

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

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>

URBAN FORESTRY

TREE ORDINANCE

CDOT

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.

REVISION

APPROVED FOR
CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 6-27-2016



Elevation
Not to Scale

This elevation is conceptual in nature. Site conditions may vary from those shown and landscape improvements may vary.

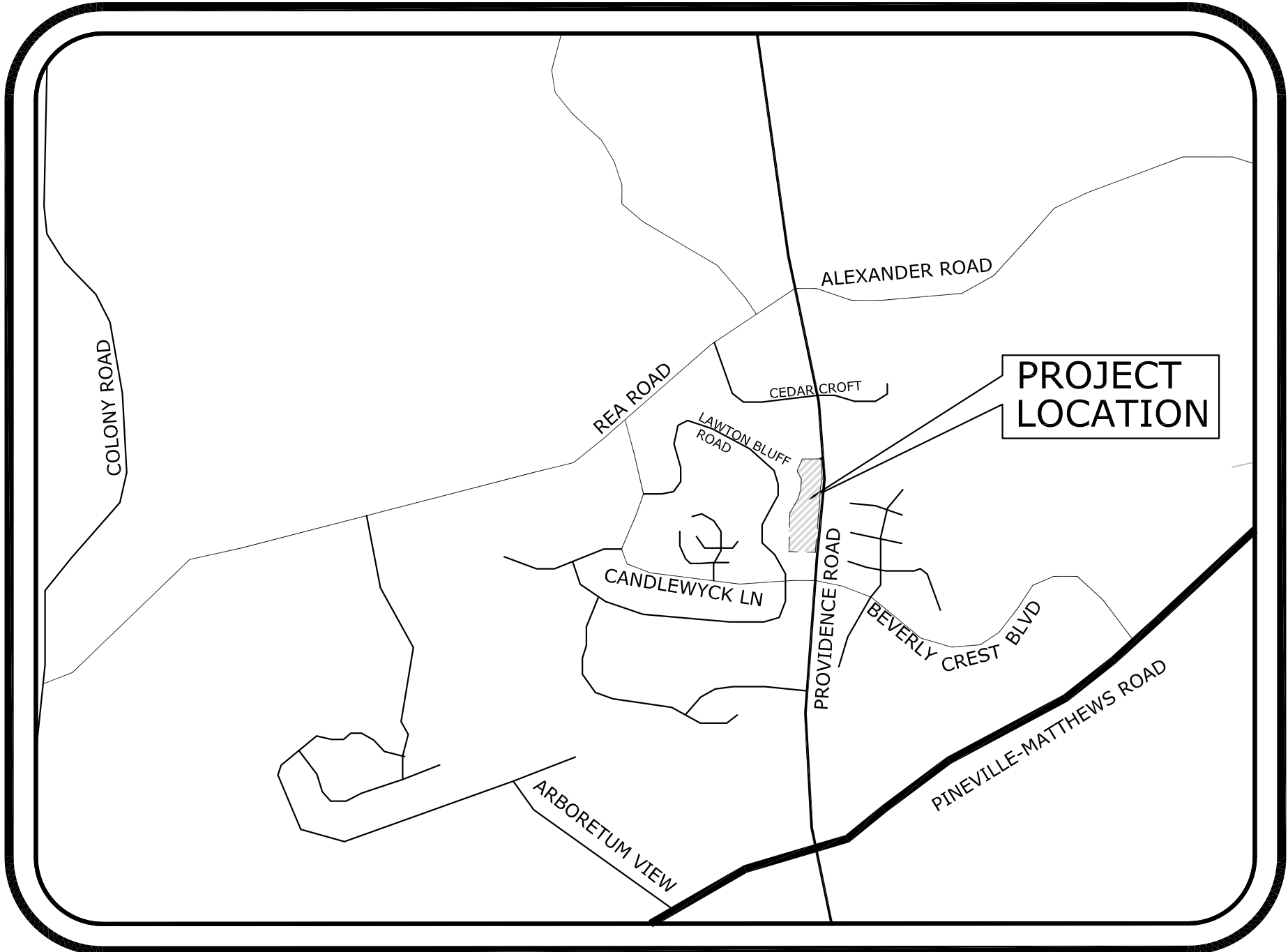
March 10th, 2016



Vizcaya

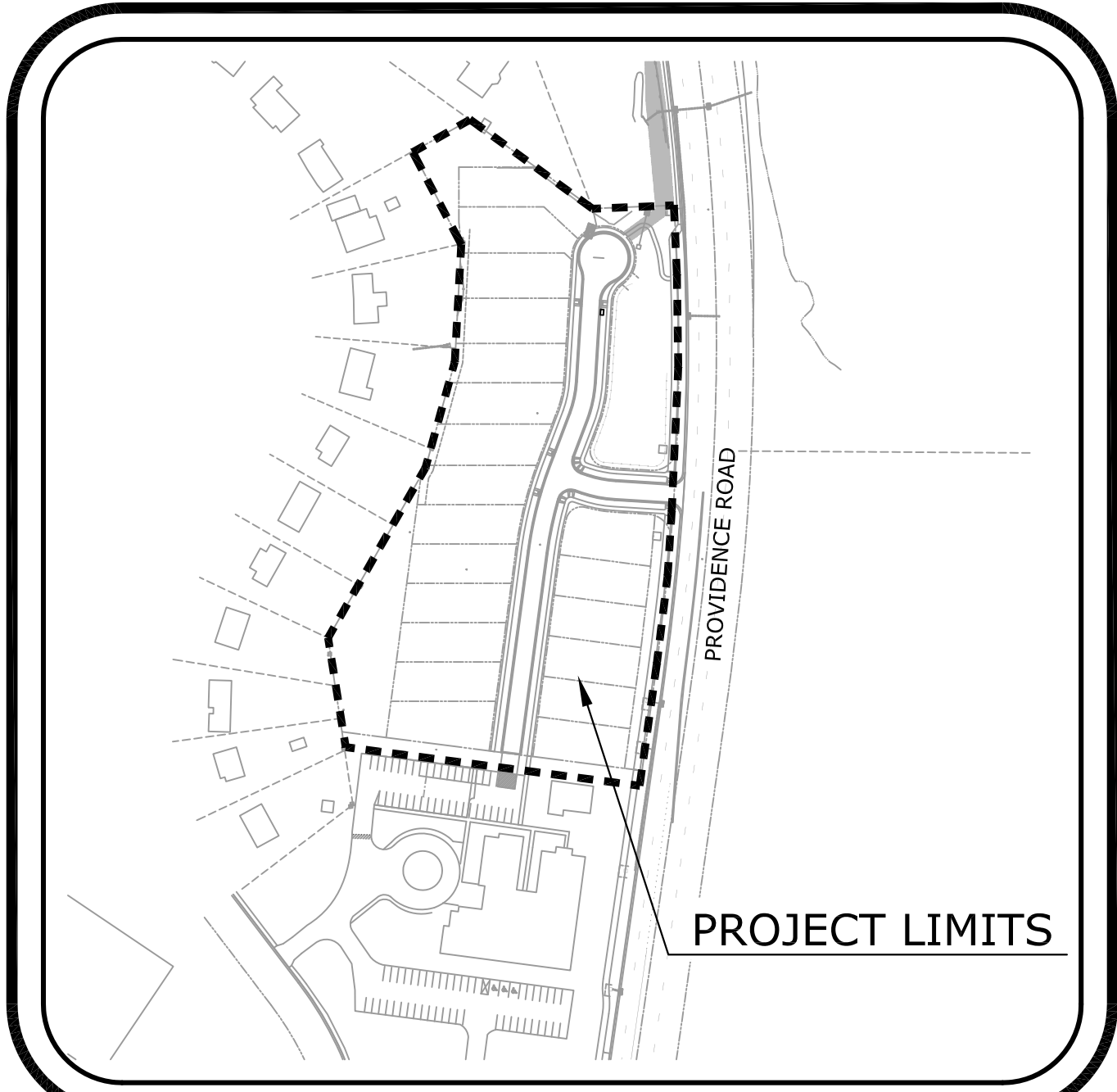
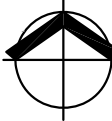
A “Meritage Homes” Development

