APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 10-21-2016

CHARLOTTE.

FINAL APPROVAL

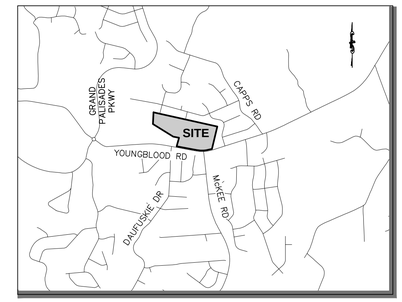
ENGINEERING PCO / DETENTION / DRAINAGE PLAN	*APPROVED By Emily Chien at 5:05 pm, Oct 20, 2016*	
EROSION CONTROL	*APPROVED*	
URBAN FORESTRY TREE ORDINANCE	*APPROVED*	Kelly Robertson
CDOT	*APPROVED*	Carlos Alzate

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

ENCLAVE AT MONTREUX

CITY OF CHARLOTTE

VICINITY MAP N.T.S.



811 Know what's below. Call before you dig.

INDEX OF SHEETS

SHEET #	DESCRIPTION	ORIGINAL ISSUE DATE	REVISION DATE	REVISION NUMBER
SHEET NO. 1.0	COVER	11/09/15	09/28/16	D
SHEET NO. 2.0	ALTA SURVEY	10/08/15	--	--
SHEET NO. 2.1	EXISTING CONDITIONS & DEMOLITION PLAN	11/09/15	09/28/16	D
SHEET NO. 3.0	OVERALL SITE PLAN	11/09/15	09/28/16	D
SHEET NO. 3.1	SITE PLAN EAST SIDE	11/09/15	09/28/16	D
SHEET NO. 3.2	SITE PLAN WEST SIDE	11/09/15	09/28/16	D
SHEET NO. 4.0	EROSION CONTROL (PHASE 1) SITE PLAN	11/09/15	09/28/16	D
SHEET NO. 4.1	EROSION CONTROL (PHASE 2) SITE PLAN	11/09/15	09/28/16	D
SHEET NO. 5.0	OVERALL STORMWATER & GRADING PLAN	11/09/15	09/28/16	D
SHEET NO. 5.1	STORMWATER & GRADING PLAN FOR EAST DRAINAGE AREA	11/09/15	09/28/16	D
SHEET NO. 5.2	STORMWATER & GRADING PLAN FOR WEST DRAINAGE AREA	11/09/15	09/28/16	D
SHEET NO. 5.3	STORMWATER & GRADING CATCH BASIN DRAINAGE AREAS	04/17/16	09/28/16	D
SHEET NO. 6.1	BATTELIERE DRIVE PLAN AND PROFILE STA 0+00 TO STA 8+00	11/09/15	09/28/16	D
SHEET NO. 6.2	BATTELIERE DR & BATTELIERE DR PLAN AND PROFILE STA 8+00 TO STA 17+00	11/09/15	09/28/16	D
SHEET NO. 6.3	BATTELIERE DRIVE PLAN AND PROFILE STA 17+00 TO STA 24+00	11/09/15	09/28/16	D
SHEET NO. 6.4	BATTELIERE DRIVE PLAN AND PROFILE STA 24+00 TO STA [END]	11/09/15	09/28/16	D
SHEET NO. 6.5	LEVAUX DRIVE & GRISONS COURT PLAN AND PROFILE	11/09/15	09/28/16	D
SHEET NO. 6.6	DUFAUX DRIVE PLAN & PROFILE	11/09/15	09/28/16	D
SHEET NO. 6.7	SITE DISTANCE GRISONS CT AT BATTLEIERE DR	04/17/16	09/28/16	D
SHEET NO. 6.8	SITE DISTANCE DUFAUX DR (NORTHBOUND) AT BATTLEIERE DR	04/17/16	09/28/16	D
SHEET NO. 6.9	SITE DISTANCE BATTLEIERE DR (SOUTHBOUND) AT BATTLEIERE DR	04/17/16	09/28/16	D
SHEET NO. 6.10	SITE DISTANCE BATTLEIERE DR (NORTHBOUND) AT BATTLEIERE DR	04/17/16	09/28/16	D
SHEET NO. 6.11	SIGHT DISTANCE DUFAUX DR (SOUTHBOUND) AT BATTELIERE DR	04/17/16	09/28/16	D
SHEET NO. 6.12	SIGHT DISTANCE LAVEUX DR AT BATTELIERE DR	04/17/16	09/28/16	D
SHEET NO. 7.0	YOUNGBLOOD ROAD IMPROVEMENTS PLAN	11/09/15	09/28/16	D
SHEET NO. 7.1	YOUNGBLOOD ROAD IMPROVEMENTS PLAN	11/09/15	09/28/16	D
SHEET NO. 8.0	YOUNGBLOOD ROAD IMPROVEMENTS STRIPING PLAN	11/09/15	09/28/16	D
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SHEET NO. 9.0	YOUNGBLOOD ROAD CROSS SECTIONS STA -1+00 TO STA 0+00	11/09/15	09/28/16	D
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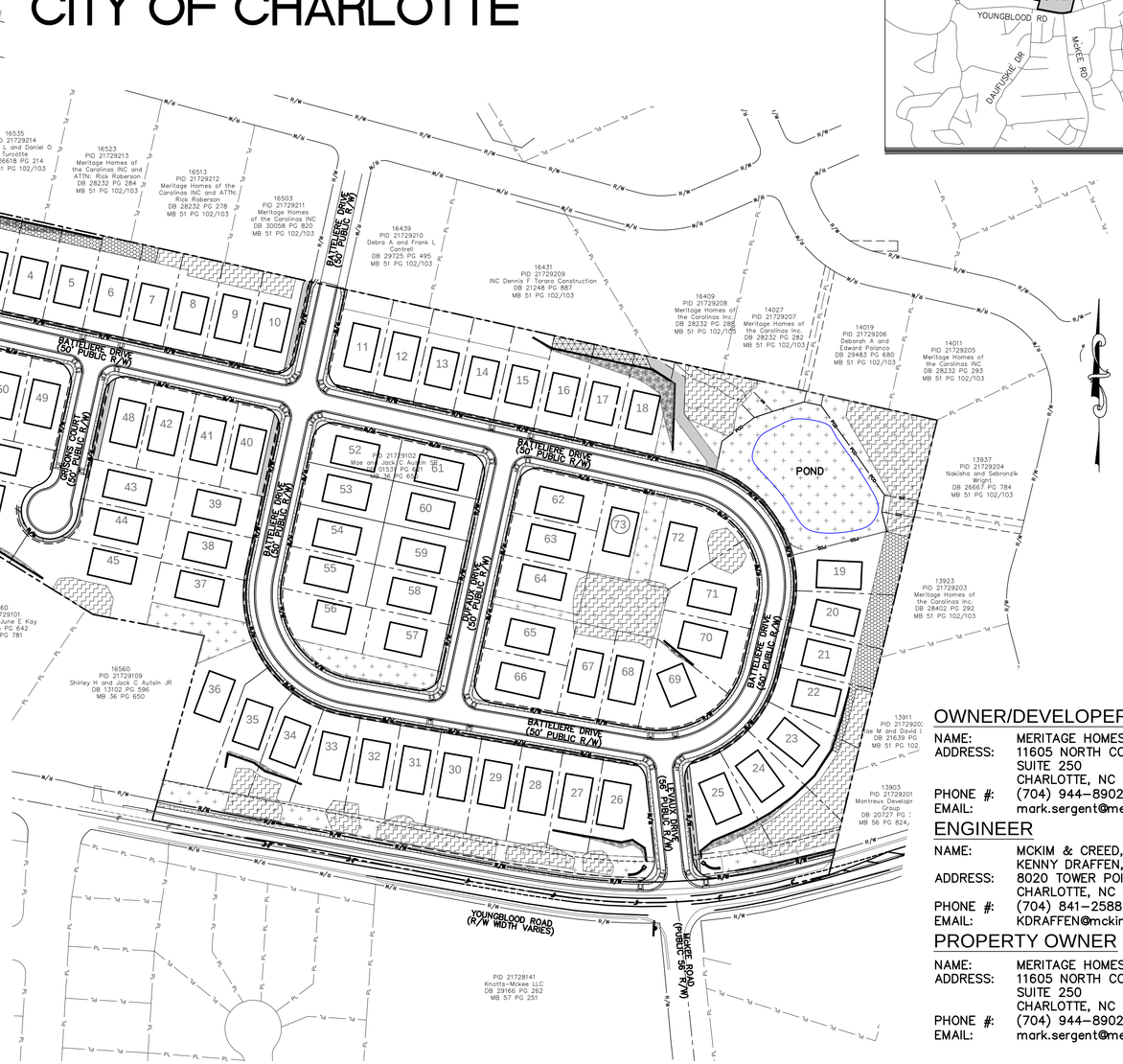
SHEET NO. 9.2	YOUNGBLOOD ROAD CROSS SECTIONS STA 1+50 & STA 2+00	11/09/15	09/28/16	D
SHEET NO. 9.3	YOUNGBLOOD ROAD CROSS SECTIONS STA 2+50 & STA 3+00	11/09/15	09/28/16	D
SHEET NO. 9.4	YOUNGBLOOD ROAD CROSS SECTIONS STA 3+50 & STA 4+00	11/09/15	09/28/16	D
SHEET NO. 9.5	YOUNGBLOOD ROAD CROSS SECTIONS STA 4+50 & STA 5+00	11/09/15	09/28/16	D
SHEET NO. 9.6	YOUNGBLOOD ROAD CROSS SECTIONS STA 5+50 & STA 6+00	11/09/15	09/28/16	D
SHEET NO. 9.7	YOUNGBLOOD ROAD CROSS SECTIONS STA 6+50 & STA 7+00	11/09/15	09/28/16	D
SHEET NO. 9.8	YOUNGBLOOD ROAD CROSS SECTIONS STA 7+50 & STA 8+00	11/09/15	09/28/16	D
SHEET NO. 9.9	YOUNGBLOOD ROAD CROSS SECTIONS STA 8+50 & STA 9+00	11/09/15	09/28/16	D
SHEET NO. 9.10	YOUNGBLOOD ROAD CROSS SECTIONS STA 9+50 & STA 10+00	11/09/15	09/28/16	D
SHEET NO. 9.11	YOUNGBLOOD ROAD CROSS SECTIONS STA 10+50 & STA 11+00	11/09/15	09/28/16	D
SHEET NO. 9.12	YOUNGBLOOD ROAD CROSS SECTIONS STA 11+50 & STA 12+00	11/09/15	09/28/16	D
SHEET NO. 10.0	OVERALL SITE PLANTING PLAN & DETAILS	11/09/15	09/28/16	D
SHEET NO. 10.1	SITE PLANTING PLAN EAST SIDE	11/09/15	09/28/16	D
SHEET NO. 10.2	SITE PLANTING PLAN WEST SIDE	11/09/15	09/28/16	D
SHEET NO. 11.0	GENERAL NOTES	11/09/15	09/28/16	D
SHEET NO. 11.1	EROSION CONTROL NOTES	11/09/15	09/28/16	D
SHEET NO. 12.0	GENERAL DETAILS	11/09/15	09/28/16	D
SHEET NO. 12.1	GENERAL DETAILS	11/09/15	09/28/16	D
SHEET NO. 12.2	GENERAL DETAILS	11/09/15	09/28/16	D
SHEET NO. 12.3	GENERAL DETAILS	11/09/15	09/28/16	D
SHEET NO. 12.4	GENERAL DETAILS	11/09/15	09/28/16	D



OVERALL SITE
1" = 100'

MECKLENBURG COUNTY, NC

SEPTEMBER 2016

OWNER/DEVELOPER

NAME: MERITAGE HOMES OF THE CAROLINAS, INC.
ADDRESS: 11605 NORTH COMMUNITY HOUSE RD SUITE 250 CHARLOTTE, NC 28277
PHONE #: (704) 944-8902
EMAIL: mark.sergent@meritagehomes.com

ENGINEER

NAME: MCKIM & CREED, INC. KENNY DRAFFEN, PE
ADDRESS: 8020 TOWER POINT DRIVE CHARLOTTE, NC 28227
PHONE #: (704) 841-2588
EMAIL: KDRAFFEN@mckimcreed.com

PROPERTY OWNER

NAME: MERITAGE HOMES INC.
ADDRESS: 11605 NORTH COMMUNITY HOUSE RD SUITE 250 CHARLOTTE, NC 28277
PHONE #: (704) 944-8902
EMAIL: mark.sergent@meritagehomes.com

McKIM & CREED
8020 Tower Point Drive
Charlotte, North Carolina 28227
Phone: (704)841-2588, Fax: (704)841-2567
F-1222
www.mckimcreed.com

MeritageHomes

PRELIMINARY NOT FOR CONSTRUCTION 09/28/16

NORTH CAROLINA PROFESSIONAL SEAL 31496 ENGINEER DOUGLAS K DRAFFEN

ENCLAVE AT MONTREUX
06493-0009
PRELIMINARY NOT FOR CONSTRUCTION

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	160.92	4287.46	2.15	N80° 16' 42"W	160.91
C2	186.95	862.86	12.41	N86° 47' 41"W	186.59
C3	137.81	862.05	9.16	S82° 24' 22"W	137.66

Parcel Line Table		
Line #	Length	Direction
L1	34.06	S13° 50' 42"W
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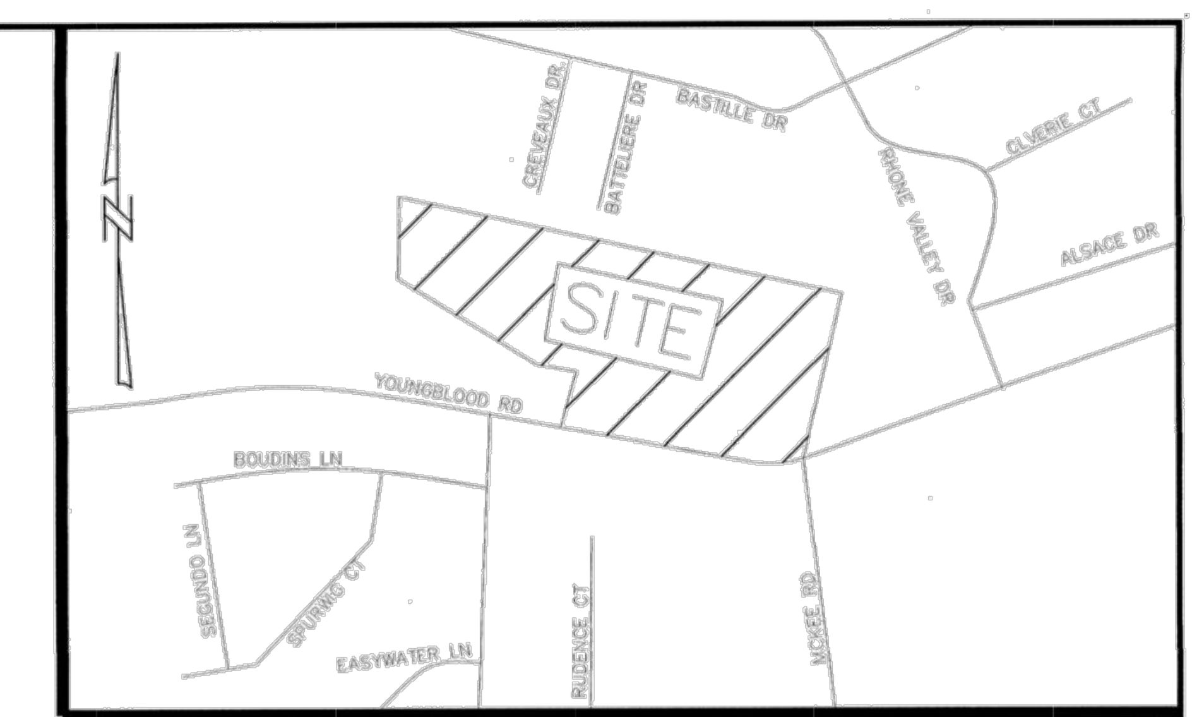

NOTES:

THIS PROPERTY ZONED: R–3 (RESIDENTAIL, MULTI–FAMILY) PER MECKLENBURG COUNTY GIS

SUBJECT TRACT DEED REFERENCE: DEED BOOK 01531 PG 621.

SUBJECT TRACT TAX PARCEL ID # 217–291–02.

DATE OF SURVEY 6/15/15.

SUBJECT TRACT IS GRAPHICALLY LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OUTSIDE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN. PER FEMA/FIRM MAP NUMBER 3701583498J WITH AN EFFECTIVE DATE OF 03/02/2009.

PROPERTY MAY BE SUBJECT TO ANY RIGHT OF WAY OR EASEMENTS OF RECORD.

UTILITY LOCATIONS BASED ON PAINT MARKS AND PIN FLAGS PLACED BY UTILITY LOCATION CONTRACTOR

HORIZONTAL CONTROL ESTABLISHED BY GPS SURVEY USING THE N.C. VRS NETWORK. HORIZONTAL DATUM BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83/2011).

#5 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

AREA COMPUTED BY COORDINATE METHOD.

UNADJUSTED RATIO OF PRECISION: 1:37,300.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON PROJECT SITE.

NO INFORMATION FURNISHED REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAYS. OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS.

NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

NO OBSERVED EVIDENCE OF BURIAL GROUNDS WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM

TOTAL AREA ENCOMPASSED WITHIN SUBJECT TRACT IS 1,073,456 S.F., 24.643 ACRES.

LEGEND

DB – DEED BOOK
PG – PAGE
MB – MAP BOOK
NMS – NO MONUMENT SET
SQ FT – SQUARE FEET
EOP – EDGE OF PAVEMENT
IPF – IRON PIN FOUND
IPS – IRON PIN SET
CONC. – CONCRETE
> – GUY
– UTILITY POLE
– FIRE HYDRANT
– TELEPHONE PEDESTAL
– SANITARY SEWER MANHOLE
– FOUND MONUMENT (AS NOTED)
– #5 REBAR SET (UNLESS NOTED OTHERWISE)
– NATIONAL GEODETIC SURVEY MONUMENT
– WATER VALVE
SDE – STORM DRAIN EASEMENT
PSSE – PUBLIC SANITARY SEWER EASEMENT
– BOUNDARY LINE
– ADJOINER
– RIGHT OF WAY
– FENCE
– EASEMENT LINE
– OVERHEAD UTILITY LINE
– SANITARY SEWER LINE

TITLE OPINION DOCUMENTS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY
COMMITMENT #15-08259CH, EFFECTIVE DATE April 28, 2015

SCHEDULE B – SECTION 2
EXCEPTIONS
SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTER, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A MATTER OF SURVEY)

2. TAXES OR ASSESSMENTS FOR THE YEAR 2015, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE

3. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLATS(S) RECORDED IN MAP BOOK 36, PAGE 650

4. EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 2558, PAGE 246 (BLANKET IN NATURE, UNABLE TO PLOT OR LOCATE)

5. ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATER COURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGH WATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THE WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

TO: MERITAGE HOMES OF THE CAROLINAS, INC., LENDER AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS; 1, 2, 3, 4, 6B, 7A, 8, 9, 11A, 13, 14, and 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 15, 2015.

DAVID A. WEIRICH N.C.P.L.S. L–3846 10/8/15 DATE

NORTH CAROLINA PROFESSIONAL SEAL L-3846 LAND SURVEYOR DAVID A. WEIRICH

NORTH CAROLINA LICENSE NO. C-0587 ESP ASSOCIATES, P.A.

ESP Associates, P.A.
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
704–583–4949 (NC)
803–802–2440 (SC)
www.espassociates.com

NO.	DATE	REVISION	BY
2	9/23/15	REVISED WESTERN BOUNDARY LINE AND AREAS	MWE
1	9/23/15	RELOCATED FENCE THAT WAS MOVED	MWE

ALTA/ACSM LAND TITLE SURVEY OF PARCEL 217–29–102 BEING 26.026 TOTAL ACRES

LOCATED IN STEELE CREEK TOWNSHIP MECKLENBURG COUNTY NORTH CAROLINA

CLIENT:

MERITAGE HOMES OF THE CAROLINAS, INC.
AN ARIZONA CORPORATION

PROJECT NO DR04.800 AUSTIN
SCALE 1"=60'
DATE 06/17/15
DRAWN BY MWE
CHECKED BY DAW
DATE OF SURVEY JUNE 15, 2015
DRAWING NO DR04–ALTA
1 OF 1 SHT

S:\DR04.800 AUSTIN BOUNDARY AND TOPO 26 ACRE SITE\DWG\DR04.800 AUSTIN PROPERTY-6-22-2015.dwg, 10/9/2015 12:38:28 PM

SURVEY NOTES

1. ALTA / ACSM SURVEY PERFORMED BY ESP ASSOCIATES, P.A.: DATE OF SURVEY: JUNE 15, 2015, REVISED SEPTEBER 23, 2015 FOR MERITAGE HOMES OF THE CAROLINAS, INC.
2. UTILITY LOCATION & TOPOGRAPHIC SURVEY ALSO PERFORMED BY McKIM & CREED.
2. BEARINGS ARE RELATIVE TO NC GRID NORTH NAD83 (2011) BASED ON A GPS SURVEY.
3. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED (FEMA MAP NO. 3701583498J) DATED MARCH 2, 2009.
4. REFERENCES: DEED BOOK 01531, PAGE 621
   PIN: 217-291-02
5. UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM PAINT MARKS AND PIN FLAGS BY UTILITY LOCATION SERVICE, FIELD SURVEY INFORMATION AND EXISTING/AS-BUILT DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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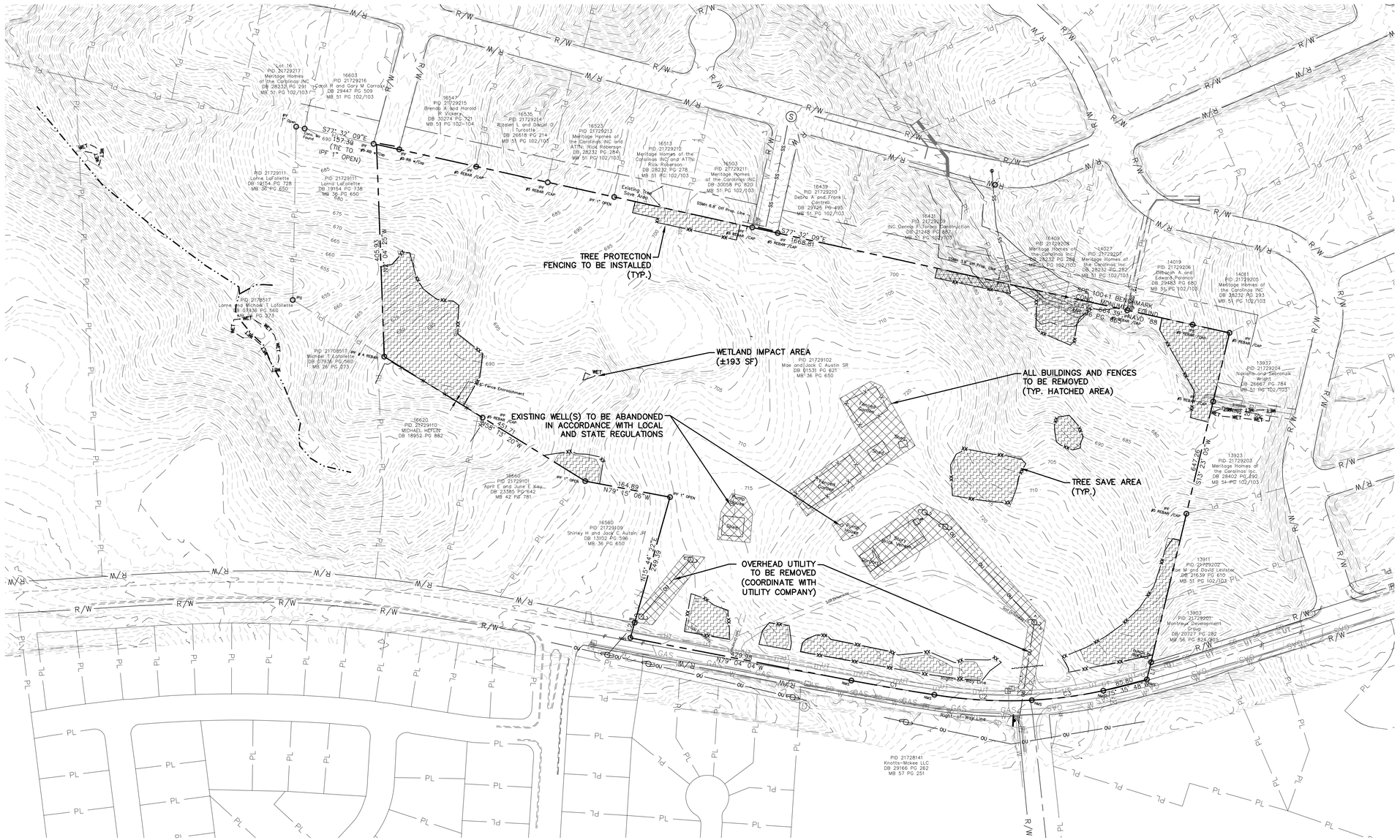


GENERAL LEGEND	
FEATURE	EXISTING
PROPERTY LINE (ADJOINING)	PL
PROPERTY LINE (SITE)	
EASEMENT (UTILITY)	
EASEMENT (STORM)	
EASEMENT (DRAINAGE)	D
TOP OF BANK	TB
BOTTOM OF BANK	BB
POST CONSTRUCTION CONTROL BUFFER (PCCO)	
RIGHT-OF-WAY (R/W)	R/W
MAJOR TOPO CONTOUR	232
MINOR TOPO CONTOUR	232
FENCE LINE	X
GUARDRAIL	G
℄ CREEK/STREAM	
℄ DITCH	
℄ ROAD	
TREE LINE	
OVERHEAD UTILITY	OU
SANITARY SEWER	SS
STORM	SD SD
UNDERGROUND CABLE TV	UTV
UNDERGROUND ELECTRIC	UE
UNDERGROUND FORCEMAIN	FM
UNDERGROUND FIBER OPTIC	FO
UNDERGROUND GAS	GAS
UNDERGROUND TELEPHONE	UT
UNDERGROUND WATERLINE	W
WETLAND	WET WET WET WET
NATURAL AREA: UNDISTURBED	
TREE SAVE AREA	
TREE PROTECTION FENCING	XX XX
TO BE REMOVED	

UTILITIES	
FEATURE	EXISTING
TELEPHONE POLE	
TELEPHONE MANHOLE	T
FIBER OPTIC MARKER	FO
TELEPHONE PEDESTAL	T
POST INDICATOR VALVE	PIV
GAS METER	GM
GAS VALVE	GV
GAS MANHOLE	G
TV PEDESTAL	TV
FIRE HYDRANT	
CLEAN OUT	
DOUBLE CATCH BASIN	
DROP INLET	
CATCH BASIN	
WATER VALVE	WV
LIGHT POLE	
UTILITY POLE	
GUY WIRE	
ELECTRIC SERVICE	E

Know what's below. Call before you dig.

100' 0 100' 200'
SCALE: 1"=100' (Horiz.)

REV.NO.	DESCRIPTIONS REVISIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

SEAL

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 31496 ENGINEER NICHOLAS K. DRAFFEN

McKIM&CREED
8020 Tower Point Drive
Charlotte, North Carolina 28227
Phone: (704)841-2588, Fax: (704)841-2567
F-1222
www.mckimcreed.com

MeritageHomes

ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

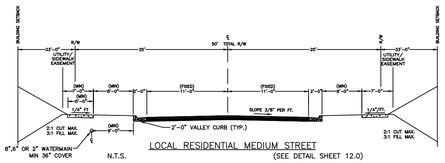
EXISTING CONDITIONS & DEMOLITION PLAN

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

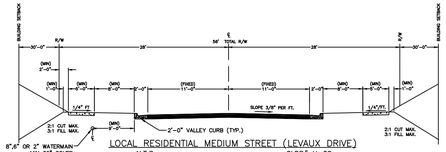
SCALE
HORIZONTAL: 1" = 100
VERTICAL: N/A

M&C FILE NUMBER CE-102
DRAWING NUMBER 2.1

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

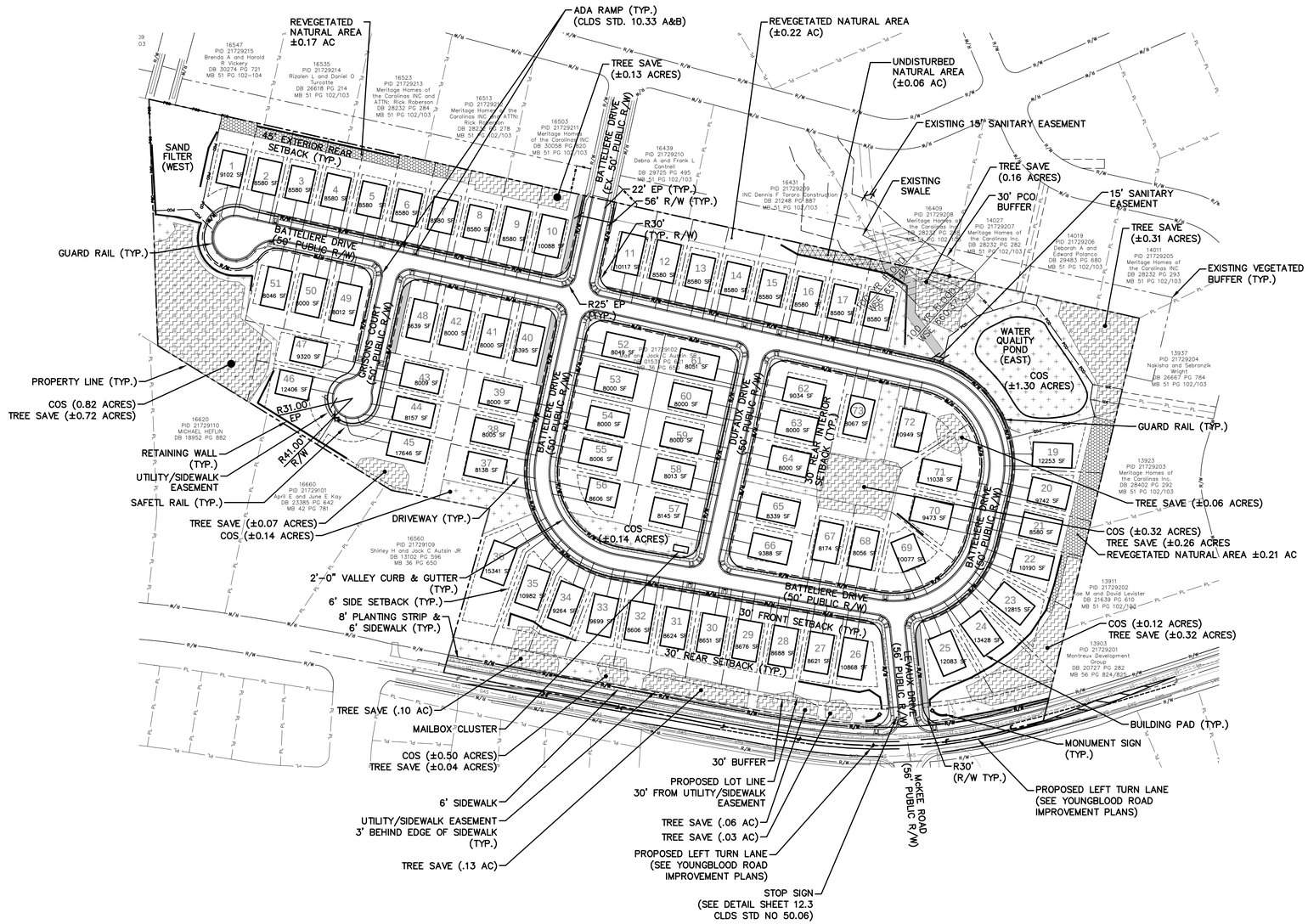


LOCAL RESIDENTIAL MEDIUM STREET
N.T.S.
(SEE DETAIL SHEET 12.0)



LOCAL RESIDENTIAL MEDIUM STREET (LEVAUX DRIVE)
N.T.S.
CLDS# U-02

GENERAL LEGEND		
FEATURE	EXISTING	PROPOSED
PARCEL LINE		
PROPERTY LINE (ADJOINING)	PL PL PL	
PROPERTY LINE (SITE)		
EASEMENT (UTILITY)		
EASEMENT (STORM)		PDE PDE
EASEMENT (PUBLIC UTILITY/WATER/ACCESS)		
EASEMENT (DRAINAGE)		
EASEMENT (TEMP. CONSTRUCTION)		
POST CONSTRUCTION CONTROL BUFFER (PCCO)		PCO PCO
RIGHT-OF-WAY (ROAD)	R/W R/W	R/W R/W
BUFFER		
BUILDING SETBACK		
TOP OF BANK	TB TB TB	
BOTTOM OF BANK	BB BB BB	
MAJOR TOPO CONTOUR	232	
MINOR TOPO CONTOUR	232	
FENCE LINE	X X X	X X X
GUARDRAIL		
℄ CREEK/STREAM		
℄ DITCH		
℄ ROAD		
TREE LINE		
SAFETY RAILS		
WETLAND	WL WL WL	WL WL WL
100 YR FLOOD PROTECTION ELEVATION	F F F	
TREE SAVE AREA		
COMMON OPEN SPACE (COS)		
NATURAL AREA: REVEGETATED		
NATURAL AREA: UNDISTURBED		



DEVELOPMENT DATA

PARCEL ID NUMBER:	217-291-02
JURISDICTION:	CITY OF CHARLOTTE
ZONING:	R3 (DEVELOPED AS CLUSTER)
ZONING (ADJOINING PARCELS):	R3
WATERSHED:	LOWER LAKE WYLIE (PROTECTED AREA)
SITE AREA (SA):	24.64± ACRES
PROPOSED USE:	SINGLE FAMILY DETACHED
MAXIMUM LOT COUNT ALLOWED (24.64 AC x 3 LOTS PER AC):	74
NUMBER OF LOTS PROVIDED:	73
DENSITY (73 LOTS / 24.64 AC):	2.9 UNITS/AC
SMALLEST LOT SIZE:	8,000 SF

R-3 CLUSTER LOT DATA

MIN. LOT SIZE:	8,000 SF
MIN. LOT WIDTH:	60'
MIN. FRONT YARD:	30'
MIN. CORNER YARD:	15'
MIN. SIDE YARD:	6'
MIN. SIDE YARD EXTERNAL:	6'
MIN. REAR YARD:	30'
MIN. REAR YARD EXTERNAL:	45'

COMMON OPEN SPACE REQUIRED (SAx10%): 2.46 AC
TOTAL COMMON OPEN SPACE PROVIDED: ±3.44 AC (.46 AC OR 14.8% IN PONDS)

USABLE COMMON OPEN SPACE:

TOTAL COMMON OPEN SPACE PROVIDED:	3.10 AC±
WETLANDS, PONDS, AND STREAMS:	-0.46 AC±
TREE SAVE AREA PROVIDED IN COS:	-1.15 AC±
USEABLE COMMON OPEN SPACE:	1.49 AC±

TREE SAVE REQUIRED: (SA – EXISTING R/W) x 10%
(24.64 AC–.69 AC R/W ALONG YOUNGBLOOD) x10%
(23.95 AC) x 10% = 2.39 AC
TREE SAVE PROVIDED: 2.39 AC
NOTE: TREE SAVE AREAS TO BE STAKED IN FIELD FOR VERIFICATION

IMPERVIOUS AREA BREAKDOWN

SITE DEVELOPED AS HIGH DENSITY PER LOWER LAKE WYLIE WATERSHED

INSIDE RIGHT-OF-WAY:

STREET (TO BOC):	90,878 SF
TOTAL PROJECT SIDEWALK:	36,852 SF
TOTAL DRIVEWAY APRONS:	24,480 SF
	152,210 SF (3.49 AC)

OUTSIDE RIGHT-OF-WAY:

SIDEWALK:	3,352 SF
TOTAL LOT IMPERVIOUS AREA:	270,000 SF (6.20 AC)
MAXIMUM BUA PER LOT (270,000 SF ÷ 73):	3,699 SF (.08 AC)
TOTAL IMPERVIOUS (BUILT-UPON) AREA:	425,562 SF (9.77 AC)

NATURAL AREA
REQUIRED 9.77 AC BUA ÷ 24.64 TOTAL AC = 39.7%, THEREFORE 17.5% OR 4.31 AC
PROVIDED: 3.10 AC IN COS
.92 AC IN PLANTING STRIP (1.22 AC x 75%)
.60 AC IN REVEGETATED NATURAL AREA
.06 AC IN UNDISTURBED NATURAL AREA
4.68 AC PROVIDED

100' 0 100' 200'
SCALE: 1"=100' (Horiz.)

811 Know what's below. Call before you dig.

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

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F-1222
www.mckimcreed.com

MeritageHomes

ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

OVERALL SITE PLAN

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: 1" = 100'
VERTICAL: N/A

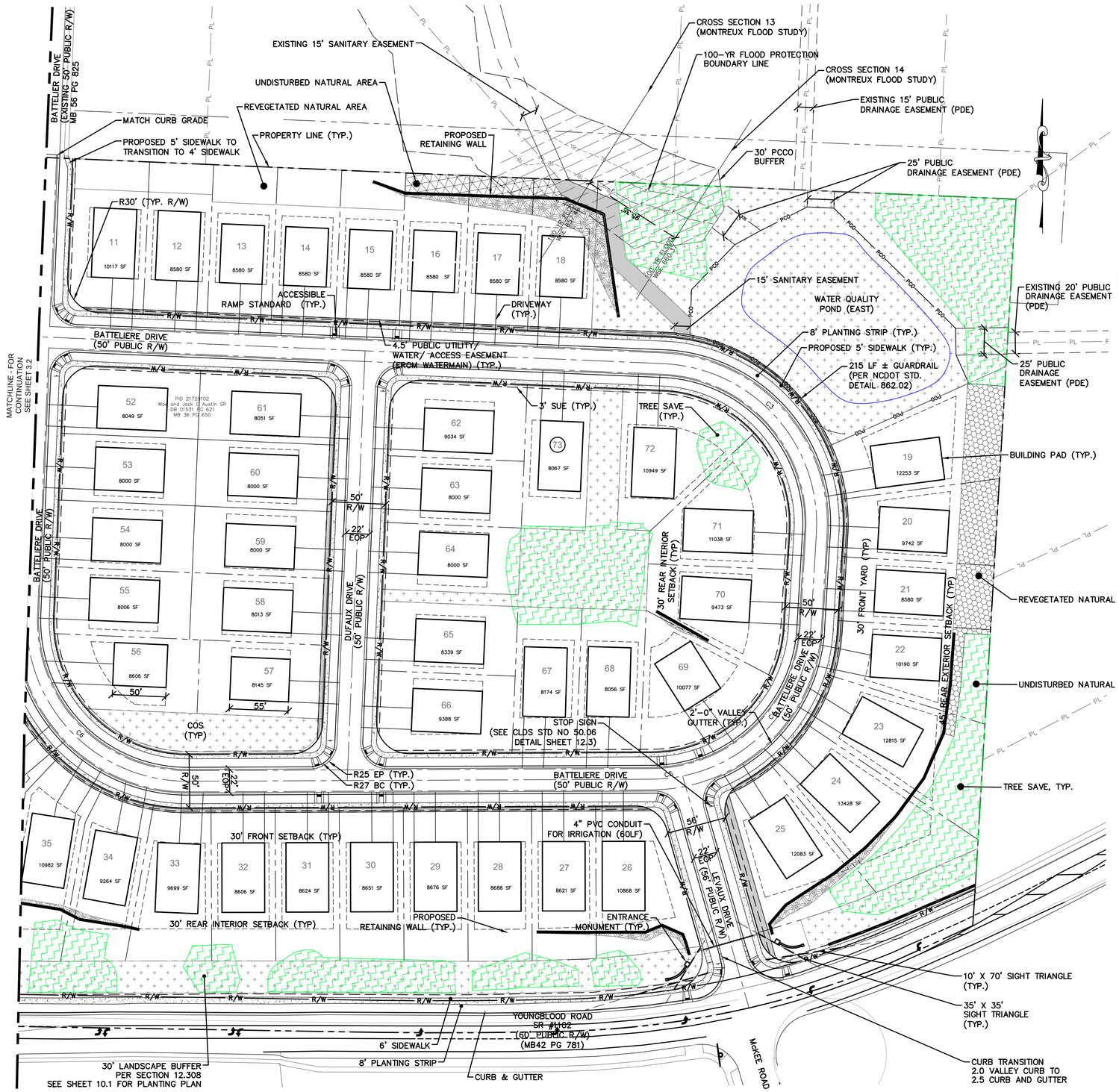
MAC FILE NUMBER CS-101
DRAWING NUMBER 3.0

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

LOT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	47.081	30.000	089.9178	42.40	S32° 34' 36.74"E
C2	51.096	175.000	016.7292	50.92	S05° 51' 24.06"E
C3	33.221	175.000	010.8768	33.17	S07° 56' 46.71"W
C4	43.029	175.000	014.0879	42.92	S20° 25' 43.12"W
C5	50.481	175.000	016.5276	50.31	S35° 44' 10.99"W
C6	50.481	175.000	016.5276	50.31	S52° 15' 50.45"W
C7	32.001	175.000	010.4774	31.96	S65° 45' 59.47"W
C8	40.304	30.000	076.9747	37.34	S32° 31' 04.32"W
C16	44.176	175.000	014.4636	44.06	N29° 25' 36.20"W
C17	50.413	175.000	016.5056	50.24	N44° 54' 40.65"W
C18	50.443	175.000	016.5154	50.27	N61° 25' 18.40"W
C19	32.289	175.000	010.5717	32.24	N74° 57' 55.16"W
C20	38.894	30.000	074.2815	36.23	N43° 06' 37.61"W
C21	48.503	30.000	092.6330	43.39	S33° 56' 04.90"E
C22	140.424	125.000	064.3656	133.16	N67° 33' 57.62"E
C23	47.993	125.000	021.9985	47.70	N24° 23' 02.24"E
C24	100.938	125.000	046.2665	98.22	N09° 44' 54.70"W
C25	97.420	125.000	044.6540	94.97	N55° 12' 31.62"W
C26	47.167	30.000	090.0820	42.46	S57° 25' 22.94"W
C27	47.081	30.000	089.9178	42.40	N32° 34' 36.74"W
C28	45.745	30.000	087.3668	41.44	S56° 03' 55.56"W
C29	107.328	125.000	049.1953	104.06	N55° 39' 12.70"W
C30	77.816	125.000	035.6684	76.57	S13° 13' 17.98"E
C31	16.950	125.000	007.7695	16.94	S08° 29' 50.28"W
C32	47.167	30.000	090.0822	42.46	S57° 25' 23.26"W
C44	75.246	821.153	005.2503	75.22	N80° 00' 48.30"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	306.00	S77° 32' 09"E
L5	279.40	S77° 32' 09"E
L6	89.37	S13° 23' 05"W
L7	284.81	N80° 15' 04"W
L8	149.27	N80° 15' 04"W
L9	260.14	N12° 22' 55"E
L10	171.03	N12° 22' 55"E
L13	402.68	N12° 22' 55"E
L14	225.86	S5° 58' 11"E

ROAD CENTERLINE CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C3	238.029	150.000	090°55'14"	213.83	S32° 04' 31.93"E
C4	196.760	150.000	075°09'25"	182.95	S50° 57' 47.31"W
C5	29.341	150.000	011°12'26"	29.29	N85° 51' 17.31"W



GENERAL LEGEND		
FEATURE	EXISTING	PROPOSED
PARCEL LINE		
PROPERTY LINE (ADJOINING)	PL PL	
PROPERTY LINE (SITE)		
EASEMENT (UTILITY)		
EASEMENT (STORM)		PDE
EASEMENT (PUBLIC UTILITY/WATER/ACCESS)		
EASEMENT (DRAINAGE)	D	
EASEMENT (TEMP. CONSTRUCTION)	E	TCE TCE TCE TCE
POST CONSTRUCTION CONTROL BUFFER (PCCO)		PCO
RIGHT-OF-WAY (ROAD)	R/W	R/W
BUFFER		
BUILDING SETBACK		
TOP OF BANK	TB TB	
BOTTOM OF BANK	BB BB	
MAJOR TOPO CONTOUR	232	
MINOR TOPO CONTOUR	232	
FENCE LINE	X	X X
GUARDRAIL		
℄ CREEK/STREAM		
℄ DITCH		
℄ ROAD		
TREE LINE		
SAFETY RAILS		
WETLAND		WET WET
100 YR FLOOD PROTECTION ELEVATION	F F	
TREE SAVE AREA		
COMMON OPEN SPACE (COS)		
NATURAL AREA: REVEGETATED		
NATURAL AREA: UNDISTURBED		

Know what's below. Call before you dig.

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

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MeritageHomes

ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

SITE PLAN
EAST SIDE

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

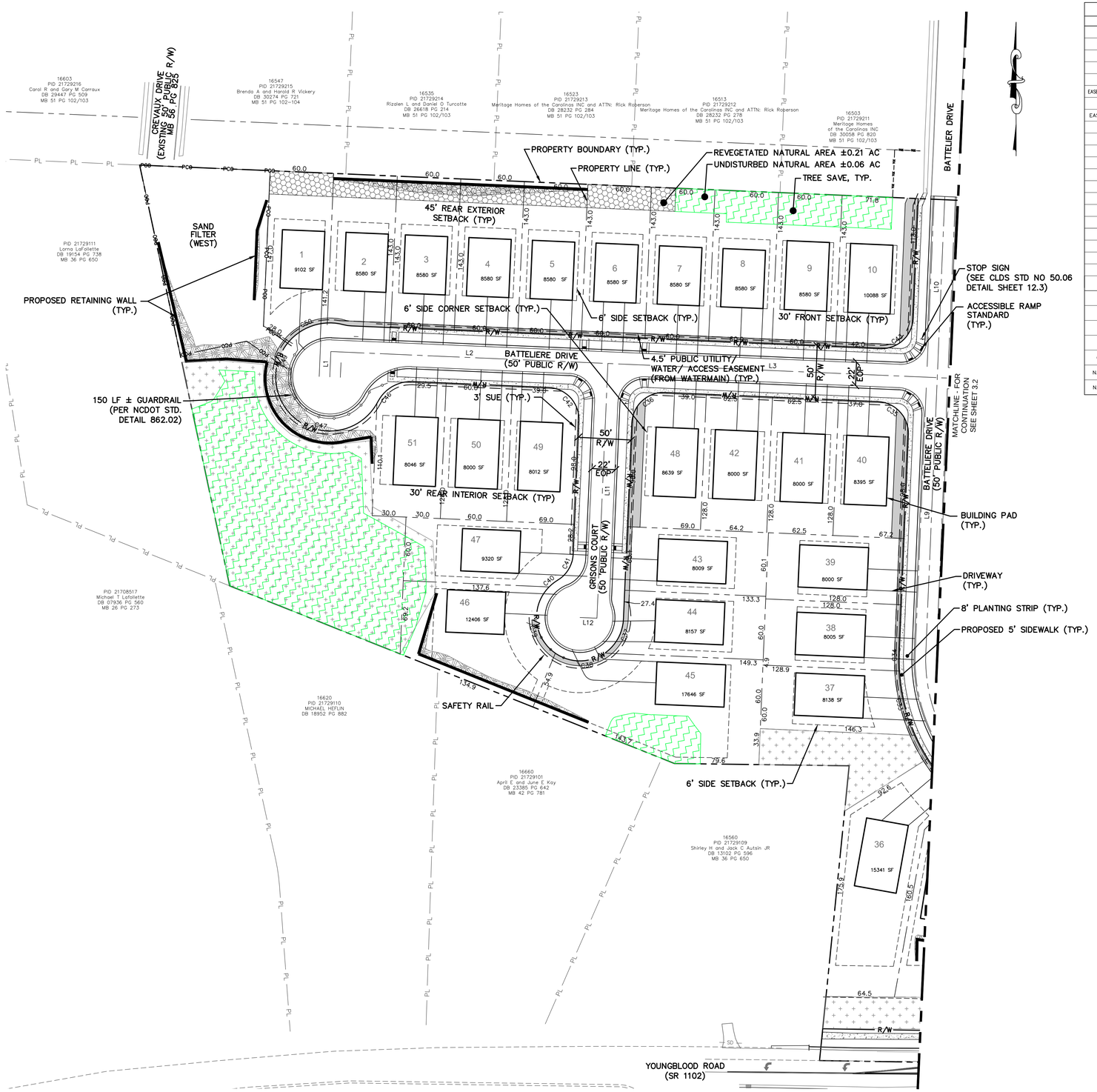
SCALE
HORIZONTAL: 1" = 50'
VERTICAL: N/A

M&C FILE NUMBER CS-102
DRAWING NUMBER 3.1

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	24.00	N12° 27' 51"E
L2	261.56	S77° 32' 09"E
L3	310.96	S77° 32' 09"E
L9	260.14	N12° 22' 55"E
L10	171.03	N12° 22' 55"E
L11	240.51	S12° 27' 51"W
L12	16.00	N77° 32' 09"W

LOT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C33	62.822	175.000	020.5681	62.48	N03° 44' 55.03"W
C34	17.857	175.000	005.8466	17.85	N09° 27' 31.48"E
C35	47.081	30.000	089.9176	42.40	N32° 34' 37.19"W
C36	47.124	30.000	090.0000	42.43	S57° 27' 51.14"W
C37	37.506	41.000	052.4125	36.21	S38° 40' 13.64"W
C38	49.836	41.000	069.6437	46.82	N80° 18' 05.17"W
C39	71.621	41.000	100.0875	62.86	N04° 33' 50.93"E
C40	10.403	41.000	014.5376	10.38	N61° 52' 36.06"E
C41	29.678	30.000	056.6813	28.48	N40° 48' 17.46"E
C42	47.124	30.000	089.9998	42.43	N32° 32' 09.19"W
C43	47.167	30.000	090.0822	42.46	N57° 25' 23.26"E
C46	37.123	35.000	060.7706	35.41	S72° 04' 44.00"W
C47	115.621	51.119	129.5911	92.51	N80° 56' 25.64"W
C49	59.739	52.000	065.8237	56.51	N17° 31' 09.67"E
C50	41.139	51.000	046.2171	40.03	N74° 16' 11.11"E



GENERAL LEGEND		
FEATURE	EXISTING	PROPOSED
PARCEL LINE		
PROPERTY LINE (ADJOINING)	PL	PL
PROPERTY LINE (SITE)		
EASEMENT (UTILITY)		
EASEMENT (STORM)		PDE
EASEMENT (PUBLIC UTILITY/WATER/ACCESS)		
EASEMENT (DRAINAGE)	D	
EASEMENT (TEMP. CONSTRUCTION)	E	TCE TCE TCE TCE
POST CONSTRUCTION CONTROL BUFFER (PCCO)		PCO
RIGHT-OF-WAY (ROAD)	R/W	R/W
BUFFER		
BUILDING SETBACK		
TOP OF BANK	TB	TB
BOTTOM OF BANK	BB	BB
MAJOR TOPO CONTOUR	232	
MINOR TOPO CONTOUR	232	
FENCE LINE	X	X X
GUARDRAIL		
℄ CREEK/STREAM		
℄ DITCH		
℄ ROAD		
TREE LINE		
SAFETY RAILS		
WETLAND		WET WET
100 YR FLOOD PROTECTION ELEVATION	F	F
TREE SAVE AREA		
COMMON OPEN SPACE (COS)		
NATURAL AREA: REVEGETATED		
NATURAL AREA: UNDISTURBED		

811 Know what's below. Call before you dig.

50' 0 50' 100'
SCALE: 1"=50' (Horiz.)

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

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www.mckimcreed.com

MeritageHomes

ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

SITE PLAN
WEST SIDE

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: N/A

M&C FILE NUMBER CS-103
DRAWING NUMBER 3.2

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

DRAINAGE AREA 0.22 ACRES
SEDIMENT BASIN #3
TEMPORARY SILT DITCH (TD #4)
PROPERTY BOUNDARY (TYP.)
DRAINAGE AREA #1 1.11 ACRES
BEGIN TEMPORARY SILT DITCH (TD #3)
SEDIMENT BASIN 1 PH #1
DRAINAGE AREA 0.15 ACRES
DRAINAGE AREA #3 1.28 ACRES
BASTILLE DR (50' PUBLIC R/W)
BATTLEJERE ROAD (50' PUBLIC R/W) - (MB55 PG625)
BEGIN TEMPORARY SILT DITCH (TD #5A)
BEGIN TEMPORARY SILT DITCH (TD #5B)
BEGIN TEMPORARY SILT DITCH (TD #5C)
CLEAN WATER BYPASS SYSTEM TO BE INSTALLED PRIOR TO INSTALLATION OF SEDIMENT BASIN (SEE SHEET 5.1 FOR PIPE DATA)
DRAINAGE AREA 0.05 ACRES
TEMPORARY SILT DITCH (TD #2)
DRAINAGE AREA #4 7.94 ACRES
EXISTING FENCE ON ADJOINING PROPERTY TO REMAIN
PID 21729102
Moe and Jack C Austin
DB 01531 PG 621
MB 36 PG 650
SEDIMENT BASIN #2 EAST
SEDIMENT BASIN #4
SILT FENCE BAFFLES (TYP)
DRAINAGE AREA DELINEATION (TYP)
TREE PROTECTION FENCING (TYP)
DENUDED LIMITS (19.64 ACRES) (TYP.)
EMERGENCY SPILLWAY (TYP)
SILT FENCE OUTLET DEVICE (TYP)
BEGIN TEMPORARY SILT DITCH (TD #1C)
TREE SAVE AREA (TYP)
SILT FENCE (TYP)
TEMPORARY WATTLE CHECK DAM (TYP.)
DRAINAGE AREA #2 4.98 ACRES
BEGIN CLEAN WATER DITCH (TYP) #6C
DRAINAGE AREA 0.56 ACRES
DRAINAGE AREA 0.22 ACRES
BEGIN CLEAN WATER DITCH (TYP) #6B
DRAINAGE LIMITS TO BASINS (TYP.)
BEGIN TEMPORARY SILT DITCH (TD #1B)
BEGIN TEMPORARY SILT DITCH (TD #1A)
CONSTRUCTION ENTRANCE (CLDSM #30.11A)
BEGIN CLEAN WATER DITCH (TYP) #6A
YOUNGBLOOD ROAD (SR 1102) (60' PUBLIC R/W) - (MB42 PG781)
DAUFUSKIE DR

EROSION CONTROL LEGEND		
FEATURE	PROPOSED	DETAIL
SILT FENCE	x	CMLDS #30.06
TREE PROTECTION FENCING	xx	CMLDS #40.02
DENUDED LIMITS		--
TEMPORARY SILT DITCH	← TD	CMLDS #30.05
CLEAN WATER DITCH	CWD →	CMLDS #30.05
DRAINAGE AREA		--
TEMPORARY SILT FENCE OUTLET		SEE DETAILS
TEMPORARY WATTLE CHECK DAM		SEE DETAILS
HARDWARE CLOTH & GRAVEL INLET PROTECTION		CMLDS #30.09
GRAVEL AND RIP RAP FILTER BERM BASIN		CMLDS #30.12
GRAVEL RIPRAP APRON		CMLDS #20.23
SPILLWAY		CMLDS #30.02A CMLDS #30.03
GRAVEL CONSTRUCTION ENTRANCE		NCDOT STD# 1607.01
SEDIMENT BASIN		CMLDS #30.01 OR #30.02A CMLDS #30.03
SEDIMENT BASIN BAFFLE		CMLDS #30.02A CMLDS #30.19
TREE SAVE AREA		--
STORM STRUCTURE NUMBER	(2)	SEE DRAWING 5.1 FOR STORM SCHEDULE
COMMON OPEN SPACE (COS)		--
NATURAL AREA: REVEGETATED		--
NATURAL AREA: UNDISTURBED		--

Know what's below. Call before you dig.

60' 0 60' 120'
SCALE: 1"=60' (Horiz.)

