

FINAL APPROVAL

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

APPROVED

EROSION CONTROL

APPROVED

URBAN FORESTRY

APPROVED

CDOT

APPROVED

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

SHEET INDEX:

BY: Joshua Weaver 2-8-2017

DEVELOPER

PRELIMINARY PLANNED

MULTI-FAMILY SUBDIVISION

APPROVAL

Double Oaks Development, LLC 4601 Charlotte Park Drive, Suite 350 Charlotte, NC 28217 (704) 342-0933

Contact: Jim Donaldson

LANDSCAPE ARCHITECT

LandDesign, Inc. 223 N. Graham Street Charlotte, NC 28202 (704) 333-0325

Contact: Richard Petersheim

CIVIL ENGINEER

LandDesign, Inc. 223 N. Graham Street Charlotte, NC 28202 (704) 333-0325 Contact: Frank McMahan

SURVEYOR

NorStar Land Surveying, Inc. 192-A N. Church Street Charlotte, NC 28205 704.721.6651 Contact: Scott Dyer SUEET HADEY

Chapter I - Existing Conditions

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C I.2 -C I.8 Rezoning Plan

C I.9 Rezoning Notes

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BRIGHTWALK PHASE 7B

MULTI-FAMILY

DOUBLE OAKS

MECKLENBURG COUNTY

CHARLOTTE, NORTH CAROLINA

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- Reserved -

VICINITY MAPS



Double Oaks Development Table

Development Area #1			Deve	lopment Area #2
Proposed Zoning:	NS (SPA)		Proposed Zoning:	NS (SPA)
Proposed Use:	Multi-Family and Attached Club House Uses		Proposed Use:	Mixed Use (retail/office/restaurant≤ 15,000 SF
Tree Save Area:	0 acres		Tree Save Area:	0 acres
Number of Allowed Dwelling Units:	48 Multi-Family units		Number of Allowed Dwelling Units:	70 Multi-Family units
Total Units Proposed/Constructed:	48 Multi-Family units (Kohler Avenue)		Total Units Proposed/Constructed:	0 Units
Area:	2.38 acres		Area:	1.28 acres

Development Area #3			Development Area #4/ Easement		
Proposed Zoning:	NS (SPA)		Proposed Zoning:	NS (SPA)	
Proposed Use:	Mixed Use (retail/office/restaurant≤ 20,000 SF)		Proposed Use:	Green way/ park via easement	
Tree Save Area:	0 acres		Tree Save Area:	0.85 acres	
Number of Allowed Dwelling Units:	230 Multi-Family Units		Number of Allowed Dwelling Units:	0 Units	
Total Units Proposed/Constructed:	0 Units		Total Units Proposed/Constructed:	0 Units	
Area:	3.03 acres		Area:	2.88 acres	

Area:	3.03 acres	Ш	Area:	2.88 acres	
Development Area #5			Development Area #6		
Proposed Zoning:	NS (SPA)		Proposed Zoning:	NS (SPA)	
Proposed Use:	Multi-Family		Proposed Use:	Multi-Family and/or single Family attached	
Tree Save Area:	0 acres		Tree Save Area:	0 acres	
Number of Allowed Dwelling Units:	72 residential attached dwelling or multi-family Units		Number of Allowed Dwelling Units:	72 residential attached dwelling or multi-family Units	
Total Units Proposed/Constructed:	72 multi-family units (Gables II)		Total Units Proposed/Constructed:	0 Units	
Area:	1.44 acres		Area:	1.85 acres	

Development Area #7		Development Area #7A		
Proposed Zoning: UR-2 (CD)		Proposed Zoning:	UR-2 (CD)	
Proposed Use:	Residential / Green way park via easement	Proposed Use:	Residential / Green way park via easement	
Tree Save Area:	0 acres	Tree Save Area:	0.52 acres	
Number of Allowed Dwelling Units:	400 attached or detached dwelling units/homes and a outdoor recreation use.	Number of Allowed Dwelling Units:	40 multi-family, attached or detached dwelling units/homes.	
Total Units Proposed/Constructed:	108 Units - Brightwalk Phase 1 (5 single family detached lots, 18 single family attached lots for sale), Brightwalk Phase 2 (14 Single family detached lots for sale), Brightwalk - Phase 3 (34 single family detached lots, 37 single family attached lots for sale), Brightwalk Phase 4 (51 single family detached lots for sale), Brightwalk Phase 5 (50 single family attached lots for sale), Brightwalk Phase 7 (6 single family detached lots for sale, 24 single family attached lots for sale, 24 single family attached lots for sale)	Total Units Proposed/Constructed:	0 Units	
Area:	39.92 acres	Area:	4.28 acres	

Development Area #8		Development Area #9		
Proposed Zoning:	UR-2 (CD)	Proposed Zoning:	UR-2 (CD)	
Proposed Use:	Multi-Family, Single Family Attached, Child Care Center	Proposed Use:	Residential: Single Family (Attached & Detached) and Accessory uses	
Tree Save Area:	0 acres	Tree Save Area:	0 acres	
Number of Allowed Dwelling Units:	150 residential attached dwelling or multi- family units. Child care facility for up to 79 kids	I Number of Allowed Dwelling Units:	40 residential single family (attached & detached) and accessory uses.	
Total Units Proposed/Constructed:	96 multi-family units for rent (Statesville Ave. Apartments) 5,300 SF Child care facility.	Total Units Proposed/Constructed:	31 single family attached lots for sale	
Area:	7.05 acres	Area:	1.752 acres	

Develo	opment Area #10	Development Area #11		
Proposed Zoning: UR-2 (CD)		Proposed Zoning:	UR-2 (CD)	
Proposed Use:	Right of Way or Residential: Single Family (Attached & Detached), Multi-Family, and accessory uses	Proposed Use:	Residential: Single Family (Attached & Detached), Multi-Family, and accessory uses	
Tree Save Area:	0 acres	Tree Save Area:	0 acres	
nber of Allowed Dwelling Units:	14 residential single family (attached & detached), mulit family, and accessory uses.	I Number of Allowed Dwelling Units:	50 residential single family (attached & detached), mulit family, and accessory uses.	
al Units Proposed/Constructed:	0 units	Total Units Proposed/Constructed:	17 units	
Area:	0.417 acres	Area:	1.005 acres	

Proposed Zoning: UR-2 (CD)
Proposed Use: Residential: Single Family (Attached & Detached) and Accessory uses
Tree Save Area: 0 acres

Umber of Allowed Dwelling Units: 14 residential single family (attached & detached), mulit family, and accessory uses. 15 single family detached lots for sale

LandDesign



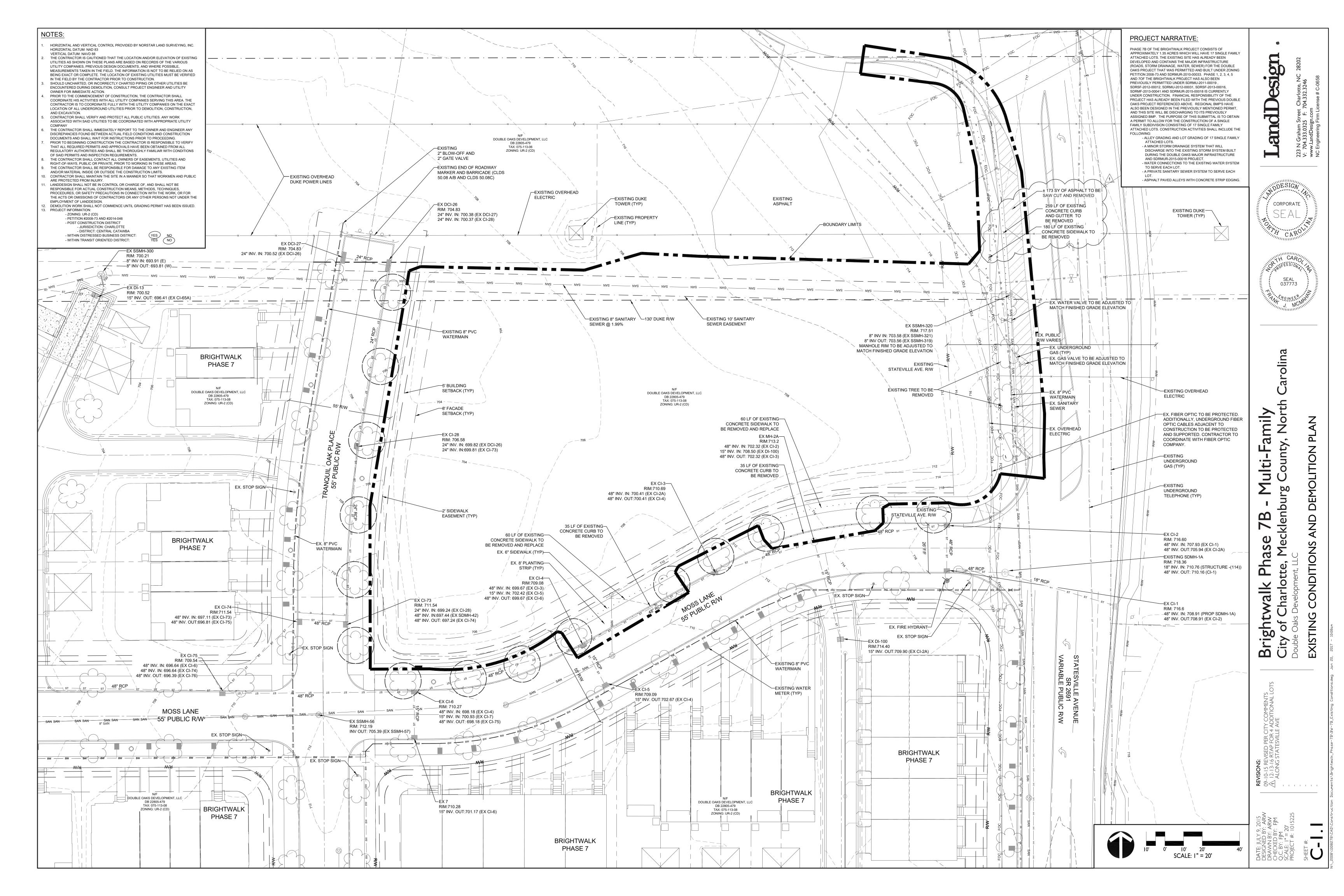


Brightwalk Phase 7B - Multi-Family City of Charlotte, Mecklenburg County, North Carolina Double Oaks Development, LLC COVER

> 10-15 REVISED PER CITY COMMENTS 12-13-16 RTAP FOR 4 ADDITIONAL LOTS ALONG STATESVILLE AVE

DRAWN BY: ARW
CHECKED BY: FJM
Q.C. BY: FJM
SCALE: NTS
PROJECT #: 1015225

SHEET #: O'SZZ



TECHNICAL PLAN

shook kelley*

2151 Hawkins Street Suite 400 Charlotte, NC 28203-4927 850 South Robertson Blvd. Suite One Los Angeles, CA 90035-1621

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NOT FOR CONSTRUCTION

Charlotte Mecklenburg Housing Partnershi David Howard 4601 Charlotte Park Drive Charlotte, NC 28217 704.342.0933 p

Double Oaks Phase II

Petition #2008-Charlotte, NC

> 2008_02_15 First Submittal Second Submittal
> Public Hearing
> Zoning Committee
> City Council
> Amendment to Petition 2008_05_15 2008_06_16 2008_06_25 2009_03_11 Second Amendment to Petition Third Amendment to Petition 2010_05_05 Fourth Amendment to Petition

Technical Plan **Petition #2008-73** Fourth Amendment to Petition

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Project name#: Project / 07024

CAD File Name: 08_0125_DO_ZONING_PLAN.MCD

DOUBLE OAKS PHASE II RE-ZONING PLAN SUBMITTAL FOR ADMINISTRATIVE AMENDMENT 4

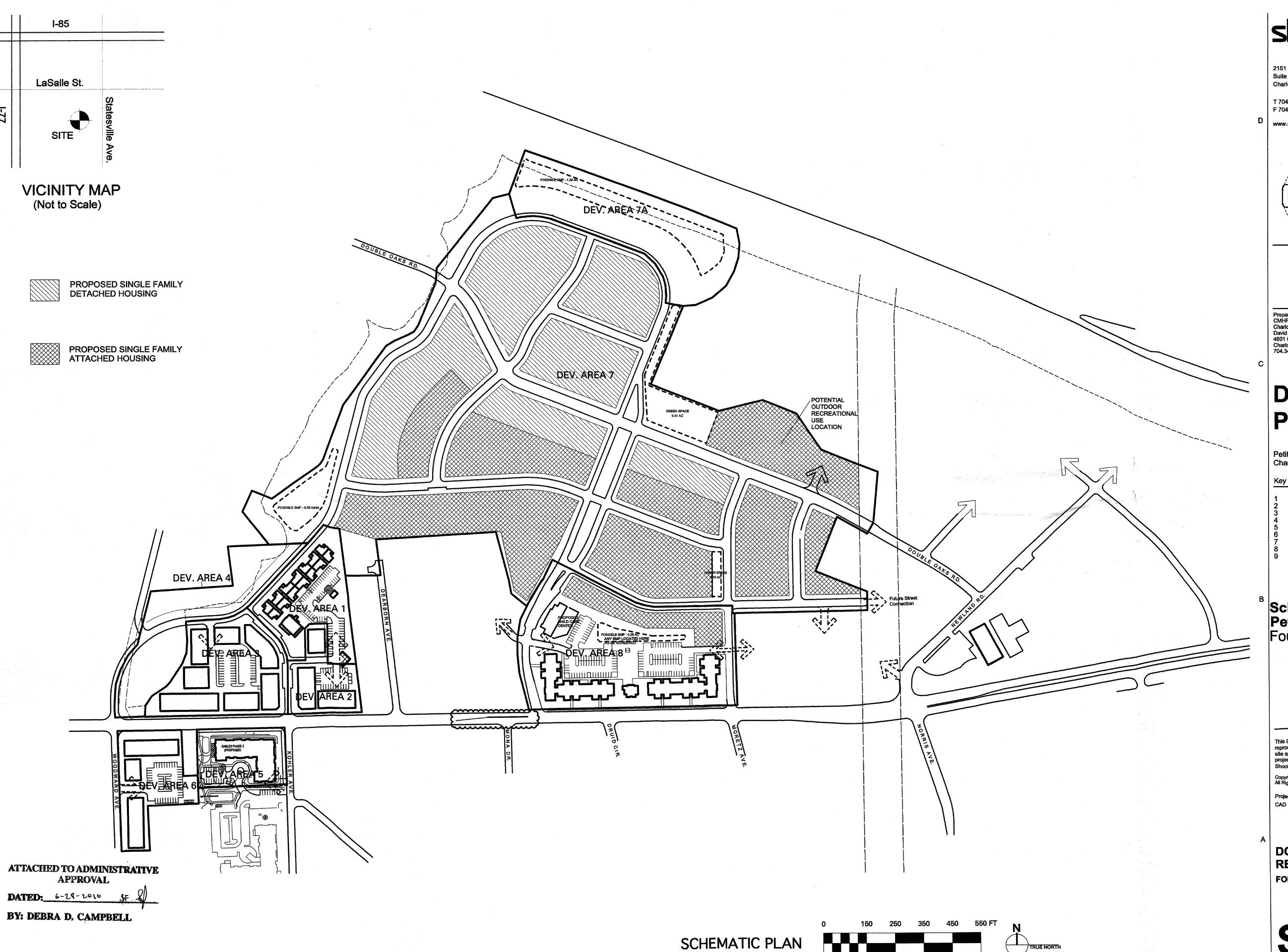
SP101

CORPORATE SEAL

andDesign

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REZONING



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David Howard
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Double Oaks Phase II

Petition #2008-Charlotte, NC

2008_02_15 First Submittal
2008_05_13 Revised Submittal
2008_06_16 Public Hearing
2008_06_25 Zoning Committee
2008_07_21 City Council
2009_01_30 Amendment Petition
2009_03_11 Second Amendment to Petition
2010_01_11 Third Amendment to Petition
2010_05_05 Fourth Amendment to Petition

Schematic Plan
Petition #2008-73
Fourth Amendment to Petition

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Project name/#: Project / 07024

CAD File Name: Site Plan_96_Units_Schem_10_0111

DOUBLE OAKS PH. II
RE-ZONING PLAN SUBMITTAL
FOR ADMINISTRATIVE AMENDMENT4

SP102

LandDesign



Brightwalk Phase 7B - Multi-Family City of Charlotte, Mecklenburg County, North Carolina Double Oaks Development, LLC

Double Oaks Developmen REZONING PLAN

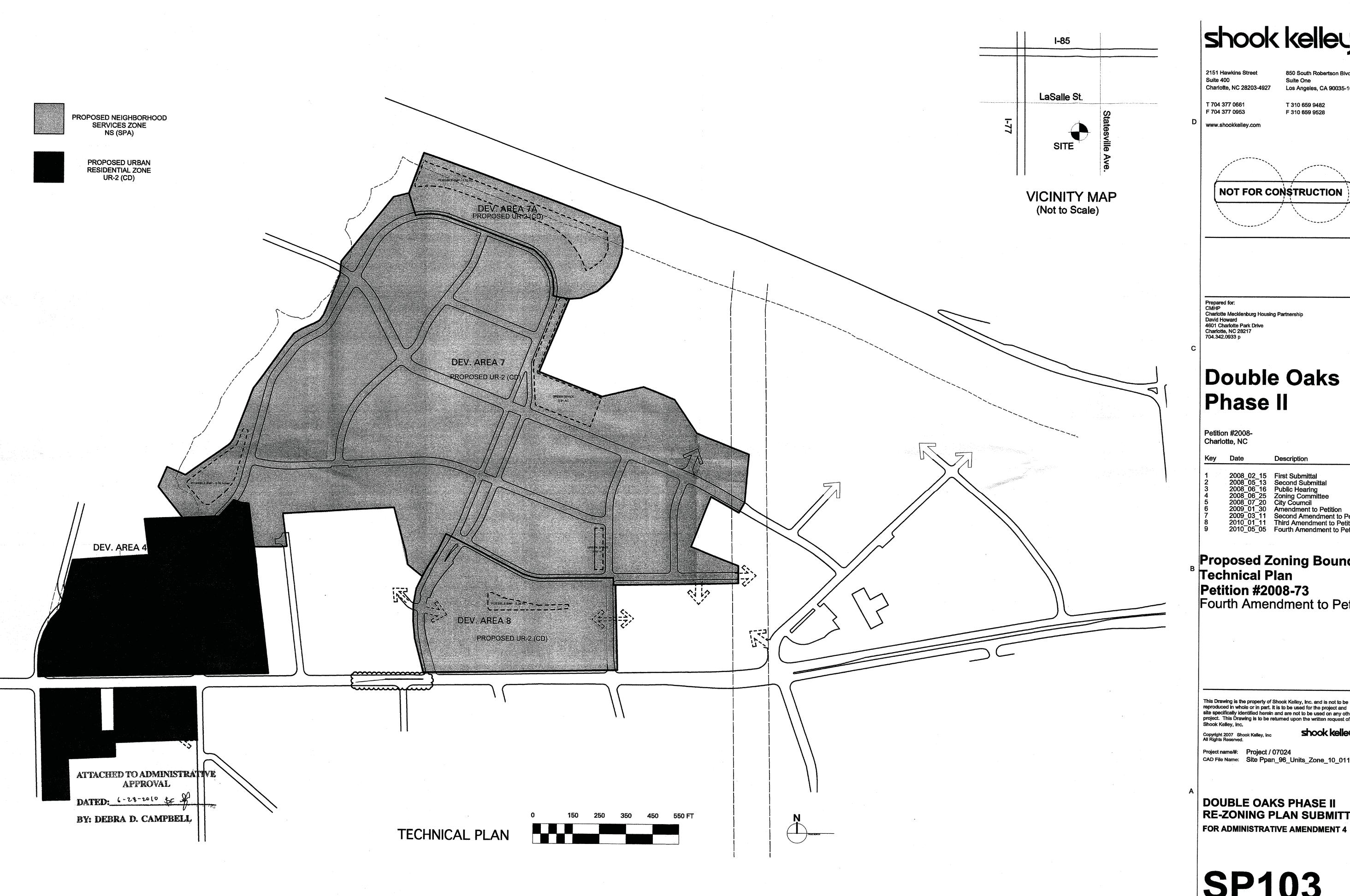
NEVISIONS:
09-10-15 REVISED PER CITY COMMENTS

A 12-13-16 RTAP FOR 4 ADDITIONAL LOTS

ALONG STATESVILLE AVE

--

DESIGNED BY: ARW
DRAWN BY: ARW
CHECKED BY: FJM
Q.C. BY: FJM
SCALE: NTS
PROJECT #: 1015225
SHEET #:



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Prepared for:
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Double Oaks Phase II

2008_02_15 First Submittal 2008_02_15 First Submittal
2008_05_13 Second Submittal
2008_06_16 Public Hearing
2008_06_25 Zoning Committee
2008_07_20 City Council
2009_01_30 Amendment to Petition
2009_03_11 Second Amendment to Petition
2010_01_11 Third Amendment to Petition
2010_05_05 Fourth Amendment to Petition

Proposed Zoning Boundaries Technical Plan **Petition #2008-73** Fourth Amendment to Petition

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Project name/#: Project / 07024

CAD File Name: Site Ppan_96_Units_Zone_10_0111

DOUBLE OAKS PHASE II **RE-ZONING PLAN SUBMITTAL**

SP103

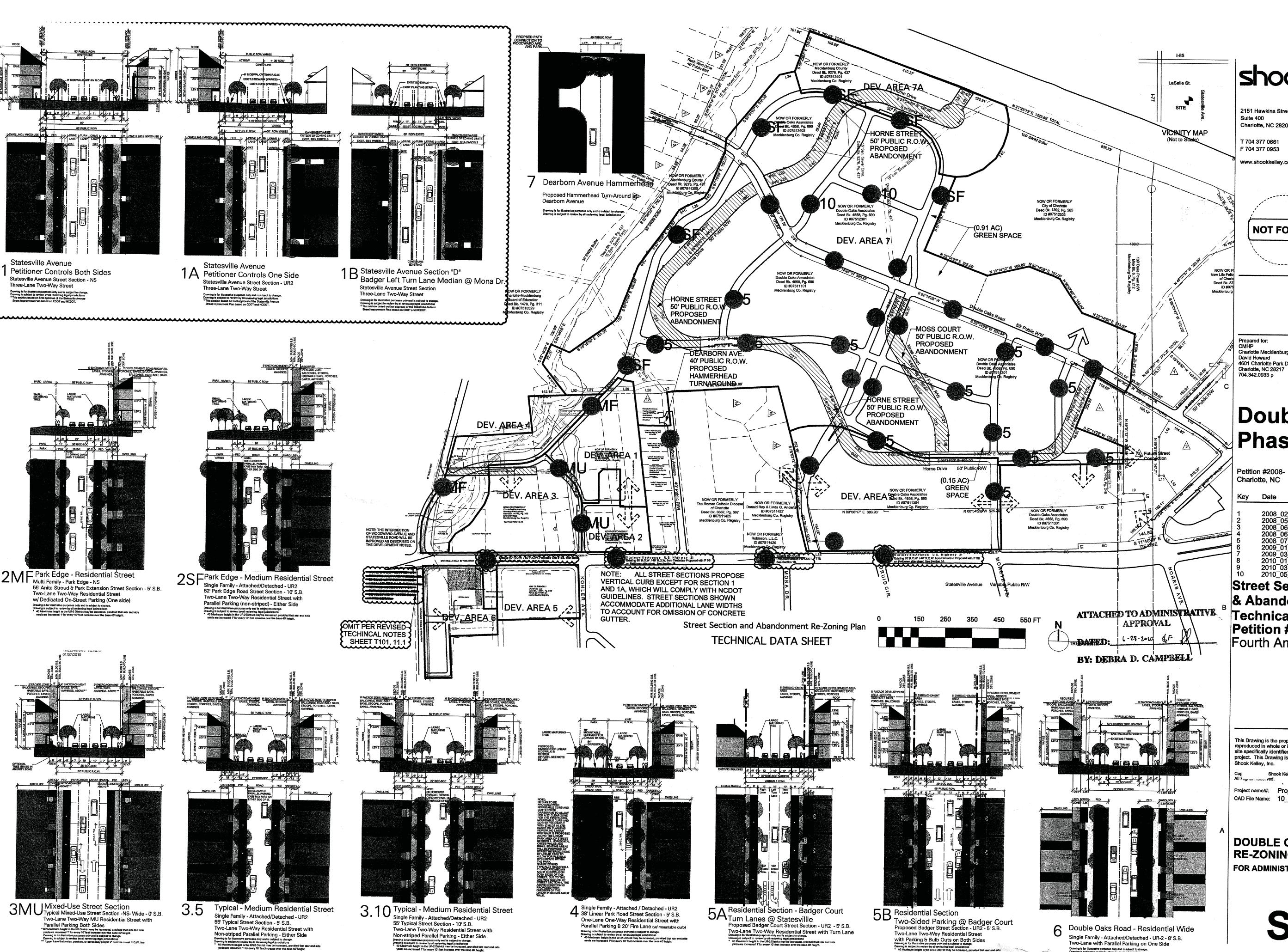
CORPORATE SEAL

LandDesign

Multi-Family are County, North

Phase 7B - Moste Phase (Brightwalk Pha City of Charlotte, I Double Oaks Development, LLC

REZONING PLAN



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NOT FOR CONSTRUCTION

4601 Charlotte Park Drive

Double Oaks ⊘ Phase II

2008_02_15 First Submittal Revised Submittal 2008_06_16 Public Hearing 2008_06_25 Zoning Committee

2008_07_21 City Council 2009_01_30 Amendment to Petition 2009_03_11 Second Amendment to Petition 2010_01_11 Third Amendment to Petition 2010_03_02 3RD Amendment Note Revisions 2010_05_05 Fourth Amendment to Petition

Street Sections & Abandonment **Technical Plan Petition #2008-73**

Fourth Amendment to Petition

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shook kelleu

Project name/#: Project / 07024 CAD File Name: 10_01_11_DO_Zoning_Plan_v2008.vwx

DOUBLE OAKS PH. II RE-ZONING PLAN SUBMITTAL FOR ADMINISTRATIVE AMENDMENT 4

SP104

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REZONING

NOT FOR CONSTRUCTION

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Phase II

Petition #2008-Charlotte, NC

Key	Date	Description
1 2 3 4 5 6 7	2008_05_1 2008_06_1 2008_06_2 2008_07_2 2009_01_3	3 Second Submittal 6 Public Hearing 5 Zoning Committee 1 City Council 0 Amendment to Petition
	1 2 3 4 5	1 2008_02_1 2 2008_05_1 3 2008_06_1 4 2008_06_2 5 2008_07_2

Conceptual Streetscapes Schematic Plan **Petition #2008-73**

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 05-13-2009 BY: DEBRA D. CAMPBELL

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Project name/#: Project / 07024

CAD File Name: 08_0125_DO_ZONING_PLAN.MCD

DOUBLE OAKS PHASE II **RE-ZONING PLAN SUBMITTAL** FOR PUBLIC HEARING

SP105



DOUBLE DAKES. · VIEW 2.



CONCEPTUAL VIEW "B" Statesville Avenue

CONCEPTUAL VIEW "A"

Woodward Avenue

NOTE: These Conceptual Streetscape Renderings depict the general intent of the Petitioner with respect to scale, articulation, rhythm, massing, proportions and design elements. Modifications or alterations to these renderings may occur.

Multi-Family arg County, North Phase 7B - Mi otte, Mecklenburg (Brightwalk Pha City of Charlotte, I Double Oaks Development, LLC

REZONING PLAN

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#### **GENERAL PROVISIONS**

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Zoning Ordinance (the "Ordinance") for the NS zoning classification or the UR-2 zoning classification shall be followed. The development contemplated by this petition consists of eight (8) Development Areas generally depicted on the Technical Data Sheet as "Development Area 1", "Development Area 2", "Development Area 3", "Development Area 4", "Development Area 5", "Development Area 6", "Development Area 7", " Development Area 7A" and "Development Area 8" (each a "Development Area" and collectively the "Development Areas"). The Technical Data Sheet and these Development Standards (together the "Rezoning Plan") supersede in all respects all prior conditional use zoning plans with respect to the property that constitutes the Site.

The Technical Data Sheet is accompanied by a conceptual site plan for development within Development Areas 1, 2, 3, 5, 6 and 8 (the "Schematic Site Plan") and by a conceptual land use plan for Development Areas 4, 7 and 7A (collectively with the Schematic Site Plan referred to as the "Site Plan"). The development depicted on the Site Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended only to describe the possible arrangements of uses and building elements. The schematic depictions of the uses, structures and building elements set forth on the Site Plan should be reviewed in conjunction with the provisions of these Development Standards.

Consequently, except as otherwise expressly specified on the Technical Data Sheet and in these Development Standards, the ultimate layout of the development proposed, the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of such elements on the Site Plan and any schematic building elevations are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking envelope lines established on the Technical Data Sheet, subject to the accompanying Development Standards and Section 6.206 (2) of the Ordinance. Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Site Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to minor variations that do not materially change the design intent generally depicted on the Site Plan. The dimensions and specific locations of building/parking envelopes and parking envelopes generally depicted on the Technical Data Sheet may be subject to minor variations that do not materially change the design intent generally depicted on the Schematic Site Plans.

As described in Section 4.1 and Section 6.6 below, the Site and portions thereof shall be viewed as a unified development plan in accordance with the provisions set forth therein.

The total number of buildings to be developed on the Site shall not exceed four (4) as to Development Area 1, three (3) as to Development Area 2, nine (9) as to Development Area 3 and two (2) as to Development Area 5, four (4) as to Development Area 6, twelve (12) as to Development Area 8. Due to the type of uses allowed within Development Areas 7 and 7A (attached and detached dwelling units) the maximum number of buildings is limited by the total number of allowed units for these two Development Areas. No buildings are contemplated for Development Area 4.

#### 2. PERMITTED USES AND BUILDING AREA RESTRICTIONS

2.1 This proposal is intended to accommodate the development of retail, restaurant, office and residential uses which will be interconnected with open space, pedestrian and vehicular linkages

For purposes of the development limitations set forth in this Section 2, the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building, and any accessory buildings or structures on the site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, or related access areas, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), or areas devoted to uses or structures accessory to residential uses on the site (limitations on the scope of residential uses being determined on a per unit, rather than floor area basis); provided, further, areas devoted to outdoor dining are not parking required by the Ordinance for the NS district will be required for outdoor

- 2.2 Development Area 1 as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:
  - (a) Up to 48 multi-family residential dwelling units; and
- including without limitation clubhouse facilities. (c) Drive-thru windows will not be allowed as an accessory use.

Associated surface and structured parking spaces and accessory uses

associated with the allowed principal uses as allowed in the NS district,

- 2.3 Development Area 2 as generally depicted on the Technical Data Sheet may be
- (a) Up to 70 multi-family residential dwelling units; and
- (b) Up to 15,000 square feet of gross floor area of retail and/or restaurant space and/or office space developed as part of mixed use residential/retail/restaurant/office building(s) located within Development Area 2: and
- Associated surface and structured parking spaces and accessory uses associated with the allowed principal uses as permitted under the ordinance for the NS district.
- (d) Drive-thru windows will not be allowed as an accessory use.
- 2.4 Development Area 3 as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:
  - (a) Up to 230 multi-family residential dwelling units; and
  - (b) Up to 20,000 square feet of retail and/or restaurant space and/or office space developed as part of mixed use residential/retail/restaurant/office buildings located within Development Area 3; and;
  - (c) Associated surface and structured parking spaces and accessory uses associated with the allowed principal uses as permitted under the Ordinance

(a) Greenway and open space related uses together with accessory uses

- (d) Drive-thru windows will not be allowed as an accessory use.
- 2.5 Development Area 4 as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:
- associated with the allowed principal uses as permitted under the Ordinance for the NS district. 2.6 Development Area 5 as generally depicted on the Technical Data Sheet may be
- devoted to any of the following uses:
- (a) Up to 72 residential attached dwelling or multi-family units; and
- (b) Associated surface and structured parking spaces and accessory uses associated with the allowed principal uses as permitted under the Ordinance for the NS district.
- 2.7 Development Area 6 as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:
  - (a) Up to 72 residential attached dwelling or multi-family units; and
- (b) Associated surface and structural parking spaces and accessory uses associated with the allowed principal uses as permitted under the Ordinance for the NS district.
- (c) Drive-thru windows will not be allowed as an accessory use

- 2.8 Development Area 7 as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:
- (a) Up to 400 attached or detached dwelling units/homes and a outdoor recreations use: and
- (b) Associated surface parking spaces and accessory uses associated with the allowed principal uses as permitted under the Ordinance for the UR-2
- 2.9 Development Area 7A as generally depicted on the Technical Data Sheet may be devoted to any of the following uses: (a) Up to 40 multi-family, attached or detached dwelling units/home: and
- (b) Associated surface parking spaces and accessory uses associated with the allowed principal uses as permitted under the Ordinance for the UR-2
- 2.10 Development Area 8 as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:
- (a) Up to 150 residential attached dwelling or multi-family units;
- (b) Child Care uses for up to 79 children in the area generally depicted on the (c) Associated surface and structural parking spaces and accessory uses

associated with the allowed principal uses as permitted under the UR-2

2.11 The permitted uses described in Sections 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9 and

2.10 above shall be subject to the following limitations and restrictions

- (a) The total amount of commercial uses on the Site (excluding child care and elementary school uses) shall not exceed 35,000 square feet of gross floor
- (b) No fast food restaurants with drive through window facilities or gas stations/convenience stores with gasoline sales shall be allowed; and
- (c) No area devoted to retail and/or restaurants shall be permitted on the Site unless such uses are located within mixed use residential/retail/restaurant buildings or retail/restaurant/office buildings.
- (d) Drive-thru windows will not be allowed as an accessory use.
- 2.12 The number of residential dwelling units and the square footage of gross floor area devoted to commercial use set forth above with respect to Development Areas 1, 2 and 3 may be reallocated among such Development Areas provided that the total number of residential dwelling units permitted with such Development Areas shall not exceed 348 units and the total gross floor area devoted to commercial uses within such Development Areas shall not exceed 35,000 square feet.
- 2.13 While areas devoted to outdoor dining are not intended to be included in the calculation of the square footage limitations noted above, any off street parking required by the Ordinance will be provided for these areas.

#### ACCESS POINTS

The total number of ingress/egress points shall be limited to the number shown on the Technical Data Sheet. The exact locations may vary somewhat from those denicted based upon final design and locational requirements as regulated by CDOT and, where

Access from the Site to Statesville Avenue will be provided by way of internal streets or existing streets other than Statesville Avenue as generally depicted on the Rezoning Plan.

Prior to issuance of the final certificate of occupancy for the first building located on Development Area 3, access to development taking place on Development Area 1 and Development Area 2 may be provided by way of Street A as generally depicted on the

## SETBACK, SIDE YARDS, REAR YARDS, BUFFERS, VEHICLE CIRCULATION

4.1 All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance.

The Site and portions of the Site shall be viewed as a unified development plan. As such, yards will not be required between buildings located on the Site or between Development Areas. The Petitioner reserves the right to subdivide the Site and create lots within the interior of the development with no public street frontage or side and/or rear yards or other separation standards as part of a unified development plan. In addition, the Site can be viewed as a unified development plan in conjunction with the adjacent tracts. Furthermore, as part of the unified levelopment plan, there shall be no separation standards (i.e. no internal yard or buffer requirements) associated with development on Development Area 5 and that certain parcel zoned B-2 and located adjacent and to the east of Development Area 5 currently known as the Gables at Druid Hills Senior Apartments.

- 4.2 The setback areas extending around the perimeter of the Site are to remain as open space and, except to the extent necessary to accommodate pedestrian pathways, walls, berms, fences, grading, signs, graphics or utility construction and, where ndicated, vehicular access, will be restricted from future development.
- 4.3 A non-required 20 foot Class C buffer shall be provided along the northerly boundary of Development Area 1 and Development Area as generally depicted on the Technical Data Sheet; provided, however, the buffer may be reduced to 15 feet with the use of a wall or fence as provided in the Ordinance. If the abutting properties should be rezoned or used in a manner so as to not require such buffer, the required buffer for the Site may be adjusted accordingly to meet the minimum requirements for any buffers and screening per the Ordinance.
- 4.4 The height of buildings located on the Site shall comply with the Ordinance for the NS and UR-2 zoning district provided, however, buildings on Development Area 1 shall not exceed 50 feet in height and portions of buildings within Development Area 2 located within 50 feet of the northerly boundary line of such Development Area shall not exceed 40 feet in height. It is understood that the height restrictions set forth in the immediately preceding sentence shall be null and void in the event that property immediately adjacent to the applicable building(s) in question along the common northerly boundary of the Site are either (i) no longer zoned for single family residential purposes (i.e. R-3, R-5, etc.) or (ii) are not used for single family residential purposes for a continuous period of six (6) months from the date of approval of this Petition. Building height for buildings within Development Area 7 and 7A will be limited to 40 feet. Building height for buildings within

#### Development Area 8 will be limited to 60 feet. SCREENING AND LANDSCAPING

- Screening will conform to the applicable standards of Section 12.303 of the
- 5.2 Landscaping shall meet or exceed the requirements of the Ordinance and the City of Charlotte Tree Ordinance. Newly installed landscaping shall be consistent with the existing landscaping treatments.
- gation systems will be maintained by Yentioner of the Europesers and margin. In landscaped setback areas along Statesville Avenue. PROPOSED OMISSION. NCDOT does not allow irrigation in planting strips along Statesville Avenue.

  All roof mounted mechanical equipment will be screened from view.
- Dumpster areas and recycling areas (if any) will be enclosed by solid fences or a brick wall with one side being a decorative wooden gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.
- 5.6 As indicated on the Technical Plan sheet SP 101 the existing trees along Double Oaks Road will be preserved. In conjunction with this tree save area the petitioner agrees to provide a tree preservation plan. The tree preservation plan will be submitted to the City's Urban Forestry Staff for review and approval. The approved tree preservation plan will be undertaken and executed during the

#### construction process.

5.7 Tree save areas as identified on the Technical Plan will be preserved.

#### 6. PARKING

6.1 Off street parking will meet or exceed the minimum standards established under the Ordinance and will not be allowed within the setbacks. Parking for residential uses will be provided at the ratio of one space per unit. In addition, restaurant uses shall be parked at a ratio of 1 space per 125 square feet of gross floor area for such uses; retail (but non-restaurant) uses shall be parked at a ratio of 1 space per 450

square feet of gross floor area of such uses; and office uses shall be parked at a ratio of 1 space per 550 square feet of gross floor area of such uses.

- 6.2 Parking areas will be broken up with landscaping to avoid massing of paved
- 6.3 Vehicle circulation and off-street parking spaces will not be located in between buildings on the Site and Statesville Avenue, buildings on the Site and Street A, buildings on the Site and Street B, buildings on the Site and Street C, buildings on the Site and Street I, buildings on the Site and street J, and buildings on the Site and Street F as generally depicted on the Technical Data Sheet; however, circulation and parking spaces may be located to the side of buildings and/or oetween buildings on the Site.
- 6.4 Where parking is not located behind buildings, screening shall be provided at the lot line by landscaping or decorative walks or fences. Shared parking may be allowed at the discretion of the Zoning Administrator.
- 6.5 On street parking may be provided along public streets subject to the approval of
- 6.6 Bicycle parking shall be provided in accordance with the Ordinance.
- 6.7 As part of the unified development nature of the development on Development Area 5 and the B-2 zoned parcel adjacent and to the east (currently known as the Gables at Druid Hills Senior Apartments described in Section 4.1 above, parking on such parcels may be shared in common pursuant to a shared parking agreemen and/or a Declaration of Covenants, Conditions and Restrictions such that all of the parking needs associated with development on Development Area 5 may be met by parking provided on the Gables parcel; provided, however, the total number of parking spaces required by the Ordinance for the combined unified development are satisfied with reference to the Gables parcel.

- 7.1 Freestanding streetscape lighting fixtures installed within the Site will be uniform in design and will be a full or semi cut-off type fixture.
- 7.2 Pedestrian scale lighting will be installed along internal streets and driveways on the Site as development occurs on the Site.
- 7.3 No cobra style lighting fixtures may be used on the Site.
- 7.4 The maximum height of any freestanding lighting fixture within the parking areas, including its base, shall not exceed 20 feet in height. This restriction will not apply to public street lighting located along the public streets within and abutting the site.
- 7.5 No wall "pak" type lighting will be allowed facing public streets. Any wall "pak" type lighting will be downwardly directed.

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. In addition to directional signage, up to seven (7) detached signs shall be allowed. In Development Areas 1, 2, 3, 5 and 6 the signs shall not exceed 5 feet in height or 50 square feet in size. In the other Development Areas the signs will meet the requirements for the UR-2 district. No pylon type detached signs shall be permitted. Permitted detached signage may be located within building setbacks and other locations throughout the Site in accordance with the Ordinance and as generally depicted on the Rezoning Plan

#### SIDEWALKS/STREETSCAPE

- 9.1 Sidewalks six (6) feet in width along with planting strips eight (8) feet in width will be installed along interior public streets within the Site, except for the patrion of street. Chat abuts Anita Street Park, the Hebrew Cemetery, Development Area 4 (swim Buf Er), Development Area 7A (green way), and southern edge of Double Oaks Park, which will have a five (5) foot sidewalk and (6) foot planting strips. Sidewalks eight (8) feet in width along with planting strips eight (8) feet in
- width will be installed along Statesville Road as generally depicted on the Rezoning Plan. 9.2 Large maturing trees will be planted along Statesville Avenue 40 feet on center if overheard power lines do not exist. If overhead power lines are present along Statesville Avenue small maturing trees 30 feet on center will be substituted.

#### 10. STORM WATER MANAGEMENT/WETLANDS

- 10.1 Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual. Surface level storm water detention, if
- provided, shall not be located in the setback required by the Ordinance. 10.2 The detention shall tie-in to the existing abutting storm water system(s). The Petitioner shall have the receiving drainage system abutting the Site analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention to prevent this from occurring. Should the existing, receiving drainage system be deemed to be out of standard prior to development of its Site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened
- 10.3 Development on the Site shall otherwise adhere to the requirements of the Post Construction Control Ordinance in the form adopted by Charlotte City Council on November 26, 2007.
- 10.4 Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DENR. For 404 permits contact the Army Corps of Engineers.

#### RIGHT OF WAY DEDICATION, ABANDONMENT AND TRANSPORTATION

11.1 If this Rezoning Petition is approved, the Petitioner commits to dedicate and convey by plat or quitclaim deed to NCDOT or CDOT (as the case may require) where owned by the Petitioner and where not already existing that portion of such additional right of way along the Site's frontage of Statesville Avenue to result in a 80 foot right of way measured 40 feet from the centerline of Stateswille Avenue as shown on sheet SP-104 sections 1 Petitioner Ownership Both Sides and 1A Petitioner Ownership One Side; additionally the Petitioner agrees to provide or convex to ACDOT of COOT as the case may require) where owned by the etitioner a setback nonexclusive easement to an area up to four

of Statesville Avenue as described above to permit the installation of an eight (8) foot sidewalk and eight (8) foot (minimum) planting strip, to the extent but only to the extent sidewalk cannot be installed within the above referenced right of way. Any such easement instrument shall be in form mutually acceptable to the Petitioner and NCDOT/CDOT, as applicable and shall permit the installation of Petitioner's project signage and lighting and the encroachment of the same within the easement so conveyed so long as any encroachment maintains a nine (9) foot clearance as measured from the sidewalk surface. The dedication and conveyance described herein shall occur as each area havin

ertificate of occupancy for the first building located within each respective area.

PROPOSED OMISSION. to reserve an additional five and half (5 5) feet of right of way o

Wende with States ville Avenue. This will result in actotal of \$4 feet of right-of

frontage along Statesville Avenue is developed and before the issuance of the final

## adjacent portion of the site or when requested by either of these agencies is

- Improvements to Statesville Avenue: Statesville Avenue is maintained by the North Carolina Department of Transportation ("NCDOT"). As a result any new driveways or public street connections to Statesville Avenue require the approval of a driveway permit by NCDOT. NCDOT has reviewed the redevelopment plans for Double Oaks and initially determined that an Access Management Plan for Statesville Avenue would be required prior to the issuance of a driveway permit to Statesville Avenue. However, NCDOT has agreed to allow redevelopment of Double Oaks to proceed and driveway permits to Statesville Avenue to be issued without the development and implementation of such an Access Management Plan for Statesville Avenue based on the following process and conditions:
- (i) The establishment of an AM and PM trip generation "reserve" (the "Trip Reserve") based on the 580 multi-family units that existed on the site before redevelopment commenced. This Trip Reserve establishes the following base-line numbers associated with the 580 multi-family units: 3,857 daily trips, 296 AM peak hour trips and 360 PM peak hour trips (Daily and AM and PM peak hour trip generation numbers based on Institute of Transportation Engineers, Trip Generation Manual, 8th Edition, 2008).
- (ii) In connection with each new phase of redevelopment, the Petitioner will provide AM and PM trip generation calculations that will be deducted from the Trip Reserve. This trip generation table will be reviewed by CDOT and the number of AM and PM trips generated by the proposed phase of development will be deducted from the Trip Reserve of AM and PM peak
- (iii) Once a proposed redevelopment phase lowers the balance in the Trip Reserve below zero, an access management plan for Statesville Avenue must be submitted to NCDOT. This new phase of redevelopment will not be approved and a building permit will not be issued until the Access Management Plan for Statesville Avenue has been reviewed and approved by
- (iv) Upon approval of an access management plan, building permits and plans for the phase of development that draws the Trip Reserve below zero will be approved but a certificate of occupancy for a new phase that draws the Trip Reserve below zero will not be issued until any improvements provided for in the access management plan have been completed or a letter of credit for the estimated costs of such improvements has been delivered to the City of
- (v) Once the improvements called for in the Access Management Plan have been completed or the letter of credit delivered as provided above, subsequent phases of redevelopment will not be required to submit trip generation
- 11.3 The Petitioner reserves the right to seek abandonment of portions or all of Benson Street, Horne Drive, Moss Court and Dearborn Avenue. If required as part of the abandonment of Dearborn Avenue or as part of the subdivision approval process for the site a permanent turn around will be provided at the terminus of Dearborn
- 11.4 The Petitioner shall install or cause to be installed the eight (8) foot planting strip and eight (8) foot sidewalk referenced in Section 11.1 above on or before the issuance of the final certificate of occupancy for (i) the first building within Development Area 3 that is located along Statesville Avenue with respect to the planting strip and sidewalk improvements along Development Area 3; (ii) the first building within Development Area 2 that is located along Statesville Avenue with respect to the planting strip and sidewalk improvements along Development Area 2; (iii) the first building within Development Area 5 that is located along Statesville Avenue with respect to the planting strip and sidewalk improvements along Development Area 5; (iv) the first building within Development Area 6 that is located along Statesville Avenue with respect to the planting strip and sidewalk improvements along Development Area 6 and (v) the first building within Development Area 8 that is located along Statesville Avenue with respect to the
- planting strip and sidewalk improvements along Development Area 8. 11.5 Petitioner may elect to realign that portion of Woodward Avenue from its intersection with Statesville Avenue extending to the west and then north in the manner generally depicted on the Rezoning Plan, subject to the reasonable review and approval of CDOT. In conjunction with the re-alignment of Woodward Avenue the petitioner will improve the eastern and western approaches of Woodward Avenue to Statesville Avenue to include one ingress and two egress lanes. The western approach will include a left turn lane with a minimum of 125 feet of storage and appropriate taper. It is anticipated that on the eastern approach these improvements can be accomplished by remarking the existing pavement. In such event, Petitioner shall be responsible for conveyance of any required additional right-of-way and for construction of the improvements associated with such realignment and intersection improvements.

As an alternative to the above and if the Petitioner is unable to acquire the needed right-of-way for these improvements the Petitioner will realign both the western and eastern approaches of Woodward Avenue per the plan Titled "Alternative Woodward Street Plan" illustrated on Sheet SP 101 of the Site plan.

- It is possible that the Petitioner will have to acquire off-site right-of-way to complete either of these improvements. If after reasonable efforts by the petitioner to acquire such right-of-way on market rate terms, the Petitioner has not been successful, the City of Charlotte may assist in the acquisition of right-of-way in accordance with its standard policies. In such event, the Petitioner will reimburse the City for the all the costs associated with this right-of-way acquisition.
- 11.6 Petitioner will make the following improvement to the intersection of Badger Court and Statesville Avenue. The Petitioner will re-construct the eastbound approach of Badger Court to provide one ingress and two egress lanes; the through lane shall terminate as a combination through-right lane and a left turn lane shall be

constructed with 100 feet of storage and appropriate taper. These improvement shall be completed prior to issuance of the first certificate of occupancy for the first building within Development Area 8.

- 11.7 Petitioner will make the following improvement to the intersection of Kohler Avenue and Statesville Avenue. The Petitioner will construct the east bound approach on Kohler Avenue with one ingress and one egress lane as shown on sheet SP-104 section 3MU. These improvements shall be completed prior to issuance of the first certificate of occupancy for the first building within
- 11.8 The Petitioner shall fund the install a traffic signal at the intersection of Statesville and Woodward Avenues. The traffic signal to be installed upon meeting appropriate CDOT and NCDOT traffic signal warrants and approvals.
- 11.9 A 10 foot pedestrian and bicycle path will be constructed, from the terminus of Dearborn Avenue to Street C, to provide access to Anita Stroud Park in conjunction with construction of streets located within Development Area 7.

- 11.10 The Petitioner reserves the right to install a roundabout along Double Oaks Road in the general location of its intersection with Street K, said roundabout to be built, if at all, as development progresses within Development Area 7. The design and location subject of the proposed roundabout to be review and approval by The Charlotte Department of Transportation.
- 11.11 Should the City/CDOT determine that it is in the City's interest to maintain Statesville Avenue and request the NCDOT to transfer maintenance, the petitioner will support the City's efforts to take over the maintenance of Statesville Avenue from the North Carolina Department of Transportation along the site's frontage. In the event that maintenance of Statesville Avenue is accepted by the City/CDOT and therefore the NCDOT requirements no longer apply, then the City/CDOT will revisit the requirements posited by section 1A in order to create an appropriate street section in keeping with urban planning principles and pedestrian
- 11.12 If allowed by the appropriate agency off peak on street parking may be located along Statesville Avenue

"Alterations to Approval" of the City of Charlotte Zoning Regulations changes to

the street cross-sections illustrated on Sheet SP 104 of the Site Plan. Any such changes will be made with the concurrence of the City Department of Transportation and the Planning Staff.

11.13 The Petitioner reserves the right to request as allowed by Section 6.207

#### CONVEYANCE OF EASEMENT FOR GREENWAY PURPOSES

12.1 Petitioner shall convey a permanent easement to Mecklenburg County for that portion of the Site located within Development Area 4 to the north and west of the proposed realigned Woodward Road as generally depicted on the Technical Data Sheet and a permanent easement to Mecklenburg County for that other portion of

the Development Area 4 shown as "Greenway" on the Technical Data Sheet. Such easements shall be for greenway and open space purposes (including open space associated with this Petition) and shall be conveyed prior to the issuance of the first certificate of occupancy for the first unit located within Development Area 3. Furthermore, the above-referenced easements shall be conveyed pursuant to a Declaration of Covenants. Conditions and Restrictions between the Petitioner (or its successors and assigns) and Mecklenburg County which shall include provisions relating to: (i) Petitioner's ability to grade within the easement areas for certain purposes such as installation of roads (and their dedication) and stream restoration and utilities and the like; (ii) the installation of project and directional signage within that portion of the easement located along Statesville Road; (iii) restrictions on the use of the easement area for greenway purposes and related uses acceptable to Petitioner; (iv) commitments by Mecklenburg County to maintain the easement area in a well-kept manner free of debris and other unsightly conditions and other maintenance responsibilities of the parties; and (v) other matters mutually acceptable to the Petitioner and Mecklenburg County.

- 12.2 The Petitioner is currently working with Mecklenburg County Land Use and Environmental Services Agency (LUESA) and the City of Charlotte Storm Water Services on a stream restoration project for the stream within Anita Stroud Park. As part of this restoration project it will be necessary to clear and remove the existing vegetation within the S.W.I.M. buffer. The Petitioner will complete the restoration project before the dedication and conveyance of the greenway easement described above, subject to delays in receipt of regulatory approvals.
- 12.3 The Petitioner will work with Mecklenburg County Parks and Recreation to provide an easement between the existing brick wall and Development Area 7A for the construction of a greenway. The width of the easement shall be no less 30 feet as measured from the existing wall as generally depicted on the Technical Data Sheet. The area for the construction of the proposed greenway shall be conveyed prior to the issuance of the first certificate of occupancy for the first building within Development Area 7A, subject to delays in receipt of regulatory approvals. Petitioner and Mecklenburg County Parks and Recreation reserve the right to relocate this greenway easement in a manner mutually acceptable to Petitioner and Parks and Recreation.
- 12.4 In connection with future development of property located to the northwest of the site (Phase III of Double Oaks). The Petitioner agrees to work with Mecklenburg County Parks and Recreation on an easement for pedestrian access to and from Double Oaks Road, said easement to be located within the Duke Energy right-ofway at the eastern edge of Development Area 7, subject to consent of Duke Energy Company. This easement will link Mecklenburg County property (tax parcel # 075-123-02) and Double Oaks Road.

#### 13. TRANSIT COMMITMENTS

- 13.1 Petitioner shall preserve the existing sidewalk, waiting pad, bus shelter and but stop currently located on Statesville Avenue to the extent such improvements can be preserved in a manner reasonably consistent with the development, and such improvements may be relocated on a temporary basis as needed.
- 13.2 Petitioner shall construct a bench pad within the right-of-way of Statesville Avenue adjacent to Development Area 5 in the approximate location shown on the Technical Data Sheet, said bench pad to be constructed in accordance with CATS

  Development Standards 60.024 and only if they are be reasonably leasted within B

  Development Notes Development Standards 60,02A and only if they can be reasonably located within said right-of-way.

## ARCHITECTURAL CONTROLS

- 14.1 Buildings within Development Areas 1, 2, 3, 5, 6, and 8 with frontage on either: Statesville Avenue, Woodward Avenue, Kohler Avenue or streets A. C. F. I and J shall have clear windows, glass and doors that face these respective streets. The walls of the buildings facing these streets shall be varied with a frequency of windows, doors and other architectural treatments. Long expanses of blank walls with no openings, changes in materials or changes in architectural treatment over
- 20 feel long will not be allowed. 14.2 All sides of all buildings located within Development Areas 1, 2, 3, 5, 6, and 8 will
- be built using four sided architecture. 14.3 The Conceptual Streetscape Renderings depicted on Sheet SP-105 depict the general intent of the Petitioner with respect to scale, articulation, rhythm, massing, proportions and design elements to achieve a high quality mixed-use community While these drawings represent the Petitioner's general intent, the final detailed building design has not been completed; therefore modification or alterations to

#### these renderings may occur and will be allowed. 15. <u>AMENDMENTS TO REZONING PLAN</u>

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then owner or owners of the applicable parcel or parcels affected by

#### such amendment in accordance with Section 6 of the Ordinance.

- 16. <u>BINDING EFFECT</u> 16.1 If this Rezoning Petition is approved, the development program established under these Development Standards and the Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.
- 16.2 Throughout this Rezoning Petition, the terms "Petitioner", "Owner" or "Owners," shall, with respect to each parcel within the Site, be deemed to include the heirs, devises, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

16.3 Upon approval, this Rezoning shall super-cede and replace any prior conditional

rezoning petitions applicable to the Site, including without limitation Rezoning Petition No. 2008-035. ATTACHED TO ADMINISTRATIVE

APPROVAL DATED: 6-28-2010 4F

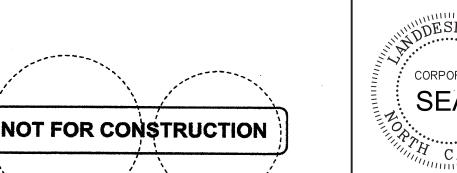
BY: DEBRA D. CAMPBELL

2151 Hawkins Street Suite 400 Charlotte, NC 28203-4927

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850 South Robertson Blvd. Suite One Los Angeles, CA 90035-1621

T 704 377 0661 T 310 659 9482 F 704 377 0953 F 310 659 9528



Prepared for: Charlotte Mecklenburg Housing Partnership David Howard 4601 Charlotte Park Drive Charlotte, NC 28217 704.342.0933 p

# **Double Oaks** Phase II

Charlotte, NC Date Description 2008 02 15 First Submittal 2008 05 13 Second Submittal 2008 06 16 Public Hearing 2008 06 25 Zoning Committee 2008 07 21 City Council 2009 01 30 Amendment to Petition 2009 03 11 Second Amendment to Petition

## **Petition #2008-73** Fourth Amendment to Petition

2010\_06\_22 Administrative Amendment 4

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Shook Kelley, Inc.

**DOUBLE OAKS PHASE II** 

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Petition #2008

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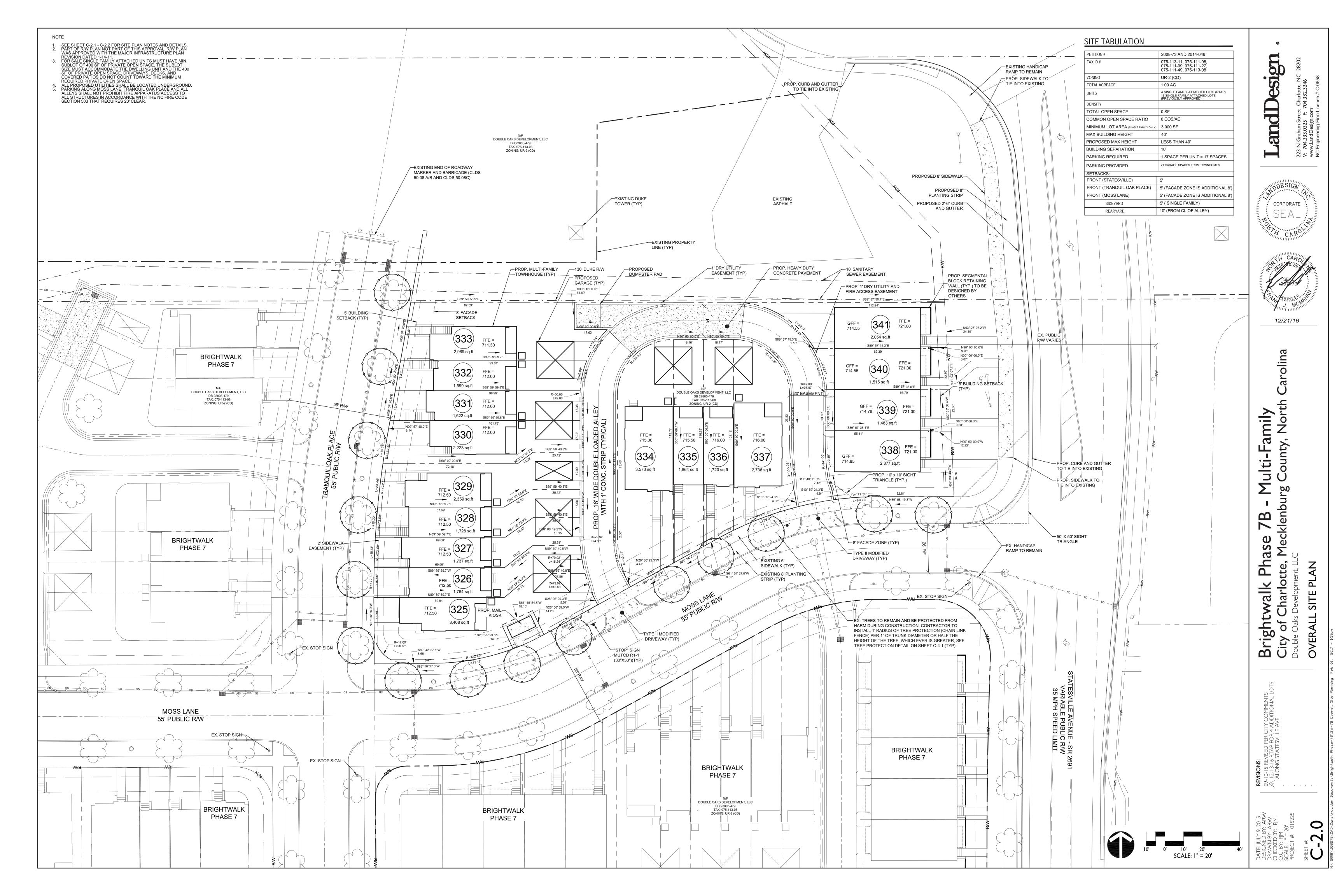
**RE-ZONING PLAN SUBMITTAL FOR ADMINISTRATIVE AMENDMENT 4** 

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REZONING



9. ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION

11. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE

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 REMOVAL OF ANY

13. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS

14. STORM SEWER LEAD-INS TO BUILDINGS SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL

PLANS. LEAD-INS MAY CHANGE 15' HORIZONTALLY AND 3' VERTICALLY PRIOR TO INSTALLATION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL REQUEST AND RECEIVE WRITTEN APPROVAL FROM PRIME CONTRACTOR PRIOR TO INSTALLATION OF LEAD-INS. CONTRACTOR SHALL COORDINATE LOCATIONS, SIZE

15. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY

21. APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF SITE GRADING, WRITTEN PERMISSION

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

25. GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE

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

27. THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT

OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE

B) PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGS, LIGHT BARRICADES AND FLAGMEN AS REQUIRED BY THE LOCAL

A. ALL RCP PIPE INSTALLED MUST BE INSPECTED AND APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. THE CITY INSPECTOR MUST BE

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

DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE

PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION SEDIMENT AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND NOT BEFORE ALL AREAS DRAINING INTO THESE

A) NOT STORE MATERIAL, EXCESS DIRT OR EQUIPMENT IN THE RIGHT-OF-WAY IN CASE OF MULTI-LANE HIGHWAYS. THE PAVEMENT SHALL BE KEPT FREE FROM ANY MUD

AUTHORITIES AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE GRADING CONTRACTOR SHALL BE SOLELY RESPONSIBLE

FOR AND HOLD HARMLESS THE CITY OF CHARLOTTE, THE STATE OF NORTH CAROLINA, THE ARCHITECT/ENGINEER, AND THE OWNER FROM ANY CLAIMS FOR

ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED

RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5" ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT

THE DEVELOPMENT OF EACH BLOCK.

5 ALL DIMENSIONS AND RADII ARE TO BACK OF CURR

OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM #50.05 (9" SIGNS ONLY).

OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS. 12. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.

AND INVERT ELEVATIONS OF STORM SEWERS WITH APPROVED BUILDING PLUMBING PLANS.

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

17 I AND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.

THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

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

DAMAGE DONE TO EXISTING PRIVATE PROPERTY PUBLIC UTILITIES OR TO THE TRAVELING PUBLIC

PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE STREET RIGHT-OF-WAY.

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

OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE CARE ALSO PROHIBITED.

16.  $\,$  PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.

19. IN ORDER TO ENSURE PROPER DRAINAGE, REFER TO CIVIL ENGINEERING DOCUMENTS AND DETAILS FOR CURB SPECIFICATIONS.

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

LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS

10 SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

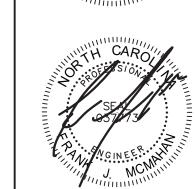
20. ALL ROOF DRAIN PIPES TO HAVE A MINIMUM OF 0.5% SLOPE.

COMPLETION OF THIS PROJECT.

STRUCTURES ARE SUFFICIENTLY STABILIZED

MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS

PRESENT DURING THE BACKFILLING OPERATION AS WELL.



12/21/16

C) COMPLETE WORK TO THE SATISFACTION OF THE CHARLOTTE WATER (CLTWATER) AND OBTAIN A LETTER FROM THE DEPARTMENT STATING THAT THE WORK IS 29. GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS

AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER. 30. GRADING CONTRACTOR TO COMPLY WITH ALL STATE AND LOCAL SEDIMENT CONTROL AND AIR POLLUTION ORDINANCES OR RULES

31. IMPORT SUFFICIENT MATERIAL TO COMPLETE WORK AT NO ADDITIONAL COST, IN THE EVENT OF A SHORTAGE OF STRUCTURAL FILL 32. BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS

UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION. ARCHITECT MUST APPROVE STAKED ITEMS PRIOR TO CONSTRUCTION. 33. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, MUST BE SUBMITTED PRIOR TO FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.

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

35. CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK. 36. ALL LINEAR FOOTAGE FOR ALL UTILITY PIPES ARE APPROXIMATE, ACTUAL INSTALLED QUANTITIES MAY VARY.

37. CONTRACTOR SHALL BE RESPONSIBLE FOR GETTING PUBLIC ROADS AND UNDERGROUND UTILITIES APPROVED AND ACCEPTED BY CITY OF CHARLOTTE. 38. ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADE.

39. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK WHICH MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BREAKING GROUND. 40. ALL FILL TO BE COMPACTED TO 98% A.A.S.H.O. STANDARD COMPACTION UNLESS OTHERWISE NOTED.

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

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

43. ANY GRADING BEYOND THE LIMITS PF CONSTRUCTION SHOWN ON THE GRADING PLAN IS SUBJECT TO A FINE. 44. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON DENUDED AREAS AND ESPECIALLY

WHEN THE CONSTRUCTION SEQUENCE REQUIRES IT. ALL AREAS ARE TO SEEDED OR LANDSCAPED WITHIN 21 DAYS OF COMPLETION OF GRADING. 45. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS INDICATED ON EROSION CONTROL PLAN. NO EROSION CONTROL DEVICE MEASURE MAY BE REMOVED UNTIL THE SITE IS STABILIZED.

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

47. ALL SLOPES NOT OTHERWISE NOTED SHALL BE 2:1 OR FLATTER. 48. NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEM, ETC.) IN THE RIGHT OF WAY REQUIRE A REIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION

1. PAVEMENT AND ROADWAY STRIPING SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CHARLOTTE LAND DEVELOPMENT STADARDS MANUAL, NCDOT STANDARDS, AND CDOT STANDARDS AND SPECIFICIATIONS.

2. ALL ON STREET PARKING STRIPING SHALL BE WHITE.

3. ANY DISCREPANCIES BETWEEN THESE PLANS AND WHAT IS IN THE FIELD SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.

4. ALL OFF-STREET PARKING SHALL BE IN COMPLIANCE WITH SECTION 12.208 OF THE

CHARLOTTE- MECKLENBURG COUNTY ZONING ORDINANCE. 5. DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS AS IT IS A REPRODUCTION AND

6. WHEN PLACING ASPHALT AGAINST EXISTING SURFACES, A STRAIGHT EDGE SHALL BE USED TO PREVENT "HUMPING" AT THAT LOCATION.

7. STONE SHALL BE PRIMED IF PAVING IS NOT COMPLETE WITHIN SEVEN DAYS FOLLOWING STONE BASE APPROVAL.

8. SURFACES SHALL BE TACKED WHEN ASPHALT IS BEING PLACED OVER EXISTING ASPHALT STREETS OR ADJOINING CONCRETE, STORM DRAIN AND SANITARY SEWER STRUCTURES.

9. SEE SITE DETAILS AND ROADWAY IMPROVEMENT PLANS FOR PAVEMENT SECTIONS AND

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

11. VERTICAL CURB ALONG DOUBLE OAKS ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING

12. ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTION OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.

13. "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.

14. 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 COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

15. 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

16. 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

**PAVING NOTES** 

CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS. PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES WITH INSPECTOR AND ALL OTHER CONTRACTORS ON THE SITE.

2. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING.

3. DO NOT POUR ANY CONCRETE BEFORE FORMS ARE INSPECTED AND APPROVED BY THE PROJECT MANAGER OR INSPECTOR AS APPLICABLE

4. CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO INSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO INSURE POSITIVE DRAINAGE. (TYP. ALL INTERSECTIONS)

CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.

WHERE ASPHALT MEETS CONCRETE PAVING SUCH AS AT CONCRETE CURBING, THE ASPHALT SHOULD BE FINISHED 1/4" TO 1/2" ABOVE THE CONCRETE SURFACE TO ALLOW FOR FURTHER TRAFFIC COMPACTION OF THE ASPHALT.

DURING PREPARATION OF THE SUB-GRADE AND UNTIL THE PAVING IS IN PLACE, THE CONTRACTOR SHALL PROMPTLY TAKE REASONABLE ACTION TO OBTAIN AND MAINTAIN A DRY SITE CONDITION. SUCH MEASURES SHALL INCLUDE PUMPING OF FREE SURFACE WATER, MINOR MACHINE OR HAND SHAPING TO FACILITATE WATER REMOVAL AND OTHER OPERATIONS TO SPEED DRYING.

ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MULCH, PEAT, BURIED DEBRIS, ECT.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS AS DIRECTED BY OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OF GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

ALL TRAFFIC CONTROL PAVEMENT MARKING TO BE MADE IN ACCORDANCE WITH CDOT STANDARDS AND SPECIFICATIONS.

ALL PAVEMENT MARKINGS SHALL WILL BE RETROREFLECTIVE THERMOPLASTIC.

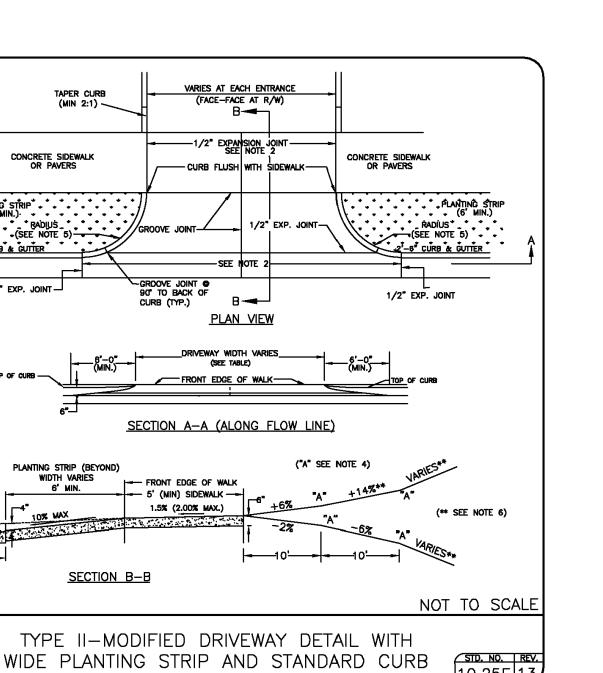
ALL CONSTRUCTION AND TRAFFIC CONTROL SHALL BE IN ACCORDANCE TO NCDO

AND CDOT STANDARDS AND SPECIFICATIONS, AASHTO'S "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" CURRENT EDITION, WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION).

1. ALL CONSTRUCTION AND TRAFFIC CONTROL SHALL BE IN ACCORDANCE TO NCDOT AND CDOT STANDARDS AND SPECIFICATIONS, AASHTO'S "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" CURRENT EDITION. WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION)

2. ROADWAY STRIPING SHALL BE PER CDOT AND/OR NCDOT STANDARDS AND

3. ANY DISCREPANCIES BETWEEN THESE PLANS AND WHAT IS IN THE FIELD SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. 4. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.



ALLEY WITH INVERSE CROWN

1. SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS.

ACCEPTED FOR MAINTENANCE BY THE CITY OF CHARLOTTE.

2. STORM DRAINAGE (NOT SHOWN) SHALL BE PROVIDED AS NECESSARY.

3. ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE

4. DRIVEWAYS SHALL BE SEPARATED BY AT LEAST 5 FEET, OR GREATER IF

REQUIRED BY PLANNING (LOT SIZE) REQUIREMENTS AND/OR N.C.

CONCRETE

STRIP (TYP.)

NOT TO SCALE

NOT TO SCALE

. ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE

AT ALL DRIVEWAYS, SIDEWALKS TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT

PAY LIMITS FOR WORK DONE UNDER CITY OF CHARLOTTE CONTRACTS ARE FROM EXPANSION JOINT

ALL DRIVEWAYS MUST MEET THE CURRENT CITY
DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS

ALGEBRAIC DIFFERENCE IN GRADE ("A") BETWEEN

RADII MUST BE MINIMUM 6 FEET OR THE WIDTH OF THE PLANTING STRIP, WHICHEVER IS GREATER. RADII
GREATER THAN THESE MINIMUMS MAY BE REQUIRED BY
CDOT ON A CASE—BY—CASE BASIS. FOR RADII
GREATER THAN 6 FEET, THE RADII ARE TO CONTINUE

AS A BAND AT-GRADE THROUGH THE SIDEWALK.

. PAVERS USED IN DRIVEWAY MUST HAVE A THICKNESS

CITY OF CHARLOTTE

INCLUDES CHARLOTTE ETJ

5' MIN

<u>PLAN</u>

RESIDENTIAL ALLEY

AND DEVELOPMENT STANDARDS

30' MIN. TO

REAR INTERIOR WALL

**GARAGE** 

-0" VALLEY GUTTER OF

1'-0" CONCRETE STRIP

DOUBLE LOADED W/ TWO-WAY OPERATION (INVERSE CROWN)

\_(OPTIONAL)

5. PER NO IFC SECTION D103.2. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT II

DRIVEWAY DIMENSIONS

OPERATION/RADIUS | MINIMUM | MAXIMU

CHARLOTTE

—PARKING PAD

30' MIN. TO REAR\_

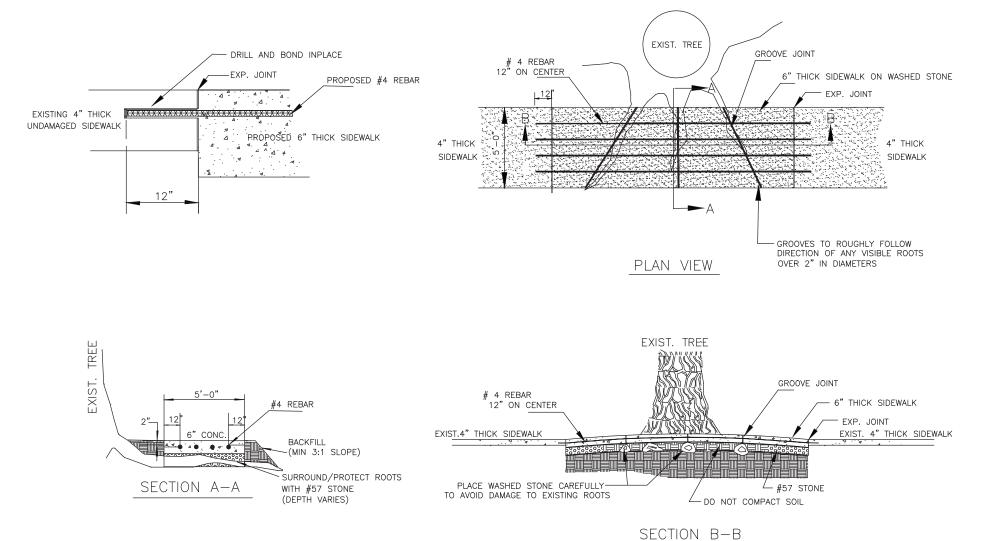
OF PARKING PAD

SLOPES SHALL BE 8% OR LESS.

FOR SPACING, SIGHT DISTANCE, AND OFFSETS FROM

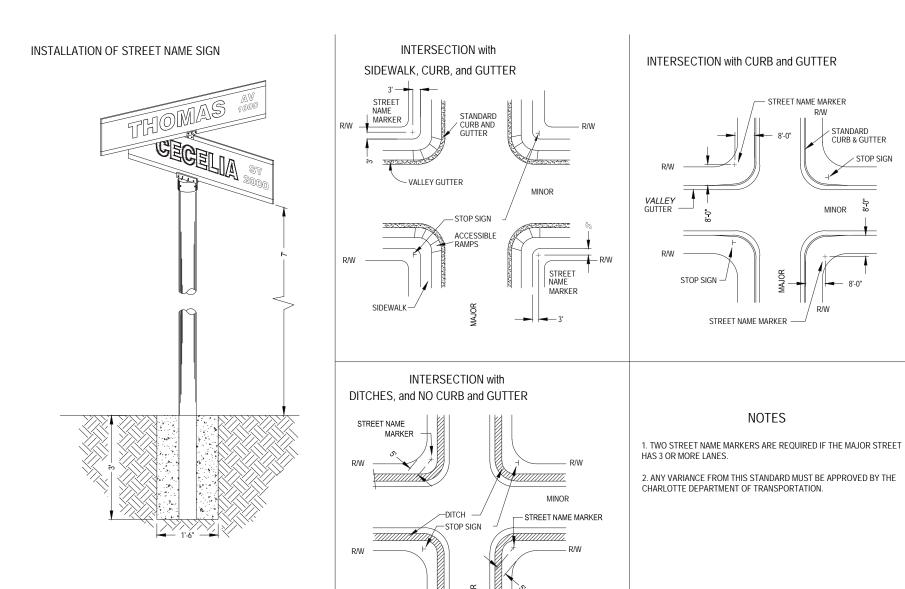
O EXPANSION JOINT, FROM LIP OF CURB TO BACK

TO BE PERPENDICULAR TO EDGE OF EXISTING



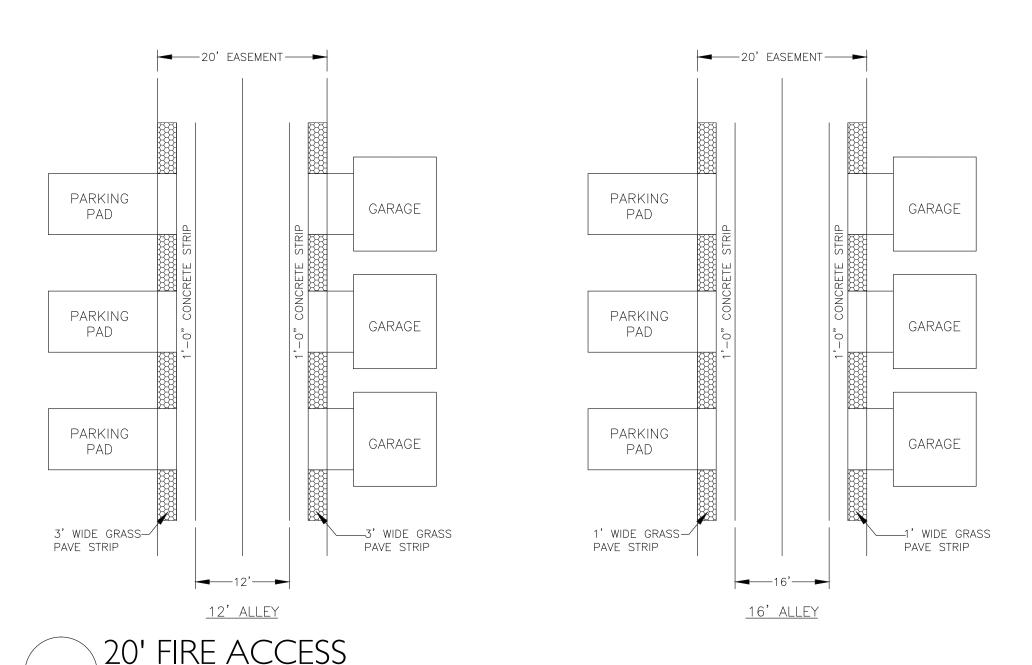


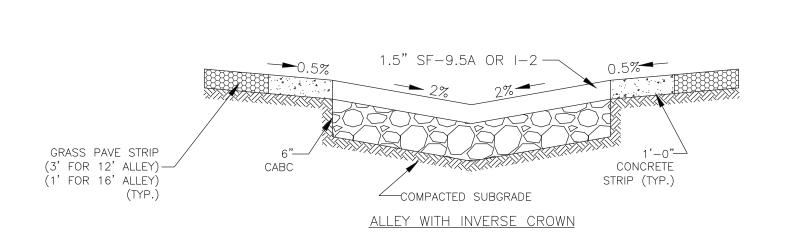
CLDSM #40.II NOT TO SCALE





CLDSM #50.06 NOT TO SCALE





1. SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS.

2. A 20' EASEMENT SHALL BE PROVIDED WITH ALL FIRE ACCESS ROUTES. 3. PAVEMENT AND GRASS PAVE SHALL BE ABLE TO WITHSTAND A MINIMUM OF 80,000 LBS.

20' FIRE ACCESS (NOTES AND SECTION)

NOT TO SCALE

0 amil harlo **o** 

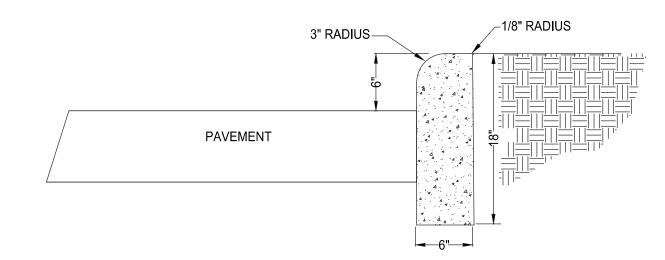
- 1. CONTRACTION JOINTS SHALL BE SPACED AT 10-FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
- 2. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS.
- WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM 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.

6" VERTICAL CURB

INCLUDES CHARLOTTE ETJ

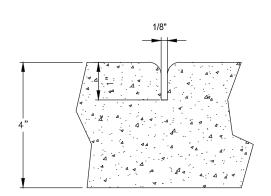
SECTION

- 5. CURB SHALL BE DEPRESSED AT INTERSECTIONS TO PROVIDE FOR FUTURE ACCESSIBLE RAMPS.
- 6. TOP 6" OF SUBGRADE BENEATH THE CURB SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.
- 7. DETAIL MAY BE USED FOR PRIVATE DRIVES, PARKING LOTS, AND INTERIOR CIRCULATION DRIVE.

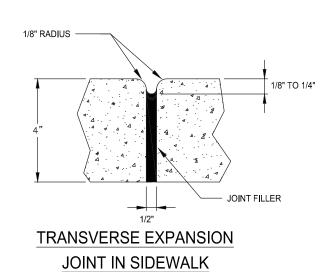




PLAN / ELEVATION NOT TO SCALE



#### **GROOVE JOINT IN SIDEWALK**



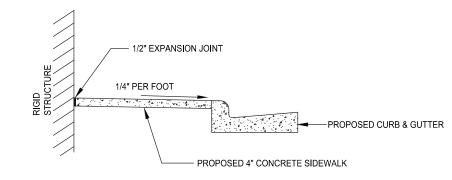
CONCRETE SIDEWALKS

## 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.
- MINIMUM OF 5'. WIDTH OF SIDEWALKS IN THE CENTRAL BUSINESS DISTRICT WILL BE DETERMINED BY THE CDOT. 4. WIDTH OF SIDEWALKS ON NON-THOROUGHFARE STREETS SHALL

3. WIDTH OF SIDEWALK ON THOROUGHFARE STREETS SHALL BE A

- BE A MINIMUM OF 4'.
- 5. SIDEWALK TO BE POURED TO END OF RADIUS AT INTERSECTING STREETS.
- 6. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI. IN 28 DAYS. 7. ZONING CONDITIONS MAY REQUIRE ADDITIONAL WIDTH SIDEWALKS WHICH SHALL SUPERSEDE THESE STANDARD DIMENSIONS SHOWN.



**DETAILS SHOWING EXPANSION JOINTS** 

IN CONCRETE SIDEWALK

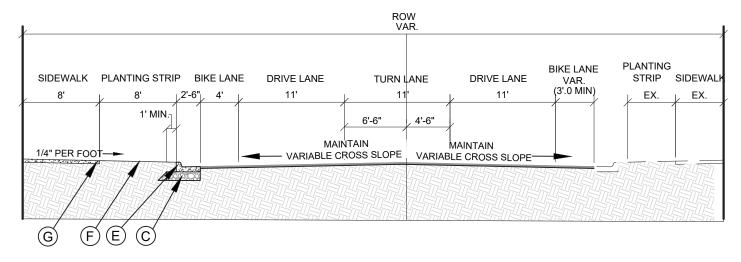
CLDSM #10.22 NOT TO SCALE

# PLAN VIEW SECTION B-B SECTION A-A REINFORCED CONCRETE SIDEWALK CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS 5TD. NO. REV. 40.11 12 (BRIDGING TREE ROOTS)

### STATESVILLE AVENUE SECTIONS KEY: (SHALL BE IN ACCORDANCE WITH CLDSM 11.09)

- (C) BASE COURSE 10" COMPACTED AGGREGATE BASE
- © SUBGRADE COMPACTED SUBGRADE
- (E) PROP. STANDARD CURB AND GUTTER
- F PLANTING STRIP
  1/4" PER FOOT CROSS SLOPE
- G SIDEWALK
  4" CONCRETE SIDEWALK 1/4" PER FOOT CROSS SLOPE
- (H) EX. STANDARD CURB AND GUTTER

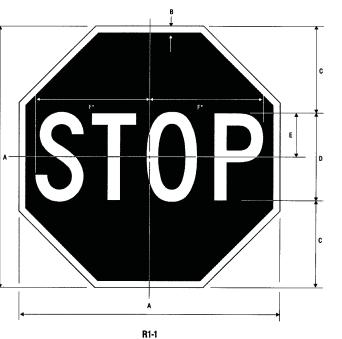
#### STATESVILLE AVENUE

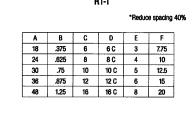


ROAD SECTION (VARIABLE R/W) (STATESVILLE AVENUE)

## ADDITIONAL GRADING NOTES

- 1. REFER TO SITE PLAN FOR RELATED NOTES. 2. ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADE. 3. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCH MARK WHICH MUST BE
- VERIFIED BY THE CONTRACTOR PRIOR TO BREAKING GROUND.
- 4. ALL FILL TO BE COMPACTED TO 98% A.A.S.H.O. STANDARD COMPACTION UNLESS OTHERWISE NOTED.
- 5. THE PROPOSED CONTOURS SHOWN IN DRIVES, PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS-SECTION DATA TO ESTABLISH CORRECT SUB-BASE OR AGGREGATE BASE
- 6. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. 7. LIMITS OF CLEARING SHOWN ON EROSION CONTROL PLANS ARE BASED ON CUT
- AND FILL SLOPES OR OTHER GRADING REQUIREMENTS. 8. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION SHOWN ON THE GRADING PLAN IS SUBJECT TO A FINE.
- 9. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON DENUDED AREAS AND ESPECIALLY WHEN THE CONSTRUCTION SEQUENCE REQUIRES IT. ALL AREAS ARE TO BE SEEDED OR LANDSCAPE WITHIN 21 DAYS OF COMPLETION OF GRADING.
- 10. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS INDICATED ON EROSION CONTROL PLANS, NO EROSION CONTROL DEVICE MEASURE MAY BE REMOVED UNTIL THE SITE IS STABILIZED.
- 11. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
- 12. ALL SLOPES NOT OTHERWISE NOTED SHALL BE 2:1 OR FLATTER. 13. THE CITY ENGINEERING DEPARTMENT SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF CONSTRUCTION ACTIVITY.
- 14. 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.
- 15. PRIOR TO PLAT RECORDATION, OFF SITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFF SITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS
- ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN. 16. 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 COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- 17. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR. 18. CURB AND GUTTER SHOWN ON PLANS ALONG MOSS LANE MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM
- DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS. 19. 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. 20. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.





NOTES: 1. CONTRACTOR TO INSTALL 30"x30" R1-1 "STOP" SIGN AT ALL DRIVEWAY LOCATIONS LEAVING THE SITE AND 24"x24" R1-1 "STOP" SIGN AT ALL LOCATIONS

INDICATED ON THE LAYOUT PLAN. 2. CONTRACTOR SHALL INSTALL R1-1 "STOP" SIGNS PER CURRENT CDOT, CLDSM, AND MUTCD STANDARDS AND SPECIFICATIONS.



CLDSM #10.18

NOT TO SCALE

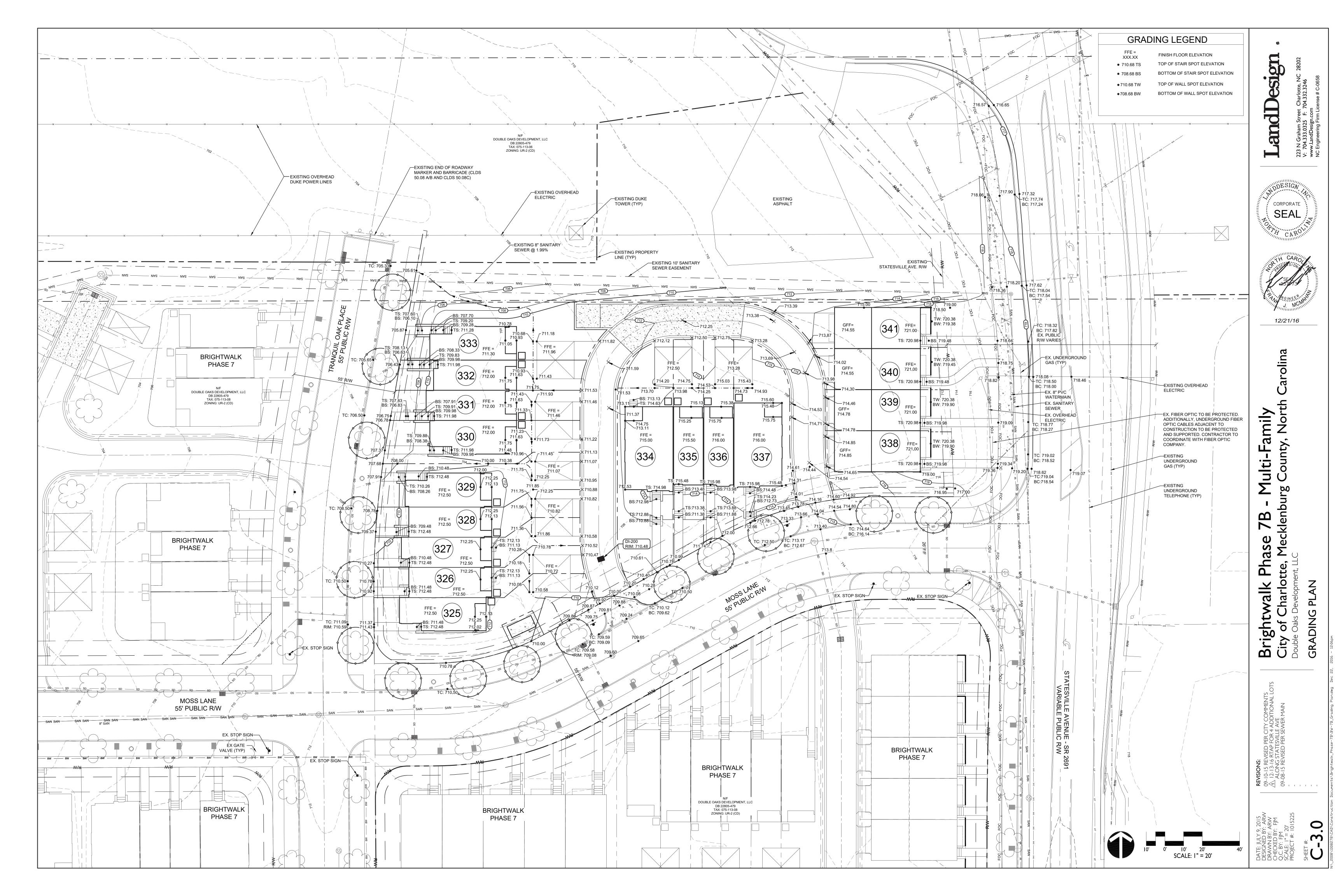
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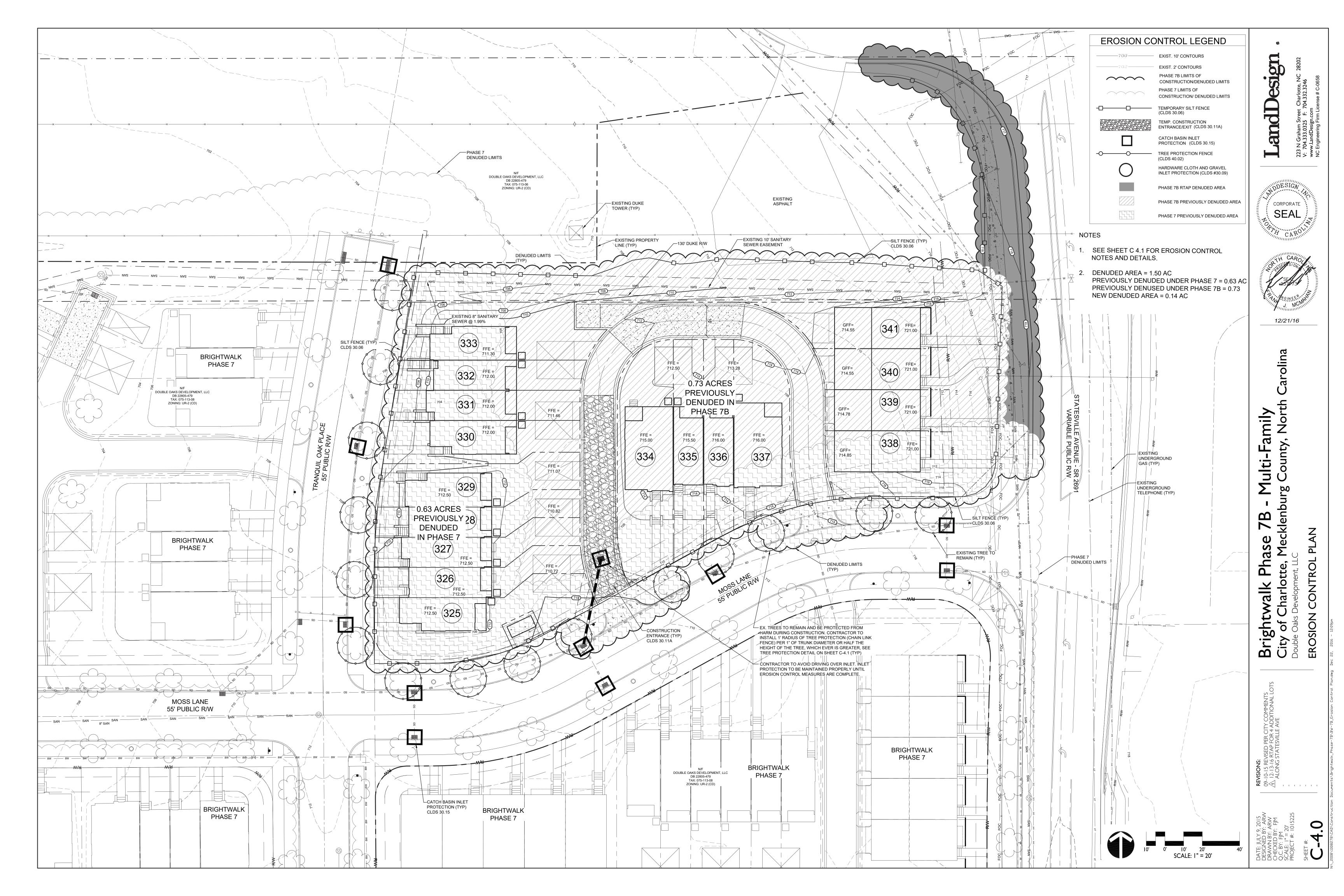
CORPORATE

amily y, Nort Phase /B Brightwalk | City of Charlot

Double Oaks Developmen

**DETAILS** 





- WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30
- 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.
- 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.

- 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
- 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

STEEP SLOPES

CITY OF CHARLOTTE AND DEVELOPMENT STANDARD CHARLOTTE. INCLUDES CHARLOTTE ETJ

TEMPORARY SILT FENCE

STD, NO, REV. 30.06A

CHARLOTTE

NOT TO SCALE

# STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. 4. ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY. 5. WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN SEE STD. NO. 30.11B. 6. CDOT MAY REQUIRE A STANDARD COMMERCIAL DRIVEWAY (STD. 10.24 & 10.25) TO ACCESS THE CONSTRUCTION SITE IF THE DRIVEWAY IS ON A THOROUGHFARE. PUBLIC STRFFT UNDER #5 WASHED STONE

1. A STABILIZED ENTRANCE PAD OF #5 WASHED STONE OR RAIL ROAD BALLAST SHALL BE LOCATED WHERE

2. FILTER FABRIC OR COMPACTED CRUSHER RUN STONE SHALL BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE. 3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL

TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.

S STABILIZED CONSTRUCTION ENTRANCE

STD. NO. REV 30.11A

NOT TO SCALE

## **GENTLE SLOPES**

| SEEDING<br>MIXTURE    | 80 lbs/acre of tall fesue                                                                                                                                                                                             | 100 lbs/acre tall fescue 30 lbs/acre Sericea lespedeza (unscarified after August 15) 10 lbs/acre Kobe lespedeza                                                                                                        |  |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| SEEDING<br>DATES      | FALL: August 25 - October Late winter: February 15 - April 15  To extend spring seeding into June, add 15 lbs/acre hulled Bermudagrass  Overseeding of Kobe lespedeza over fall-seeded tall fescue is very effective. | FALL: August 25 - October 15 Late winter: February 15 - April 15 To extend spring seeding into June, add 15 lbs/acre hulled Bermudagrass Overseeding of Kobe lespedeza over fall-seeded tall fescue is very effective. |  |
| SEEDING<br>AMENDMENTS | Apply lime and fertilizer per soil tests, or 4000 lbs/acre limestone and 1000 lbs/acre 10-10-10 fertilizer.                                                                                                           | Apply lime and fertilizer per soil tests, or 4000 lbs/acre limestone and 1000 lbs/acre 10-10-10 fertilizer.                                                                                                            |  |

**GENERAL NOTES:** 

4 FEET APART.

RECOMMENDED.

CHARLOTTE.

1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.

2. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO

SPACE POSTS EVENLY AROUND THE

THE GROUND SURROUNDING THE INLET

PERIMETER OF THE INLET, A MAXIMUM OF

3. SURROUND THE POSTS WITH WIRE MESH

FLAP OF THE WIRE MESH UNDER THE

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

AREA HAS BEEN STABILIZED. REMOVE

ESTABLISH FINAL GRADING ELEVATIONS.

CITY OF CHARLOTTE

AND DEVELOPMENT STANDARDS

INCLUDES CHARLOTTE ETJ

GRAVEL FOR ANCHORING IS

SMOOTH TO AN EVEN GRADE.

5. ONCE THE CONTRIBUTING DRAINAGE

ACCUMULATED SEDIMENT, AND

6. COMPACT THE AREA PROPERLY AND

STABILIZED IT WITH GROUNDCOVER.

HARDWARE CLOTH. SECURE THE WIRE

MESH TO THE STEEL POSTS AT THE TOP,

MIDDLE, AND BOTTOM. PLACING A 2-FOOT

Protective cover must be established on all disturbed areas within 21 calendar days after land disturbing activity is completed or has temporarily ceased.

#### NOTE 2 Graded slopes and fills--

Protective cover must be established on all graded slopes and fills within 21 calendar days after a phase of grading is completed or has temporarily ceased.

| •          |      | СІТУ    | OF   | СНУВ    | LOTTE  |
|------------|------|---------|------|---------|--------|
|            | LAND | 0       | ~ -  | 0 22222 | STANDA |
| CHARLOTTE. | ]    | INCLUDI | ES C | HARLOT' | ге етј |

SEEDING SCHEDULE

STD. NO. REV. 30.17A

NOT TO SCALE

STD. NO. REV.

30.09

CHARLOTTE

# -19-GAUGE HARDWARE CLOTH (1/4" MESH OPENINGS) NCDOT #5 OR #57 WASHED STONE-NCDOT #5 OR #57 WASHED STONE-

HARDWARE CLOTH AND GRAVEL

INLET PROTECTION

# TEMPORARY SEEDING FOR WARM AND COOL SEASON EARLY SUMMER SEASON STEEP SLOPES

| SEEDING<br>MIXTURE | 40 lbs/acre of German millet<br>80 lbs/acre of tall fesue | 120 lbs/acre Rye (grain)<br>80 lbs/acre tall fesue                              |
|--------------------|-----------------------------------------------------------|---------------------------------------------------------------------------------|
|                    | May 1 - August 15                                         | October 25 - December 30                                                        |
| SEEDING<br>DATES   | Refertilize if growth is not fully adequate.              | Between December 30 - February 15,<br>add 50 lbs/acre of annual Kobe lespedeza. |
| <i>5</i> /(125     | Apply 4000 lbs/acre straw or equivalent hydroseeding.     | Apply 4000 lbs/acre straw or equivalent hydroseeding.                           |
| SEEDING            | Apply lime and fertilizer per soil tests, or 2000         | Apply lime and fertilizer per soil tests, or 2000                               |
| AMENDMENTS         | lbs/acre limestone and 750 lbs/acre 10-10-10 fertilizer.  | lbs/acre limestone and 750 lbs/acre 10-10-10 fertilizer.                        |

CITY OF CHARLOTTE AND DEVELOPMENT STANDARDS CHARLOTTE INCLUDES CHARLOTTE ETJ

AND DEVELOPMENT STANDARDS

INCLUDES CHARLOTTE ETJ

CITY OF CHARLOTTE

INCLUDES CHARLOTTE ETJ

AND DEVELOPMENT STANDARDS

NOTES:

SEEDING SCHEDULE (SEASONAL)

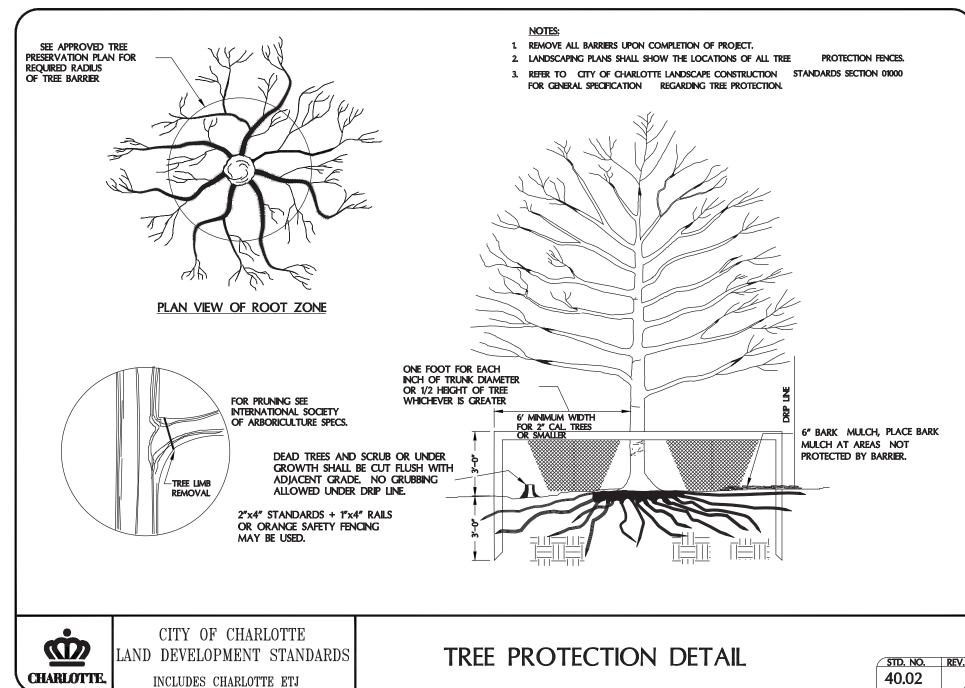
STD. NO. REV. 30.17B

STD. NO. REV

30.15

NOT TO SCALE

## **NOTES** 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. 5. FILTER BAGS SHALL BE CLEANED OR REPLACED ON A REGULAR BASIS (NOT BE MORE THAN HALF FULL AT ANY TIME). FILTER BAGS SHALL NOT BE ALLOWED IN EXISTING CITY OR NCDOT ROADS. 1" REBAR FOR BAG DUMP LOOPS CATCH BASIN -**SECTION** INSTALLATION NOT TO SCALE CITY OF CHARLOTTE CATCH BASIN INLET PROTECTION



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.
- ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN IS SUBJECT TO A FINE.
- 4. GRADING 1 ACRE OR MORE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND SUBJECT TO A FINE. 5. ALL AREAS MUST BE SEEDED AND MULCHED WITHIN 21 CALENDAR DAYS. REFER TO EROSION CONTROL ORDINANCE FOR ADDITIONAL
- REQUIREMENTS. 6. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING
- 7. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES
- GREATER THAN 10' REQUIRE ADEQUATE TERRACING (CLDSM #30.16). 8. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.
- 9. DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
- 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, AND THE CHARLOTTE EROSION CONTROL ORDINANCE.
- 11. PERMANENT CUT AND FILL SLOPES PLACED ON A SUITABLE FOUNDATION SHOULD BE CONSTRUCTED AT 2:1(HORIZONTAL TO VERTICAL) OR FLATTER. PERMANENT SLOPES OF 3:1 SHOULD BE CONSTRUCTED WHERE MOWING IS DESIRABLE AND AS INDICATED. IF FILL MATERIAL IS BROUGHT ONTO THE PROPERTY OR IF WASTE MATERIAL IS HAULED FROM THE PROPERTY THEN THE CONTRACTOR SHALL DISCLOSE THE LOCATION OF ANY ON-SITE AND/OR OFF-SITE BARROW LOCATION AND/OR WASTE BURIAL LOCATION TO THE **EROSION CONTROL INSPECTOR.**
- 12. LIMITS OF CLEARING SHOWN ARE BASED ON CUT AND FILL SLOPES
- OR OTHER GRADING REQUIREMENTS. 13. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES AS INDICATED PRIOR TO GRADING OPERATIONS. NO DEVICE MAY BE REMOVED WITHOUT APPROVAL OF EROSION CONTROL
- 14. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY WITH
- **EXISTING CONTOURS.** 15. TOTAL DENUDED AREA = 1.50 AC (0.63 PREVIOUSLY DENUDED UNDER PHASE 7 AND 0.73 PREVIOUSLY DENUDED UNDER PHASE 7B) 0.14 AC DENUDED UNDER PHASE 7B RTAP.
- 16. ANCHOR SILT FENCE WITH STONE ON TREE PROTECTION ZONES. DO NOT BURY.
- 17. ALL EROSION CONTROL DEVICES SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM EVENT. IF ANY FAILURES ARE FOUND, THEY SHOULD BE REPAIRED AS SOON AS POSSIBLE.
- 18. WHEN DEMOLISHING BUILDING STRUCUTRES, ALL PARTS OF BUILDING ABOVE AND BELOW GROUND ARE TO BE REMOVED (ROOF, WALLS, FOOTINGS, ETC.) ANY ASSOCIATED DEMOLITION PERMITS AND METHODS OF DEMOLITION ARE TO BE OBTAINED AND ARRANGED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

#### SOIL TYPES

COORDINATOR.

CECIL SANDY CLAY LOAM, 2 TO 8 PERCENT SLOPES, ERODED CECIL SANDY CLAY LOAM, 8 TO 15 PERCENT SLOPES, ERODED CECIL-URBAN LAND COMPLEX, 2 TO 8 PERCENT SLOPES

### **CONSTRUCTION SEQUENCE:**

- OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
- FLAG THE CONSTRUCTION LIMITS AND MARK ANY TREES, WETLANDS, OR EXISTING STRUCTURES NOTED TO REMAIN.
- SETUP AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE CITY OF CHARLOTTE 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 FINE.
- PRIOR TO ANY CLEARING OR INSTALLATION OF EROSION CONTROL DEVICES, CONTRACTOR SHALL STAKE CLEARING LIMITS AND STAKE ALL TREES, STRUCTURES, AND WETLANDS TO REMAIN AND BE PROTECTED. ALL BUFFERS AND WETLANDS SHALL BE CLEARLY
- DELINEATED IN THE FIELD TO BE PROTECTED. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AND PERIMETER CONSTRUCTION FENCING AND SILT FENCE. TIRE WASH MAY BE
- REQUIRED IF CONSTRUCTION ENTRANCE IS NOT SUFFICIENT TO RETAIN SOIL. CONTRACTOR TO BLOCK ALL POSSIBLE ENTRANCES TO SITE BESIDES APPROVED CONSTRUCTION ENTRANCE W/ FENCING AND ORANGE BARRELS. INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT TRAPS
- DIVERSION DITCHES, TREE PROTECTION, AND ANY OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
- CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND GRADING MAY BEGIN. GENERAL CONTRACTOR SHALL ENSURE THAT EROSION CONTROL MEASURES ARE IN PLACE AND FUNCTIONING PRIOR TO AND DURING **GRADING OPERATIONS** 9. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN
- ALL EROSION CONTROL DEVICES AND STRUCTURES.
- 10. CONTRACTOR SHALL INSTALL ALL STORM DRAINAGE, UTILITY AND PAVEMENT IMPROVEMENTS PER PLAN SET.
- 11. INSTALL INLET PROTECTION FOR STORM DRAINAGE STRUCTURES AS SHOWN ON PLANS. 12. STABILIZE PAVED AREAS WITH STONE BASE AND SEED SIDE SLOPES
- AS AREAS ARE BROUGHT TO FINISHED GRADE. 13. 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. ALL SLOPES MUST BE SEEDED AND MULCHED WITHIN 21 DAYS. REFER TO EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS. 14. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO
- REMOVAL OF ANY EROSION CONTROL MEASURES 15. 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 MANUAL.

#### TREE PROTECTION NOTES:

- 1. NO SOIL DISTURBANCE OR COMPACTION. CONSTRUCTION MATERIALS, TRAFFIC BURIAL PITS, TRENCHING OR OTHER LAND
- DISTURBANCE ACTIVITY ALLOWED IN TREE SAVE AREAS. 2. TREE PROTECTION FENCE/BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING, OR CONSTRUCTION BEGINS. AND NOT REMOVED UNTIL FINAL INSPECTION.
- 3. TREE PROTECTION FENCE/BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS. 4. BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL (704)
- 336-4255 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
- 5. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED
- 6. BRUSH, VINES, AND SMALL TREES (

  8 IN. DIAMETER, OR AS SMALL AS 2 IN. CALIPER) MAY BE HAND-CLEARED ONLY, CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP 6 FEET (LEAVING AT LEAST \( \frac{2}{3} \) OF THE BRANCHES TO IMPROVE VISIBILITY.
- 7. EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL BACKFILL ASAP TO MINIMIZE EXPOSURE TO THE
- 8. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST (704) 336-4262.





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**NOTES** 

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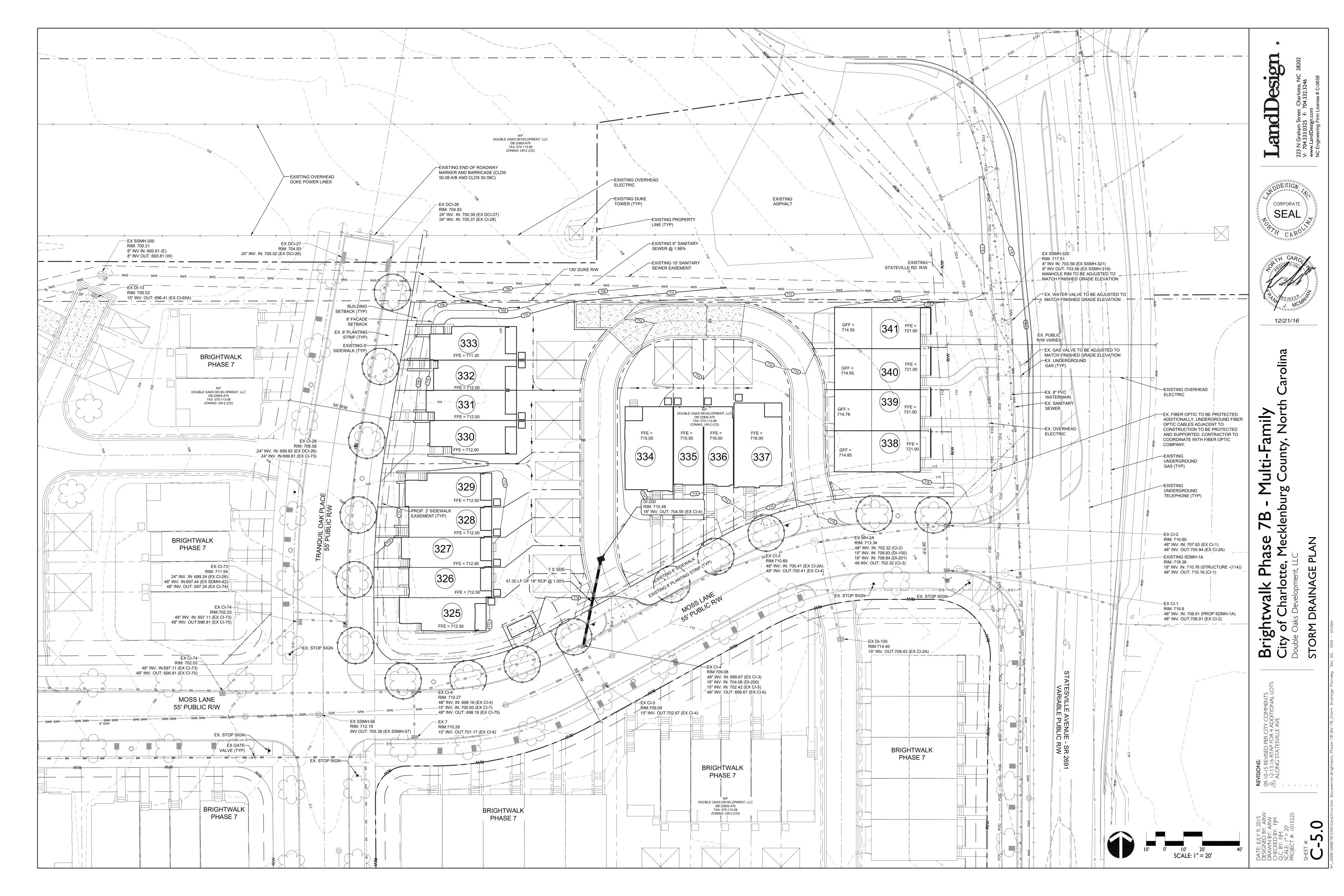
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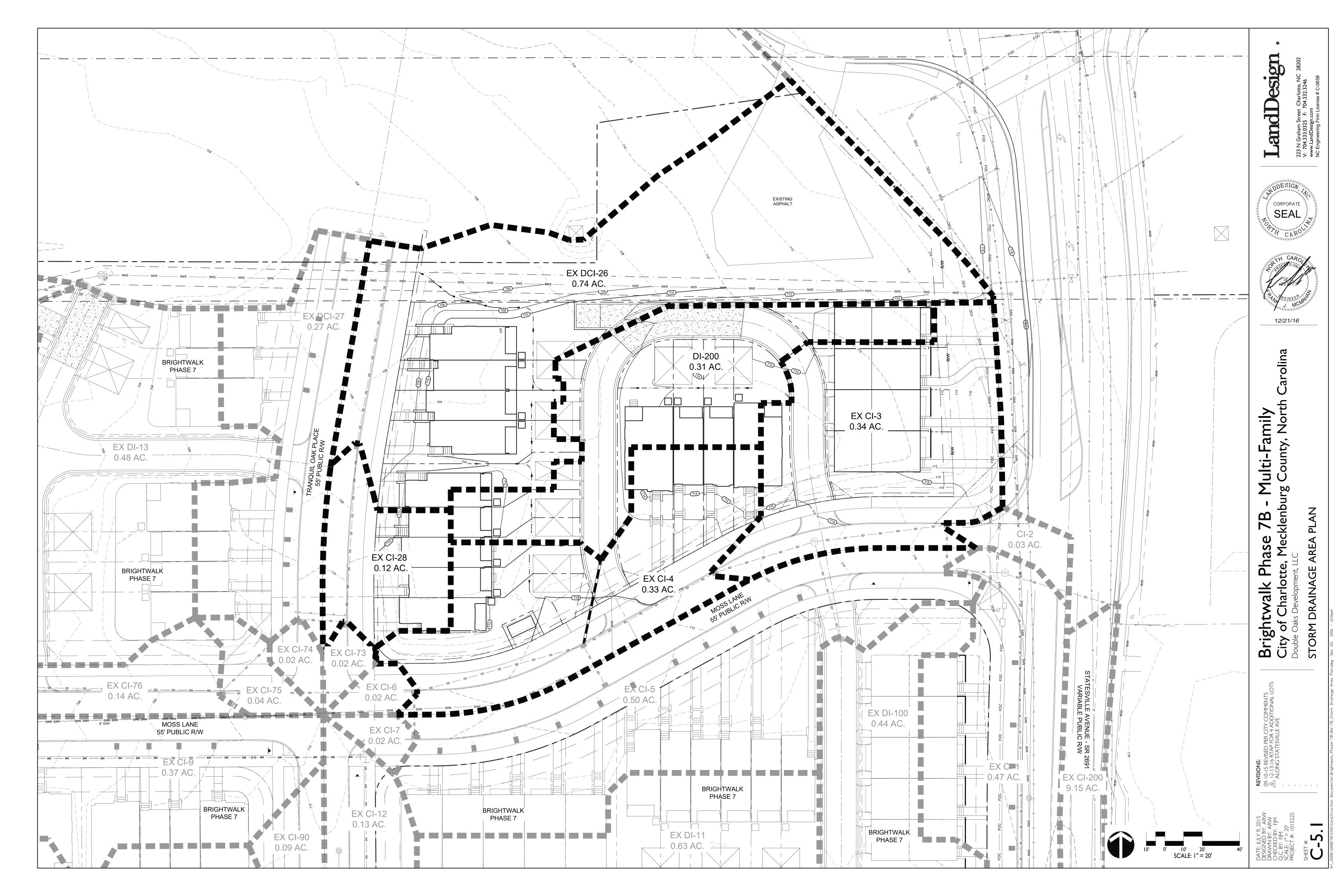
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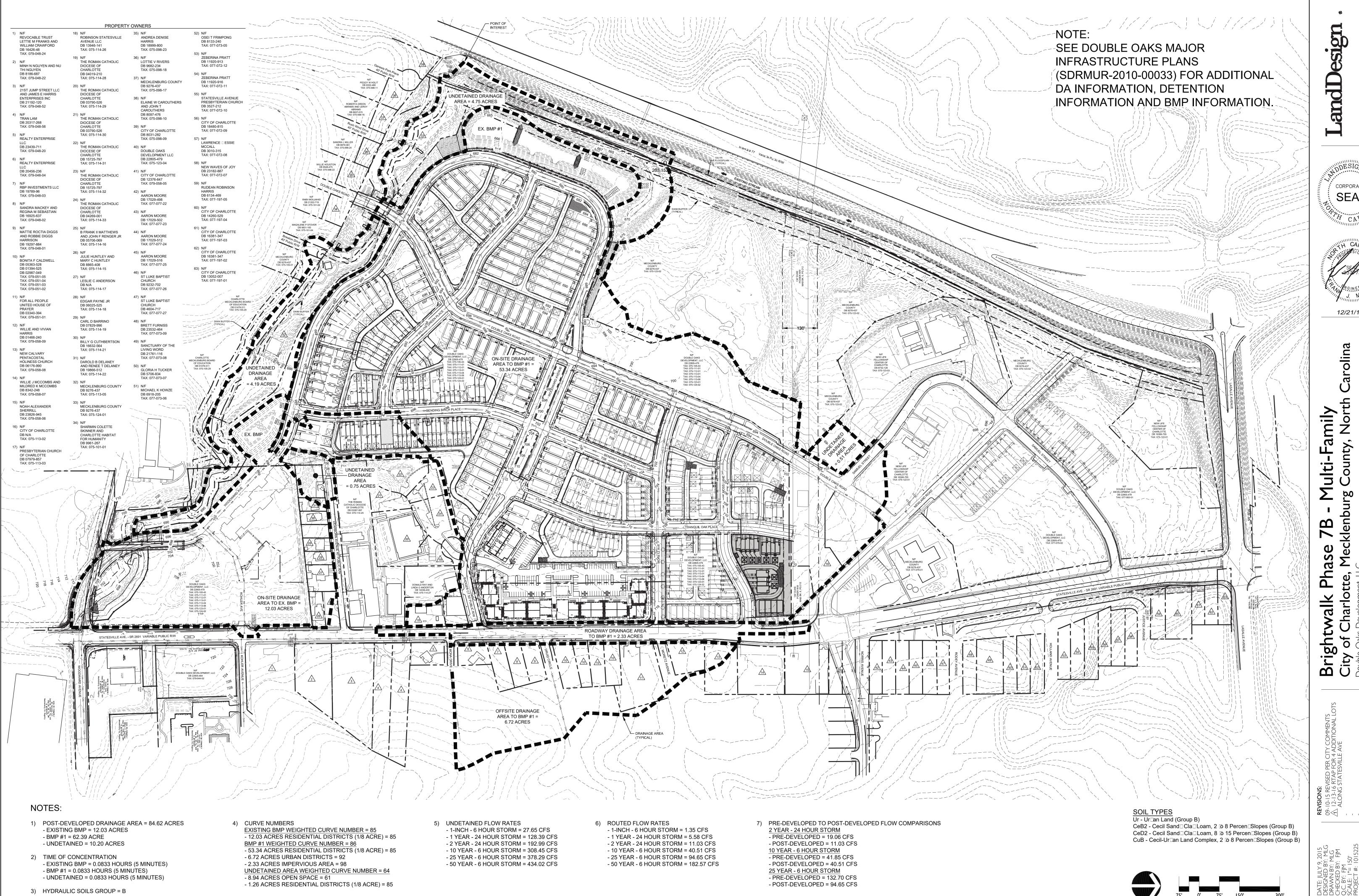
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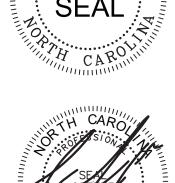
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12/21/16

COMPLIANCE Charlotte, o Oak

| DWG SHEET TITLE                                                                                                                  | SPECIAL REQUIREMENTS AND NOTES                                             | T                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DWG SHEET TITLE                                                                                                                  | SPECIAL REQUIREMENTS AND NOTES                                                |
|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| 300.01 METHOD OF PIPE INSTALLATION — METHOD A                                                                                    |                                                                            | DWG SHEET TITLE                                                                                                                         | SPECIAL REQUIREMENTS AND NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 840.31 CONCRETE JUNCTION BOX (WITH OPTIONAL MANHOLE) 12" THRU 66" PIPE                                                           | NOTE 1; OPTION MANHOLE IS REQUIRED                                            |
| 310.02 PARALLEL PIPE END SECTION-PRECAST CONCRETE FOR 15" TO 24" PIPE                                                            | REQUIRED IN RIGHT OF WAY WITHIN THE ETJ                                    | 838.45 NOTES FOR REINFORCED CONCRETE ENDWALL STANDARD DRAWINGS                                                                          | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 840.32 BRICK JUNCTION BOX 42" THRU 66" PIPE                                                                                      | NOTE 1; OPTION MANHOLE IS REQUIRED                                            |
| 310.03 CROSS PIPE END SECTION-PRECAST CONCRETE FOR 18" TO 30" PIPE                                                               | REQUIRED IN RIGHT OF WAY WITHIN THE ETJ                                    | 838.21 THRU 838.40                                                                                                                      | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 840.34 TRAFFIC BEARING JUNCTION BOX FOR USE WITH PIPES 42" AND UNDER                                                             | NOTE 1; OPTION MANHOLE IS REQUIRED                                            |
| 310.10 DRIVEWAY PIPE CONSTRUCTION USING NO SPECIAL END SECTIONS                                                                  | ONLY AT LOCATIONS APPROVED BY THE CITY ENGINEER                            | 838.51 REINFORCED BRICK ENDWALL FOR SINGLE 54" PIPE 90' SKEW                                                                            | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 840.35 TRAFFIC BEARING DROP INLET FOR CAST IRON DOUBLE FRAME AND GRATES                                                          |                                                                               |
| 815.03 PIPE UNDERDRAIN AND BLIND DRAIN                                                                                           |                                                                            | 838.52 REINFORCED BRICK ENDWALL FOR DOUBLE & TRIPLE 54" PIPE 90'SKEW                                                                    | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 840.36 TRAFFIC BEARING DROP INLET FOR STEEL (840.37) DOUBLE FRAME AND GRATES                                                     | NOT FOR USE IN PEDESTRIAN AREAS                                               |
| 816.03 GEOCOMPOSITE SHOULDER DRAIN                                                                                               |                                                                            | 838.57 REINFORCED BRICK ENDWALL FOR SINGLE 60" PIPE 90' SKEW                                                                            | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 840.37 STEEL GRATE AND FRAME                                                                                                     | NOT FOR USE IN PEDESTRIAN AREAS                                               |
| 838.01 CONCRETE ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS                                                                      | NOTE 1                                                                     | 838.58 REINFORCED BRICK ENDWALL FOR DOUBLE & TRIPLE 60" PIPE 90' SKEW                                                                   | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 840.41 SPRING BOX CONCRETE OR BRICK                                                                                              |                                                                               |
| 15" THRU 48" PIPE 90' SKEW                                                                                                       | NOTE 1                                                                     | 838.63 REINFORCED BRICK ENDWALL FOR SINGLE 66" PIPE 90' SKEW                                                                            | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                  | WAFFLE WALL IS NOT PERMITTED IN ROADWAY, PLANTING STRIPS,                     |
| 838.02 CONCRETE ENDWALL AND SLUICE GATE 15" THRU 36" PIPE-90' SKEW                                                               | NOTE 1                                                                     | 838.64 REINFORCED BRICK ENDWALL FOR DOUBLE & TRIPLE 66" PIPE 90' SKEW                                                                   | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 840.45   PRECAST DRAINAGE STRUCTURE (SOLID AND WAFFLE WALL)                                                                      | OR MEDIANS. ALL OPENINGS SHALL BE PRE-CAST                                    |
| 838.04   CONCRETE ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS                                                                    | NOTE 1                                                                     | 838.69 REINFORCED BRICK ENDWALL FOR SINGLE 72" PIPE 90' SKEW                                                                            | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 840.46 TRAFFIC BEARING PRECAST DRAINAGE STRUCTURE                                                                                |                                                                               |
| 17"X13"THRU 71"X47" PIPE ARCH 90' SKEW                                                                                           | NOTE 1                                                                     | 838.70 REINFORCED BRICK ENDWALL FOR DOUBLE & TRIPLE 72" PIPE 90' SKEW                                                                   | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 840.51 BRICK MANHOLE 12" 36" PIPE                                                                                                |                                                                               |
| 838.05   CONCRETE "L" ENDWALL FOR SINGLE PIPE CULVERTS 15" THRU 48" PIPE                                                         | NOTE 1                                                                     | 838.75 NOTES FOR REINFORCED BRICK ENDWALL STANDARD DRAWINGS 838.51 THRU 838.7                                                           | 70 NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 840.52 PRECAST MANHOLE 4', 5' AND 6' DIAMETER 12" THRU 42" PIPE                                                                  |                                                                               |
| 838.06   CONCRETE "L" ENDWALL FOR SINGLE PIPE CULVERTS 17"X13" THRU 71"X47"                                                      | NOTE 1                                                                     | 838.80 PRECAST CONCRETE ENDWALL FOR SINGLE 12" THRU 72" PIPE 90' SKEW                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 840.53 PRECAST MANHOLE WITH MASONRY BASE 12" THRU 42" PIPE                                                                       |                                                                               |
| 71"X47" ARCH PIPE                                                                                                                | NOTE 1                                                                     | 840.00 CONCRETE BASE PAD FOR DRAINAGE STRUCTURES                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 840.54 MANHOLE FRAME AND COVER                                                                                                   |                                                                               |
| 838.07 CONCRETE ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS                                                                      | NOTE 1                                                                     | 840.01 BRICK CATCH BASIN 15" THRU 54" PIPE                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 840.60 DRAINAGE STRUCTURE STEPS                                                                                                  |                                                                               |
| 40"X31" THRU 66"X51" PIPE ARCH 90'SKEW                                                                                           | NOTE 1                                                                     | 840.02 CONCRETE CATCH BASIN 12" THRU 54" PIPE                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 840.71 CONCRETE PAVED DITCHES                                                                                                    |                                                                               |
| 838.08 CONCRETE "L" ENDWALL FOR SINGLE PIPE CULVERTS 40"X32"                                                                     | NOTE 1                                                                     | 840.03 FRAME, GRATE BASIN 12" THRU 54" PIPE                                                                                             | TYPE F AND G GRATES ARE OPTIONAL WITHIN THE CITY LIMITS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 840.72 PIPE COLLAR                                                                                                               |                                                                               |
| THRU 66"X51" PIPE ARCH                                                                                                           | NOTE 1                                                                     | 840.04 CONCRETE OPEN THROAT CATCH BASIN 12" THRU 48" PIPE                                                                               | NOTE 1; OPENINGS PERMITTED IN 4 SIDES OUTSIDE OF STREET R/W                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 850.01 CONCRETE PAVED DITCHES                                                                                                    |                                                                               |
| 838.10 CONCRETE ENDWALL FOR OUTFALL 4'-6" OR 8" PIPE                                                                             | NOTE 1                                                                     |                                                                                                                                         | MANHOLE RING AND COVER REQUIRED IN TOP SLAB SEE CLDS 20.05 A&B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 852.04 METHODS FOR PLACEMENT OF DROP INLETS IN GRASSED MEDIAN (USING 1'-6" CURB AND GUTTER)                                      |                                                                               |
| 838.11 BRICK ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS                                                                         | NOTE 1                                                                     | 840.05 BRICK OPEN THROAT CATCH BASIN 15" THRU 48" PIPE                                                                                  | NOTE 1; OPENINGS PERMITTED IN 4 SIDES OUTSIDE OF STREET R/W                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 852.05 MEDIAN CURB FOR CATCH BASIN (FOR USE WITH 1'-6" CURB AND GUTTER)                                                          |                                                                               |
| 15" THRU 48" 90' SKEW                                                                                                            | NOTE 1                                                                     |                                                                                                                                         | MANHOLE RING AND COVER REQUIRED IN TOP SLAB SEE CLDS 20.05 A&B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 852.06 METHOD OF PLACEMENT OF DROP INLETS IN CONCRETE ISLANDS                                                                    |                                                                               |
| 838.14 BRICK ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS 17"X31"                                                                 | NOTE 1                                                                     | 840.14 CONCRETE DROP INLET 12" THRU 30" PIPE                                                                                            | NOTE 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                  |                                                                               |
| THRU 71"X47" 90' SKEW                                                                                                            | NOTE 1                                                                     | 840.15 BRICK DROP INLET 12" THRU 30' PIPE                                                                                               | NOTE 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 876.01 RIP RAP IN CHANNELS 876.03 DRAINAGE DITCHES WITH CLASS "A" RIP RAP                                                        |                                                                               |
| 838.15 BRICK "L" ENDWALL FOR SINGLE PIPE CULVERTS 15" THRU 48" PIPE                                                              | NOTE 1                                                                     | 840.16 DROP INLET FRAME AND GRATE FOR USE WITH DWGS. 840.14 & 840.15                                                                    | NOTE 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 876.04 DRAINAGE DITCHES WITH CLASS A RIP RAP                                                                                     |                                                                               |
| 838.16 BRICK "L" ENDWALL FOR SINGLE PIPE CULVERTS 17"X13" THRU                                                                   | NOTE 1                                                                     | 840.17 CONCRETE GRATED DROP INLET TYPE "A" 12" THRU 72" PIPE                                                                            | NOTE 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 310.01 1998 DRAWINGS CONCRETE FLARED END SECTION                                                                                 |                                                                               |
| 71"X47" PIPE ARCH                                                                                                                | NOTE 1                                                                     | 840.18 CONCRETE GRATED DROP INLET TYPE "B" 12" THRU 36" PIPE                                                                            | NOTE 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 842.01 CONCRETE AND BRICK RETAINING WALL                                                                                         |                                                                               |
| 838.17 BRICK ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS 40"X31"                                                                 | NOTE 1                                                                     | 840.19 CONCRETE GRATED DROP INLET TYPE "D" 12" THRU 36" PIPE                                                                            | NOTE 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                  |                                                                               |
| THRU 66"X51" PIPE ARCH 90'SKEW                                                                                                   | NOTE 1                                                                     | 840.20 FRAMES AND WIDE SLOT FLAT GRATES                                                                                                 | NOT FOR USE IN PEDESTRIAN AREAS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 842.02 CONCRETE AND BRICK RETAINING WALL                                                                                         |                                                                               |
| 838.18 BRICK ENDWALL FOR SINGLE PIPE CULVERTS 40"X31" THRU                                                                       | NOTE 1                                                                     | 840.22 FRAMES AND WIDE SLOT SAG GRATES                                                                                                  | NOT FOR USE IN PEDESTRIAN AREAS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 842.03 CONCRETE AND BRICK RETAINING WALL                                                                                         |                                                                               |
| 66"X51" PIPE ARCH 90' SKEW                                                                                                       | NOTE 1                                                                     | 840.24 FRAMES AND NARROW SLOT SAG GRATES                                                                                                | THE FOR SEE THE EBESTANCE THE EBESTANCE TO THE EBESTANCE |                                                                                                                                  |                                                                               |
| 838.20 BRICK ENDWALL FOR OUTFALL 4", 6" AND 8" PIPE                                                                              | NOTE 1                                                                     | 840.25 ANCHORAGE FOR FRAMES BRICK OR CONCRETE                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                  |                                                                               |
| 838.21 REINFORCED CONCRETE ENDWALL FOR SINGLE 54" PIPE 90' SKEW                                                                  | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                       | 840.26 BRICK GRATED DROP INLET TYPE "A" 12" THRU 72" PIPE                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                  |                                                                               |
| 838.22 REINFORCED CONCRETE ENDWALL FOR DOUBLE & TRIPLE 54" PIPE 90' SKEW                                                         | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                       | 840.27 BRICK GRATED DROP INLET TYPE "B" 12" THRU 36" PIPE                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                  |                                                                               |
| 838.27 REINFORCED CONCRETE ENDWALL FOR SINGLE 60" PIPE 90' SKEW                                                                  | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                       | 840.28 BRICK GRATED DROP INLET TYPE "D" 12" THRU 36" PIPE                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                  |                                                                               |
| 838.28 REINFORCED CONCRETE ENDWALL FOR DOUBLE & TRIPLE 60" PIPE 90' SKEW                                                         | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                       | 840.29 FRAMES AND NARROW SLOT FLAT GRATES                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                  |                                                                               |
| 838.33 REINFORCED CONCRETE ENDWALL FOR SINGLE 66" PIPE 90' SKEW                                                                  | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                       |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                  |                                                                               |
| 838.34 REINFORCED CONCRETE ENDWALL FOR DOUBLE & TRIPLE 66" PIPE 90' SKEW                                                         | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                       | 840.30 DRIVEWAY DROP INLET                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                  |                                                                               |
| 838.39 REINFORCED CONCRETE ENDWALL FOR SINGLE 72" PIPE 90' SKEW                                                                  | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                       |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                  |                                                                               |
| 838.40 REINFORCED CONCRETE ENDWALL FOR DOUBLE & TRIPLE 72" PIPE 90' SKEW                                                         | NOTE 1 SEE CLDS 20.17 FOR SPLASH PAD                                       |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                  |                                                                               |
|                                                                                                                                  |                                                                            |                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                  |                                                                               |
| NOTE 1: FOR ALL STRUCTURES — NCDOT REQUIRES CLASS B CONCRETE (2500PSI). THE CONCRETE SHALL BE USED IN ALL CITY AND ETJ PROJECTS. | E CITY REQUIRES 3600 PSI CONCRETE STRENGTH @ 28 DAYS. 3600 PSI             | NOTE 1: FOR ALL STRUCTURES — NCDOT REQUIRES CLASS B CONCRETE (2500PSI). THE CIT<br>CONCRETE SHALL BE USED IN ALL CITY AND ETJ PROJECTS. | Y REQUIRES 3600 PSI CONCRETE STRENGTH @ 28 DAYS. 3600 PSI                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NOTE 1: FOR ALL STRUCTURES — NCDOT REQUIRES CLASS B CONCRETE (2500PSI). THE CONCRETE SHALL BE USED IN ALL CITY AND ETJ PROJECTS. | CITY REQUIRES 3600 PSI CONCRETE STRENGTH @ 28 DAYS. 3600 PSI                  |
| LAND DEVELOPMENT STANDARDS APPROVED FOR                                                                                          | CDOT STANDARDS<br>USE IN THE CITY OF CHARLOTTE<br>ND CHARLOTTE ETJ  20.00A | LAND DEVELOPMENT STANDARDS APPROVED FOR                                                                                                 | ICDOT STANDARDS USE IN THE CITY OF CHARLOTTE STD. NO.   REV AND CHARLOTTE ETJ   20.00B   5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | LAND DEVELOPMENT STANDARDS APPROVED FOR                                                                                          | NCDOT STANDARDS  R USE IN THE CITY OF CHARLOTTE  STD. NO.   REV.   20.00C   5 |

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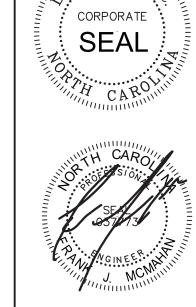
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STORM DRAINAGE DETAILS

