

LANIER VILLAGE - PHASE 2

CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR :

D.R. Horton, Inc.

8001 ARROWRIDGE
BOULEVARD
CHARLOTTE, NC 28273
Phone: (704) 377-2006



FINAL APPROVAL

PROJECT NUMBER:

SDRSF-2017-00110

ENGINEERING

PCSO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY

TREE ORDINANCE

CDOT

Isaiah Washington

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM FOUND AT <http://charlottenc.gov/ld>

APPROVED

By Jack Fulghum at 10:43 am, Jun 15, 2018

APPROVED

APPROVED

APPROVED

As noted

APPROVED FOR
CONSTRUCTION

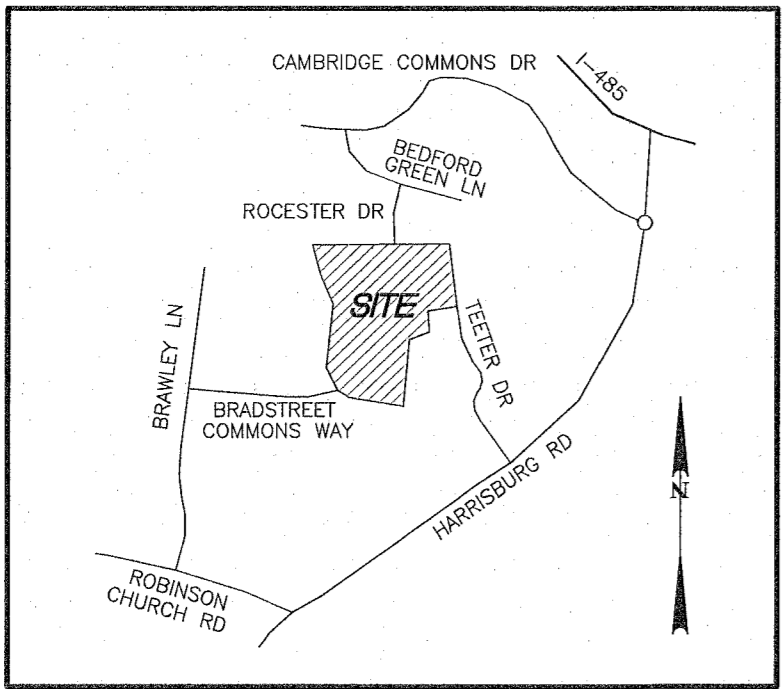
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 6-15-2018

PREPARED BY:



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management

127 Ben Casey Drive, Suite 101, Fort Mill, SC 29708 Phone: (803) 802-1799



VICINITY MAP - N.T.S.

