



FINAL APPROVAL

PROJECT NUMBER: SDRMF-2017-00081

ENGINEERING

PCSO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY

TREE ORDINANCE

CDOT

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 Jeu Moua at 8:59 am, Mar 29, 2018

APPROVED

APPROVED

APPROVED

CONSTRUCTION DOCUMENTS FOR
SOLEA - HIGHLAND CREEK

HIGHLAND CREEK PARKWAY

CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 4/5/18

UTILITY AND GOVERNING AGENCIES
CONTACT LIST:

WATER COMPANY

CHARLOTTE-MECKLENBURG UTILITIES DEPT.
5100 BROOKSHIRE BOULEVARD
CHARLOTTE, NC 28216
(704) 399-2221 TEL

SANITARY SEWER COMPANY

CHARLOTTE-MECKLENBURG UTILITIES DEPT.
5100 BROOKSHIRE BOULEVARD
CHARLOTTE, NC 28216
(704) 399-2221 TEL

NATURAL GAS COMPANY

PIEDMONT NATURAL GAS
4339 SOUTH TRYON STREET
CHARLOTTE, NC 28217
(800) 752-7504 TEL
(704) 529-1247 FAX

FIRE MARSHAL

MECKLENBURG COUNTY/CITY FIRE
700 N. TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 336-3814 TEL

EROSION CONTROL

CITY OF CHARLOTTE
ENGINEERING AND PROPERTY
MANAGEMENT
600 E. 4TH STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 517-7570 TEL

ENGINEERING DEPARTMENT

CITY OF CHARLOTTE
ENGINEERING & PROPERTY MANAGEMENT
600 E. 4TH STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 432-0406 TEL

POWER COMPANY

DUKE POWER
526 SOUTH CHURCH STREET
CHARLOTTE, NC 28202
(800) 777-9898 TEL

TELEPHONE COMPANY

BELL SOUTH SMALL BUSINESS
(866) 620-6000 EXT. 11067 TEL

CABLE TELEVISION COMPANY

TIME WARNER CABLE
(704) 378-2866 TEL

DEPARTMENT OF TRANSPORTATION

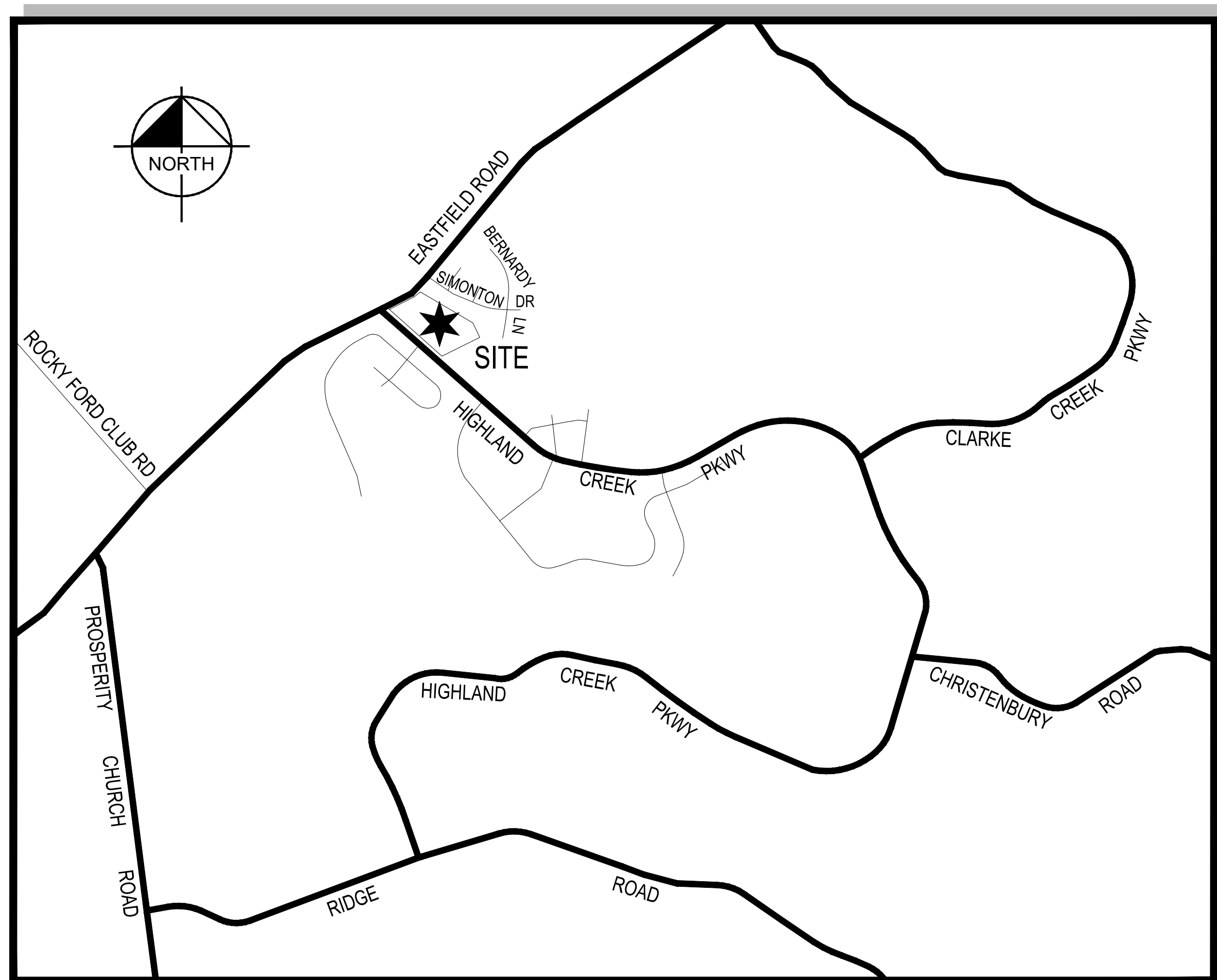
CHARLOTTE DEPARTMENT OF
TRANSPORTATION
600 E. 4TH STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 432-1563 TEL

