

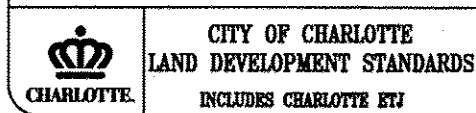
- (1) All strapping and top 2/3 of wire basket must be cut away and removed from the root ball prior to backfilling planting pit. Remove top 1/3 of the burlap from root ball.
- (2) For new planting areas, remove all pavement, gravel sub-base and construction debris; remove compacted soil and add 24" 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). Call 704-336-4330 for an inspection of soil BEFORE planting trees.
- (3) Large maturing trees may not be planted where overhead distribution or transmission lines exist. If trees conflict with power lines or signs, call the Urban Forester to resolve BEFORE planting.
- (4) Please call 704-336-4330 for an inspection of tree protection and/or tree planting areas 1 to 2 days before the temporary or final certificate of occupancy is needed.
- (5) Adjust tree-planting locations to avoid underground utilities.
- (6) New trees shall be 2" caliper for street tree requirements. Supplemental trees shall be 1 1/2" caliper if planted in individual lots, and 3/4" caliper if planted in common open space.
- (7) Perimeter/street trees to be planted within 20 ft. from the back of curb.
- (8) Common open space must be recorded on plat to plant 3/4" trees. Otherwise plant 1 1/2" caliper large maturing shade trees.

#### LEGEND

- Proposed large maturing tree from the approved Charlotte-Mecklenburg tree list

#### NOTES:

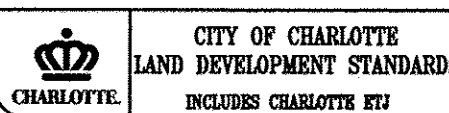
- REMOVE WIRE AND NYLON TRIM FROM BALL AND CANOPY.
- SOAK ROOT BALL AND PLANT IMMEDIATELY AFTER INSTALLATION.
- STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
- RESEED UNMULCHED, DISTURBED AREAS.



#### TREE PLANTING

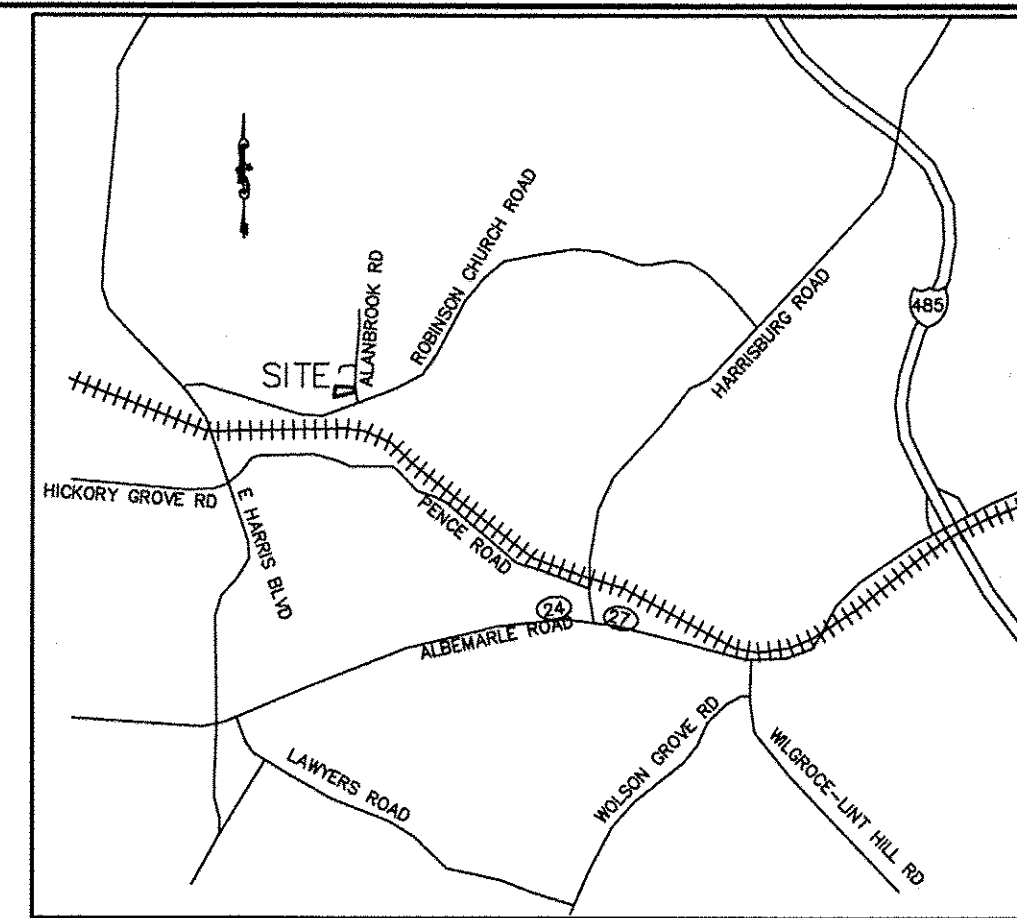
(FOR SINGLE AND MULTI-STEM TREES)

