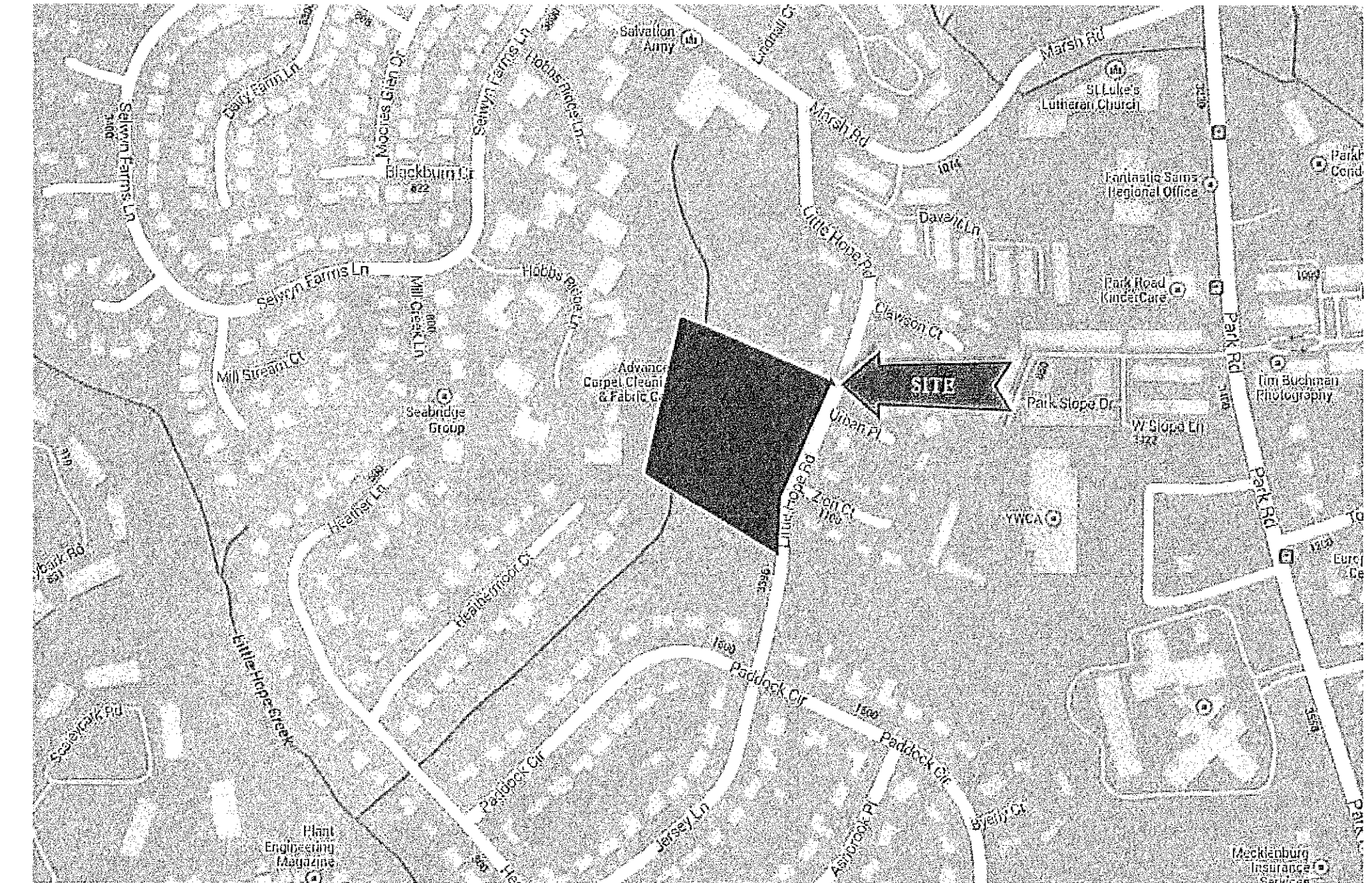
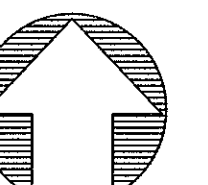
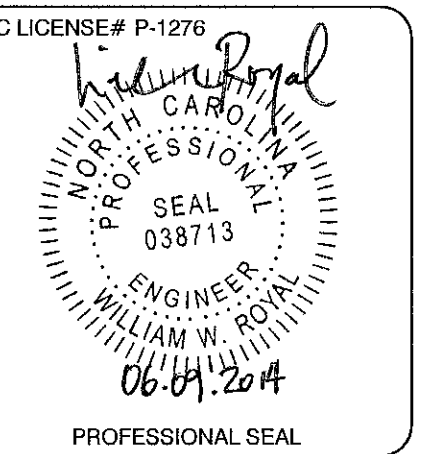


PREPARED FOR:
MATTIE ROSE DEVELOPMENT
1111 CENTRAL AVE. SUITE 320
CHARLOTTE, NC 28204
PH: 980.219.7480



LOCATION MAP
NTS

APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
B: Joshua Weaver 6-12-2014



GRAPHIC SCALE: 1" = 40'

6/6/2014



CHARLOTTE.

