

VINEYARDS AT LAKE WYLIE - PARCEL I

City of Charlotte ETJ, Mecklenburg County, North Carolina

SUBDIVISION PLANS

MARCH 20, 2015
CHARLOTTE, NC 28217

DEVELOPER
Provident Land Services, Inc.
6707 Fairview Road, Suite B
Charlotte, North Carolina 28210
Tom Waters
704.201.5150

LANDSCAPE ARCHITECT/
CIVIL ENGINEER
LandDesign, Inc.
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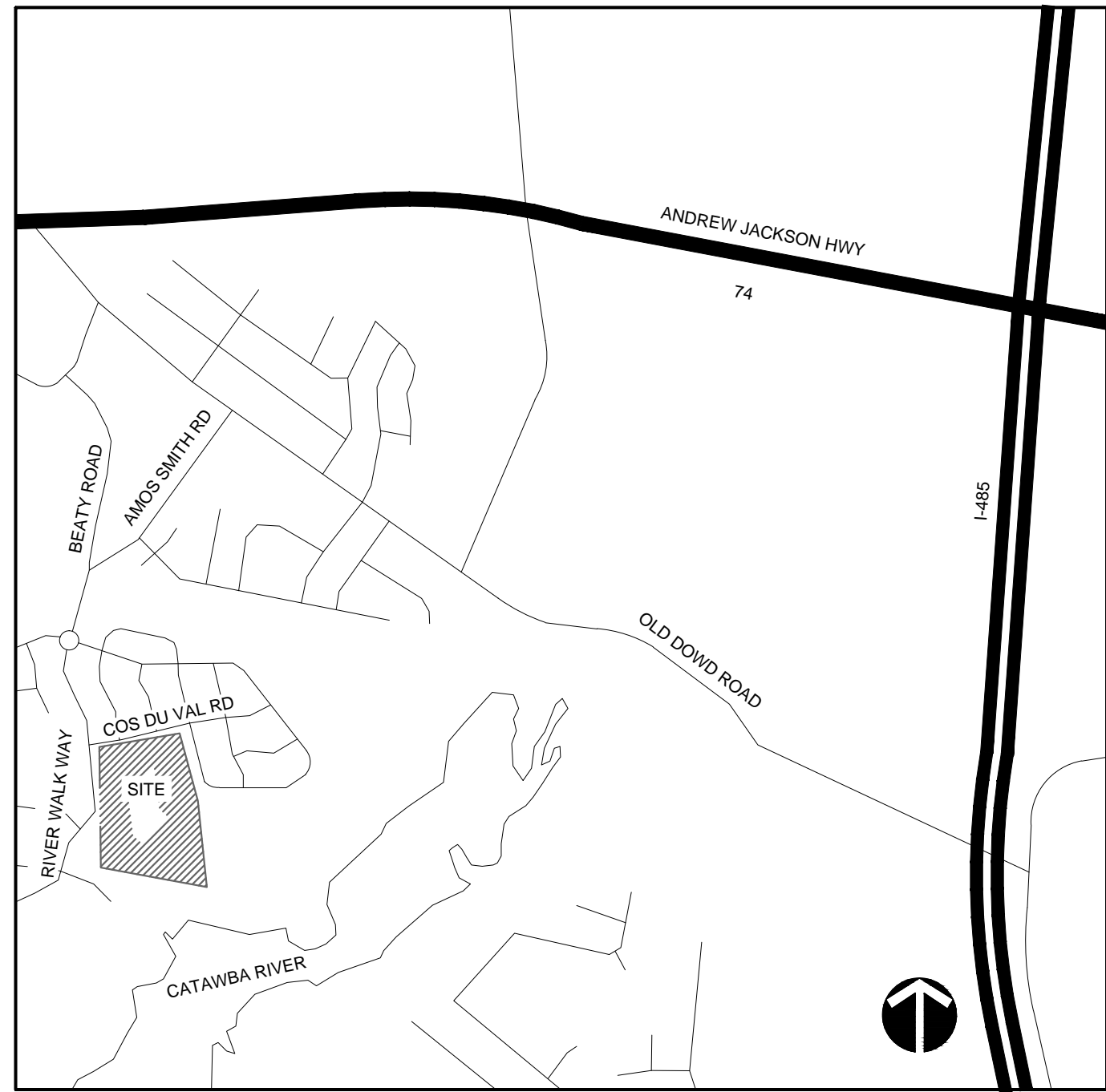
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VICINITY MAP
NTS



<http://development.charmeck.org>

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

APPROVED Robbey Zink

EROSION CONTROL
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

APPROVED

URBAN FORESTRY
TREE ORDINANCE

APPROVED Kelly Robertson

CDOT

APPROVED Kory Hedrick

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.

