

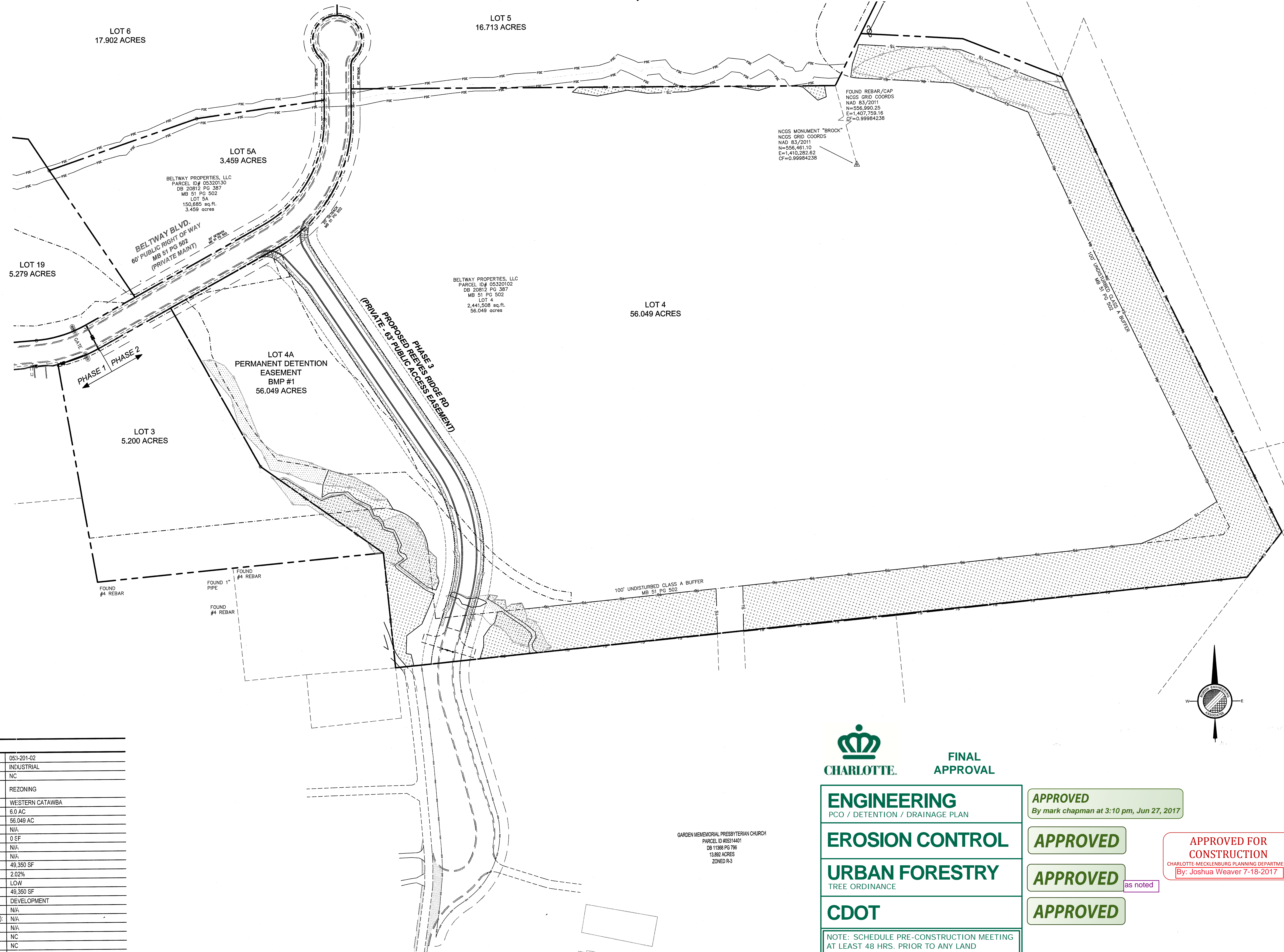
PROJECT SUMMARY

PROJECT NAME: BELTWAY BUSINESS PARK BUILDING A
DEVELOPER: FOUNDRY COMMERCIAL
ZONING: I-1 CD
APPROVED PETITION NO: 1999-0776; 2014-082 (SEE SHEET C10.0)
TAX PARCEL NO: 053-201-29
JURISDICTION: MECKLENBURG (CHARLOTTE ETJ)
WATERSHED DISTRICT: CATAWBA WATERSHED
FEMA INFORMATION:
MAP NO: 3710450500M
MAP DATE: 09/02/2015
FLOOD ZONE: OUT
LOT SIZE: 17.902 ACRES
SETBACK REQUIREMENTS:
STREET SETBACK: 20'
SIDE YARD: NONE REQUIRED (5' MIN IF PROVIDED)
REAR YARD: 10'
BUFFER REQUIREMENTS:
STREET: N/A
INTERIOR SIDE: 100' UNDISTURBED CLASS A
REAR: 100' UNDISTURBED CLASS A

