

HUNTERSVILLE NOTES

–Inspections shall be conducted as prescribed by the Maintenance Covenant. Additional inspections may be conducted by the Mecklenburg County Land Use and Environmental Services Agency on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; inspections of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants or with discharges of a type which are more likely than the typical discharge to cause violations of State or Federal water quality standards or the NPDES Storm Water Permit; and joint inspection with other agencies inspection under environmental and safety laws. Inspections may include, but are limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in BMP's; evaluating the condition of BMPs and storm water management practices.

–Right of Entry for Inspection. When any new BMP is installed on private property, the property owner shall grant to the Mecklenburg County Land Use and Environmental Services Agency the right to enter the property at reasonable times and in a a reasonable manner for the purpose of inspection. This includes the right to enter a property when the Mecklenburg County Land Use and Environmental Services Agency has a reasonable basis to believe that a violation of this regulation is occurring or has occurred, and to enter when necessary for abatement of a public nuisance or correction of a violation of this regulation.

HUNTERSVILLE CONST. SEQUENCE

– INSTALL TREE / VEGETATION PROTECTION MEASURES ALONG BUFFER AREA(S) AND ANY TREE SAVE AREAS DELINEATED ON THE PLAN.

– PROTECTION MEASURES SHALL BE ORANGE TREE FENCING.
REQUEST TREE INSPECTION – MECKLENBURG COUNTY, HEATHER DAVIS, 704–336–3559 AND TOWN OF HUNTERSVILLE PLANNING STAFF, 704–875–7000.
SETUP PRE–CONSTRUCTION CONFERENCE WITH MECKLENBURG COUNTY LAND DEVELOPMENT AND TOWN OF HUNTERSVILLE PLANNING STAFF, 704–875–7000.

– DURING THE DEVELOPMENT AND CONSTRUCTION OF A NON–RESIDENTIAL DEVELOPMENT, OR ANY LOT THEREIN, ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED TO MINIMIZE DAMAGE TO EXISTING TREES AND OTHER VEGETATION TO BE RETAINED. THE SUBDIVIDER, DEVELOPER AND BUILDER SHALL MAKE EVERY REASONABLE EFFORT TO PROTECT AND RETAIN EXISTING TREES AND SHRUBBERY NOT ACTUALLY LYING IN PUBLIC ROADWAYS, DRAINAGEWAYS, BUILDING FOUNDATION SITES AND A CONSTRUCTION ACTIVITY AREA EQUAL TO 20' AROUND THE BUILDING FOUNDATION, PRIVATE DRIVEWAYS, PATHS AND TRAILS. GENERALLY, ALL TREES MEASURING 8" IN CALIPER MEASURED AT DBH (4'–5' ABOVE GROUND) SHOULD BE PRESERVED AND PROTECTED. SUBDIVISION PLANS AND COMMERCIAL BUILDING PLANS SHALL SHOW THE LOCATION OF TREE SAVE AREAS AND TREE PROTECTION FENCING.