PLANNING DEPARTMENT

CHARLOTTE MECKLENBURG PLANNING
DEPARTMENT
600 E. 4TH STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 336-2205 TEL
(704) 336-5123 FAX

ONING DEPARTMENT

MECKLENBURG COUNTY ZONING DEPT.
700 N. TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 336-3569 TEL



SITE LOCATION MAP

NOT TO SCALE

S	
S	N
C0-0	COVER SHEET
C0-1	GENERAL NOTES
R-1	APPROVED REONING PLAN
R-2	APPROVED REONING PLAN
R-3	APPROVED REONING PLAN
R-4	APPROVED REONING PLAN
R-5	APPROVED REONING PLAN
C0-2	EXISTING CONDITIONS SURVEY
C0-3	DEMOLITION PLAN
C1-0	EROSION CONTROL PHASE I
C2-0	EROSION CONTROL PHASE II
C2-1	EROSION CONTROL DETAILS
C3-0	SITE PLAN
C3-1	AUTO TURN PLAN
C3-2	SITE DETAILS
C3-3	SITE DETAILS
C4-0	GRADING PLAN
C4-1	STORM DRAINAGE PLAN
C4-2	STORM DRAIN DETAILS
C4-3	STORM DRAIN DETAILS
C4-4	SWM POND AND CROSS SECTIONS
C4-5	SWM POND DETAILS
C4-6	SITE DRIVEWAY PROFILES
C5-0	UTILITY PLAN
C5-1	SANITARY SEWER PLAN AND PROFILE
C5-2	UTILITY DETAILS
C5-3	UTILITY DETAILS
R0-0	ROADWAY GENERAL NOTES
R0-1	TYPICAL ROADWAY SECTIONS
R1-1	ROADWAY PLAN
R1-2	ROADWAY PLAN
R1-3	VEHICLE TURNING MOVEMENT
R1-4	SIGHT DISTANCE
R3-0	TRAFFIC CONTROL PLAN

R3-1	TRAFFIC CONTROL PLAN
R3-2	TRAFFIC CONTROL PLAN
R4-0	ROADWAY PAVEMENT MARKINGS
R4-1	ROADWAY PAVEMENT MARKINGS
R5-0	ROAD CROSS SECTIONS
R5-1	ROAD CROSS SECTIONS
R5-2	ROAD CROSS SECTIONS
R5-3	ROAD CROSS SECTIONS
R5-4	ROAD CROSS SECTIONS
R5-5	ROAD CROSS SECTIONS
R5-6	ROAD CROSS SECTIONS
R5-7	ROAD CROSS SECTIONS
L0-0	LANDSCAPE COVER SHEET
L1-0	GENERAL NOTES
L1-1	LAYOUT PLAN
L1-2	LAYOUT PLAN
L1-3	LAYOUT PLAN
L1-4	LAYOUT PLAN
L1-5	LAYOUT PLAN
L1-6	LAYOUT PLAN
L1-7	LAYOUT AND DRAINAGE PLAN
L1-8	LAYOUT AND DRAINAGE PLAN
L2-0	PLANT LEGEND AND NOTES
L2-1	PLANTING PLAN
L2-2	PLANTING PLAN
L2-3	PLANTING PLAN
L2-4	PLANTING PLAN
L2-5	TREE SAVE PLAN
L4-0	CONSTRUCTION DETAILS
L4-1	CONSTRUCTION DETAILS
L4-2	CONSTRUCTION DETAILS
L4-3	CONSTRUCTION DETAILS
L4-4	CONSTRUCTION DETAILS
L4-5	CONSTRUCTION DETAILS
L4-6	CONSTRUCTION DETAILS
L4-7	CONSTRUCTION DETAILS
L4-8	CONSTRUCTION DETAILS
L4-9	CONSTRUCTION DETAILS
L5-0	POOL COURTYARD LIGHTING PLAN
L5-1	COURTYARD LIGHTING PLAN