Brick Wall Concept-Option 2



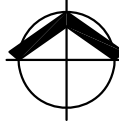
PROJECT LOCATION MAP

NOT TO SCALE



VICINITY MAP

1"=200'



CONTACT INFORMATION

OWNER:

Meritage Homes
11605 N. Community House Road, Calhoun Building, Suite 250
Charlotte, North Carolina, 28277
Phone: 980-345-9220
Contact: Reid Owen

LANDSCAPE ARCHITECT:

Cardno - CHARLOTTE
7606 Whitehall Executive Center Dr. Suite 800
Charlotte, North Carolina, 28273
Phone: 704-927-9700
Fax: 704-529-3272
Contact: Corey Clark, PLA

CIVIL ENGINEER:

McKim & Creed
8020 Tower Point Drive
Charlotte, North Carolina, 28227
Phone: 704-841-2588
Contact: Kyle Crowe

SHEET INDEX

	SHEET #	ORIG. DATE	REV. DATE
COVER SHEET	LS 0.0	04-15-2016	--
SITE PLAN	LS 1.0	04-15-2016	--
SITE PLAN	LS 1.1	04-15-2016	--
HARDSCAPE DETAILS	LS 1.2	04-15-2016	--
PLANTING PLAN	LS 2.0	04-15-2016	--
PLANTING PLAN	LS 2.1	04-15-2016	--
LIGHTING PLAN	LS 3.0	04-15-2016	--
LIGHTING PLAN	LS 3.1	04-15-2016	--
DETAILS AND NOTES	LS 4.0	04-15-2016	--



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND SITE SPECIFICATIONS UNLESS CITY OR COUNTY STANDARDS ARE MORE STRINGENT WHICH MUST BE ADHERED TO, AS WELL AS APPLICABLE FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, INCLUDING NECESSARY PERMITS AND INSPECTIONS REQUIRED BY GOVERNING AUTHORITIES.
- PRIOR TO ANY CONSTRUCTION, LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ORGANIC AND UNDESIRABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION AREA AS DIRECTED BY THE OWNER AT NO ADDITIONAL COST TO OWNER UNLESS APPROVED IN ADVANCE BY THE OWNER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER IN WRITING OF OBVIOUS ERRORS OR OMISSIONS IN THE PLANS IDENTIFIED DURING CONSTRUCTION PLAN REVIEW AND STAKEOUT. THE CONTRACTOR SHALL NOT CONSTRUCT ANY FACILITIES IDENTIFIED DURING PLAN REVIEW AND STAKEOUT THAT ARE IN OBVIOUS ERROR, WITHOUT WRITTEN INSTRUCTION FROM THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING PAVED SURFACES INCLUDING; SIDEWALKS, METER BOXES, SEWER SERVICES, SEWER CLEANOUTS OR CURBS WITHIN THE PUBLIC RIGHT-OF-WAY WHICH ARE DAMAGED, DETERIORATED OR REMOVED BY CONSTRUCTION ACTIVITIES. ANY DAMAGED PAVING, RESULTING FROM CONSTRUCTION ACTIVITIES, ACCESS AND/OR STAGING SHALL BE REPLACED TO OWNERS AND COUNTY SPECIFICATIONS AND STANDARDS AT NO ADDITIONAL COST TO OWNER UNLESS APPROVED IN ADVANCE BY THE OWNER.
- CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING SURVEY MONUMENTS DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE COST AND COORDINATION OF REPLACEMENT, BY LICENSED SURVEYORS, OF DAMAGED OR REMOVED MONUMENTS AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE TEMPORARY SEEDING TO STABILIZE SOIL IF THE TIME OF YEAR IS NOT IDEAL FOR PLANTING.

VIZCAYA

CHARLOTTE, NC

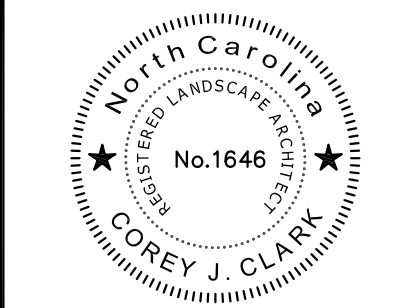
LANDSCAPE CONSTRUCTION DOCUMENTS

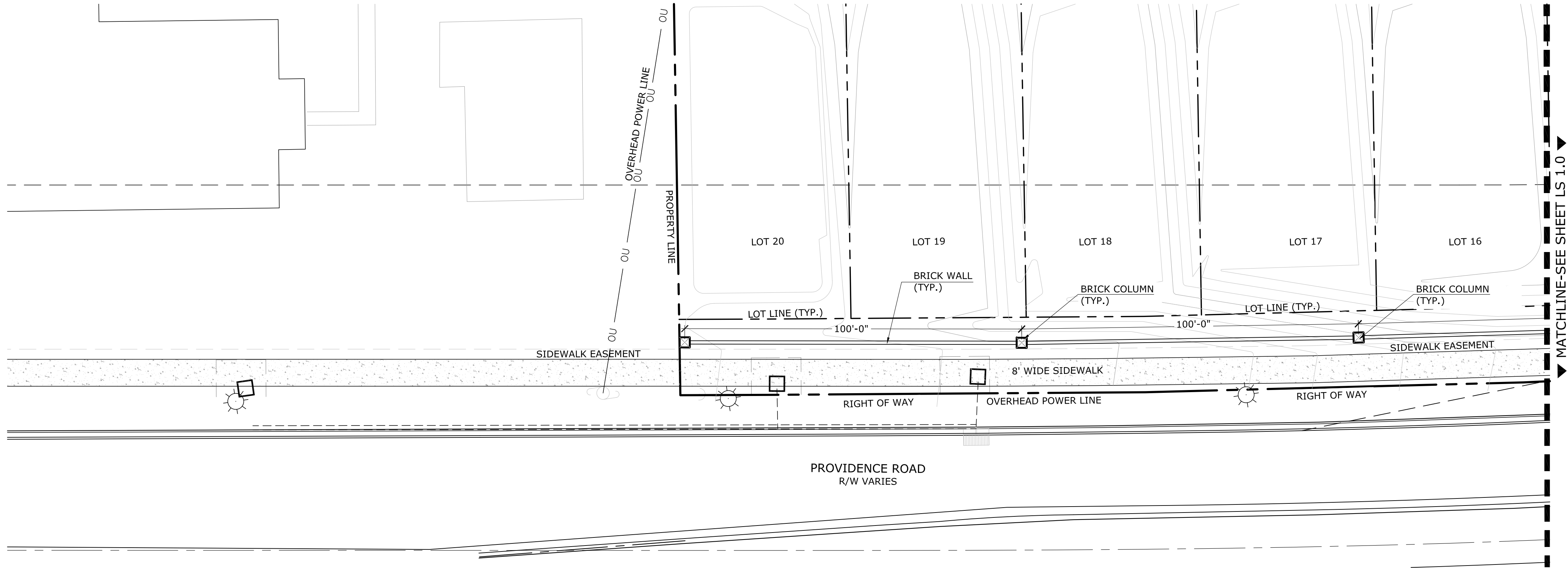
PREPARED FOR:

MERITAGE HOMES

CHARLOTTE, NC

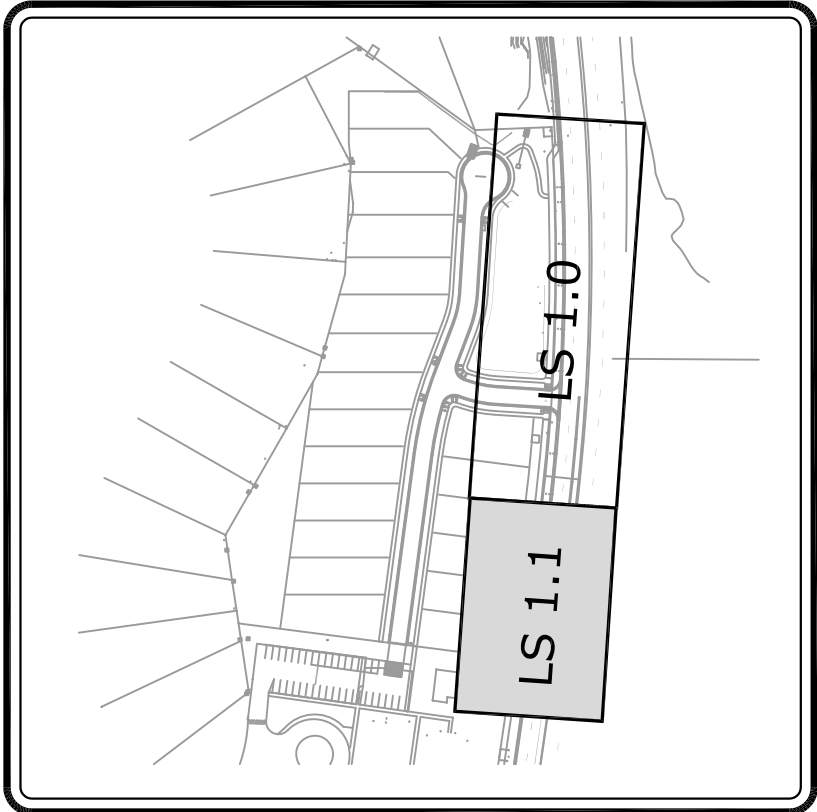
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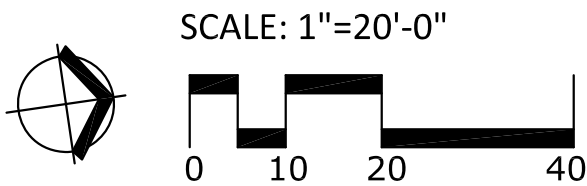


GENERAL NOTES: LAYOUT PLAN

- 1. THE CONTRACTOR SHALL LAYOUT WALL AND ADJUST FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- 2. CONTRACTOR SHALL VERIFY DIMENSIONS IN THE FIELD AND NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- 3. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE OWNER AND LANDSCAPE ARCHITECT.
- 4. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND PROTECT ALL EXISTING SITE IMPROVEMENTS AND UTILITIES DURING CONSTRUCTION OPERATIONS. CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES 72 HOURS PRIOR TO CONSTRUCTION.
- 5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL APPLICABLE PERMITS, INSPECTIONS, FEES, AND CHARGES.
- 6. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES FOR ALL APPLICABLE STONE WORK, RETAINING WALLS, FOOTINGS & COLUMNS, STAIN, WOOD COMPONENTS AND LANTERNS TO OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND INSTALLATION.



SITE REFERENCE MAP
NOT TO SCALE



REVIEW SET - NOT FOR CONSTRUCTION

SITE PLAN
VIZCAYA
MERITAGE HOMES
CHARLOTTE, NC

#	DATE	DESCRIPTION	BY

North Carolina

REGISTERED LANDSCAPE ARCHITECT

No.1646

COREY J. CLARK

CLARB CERTIFIED

LANDSCAPE ARCHITECT

DATE

| 04-15-2016

DRAWN

| JPM

DESIGNED

| EUL/ JPM

CHECKED

| CIC

PROJECT #

|

SHEET TITLE

SITE PLAN

SHEET NUMBER

LS 1.1

LAND USE #



Cardno

Shaping the Future

CHARLOTTE

7606 WHITEHALL EXECUTIVE CENTER DRIVE, SUITE 800

CHARLOTTE, NC 28273

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www.cardno.com