

**GENERAL NOTES:**

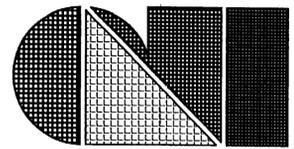
- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC., WASHINGTON, D.C.
- CONTRACTOR TO REVIEW PLANT SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND DURING PROPOSAL PREPARATION FOR QUALITY CONTROL AND VALUE ENGINEERING.
- LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATION IN THE FIELD, PRIOR TO BEGINNING CONSTRUCTION.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES—PLANT 15-20' OFF GROUND AND STORM DRAINAGE LINES, 10-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.
- ANY CONFLICT BETWEEN TREES AND UTILITIES SHALL BE RESOLVED IN THE FIELD WITH FINAL TREE LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT, THE PLANNING DEPARTMENT AND URBAN FORESTRY DEPT.
- LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- PLEASE CALL 336-4259 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS REQUIRED.
- ATTENTION CONTRACTOR/LANDSCAPER: IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 336-3584 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGN, SIGN, OVERHEAD POWER LINES OR OTHER UTILITIES. VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION MITIGATION.
- MINIMUM TREE SIZE AT PLANTING IS 2" DBH (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL. MITIGATION TREES ARE 3-3 1/2" CAL.
- 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 ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE 15.0" SOIL AND ADD 24" NEW TOPSOIL—OR—COMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES (WHICH ENTIRE MINIMUM AREA OF 214 SQUARE FEET PER TREE OR PLANTING AREA).
- MULCH ALL PLANTING BEDS WITH 4" OF PINE NEEDLE MULCH.
- APPLY PRE-EMERGENT HERBICIDE TO PLANTING BEDS PRIOR TO MULCHING.
- SEED ALL DISTURBED AREAS EXCEPT PLANTING BEDS AS NOTED.
- ALL PLANT BEDS AND LAWN AREAS SHALL HAVE 2" - 4" TRENCH EDGE.

**GENERAL TREE NOTES**

TREES TO BE 40% 2" CAL. LARGE MATURING, 25% EVERGREEN SHRUBS TO BE 30" TALL, 24" SPREAD EVERGREEN, 5" O.C. MIN.

EXISTING VEGETATION MAY BE USED TO MEET TREE BUFFER REQUIREMENT IF ON SITE BY THE ZONING INSPECTOR. APPROVED SHRUB REQUIREMENTS TO BE PLANTED, PROTECT EXISTING TREES DURING DRIVEWAY AND OTHER CONSTRUCTION.

LANDSCAPE PLANS SHOWING COMPLIANCE WITH THE ZONING ORDINANCE AND CONDITIONAL ZONING PLAN SHALL BE SUBMITTED FOR APPROVAL DURING THE BUILDING PERMIT PROCESS.



**C.L. Helt, Architect Inc.**

1136 Greenwood Cliff  
Charlotte, NC 28204

Ph. 704-342-1686  
Fx. 704-343-0054  
E-MAIL CHETHELT@CLHELT.COM

**DESIGN GUIDELINES:**

A. ARCHITECTURAL TREATMENT

- ANY TRASH RECEPTACLE "CORRAL" ASSOCIATED WITH THE BUILDING WILL BE SCREENED BY AN ENCLOSURE WITH GATES.
- MAXIMUM AREA OF TOTAL BUILDING HEATED SPACE SHALL BE 25,004 SF
- THE BUILDING FOOT PRINT IS 7,685 SF
- THE MAX. BLDG. HT WILL NOT EXCEED 60'-0" TO THE AVERAGE ROOF HEIGHT.

B. OFF STREET PARKING

- OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE IS 10 SPACES/14 ARE PROVIDED. PARKING WILL BE PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS.
- TYPICAL PARKING MODULE IS 8'-6" X 18'-6". PARKING SUMMARY IS LISTED UNDER DESIGN GUIDELINES ITEM "D" - "OFF STREET PARKING"

C. DRIVEWAY & PARKING NOTES

- DRIVEWAY TYPE, WIDTH AND LOCATION TO BE DETERMINED BY CDOT.
- ANY FENCE OR DRIVEWAY CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT OF WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- NEW DRIVEWAYS MUST BE DROP CURB RAMP TYPE II DRIVEWAYS. LOCATIONS AND WIDTHS OF ALL ADJACENT AND OPPOSING DRIVEWAYS ARE SHOWN.

D. SIDEWALKS

- A SIX FOOT (6') SIDEWALK WITH AN 8 FT. PLANTING STRIP WILL BE PROVIDED. A 2 FOOT WIDE CURB AND GUTTER ARE EXISTING.

E. STORM WATER MANAGEMENT

- STORM WATER SHALL BE MANAGED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE. STORMWATER DETENTION AREA WILL NOT BE PERMITTED IN THE REQUIRED SETBACKS OR BUFFERS.
- THE PETITIONER SHALL CONTROL AND TREAT THE ENTIRE RUNOFF VOLUME FOR THE POST DEVELOPMENT 1-YEAR 24-HOUR STORM. RUNOFF DRAIN DOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS. PEAK STORM WATER RELEASE RATES SHOULD MATCH PRE-DEVELOPMENT RATES FOR THE 2-YEAR AND 10-YEAR 6-HOUR STORM EVENTS.