<http://development.charmeck.org>

PCO / DETENTION / DRAINAGE PLAN

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM AT <http://development.charmeck.org>

TREE ORDINANCE

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.

APPROVED

By Emily Chien at 11:24 am, Jun 12, 2014

APPROVED

APPROVED

Tim Porter

APPROVED

Candice Leonard

SHEET INDEX:

C-1	COVER
C-2	EXISTING CONDITIONS
C-3	DRAINAGE AREA AREAS
C-4	EROSION CONTROL PLAN PH 1
C-4A	EROSION CONTROL PLAN PH 2
C-5	DEMOLITION PLAN
C-6	SITE PLAN
C-6A	TRAFFIC CONTROL PLAN
C-7	GRADING AND DRAINAGE PLAN
C-8	UTILITY PLAN
C-9	DETAILS
C-10	DETAILS
C-11	DETAILS
C-12	DETAILS
C-13	DETAILS
C-14	INTERSECTION SIGHT DISTANCE APPROVED REZONING PLAN SHEETS

TOTAL SHEETS = 18

PROJECT NAME: THE ARBORS AT MATTHE ROSE
LITTLE HOPE ROAD
CHARLOTTE, NORTH CAROLINA

DRAWING TITLE: COVER

OWNER / 24 HR CONTACT: BILLY ROTAL/GRANDFATHER HOMES
ADDRESS: 1111 CENTRAL AVE., STE 320, CHARLOTTE, NC 28204
PHONE: 980-219-7480
MOBILE: 704-582-9113

PROJ. DATE:
Q.C.:
Q.C. DATE:

DRAWING NUMBER:

C-1

PROJ. NO.:

PLANTING SCHEDULE						
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND	REMARKS
	AS	15	Acer saccharum 'Legacy'	Legacy Sugar Maple	2" cal. B & B	Straight, Matched, Full Specimen
	Qp	14	Quercus phellos	Willow Oak	2" cal. B & B	Straight, Matched, Full Specimen

STREET TREE REQUIREMENTS SINGLE FAMILY:

STREET TREES ARE TO BE PLACED 40'-50' ON CENTER WITHIN SETBACK. COORDINATE PLACEMENT WITH CITY OF CHARLOTTE URBAN FORESTER. ADJUSTMENTS MAY BE MADE TO ACCOMMODATE DRIVEWAYS, FIRE HYDRANTS, UTILITIES, ETC. TREES SHALL BE LOCATED WITHIN 25' OF BACK OF CURB UNLESS AUTHORIZED OTHERWISE BY CITY OF CHARLOTTE URBAN FORESTER.

STREET	TOTAL LENGTH	TREES REQ'D (40'-50' O/C)	TREES PROVIDED
URBAN PLACE	536'	11-14	11
GIVENS WAY	760'	16-19	18

NOTE: STREET LENGTHS MEASURED AT RIGHT-OF-WAY LINE TYPICAL (AT RADIUS POINTS AT INTERSECTIONS).

TREE SAVE CALCULATIONS:

GROSS SITE AREA: 3.603 AC.
DEDICATED AREAS: 0.87 AC

NET AREA: 3.603 AC-0.87 AC = 2.733 AC.
TREE SAVE REQUIRED (10%) = 0.2733 AC.
TREE SAVE PROVIDED: 6856 SF + 6443 SF (extra sf from specimen trees) = 13301 SF = 0.305 AC

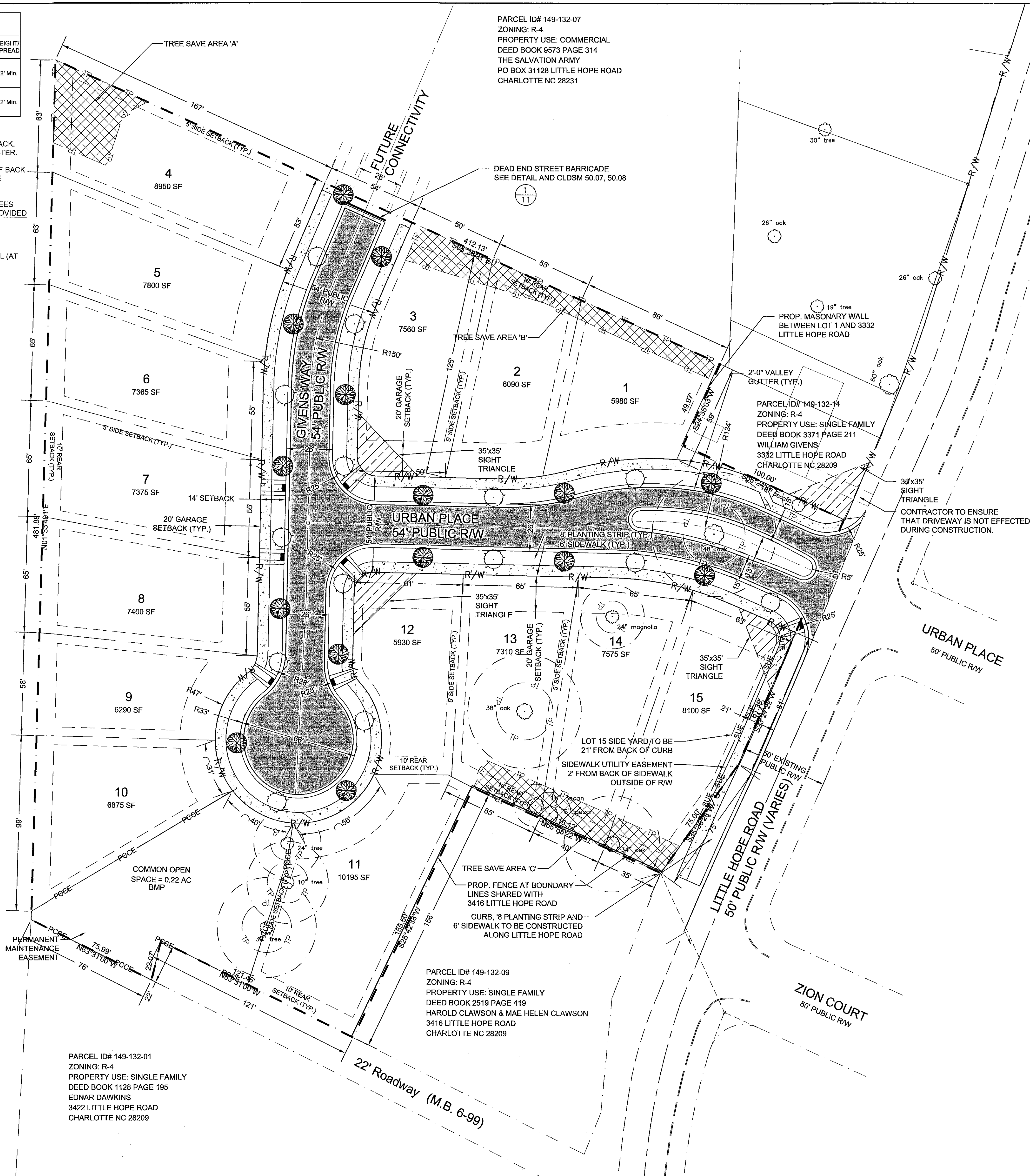
NOTE: NO HERITAGE TREES HAVE BEEN OBSERVED ON SITE.

TREE SAVE AREA	% OF TOTAL NET AREA
AREA A 1747 SF (.040 AC.)	13.1%
AREA B 2305 SF (.048 AC.)	15.7%
AREA C 2806 SF (.053 AC.)	17.4%

LEGEND

EXISTING TREE TO REMAIN		TP
TREE PROTECTION FENCING	---	TP
DRILIPLINE	---	TP

PARCEL ID# 149-122-97
ZONING: R-12MF (CD)
PROPERTY USE: MULTI FAMILY
DEED BOOK 4819 PAGE 617
SELWYN FARMS COMMUNITIES ASSOC., INC.
ONE TRYON CENTER #1500
CHARLOTTE NC 28284



DEVELOPMENT DATA:

