File #'s 6190B & 6146B

CMUD BACKFLOW PREVENTION ASSEMBLY NOTES:
1. THERE SHALL BE NO TABS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMUD-REQUIRED BACKFLOW PREVENTER.
2. EACH CMUD-REQUIRED BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY A CMUD-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.
3. SEE CMUD BACKFLOW PREVENTION DETAILS ON SHEET C10.0 FOR ADDITIONAL NOTES SPECIFIC TO TYPE OF ASSEMBLY.

LOT 3
4.47 AC.

LOT 4
5.69 AC.

LOT 2
4.78 AC.

PROP. JOLI CHEVAL LN.
(PROP. 60' R/W)

NEW PL

SEE BLOWUP ON SHEET C3.0 FOR WATER LINE INFORMATION

MATCHLINE FOR INTERSECTION BLOWUP (SEE SHEET C3.0)

FARM RD. (R/W)

PROP. 8" PUBLIC WATERLINE

PROP. DECORATIVE ENTRANCE WALL (TYP.)

ENTRY MONUMENTS

PROP. 8' WIDE HORSE TRAIL WITH 8' WIDE MIN. HOA ESMT. FROM ROW TO 1 FT. BEHIND FENCE FOR TRAIL AND FENCE MAINTENANCE (TYP.)

PROP. 8" WATERLINE (NOT PART OF THIS SUBMITTAL SEE SUBDIVISION CMUD PLANS)

PROP. 4" DOUBLE CHECK VALVE VAC. BREAKER BACKFLOW PREVENTION ASSEMBLY INSTALLED BELOW-GROUND WITHIN CONCRETE VAULT PER CMUD REQUIREMENTS. INSTALL 4" GRAVITY DRAIN AS SHOWN PER CMUD REQUIREMENTS. SEE DETAIL #7/SHEET C10.0 TOP=690.50 BOTTOM=686.00

PROP. 4" I.E. OUT OF VAULT=686.00

PROP. 4"ø BFP VAULT DRAIN ø LOS (MIN.)

PROP. 6" FIRE WATER LINE

PROP. 35' SITE TRIANGLE ESMT. (TYP.)

PROP. 2" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE-GROUND WITHIN INSULATED ENCLOSURE PER CMUD REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PORTS FOR DISCHARGE WATER PER CMUD REQUIREMENTS. SEE DETAIL 1/SHEET C10.0

PROP. 2" DOMESTIC WATERLINE

PROP. BORDER EDGE CURB FLUSH WITH ASPHALT

PROP. PRIVATE DRIVEWAY (SEE PAGE C7.0 FOR PROFILE)

PROP. COLUMN (TYP.)

PROP. FIRE HYDRANT

PROP. SMALL EVERGREEN SCREENING SHRUBS SPACED (MAX.) 5 FT.

7 SPACES-11'X20'

PROP. 4"ø BFP VAULT DRAIN ø LOS (MIN.)

PROP. BORDER EDGE CURB ALONG PAVED ROADS AND GRAVEL PATHWAYS

SEE LANDSCAPING PLANS BY LAND DESIGN FOR DETAILED INFORMATION ON FENCE, COLUMNS, AND DECORATIVE WALLS.

PROP. #8-#2A RIM=686.25 36" I.E.(IN)=678.90(S) 42" I.E.(OUT)=678.40 4"(N)=682.00

PROP. 8' WIDE HORSE TRAIL WITH 8' WIDE MIN. HOA ESMT. FROM ROW TO 1 FT. BEHIND FENCE FOR TRAIL AND FENCE MAINTENANCE (TYP.)

PROP. EVERGREEN TREES EVERY 30 LF ALONG JOLI CHEVAL RD.

PROP. JOLI CHEVAL LN. (PROP. 60' R/W)

100' SETBACK

PROP. EVERGREEN TREES EVERY 30 LF ALONG JOLI CHEVAL RD.

FENCING

EXISTING TREES TO BE USED AS REQ'D STREET TREES

Pressure manifold PROPOSED DRAIN

Keep drainfield on contour of lawn. Repair Type III Repair Area

Type III Repair

PROP. GATE

CONTRACTOR TO ENSURE SIDEWALK & CURB ARE FLUSH W/PAVING FOR ACCESSIBILITY AND SIDEWALK MEETS ADA SLOPE REQUIREMENTS

16.0' GRAVEL PATH

Sleeve under Driveway

PROP. HORSE FENCE

6 SPACES 11'X20'

PROP. SMALL EVERGREEN SHRUBS SPACED (MAX.) 5 FT.

