | 10'         |
| TAYLOR RIDGE & WITHER STEELE | 38   | Quercus phellos         | Willow Oak   | B&B  | 2" min. | 10'         |

- NOTES:**
- 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 THE URBAN FORESTER.
  - SEE DETAIL L-7 FOR TYPICAL TREE PLANTING DETAIL.
  - STREET TREES CAN BE PLANTED WITHIN THE PLANTING STRIP OR 20' FROM THE B.O.C.

**ZERO WETLAND IMPACT**

THE DEVELOPMENT PROPOSES ZERO WETLAND AND/OR STREAM IMPACT.

**LEGEND**

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

**STOP**

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

Scale: 1" = 50'

Sheet Number: L-2

SHEET 2 OF 9 TOTAL

| <b>Project Manager</b><br>HVN<br><b>Drawn By</b><br>RT/HVN<br><b>Checked By</b><br>LM<br><b>Date</b><br>8-24-12<br><b>Project Number</b><br>12005 | <b>REVISIONS:</b> <table><thead><tr><th>No.</th><th>Date</th><th>By</th><th>Description</th></tr></thead><tbody><tr><td>1</td><td>10-2-12</td><td>RT/HVN</td><td>PER CITY 1ST REVIEW COMMENTS</td></tr></tbody></table> | No.    | Date                         | By | Description | 1 | 10-2-12 | RT/HVN | PER CITY 1ST REVIEW COMMENTS |  |  | <b>landscape architecture</b><br><b>planning</b><br><b>civil engineering</b><br><b>DPR Associates, Inc.</b>   420 Hawthorne Lane   Charlotte, NC 28204<br>ph. 704.332.1204   fx. 704.332.1210   www.dprassociates.net | <b>PROGRESS SITE PLAN</b><br><b>HUNTINGTON FOREST- PHASE 2</b><br>CHARLOTTE, NORTH CAROLINA<br>CAROLINA DEVELOPMENT SERVICES, LLC<br>CLIENT / OWNER:<br>CAROLINA DEVELOPMENT SERVICES, LLC<br>2649 BREKONRIDGE CENTRE DRIVE, SUITE 104<br>MONROE, NC 28110<br>CONTACT: MR. TOM WATERS<br>704-367-0167 |
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| No.   | Date  | By     | Description                  |    |             |   |         |        |                              |  |  |   |   |
| 1   | 10-2-12   | RT/HVN | PER CITY 1ST REVIEW COMMENTS |    |             |   |         |        |                              |  |  |   |   |

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