INFRASTRUCTURE DEVELOPMENT PLANS FOR

WESTPARK 85
SUBDIVISION

CHARLOTTE, NORTH CAROLINA



PCCO SUMMARY

ORIGINAL PARCEL ID NUMBER(S):	053-201-02
DEVELOPMENT TYPE:	INDUSTRIAL
SUBJECT TO PCCO? Y/N	NC
IF NO, WHY?	REZONING
WATERSHED:	WESTERN CATAWBA
DISTURBED AREA (AC):	6.0 AC
SITE AREA (AC):	56.049 AC
TOTAL ON-SITE DRAINAGE AREA (AC):	N/A
EXISTING BUILT-UPON-AREA (SF):	0 SF
EXISTING BUA TO BE REMOVED (SF):	N/A
EXISTING BUA TO REMAIN (SF):	N/A
PROPOSED NEW BUA (SF):	48,350 SF
PROPOSED % BUA:	2.02%
DENSITY (HIGH/LOW):	LOW
TOTAL POST-PROJECT BUA FOR SITE:	48,350 SF
DEVELOPMENT OR REDEVELOPMENT?	DEVELOPMENT
NATURAL AREA REQUIRED (AC):	N/A
TOTAL STREAM BUFFER PROTECTED ON-SITE (AC):	N/A
NATURAL AREA PROVIDED (AC):	N/A
TRANSIT STATION AREA? Y/N	NC
DISTRESSED BUSINESS DISTRICT? Y/N	NC
MITIGATION TYPE (IF APPLICABLE)	N/A
NATURAL AREA MITIGATION? Y/N	NO
BUFFER MITIGATION? Y/N	NO
TOTAL PHOSPHOROUS MITIGATION? Y/N	NO



FINAL
APPROVAL

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY

CDOT

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

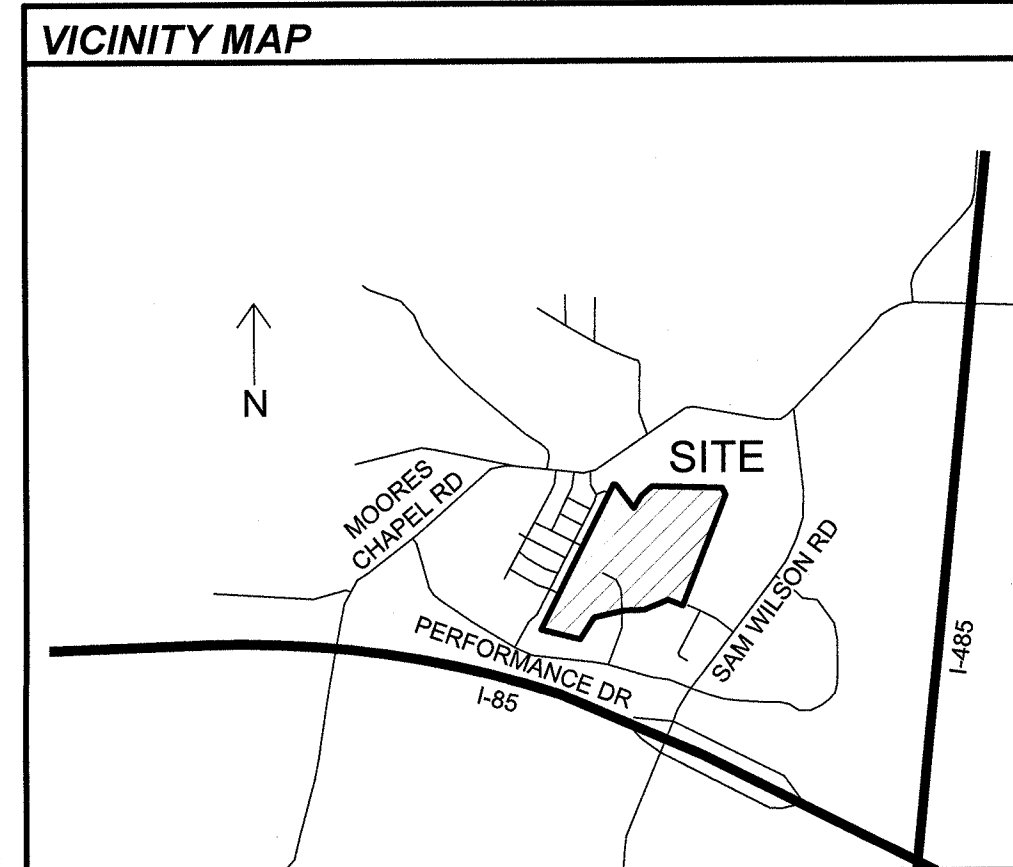
APPROVED
By mark chapman at 3:10 pm, Jun 27, 2017

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APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 7-18-2017