NOT TO SCALE



#### TREE PROTECTION DETAIL

NOT TO SCALE



#### GENERAL NOTES

PRIOR TO PLAT RECORDATION, OFF-SITE 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 CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, BUS JORDI (704-336-7085) 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 COSTS AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

IF THE OWNER WISHES TO SAVE CERTAIN TREES ON THE SITE, PLACE TREE BARRICADES AS SHOWN ON THE PLAN OR AS SPECIFIED BY THE OWNER BEFORE CONSTRUCTION ACTIVITY BEGINS.

ALL CONSTRUCTION SHALL CONFORM TO CITY OF CHARLOTTE STANDARDS.

IN ORDER TO INSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ON CURB.

ALL ROAD IMPROVEMENTS AT ALANBROOK ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.

THE DEVELOPER SHALL MAINTAIN THE OF EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBTSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.

CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOUR NOTICE PRIOR TO START.

APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

PROPOSED GRADING SUBJECT TO CHANGE BASED ON FIELD CONDITIONS.

ALL STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.

\*AS-BUILT\* DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.

IN ROLLING AND HILLY TERRAINS, SWEEPING OF 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.

NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRES A "RIGHT OF WAY ENCROACHMENT AGREEMENT" WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS 50.05 (9" SIGNS ONLY).

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.

GRADE SLOPES SHALL BE NO STEEPER THAN 2:1.

ACCESSIBLE RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS PER CMLDS 10.31 THRU 10.35.

C.O.S. - COMMON OPEN SPACE

C.M. - CONCRETE MONUMENT

S.D.E. - STORM DRAINAGE EASEMENT

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (S.D.E.) IS TO PROVIDE STORMWATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORMWATER FLOW IS PROHIBITED.

ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO CITY OF CHARLOTTE STANDARDS IN ORDER TO BE DEDICATED PUBLIC ROADWAYS.

CURB - MIN. 20" RADIUS, R/W MIN. 20" RADIUS UNLESS SHOWN OTHERWISE.

COMMON OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SIDEWALKS ARE TO MEET ALL A.D.A. REQUIREMENTS FOR SLOPE AND SPACING BETWEEN TURNAROUND AREA.

STREETS AND SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.

ALL RIGHT-OF-WAY AND CURB TAPERS ARE 20:1 UNLESS OTHERWISE NOTED.

DIRECT VEHICULAR ACCESS TO ALANBROOK ROAD FROM LOTS 1 & 17 IS PROHIBITED.

ALL TOPOGRAPHY IS FROM AERIAL SURVEY.

TAX PARCEL NO.: 108-011-03

CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT <http://www.charmeck.org/Departments/Transportation/Street+Maintenance/Home.htm>

PER SECTION 18-175(e) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCEs) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

#### NOTES:

- TREE SAVE AREA SHALL BE SHOWN WITH TREE PROTECTION MEASURES ON ALL PERTINENT SHEETS WITH A NOTE STATING "TREE PROTECTION FENCE TO BE PLACED AT THE DRIPLINE PLUS FIVE(5) FEET, PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY".
- ALL EXISTING AND PROPOSED UTILITIES (NOT TO PASS THROUGH TREE SAVE AREA) SHALL BE SHOWN.
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE GUIDELINES STANDARDS.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/FINAL INSPECTION BY URBAN FORESTRY STAFF.
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREA.
- VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
- URBAN FORESTER MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING.

