



SHEET No. SHEET Title

- TIED, AND SHALL BE
 REQUIREMENTS OF THE
 ORDINANCES,
 STANDARDS MANUAL.
 PREPARED BY R B PHARR
 D SURVEY BY
 N 48 HOURS ADVANCE NOTICE
 CE RECORD FLAT FOR EXACT
 3 REINFORCED CONCRETE PIPE
 IS INDICATED ON THE PLANS
 RANGE DUE TO FIELD CONDITIONS.
 REQUIRED IN THE STREET
 IE INSPECTOR.
 CONTROL PLAN AND NOTES.
 DETAILS.
 EMENTS SHALL BE IN
 DEVELOPMENT
 FOR SITE DETAILS. THE
 BY REFERENCE:

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.

2. BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY R B PHARR & ASSOC.

3. TOPOGRAPHIC INFORMATION TAKEN FROM FIELD SURVEY BY R B PHARR & ASSOC.

4. CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

5. LOT DIMENSIONS ARE APPROXIMATE; REFERENCE RECORD PLAT FOR EXACT DIMENSIONS.

6. ALL STORM DRAINAGE PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED. PIPE LENGTHS INDICATED ON THE PLANS ARE APPROXIMATE. SEE REFERENCE RECORD PLAT TO FIELD CONDITIONS.

7. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DEEMED NECESSARY BY THE INSPECTOR.

8. REFERENCE SHEETS 1-3 FOR EROSION CONTROL, SLOPE PLAN AND NOTES. REFERENCE SHEET 7 FOR EROSION CONTROL DETAILS.

9. CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE RECORD PLAT FOR DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:

ITEM	CLD&CD NOTED STD. NO.
CURBS AND GUTTER	1017
CATCH BASIN LOCATION	10201 & 1030
(B) BRICK CATCH BASIN	84001 & 84002
STREET NAME SIGN	5005
SIDEWALK	5005

1. APPROXIMATE COMPLETION DATE IS FALL 2014.
2. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-NEIGHBOR SYSTEM.
3. SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAILS PRIOR TO PLACEMENT OF ANY H/C RAMPS AND/OR SIDEWALK.
4. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBTURBATED STATE AND REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
5. DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
6. DEVELOPER MUST PROVIDE STREET SIGNS PER GLDSM § 30.05 (1" SIGNS ONLY).
7. COORDINATE ALL CURBS AND STREET GRADINGS IN INTERSECTIONS WITH CITY ENGINEER.
8. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CITY. THE CITY OFFICE OF TRANSPORTATION IN NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AFTER INSTALLATION.
9. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING THE LOCATION OF ALL MANHOLE MUST BE SUBMITTED TO THE CITY ENGINEER TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
10. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURBS.
11. IN ROLLING AND HILLY TERRAINS, SHEEPING OF THE STONE BANE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
12. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRAD ADJACENT EXISTING FIELD CONDITIONS. THE CONTRACTOR SHALL OBTAIN PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
13. SITE BENCHMARK FOR PROJECT IS THE RIM OF AN EXISTING SAN. SWR. MH WITH ELEVATION: 610.24 (NAD 83).
14. THE CITY OF CHARLOTTE WILL NEITHER BE RESPONSIBLE FOR THE GROUNDS WITHIN THE PERMANENT STORM DRAINAGE EXCEPT FOR REMOVAL OF ANY OBSTRUCTIONS IN THAT AREA. COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. § 205.
15. ANY ROAD IMPROVEMENTS ON THE EXISTING STREETS ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING PRIOR TO CONSTRUCTION.
16. TREE BARRICADES MUST BE INSTALLED PRIOR TO CONSTRUCTION OF THE STORM DRAINAGE SYSTEM. TREE BARRICADES IN TREE SAVE AREAS MUST BE INSTALLED BEFORE ANY DEMOLITIONS/GRADINGS/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
17. NO SOIL DISTURBANCE OR CORROSION. CONSTRUCT: MATLS, TRAFFIC, RUBBER, PITS, OR ANYTHING THAT COULD CAUSE LAND DISTURBANCE OR CORROSION.
18. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACKNOWLEDGMENT.
19. NO DEMOLITION LANDFILLS WILL BE LOCATED ON THIS SITE.
20. THE DEVELOPER SHALL CONTACT THE CITY OFFICE OF TRANSPORTATION (605 JORDI, 363-1086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION. EASEMENT: 60-40 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL REPAIRS AND/OR ANY REPAIR COSTS CAUSED BY THE CONTRACTOR/DEVELOPER.
21. COMMON OPEN SPACE/TREESSAVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEARED OF TRASH AND DEBRIS.
22. THE PERMANENT STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE TO THE CITY. CONSTRUCTION OF ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
23. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
24. SIGN TRIANGLES SHOWN ARE MINIMUM REQUIRED.
25. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO CONSTRUCTION. (60-40 DAYS) MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
26. PRIOR TO PLAT RECORDATION, OFFSHORE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED FOR ALL AREAS OF THE OFFSHORE R/W ACQUISITION PROCESS. THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
27. ALL STREET CUT PERMITS ARE REQUIRED FOR UTILITIES CUT ON CITY STREETS. ALLOW 7 DAYS FORGETTING FOR PERMITS. FOR INFORMATION CONTACT DOD (704-336-4025) OR VISIT <http://www.charmeek.com/departments/transportation/street-maintenance/home.htm>
28. THE CITY OF CHARLOTTE HAS A CITY/COUNTY ENGINEERING DEPARTMENT THAT CONTROLS ADMINISTRATIVE MANUAL, ALL ROAD NATURAL AREAS AND/OR HOME CONSTRUCTION EASEMENTS (PCEGS) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE PLAT OF THE EASEMENT.
29. TREESSAVE AREA MUST HAVE INVASIVE PLANTS INCLUDING ENGLISH IVY REMOVED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED. ANY GAPS IN THE EXISTING TREES/PLANTED TREES MUST BE REPLANTED WITHIN 90 DAYS OF THE DATE OF THE APPROVED SPECIES LIST. COORDINATE WITH URBAN FORESTRY SPECIALIST.

SITE ACREAGE: 4.71 AC
TAX PARCEL NO.: 125-234-08(0)517J.2228
ZONING JURISDICTION: CITY OF CHARLOTTE
ZONING CLASSIFICATION: UR-2 (CD) #2014-024
TREE SAVE REQUIRED: 10% x 4.71 AC = 0.47 AC.
TREES PROVIDED: 10% x 4.71 AC = 13.18 LOTS
COMMON OPEN SPACE REQUIRED: 10% x 4.71 AC = 0.57 AC
COMMON OPEN SPACE PROVIDED: 0.74 AC = 16.8%
NATURAL AREA REQ'D(17.5%) PROVIDED: 0.82 AC / 100%
REPAVING AREA = 0.60 AC REQUIRING PLANTING 25%
PLANTING PROPOSED: 1 SPACES (MIN) 2 SPACE (MAX) PER
LOT
PROPOSED USE: SINGLE FAMILY(2-4 DUBBLE LOTS)
MAX. NO. OF LOTS PROPOSED: 33

ENGINEERING

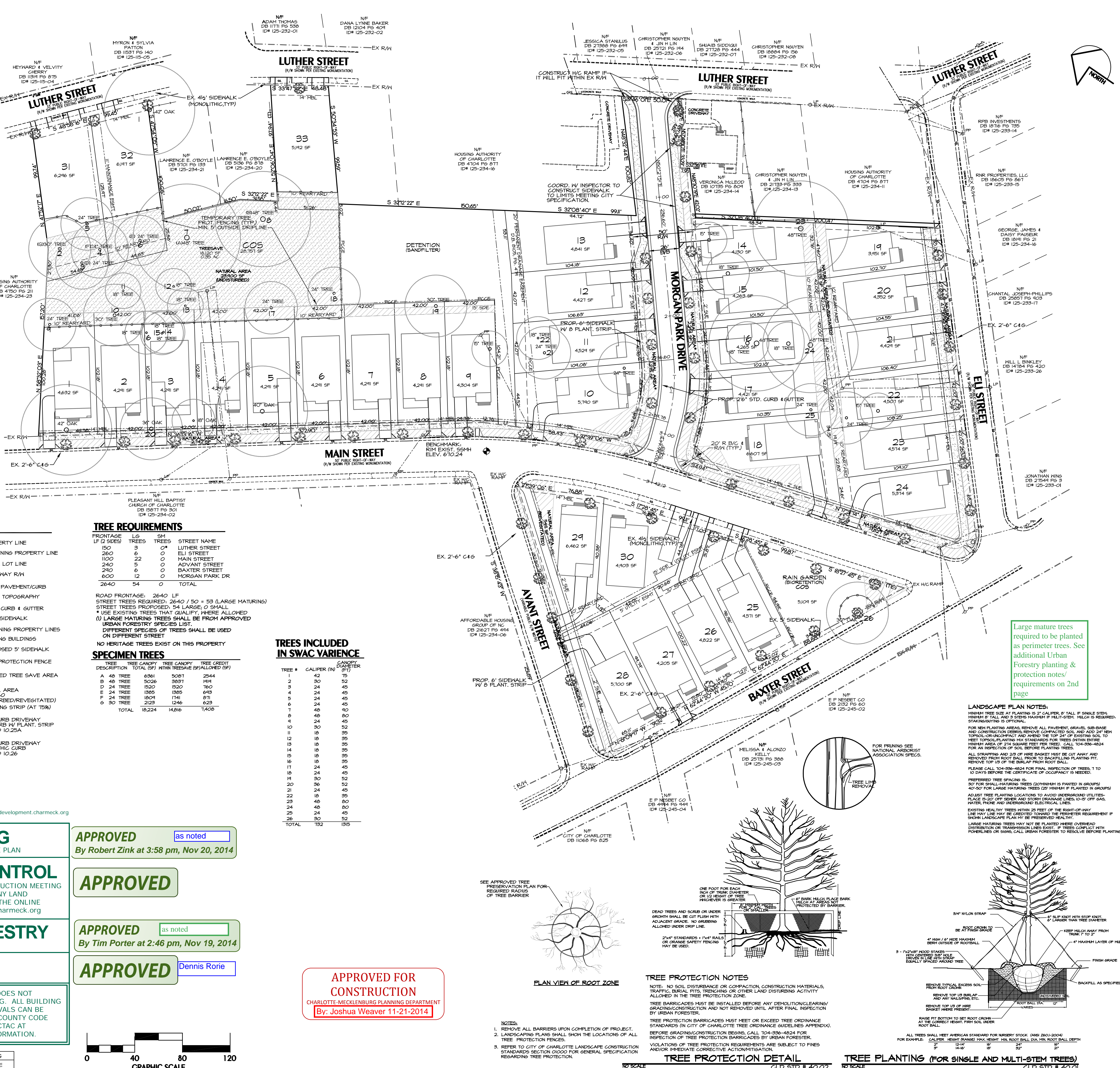
PCO / DETENTION / DRAINAGE PLAN

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.

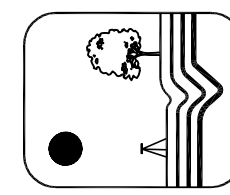
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C-1	53.8	150.00	26.87	52.91	N60°37'17"E



**KENNEY DESIGN
GROUP, PA**

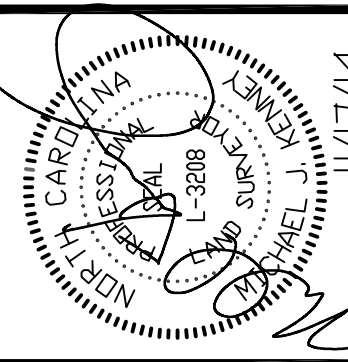
1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@KENNEYDESIGN.COM

C-1986



Revisions:

1. 10/10/14 REVISED PER CITY OF CHARLOTTE REVIEW COMMENTS
2. 11/17/14 REVISED PER CITY OF CHARLOTTE REVIEW COMMENTS



Scale:	1"=40'
Date:	8/13/14
Drawn By:	MJK
Designed By:	MJK
Check No.:	2213

PRELIMINARY Subdivision SITE/LANDSCAPE PLAN

THE GROVE AT CHERRY

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
WIRGATE1, LLC, 1001 ELIZABETH AVE, STE 1C, CHARLOTTE, NC 28233

Sheet No. 10

Charlotte Urban Forestry - Tree Planting and Preservation Requirements
Plant Material

- Minimum tree size at planting is 2" caliper and 8' tall for single-stem trees. All multi-stem plants must be tree form, 13. 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' tall. Where 3" single-stem caliper trees are specified/required the minimum height shall be 10' tall, if multi-stem trees are specified then they shall be a minimum of 12' tall.
- All new trees must have **straight trunks with strong central leaders intact to the top of the crown** unless multi-stem trees are specified. All required trees shall be typical of their species and variety, have normal growth habits, have well-developed branches, be vigorous and have fibrous root systems. Trees with co-dominant branching will NOT be accepted. Trees that have been sheared, topped or cut back to multiply the branching structure will NOT be accepted. Trees shall be free of abrasions, damage, disease, pests and cracks. All pruning cuts greater than 1/4 inch diameter shall have callus tissue formed prior to planting. No pruning cut on the trunk shall be more than one-half the diameter of the central leader at the height where the cut was made. Root flares shall be located at grade. Trees with more than 2" of soil covering the root ball/flare from will NOT be accepted (CLDS.40.09).
- Size of required plants, spread of roots and size of balls shall be in accordance with ANSI Z60.1 (latest edition) as published by the American Nursery & Landscape Association, except where specified/authorized by Urban Forestry.
- All required trees of a particular species and variety shall be uniform in size and configuration.
- Perimeter trees in urban zones shall be 3" in caliper and be free of branches up to 6' from the top of the ball.
- A minimum of 50% of new trees must be native species, and sites with more than 20 trees required will have to install multiple (3 or more) species pursuant to the Tree Ordinance Guidelines.
- 75% of required trees must be large mature species except in situations with overhead power line conflicts.
- See CLDS 40.01 (on plan) for detailed tree planting requirements.
- Plastic hose parts will NOT be accepted for tree staking. See CLDS 40.01 for approved staking method/materials.
- All strapping, and top 1/3 of wire basket and burlap must be cut away and removed from root ball when planting.
- For new planting areas, remove all pavement, gravel sub-base and construction debris; remove compacted soil and add 24" new topsoil, or till and amend the top 24" of existing soil to meet topsoil/planting mix standards for trees (within entire minimum area of 274 square feet per large mature tree and 200 square feet per small mature tree).
- Review soil requirements in the Tree Ordinance Guidelines at: <http://landpermits.charmeck.org> then click *Trees*.

Utility Issues

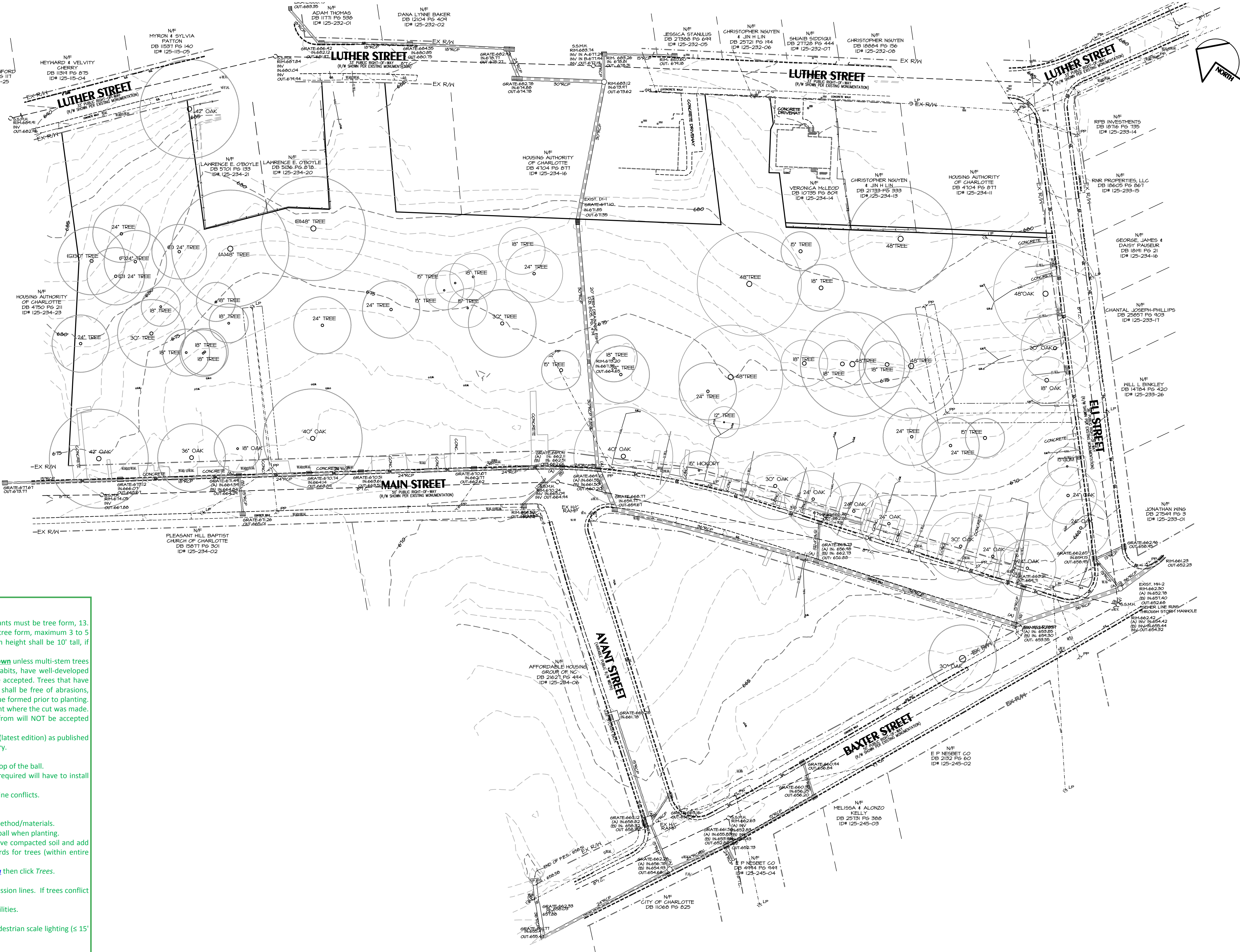
- Large maturing trees may not be planted within 25' of overhead power distribution or transmission lines. If trees conflict with power lines or signs, call Urban Forester to resolve **BEFORE** planting.
- Adjust tree planting locations to avoid underground utilities. Plant 15' from all underground utilities.
- No light poles, utility poles or transformers can be installed in tree islands.**
- Commercial scale lighting (> 15' in height) must be a minimum distance of 30' from a tree. Pedestrian scale lighting (≤ 15' in height) must be a minimum distance of 15' from a tree. **Show site lighting on landscape plan.**

Tree Save and Preservation

- Tree protection must be installed and verified by Urban Forestry prior to starting ANY construction activity.**
- Show tree protection and trees save areas on erosion control, grading and landscape plan sheets.
- Commercial tree save areas must be recorded on a final plat with the Mecklenburg County Register of Deeds before Urban Forestry holds can be released. A 10' no build zone around tree save areas must be referenced on the plat.
- The area of any easements (water, sewer, utility, etc.) can NOT be counted toward the tree save requirement.
- Any alterations to tree save areas must be accomplished without mechanized equipment.
- Ground cover in tree save areas must be an organic material such as native forest floor leaf litter, mulch or pine straw.
- No structure will be allowed within 10' of tree save areas unless approved by Urban Forestry.
- All trees on public property are protected and removal must be permitted by the city arborist (704)336-4262.

General

- Call (704) 336-3622 for an inspection of tree protection/planting areas, a minimum of 5 days before a CO is needed.
- Visit City of Charlotte's Land Development website for additional information and urban forestry requirements: <http://landpermits.charmeck.org> then click *Trees*.



Existing Conditions

THE GROVE AT CHERRY

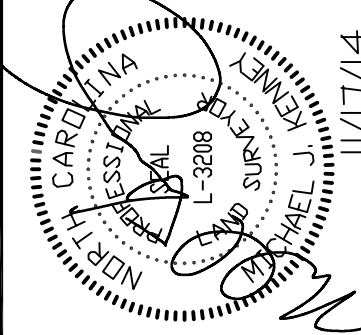
City of Charlotte, Mecklenburg County, North Carolina
Virgate1, LLC, 1001 Elizabeth Ave, Ste 1C, Charlotte, NC 28233

Sheet No.

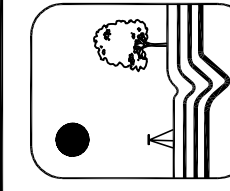
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of 10

Scale:	1"=40'
Date:	8/13/14
Drawn By:	MIK
Designed By:	MIK
Job No.:	2213

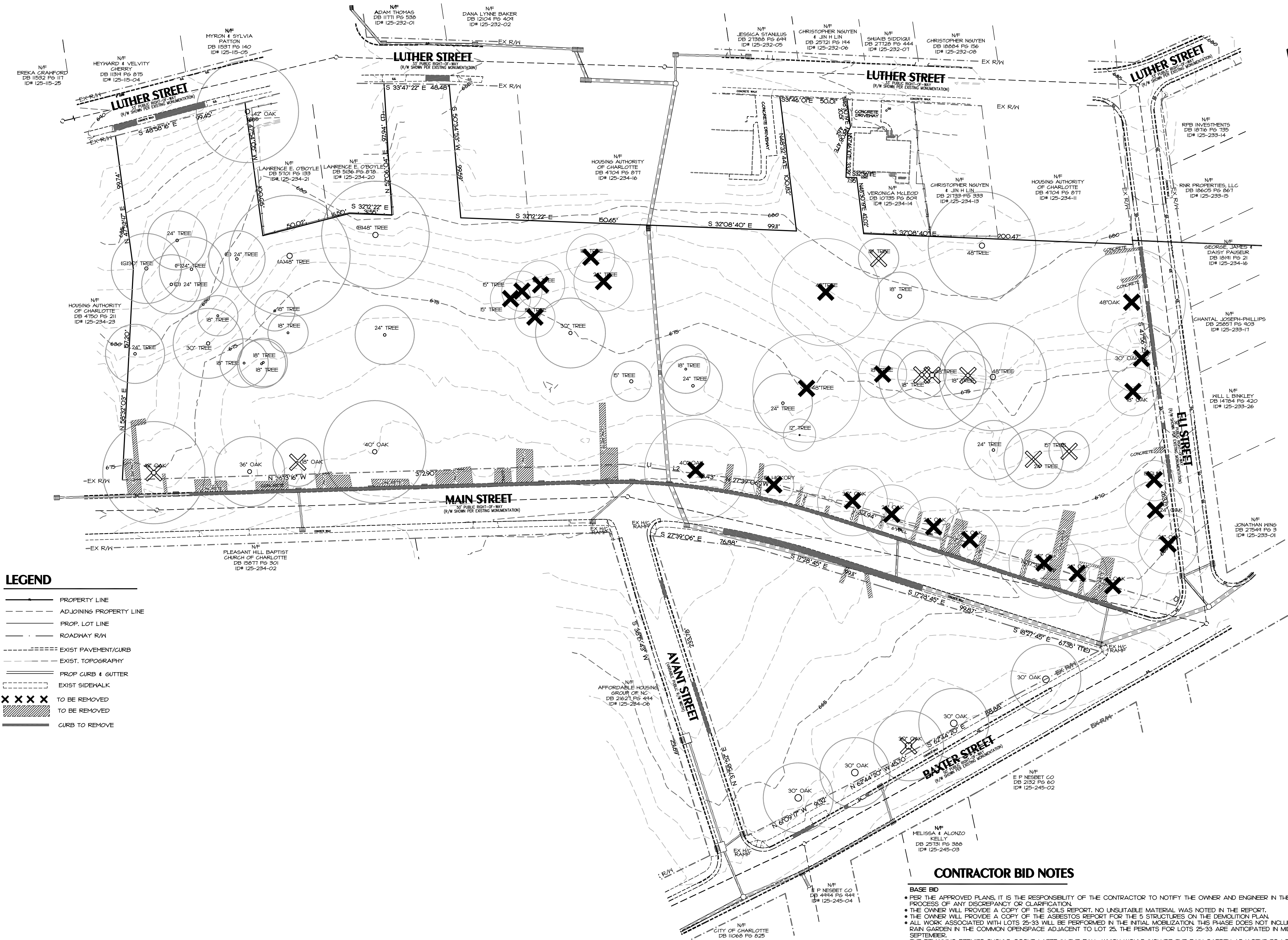


REVISIONS:
1. LOT/DA REVISED PER CITY OF CHARLOTTE REVIEW COMMENTS
2. LOT/DA REVISED PER CITY OF CHARLOTTE REVIEW COMMENTS



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GROUP, PA

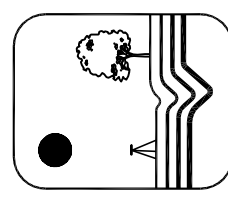
C-1986
1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@KENNEYDESIGN.COM



CONTRACTOR BID NOTES

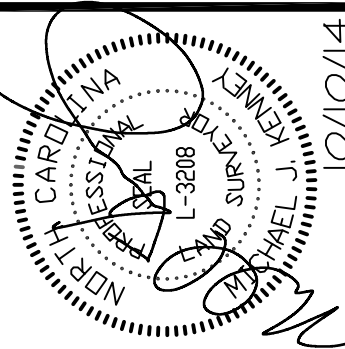
- BASE BID**
- PER THE APPROVED PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER AND ENGINEER IN THE BID PROCESS OF ANY DISCREPANCY OR CLARIFICATION.
 - THE OWNER WILL PROVIDE A COPY OF THE SOILS REPORT. NO UNSUITABLE MATERIAL WAS NOTED IN THE REPORT.
 - THE OWNER WILL PROVIDE A COPY OF THE ASBESTOS REPORT FOR THE 5 STRUCTURES ON THE DEMOLITION PLAN.
 - ALL WORK ASSOCIATED WITH LOTS 25-33 WILL BE PERFORMED IN THE INITIAL MOBILIZATION. THIS PHASE DOES NOT INCLUDE THE RAIN GARDEN IN THE COMMON OPENSPACE ADJACENT TO LOT 25. THE PERMITS FOR LOTS 25-33 ARE ANTICIPATED IN MID SEPTEMBER.
 - THE REMAINING PERMITS SHOULD OCCUR LATER IN THE FALL, WHICH WOULD INCLUDE THE RAIN GARDEN ADJACENT TO LOT 25.
 - THE INTENT OF THE PROJECT IS TO BALANCE THE EARTHWORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND OWNER IN THE BID PROCESS AND AGAIN PRIOR TO GRADING IF THE SITE WILL NOT BALANCE.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL CUT THAT IS REQUIRED TO BE HALLED OFF SITE IF THE SITE DOES NOT BALANCE AND THE OWNER WAS NOT NOTIFIED. THE BALANCING OF THE SITE MUST NOT EXCEED 5/0 FT ON THE FILL AREAS WITHOUT NOTIFYING THE OWNER AND ENGINEER.
 - ALL STOPPINGS ARE TO BE HALLED OFF SITE.
 - THE ENTIRE SITE WILL BE BUSH-HOGGED WITHIN 2 WEEKS OF SECOND MOBILIZATION FOR THE WORK ASSOCIATED WITH LOTS 1-24 & 34-41.
 - ANY TRASH OR SURFACE GARBAGE ON THE PROPERTY IS TO BE HALLED OFF WHEN THE SITE IS BUSH-HOGGED.
 - THE TREE SAVE AREA AND COMMON OPEN SPACE SHOULD BE CLEAN OF ANY DEBRIS, FALLEN BRANCHES AND BUSH-HOGGED.
 - ANYTHING THAT WOULD PREVENT A GROUNDS MAINTENANCE CREW FROM CUTTING THE GRASS IS TO BE HALLED OFF SITE.
 - REMOVE FALLEN TREES, STUMPS AND BRANCHES THAT ARE LYING ON THE GROUND. DUKE POWER IS CUTTING DOWN SOME OF THE DISEASED TREES ALONG MAIN STREET AND LEAVING THE TRUNKS, STUMPS AND BRANCHES BEHIND. SOME OF THESE TREES ARE CURRENTLY SHOWN ON THE DEMOLITION PLAN AS REMOVE.
 - REMOVE VINES FROM TREES IN THE TREE SAVE AREA COMMON OPEN SPACE FROM GROUND LEVEL UP TO 6 FEET.
 - THERE ARE EXISTING WATER METERS ON THE PROPERTY, AND IN SOME CASES, THERE ARE 2 METER BOXES A COUPLE OF FEET APART SERVING OLD DUPLEX UNITS. THE LATERALS AND MAINS LINES WERE INSTALLED IN 1990'S. WE ARE REVIEWING THE SURVEY TO SEE WHICH ONES CAN BE REUSED. THE WATER LATERALS THAT CANNOT BE REUSED NEED TO BE CUT OFF AND GAPPED BACK OF CURB. WATER METER LATERALS AND BOXES THAT CAN BE REUSED ARE TO BE REPAIRED AND RESET AS REQUIRED BY C.O.U.D. APPROVED PLAN AND CURRENT SPECIFICATIONS. A CREDIT WILL BE DUE ON METER BOXES AND LATERALS THAT CAN BE REUSED.
 - THE INSTALLATION OF WATER METERS AND SERVED LATERALS MUST BE INSTALLED AS PER THE EXAMPLE SHOWN ON THE DETAIL SHEET. THE LOTS ARE NARROW AND THIS WILL PREVENT FUTURE CONFLICTS WITH THE DRIVEWAY AND WALKWAY FROM THE HOUSE TO THE STREET.
 - IT IS CRITICAL THAT THE INSTALLATION OF NEW DRIVEWAY CURB CUTS IS INSTALLED AS PER THE PLAN. THE LOTS ARE VERY NARROW AND HAVE VERY LITTLE TOLERANCE IF SHIFTED.
- PROVIDE ALTERNATE BID FOR:**
- SIDEWALKS PROVIDE AS ALTERNATE.
 - GRADING OF THE RIGHT-OF-WAY SHOULDER, AS SHOWN ON THE PLANS, WILL BE INCLUDED IN THE BASE BID, EVEN IF SIDEWALKS ARE NOT INCLUDED IN THE CONTRACT.
 - STREET TREES PROVIDE AS ALTERNATE.
 - CDOT MAY REQUIRE THAT MAIN STREET AND ELI STREET BE MILLED AND RECAPPED WITH 1" TOPCOAT ASPHALT. PROVIDE AN ALTERNATE PRICE IF REQUIRED.
 - DEMOLITION OF 5 BUILDINGS PROVIDE AS ALTERNATE.
 - DEMOLITION OF 5 BUILDINGS IN ALTERNATE BID SHOULD BE ASSUMED IN TWO MOBILIZATIONS, AS THE PARCEL WITH 2 BUILDINGS WILL GO FIRST AND PARCELS WITH 3 BUILDINGS WILL BE DEMOLVED A COUPLE OF MONTHS LATER. THIS WILL ALLOW 4 OF THE EXISTING OCCUPANTS TO MOVE INTO A DUPLEX UNITS BEHIND LOTS 31 AND 33.
 - COORDINATE WITH ALL UTILITY COMPANIES REQUIRED PRIOR TO THE DEMOLITION OF BUILDING FOR THE REMOVAL OF ANY UTILITY THAT WILL BE IN CONFLICT WITH FUTURE HOUSES, SUCH AS FREDMONT NATURAL GAS.

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REVISIONS:
1. 10/10/14 REVISED PER CITY OF CHARLOTTE REVIEW COMMENTS



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DEMO PLAN

THE GROVE AT CHERRY

City of Charlotte, Mecklenburg County, North Carolina
Virgate I, LLC, 1001 Elizabeth Ave, Ste 1C, Charlotte, NC 28233

Sheet No.

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of 10

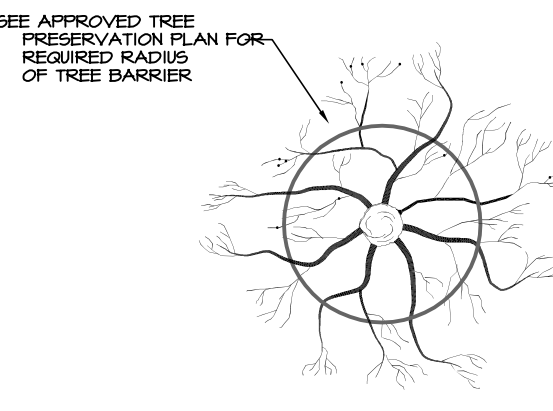
STORM DRAINAGE SCHEDULE

FROM	TO	SLOPE	LENGTH	DIA.	STRUCTURE	FROM STRUCTURE	TO
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
C1	C2	1.00	22.0	5	CL IV	668.20	668.00
C2	EX C1	1.40	5.6	5		668.20	666.46
EOP 3	MH 4	0.80	77.4	12	CL IV	663.0	664.2
MH 4	FES 5	0.87	32.0	12	CL IV	664.2	662.28
EX C1	MH 6	2.00	23.8	5		676.00	671.29
MH 6	MH 7	5.00	100.4	5		676.00	671.29
MH 7	EX C1	5.00	125	5		671.29	666.5

ALL PIPE CLASS III RCP UNLESS OTHERWISE NOTED
SEE COVER SHEET FOR OLD STD NO. FOR STORM DRAINAGE STRUCTURES
CL IV- REPRESENTS CLASS IV RCP
RM- GRATE * FLOWLINE ON CURB INLET (C)
RM- CENTER OF GRATE ON GRATE TYPE YARD INLET (Y)



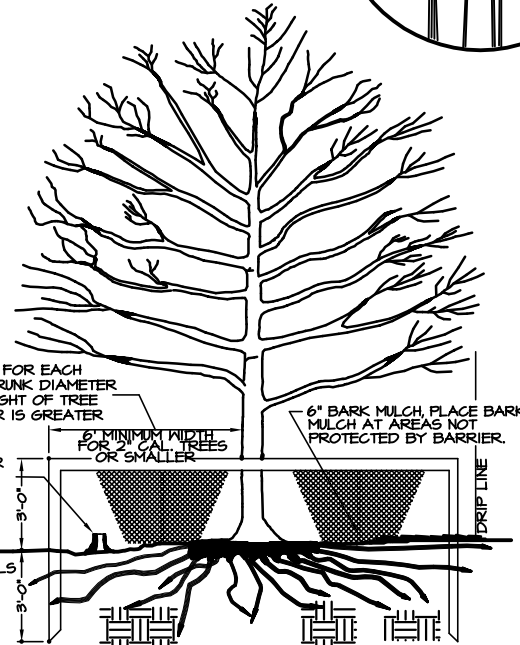
PLAN VIEW OF ROOT ZONE



TREE PROTECTION NOTES

NOTE: NO SOIL, DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
TREE PROTECTION BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/ GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.
TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDNANCE STANDARDS (IN CITY OF CHARLOTTE TREE ORDNANCE GUIDELINES APPENDIX).
BEFORE GRADING/CONSTRUCTION BEGINS, CALL 704-336-4924 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/REMEDIATION.

TREE PROTECTION DETAIL

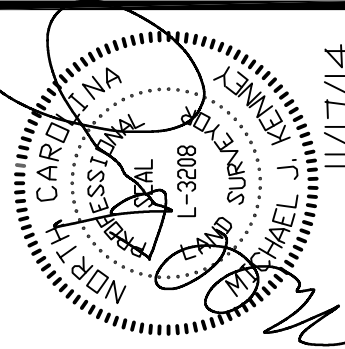


FOR PRUNING SEE NATIONAL AND/OR BEST PRACTICES SPECIFICATIONS

STORM DRAINAGE AND GRADING PLAN THE GROVE AT CHERRY

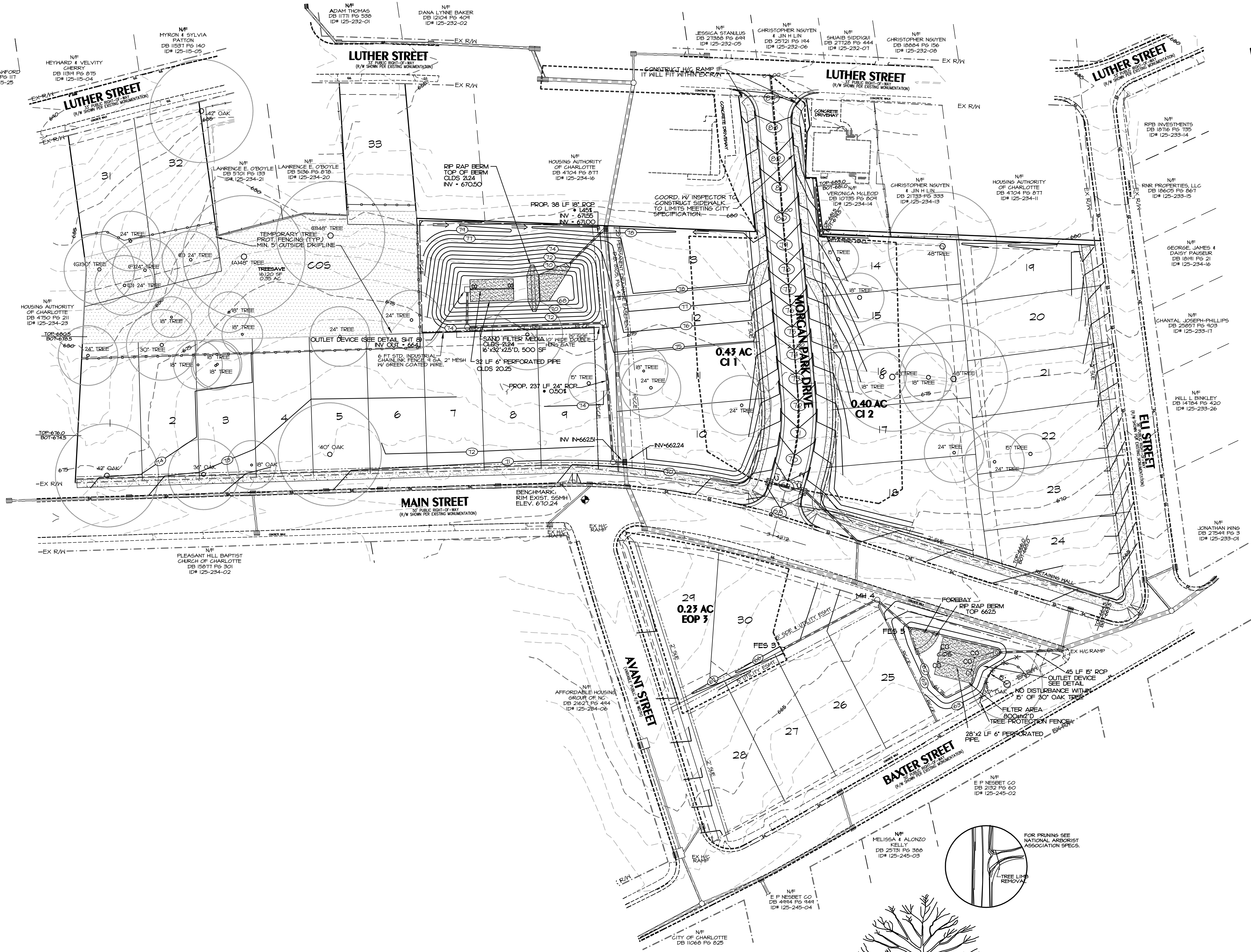
City of Charlotte, Mecklenburg County, North Carolina
Virgate1, LLC, 1001 Elizabeth Ave, Ste 1C, Charlotte, NC 28233

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SEEDBED PREPARATION NOTES

1. SURFACE WATER CONTROL FEATURES SHALL BE INSTALLED PER APPROVED PLAN.
2. AREAS TO BE SEEDED SHALL BE RIPPED AND SPREAD WITH AVAILABLE TOPSOIL 3" DEEP. TOTAL SEEDED PREPARED DEPTH SHALL BE 4" TO 6" DEEP.
3. LOOSE ROCKS, ROOTS AND OTHER OBSTRUCTIONS SHALL BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH ESTABLISHMENT AND/OR MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEED BED PREPARATION, AT FINISH GRADES SHOWN, SHALL BE REASONABLY SMOOTH AND UNIFORM.
4. IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME SHALL BE APPLIED ACCORDING TO SEEDING SPECIFICATIONS.
5. IF SOIL TEST IS TAKEN, PROVIDE FERTILIZER AND LIME ACCORDING TO SOIL TEST REPORT.
6. FERTILIZER AND LIME SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDED PREPARATION.
7. GRADED SLOPES AND FILLS: THE ANGLES FOR GRADED SLOPES SHALL BE NO GREATER THAN THE ANGLE WHICH CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL MEASURES. IN ANY EVENT, SLOPES LEFT EXPOSED SHALL WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER OR OTHER ADEQUATE EROSION CONTROL MEASURES SUFFICIENT TO RESTRAIN EROSION. MAXIMUM SLOPE IS 2:1.
8. GROUND COVER: WHENEVER LAND DISTURBING ACTIVITY IS UNDERTAKEN ON A TRACT COMPRISING MORE THAN ONE (1) ACRE, IF MORE THAN ONE (1) CONTIGUOUS ACRE IS UNCOVERED, A GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE PLANTED OR OTHERWISE PROVIDED WITHIN 21 CALENDAR DAYS ON THAT PORTION OF THE TRACT UPON WHICH FURTHER ACTIVE CONSTRUCTION IS NOT BEING UNDERTAKEN.

SEEDING SPECIFICATIONS

FOR LATE WINTER AND
EARLY SPRING

SEEDING MIXTURE

RYE (GRAIN) - 120 LB/ACRE
ANNUAL LESPEDEZA (KOB) - 50 LB/ACRE
CONT ANNUAL LESPEDEZA WHEN DURATION
OF TEMPORARY COVER IS NOT TO EXCEED
BEYOND JUNE

SEEDING DATES

JAN. 1 - MAY 1

FOR SUMMER:

SEEDING MIXTURE

GERMAN KILLET - 40 LB/ACRE
(A SMALL-STEMED DANIOGRASS MAY BE
SUBSTITUTED AT A RATE OF 50 LB/ACRE)

SEEDING DATES

MAY 1 - AUG. 15

FOR FALL:

SEEDING MIXTURE

RYE (GRAIN) - 120 LB/ACRE

SEEDING DATES

AUG. 15 - DEC. 30

FOR ADDITIONAL INFORMATION, REFER TO NCDOT EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (ESCDPM),
SECTION 6.0 FOR PERMANENT SEEDING SPECIFICATIONS, INCLUDING SEED BED PREP, SEASONAL LIMITATIONS FOR SEEDING
OPERATIONS, THE KINDS OF GRADES OF FERTILIZERS, THE KINDS OF SEED, AND THE RATES OF APPLICATION OF LIMESTONE, NO
FERTILIZER, AND SEEDS REFER TO NCDOT EROSION CONTROL MANUAL (ESCDPM) SECTION 6.0 FOR PERMANENT SEEDING SPECIFICATIONS,
SECTION 04200 SEEDING AND SODDING OF TURFGRASS.

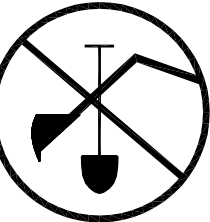
CONSTRUCTION SEQUENCE

1. OBTAIN PLAN APPROVAL FROM THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
2. SET UP PRE-CONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF CHARLOTTE
ENGINEERING DEPT. TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE
SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION
OF CHAPTER 17 OF THE CITY CODE AND IS SUBJECT TO A FINE.
3. INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, DIVERSION DITCHES, STORM SYSTEMS (AS SHOWN)
CHECK DAMS, AND OTHER MEASURES AS SHOWN ON THE PLAN. CLEARINGS ONLY AS
NECESSARY TO INSTALL THESE DEVICES.
4. CALL 336-2241 FOR ON-SITE INSPECTION BY ENGINEERING INSPECTOR. WHEN APPROVED
RECEIVE PERMIT AND BEGIN CLEARING AND GRUBBING.
5. FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET IV INSPECTOR PRIOR
TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.
6. GRADE ROADWAY AND LOTS, INSTALLING SANITARY SEWER AND STORM DRAINAGE
AS STORM IS INSTALLED, PROTECT INLETS FROM SILT ENTERING STRUCTURES
PROTECT TREES TO BE SAVED WITH TREE PROTECTION FENCE AS NECESSARY.
7. STABILIZE SITE AS IT IS BROUGHT TO FINISHED GRADE.
8. COMPLETE IMPROVEMENTS.
9. COORDINATE WITH EROSION INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES
10. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N.C.
EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U.S. DEPT. OF AGRICULTURE
U.S. SOIL CONSERVATION SERVICE, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE,
AND THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
11. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL
DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE
CONTACT WITH THE CITY EROSION INSPECTOR SO THE PERIODIC INSPECTIONS CAN BE PERFORMED
AT APPROPRIATE STAGES OF CONSTRUCTION.
12. MONITORING OF EROSION AND SEDIMENT CONTROL MEASURES IS REQUIRED AT LEAST ONCE
PER WEEK OR AFTER EVERY HALF INCH OF RAINFALL. SITES DISCHARGING TO 303(d) LISTED
STREAMS ARE REQUIRED TO MONITOR MEASURES TWICE PER WEEK. MONITORING IS TO BE
CONDUCTED BY A PERSON THAT HOLDS EITHER CREC OR CHARLOTTE-MECKLENBURG CERTIFIED
SITE INSPECTOR CERTIFICATION. GO TO CHSC, CHARMCKE.CORG FOR MORE DETAILS.

EROSION CONTROL NOTES

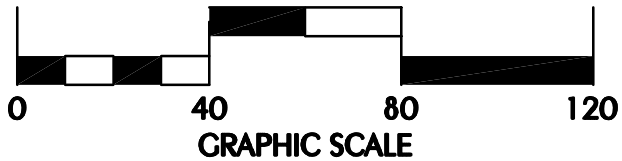
1. THIS EROSION CONTROL PLAN IS PREPARED IN ACCORDANCE WITH THE
CITY OF CHARLOTTE SEDIMENTATION AND EROSION CONTROL ORDINANCE.
2. TOTAL PROJECT AREA: 4.71 ACRES; TOTAL DISTURBED AREA: 2.1 ACRES.
3. SOIL CLASSIFICATION: CECIL.
4. FINAL LOCATION OF SILT FENCE SHALL BE DETERMINED IN THE FIELD BASED
ON ACTUAL SITE CONDITIONS.
5. STUB PILES TO SEDIMENT BASINS, INSTALL FLARED END SECTIONS AFTER
SITE IS STABILIZED.
6. ANY LAND DISTURBING ACTIVITY ≥ 1 ACRES REQUIRES COMPLIANCE WITH ALL
CONDITIONS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER UNDER
THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. ANY PERMIT NON-
COMPLIANCE IS A VIOLATION OF THE CLEAN WATER ACT AND MAY REQUIRE
ENFORCEMENT ACTION BY THE DEHNR.
7. ALL "STD." NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT
STANDARDS MANUAL.
8. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT
FROM THE ZONING ADMINISTRATOR.
9. 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.
10. GRADINGS 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.
11. ALL PERIMETER DICES, SHALES, DITCHED, PERIMETER SLOPES AND ALL
SLOPES STEEPER THAN 5:1 H:V SHALL BE PROVIDED TEMPORARY OR
PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICAL
BUT IN ANY EVENT WITHIN 1 CALENDAR DAYS FROM THE LAST LAND
DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED
TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON
AS PRACTICAL, BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE
LAST LAND DISTURBING ACTIVITY.
12. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE
REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.
13. SLOPE SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN
10' REQUIRE ADEQUATE TERRACING (GLDS #30.16).
14. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING
ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.
15. DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT
RIGHT OF WAY MUST BE PRESENTED AT PRECONSTRUCTION MEETINGS.

CALL NC ONE-CALL
BEFORE YOU DIG

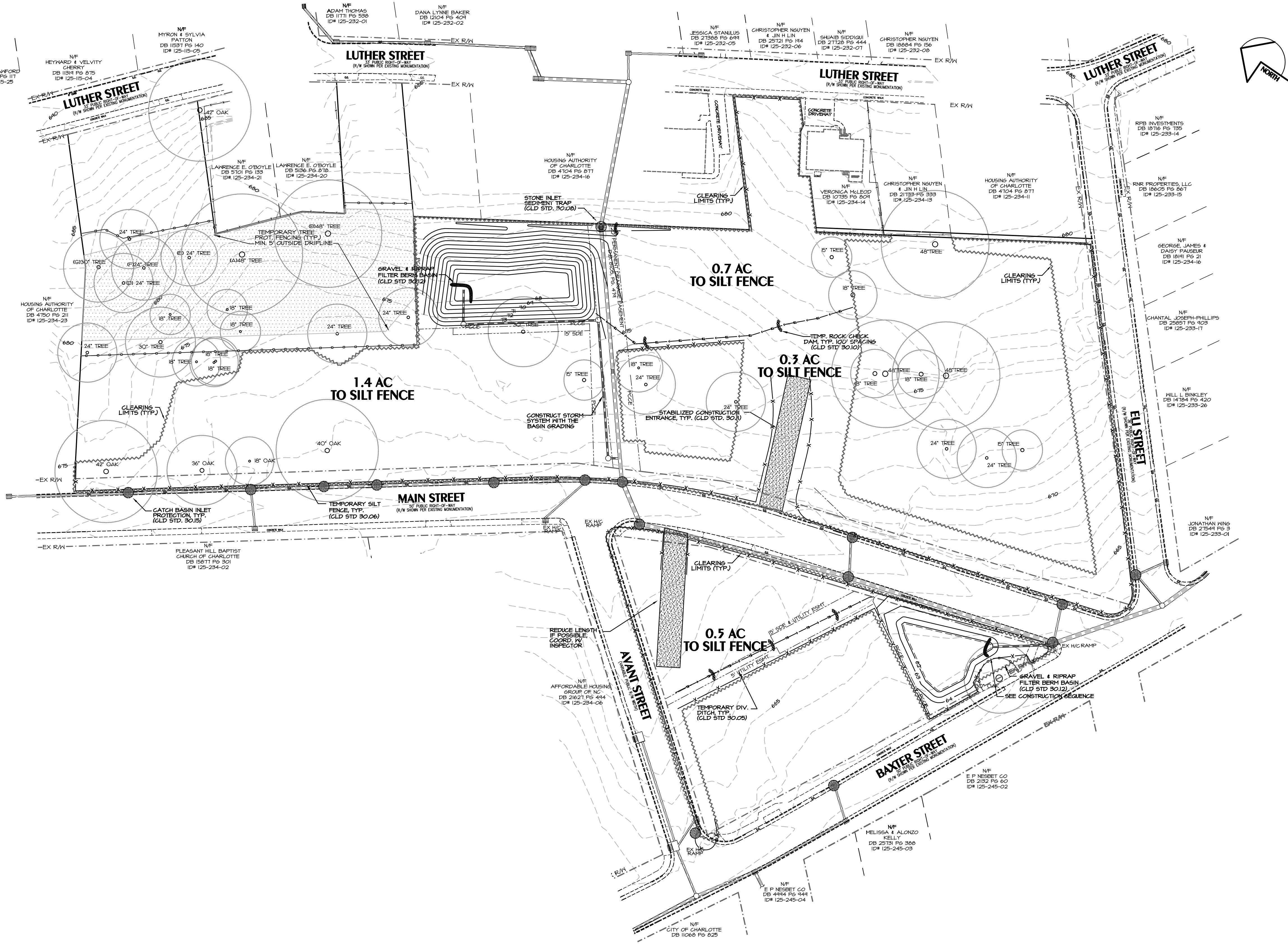


1-800-632-4444
AVOID UTILITY DAMAGE

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING
APPROPRIATE PARTIES AND ASSURING THAT EXISTING
UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES
USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY
TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO
BE REPLACED ACCORDING TO STANDARDS OF THE NORTH
CAROLINA DEPARTMENT OF TRANSPORTATION.
4. SHORING SHALL BE ACCORDING TO OSHA TRENCHING
STANDARDS PART 1926 SUBPART P, OR AS APPROPRIATE.



GRAPHIC SCALE



EROSION CONTROL LEGEND

- TREE PROTECTION FENCING
- TEMPORARY SILT FENCE
GLDS #30.06
- TEMPORARY DIVERSION
DITCH - GLDS #30.02
- DENUDED AREA
- PROP. HARDWARE CLOTH & GRAVEL
INLET PROTECTION - GLDS #30.04
- CATCH BASIN INLET PROTECTION
GLD STD. 30.15
- PROPOSED TEMPORARY GRAVEL
CONSTRUCTION ENTRANCE - GLDS #30.11A
- PROPOSED TEMPORARY ROCK
CHECK DAM - GLDS #30.10
- PROPOSED RIPRAP APRON AT
PIPE OUTLET - GLDS #20.25
- PROPOSED TREE SAVE AREA

Erosion Control Plan - (Clearing)

THE GROVE AT CHERRY

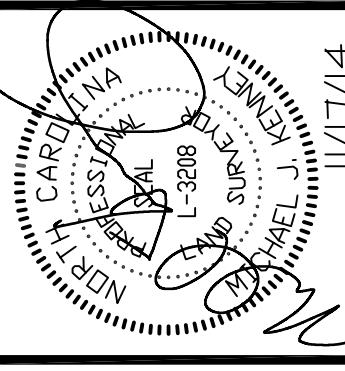
City of Charlotte, Mecklenburg County, North Carolina
Virgate1, LLC, 1001 Elizabeth Ave, Ste 1C, Charlotte, NC 28233

Sheet No.

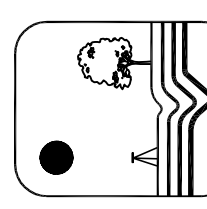
5

of 10

Scale:	1"=40'
Date:	8/13/14
Drawn By:	MIK
Designed By:	MIK
Job No.:	2213



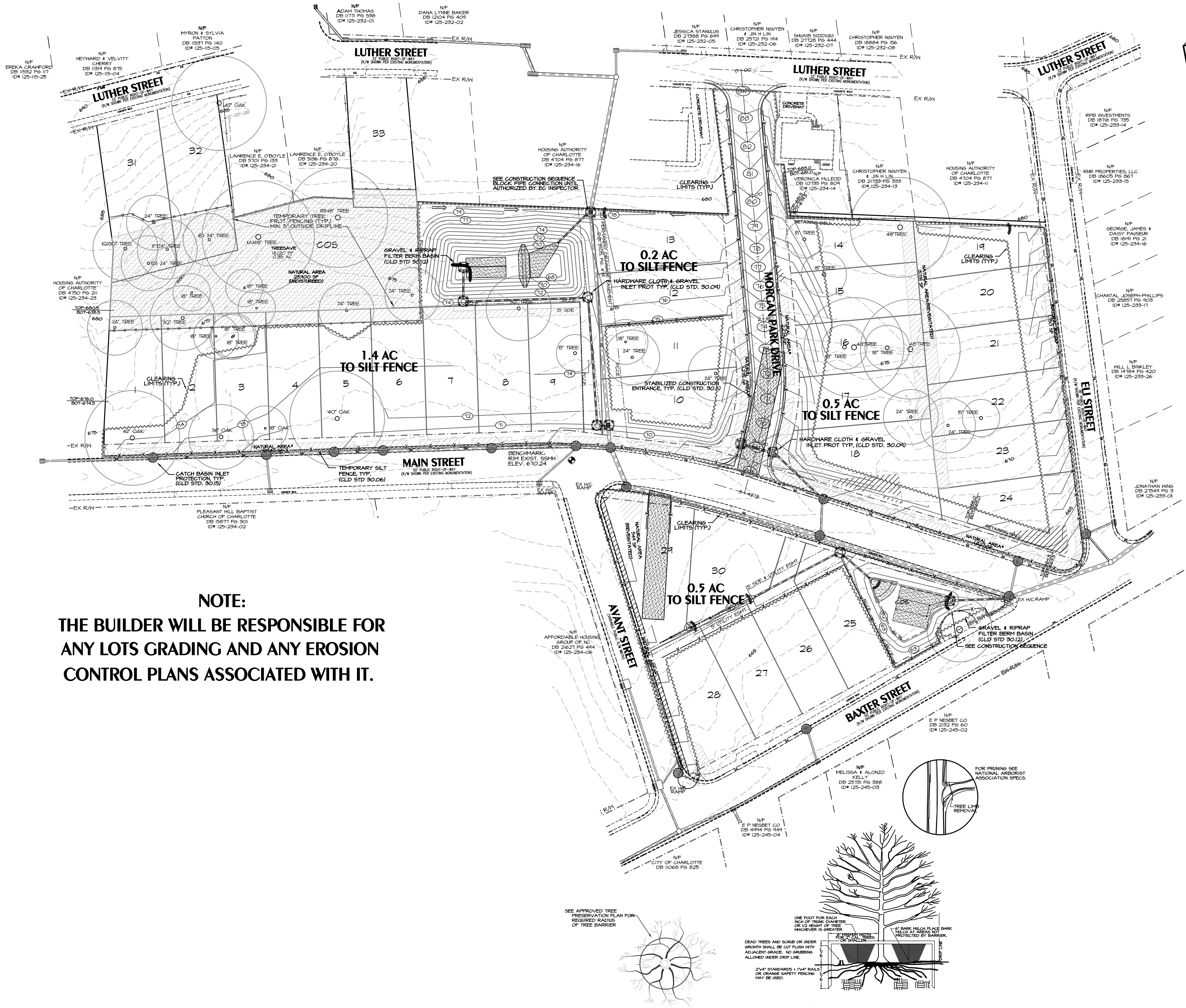
REVISIONS:
1. 10/04/14 REVISED PER CITY OF CHARLOTTE REVIEW COMMENTS
2. 10/14/14 REVISED PER CITY OF CHARLOTTE REVIEW COMMENTS



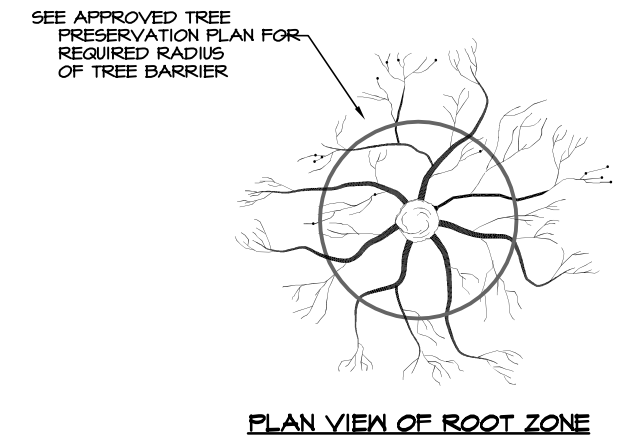
KENNEY DESIGN
GROUP, PA

C-1986

1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@KENNEYDESIGN.COM



NOTE:
THE BUILDER WILL BE RESPONSIBLE FOR
ANY LOTS GRADING AND ANY EROSION
CONTROL PLANS ASSOCIATED WITH IT.



TREE PROTECTION NOTES

NOTE: 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 BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.

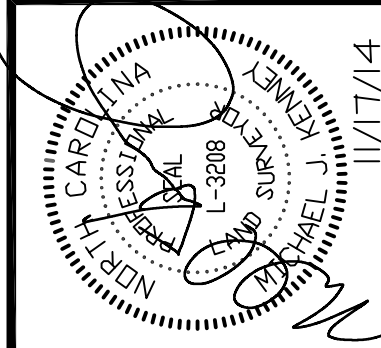
TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDNANCE STANDARDS (IN CITY OF CHARLOTTE TREE ORDNANCE GUIDELINES APPENDIX).

BEFORE GRADING/CONSTRUCTION BEGINS, CALL 704-336-4924 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.

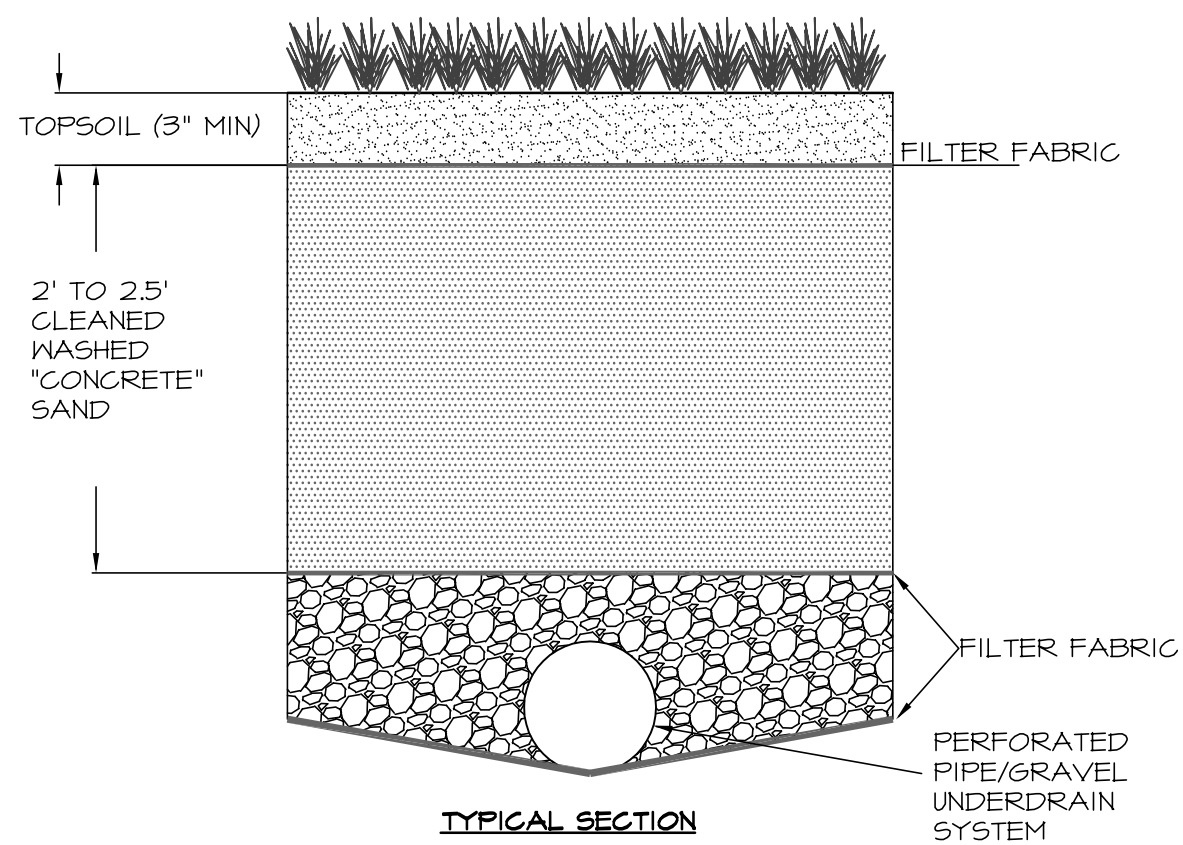
VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/REMEDIATION.

TREE PROTECTION DETAIL
OLD STD # 40.02

Scale:	1"=40'
Date:	8/13/14
Drawn By:	MIK
Designed By:	MIK
Job No.:	2213

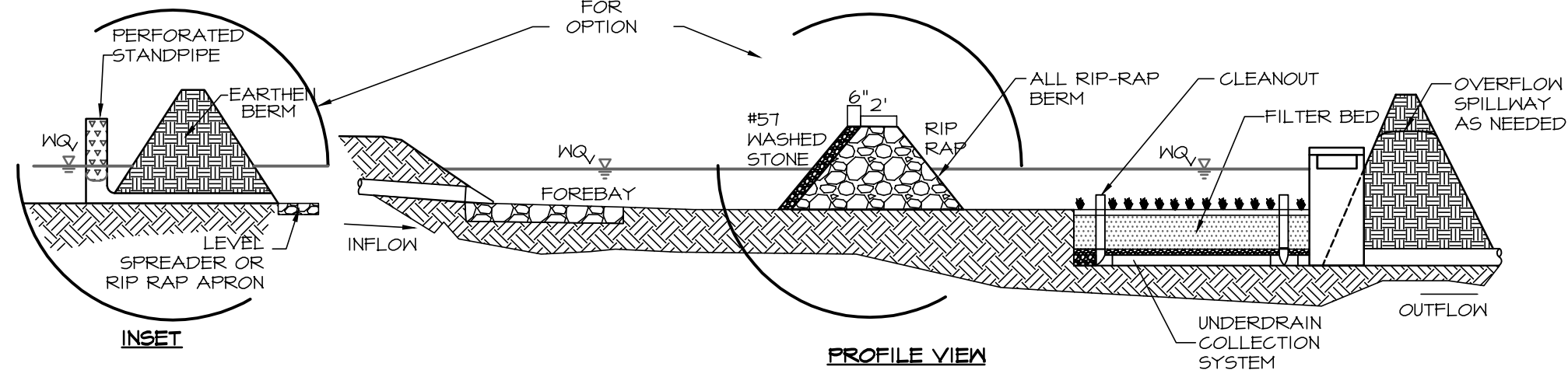
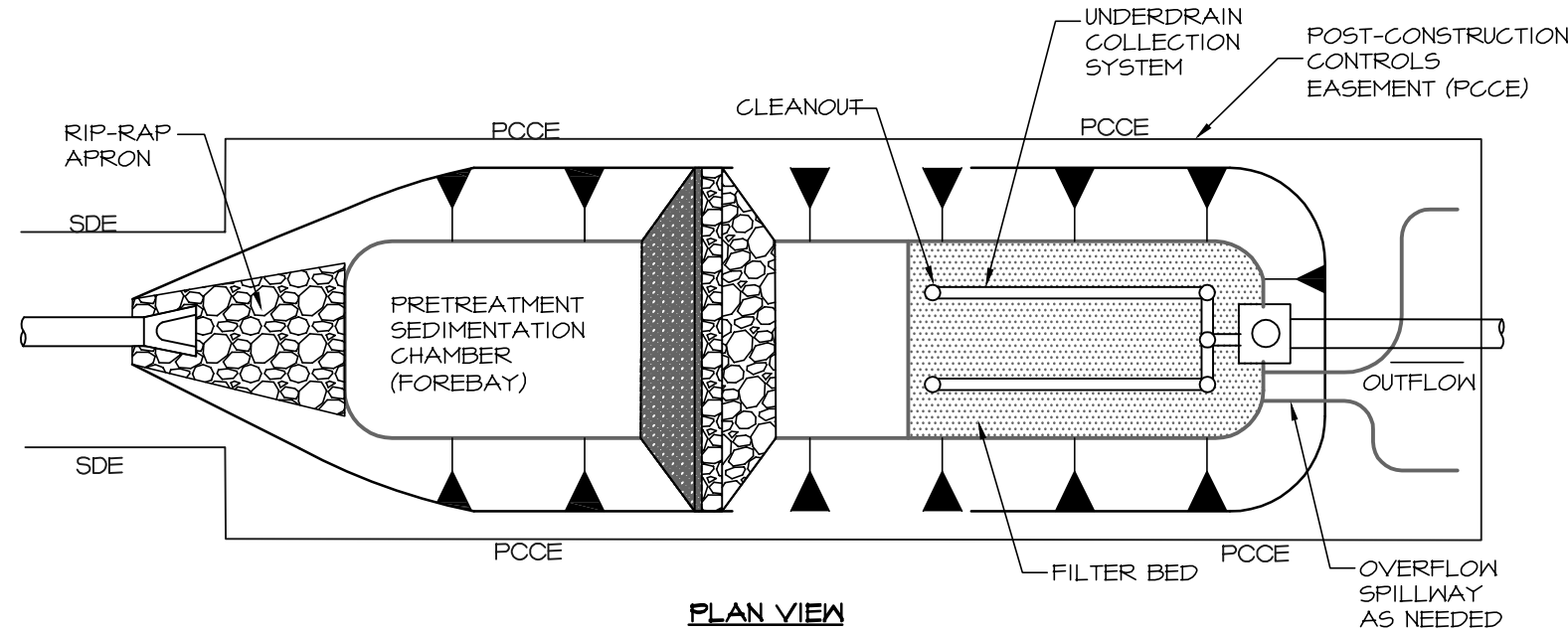


REVISIONS:
1. LOT/DATE REVISED PER CITY OF CHARLOTTE REVIEW COMMENTS
2. LOT/DATE REVISED PER CITY OF CHARLOTTE REVIEW COMMENTS



SURFACE SAND FILTER SECTION
NO SCALE CLDS 21.25

- NOTES:**
1. "CONCRETE" SAND REFERS TO SAND THAT IS COMMONLY USED IN CONCRETE MIXES.
 2. ALL DRAINAGE AREAS TO A SAND FILTER FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF SAND.
 3. UNDERDRAIN PIPES SHOULD BE MIN. 6" PERFORATED SCHEDULE 40 PVC (PER AASHTO M218) OR DOUBLE WALL HDPE (PER AASHTO M252). PERFORATIONS SHOULD BE 3/8" ALONG 4 LONGITUDINAL ROWS SPACED 10" APART.



SURFACE SAND FILTER
NO SCALE CLDS 21.24

NOTES:

1. ALL SAND FILTERS SHALL HAVE A MINIMUM 20 FOOT ACCESS EASEMENT CONNECTING TO A DEDICATED PUBLIC RIGHT OF WAY. ACCESS ROAD SHALL HAVE MIN. 12' STABILIZED WIDTH, MAX. LONG. GRADE OF 15%, MAX. CROSS-SLOPE 5%. IN ADDITION, A 10-FOOT WIDE PERMANENT MAINTENANCE ACCESS EASEMENT MUST BE PROVIDED AROUND THE PERIMETER OF ALL BMPs TO ALLOW FOR ADEQUATE MAINTENANCE AND REPAIR.
2. ALL DRAINAGE AREAS TO A SAND FILTER FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF SAND.
3. CLEAN OUTS IN THE UNDERDRAIN SYSTEM ARE TO BE PROVIDED EVERY 50' MINIMUM. CLEAN OUTS SHALL HAVE WATER TIGHT, VANDAL PROOF CAPS AND EXTEND 6" ABOVE THE SURFACE.

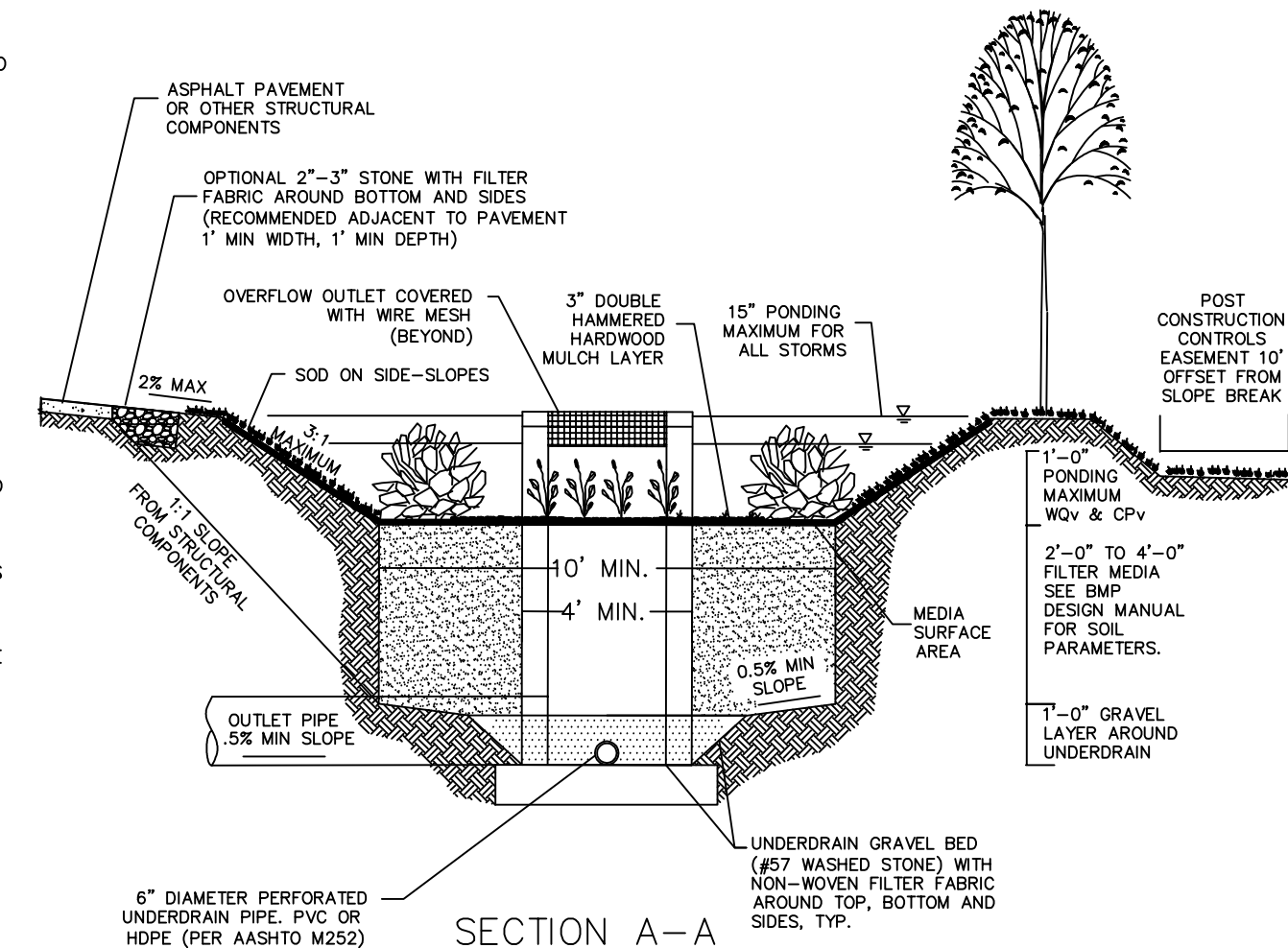
NOTE: BIORETENTION #2 IS REDUNDANT, REQUIRED BY VARIANCE.

PCCO SUMMARY #2

ORIGINAL PARCEL #	125-294-08101517122229
DEVELOPMENT TYPE	RESIDENTIAL
SUBJECT TO PCGO (Y/N) ?	YES, VARIANCE
IF NO, WHY?	
WATERSHED	LITTLE SUGAR
DISTURBED AREA (AC)	3.8 AC
SITE AREA (AC)	5.71 AC
TOTAL ON-SITE DA (AC)	4.71 AC
EXIST. BUA (SF)	43,995 SF
EXIST. BUA TO BE REMOVED (SF)	0 SF
EXIST. BUA TO REMAIN (SF)	43,995 SF
PROP. NEW BUA (SF)	60,984 SF
PROP. % BUA	51.1 %
DENSITY (HIGH/LOW)	HIGH
TOT. POST-PROJ. BUA FOR SITE	104,979 SF
DEVELOPMENT OR REDEVELOPMENT?	DEVELOPMENT
NATURAL AREA REG (AC)	1.00 AC
NATURAL AREA PROV (AC)	1.00 AC
INDIST. TREED NATURAL AREA PRESERVED	0.66 AC
TOT. STREAM BUFFER PROT (AC)	0
TRANSIT STA AREA (Y/N)	N
DISTRESSED BUS. DIST (Y/N)	N
MITIGATION TYPE (IF APPLICABLE)	
NATURAL AREA MITIGATION (Y/N)	N
BUFFER MITIGATION (Y/N)	N
TOT. PHOSPHOROUS MITIGATION (Y/N)	N

NOTES:

1. BIORETENTION FACILITIES HAVE A MINIMUM 20 FOOT ACCESS EASEMENT CONNECTING TO A DEDICATED PUBLIC RIGHT OF WAY. ACCESS ROAD SHALL HAVE MIN. 12' STABILIZED WIDTH, MAX. LONG. GRADE OF 15%, MAX. CROSS-SLOPE 5%.
2. ALL DRAINAGE AREAS TO A BIORETENTION FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF AMENDED SOILS, MULCH, OR PLANTINGS.
3. AMENDED SOIL WILL ONLY BE PERMITTED WITH A VALID SOIL ANALYSIS REPORT. NO AMENDED SOIL SHALL BE ALLOWED ON THE SIDE SLOPES.
4. INSTALL WIRE SCREENING AROUND ALL OUTLET OPENINGS TO PREVENT LOSS OF MULCH.
5. PVC UNDERDRAIN PIPE SHOULD HAVE 3/8" PERFORATIONS SPACED AT 6" CENTERS, MIN. 4 HOLES PER ROW. MAX SPACING OF UNDERDRAIN PIPE IS 10 FEET ON CENTER. HOPE SHALL ADHERE TO AASHTO M252 SPECS.
6. UNDERDRAIN CLEANOUTS, SHOULD EXTEND A MIN. OF 6" ABOVE TOP SURFACE OF MULCH LAYER. CLEANOUTS MAY BE FLUSH WITH TOP OF SURFACE TO ALLOW DRAINDOWN.
7. ONLY SMALL MATURING TREES ARE ALLOWED TO BE PLANTED IN THE AMENDED SOILS.



NOT TO SCALE

CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

BIORETENTION CROSS-SECTION
BMP FIG. 4.1.3

STD. NO. REV.
21.01 5

PCCO SUMMARY #1

ORIGINAL PARCEL #	125-294-08101517122229
DEVELOPMENT TYPE	RESIDENTIAL
SUBJECT TO PCGO (Y/N) ?	YES, VARIANCE
IF NO, WHY?	
WATERSHED	LITTLE SUGAR
DISTURBED AREA (AC)	3.8 AC
SITE AREA (AC)	5.71 AC
TOTAL ON-SITE DA (AC)	4.71 AC
EXIST. BUA (SF)	43,995 SF
EXIST. BUA TO BE REMOVED (SF)	0 SF
EXIST. BUA TO REMAIN (SF)	43,995 SF
PROP. NEW BUA (SF)	60,984 SF
PROP. % BUA	51.1 %
DENSITY (HIGH/LOW)	HIGH
TOT. POST-PROJ. BUA FOR SITE	104,979 SF
DEVELOPMENT OR REDEVELOPMENT?	DEVELOPMENT
NATURAL AREA REG (AC)	1.00 AC
NATURAL AREA PROV (AC)	1.00 AC
INDIST. TREED NATURAL AREA PRESERVED	0.66 AC
TOT. STREAM BUFFER PROT (AC)	0
TRANSIT STA AREA (Y/N)	N
DISTRESSED BUS. DIST (Y/N)	N
MITIGATION TYPE (IF APPLICABLE)	
NATURAL AREA MITIGATION (Y/N)	N
BUFFER MITIGATION (Y/N)	N
TOT. PHOSPHOROUS MITIGATION (Y/N)	N

**BMP INSET TABLE
SAND FILTER #1**

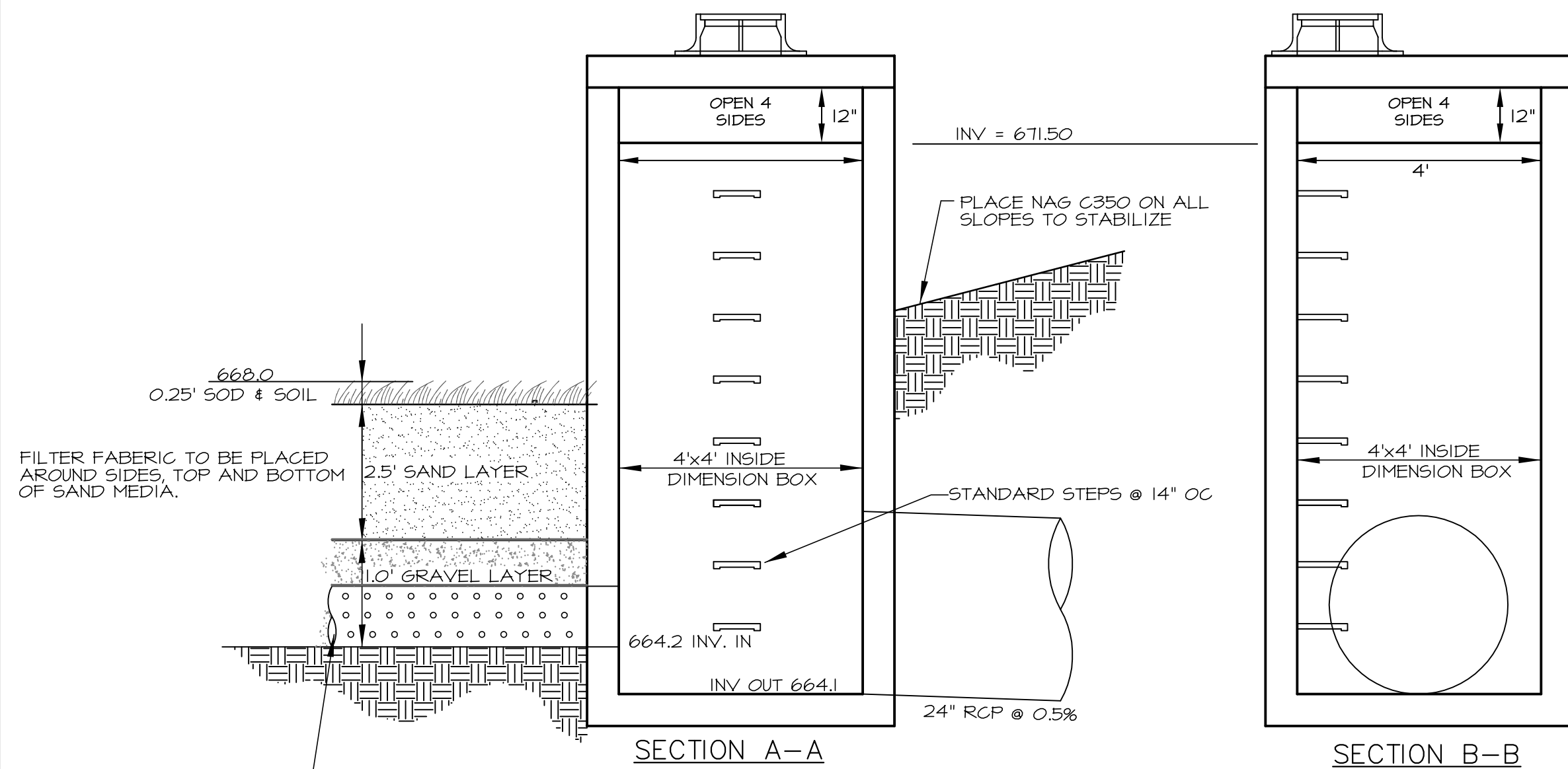
PROJECT NAME:	THE GROVE AT CHERRY
SEQUENCE ID:	1
DRAINAGE AREA (AC):	10.71
LAND USE/DEVELOPMENT TYPE:	SINGLE FAMILY
PERCENT BUA:	41
CHAMBER 1 VOLUME (CF):	4755
CHAMBER 2 VOLUME (CF):	7812
SEDIMENT CHAMBER HEIGHT (FT):	2.5
SAND FILTER TYPE:	SURFACE
SAND FILTER SURFACE AREA (SF):	1800
MEDIA DEPTH (FT):	2.5
FLOW DIVERTER PRESENT:	NO
REGULATED BY:	PCCO
TREATMENT EFFECTIVENESS:	85% TSS REMOVAL
NC STATE PLANE X (EASTING):	1450727
NC STATE PLANE Y (NORTHING):	473801

per variance, BMP treats 1.40 acres for water quality.
Mitigation payment is for 1.01 acres.

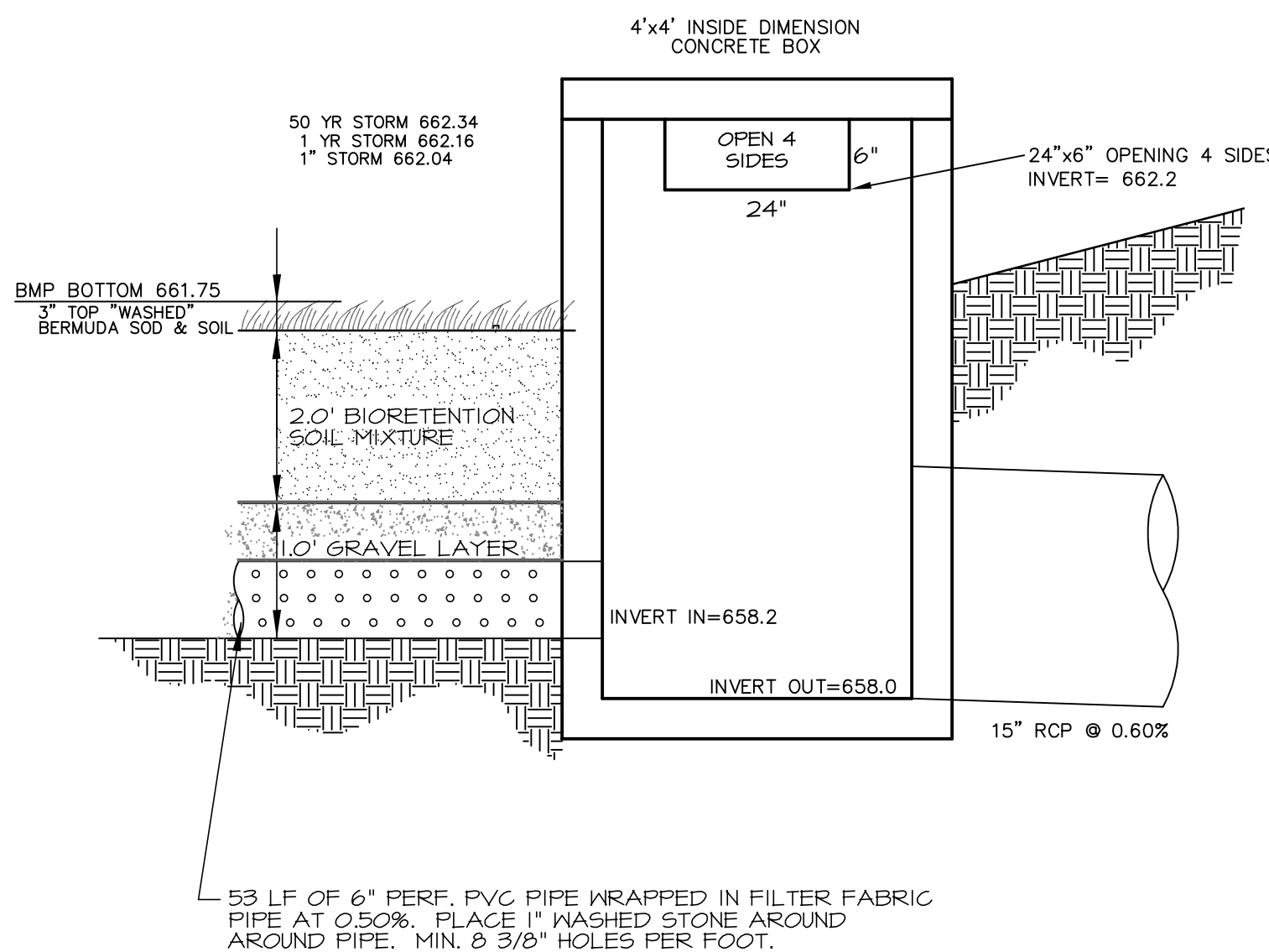
104979

**BMP INSET TABLE
BIORETENTION #2**

PROJECT NAME:	THE GROVE AT CHERRY
SEQUENCE ID:	1
SURFACE AREA (SF)	800
DRAINAGE AREA (AC)	0.44
LAND USE/DEVELOPMENT TYPE:	SINGLE FAMILY RES.
PERCENT BUA:	34
MAXIMUM POOL DEPTH (FT)	0.39
SAND DEPTH (FT)	2
MULCH DEPTH (IN)	3
FLOW DIVERTER PRESENT (Y/N)	N
REGULATED BY:	PCCO, VARIANCE
TREATMENT EFFECTIVENESS:	80% TSS REMOVAL
NC STATE PLANE X (EASTING):	1453176
NC STATE PLANE Y (NORTHING):	535498



SANDFILTER OUTLET STRUCTURE
NO SCALE



BIORETENTION OUTLET DEVICE
NO SCALE

NOTES:

1. ALL BIORETENTION SHALL HAVE A MINIMUM 20 FOOT ACCESS EASEMENT CONNECTING TO A DEDICATED PUBLIC RIGHT OF WAY. ACCESS ROAD SHALL HAVE MIN. 12' STABILIZED WIDTH, MAX. LONG. GRADE OF 15%, MAX. CROSS-SLOPE 5%.
2. ALL DRAINAGE AREAS TO A BIORETENTION FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF AMENDED SOILS, MULCH, OR PLANTINGS.
3. AMENDED SOIL WILL ONLY BE PERMITTED WITH A VALID SOIL ANALYSIS REPORT.
4. INSTALL WIRE SCREENING AROUND ALL OUTLET OPENINGS TO PREVENT LOSS OF MULCH.

CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

BIORETENTION PLAN
BMP FIG. 4.1.2

STD. NO. REV.
21.00 5

BMP Details

THE GROVE AT CHERRY

City of Charlotte, Mecklenburg County, North Carolina
Virgate1, LLC, 1001 Elizabeth Ave, Ste 1C, Charlotte, NC 28233

Sheet No.

8

9

Scale: 5/9/14
Date: 5/9/14
Drawn By: MJK
Designed By: MJK
Job No.: 2213

Professional Seal
North Carolina Professional Engineer
No. 18,998
Name: BREY P. SCHULTZ
Date: 11/17/14

Revisions:
7/2/14 NEW SHEET PER ENGINEERING COMMENTS
10/8/14 WSELS
11/17/14

KENNEY DESIGN GROUP, PA

1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@KENNEYDESIGN.COM

Engineering
Land Surveying

NOTES:

1. ALL CONCRETE TO BE 3600 P.S.I.
2. ALL CURB OR CURB AND GUTTER AND SIDEWALKS ARE TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT. SEE STD. NO. 10.17 FOR JOINT DETAIL.
3. ALL DRIVEWAYS MUST MEET THE CURRENT CITY DRIVEWAY REGULATIONS AND NC DOT REQUIREMENTS FOR SPACING, SIGHT DISTANCE AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
4. "A" BREAKOVER SHALL BE .0% OR LESS (A = ALGEBRAIC DIFFERENCE).
5. PRIOR APPROVAL IS REQUIRED BY CDOT ON GRADES EXCEEDING WHAT ARE SHOWN.

DRIVEWAY WIDTH		
DRIVEWAY TYPE	MINIMUM	MAXIMUM
LOCAL/COLLECTOR	10'	30'
THOROUGHFARE*	15'	30'

* MUST PROVIDE ON-SITE TURNAROUND

RESIDENTIAL DROP CURB TYPE I DRIVEWAY WITH PLANTING STRIP
10" SCALE
(2'-6" CURB AND GUTTER)
 CLD STD # 10.25A

NOTE:

1. 1/2" EXPANSION JOINTS REQUIRE INSTALLATION OF ONE 1/2" THICK PIECE OF BITUMINOUS FIBER THROUGH THE ENTIRE SLAB.
2. TO LIMIT STORM WATER FLOW DOWN DRIVEWAYS, USE STANDARD 10.24C FOR DRIVEWAYS NEAR LOW POINTS.
3. ALL DRIVEWAYS MUST MEET THE CURRENT CITY DRIVEWAY REGULATIONS AND NC DOT REQUIREMENTS FOR SPACING, SIGHT DISTANCE AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
4. "A" BREAKOVER SHALL BE .0% OR LESS (A = ALGEBRAIC DIFFERENCE).
5. PRIOR APPROVAL IS REQUIRED BY CDOT ON GRADES EXCEEDING WHAT ARE SHOWN.

GENERAL NOTES:

ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
 ALL CURB, CURB AND GUTTER AND SIDEWALKS ARE TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT.
 SEE STD. NO. 10.17B FOR DETAIL OF EXPANSION JOINT AND GROOVE JOINT.

DRIVEWAY WIDTH		
TYPE DRIVEWAY	MINIMUM	MAXIMUM
TYPE I (RESIDENTIAL, LOCAL/COLLECTOR, THOROUGHFARE*)	10'	30'
ONE-WAY TYPE II COMMERCIAL	20'	30'
TWO-WAY TYPE II COMMERCIAL	26'	50'

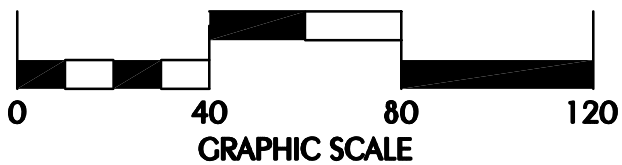
* MUST PROVIDE ON-SITE TURNAROUND

COMMERCIAL TYPE II AND RESIDENTIAL TYPE I DROP CURB DRIVEWAY WITH SIDEWALK ABUTTING CURB
10" SCALE
(2'-6" CURB AND GUTTER)
(LOTS 13 & 14)
 CLD STD # 10.24A

- DROP CURB DRIVEWAY 2'-6" CURB W/ PLANT. STRIP CLD STD 10.25A
- DROP CURB DRIVEWAY MONOLITHIC CURB CLD STD 10.26
- EXIST PAVEMENT/CURB
- SIDEWALK TO BE REMOVED AND REPLACED

GENERAL NOTES:

1. DRIVEWAYS SHOWN ARE FOR THE DRIVEWAY CUT LOCATION ONLY. ALL DRIVEWAYS ARE 10 FT IN WIDTH AND LOCATED AS SHOWN BY THE SURVEYOR. DRIVEWAY TYPE IS SHOWN AS SYMBOLIZED IN THE LEGEND.
2. AREA SHADED IN THE CURB LINE ARE THOSE LOCATIONS THAT NEED TO BE REPLACED FOR THE DRIVEWAY CUT LOCATION OR TO BE REPLACED WITH AN UPRIGHT CURBING WHERE AN EXISTING CURB CUT IS LOCATED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE CITY INSPECTOR TO DETERMINE LOCATIONS WHERE THE EXISTING CURBSIDEWALK IS DAMAGED AND TO REPLACE THE CURBSIDEWALK IN THAT LOCATION.



GENERAL NOTES:

ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
 A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE. SEE STANDARD 10.22.

THIS DETAIL TO BE USED ONLY IN CONJUNCTION WITH MONOLITHIC SIDEWALK AS ON STANDARD NO. 10.23

NOTES:

1. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVEWAY REGULATIONS AND NC DOT REQUIREMENTS FOR SPACING, SIGHT DISTANCES, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.

DRIVEWAY WIDTH		
TYPE DRIVEWAY	MINIMUM	MAXIMUM
TYPE I (RESIDENTIAL, LOCAL/COLLECTOR, THOROUGHFARE*)	10'	30'
ONE-WAY TYPE II COMMERCIAL	20'	30'
TWO-WAY TYPE II COMMERCIAL	26'	50'

* MUST PROVIDE ON-SITE TURNAROUND

DROP CURB DRIVEWAY MONOLITHIC CURB AND SIDEWALK
10" SCALE
 CLD STD # 10.26

DRIVEWAY/Curb Cut Plan & Details
THE GROVE AT CHERRY

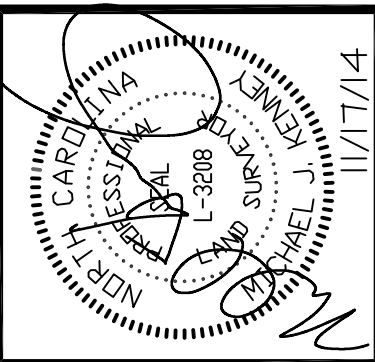
City of Charlotte, Mecklenburg County, North Carolina
 Virgate I, LLC, 1001 Elizabeth Ave, Ste 1C, Charlotte, NC 28233

Sheet No.

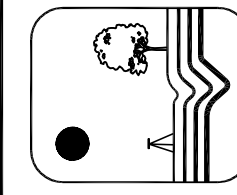
9

of 10

Scale: 1"=40'
 Date: 8/13/14
 Drawn By: MKK
 Designed By: MKK
 Job No.: 2213



REVISIONS:
 1. LOT/DAV REVISION PER CITY OF CHARLOTTE REVIEW COMMENTS
 2. LOT/DAV REVISION PER CITY OF CHARLOTTE REVIEW COMMENTS



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C-1986

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Engineering
 Land Planning
 Land Surveying

DIAGRAM 26
DETOUR PLAN FOR CLOSED ROAD
(USE FOR MINOR STREETS ONLY)

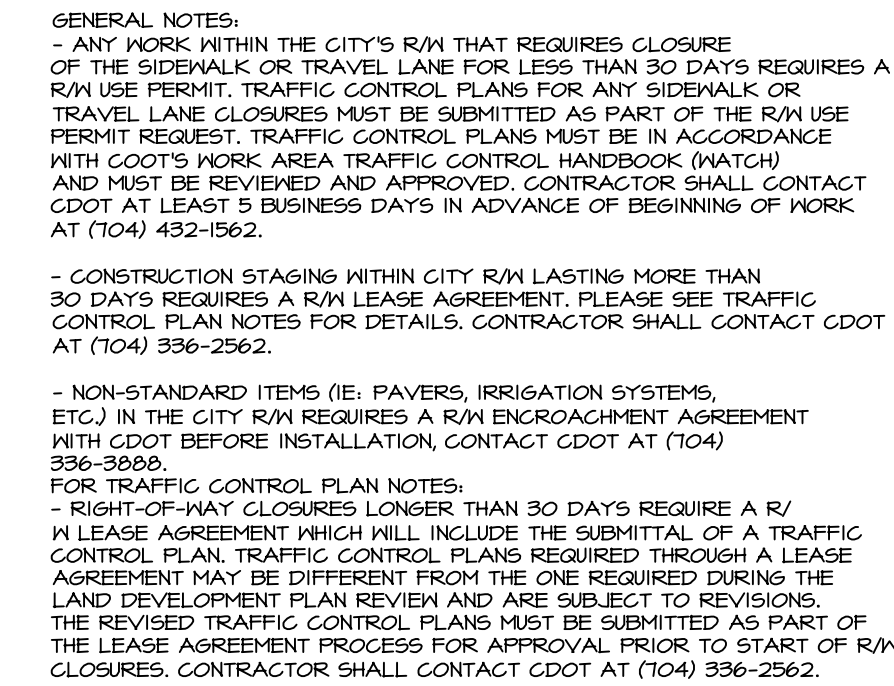
Diagram 26 illustrates a detour plan for a closed road on a minor street. The diagram shows a T-intersection where a minor street (labeled M4-10L, R11-2) meets a major road (labeled M4-9L, R11-1). The minor street is closed, and traffic is diverted onto the major road. The diagram includes various traffic signs such as 'ROAD CLOSED AHEAD', 'STOP', 'ONE WAY', and 'ROAD CLOSED', along with advance warning signs (V20-3, V20-2) and detour signs (M4-9, M4-10). A legend defines the symbols for Type III Barricade, Signs, and Work Area. Notes provide additional details on spacing, advance warning, and conditions for use.

LEGEND

- TYPE III BARRICADE
- SIGNS
- WORK AREA

NOTES:

- SPACING - 25 M.P.H OR LESS (SPACING) - 30 & 35 M.P.H (SPACING) - 40 M.P.H. OR MORE
- DEPENDS UPON DISTANCE BETWEEN DETOUR POINT AND ROAD-CLOSED POINT. ADEQUATE ADDITIONAL WARNING IS REQUIRED ON APPROACH TO ROAD-CLOSED BARRICADES (I) TO SIGNS.
- DEPENDS ON CONDITIONS, SOME SIGNS MAY BE REQUIRED ON CROSS STREET APPROACHES.
- ALL ADVANCE WARNING SIGNS AND DETOUR SIGNS MAY BE SUPPLEMENTED WITH FLASHER AND/OR FLAHS.
- IF BIKE LANE IS PRESENT THE PROPER CLOSURE IS REQUIRED USING SIGNS AND CONES REFER TO DIAGRAM 31.



CDOT
WORK ZONE CONSTRUCTION STANDARDS

- A. STOP SPACE IS AT A MINIMUM 50 YD MORE STOP SPACE SHOULD BE USED FOR WORK ON ONE OR TWO LANE HIGHWAYS. STOP SPACE IS ADJUSTABLE TO MAINTAINANCE WORKS. STOP SPACE IS NECESSARY, THROUGH BARRICADEING AND REFLECTORIZED MATERIALS, TO BE USED TO BE USED TO CARRY THE TRAFFIC AROUND THE WORK AREA IN THE BEST WAY POSSIBLE UNDER PREVAILING CONDITIONS.
- B. TRAFFIC CONTROL DEVICES SHALL BE SET UP PRIOR TO THE START OF CONSTRUCTION OR MAINTENANCE WORKS. AND WHEN THE WORK IS LOCATED AS THE WORK IS FINISHED OR WORK CONDITIONS CHANGE, THE AGENCY DOING THE WORK SHALL RELOCATE THE WORK AND RE-SET THE DEVICES. ALL TRAFFIC CONTROL DEVICES ARE IN PLACE AND OPERATIONAL.
- C. ALL TRAFFIC CONTROL SIGNS FOR THE WORK AREA SHALL BE REFLECTORIZED. THE REFLECTIVE MATERIALS SHALL BE EQUAL TO OR BETTER THAN THE TYPE REFLECTORIZED MATERIALS SPECIFIED IN SECTION 693 OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES ON FEDERAL HIGHWAYS (FHWA).
- D. AT NIGHT, ADEQUATE BARRICADES WITH REFLECTORIZED MATERIAL AND LIGHTS ARE REQUIRED TO DRAW THE ATTENTION OF TRAFFIC TO THE ACTUAL LOCATION OF OBSTRUCTIONS AND HAZARDS.
- E. WHEN NOT IN USE DURING WORK HOURS OR CONSTRUCTION AND MAINTENANCE WORKS SHALL BE PARKED A MINIMUM OF 10' AWAY FROM THE TRAVEL LANES IN SUCH A MANNER AS TO NOT CREATE A SIGHT OBSTRUCTION PROBLEM.
- F. THE MINIMUM WIDTH FOR TEMPORARY TRAVEL LANES IS 10'; HOWEVER, A 12' LANE IS ADVISABLE TO BE PROVIDED FOR PROBLEM FREE TRAVEL.
- G. WHENEVER TRAFFIC MUST BE ROUTED AROUND THE CENTERLINE THE TWO DIRECTIONS OF TRAFFIC SHOULD BE SEPARATED BY TRAFFIC CONTROL DEVICES. CAN BE EFFECTIVELY USED FOR THIS PURPOSE DURING DAYLIGHT HOURS; REFLECTORIZED DRUMS MUST BE USED AT NIGHT.
- H. TRAFFIC SHALL NOT BE ROUTED AROUND CENTERLINE WITH CONES OR DRUMS DURING NON-CONSTRUCTION OR MAINTENANCE WORKS OR CHANCE PAVEMENT MARKINGS APPROPRIATELY.

- ## STANDARDS
1. GENERALLY, THE PEAK FLOW OF TRAFFIC OCCURS BETWEEN THE HOURS OF 7-4 A.M. AND 4:30-6:30 P.M. MONTHLY THROUGH FRIDAY, DURING THESE HOURS OF TRAFFIC ACTIVITY.
2. CLOSURE MUST BE ALLOWED ON THOROUGHFARE STREETS EXCEPT IN EMERGENCY SITUATIONS.
3. WHEN DOING ROADWORK, THE CONTRACTOR MUST PLACE FLAGGERS AND/OR POLICE CONTROL WHEN REQUIRED. CONTRACTOR MAY ALSO BE REQUIRED TO PROVIDE A UNIFORM OFFICER TO ACT AS TRAFFIC CONTROL WHEN WORKING IN AND AROUND A SIGNALIZED INTERSECTION.
4. THE CONTRACT ATTENT MUST BE MADE TO SCHEDULE AND EXPEDITE THE WORK TO CAUSE THE LEAST INCONVENIENCE TO THE TRAVELING PUBLIC.
5. IN SITUATIONS NOT COVERED IN THIS DESIGN, THE DEPARTMENT OF TRANSPORTATION WILL PROVIDE PROTECTION OF THE WORKERS ON SITE MUST DICTATE THE MEASURES TO BE TAKEN CONSISTENT WITH THE NATURE OF THE PROJECT.
6. THE CONTRACTOR, UTILITY COMPANY, OR GOVERNMENTAL AGENCY INVOLVED IN THE WORK IS RESPONSIBLE FOR NOTIFYING THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OF THE CONSTRUCTION START DATE AND ANY MAJOR WORK IN THE NUMBER OF TRAVEL LANES ARE REDUCED FROM NORMAL CONDITIONS OR THE STREET IS REQUIRED TO BE CLOSED. IN EMERGENCIES, THE FOLLOWING NOTIFICATION IS:
1. CONSTRUCTION START DATE - 5 WORKING DAYS IN ADVANCE
2. CLOSING 1 OR MORE TRAVEL LANE - 5 WORKING DAYS PRIOR TO THE SCHEDULED WORK
3. CLOSING A STREET - 10 WORKING DAYS PRIOR TO THE SCHEDULED WORK
- THIS LEAD-TIME IS NECESSARY FOR PLANNING AND NOTIFYING THE PUBLIC OF EXPECTED CHANGES IN TRAFFIC SIGNALS AND TRAFFIC SIGNALS.
7. WHEN COMPLETE STREET CLOSURE IS NECESSARY, THE DEPARTMENT OF TRANSPORTATION WILL MONITOR AND RECOMMEND, IF NECESSARY, FULLY SIGN A DETOUR ROUTE.
8. THE DISTRICT ENGINEER OR HIS INSPECTOR FROM NC DEPARTMENT OF TRANSPORTATION OR THEIR REPRESENTATIVES ARE AUTHORIZED TO STOP ANY CONSTRUCTION OR MAINTENANCE ACTIVITY WHICH IS NOT PROPERLY SIGNED AND BARRICADED AS REGD BY THE STANDARD SPECIFICATIONS AND/OR MUTCD UNTIL SUCH REQUIREMENTS ARE MET.
9. THIS DESIGN STANDARD CANNOT BE USED FOR ANY STANDARD CONSTRUCTION OR MAINTENANCE INTENDED NOT TO BE USED AS A GUIDELINE. SPECIFIC SITUATIONS MAY REQUIRE ENGINEERING JUDGMENT IN THE PLACEMENT OF TRAFFIC CONTROL DEVICES BECAUSE OF LIMITED VERTICAL AND/OR HORIZONTAL SIGHT DISTANCE.
10. WHEN PERSONNEL AND EQUIPMENT ARE WITHIN 2' OF THE EDGE OF AN OPEN TRAVEL LANE, THE CONTRACTOR SHALL REFER TO THE WATCH FOR PROPER LANE CLOSURES.
11. OPERATIONAL SIGNS ARE GENERALLY MOUNTED ON PORTABLE SUPPORTS. THESE ARE USUALLY USED FOR SHORT-TERM CONSTRUCTION AND GUID TRAFFIC. ADVANCED WARNING SIGNS (CONSTRUCTION AHEAD) SHALL BE MOUNTED ON PERMANENT SUPPORTS PRIOR TO THE BEGINNING OF CONSTRUCTION OF THE ROADWAY.
12. ALL DRUMS SHALL BE BALLASTED IN SUCH A MANNER THAT THEY WILL NOT BE BLOWN BY THE WIND AND VEHICLE ACTION. BALLASTING SHALL BE DONE WITH SANDSAGGS OR OTHER YIELDING MATERIAL. SITUATED IN THE BACK OF THE DRUM.
13. CONSTRUCTION WORK SHALL NOT BE ALLOWED ON BOTH SIDES OF THE ROAD SIMULTANEOUSLY WITHIN THE SAME AREA UNLESS THE ROADWAY IS MEDIAN DIVIDED.
14. AT THE END OF EACH WORK DAY THE CONTRACTOR SHALL BARRICADE UP THE END OF THE SECTION OF THE EXISTING PAVEMENT AREAS WITHIN TWO FEET OF AN OPEN TRAVEL LANE THAT INCLUDED A DROFF OF MORE THAN 3 INCHES IN THE PAVEMENT SURFACE WITH WATCH (SEE DETAIL A).
15. PAVEMENT MARKINGS MUST BE INSTALLED BY CDOT PRIOR TO PLACEMENT OF THE PAVEMENT MARKINGS. THE CONTRACTOR SHALL NOTIFY JIMMY RHYNE (704-336-3405) OF CDOT 5 WORKING DAYS IN ADVANCE OF PLACING THE PRE-LINES.
16. TRAFFIC SIGNALS MUST BE PERFORMED BY CDOT. THE CONTRACTOR SHALL NOTIFY JIMMY RHYNE (704-336-3405) OF CDOT 60 WORKING DAYS IN ADVANCE OF NEEDED SIGNAL POLES AND/OR STREET POLES AND/OR SIGNAL ARMS. AT LEAST 40 DAYS ADVANCE NOTICE IS REQUIRED,