F. SIGNS

- ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

G. LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN AND THE MAXIMUM HEIGHT OF ANY SUCH LIGHTING FIXTURE, INCLUDING ITS BASE, MAY NOT EXCEED FIFTEEN FEET (15') IN HEIGHT.
- ALL DIRECT LIGHTING WITHIN THE SITE (INCLUDING STREETLIGHTS WHICH MAY BE ERRECTED ALONG PRIVATE DRIVES AND STREETS) WILL BE CAPPED TO PROJECT LIGHT DOWNWARD AND OTHERWISE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY ADJACENT PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR AND ENERGY EFFICIENCY OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES. NO "WALL PAK" TYPE LIGHTING WILL BE USED. ALL LIGHTS WILL BE SHIELDED.

H. FIRE HYDRANTS

- FIRE HYDRANTS SHALL BE LOCATED WITHIN SEVEN HUNDRED FIFTY FEET (750') OF THE MOST REMOTE POINT OF BUILDINGS AS THE TRUCK TRAVELS. (EXISTING HYDRANT IS 40.0 FT FROM THE EDGE OF THE DRIVEWAY)

ARCHITECT'S PROJECT # 08

Project #

**PROPOSED MIXED USE DISTRICT DEVELOPMENT**

FOR

**WILLIAM T. TURNER**

**1101 GREENWOOD CLIFF**

**CHARLOTTE, NC 28204**

Sheet Description #

**SITE PLAN PROPOSED REZONING**

THIS DRAWING AND ITS COPIES ARE THE COPYRIGHT OF THE ARCHITECT. THEY MAY NOT BE USED FOR ANY PROJECTS OTHER THAN THE DESIGNATED PROJECT WITHOUT THE SPECIFIC WRITTEN APPROVAL OF C. L. HELT ARCHITECT INC., AND OR CHESTER LEROY HELT, ARCHITECT

Drawn By: **CHUCK KIBLER**

Checked By: **CHET HELT**

Revisions:

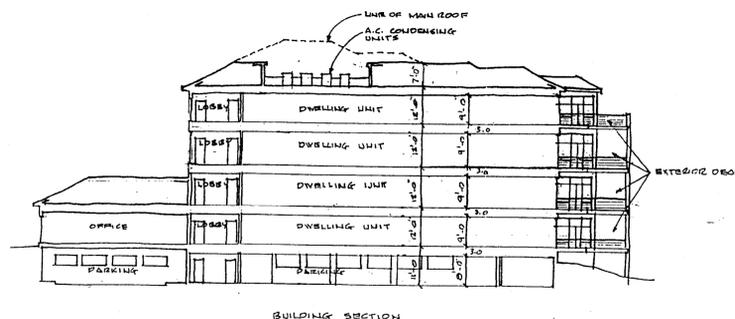
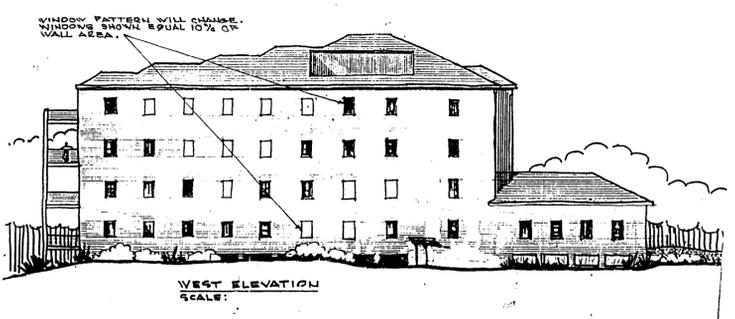
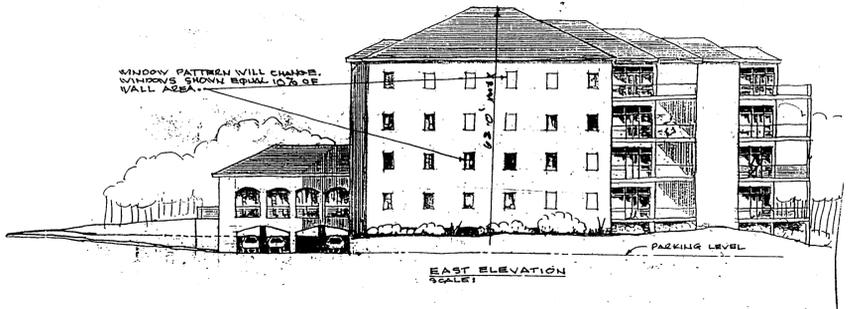
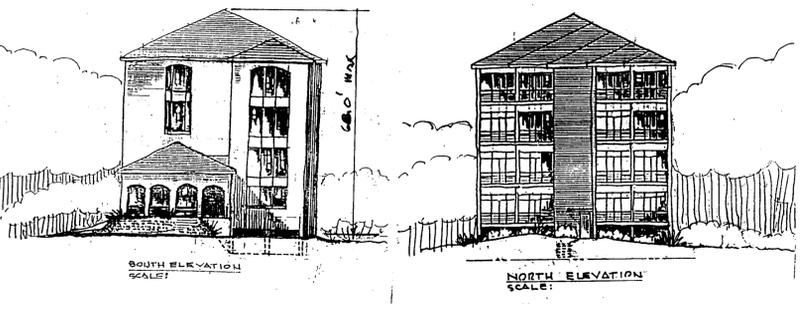
1
2
3
4

Seal: 06-116

Date: 5/09/08

Sheet No. **C1**

of 1



**PARCEL INFO:**

PID# 12520130

SIZE: 0.36 ACRE / 15,733 SF

PRESENT ZONING: 0-2

PROPOSED ZONING: MUDD - COND

PROPOSED USE: MIXED USE / 8 APARTMENTS & 1 OFFICE SUITE.

PARKING REQ: 10 PROVIDED: 14

**FOR PUBLIC HEARING PETITION No.**