#### STREET TREE PLANTING

STREET NAME	ROAD FRONTAGE (L.F. BOTH SIDES)	TREES REQUIRED
ALANBROOK ROAD	120	2 (WILLOW OAK)
STREET A	1172	12 (WHITE OAK) 12 (SUGAR MAPLE) 4 (WILLOW OAK)
STREET B	188	4 (WILLOW OAK)

CURVE	BEARING	CHORD	RADIUS	LENGTH	PC	PT
C1	N86°21'02"E	42.04'	155.00'	42.17'	0+15.61	0+57.79
C2	N85°20'42"E	45.90'	150.00'	46.08'	1+92.58	2+38.66
C3	N85°20'42"E	45.90'	150.00'	46.08'	4+49.88	4+95.96
C4	N04°39'18"W	45.90'	150.00'	46.08'	0+24.51	0+70.59

#### NOTES:

- CALCULATIONS:  
GROSS TOTAL SITE AREA = 4.98 AC.  
NET SITE AREA = 4.86 AC. (GROSS AREA LESS DEDICATED R/W)  
TOTAL C.O.S. TREE SAVE AREA REQUIRED = 1.22 AC. (25% NET AREA)  
TREE SAVE AREA PROVIDED = 0.96 AC.  
SPECIMEN TREE SAVE AREA PROVIDED = 0.26 AC.  
TOTAL C.O.S. TREE SAVE AREA PROVIDED = 1.22 AC.
- TREE SAVE AREA SHALL BE FLAGGED IN FIELD FOR URBAN FORESTRY VERIFICATION.
- ALL PLANTED STREET TREES, LARGE MATURING TREES SELECTED FROM THE CITY OF CHARLOTTE TREE PLANTING LIST.
- NUMBER OF STREET TREES PROVIDED = 34  
AVERAGE SPACING BETWEEN TREES 40 - 50 FT.

CURVE	BEARING	DIST
C1	N78°32'22"E	18.81'
L2	S85°51'18"E	134.79'
L3	N76°32'42"E	211.22'
L4	N85°51'18"W	89.13'
L5	N13°27'18"W	24.51'
L6	N04°08'42"E	48.25'

NOW OR FORMERLY  
MAXINE P RUSHING  
DEED: 01445-550  
TAX ID#: 10801102

END OF STREET  
BARRICADE  
CLDSM #50.07 &  
#50.08

NOW OR FORMERLY  
CHARLOTTE ISLAMIC ACADEMY INC  
DEED: 23588-911  
TAX ID#: 10801111

SPECIMEN TREE:  
DRIPLINE = 1,933 sf  
DRIPLINE+5' = 2,799 sf  
1.5(DRIPLINE+5') = 4,198 sf

3 SPECIMEN TREES(ON-SITE):  
DRIPLINE = 1,678 sf  
DRIPLINE+5' = 2,280 sf  
1.5(DRIPLINE+5') = 3,420 sf

NOW OR FORMERLY:  
THE ROMAN CATHOLIC  
DIOCESE OF CHARLOTTE  
DEED: 06303-305  
TAX ID#: 10801110

NOW OR FORMERLY  
APOSTOLIC ASSEMBLY OF THE  
FAITH IN CHRIST JESUS  
DEED: 9208-575  
TAX ID#: 10801109

EXISTING 15' SAN.SWR. R/W  
CUMUL. JOB #313-90-009  
FILE #113-1

#### SWM / DETENTION

#### EROSION CONTROL

FOR A PRE-CONSTRUCTION MEETING  
48 HRS. PRIOR TO ANY LAND  
DISTURBING ACTIVITY, CONTACT:

#### DRAINAGE PLAN

#### TREE ORDINANCE

#### CDOT DRIVEWAYS

#### NCDOT DRIVEWAYS

#### APPROVED

By Brendan Smith at 5:13 pm, Nov 18, 2013

#### APPROVED

By Brendan Smith at 5:13 pm, Nov 18, 2013

#### Ahmad Sabha (704) 517-7893

#### APPROVED

By Brendan Smith at 5:13 pm, Nov 18, 2013

#### APPROVED

By Gary Turner (704-336-4330) at 8:09 am, Nov 19, 2013

#### APPROVED

#### APPROVED FOR CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
BY: Joshua Weaver 11-20-2013

#### INDEX OF SHEETS

- SITE PLAN
- DRAINAGE PLAN
- DOWNSTREAM FLOOD ANALYSIS
- EROSION CLEARING PLAN
- EROSION CONTROL PLAN
- DETAIL SHEET 1
- DETAIL SHEET 2
- SAND FILTER BASIN DETAIL
- ALANBROOK ROAD
- STREET 1 and STREET 2
- ROADWAY IMPROVEMENT PLAN
- TURN LANE SECTION DETAILS

