

Providence Farm

Providence Road Improvements

City of Charlotte ETJ, Mecklenburg County, North Carolina

Crescent Communities

SHEET INDEX:

C-1.0	Cover Sheet
C-1.1 - C-1.3	Existing Conditions & Demo Plan
C-1.4 - C-1.6	Layout, Striping, & Signage Plan
C-1.7 - C-1.9	Pavement Plan
C-1.10 - C-1.12	Grading & Erosion Control Plan
C-1.13 - C-1.23	Cross Sections
C-1.24 - C-1.26	Traffic Control Plans
C-1.27	Typical Sections
C-1.28 - C-1.31A	Details
C-1.32 - C-1.34	Approved Rezoning Petition 2015-087

The improvements to Providence Road detailed by this plan are required to be constructed for separately submitted plan #SDRC-2015-00077, "Providence Farm." Please note the approved conditional rezoning plan #2015-087 contains special conditions regarding construction phasing, substantial completion, and right-of-way availability that apply to this plan.



FINAL
APPROVAL

<http://development.charmeck.org>

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

APPROVED
By Brendan Smith at 5:21 pm, Apr 22, 2016

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

APPROVED

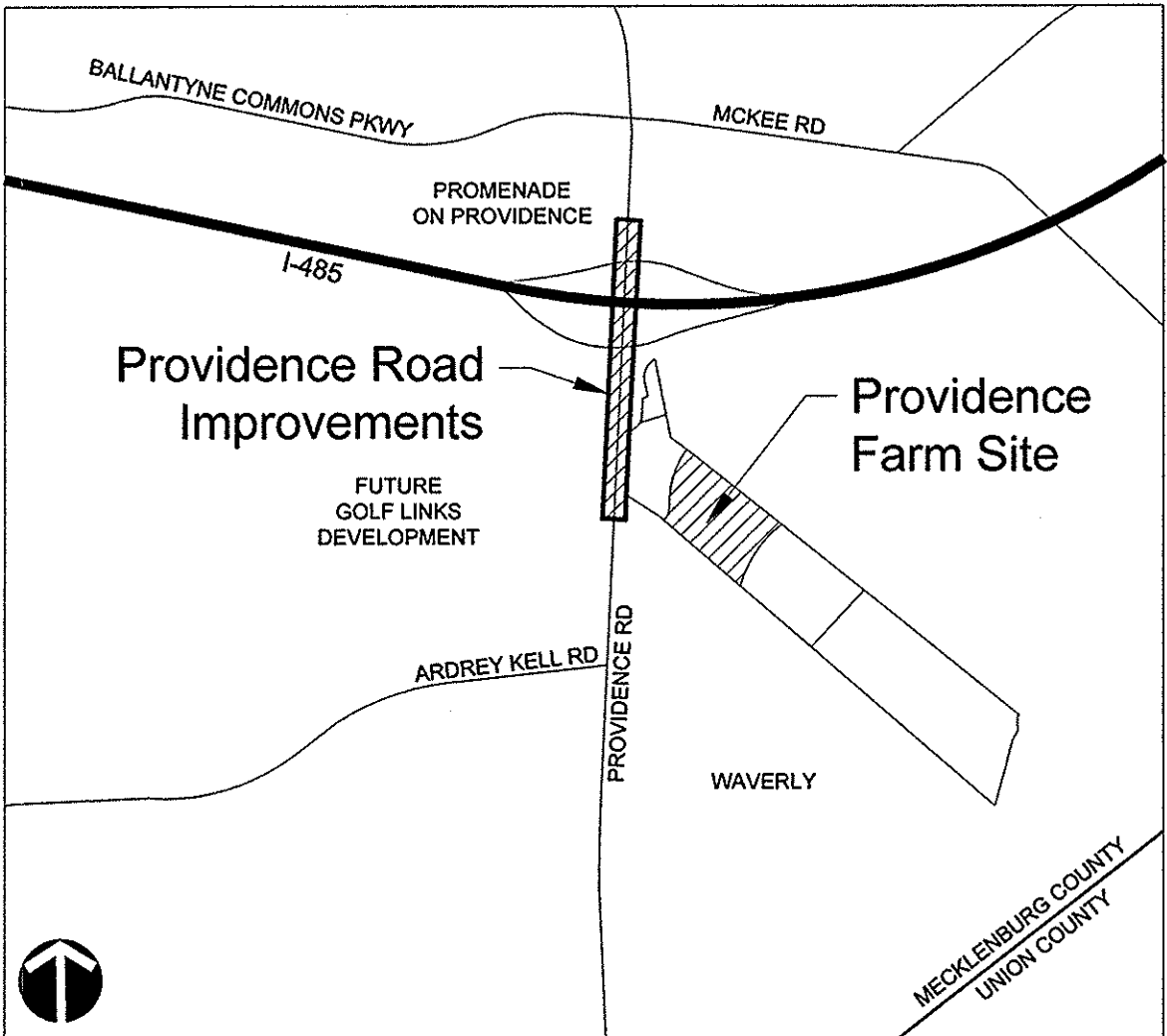
URBAN FORESTRY
TREE ORDINANCE

APPROVED

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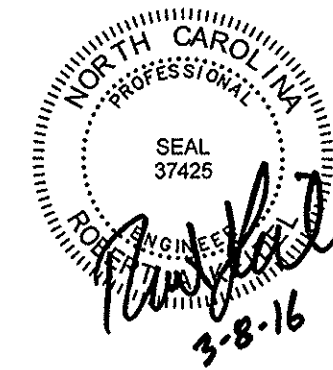
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APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 4-25-2016



VICINITY MAP (NOT TO SCALE)

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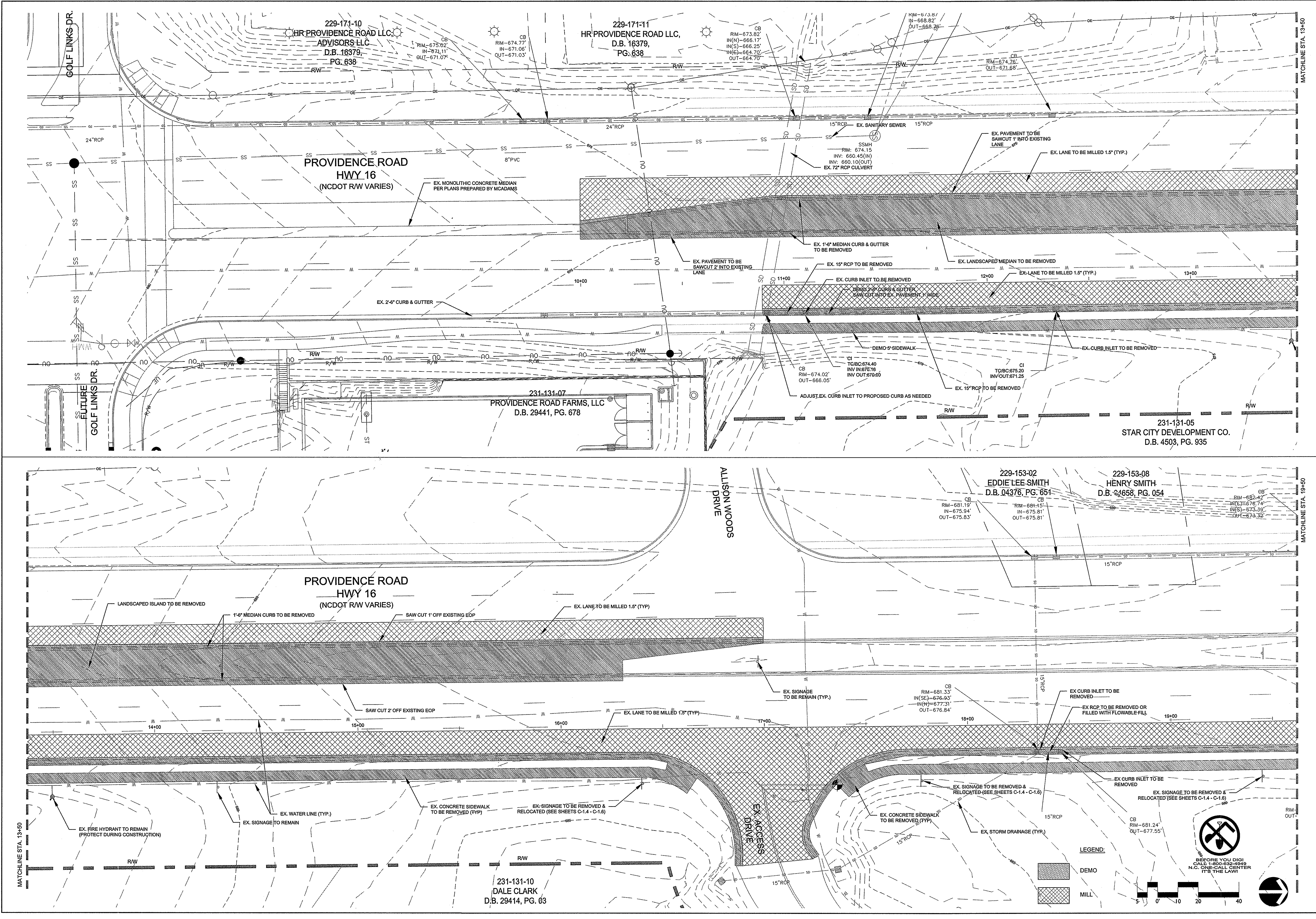
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CRESCENT COMMUNITIES | CHARLOTTE, NC