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EC-7 : EC-8	EROSION CONTROL DRAINAGE AREAS
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DATE	ISSUED FOR	REV
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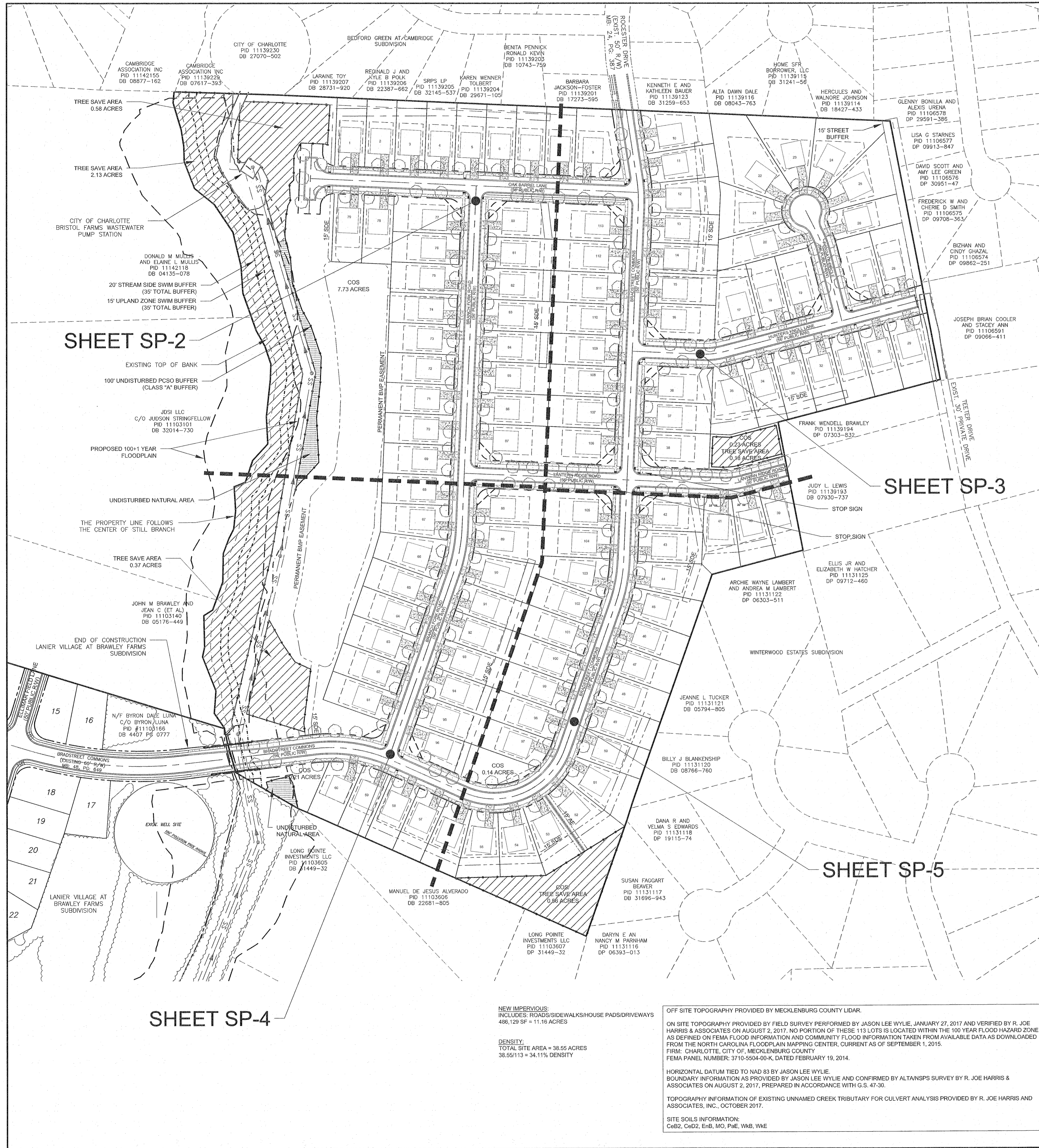
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www.rjoeharris.com

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Project Manager	Drawn
C. Bridges	S. Oxley
Department Manager	Checked
P. Murphy	C. Bridges
Print/Plot Date	
April 20, 2018	
Client	
D.R. HORTON, INC. 8001 ARROWRIDGE BOULEVARD CHARLOTTE, NC 28273 P: (704) 377-2006	
Project:	
LANIER VILLAGE - PHASE 2	
Drawing Title:	
COVER	
Project No.	Drawing No.
2806	
DWG File Name:	
2806-Cover	COVER



DEVELOPMENT INFORMATION

- PROJECT NAME: LANIER VILLAGE PHASE 2
CHARLOTTE, NC
1. OWNER: FORESTAR REAL ESTATE GROUP, INC.
6300 BEE CAVE ROAD, BUILDING 2, SUITE #500
AUSTIN, TEXAS 78746
2. DEVELOPER: D.R. HORTON, INC.
8001 ARROWWIDGE BOULEVARD
CHARLOTTE, NC 28273
3. TAX PARCEL NO.: 111-391-96
4. EXISTING ZONING: R-3 CLUSTER
5. SITE ACREAGE: 38.55 ACRES (TOTAL)
(37.66 ACRES 111-391-96; INCLUDES 0.02 ACRES CITY PIS
AND 0.85 ACRES UTILITY EASEMENT)
6. OPEN SPACE: 10% REQUIRED: 3.76 ACRES (37.66 AC X .10)
PROVIDED: 3.87 ACRES (23.55%)
(INCLUDES AREAS FOR STORMWATER BMPs)
7. TREE SAVE: 10% REQUIRED: 3.76 ACRES (37.66 AC X .10)
(EXCLUDES TEETER RD. RW AND PIS ESMT.)
PROVIDED: 3.82 ACRES (10.14%)
8. DISTRICT STANDARDS: FRONT SETBACK - 27 FT.
SIDE YARD - 6 FT.
CORNER - 13.50 FT.
REAR YARD - 30 FT. INTERIOR, 45 FT. EXTERIOR
MIN. LOT WIDTH - 60 FT. (MEASURED AT REQUIRED SETBACK)
MIN. LOT AREA - 8,000 SQ. FT.
9. PROPOSED USE: 113 LOT RESIDENTIAL SUBDIVISION

GENERAL NOTES - SITE DEVELOPMENT (AS APPLICABLE):

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT EXISTING BRADSTREET COMMONS ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM 50.05 (9" SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG EXIST. BRADSTREET COMMONS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- PRESEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- NO ONSITE DEMOLITION LANDFILL SHALL BE USED ON SITE.
- ESTIMATED TIMETABLE OF COMPLETION OF PROJECT TO BE DETERMINED BY OWNER, PLANS ARE VALID FOR 3 YEARS FROM DATE OF APPROVAL.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMPs AND DETENTION MUST BE PROVIDED.
- PRIOR TO PLAY RECORDATION, OFFSITE RW AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE RW ACQUISITION PROCESS". THESE NEEDED RW AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- 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](http://www.charmeck.org/departments/transportation/street-maintenance/home.htm)
- 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.

TREE PROTECTION NOTES FOR SUBDIVISION:

- TREE PROTECTION FENCE/BARRICADES MUST MEET OR EXCEED TREE ORDINANCE REQUIREMENTS.
- TREE PROTECTION FENCE/BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/ GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER AN INSPECTION BY URBAN FORESTRY
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITIES ALLOWED IN TREE SAVE AREAS.
- 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.
- SHOW TREE PROTECTION FENCE AT LEAST 5 FEET BEYOND THE DRIPLINE OF THE DESIGNATED TREE SAVE AREA(S) WHENEVER POSSIBLE AT NO LESS THAN THE LOCATIONS SHOWN ON CONSTRUCTION PLANS
- TREE SAVE FENCING MAY BE REMOVED/OMITTED UPON ALL COMPLETED AND BUILT-OUT PORTIONS OF THE DEVELOPMENT (EXAMPLE: OCCUPIED HOME LOTS).
- TREE PROTECTION FENCE MAY BE TEMPORARILY REMOVED AND REPLACED FOR APPROVED UTILITY/STORM DRAINAGE WORK AND INSTALLATION OF ANY REQUIRED LANDSCAPE PLANTINGS.
- COORDINATE ALL ACTIVITIES WITHIN THE TREE SAVE LIMITS WITH THE URBAN FORESTRY SPECIALIST, GARY TURNER, AT (704)-517-5664

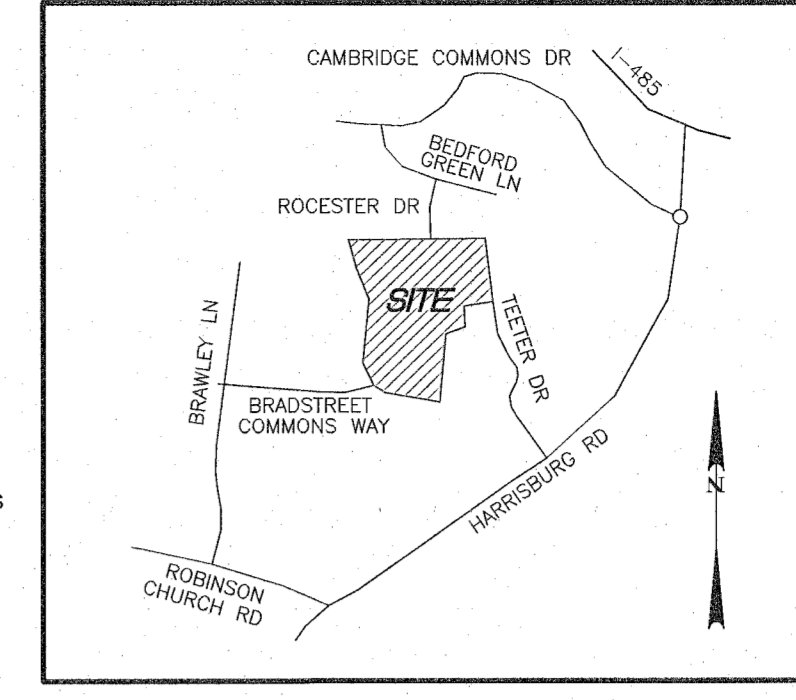
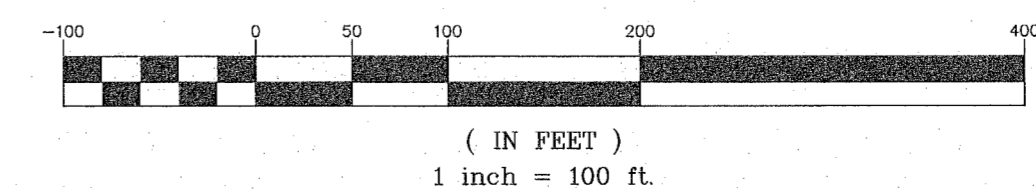
GENERAL NOTES - CDOT CONTRACT