NOW OR FORMERLY  
BOBBY MITCHELL AND  
CHRISTINE JACOBS MITCHELL  
DEED: 18008-948  
TAX ID#: 10801214

CALL CHIP GALLOP WITH "CDOT"  
(704-336-3922) FOR RELOCATION OF  
SPEED HUMP. RELOCATION MUST BE  
PERFORMED BY "CDOT" AT THE  
DEVELOPERS EXPENSE.

NOW OR FORMERLY  
GARY H III WATTS AND  
SHERRY H WATTS  
DEED: 05602-498  
TAX ID#: 10801204

NOW OR FORMERLY  
TROY ANN WATTS  
DEED: 04072-515  
TAX ID#: 10801205

NOW OR FORMERLY  
ARZELLA ADAMS MARTIN  
DEED #4673-723  
TAX ID#: 10801104

NOW OR FORMERLY  
NENAD LELOVIC AND  
RADMILA LELOVIC (H/W)  
DEED: 12162-686  
TAX ID#: 10801105

#### DEVELOPMENT DATA

EXISTING ZONING : R-3

TOTAL SITE AREA: 4.98 AC.  
NET SITE AREA: 4.86 AC.  
(LESS DEDICATED R/W)  
TREE SAVE AREA IN C.O.S.: 1.23 AC. (25.3%)  
TOTAL TREE SAVE AREA: 1.23 AC. (28.8%)

COMMON OPEN SPACE REQUIRED = 0.456 ACRES(10%)  
OPEN SPACE PROVIDED = 1.50 ACRES(30.8%)

CONVENTIONAL DENSITY ALLOWED (3/ACRE)  
DENSITY WITH TREE SAVE: (4.86 + 1.23/3) = 18 LOTS ALLOWED  
PROPOSED # LOTS = 17

LOT CRITERIA INTERIOR ALLOWED(R-4 CLUSTER)	LOT CRITERIA EXTERIOR ALLOWED(R-3 CLUSTER)
MIN. LOT AREA: 6,000 S.F.	MIN. LOT AREA: 8,000 S.F.
MIN. LOT WIDTH: 30'	MIN. LOT WIDTH: 30'
MIN. FRONT SETBACK: 20'	MIN. FRONT SETBACK: 20'
MIN. SIDEYARD: 5'	MIN. SIDEYARD: 5'
MIN. SIDEYARD CORNER LOT: 10'	MIN. SIDEYARD CORNER LOT: 10'
MIN. REAR YARD: 30'	MIN. REAR YARD: 45'

SITE HAS BEEN INSPECTED AND NO 'HERITAGE' TREES ARE PRESENT

THIS PLAN IS A FINAL DESIGN-NOT  
RELEASED FOR CONSTRUCTION  
UNLESS INITIALED/DATED AS APPROVED:  
APPROVED: / 10/18/13  
INITIALS DATE

NO.	DATE	REVISION	BY
3	10/18/13	PER CITY COMMENTS	BTG
2	05/09/12	REVISED LOTS 11-15 PER SEMER CHANGE	BTG
1	4/28/11	PER CMPC AND CITY ENGINEERING COMMENTS	BTG
ND.	DATE	REVISION	BY
SHEET TITLE			
SITE PLAN			
PROJECT			
COTTAGES ON ALANBROOK ROAD			
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC			
FOR: PEARSON LAND			
DRAWN BY			
MAH			
CHECKED BY			
MAH			
DRAWING NO.			
218-96			
SHT 1 of 10 SHTS			

YARBROUGH-WILLIAMS & HOULE, INC.  
Planning • Surveying • Engineering  
750 Windsor Oak Court, (28277) P.O. Box 7007 (28241)  
Charlotte, North Carolina  
704.556.1990 704.556.0505(fax)

THIS PRELIMINARY PLAN MAY NOT CONTAIN FINAL STAKE OUT INFORMATION