7 SPACES-11'X20'

PROP. 6" FIRE WATER LINE INTO BLDG.

PROP. BORDER EDGE CURB (TYP.)

PROP. OPEN AIR HORSE ARENA

Septic Tanks

Installed 2/16/07 3000 SF 3000 SF

PROP. FDC

PROP. 5' WIDE SIDEWALK

PROP. 2-BOLLARDS (OPEN LAWN)

4 SPACES 11'X20'

PROP. HORSE BARN

PROP. 2" DOMESTIC WATER LINE INTO BLDG.

PROP. 4"ø BFP VAULT DRAIN ø LOS (MIN.)

PROP. BELOW GROUND 4-33'X11.33' SEPTIC TANK

PROP. COVERED HORSE ARENA 252'X100'

Bathroom Hose Bathroom facilities

MANURE STOCKPILE TO BE SCREENED ON NORTH, SOUTH, & WEST SIDES WITH (MIN.) 5' HIGH WALL.

MANURE STOCKPILE

4 STALL TRAILER PARKING 8'-0"X20'-0" SPACES - 10'X10'

Future Building

PROP. CONCRETE DUMPSTER PAD W/WOODEN SCREENING FENCE (MIN.) 5' HIGH

56'X32'

20'X10'

EXISTING OVERHEAD POWER SERVICE TO BE RELOCATED

100' SETBACK

PROP. EQUESTRIAN FARM WITHOUT FUTURE LOTS 31.18 AC. WITH FUTURE LOTS 42.10 AC.

EXISTING TREES TO BE USED AS REQ'D STREET TREES

MATCHLINE C3.0

PROP. 10' WIDE GRAVEL PATH TO LESSON BARN

PROP. FENCING

PROP. FOOT BRIDGE FOR HORSE CROSSING (SEE DETAIL ON C11.0)

30.0' GRAVEL BLEACHER AREA

PROP. PADDOCK FENCING

PROP. 10' WIDE GRAVEL PATH TO LESSON BARN

PROP. BORDER EDGE CURB ALONG GRAVEL PATHWAYS

100+1 BUILDING RESTRICTION LINE (CALCULATED IN SUBDIVISION PLANS)

100 YR. FLOODLINE (CALCULATED IN SUBDIVION PLANS)

EXIST. VEGETATION ALONG CREEK TO BE USED AS SCREEN FOR TRAIL PATHS

EXIST. WETLANDS

PROP. FENCING

FUTURE CONDITIONS FEMA FLOOD FRINGE LINE

FUTURE CONDITIONS FEMA FLOOD FRINGE AREA

FEMA FLOODWAY ENCROACHMENT LINE

COMMUNITY ENCROACHMENT LINE, FEMA FLOOD FRINGE LINE

FEMA FLOODWAY

FEMA CROSS SECTION "A" ELEV. = 664.8 FUTURE ELEV. = 664.7

100' SETBACK

10' UPLAND ZONE

20' MANAGED USE ZONE

20' STREAM SIDE ZONE

EXIST. CREEK CENTERLINE

STEVENS CREEK TRIBUTARY

TOP OF BANK

PROP. EQUESTRIAN FACILITY PROPERTY LINE RUNS WITH THE CENTER OF STEVENS CREEK.

EXTERIOR PROPERTY LINE

TOP OF BANK

PROP. BRIDGE FOR HORSE TRAIL CROSSING (TYP.) (SEE DETAIL SHEET C11.0)

10' UPLAND ZONE

20' MANAGED USE ZONE

20' STREAM SIDE ZONE

LOT 11
6.03 AC.

LOT 6
5.66 AC.

COMMENTS
Septic System design for equestrian Center, Arena (Bathroom addition) Storage bldg & compost bldg 720 Gallons to Pay 2000 SF, 2000 DF, pressure manifold Distribution, Install Bi-lines @ 100' long @ 3 wide @ 12" stone 800LF sleeve Supply line under driveway
Commercial Filter to be Installed on Septic Tank

FLOOD PROTECTION ELEVATION TABLE

LOT NO.	100 YR FLOOD ELEV. (FT.)	100+1 FLOOD ELEV.	FLOOD PROTECTION ELEV. (FT.)
Equest. Barn	672.97	673.97	673.97
6	679.69	680.69	680.69
7	679.69	680.69	680.69
11	673.43	674.43	674.43
13	682.7	683.7	683.7
14	684.83	685.83	685.83
16	685.36	686.36	686.36
17	688.28	689.28	689.28
18	689.88	690.88	690.88
73	654.33	655.33	655.33
74	656.00	657	657
75	658.25	659.25	659.25

LOT NO.	100 YR FLOOD ELEV. (FT.)	100+2 FLOOD ELEV.	FLOOD PROTECTION ELEV. (FT.)
19	691.22	693.22	693.22
20	691.22	693.22	693.22
21	704.15	706.15	706.15
22	700.60	702.60	702.60
23	700.75	702.75	702.75
25	709.50	711.50	711.50
26	721.66	723.66	723.66
57	663.55	665.55	665.55

SIGN SCHEDULE

- (A) RESERVED PARKING-MAX PENALTY $250 (MUTCD R7-8 & R7-8D)
- (B) NO PARKING; DISABLED PASSENGER LOADING SIGN (MUTCD R7-1)(STD. NO. 50.10A)
- (C) VAN ACCESSIBLE HANDICAPPED PARKING SIGN (MUTCD R7-8, R7-8A, & R7-8D)
- (D) DO NOT ENTER SIGN (MUTCD R5-1)
- (E) ONE WAY SIGN (MUTCD R6-2)

EQUESTRIAN HORSE TRAIL NOTES:

1. A FENCED BUFFER WITH AN AVERAGE WIDTH OF SEVENTY (70) FEET MUST BE ESTABLISHED FROM THE TOP OF BANK ON BOTH SIDES OF THE CREEK, AND IN NO CASE SHALL THE FENCED BUFFER BE LESS THAN FIFTY (50) FEET IN WIDTH. IN ORDER TO DETERMINE THE TOTAL AREA REQUIRED FOR THE FENCED BUFFER, IT WILL BE NECESSARY TO CALCULATE THE AREA ENCOMPASSED BY A 70-FOOT BUFFER ON BOTH SIDES OF THE CREEK BY ITS TOTAL LENGTH. ALTHOUGH THE FENCED BUFFER WIDTHS MAY VARY IN SECTIONS, THIS CALCULATED AREA WILL BE THE REQUIRED AREA OF THE FENCED BUFFER.
2. HORSE TRAILS ALONG THE CREEK ARE NOT TO EXCEED 10 FEET IN WIDTH AND SHALL BE ADJACENT TO THE FENCE.
3. ALL REQUIREMENTS AND CONDITIONS OF THE MINT HILL SWIM STREAM BUFFER ORDINANCE SHALL BE MET.
4. THE SWIM STREAM BUFFER AND ITS ASSOCIATED ZONES, AS WELL AS THE FENCED BUFFER AREA SHALL BE CLEARLY MARKED ON THE PRELIMINARY PLANS TO BE REVIEWED AND APPROVED BY THE TOWN OF MINT HILL AND MECKLENBURG COUNTY ENGINEERING.
5. PROPOSED HORSE TRAILS CROSSING THE CREEK WILL BE MADE BY CLEAR SPAN BRIDGES TO AVOID ANY CREEK IMPACTS.
6. HORSE TRAILS WILL MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. HORSE TRAIL LOCATIONS ALONG CREEK AREA APPROXIMATE. TRAILS MAY BE FIELD ADJUSTED TO AVOID TREES, SEVERE TOPO, ROCKS, AND OTHER UNFORSEEN FIELD CONDITIONS. SUCH REVISIONS SHALL BE ALLOWED SO LONG AS THE NOTES OUTLINED ABOVE ARE MAINTAINED.
8. HORSE TRAILS ALONG CREEK SHALL BE FLAGGED AND REVIEWED BY OWNER AND COUNTY REPRESENTATIVES PRIOR TO CONSTRUCTION.

LEGEND

- EXISTING R/W
- PROPOSED R/W
- SS EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- EXISTING STORM DRAINAGE PIPE
- EXISTING CREEK
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED C/G
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED GRAVEL PATH
- PROPOSED HORSE TRAIL
- PROPOSED FENCE
- PROPOSED DECORATIVE WALK
- PROPOSED ASHALT PAVEMENT
- PROPOSED LARGE MATURING TREE
- PROPOSED SHRUB

GRAPHIC SCALE
50 0 25 50 100
1 INCH = 50 FEET

LAND DEVELOPMENT NOTES

1. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
2. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AN/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE COUNTY INSPECTOR BASED ON FIELD CONDITIONS.
3. 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.
4. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT OF WAY IF DEEMED NECESSARY BY THE INSPECTOR.
5. DRIVEWAY PERMIT(S) MUST BE OBTAINED PRIOR TO ISSUANCE OF BUILDING PERMITS.
6. NONSTANDARD ITEMS (I.E.: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A RIGHT OF WAY ENCROACHMENT AGREEMENT WITH THE N.C.D.O.T. BEFORE INSTALLATION.
7. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
8. REFERENCE THE CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL AND/OR THE DETAILS

THE DETAILS:
CATCH BASIN – STD. #20.01A&20.02
CONSTRUCTION ENTRANCE – STD. #30.11A
SILT FENCE – STD. #30.06
DROP INLET – STD. #20.13 & 20.14
DIVERSION DITCH – STD. #30.05
GRAVEL & RIPRAP SEDIMENT BASIN – STD. #30.02
CURB/GUTTER – STD. #10.17&20
CONCRETE SIDEWALK – STD. #10.22
ACCESSIBLE HANDICAPPED RAMP – STD. #10.31

"STD. #" REFERS TO STANDARD DETAILS IN THE CHARLOTTE MECK. LAND DEVELOPMENT STANDARDS MANUAL.

9. THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF AND SPECIFICATIONS PROVIDED IN THESE PLANS FOR THE FOLLOWING ITEMS: ANY HORSETRAIL BRIDGES ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
10. THE PURPOSE OF THE STORM DRAINAGE EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
11. CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY MECKLENBURG COUNTY ENGINEERING.

NOTES:

1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE ISAACS GROUP.
2. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN; THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
6. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
7. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
9. SOIL SEPTIC EVALUATION DONE BY WENDELL OVERBY OF SOIL AND ENVIRONMENTAL CONSULTANTS.
10. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMONN OPEN SPACE AND SHALL INCLUDE ISLANDS IN THE RIGHT OF WAYS.
11. STORMWATER DETENTION NOT REQUIRED DUE TO EXISTING ONSITE 100 YEAR FLOOD PLAIN.
12. ANY PROPOSED SIGNAGE TO BE OUTSIDE REQUIRED TOWN AND STATE SIGHT EASMENTS.
13. THE 11.18 ACRE "FUTURE LOT & DRESSAGE BLVD." AREAS TO BE USED AS HORSE PASTURE AND CONTAINS EQUESTRIAN CENTER LESSON BARN. FUTURE LOTS WILL BE RECORDED AND DRESSAGE BLVD. PLATTED AS PUBLIC R/W AS PER APPROVED PRELIMINARY SUBDIVISION PLANS AFTER REMOVAL OF LESSON BARN AND ASSOCIATED FENCING.
14. A GRADING PLAN MUST BE SUBMITTED TO MECKLENBURG COUNTY ENGINEERING FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED ON THESE PLANS.
15. HOUSE BUILDER MAY NOT REDIRECT EXISTING DRAINAGE PATTERNS. ANY GRADING ASSOCIATED WITH HOUSE CONSTRUCTION THAT REDIRECTS DRAINAGE MAY REQUIRE SUBMITTAL OF PLANS TO MECKLENBURG COUNTY ENGINEERING FOR APPROVAL.
16. ALL FLOOD STUDY CROSS SECTIONS AND ALL OTHER TOPOGRAPHIC INFORMATION IN THESE PLANS IS REFERENCED TO NELSON (NAVD88 [GEOIDE 03]. SEE SHEET C1.0 FOR MORE INFORMATION.
17. FLOOD STUDY NOT PART OF THIS SUBMITTAL. FULL FLOOD STUDY WAS PERFORMED FOR THIS SITE IN THE SUBDIVISION PLAN SUBMITTAL. REFER TO SUBDIVISION DESIGN FOR FLOOD STUDY INFORMATION.
18. NONSTANDARD ITEMS SUCH AS HEADWALLS, RETAINING WALLS, AND HORSETRAIL BRIDGES SHALL BE DESIGNED AND SEALED BY A REGISTERED ENGINEER AND SUBMITTED TO MECKLENBURG COUNTY FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION OF SAID ITEMS.
19. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
20. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
21. ALL PROPOSED ROAD IMPROVEMENTS AT LAWYER RD., THOMPSON RD., AND BAIN FARM RD., TO BE COORDINATED WITH ENGINEERING DEPARTMENT BEFORE INSPECTION.
22. DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS 50.05 (9" SIGNS ONLY)
23. SIGHT TRIANGLES SHOWN ARE MINIMUM REQUIRED.
24. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED PRIOR TO SPECIAL USE FINAL INSPECTION TO MECKLENBURG COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE TOWN OF MINT HILL SUBDIVISION ORDINANCE.
25. THE COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.
26. BUILDINGS ARE NOT LOCATED IN THE FLOOD PLAIN.