- 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. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3668.
- ANY WORK WITHIN THE CITY'S RW THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A RW USE PERMIT OR RW LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.
- 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.
- DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ: 704-336-4971) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

GENERAL NOTES - WATCH PLAN

CONTRACTOR TO FOLLOW T.T.C. PLAN OUTLINED IN 2014 W.A.T.C.H. EDITION, SECTION-22 (TYPICAL DIAGRAMS), DIAGRAM #9. SPACING WILL FOLLOW 25 M.P.H. (TYPICAL)

GRAPHIC SCALE



VICINITY MAP - N.T.S.

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Engineer:



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
127 Bee Casey Drive, Suite 101, Fort Mill, S.C. 29708 P: (803) 903-1799

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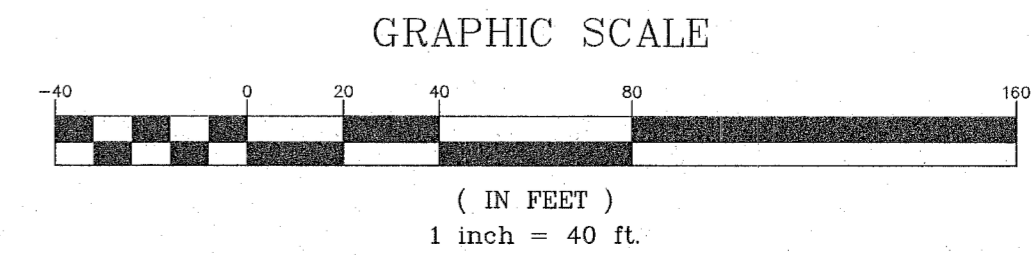
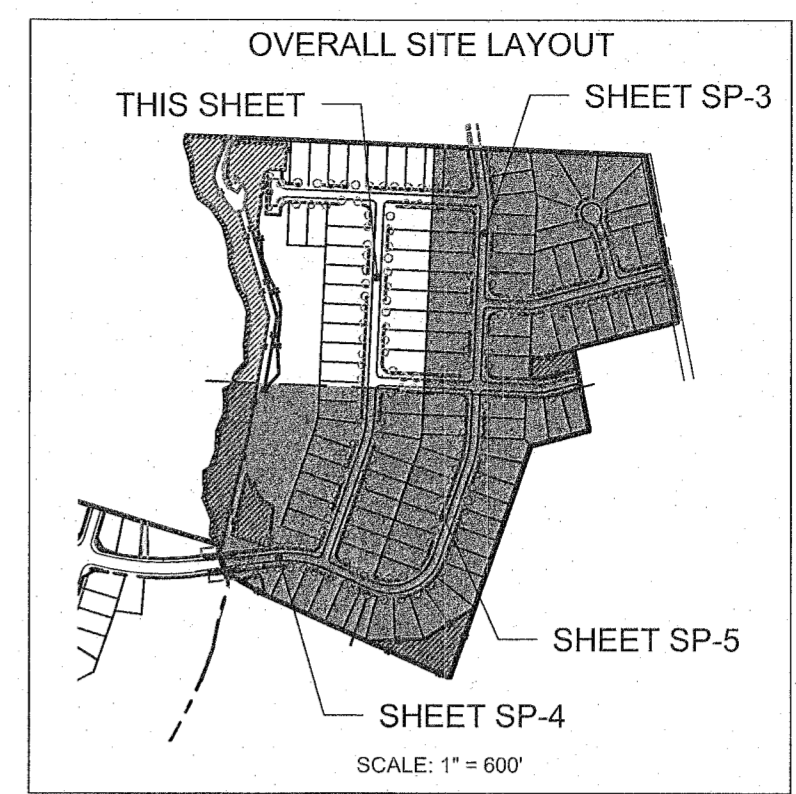
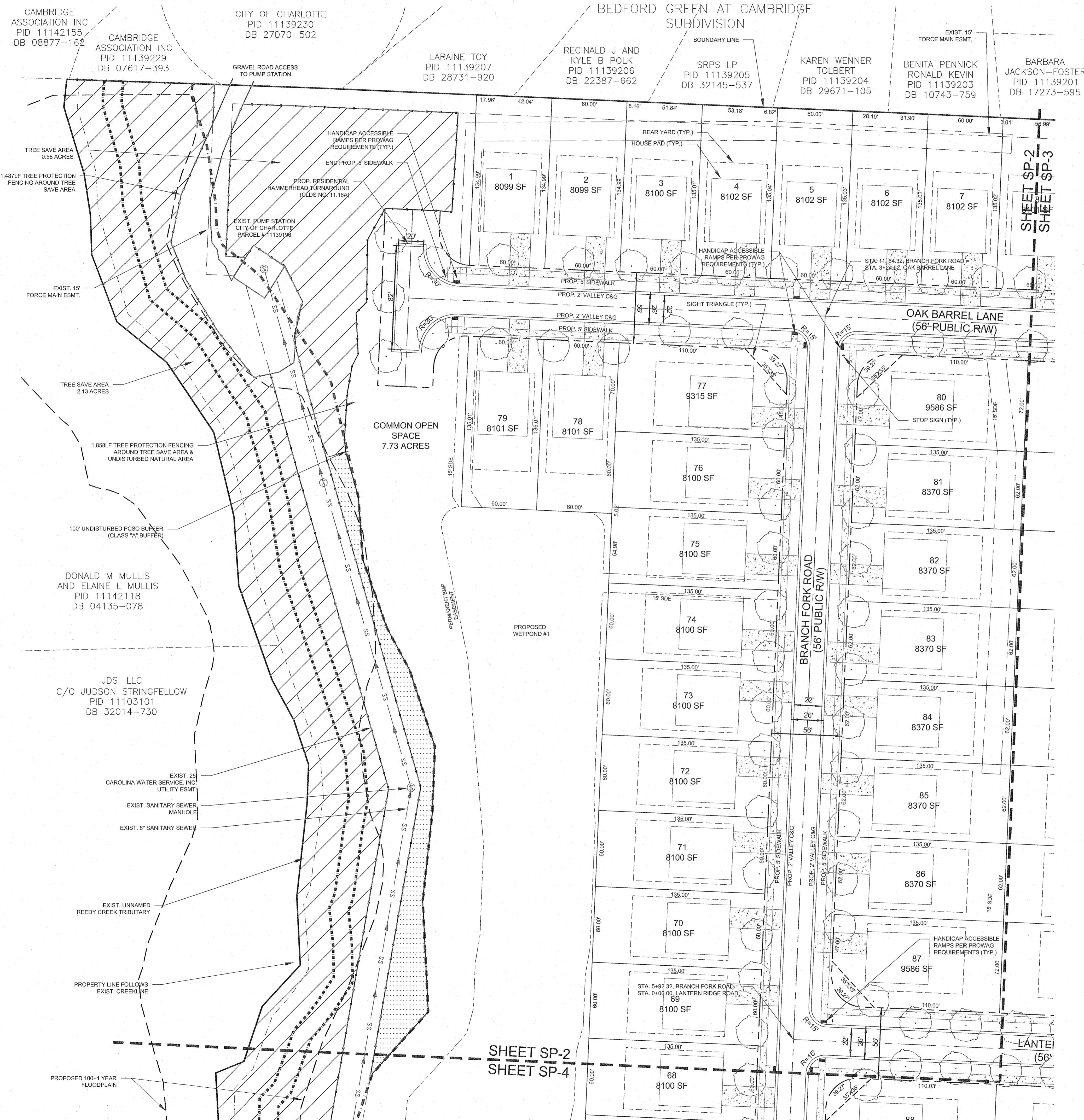
Project Manager
C. Bridges

Department Manager
P. Murphy


Print/Plot Date
April 20, 2018

Client
D.R. HORTON, INC.
8001 ARROWWIDGE BOULEVARD
CHARLOTTE, NC 28273
P: (704) 377-2006

Project No.	Drawing No.
2606	SP-1
DWG File Name:	
2606-Site Plans	



DATE	ISSUED FOR	REV
11/29/2017	Initial Submittal to City of Charlotte	0
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Engineer:



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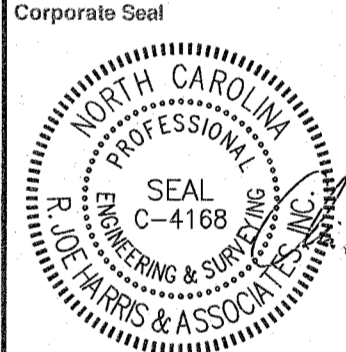
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Corporate Seal



Engineer's Seal



Project Manager	Drawn
C. Bridges	S. Oxley
Department Manager	Checked
P. Murphy	C. Bridges
Print/Plot Date	Client
April 20, 2018	

D.R. HORTON, INC.
8001 ARROWRIDGE BOULEVARD
CHARLOTTE, NC 28273
P: (704) 377-2006

Project:

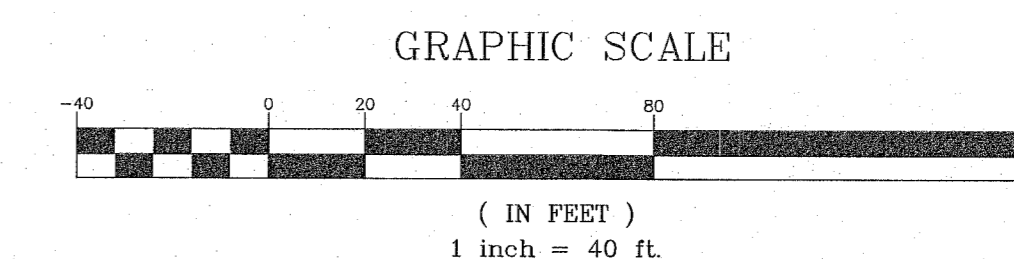
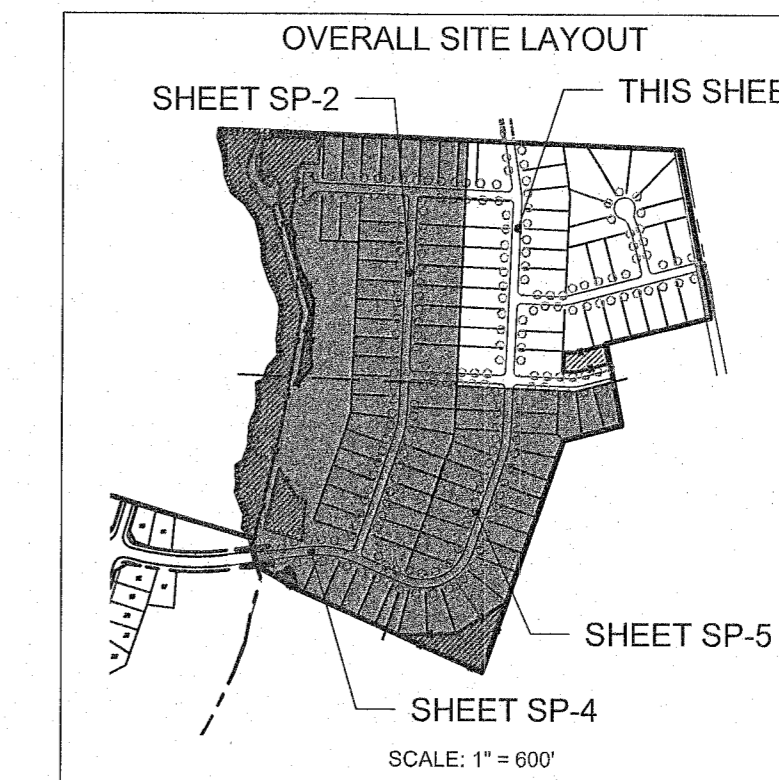
**LANIER VILLAGE -
PHASE 2**

Drawing Title:

SITE PLAN

Project No.	Drawing No.
2606	
DWG File Name:	
2606-Site Plans	

SP-2



DATE	ISSUED FOR	REV
11/28/2017	Initial Submittal to City of Charlotte	0
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Engineering

RJH

R. Joe Harris & Associates, Inc.

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Corporate Seal

Engineer's Seal

Professional Engineer
R. Joe Harris
No. C-4168
State of North Carolina

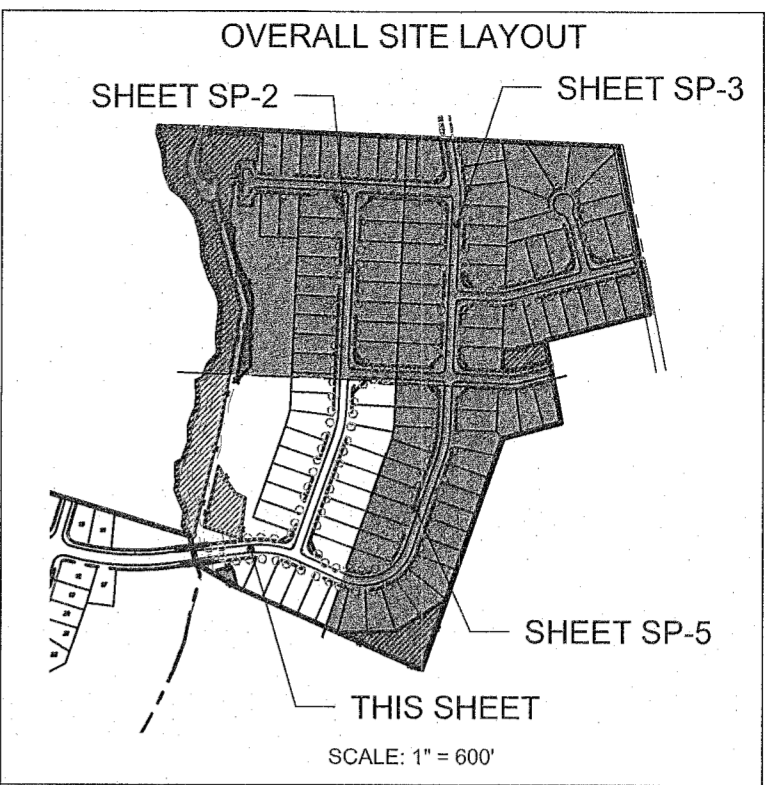
Professional Engineer
S. Oxley
No. 043341
State of North Carolina

Project Manager C. Bridges	Drawn S. Oxley
Department Manager P. Murphy	Checked C. Bridges
Print/Plot Date April 20, 2018	
Client D.R. HORTON, INC. 8001 ARROWRIDGE BOULEVARD CHARLOTTE, NC 28273 P: (704) 377-2006	

Project:
**LANIER VILLAGE -
PHASE 2**

Drawing Title:
SITE PLAN

Project No. 2606	Drawing No. SP-3
DWG File Name: 2606-Site Plans	



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Engineer:

RJH

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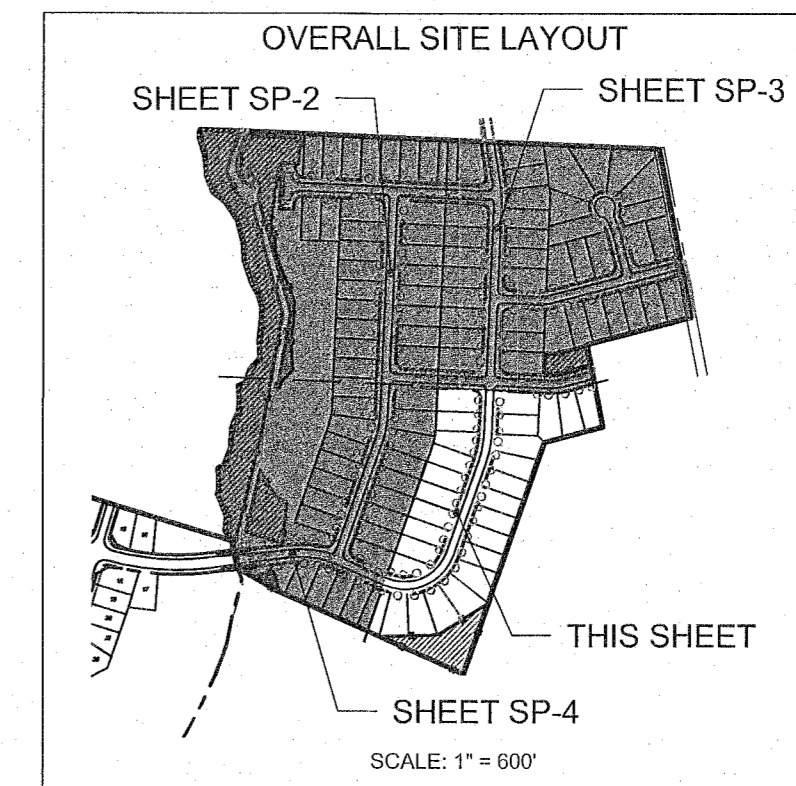
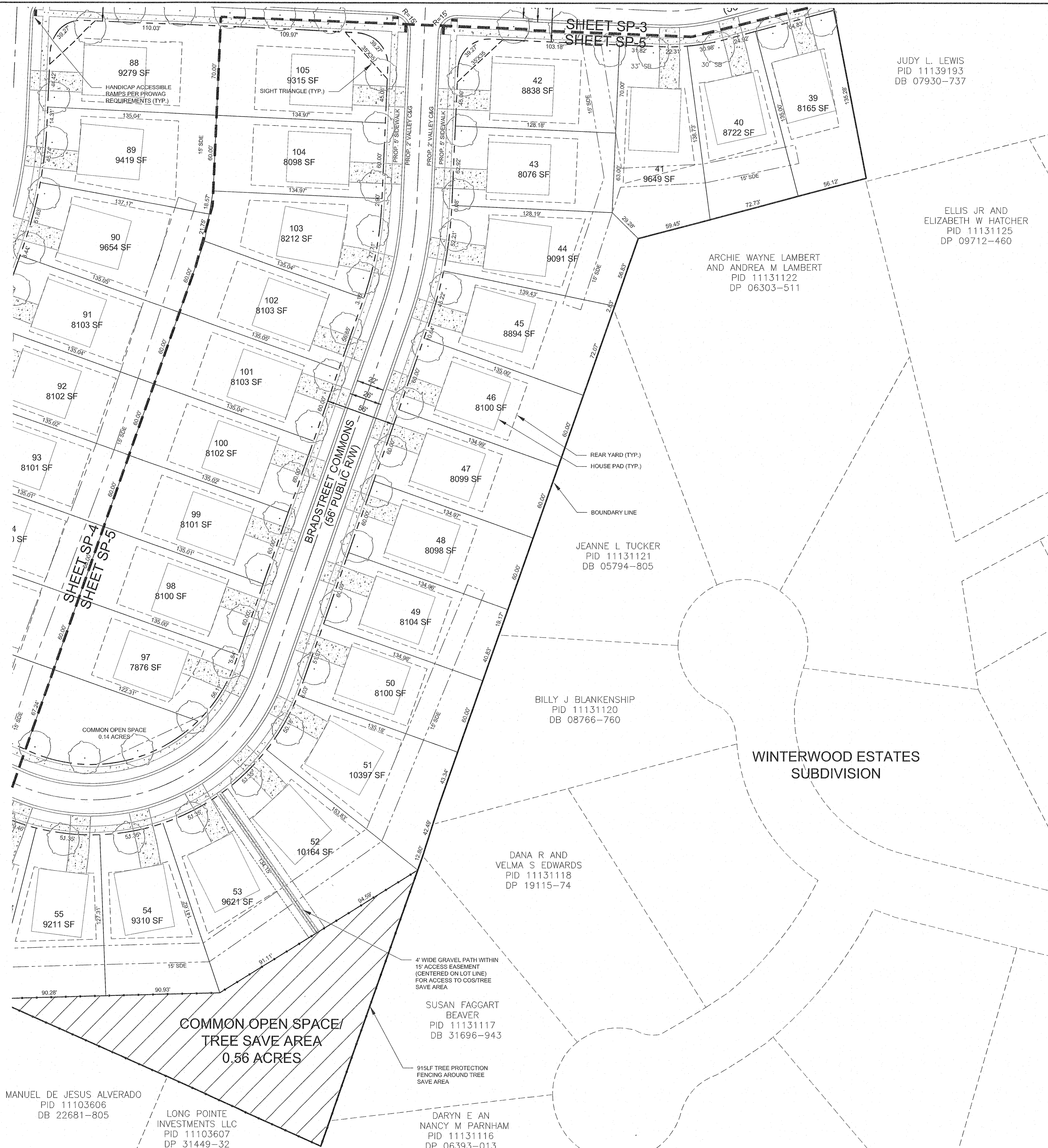
Corporate Seal

Engineer's Seal

NORTH CAROLINA PROFESSIONAL SEAL
R. JOE HARRIS & ASSOCIATES, INC.
C-4168

NORTH CAROLINA PROFESSIONAL SEAL
WILLIAM O. BRIDGES
043341

Project Manager C. Bridges	Drawn S. Oxley
Department Manager P. Murphy	Checked C. Bridges
Print/Plot Date April 20, 2018	
Client D.R. HORTON, INC. 8001 ARROWRIDGE BOULEVARD CHARLOTTE, NC 28273 P: (704) 377-2006	
Project: LANIER VILLAGE - PHASE 2	
Drawing Title: SITE PLAN	
Project No. 2606 DWG File Name: 2606-Site Plans	Drawing No. SP-4



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RJH

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