REV.NO.	DESCRIPTIONS REVISIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

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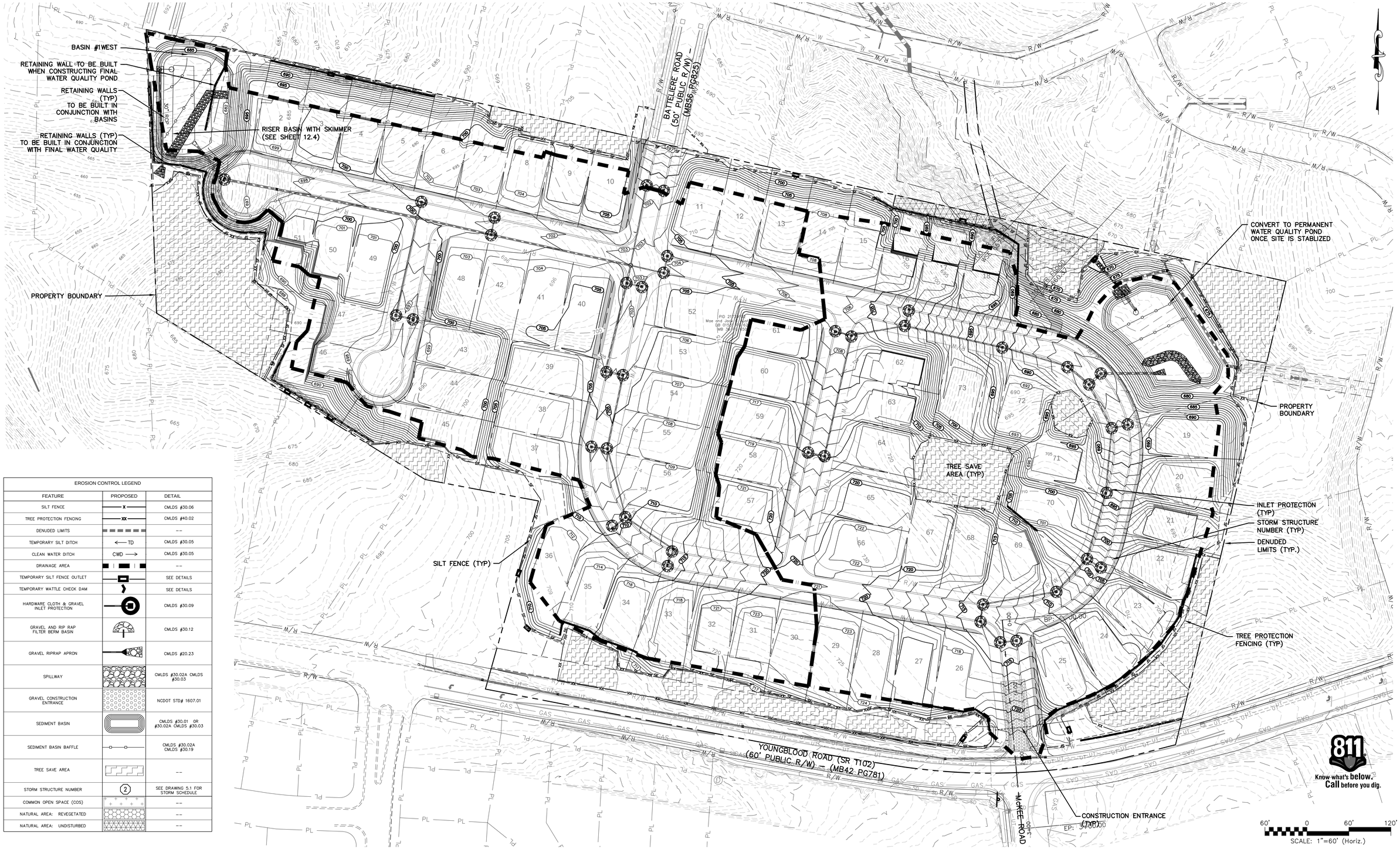
ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC
EROSION CONTROL (PHASE 1) SITE PLAN

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: 1" = 60'
VERTICAL: N/A

M&C FILE NUMBER CE101
DRAWING NUMBER 4.0

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D



EROSION CONTROL LEGEND		
FEATURE	PROPOSED	DETAIL
SILT FENCE	—x—	CMLDS #30.06
TREE PROTECTION FENCING	—xx—	CMLDS #40.02
DENUDED LIMITS	– – – –	--
TEMPORARY SILT DITCH	← TD	CMLDS #30.05
CLEAN WATER DITCH	CWD →	CMLDS #30.05
DRAINAGE AREA		--
TEMPORARY SILT FENCE OUTLET		SEE DETAILS
TEMPORARY WATTLE CHECK DAM		SEE DETAILS
HARDWARE CLOTH & GRAVEL INLET PROTECTION		CMLDS #30.09
GRAVEL AND RIP RAP FILTER BERM BASIN		CMLDS #30.12
GRAVEL RIPRAP APRON		CMLDS #20.23
SPILLWAY		CMLDS #30.02A CMLDS #30.03
GRAVEL CONSTRUCTION ENTRANCE		NCDOT STD# 1607.01
SEDIMENT BASIN		CMLDS #30.01 OR #30.02A CMLDS #30.03
SEDIMENT BASIN BAFFLE		CMLDS #30.02A CMLDS #30.19
TREE SAVE AREA		--
STORM STRUCTURE NUMBER	(2)	SEE DRAWNG 5.1 FOR STORM SCHEDULE
COMMON OPEN SPACE (COS)		--
NATURAL AREA: REVEGETATED		--
NATURAL AREA: UNDISTURBED		--

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

EROSION CONTROL (PHASE 2) SITE PLAN

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: 1" = 100'
VERTICAL: N/A

M&C FILE NUMBER: CE102
DRAWING NUMBER: 4.1

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION: D

811 Know what's below. Call before you dig.

PCCO SUMMARY		
Original Parcel ID Number(s):	217-291-02	
Development Type:	Single-Family	
Subject to PCCO? Y/N	Yes	
If NO, why?		
Watershed:	Lower Lake Wylie	
Disturbed Area (ac):	19.64	
Site Area (ac):	24.64	
	DA West	DA East
Total on-site Drainage Area (ac):	9.21	8.85
Existing Built-upon-area (SF):	0	5,930
Existing BUA to be removed (SF):	0	5,930
Existing BUA to remain (SF):	0	0
Proposed New BUA (SF):	230,000	190,239
Proposed % BUA:	57	48
Density (High / Low)	High	High
Total Post-Project BUA for site:	49.00%	
Development or Redevelopment?	Development	
Natural Area Required (ac):	4.31	
Natural Area provided, total (ac):	4.77	
Undisturbed Treed Natural Area Preserved (ac):	2.42	
Total stream buffer protected on-site (ac):	0	
Transit Station Area? Y/N	N	
Distressed Business District? Y/N	N	
Mitigation Type (if applicable)	N/A	
Natural Area mitigation? Y/N	Y	
Buffer Mitigation? Y/N	Y	
Total Phosphorous Mitigation? Y/N	N	

GRADING LEGEND			
FEATURE	EXISTING	PROPOSED	DETAIL
MINOR CONTOUR		701	--
MAJOR CONTOUR		710	--
SPOT ELEVEATION		100.00	--
TOE OF SLOPE	BB		--
TOP OF SLOPE	TB		--
HIGH POINT		HP	--
DRAINAGE SWALE			--
TREE SAVE AREA			--
SITE DRAINAGE AREA DELINEATION			
INLET DRAINAGE AREA DELINEATION			
COMMON OPEN SPACE (COS)			
NATURAL AREA: REVEGETATED			
NATURAL AREA: UNDISTURBED			

STORM AND DRAINAGE LEGEND			
FEATURE	EXISTING	PROPOSED	DETAIL
DRAINAGE MH	D	STMH	--
DROP INLET		DI	SEE STORM CHART
CATCH BASIN		CB	SEE STORM CHART
FLAIRED -END SECTION (FES)			SEE STORM CHART
JUNCTION BOX	JB	JB	--
GRAVEL RIPRAP APRON			CMLDS #20.23
STORM DRAINAGE	SD	SD	SEE STORM CHART
STORM STRUCTURE NUMBER		2	SEE STORM CHART
HEADWALL			SEE STORM CHART

NOTES:

1. EXISTING CONTOURS SHOWN ARE 5' INTERVALS FOR CLARITY.
2. SEE SHEET 5.1 FOR THE STORM CHART.

Know what's **below.** **Call** before you dig.

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

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MeritageHomes

ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

OVERALL STORMWATER & GRADING PLAN

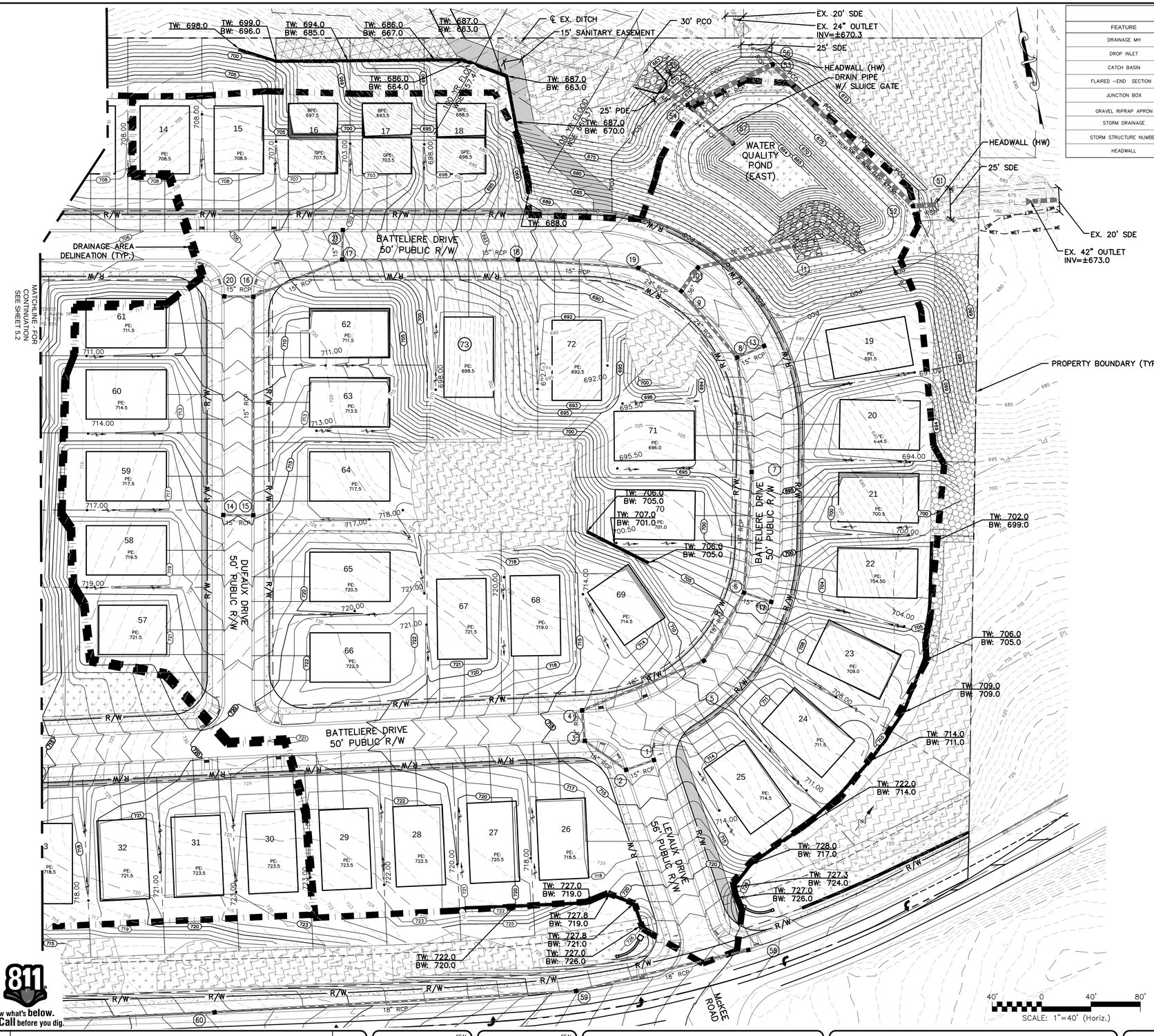
DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: 1" = 60'
VERTICAL: N/A

M&C FILE NUMBER CG-101
DRAWING NUMBER 5.0

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

SCALE: 1"=60' (Horiz.)



STORM AND DRAINAGE LEGEND			
FEATURE	EXISTING	PROPOSED	DETAIL
DRAINAGE MH	(D)	STMH	--
DROP INLET	□	DI	SEE STORM CHART
CATCH BASIN		CB	SEE STORM CHART
FLAIRED -END SECTION (FES)			SEE STORM CHART
JUNCTION BOX	JB	JB	--
GRAVEL RIPRAP APRON			CMLDS #20.23
STORM DRAINAGE	SD SD		SEE STORM CHART
STORM STRUCTURE NUMBER		(2)	SEE STORM CHART
HEADWALL			SEE STORM CHART

GRADING LEGEND			
FEATURE	EXISTING	PROPOSED	DETAIL
MINOR CONTOUR		701	--
MAJOR CONTOUR		710	--
SPOT ELEVEATION		100.00●	--
TOE OF SLOPE	BB		--
TOP OF SLOPE	TB		--
HIGH POINT		HP	--
DRAINAGE SWALE			--
TREE SAVE AREA			--
SITE DRAINAGE AREA DELINEATION			
INLET DRAINAGE AREA DELINEATION			
COMMON OPEN SPACE (COS)			
NATURAL AREA: REVEGETATED			
NATURAL AREA: UNDISTURBED			

START STRUCTURE	STOP STRUCTURE	PIPE LENGTH (ft)	PIPE SLOPE (ft/ft)	PIPE SIZE	START TOP ELEV (ft)	START INVERT (ft)	STOP INVERT (ft)	Material
CB-01	CB-02	24.00	0.0050	15 inch	714.30	711.05	710.93	RCP
CB-02	CB-03	41.00	0.0050	15 inch	714.30	710.73	710.51	RCP
CB-03	CB-04	25.00	0.0050	18 inch	713.81	710.31	710.19	RCP
CB-04	CB-05	106.00	0.0460	18 inch	713.81	709.99	705.16	RCP
CB-05	CB-06	64.00	0.0890	18 inch	708.66	704.96	699.29	RCP
CB-06	CB-07	98.00	0.0970	18 inch	703.38	699.09	689.61	RCP
CB-07	CB-08	94.00	0.0740	18 inch	693.67	689.41	682.49	RCP
CB-08	CB-09	70.27	0.0230	24 inch	686.95	682.29	680.68	RCP
CB-09	CB-10	23.00	0.0050	36 inch	685.48	680.48	680.37	RCP
CB-10	FES-11	77.04	0.0050	36 inch	685.48	675.35	675.00	RCP
CB-12	CB-06	23.00	0.0370	15 inch	703.38	700.13	699.29	RCP
CB-13	CB-08	24.00	0.0500	15 inch	686.95	683.70	682.49	RCP
CB-14	CB-15	24.00	0.0050	15 inch	714.60	711.35	711.23	RCP
CB-15	CB-16	177.00	0.0540	15 inch	714.60	711.03	701.55	RCP
CB-17	CB-16	78.00	0.0340	15 inch	702.04	698.67	701.35	RCP
CB-17	CB-18	142.00	0.0770	15 inch	702.04	698.47	687.47	RCP
CB-18	CB-19	98.00	0.0520	15 inch	690.72	687.27	682.14	RCP
CB-19	CB-09	39.47	0.0320	24 inch	685.94	681.94	680.68	RCP
CB-20	CB-16	23.00	0.0850	15 inch	706.76	703.51	701.55	RCP
CB-21	CB-17	24.00	0.0050	15 inch	702.04	698.79	698.67	RCP
CB-22	CB-23	24.00	0.0050	15 inch	713.77	710.52	710.40	RCP
CB-23	CB-24	82.00	0.0510	15 inch	713.77	710.20	705.99	RCP
CB-24	CB-25	101.00	0.0350	15 inch	709.36	705.79	702.29	RCP
CB-25	CB-26	108.00	0.0200	18 inch	705.65	702.09	699.97	RCP
CB-26	CB-27	25.00	0.0050	24 inch	703.77	699.77	699.65	RCP
CB-27	CB-28	130.00	0.0170	24 inch	703.77	699.45	697.21	RCP
CB-28	MH-29	26.00	0.0100	24 inch	702.60	697.01	696.75	RCP
CB-30	MH-31	108.00	0.0050	30 inch	700.92	695.32	694.78	RCP
CB-32	CB-33	76.00	0.0050	36 inch	697.40	689.08	688.69	RCP
CB-33	FES-34	54.00	0.042	36 inch	696.50	686.40	684.0	RCP
CB-35	CB-36	25.00	0.0530	15 inch	703.62	700.37	699.05	RCP
CB-36	MH-29	49.00	0.0050	15 inch	703.62	699.05	698.80	RCP
CB-37	CB-24	25.00	0.0050	15 inch	709.36	706.11	705.99	RCP
CB-38	CB-25	23.00	0.0050	15 inch	705.65	702.40	702.29	RCP
CB-39	CB-28	22.00	0.0050	15 inch	702.60	699.35	699.24	RCP
CB-40	CB-41	25.00	0.0050	15 inch	700.90	697.65	697.53	RCP
CB-41	MH-29	116.00	0.0050	15 inch	700.90	697.33	696.75	RCP
CB-42	CB-30	25.00	0.0050	15 inch	700.92	697.67	697.55	RCP
CB-43	CB-44	26.00	0.0050	18 inch	696.63	689.93	689.80	RCP
CB-44	MH-31	143.00	0.0060	18 inch	696.63	689.41	688.55	RCP
CB-45	MH-31	23.00	0.0050	15 inch	700.00	696.75	696.64	RCP
CB-58	CB-59	143.00	0.0420	18 inch	724.06	722.95	716.95	RCP
CB-59	CB-60	293.00	0.0390	18 inch	720.71	716.95	705.47	RCP
CB-60	CB-61	268.50	0.0120	18 inch	712.10	705.47	702.30	RCP
CB-61	CB-61A	110.00	0.0190	18 inch	705.70	702.10	700.00	RCP
CB-61A	FES-62	89.00	0.0060	18 inch	704.40	700.00	699.50	RCP
HW-51	MH-52	18.00	0.0100	42 inch	679.00	672.64	672.46	RCP
HW-56	MH-53	13.00	0.3950	24 inch	678.00	668.70	663.57	RCP
MH-29	CB-30	204.00	0.0050	30 inch	703.05	696.55	695.53	RCP
MH-31	CB-32	205.00	0.0060	36 inch	700.00	688.35	687.12	RCP
MH-52	MH-53	171.00	0.0100	42 inch	679.00	665.28	663.57	RCP
MH-53	MH-54	23.00	0.0050	48 inch	675.00	663.57	663.24	RCP
MH-54	EW-55	46.00	0.0050	48 inch	678.00	663.24	663.00	RCP
MH-57	MH-54	27.00	0.0050	24 inch	675.00	663.68	663.44	RCP
RISER-46	FES-47	140.00	0.114	30 inch	684.00	676.10	664.00	RCP
MH-48	HW-49	42.00	0.0480	30 inch	675.00	671.00	669.00	RCP

811 Know what's below. Call before you dig.

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC
STORMWATER & GRADING PLAN FOR EAST DRAINAGE AREA

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: 1" = 40'
VERTICAL: N/A

M&C FILE NUMBER: CG-102
DRAWING NUMBER: 5.1

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION: D

GRADING LEGEND			
FEATURE	EXISTING	PROPOSED	DETAIL
MINOR CONTOUR		701	--
MAJOR CONTOUR		710	--
SPOT ELEVEATION		100.00	--
TOE OF SLOPE	BB		--
TOP OF SLOPE	TB		--
HIGH POINT		HP	--
DRAINAGE SWALE			--
TREE SAVE AREA			--
SITE DRAINAGE AREA DELINEATION			
INLET DRAINAGE AREA DELINEATION			
COMMON OPEN SPACE (COS)			
NATURAL AREA: REVEGETATED			
NATURAL AREA: UNDISTURBED			

STORM AND DRAINAGE LEGEND			
FEATURE	EXISTING	PROPOSED	DETAIL
DRAINAGE MH	D	STMH	--
DROP INLET		DI	SEE STORM CHART
CATCH BASIN		CB	SEE STORM CHART
FLAIRED -END SECTION (FES)			SEE STORM CHART
JUNCTION BOX	JB	JB	--
GRAVEL RIPRAP APRON			CMLDS #20.23
STORM DRAINAGE	SD	SD	SEE STORM CHART
STORM STRUCTURE NUMBER		2	SEE STORM CHART
HEADWALL			SEE STORM CHART

NOTE:
SEE STORM CHART SHEET 5.1

MATCHLINE - FOR CONTINUATION SEE SHEET 5.1

Know what's **below.** **Call** before you dig.

40' 0 40' 80'
SCALE: 1"=40' (Horiz.)

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

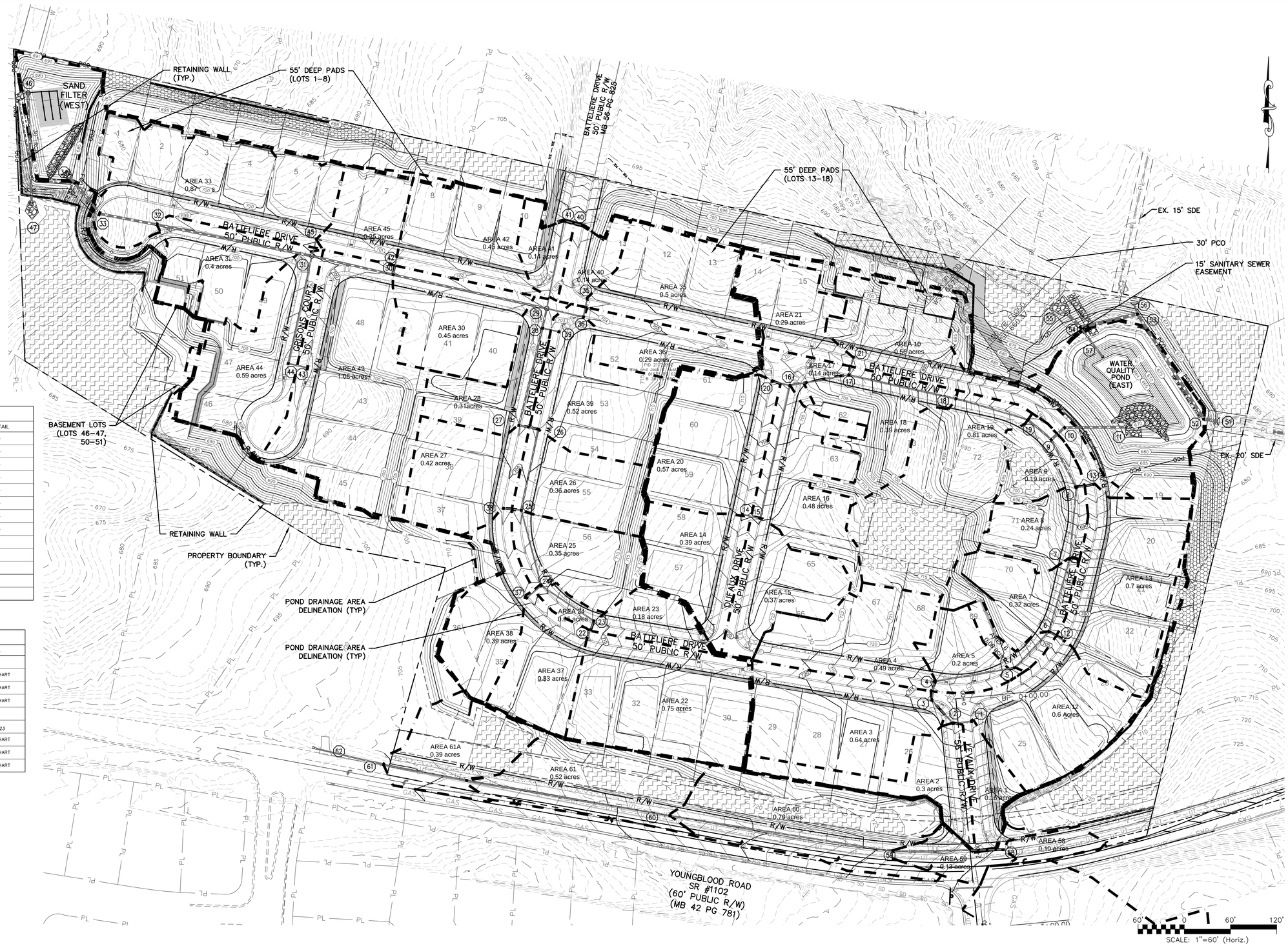
STORMWATER & GRADING PLAN FOR WEST DRAINAGE AREA

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: 1" = 40'
VERTICAL: N/A

M&C FILE NUMBER: CG-103
DRAWING NUMBER: 5.2

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION: D



GRADING LEGEND			
FEATURE	EXISTING	PROPOSED	DETAIL
MINOR CONTOUR	701	701	--
MAJOR CONTOUR	710	710	--
SPOT ELEVEATION		100.00	--
TOE OF SLOPE	BB		--
TOP OF SLOPE	TB		--
HIGH POINT		HP	--
DRAINAGE SWALE			--
TREE SAVE AREA			--
SITE DRAINAGE AREA DELINEATION			
INLET DRAINAGE AREA DELINEATION			
COMMON OPEN SPACE (COS)			
NATURAL AREA: REVEGETATED			
NATURAL AREA: UNDISTURBED			

STORM AND DRAINAGE LEGEND			
FEATURE	EXISTING	PROPOSED	DETAIL
DRAINAGE MH	D	STMH	--
DROP INLET		DI	SEE STORM CHART
CATCH BASIN		CB	SEE STORM CHART
FLAIRED -END SECTION (FES)			SEE STORM CHART
JUNCTION BOX	JB	JB	--
GRAVEL RIPRAP APRON			CMLDS #20.23
STORM DRAINAGE	SD SD		SEE STORM CHART
STORM STRUCTURE NUMBER		2	SEE STORM CHART
HEADWALL			SEE STORM CHART

NOTES:

1. EXISTING CONTOURS SHOWN ARE 5' INTERVALS FOR CLARITY.
2. SEE SHEET 5.1 FOR THE STORM CHART.

811 Know what's below. Call before you dig.

REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

STORMWATER & GRADING
CATCH BASIN DRAINAGE AREAS

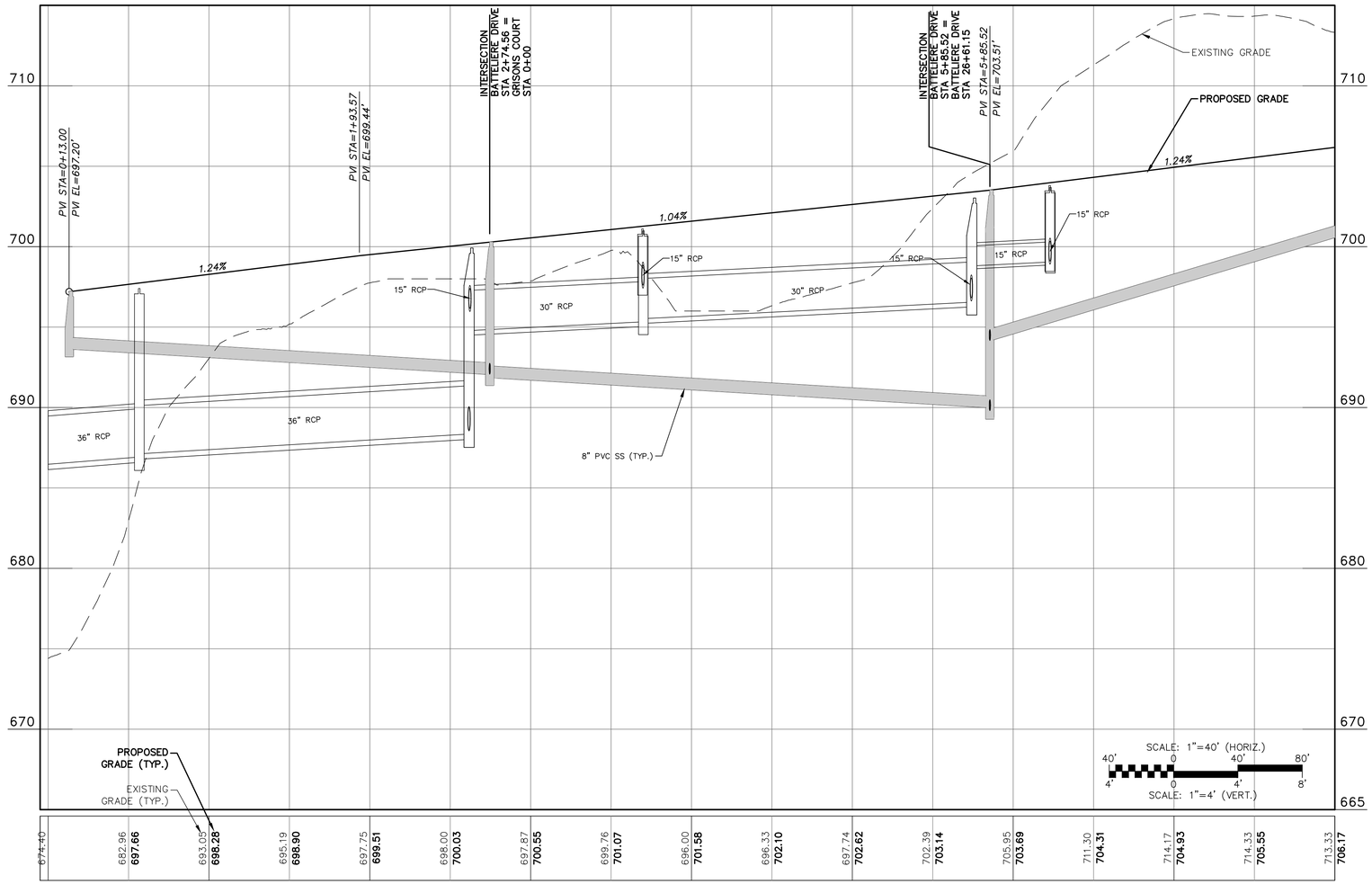
DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

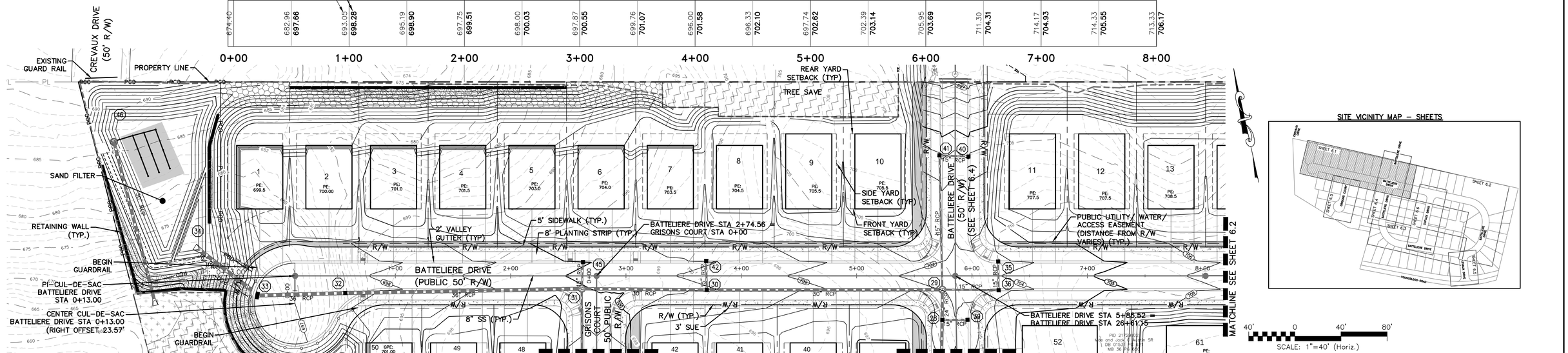
SCALE
HORIZONTAL: 1" = 60
VERTICAL: N/A

M&C FILE NUMBER CG-104
DRAWING NUMBER 5.3

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

Know what's **below.** **Call** before you dig.





REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

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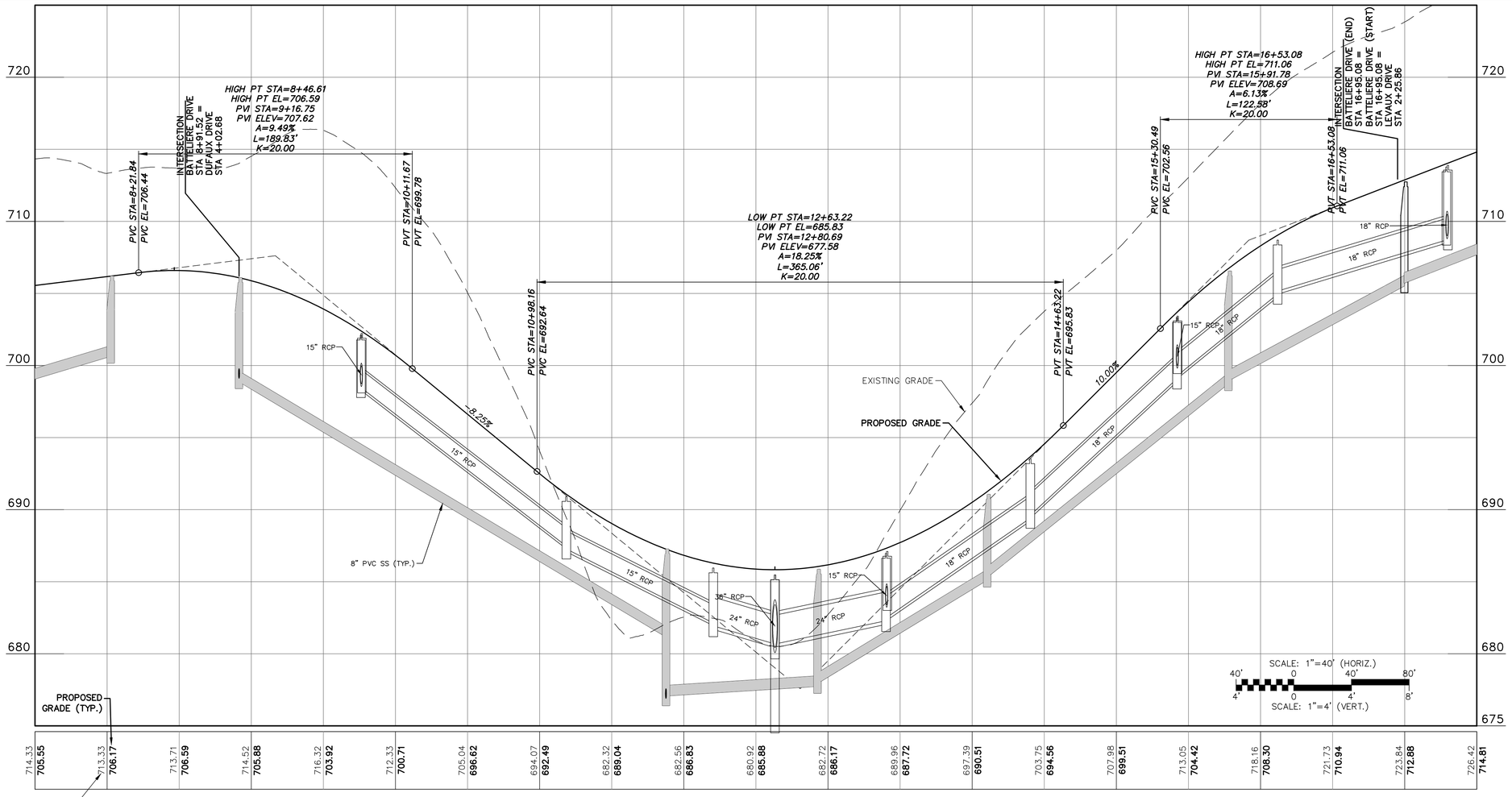
BATTELIERE DRIVE
PLAN AND PROFILE
STA 0+00 TO STA 8+00

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

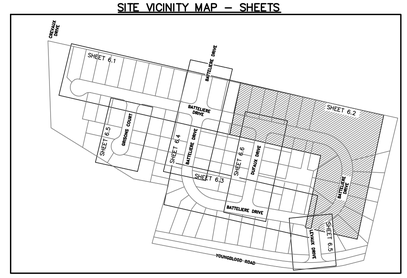
M&C FILE NUMBER CT-701
DRAWING NUMBER 6.1

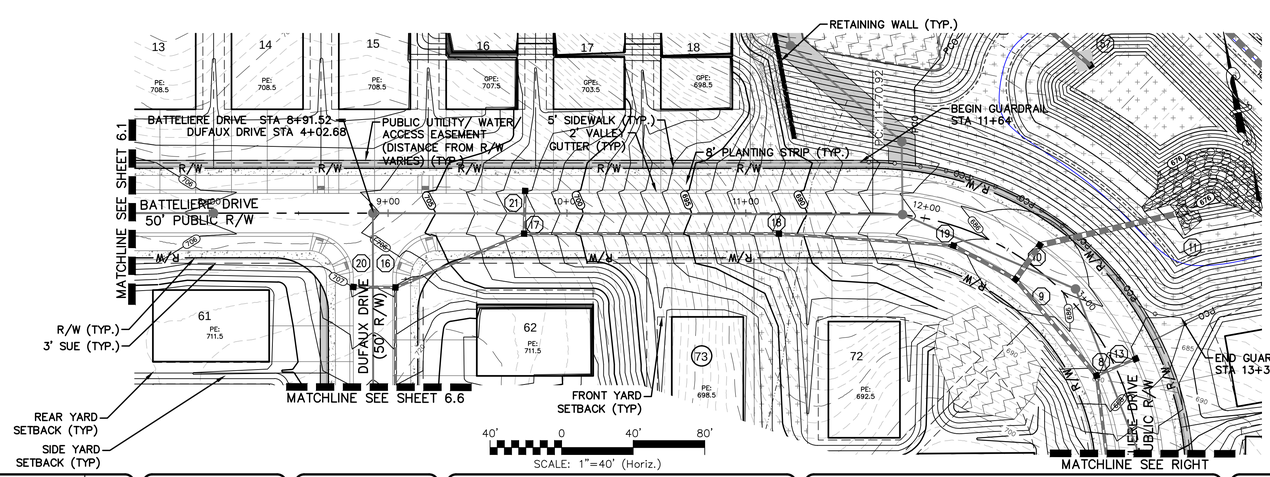
STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

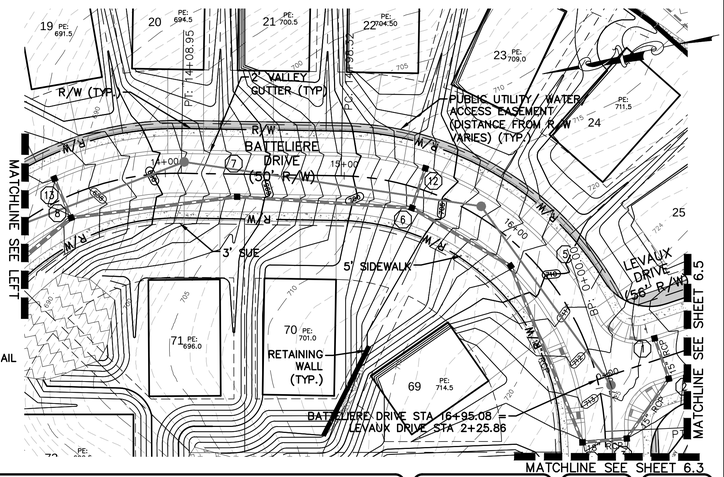


Know what's **below.** **Call** before you dig.

SITE VICINITY MAP – SHEETS







REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

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BATTELIERE DR & BATTELIERE DR
PLAN AND PROFILE
STA 8+00 TO STA 17+00

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

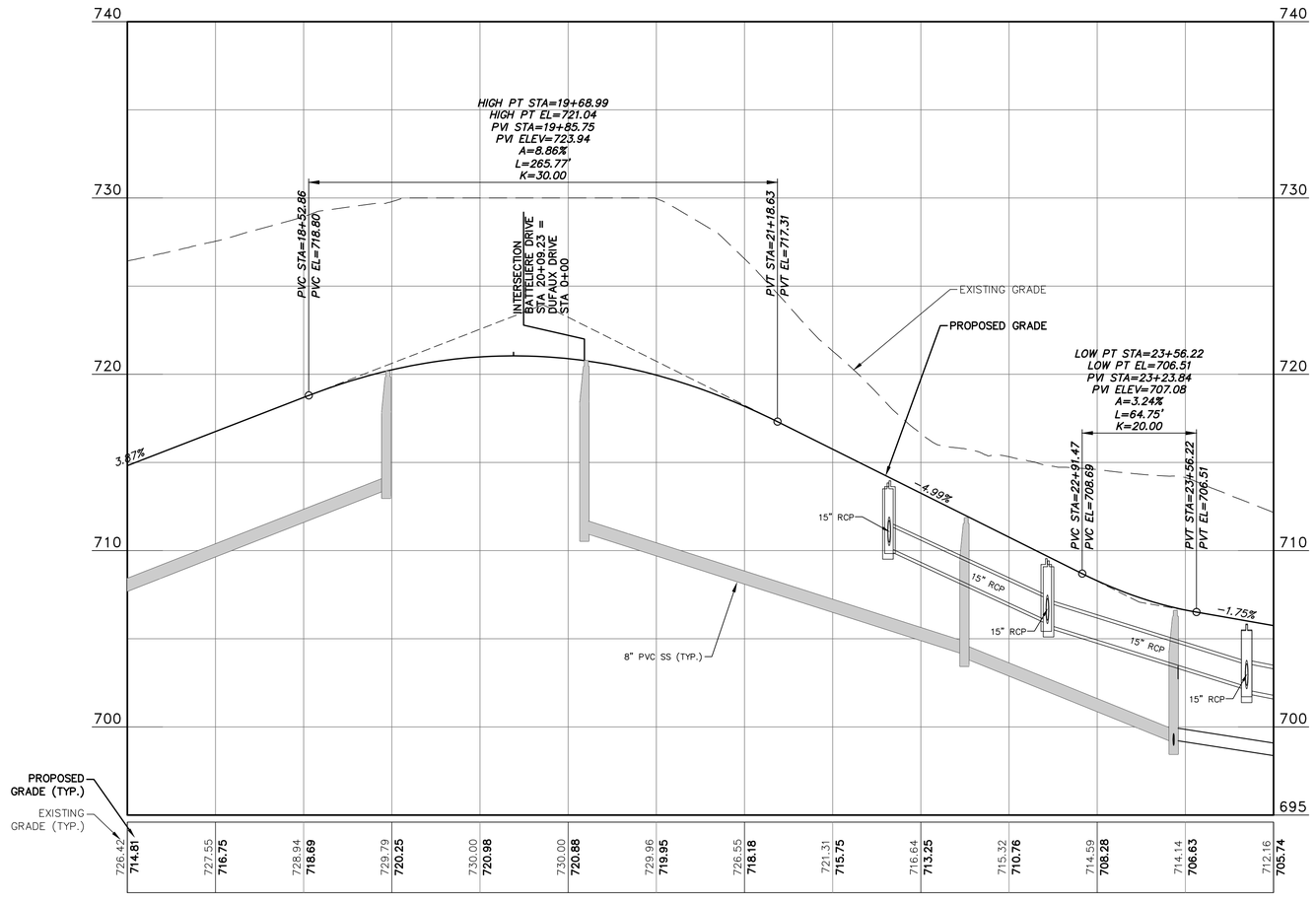
SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

MAC FILE NUMBER CT-702

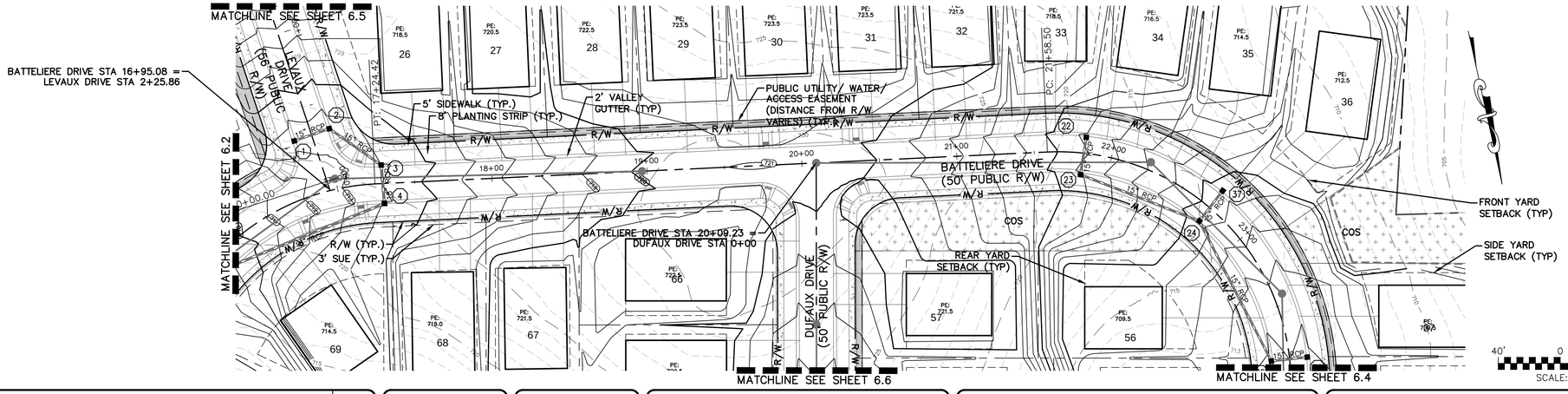
DRAWING NUMBER 6.2

STATUS: PRELIMINARY NOT FOR CONSTRUCTION

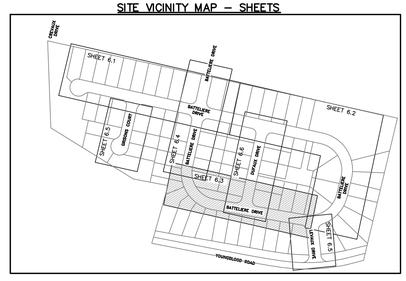
REVISION D



SCALE: 1"=40' (HORIZ.)
40' 0 40' 80'
4' 0 4' 8'
SCALE: 1"=4' (VERT.)



SITE VICINITY MAP – SHEETS



Know what's below. Call before you dig.

REV.NO.	DESCRIPTIONS REVISIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

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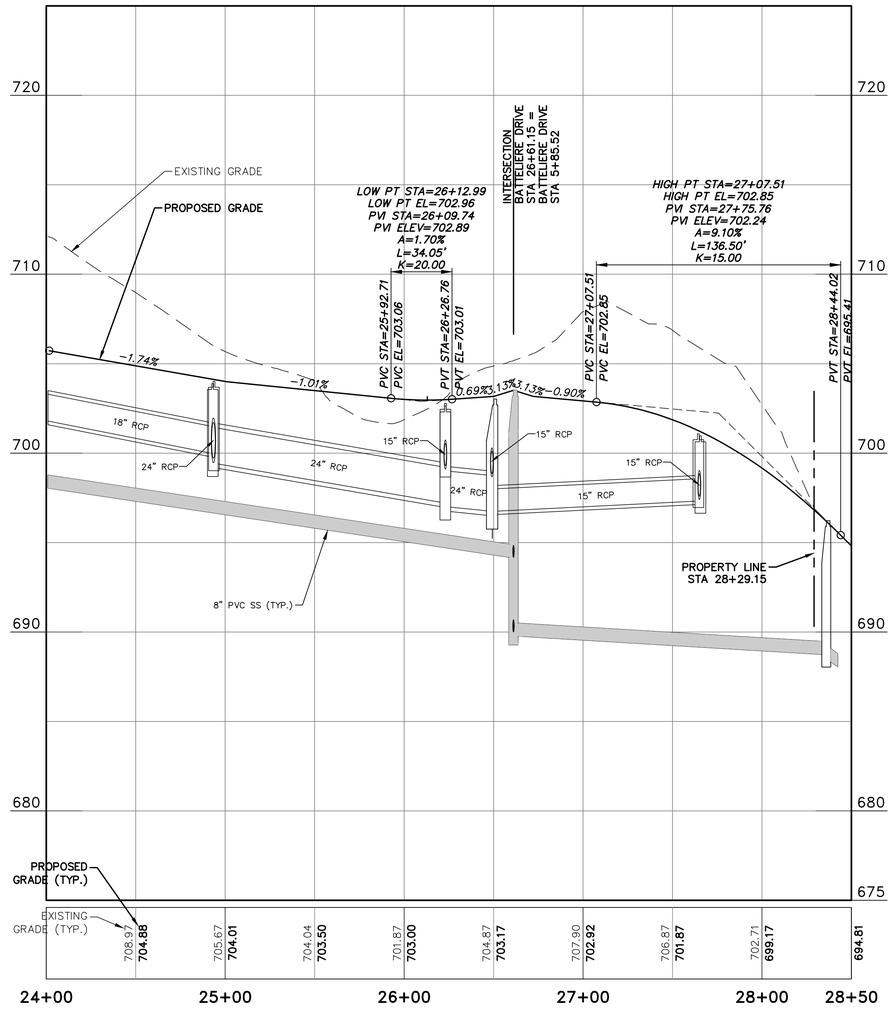
PLAN AND PROFILE
STA 17+00 TO STA 24+00

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

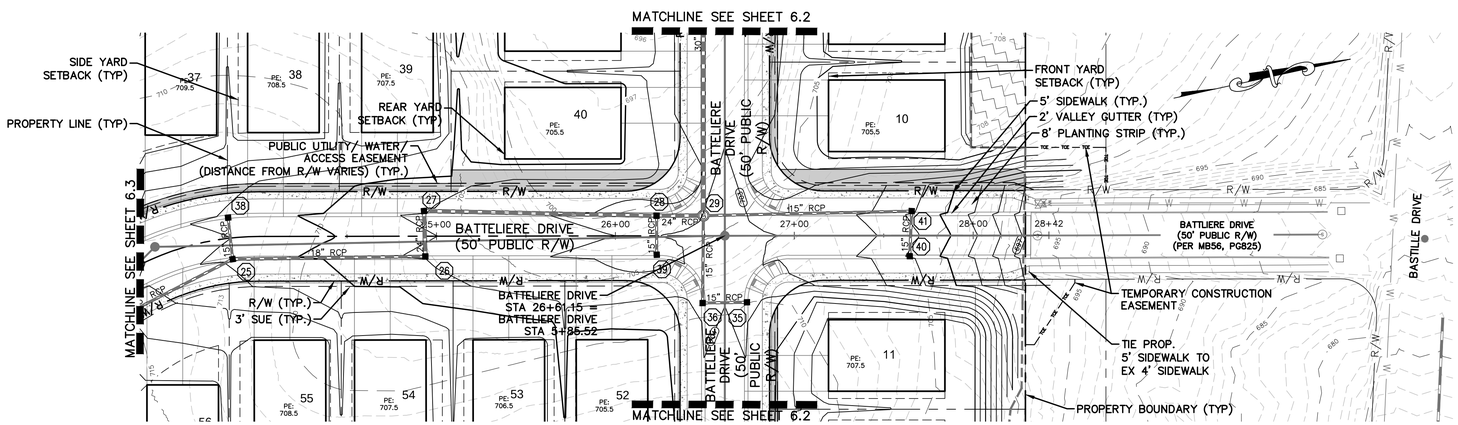
M&C FILE NUMBER CT-703
DRAWING NUMBER 6.3

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

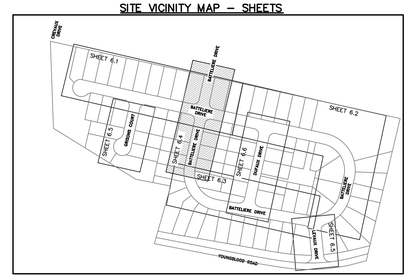


SCALE: 1"=40' (HORIZ.)

SCALE: 1"=4' (VERT.)



SITE VICINITY MAP – SHEETS



SCALE: 1"=40' (Horiz.)

Know what's below. Call before you dig.

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

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BATTELIERE DRIVE
PLAN AND PROFILE
STA 24+00 TO STA [END]

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

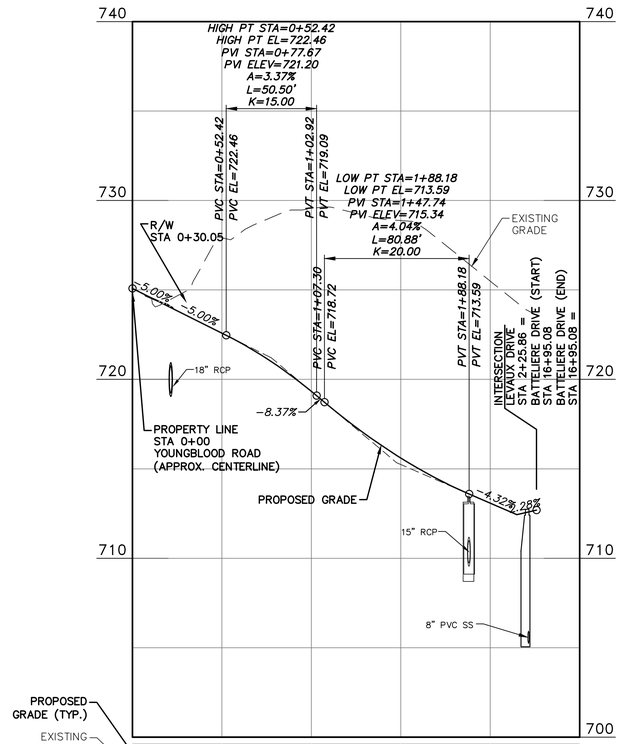
SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

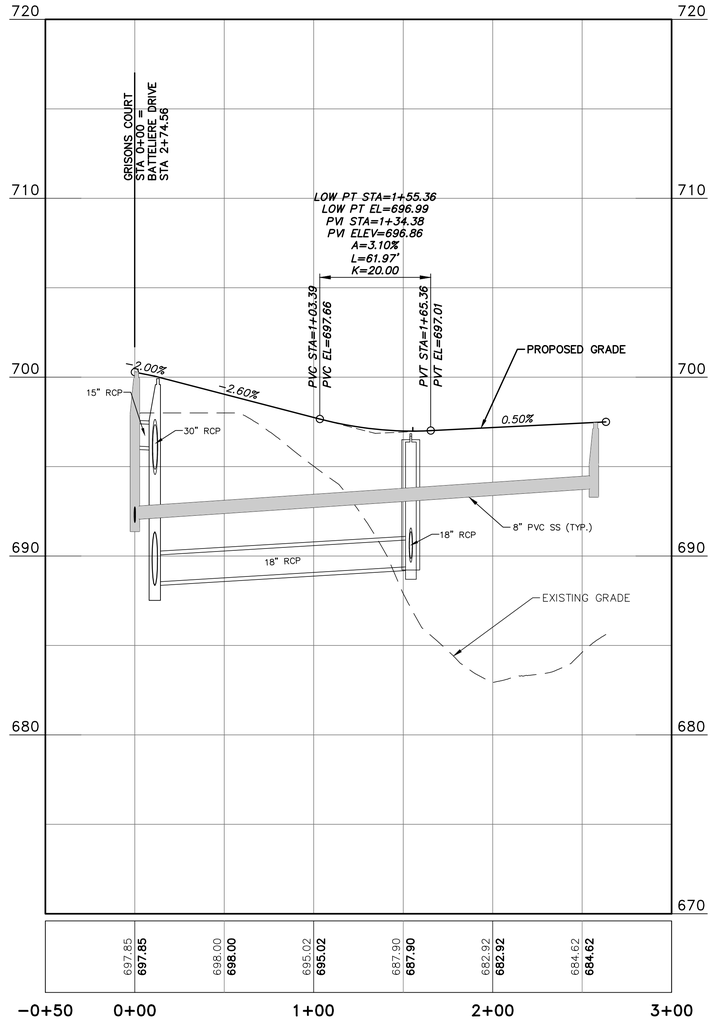
M&C FILE NUMBER CT-704

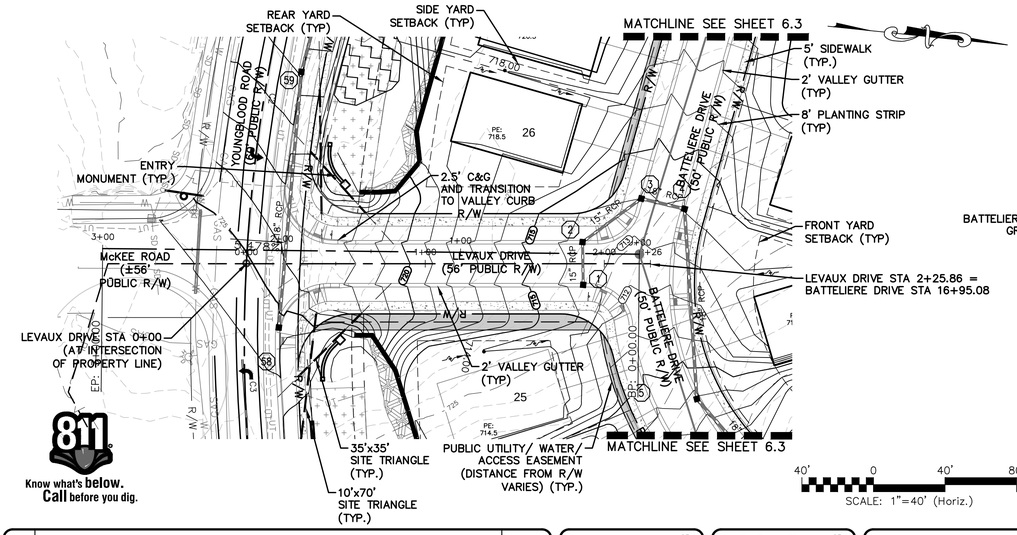
DRAWING NUMBER 6.4

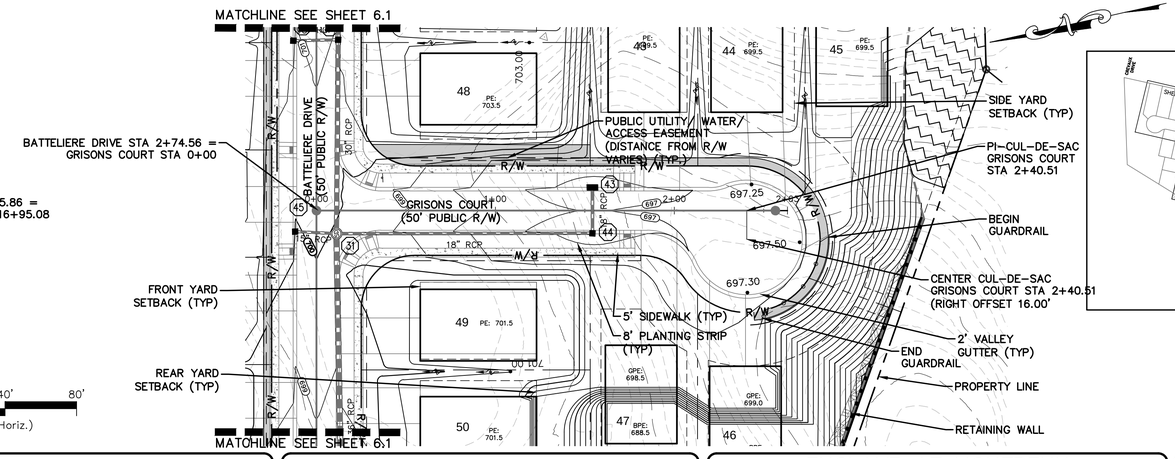
STATUS: PRELIMINARY NOT FOR CONSTRUCTION

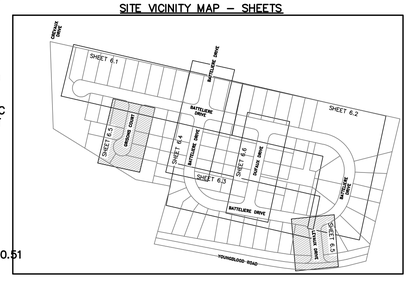
REVISION D











Know what's below. Call before you dig.