–THE FOLLOWING MEASURES SHALL BE FOLLOWED TO PROTECT EXISTING TREES TO BE RETAINED ON A DEVELOPING SITE:
PRIOR TO CONSTRUCTION, TREE PROTECTION BARRIERS SHALL BE PLACED AROUND ALL TREES TO BE SAVED AND THEIR ROOT PROTECTION AREA(S), TO PREVENT DAMAGE TO TREES OVER 8 INCHES IN CALIPER. THESE BARRICADES SHALL BE INSTALLED PRIOR TO GRADING, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITY. THE BARRICADES SHALL BE CONSTRUCTED FROM MATERIAL SUBSTANTIAL ENOUGH TO PROTECT ROOTS, TRUNK, AND CROWN OF THE TREE, SUCH AS 2"X4" STANDARDS AND 1"X4" RAILS, SILT FENCING OR ORANGE SAFETY FENCING, MINIMUM 4 FT. IN HEIGHT ON METAL POSTS. THE BARRICADE SHALL BE PLACED AT A DISTANCE FROM THE TRUNK, EQUAL TO THE FARTHEST DRIP LINE OF THE TREE AND SHOULD INCLUDE THE TOTAL AREA BENEATH THE TREE CANOPY. ALTERNATIVE TREE PROTECTION MEASURES PROPOSED BY THE DEVELOPER WILL ALSO BE CONSIDERED IN ORDER TO ASSURE MAXIMUM PRESERVATION ON SPECIFIC SITES.
NO SOIL DISTURBANCE OR COMPACTION, STOCK PILING OF SOIL OR OTHER CONSTRUCTION MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF HEAVY EQUIPMENT ARE ALLOWED IN THE AREAS DESIGNATED FOR PROTECTION.
ROOT PRUNING SHALL BE KEPT TO AN ABSOLUTE MINIMUM.
PRUNING OF EXISTING TREES SHALL BE DONE ACCORDING TO THE NATIONAL ARBORISTS ASSOCIATION STANDARDS IN A MANNER THAT PRESERVES THE CHARACTER OF THE CROWN.
GRADING MUST NOT ENCROACH ON A TREE ROOT ZONE IN WAYS THAT THREATEN THE SURVIVAL OF THE TREE. ROOT CUTS AND FILLS MUST BE LIMITED TO 1/4 OF THE AREA WITHIN THE DRIP LINE OF THE TREE. ANY CUTS MUST BE CLEAN AND PAINTED PROMPTLY WITH A TREE PAINT.
NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICES OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE SHRUB.
A GRADING PERMIT SHALL NOT BE ISSUED PRIOR TO APPROVAL OF A TREE PROTECTION PLAN.
IF A TREE PRESERVATION AREA IS DISTURBED FOR ANY REASON, IT SHALL BE RESTORED AT A RATE OF 10 TREES PER 1000 SQUARE FEET. TREES TO BE PLANTED SHALL HAVE A MINIMUM CALIPER OF 2" MEASURED 6" ABOVE THE ROOTBALL, SHALL BE MINIMUM 8' TO 10' IN HEIGHT AT INSTALLATION, AND SHALL BE AT LEAST 75% LARGE MATURING VARIETIES. WHERE A DISTURBED AREA ALSO FUNCTIONED TO BUFFER ADJACENT PROPERTIES OR PUBLIC STREET(S), AT LEAST 50% OF THE TREES SHALL BE EVERGREEN VARIETIES. TREES SHALL BE DISTRIBUTED THROUGHOUT THE DISTURBED AREA IN SUCH A WAY AS TO EFFECTIVELY REPLACE THE VEGETATION DISTURBED. IN AREAS OD SEVERE DISTURBANCE, SUPPLEMENTAL PLANTING OF SHRUBS AND UNDERSTORY MAY ALSO BE REQUIRED BY STAFF. A PLANTING PLAN IS REQUIRED FOR STAFF REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF PLANTING.

SEE DETAIL SHEET FOR TEMP. SEEDING SPECIFICATIONS AND EROSION CONTROL DETAILS.
PERM. SEEDING WILL PROVIDED TO ALL DISTURBED AREAS.

SITE DATA

DISTURBED AREA 1.52 AC +/–
SOILS CeB2

MAINTENANCE NOTES

SEE SHEET C–6 FOR MAINTENANCE NOTES

GENERAL NOTES

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 owners.

The (City of Charlotte/Mecklenburg County) Engineering Department has not reviewed the structural stability of any retaining walls on the site and does not assume responsibility for them.

Non–standard Items (i.e.: 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.

All roof drains to connect to underground storm drainage system.

CONSTRUCTION SEQUENCE

Pre–construction Phase
Request pre–construction conference with Erosion Control Inspector @ 980–721–9058, Land Development Inspector Sid Clanton @ 704–201–6855 and Zoning Inspector Heather Davis @ 704–336–3559.
Install stone construction entrance, silt fence, diversion ditches, sediment traps and erosion devices necessary for phase of grading, per inspector.
Inform MCED inspector of completion of device installation and request an inspection for compliance with standards.
Receive grading permit from MCED inspector.

Clearing and Grubbing Phase
Begin clearing and grading operations. Install upper diversion ditch and slope drain as site is brought up to finished grade.

Site Improvements Phase
Receive approval for improvement construction. Contact Sid Clanton (Land Development Inspector) @ 704–201–6855 for inspection of storm drainage, sidewalks & driveway improvements.
Begin storm drainage and other infrastructure construction.
Complete site construction and stabilize site. Do not install Rain Gardens until site is finalized.
Close contact with the Erosion Control Inspector is required before construction or fill of rain garden is done.

Final Inspection Phase
Remove temporary erosion control devices and stabilize those locations.
Request pre–final inspection for "punch list" items.
Request final inspection from MCED inspector.
Site approved, bond released or MCED Certificate of Occupancy hold removed.

EROSION CONTROL NOTES

1. ALL CMLDS "STD." NUMBERS REFER TO THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
2. ON–SITE BURIAL PITS REQUIRE AN ON–SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
3. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
4. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
5. ALL GRADED SLOPES MUST BE SEEDED AND MULCHED WITHIN 15 WORKING DAYS. ALL OTHER AREAS, 30 CALENDAR DAYS.
6. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY/COUNTY ENGINEERING DEPARTMENT.
7. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING (CMLDS #30.16)
8. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN REQUIRED SPECIFICALLY AS PART OF THE CONSTRUCTION SEQUENCE SHOWN ON THE PLAN.

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GRADING, DRAINAGE, AND EROSION CONTROL PLAN

Date: March 24, 2006
Drawn by: JAH
Scale: 1"=20'
File name: 2610-4
Project no.: 2610

Revisions:

C-4

04158-4