LANDSCAPING NOTES:

1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED IN ACCORDANCE WITH THE PLAN BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS.
2. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, CONSTRUCTION DEBRIS AND COMPACTED SOIL PRIOR TO PLANTING.
3. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOP SOIL STANDARDS FOR PLANTING TREES.
4. PLEASE CALL FOR INSPECTION OF TREES AND/OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
5. 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 BURLAP FROM ROOT BALL.
6. ADJUST TREE PLANTING TO AVOID UNDERGROUND UTILITIES. 10.0' OFF WATER, ELECT. AND GAS – 15.0' OFF SANITARY SEWER AND STORM DRAINAGE.
7. REFERENCE CMLD STANDARDS 40.01 AND 40.02 FOR TREE PLANTING AND PROTECTION DETAILS.
8. ATTENTION LANDSCAPER NOTIFY URBAN FORESTER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.
9. ORDINANCE REQUIRED TREES MUST BE MAINTAINED IN TREE FORM & ALLOWED TO GROW TO THEIR NATURAL HEIGHT/FORM, WITH A MAXIMUM OF THREE STEMS OR TRUNKS (NO TOPPING OR ROUNDING OVER).
10. ALL AUTOMOBILE PARKING SPACES MUST BE WITHIN SIXTY (60) FEET OF A TREE.
11. LARGE MATURING TREES MAY NOT BE PLANTED ADJACENT TO OVERHEAD DISTRIBUTION POWER LINES. IF TREES CONFLICT WITH POWER LINES, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
12. L.M.T. TO HAVE A MINIMUM TREE CALIPER OF 2.5 INCHES MEASURED 6 INCHES ABOVE GROUND ON ALL TREES AND THE MINIMUM HEIGHT SHALL BE 8 FEET. ALL MULTI-STEM PLANTS MUST BE TREE FORM (MAXIMUM 3 TRUNKS) AND MINIMUM 8' TALL. MULCH IS REQUIRED, STAKING/GUYING IS OPTIONAL.
13. SHRUBS TO BE AT LEAST 3.0' TALL WITH A 2.0' MIN. SPREAD WHEN PLANTED AND NO FURTHER APART THAN 5'. THEY MUST BE OF A VARIETY AND ADEQUATELY MAINTAINED SO THAT AN AVERAGE OF 6 FEET COULD BE EXPECTED AS NORMAL GROWTH WITHIN 2 YEARS OF PLANTING.

S.W.I.M. STREAM BUFFER NOTES:

1. THE STREAM SIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MIN. 6" CALIPER PER 1000 SQ. FT. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF THE REMAINING TREES. NO FILL MATERIAL CAN BE BROUGHT INTO ANY OF THE BUFFER ZONES.
2. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
3. THE OUTSIDE BUFFER BOUNDARY MUST BE CLEARLY MARKED BY ORANGE FABRIC FENCING PRIOR TO ANY ON SITE LAND DISTURBING
4. THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS.

NORTH CAROLINA PROFESSIONAL SEAL 027462 ENGINEER ANTHONY B. COMAN
3/21/06

NO.	BY	DATE	REVISION
1	AEN	9/08/05	PER MECKLENBURG CO. COMMENTS
2	AEN	9/20/05	PER FLOODLAND DEV. COMMENTS
3	AEN	10/04/05	PER FLOODLAND DEV. COMMENTS
4	AEN	11/16/05	BACKFLOW PREVENTION & H/C SIDEWALK
5	AEN	2/15/06	ADDED 6" FIRE FLOW PROTECTION WATER LINE
6	ABC	3/17/06	BACKFLOW & FDC REV. PER BLDG. STANDARDS

Project: BAIN FARM SUBDIVISION EQUESTRIAN FACILITY
MINT HILL, NORTH CAROLINA
Title: SITE PLAN
File #: 04096 EQUEST CIVIL.DWG Date: 7/08/05 Project Eqr: ABC
Design By: ABC
Drawn By: AEN
Scale: 1"=50'

THE ISAACS GROUP
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C2.0

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