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

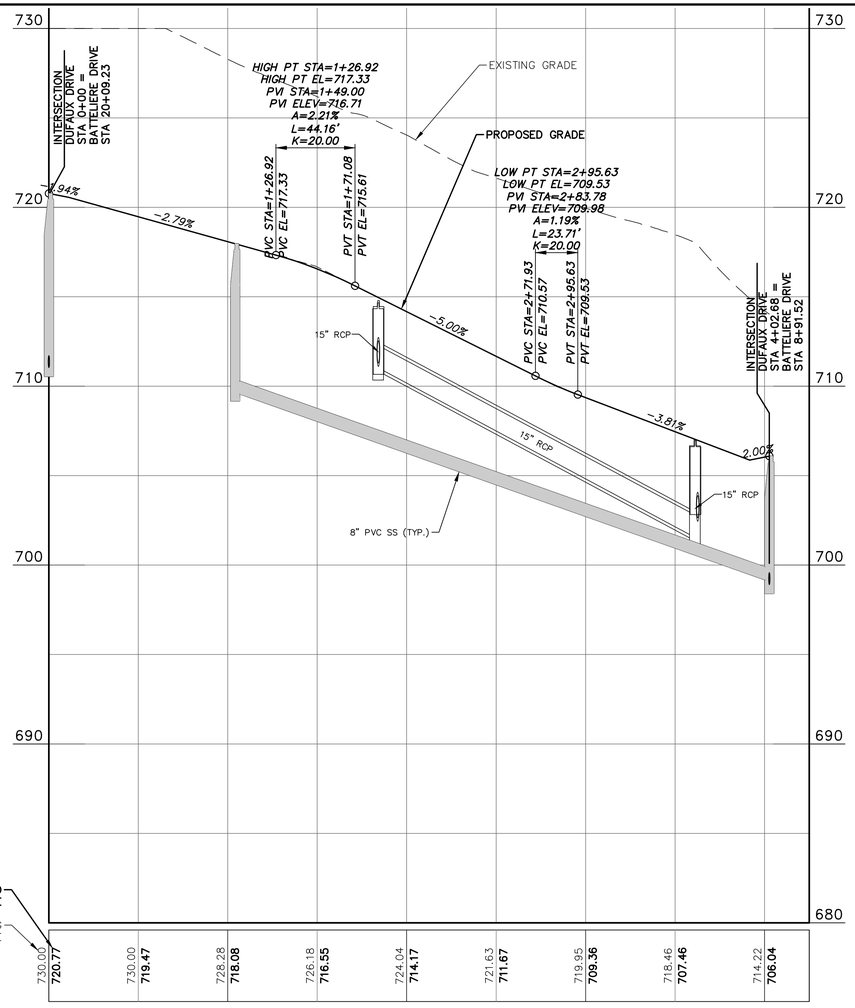
LEVAUX DRIVE & GRISONS COURT PLAN AND PROFILE

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

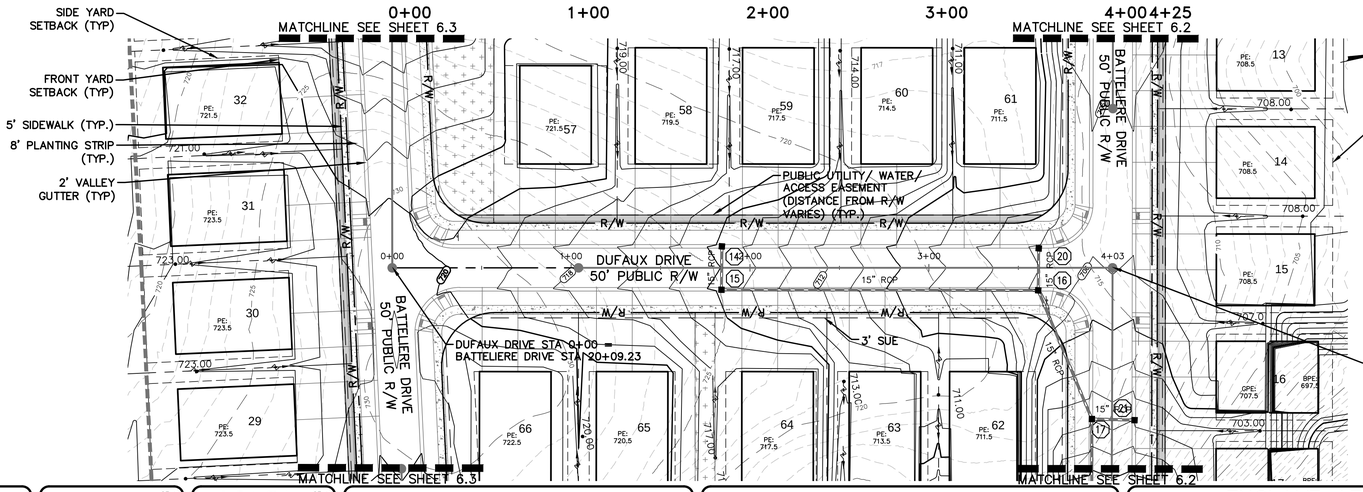
SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

M&C FILE NUMBER CT-705
DRAWING NUMBER 6.5

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

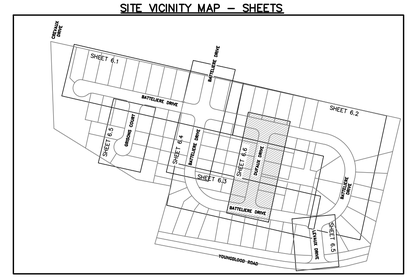


SCALE: 1"=40' (HORIZ.)
SCALE: 1"=4' (VERT.)



SCALE: 1"=40' (Horiz.)

SITE VICINITY MAP – SHEETS



Know what's below. Call before you dig.

REV.NO.	DESCRIPTIONS REVISIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

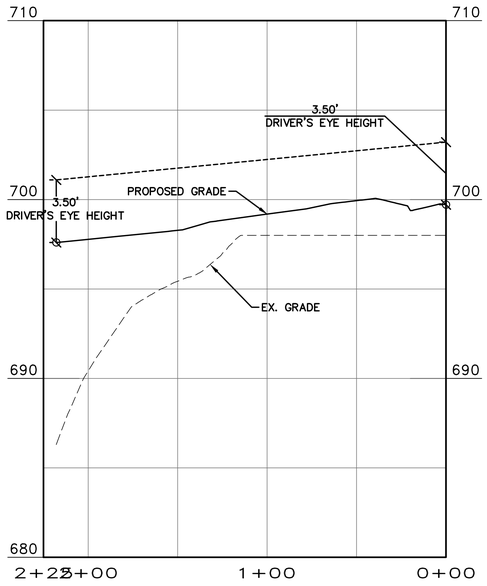
DUFAUX DRIVE
PLAN & PROFILE

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

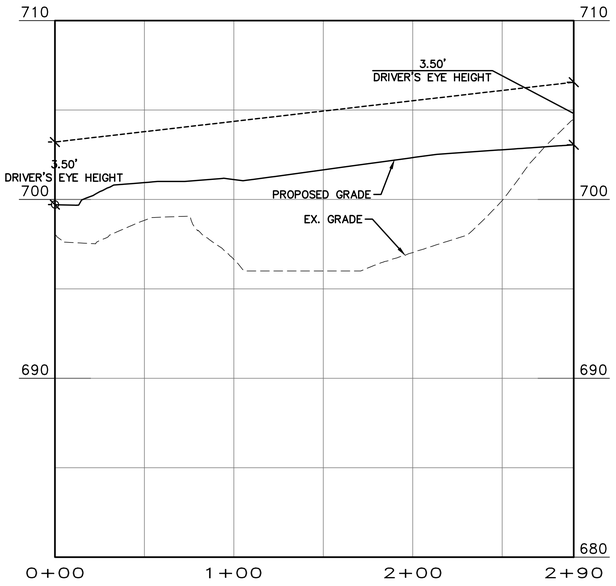
SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

M&C FILE NUMBER CT–706
DRAWING NUMBER 6.6

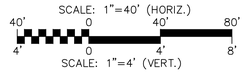
STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

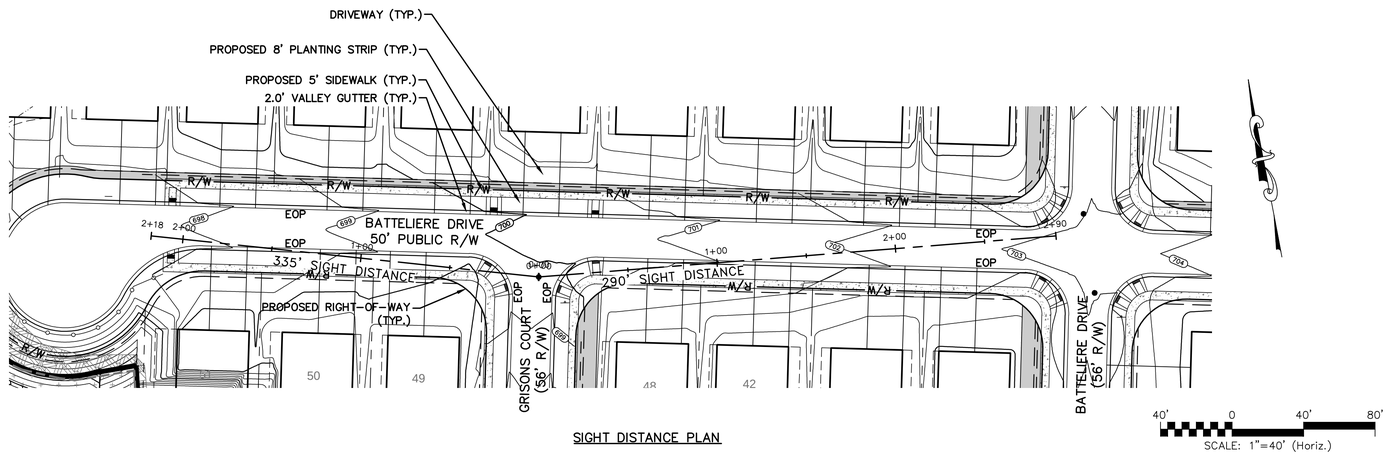


LEFT HAND SIGHT DISTANCE
(FOR GRISONS COURT–NORTHBOUND LANE @ BATTELIERE DRIVE–EASTBOUND LANE)
HORIZONTAL SIGHT DISTANCE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



RIGHT HAND SIGHT DISTANCE
(FOR GRISONS COURT–NORTHBOUND LANE @ BATTELIERE DRIVE–WESTBOUND LANE)
HORIZONTAL SIGHT DISTANCE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'





SIGHT DISTANCE PLAN

NOTE:
1. ALL INTERNAL ROADS TO BE 25 MPH.
2. SITE DISTANCES BASED ON 30 MPH DESIGN SPEED WITH STOP SIGN CONDITIONS.

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

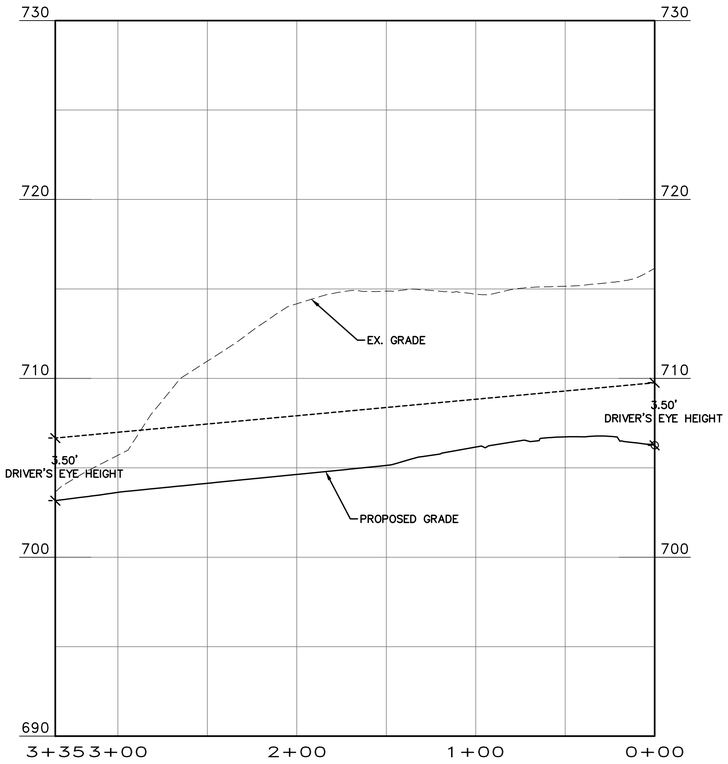
SITE DISTANCE
GRISONS CT AT BATTLEIERE DR

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

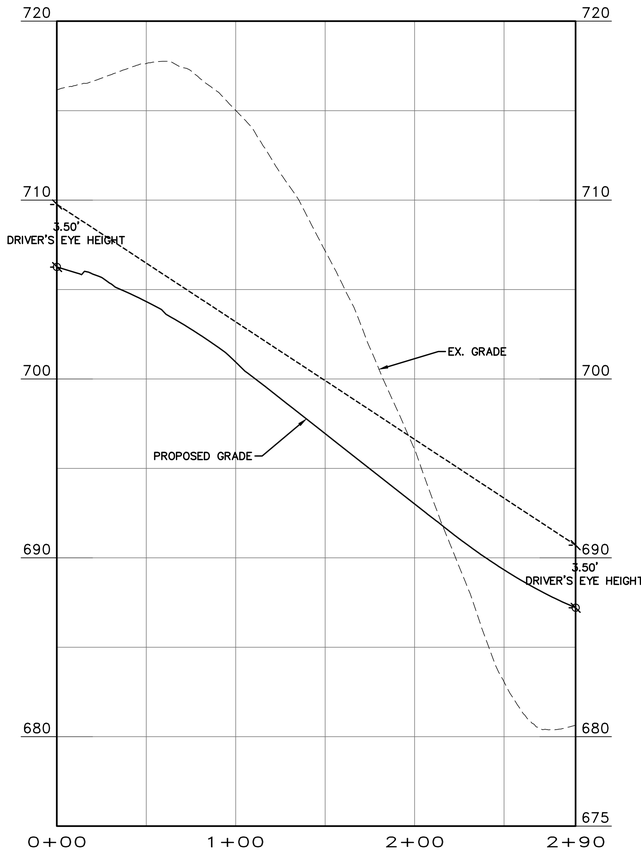
SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

M&C FILE NUMBER: CT-707
DRAWING NUMBER: 6.7

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION: D

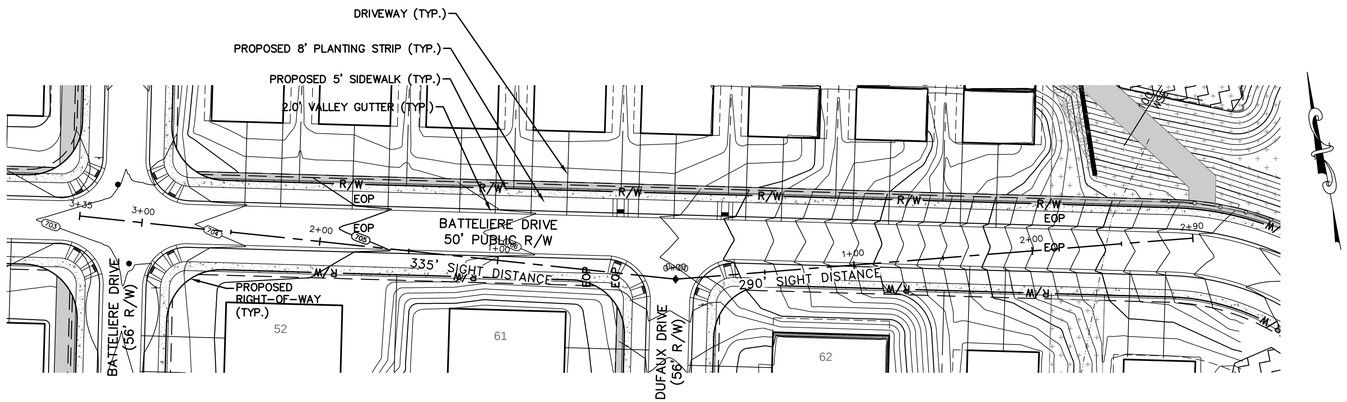


LEFT HAND SIGHT DISTANCE
(FOR DUFAUX DRIVE–NORTHBOUND LANE @ BATTELIERE DRIVE–EASTBOUND LANE)
HORIZONTAL SIGHT DISTANCE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



RIGHT HAND SIGHT DISTANCE
(FOR DUFAUX DRIVE–NORTHBOUND LANE @ BATTELIERE DRIVE–WESTBOUND LANE)
HORIZONTAL SIGHT DISTANCE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

SCALE: 1"=40' (HORIZ.)
40' 0 40' 80'
4' 0 4' 8'
SCALE: 1"=4' (VERT.)



SIGHT DISTANCE PLAN

NOTE:
1. ALL INTERNAL ROADS TO BE 25 MPH.
2. SITE DISTANCES BASED ON 30 MPH DESIGN SPEED WITH STOP SIGN CONDITIONS.

40' 0 40' 80'
SCALE: 1"=40' (Horiz.)

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
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ENCLAVE AT MONTREUX
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MECKLENBURG COUNTY, NC

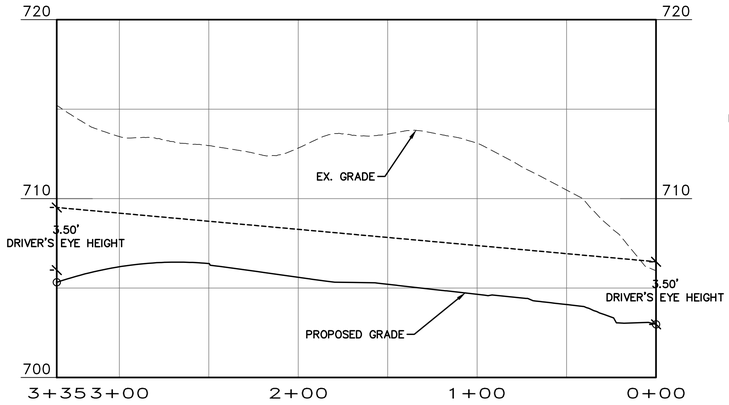
SITE DISTANCE
DUFAUX DR (NORTHBOUND)
AT BATTELIERE DR

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

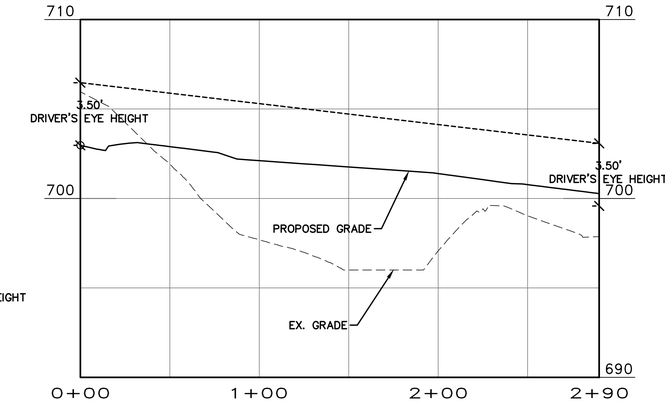
SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

M&C FILE NUMBER CT–708
DRAWING NUMBER 6.8

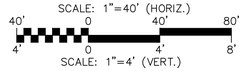
STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

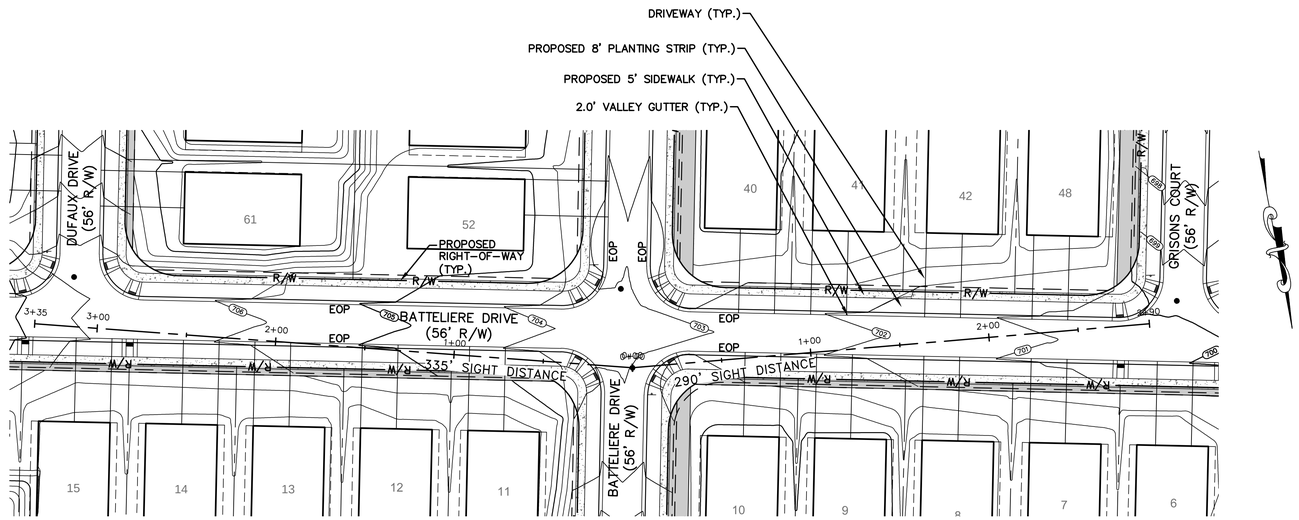


LEFT HAND SIGHT DISTANCE
(FOR BATTELIERE DRIVE–SOUTHBOUND LANE @ BATTELIERE DRIVE–WESTBOUND LANE)
HORIZONTAL SIGHT DISTANCE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



RIGHT HAND SIGHT DISTANCE
(FOR BATTELIERE DRIVE–SOUTHBOUND LANE @ BATTELIERE DRIVE–EASTBOUND LANE)
HORIZONTAL SIGHT DISTANCE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'





SIGHT DISTANCE PLAN

NOTE:
1. ALL INTERNAL ROADS TO BE 25 MPH.
2. SITE DISTANCES BASED ON 30 MPH DESIGN SPEED WITH STOP SIGN CONDITIONS.

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

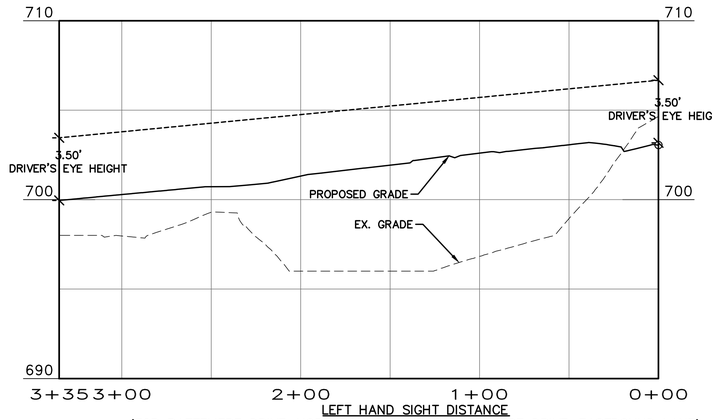
SITE DISTANCE
BATTELIERE DR (SOUTHBOUND)
AT BATTELIERE DR

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493–0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

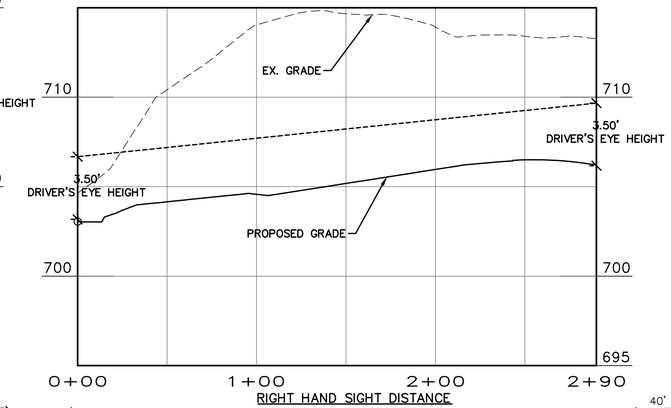
SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

M&C FILE NUMBER CT–709
DRAWING NUMBER 6.9

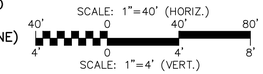
STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

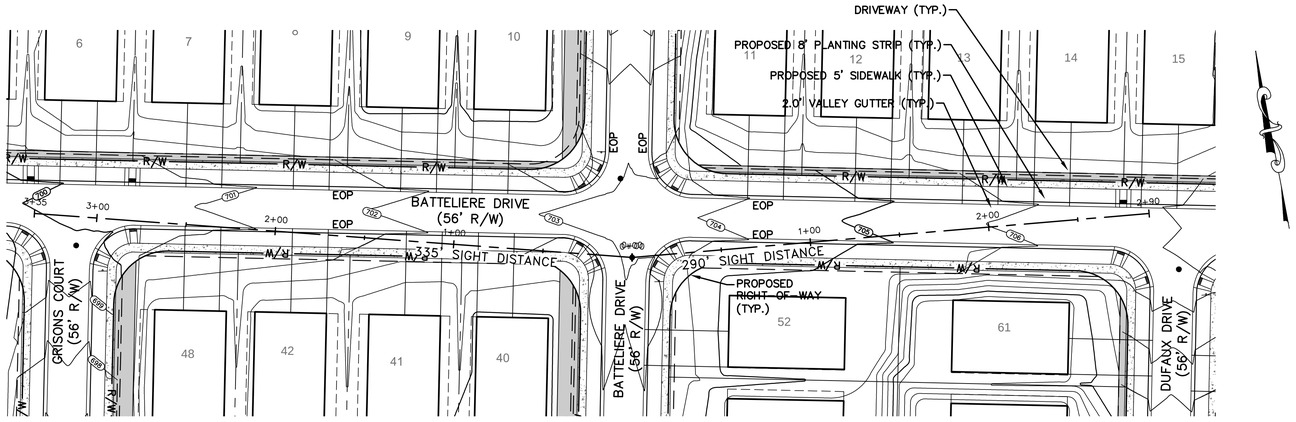


LEFT HAND SIGHT DISTANCE
(FOR BATTELIERE DRIVE–NORTHBOUND LANE @ BATTELIERE DRIVE–EASTBOUND LANE)
HORIZONTAL SIGHT DISTANCE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



RIGHT HAND SIGHT DISTANCE
(FOR BATTELIERE DRIVE–NORTHBOUND LANE @ BATTELIERE DRIVE–WESTBOUND LANE)
HORIZONTAL SIGHT DISTANCE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'





SIGHT DISTANCE PLAN

NOTE:
1. ALL INTERNAL ROADS TO BE 25 MPH.
2. SITE DISTANCES BASED ON 30 MPH DESIGN SPEED WITH STOP SIGN CONDITIONS.

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

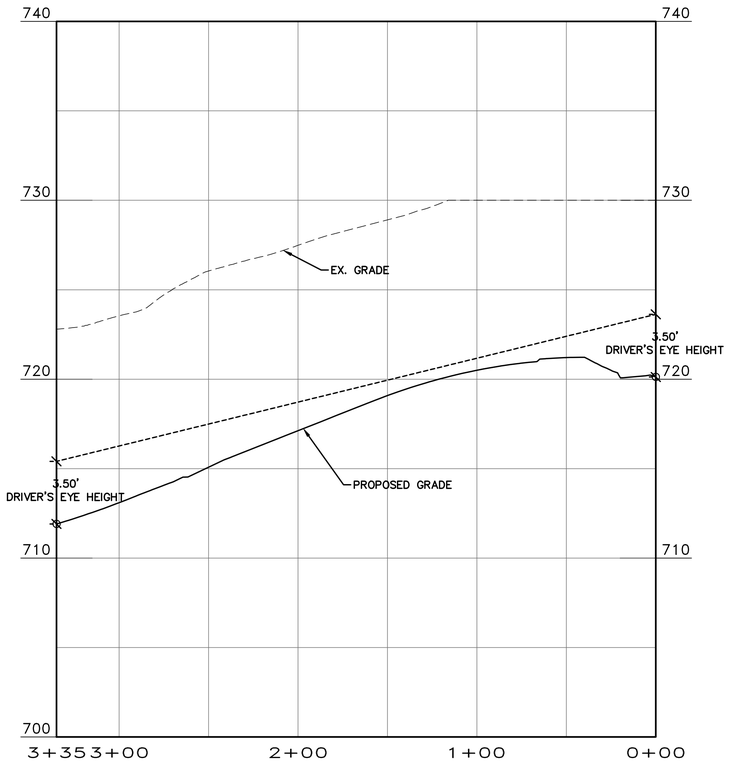
SITE DISTANCE
BATTLEIERE DR (NORTHBOUND)
AT BATTLEIERE DR

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493–0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

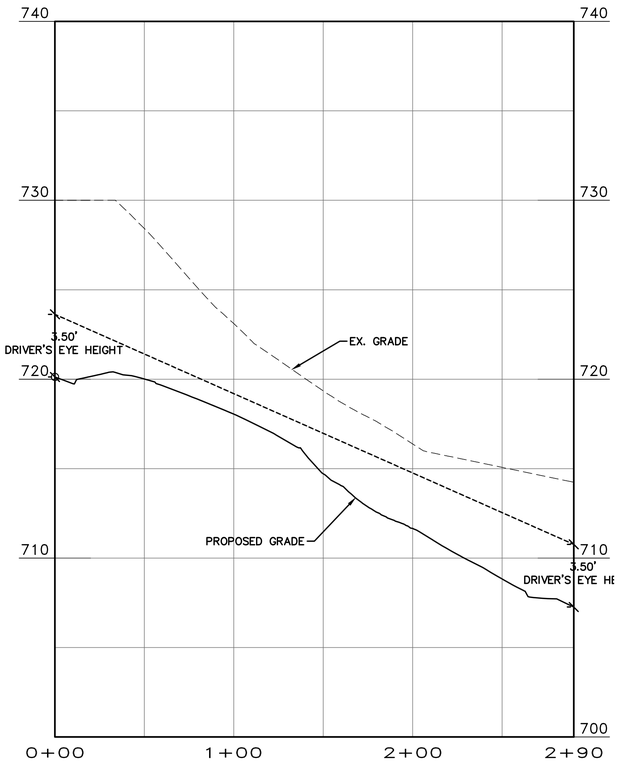
SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

M&C FILE NUMBER
CT–710
DRAWING NUMBER
6.10

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

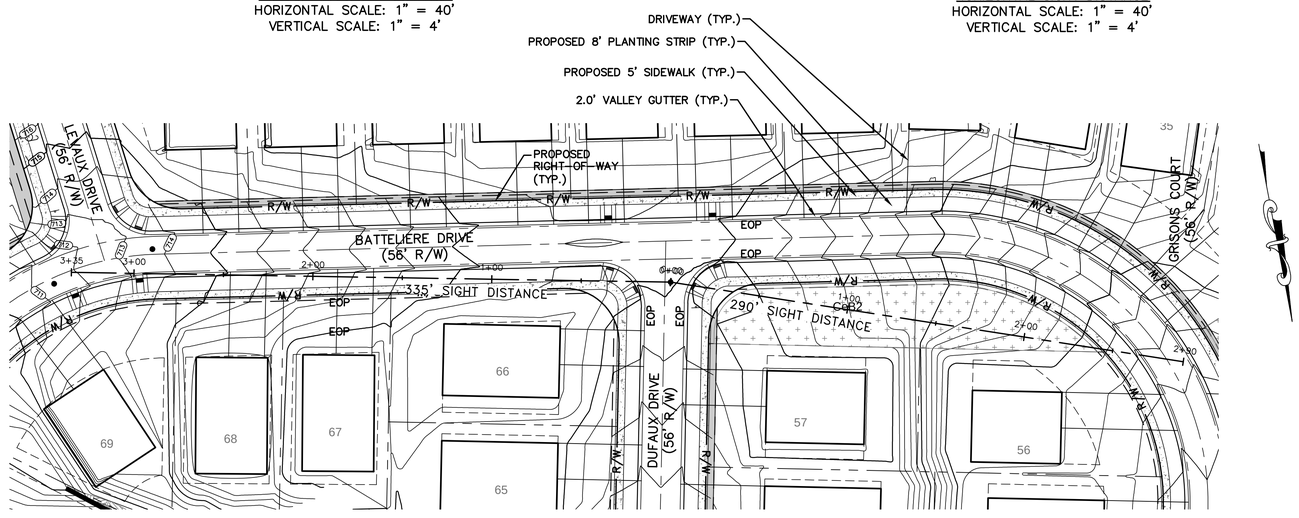


LEFT HAND SIGHT DISTANCE
(FOR DUFAUX DRIVE–SOUTHBOUND LANE @ BATTELIERE DRIVE–WESTBOUND LANE)
HORIZONTAL SIGHT DISTANCE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



RIGHT HAND SIGHT DISTANCE
(FOR DUFAUX DRIVE–SOUTHBOUND LANE @ BATTELIERE DRIVE–EASTBOUND LANE)
HORIZONTAL SIGHT DISTANCE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

SCALE: 1"=40' (HORIZ.)
40' 0 40' 80'
4' 0 4' 8'
SCALE: 1"=4' (VERTICAL.)



SIGHT DISTANCE PLAN

40' 0 40' 80'
SCALE: 1"=40' (Horiz.)

NOTE:
1. ALL INTERNAL ROADS TO BE 25 MPH.
2. SITE DISTANCES BASED ON 30 MPH DESIGN SPEED WITH STOP SIGN CONDITIONS.

REV.NO.	DESCRIPTIONS REVISIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

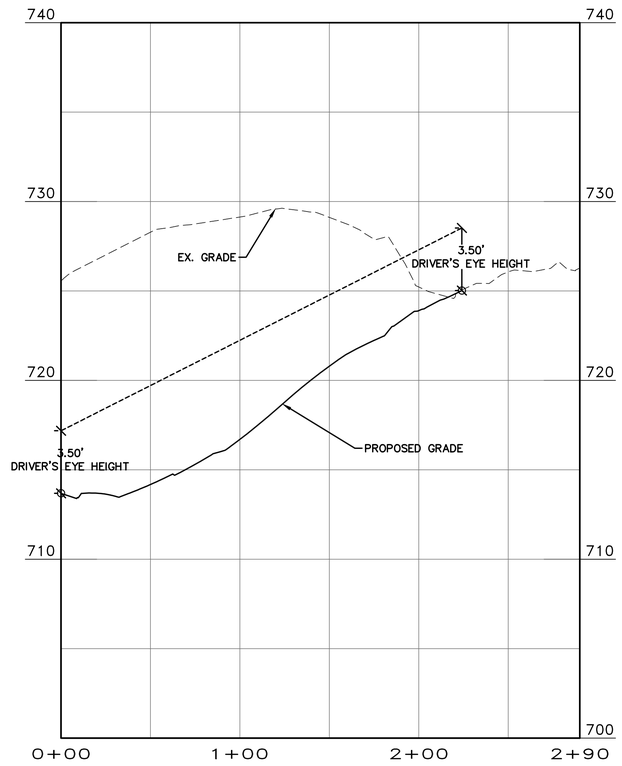
SIGHT DISTANCE
DUFAUX DR (SOUTHBOUND)
AT BATTELIERE DR

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

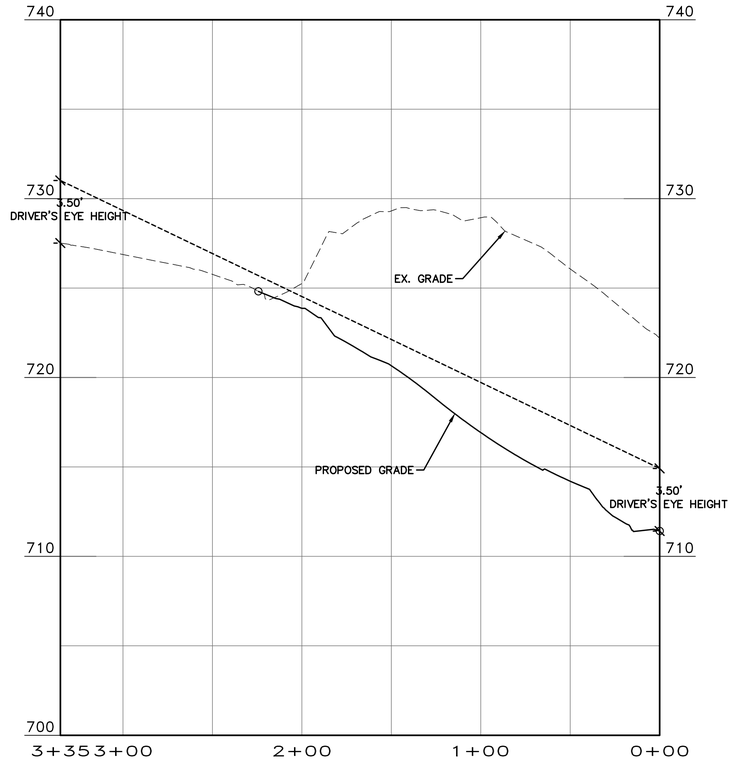
SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

M&C FILE NUMBER CT-7012
DRAWING NUMBER 6.11

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

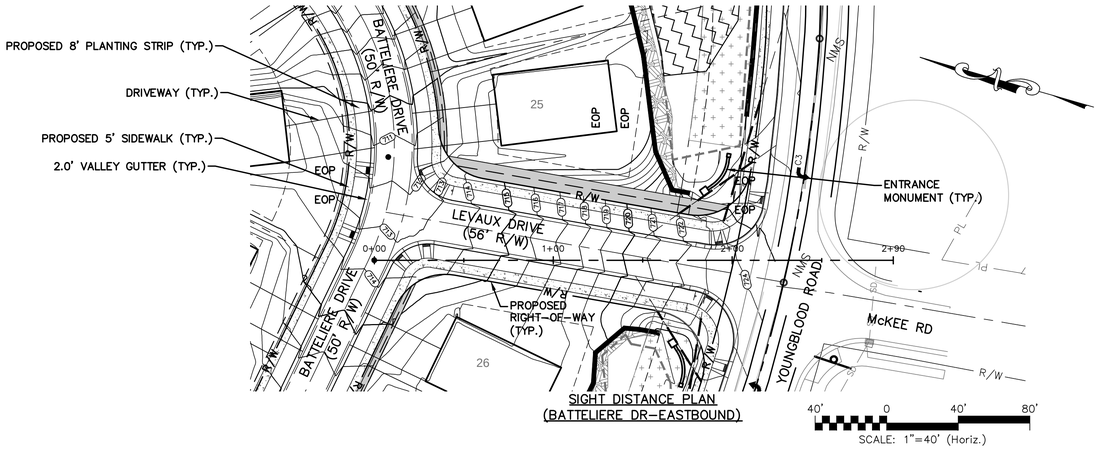


RIGHT HAND SIGHT DISTANCE
(FOR BATTELIERE DRIVE–EASTBOUND LANE @ LEVAUX DRIVE–NORTHBOUND LANE)
HORIZONTAL SIGHT DISTANCE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

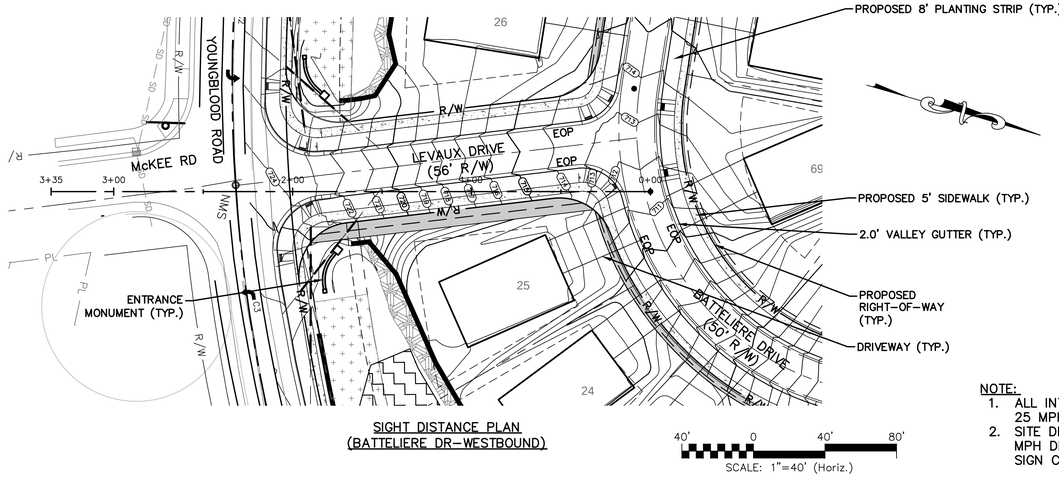


LEFT HAND SIGHT DISTANCE
(FOR BATTELIERE DRIVE–WESTBOUND LANE @ LEVAUX DRIVE–NORTHBOUND LANE)
HORIZONTAL SIGHT DISTANCE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

SCALE: 1"=40' (HORIZ.)
40' 0 40' 80'
4' 0 4' 8'
SCALE: 1"=4' (VERT.)



SIGHT DISTANCE PLAN
(BATTELIERE DR–EASTBOUND)



SIGHT DISTANCE PLAN
(BATTELIERE DR–WESTBOUND)

SCALE: 1"=40' (Horiz.)

NOTE:
1. ALL INTERNAL ROADS TO BE 25 MPH.
2. SITE DISTANCES BASED ON 30 MPH DESIGN SPEED WITH STOP SIGN CONDITIONS.

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

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CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

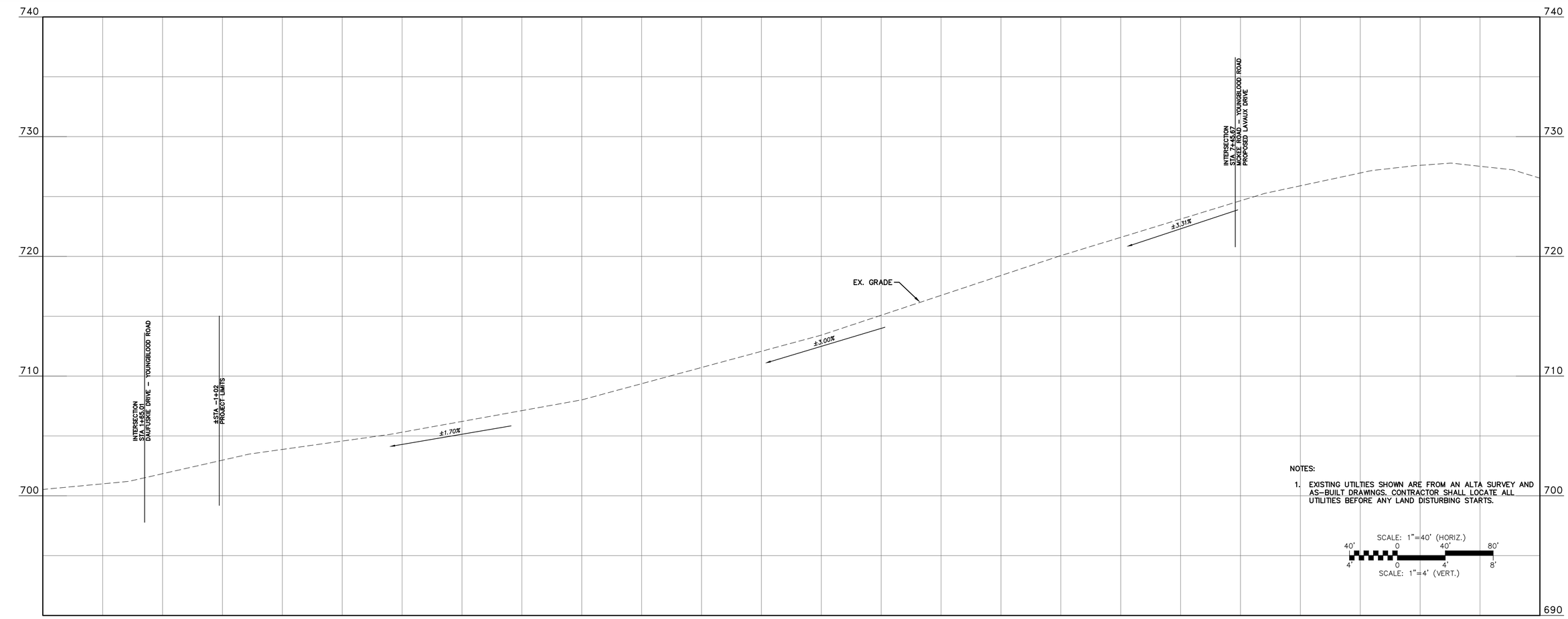
SIGHT DISTANCE
LAVEUX DR
AT BATTELIERE DR

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

M&C FILE NUMBER
CT–713
DRAWING NUMBER
6.12

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D



NOTES:

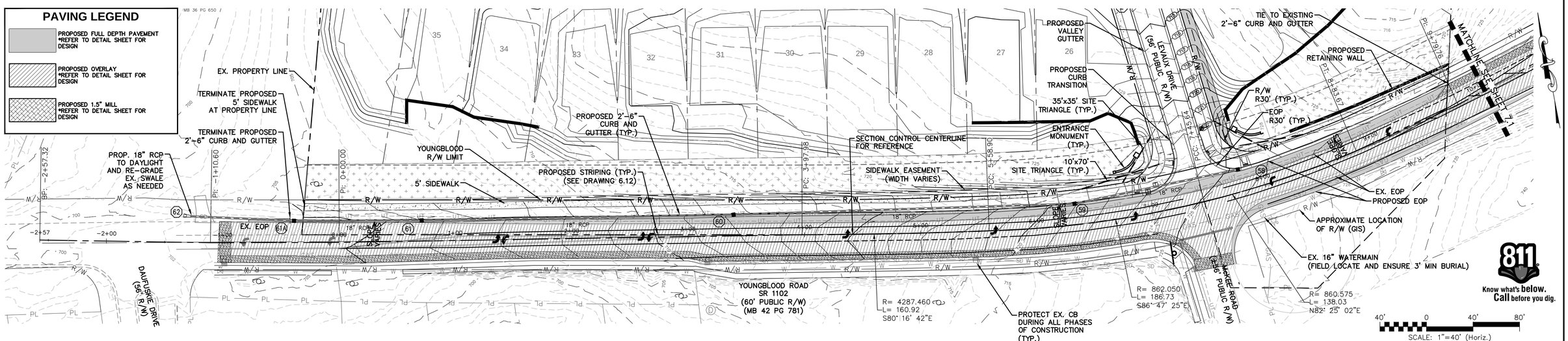
1. EXISTING UTILITIES SHOWN ARE FROM AN ALTA SURVEY AND AS-BUILT DRAWINGS. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE ANY LAND DISTURBING STARTS.

SCALE: 1"=40' (HORIZ.)

SCALE: 1"=4' (VERT.)

PAVING LEGEND

- PROPOSED FULL DEPTH PAVEMENT *REFER TO DETAIL SHEET FOR DESIGN
- PROPOSED OVERLAY *REFER TO DETAIL SHEET FOR DESIGN
- PROPOSED 1.5" MILL *REFER TO DETAIL SHEET FOR DESIGN



Know what's below. Call before you dig.

SCALE: 1"=40' (Horiz.)

REV.NO.	DESCRIPTIONS REVISIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

SEAL

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F-1222
www.mckimcreed.com

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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

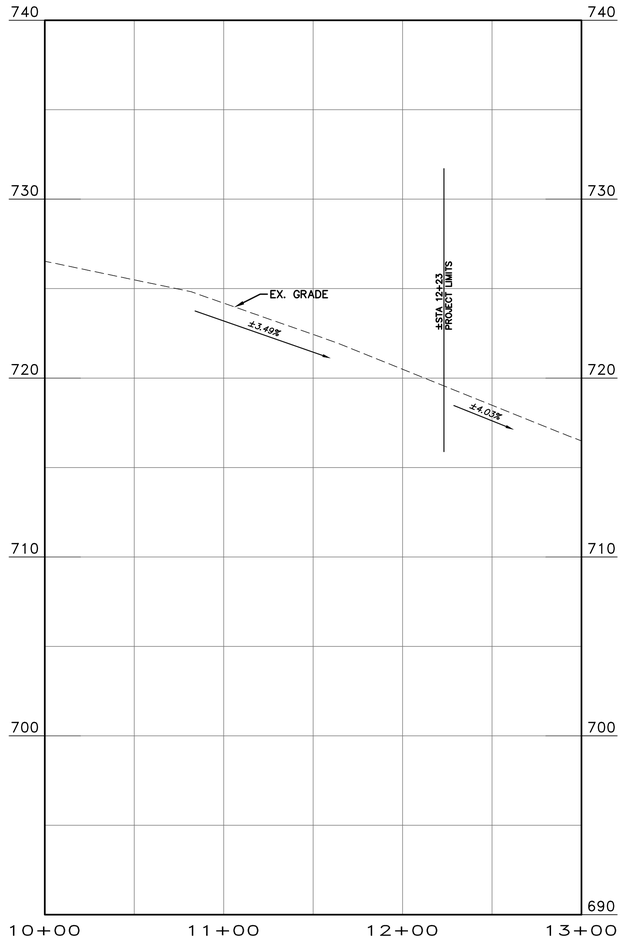
YOUNGBLOOD ROAD IMPROVEMENTS PLAN

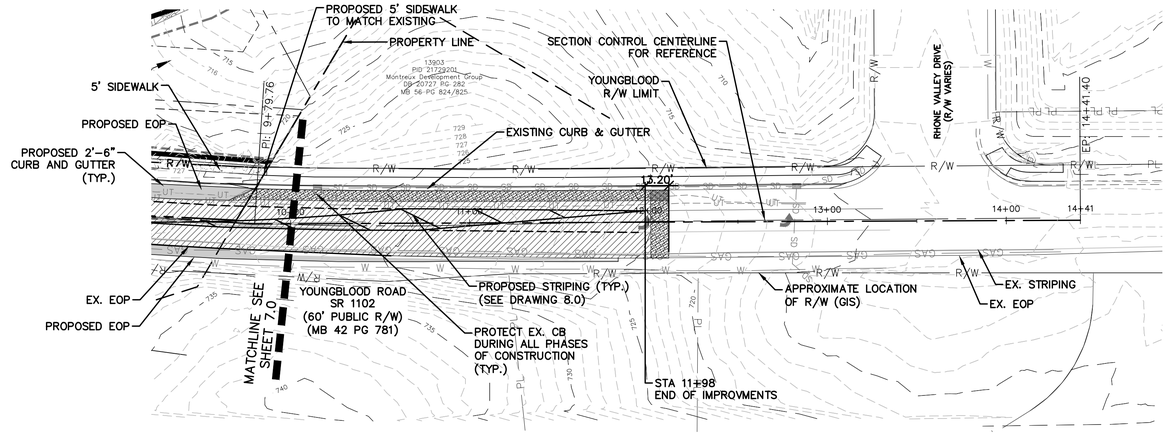
DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

MAC FILE NUMBER CT-708
DRAWING NUMBER 7.0

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D





SCALE: 1"=40' (HORIZ.)
40' 0 40' 80'
4' 0 4' 8'
SCALE: 1"=4' (VERT.)

40' 0 40' 80'
SCALE: 1"=40' (Horiz.)

NOTES:

1. EXISTING UTILITIES SHOWN ARE FROM AN ALTA SURVEY AND AS-BUILT DRAWINGS. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE ANY LAND DISTURBING STARTS.

PAVING LEGEND

- PROPOSED FULL DEPTH PAVEMENT *REFER TO DETAIL SHEET FOR DESIGN
- PROPOSED OVERLAY *REFER TO DETAIL SHEET FOR DESIGN
- PROPOSED 1.5" MILL *REFER TO DETAIL SHEET FOR DESIGN

811 Know what's below. Call before you dig.

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
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REVISIONS

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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

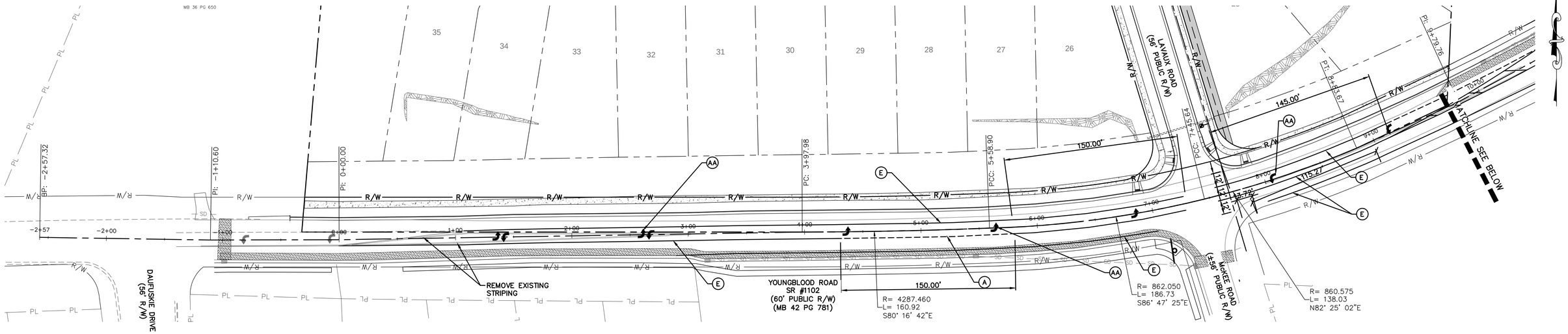
YOUNGBLOOD ROAD IMPROVEMENTS PLAN

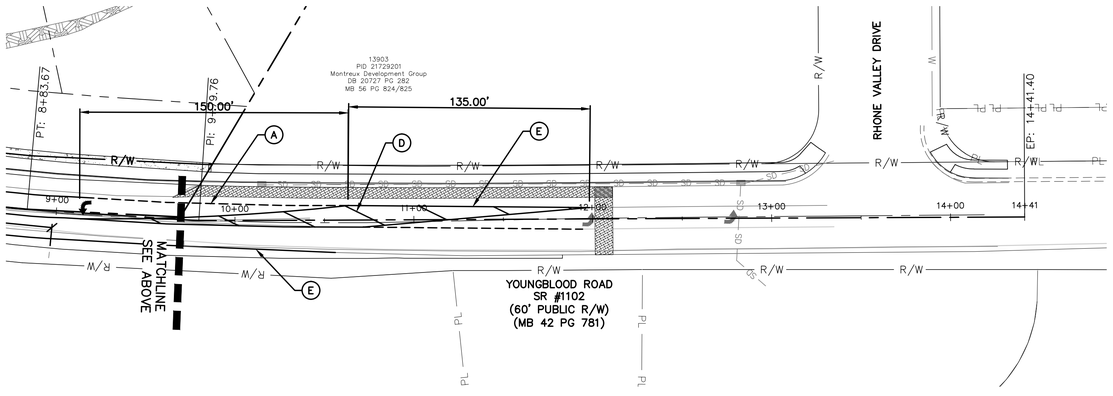
DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

M&C FILE NUMBER: CT-709
DRAWING NUMBER: 7.1

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION: D





STRIPING LEGEND:

- (A) 4" X 3'-9'/SPACING MINI SKIP – THERMOPLASTIC
- (B) 4" X 10' SKIP – THERMOPLASTIC
- (C) YELLOW ANGLED LINES – THERMOPLASTIC
- (D) WHITE ANGLED LINES – THERMPOPLASTIC
- (E) WHITE SOLID LANE MARKER – THERMOPLASTIC
- (G) DOUBLE YELLOW CENTER LINE – THERMOPLASTIC
- (AA) LEFT TURN ARROW – THERMOPLASTIC
- (BB) RIGHT TURN ARROW – THERMOPLASTIC

ROAD STRIPING NOTES:

1. ALL STRIPING SHALL BE PER LATEST NCDOT MINIMUM CONSTRUCTION STANDARDS AND STANDARD DRAWINGS.
2. ALL SIGNAGE SHALL BE PER THE LATEST MUTCD.
3. ALL EXISTING STRIPING TO BE REMOVED SHALL BE MILLED PRIOR TO PLACEMENT OF NEW ASPHALT.

Know what's **below.**
Call before you dig.

40' 0 40' 80'
SCALE: 1"=40' (Horiz.)

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

YOUNGBLOOD ROAD IMPROVEMENTS
STRIPING PLAN

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: V/A

M&C FILE NUMBER CT-710
DRAWING NUMBER 8.0

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

TRAFFIC CONTROL

1.0 BEGINNING OF WORK AND STREET CLOSINGS:

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE NC DEPARTMENT OF TRANSPORTATION, DISTRICT 2 ALBEMARLE (704-983-4171) OF ANY WORK WHERE THE NUMBER OF TRAVEL LANES IS REDUCED FROM NORMAL CONDITIONS.
THE CONTRACTOR SHALL INSTALL THE PROJECT ADVANCED WARNING SIGNS. THESE SIGNS SHALL BE IN PLACE FOR ONE WEEK BEFORE CONSTRUCTION ACTIVITY BEGINS. THE SIGNS ARE TO REMAIN COVERED UNTIL ROAD CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BEGIN CONSTRUCTION ACTIVITY ON A STREET THE SCHEDULED DATE OF THE CLOSING OF THE TRAVEL LANE.

2.0 RIGHT OF WAY USE PERMIT:

THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING RIGHT OF WAY PERMIT(S) FROM NCDOT FOR APPROVAL TO WORK IN STREET RIGHT-OF-WAY(S) OF NORTH CAROLINA.

3.0 TRAFFIC CONTROL PLAN:

TRAFFIC CONTROL WILL BE PERFORMED BY THE CONTRACTOR BASED UPON THE TRAFFIC CONTROL SPECIAL PROVISIONS. THE TRAFFIC CONTROL SPECIAL PROVISIONS MAY REFER TO PLAN SHEETS FOR MAJOR WORK ITEMS OR DETAILS FROM NCDOT.

THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH NCDOT PROCEDURES. ALL TRAFFIC CONTROL DEVICES THE CURRENT EDITION OF THE NORTH AND PROCEDURES SHALL CONFORM TO CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, THE NCDOT ROADWAY STANDARD DRAWINGS AND THE CURRENT EDITION OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.

THE CONTRACTOR SHALL MAINTAIN THE TRAFFIC CONTROL AS DESCRIBED HEREIN UNLESS THE CONTRACTOR SUBMITS AN ALTERNATE TRAFFIC CONTROL PLAN TO THE ENGINEER AND IT IS APPROVED BY THE ENGINEER. THE ENGINEER MAY DIRECT THE CONTRACTOR TO MODIFY TRAFFIC CONTROL IF, IN THE ENGINEER'S OPINION, TRAFFIC IS NOT MOVING SAFELY OR EFFICIENTLY.

TRAFFIC CONTROL PHASING:

THE CONTRACTOR SHALL FOLLOW THE PHASING AS DESCRIBED HEREIN. THE CONTRACTOR SHALL COMPLETE THE REQUIREMENTS OF EACH CONSTRUCTION PHASE IN SEQUENCE. WHEN A CONSTRUCTION PHASE IS DIVIDED INTO STEPS, THE CONTRACTOR SHALL COMPLETE THE REQUIREMENTS OF EACH STEP IN SEQUENCE. (EXAMPLE: THE REQUIREMENTS OF PHASE I – STEP 1 SHALL BE COMPLETED BEFORE PROCEEDING TO PHASE I – STEP 2). ALL WORK DESCRIBED IN THE PROJECT PHASING SHALL BE PERFORMED BY THE CONTRACTOR, EXCEPT WHERE IT IS SPECIFIED FOR CERTAIN WORK TO BE PERFORMED BY OTHERS.

THE FOLLOWING PHASING REFERS TO THE TRAFFIC DIAGRAM ON THIS SHEET. THE CONTRACTOR SHALL FOLLOW THESE PROCEDURES AND DIAGRAMS. IF THESE PROCEDURES AND/OR DIAGRAMS ARE NOT TYPICAL FOR THE FIELD CONDITIONS, THE DIAGRAMS MAY BE COMBINED OR ALTERED UPON THE APPROVAL OF THE ENGINEER. THE STANDARDS, PROCEDURES AND DIAGRAMS ARE THE MINIMUM REQUIRED. ADDITIONAL SIGNS, CONES, BARRICADES, AND WARNING DEVICES MAY BE USED; BUT AT NO TIME WILL LESS THAN WHAT IS SPECIFIED IN THE STANDARDS, PROCEDURES AND DIAGRAMS BE ACCEPTABLE.

STEP 1
THE CONTRACTOR SHALL PLACE ALL CONSTRUCTION WARNING SIGNS ONE WEEK PRIOR TO THE BEGINNING OF WORK. THE SIGNS ARE TO REMAIN COVERED UNITL ROAD CONSTRUCTION BEGINS. THE APPROACH WARNING SIGNS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.

STEP 2
THE CONTRACTOR SHALL USE DIAGRAM, "TWO-WAY, ONE-LANE TRAFFIC (FLAGGER CONTROL)" IN LEFT VIEW ON THIS SHEET AND THE DETAILS SHOWN TO INSTALL TRAFFIC CONTROL DEVICES AND TEMPORARY PAVEMENT MARKING.

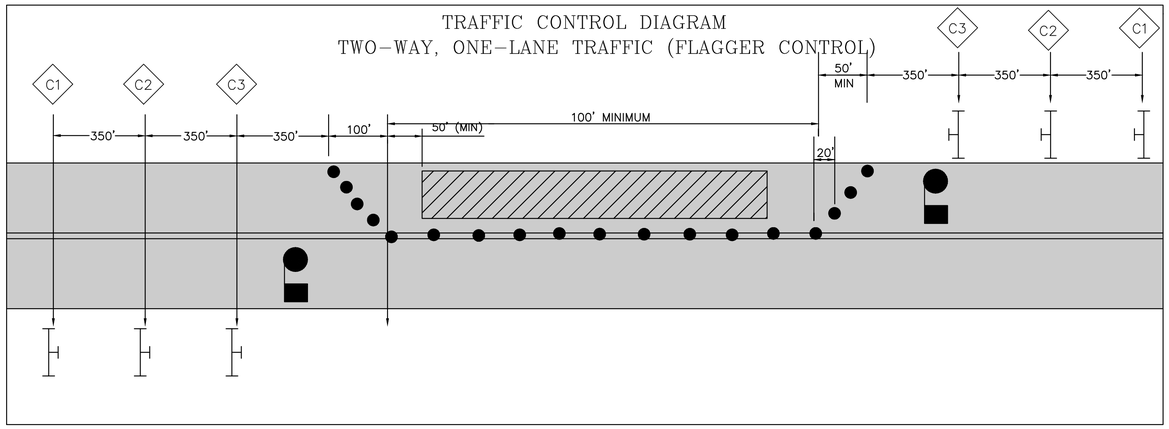
STEP 3
CONSTRUCT ALL PROPOSED WORK.

STEP 4
REMOVE TRAFFIC CONTROL DEVICES AND REESTABLISH PAVEMENT MARKINGS

PAVEMENT MARKINGS LINES – 4" THERMOPLASTIC, 0.12" THICK
LEFT AND RIGHT TURN ARROWS – THERMOPLASTIC, 0.09" THICK

YOUNGBLOOD ROAD (SR 1102)

DESIGN SPEED (mph)	DECELERATION LENGTH (ft)	BAY TAPER LENGTH (ft)	STORAGE LENGTH (ft)	APPROACH/ DEPARTURE TAPER LENGTH (ft)
50	150	100	150	300



PLAN LEGEND

- C1 — CONSTRUCTION SIGN SYMBOL W/ WATCH IDENTIFICATION CODE
- TYPE III BARRICADE W/ MOUNTED SIGN(S)
- ROAD WIDENING
- CONES / DRUMS
- FLAGGER
- WORK AREA

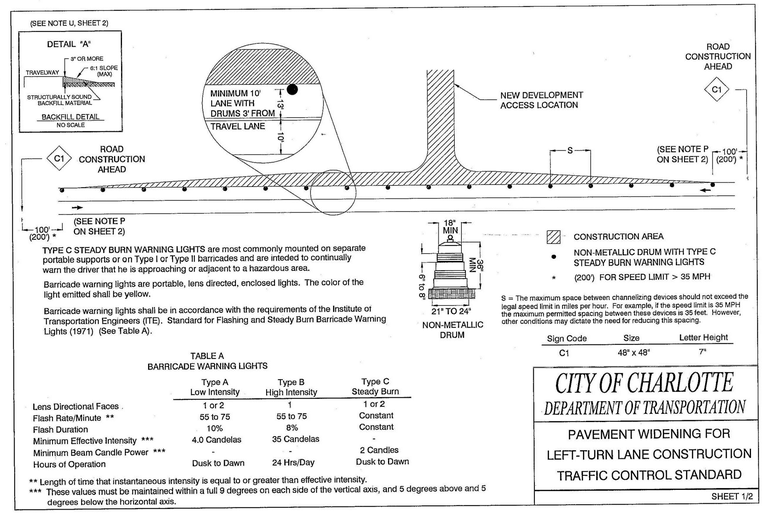


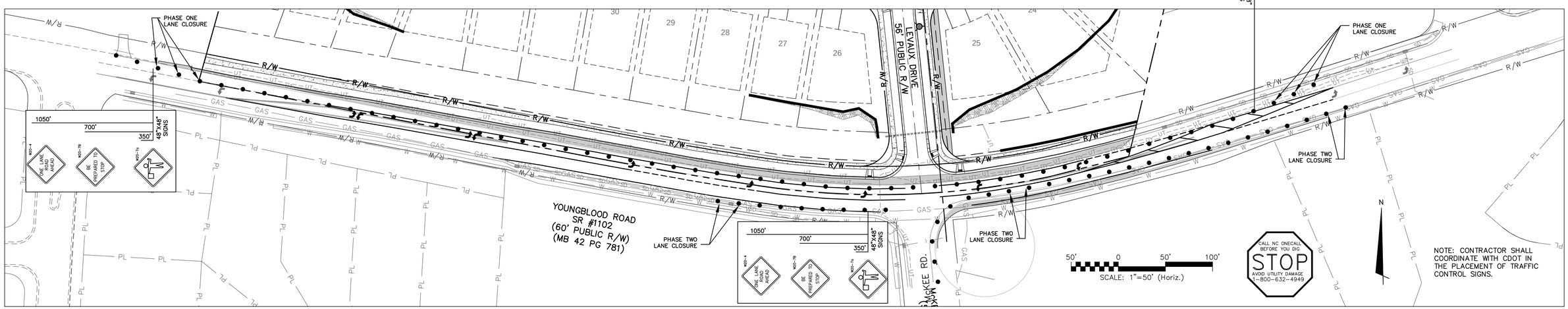
TABLE A
BARRICADE WARNING LIGHTS

	Type A Low Intensity	Type B High Intensity	Type C Steady Burn
Lens Directional Faces	1 or 2	1	1 or 2
Flash Rate/Minute **	55 to 75	55 to 75	Constant
Flash Duration	10%	8%	Constant
Minimum Effective Intensity ***	4.0 Candelas	35 Candelas	-
Minimum Beam Candle Power ***	-	-	2 Candles
Hours of Operation	Dusk to Dawn	24 Hrs/Day	Dusk to Dawn

** Length of time that instantaneous intensity is equal to or greater than effective intensity.
*** These values must be maintained within a full 9 degrees on each side of the vertical axis, and 5 degrees above and 5 degrees below the horizontal axis.

CITY OF CHARLOTTE
DEPARTMENT OF TRANSPORTATION
PAVEMENT WIDENING FOR LEFT-TURN LANE CONSTRUCTION
TRAFFIC CONTROL STANDARD
SHEET 1/2

NOTE: CONTRACTOR SHALL COORDINATE BETWEEN NCDOT AND CDOT REGARDING THE MORE RESTRICTIVE REQUIREMENTS FOR TRAFFIC CONTROL



REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

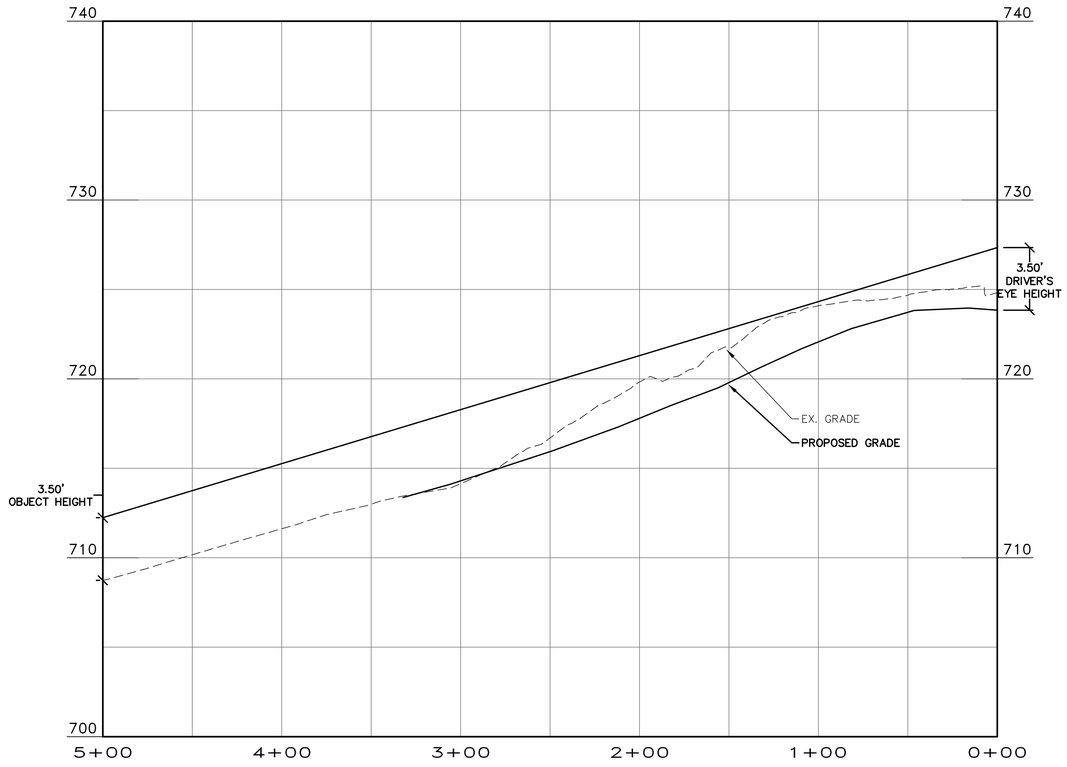
TRAFFIC CONTROL PLAN

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	TECHNICIAN
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

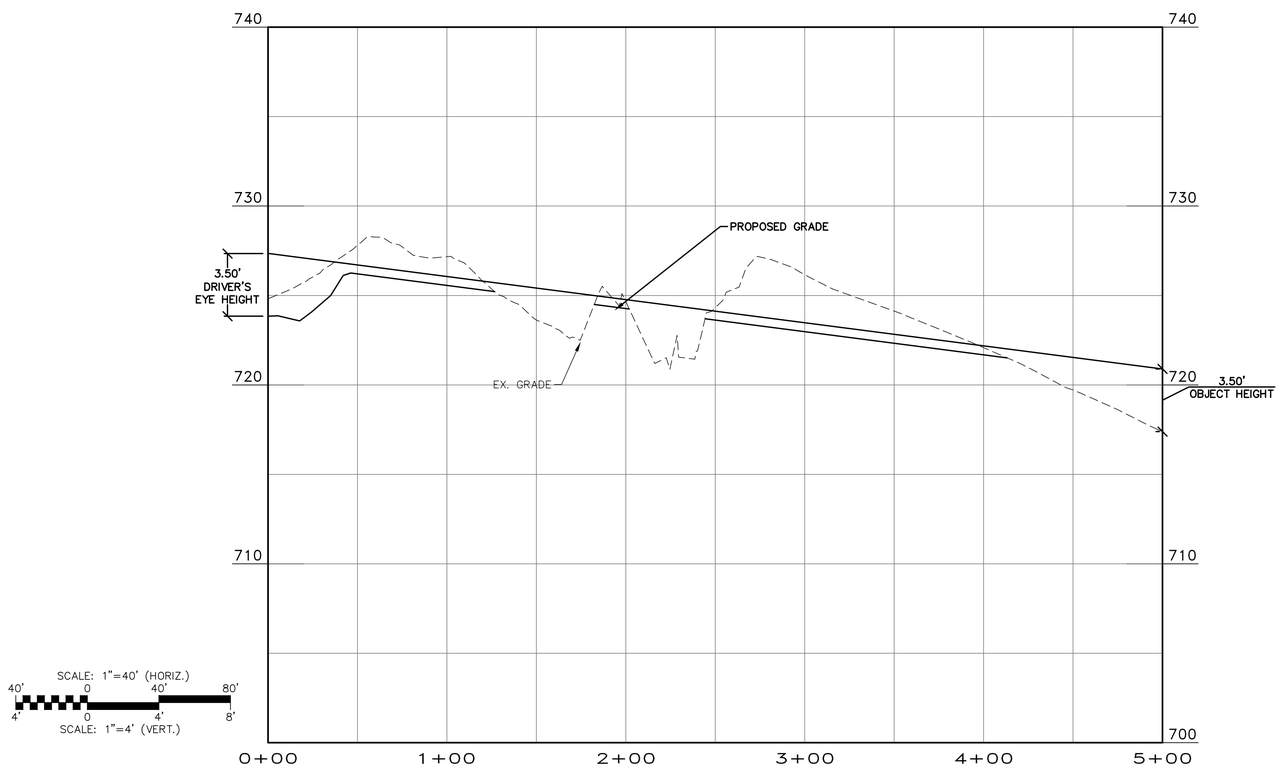
SCALE
HORIZONTAL: 1" =50'
VERTICAL: N/A

M&C FILE NUMBER CT-711
DRAWING NUMBER 8.1

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

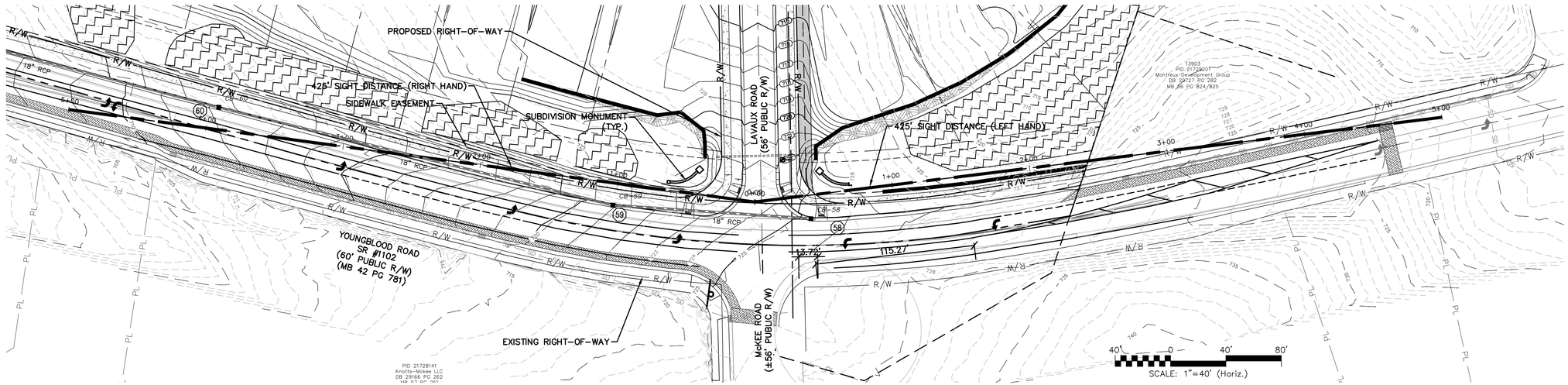


RIGHT HAND SIGHT DISTANCE
HORIZONTAL SIGHT DISTANCE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



LEFT HAND SIGHT DISTANCE
HORIZONTAL SIGHT DISTANCE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

SCALE: 1"=40' (HORIZ.)
40' 0 40' 80'
4' 0 4' 8'
SCALE: 1"=4' (VERT.)



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REV.NO.	DESCRIPTIONS	DATE
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C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

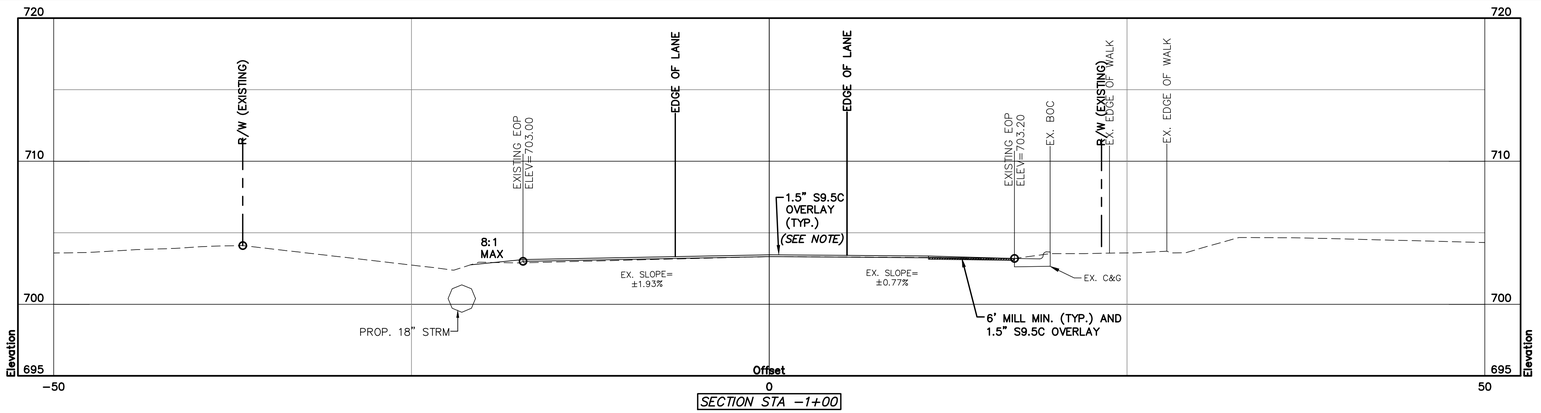
YOUNGBLOOD ROAD SIGHT DISTANCE

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

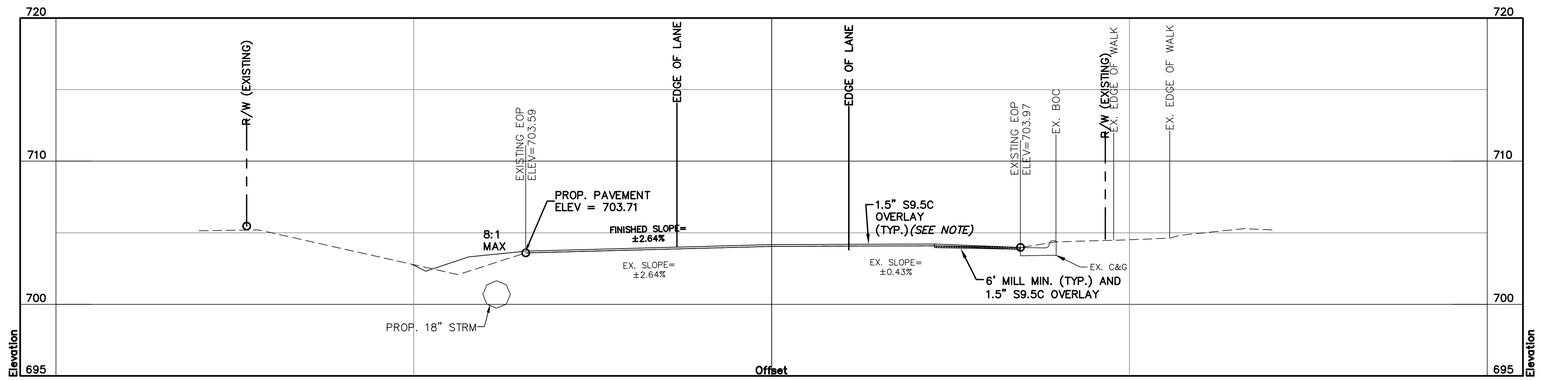
SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

M&C FILE NUMBER CT711A
DRAWING NUMBER 8.2

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D



SECTION STA −1+00



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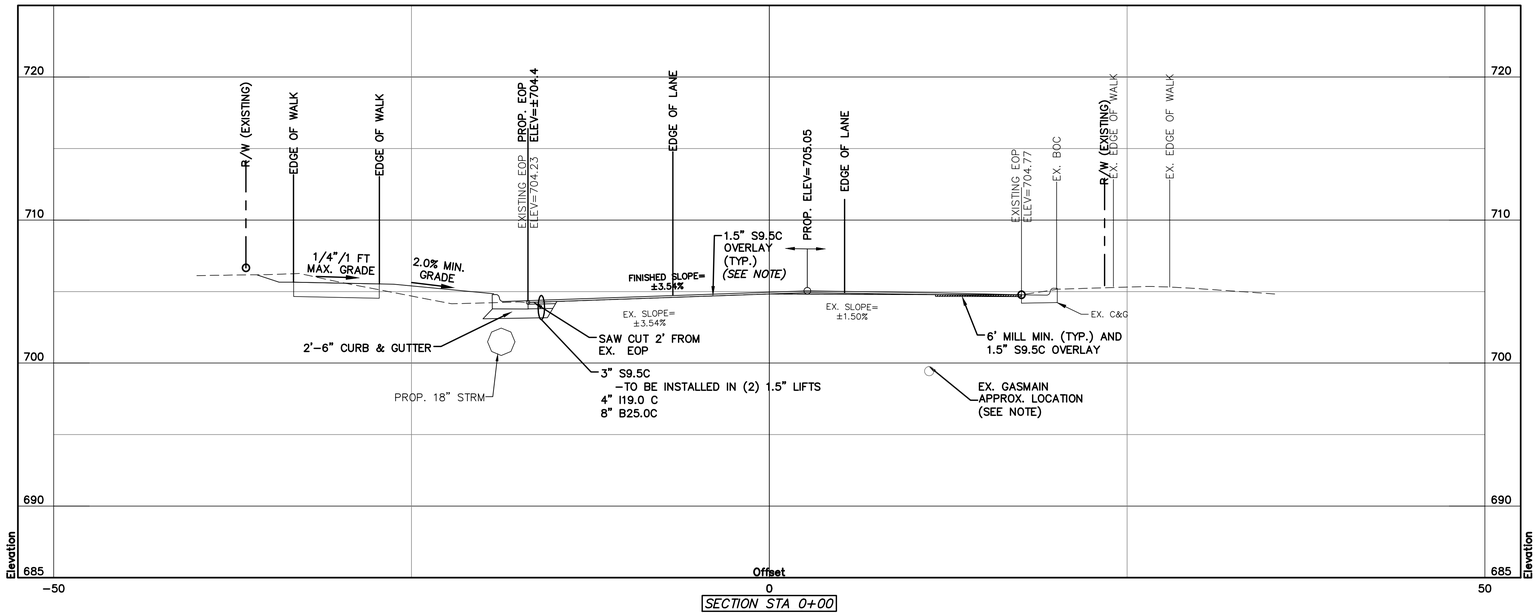

SECTION STA 0+00

PAVING NOTES:
AS SLOPE VARIES, CONTRACTOR SHALL ADJUST GRADE AS NEEDED TO ACHIEVE A MINIMUM OF 1.5% CROSS SLOPE WITH MINIMUM 1.5" ASPHALT OVERLAY/SURFACE COURSE EXCEPT WHERE SHOWN OTHERWISE.

EXISTING UTILITY NOTES:
APPROXIMATE DEPTHS WERE OBTAINED ON THE FOLLOWING UTILITIES USING ELECTROMAGNETIC EQUIPMENT.
−GAS: 4' TO 6'
−WATER: 4' TO 6'
DEPTHS ARE APPROXIMATIONS ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

SCALE: 1"=5' (HORIZ.)
5' 0 5' 10'
5' 0 5' 10'
SCALE: 1"=5' (VERT.)

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REV.NO.	DESCRIPTIONS REVISIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

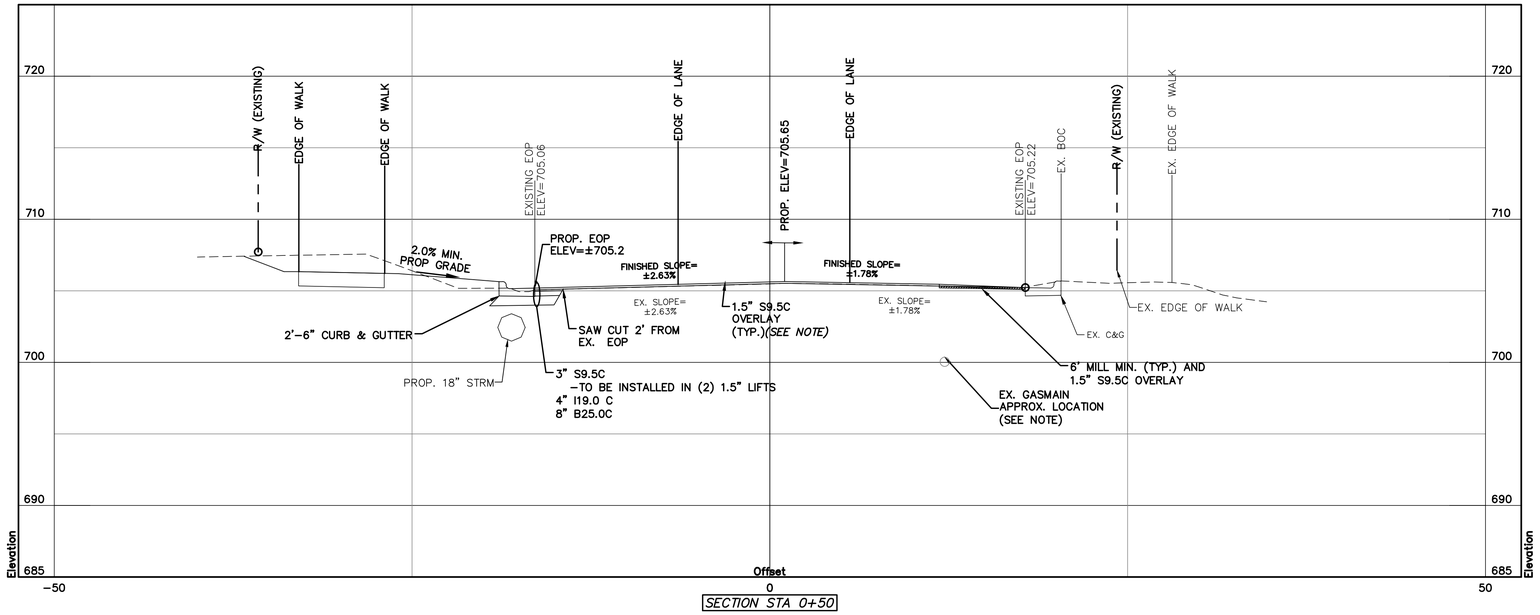
YOUNGBLOOD ROAD
CROSS SECTIONS
STA −1+00 TO STA 0+00

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493−0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

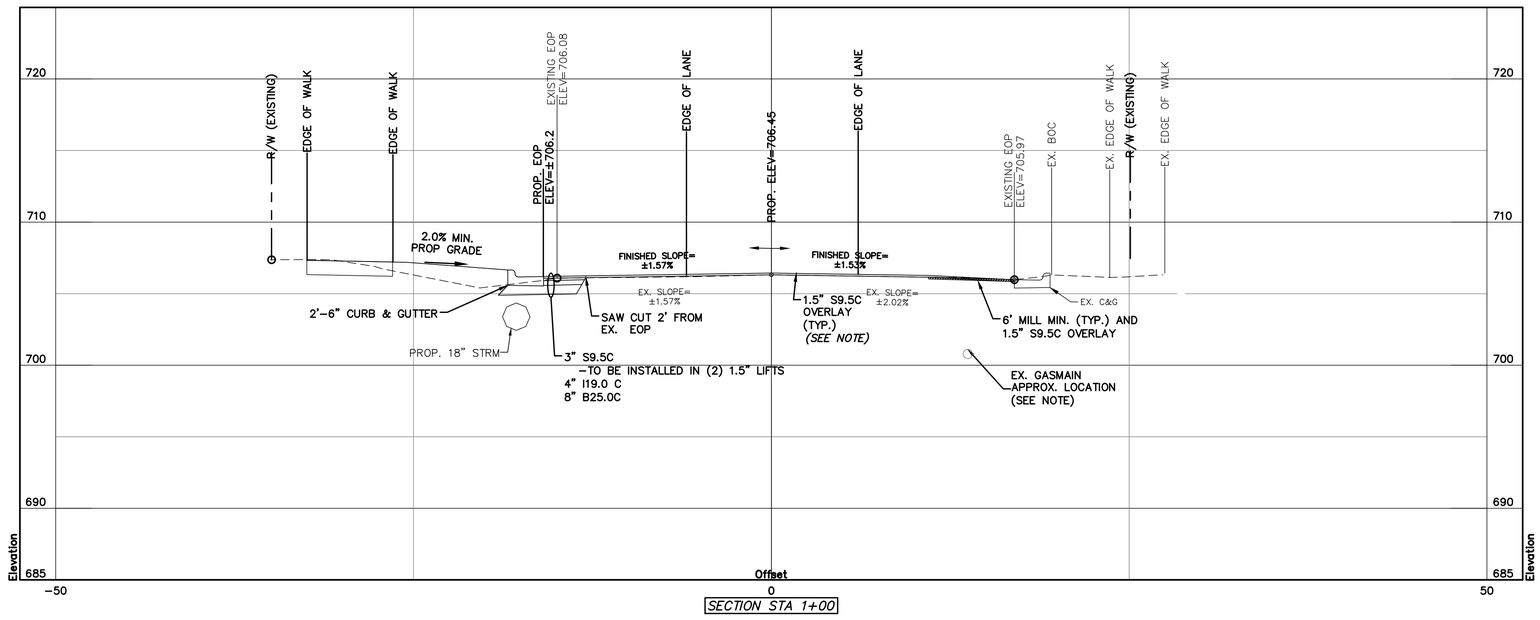
SCALE
HORIZONTAL: 1" = 5'
VERTICAL: 1" = 5'

M&C FILE NUMBER CT−712
DRAWING NUMBER 9.0

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D



SECTION STA 0+50



SECTION STA 1+00

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SCALE: 1"=5' (HORIZ.)
5' 0 5' 10'
5' 0 5' 10'
SCALE: 1"=5' (VERT.)

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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

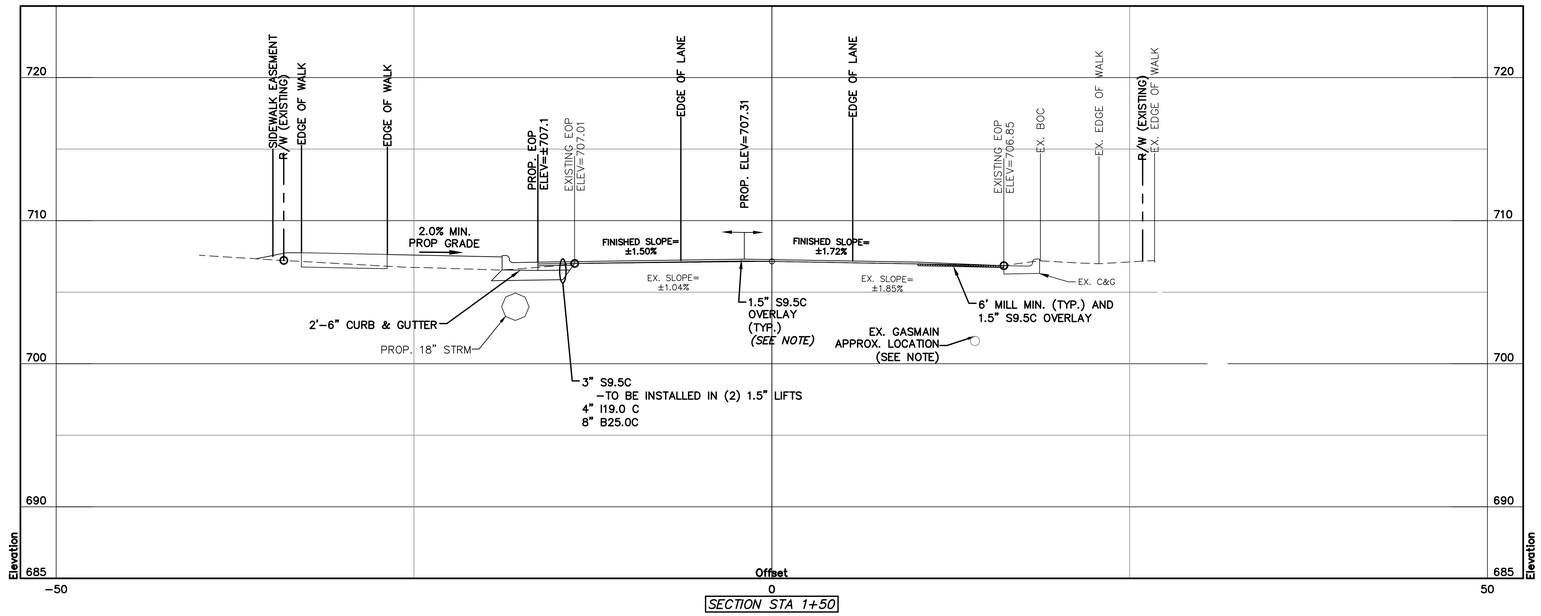
YOUNGBLOOD ROAD
CROSS SECTIONS
STA 0+50 & STA 1+00

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

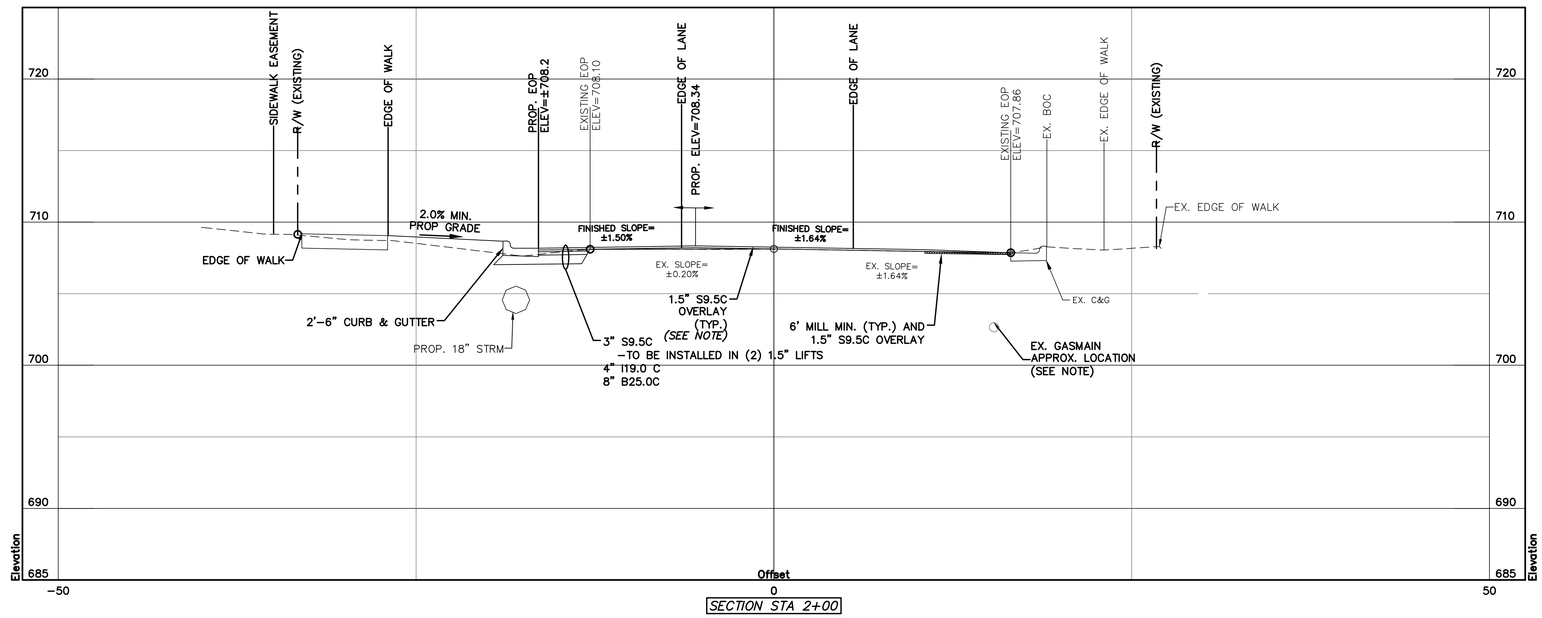
SCALE
HORIZONTAL: 1" = 5'
VERTICAL: 1" = 5'

M&C FILE NUMBER CT-711
DRAWING NUMBER 9.1

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D



SECTION STA 1+50



SECTION STA 2+00

PAVING NOTES:
AS SLOPE VARIES, CONTRACTOR SHALL ADJUST GRADE AS NEEDED TO ACHIEVE A MINIMUM OF 1.5% CROSS SLOPE WITH MINIMUM 1.5" ASPHALT OVERLAY/SURFACE COURSE EXCEPT WHERE SHOWN OTHERWISE.

EXISTING UTILITY NOTES:
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-GAS: 4' TO 6'
-WATER: 4' TO 6'
DEPTHS ARE APPROXIMATIONS ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

SCALE: 1"=5' (HORIZ.)
5' 0 5' 10'
5' 0 5' 10'
SCALE: 1"=5' (VERT.)

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REV.NO.	DESCRIPTIONS REVISIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

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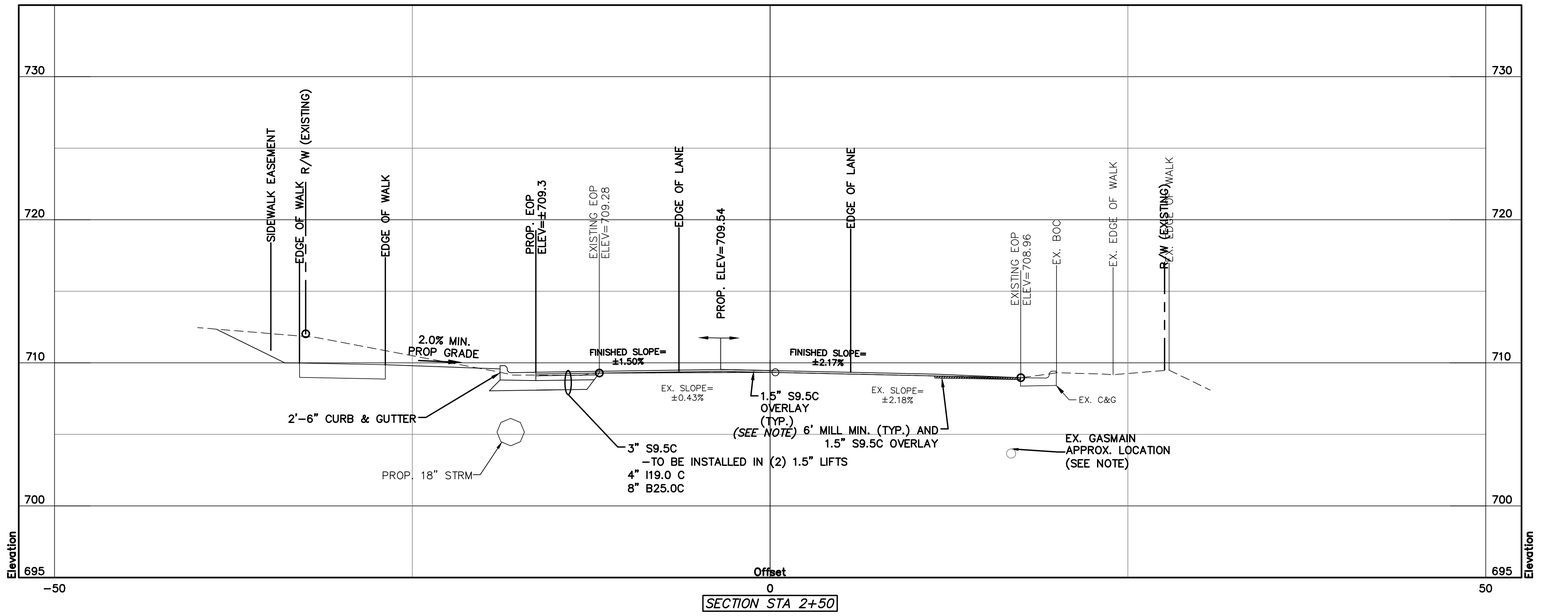
YOUNGBLOOD ROAD
CROSS SECTIONS
STA 1+50 & STA 2+00

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

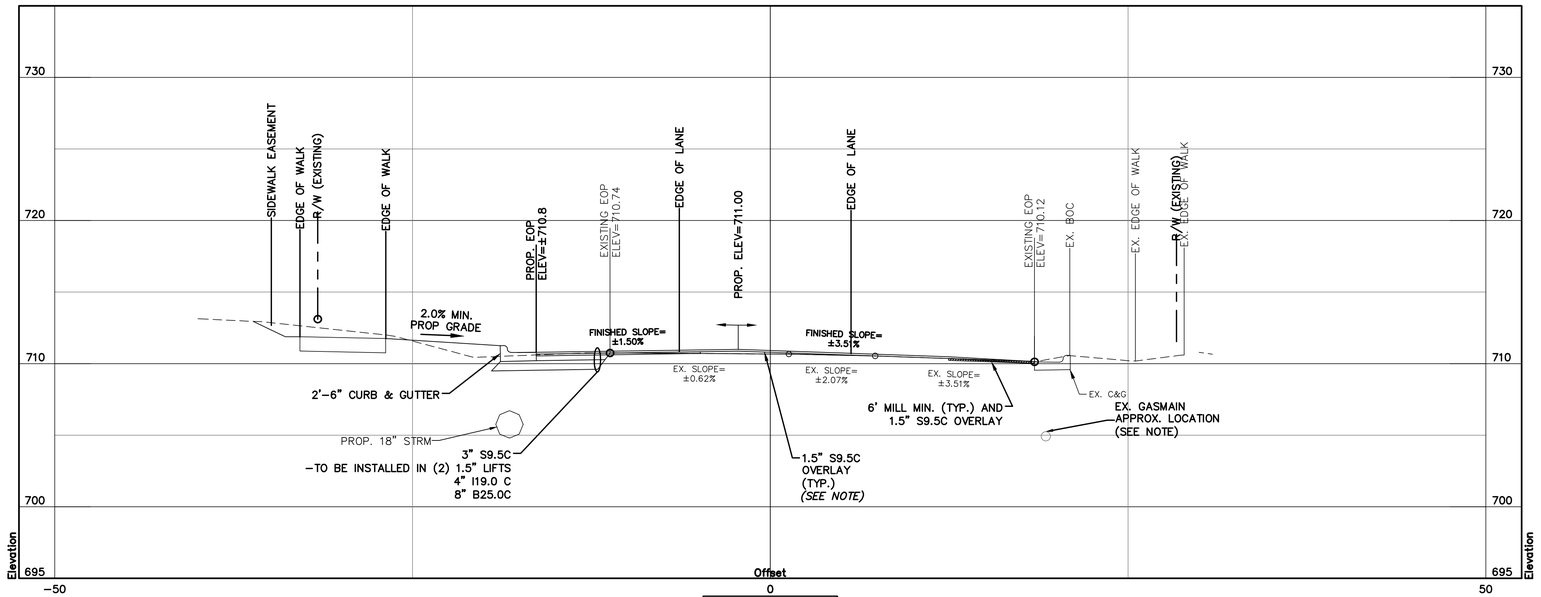
SCALE
HORIZONTAL: 1" = 5'
VERTICAL: 1" = 5'

M&C FILE NUMBER CT-712
DRAWING NUMBER 9.2

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D



SECTION STA 2+50



SECTION STA 3+00

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MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
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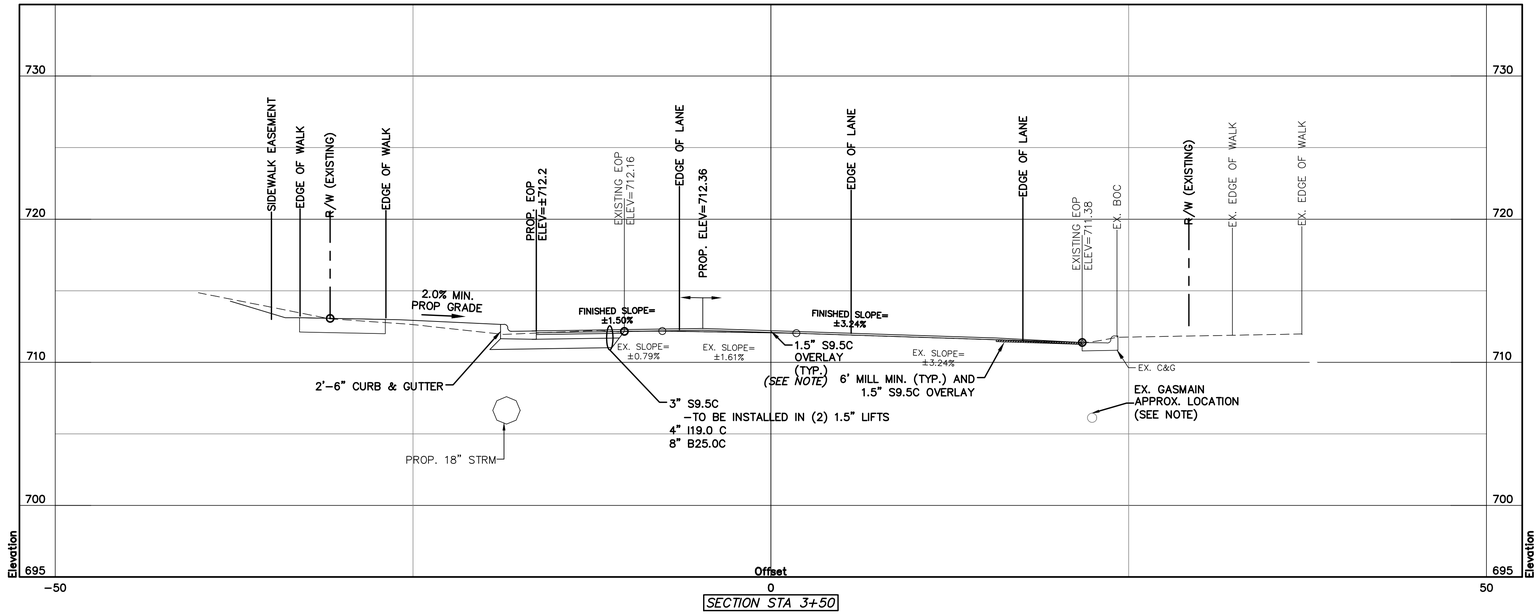
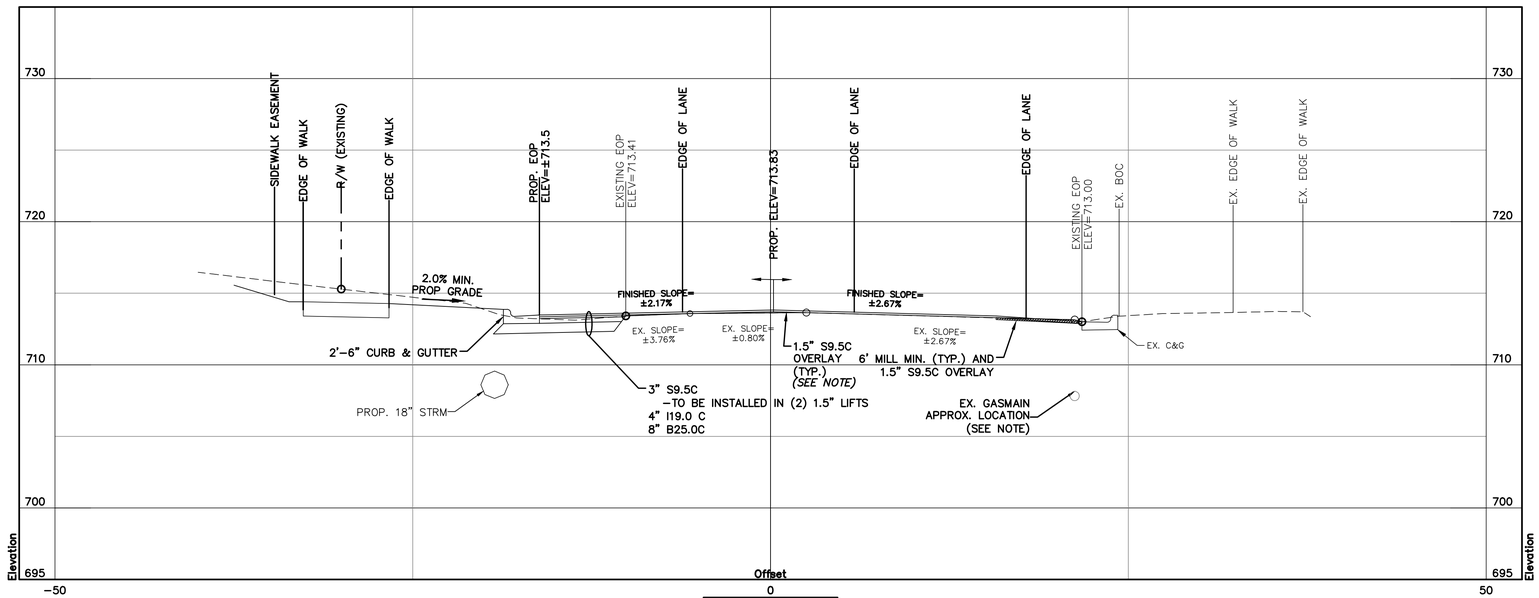
VERTICAL: 1" = 5'

M&C FILE NUMBER CT-715
DRAWING NUMBER 9.3

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D



SECTION STA 3+50



SECTION STA 4+00

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CHECKED	DKD
PROJ. MGR.	DKD

SCALE
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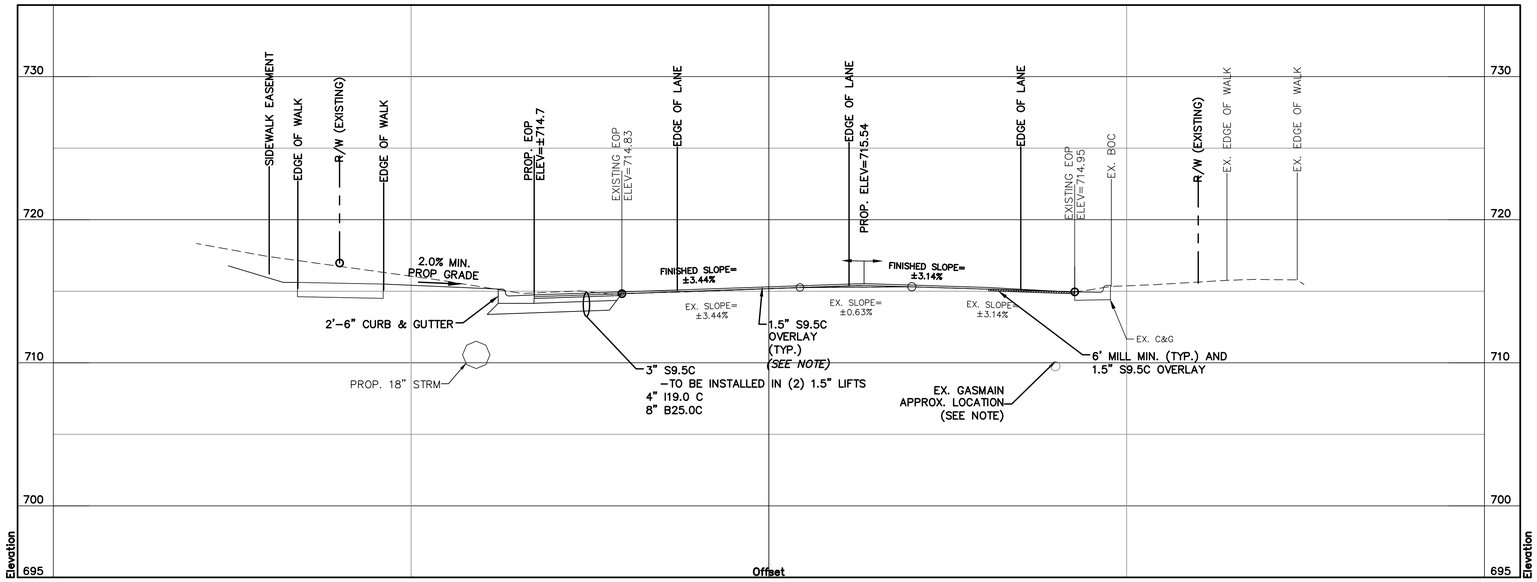
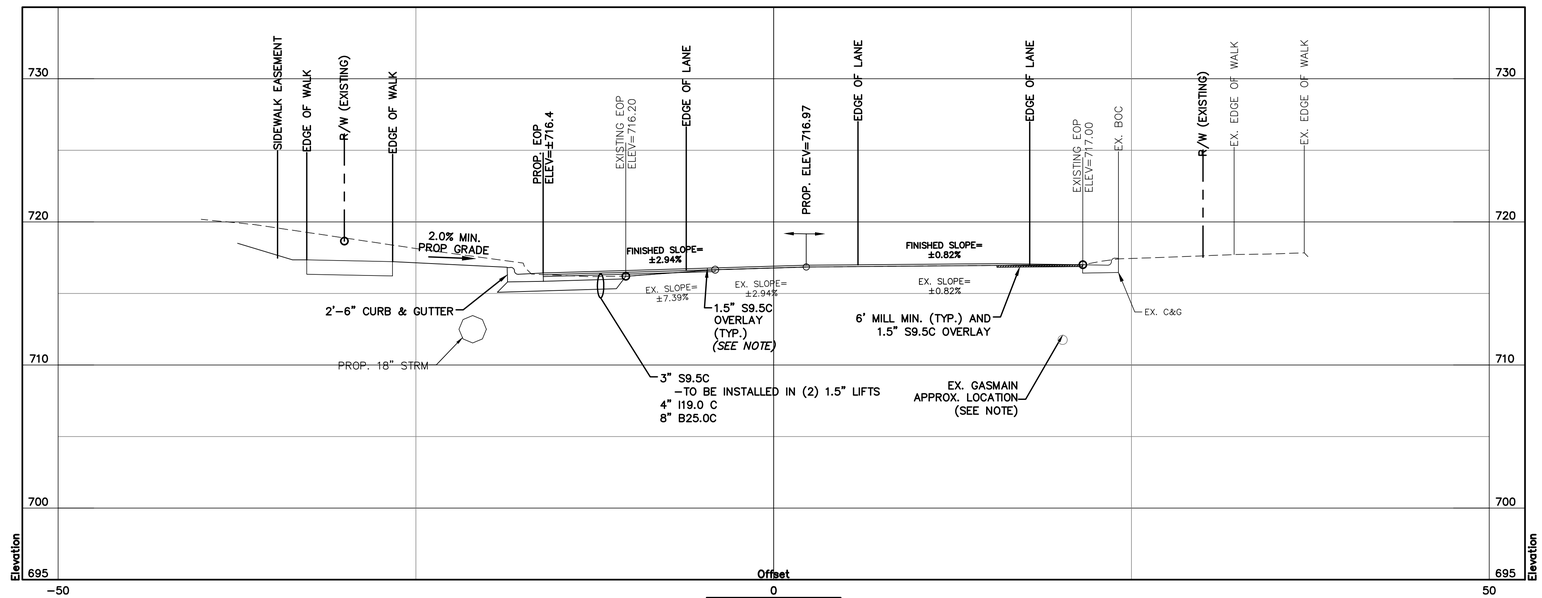
VERTICAL: 1" = 5'

M&C FILE NUMBER CT-716
DRAWING NUMBER 9.4

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D



SECTION STA 4+50



SECTION STA 5+00

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MCE PROJ. #	06493-0009
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CHECKED	DKD
PROJ. MGR.	DKD

SCALE
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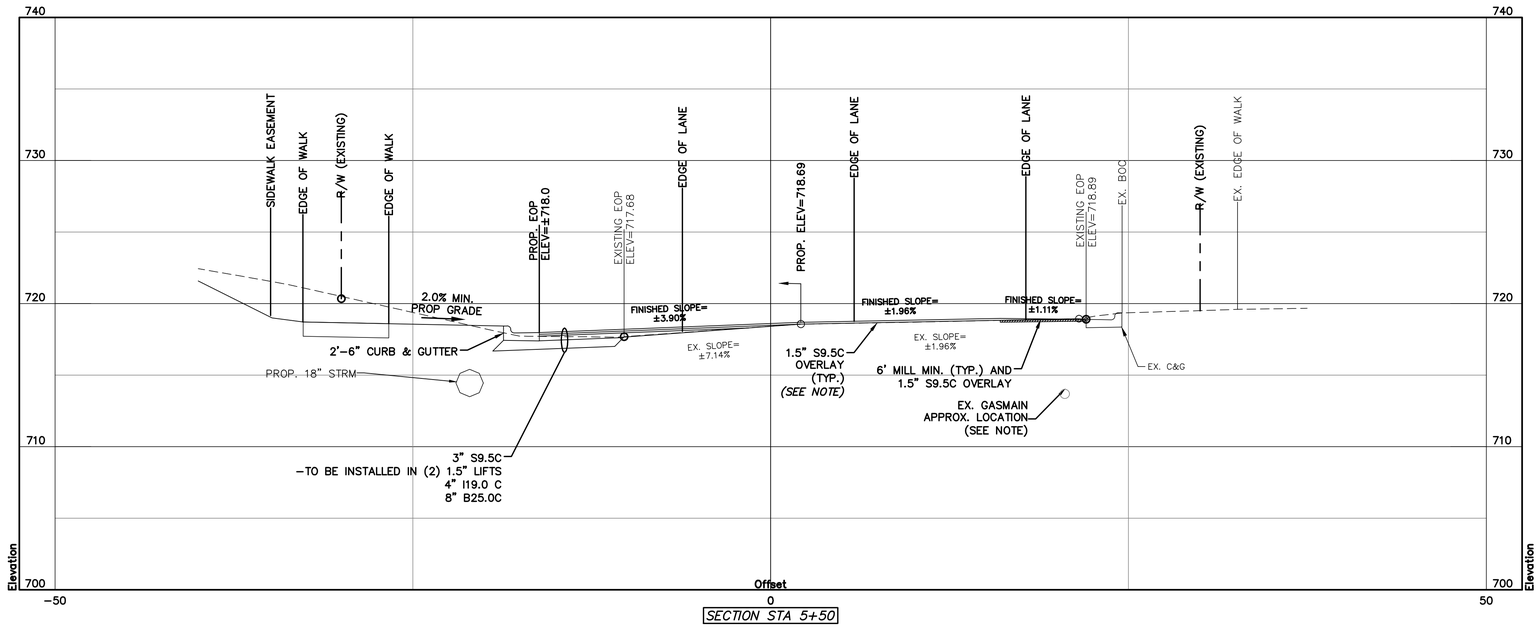
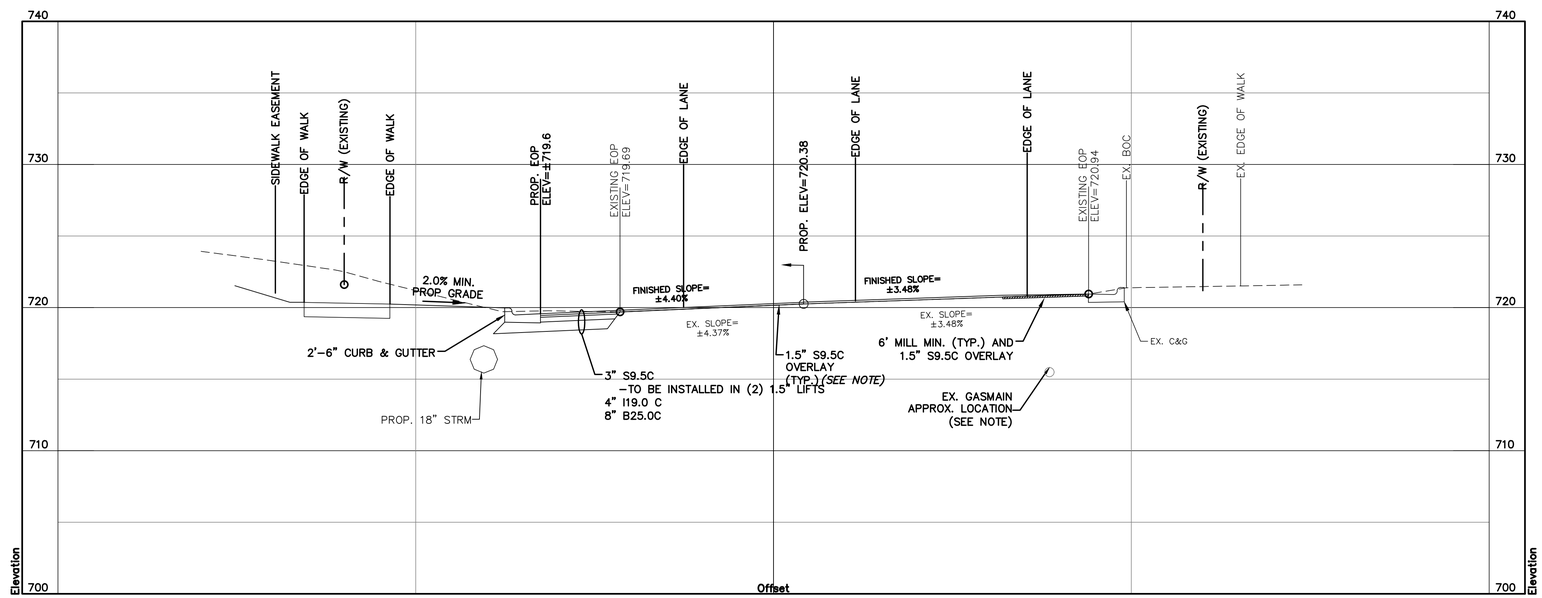
VERTICAL: 1" =5'

M&C FILE NUMBER CT-717
DRAWING NUMBER 9.5

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D



SECTION STA 5+50



SECTION STA 6+00

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SCALE
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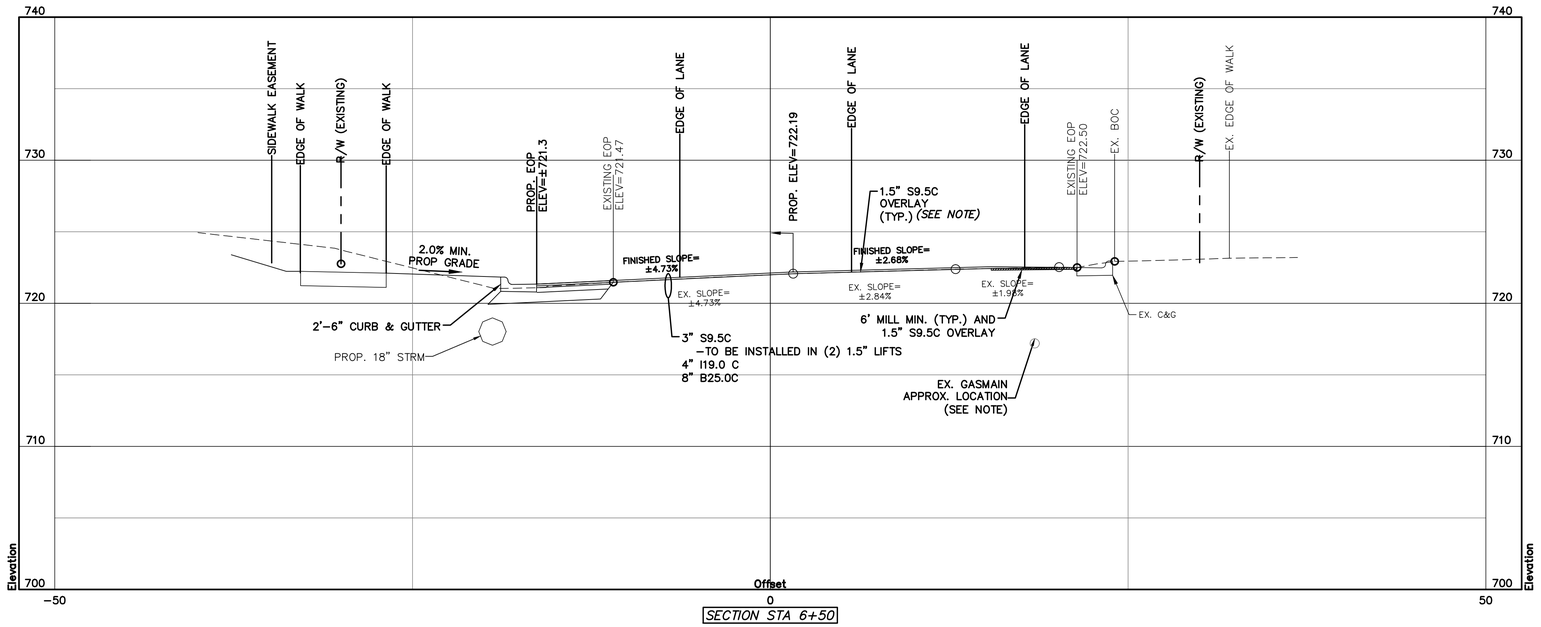
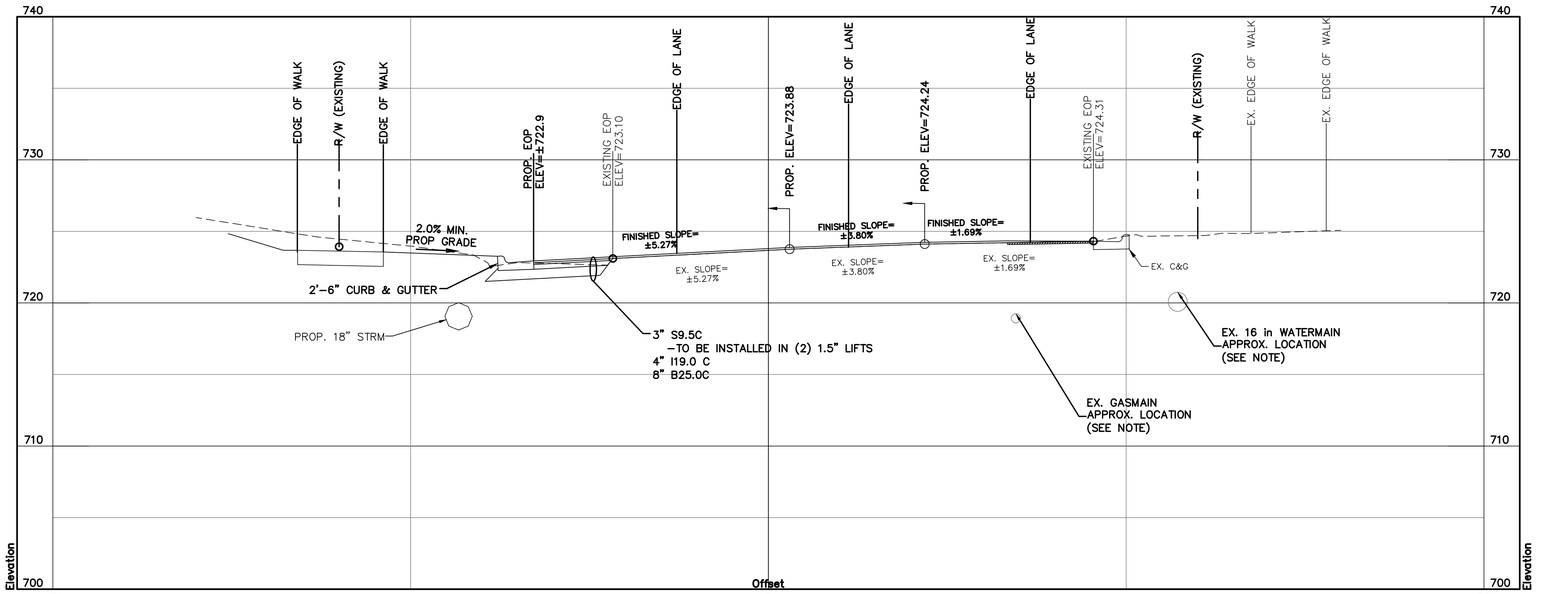
VERTICAL: 1" = 5'

M&C FILE NUMBER CT-718
DRAWING NUMBER 9.6

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D



SECTION STA 6+50



SECTION STA 7+00

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CHECKED	DKD
PROJ. MGR.	DKD

SCALE
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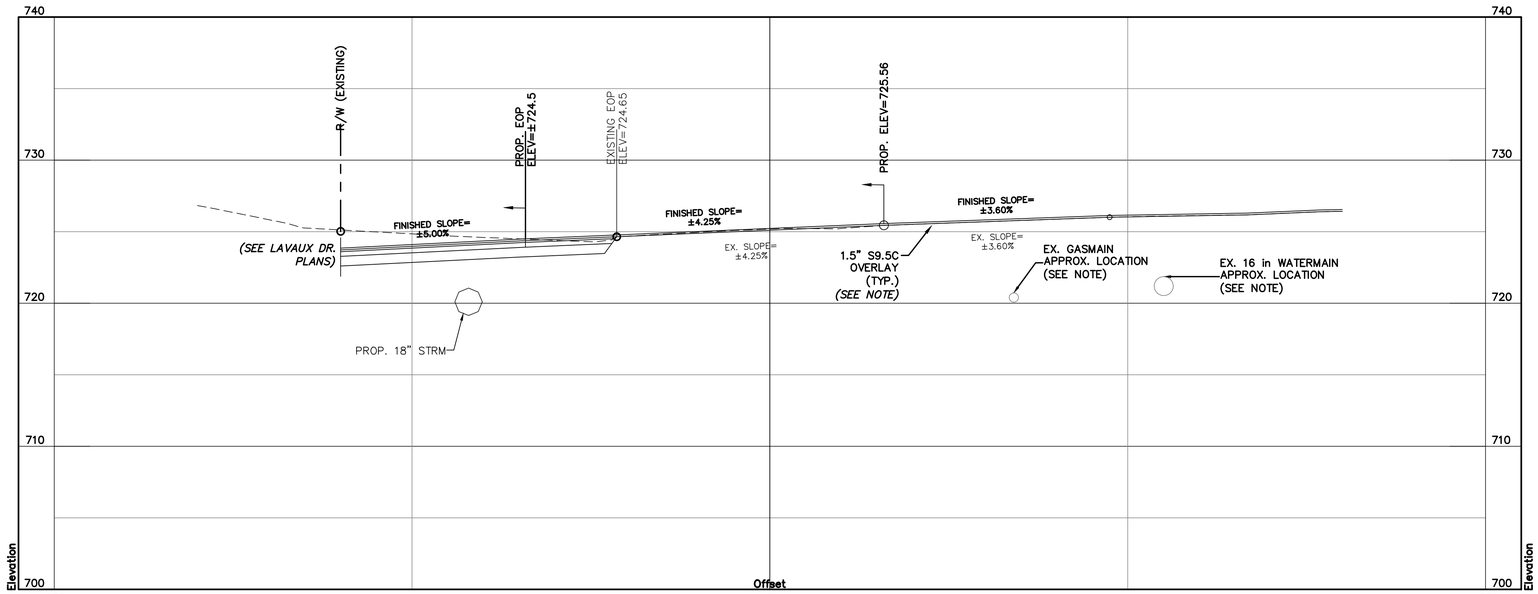
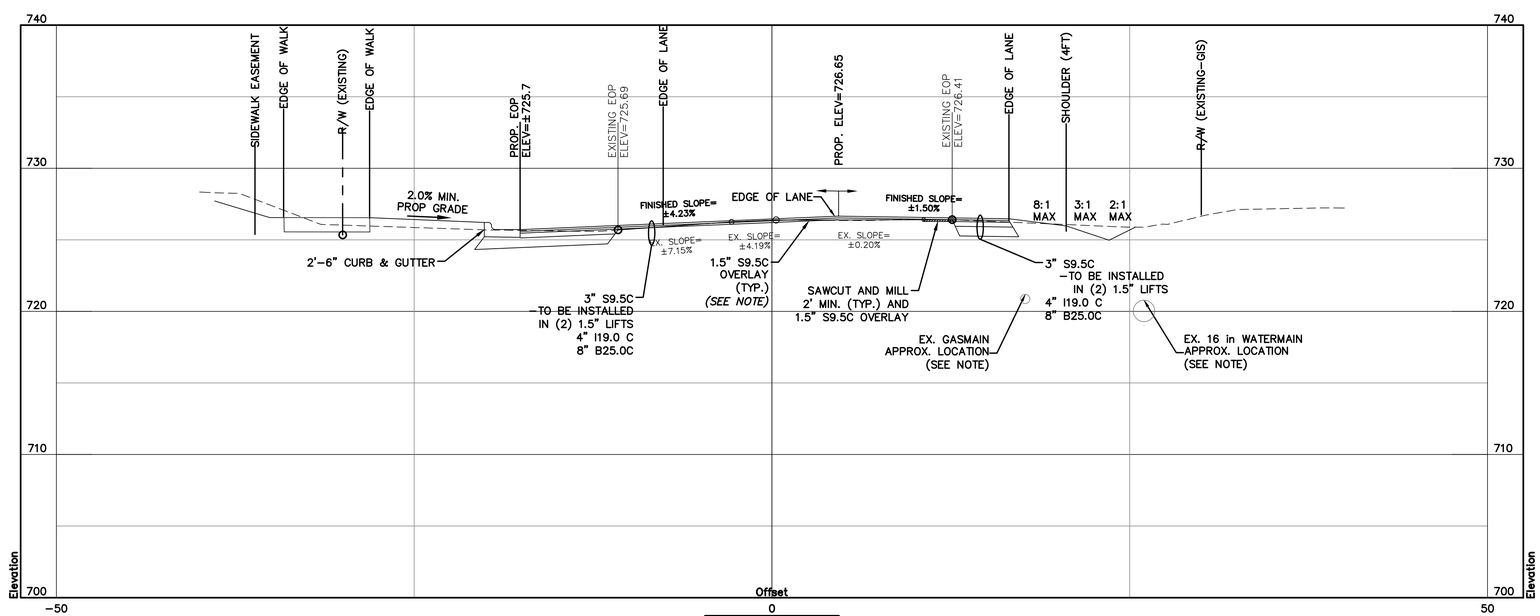
VERTICAL: 1" = 5'

M&C FILE NUMBER CT-719
DRAWING NUMBER 9.7

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D



SECTION STA 7+50



SECTION STA 8+00

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CHECKED	DKD
PROJ. MGR.	DKD

SCALE
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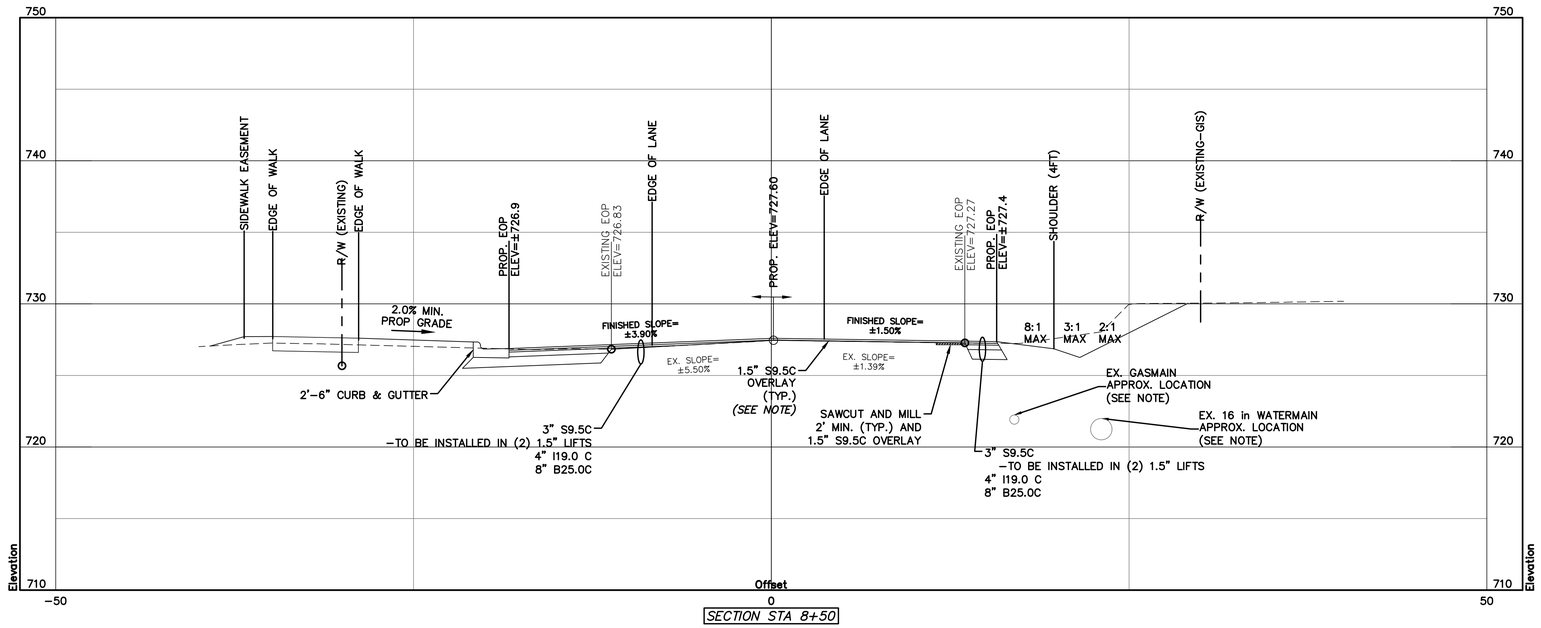
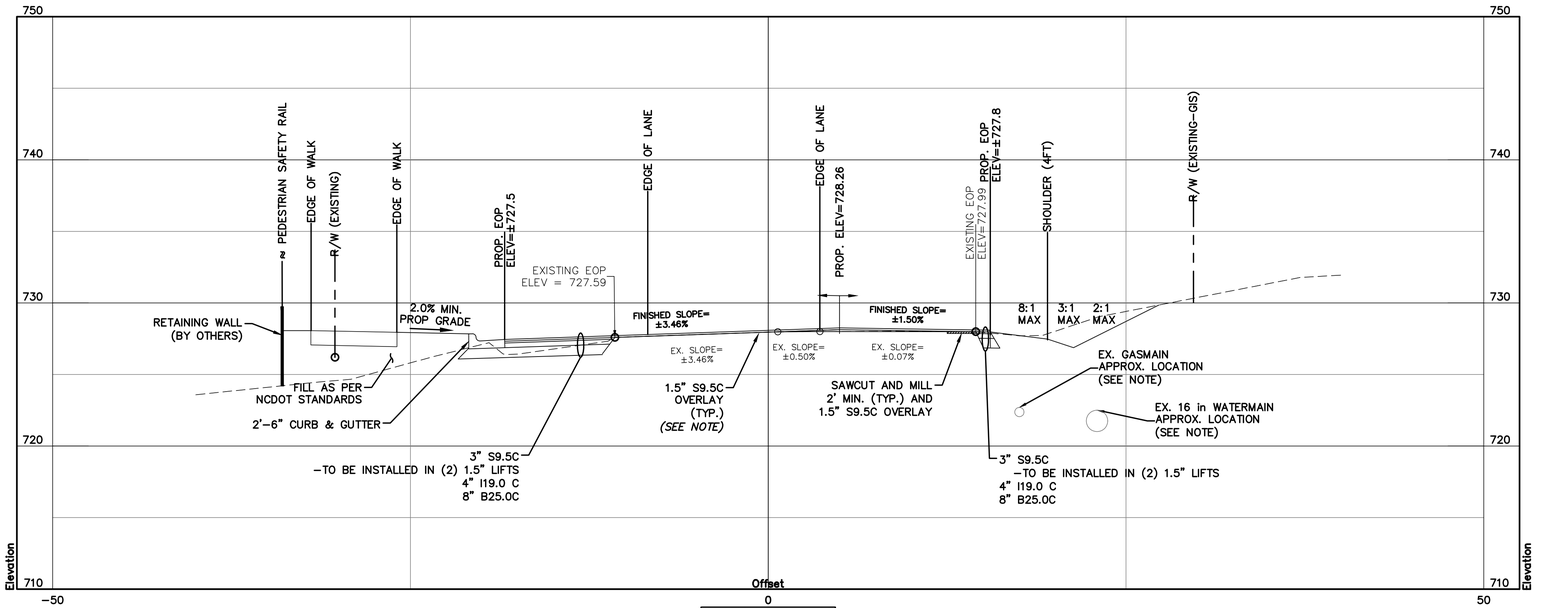
VERTICAL: 1" = 5'

M&C FILE NUMBER: CT−720
DRAWING NUMBER: 9.8

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION: D



SECTION STA 8+50



SECTION STA 9+00

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SCALE
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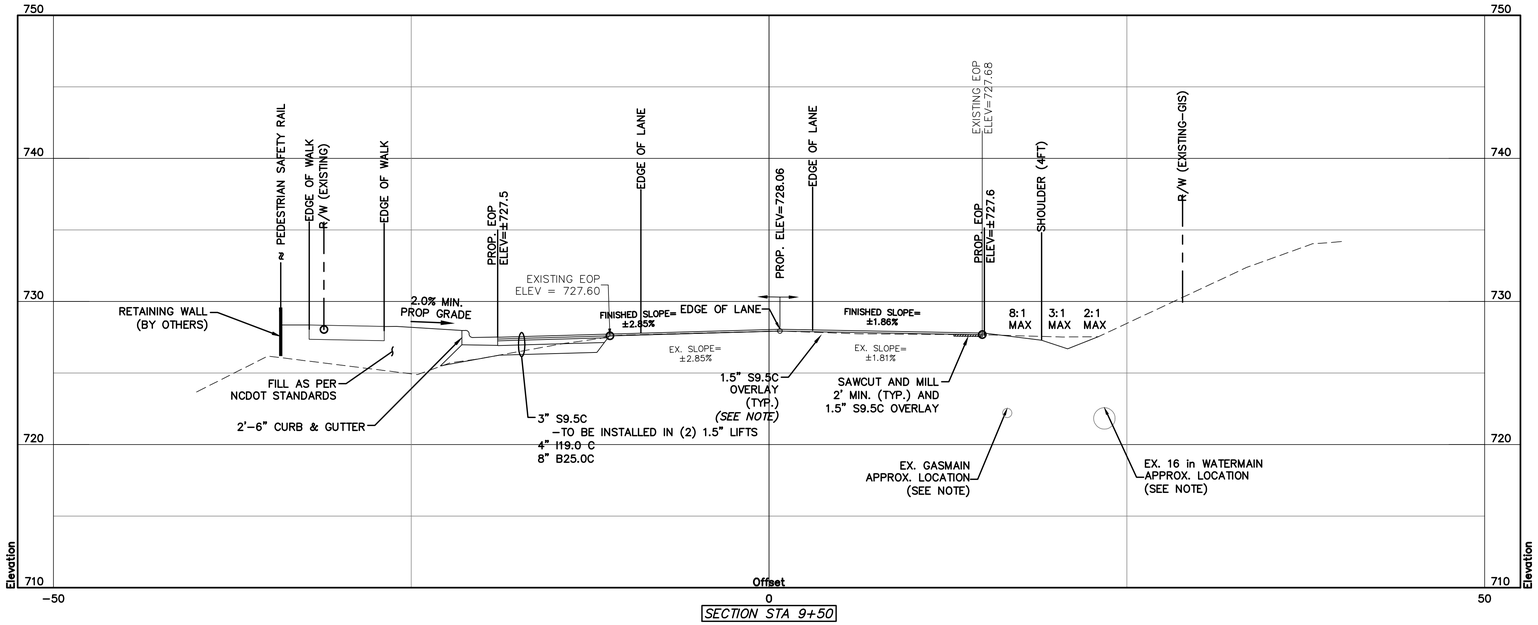
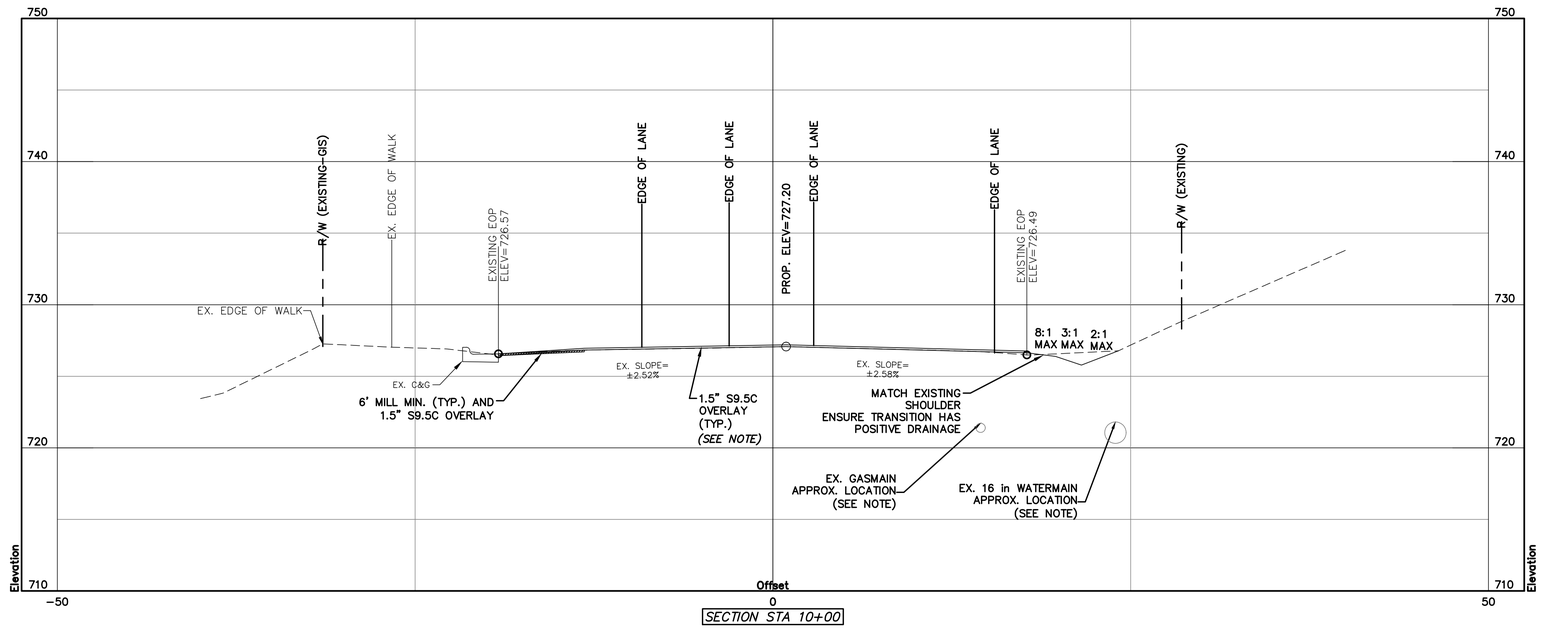
M&C FILE NUMBER CT-721
DRAWING NUMBER 9.9

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D



SECTION STA 9+50



SECTION STA 10+00

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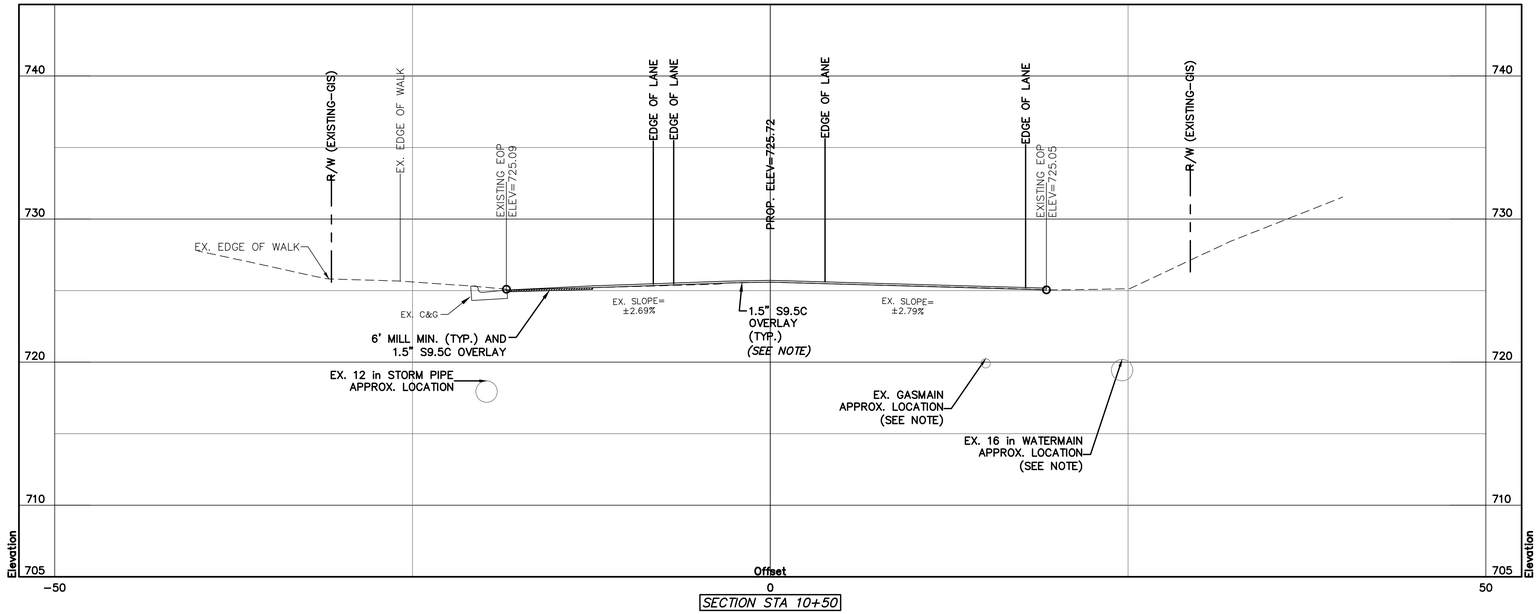
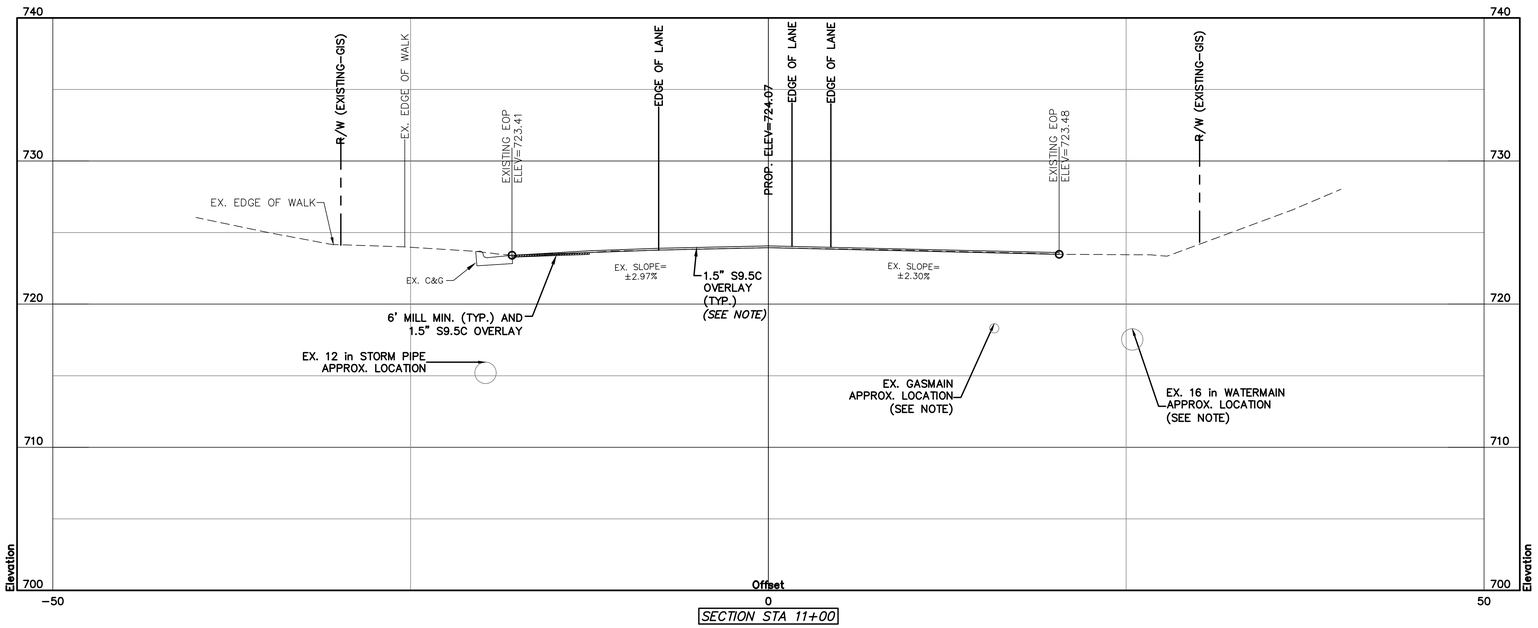
VERTICAL: 1" = 5'

M&C FILE NUMBER CT−722
DRAWING NUMBER 9.10

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D



SECTION STA 10+50



SECTION STA 11+00

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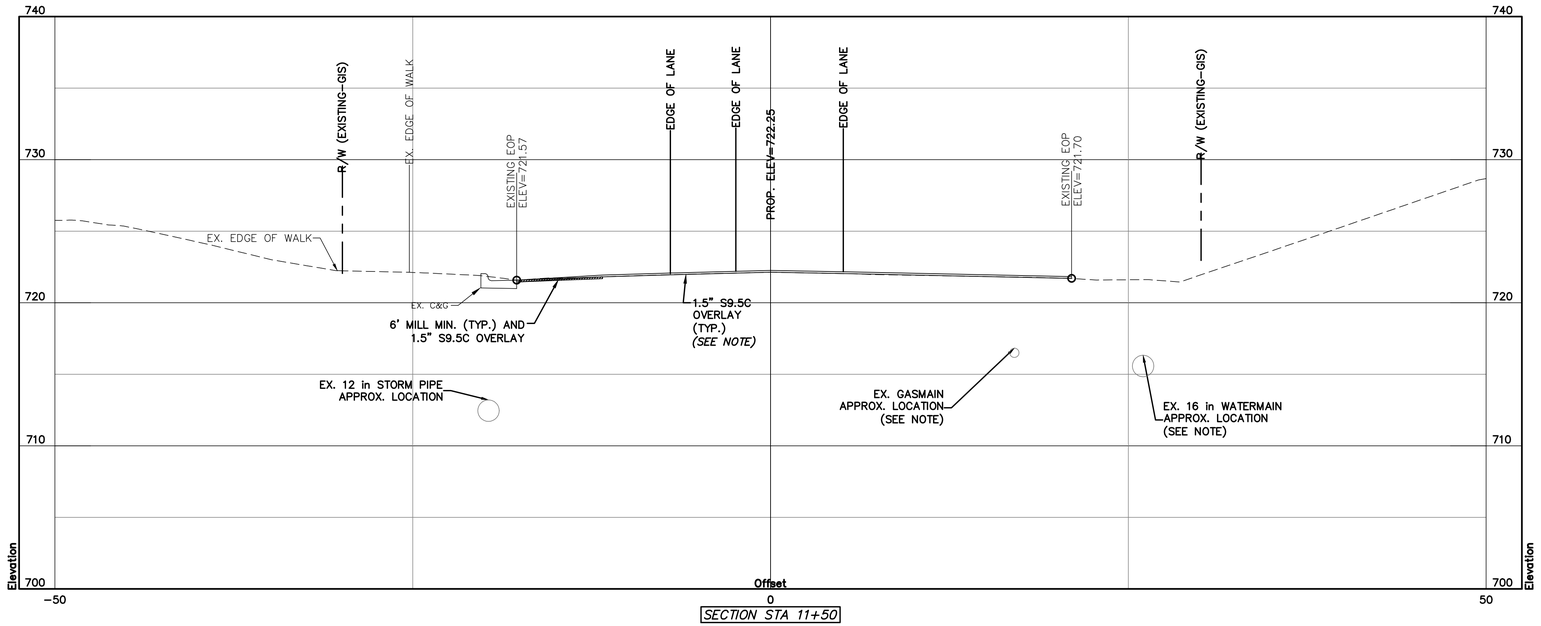
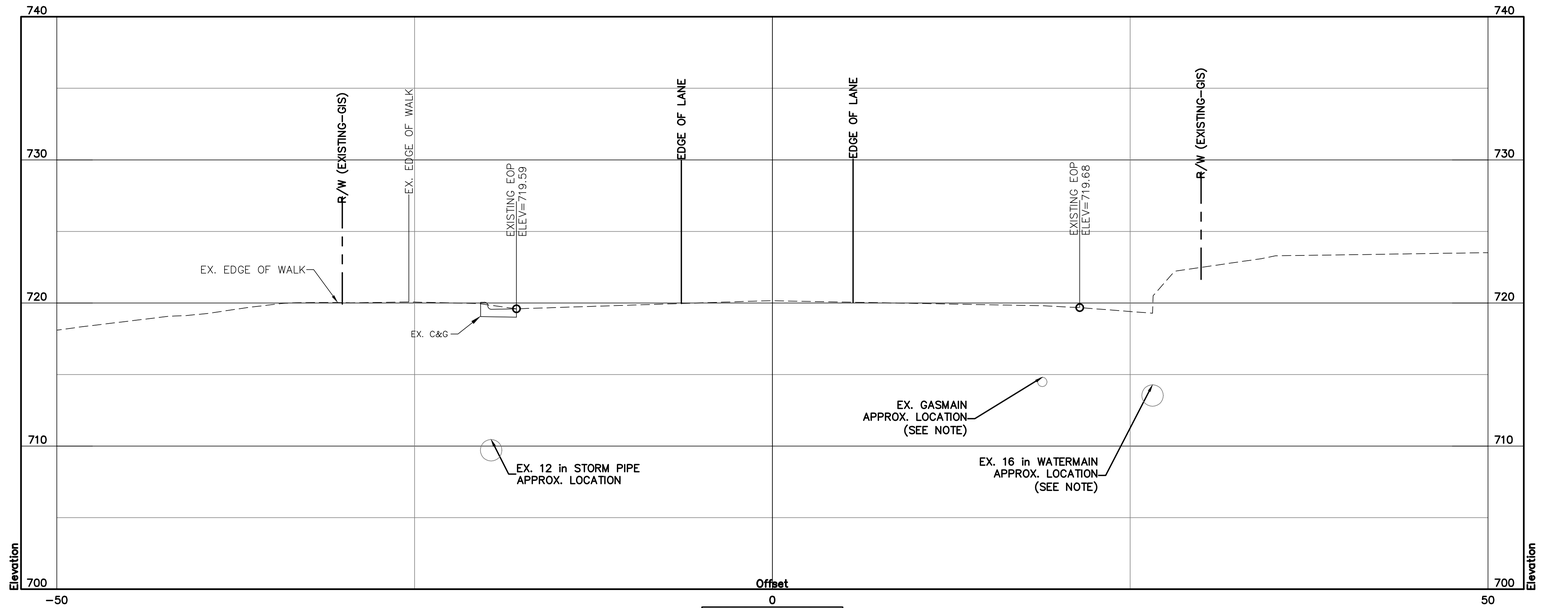
M&C FILE NUMBER CT−723
DRAWING NUMBER 9.11

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D



SECTION STA 11+50



SECTION STA 12+00

PAVING NOTES:
AS SLOPE VARIES, CONTRACTOR SHALL ADJUST GRADE AS NEEDED TO ACHIEVE A MINIMUM OF 1.5% CROSS SLOPE WITH MINIMUM 1.5" ASPHALT OVERLAY/SURFACE COURSE EXCEPT WHERE SHOWN OTHERWISE.

EXISTING UTILITY NOTES:
APPROXIMATE DEPTHS WERE OBTAINED ON THE FOLLOWING UTILITIES USING ELECTROMAGNETIC EQUIPMENT.
-GAS: 4' TO 6'
-WATER: 4' TO 6'
DEPTHS ARE APPROXIMATIONS ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

SCALE: 1"=5' (HORIZ.)
5' 0 5' 10'
5' 0 5' 10'
SCALE: 1"=5' (VERT.)

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

SEAL

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 24498 ENGINEER DOUGLAS K. DRAFFEN

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www.mckimcreed.com

MeritageHomes

ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

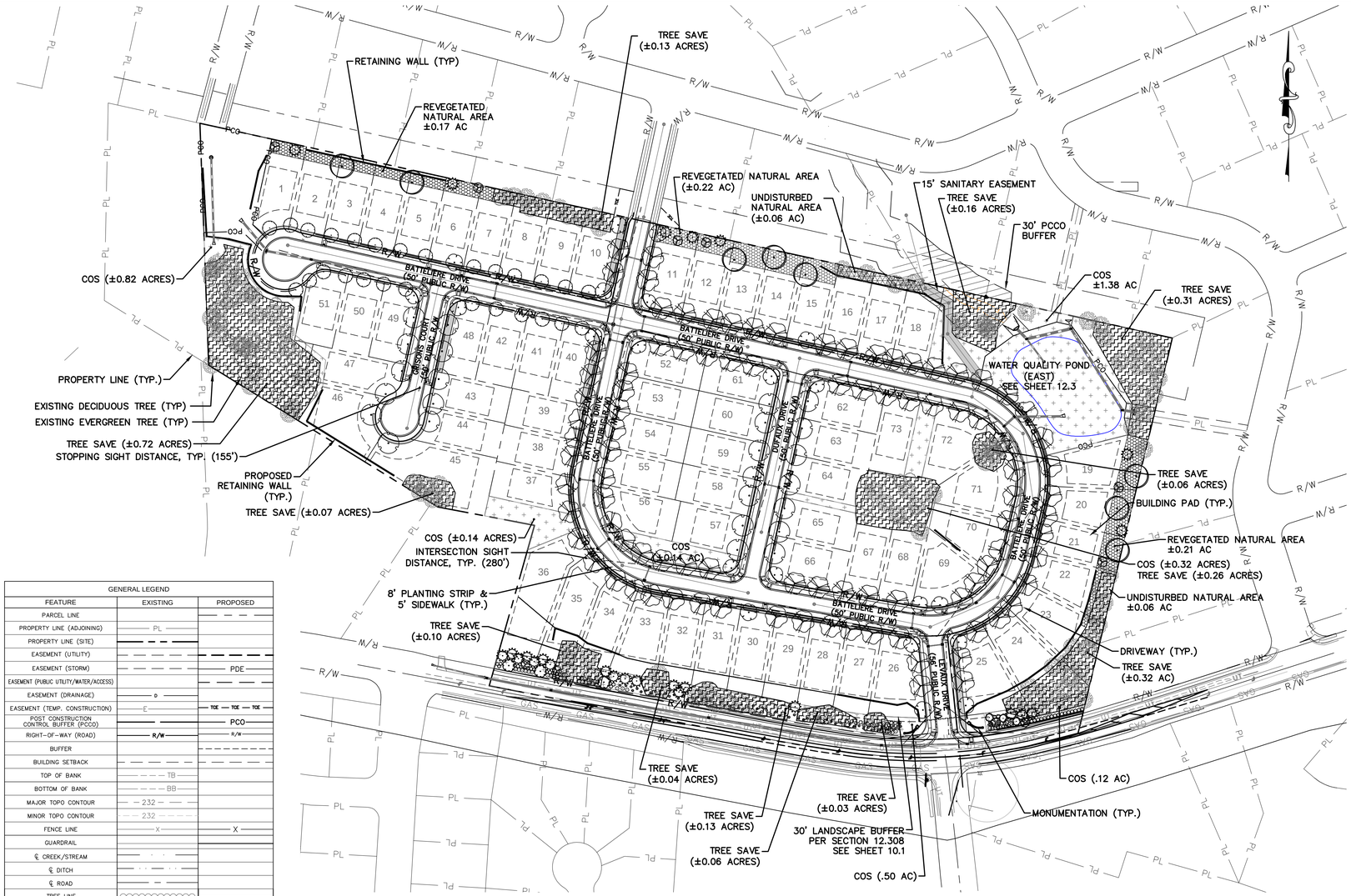
YOUNGBLOOD ROAD
CROSS SECTIONS
STA 11+50 & STA 12+00

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	JPM
CHECKED	DKD
PROJ. MGR.	DKD

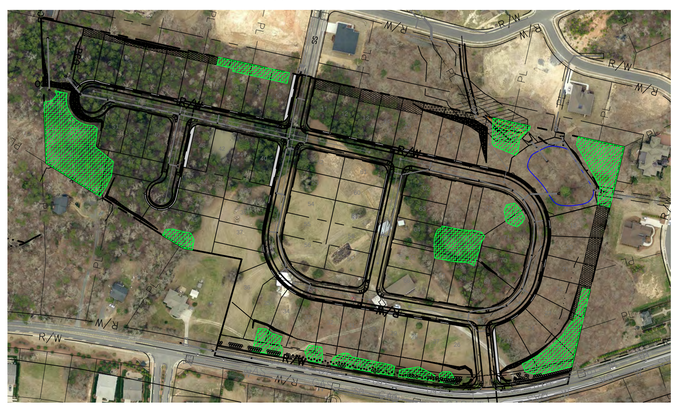
SCALE
HORIZONTAL: 1" = 5'
VERTICAL: 1" = 5'

MAC FILE NUMBER: CT-724
DRAWING NUMBER: 9.12

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION: D



GENERAL LEGEND		
FEATURE	EXISTING	PROPOSED
PARCEL LINE		
PROPERTY LINE (ADJOINING)	PL	
PROPERTY LINE (SITE)		
EASEMENT (UTILITY)		
EASEMENT (STORM)		PDE
EASEMENT (PUBLIC UTILITY/WATER/ACCESS)		
EASEMENT (DRAINAGE)	D	
EASEMENT (TEMP. CONSTRUCTION)	E	TCE — TCE — TCE
POST CONSTRUCTION CONTROL BUFFER (PCCO)		PCO
RIGHT-OF-WAY (ROAD)	R/W	R/W
BUFFER		
BUILDING SETBACK		
TOP OF BANK	TB	
BOTTOM OF BANK	BB	
MAJOR TOPO CONTOUR	232	
MINOR TOPO CONTOUR	232	
FENCE LINE	X	X
GUARDRAIL		
℄ CREEK/STREAM		
℄ DITCH		
℄ ROAD		
TREE LINE		
SAFETY RAILS		
WETLAND	WET — WET — WET — WET	WET — WET
100 YR FLOOD PROTECTION ELEVATION	F	
TREE SAVE AREA		
COMMON OPEN SPACE (COS)		
NATURAL AREA: REVEGETATED		
NATURAL AREA: UNDISTURBED		



811 Know what's below. Call before you dig.

TREE SAVE & OPEN SPACE DATA

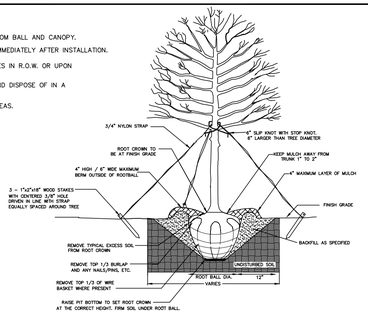
COMMON OPEN SPACE REQUIRED (SAx10%): 2.46 AC
TOTAL COMMON OPEN SPACE PROVIDED: ±3.44 AC

TREE SAVE REQUIRED: (SA – EXISTING R/W + EXISTING POND) x 10%
(24.64 AC–.69 AC R/W ALONG YOUNGBLOOD) x10%
(23.95 AC) x 10% = 2.39 AC
TREE SAVE PROVIDED: 2.39 AC
NOTE: TREE SAVE AREAS TO BE STAKED IN FIELD FOR VERIFICATION

USABLE COMMON OPEN SPACE:
TOTAL COMMON OPEN SPACE PROVIDED: 3.10 AC±
WETLANDS, PONDS, AND STREAMS: –0.46 AC±
TREE SAVE AREA PROVIDED IN COS: –1.15 AC±
USEABLE COMMON OPEN SPACE: 1.49 AC±

NATURAL AREA
REQUIRED 9.77 AC BUA ÷ 24.64 TOTAL AC = 39.7%, THEREFORE 17.5% OR 4.31 AC
PROVIDED: 3.10 AC IN COS
.92 AC IN PLANTING STRIP (1.22 AC x 75%)
.60 AC IN REVEGETATED NATURAL AREA
.06 AC IN UNDISTURBED NATURAL AREA
4.68 AC PROVIDED

NOTES:
1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.



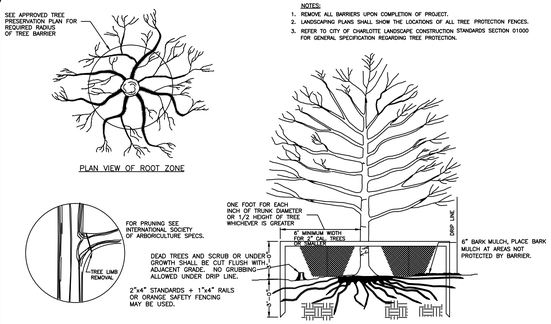
ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2004)

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12–14'	16'	24"	18"
	3"	14–16'	18'	32"	21"

NOT TO SCALE

CHARLOTTE. | CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | TREE PLANTING (FOR SINGLE AND MULTI–STEM TREES) | STD. NO. 40.01 | REV.

NOTES:
1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
2. LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES.
3. REFER TO CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION 21000 FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.



CHARLOTTE. | CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | TREE PROTECTION DETAIL | STD. NO. 40.02 | REV.

PLANTINGS IN STREET RIGHT–OF–WAY

GENERAL NOTES

1. TREE GRATES AND ASSOCIATED IRRIGATION SYSTEMS ARE REQUIRED AT VARIOUS LOCATIONS IN THE UPTOWN AREAS TO COMPLY WITH THE UPTOWN STREETSCAPE GUIDELINES AND OTHER ZONING REQUIREMENTS. ALL OTHER INSTALLATIONS OF IRRIGATION SYSTEMS WITHIN THE RIGHT–OF–WAY OF CITY OR STATE MAINTAINED STREETS REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED THROUGH CDOT OR NCDOT. THE CITY'S ENCROACHMENT AGREEMENT REVIEW/APPROVAL PROCESS MAY INCLUDE ADDITIONAL REQUIREMENTS. CONTACT CDOT OR NCDOT FOR ADDITIONAL INFORMATION REGARDING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
2. A DRAINAGE SYSTEM IS REQUIRED AS SHOWN FOR ALL IRRIGATED PLANTING AREAS LOCATED ADJACENT TO STREETS. ALL IRRIGATION/DRAINAGE SYSTEMS NOT REQUIRED BY THE UPTOWN STREET GUIDELINES REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED BY CDOT OR NCDOT FOR CITY OR STATE–MAINTAINED ROADS, RESPECTIVELY. CONTACT CDOT OR NCDOT FOR ADDITIONAL INFORMATION REGARDING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
3. AN INSPECTION SCHEDULE IS NEEDED FOR TREES THAT WILL BE PLANTED IN THE STREET RIGHT OF WAY DUE TO ZONING OR OTHER REQUIREMENTS. LANDSCAPE INSPECTION INCLUDE THE FOLLOWING:

SUBDRAINAGE INSPECTION
TREE PIT/WELL OR PLANTING STRIP INSPECTION
SOIL MIX APPROVAL&INSPECTIONS
TREE APPROVALS/INSPECTIONS – PRIOR TO PURCHASING THE TREES, TO BE MADE BY THE CITY ARBORIST OR ASSISTANT CITY ARBORIST – 336–4262. THIS MAY INCLUDE PHOTO APPROVAL OR PARTICIPATION IN TAGGING THE TREES.
TREE PLANTING INSPECTION
IRRIGATION INSPECTION
FINAL WALK THROUGH

ALL OF THE ABOVE INSPECTIONS WILL BE PERFORMED BY THE CITY LAND DEVELOPMENT DIV. (URBAN FORESTRY SECTION) EXCEPT FOR THE TREE APPROVALS AS NOTED.

CHARLOTTE. | CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | TREE PLANTING–NOTES (DRAINAGE AND INSPECTION) | STD. NO. 40.10 | REV.

NATURAL AREA MITIGATION (TREE PLANTING)*
REQUIRED: 36 TREES/AC DISTURBED
1.53 AC DIST. IN COS
1.22 AC DIST. IN PLANTING STRIP
.60 AC DIST. IN NATURAL AREA
3.35 AC TOTAL DISTURBED x 36 TREES/AC = 120.60 OR 121 REQUIRED

PROVIDED: 168 TREES IN PLANTING STRIP
21 TREES IN NATURAL AREA
189 TREES PROVIDED

*SEE SHEET 10.2 FOR PLANTING SCHEDULE

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

SEAL

SEAL — NORTH CAROLINA REGISTERED 1821 LANDSCAPE ARCHITECT BETH B. BAILEY

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www.mckimcreed.com

MeritageHomes

ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

OVERALL SITE PLANTING PLAN & DETAILS

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493–0009
DRAWN	BBB
DESIGNED	BBB
CHECKED	DKD
PROJ. MGR.	DKD

SCALE: HORIZONTAL: HSCALE VERTICAL: N/A

M&C FILE NUMBER: CL–101
DRAWING NUMBER: 10.0

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION: D

STREET TREE SCHEDULE: EAST SIDE								
TREES	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALL SIZE	CONT	MATURE HEIGHT	STREET
	AS	14	Acer saccharum 'ASTIS'	'Steeple' Sugar Maple	2" CAL 10' HT	B&B	60'–70'	DUFAUX DRIVE
	QUSH	95	Quercus shumardii	Shumard Red Oak	2" CAL 10' HT	B&B	40'–60'	BATTELIERE DRIVE, BATTELIERE DRIVE & LEVAUX DRIVE
	UpA	18	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	2" CAL 10' HT	B&B	40'–50'	ENTRIES & INTERSECTIONS

PLANT SCHEDULE: BUFFER - EAST OF ENTRY

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	3	CERCIS X 'MERLOT' / MERLOT REDBUD	B & B	2"CAL	
	3	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	B & B	2"CAL	6'-8'
	3	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	B & B	2"CAL	8'-12'

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3
	8	CAMELLIA SASANQUA 'TDN 1116' / HOT FLASH SASANQUA CAMELLIA	7 GAL	2' MIN. HT.	
	12	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	7 GAL	2' MIN. HT.	
	7	LOROPETALUM CHINENSE 'RUBY' / RUBY LOROPETALUM	7 GAL	2' MIN. HT.	

PLANT SCHEDULE: BUFFER - WEST OF ENTRY

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	2	CERCIS X 'MERLOT' / MERLOT REDBUD	B & B	2"CAL	
	15	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	B & B	2"CAL	8'-12'
	3	QUERCUS FALCATA / SOUTHERN RED OAK	B & B	2"CAL	12'-14'

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3
	40	CAMELLIA SASANQUA 'TDN 1116' / HOT FLASH SASANQUA CAMELLIA	7 GAL	2' MIN. HT.	
	16	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	7 GAL	2' MIN. HT.	
	63	LOROPETALUM CHINENSE 'RUBY' / RUBY LOROPETALUM	7 GAL	2' MIN. HT.	
	27	VIBURNUM AWABUKI 'CHINDO' / CHINDO VIBURNUM	7 GAL	2' MIN. HT.	

30' LANDSCAPE BUFFER PLANTING CALCULATIONS

EAST OF ENTRY: 197 LF TOTAL
TREES @ 6/100 LF
197 LF / 100 LF = 1.97 x 6 TREES
= 11.82 OR 12 TREES (25% OR 3 EG) REQUIRED, 12 TREES PROVIDED

SHRUBS @ 20/100 LF
197 LF = 197 LF/100 LF = 1.97 x 20 SHRUBS
= 39.4 OR 39 SHRUBS (75% OR 29 EG) REQUIRED, 42 SHRUBS PROVIDED

WEST OF ENTRY: 722 LF TOTAL
TREES @ 6/100 LF
722 LF / 100 LF = 7.22 x 6 TREES
= 43.3 OR 42 TREES REQUIRED – 23 EXISTING
= 20 TREES PROVIDED (25% OR 4 EG

SHRUBS @ 20/100 LF
722 LF = 722 LF/100 LF = 7.22 x 20 SHRUBS
= 144.4 OR 144 SHRUBS (75% OR 108 EG) REQUIRED,
146 SHRUBS PROVIDED

SEE SHEET 10.2 FOR TREES THIS AREA

EXISTING 15' SANITARY EASEMENT
PROPOSED RETAINING WALL (23' MAX. HEIGHT)
EXISTING DECIDUOUS TREE UNDISTURBED NATURAL AREA .06 AC.
PROPERTY LINE (TYP.)
EXISTING VEGETATED BUFFER (TYP.)
EXISTING SWALE
PROPOSED 5' SIDEWALK TO TRANSITION TO 4' SIDEWALK
REVEGETATED NATURAL AREA SEE SHEET 10.2 FOR PLANTING SCHEDULE
30' PCCO BUFFER
TREE SAVE
15' SANITARY EASEMENT
WATER QUALITY POND (SEE SHEET 12.3)
DRIVEWAY (TYP.)
COS
8' PLANTING STRIP (TYP.)
PROPOSED 5' SIDEWALK (TYP.)
PEDESTRIAN FENCE (TYP.)
BUILDING PAD (TYP.)
REVEGETATED NATURAL AREA SEE SHEET 10.2 FOR PLANTING SCHEDULE
INTERSECTION SIGHT DISTANCE, TYP. (280')
UNDISTURBED NATURAL AREA
STOPPING SIGHT DISTANCE, TYP. (155')
DENUDED LIMITS, TYP.
TREE SAVE/COMMON OPEN SPACE
30' LANDSCAPE BUFFER PER SECTION 12.308 SEE "PLANT SCHEDULE: BUFFER–EAST OF ENTRY" THIS SHEET
MONUMENT (TYP.)
35' X 35' SIGHT TRIANGLE (TYP.)
10' X 70' SIGHT TRIANGLE (TYP.)
EXISTING DECIDUOUS TREE
30' LANDSCAPE BUFFER PER SECTION 12.308 SEE "PLANT SCHEDULE: BUFFER–WEST OF ENTRY" THIS SHEET
EXISTING EVERGREEN TREE
BATTELIERE DRIVE (50' PUBLIC R/W)
DUFAUX DRIVE (50' PUBLIC R/W)
LEVAUX DRIVE (50' PUBLIC R/W)
YOUNGBLOOD ROAD SR #1102 (60' PUBLIC R/W) (MB42 PG 781)
45' REAR EXTERIOR SETBACK (TYP.)

GENERAL LEGEND		
FEATURE	EXISTING	PROPOSED
PARCEL LINE		
PROPERTY LINE (ADJOINING)	PL	
PROPERTY LINE (SITE)		
EASEMENT (UTILITY)		
EASEMENT (STORM)		PDE
EASEMENT (PUBLIC UTILITY/WATER/ACCESS)		
EASEMENT (DRAINAGE)	D	
EASEMENT (TEMP. CONSTRUCTION)	E	TCE TCE TCE
POST CONSTRUCTION CONTROL BUFFER (PCCO)		PCO
RIGHT-OF-WAY (ROAD)	R/W	R/W
BUFFER		
BUILDING SETBACK		
TOP OF BANK	TB	
BOTTOM OF BANK	BB	
MAJOR TOPO CONTOUR	232	
MINOR TOPO CONTOUR	232	
FENCE LINE	X	X
GUARDRAIL		
℄ CREEK/STREAM		
℄ DITCH		
℄ ROAD		
TREE LINE		
SAFETY RAILS		
WETLAND		WET WET
100 YR FLOOD PROTECTION ELEVATION	F	
TREE SAVE AREA		
COMMON OPEN SPACE (COS)		
NATURAL AREA: REVEGETATED		
NATURAL AREA: UNDISTURBED		

UTILITIES LEGEND		
FEATURE	EXISTING	PROPOSED
TELEPHONE POLE		
TELEPHONE MANHOLE	T	
FIBER OPTIC MARKER	FO	
TELEPHONE PEDESTAL	T	
GAS METER	GM	
GAS VALVE		
GAS MANHOLE	G	
TV PEDESTAL	TV	
FIRE HYDRANT		
WATER METER		
WATER VALVE	WV	
SS CLEAN OUT & LATERAL		
DOUBLE CATCH BASIN		
DROP INLET		DI
CATCH BASIN		CB
JUNCTION BOX		JB
LIGHT POLE		
ELECTRIC SERVICE	E	
UTILITY POLE		
GUY WIRE		

50' 0 50' 100'
SCALE: 1"=50' (Horiz.)

811 Know what's below. Call before you dig.

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

SEAL

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www.mckimcreed.com

MeritageHomes

ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

SITE PLANTING PLAN
EAST SIDE

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493–0009
DRAWN	BBB
DESIGNED	BBB
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: N/A

M&C FILE NUMBER CL–102
DRAWING NUMBER 10.1

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

10.1–CL103 SITE LS PLAN W SEP 23/2015

STREET TREE SCHEDULE: WEST SIDE

TREES	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALL SIZE	CONT	MATURE HEIGHT	STREET
	AS	11	Acer saccharum 'ASTIS'	'Steeple' Sugar Maple	2" CAL 10' HT	B&B	60'–70'	GRISONS COURT
	QN	27	Quercus nutalli	Nutall Oak	2" CAL 10' HT	B&B	40'–60'	BATTELIERE DRIVE
	UpA	3	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	2" CAL 10' HT	B&B	40'–50'	ENTRIES & INTERSECTIONS

TREE SCHEDULE: NATURAL AREA

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	8	ACER SACCHARUM `LEGACY` / LEGACY SUGAR MAPLE	B & B	1.5"CAL	
	6	BETULA NIGRA / RIVER BIRCH	B & B	1.5"CAL	
	7	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	B & B	2"CAL	8`-12`

Charlotte Urban Forestry - Tree Planting and Preservation Requirements

Plant Material

1. Minimum tree size at planting is 2" caliper and 8' tall for single-stem trees. All multi-stem plants must be tree form, maximum 3 to 5 trunks, and minimum 10' 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.
2. 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 ½ 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).
3. 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.
4. All required trees of a particular species and variety shall be uniform in size and configuration.
5. Perimeter trees in urban zones shall be 3" in caliper and be free of branches up to 6' from the top of the ball.
6. 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.
7. 75% of required trees must be large mature species except in situations with overhead power line conflicts.

Planting Requirements

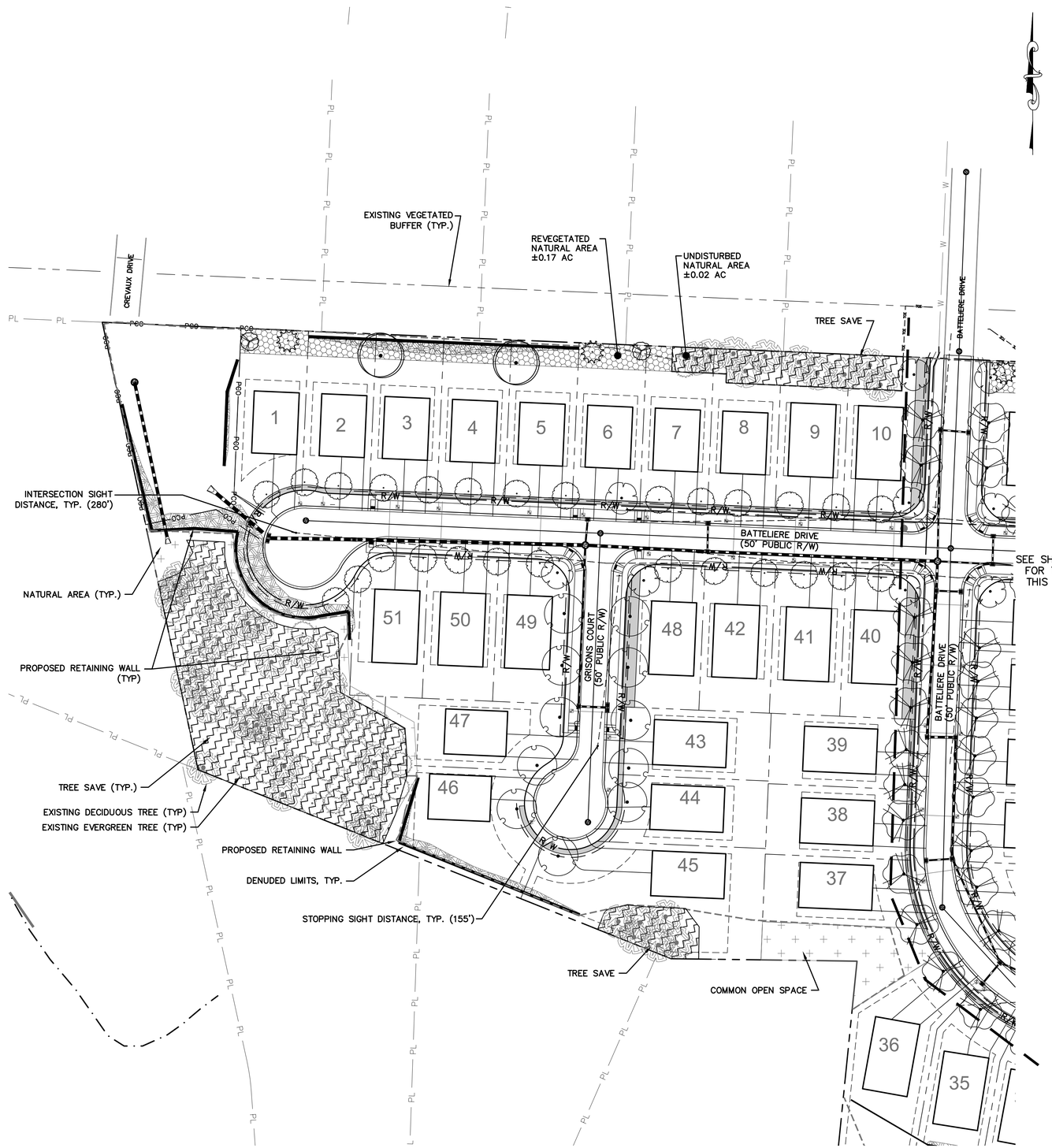
8. See CLDS 40.01 (on plan) for detailed tree planting requirements.
9. Plastic hose parts will NOT be accepted for tree staking. See CLDS 40.01 for approved staking method/materials.
10. All strapping, and top 1/3 of wire basket and burlap must be cut away and removed from root ball when planting.
11. 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).
12. Review soil requirements in the Tree Ordinance Guidelines at: http://landpermits.charmeck.org then click Trees. Utility Issues
13. 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.
14. Adjust tree planting locations to avoid underground utilities. Plant 15' from all underground utilities.
15. No light poles, utility poles or transformers can be installed in tree islands.
16. 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

17. Tree protection must be installed and verified by Urban Forestry prior to starting ANY construction activity.
18. Show tree protection and trees save areas on erosion control, grading and landscape plan sheets.
19. 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.
20. Tree Save Areas shall be free of invasive plant species. If an area proposed for tree save contains invasive plant species at time of proposal, such invasive plant species shall be removed prior to final CO.
21. The area of any easements (water, sewer, utility, etc.) can NOT be counted toward the tree save requirement.
22. Any alterations to tree save areas must be accomplished without mechanized equipment.
23. No structure will be allowed within 10' of tree save areas unless approved by Urban Forestry.
24. All trees on public property are protected and removal must be permitted by the city arborist (704)336-4262.

General

25. Call (704) 607-8987 for an inspection of tree protection/planting areas, a minimum of 5 days before a CO is needed.
26. Visit City of Charlotte's Land Development website for additional information and urban forestry requirements: http://landpermits.charmeck.org then click Trees.



GENERAL LEGEND		
FEATURE	EXISTING	PROPOSED
PARCEL LINE		
PROPERTY LINE (ADJOINING)	PL	
PROPERTY LINE (SITE)		
EASEMENT (UTILITY)		
EASEMENT (STORM)		PDE
EASEMENT (PUBLIC UTILITY/WATER/ACCESS)		
EASEMENT (DRAINAGE)	D	
EASEMENT (TEMP. CONSTRUCTION)	E	TCE TCE TCE
POST CONSTRUCTION CONTROL BUFFER (PCCO)		PCO
RIGHT-OF-WAY (ROAD)	R/W	R/W
BUFFER		
BUILDING SETBACK		
TOP OF BANK	TB	
BOTTOM OF BANK	BB	
MAJOR TOPO CONTOUR	232	
MINOR TOPO CONTOUR	232	
FENCE LINE	X	X
GUARDRAIL		
℄ CREEK/STREAM		
℄ DITCH		
℄ ROAD		
TREE LINE		
SAFETY RAILS		
WETLAND		WET WET
100 YR FLOOD PROTECTION ELEVATION	F	
TREE SAVE AREA		
COMMON OPEN SPACE (COS)		
NATURAL AREA: REVEGETATED		
NATURAL AREA: UNDISTURBED		

UTILITIES LEGEND		
FEATURE	EXISTING	PROPOSED
TELEPHONE POLE		
TELEPHONE MANHOLE	T	
FIBER OPTIC MARKER	FO	
TELEPHONE PEDESTAL	T	
GAS METER	GM	
GAS VALVE	GV	
GAS MANHOLE	G	
TV PEDESTAL	TV	
FIRE HYDRANT		
WATER METER		
WATER VALVE	WV	
SS CLEAN OUT & LATERAL	CO	
DOUBLE CATCH BASIN		
DROP INLET		DI
CATCH BASIN		CB
JUNCTION BOX		JB
LIGHT POLE		
ELECTRIC SERVICE	E	
UTILITY POLE		
GUY WIRE		

50' 0 50' 100'
SCALE: 1"=50' (Horiz.)

811 Know what's below. Call before you dig.

REV.NO.	DESCRIPTIONS REVISIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

SEAL

SEAL — NORTH CAROLINA REGISTERED 1821 LANDSCAPE ARCHITECT BETH B. BAILEY

McKIM&CREED
8020 Tower Point Drive
Charlotte, North Carolina 28227
Phone: (704)841–2588, Fax: (704)841–2567
F–1222
www.mckimcreed.com

MeritageHomes

ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

SITE PLANTING PLAN
WEST SIDE

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493–0009
DRAWN	BBB
DESIGNED	BBB
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: N/A

M&C FILE NUMBER CL–103
DRAWING NUMBER 10.2

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

10.1–CL103 SITE LS PLAN W SEP 23/2015

GENERAL NOTES:

1. BOUNDARY SURVEY INFORMATION WAS OBTAIN FROM ESP ASSOCIATES, P.A.: DATE OF SURVEY: JUNE 15, 2015 AND REVISED SEPTEMBER 23, 2015.
2. UTILITY LOCATION & TOPOGRAPHIC SURVEY ALSO PERFORMED BY McKIM & CREED.
3. SURVEY HORIZONTAL REFERENCE: NAD 83
4. SURVEY VERTICAL REFERENCE: NAVD88
5. SHORING WILL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS PART 1926, SUBPART P OR AS AMENDED.

DEMOLITION/EXISTING CONDITIONS NOTES:

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 FLAG MEN, ETC AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE PLACED IN ACCORDANCE WITH THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE TOWN OF CHARLOTTE.
4. SHORING WILL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS PART 1926, SUBPART P OR AS AMENDED.
5. CONTRACTOR SHALL ESTABLISH EROSION CONTROL MEASURES PRIOR TO DEMOLITION OF EXISTING STRUCTURES.
6. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS CONCERNING THE DEMOLITION AND REMOVAL OFFSITE OF ALL CONSTRUCTION DEBRIS.
7. CONTRACTOR SHALL COMPLETE DEMOLITION WORK IN AN EXPEDITIOUS AND TIMELY MANNER.
8. EXISTING STRUCTURES SHALL BE DEMOLISHED UNDER A SEPARATE DEMOLITION PERMIT OBTAINED BY THE CONTRACTOR.
9. ABANDONMENT OR REMOVAL OF EXISTING WELLS, SEPTIC SYSTEMS AND ASSOCIATED APPURTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH REGULATORY GUIDELINES AND PROCEDURES ESTABLISHED BY THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES, AND ANY ASSOCIATED REGULATORY AGENCIES.
10. DEMOLITION CONTRACTOR, AND ASSOCIATED SUBCONTRACTORS, ARE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH EACH AFFECTED UTILITY COMPANY PRIOR TO THE REMOVAL OR DISCONNECTION OF ANY EXISTING SERVICES ON SITE.
11. SURVEY WAS PERFORMED PRIOR TO DEMOLITION OF SOME STRUCTURES ON SITE. CONTRACTOR SHALL CONFIRM ITEMS TO BE DEMOLISHED. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A DEMOLITION PERMIT AND ANY ANCILLARY PERMITS FOR DEMOLITION OF REMAINING ITEMS.
12. CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION.
13. CONTRACTOR SHALL REMOVE ALL BUILDING AND BUILDING FOUNDATIONS ON SITE (COORDINATE WITH MERITAGE PRIOR TO REMOVAL).
14. CONTRACTOR SHALL ENSURE THAT ALL ADJOINING PARCEL UTILITIES REMAIN IN SERVICE AT ALL TIMES.
15. BOUNDARY SURVEY INFORMATION WAS OBTAIN FROM ESP ASSOCIATES, P.A.: DATE OF SURVEY: JUNE 15, 2015 AND REVISED SEPTEMBER 23, 2015..
16. UTILITY LOCATION & TOPOGRAPHIC SURVEY ALSO PERFORMED BY McKIM & CREED.
17. SURVEY HORIZONTAL REFERENCE: NAD 83
18. SURVEY VERTICAL REFERENCE: NAVD88

GRADING NOTES:

1. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH THE INSPECTOR.
2. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION SHALL BE OBTAINED BY CONTRACTOR FROM THE AFFECTED PROPERTY OWNERS.
2. IN ORDER TO ENSURE PROPER DRAINAGE, CONTRACTOR SHALL MAINTAIN A MINIMUM OF 0.5% SLOPE ON THE CURB.
3. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEERING PRIOR TO CONSTRUCTION. ENSURE TIE BACKS ARE OUTSIDE RIGHT OF WAY OR 8' BELOW GRADE.
4. THE CONTRACTOR 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, TRASH, JUNK AND OTHER ACCUMULATIONS IF CAUSED BY DEVELOPMENT.
5. NON-STANDARD ITEMS (IE: PAVERS, STAMPED CONCRETE, 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.
6. CONTRACTOR SHALL CONTACT INSPECTOR 48 HOURS BEFORE CONSTRUCTION.
7. THE LOCAL ENGINEERING DEPARTMENT HAS NOT REVIEWED AND DOES NOT ASSUME RESPONSIBILITY FOR THE STRUCTURAL STABILITY OF ANY EXISTING OR PROPOSED RETAINING WALLS ON THE SITE. DESIGN OF ALL RETAINING WALLS IS TO BE PER NC BUILDING CODE SECTION 1610.3. DETAILED RETAINING WALL DESIGN DRAWINGS, SEALED BY A NC LICENSED ENGINEER. UPON COMPLETION OF WALL, A NC LICENSED ENGINEER WILL SUBMIT A SEALED LETTER TO MCKIM & CREED THAT RETAINING WALLS WERE CONSTRUCTED PER THE ENGINEERING DRAWINGS.
8. CONTRACTOR SHALL NOT GRADE WITHIN THE 100 YR FEMA FLOOD LINE.
9. THERE WILL BE NO DEMOLITION LANDFILL ON SITE.

CITY EROSION CONTROL NOTES:

1. ALL "STD." NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
2. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
3. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
4. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
5. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
6. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
7. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.
8. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING [CLDSM #30.16]
9. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.
10. DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.

811
Know what's below.
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CITY OF CHARLOTTE LAND DEVELOPMENT NOTES:

1. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR
2. ALL ROAD IMPROVEMENTS AT YOUNGBLOOD ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
3. DIRECT VEHICULAR ACCESS TO STEELE ROAD FROM LOTS IS PROHIBITED.
4. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM# 50.05 (9" SIGNS ONLY)
5. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED
6. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
7. 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.
8. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
9. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
10. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
11. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
12. 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 CAUSED BY DEVELOPMENT.
13. ANY BUILDING WITH THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
14. ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
15. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
16. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTYSUBDIVISION ORDINANCE.
17. PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
18. PER SECTION 18-175(e) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCEs) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY
19. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION.
20. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT HTTP: //WWW.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET +MAINTENANCE/HOME.HTM
21. 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.
22. ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A R/W USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
23. CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562.
24. RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRE THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES. CONTRACTOR SHALL CONTRACT CDOT AT (704) 336-2562

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE IN STRICT ACCORDANCE WITH LOCAL AND/OR STATE STANDARDS.
2. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE SEDIMENTATION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE CONDUCTED AT APPROPRIATE STAGES OF CONSTRUCTION.
3. THE TOTAL DENUDED AREA IS ±19.64 ACRES.
4. THE TOTAL SITE ACREAGE IS ±24.64 ACRES.
5. FINAL LOCATION OF SILT FENCE, DIVERSION DITCHES, ETC. SHALL BE ADJUSTED IN THE FIELD BY CONTRACTOR BASED ON SITE CONDITIONS AND INSPECTOR'S RECOMMENDATIONS.
6. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.
7. THE SITE SHALL BE GRADED DURING CONSTRUCTION TO ALLOW ALL STORM WATER TO DRAIN TO EROSION CONTROL DEVICES.
8. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE SHOWN ON THE PLAN. ALL SLOPES 3:1 OR GREATER MUST BE SEEDED AND MULCHED WITHIN 5 DAYS OTHER AREAS 14 WORKING DAYS. REFER TO EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS
9. ALL INLETS AND CATCH BASINS SHOULD BE PROTECTED AND MAINTAINED BY SILTSACK OR EQUAL INLET PROTECTION IN ADDITION TO THE MEASURES SHOWN.
10. AN EROSION AND SEDIMENT CONTROL PLAN REQUIRED FOR ANY OFF-SITE BORROW OR WASTE AREA ASSOCIATED WITH THIS SITE WILL BE CONSIDERED THE RESPONSIBILITY OF THE PERSON(S) FINANCIALLY RESPONSIBLE FOR THE LAND DISTURBING ACTIVITY. THE DELEGATION OF THIS RESPONSIBILITY TO THE CONTRACTOR IS CONSIDERED AN OWNER/CONTRACTOR AGREEMENT.
11. ALL "STD" NUMBERS REFER TO THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL UNLESS NOTED OTHERWISE.
12. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.
13. TEMPORARY DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.

STREET/SIDEWALK/DRIVEWAYS:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES UNLESS OTHERWISE SPECIFIED IN THIS MANUAL.
2. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704) 336-4025 OR VISIT: http: //www.charmeck.org/Departments/Transportation/Street+Maintenance/Home.htm
3. ALL ASPHALT CUTS SHALL BE MADE WITH A SAW WHEN PREPARING STREET SURFACES FOR PATCHING OR WIDENING STRIPS.
4. PAPER JOINTS SHALL BE USED TO SEAL THE ENDS OF AN ASPHALT POUR SO THAT FUTURE EXTENSIONS CAN BE MADE WITHOUT CAUSING ROUGH JOINTS.
5. WHEN PLACING ASPHALT AGAINST EXISTING SURFACES, A STRAIGHT EDGE SHALL BE USED TO PREVENT "HUMPING" AT THAT LOCATION.
6. STONE SHALL BE PRIMED IF PAVING IS NOT COMPLETE WITHIN SEVEN DAYS FOLLOWING STONE BASE APPROVAL.
7. SURFACES SHALL BE TACKED WHEN ASPHALT IS BEING PLACED OVER EXISTING ASPHALT STREETS OR ADJOINING CONCRETE, STORM DRAIN AND SANITARY SEWER STRUCTURES.
8. 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.
9. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3600 PSI AT 28 DAYS. THE CONTRACTOR SHALL PREPARE CONCRETE TEST CYLINDERS IN ACCORDANCE WITH SECTION 1000 OF THE NCDOT STANDARD SPECIFICATIONS AT THE DIRECTION OF THE PROJECT INSPECTOR. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT AND CYLINDER MOLDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE CYLINDERS UNTIL SUCH TIME AS THEY ARE TRANSPORTED FOR TESTING. AN INDEPENDENT TESTING LAB SHALL PERFORM TESTING FOR PROJECTS, AT NO COST TO THE CITY/COUNTY. THE CONTRACTOR SHALL PROVIDE EQUIPMENT AND PERFORM TESTS ON CONCRETE FOR A MAXIMUM SLUMP AND AIR CONTENT AS DEFINED IN SECTION 1000 OF THE NCDOT STANDARD SPECIFICATIONS. THESE TESTS SHALL BE PERFORMED AT A FREQUENCY ESTABLISHED BY THE INSPECTOR. THE CONTRACTOR SHALL REMOVE MATERIALS FAILING TO MEET SPECIFICATIONS.
10. ALL CONCRETE SHALL BE CURED WITH 100% RESIN BASE, WHITE PIGMENTED CURING COMPOUND WHICH MEETS A.S.T.M. SPECIFICATIONS C-309, TYPE 1, APPLIED AT A UNIFORM RATE AT ONE (1) GALLON TO 400 SQUARE FEET WITHIN 24 HOURS OF PLACEMENT OF THE CONCRETE.
11. ALL CURB AND GUTTER SHALL BE BACKFILLED WITH SOIL APPROVED BY THE INSPECTOR WITHIN 48 HOURS AFTER CONSTRUCTION TO PREVENT EROSION.
12. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATIVE MATTER, WASTE, CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND THE MATERIAL SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
13. MATERIALS DEEMED BY THE INSPECTOR AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SELECT BACKFILL MATERIAL.
14. ALL TRENCHES IN THE STREET RIGHT-OF-WAY SHALL BE BACKFILLED WITH SUITABLE MATERIAL IMMEDIATELY AFTER THE PIPE IS LAID. THE FILL AROUND ALL PIPE SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES AND EACH LAYER SHALL BE COMPACTED THOROUGHLY.
15. UNDER NO CIRCUMSTANCES SHALL WATER BE PERMITTED TO RISE IN UNBACKFILLED TRENCHES AFTER THE PIPE HAS BEEN PLACED.
16 COMPACTION REQUIREMENTS SHALL BE ATTAINED BY THE USE OF MECHANICAL COMPACTION METHODS. EACH SIX (6) INCH LAYER OF BACKFILL SHALL BE PLACED LOOSE AND THOROUGHLY COMPACTED INTO PLACE.
17. STRAIGHT FORMS SHALL NOT BE USED FOR FORMING CURB AND GUTTER IN CURVES.
18. ALL EXCESS CONCRETE ON THE FRONT EDGE (LIP) OF GUTTER SHALL BE REMOVED WHEN CURB AND GUTTER IS POURED WITH A MACHINE.
19. ALL SUBGRADE SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST TO A DEPTH OF EIGHT (8) INCHES, AND A DENSITY OF 95% STANDARD PROCTOR FOR DEPTHS GREATER THAN EIGHT (8) INCHES. THE DEVELOPER SHALL PERFORM ALL TESTS AT NO COST TO THE CITY/COUNTY.
20. A CANVAS COVER OR OTHER SUITABLE COVER SHALL BE REQUIRED FOR TRANSPORTING PLANT MIX ASPHALT DURING COOL WEATHER WHEN THE FOLLOWING CONDITIONS ARE PRESENT:
    A. AIR TEMPERATURE IS BELOW 60 DEGREES F.
    B. LENGTH OF HAUL FROM PLANT TO JOB IS GREATER THAN FIVE (5) MILES.
    C. OTHER OCCASIONS AT THE INSPECTOR'S DISCRETION WHEN A COMBINATION OF FACTORS INDICATES THAT MATERIAL SHOULD BE COVERED IN ORDER TO ASSURE PROPER PLACEMENT TEMPERATURE.
21. CONCRETE OR ASPHALT SHALL NOT BE PLACED UNTIL THE AIR TEMPERATURE MEASURED AT THE LOCATION OF THE CONCRETING OPERATION IS AT 35 DEGREES F AND RISING BY 10:00 A.M. CONCRETE OR PAVING OPERATIONS SHOULD BE SUSPENDED WHEN THE AIR TEMPERATURE IS 40 DEGREES F AND DESCENDING. THE CONTRACTOR SHALL PROTECT FRESHLY PLACED CONCRETE IN ACCORDANCE WITH SECTION 420 OF THE NCDOT STANDARD SPECIFICATIONS WHEN THE AIR TEMPERATURE IS AT OR BELOW 35 DEGREES F AND THE CONCRETE HAS NOT OBTAINED AN AGE OF 72 HOURS.
22. THE CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES WHEN WORKING WITHIN EXISTING STREETS. THE CONTRACTOR SHALL PLACE AND MAINTAIN SIGNS, DANGER LIGHTS, BARRICADES, AND FURNISH WATCHMEN OR FLAGMEN TO DIRECT TRAFFIC IN ACCORDANCE WITH THE LATEST EDITION WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH).
23. THE CONTRACTOR SHALL DO THAT WHICH IS NECESSARY TO CONTROL EROSION AND TO PREVENT SEDIMENTATION DAMAGE TO ALL ADJACENT PROPERTIES AND STREAMS IN ACCORDANCE WITH THE APPROPRIATE CITY/COUNTY SEDIMENT AND EROSION CONTROL ORDINANCE.
24. ALL ROAD IMPROVEMENTS AT STEELE CREEK ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT AND NCDOT PRIOR TO CONSTRUCTION.
25. DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS #50.05 (9" SIGNS ONLY).
26. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
27. CONSTRUCTION SHALL BE IN STRICT COMPLIANCE WITH SPECIFICATION, CONSTRUCTION DOCUMENTS, CITY OF CHARLOTTE STANDARDS, NCDENR STANDARDS, AND NCDOT STANDARDS.
28. NON-STANDARD ITEMS (IE: PAVERS, STAMPED CONCRETE, 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.

STAKING AND MATERIALS PLAN NOTES:

1. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY MCKIM & CREED, INC. IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
5. STOP SIGNS SHALL BE R1-1 30"x30".

CONSTRUCTION SEQUENCE

CONTRACTOR SHALL:

1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
2. SET UP AN ON-SITE PRECONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE CITY ENGINEERING DEPARTMENT 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 SILT FENCE, INLET PROTECTION, SEDIMENT BASINS, DIVERSION DITCHES, CLEAN WATER SWALES, TREE PROTECTION, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
4. CALL FOR ON-SITE INSPECTION BY INSPECTOR, WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING AND GRUBBING MAY BEGIN.

4B INSTALL CLEAN WATER PIPE NETWORK BYPASS SYSTEM AT NORTH EAST SECTION OF SITE BEFORE CONSTRUCTION OF EAST SEDIMENT BASIN #2.

5. INSTALL 1) EAST MAIN BASIN, THEN 2) WEST BASIN, THEN 3) THE NORTH BASIN.
6. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
7. FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.
8. CLEANOUT AND REGRADING OF THE TEMPORARY SEDIMENT BASINS SHALL TAKE PLACE PRIOR TO USE AS ANY SAND FILTER/DETENTION POND.
9. MODIFY WEST AND EAST BASINS FOR PHASE II.
10. CONSTRUCT REMAINING STORM DRAINAGE PIPE STRUCTURES AND PLACE STONE INLET SEDIMENT TRAPS.
11. GRADE SITE MAINTAINING EROSION CONTROL DEVICES.
12. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
13. COMPLETE ALL SITE IMPROVEMENTS.
14. PLANT/STABILIZE REMAINDER OF SITE.
15. CONVERT PHASE II WESTERN BASINS (#1A AND #1B) INTO PERMANENT FLOATING WETLANDS AND EASTERN BASIN TO A WATER QUALITY WET POND.
16. REQUEST ON-SITE INSPECTION.
17. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURE.
18 REMOVE ALL EROSION CONTROL DEVICES, SILT IN POND AND STABILIZE THESE AREAS.
19. CONDUCT FINAL INSPECTION.
20. 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, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE, AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS.

STORM DRAINAGE:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE NCDOT OR CMLDS STANDARD SPECIFICATIONS UNLESS OTHERWISE SPECIFIED IN THIS MANUAL.
2. ONLY REINFORCED CONCRETE PIPE IS ALLOWED WITH THE STREET PAVEMENT EXCEPT FOR CULVERTS EQUAL TO OR GREATER THAN (60) SIXTY INCHES IN DIAMETER. FOR CULVERTS EQUAL TO OR GREATER THAN (60) SIXTY INCHES, CORRUGATED STEEL OR ALUMINUM PIPE IS ALLOWED IF IT HAS A CONCRETE POURED INVERT. MINIMUM GAUGE FOR METAL PIPE SHALL BE 14 GAUGE.
3. ALL STORM DRAINAGE PIPE OUTSIDE THE STREET PAVEMENT SHALL BE REINFORCED CONCRETE PIPE, NO OTHER TYPE OF PIPE SHALL BE USED WITHOUT PRIOR APPROVAL FROM THE CITY/COUNTY ENGINEER. ALL PIPES SHALL BE LAID WITH THE BELL OR GROOVE UPGRADE AND THE JOINT ENTIRELY INTERLOCKING.
4. ALL CONCRETE SHALL BE 3600 PSI. IN ORDER TO USE PRE-CAST STORM DRAINAGE STRUCTURES IN ANY STREET RIGHTS-OF-WAY, PRIOR APPROVAL SHALL BE OBTAINED FROM THE CITY/COUNTY ENGINEER.
5. ALL HIGH-DENSITY POLYETHYLENE PIPE SHALL BE CORRUGATED EXTERIOR/SMOOTH INTERIOR, CONFORM TO THE REQUIREMENTS OF AASHTO SPECIFICATION M294 FOR CORRUGATED POLYETHYLENE PIPE AND SHALL REQUIRE COUPLING BANDS AND FITTINGS.
6. CONCRETE PIPE USED WITHIN THE STREET RIGHT-OF-WAY SHALL BE A MINIMUM OF CLASS III REINFORCED CONCRETE PIPE, WITH A MINIMUM DIAMETER OF FIFTEEN (15) INCHES (EIGHTEEN (18) INCHES MINIMUM ON CROSS DRAIN CULVERTS WITHIN THE COUNTY).
7. THE MINIMUM COVER FOR ALL PIPE IS TWO (2) FEET. SPECIAL APPLICATIONS FOR LESS THAN TWO (2) FEET OF COVER WILL BE REVIEWED INDIVIDUALLY.
8. CONCRETE MORTAR JOINTS SHALL BE USED FOR JOINING ALL CONCRETE PIPES. THE PIPE SHALL BE CLEAN AND MOIST WHEN MORTAR IS APPLIED. THE LOWER PORTIONS OF THE BELL OR GROOVE SHALL BE FILLED WITH MORTAR SUFFICIENT TO BRING THE INNER SURFACE FLUSH AND EVEN WHEN THE NEXT JOINT IS FITTED INTO PLACE. THE REMAINDER OF THE JOINT SHALL THEN BE FILLED WITH MORTAR AND A BEAD OR RING OF MORTAR FORMED AROUND THE OUTSIDE OF THE JOINT. THE APPLICATION OF MORTAR MAY BE DELAYED UNTIL FILL IS COMPLETED WHEN THE PIPE IS LARGER THAN THIRTY (30) INCHES.
9. PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS, MAY BE USED IN LIEU OF THE MORTAR JOINING METHOD.
10. COUPLING BANDS AND FITTINGS SHALL BE USED FOR JOINING ALL HDPE PIPE. COUPLING BANDS SHALL COVER AT LEAST ONE FULL CORRUGATION ON EACH SECTION OF PIPE. GASKET COUPLING BANDS ARE REQUIRED BETWEEN ALL PIPE JOINTS. THE GASKET SHALL BE MADE OF CLOSED-CELL SYNTHETIC EXPANDED RUBBER MEETING THE REQUIREMENTS OF ASTM D1056, TYPE 2. THE PIPE MANUFACTURER SHALL INSTALL GASKETS ON THE COUPLING BAND. ALL COUPLING BANDS SHALL MEET OR EXCEED THE SOIL-TIGHTNESS REQUIREMENT OF AASHTO STANDARD SPECIFICATION FOR HIGHWAY BRIDGES, SECTION 23, PARAGRAPH 23.1.5.4(E). PIPE FITTINGS SHALL CONFORM TO AASHTO M252 OR AASHTO M294.
11. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
12. ALL PIPES IN STORM DRAIN STRUCTURES SHALL BE FLUSH WITH THE INSIDE WALL.
13. ANY STORM DRAIN STRUCTURES OVER THREE (3) FEET AND SIX (6) INCHES IN HEIGHT MUST HAVE STEPS IN ACCORDANCE WITH STANDARD DETAILS SET FORTH IN THIS MANUAL.
14. ALL FRAMES, GRATES, RINGS, COVERS, ETC., MUST CONFORM TO THE STANDARDS SET FORTH IN THE CMLDS MANUAL OR NCDOT STANDARDS.
15. ALL GRADED CREEK BANKS AND SLOPES SHALL BE AT A MAXIMUM OF TWO (2) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL (2:1) AND NOT TO EXCEED 10' WITHOUT TERRACING.
16. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATIVE MATTER, WASTE, CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
17. MATERIALS DEEMED BY THE ENGINEER AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SELECT BACKFILL MATERIAL.
18. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER THE PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE PLACED IN LAYERS NOT TO EXCEED EIGHT (8)INCHES, EACH LAYER SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST (A DENSITY OF 100% STANDARD PROCTOR IS REQUIRED FOR THE TOP EIGHT (8) INCHES).
19. COMPACTION REQUIREMENTS SHALL BE ATTAINED BY THE USE OF MECHANICAL COMPACTION METHODS. EACH LAYER OF BACKFILL SHALL BE PLACED LOOSE AND THOROUGHLY COMPACTED IN PLACE.
20. UNDER NO CIRCUMSTANCES SHALL WATER BE PERMITTED TO RISE IN UNBACKFILLED TRENCHES AFTER THE PIPE HAS BEEN PLACED.
21. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT OF WAY IF DEEMED NECESSARY BY THE INSPECTOR.
22. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
23. 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 ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT- OF-WAY.
24. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO FINAL SUBDIVISION INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/ COUNTY SUBDIVISION ORDINANCE.
25. 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 AL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

SEAL

SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 31496 DOUGLAS K. DRAFFEN

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MeritageHomes

ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

GENERAL NOTES

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: N/A
VERTICAL: N/A

M&C FILE NUMBER: G-001
DRAWING NUMBER: 11.0

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION: D

Enhanced Erosion Control Checklist

For use in the critical and protected watershed areas, adjacent to 303(d) listed streams, or other "critical" or sensitive areas as delineated in the attached map (see attachment)

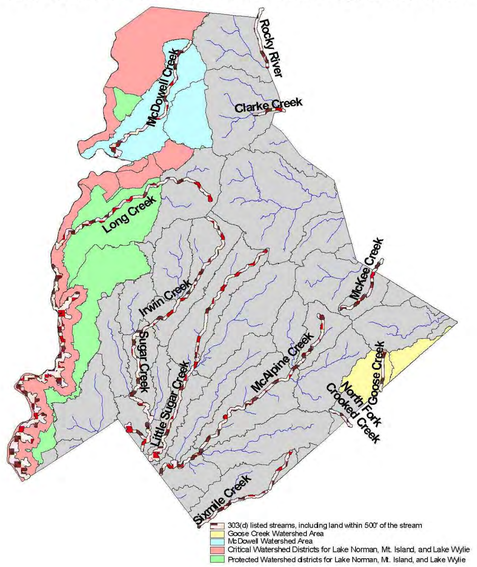
Design Considerations:

- ☒ Grading shall be limited to 20 acres in critical or protected areas, unless approved by City/County Engineer.
- ☒ Sufficient access for construction and maintenance must be allowed at toe of fill slopes and retaining walls.
- ☒ Pre-construction and post-construction impact surveys including depth measurements are to be conducted in any receiving lake, cove or pond.)
- ☒ High hazard silt fence is required along denuded limits and a double row of high hazard silt fence along wetlands, stream, lakes or other surface water bodies as well as adjacent to all Water Quality Buffers.
- ☒ All basins and spillways shall be sized to pass the 25-yr storm event
- ☒ All basins must provide additional storage volume in a rock coffer forebay.
- ☒ Fill and cut slope steepness shall be limited to 3:1. Slopes must be terraced as set forth in the NC Soil Erosion & Sediment Planning & Design Manual
- ☒ Polyacrylamides in basins and silt-sacks at skimmer outflows may be required.

Site Management Considerations:

- ☒ Polyacrylamides in basins and silt-sacks at skimmer outflows may be required.
- ☒ Temporary ground cover must be provided for within 5 days of any phase of grading.
- ☒ All Critical area plans will carry a "performance reservation"
- ☒ All log book entries will be electronically sent to the area inspector.
- ☒ For projects greater than 10 acres in size turbidity measurements (or transparency tube readings) are required to measure clarity of basin effluent and any potential impact to receiving waters at the time of rainfall-triggered inspections. Readings must be collected at the basin outfall (to measure clarity of basin effluent), upstream of the discharge point (to measure baseline conditions) and downstream of the discharge point (to measure stream impacts of basin effluent). The results must be logged in the inspection reports.

Attachment 1: Enhanced Erosion Control Requirement Areas



FOR LATE WINTER AND EARLY SPRING:	SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER MULCH: APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL MAINTENANCE: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE
SEEDING MIXTURE: RYE (GRAIN) – 120 LB/ACRE ANNUAL LESPEDEZA (KOBE) – 50 LB/ACRE (OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE) SEEDING DATES: JAN. 1 – MAY 1	
FOR SUMMER:	SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER MULCH: APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL MAINTENANCE: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE
SEEDING MIXTURE: GERMAN MILLET – 40 LB/ACRE (A SMALL-STEMMED SUDANGRASS MAY BE SUBSTITUTED AT A RATE OF 50 LB/ACRE) SEEDING DATES: MAY 1 – AUG. 15	
FOR FALL:	SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 FERTILIZER MULCH: APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL MAINTENANCE: REPAIR AND REFERTILIZE DAMAGED AREAS IMMEDIATELY. TOPDRESS WITH 50 LB/ACRE OF NITROGEN IN MARCH. IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/ACRE KOBE LESPEDEZA IN LATE FEBRUARY OR EARLY MARCH.
SEEDING MIXTURE: RYE (GRAIN) – 120 LB/ACRE SEEDING DATES: AUG. 15 – DEC 30	

FOR ADDITIONAL INFORMATION, REFER TO NCDENR EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (ESCPDM), SECTION 6.10. 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, FERTILIZER, AND SEED, REFER TO NCDENR ESCPDM SECTION 6.11 AND THE CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION 04200 SEEDING AND SODDING OF TURFGRASS.

CHARLOTTE. | CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | TEMPORARY SEEDING SCHEDULE | STD. NO. 30.17 | REV. 9

SEEDBED PREPARATION NOTES:

1. SURFACE WATER CONTROL MEASURES TO BE INSTALLED ACCORDING TO PLAN.
2. AREAS TO BE SEEDED SHALL BE RIPPED AND SPREAD WITH AVAILABLE TOPSOIL 3" DEEP. TOTAL SEEDBED 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 MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEEDBED PREPARATION AT FINISHED GRADES SHOWN SHALL BE REASONABLY SMOOTH AND UNIFORM.
4. IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME TO BE ACCORDING TO SEEDING SPECIFICATIONS ABOVE. IN ADDITION, PROVIDE 15 LBS/1000 S.F. OF SUPERPHOSPHATE.
5. IF SOIL TEST IS TAKEN, PROVIDE LIME AND FERTILIZER ACCORDING TO SOIL TEST REPORT.
6. LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.
7. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDING ON FIELD CONDITION.
8. MULCH TO BE TACKED OR MECHANICALLY TIED DOWN WITHIN TWO DAYS AFTER MULCH IS SPREAD.
9. ALL SLOPES GREATER THAN 2.5:1 SHALL BE STABILIZED WITH JUTE MESH.

PERMANENT SEEDING SPECIFICATIONS:

3:1 SLOPES OR FLATTER:

1. APPLY AGRICULTURAL LIME AT THE RATE OF 90 LBS/1000 S.F.
2. APPLY 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 20 LBS/1000 S.F.
3. SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE AND APPLICATION RATES:

DATE:	TYPE:	PLANTING RATE:
AUG. 15 – NOV. 1	TALL FESCUE	300 LBS/AC OR 7 LBS/1000 S.F.
NOV. 1 – MAR. 1*	TALL FESCUE AND ABRUZZI RYE	300 LBS/AC OR 7 LBS/1000 S.F. 25 LBS/AC OR 1/2 LB/1000 S.F.
MAR. 1 – APR. 15	TALL FESCUE	300 LBS/AC OR 7 LBS/1000 S.F.
APR. 15 – JUL. 30	MULLED COMMON BERMUDA GRASS	30 LBS/AC OR 1/2 LB/1000 S.F.
JUL. 15 – AUG. 15	TALL FESCUE AND BROWN TOP MILLET OR SORGHUM SUDAN HYBRIDS	300 LBS/AC OR 7 LBS/1000 S.F. 35 LBS/AC OR 3/4 LB/1000 S.F. 30 LBS/AC OR 3/4 LB/1000 S.F.

4. MULCH WITH STRAW APPLIED AT THE RATE OF 75–1000 LBS/1000 S.F.

* HEAVILY MULCHED DURING JANUARY – MARCH PERIOD.

SLOPES GREATER THAN 3:1

1. APPLY AGRICULTURAL LIME AT A RATE OF 90 LBS/1000 S.F.
2. APPLY 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 20 LBS/1000 S.F.
3. SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE AND APPLICATION RATES:

DATE:	TYPE:	PLANTING RATE:
MAR. – JUN. 1	SERICEA LESPEDEZA (SCARIFIED) AND	50 LBS/AC OR 1 1/2 LBS/1000 S.F.
MAR. – APR. 1	ADD TALL FESCUE OR	150 LBS/AC OR 3 1/2 LBS/1000 S.F.
MAR. – JUN.	ADD WEEPING LOVEGRASS	5 LBS/AC OR 1/8 LB/1000 S.F.
JUN. – SEPT. 1***	TALL FESCUE AND BROWN TOP MILLET OR SORGHUM SUDAN HYBRIDS	60 LBS/AC OR 1 1/2 LBS/1000 S.F. 35 LBS/AC OR 3/4 LB/1000 S.F. 30 LBS/AC OR 3/4 LB/1000 S.F.
SEPT. – MAR. 1	SERICEA LESPEDEZA (UNHULLED – UNSCARIFIED)	70 LBS/AC OR 1 3/4 LBS/1000 S.F.
	TALL FESCUE	150 LBS/AC OR 3 1/2 LBS/1000 S.F.
	MILLET OR SUDAN	20 LBS/AC OR 1/2 LB/1000 S.F.

4. MULCH WITH 6" STRAW APPLIED AT THE RATE OF 60–70 LBS/1000 S.F. AND ANCHOR WITH ASPHALT EMULSION TACK COAT APPLIED AT THE RATE OF 14–28 GAL/1000 S.F. OR 800–1200 GAL/AC.

*** TEMPORARY RESEED SEPT. 1 AT RECOMMENDED RATES.

811 Know what's below. Call before you dig.

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

SEAL

SEAL — NORTH CAROLINA PROFESSIONAL SEAL 31498 ENGINEER DOUGLAS K. DRAFFEN

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Meritage Homes

ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

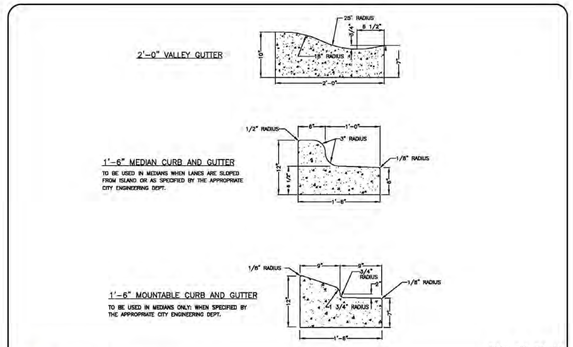
EROSION CONTROL NOTES

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

SCALE — HORIZONTAL: N/A — VERTICAL: N/A

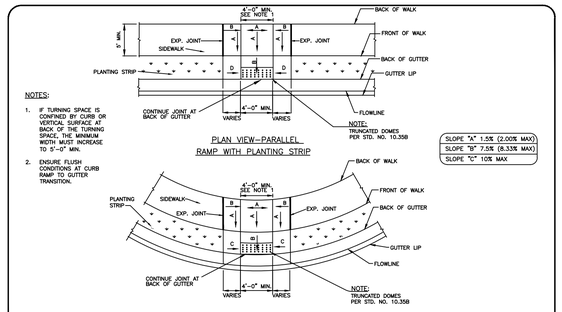
M&C FILE NUMBER G-002 — DRAWING NUMBER 11.1

STATUS: PRELIMINARY NOT FOR CONSTRUCTION — REVISION D



NOT TO SCALE

CHARLOTTE.	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	CURB AND GUTTER	STD. NO. 10.17B	REV.



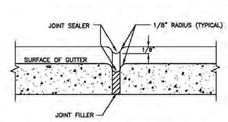
NOTES:

1. 9' TURNING SPACE IS CONFINED BY CURB OR VERTICAL SURFACE AT BACK OF THE TURNING SPACE. THE MINIMUM WIDTH MUST INCREASE TO 5'-0" MIN.
2. ENSURE FLUSH CONDITIONS AT CURB RAMP TO GUTTER TRANSITION.

SLOPE "A" 1.5% (2.00% MAX)
SLOPE "B" 7.5% (8.33% MAX)
SLOPE "C" 10% MAX

NOT TO SCALE

CHARLOTTE.	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	ACCESSIBLE RAMP STANDARD 2'-0" VALLEY GUTTER	STD. NO. 10.33A	REV. 13



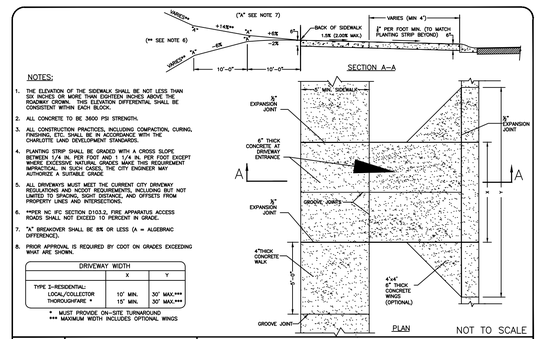
TRANSVERSE EXPANSION JOINT

NOTES:

1. CONTRACTION JOINTS SHALL BE SPACED AT 10-FOOT INTERVALS. FOR VALLEY GUTTER, A 10-FOOT SPACING MAY BE USED WHEN A MACHINE IS USED. JOINT SPACING MAY BE ALTERED BY THE CITY ENGINEER TO PREVENT UNCONTROLLED CRACKING.
2. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
3. ALL EXPANSION JOINTS SHALL BE SPACED AT 90-FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ABUTTING SIDEWALK.
4. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 P.S.I. IN 28 DAYS.
5. CURB SHALL BE DEPRESSED AT INTERSECTIONS TO PROVIDE FOR FUTURE ACCESSIBLE RAMPS.
6. TOP 6" OF SUBGRADE BENEATH THE CURB AND GUTTER SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.

NOT TO SCALE

CHARLOTTE.	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	CURB AND GUTTER	STD. NO. 10.17C	REV.



NOTES:

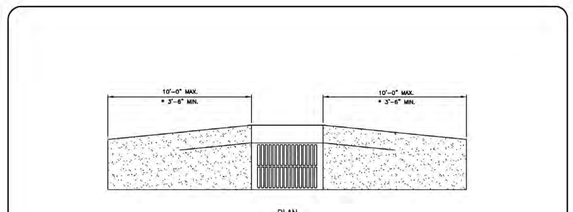
1. THE ELEVATION OF THE SIDEWALK SHALL BE NOT LESS THAN SIX INCHES OR MORE THAN EIGHTEEN INCHES ABOVE THE ROADWAY CROWN. THIS ELEVATION DIFFERENTIAL SHALL BE CONSISTENT WITHIN EACH BLOCK.
2. ALL CONCRETE TO BE 3600 PSI STRENGTH.
3. ALL CONSTRUCTION PRACTICES, INCLUDING COMPACTION, CURING, FINISHING, ETC. SHALL BE IN ACCORDANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS.
4. PLANTING STRIP SHALL BE GRADED WITH A CROSS SLOPE BETWEEN 1/4 IN. PER FOOT AND 1 1/4 IN. PER FOOT EXCEPT WHERE EXCESSIVE NATURAL GRADES MAKE THIS REQUIREMENT IMPRACTICAL. IN SUCH CASES, THE CITY ENGINEER MAY AUTHORIZE A SUITABLE GRADE
5. ALL DRIVEWAYS MUST MEET THE CURRENT CITY DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO SPACING, SIGHT DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
6. **PER NC IFC SECTION D103.2, FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
7. "A" BREAKOVER SHALL BE 8% OR LESS (A = ALGEBRAIC DIFFERENCE).
8. PRIOR APPROVAL IS REQUIRED BY CDOT ON GRADES EXCEEDING WHAT ARE SHOWN.

DRIVEWAY WIDTH		
	X	Y
TYPE 3-RESIDENTIAL: LOCAL/COLLECTOR THOROUGHFARE *	10' MIN. 15' MIN.	30' MAX.*** 30' MAX.***

* MUST PROVIDE ON-SITE TURNAROUND
*** MAXIMUM WIDTH INCLUDES OPTIONAL WINGS

NOT TO SCALE

CHARLOTTE.	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	RESIDENTIAL DRIVEWAY (TYPE I) FOR 2'-0" VALLEY GUTTER	STD. NO. 10.27A	REV. 13

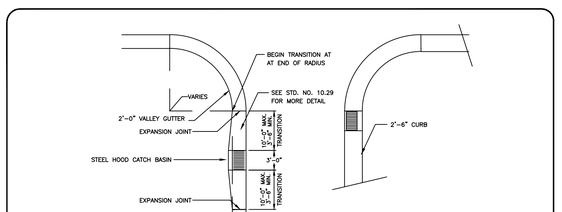


NOTES:

1. TRANSITION IS NOT TO BE LOCATED WITHIN THE CURB RADIUS.

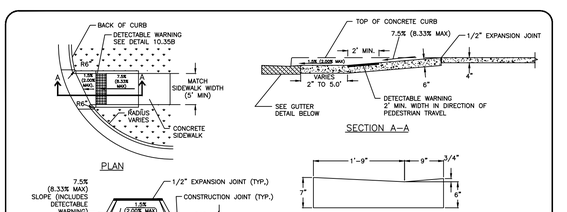
NOT TO SCALE

CHARLOTTE.	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	CURB TRANSITION 2'6" CURB AND GUTTER TO 2'-0" VALLEY GUTTER	STD. NO. 10.19	REV.



NOT TO SCALE

CHARLOTTE.	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	ACCESSIBLE RAMP SECTIONS 2'-0" VALLEY GUTTER	STD. NO. 10.33B	REV. 13

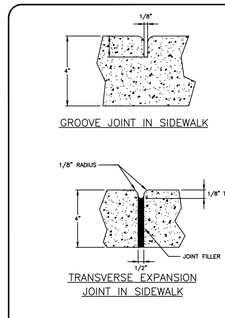


NOTES:

1. ALL DETECTABLE WARNING DEVICES USED IN NEW CONSTRUCTION SHALL BE OF A RIDGID PRECAST OR EMBEDDED PRODUCT APPROVED BY THE CITY ENGINEER. RETRO FIT MATS WILL ONLY BE ALLOWED ON EXISTING RAMPS WITH PRIOR APPROVAL OF THE CITY ENGINEER FOR MATERIAL TYPE AND INSTALLATION (IE. RESURFACING).
2. THE DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET IN WIDTH, BUT NOT BE LESS THAN THE WIDTH OF SIDEWALK LEADING TO BACK OF RAMP.
3. DETECTABLE WARNING SURFACES SHALL EXTEND 2.0 FT MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
4. DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS.
5. THE ROWS OF TRUNCATED DOMES IN DETECTABLE WARNING SURFACES SHOULD BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET. WHERE DETECTABLE WARNING SURFACES ARE PROVIDED ON A SURFACE WITH A SLOPE THAT IS LESS THAN 5 PERCENT, DOME ORIENTATION IS LESS CRITICAL.
6. DETECTABLE WARNING AREA SHALL BE COLORED BLACK IN ALL LOCATIONS EXCEPT ON TRYON STREET MALL WHERE FRENCH GRAY IS TO BE USED. (MUST BE A CONTRASTING COLOR TO SURROUNDING SURFACE).
7. IF PAVERS ARE TO BE USED, PAVERS SHALL BE 6" THICK AND CAST FROM 5000 psi CONCRETE.
8. MATS ARE TO BE RIGID WITH TURN DOWN EDGES EMBEDDED IN CONCRETE TO ELIMINATE TRIP HAZARD.
9. DIMENSIONS PER NCDOT 848.06

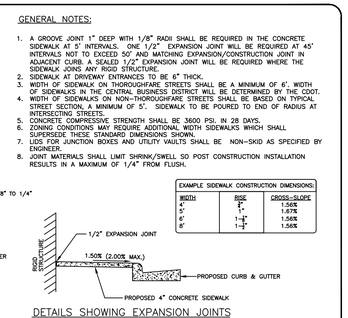
NOT TO SCALE

CHARLOTTE.	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS	TRUNCATED DOMES PLAN AND CROSS-SECTION	STD. NO. 10.35B	REV. 13



GENERAL NOTES:

1. A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS NOT TO EXCEED 50' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB. A SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. SIDEWALK AT DRIVEWAY ENTRANCES TO BE 6" THICK.
3. WIDTH OF SIDEWALK ON THOROUGHFARE STREETS SHALL BE A MINIMUM OF 6', WIDTH OF SIDEWALKS IN THE CENTRAL BUSINESS DISTRICT WILL BE DETERMINED BY THE CDOT.
4. WIDTH OF SIDEWALKS ON NON-THOROUGHFARE STREETS SHALL BE BASED ON TYPICAL STREET SECTION, A MINIMUM OF 5'. SIDEWALK TO BE POURED TO END OF RADIUS AT INTERSECTING STREETS.
5. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI. IN 28 DAYS.
6. ZONING CONDITIONS MAY REQUIRE ADDITIONAL WIDTH SIDEWALKS WHICH SHALL SUPERSEDE THESE STANDARD DIMENSIONS SHOWN.
7. LIDS FOR JUNCTION BOXES AND UTILITY VAULTS SHALL BE NON-SKID AS SPECIFIED BY ENGINEER.
8. JOINT MATERIALS SHALL LIMIT SHRINK/SWELL SO POST CONSTRUCTION INSTALLATION RESULTS IN A MAXIMUM OF 1/4" FROM FLUSH.