ATTACHMENTS:
A704 DUMPSTER ENCLOSURE PLAN, ELEVATIONS & DETAILS
E003A SITE PLAN - LIGHTING

PROJECT OWNER AND CONSULTANT INFORMATION	
OWNER: SPARROW PARTNERS 5203A BRODIE LANE AUSTIN, TEXAS 78745 (512) 982-6927 TEL CONTACT: LUKE H. BOURLON	ENGINEER: BGE 121 WEST TRADE STREET SUITE 1030 CHARLOTTE, NORTH CAROLINA 28202 (980) 220-2322 TEL CONTACT: ERIC C. HAMPTON, P.E.
ARCHITECT: ELEMENT ARCHITECTS (EA) ARCHITECTS 1250 WOOD BRANCH PARK DRIVE SUITE 125 HOUSTON, TEXAS 77079 (713) 874-0775 TEL CONTACT: ALDO ALESSANDRO LEYVA	SURVEYOR: JAMES MAUNEY & ASSOCIATES, P.A. PROFESSIONAL LAND SURVEYORS 6405 WILKINSON BLVD. SUITE 11 BELMONT, NORTH CAROLINA, 28012 (704) 829-9623 TEL (704) 829-9625 FAX CONTACT: JAMES CAMERON, PLS



Know what's below.
Call before you dig.

ADDRESS CITY COMMENTS
03/27/2018
01/12/2018
12/05/2017
11/15/2017
REV
DESIGNED BY: ECH
DRAWN BY: DMH
REVIEWED BY: ECH

121 W. TRADE STREET, SUITE 1030
CHARLOTTE, NC 28202
NC LICENSE #C-4397
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SPARROW PARTNERS
5203A BRODIE LANE
AUSTIN, TX 78745

SOLEA - HIGHLAND CREEK
HIGHLAND CREEK PARKWAY
CHARLOTTE, NC

COVER SHEET

FILE NUMBER:
5095-00
DATE: 09/01/2017
C0-0

GENERAL NOTES

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

NO WORK WITHIN NCDOT OR CITY OF CHARLOTTE RIGHT OF WAY SHALL TAKE PLACE WITHOUT ALL PERMITS.

EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THE CIVIL PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION. CONTRACTOR SHALL REPAIR ANY EXISTING FEATURES THAT ARE DAMAGED DURING CONSTRUCTION TO THE EXISTING OR BETTER CONDITION.

SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY JAMES MANEY & ASSOCIATES. ALL INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) OR CDOT AS APPLICABLE.

THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING AND DRAINAGE PLAN WITHOUT AUTHORIZATION IS SUBJECT TO A FINE. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS AND THE CITY OF CHARLOTTE.

CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE NCDOT AND THE CITY OF CHARLOTTE.

ALL STANDARD NUMBERS REFER TO THE NCDOT STANDARD DETAILS AND SPECIFICATIONS AND THE LATEST EDITION OF THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN A UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

CONTRACTOR SHALL POST ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS ON BUILDING.

IN ROLLING OR 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.

CONTACT THE UTILITY COMPANY TO LOCATE ANY EXISTING UTILITY AND/OR LIGHT POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.

GRADING NOTES

THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS AND IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION REPORT PREPARED BY ECS ON 10/12/16. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.

THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR APPROPRIATE SLOPE STABILIZATION ON ALL SLOPES STEEPER THAN 3:1.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLAST ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS

ALL CUT OR FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.

EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.

ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.

CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

LIMITS OF CLEARING SHOWN ON GRADING AND DRAINAGE PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.

THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING AND MOISTURE CONDITIONING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.

GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE. AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN CONDITIONS. STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE MIDPOINT OF THE LIP FOR CATCH BASINS.

ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY DISTRICT FRINGE BOUNDARY LINE OR FLOODWAY DISTRICT ENROACHMENT BOUNDARY LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE.

ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.

EROSION CONTROL NOTES

TOTAL AREA DISTURBED = 9.49 ACRES (+)

LIMITS OF GRADING SHOWN ON THE PLAN ARE MAXIMUM LIMITS FOR EROSION CONTROL PURPOSES ONLY. SURVEYOR TO DETERMINE ACTUAL LIMIT.

CONTRACTOR SHALL COORDINATE ALL WORK WITH THE CITY OF CHARLOTTE.

ALL "STD." NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL AND THE NCDOT STANDARD DETAILS AND SPECIFICATIONS.

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

ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

ALL AREAS MUST BE SEEDED AND MULCHED WITHIN 14 CALENDAR DAYS. REFER TO EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS.

ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.

SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING (CLDSM #30.16)

A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.

DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.

DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, HIS REPRESENTATIVE, OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.

EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SEDIMENTATION POLLUTION CONTROL ACT OF 1973, THE LOCAL JURISDICTIONAL AGENCY, THE APPROVED EROSION CONTROL PERMIT, AND THESE PLANS AND SPECIFICATIONS.

SUFFICIENT EROSION CONTROL PRACTICES MUST BE INSTALLED AND MAINTAINED TO RETAIN SEDIMENT WITHIN THE BOUNDARIES OF THE SITE. ALL DISTURBED AREAS SHALL BE NON-EROSIVE AND SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT AND ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE. SLOPES SHALL BE STABILIZED WITHIN 14 CALENDAR DAYS.

THE SEDIMENT TRAPS AND DIVERSION DITCHES SHALL BE CLEANED OUT WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL SHALL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS PROPERLY.

ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5 INCH RAINFALL EVENT, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SUBMIT WRITTEN REPORT WITH EACH INSPECTION TO THE OWNER.

SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCING WHEN IT BECOMES 6-INCHES DEEP AT THE FENCE. THE FENCING WILL BE REPAIRED AS NECESSARY TO MAINTAIN SUFFICIENT BARRIER.

ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEEDED AS NECESSARY, AND MULCHED ACCORDING TO THE PLANS AND SPECIFICATIONS TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

ALL DRAINAGE SWALES MUST BE GRASSED AND RIP-RAP MUST BE REPLACED AS REQUIRED TO CONTROL EROSION. RIP-RAP WILL CONSIST OF 50 TO 125 POUND STONES PLACED AT ALL HEADWALLS, AND WHERE NOTED ON CONSTRUCTION DRAWINGS. (SEE DETAIL SHEET FOR OUTFALL PIPE SIZE CHART)

ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS DIRECTED BY THE LOCAL JURISDICTIONAL INSPECTOR.

WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE:

A. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOIL, DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC., FROM THE DRAINAGE AREA SHOWN HEREON IN A EXPEDIENT MANNER AS CONSTRUCTION PROGRESSES.

B. THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE IMMEDIATELY UPON NOTIFICATION BY THE LOCAL JURISDICTIONAL INSPECTOR AND/OR THE OWNER.

FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND STABILIZATION SHALL BE REQUIRED AS PER LOCAL JURISDICTIONAL EROSION CONTROL LAWS.

ALL TREE PROTECTION AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED AND GROUND COVER IS ESTABLISHED. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE.

THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.

INSTALL SILT FENCE ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED CUT AND FILL CONSTRUCTION AND AS INDICATED ON PLANS.

A TEMPORARY DIVERSION SWALE MAY BE USED IN LIEU OF SILT FENCE WHERE RUNOFF CAN BE DIRECTED TO A TEMPORARY SEDIMENT TRAP.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE THEIR FUNCTION AT ALL TIMES.

CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.

WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.

WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.

CONTRACTOR TO PROTECT THE EXISTING EXPOSED SANITARY SEWER MANHOLES AT ALL TIMES DURING THE CONSTRUCTION.

PERFORM A FINAL DEMUCKING OF ALL SEDIMENT CONTROL DEVICES AND RESTABILIZATION OF ANY DISTURBED AREAS BEFORE DEMOBILIZATION.

CITY OF CHARLOTTE STANDARD NOTES

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

ALL ROAD IMPROVEMENTS AT HIGHLAND CREEK PARKWAY AND EASTFIELD ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

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 THESE PLANS ALONG HIGHLAND CREEK PARKWAY AND EASTFIELD ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATE STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

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

ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.

ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #S SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS.)

PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.

"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.

PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.

PRIOR TO CO. SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.

PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

PER SECTION 18-175(e) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROL EASEMENTS (PCE) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) 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.

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

NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.

SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRE REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.

ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1662 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.

RIGHT OF WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.

CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.

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 LEVERS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

GROUND STABILIZATION NOTES

SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:

ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND AU SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

CONDITIONS - IN MEETING THE STABILIZATION REQUIREMENTS ABOVE, THE FOLLOWING CONDITIONS OR EXEMPTIONS SHALL APPLY:

EXTENSIONS OF TIME MAY BE APPROVED BY THE PERMITTING AUTHORITY BASED ON WEATHER OR OTHER SITE-SPECIFIC CONDITIONS THAT MAKE COMPLIANCE IMPRACTICABLE.

ALL SLOPES 50' IN LENGTH OR GREATER SHALL APPLY THE GROUND COVER WITHIN 7 DAYS. EXCEPT WHEN THE SLOPE IS FLATTER THAN 4:1. SLOPES LESS THAN 50' SHALL APPLY GROUND COVER WITHIN 14 DAYS EXCEPT WHEN SLOPES ARE STEEPER THAN 3:1, THE 7 DAY-REQUIREMENT APPLIES.

ANY SLOPED AREA FLATTER THAN 4:1 SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT.

4) SLOPES 10' OR LESS IN LENGTH SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT EXCEPT WHEN THE SLOPE IS STEEPER THAN 2:1.

ALTHOUGH STABILIZATION IS USUALLY SPECIFIED AS GROUND COVER, OTHER METHODS, SUCH AS CHEMICAL STABILIZATION, MAY BE ALLOWED ON A CASE-BY-CASE BASIS.

FOR PORTIONS OF PROJECTS WITHIN THE SEDIMENT CONTROL COMMISSION-DEFINED "HIGH QUALITY WATER ZONE" (ISA NCAC 04A. 0105), STABILIZATION WITH GROUND COVER SHALL BE ACHIEVED AS SOON AS PRACTICABLE BUT IN ANY EVENT ON ALL AREAS OF THE SITE WITHIN 7 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACT.

PORTIONS OF A SITE THAT ARE LOWER IN ELEVATION THAN ADJACENT DISCHARGE LOCATIONS AND ARE NOT EXPECTED TO DISCHARGE DURING CONSTRUCTION MAY BE EXEMPT FROM THE TEMPORARY GROUND COVER REQUIREMENTS IF IDENTIFIED ON THE APPROVED E&S PLAN OR ADDED BY THE PERMITTING AUTHORITY.