PROJECT CONTACT INFORMATION

ENGINEER:
Burton Engineering Associates
Carlton Burton
5950 Fairview Road, Suite 100
Charlotte, NC 28210
P: (704) 553-8881
OWNER:
WESTPARK 85 PROPERTY
HOLDINGS, LLC
Bill Smerville
121 West Trade St
Charlotte, NC 28202
P: (704) 705-3863
CONTRACTOR:
CHOATE CONSTRUCTION
COMPANY
2907 Providence Rd Suite 400
Charlotte, NC 28211
TOPOGRAPHIC SURVEY:
Burton Engineering Associates
C. Gary Brooks, PLS
5950 Fairview Road, Suite 100
Charlotte, NC 28210
P: (704) 553-8171
BOUNDARY/UTILITY SURVEY:
Burton Engineering Associates
C. Gary Brooks, PLS
5950 Fairview Road, Suite 100
Charlotte, NC 28210
P: (704) 553-8171
SOILS ENGINEER:
ECS Carolinas, LLP
Michael R. Bailey, PE
1812-D Center Park Drive
Charlotte, NC 28217
P: (704) 525-5152

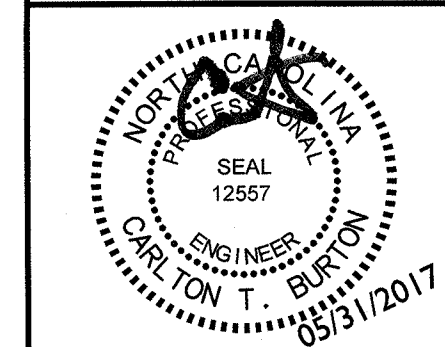
MUNICIPALITY CONTACT INFORMATION

ENGINEERING:
City of Charlotte
Mark Chapman
600 East 4th Street, 1st Floor
Charlotte, NC 28202
P: (704) 336-5385
EROSION CONTROL:
City of Charlotte
Jeff Bock
600 East 4th Street
Charlotte, NC 28202
P: (704) 517-1152
ZONING:
City of Charlotte
Code Enforcement
2145 Suttle Avenue
Charlotte, NC 28202
P: (704) 336-7600
UTILITIES (Water):
Charlotte Water
700 N. Tryon Street
Charlotte, NC 28202
P: (704) 336-7600
UTILITIES (Sewer):
Charlotte Water
700 N. Tryon Street
Charlotte, NC 28202
P: (704) 336-7600
URBAN FORESTER:
City of Charlotte
Stan Armstrong
600 East 4th Street
Charlotte, NC 28202
P: (704) 607-8987
SITE INSPECTOR:
City of Charlotte
Chris Johnson
600 East 4th Street
Charlotte, NC 28202
P: (704) 517-1152
CDOT:
City of Charlotte
Rick Grochowski
600 East 4th Street, 6th Floor
Charlotte, NC 28202
P: (704) 432-0672

DRAWING SHEET SUMMARY

SHEET	SHEET TITLE	ORIGINAL DATE	LATEST REV.
C1.0	COVER SHEET	12/30/2016	5/31/2017
C1.1	PROJECT NOTES	12/30/2016	4/20/2017
C2.0	PRELIMINARY SUBDIVISION PLAN	12/30/2016	5/31/2017
C3.0	GRADING & DRAINAGE PLAN	12/30/2016	5/31/2017
C3.1	STORM WATER BMP PLAN	4/20/2017	5/31/2017
C4.0	PROP. REEVES RIDGE ROAD PLAN & PROFILE	12/30/2016	5/31/2017
C4.1	FUTURE REEVES RIDGE ROAD PLAN AND PROFILE	4/20/2017	5/31/2017
C5.0	EROSION CONTROL PLAN - PHASE I	12/30/2016	5/31/2017
C5.1	EROSION CONTROL PLAN - PHASE II	12/30/2016	5/31/2017
C6.0	LANDSCAPE PLAN	12/30/2016	5/31/2017
C7.0	REEVES RIDGE RD INTERSECTION SIGHT DISTANCE	12/30/2016	5/31/2017
C8.0	SITE DETAILS	12/30/2016	4/20/2017
C8.1	STORM DRAINAGE DETAILS	12/30/2016	
C8.2	EROSION CONTROL DETAILS	12/30/2016	
C9.1	EXISTING CONDITIONS SHEET 1 OF 2	-	
C9.1	EXISTING CONDITIONS SHEET 2 OF 2	-	
C10.0	REZONING PLAN	-	

BURTON
ENGINEERING
5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
burtonengineering.com
FIRM #C-1157



WESTPARK 85 SUBDIVISION
BELTWAY BLVD.
CHARLOTTE ETJ, NORTH CAROLINA
COVER SHEET

REVISIONS	CTB	BCL	BCL	DATE
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PROJECT NUMBER
016.629.006
C1.0
Sheet 1 of 17

P:\DWG\61629.DWG FOUNDRY BELTWAY BUSINESS PARK\620.008 BBP SUBDIVISION\DWG - NOTES 4/20/2017 12:20:09 PM JAMER-L1C1B LUKES

UTILITY NOTES (IF REQUIRED)

- CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES & GOVERNMENT AGENCIES PRIOR TO COMMENCEMENT OF WORK.
- DIMENSIONS TO, OR COORDINATES OF MANHOLES, VALVES, PIPELINES, ETC., ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL OBTAIN & PAY FOR, PRIOR TO THE BEGINNINGS OF ANY WORK, ALL PERMITS & LICENSES NECESSARY TO ACCOMPLISH WORK. PERMITS CAN INCLUDE, BUT ARE NOT LIMITED TO CITY OF CHARLOTTE ENCROACHMENT PERMIT, GRADING PERMIT, &/OR UTILITY COMPANY'S PERMIT FOR THE WORK TO BE PERFORMED ON THEIR RESPECTIVE FACILITIES.
- ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE JOB SITE & LOCATION OF ALL EXISTING FACILITIES & UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR WILL BE UNILATERALLY RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES OR UNDERGROUND UTILITIES THAT ARE SHOWN OR NOT SHOWN ON THESE PLANS; & IF DAMAGED, THEY SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL RE-SET ALL MANHOLE COVERS, CATCH BASIN GRATES & ANY OTHER UTILITY ACCESS COVERS TO FINISHED PAVEMENT SURFACE OR SIDEWALK GRADE.
- THE CONTRACTOR SHALL PROTECT UNDERGROUND UTILITIES & THEIR APPURTENANCES TO REMAIN ON SITE FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
- SEWER CLEAN-OUTS TO BE PROVIDED AT ALL BENDS ON 8" Ø OR LESS LINES, CLEAN OUTS SHALL BE PROVIDED EVERY 80' ON 4" Ø LINES & 6" Ø LINES. SEWER LATERALS TO BE PLACED AT A MIN. SLOPE OF 1/4" PER FOOT ON 4" Ø LINES & 1/8" PER FOOT ON 6" Ø LINES.
- WHEN WATER MAIN IS ABOVE SEWER, BUT WITH LESS THAN 18" CLEARANCE, OR WHEN THE SEWER IS ABOVE THE WATER MAIN, BOTH WATER MAIN & SEWER LINE SHALL BE CONSTRUCTED OF FERROUS MATERIALS WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A MINIMUM LATERAL DISTANCE, MEASURED AT RIGHT ANGLES TO THE SEWER, OF 10' ON EACH SIDE OF THE CROSSING WITH FULL SECTIONS CENTERED AT THE POINT OF CROSSING.
- UPON COMPLETION OF CONSTRUCTION & BEFORE ACTIVATION OF SEWER LINES & WATER MAINS, THE CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY INFORMATION TO THE ENGINEER.
- EACH CLT WATER-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CLT WATER-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.
- THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER & ITS CLT WATER-REQUIRED BACKFLOW PREVENTER.
- CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED, & SHALL BE INCLUDED IN THE CONTRACTORS BID.

GENERAL EROSION CONTROL NOTES

- ALL "STD" NUMBERS REFER TO THE CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
- ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
- GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE & IS SUBJECT TO A FINE.
- ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1 (H/V) 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.
- 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.
- ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.
- SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10:1 SHALL BE REINFORCED BY THE CITY ENGINEER. SOILS ENGINEER TO VERIFY STABILITY OF SLOPES GREATER THAN 2:1.
- A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE NOT PREVIOUSLY APPROVED.
- TEMPORARY DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN STREET RIGHT-OF-WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
- ALL EMBANKMENTS MUST BE CONSTRUCTED PER SECTION 4.0.6 EMBANKMENT REQUIREMENTS IN THE BMP DESIGN MANUAL (IF APPLICABLE).

EROSION CONTROL MAINTENANCE NOTES

- ALL EROSION SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF ANY STORM EVENT OF GREATER THAN 1/2" RAIN IN A 24 HOUR PERIOD. A RAIN GAUGE SHALL BE MAINTAINED ON THE SITE AND A RECORD OF THE RAINFALL AMOUNTS AND DATES SHALL BE KEPT.
- A RECORD OF INSPECTIONS BY THE CONTRACTOR SHALL BE KEPT AND MADE AVAILABLE TO THE INSPECTOR UPON REQUEST. VISIBLE SEDIMENTATION FOUND OUTSIDE THE DENUDED AREA LIMITS SHALL BE RECORDED AND A BRIEF EXPLANATION KEPT WITH THE RECORDS AS TO THE MEASURES TAKEN TO CLEAN UP THE SEDIMENT THAT HAS LEFT THE DENUDED AREA LIMITS SHALL ALSO BE RECORDED.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL, TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET).
- TREES PLANTED ON PUBLIC PROPERTY WILL NEED APPROVAL FROM THE CITY ARBORIST AND/OR NCDOT.
- REVIEW SOIL REQUIREMENTS IN THE TREE ORDINANCE GUIDELINES AT: [HTTP://CHARLOTTENC.GOV/LD](http://charlottenc.gov/ld) THEN CLICK TREES.