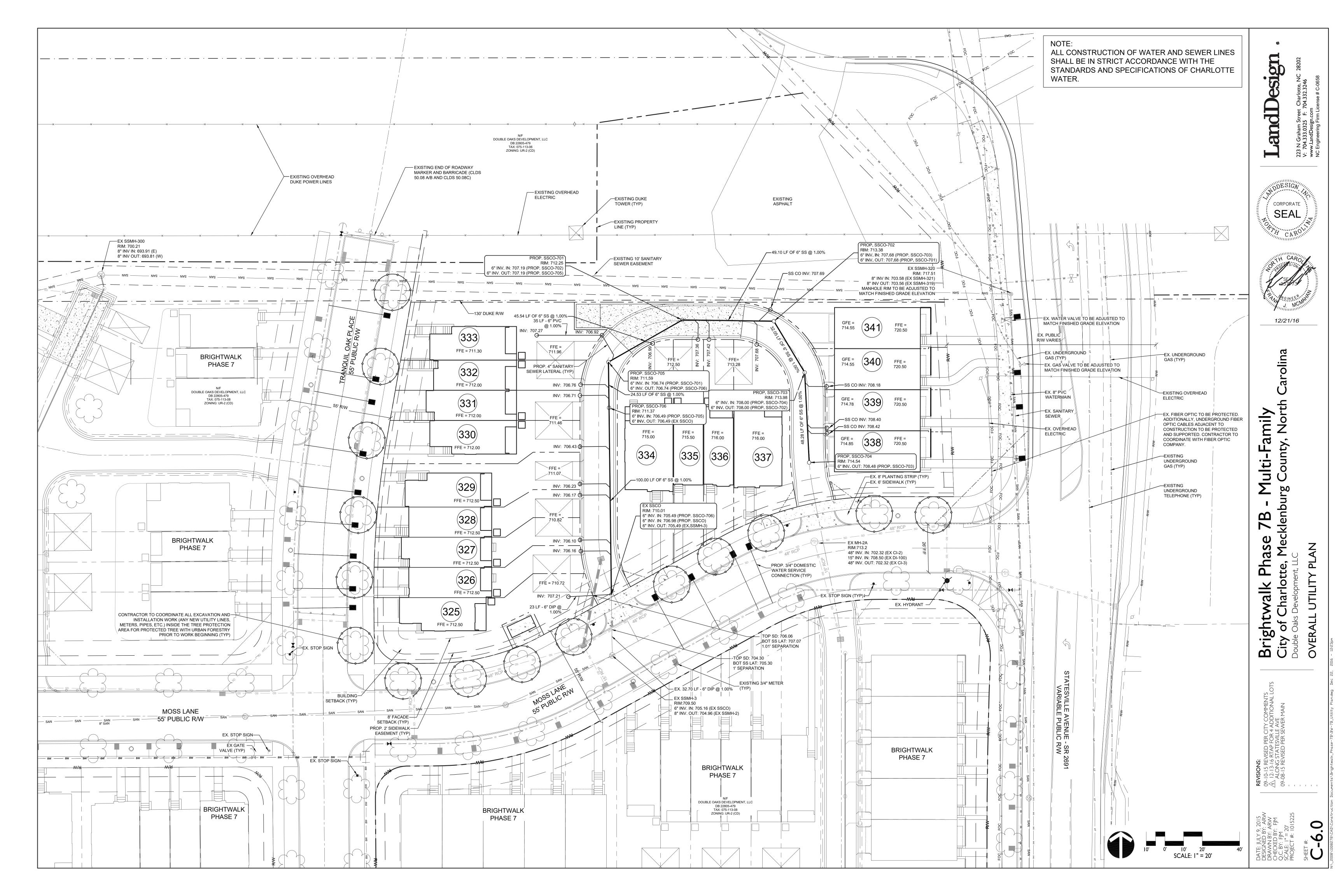
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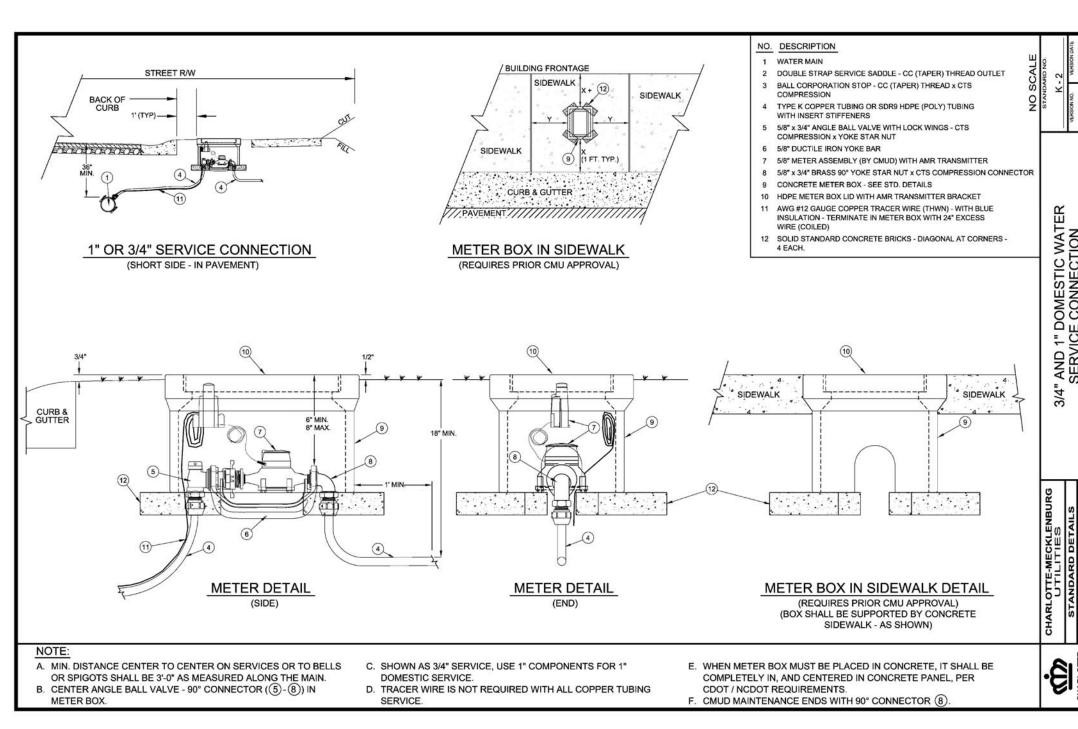


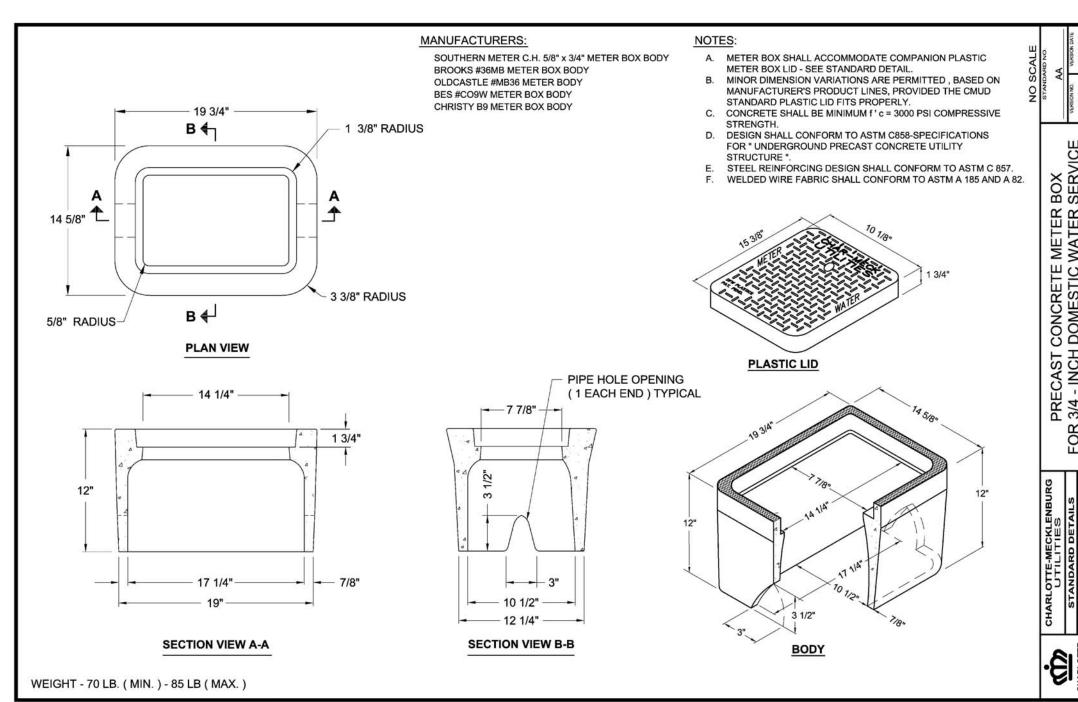
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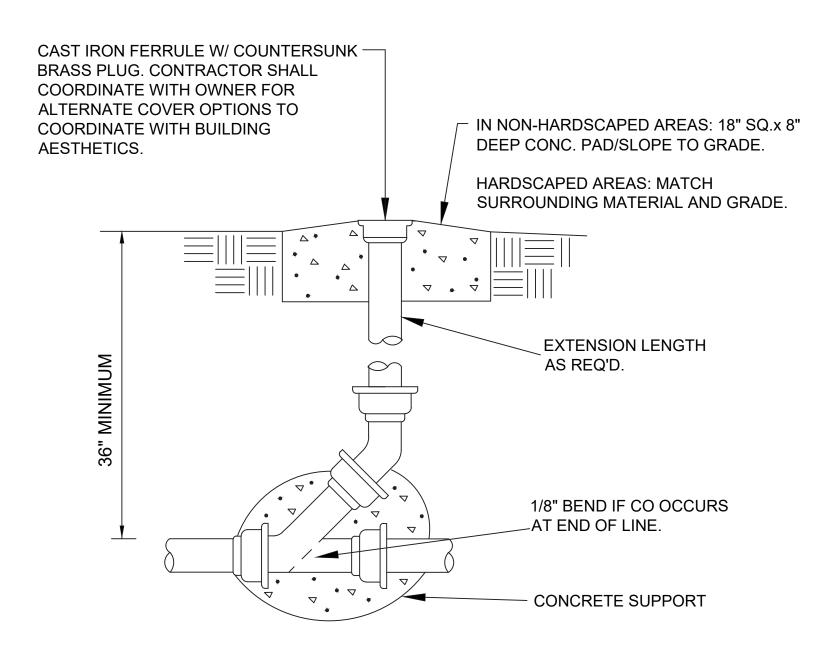
amily y, Nort n ·**三** Mult Irg Co Brightwalk Phase 7B - M City of Charlotte, Mecklenburg Double Oaks Development, LLC

STORM DRAINAGE DETAILS



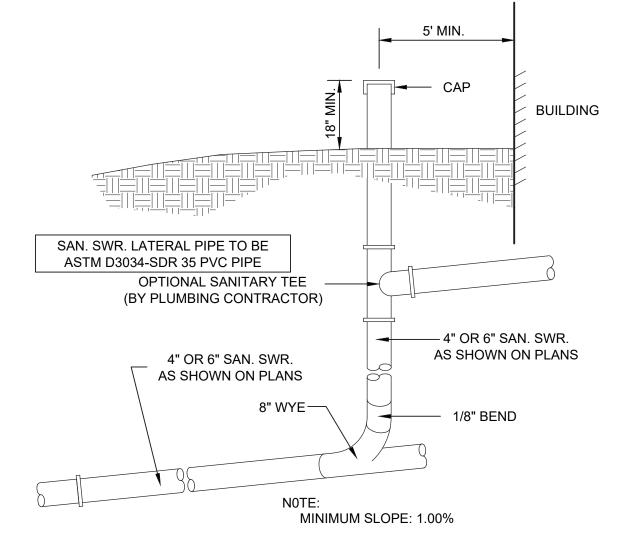






# **EXTERIOR CLEANOUT**

N.T.S.

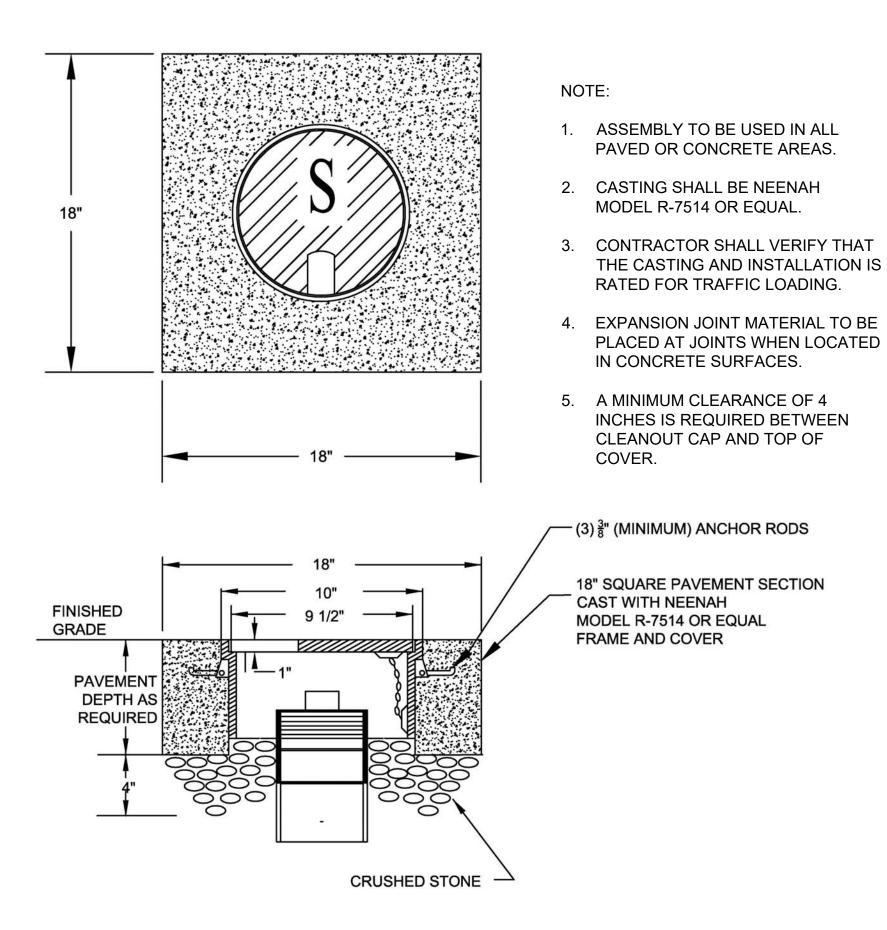


#### NOTE:

- STUB-UP TO BE CUT-OFF CLEAN-OUT PLUG INSTALLED FLUSH WITH GRADE AFTER LANDSCAPING STUB-UP INSTALLED BY UTILITY CONTRACTOR TO ALLOW LOCATION OF LATERAL BY PLUMBER.
- 2. LATERAL INSTALLATION SHALL BE IN ACCORDANCE TO CMUD STANDARDS AND NC PLUMBING CODE AS APPLICABLE.
- CONTRACTOR SHALL COORDINATE LATERAL INSTALLATION WITH PLUMBING CONTRACTOR AND MEP PLANS.
- CONTRACTOR SHALL INSTALL PRECAST CONCRETE COLLAR AROUND ALL LATERAL CLEANOUTS IN GRASSED AND LANDSCAPED AREAS.

## SANITARY SEWER LATERAL

N.T.S.



## PAVEMENT CLEANOUT

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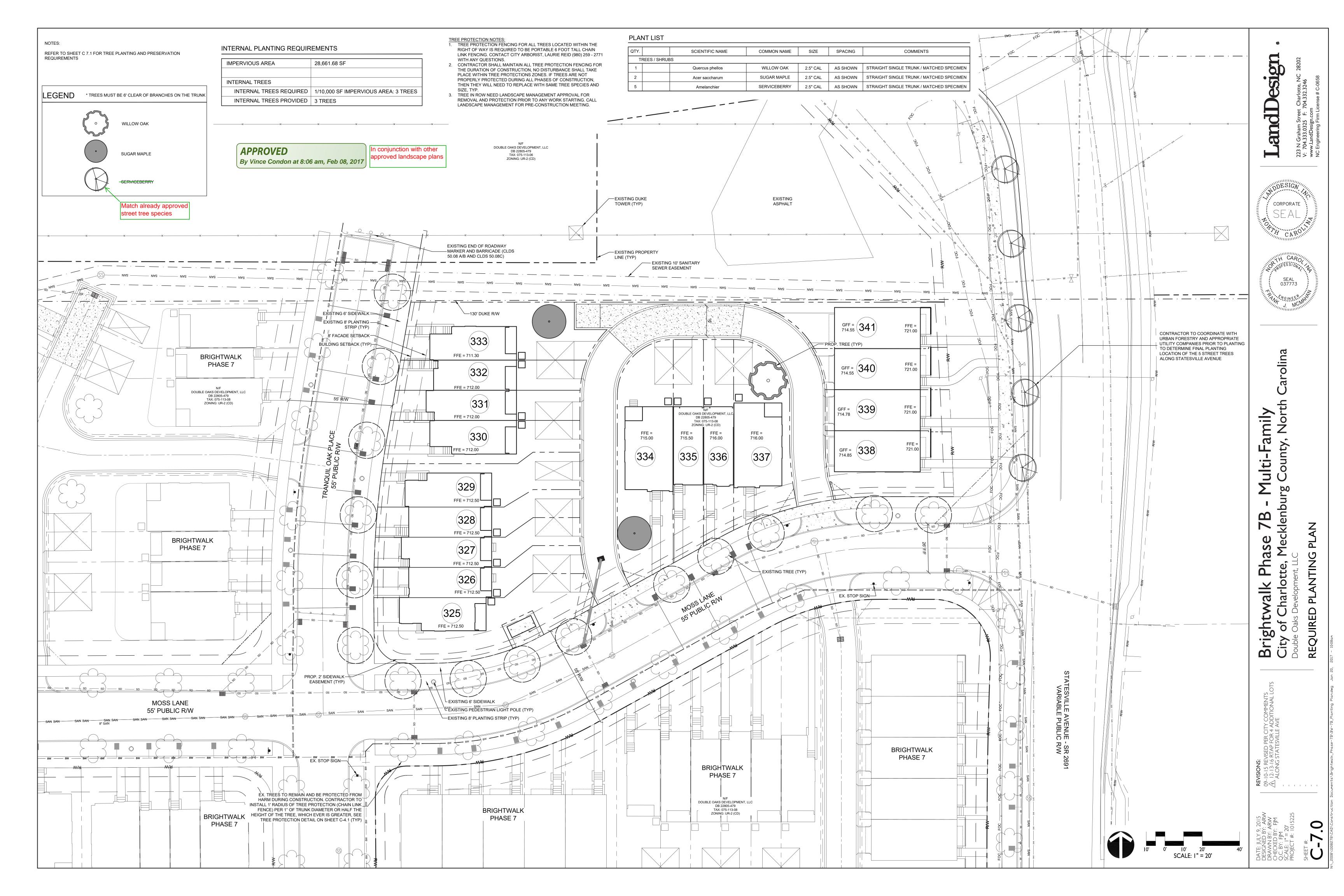


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**DETAILS** o JeO



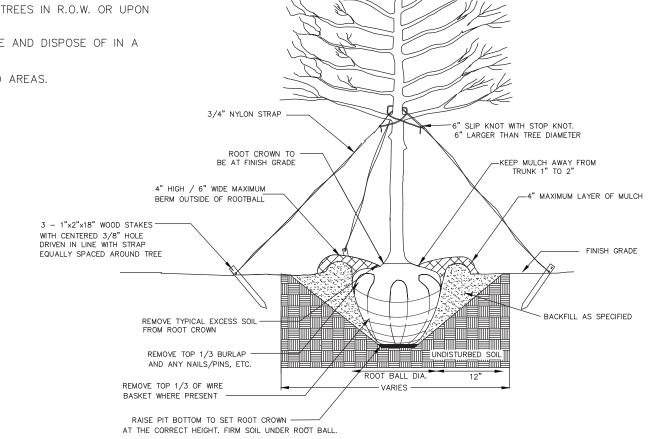
TREE PROTECTION DETAIL

SECTION AND PLAN

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) CALIPER HEIGHT (RANGE) MAX. HEIGHT MIN. ROOT BALL DIA. MIN. ROOT BALL DEPTH

TREE PLANTING

CLDSM #40.01 NOT TO SCALE

#### Charlotte Urban Forestry - Tree Planting and Preservation Requirements (updated 5/27/16) 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, 13. Minimum tree size at planting is 2-inch caliper (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
- 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 major girdling roots will NOT be accepted. 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 root crown (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 maximum 3 to 5 trunks, and minimum 8 feet tall.

are specified then they shall be a minimum of 12' tall.

- 8. See CLDS 40.01 & 40.09 (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 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). 12. Trees planted on public property will need approval from the City Arborist and/or NCDOT.
- 13. Review soil requirements in the Tree Ordinance Guidelines at: <a href="http://landpermits.charmeck.org">http://landpermits.charmeck.org</a> then click Trees.

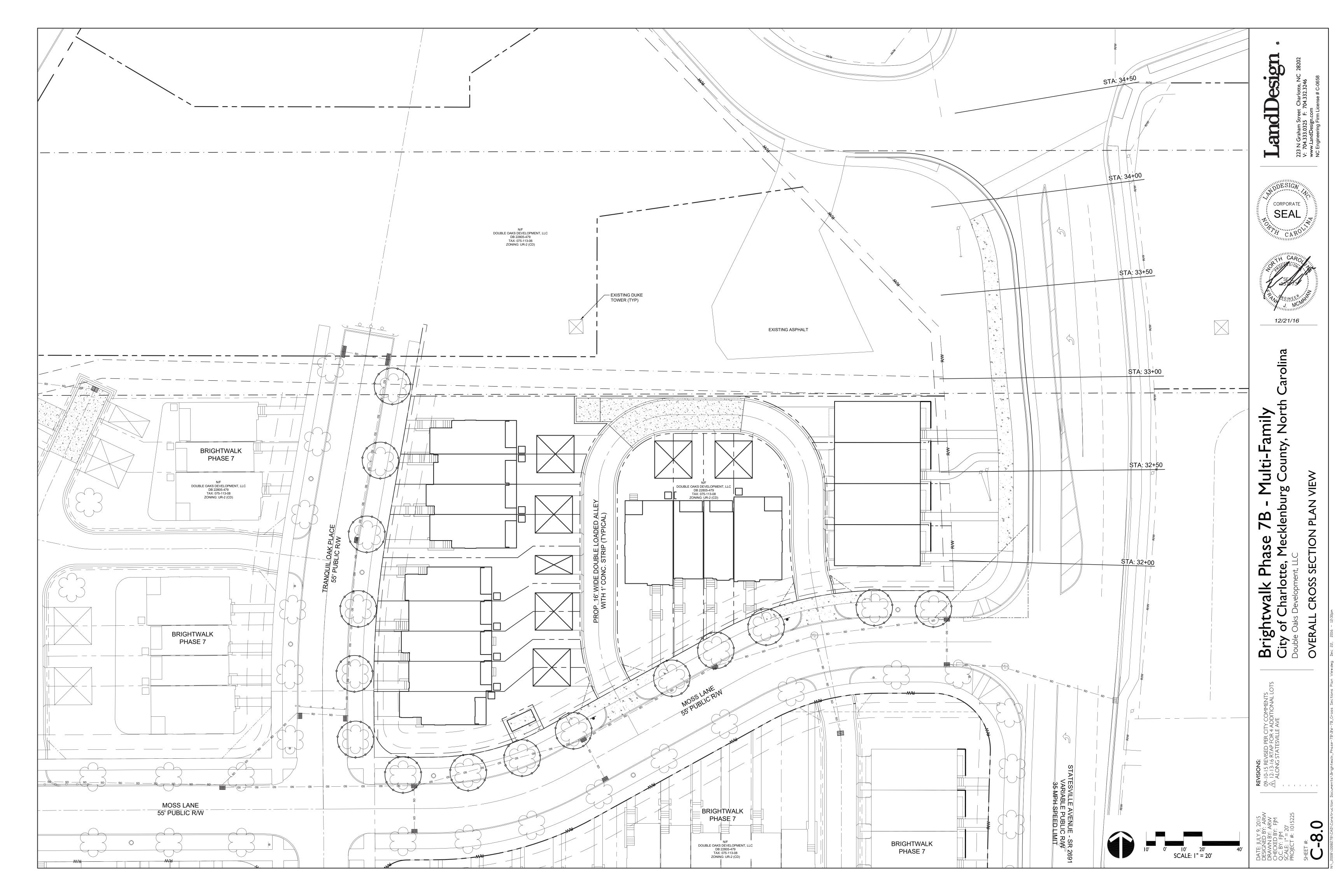
- 14. If any utility is being installed in or near any required tree(s) or Tree Save Area(s), call Urban Forester to resolve prior to utility installation. 15. Large maturing trees may not be planted within 25' of overhead power distribution or transmission lines.
- 16. If trees conflict with any utilities or signs; call Urban Forester to resolve **BEFORE** planting. 17. Adjust tree planting locations to avoid existing underground utilities. Plant 15' from all underground utilities.
- 18. No light poles, utilities or transformers can be installed in tree islands.
- 19. 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
- 20. Note and delineate all above/below ground impacts, including excavation, compaction and tree trimming, to all trees and areas within the driplines of all trees located in street right of way and other Charlotte Tree Ordinance protect trees related to erecting and dismantling of construction cranes. Show crane footprint throughout scope of project and erection/dismantling sequencing.

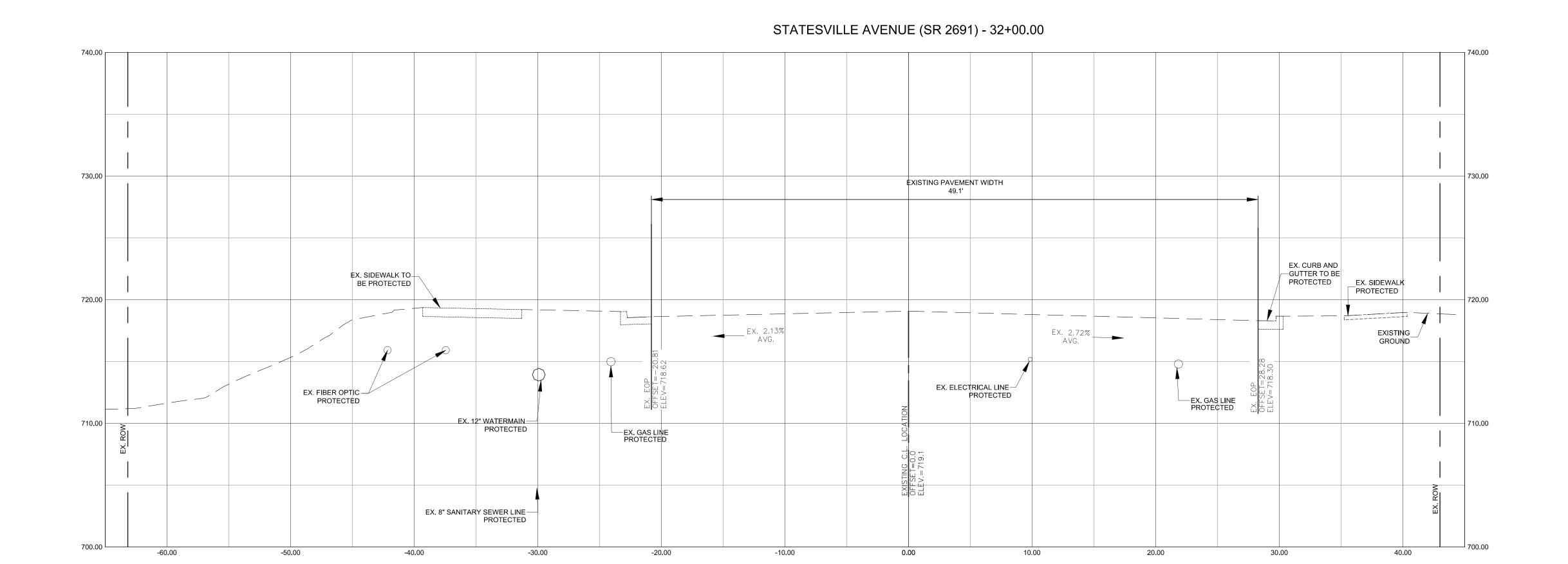
#### Tree Save and Preservation

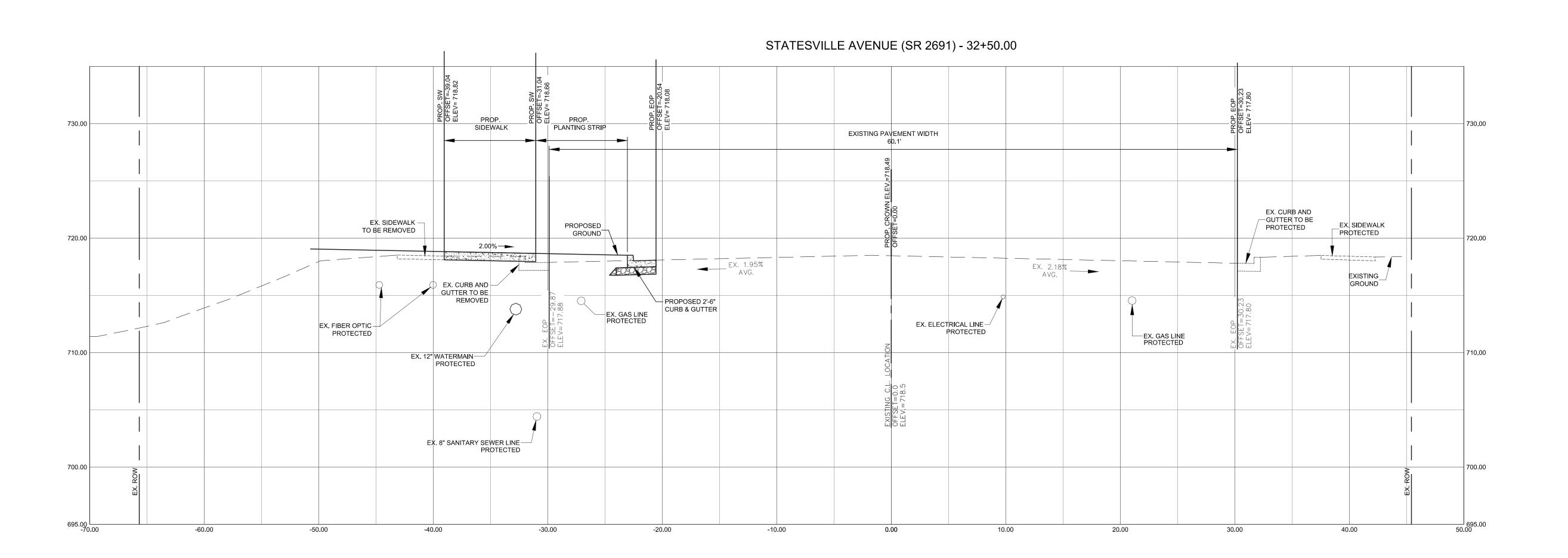
- 21. Tree protection must be installed and verified by Urban Forestry prior to starting **ANY** construction activity. 22. Show tree protection and trees save areas on erosion control, grading and landscape plan sheets.
- 23. Commercial tree save areas must be recorded on a final plat with the Mecklenburg 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.
- 24. 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.
- 25. The area of any easements (water, sewer, utility, etc.) can NOT be counted toward the tree save requirement. 26. Any alterations to tree save areas must be accomplished without mechanized equipment.
- 27. No structure will be allowed within 10' of tree save areas unless approved by Urban Forestry.
- 28. All trees on public property are protected and removal must be permitted by the city arborist (704)336-4262.

29. Call for an inspection of tree protection/planting areas, a minimum of 5 days before a CO is needed. 30. Visit City of Charlotte's Land Development website for additional information and urban forestry requirements: <a href="http://landpermits.charmeck.org">http://landpermits.charmeck.org</a> then click *Trees*. CITY STD #40.02

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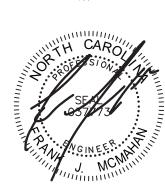




## NOTES:

- 1. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, PREVIOUS DESIGN DOCUMENTS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF EXISTING UTILITIES MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- SHOULD UNCHARTED, OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING DEMOLITION, CONSULT PROJECT ENGINEER AND UTILITY OWNER FOR IMMEDIATE ACTION.
- 3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, 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.
- 4. CONTRACTOR SHALL VERIFY AND PROTECT ALL PUBLIC UTILITIES. ANY WORK ASSOCIATED WITH SAID UTILITIES TO BE COORDINATED WITH APPROPRIATE UTILITY COMPANY
- 5. GAS, WATER, AND TELECOM UTILITY DEPTHS ARE BASED ON TYPICAL DESIGNS STANDARD ELEVATIONS AND SHOULD NOT BE CONSIDERED FIELD
- 6. EXISITING PAVEMENT TO BE SAW CUT PER NCDOT / CDOT STANDARDS AND SPECIFICATIONS AND PER ON-SITE INSPECTOR REQUIREMENTS.





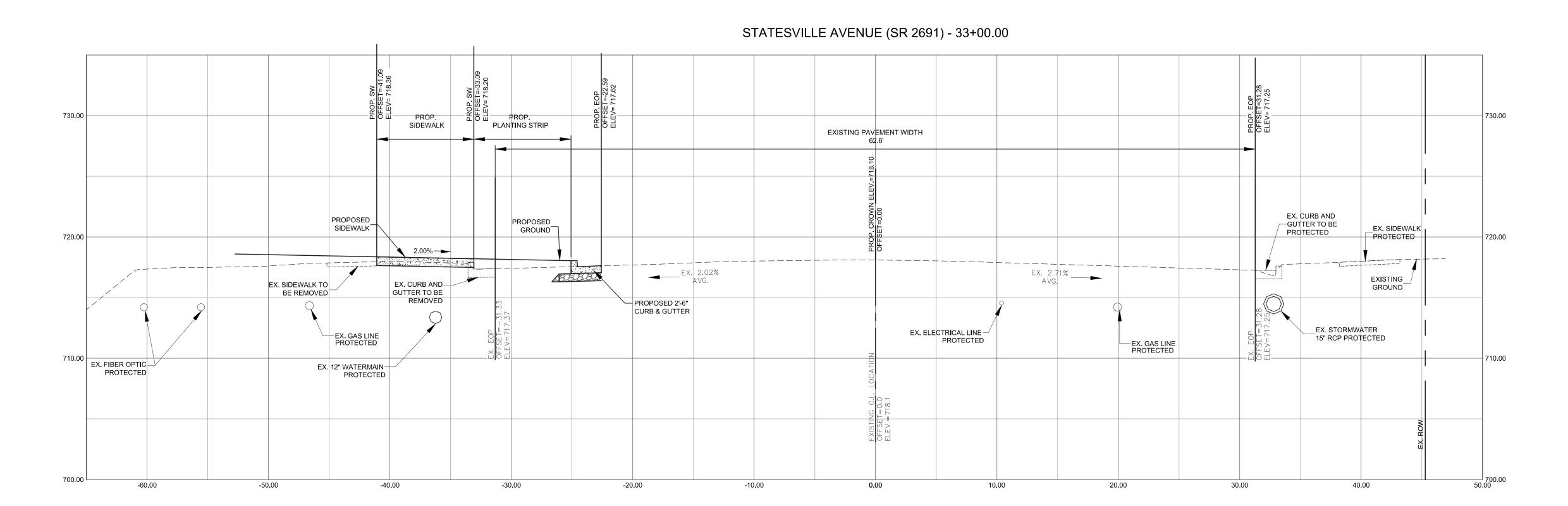
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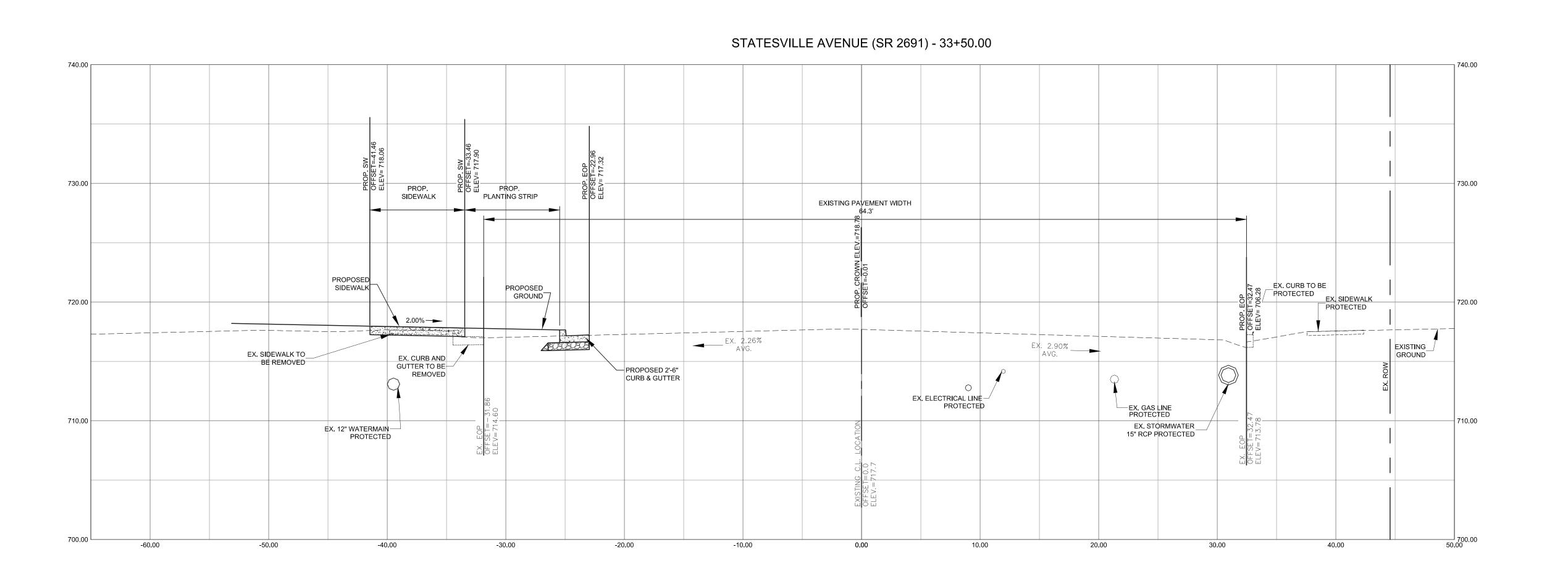
Multi-Family arg County, North unty, Brightwalk Phase 7B - M City of Charlotte, Mecklenburg Double Oaks Development, LLC

CROSS

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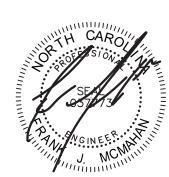


## NOTES:

- 1. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, PREVIOUS DESIGN DOCUMENTS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF EXISTING UTILITIES MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- SHOULD UNCHARTED, OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING DEMOLITION, CONSULT PROJECT ENGINEER AND UTILITY OWNER FOR IMMEDIATE ACTION.
- 3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, 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.
- 4. CONTRACTOR SHALL VERIFY AND PROTECT ALL PUBLIC UTILITIES. ANY WORK ASSOCIATED WITH SAID UTILITIES TO BE COORDINATED WITH APPROPRIATE UTILITY COMPANY
- 5. GAS, WATER, AND TELECOM UTILITY DEPTHS ARE BASED ON TYPICAL DESIGNS STANDARD ELEVATIONS AND SHOULD NOT BE CONSIDERED FIELD
- 6. EXISITING PAVEMENT TO BE SAW CUT PER NCDOT / CDOT STANDARDS AND SPECIFICATIONS AND PER ON-SITE INSPECTOR REQUIREMENTS.

CORPORATE



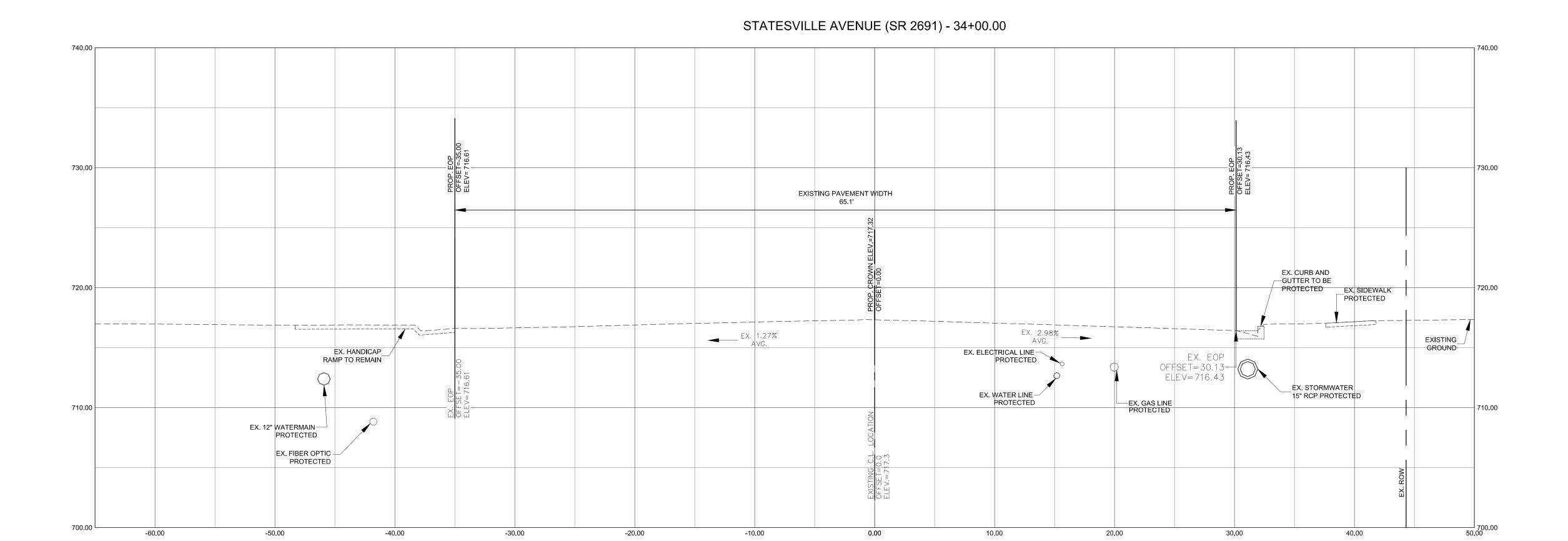


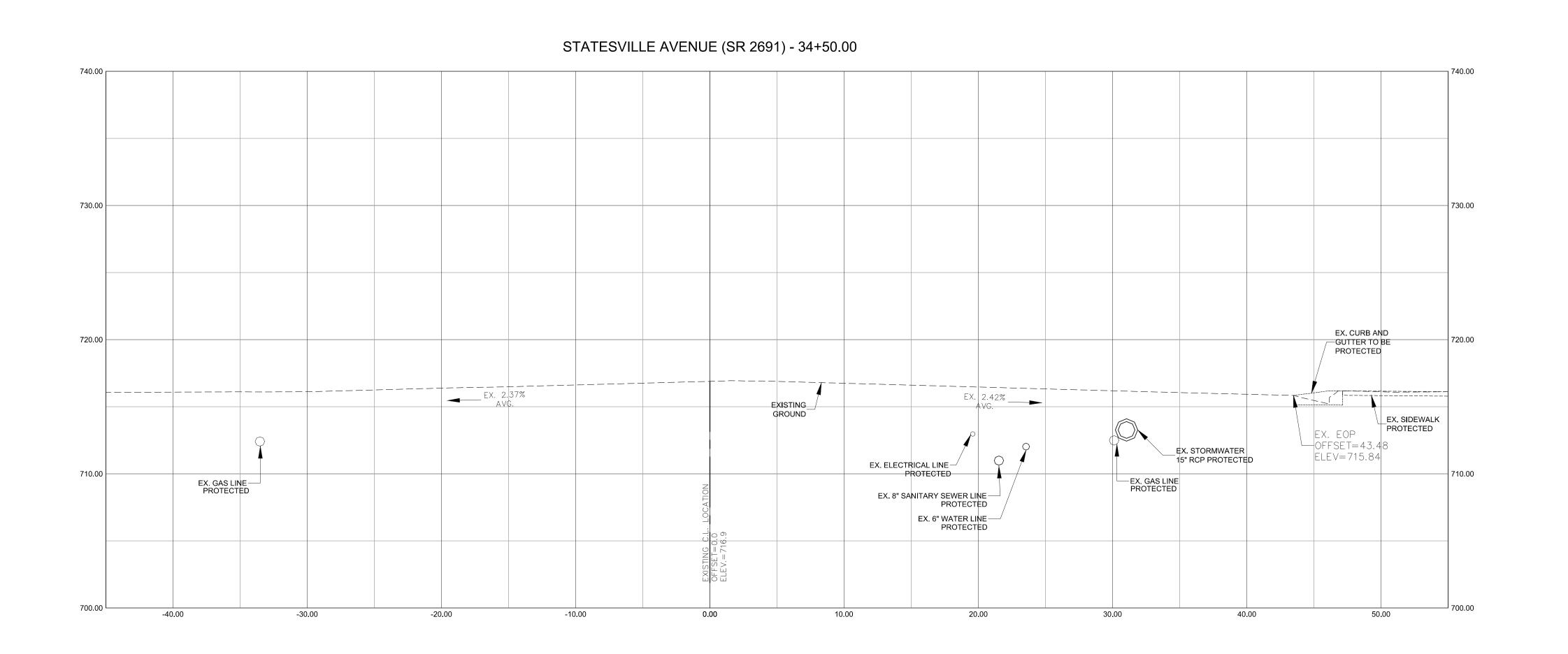
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OF SECTIONS CROSS

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# Multi-Family arg County, North Brightwalk Phase 7B - M City of Charlotte, Mecklenburg Double Oaks Development, LLC

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CROSS SECTIONS

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