UTILITY NOTES

THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 (NCR11) AT 811 OR (800)632-4949 TO COORDINATE FOR THE IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.

SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY FOR DIRECTIONS.

CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND RESPECTIVE UTILITY COMPANY REPRESENTATIVE.

THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.

ANY PLANNED INTERRUPTION OF UTILITY SERVICE SHALL BE GIVEN A 48 HOUR NOTICE TO THE UTILITY COMPANY AND THE OWNER.

CONTRACTOR SHALL SAW CUT, REMOVE, AND REPLACE ASPHALT PAVEMENT AS NECESSARY TO INSTALL UNDERGROUND ELECTRIC, TELEPHONE, SEWER, WATER, AND COMMUNICATION CONDUITS.

ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL POWER COMPANY STANDARDS.

ALL UTILITIES ARE TO BE UNDERGROUND.

ALL WATER MAINS TO HAVE A MINIMUM OF 36" COVER.

SEDIMENT AND EROSION CONTROL NOTES

PRIOR TO CLEARING AND EARTHWORK ACTIVITIES THE CONTRACTOR SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF CHARLOTTE INSPECTOR; INSTALL EROSION CONTROL DEVICES SPECIFIED AND AS INDICATED ON THE DRAWINGS, AND THEN OBTAIN AN APPROVED GRADING PERMIT. DURING EACH PHASE OF SITE CONSTRUCTION THE CONTRACTOR SHALL ADJUST, RELOCATE AND/OR REINSTALL AS APPLICABLE ALL EROSION CONTROL DEVICES AND SEDIMENT DISCHARGE FROM THE SITE.

SILT FENCE SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL EARTHWORK AREAS TO PREVENT SEDIMENT TRANSPORT ONTO ADJACENT PROPERTIES OR OFFSITE ROADWAYS, AS APPLICABLE.

SILT FENCE FILTER BARRIERS SHALL BE INSTALLED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND LANDSCAPING IS INSTALLED.

THE CONTRACTOR SHALL IMMEDIATELY CLEANUP AND REPAIR ALL EROSION DAMAGE AFTER DISCOVERY AND REINSTALL ADEQUATE CONTROL MEASURES AS NECESSARY TO PREVENT REOCCURRENCE OF DAMAGE.

ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5 INCH RAINFALL EVENT, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SUBMIT WRITTEN REPORT WITH EACH INSPECTION TO THE OWNER.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS BEEN TEMPORARILY OR PERMANENTLY CEASED. CONTRACTOR SHALL INSTALL TEMPORARY GRAVEL DRIVEWAY AT EACH CONSTRUCTION ENTRANCE AS SHOWN ON THESE PLANS.

CONSTRUCTION POINT OF ACCESS TO LIMIT DEPOSITS OF EARTH AND OTHER HAULED MATERIALS ONTO THE ADJACENT LOT. THE CONTRACTOR SHALL ROUTINELY CLEAN ALL SEDIMENT DEPOSITS AND DEBRIS FROM ROADWAY AS THEY OCCUR.

SEEDBED PREPARATION NOTES

GRADE SLOPES AND FILLS - THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE WHICH CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED SHALL, WITHIN 14 WORKING DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

GROUND COVER - WHENEVER LAND DISTURBING ACTIVITY IS UNDERTAKEN ON A TRACT COMPRISING MORE THAN ONE (1) ACRE, IF MORE THAN ONE CONTIGUOUS ACRE IS UNCOVERED, A GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE PLANTED OR OTHERWISE PROVIDED WITHIN 15 WORKING DAYS ON THAT PORTION OF THE TRACT UPON WHICH FURTHER ACTIVE CONSTRUCTION IS NOT BEING UNDERTAKEN.

SURFACE WATER CONTROL MEASURES TO BE INSTALLED ACCORDING TO PLAN.

LOOSE ROCKS, ROOTS, AND OTHER OBSTRUCTION SHALL BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH ESTABLISHMENT AND MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEEDBED PREPARATION, AT FINISH GRADES SHOWN, SHALL BE REASONABLY SMOOTH AND UNIFORM.

IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME ACCORDING TO SEEDING SPECIFICATIONS.

IF SOIL TEST IS TAKEN, PROVIDE LIME AND FERTILIZER ACCORDING TO SOIL TEST REPORT.

LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.

ROADWAY GENERAL NOTES

ALL ROADWAY CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH ALL CDOT, NCDOT, AND CITY OF CHARLOTTE STANDARDS AND SPECIFICATIONS.

ALL ROADWAY CONSTRUCTION SHALL BE PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS AND IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION REPORT PREPARED BY ECS ON 10/12/16.