CONSTRUCTION SEQUENCE

PHASE 1

- OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
- SET UP PRE-CONSTRUCTION CONFERENCE ON SITE WITH EROSION CONTROL INSPECTOR OF THE CITY ENGINEERING DEPARTMENT TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO LAND DISTURBING ACTIVITY IS A VIOLATION OF CHAPTER 17 OF THE CITY CODE AND IS SUBJECT TO FINE.
- INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION, SEDIMENT BASIN, SILT DITCHES, TREE PROTECTION AND OTHER MEASURES AS SHOWN ON THE PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
- CALL FOR ONSITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING AND GRUBBING MAY BEGIN.
- THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
- FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.

PHASE 2

- BEGIN GRADING SITE.
- STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N.C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, CHARLOTTE LAND DEVELOPMENT STANDARDS, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE, AND THE U.S. DEPT. OF AGRICULTURE.
- THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE EROSION CONTROL INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.
- COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
- ONCE ENTIRE SITE HAS BEEN STABILIZED, REMOVE SEDIMENT BASIN AND STABILIZE ANY REMAINING DISTURBED AREA.

CHARLOTTE URBAN FORESTRY NOTES

CHARLOTTE URBAN FORESTRY - TREE PLANTING AND PRESERVATION REQUIREMENTS
(UPDATED 10/10/16)

PLANT MATERIAL

- MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 8" TALL FOR SINGLE-STEM TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 10' TALL. WHERE 3" SINGLE-STEM CALIPER TREES ARE SPECIFIED, REQUIRED TREE MINIMUM HEIGHT SHALL BE 10' TALL. IF MULTI-STEM TREES ARE SPECIFIED THEN THEY SHALL BE A MINIMUM OF 12' TALL.
- ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GIRDLING ROTHS WILL NOT BE ACCEPTED. TREES WITH CO-DOMINANT LEADERS SHALL BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN 1/2 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 WILL NOT BE ACCEPTED (CLDS 40.09).
- SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY URBAN FORESTRY.
- ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
- PERIMETER TREES IN URBAN ZONES SHALL BE 3" IN CALIPER AND BE FREE OF BRANCHES UP TO 6' FROM THE TOP OF ROOT CROWN (BALL).
- A MINIMUM OF 50% OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN 20 TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE (3 OR MORE) SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.
- 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS.

PLANTING REQUIREMENTS

- SEE CLDS 40.01 & 40.09 (ON PLAN) FOR DETAILED TREE PLANTING REQUIREMENTS.
- PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING. SEE CLDS 40.01 FOR APPROVED STAKING METHOD/MATERIALS.
- ALL STRAPPING AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL, TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET).
- TREES PLANTED ON PUBLIC PROPERTY WILL NEED APPROVAL FROM THE CITY ARBORIST AND/OR NCDOT.
- REVIEW SOIL REQUIREMENTS IN THE TREE ORDINANCE GUIDELINES AT: [HTTP://CHARLOTTENC.GOV/LD](http://charlottenc.gov/ld) THEN CLICK TREES.

UTILITY ISSUES

- IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S) OR TREE SAVE AREAS, CALL URBAN FORESTRY SPECIALIST TO RESOLVE PRIOR TO UTILITY INSTALLATION.
- LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES.
- IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES.
- NO LIGHT POLES, UTILITIES OR TRANSFORMERS CAN BE INSTALLED IN TREE ISLANDS.
- COMMERCIAL SCALE LIGHTING (> 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 30' FROM A TREE. PEDESTRIAN SCALE LIGHTING (< 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 15' FROM A TREE. SHOW SITE LIGHTING ON LANDSCAPE PLAN.

TREE SAVE AND PRESERVATION

- TREE PROTECTION MUST BE INSTALLED AND VERIFIED BY URBAN FORESTRY PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.
- SHOW TREE PROTECTION AND TREES SAVE AREAS ON EROSION CONTROL, GRADING AND LANDSCAPE PLAN SHEETS.
- COMMERCIAL TREE SAVE AREAS MUST BE RECORDED ON A FINAL PLAN 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 PLAN.
- 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.
- THE AREA OF ANY EASEMENTS (WATER, SEWER, UTILITY, ETC.) CAN NOT BE COUNTED TOWARD THE TREE SAVE REQUIREMENT.
- ANY ALTERATIONS TO TREE SAVE AREAS MUST BE ACCOMPLISHED WITHOUT MECHANIZED EQUIPMENT.
- NO STRUCTURE WILL BE ALLOWED WITHIN 10' OF TREE SAVE AREAS UNLESS APPROVED BY URBAN FORESTRY.
- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED AND REMOVAL MUST BE PERMITTED BY THE CITY ARBORIST (704) 336-4262.
- CONTACT URBAN FORESTRY SPECIALIST PRIOR TO ANY CRANE SET-UP, MACHINERY OPERATION OR TEMPORARY BUILDING ERECTION THAT MAY IMPACT CHARLOTTE TREE ORDINANCE PROTECTED TREES OR TREE SAVE AREAS, INCLUDING TREES LOCATED IN STREET RIGHT-OF-WAY. IMPACTS MAY INCLUDE BUT ARE NOT LIMITED TO: ENCROACHING WITHIN TREE DRIP-LINES, EXCAVATION, SOIL COMPACTION, TREE TRIMMING, ERECTING AND DISMANTLING OF CONSTRUCTION CRANES.