TOTAL ACREAGE: 3.603 AC.
EXISTING ZONING: UR-1 (CD) - PER REZONING PETITION 2013-086
PROPOSED USE: SINGLE-FAMILY
MINIMUM LOT SIZE: 3,000 SF
MINIMUM SETBACK: 14' FROM BACK OF CURB - 20' GARAGE SETBACK FROM BACK OF SIDEWALK

MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 10'
MAXIMUM HEIGHT: 40'
MINIMUM LOT WIDTH: 20'
FLOOR AREA RATIO: .25
DWELLING UNITS: 15

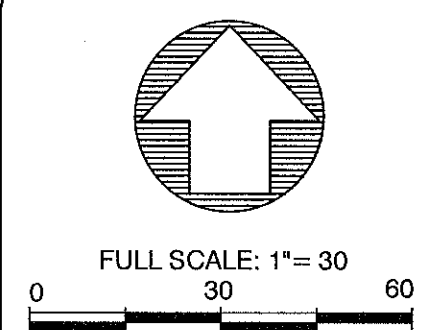
GENERAL NOTES:

- BOUNDARY, EXISTING UTILITIES, AND OTHER EXISTING FEATURES TAKEN FROM BOUNDARY AND TOPO SURVEY BY A.G. ZOUTEWELLE SURVEYORS, DATED MAY 25, 2006.
- 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.
- 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.
- LOT DIMENSIONS ARE APPROXIMATE, REFERENCE RECORD PLAT FOR EXACT DIMENSIONS.
- APPROXIMATE TIME OF ESTIMATED COMPLETION OF INFRASTRUCTURE: 9 MONTHS.
- ALL TRAFFIC CONTROL WILL FOLLOW CDOT WATCH HANDBOOK. THE CONTRACTOR SHALL CONTACT BOB STALEY WITH CDOT AT 704.432.1562 TO OBTAIN RIGHT OF WAY USE PERMIT 7 DAYS PRIOR TO CONSTRUCTION ACTIVITIES WITHIN THE RIGHT OF WAY.
- THERE WILL BE NO DEMOLITION LANDFILL ON-SITE.
- SEE SHEET C-6A FOR TRAFFIC CONTROL PLANS.
- AVERAGE IMPERVIOUS AREA FOR EACH LOT: 2991 +/- SF INCLUDING DRIVEWAY.

TREE PLANTING NOTES:

- ALL TREES SHALL BE PLANTED PER CMLDS 40.01 AND 40.09.
- MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS AND MINIMUM 8 FEET TALL.
- ALL STRAPPING AND TOP 1/4 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING STRIP. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR TILL AND AMENDED THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE).
- LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- A MINIMUM OF FIFTY (50) PERCENT OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN TWENTY (20) TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.
- 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.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (GAS, WATER, PHONE AND ELECTRICAL LINES.)
- ATTENTION LANDSCAPER: NOTIFY URBAN FORESTER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES. LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- PLEASE CALL 704.336.3622 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, 1 TO 2 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.
- NO UTILITY OR LIGHT POLES TO BE INSTALLED IN TREE ISLANDS.
- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST 704.336.5752 OR 704.336.5753.
- THE AREA OF ANY EASEMENTS (WATER, SEWER, UTILITY, ETC.) THAT PASS THROUGH TREE SAVE AREAS CANNOT BE COUNTED TOWARD THE REQUIRED TREE SAVE REQUIREMENT.
- STREET TREE SPACING: 40'-50' O.C.
- PROPOSED STREET TREES SHALL BE GENETIC CLONES (CULTIVARS), SELECTED FOR UNIFORMITY. TREES SHALL MEET REQUIREMENTS OF AMERICAN STANDARDS FOR NURSERY STOCK FOR THEIR GIVEN SPECIES AND SHALL BE SINGLE-STEM, WITH A STRONG CENTRAL LEADER.
- STREET TREES PLANTED WITHIN THE INTERSECTION SIGHT TRIANGLES SHALL BE 12'-14" MIN. HT. AT PLANTING, WITH NO BRANCHES BELOW 6' ABOVE ADJACENT GRADE.

MATTIE ROSE
development



MARK	DATE	DESCRIPTION
REVISIONS:		
RELEASED FOR:		

THE ARBORS AT MATTIE ROSE
LITTLE HOPE ROAD
CHARLOTTE, NORTH CAROLINA

PROJECT NAME:
DRAWING TITLE:
OWNER / 24 HR CONTACT:
ADDRESS:
PHONE:
MOBILE:

PROJ. DATE:
O.C. DATE:
Q.C. DATE:

DRAWING NUMBER:

C-6

PROJ. NO.: