

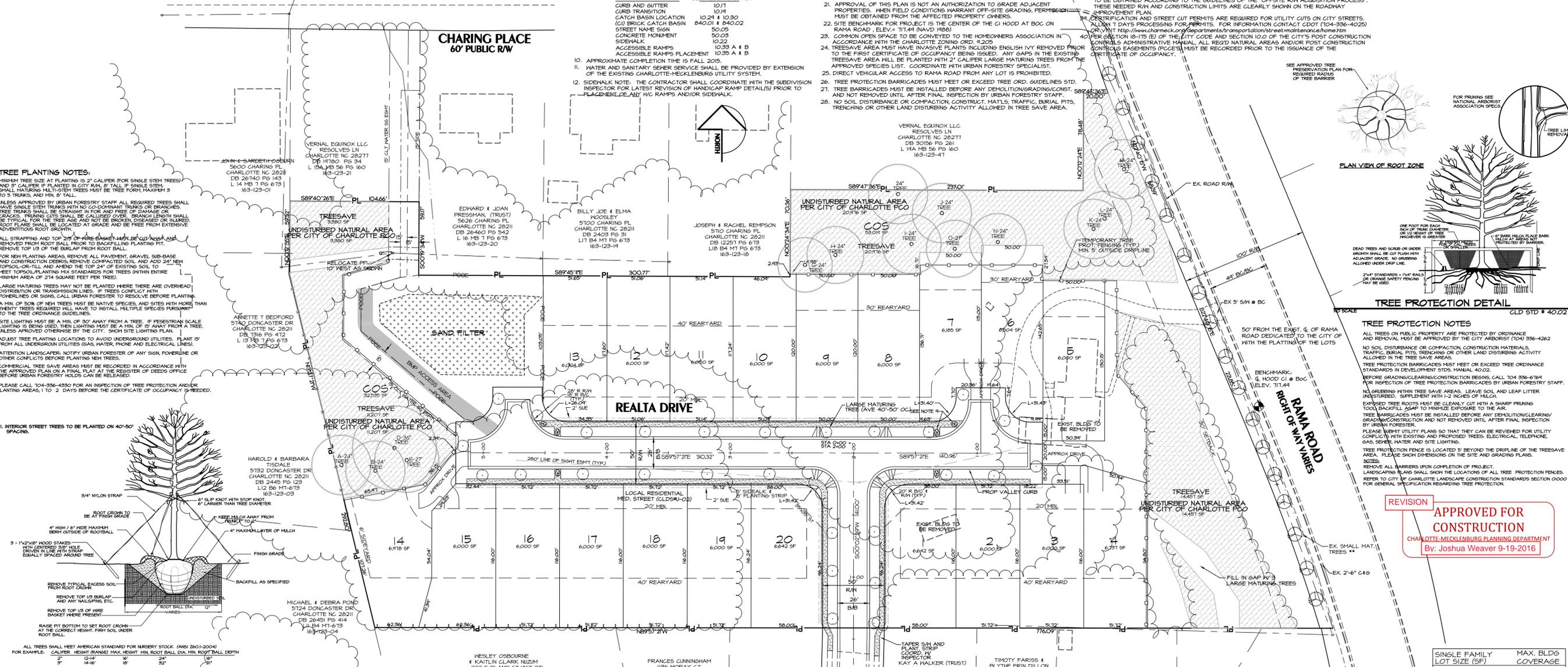
SHEET NO.	SHEET TITLE
1	Preliminary Subdivision Site/Landscape Plan
2	Storm Drainage and Grading Plan
3	Erosion Control Plan (Pre)
4	Erosion Control Plan (Post)
5	Roadway & Storm Drainage Profiles & Site Construction Details
6	BMP Plan and Details
7	BMP Drainage Areas

GENERAL NOTES

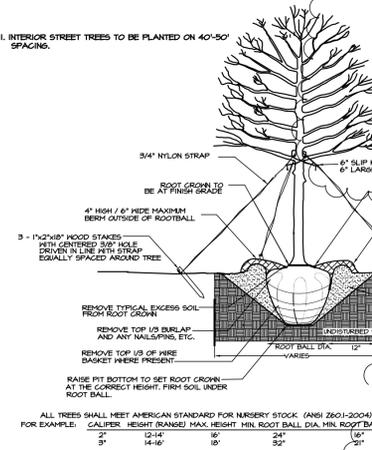
- THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING AND SUBDIVISION ORDINANCES, AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
- BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY PHOENIX LAND SURVEYING.
- TOPOGRAPHIC INFORMATION TAKEN FROM PHOTOGRAMMETRIC MAPPING BY CITY OF CHARLOTTE SUPPLEMENTED BY FIELD SHOTS.
- CHIEF SURVEYOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT LOT DIMENSIONS.
- ALL STORM DRAINAGE PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED. PIPE LENGTHS INDICATED ON THE PLANS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DETERMINED NECESSARY BY THE INSPECTOR.
- REFERENCE SHEETS 3 & 4 FOR EROSION CONTROL PLAN AND NOTES. REFERENCE SHEET 5 FOR EROSION CONTROL DETAILS.
- CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 5 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:

ITEM	CLD&DOT STD. NO.
CURB AND GUTTER	10.17
CURB TRANSITION	10.14
CATCH BASIN LOCATION	10.24 & 10.30
(C) BRICK CATCH BASIN	840.01 & 840.02
STREET NAME SIGN	50.03
CONCRETE MONUMENT	50.03
SIDEWALK	10.22
ACCESSIBLE RAMPS	10.35 A & B
ACCESSIBLE RAMPS PLACEMENT	10.35 A & B
- APPROXIMATE COMPLETION TIME IS FALL 2015.
- WATER AND SANITARY SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY SYSTEM.
- SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAILS) PRIOR TO PLACEMENT OF ANY HW RAMPS AND/OR SIDEWALK.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKSWAMP CHANNEL IN AN UNOBTURATED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- DRAINAGE EASEMENTS INDICATED AS SIDE STORM DRAINAGE EASEMENT ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLD&M 50.05 (4" SIGNS ONLY).
- COORDINATE ALL CURB AND STREET GRADINGS AT INTERSECTIONS WITH THE CITY INSPECTOR.
- 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.
- "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 ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- IN ROLLING AND HILLY TERRAINS, SHEEPINGS OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- 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.
- SITE BENCHMARK FOR PROJECT IS THE CENTER OF THE G HOOD AT BOG ON RAMA ROAD. ELEV.: 111.44 (NAVD 1988).
- STREET NAME SIGN
- COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 9.205
- TREESAVE AREA MUST HAVE INVASIVE PLANTS INCLUDING ENGLISH IVY REMOVED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED. ANY GRAPS IN THE EXISTING TREESAVE AREA WILL BE PLANTED WITH 2" CALIBER LARGE MATURING TREES FROM THE APPROVED SPECIES LIST. COORDINATE WITH URBAN FORESTRY STAFF.
- DIRECT VEHICULAR ACCESS TO RAMA ROAD FROM ANY LOT IS PROHIBITED.
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORD. GUIDELINES STD.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/GRADING/CONST. AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCT. MATLS, 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/ATTENTION.
- NO DEMOLITION LANDFILLS WILL BE LOCATED ON THIS SITE.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (605 JORDI, 336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED COSTS AND/OR ANY REPAIR COSTS CAUSED BY THE CONTRACTOR/DEVELOPER.
- COMMON OPEN SPACE TREESAVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEANED OF TRASH AND DEBRIS.
- THE PURPOSE OF THE STORM DRAINAGE ESMT. (SIDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPED STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- THE CITY OF CHARLOTTE WILL NEITHER BE RESPONSIBLE FOR THE GROUNDS WITHIN THE PERMANENT STORM DRAINAGE EASEMENT NOR REMOVAL OF ANY OBSTRUCTIONS IN THAT AREA.
- SIGHT TRIANGLES SHOWN ARE MINIMUM REQUIRED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- PRIOR TO PLAT RELOCATION, OFFSITE 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.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 14 DAYS PROCESSING FOR PERMITS. FOR INFORMATION CONTACT CDDT (704-336-4252) OR VISIT <http://www.charlotte.gov/permits>
- PER SECTION 18-175 (E) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REAL ESTATE AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.



TREE PLANTING NOTES:
 MINIMUM TREE SIZE AT PLANTING IS 2" CALIBER (FOR SINGLE STEM TREES) AND 3" CALIBER, IF PLANTED IN CITY R/W. 8" TALL, SINGLE STEM, SMALL MATURING MULTI-STEM TREES MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MIN. 8' TALL.
 UNLESS APPROVED BY URBAN FORESTRY STAFF ALL REQUIRED TREES SHALL HAVE SINGLE STEM TRUNKS WITH BRANCHES OR BRANCHES. TREE TRUNKS SHALL BE STRAIGHT IN FOR AND FREE OF DAMAGE OR GRASSES. TRUNKS CUTS SHALL BE CALLED OVER. BRANCH LENGTH SHALL BE TYPICAL FOR THE TREE AGE AND NOT BE BROKEN, DISEASED OR INJURED. ROOT FLARE SHALL BE LOCATED INVADE AND BE FREE FROM EXTENSIVE ADVENTUROUS ROOT GROWTH.
 ALL STRAPPINGS AND TOP 25% OF WIND DAMAGE MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. 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 2" NEW TOPSOIL-OR-TILL AND AMEND THE TOP 2" 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 THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWERLINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING. A MIN. OF 50% OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN THIRTY TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE SPECIES PERMITS TO THE TREE ORDINANCE GUIDELINES.
 SITE LIGHTING MUST BE A MIN. OF 30' AWAY FROM A TREE. IF PEDESTRIAN SCALE LIGHTING IS BEING USED, THEN LIGHTING MUST BE A MIN. OF 12' AWAY FROM A TREE UNLESS APPROVED OTHERWISE BY THE CITY. SHOW SITE LIGHTING PLAN.
 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, POWERLINE OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.
 CORNERAL TREE SAVE AREAS MUST BE RECORDED IN ACCORDANCE WITH THE APPROVED PLAN ON A FINAL PLAT AT THE REGISTER OF DEEDS OFFICE BEFORE URBAN FORESTRY HOLDS CAN BE RELEASED.
 RELEASE CALL 704-336-4850 FOR AN INSPECTION OF TREE PROTECTION AND/OR PLANTING AREAS. 1 TO 2 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS REEDED.

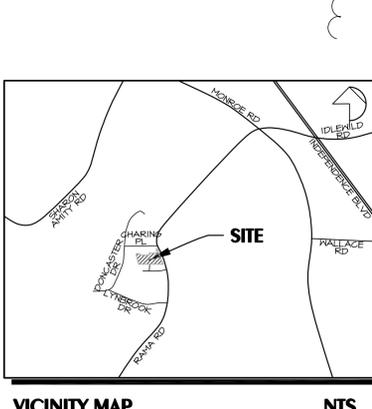


TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES)
 NO SCALE
 CLD STD # 40.01

TREE REQUIREMENTS
 FRONTAGE: 16' SH
 LF (2 SIDES) TREES: STREET NAME
 230 5 0" MULLIN LANE
 800 16 0" REALTA DRIVE
 500 -18 EXIST- RAMA RD**
 1630 23 0 TOTAL
 SEE DEVELOPMENT DATA FOR BREAKDOWN
 ROAD FRONTAGE: 1630 LF
 STREET TREES REQUIRED: 1630 / 50 = 33 (LARGE MATURING)
 STREET TREES PROPOSED: 23 LARGE, XX SMALL
 * USE EXISTING TREES THAT QUALIFY, WHERE ALLOWED
 ** IF EXIST TREES ARE DEAD OR IN DECLINE THEY WILL NEED TO BE REPLACED
 (V) LARGE MATURING TREES SHALL BE FROM APPROVED URBAN FORESTRY SPECIES LIST.
 DIFFERENT SPECIES OF TREES SHALL BE USED ON DIFFERENT STREET

SPECIMEN TREES

TREE DESCRIPTION	TREE CANOPY TOTAL (SF)	TREE CANOPY WITHIN COS (SF)	TREE CREDIT ALLOWED (SF)
A 24 IN TREE	1804	1122	561
B 24 IN TREE	1520	952	476
D 36 IN TREE	3631	2681	1340
E 21 IN TREE	2123	1418	709
G 24 IN TREE	1520	835	418
H 24 IN TREE	1662	1456	728
I 24 IN TREE	1804	1458	729
J 24 IN TREE	1804	1467	734
K 24 IN TREE	1804	1404	702
L 24 IN TREE	1520	1020	510
M 24 IN TREE	1804	1018	509
N 24 IN TREE	1662	1002	501
O 21 IN TREE	1662	962	481
TOTAL	24346	19904	9952



LEGEND

- EXISTING PAVEMENT/CURB
- PROPOSED PAVEMENT/CURB
- ADJOINING PROPERTY LINES
- EXISTING BUILDINGS
- PROPOSED 5' SIDEWALK
- TREE PROTECTION FENCE
- PROPOSED TREE SAVE AREA
- NATURAL AREA (UNDISTURBED/REVEGETATED)
- SPECIMEN TREES (SEE TABLE)
- SPECIMEN TREE (NOT COUNTED)

ALLOWED BUA SUMMARY

LOT NO.	DRAINAGE BASIN*	ALLOWED BUA
1	DA 1	3200
2-3	DA 1	2600
4-6	DA 2	3200
7-12	DA 1	2600
14-15	DA 3	3200
16-20	DA 1	3200

*REFERS TO PCCO SUMMARY TABLE ON DRAINAGE PLAN

REVISION APPROVED FOR CONSTRUCTION
 CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
 By: Joshua Weaver 9-19-2016

DEVELOPMENT DATA
 PARCEL NO.: 163-123-13
 ZONING CLASSIFICATION: R-3 (DEVELOPED AS R-4 CLUSTER*)
 ZONING JURISDICTION: CITY OF CHARLOTTE
 SITE ACRES: 5.65 AC
 NO. OF UNITS ALLOWED BY ZONING: 5.74 x 3 = 16.95
 AREA IN EASEMENTS/R/W: 0.16 AC
 NET TOTAL SITE AREA: 5.41 AC
 TREE SAVE REQ/PROP: 10% x 5.41 AC = 0.54 AC/1.39 AC
 ADDL LOTS FOR TREE INCENTIVE IN COS: 1.34 (25.4%) AC x 3 = 4.02 LOTS
 NO. OF UNITS PROPOSED: 16.45 + 4.16 = 21/20

R-4 CLUSTER LOT DATA:
 MIN. LOT SIZE = 6000 SF
 MIN. LOT WIDTH = 30'
 MIN. SETBACK = 20'
 MIN. SIDE YARD = 5'
 MIN. REAR YARD = 40' EXTERNAL, 30' INTERNAL
 * TREESAVE INCENTIVE 1/3 SPECIMEN TREES

BUILT-UPON AREA (BUA) MEANS THAT PORTION OF A PROPERTY THAT IS COVERED BY IMPERVIOUS OR PARTIALLY IMPERVIOUS SURFACE INCLUDING, BUT NOT LIMITED TO, BUILDINGS, PAVEMENT AND GRAVEL AREAS, AS ROADS, PARKING LOTS, AND PATIOS AND RECREATION FACILITIES SUCH AS TENNIS COURTS (ACTIVITY FIELDS THAT HAVE BEEN DESIGNED FOR RECREATION PURPOSES). BUILT-UPON AREA DOES NOT INCLUDE AND GRADING OR INSTALLATION OF SODDED TURF AND UNDERGROUND CONSIDERED BUILT-UPON AREA. BUILT-UPON AREA DOES NOT INCLUDE A WOODEN SLATED DECK OR THE WATER AREA OF A SWIMMING POOL.

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 1316 GREENWOOD CLIFF
 CHARLOTTE, NORTH CAROLINA 28204
 PH: 704/377-6099
 EMAIL: KENNEY@KENNEYDESIGN.COM

REALTA
 REALTY INC.
 11415 W. HUNTER CREEK RD.
 SUITE 100
 CHARLOTTE, NC 28217
 704.366.1111

AKA Equinox
 Scale: 1"=40'
 Date: 6/30/15
 Drawn By: MKK
 Designed By: MKK
 Job No.: 0615

Preliminary Subdivision Site/Landscape Plan
 City of Charlotte, Mecklenburg County, North Carolina
 Chelsea Building Group., 1070 Van Buren Ave., Ste C, Indian Trail, NC 28079

Sheet No. 1 of 7