COVER

REVISIONS:
DEC 23, 2015
MAR 9, 2016
LAND DEVELOPMENT FIRST SUBMITTAL
LAND DEVELOPMENT SECOND SUBMITTAL

DATE: Nov 13th, 2015
DESIGNED BY: DTM
DRAWN BY: DTM
CHECKED BY: RAK
SCALE: N.T.S.
PROJECT #: 1015087

SHEET #:
C-1.0



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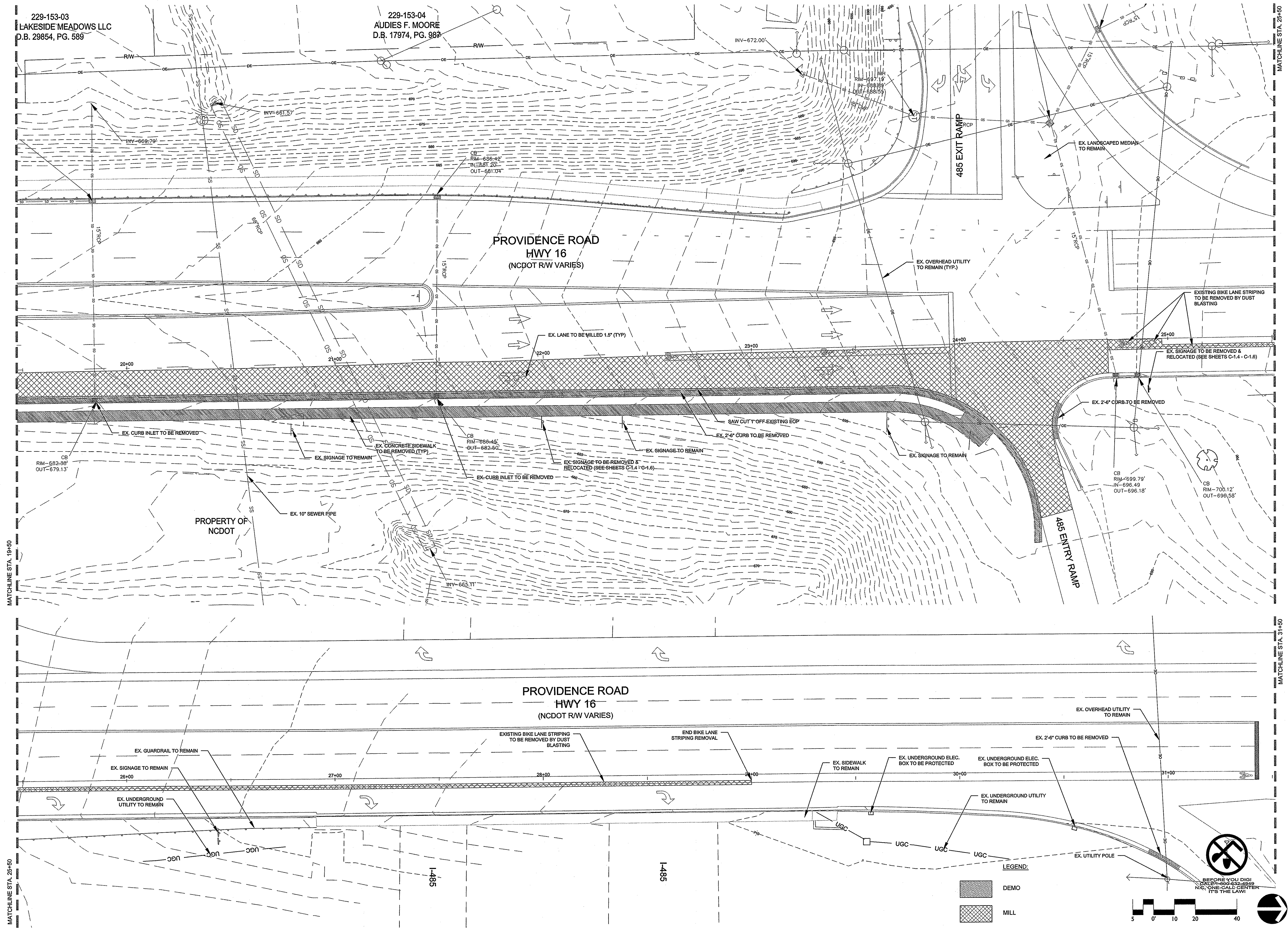
EXISTING CONDITIONS & DEMO PLAN

REVISIONS:
DATE Nov 13th, 2015
DESIGNED BY: KAG
DRAWN BY: KAG
CHECKED BY: NDK
SCALE: 1"=20'
PROJECT #: 1015087
SHEET #:

C-1-I

229-153-03
LAKESIDE MEADOWS LLC
D.B. 29854, PG. 589

229-153-04
AUDIES F. MOORE
D.B. 17974, PG. 987



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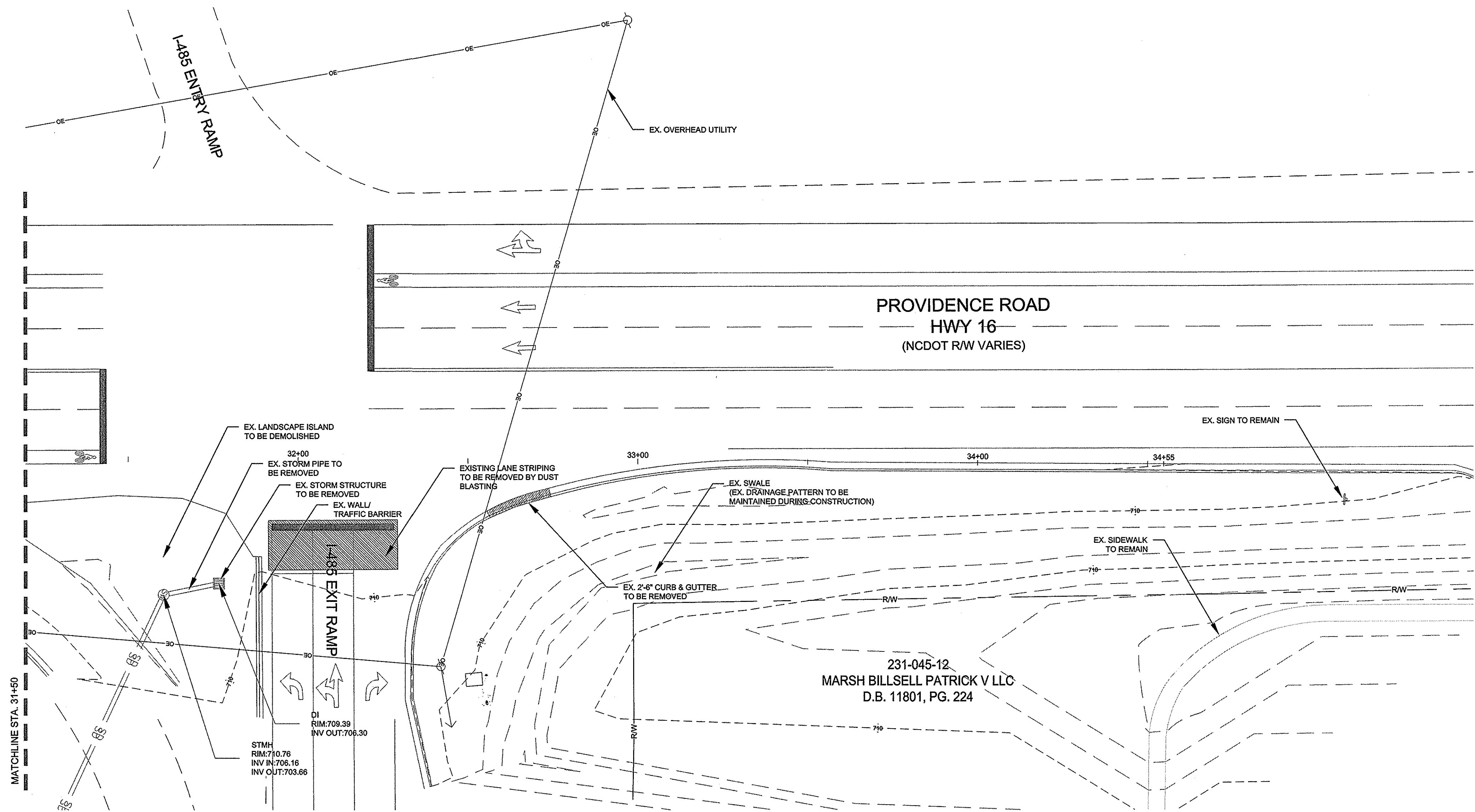
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PROVIDENCE ROAD IMPROVEMENTS
City of Charlotte ETJ, Mecklenburg County, North Carolina
CRESCENT COMMUNITIES | CHARLOTTE, NC
EXISTING CONDITIONS & DEMO PLAN

REVISIONS:
DATE: 03/14/2016
BY: KAG
REASON: LAND DEVELOPMENT FIRST SUBMITTAL
DATE: 04/14/2016
BY: KAG
REASON: LAND DEVELOPMENT SECOND SUBMITTAL
DATE: 04/14/2016
BY: KAG
REASON: LAND DEVELOPMENT THIRD SUBMITTAL

DATE: Nov 13, 2015
DRAWN BY: KAG
CHECKED BY: NLD
SCALE: 1"=20'
PROJECT #: 1015087
SHEET #:

C-1.2



DEMOLITION NOTES:

- SEE SHEET C-1.31 FOR ADDITIONAL NOTES.
- DEMOLITION WORK SHALL NOT COMMENCE UNTIL GRADING PERMIT HAS BEEN ISSUED.
- CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
- CONTRACTOR TO SUBMIT DEMOLITION PLAN TO THE CITY OF CHARLOTTE BUILDING STANDARDS BEFORE DEMOLITION IS TO BEGIN AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL DEMOLITION PERMITS IF REQUIRED.
- EXTENT OF SITE CLEARING IS SHOWN ON EROSION CONTROL PLANS.
- CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
- ALL PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING UNLESS OTHERWISE SPECIFICALLY EXEMPTED BY THESE PLANS.
- REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER. (PERMIT REQUIRED FOR OFF-SITE DISPOSAL)
- LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION OPERATION.
- SHOULD UNCHARTED, OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING DEMOLITION, CONSULT PROJECT ENGINEER AND UTILITY OWNER FOR IMMEDIATE ACTION.
- DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTED "TO BE REMOVED".
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL MAINTAIN POSITIVE STORM DRAINAGE DURING CONSTRUCTION TO INSURE NO DAMAGE TO ADJACENT PROPERTIES OCCURS DURING STORM EVENTS.
- CONTRACTOR TO REMOVE ALL VISIBLE OR REASONABLY IDENTIFIABLE MATERIAL, EQUIPMENT, ETC. FROM THE SITE IF

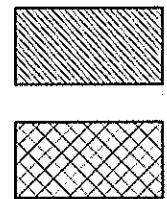
- NOT NEEDED FOR NEW CONSTRUCTION.
- EXISTING UTILITIES ARE ILLUSTRATED FOR INFORMATION PURPOSES ONLY. LANDDESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF UTILITY LOCATIONS, SIZES, DEPTHS, OR FOR COMPLETENESS OF UTILITY INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND MEET WITH ALL UTILITY OWNERS WHOSE FACILITIES WILL BE AFFECTED TO DETERMINE UTILITY LOCATIONS. THE CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE CAUSED BY HIS OPERATIONS OR THOSE OF HIS AGENTS. THE CONTRACTOR SHALL HOLD LANDDESIGN HARMLESS FOR ANY THIRD-PARTY INCONVENIENCE CREATED BY WORK OF HIS OWN FORCES OR THAT OF HIS AGENTS. ANY DAMAGES INCURRED SHALL BE THE CONTRACTORS FINANCIAL RESPONSIBILITY.
- ALL DEMOLITION AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. THE CONTRACTOR MUST COMPLY WITH ALL OF THE CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES.
- PRIOR TO THE COMMENCEMENT OF DEMOLITION, THE CONTRACTOR SHALL COORDINATE HIS ACTIVITIES WITH ALL UTILITY COMPANIES SERVING THIS AREA. THE CONTRACTOR IS TO COORDINATE FULLY WITH THE UTILITY COMPANIES ON THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DEMOLITION, CONSTRUCTION, AND EXCAVATION.
- MINIMUM DEPTH FOR REMOVAL OF ALL OBJECTS SHALL BE THREE (3) FEET BELOW GRADE. THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.
- ALL PAVING REMOVAL AND DEMOLITION SHALL BE PERFORMED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER OR OWNER.
- RELOCATION OR REMOVAL OF OVERHEAD OR UNDERGROUND UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY. RELOCATION OR REMOVAL OF EXISTING UTILITIES SHALL BE DONE BY OTHERS AND PAID FOR BY CONTRACTOR UNLESS PREVIOUS NEGOTIATIONS HAVE BEEN MADE WITH OWNER.
- ALL PROPOSED PAVEMENT CUTS SHALL BE SAW CUT ONLY.
- WHERE CURB AND GUTTER IS CALLED OUT TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT ("OFF EXISTING EDGE OF PAVEMENT") AND REMOVE PAVEMENT.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 72 HOURS ADVANCE NOTICE TO THE OWNER PRIOR TO STARTING DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL VERIFY AND PROTECT ALL PUBLIC UTILITIES. ANY WORK ASSOCIATED WITH SAID UTILITIES TO BE

- COORDINATED WITH APPROPRIATE UTILITY COMPANY
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER AND ENGINEER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTIONS PRIOR TO PROCEEDING.
- PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES AND SHALL BE THOROUGHLY FAMILIAR WITH CONDITIONS OF SAID PERMITS AND INSPECTION REQUIREMENTS.
- THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE THE CONSTRUCTION LIMITS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC ARE PROTECTED FROM INJURY.
- LANDDESIGN SHALL NOT BE IN CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR ACTUAL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, OR FOR THE ACTS OR OMISSIONS OF CONTRACTORS OR ANY OTHER PERSONS NOT UNDER THE EMPLOYMENT OF LANDDESIGN.
- SHOULD THE CONTRACTOR ENCOUNTER ANY ADDITIONAL ITEMS THAT MAY REQUIRE DEMOLITION (FENCES, GUARD RAIL, ETC.) - THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR FURTHER DIRECTION.
- PRIOR TO TREE REMOVAL, CONTRACTOR SHALL COORDINATE REMOVAL WITH PROJECT LANDSCAPE ARCHITECT AND CITY OF CHARLOTTE.
- CONTRACTOR SHALL MAINTAIN STORM WATER MANAGEMENT SYSTEM DURING CONSTRUCTION TO INSURE NO DAMAGE TO ADJACENT PROPERTIES.
- CONTRACTOR TO REMOVE ALL VISIBLE OR REASONABLY IDENTIFIABLE MATERIAL, EQUIPMENT, ETC. FROM THE SITE IF NOT NEEDED.
- ALL UNDERGROUND UTILITIES PREVIOUSLY SERVING EXISTING STRUCTURES TO BE REMOVED AND OR ABANDONED IN PLACE UNLESS INDICATED TO REMAIN.
- CONTRACTOR SHALL COORDINATE STORM DEMOLITION WITH STORM DRAIN IMPROVEMENTS TO MAINTAIN POSITIVE DRAINAGE.
- CONTRACTOR SHALL MAINTAIN ACCESS TO PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- DEMOLITION WORK SHALL NOT COMMENCE UNTIL GRADING PERMIT HAS BEEN ISSUED.

LEGEND:

EASEMENT	---
FENCE	--- X --- X ---
PROPERTY LINE	---
RIGHT-OF-WAY	---
GAS LINE	--- G --- G ---
SANITARY SEWER LINE	--- SS --- SS ---
OVERHEAD UTILITIES	--- OU --- OU --- OU ---
WATER LINE	--- W --- W --- W ---
STORM SEWER	=====
TREE LINE	~~~~~
UNDERGROUND TELEPHONE	--- T --- T --- T ---
UNDERGROUND POWER LINE	--- UGP --- UGP ---

LEGEND:



BEFORE YOU DIG!
CALL 1-800-632-4649
N.C. ONE-CALL CENTER
IT'S THE LAW!

DATE: Nov 13th, 2015
DESIGNED BY: KAG
DRAWN BY: KAG
CHECKED BY: KAG
O.C. BY: NLB
SCALE: 1" = 20'
PROJECT #: 1015087
SHEET #:

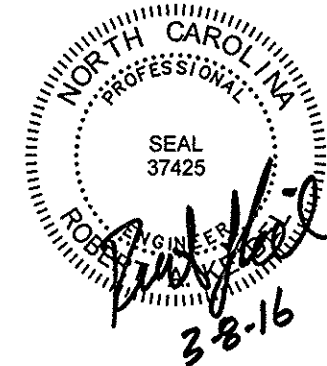
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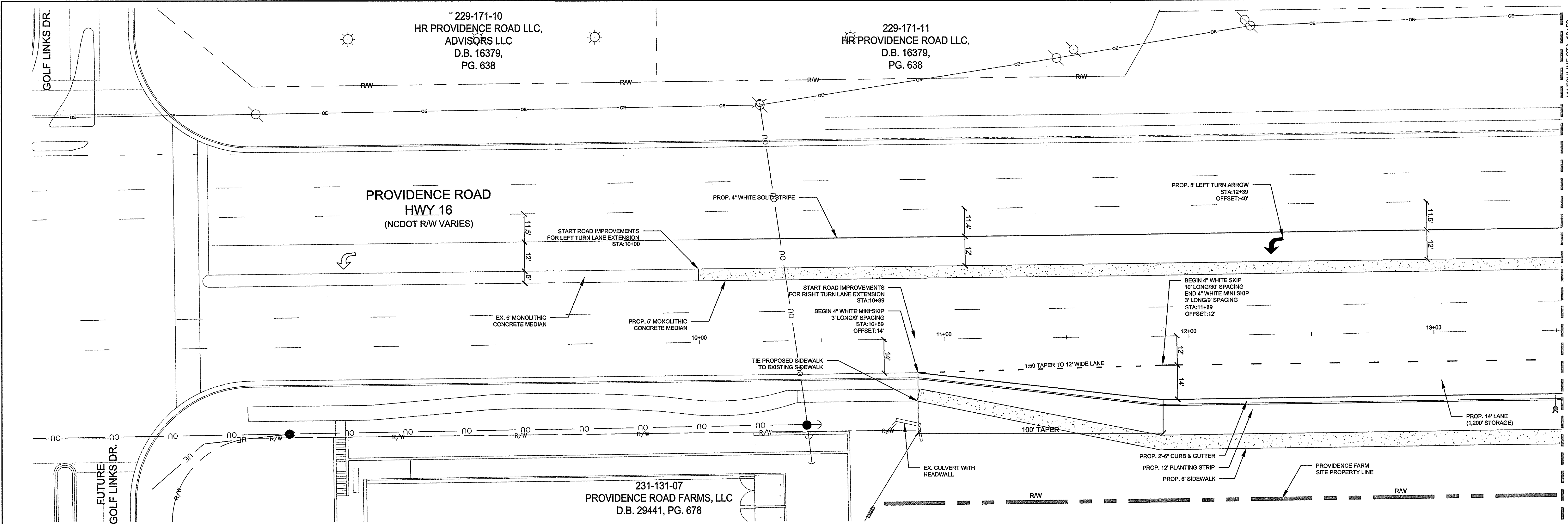
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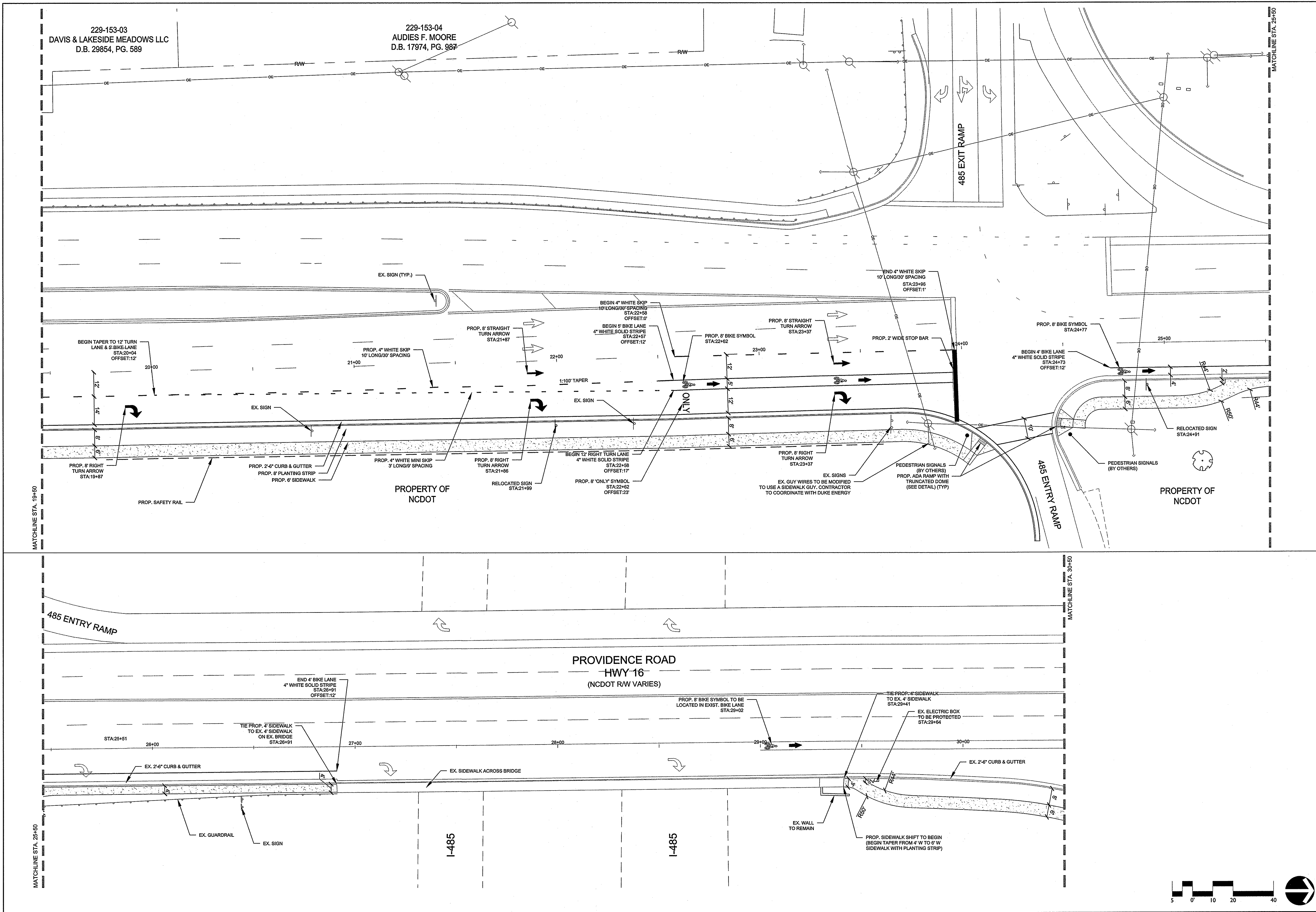
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CRESCENT COMMUNITIES | CHARLOTTE, NC

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DEC 23, 2015
LAND DEVELOPMENT SECOND SUBMITTAL
MAR 9, 2016





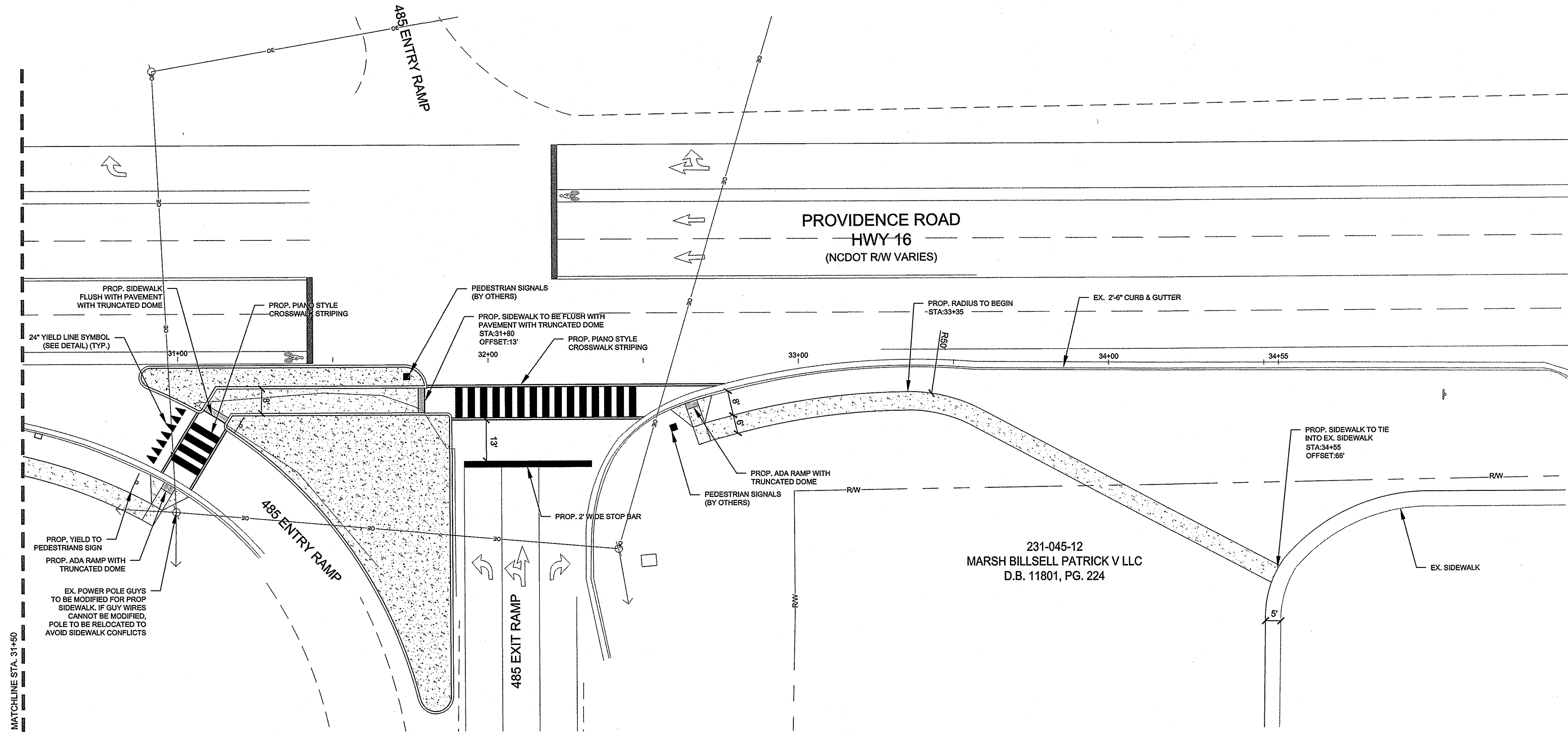


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PROVIDENCE ROAD IMPROVEMENTS
City of Charlotte ETJ, Mecklenburg County, North Carolina
CRESCENT COMMUNITIES | CHARLOTTE, NC
LAYOUT, STRIPING, & SIGNAGE PLAN

REVISIONS:
DATE Nov 13th, 2015
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SCALE: 1"=20'
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SHEET #:
C-1.5

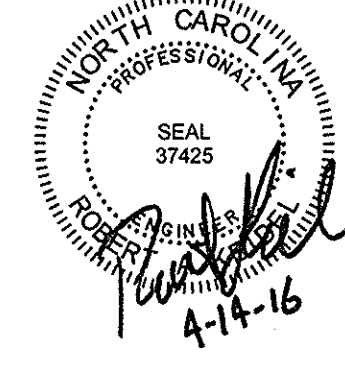


231-045-12
MARSH BILLSSELL PATRICK V LLC
D.B. 11801, PG. 224



REVISIONS:
DATE: Nov 13, 2015
BY: KAC
CHECKED BY: KAC
Q.C. BY: NLD
SCALE: 1"=30'
PROJECT #: 1015087

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LAYOUT, STRIPING, & SIGNAGE PLAN



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C-1.6