EXAMPLE SIDEWALK CONSTRUCTION DIMENSIONS:		
WIDTH	RISE	CROSS-SLOPE
4'	2"	1.56%
5'	1"	1.67%
6'	1-1/2"	1.56%
8'	1-1/2"	1.56%

NOT TO SCALE

CHARLOTTE.	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	CONCRETE SIDEWALKS	STD. NO. 10.22	REV. 13

NOTE:

* TRANSITION FROM 2'-6" STANDARD CURB TO VALLEY CURB AT A DRAINAGE INLET ONLY. SEE STANDARD 10.19 FOR CROSS SECTION GEOMETRY.

NOT TO SCALE

CHARLOTTE.	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	CATCH BASIN FRAME IN VALLEY GUTTER	STD. NO. 10.29	REV.

NOTE:

1. WHERE 2'-6" CURB AND GUTTER IS USED, CATCH BASINS MAY BE LOCATED AT END OF RADIUS.
2. RADIUS AT INTERSECTION MAY VARY.

NOT TO SCALE

CHARLOTTE.	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	CATCH BASIN PLACEMENT AT INTERSECTIONS	STD. NO. 10.30	REV.

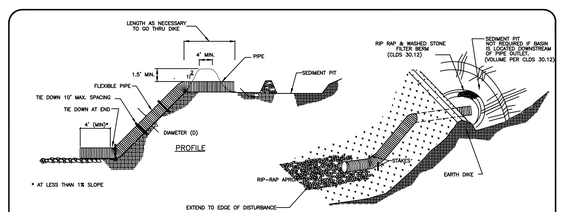
NOTES:

1. USE THIS DETAIL ONLY UNDER THE FOLLOWING CIRCUMSTANCES:
   - 5-FOOT SIDEWALKS WITH CURB RADII OF 35 FEET OR LESS
   - 6-FOOT SIDEWALKS WITH CURB RADII OF 30 FEET OR LESS
   - 8-FOOT SIDEWALKS WITH CURB RADII OF 25 FEET OR LESS
2. DIRECTIONAL RAMPS MAY BE USED WHEN AN 8-FOOT PLANTING STRIP IS PROVIDED. DO NOT USE THIS DETAIL IF THERE IS HARDSCAPE INSTEAD OF A PLANTING STRIP.
3. ALL CONCRETE SHALL BE AT LEAST 3600 PSI.

THIS DETAIL IS NOT FOR USE IN ETJ, OR ON NCDOT-MAINTAINED STREETS.

NOT TO SCALE

CHARLOTTE.	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS	DIRECTIONAL ACCESSIBLE RAMP WITH SMALL/MEDIUM CURB RADII	STD. NO. 10.40A	REV. 13



CONSTRUCTION SPECIFICATIONS:

1. THE TOP OF THE EARTH DIKE OVER THE INLET PIPE AND THOSE DIKES CARRYING WATER TO THE PIPE SHALL BE AT LEAST 1.5 FEET HIGHER AT ALL POINTS THAN THE TOP OF THE INLET PIPE.
2. THE PIPE SHALL BE FLEXIBLE WITH WATER TIGHT CONNECTING BANDS. FLEXIBLE PIPE SHOULD BE STAKED ON EITHER SIDE.
3. A RIP RAP APRON SHALL BE PROVIDED AT THE OUTLET, IF EMPTYING INTO A DISTURBED AREA.
4. THE SOIL AROUND AND UNDER THE INLET PIPE AND ENTRANCE SECTION SHALL BE HAND TAMPED IN 4" LIFTS TO THE TOP OF THE EARTH DIKE.
5. FOLLOW-UP INSPECTION AND ANY NEEDED MAINTENANCE SHALL BE PERFORMED AFTER EACH STORM BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT.
6. OUTLET PIPE SHOULD BE TAKEN OVER OR THROUGH ANY SILT FENCE, TAKING CARE NOT TO VOID THE EFFECTIVENESS OF THE SILT FENCE.

NOT TO SCALE

CHARLOTTE.	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	FLEXIBLE PIPE SLOPE DRAIN	STD. NO. 30.04	REV.

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	08/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

SEAL

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 31496 ENGINEER DOUGLAS K. DRAFFEN

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F-1222
www.mckimcreed.com

MeritageHomes

ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

GENERAL DETAILS

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: N/A
VERTICAL: N/A

M&C FILE NUMBER C-501
DRAWING NUMBER 12.0

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

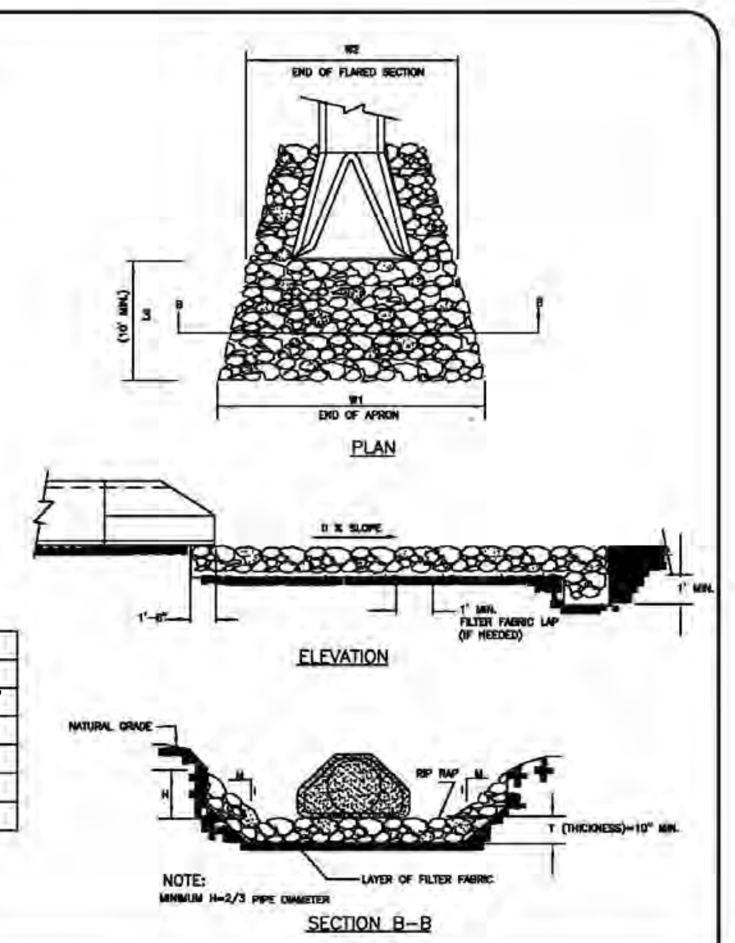
NOTES: (Riprap Apron)

7. THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.
8. NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.
9. FILTER FABRIC SHALL BE INSTALLED ON COMPACTED SUBGRADE PRIOR TO PLACEMENT OF RIP RAP.
10. ANY DISTURBED AREA FROM END OF APRON TO RECIEVING CHANNEL MUST BE STABILIZED.

USE USDA NOMOGRAPH FROM NC SEDIMENT AND EROSION CONTROL MANUAL OR CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL FOR DESIGN DATA.

OUTLET	La	W1	W2	*T	H
FES#11	20'	23'	9'	1.13'	2'
EW#55	25'	29'	12'	1.69	2.67'
FES#33	20'	23'	7.5'	1.13'	1.67'
EW#50	20'	24'	10.5	1.13'	1.67'
FES#62	20'	24'	10.5	1.13'	1'

* d50 (see fig 8.06 a&b "NC SEDIMENT AND EROSION CONTROL MANUAL"
dmax = 1.5 x d50
T = 1.5 X dmax.
T(min.)=10"



CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ — RIPRAP APRON AT PIPE OUTFALLS OTHER THAN AT SWIM — STD. NO. 20.23 REV. 7

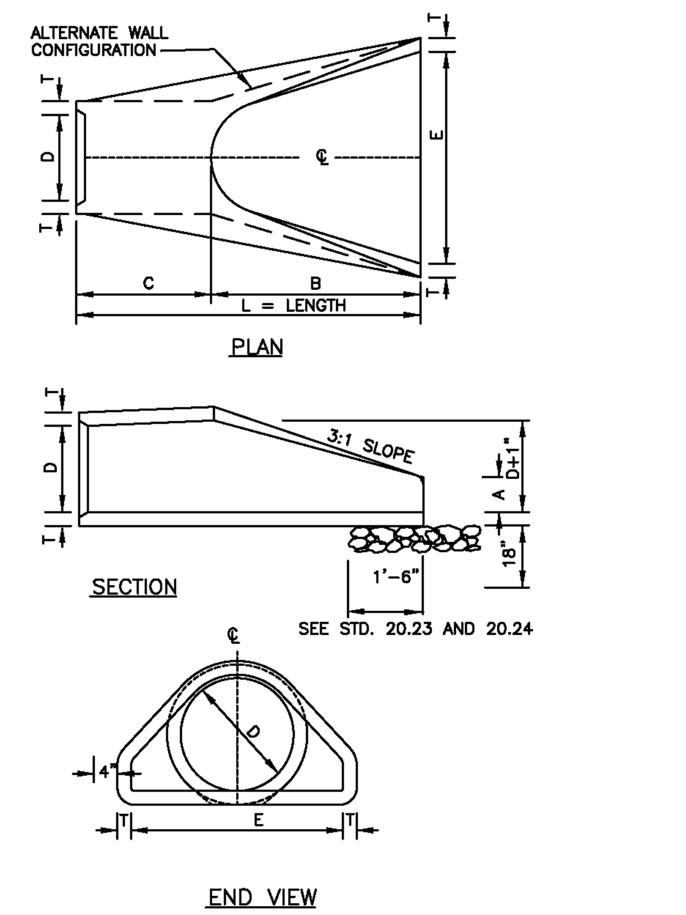


TABLE OF DIMENSIONS							
D	T	A	B	C	E	L	WT.
12"	2-1/4"	4"	2'-0"	4'-1"	2'-0"	6'-1"	730
15"	2-1/4"	6"	2'-3"	3'-10"	2'-0"	6'-1"	730
18"	2-1/2"	9"	2'-3"	3'-10"	3'-0"	6'-1"	1190
24"	3"	10"	3'-8"	2'-6"	4'-0"	6'-2"	1770
30"	3-1/2"	1'-0"	4'-6"	1'-8"	5'-0"	6'-2"	2380
36"	4"	1'-3"	5'-3"	2'-11"	6'-0"	8'-2"	5320
42"	4-1/2"	1'-9"	5'-3"	2'-11"	6'-6"	8'-2"	5920
48"	5"	2'-0"	6'-0"	2'-2"	7'-0"	8'-2"	7470
54"	5-1/2"	2'-3"	5'-6"	2'-10"	7'-6"	8'-4"	8810
60"	6"	2'-6"	5'-0"	3'-3"	8'-0"	8'-3"	11180
66"	6-1/2"	3'-0"	6'-0"	2'-3"	8'-6"	8'-3"	12530
72"	7"	3'-0"	6'-6"	1'-9"	9'-0"	8'-3"	13980

GENERAL NOTES:

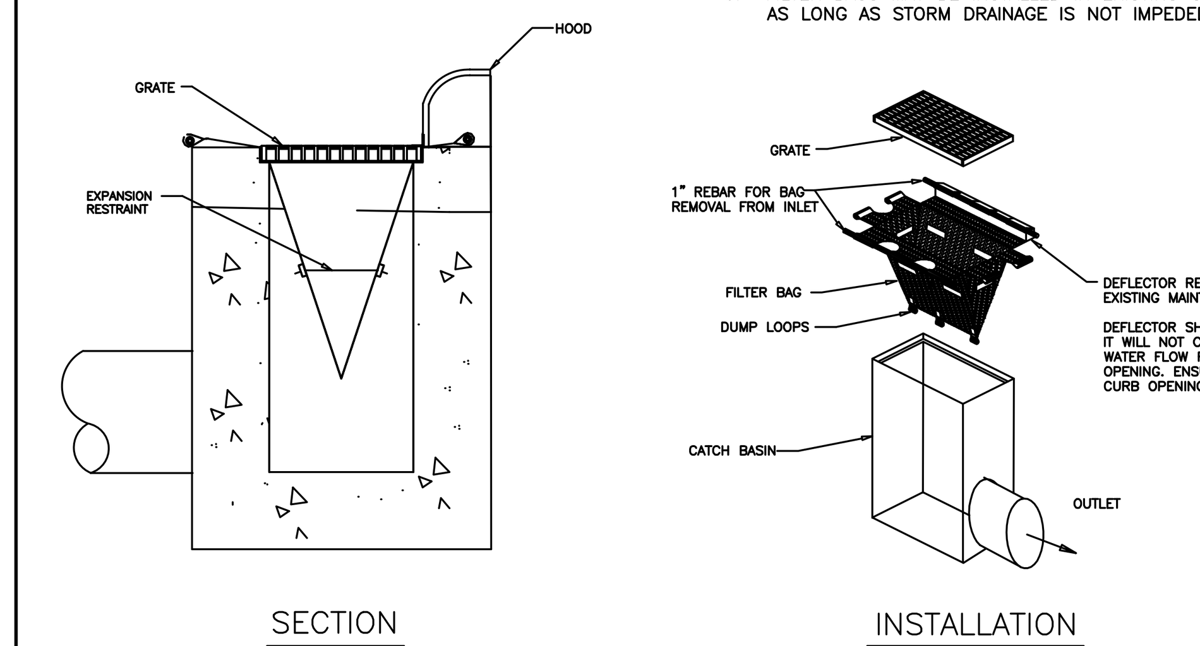
1. SEE FORMER NCDOT STANDARD 310.01 FOR DETAILS.
2. REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF REINFORCED CONCRETE PIPE OF LIKE DIAMETER PER AASHTO M170, TABLE 2, WALL B.
3. ALL CONCRETE TO BE 3600 P.S.I COMPRESSIVE STRENGTH.
4. PROVIDE TONGUE OR SPIGOT JOINT AT INLET END SECTION.
5. PROVIDE GROOVE OR BELL JOINT AT OUTLET END SECTION.
6. THE DIMENSIONS FOR END SECTIONS SHALL SUBSTANTIALLY AGREE WITH THE TABLE. MINOR VARIATIONS WILL BE PERMITTED BASED ON THE MANUFACTURER'S STANDARD FORMS AND TEMPLATES.
7. NOT TO BE USED IN NCDOT MAINTAINED RIGHT OF WAY.

NOT TO SCALE

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ — FLARED END SECTION 12" THRU 72" PIPE — STD. NO. 20.22 REV. 1

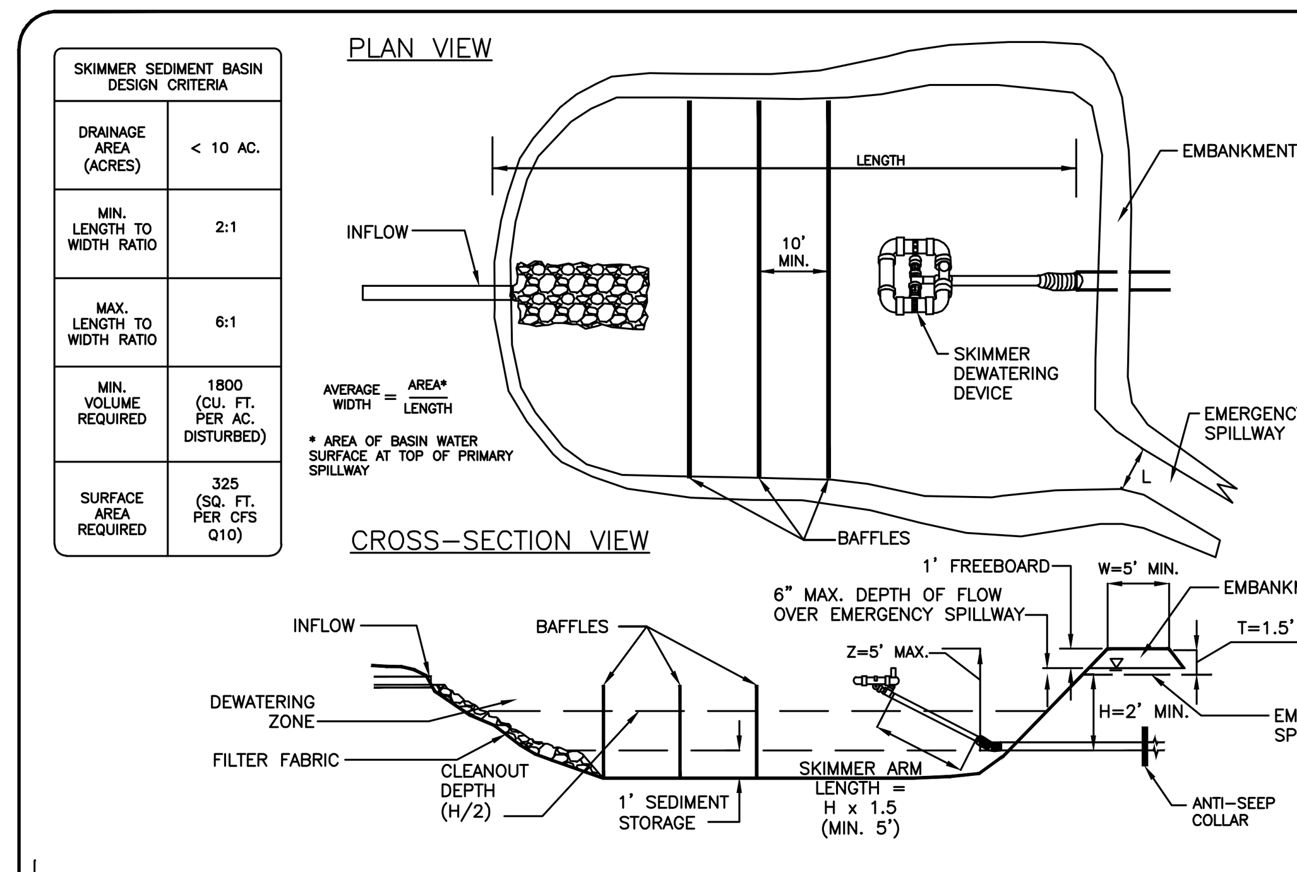
NOTES: (Catch Basin Inlet Protection)

1. INLET MAINTENANCE SHALL BE DOCUMENTED IN PROJECT LOG BOOK.
2. FILTER TYPES SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO INSTALLATION.
3. FILTER BAGS MAY BE REMOVED WHEN SITE IS STABILIZED AT THE DIRECTION OF THE ENGINEER.
4. FILTER BAGS SHALL BE REMOVED PRIOR TO STREET ACCEPTANCE AND/OR CLOSE OUT OF GRADING PERMIT.
5. FILTER BAGS SHALL BE CLEANED OR REPLACED ON A REGULAR BASIS (NOT BE MORE THAN HALF FULL AT ANY TIME).
6. FILTER BAGS MAY BE INSTALLED IN EXISTING CITY OR NCDOT ROADS AS LONG AS STORM DRAINAGE IS NOT IMPEDED.



NOT TO SCALE

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ — CATCH BASIN INLET PROTECTION — STD. NO. 30.15 REV. 13



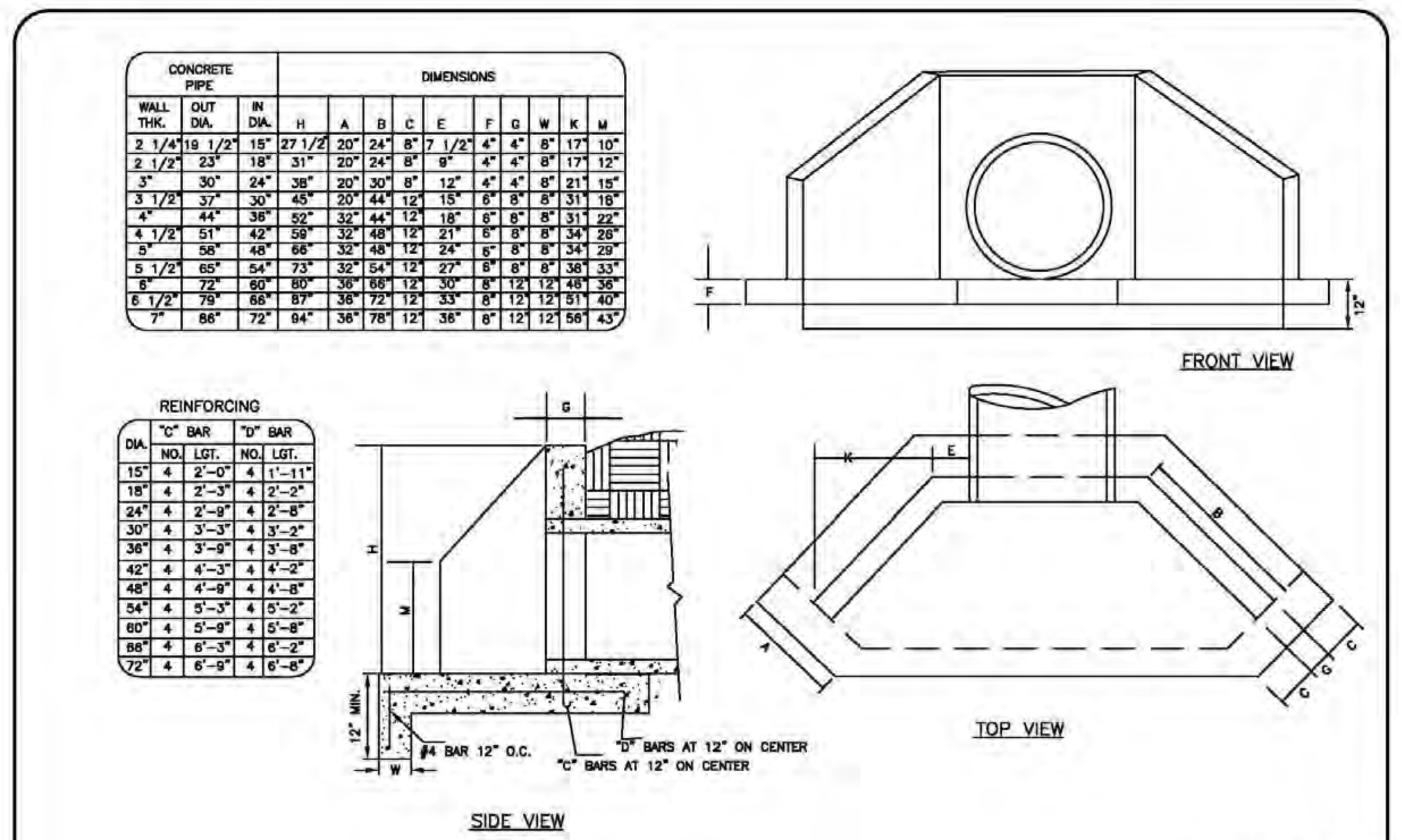
SEE TABLE BELOW

NOT TO SCALE

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ — SKIMMER SEDIMENT BASIN — STD. NO. 30.02A REV. 13

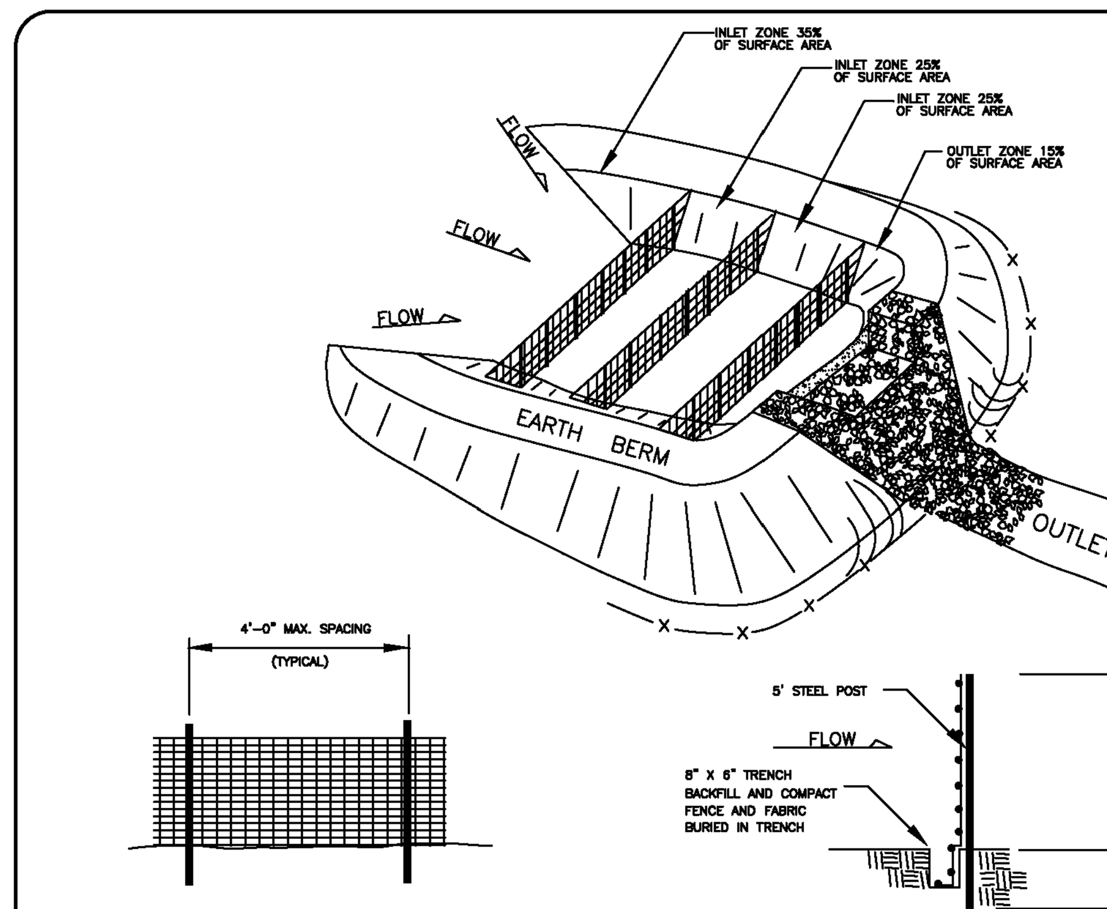
PHASE 1

BASIN #	DENUDED AREA (ACRES)	DRAINAGE AREA (ACRES)	Q_{10}	BASIN VOLUME REQUIRED (CU. FT.)	BASIN VOLUME PROVIDED (CU. FT.)	BASIN SURFACE AREA REQUIRED (SQ. FT.)	BASIN SURFACE AREA PROVIDED (SQ. FT.)	CLEANOUT DEPTH (FT) H/2	H (FT)	Z (FT)	L (FT)	T (FT)	W (FT)	SKIMMER PIPE DIAMETER	SKIMMER ORIFICE DIAMETER
1	1.11	1.11	5	1998	2665	1625	1738	0.5	2	3.5	51	1.5	33	4"	2.5"
3	1.28	1.28	5	2304	7652	1625	4963	0.5	2	3.5	60	1.5	36	4"	2.5"
4	7.94	7.94	33	14292	19309	10725	10902	0.5	2	3.5	132	1.5	72	4"	2.5"



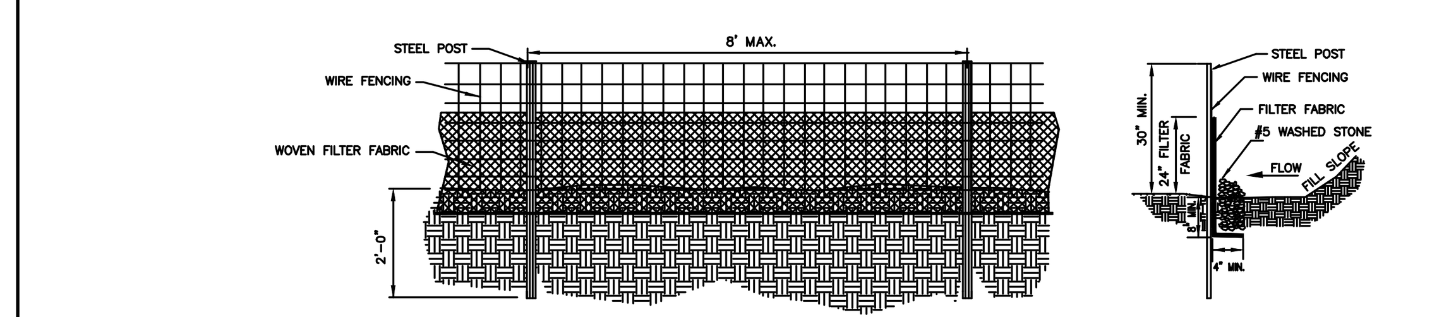
NOT TO SCALE

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ — CONCRETE WINGWALL WITH SPLASH PAD — STD. NO. 20.17A REV. 8



NOT TO SCALE

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ — BAFFLE INSTALLATION — STD. NO. 30.19 REV. 1

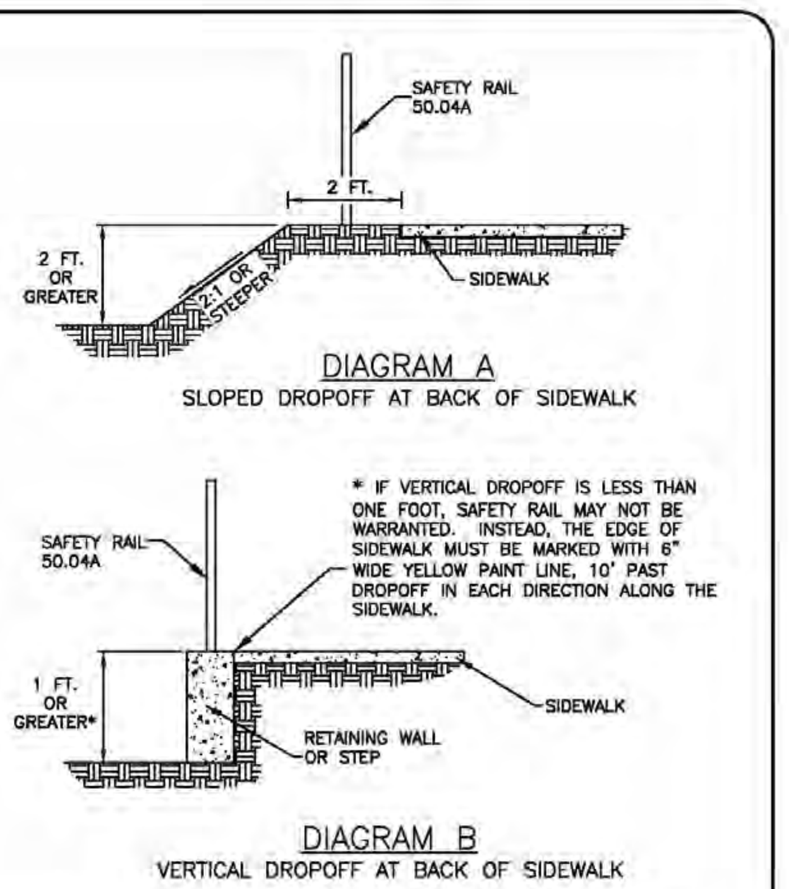


NOT TO SCALE

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ — HIGH HAZARD TEMPORARY SILT FENCE — STD. NO. 30.06B REV. 4

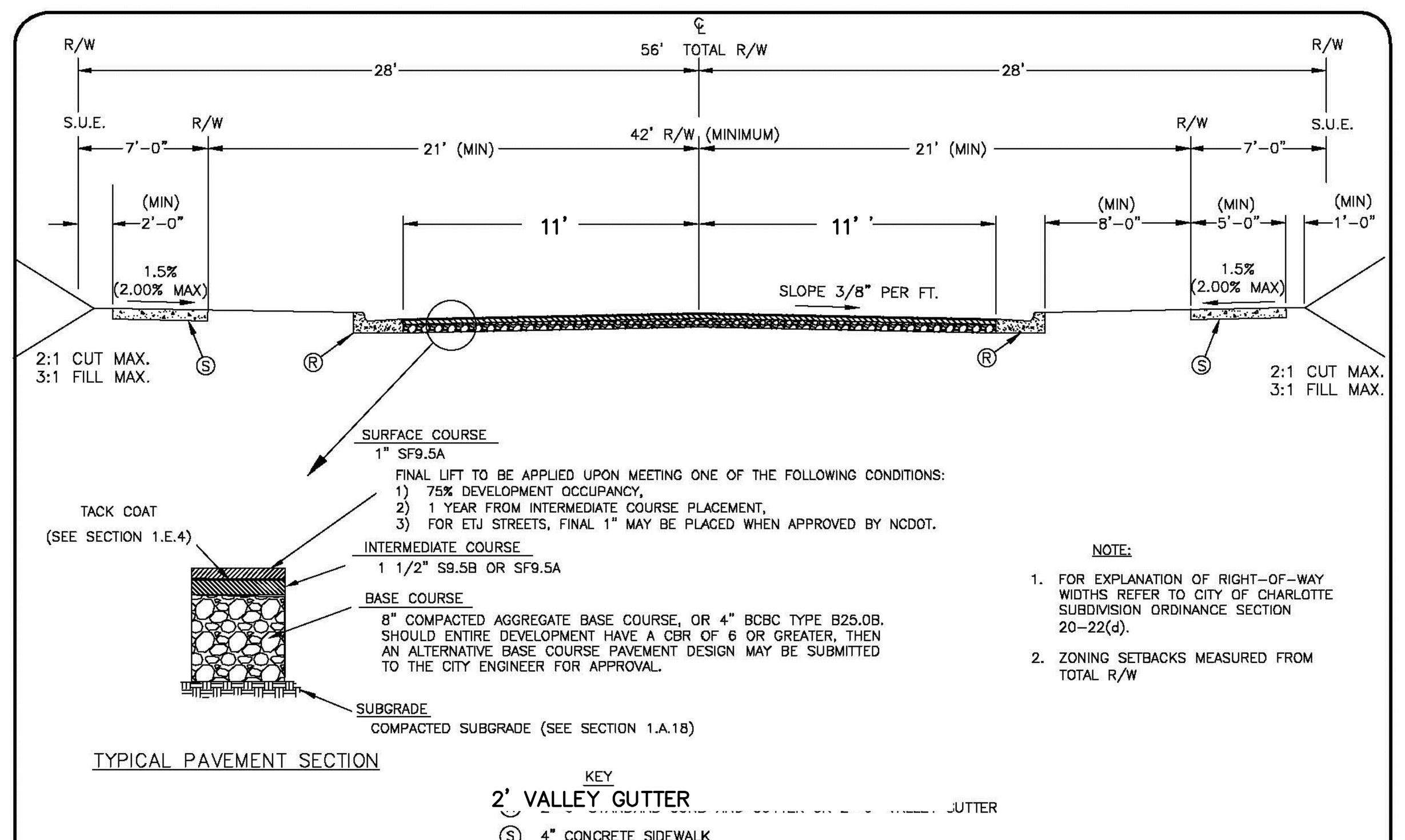
WARRANTS

STANDARD SAFETY RAIL (STD. #50.04A) SHALL BE INSTALLED UNDER ANY OF THE FOLLOWING CIRCUMSTANCES IN BOTH NEW CONSTRUCTION AND IN RETROFITTING OR RECONSTRUCTION OF EXISTING ROADWAYS OR SITES:



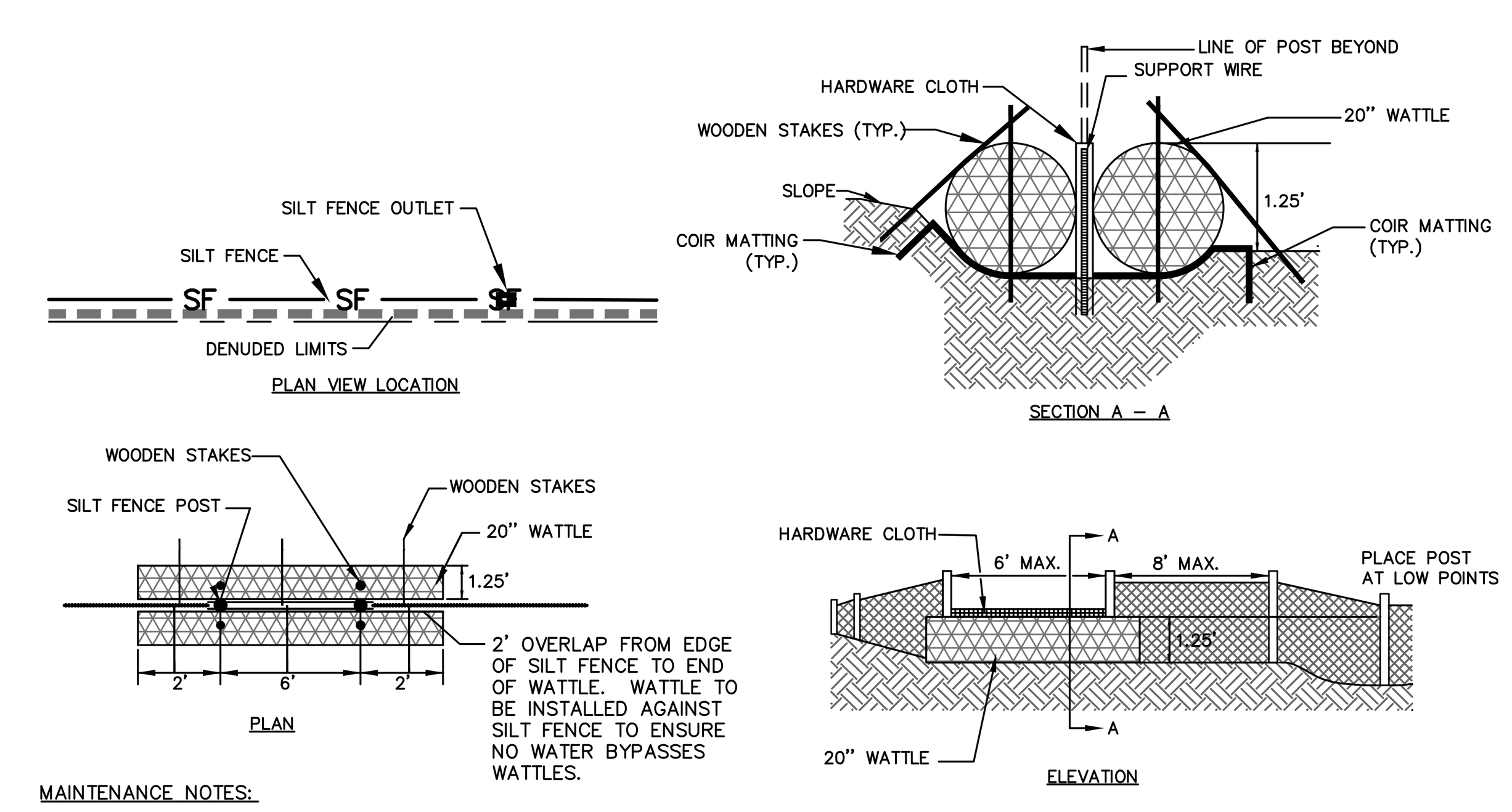
NOT TO SCALE

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ — SAFETY RAIL WARRANTS — STD. NO. 50.04B REV. 7



NOT TO SCALE

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ — LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION — STD. NO. U-02 REV. 13



MAINTENANCE NOTES:
SEE SILT FENCE DETAIL FOR MAINTENANCE NOTES.

SILT FENCE OUTLET

N.T.S.

GENERAL NOTES:

1. ALL CORNERS TO BE CHAMFERED 1" IF CONCRETE.
2. THE CONTRACTOR WILL BE REQUIRED TO PLACE 2-#6 BARS "Y" IN THE TOP OF ALL ENDWALL FOR PIPE CULVERTS 42" AND OVER WITH A MINIMUM 3" COVER AND A LENGTH OF 6" LESS THAN ENDWALL.
3. FORMS ARE TO BE USED FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
4. WALL THICKNESS (T) SHOWN IS NOT TO BE INTERPRETED TO MEAN THE THICKNESS ACCEPTABLE, BUT IS USED ONLY IN COMPUTING ENDWALL QUANTITIES.
5. IF CONTRACTOR ELECTS TO USE CONSTRUCTION JOINT AT BOTTOM OF PIPE, AND POURS BASE SEPARATELY, THE TOP OF BASE SHALL BE LEFT ROUGH.
6. ALL CONCRETE TO BE 3600 P.S.I COMPRESSIVE STRENGTH.

NOT TO SCALE

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ — CONCRETE WINGWALL WITH SPLASH PAD — STD. NO. 20.17B

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

SEAL

SEAL — NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 31498 DOUGLAS K. DRAFFEN

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Charlotte, North Carolina 28227
Phone: (704)841-2588, Fax: (704)841-2567
F-1222
www.mckimcreed.com

MeritageHomes

ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

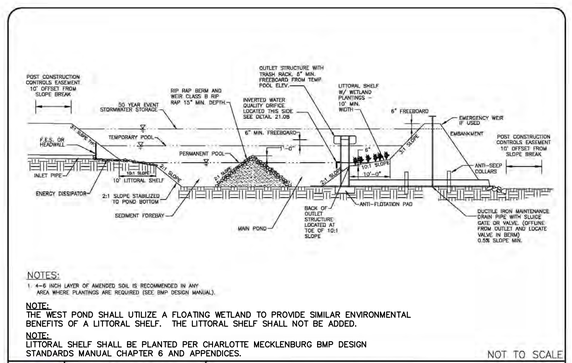
GENERAL DETAILS

DATE: SEPTEMBER 2016
MCE PROJ. # 06493-0009
DRAWN JPM
DESIGNED TAK
CHECKED DKD
PROJ. MGR. DKD

SCALE
HORIZONTAL: N.A
VERTICAL: N/A

M&C FILE NUMBER C-502
DRAWING NUMBER 12.1

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D



NOTES:

1 4–6 INCH LAYER OF AMENDED SOIL IS RECOMMENDED IN ANY AREA WHERE PLANTINGS ARE REQUIRED (SEE BMP DESIGN MANUAL).

NOTE:
THE WEST POND SHALL UTILIZE A FLOATING WETLAND TO PROVIDE SIMILAR ENVIRONMENTAL BENEFITS OF A LITTORAL SHELF. THE LITTORAL SHELF SHALL NOT BE ADDED.

NOTE:
LITTORAL SHELF SHALL BE PLANTED PER CHARLOTTE MECKLENBURG BMP DESIGN STANDARDS MANUAL CHAPTER 6 AND APPENDICES.

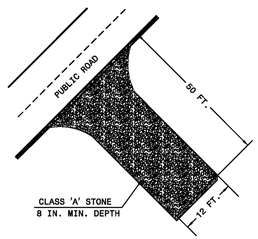
NOT TO SCALE

CHARLOTTE. | CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | WETPOND PROFILE BMP FIG. 4.2.2 | STD. NO. 21.06 | REV. 5

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C. 1-12

ENGLISH STANDARD DRAWING FOR

GRAVEL CONSTRUCTION ENTRANCE



NOTES

1. PROVIDE TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS.
2. LOCATE ENTRANCES TO PROVIDE FOR UTILIZATION BY ALL CONSTRUCTION VEHICLES.
3. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE WILL BE NECESSARY.
4. ANY MATERIAL TRACKED ONTO THE ROADWAY MUST BE CLEANED UP IMMEDIATELY.
5. LOCATE GRAVEL CONSTRUCTION ENTRANCE AT ALL POINTS OF INGRESS AND EGRESS UNTIL SITE IS STABILIZED. PROVIDE FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE.
6. NUMBER AND LOCATION OF CONSTRUCTION ENTRANCES TO BE DETERMINED BY THE ENGINEER.
7. USE CLASS 'A' STONE OR OTHER COARSE AGGREGATE APPROVED BY THE ENGINEER.
8. INSTALL CONSTRUCTION ENTRANCES IN A WAY TO PREVENT VEHICLES FROM BYPASSING CONSTRUCTION ENTRANCE LEAVING PROJECT SITE.

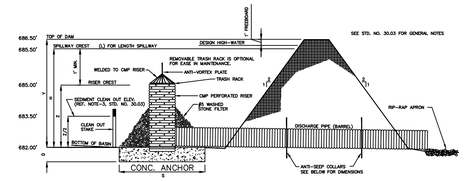
NOTE: PLACE FILTRATION GEOTEXTILE BENEATH STONE

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C. 1-12

ENGLISH STANDARD DRAWING FOR

GRAVEL CONSTRUCTION ENTRANCE

SHEET 1 OF 1 — **1607.01**

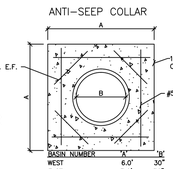


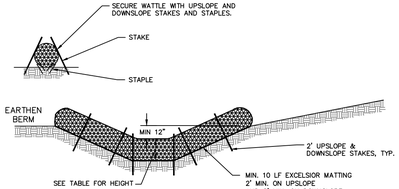
NOTE: RISER DESIGNED TO PASS 25 YEAR STORM EVENT, NO EMERGENCY SPILLWAY IS REQUIRED

NOTE:
1. THE RISER/BARREL SHALL BE DESIGNED TO CARRY THE 2-YEAR STORM
2. SEE STD. NO. 30.03 FOR GENERAL NOTES
3. A SPILLWAY IS NOT USED IN THIS DESIGN. THEREFORE, THE VALUE 'H' WILL EQUAL HE VALUE 'Y'.

RISER SEDIMENT BASIN WITH SKIMMER

ANTI–SEEP COLLAR





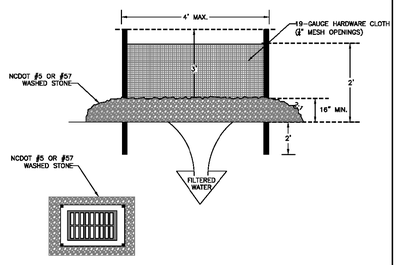
NOTES:
1. USE MINIMUM 12" DIA. STRAW WATTLE. 20" WATTLES ARE ALSO SPECIFIED.
2. USE 2"x2" WOODEN STAKES 2–FT IN LENGTH ON THE UPSLOPE AND DOWNSLOPE AT AN ANGLE TO WEDGE THE WATTLE TO THE BOTTOM OF THE SWALE.
3. STAPLE ON BOTH SIDES OF THE WATTLE TO SECURE IT TO THE BOTTOM OF THE SWALE.

MAINTENANCE NOTES:
1. INSPECT WATTLES AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. REPAIR ALL DAMAGE IMMEDIATELY.

TEMPORARY WATTLE CHECK DAM N.T.S.

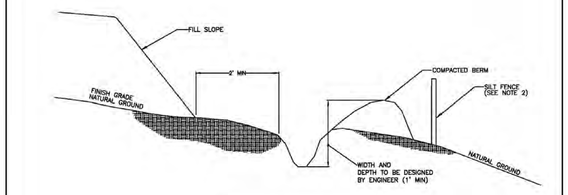
GENERAL NOTES:

1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
2. DRIVE 5–FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2–FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
4. PLACE CLEAN GRAVEL (NC DOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
6. COMPACT THE AREA PROPERLY AND STABILIZED IT WITH GROUNDCOVER.



NOT TO SCALE

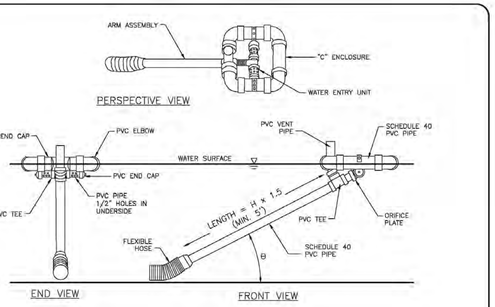
CHARLOTTE. | CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | HARDWARE CLOTH AND GRAVEL INLET PROTECTION | STD. NO. 30.09 | REV. 1



NOTE:
1. DITCH SHOULD HAVE LONGITUDINAL SLOPE OF 1%.
2. SILT FENCE MAY BE REQUIRED BEHIND BERM.

NOT TO SCALE

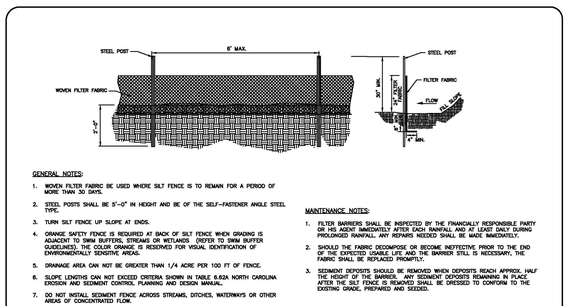
CHARLOTTE. | CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | TEMPORARY SILT DITCH | STD. NO. 30.05



SCHEMATIC OF SKIMMER TAKEN FROM PENNSYLVANIA EROSION AND SEDIMENT POLLUTION CONTROL MANUAL, MARCH 2000.
"H" REFERS TO THE HEIGHT FROM INVERT OF FLEXIBLE HOSE ON SKIMMER TO THE INVERT OF THE PRIMARY SPILLWAY.

NOT TO SCALE

CHARLOTTE. | CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | SKIMMER | STD. NO. 30.02B | REV. 12



GENERAL NOTES:

1. WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
2. STEEL POSTS SHALL BE 5'–0" IN HEIGHT AND BE OF THE SELF–FASTENER ANGLE STEEL TYPE.
3. TURN SILT FENCE UP SLOPE AT ENDS.
4. ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE WHEN GRADING IS ADJACENT TO SWIM BUFFERS, STREAMS OR WETLANDS. (REFER TO SWIM BUFFER GUIDELINES). THE COLOR ORANGE IS RESERVED FOR VISUAL IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE AREAS.
5. DRAINAGE AREA CAN NOT BE GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
6. SLOPE LENGTHS CAN NOT EXCEED CRITERIA SHOWN IN TABLE 6.62A NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
7. DO NOT INSTALL SEDIMENT FENCE ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.

MAINTENANCE NOTES:

1. FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROX. HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

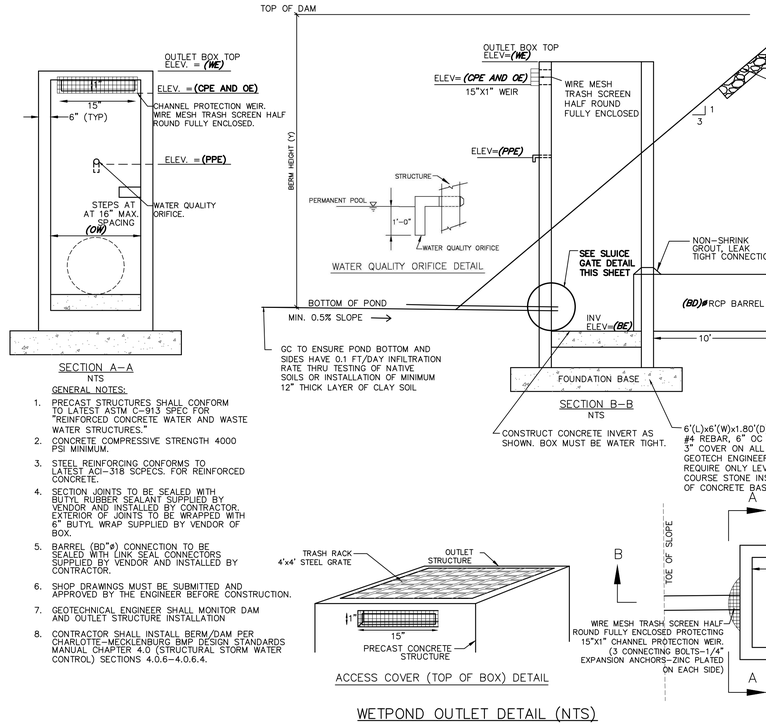
NOT TO SCALE

CHARLOTTE. | CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | TEMPORARY SILT FENCE | STD. NO. 30.06A | REV. 4

Charlotte-Mecklenburg STORM WATER Services

BMP Inset Table
East Wet Pond

Project Name:	**Youngblood Subdivision**
Sequence ID:	2
Surface Area (sq. ft.):	385506
Drainage Area (acres):	8.85
Land Use/Development Type:	> 2 acres - Residential Open Space
Percent Built-Upon Area:	48
Permanent Pool Depth (ft.):	11
Forebay Permanent Pool Depth (ft.):	6
Flow Diverter Present (Y/N):	N
Regulated By:	Post Construction and Watershed
Treatment Effectiveness:	Optimal
NC State Plane X (easting):	1395345
NC State Plane Y (northing):	488109



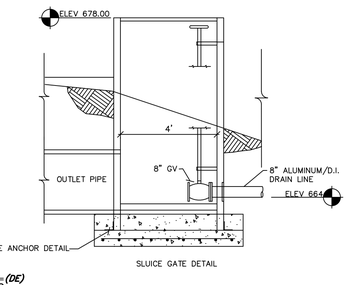
GENERAL NOTES:

1. PRECAST STRUCTURES SHALL CONFORM TO LATEST ASTM C–913 SPEC FOR "REINFORCED CONCRETE WATER AND WASTE WATER STRUCTURES."
2. CONCRETE COMPRESSIVE STRENGTH 4000 PSI MINIMUM.
3. STEEL REINFORCING CONFORMS TO LATEST ACI–318 SOPECS. FOR REINFORCED CONCRETE.
4. SECTION JOINTS TO BE SEALED WITH BUTYL RUBBER SEALANT SUPPLIED BY VENDOR AND INSTALLED BY CONTRACTOR. EXTERIOR OF JOINTS TO BE WRAPPED WITH 6" BUTYL WRAP SUPPLIED BY VENDOR OF BOX.
5. BARREL (BD"ø) CONNECTION TO BE SEALED WITH LINK SEAL CONNECTORS SUPPLIED BY VENDOR AND INSTALLED BY CONTRACTOR.
6. SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE ENGINEER BEFORE CONSTRUCTION.
7. GEOTECHNICAL ENGINEER SHALL MONITOR DAM AND OUTLET STRUCTURE INSTALLATION
8. CONTRACTOR SHALL INSTALL BERM/DAM PER CHARLOTTE–MECKLENBURG BMP DESIGN STANDARDS MANUAL CHAPTER 4.0 (STRUCTURAL STORM WATER CONTROL) SECTIONS 4.0.6–4.0.6.4.

NOTE TO CONTRACTOR: DAM MATERIAL AND COMPACTION REQUIREMENTS ARE TO BE FIELD DETERMINED BY GEOTECH ENGINEER. ALL WORK REGARDING THE DAM EMBANKMENT MUST BE MONITORED AND APPROVED BY GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO TEST POND MATERIAL TO DETERMINE NEED FOR LINER TO MAINTAIN PERMANENT POOL PER JURISDICTIONAL REQUIREMENTS. POND BOTTOM AND SIDES MUST MEET 0.1 FT/DAY INFILTRATION RATE.