GENERAL

- SUBMIT REQUIRED CO/HOLD RELEASE FORM AT [HTTP://CHARLOTTENC.GOV/LD](http://charlottenc.gov/ld) FOR AN INSPECTION OF TREE PROTECTION/PLANTING AREAS. A MINIMUM OF 5 DAYS BEFORE THE CO/HOLD RELEASE IS NEEDED.
- VISIT CITY OF CHARLOTTE'S LAND DEVELOPMENT WEBSITE FOR ADDITIONAL INFORMATION AND URBAN FORESTRY REQUIREMENTS: [HTTP://CHARLOTTENC.GOV/LD](http://charlottenc.gov/ld) THEN CLICK TREES.

GENERAL GRADING NOTES

- LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION. ALSO, VARIOUS NCDOT PERSONNEL NEED BE NOTIFIED AS DIRECTED IN THE SPECIAL CONDITIONS OF THE NCDOT DRIVEWAY PERMIT.
- 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, JUNK AND OTHER ACCUMULATIONS.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL(S) MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- APPROVAL OF THIS SITE 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.
- ALL "STD" NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
- NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE D.O.T. BEFORE INSTALLATION.
- ALL DEVELOPMENT CREATING A TOTAL OF 20,000 S.F. OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
- 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.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.

ADDITIONAL GRADING NOTES

- ALL BACK FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER. BACK FILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATIVE MATTER, WASTE, CONSTRUCTION MATERIALS, OR OTHER OBJECTIONABLE MATERIAL. BACK FILL MATERIALS 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 TAMPING BLOWS OR PROOF ROLLING. ALL BACK FILL MATERIAL SHALL BE PLACED IN LOOSE 6-IN. LIFTS AND COMPACTED, BY MECHANICAL MEANS, AS SPECIFIED BY THE GEOTECHNICAL ENGINEER OR AS LISTED IN NOTE BELOW.
- ALL BUILDING, SIDEWALK, AND PAVEMENT SUB-GRADES SHALL BE COMPACTED TO 98% OF ASTM D698 TO A DEPTH OF 12-IN. AND TO 95% OF ASTM D698 BELOW 12-IN DEPTHS. ALL OTHER NON-STRUCTURAL AREAS SHALL BE COMPACTED TO 90% OF ASTM D698.
- ALL BUILDING, SIDEWALK, AND PAVEMENT SUB-GRADES COMPACTIONS SHALL BE INTERMEDIATELY TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER. ALL SUB-GRADES SHALL BE THOROUGHLY PROOF-ROLLED TO IDENTIFY SMALL LOCALIZED AREAS OF UNSUITABLE SOILS. ALL UNSUITABLE SOILS SHALL BE UNDERCUT, REPLACED WITH STRUCTURAL FILL, AND COMPACTED AS LISTED IN NOTE 10.

TREE PLANTING NOTES (IF REQUIRED)

- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE, AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL -OR- UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL, TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 294 SQ. FT. PER TREE).
- MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
- A MINIMUM OF FIFTY (50) PERCENT OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN TWENTY (20) TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.
- NO LIGHT POLES WITHIN TREE ISLANDS. COMMERCIAL SITE LIGHTING MUST BE A MINIMUM THIRTY (30) FEET AWAY FROM A TREE. IF PEDESTRIAN SCALE LIGHTING IS BEING USED, THEN LIGHTING MUST BE A MINIMUM OF FIFTEEN (15) FEET AWAY FROM A TREE.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (GAS, WATER, PHONE, AND ELECTRICAL LINES).
- ATTENTION LANDSCAPER, NOTIFY URBAN FORESTER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.
- LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- PLEASE CALL (704) 336-4330 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS. 1 TO 2 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.
- ORDINANCE-REQUIRED TREES MUST BE MAINTAINED IN TREE FORM & ALLOWED TO GROW TO THEIR NATURAL HEIGHT/FORM, WITH A MAXIMUM OF THREE STEMS OR TRUNKS (NO TOPPING OR ROUNDING OVER) PLEASE
- UNLESS APPROVED BY URBAN FORESTRY STAFF ALL REQUIRED TREES MUST HAVE SINGLE STEM TRUNKS WITH NO CO-DOMINANT TRUNKS OR BRANCHES. TREE TRUNKS SHALL BE STRAIGHT IN FORM AND FREE OF DAMAGE OR CRACKS. PRUNING CUTS SHALL BE CALLED OUT OVER, BRANCH LENGTH SHALL BE TYPICAL FOR THE TREES AGE AND NOT BE BROKEN, DISEASED OR INJURED. ROOT FLARE SHALL BE LOCATED AT GRADE AND BE FREE FROM EXCESSIVE ADVENTITIOUS ROOT GROWTH.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR / LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES.
- COMMERCIAL TREE SAVE AREAS MUST BE RECORDED IN ACCORDANCE WITH THE APPROVED PLAN ON A FINAL PLAN AT THE REGISTER OF DEEDS OFFICE BEFORE URBAN FORESTRY HOLDS CAN BE RELEASED.

ADDITIONAL CHARLOTTE LAND DEVELOPMENT NOTES

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSMM 50.05 (9" SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- DIRECT VEHICULAR ACCESS TO FROM LOTS IS PROHIBITED.
- IN ROLLINS 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.
- 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.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG ROADWAY MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- 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.
- 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.
- 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.
- ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- 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.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #5 SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS).
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- "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/COUNTY/SUBDIVISION ORDINANCE.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR REPAIR/REPLACEMENT OF EXISTING RETAINING WALLS ON LOT #5 MUST BE SUBMITTED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- PRIOR TO CONSTRUCTION, PE SEALED SHOP DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
- PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- 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.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7098) 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 COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- 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%20MAINTENANCE/HOME.HTM](http://www.charmeck.org/departments/transportation/street%20maintenance/home.htm)
- NON-STANDARD ITEMS (I.E. 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. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.
- SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
- 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.
- RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED 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 CONTACT CDOT AT (704) 336-4346.
- CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.

GENERAL NOTES

- ALL CONCRETE SIDEWALKS SHALL BE FULL 4" THICK 3800 PSI CONCRETE W/1" DEEP GROOVE CONTROL JOINTS AT INTERVALS INDICATED ON SITE PLAN. PROVIDE EXPANSION JOINTS ADJACENT TO ALL RIGID STRUCTURES. EXPANSION JOINT SPACING SHALL NOT EXCEED 30'.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLAN FOR EXACT LOCATION & SIZE OF WATER, SEWER CONNECTIONS & ROOF DOWNSPOUTS.
- SEE ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS, FEATURES, STAIRS & HANDRAILS, ETC.
- DRIVEWAYS SHALL BE CONSTRUCTED TO STATE & LOCAL CODES.
- ACCESSIBLE PARKING:
 - A AN ACCESSIBLE PARKING SPACE SHALL HAVE NO GREATER SLOPE THAN 1/4" PER FOOT ACROSS THE SPACE.
 - B HANDRAILS ARE TO BE PROVIDED ON ACCESSIBLE RAMPS WITH A DROP OF 2" OR MORE.
 - C MAX. SLOPE FOR AN ACCESSIBLE ROUTE (SIDEWALK) SHALL BE 5.0% (1:20).
- ALL ACCESSIBLE PARKING SPACES SHALL DISPLAY APPROVED RESERVED PARKING SPACE SIGNS AS PRESCRIBED BY THE N.C.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES & APPROVED FOR USE UNDER N.C. GENERAL STATUTE R7-8, R7-80 "PENALTY" SIGN & WHERE APPLICABLE, "VAN ACCESSIBLE" SIGN.
- THE CONTRACTOR SHALL VISIT THE SITE & FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS BEFORE SUBMITTING HIS BID.
- ALL DISTANCES & DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN CASE OF CONFLICT, THE CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY SO THAT CLARIFICATIONS MAY BE MADE PRIOR TO THE START OF WORK.
- THE PROPOSED GRADES AS SHOWN ARE THE FINISH GRADES UNLESS OTHERWISE NOTED.
- LIGHTING SHALL NOT EXCEED 30' IN HEIGHT.
- THE CONTRACTOR SHALL SUPPLY & ESTABLISH SURVEY CONTROL, INCLUDING THE HORIZONTAL & VERTICAL CONTROL POINTS. THE CONTRACTOR SHALL MAINTAIN THIS CONTROL & PROVIDE ALL BENCHMARKS, STAKES, GRADES, LEVELS & LINES NECESSARY FOR CONSTRUCTION. CONTRACTOR(S) SHALL PROVIDE ADEQUATE SUPERVISION TO PREVENT DAMAGE & MOVEMENT FROM ADJACENT WORKING AREAS. THE CONTRACTOR SHALL CLEARLY SHOW CONSTRUCTION STAKES SHALL REMAIN IN PLACE & BE PROTECTED UNTIL OWNER APPROVES THEIR REMOVAL. ANY STAKES THAT HAVE BEEN DISPLACED AS A RESULT OF CONSTRUCTION ACTIVITY ARE TO BE REPLACED BY A LICENSED LAND SURVEYOR ENGAGES BY THE CONTRACTOR AT NO COST TO THE OWNER.