**APPROVED FOR
CONSTRUCTION**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 7-17-2015 1 of 2

DATE: February, 2015
DESIGNED BY: LDI
CHECKED BY: LDI
O.C. BY: LDI
PROJECT # : 1014235
SHEET # :
REVISIONS:
05/01/15 - Rev. Per Staff Comments
06/17/15 - Rev. Per Staff Comments

C-1.0

THE VINEYARDS AT LAKE WYLIE - PARCEL I
City of Charlotte ETJ, Mecklenburg County, North Carolina
Provident Land Services, Inc.
COVER SHEET



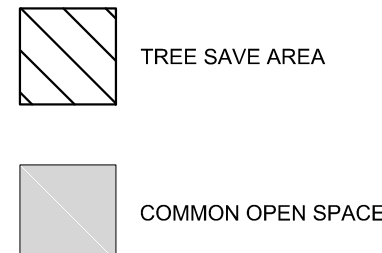
LandDesign
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www.LandDesign.com



- SITE DEVELOPMENT DATA (PARCEL I):**
- THE PROPOSED USE FOR PARCEL I DETACHED SINGLE FAMILY HOMES AND ANY INCIDENTAL OR ACCESSORY USES RELATED THERETO, AS PERMITTED UNDER THE ORDINANCE IN THE MX-2 DISTRICT. THE MINIMUM PERMITTED LOT WIDTH WITHIN THIS PARCEL SHALL BE 65 FEET.
 - A 20 FEET LANDSCAPE BUFFER WILL BE PROVIDED ALONG THE EASTERN PROPERTY LINE OF PARCEL I. THIS BUFFER WILL CONTAIN SEVEN (7) TREES AND 25 SHRUBS PER 100 LINEAL FEET AS GENERALLY DEPICTED ON SHEET R2-2 OF THE REZONING PLAN. EXISTING VEGETATION THAT IS PRESERVED ALONG THIS PROPERTY BOUNDARY MAY BE USED TO MEET THE PLANTING REQUIREMENTS OF THE BUFFER.

DEVELOPMENT SUMMARY:

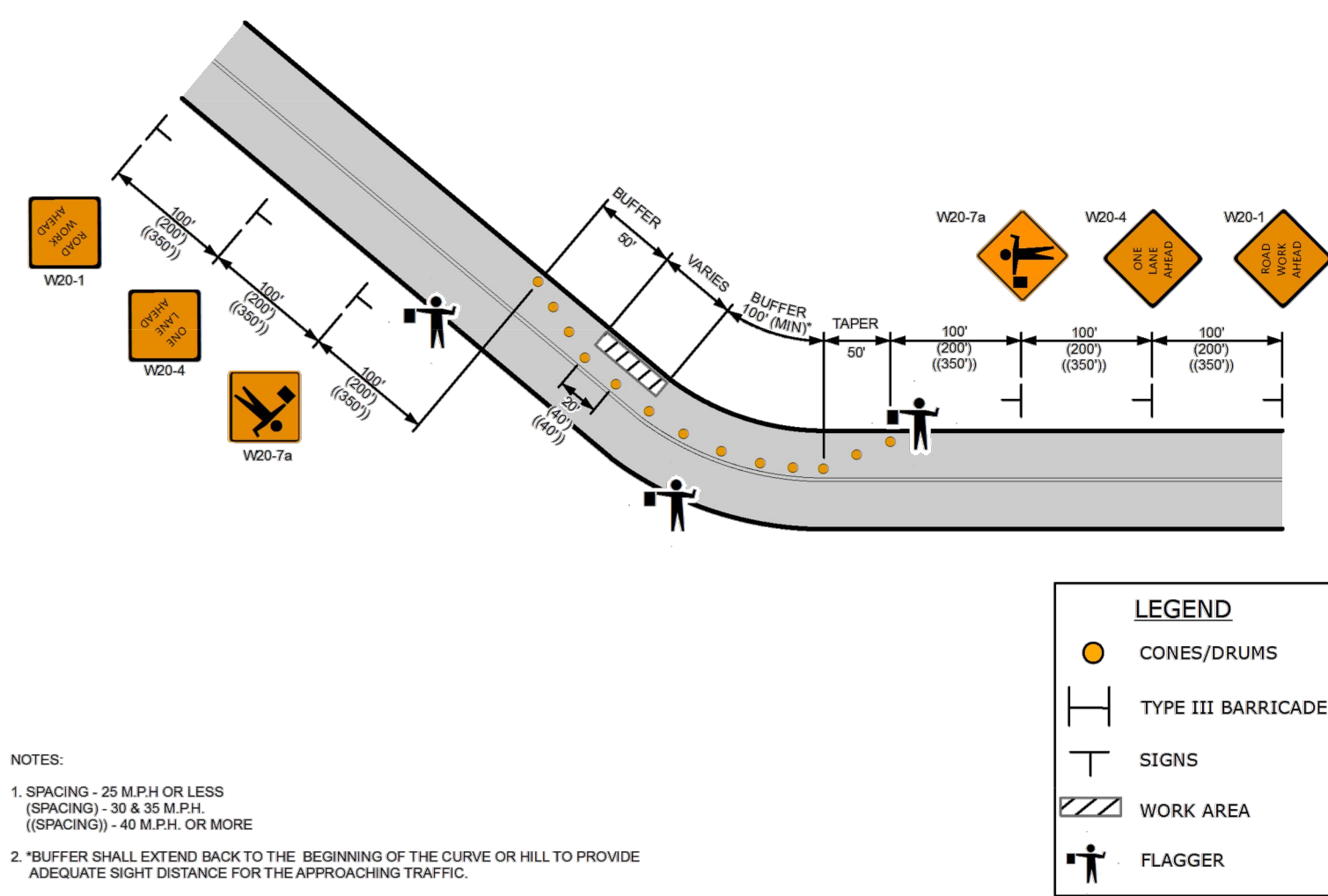
PARCEL ID#:	113-221-17
PROPERTY OWNER:	REO FUNDING SOLUTIONS III, LLC 1170 PEACHTREE STREET NE SUITE 2065 ATLANTA, GA 30309
EXISTING ZONING:	MIXED USE (MX-2) DISTRICT LOWER LAKE WYLIE WATERSHED CRITICAL AREA
USE EXISTING: PROPOSED:	VACANT SINGLE FAMILY, DETACHED
SITE ACREAGE: OVERALL:	±16.7 ACRES
DENSITY:	46 LOTS 2.75 UNITS/ACRE
LOT REQUIREMENTS / YARDS	LOT SIZE: 4,500 SF (MINIMUM) LOT WIDTH: 65 FT (MINIMUM) FRONT YARD: 20 FT (MINIMUM) SIDE YARD: 5 FT (MINIMUM) REAR YARD: 30 FT (MINIMUM) BUILDING HEIGHT: 40 FT MAX IMPERVIOUS AREA: 4,000 SF MAX
IMPERVIOUS AREA	MX-2 TOTAL ACREAGE: 16.7 AC IMPERVIOUS LOT AREA: 184,000 SF (46 LOTS X 4,000 SF / LOT) IMPERVIOUS ROW AREA: 62,270 SF PERCENT IMPERVIOUS: 34%
OPEN SPACE	MX-2 TOTAL ACREAGE: 16.7 AC 10% REQUIRED: 1.67 AC PROPOSED: 4.03 AC (24.2%)
TREE SAVE	MX-2 TOTAL ACREAGE: 16.7 AC 10% REQUIRED: 1.67 AC PROVIDED ON-SITE: 0.76 AC PROVIDED OFF-SITE: 0.91 AC (REFER TO SHEET L-8.1 FOR LOCATION) TOTAL PROVIDED: 1.67 AC (10%)



PCCO SUMMARY

Original Parcel ID Number(s):	113-221-17
Development Type:	Single-Family
Subject to PCCO? Y/N	Y
If NO, why?	
Watershed:	Western Catawba
Disturbed Area (ac):	15.7
Site Area (ac):	16.5
Total on-site Drainage Area (ac):	16.7
Existing Built-upon-area (SF):	175,953
Existing BUA to be removed (SF):	175,953
Existing BUA to remain (SF):	0
Proposed New BUA (SF):	400,099 (Max)
Proposed % BUA:	55% (Max)
Density (High / Low)	High
Total Post-Project BUA for site:	400,099 (Max)
Development or Redevelopment?	Development
Natural Area Required (ac):	1.67
Natural Area provided, total (ac):	4.03
Undisturbed Treed Natural Area Preserved (ac):	1.52
Total stream buffer protected on-site (ac):	0.53
Transit Station Area? Y/N	N
Distressed Business District? Y/N	N
Mitigation Type (if applicable)	N/A
Natural Area mitigation? Y/N	N
Buffer Mitigation? Y/N	N
Total Phosphorous Mitigation? Y/N	N

**DIAGRAM 9
2 WAY, ONE LANE TRAFFIC
(FLAGGER CONTROL)**



- NOTES**
- SEE SHEETS C-2.1 THROUGH C-2.3 FOR ADDITIONAL NOTES AND DETAILS.
 - ALL DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
 - SEE GRADING PLANS CHAPTER 3 FOR SITE GRADING INFORMATION.
 - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR UNLESS PREVIOUS ARRANGEMENTS HAVE BEEN MADE WITH OWNER.
 - SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
 - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES.
 - 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.
 - ALL DESIGN AND CONSTRUCTION METHODS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHARLOTTE, CDOT, NCDOT, CMUD AND ALL OTHER LOCAL, STATE AND FEDERAL STANDARDS AND SPECIFICATIONS.
 - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS OF 80,000 POUNDS.
 - ALL TRAFFIC CONTROL DEVICES AND PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT.
 - RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION.
 - PER SECTION 18-175(b) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - DEVELOPER WILL PROVIDE STREET SIGNS PER CLDS# 50.05 (9" SIGNS ONLY).
 - THE GARAGE SETBACK FOR ALL FRONT-LOADED SINGLE-FAMILY DETACHED HOMES SHALL BE 20 FEET FROM THE BACK OF SIDEWALK TO ENSURE VEHICLES DO NOT OVERHANG AND OBSTRUCT THE USE OF THE SIDEWALK.
 - AT TIME OF STAKING, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT/ENGINEER FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
 - SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT/ENGINEER IMMEDIATELY FOR A COORDINATED SOLUTION.
 - ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

THE VINEYARDS AT LAKE WYLIE - PARCEL I
City of Charlotte ETJ, Mecklenburg County, North Carolina
Provident Land Services, Inc.
OVERALL LAYOUT PLAN

DATE: February, 2015
DESIGNED BY: LDI
CHECKED BY: LDI
O.C. BY: LDI
PROJECT #: 1014235
REVISIONS:
05/01/15 - Rev. Per Staff Comments
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SITE, GRADING AND STORM WATER NOTES:

1.

ALL CONSTRUCTION, MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH NCDOT, CDOT AND THE CITY OF CHARLOTTE STANDARDS AND SPECIFICATIONS AND ALL OTHER CITY, STATE AND FEDERAL REGULATIONS AND/OR STANDARDS.
2.

ALL INSPECTORS SHALL BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
3.

ANY DISCREPANCY BETWEEN PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
4.

APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF SITE GRADING, WRITTEN PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
5.

ALL SHORING SHALL BE IN ACCORDANCE TO OSHA TRENCHING STANDARDS, PART 1926 SUBPART P, AS AMENDED.
6.

CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
7.

IF PROPOSED UTILITIES ARE INSTALLED WITHIN 12 INCHES, HORIZONTAL OR VERTICAL, FROM A GAS MAIN, THE CONTRACTOR SHALL INFORM PIEDMONT NATURAL GAS COMPANY, (704) 525-5585
8.

RESPONSIBILITY FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SAFETY DEVICES FOR THE PROTECTION OF THE PUBLIC, THE WORKERS, AND GENERAL PROTECTION OF THE WORK SHALL REST WITH THE CONTRACTOR DOING THE WORK.
9.

NEW FINISHED CONTOURS SHOWN ARE TOP OF PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDDED.
10.

DIMENSIONS AND ELEVATIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
11.

CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER EXISTING STRUCTURES AS REQUIRED TO MATCH FINISHED GRADES.
12.

GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.
13.

FOR ANY WORK ON THE STATE OR CITY RIGHT-OF-WAY, THE GRADING CONTRACTOR SHALL:

13.1.

NOT STORE MATERIAL, EXCESS DIRT OR EQUIPMENT IN THE RIGHT-OF-WAY IN CASE OF MULTILANE HIGHWAYS. THE PAVEMENT SHALL BE KEPT FREE FROM ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT-OF-WAY.

13.2.

PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGS, LIGHT BARRICADES AND FLAGMEN AS REQUIRED BY THE LOCAL AUTHORITIES AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE GRADING CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HOLD HARMLESS THE CITY OF CHARLOTTE, THE STATE OF NORTH CAROLINA, THE ARCHITECT/ENGINEER, AND THE OWNER FROM ANY CLAIMS FOR DAMAGE DONE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES, OR TO THE TRAVELING PUBLIC.

13.3.

COMPLETE WORK TO THE SATISFACTION OF THE CHARLOTTE MECKLENBURG UTILITIES DEPARTMENT (CMUD) AND OBTAIN A LETTER FROM THE DEPARTMENT STATING THAT THE WORK IS ACCEPTABLE.
14.

CONTRACTOR SHALL IMPORT SUFFICIENT MATERIAL TO COMPLETE WORK AT NO ADDITIONAL COST, IN THE EVENT OF A SHORTAGE OF STRUCTURAL FILL.
15.

CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT COVERED IN THESE PLANS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
16.

CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK.
17.

CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION.
18.

BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION.
19.

CONTRACTOR TO GRADE SITE TO A TOLERANCE OF +/- .10 FEET (BALANCED) OF SUBGRADE.
20.

PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
21.

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.
22.

ALL ELEVATIONS ARE IN REFERENCE TO THE BENCH MARK WHICH MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BREAKING GROUND.
23.

ALL FILL TO BE COMPACTED TO 100% A.S.H.T.O. STANDARD COMPACTION UNLESS OTHERWISE NOTED.
24.

THE PROPOSED CONTOURS SHOWN IN DRIVES, PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS-SECTION DATA TO ESTABLISH CORRECT SUB-BASE OR AGGREGATE BASE COURSE ELEVATIONS.
25.

ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
26.

ALL SLOPES NOT OTHERWISE NOTED SHALL BE 2:1 OR FLATTER.
27.

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.
28.

CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR UNLESS PREVIOUS ARRANGEMENTS HAVE BEEN MADE WITH OWNER.
29.

THE CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIN FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION SEDIMENT AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND NOT BEFORE ALL AREAS DRAINING INTO THESE STRUCTURES ARE SUFFICIENTLY STABILIZED.
30.

CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER.
31.

CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL SEDIMENT CONTROL AND AIR POLLUTION ORDINANCES OR RULES.
32.

LIMITS OF CLEARING SHOWN ON EROSION CONTROL PLANS ARE BASED ON CUT AND FILL SLOPES OR OTHER GRADING REQUIREMENTS.
33.

ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION SHOWN ON THE GRADING PLAN IS SUBJECT TO A FINE.
34.

STABILIZATION IS THE BEST FORM OF EROSION CONTROL. SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON DENUDDED AREAS AND ESPECIALLY WHEN THE CONSTRUCTION SEQUENCE, REQUIRES IT. ALL AREAS ARE TO BE SEEDDED OR LANDSCAPE WITHIN 21 DAYS OF COMPLETION OF GRADING.
35.

CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS INDICATED ON EROSION CONTROL PLANS. NO EROSION CONTROL DEVICE MEASURE MAY BE REMOVED UNTIL THE SITE IS STABILIZED.
36.

ALL STORM SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH NCDOT AND THE CITY OF CHARLOTTE STANDARDS AND SPECIFICATIONS AND ALL OTHER CITY, STATE AND FEDERAL REGULATIONS AND/OR STANDARDS.
37.

CATCH BASIN RIM ELEVATIONS ARE GIVEN TO EDGE OF ASPHALT, YARD INLETS TO FINISHED GRADE.
38.

RIM ELEVATIONS GIVEN ON THESE PLANS ARE APPROXIMATE AND ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL RIM ELEVATIONS SHALL BE DETERMINED BY CONTRACTOR AND ADJUSTED TO MATCH FIELD CONDITIONS.
39.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE AND ACCESS. ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW OR ACCESS IS PROHIBITED.
40.

THE PURPOSE OF THE POST CONSTRUCTION CONTROLS EASEMENT (PCCE) IS TO PROVIDE STORM WATER CONVEYANCE AND FOR THE CONTROL AND TREATMENT OF STORM WATER RUNOFF. BUILDINGS OR ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW, SYSTEM PERFORMANCE, OR SYSTEM MAINTENANCE ARE PROHIBITED. THIS EASEMENT ALSO PROVIDES FOR UNLIMITED ACCESS FOR INSPECTION AND MAINTENANCE PURPOSES TO BE PERFORMED ON THE BMP AS REQUIRED BY THE CITY OF CHARLOTTE STORM WATER ORDINANCE POST CONSTRUCTION CONTROL REGULATIONS.
41.

ALL LINEAR FOOTAGE FOR ALL UTILITY PIPES ARE APPROXIMATE, ACTUAL INSTALLED QUANTITIES MAY VARY.
42.

STORM SEWER LEAD-INS TO BUILDINGS SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL PLANS. LEAD-INS MAY CHANGE 15' HORIZONTALLY AND 3' VERTICALLY PRIOR TO INSTALLATION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL REQUEST AND RECEIVE WRITTEN APPROVAL FROM PRIME CONTRACTOR PRIOR TO INSTALLATION OF LEAD-INS. CONTRACTOR SHALL COORDINATE LOCATIONS, SIZE AND INVERT ELEVATIONS OF STORM SEWERS WITH APPROVED BUILDING PLUMBING PLANS. STORM SEWER LEAD-INS SHALL HAVE A MINIMUM OF 1.0% SLOPE.
43.

MINIMUM COVER ON ALL STORM PIPES SHALL BE 3 FEET FOR HDPE AND CLASS III RCP. CLASS IV RCP SHALL BE USED WHERE COVER WILL BE LESS THAN 3'.
44.

ALL NON-STANDARD DRAINAGE STRUCTURES (CB'S, HW'S, FES'S, BOTTOMLESS CULVERTS, ETC.) WILL REQUIRE SEALED CONSTRUCTION DRAWINGS.
45.

ALL DI (DROP INLETS) SHALL BE CITY OF CHARLOTTE SLAB TYPE CATCH BASIN (STD. #20.05A) WITH MANHOLE RING AND COVER (STD. #20.05B).
46.

ALL CI (CATCH INLETS) AND DCI (DOUBLE CATCH INLETS) SHALL BE NCDOT CATCH BASIN (STD. #840.02) WITH FRAME GRATE AND HOOD (STD. #840.03).
47.

STORM DRAIN PIPE TO FOLLOW THE APPROVED NCDOT AND CITY OF CHARLOTTE STANDARDS AND SPECIFICATIONS. HDPE AND RCP STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC RIGHT-OF-WAY MUST BE APPROVED BY THE INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

47.1.

ALL RCP PIPE INSTALLED MUST BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. THE INSPECTOR MUST BE PRESENT DURING THE BACKFILLING OPERATION AS WELL.

47.2.

BACKFILL MATERIAL USED TO INSTALL RCP PIPE WITHIN THE STREET RIGHT-OF-WAY SHALL BE SELECT MATERIAL, CLASS II-IV, AS DEFINED BY SECTION 1016-3 OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES. UPON SUBMITTAL OF WRITTEN CERTIFICATION OF MATERIAL SUITABILITY BY A LICENSED GEOTECHNICAL ENGINEER, NCDOT CLASS I SELECT MATERIAL MAY BE USED. ALL BACKFILL MATERIAL SHALL BE APPROVED BY THE INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE STREET RIGHT-OF-WAY.
48.

ALL BMPS THAT ARE NOT LOCATED ADJACENT TO A PUBLIC RIGHT OF WAY WILL REQUIRE THE OWNER TO PROVIDE A TWENTY (20) FOOT WIDE ACCESS EASEMENT IN FAVOR OF THE CITY THAT CONNECTS THE BMP ARE TO THE PUBLIC RIGHT OF WAY.
49.

BMP AS-BUILTS MUST BE APPROVED AND PCCE AND MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO ISSUANCE OF C.O.
50.

CONTRACTOR SHALL BE RESPONSIBLE FOR GETTING PUBLIC ROADS AND UNDERGROUND UTILITIES APPROVED AND ACCEPTED BY THE APPROPRIATE AGENCY.
51.

"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, MUST BE SUBMITTED PRIOR TO FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
52.

COORDINATE ALL CURB AND STREET GRADES AT INTERSECTIONS WITH INSPECTOR.
53.

IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ON THE CURB.
54.

CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY ENGINEER. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
55.

ALL PERSONS OR AGENCIES DOING WORK IN THE PUBLIC STREETS, HIGHWAYS, OR PUBLIC RIGHTS-OF-WAY ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, COORDINATING THE WORK WITH ALL AFFECTED GOVERNMENT AGENCIES AND UTILITIES AND INFORMING OCCUPANT OF ADJACENT PROPERTIES OF ACCESS IMPACTS DUE TO THE WORK.
56.

ALL LANE CLOSURES THAT ARE REQUIRED SHALL FOLLOW NCDOT AND CDOT STANDARDS AND SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
57.

SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
58.

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
59.

IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
60.

IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
61.

PRIOR TO PLAT RECORDATION, OFF SITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFF SITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
62.

THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR NCDOT TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR.
63.

DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM #50.05 (9" SIGNS ONLY).
64.

TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED PRIOR TO REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5" ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW.
65.

ANY EXISTING STORM DRAINAGE STRUCTURES AND/OR SANITARY SEWER STRUCTURES THAT REQUIRE ADJUSTMENTS TO MATCH FINISHED GRADE SHALL BE DONE AT CONTRACTOR'S EXPENSE.

GENERAL NOTES:

1.

ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
2.

ALL BACK OF CURB RADI AT STREET INTERSECTIONS TO BE A MINIMUM RADIUS OF 20' UNLESS NOTED OTHERWISE.
3.

ALL STREET INTERSECTIONS TO HAVE A.D.A. APPROVED HANDICAP RAMPS.
4.

MUTCD APPROVED STOP SIGNS AT ALL STREET TO STREET INTERSECTIONS SHALL BE PUT IN BY DEVELOPER.
5.

ALL STREETS TO HAVE 35' X 35' SIGHT TRIANGLES.
6.

ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
7.

THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
8.

ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL PERMITS AND APPROVALS WILL BE OBTAINED BY DEVELOPER.
9.

ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
10.

WATER AND SEWER SHALL BE PROVIDED BY CMUD PUBLIC WATER AND SEWER SYSTEMS. SEE CHAPTER 7 FOR MORE INFORMATION.
11.

DRIVEWAY LOCATIONS SHOWN ON THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE LOCATIONS WITH OWNER TO CONFIRM FUTURE DRIVEWAY LOCATIONS TO AVOID CONFLICT WITH SAID SERVICES. RELOCATION OF SERVICES DUE TO FAILURE TO CONFIRM INSTALLATION LOCATION WILL BE AT THE EXPENSE OF THE CONTRACTOR.

TREE PROTECTION NOTES:

1.

NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC BURIAL PITS, TRENCHING OR OTHER LAND DISTURBANCE ACTIVITY ALLOWED IN TREE SAVE AREAS.
2.

TREE PROTECTION FENCE/BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING, OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
3.

TREE PROTECTION FENCE/BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS.
4.

BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL (704) 336-4354 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
5.

NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
6.

BRUSH, VINES, AND SMALL TREES (<8 IN. DIAMETER, OR AS SMALL AS 2 IN. CALIPER) MAY BE HAND-CLEARED ONLY, CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP 6 FEET (LEAVING AT LEAST ⅓ OF THE BRANCHES TO IMPROVE VISIBILITY).
7.

EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL ASAP TO MINIMIZE EXPOSURE TO THE AIR.
8.

VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
9.

ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST (704) 336-4262.

CONSTRUCTION SCHEDULE:

APPROVALS:	JUNE/JULY 2015
BEGIN CONSTRUCTION:	JULY 2015
COMPLETE INFRASTRUCTURE:	JANUARY/FEBRUARY 2016

THE VINEYARDS AT LAKE WYLIE - PARCEL I
City of Charlotte ETJ, Mecklenburg County, North Carolina
Provident Land Services, Inc.
GENERAL NOTES

DATE: February, 2015	REVISIONS:
DESIGNED BY: LDI	05/01/15 - Rev. Per Staff Comments
CHECKED BY: LDI	06/17/15 - Rev. Per Staff Comments
DRAWN BY: LDI	
Q.C. BY: LDI	
PROJECT #:	1014235
SHEET #:	

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