GENERAL EROSION CONTROL CONSTRUCTION SEQUENCE

- THE FOLLOWING "CONSTRUCTION SEQUENCE" IS FURNISHED AS A GENERAL GUIDE FOR PREPARATION OF A SEQUENCE OF CONSTRUCTION EVENTS. ADDITIONS, DELETIONS AND MODIFICATIONS SHOULD BE MADE AS APPROPRIATE.
- SET UP AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE CITY 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.
- PHASE I EROSION CONTROL:
 - INSTALL TEMPORARY CONSTRUCTION ENTRANCES, SILT FENCE, INLET PROTECTION, SEDIMENT BASIN, AND OTHER MEASURES AS SHOWN ON PLANS. CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES. SKIMMER SEDIMENT BASIN SHALL BE INSTALLED WITH PERMANENT EMBANKMENT AND OUTLET PIPE AS DETAILED IN THE STORMWATER DESIGN FOR THE DETENTION POND .
 - CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING AND GRUBBING MAY BEGIN.
 - CONTRACTOR SHALL INSTALL STORM DRAINAGE BENEATH THE FUTURE ROAD WIDENING ALONG EASTFIELD ROAD AS SOON AS PRACTICABLE ONCE EROSION CONTROL MEASURES ARE INSTALLED. THE INTENT OF THIS INSTALLATION IS TO LIMIT AND MINIMIZE THE POTENTIAL IMPACTS TO THE EASTFIELD ROAD CONSTRUCTION.
 - THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
 - BEGIN EARTHWORK/GRADING/DEMOLITION ACTIVITIES. BEGIN ASPHALT MILLING. BEGIN GRADING OF FILL SLOPES. MAINTAIN AND VERTICALLY ADJUST SILT FENCE THROUGHOUT GRADING ACTIVITIES TO MAINTAIN DRAINAGE PATTERNS TO TEMPORARY SILT FENCE.
 - DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE CITY INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.
 - GRADED SLOPES AND FILLS ARE TO BE PLANTED OR PROVIDED WITH PROTECTIVE COVER SUFFICIENT TO RESTRAIN EROSION WITHIN 14 CALENDAR DAYS AFTER THE COMPLETION OF ANY PHASE OF GRADING.
- PHASE II EROSION CONTROL:
 - AS CONSTRUCTION PROGRESSES, INSTALL PERMANENT EROSION CONTROL MEASURES SUCH AS RIP RAP APRONS, VELOCITY DISSIPATORS, CHANNEL LINERS, GRAVEL BASE COURSE, ETC.
 - STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE. SEEDING AND SODDING LIMITS SHALL BE PLANTED ACCORDINGLY TO THE LANDSCAPE DESIGN PLANS INCLUDED IN THESE CONSTRUCTION DOCUMENTS. EROSION MATTING SHALL BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER AND AS SHOWN ON THESE PLANS.
 - CONTRACTOR SHALL CONVERT SKIMMER SEDIMENT BASIN TO THE PERMANENT DETENTION POND. SKIMMER SEDIMENTS SHALL BE DREDGED OF ALL ACCUMULATED SEDIMENT PRIOR TO CONVERSION.
 - COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURE.
 - ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N.C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE, AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.

121 W. TRADE STREET, SUITE 1030
CHARLOTTE, NC 28202
NC LICENSE #C-4397

SOLEA - HIGHLAND CREEK

HIGHLAND CREEK PARKWAY
CHARLOTTE, NC

SPARROW PARTNERS

5203A BRODIE LANE
AUSTIN, TX 78745

DESIGNED BY: ECH

DRAWN BY: DMH

REVIEWED BY: ECH

FILE NUMBER:
5095-00

DATE: 09/01/2017

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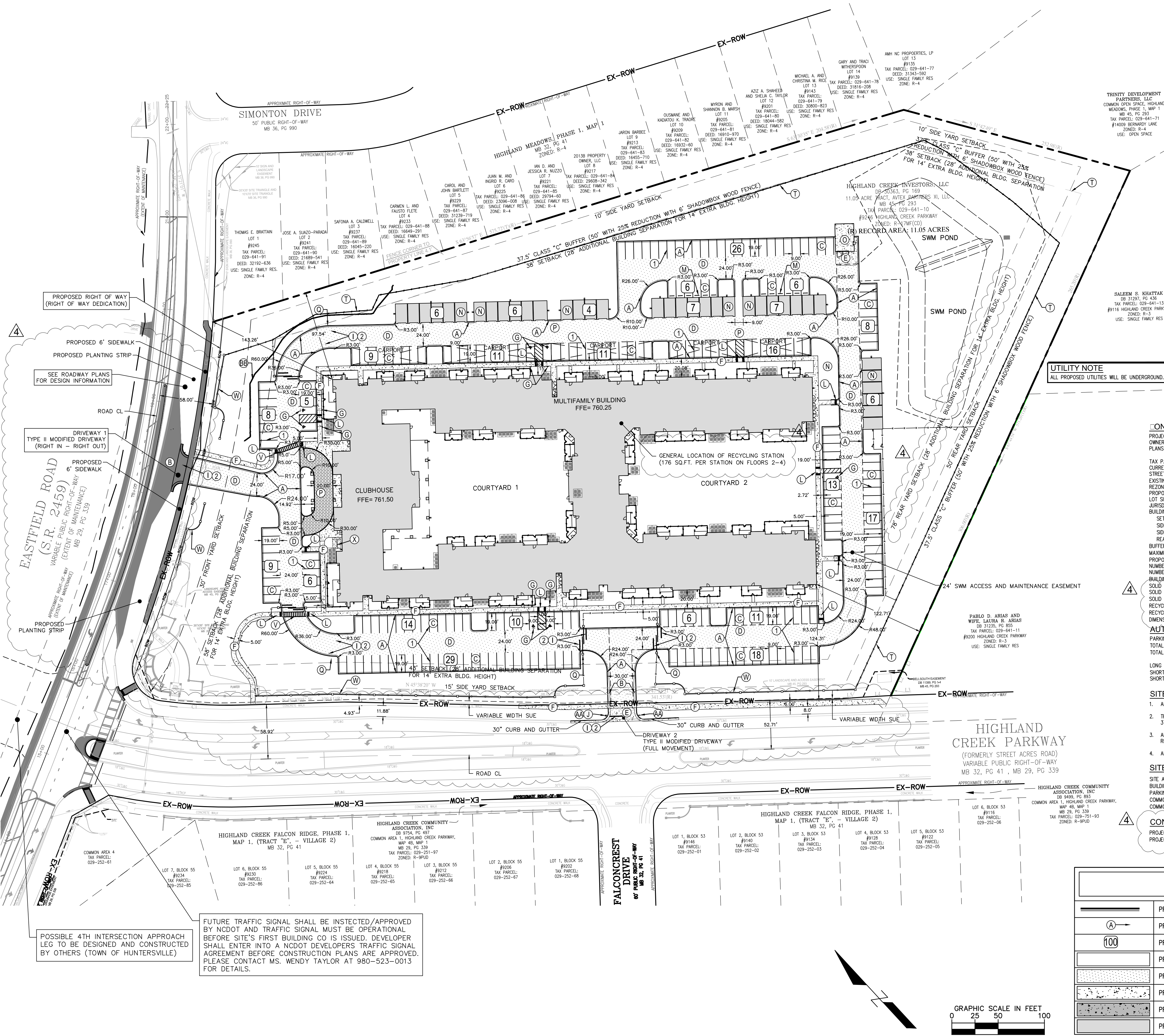
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SOLEA - HIGHLAND CREEK

HIGHLAND CREEK PARKWAY
CHARLOTTE,



- (A) 18" CONCRETE CURB AND GUTTER TYPICAL (SEE SITE DETAIL SHEET)
- (B) CURB TRANSITION (SEE SITE DETAIL SHEET FOR DETAILS)
- (C) STANDARD DUTY ASPHALT PAVEMENT (SEE SITE DETAIL SHEET)
- (D) HEAVY DUTY ASPHALT PAVEMENT (SEE SITE DETAIL SHEET)
- (E) HEAVY DUTY PORTLAND CEMENT CONCRETE PAVEMENT (SEE SITE DETAIL SHEET)
- (F) STANDARD DUTY CONCRETE SIDEWALK (SEE SITE DETAIL SHEET)
- (G) ACCESSIBLE PARKING SPACE TYPICAL SEE SITE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE AND SIGN ("VAV"-INDICATES VAN ACCESSIBLE SPACE)
- (H) CONCRETE TRANSFORMER PAD WITH CONCRETE FILLED PIPE BOLLARDS. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (I) PAVEMENT MARKING – STOP BAR. (SEE SITE DETAIL SHEET)
- (J) "STOP" SIGN (SEE SITE DETAIL SHEET)
- (K) NOT USED
- (L) DIRECTIONAL CURB RAMP – HANDICAP ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT (SEE SITE DETAIL SHEET)
- (M) PRECAST CONCRETE WHEEL STOPS (SEE SITE DETAIL SHEET)
- (N) STAND ALONE GARAGE (SEE ARCHITECTURAL PLANS)
- (O) DUMPSTER/RECYCLE MASONRY ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (P) BRICK PAVEMENT KEYSTONE PAVEMENT (SEE HARDSCAPE PLANS FOR DETAILS)
- (Q) VEHICULAR ACCESS GATE WITH KNOX BOX
- (R) SITE LIGHTING POLE / FIXTURE TYPICAL (SEE LIGHTING PLANS FOR DETAILS)
- (S) PROPOSED 1,500 GALLON GREASE TRAP (SEE MEP PLANS FOR DESIGN INFORMATION)
- (T) 6" WOODEN SHADOWBOX FENCE (SEE SITE DETAIL SHEET)
- (U) 12' x 40' LOADING ZONE
- (V) PEDESTRIAN PLANO STYLE CROSSWALK (SEE SITE DETAIL SHEET)
- (W) 4' MASON WALL TO MATCH EXISTING (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (X) INVERTED "U" RACK FOR BICYCLE PARKING (SEE SITE DETAIL SHEET)
- (Y) 18" CONCRETE MOUNTABLE CURB AND GUTTER
- (Z) 18" CONCRETE MOUNTABLE CURB AND GUTTER
- (AA) "NO VISITOR ENTRANCE"USE EASTFIELD ROAD ENTRANCE "THIS ENTRANCE FOR RESIDENTS ONLY"
- (BB) NON-STRUCTURAL KEYSTONE BLOCK RETAINING WALL (MAX. HEIGHT 4'). CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ENGINEER APPROVAL.

STRIPING LEGEND

- (1) SWSL @ 4" – SINGLE WHITE SOLID LINE/4" WIDE
- (2) SWSL @ 24" – SINGLE WHITE SOLID LINE/24" WIDE

CONCRETE CODE SUMMARY

PROJECT NAME:	SOLEA-HIGHLAND CREEK
OWNER:	SPARROW PARTNERS
PLANS PREPARED BY:	BGE
	PHONE# (980) 220-2322
	029-641-10
TAX PARCEL ID:	HIGHLAND CREEK INVESTORS, LLC
CURRENT OWNERS:	9246 HIGHLAND CREEK PARKWAY
STREET ADDRESS:	E-TWIF (00)
EXISTING ZONING:	2017-0006
REZONING PETITION:	AGE RESTRICTED MULTIFAMILY APARTMENTS
PROPOSED USE:	211.05 ACRES
LOT SIZE:	CITY OF CHARLOTTE
JURISDICTION:	
BUILDING SETBACK REQUIREMENTS:	
SETBACK (FRONT) (EASTFIELD RD):	30' WITH ADDITIONAL 28' FOR 14' EXTRA BLDG. HEIGHT (58' TOTAL)
REAR SETBACK:	10' WITH ADDITIONAL 28' FOR 14' EXTRA BLDG. HEIGHT (38' TOTAL)
SETBACK (SIDE) (HIGHLAND CREEK PARKWAY):	15' WITH ADDITIONAL 28' FOR 14' EXTRA BLDG. HEIGHT (43' TOTAL)
REAR SETBACK:	50' WITH ADDITIONAL 28' FOR 14' EXTRA BLDG. HEIGHT (78' TOTAL)
BUFFER YARD:	37.5'
MAXIMUM BUILDING HEIGHT:	54' - 4 STORIES (40' WITH 14' ADDITIONAL DUE TO INCREASED BUILDING SETBACK)
PROPOSED BUILDING HEIGHT:	53' - 4 STORIES
NUMBER OF UNITS ALLOWED:	190
NUMBER OF UNITS PROPOSED:	184
BUILDING SEPARATION:	16'-MIN.
SOLID WASTE TREATMENT =	ONE 8 C.Y.D. DUMPMSTER PER 30 UNITS OR ONE 8 C.Y.D. COMPACTOR PER 90 UNITS.
SOLID WASTE REQUIRED =	56 C.Y.D. DUMPMSTER OR 10 C.Y.D. COMPACTOR
SOLID WASTE PROPOSED =	ONE 144 C.Y.D. COMPACTOR (16 C.Y.D. REQUIRED)
RECYCLING REQUIRED =	ONE 144 SQ.FT. STATION PER 30 UNITS (432 SQ.FT. TOTAL)
RECYCLING PROPOSED =	ONE 176 SQ.FT. STATION PER FLOOR (FLOORS 2-4) WITH AN ADDITIONAL 16 C.Y.D. CONTAINER WITH 14' LONG BY 8' WIDE (112 SQ.FT.) LOCATED IN DUMPMSTER ENCLOSURE FOR A TOTAL OF 640 SQ.FT. PROVIDED.

AUTO AND BIKE PARKING SUMMARY

PARKING REQUIREMENT:	1.5 SPACE / PER UNIT
TOTAL PARKING REQUIRED:	1.5 X 184 UNITS = 276 SPACES (8 HANDICAP (2 VAN)
TOTAL PARKING PROVIDED:	277 SPACES INC. 8 HANDICAP (2 VAN)
LONG TERM BIKE PARKING:	N/A
SHORT TERM BIKE PARKING REQUIRED:	2 MINIMUM OR 1 PER 20 UNITS (184 UNITS/20 = 9.2 SPACES)
SHORT TERM BIKE PARKING PROVIDED:	10 SPACES




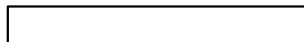
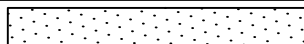
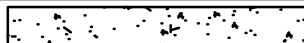

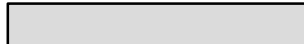
SITE NOTES

1. ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. THE ENTIRE SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP 370158 4670 K, DATED MARCH 29, 2009.
3. ALL ON SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
4. ALL PAVEMENT MARKINGS SHALL BE INSTALLED WITH SLIP RESISTANT PAINT.

<u>SITE AREA BREAKDOWN</u>	
SITE AREA:	11.05 ACRES
BUILDING AREA:	1.62 ACRES (14.7% OF TOTAL AREA)
PARKING/SIDEWALK AREA:	4.08 ACRES (36.9% OF TOTAL AREA)
COMMON OPEN SPACE REQUIRED:	4.97 ACRES (45% OF SITE AREA)
COMMON OPEN SPACE PROVIDED:	5.35 ACRES (48.4% OF TOTAL AREA)

CONSTRUCTION TIMELINE

PROJECTED START DATE: 06/01/2018
PROJECTED COMPLETION DATE: 10/01/2019

LEGEND	
	PROPOSED CURB AND GUTTER
	PROPOSED SITE NOTE
	PROPOSED PARKING SPACES
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED STRUCTURE



Know what's **below**.
Call before you dig.