- ALL EXISTING IMPROVEMENTS DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER.
- ALL EXISTING PAVEMENT & CONCRETE TO BE JOINED SHALL BE SAWCUT.
- BURNING ON, OR NEAR THE JOB SITE WILL NOT BE PERMITTED.
- ALL FILL SHALL BE COMPACTED TO 95% PER ASTM D698. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAR THE ENTIRE SITE OF ALL CONSTRUCTION RELATED MATERIAL & DEBRIS.
- TREE SAVE NOTES:
 - a. TEMPORARY TREE SAVE FENCING INSTALLED UNDER THE ROUGH GRADING CONTROL SHALL BE MAINTAINED UNTIL THE CITY ALLOWS ITS REMOVAL. REMOVAL OF THIS FENCING SHALL BE INCLUDED HEREIN.
 - b. THE SITE WORK CONTRACTOR(S) SHALL BE FAMILIAR WITH & OBSERVE THE APPLICABLE REQUIREMENTS. ANY QUESTIONS SHOULD BE DIRECTED TO THE PROJECT CIVIL ENGINEERING REPRESENTATIVE.
- LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ON ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- COORDINATE ALL CURB & STREET GRADES IN INTERSECTION WITH CITY INSPECTOR.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM SLOPE OF 0.5% ON CURB.
- INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. SEE SHEET C5.0 AND C5.1 FOR EROSION CONTROL PLAN.
- THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES & OTHER ABOVE & BELOW-GRADE IMPROVEMENTS ARE APPROXIMATELY AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE & INVERT ELEVATIONS OF SUCH PRIOR TO START OF CONSTRUCTION.
- ALL "STD" NUMBERS REFER TO THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE & SHALL REMOVE FROM THE CHANNEL ALL DEBRIS, LOGS, TIMBER, JUNK & OTHER ACCUMULATIONS.
- ANY ROAD IMPROVEMENTS AT BELTWAY BLVD AND MARGO RD TO BE COORDINATED WITH THE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE CITY OF CHARLOTTE ENGINEERING DEPT. HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE & DOES NOT ASSUME RESPONSIBILITY FOR THEM.
- NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE R/W REQUIRE A R/W ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPT. OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT 704-336-3888.
- THE ENGINEER WILL NOT BE CONTINUOUSLY PRESENT IN THE FIELD. IT IS SPECIFICALLY UNDERSTOOD THAT HE DOES NOT UNDERTAKE NOR ASSUME ANY OBLIGATION FOR SUPERVISION OF CONSTRUCTION. SAFETY MEASURES TAKEN DURING THE COURSE OF CONSTRUCTION. RESPONSIBILITY FOR SCHEDULING THE WORK FOR INSURING COMPLETE COMPLIANCE WITH THE CONTRACT DOCUMENTS AND/OR ALL CODE REQUIREMENTS, RULES & REGULATIONS OF ANY PUBLIC OR PRIVATE AUTHORITY HAVING JURISDICTION OVER THE WHOLE OR ANY PART OF THE WORK. IN ADDITION, THE ENGINEER NEITHER UNDERTAKES, ASSUMES, NOR GUARANTEES THE WORK AND/OR PERFORMANCE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL MEET CITY OF CHARLOTTE & STATE STANDARDS.
- ALL DEVELOPMENT CREATING A TOTAL OF 20,000 S.F. OF IMPERVIOUS AREA SINCE SEPTEMBER OF 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
- TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704)336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT-OF-WAY TREES. ALL TREES OVER 8"Ø AS MEASURED 4.5' ABOVE THE GROUND & LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704)336-6692 FOR REQUIRED PERMITS.
- BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT (800)632-4949. IT'S THE LAW.
- SIGHT TRIANGLES SHOWN ARE THE MIN. REQUIRED.
- 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).
- 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.
- 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.
- R/W CLOSURES LONGER THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED 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 THE R/W CLOSURES. CONTRACTOR SHALL CONTACT CDOT AT (704)336-2562.



BURTON
ENGINEERING

5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(774) 553.8881
burtonengineering.com
FIRM #C-1157



WESTPARK 85 SUBDIVISION
BELTWAY BLVD.
CHARLOTTE ETJ, NORTH CAROLINA

PROJECT NOTES

REVISIONS	DATE	BY	CTB
1	04/20/2017	J. LUKES	CTB
2	04/20/2017	J. LUKES	CTB
3	04/20/2017	J. LUKES	CTB
4	04/20/2017	J. LUKES	CTB
5	04/20/2017	J. LUKES	CTB
6	04/20/2017	J. LUKES	CTB
7	04/20/2017	J. LUKES	CTB
8	04/20/2017	J. LUKES	CTB
9	04/20/2017	J. LUKES	CTB
10	04/20/2017	J. LUKES	CTB
11	04/20/2017	J. LUKES	CTB
12	04/20/2017	J. LUKES	CTB
13	04/20/2017	J. LUKES	CTB
14	04/20/2017	J. LUKES	CTB
15	04/20/2017	J. LUKES	CTB
16	04/20/2017	J. LUKES	CTB
17	04/20/2017	J. LUKES	CTB
18	04/20/2017	J. L	