DATA TABLE

POND NUMBER (#)		EAST
OUTLET BOX WIDTH (IN)	(OW)	48
OUTLET PIPE DIAMETER (IN)	(BD)	24
BARREL LENGTH	(BL)	48
WQv ORIFICE PIPE DIAMETER (IN)		1.4
WQv ORIFICE ELEVATION	(PPE)	675.00
CPv WEIR HEIGHT (IN)		15"x1"
CPv WEIR ELEVATION	(CPE)	676.15
15"x1" WEIR ELEVATION	(OE)	676.15
OUTLET BOX TOP ELEVATION	(WE)	676.40
OUTLET BOX TOP LENGTH (IN)		48
BARREL SLOPE (FT/FT)		0.005
BERM HEIGHT (FT)	(Y)	13.50
OUTLET BOX BOTTOM ELEVATION	(BE)	663.68
TOP OF DAM ELEVATION	(DE)	677.50
EMERGENCY SPILLWAY ELEVATION	(ESE)	676.85
EMERGENCY SPILL LENGTH(FT)		10
1"–6 HR STORM ELEVATION		676.14
1 YR–24 HR STORM ELEVATION		676.29
2 YR–6 HR STORM ELEVATION		676.18
10 YR–6 HR STORM ELEVATION		676.66
25 YR–6 HR STORM ELEVATION		676.85
50 YR–6 HR STORM ELEVATION		676.98



SLUICE GATE DETAIL

WETPOND OUTLET DETAIL (NTS)

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	08/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

SEAL

SEAL — NORTH CAROLINA PROFESSIONAL SEAL 31498 ENGINEER DOUGLAS K. DRAFFEN

McKIM & CREED
8020 Tower Point Drive
Charlotte, North Carolina 28227
Phone: (704)841–2588, Fax: (704)841–2567
F–1222
www.mckimcreed.com

MeritageHomes

ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

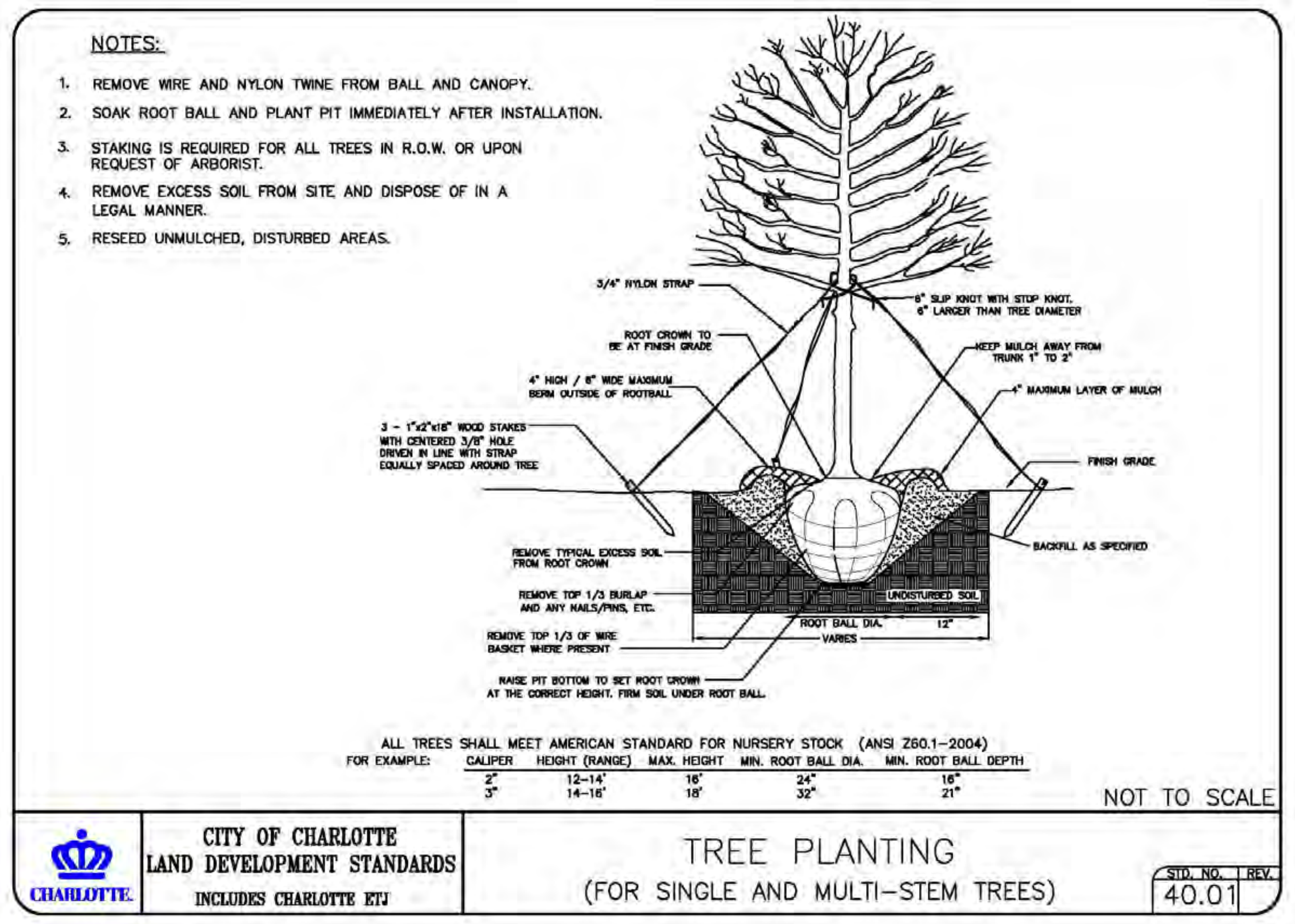
GENERAL DETAILS

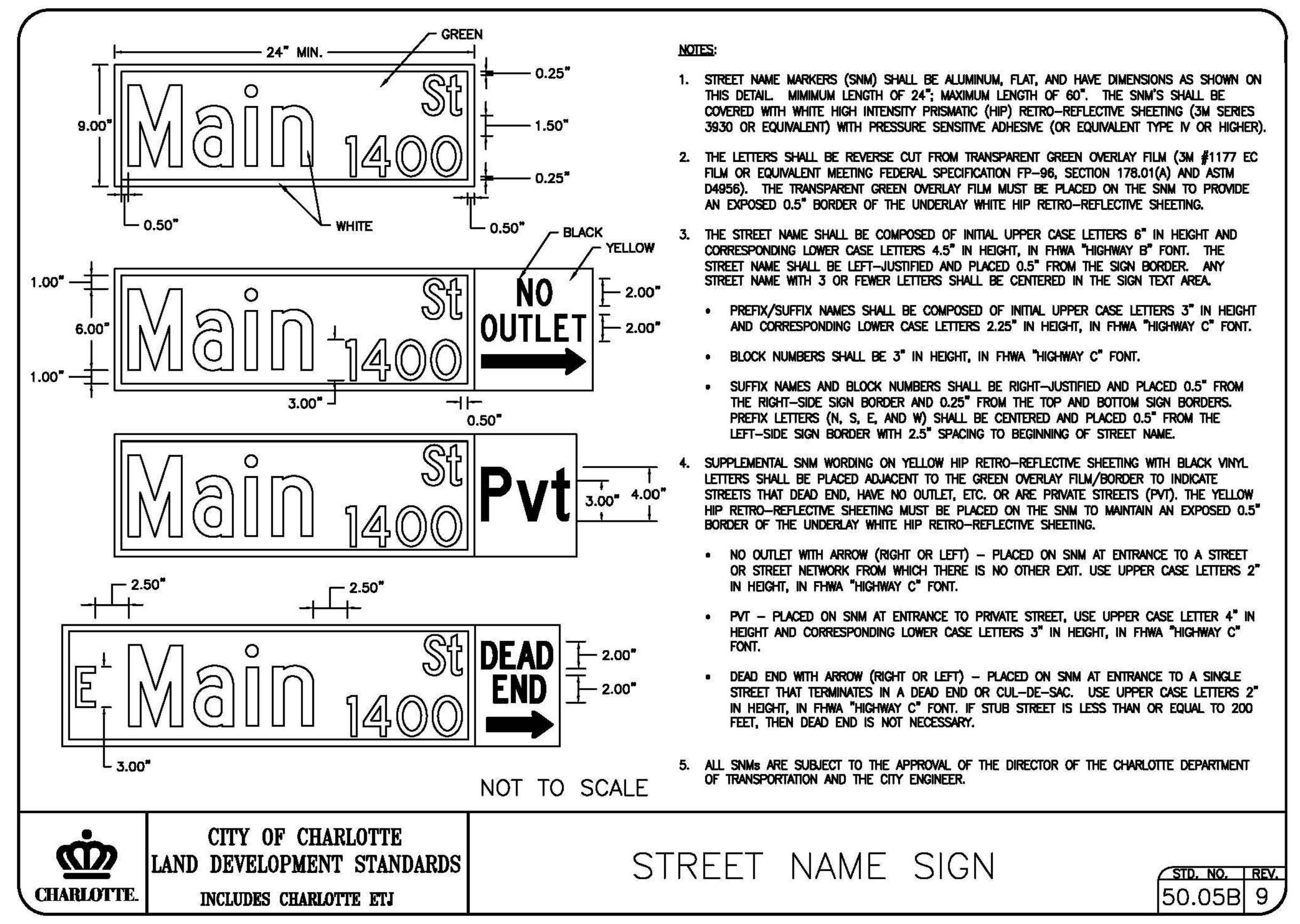
DATE:	SEPTEMBER 2016
MCE PROJ. #	06493–0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

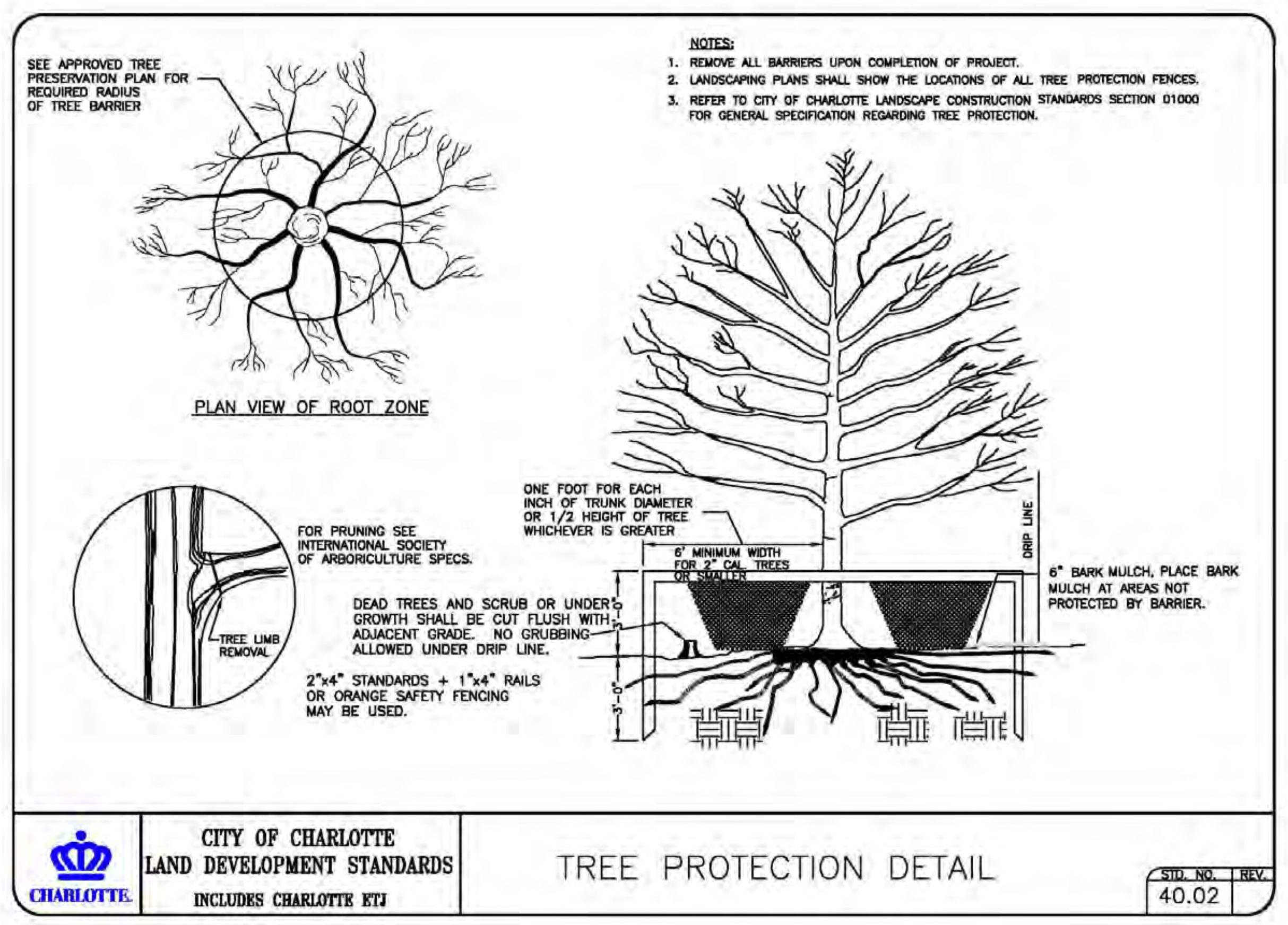
SCALE
HORIZONTAL: N/A
VERTICAL: N/A

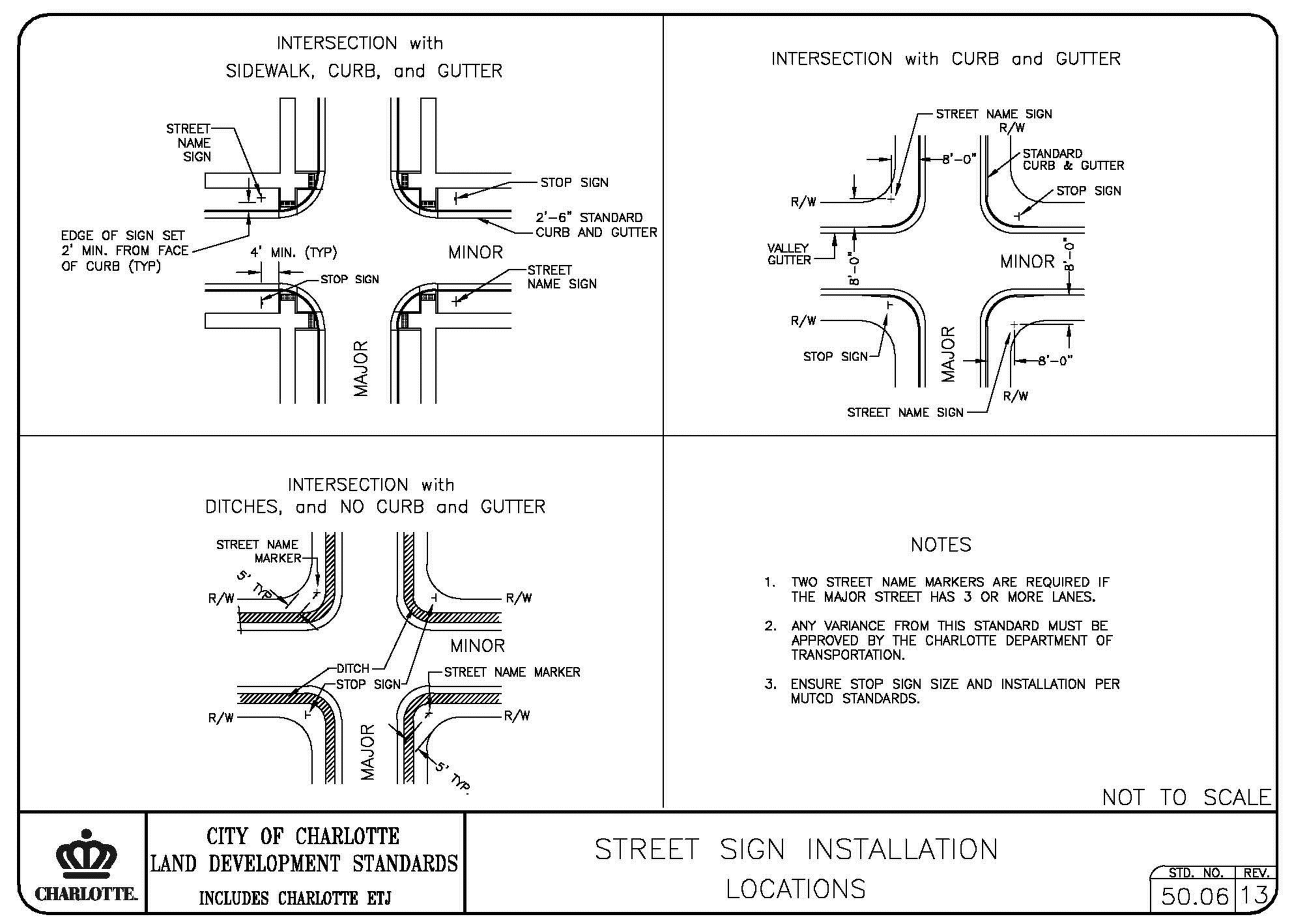
M&C FILE NUMBER C–503
DRAWING NUMBER 12.2

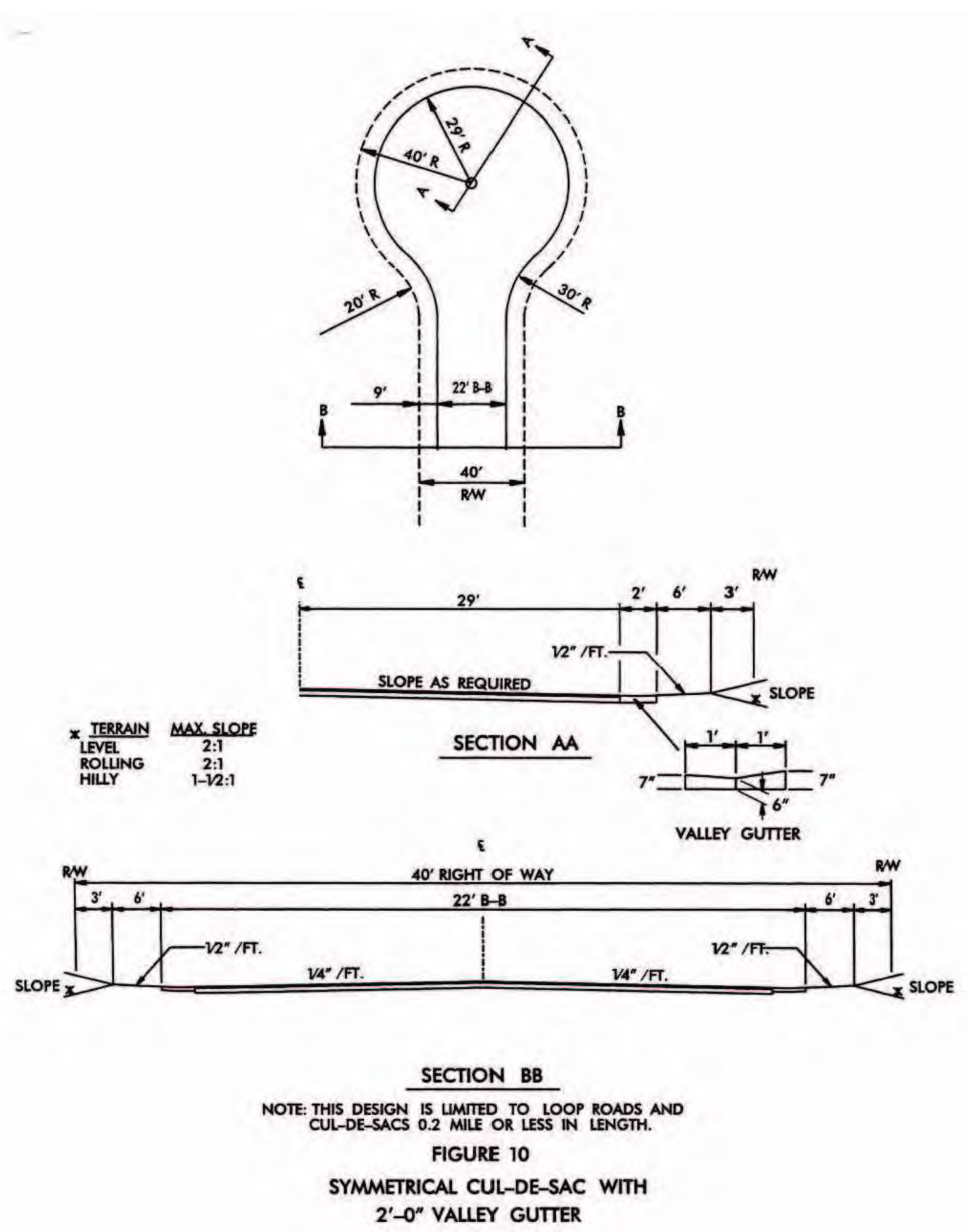
STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D

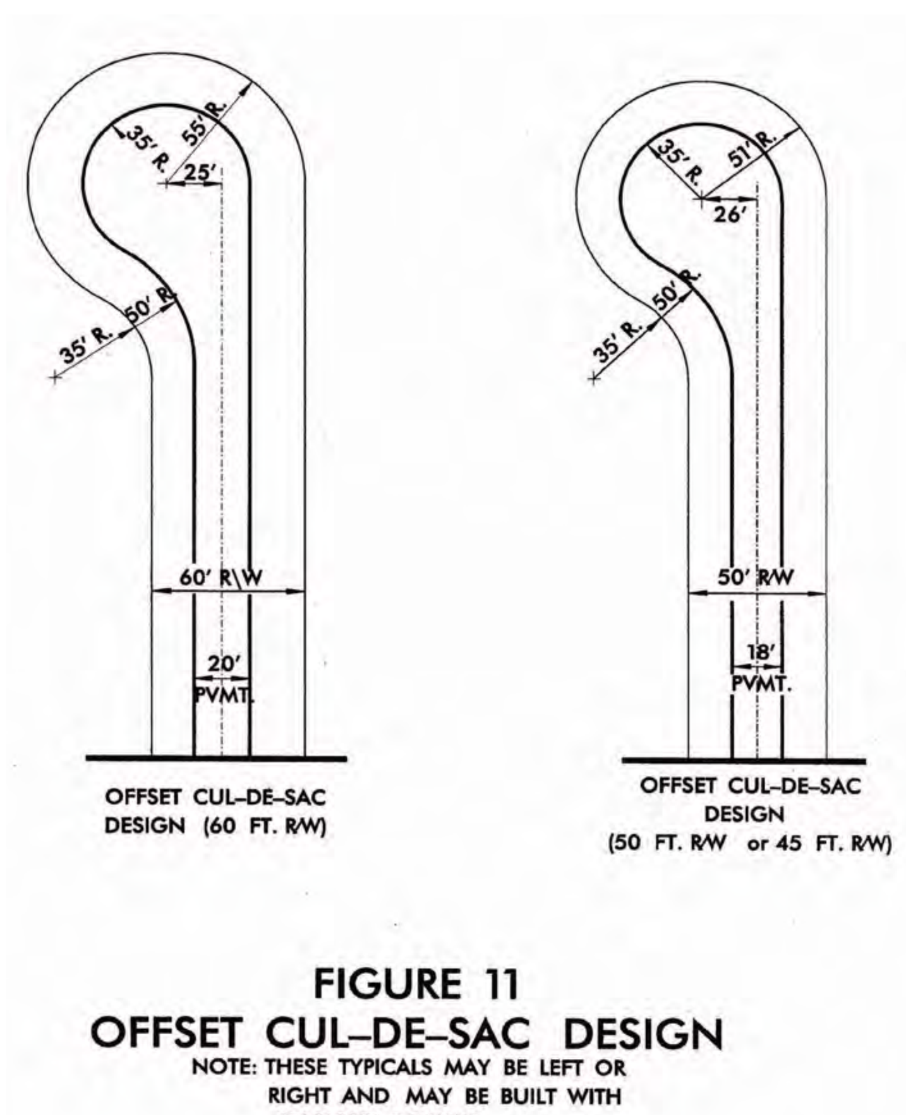


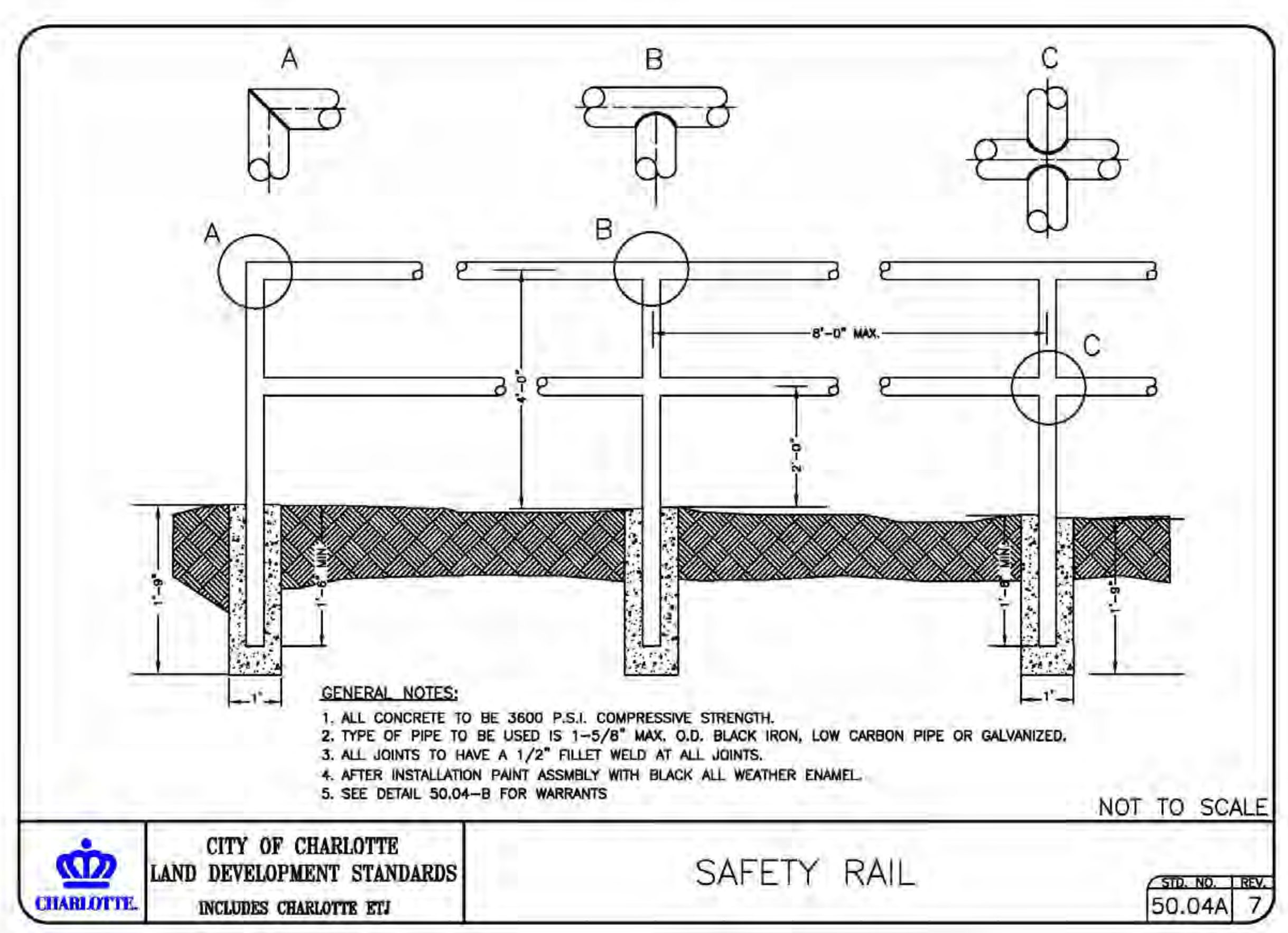


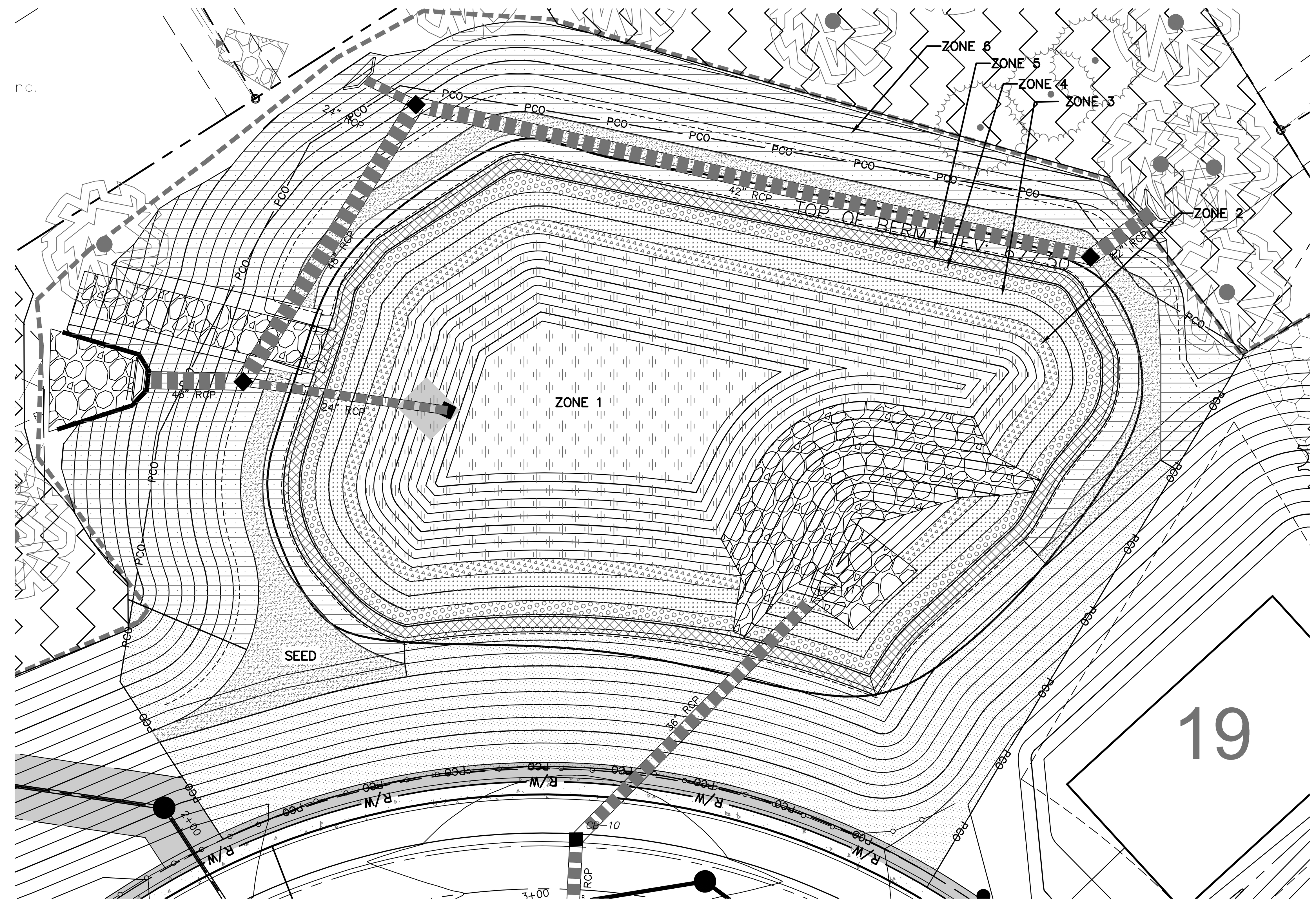












EAST WETPOND PLANTING DETAIL
1" – 20'

PLANT SCHEDULE: EAST WETPOND LITTORAL SHELF

SYMBOL	CODE	AREA	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALL SIZE	SPACING / RATE
	ZONE 1	7,705 SF	2,080	Sagittaria latifolia	Duck Potato	2" diam x 5" plug	2' OC
	ZONE 2	1,373 SF	527 526 526	Acorus calamus Iris virginica Pontederia cordata	Sweetflag Blue Flag Iris Pickerel Weed	2" diam x 5" plug	1' oc
	ZONE 3	2,756 SF	186 3,176 3,176 186	Bidens aristosa Panicum varigatum Peltrandra virginica Saururus cernuus	Tickseed Sunflower Switchgrass Arrow Arum Lizard's Tail	2" diam x 5" plug	2' oc .5' oc .5' oc 2' oc
	ZONE 4	1,800 SF (.04 AC)	4 3 4 3 5 58 57 57	Betula nigra Liriodendron tulipfera Nyssa sylvatica Quercus phellos Taxodium distichum Forsythia intermedia Ilex cornuta burfordi Myrica cerifera	River Birch Tulip Poplar Black Gum Willow Oak Bald Cypress Forsythia Burford Holly Wax Myrtle	2" cal. 2" cal.. .75" cal. 2" cal. .75" cal. 1 gal. 1 gal. 1 gal.	Random No trees on embankment
	ZONE 5	1,766 SF (.04 AC)					
EMBANKMENT	ZONE 6	17,263 SF (.40 AC)					
	ZONE 6 SEED	2,640 SF	.91 LBS		Riparian & Upland Seed Mix		15 lbs/ac

ZONES 4–6: .48 AC x 400 stems/ac = 192 stems (x10% = 19.2 or 19 Large Maturing Trees)
(x 90% = 172.8 or 173 Small Maturing Deciduous Tree, Evergreen Tree, Deciduc or Evergreen Shrub species, chosen from the list of approved species)

.48 AC x 20 Large–maturing trees/ac = 9.6 or 10

NOTE:
ALL PLANTINGS SHOULD BE PLANTED AT A DENSITY OF 0.5 PLANTS PER SF, USING A METHOD OF TRIANGULAR SPACING.

811 Know what's below. Call before you dig.

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

SEAL

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 31488 DOUGLAS K. DRAFFEN

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F-1222
www.mckimcreed.com

MeritageHomes

ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

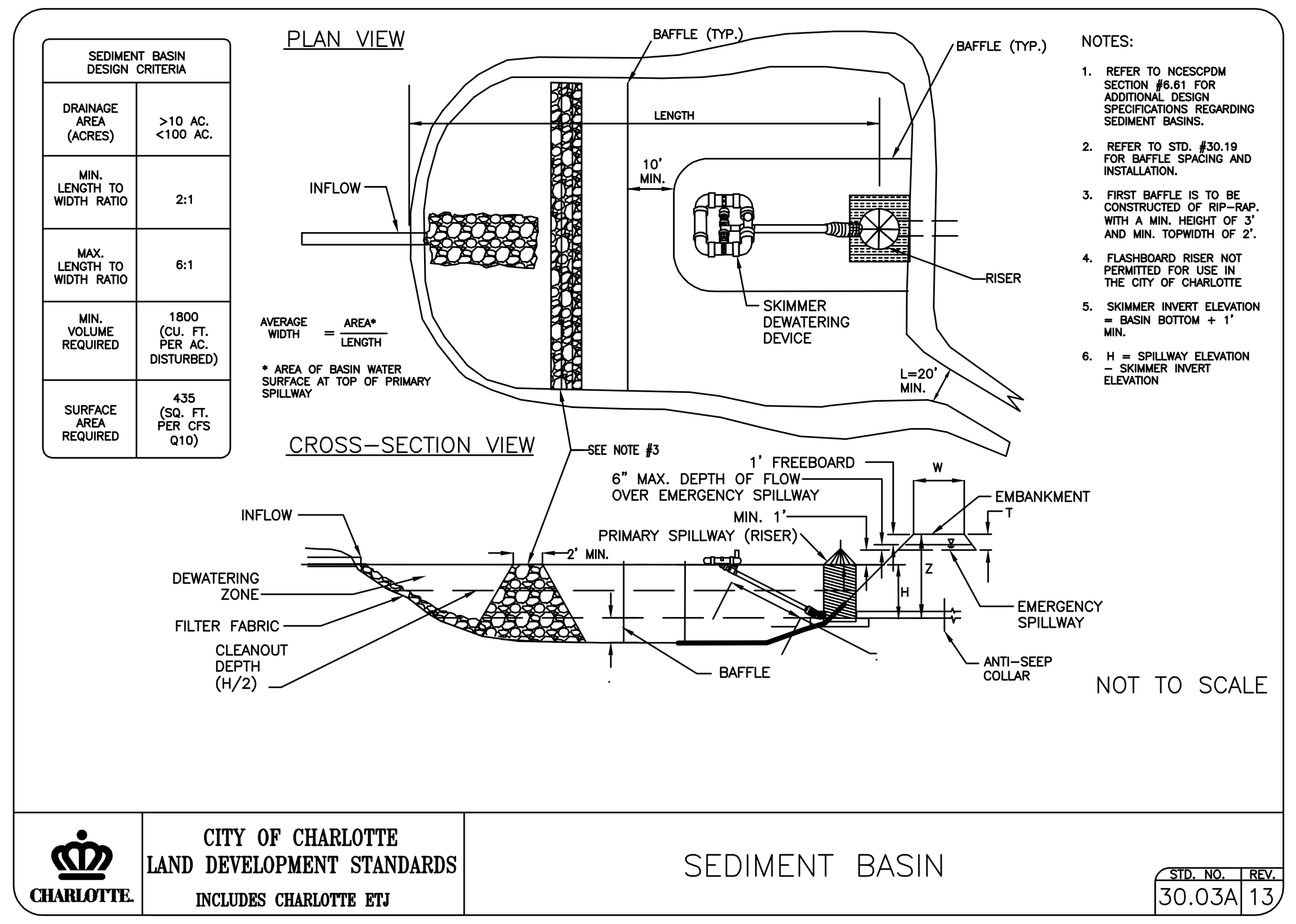
GENERAL DETAILS

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	JPM
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: N/A
VERTICAL: N/A

M&C FILE NUMBER C-504
DRAWING NUMBER 12.3

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D



PHASE 1

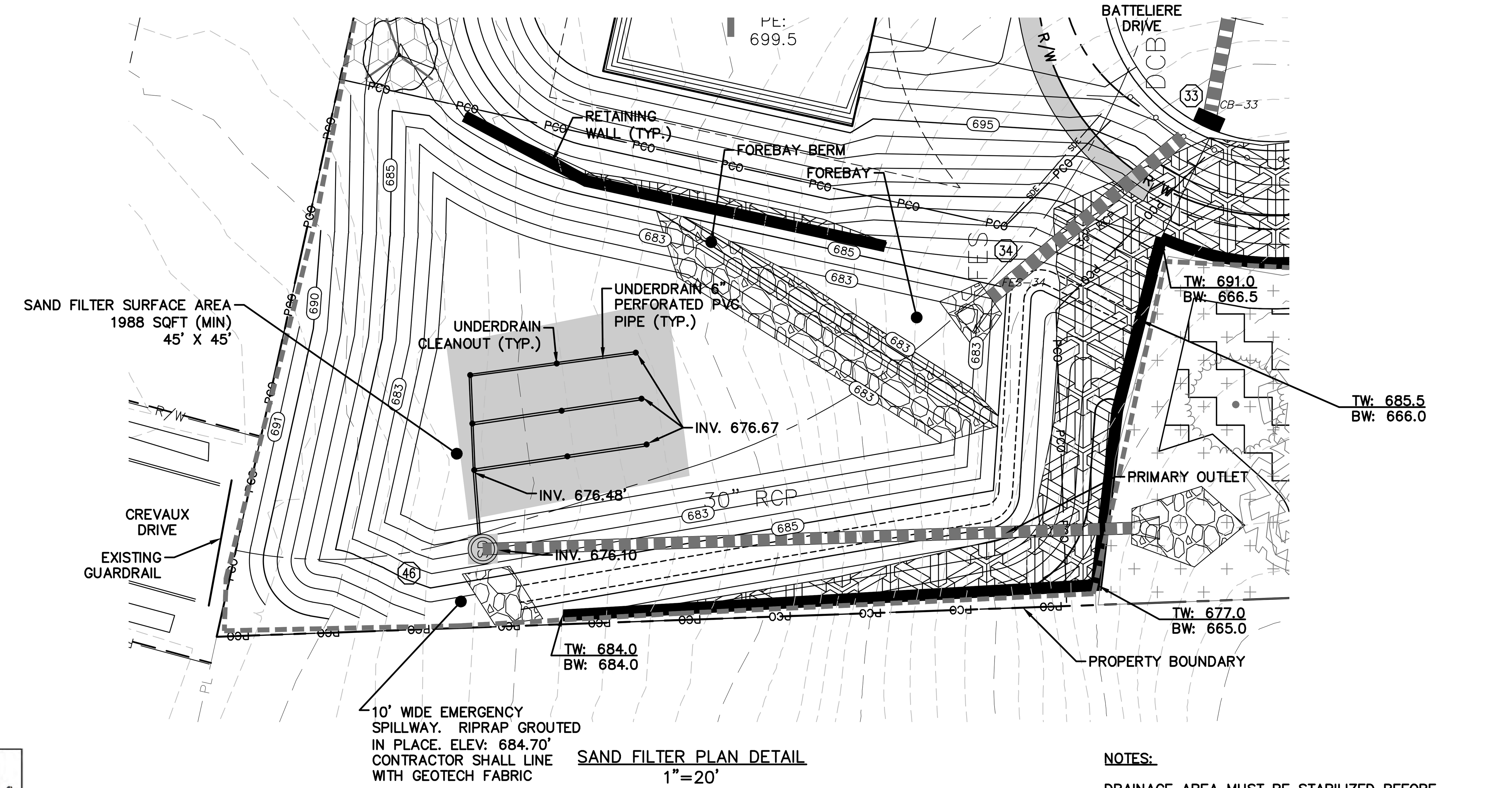
BASIN #	DENUDED AREA (ACRES)	DRAINAGE AREA (ACRES)	Q_{10}	BASIN VOLUME REQUIRED (CU. FT.)	BASIN VOLUME PROVIDED (CU. FT.)	BASIN SURFACE AREA REQUIRED (SQ. FT.)	BASIN SURFACE AREA PROVIDED (SQ. FT.)	CLEANOUT DEPTH (FT) H/2	H (FT)	Z (FT)	L (FT)	T (FT)	W (FT)	SKIMMER PIPE DIAMETER	SKIMMER ORIFICE DIAMETER
2 EAST	4.98	4.98	21	8,964	24,404	6,825	13,322	0.5	1	3.5	122	1.5	67	4"	2.5"

PHASE 1: SKIMMER 2 EAST MAY BE CONNECTED TO FUTURE RISER OUTLET

PHASE 2

BASIN #	DENUDED AREA (ACRES)	DRAINAGE AREA (ACRES)	Q_{10}	BASIN VOLUME REQUIRED (CU. FT.)	BASIN VOLUME PROVIDED (CU. FT.)	BASIN SURFACE AREA REQUIRED (SQ. FT.)	BASIN SURFACE AREA PROVIDED (SQ. FT.)	CLEANOUT DEPTH (FT) H/2	H (FT)	Z (FT)	L (FT)	T (FT)	W (FT)	SKIMMER PIPE DIAMETER	SKIMMER ORIFICE DIAMETER
1 WEST	9.21	9.21	39	16,578	17,192	12675	12796	0.5	1	3.5	142	1.5	78	4"	2.5"
2 EAST	8.85	8.85	37	15930	24404	12025	13322	0.5	1	3.5	140	1.5	77	4"	2.5"

PHASE 2: SKIMMERS MAY BE CONNECTED TO FUTURE RISER OUTLETS



SAND FILTER PLAN DETAIL
1"=20'

NOTES:

DRAINAGE AREA MUST BE STABILIZED BEFORE FILTRATION CONTROLS AND MEDIA FILTER MEDIA ARE INSTALLED.

TEMPORARY DIVERSION DITCHES

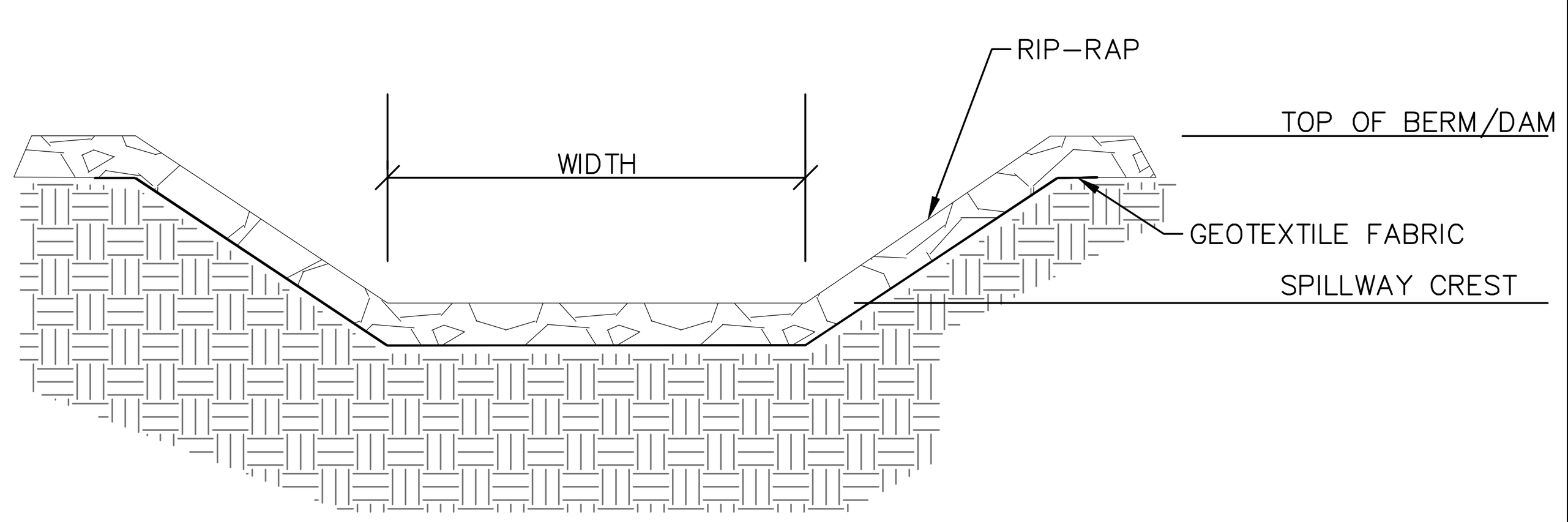
Ditch No.	Contributing Area (Acres)	Runoff Coefficient (c)	Rainfall Intensity (in/hr)	Length (ft)	Depth (ft)	Bottom Width (ft)	Top Width (ft)	Side Slopes (xH:1V)	Mannings No. (n)	Full Capacity (cfs)	Design Flow (cfs)	Design Flow Depth (ft)	Design Flow Velocity (fps)	Slope of Ditch (ft/ft)	Shear Stress (psf)	Check Dam Spacing (ft)	Channel Lining Type	Acceptable
TDD #1A	1.17	0.60	7.45	466.0	2.00	1.00	5.00	1	0.033	43.67	5.23	0.71	4.27	0.030	1.34	67	Straw with Net	✓
TDD #1B	1.82	0.60	7.45	300.0	2.00	1.50	9.50	2	0.033	60.67	8.14	0.80	3.30	0.014	0.70	143	Straw with Net	✓
TDD #1C	3.66	0.60	7.45	260.0	2.00	5.00	13.00	2	0.021	477.52	16.36	0.31	9.40	0.100	1.93	20	Synthetic Mat	✓
TDD #2	0.39	0.60	7.45	280.0	2.00	2.00	10.00	2	0.033	81.26	1.74	0.29	2.36	0.020	0.36	100	Straw with Net	✓
TDD #3	0.45	0.60	7.45	107.0	2.00	2.00	10.00	2	0.033	136.06	2.02	0.23	3.51	0.056	0.82	36	Straw with Net	✓
TDD #4	0.75	0.60	7.45	225.0	2.50	2.00	12.00	2	0.033	269.25	3.35	0.28	4.66	0.080	1.40	31	Straw with Net	✓
TDD #5A	1.45	0.60	7.45	225.0	1.25	1.50	6.50	2	0.065	7.58	6.48	1.16	1.46	0.007	0.51	179	Straw with Net	✓
TDD #5B	1.81	0.60	7.45	138.0	2.00	5.00	17.00	3	0.021	721.24	8.09	0.18	8.31	0.160	1.76	13	Synthetic Mat	✓
TDD #5C	2.86	0.60	7.45	286.0	2.00	3.00	11.00	2	0.033	70.08	12.78	0.86	3.17	0.010	0.53	200	Straw with Net	✓
TDD #6	0.66	0.60	7.45	318.0	1.25	1.00	6.00	2	0.050	9.89	2.95	0.72	1.66	0.010	0.45	125	Straw with Net	✓
CWD #6A	0.67	0.60	7.45	190.0	1.50	1.50	10.50	3	0.021	184.08	2.99	0.21	6.79	0.109	1.41	14	Synthetic Mat	✓
CWD #6B	1.91	0.60	7.45	234.0	1.50	3.00	12.00	3	0.021	227.68	8.54	0.28	8.00	0.094	1.63	16	Synthetic Mat	✓
CWD #6C	2.05	0.60	7.45	143.0	1.50	3.00	12.00	3	0.025	139.48	9.16	0.38	5.83	0.050	1.18	30	Straw with Net	✓

DATA TABLE

OUTLET BOX WIDTH (IN)	(OW)	48
OUTLET PIPE DIAMETER (IN)	(BD)	30
BARREL LENGTH (FT)	(BL)	140
BARREL SLOPE (MIN 0.5%)		8.6
CPv ORIFICE DIAMETER (IN)		N/A
CPv ORIFICE ELEVATION	(CPE)	N/A
LENGTH OF 6" PVC PIPE (FT)		150
BERM HEIGHT (FT)	(Y)	5.50
OUTLET BOX BOTTOM ELEVATION	(BE)	676.10
TOP OF DAM ELEVATION	(DE)	685.50
EMERGENCY SPILLWAY ELEVATION	(ESE)	684.70
TOP OF STRUCTURE	(TOS)	684.50
ORIFICE ELEVATION	(OE)	683.40
EMERGENCY SPILLWAY WIDTH		10.0
1"-6 HR STORM ELEVATION		683.31
1 YR-24 HR STORM ELEVATION		683.17
2 YR-6 HR STORM ELEVATION		683.17
10 YR-6 HR STORM ELEVATION		684.22
25 YR-6 HR STORM ELEVATION		684.79
50 YR-6 HR STORM ELEVATION		684.94

BMP Inset Table
West Sand Filter

Project Name:	The Enclave at Montreux
Sequence ID:	1
Drainage Area (acres):	9.21
Land Use/Development Type:	Residential
Percent Built-Upon Area:	57
*Sediment Chamber Length (avg)(ft.):	45
*Sediment Chamber Width (avg)(ft.):	45
Sediment Chamber Height (ft.):	2
Sand Filter Type:	Surface
Media Depth (ft.):	2.5
Flow Diverter Present (Y/N):	N
Regulated By:	PCO
Treatment Effectiveness:	Optimal
NC State Plane X (easting):	488404.51
NC State Plane Y (northing):	1393946.51



TYPICAL SPILLWAY SECTION DETAIL
N.T.S.

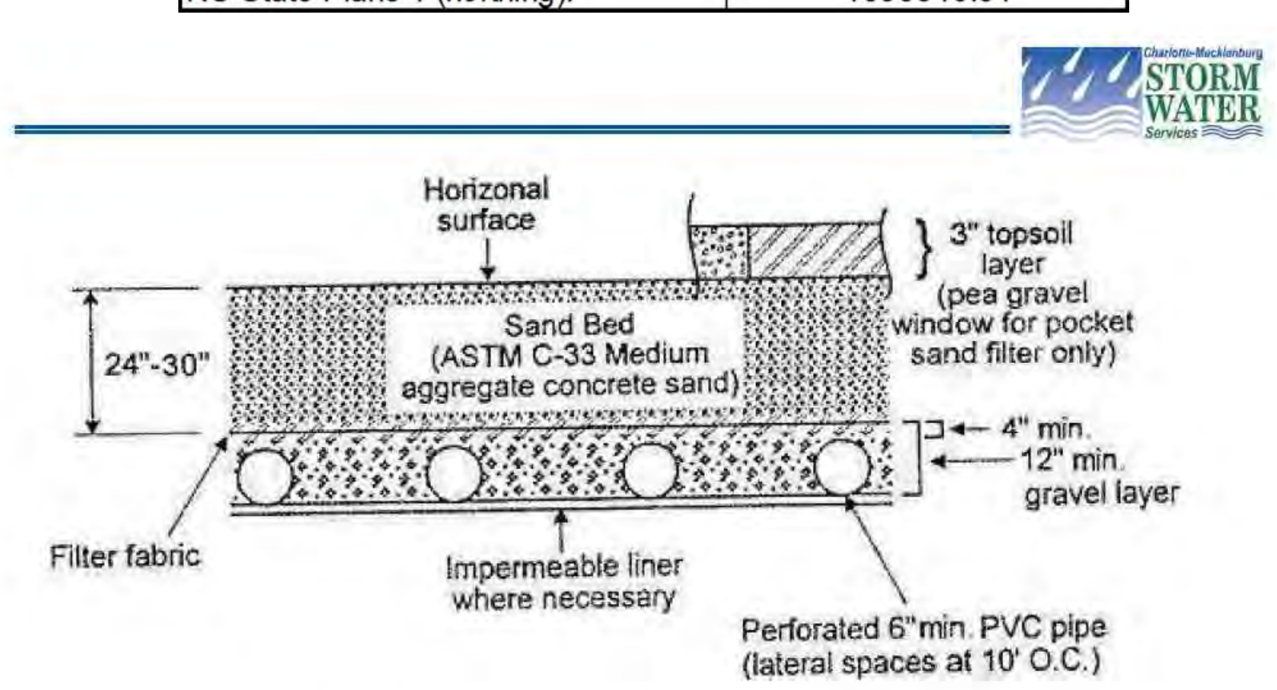
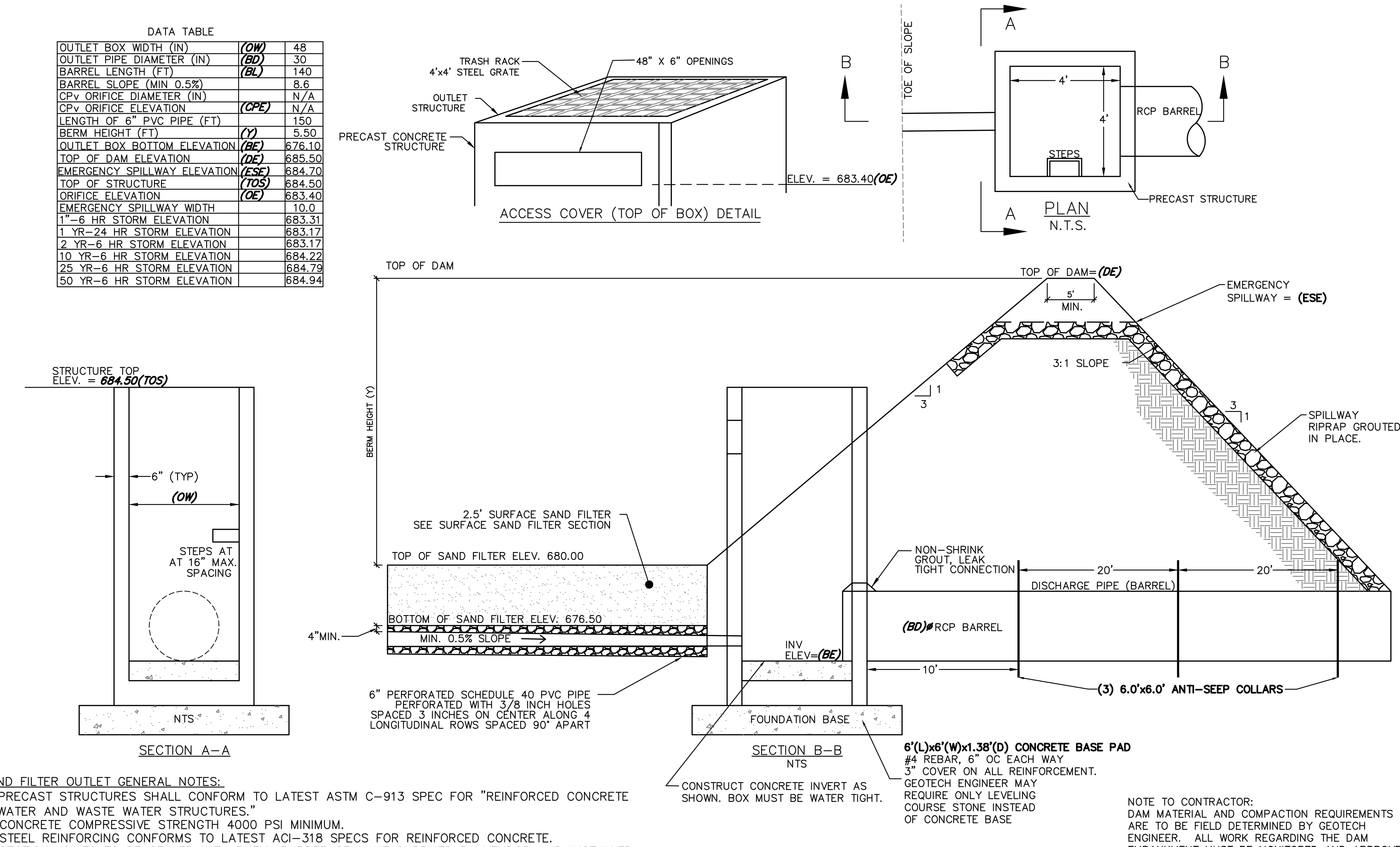


Figure 4.8.5 Typical Sand Filter Media Cross Sections
Source: Claytor and Schueler, 1996



NOTE TO CONTRACTOR:
DAM MATERIAL AND COMPACTION REQUIREMENTS ARE TO BE FIELD DETERMINED BY GEOTECH ENGINEER. ALL WORK REGARDING THE DAM EMBANKMENT MUST BE MONITORED AND APPROVED BY GEOTECHNICAL ENGINEER.

SAND FILTER OUTLET GENERAL NOTES:
1. PRECAST STRUCTURES SHALL CONFORM TO LATEST ASTM C-913 SPEC FOR "REINFORCED CONCRETE WATER AND WASTE WATER STRUCTURES."
2. CONCRETE COMPRESSIVE STRENGTH 4000 PSI MINIMUM.
3. STEEL REINFORCING CONFORMS TO LATEST ACI-318 SPECS FOR REINFORCED CONCRETE.
4. SECTION JOINTS TO BE SEALED WITH BUTYL RUBBER SEALANT SUPPLIED BY VENDOR AND INSTALLED BY CONTRACTOR. EXTERIOR OF JOINTS TO BE WRAPPED WITH 6" BUTYL WRAP SUPPLIED BY VENDOR OF BOX.
5. BARREL (BD'ø) CONNECTION TO BE SEALED WITH LINK SEAL CONNECTORS SUPPLIED BY VENDOR AND INSTALLED BY CONTRACTOR.
6. SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE ENGINEER BEFORE CONSTRUCTION.
7. GEOTECHNICAL ENGINEER SHALL MONITOR DAM AND OUTLET STRUCTURE INSTALLATION.
8. CONTRACTOR SHALL INSTALL BERM/DAM PER CHARLOTTE-MECKLENBURG BMP DESIGN STANDARDS MANUAL CHAPTER 4.0 (STRUCTURAL STORMWATER CONTROL) SECTIONS 4.0.6-4.0.6.4.

WEST SAND FILTER OUTLET DETAIL (NTS)

REV.NO.	DESCRIPTIONS	DATE
D	NCDOT COMMENTS	09/28/16
C	CITY COMMENTS	06/08/16
B	CITY COMMENTS	04/18/16
A	REVISED ROAD LAYOUT	03/02/16

REVISIONS

SEAL

SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 31498 DOUGLAS K. DRAFFEN

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Charlotte, North Carolina 28227
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MeritageHomes

ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

GENERAL DETAILS

DATE:	SEPTEMBER 2016
MCE PROJ. #	06493-0009
DRAWN	TAK
DESIGNED	TAK
CHECKED	DKD
PROJ. MGR.	DKD

SCALE
HORIZONTAL: NA
VERTICAL: NA

M&C FILE NUMBER
C-505
DRAWING NUMBER
12.4

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION D