

Berewick - Phase 8A

Village Of Selkirk at Berewick

Saieed Construction Systems

Charlotte, North Carolina

Owner/Developer

Selkirk Berewick, LLC
3301 Benson Drive
Suite 501
Raleigh, NC 27609
919-863-1000
Contact: Carla Johns
704-506-005

Designer

SITE SOLUTIONS
2 3 2 0
W. Morehead Street
Charlotte, NC 28208
Landscape Architecture
Site Planning
Civil Engineering
www.sitesolutionspa.com
Telephone- 704-521-9880
Facsimile- 704-521-8955
CADD# 2601
Contact: Phillip Hobbs, AIA

Site Development Data

JURISDICTION: CITY OF CHARLOTTE ETJ
EXISTING ZONING: MX-1 & LOWER LAKE WYLLIE WATERSHED OVERLAY DISTRICT
REZONING PETITION NUMBER: CITY 2001-30 & COUNTY 2001-008(C)
TAX PARCEL NUMBER: 14118132
DEED BOOK NUMBER: DB 13088 PG 818
DB 13088 PG 911
DB 12308 PG 304
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
SITE AREA: 55.84 ACRES
TOTAL GROSS AREA: 55.84 ACRES
TOTAL NET AREA (LESS R/W): 53.45 ACRES
TOTAL DEVELOPABLE AREA: 44.84 ACRES
(LESS POND, SETBACKS, BUFFER)
REQUIRED PARKING (2 SPACES PER UNIT): 104 SPACES
PROPOSED PARKING: 104 SPACES
PROPOSED GROSS DENSITY: 1.85 UNITS/AC
NET DENSITY: 1.72 UNITS/AC
PROPOSED DEVELOPABLE DENSITY: 2.06 UNITS/AC
OPEN SPACE:
REQUIRED: 5.56 ACRES (10.0% OF NET AREA)
PROVIDED: 13.40 ACRES (25.1% OF NET AREA)
WETLANDS: 0.41 ACRES (0.8% OF NET AREA)
STREETS PUBLIC & SIDEWALK IMPERVIOUS AREA: 7.24 ACRES (13.5% OF NET AREA)
COMBINED LOT IMPERVIOUS AREA: 8.78 ACRES (12.8% OF NET AREA)
TOTAL IMPERVIOUS AREA: 14.00 ACRES (26.1% OF NET AREA)
TOTAL TREE SAVE AREA (INCLUDING R/W): 8.82 ACRES (15.4% OF GROSS AREA)

SINGLE FAMILY TOTAL
92

INDIVIDUAL LOT SIZE (MIN.) 10,000 SF
MAX. IMPERVIOUS AREA/LOT ALLOWED 3,200 SF
INDIVIDUAL LOT SETBACK 20'
INDIVIDUAL LOT REAR YARD 30'
INDIVIDUAL LOT SIDE YARD 5'
INDIVIDUAL LOT WIDTH (MIN.) 95'

Sheet Schedule

Sheet Title	Sheet No.	Original Date	Latest Revision Date	Latest Revision Number	Revision Index
Cover Sheet	L1.0	May 28, 2005	04.04.07	6	Per City Comments
Rezoning Technical Data Sheet	L2.0		03.27.08	*	
Rezoning Concept Plan	L3.0		03.27.08	*	
Zoning Boundary Exhibit	L4.0		03.27.08	*	
Tree Save Exhibit			03.27.08	*	
Alta Survey	DA-1	May 28, 2005	10.28.05	1	Per City Comments
Drainage Area Delineation / Impervious Area Projections		May 28, 2005	10.28.05	1	Per City Comments
Tree Save and Open Space Map		May 28, 2005	10.28.05	1	Per City Comments
Overall Clearing and Demolition Plan	L-1.1	May 28, 2005	04.04.07	6	Per City Comments
Overall Site Plan	L-2.1	May 28, 2005	04.04.07	6	Per City Comments
Site Plan	L-2.2	May 28, 2005	04.04.07	6	Per City Comments
Site Plan	L-2.3	May 28, 2005	04.04.07	6	Per City Comments
Site Plan	L-2.4	May 28, 2005	04.04.07	6	Per City Comments
Fill Dirt Stockpile Area Erosion Control Plan	L-3.1	May 28, 2005	04.04.07	6	Per City Comments
Overall Initial Clearing Erosion Control Plan	L-3.1A	May 28, 2005	04.04.07	6	Per City Comments
Initial Clearing Erosion Control Part-Plan	L-3.1B	May 28, 2005	04.04.07	6	Per City Comments
Initial Clearing Erosion Control Part-Plan	L-3.1C	May 28, 2005	04.04.07	6	Per City Comments
Initial Clearing Erosion Control Part-Plan	L-3.1D	May 28, 2005	04.04.07	6	Per City Comments
Overall Post Clearing Erosion Control Plan	L-3.2A	May 28, 2005	04.04.07	6	Per City Comments
Post Clearing Erosion Control Part-Plan	L-3.2B	May 28, 2005	04.04.07	6	Per City Comments
Post Clearing Erosion Control Part-Plan	L-3.2C	May 28, 2005	04.04.07	6	Per City Comments
Post Clearing Erosion Control Part-Plan	L-3.2D	May 28, 2005	04.04.07	6	Per City Comments
Overall Grading and Drainage Plan	L-3.5	May 28, 2005	07.19.07	7	Per City Comments
Grading and Drainage Plan	L-3.6	May 28, 2005	07.19.07	7	Per City Comments
Grading and Drainage Plan	L-3.7	May 28, 2005	07.19.07	7	Per City Comments
Grading and Drainage Plan	L-3.8	May 28, 2005	07.19.07	7	Per City Comments
Wet Pond Drainage Area Map	L-3.9	May 28, 2005	04.04.07	6	Per City Comments
Wet Pond Drainage Area Map	L-3.10	May 28, 2005	04.04.07	6	Per City Comments
Overall Component Drainage Area Plan	L-3.11	May 28, 2005	04.04.07	6	Per City Comments
Component Drainage Area Plan	L-3.12	May 28, 2005	04.04.07	6	Per City Comments
Component Drainage Area Plan	L-3.13	May 28, 2005	04.04.07	6	Per City Comments
Component Drainage Area Plan	L-3.14	May 28, 2005	04.04.07	6	Per City Comments
Charlotte-Mecklenburg Utilities Cover Sheet	1 of 11	May 28, 2005	07.11.06	3	Per City Comments
Charlotte-Mecklenburg Utilities Permit Sheet	2 of 11	May 28, 2005	04.04.07	6	Per City Comments
Charlotte-Mecklenburg Utilities Overall	3 of 11	May 28, 2005	04.04.07	6	Per City Comments
Charlotte-Mecklenburg Utilities Plan and Profile	4 of 11	May 28, 2005	04.04.07	6	Per City Comments
Charlotte-Mecklenburg Utilities Plan and Profile	5 of 11	May 28, 2005	04.04.07	6	Per City Comments
Charlotte-Mecklenburg Utilities Plan and Profile	6 of 11	May 28, 2005	04.04.07	6	Per City Comments
Charlotte-Mecklenburg Utilities Plan and Profile	7 of 11	May 28, 2005	04.04.07	6	Per City Comments
Charlotte-Mecklenburg Utilities Plan and Profile	8 of 11	May 28, 2005	04.04.07	6	Per City Comments
Charlotte-Mecklenburg Utilities Plan and Profile	9 of 11	May 28, 2005	04.04.07	6	Per City Comments
Charlotte-Mecklenburg Utilities Plan and Profile	10 of 11	May 28, 2005	04.04.07	6	Per City Comments
Charlotte-Mecklenburg Utilities Plan and Profile	11 of 11	May 28, 2005	04.04.07	6	Per City Comments
Belkirkshire Road Plan and Profile	L-5.1	May 28, 2005	04.04.07	6	Per City Comments
Belkirkshire Road Plan and Profile	L-5.2	May 28, 2005	04.04.07	6	Per City Comments
Loch Glen Way Plan and Profile	L-5.3	May 28, 2005	04.04.07	6	Per City Comments
Loch Glen Way Plan and Profile	L-5.4	May 28, 2005	04.04.07	6	Per City Comments
Canova Lane Plan and Profile	L-5.5	May 28, 2005	04.04.07	6	Per City Comments
Canova Lane Plan and Profile	L-5.6	May 28, 2005	04.04.07	6	Per City Comments
Canova Lane Plan and Profile	L-5.7	May 28, 2005	04.04.07	6	Per City Comments
Canova Lane Plan and Profile	L-5.8	May 28, 2005	04.04.07	6	Per City Comments
Canova Lane Plan and Profile	L-5.9	May 28, 2005	04.04.07	6	Per City Comments
Windy Gap Road Plan and Profile	L-5.10	May 28, 2005	04.04.07	6	Per City Comments
Windy Gap Road Plan and Profile	L-5.11	May 28, 2005	04.04.07	6	Per City Comments
Windy Gap Road Plan and Profile	L-5.12	May 28, 2005	04.04.07	6	Per City Comments
Windy Gap Road Plan and Profile	L-5.13	May 28, 2005	04.04.07	6	Per City Comments
Windy Gap Road Plan and Profile	L-5.14	May 28, 2005	04.04.07	6	Per City Comments
Storm Sewer Profiles	L-5.15	May 28, 2005	04.04.07	6	Per City Comments
Dixie River Road - Roadway Improvements Plan	L-5.16	May 28, 2005	07.19.07	7	Per City Comments
Dixie River Road - Roadway Improvements Plan	L-5.16A	May 28, 2005	07.19.07	7	Per City Comments
Windy Gap Road - Roadway Improvements Plan	L-5.17	May 28, 2005	07.19.07	7	Per City Comments
Windy Gap Road - Roadway Improvements Plan	L-5.17A	May 28, 2005	07.19.07	7	Per City Comments
Dixie River Road Traffic Control Plan	L-5.18	May 28, 2005	04.04.07	6	Per City Comments
Dixie River Road Traffic Control Plan	L-5.19	May 28, 2005	04.04.07	6	Per City Comments
Windy Gap Road Traffic Control Plan	L-5.20	May 28, 2005	04.04.07	6	Per City Comments
Dixie River Road - Line of Sight Plan	L-5.21	May 28, 2005	07.19.07	7	Per City Comments
Dixie River Road - Line of Sight Plan	L-5.22	May 28, 2005	07.19.07	7	Per City Comments
Windy Gap Road - Line of Sight Plan	L-5.23	May 28, 2005	07.19.07	7	Per City Comments
Windy Gap Road - Line of Sight Plan	L-5.24	May 28, 2005	07.19.07	7	Per City Comments

This Set Current Through Sheet Date: 07.19.07



Sheet Schedule (continued)

Sheet Title	Sheet No.	Original Date	Latest Revision Date	Latest Revision Number	Revision Index
Dixie River Road Improvements Cross Sections	L-5.25	Sept. 19, 2006	07.19.07	7	City/NCDOT-Added xsect's labeling
Dixie River Road Improvements Cross Sections	L-5.26	Sept. 19, 2006	07.19.07	7	City/NCDOT-Added xsect's labeling
Dixie River Road Improvements Cross Sections	L-5.27	Sept. 19, 2006	07.19.07	7	City/NCDOT-Added xsect's labeling, strn inv.
Dixie River Road Improvements Cross Sections	L-5.28	Sept. 19, 2006	07.19.07	7	City/NCDOT-Added xsect's labeling, strn inv.
Dixie River Road Improvements Cross Sections	L-5.29	Sept. 19, 2006	07.19.07	7	City/NCDOT-Added xsect's labeling, strn inv.
Dixie River Road Improvements Cross Sections	L-5.30	Sept. 19, 2006	07.19.07	7	City/NCDOT-Added xsect's labeling, strn inv.
Dixie River Road Improvements Cross Sections	L-5.31	Sept. 19, 2006	07.19.07	7	City/NCDOT-Added xsect's labeling
Dixie River Road Improvements Cross Sections	L-5.32	Sept. 19, 2006	07.19.07	7	City/NCDOT-Added xsect's labeling
Dixie River Road Improvements Cross Sections	L-5.33	Sept. 19, 2006	07.19.07	7	City/NCDOT-Added xsect's labeling
Windy Gap Road Improvements Cross Sections	L-5.34	Apr. 04, 2007	07.19.07	7	City/NCDOT-Added xsect's labeling
Windy Gap Road Improvements Cross Sections	L-5.35	Apr. 04, 2007	07.19.07	7	City/NCDOT-Added xsect's labeling
Windy Gap Road Improvements Cross Sections	L-5.36	Apr. 04, 2007	07.19.07	7	City/NCDOT-Added xsect's labeling
Windy Gap Road Improvements Cross Sections	L-5.37	Apr. 04, 2007	07.19.07	7	City/NCDOT-Added xsect's labeling
Windy Gap Road Improvements Cross Sections	L-5.38	Apr. 04, 2007	07.19.07	7	City/NCDOT-Added xsect's labeling
Windy Gap Road Improvements Cross Sections	L-5.39	Apr. 04, 2007	07.19.07	7	City/NCDOT-Added xsect's labeling
Windy Gap Road Improvements Cross Sections	L-5.40	Apr. 04, 2007	07.19.07	7	City/NCDOT-Added xsect's labeling
Windy Gap Road Improvements Cross Sections	L-5.41	Apr. 04, 2007	07.19.07	7	City/NCDOT-Added xsect's labeling
Windy Gap Road Improvements Cross Sections	L-5.42	Apr. 04, 2007	07.19.07	7	City/NCDOT-Added xsect's labeling
Windy Gap Road Improvements Cross Sections	L-5.43	Apr. 04, 2007	07.19.07	7	City/NCDOT-Added xsect's labeling
Windy Gap Road Improvements Cross Sections	L-5.44	Apr. 04, 2007	07.19.07	7	City/NCDOT-Added xsect's labeling
Site Construction Details	L-7.1	May 28, 2005	07.19.07	7	Per City/NCDOT Comments
Site Construction Details	L-7.2	May 28, 2005	04.04.07	6	Per City/NCDOT Comments
Site Construction Details	L-7.3	May 28, 2005	07.19.07	7	Per City/NCDOT Comments
Site Construction Details	L-7.4	May 28, 2005	04.04.07	6	Per City/NCDOT Comments
Guardrail Plan and Details	L-7.5	Sept. 19, 2006	07.19.07	7	Per City/NCDOT Comments
Retaining Wall Elevation	L-7.6	June 01, 2006	07.19.07	7	City/NCDOT-Rev. wall
Retaining Wall Elevation	L-7.7	June 01, 2006	07.19.07	7	City/NCDOT-Rev. wall
Landscaping Plan	L-8.1	May 28, 2005	07.19.07	7	City/NCDOT-Added eight Diet. labels
Tree Save Calculations	L-9.1	May 28, 2005	04.04.07	6	Per City Comments
Retaining Wall Sections	80.1	Feb 20, 2007			Added Sheet
Retaining Wall Sections	81.1	Feb 20, 2007			Added Sheet
Retaining Wall Sections	82.1	Feb 20, 2007			Added Sheet
Retaining Wall Sections	82.2	Feb 20, 2007			Added Sheet

LEGEND

- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- LOT NUMBER
- PROPOSED RETAINING WALL

Site Plan

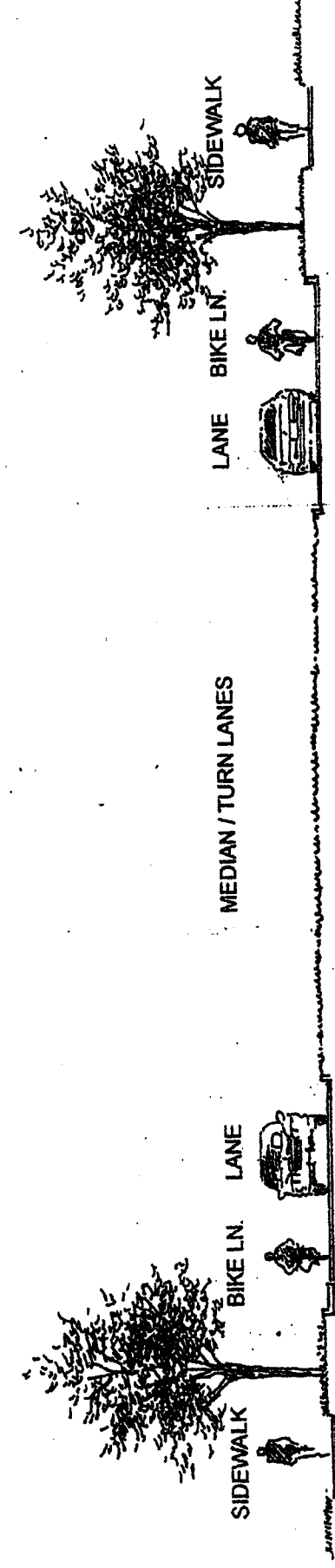
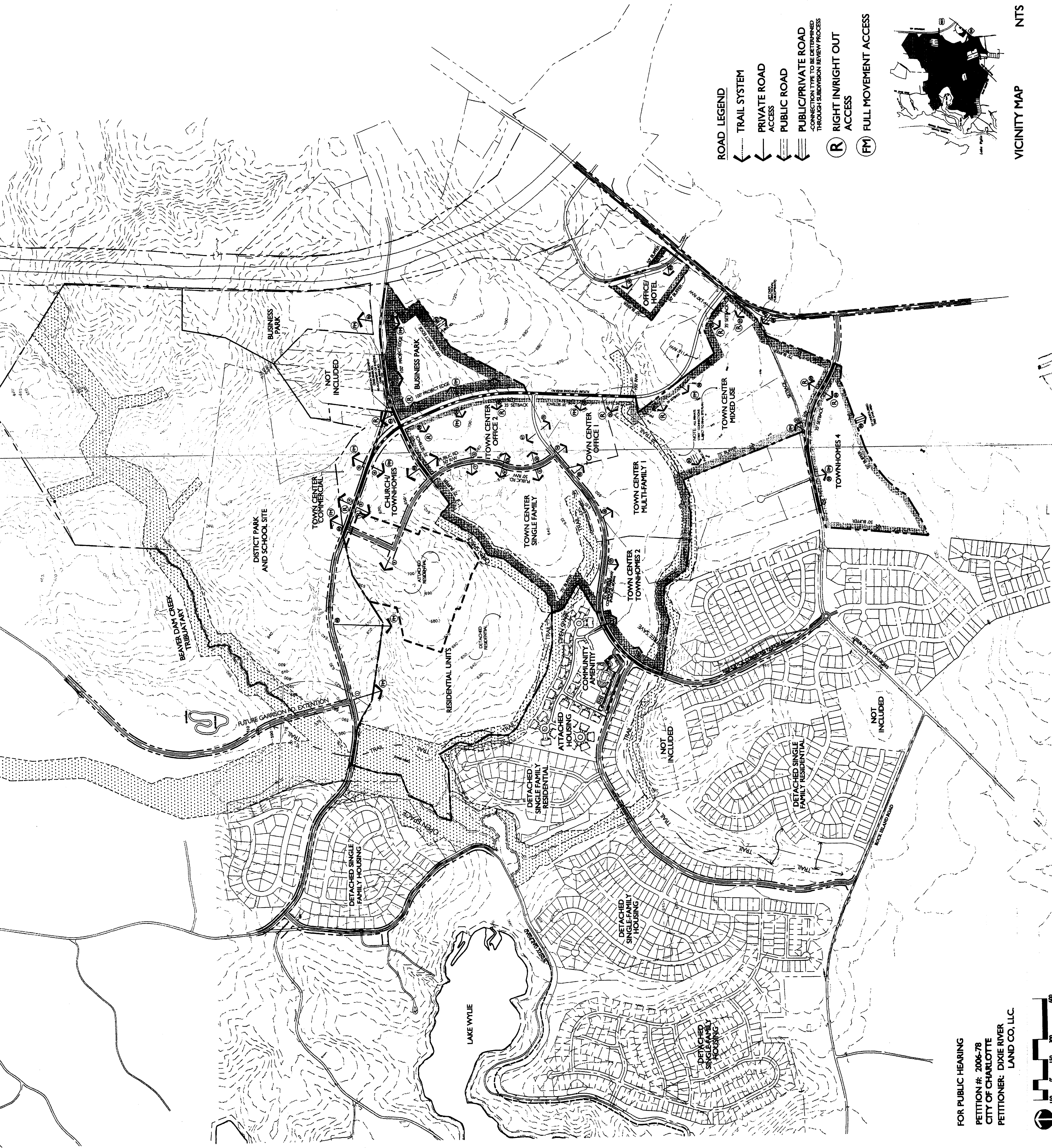
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Site Construction Phasing Schedule

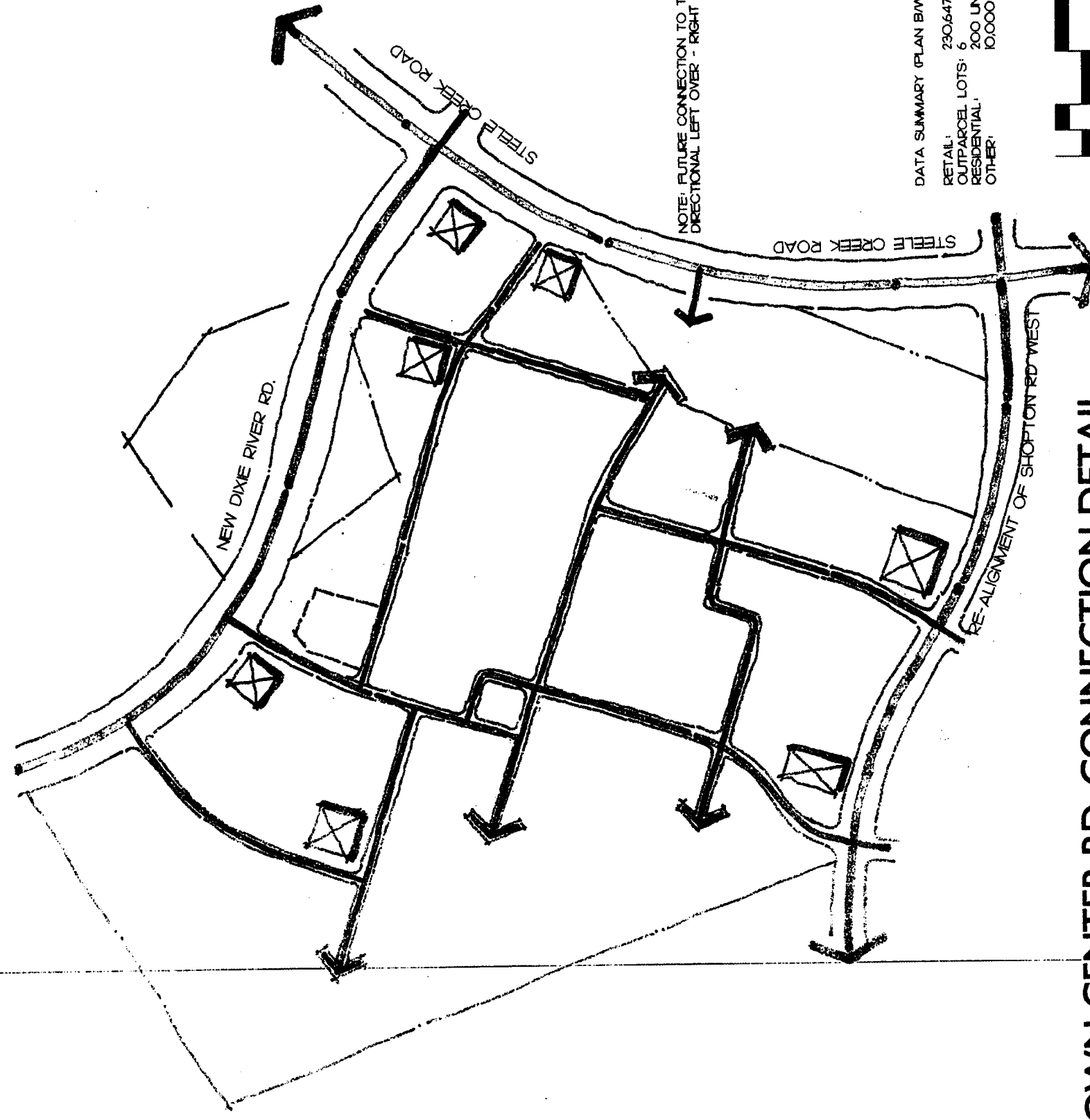
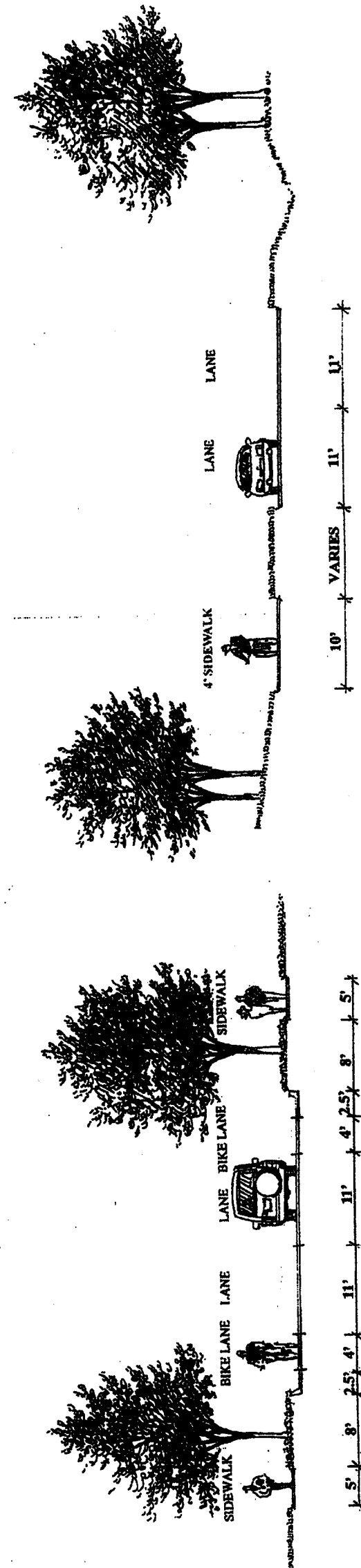
PHASE	START DATE	*COMPLETION DATE
1	*	*
2	*	*
3	*	*
4	*	*

* SEE SUPPLEMENTARY GENERAL CONDITIONS FOR DESCRIPTION OF COMPLETION.

Set No. _____

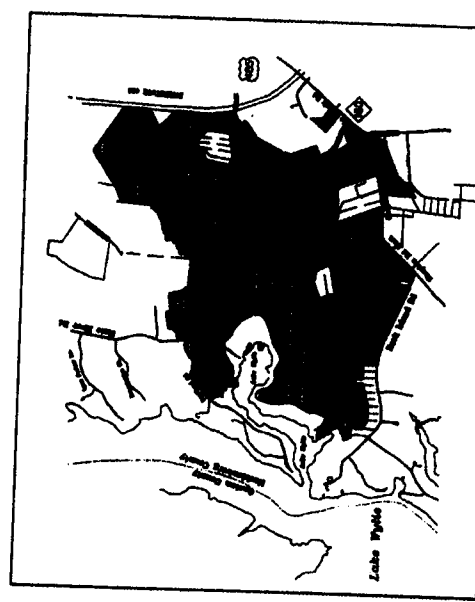


EXISTING DIXIE RIVER RD #4 (PROPOSED IMPROVEMENTS)
 (Reserve 100' R/W for Future Rd. Improvements)



DATA SUMMARY (PLAN BIVEST OF STEELE CREEK):
 DETAIL: 250,000 SF (WITHOUT OUTPARCEL BUILDINGS)
 RESIDENTIAL LOTS: 200 UNITS (AVE. 1,000 SF PER UNIT)
 RESIDENTIAL: 200,000 SF (DATE CASE FACILITY)
 OTHER: 20,000 SF (DATE CASE FACILITY)

NOTE: FUTURE CONNECTION TO TOWN CENTER GND SYSTEM:
 DIRECTIONAL LEFT OVER - RIGHT IN - RIGHT OUT

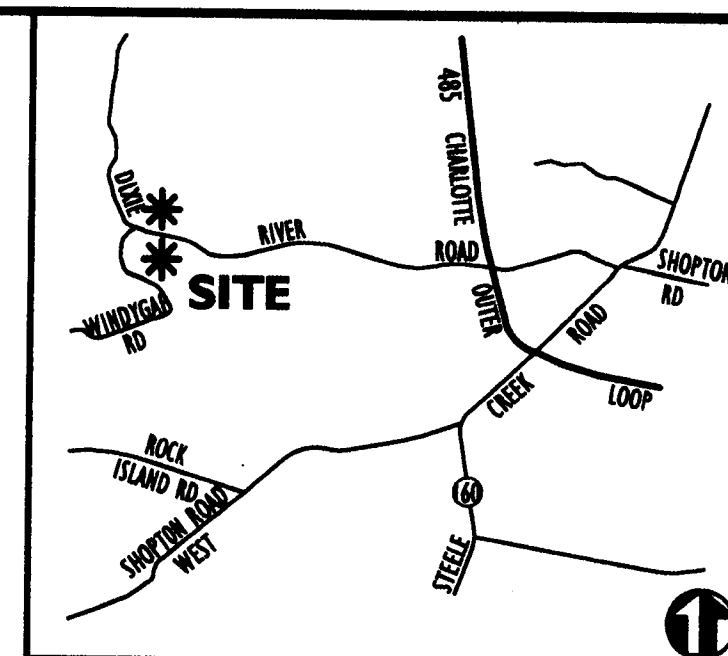
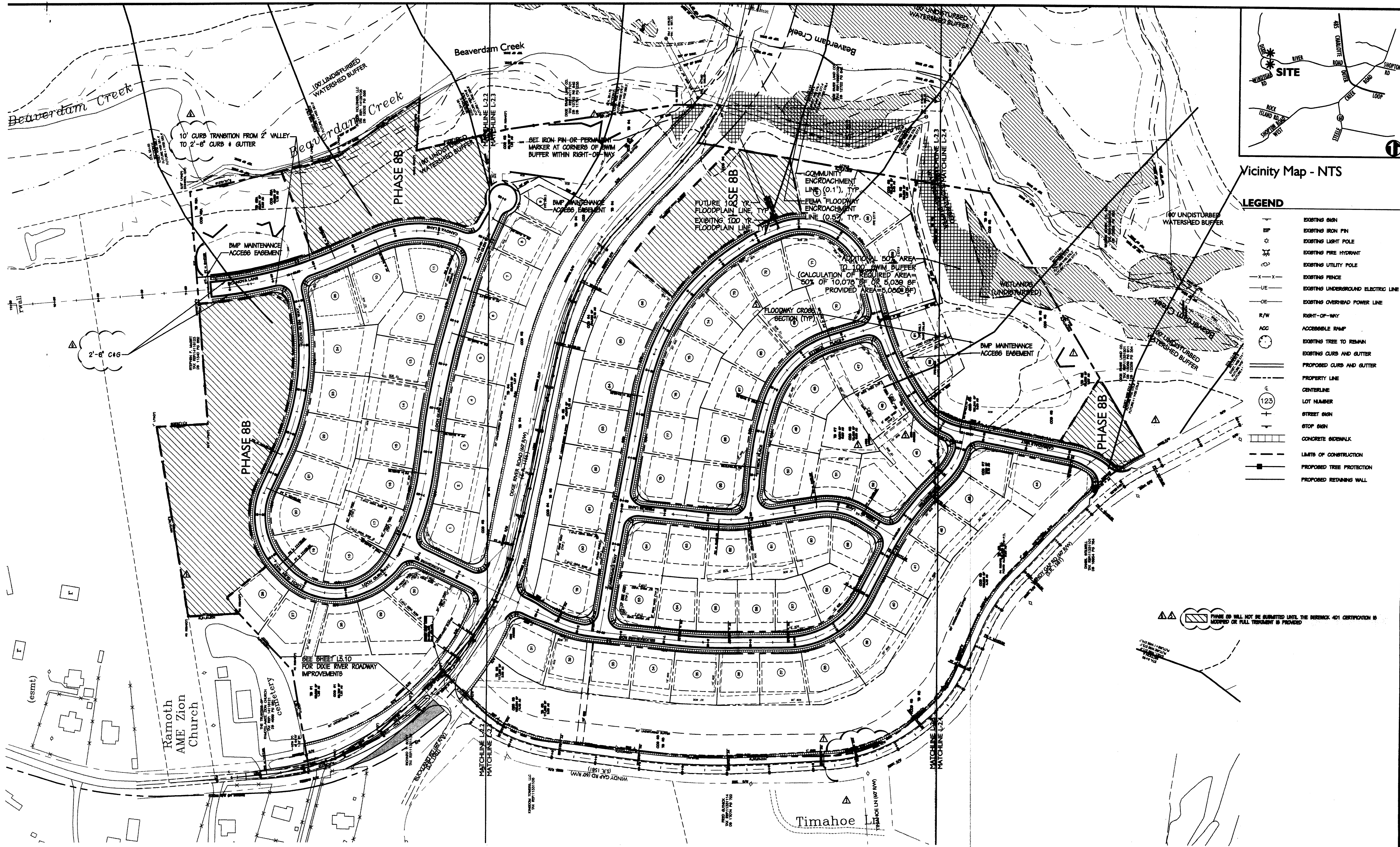


VICINITY MAP NTS



SHEET#:
L-3.0

MARCH 27, 2006 LDI# 1005062

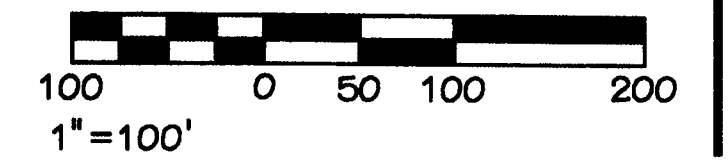


Vicinity Map - NTS

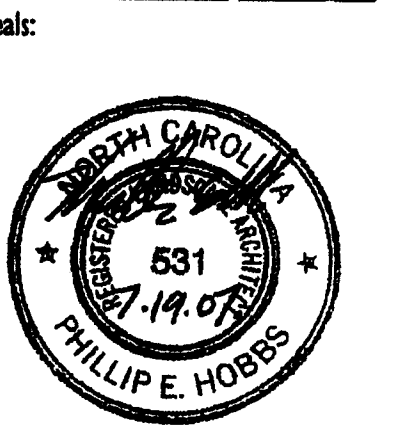
LEGEND

[Symbol]	EXISTING SIGN
[Symbol]	EXISTING IRON PIN
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING UNDERGROUND ELECTRIC LINE
[Symbol]	EXISTING OVERHEAD POWER LINE
[Symbol]	RIGHT-OF-WAY
[Symbol]	ACCESSIBLE RAMP
[Symbol]	EXISTING TREE TO REMAIN
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	PROPERTY LINE
[Symbol]	CENTERLINE
[Symbol]	LOT NUMBER
[Symbol]	STREET SIGN
[Symbol]	STOP SIGN
[Symbol]	CONCRETE SIDEWALK
[Symbol]	LIMITS OF CONSTRUCTION
[Symbol]	PROPOSED TREE PROTECTION
[Symbol]	PROPOSED RETAINING WALL

NOTE: TREE PROTECTION FENCE TO BE PLACED AT THE DRIP LINE PLUS FIVE (5) FEET, PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.



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Berewick - Phase 8A

Village of Selkirk at Berewick

Selkirk Berewick, LLC

Charlotte, North Carolina

Project No: 2601

Drawn By: J. McGuire

Designed By: P. Hobbs

Checked By: P. Hobbs

Date: 05.25.05

Revisions:

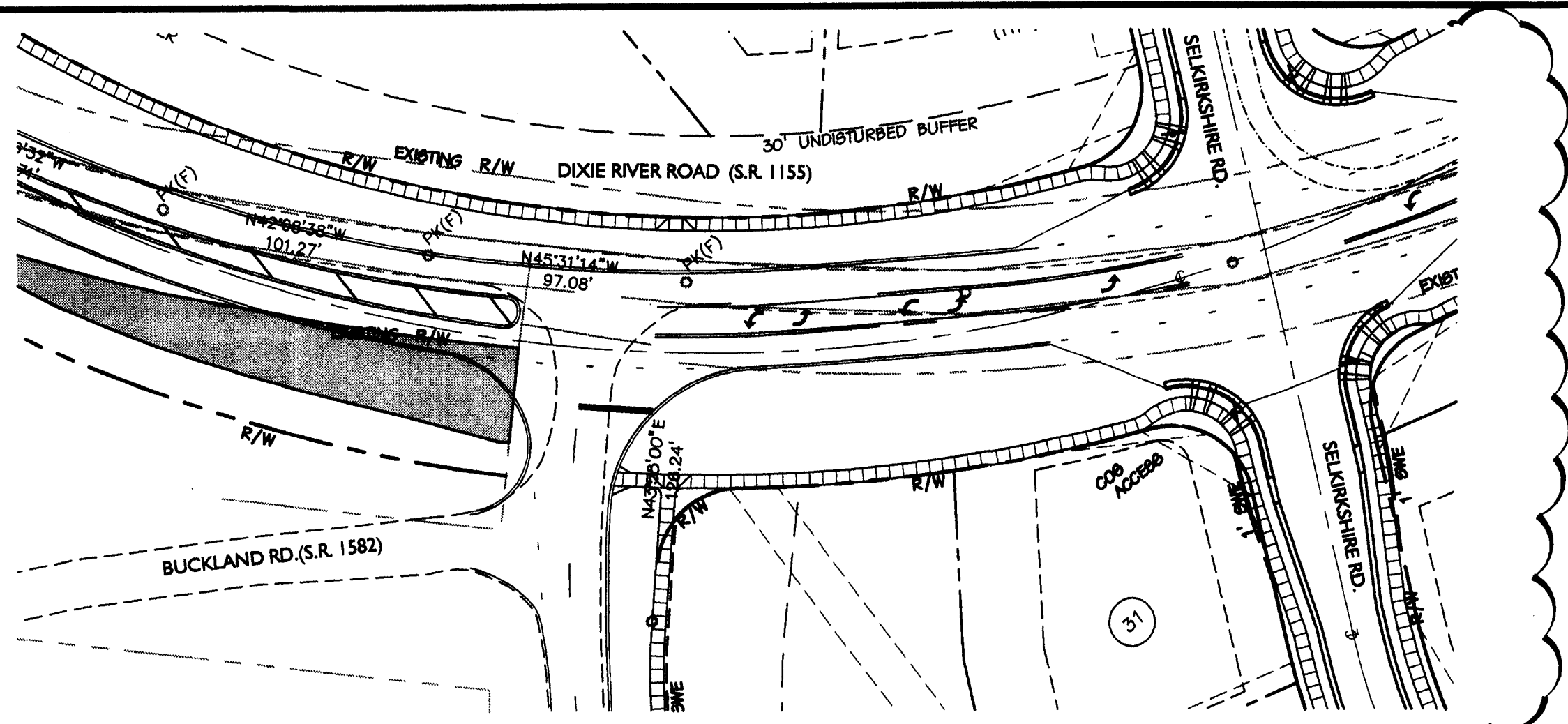
City Comments	10.28.05
Windy Gap Revisions	2.28.06
Per City Comments	06.01.06
Rev. Comments	09.19.06
Rev. Comments	04.04.07
City/NCOT Comments	07.19.07

Sheet Title: Overall Site Plan

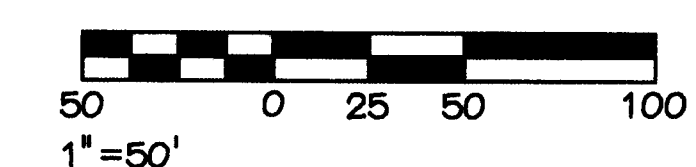
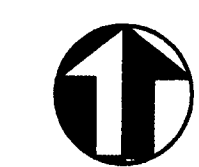
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KEY NOTES

- △ PROP. 35'x35' BIGHT TRIANGLE
- △ PROP. 10'x70' BIGHT TRIANGLE



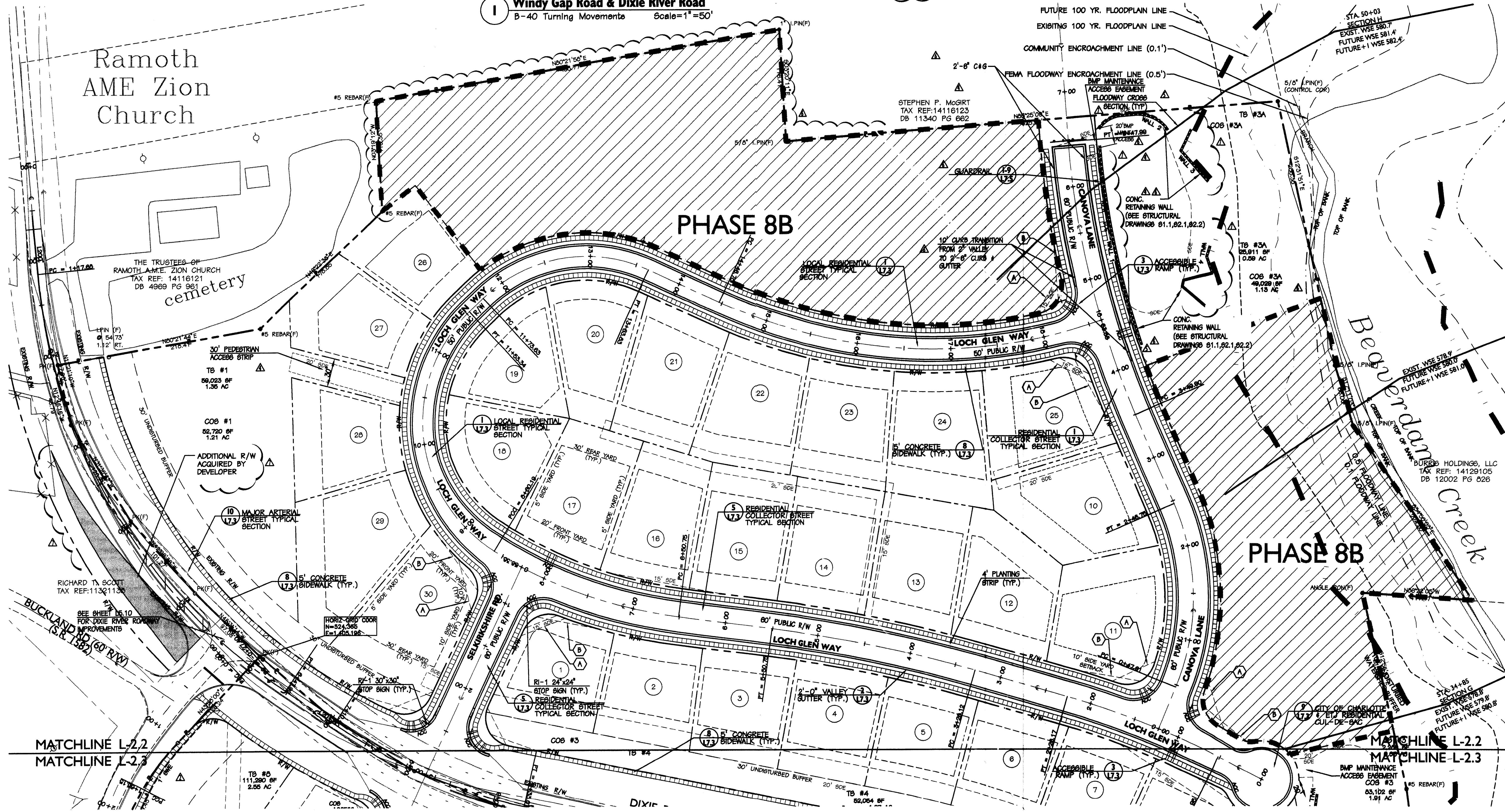
△ △ PHASE 8B WILL NOT BE SUBMITTED UNTIL THE BEREWICK 401 CERTIFICATION IS MODIFIED OR FULL TREATMENT IS PROVIDED.



NOTE: THE WATER SURFACE ELEVATION (WSE) SHOWN REPRESENTS THE FUTURE CORRESPONDING FLOOD ELEVATION AND WAS TAKEN FROM THE CITY OF CHARLOTTE'S RECENT STREAM ANALYSIS DONE BY THE CITY OF CHARLOTTE. THE FLOOD PROTECTION ELEVATION (FPE) SHOWN ON THE LOTS ARE REFLECTING (WSE) + 1 FOOT.

NOTE: THESE PROTECTION FENCE TO BE PLACED AT THE DRIP LINE PLUS FIVE (5) FEET, PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.

Windy Gap Road & Dixie River Road B-40 Turning Movements Scale=1"=50'

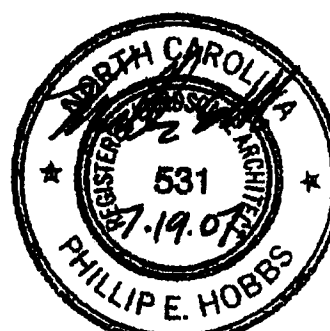


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Seals:



Berewick - Phase 8A Village of Selkirk at Berewick, LLC Selkirk Berewick, LLC Charlotte, North Carolina

Project No: 2601
Drawn By: J. McGuire
Designed By: P. Hobbs
Checked By: P. Hobbs
Date: 05.25.05

Revisions:
△ Windy Gap Revisions 2.28.06
△ City Comments 06.01.06
△ City Comments 09.19.06
△ City Comments 04.04.07
△ City/NC DOT Comments 07.19.07
Hatch Add'l R/W / Walls
Add Allow for Windy Gap Rd

Sheet Title:

Site Plan

Sheet No:

L-2.2

Berewick - Phase 8A

Village of Selkirk at Berewick

Selkirk Berewick, LLC

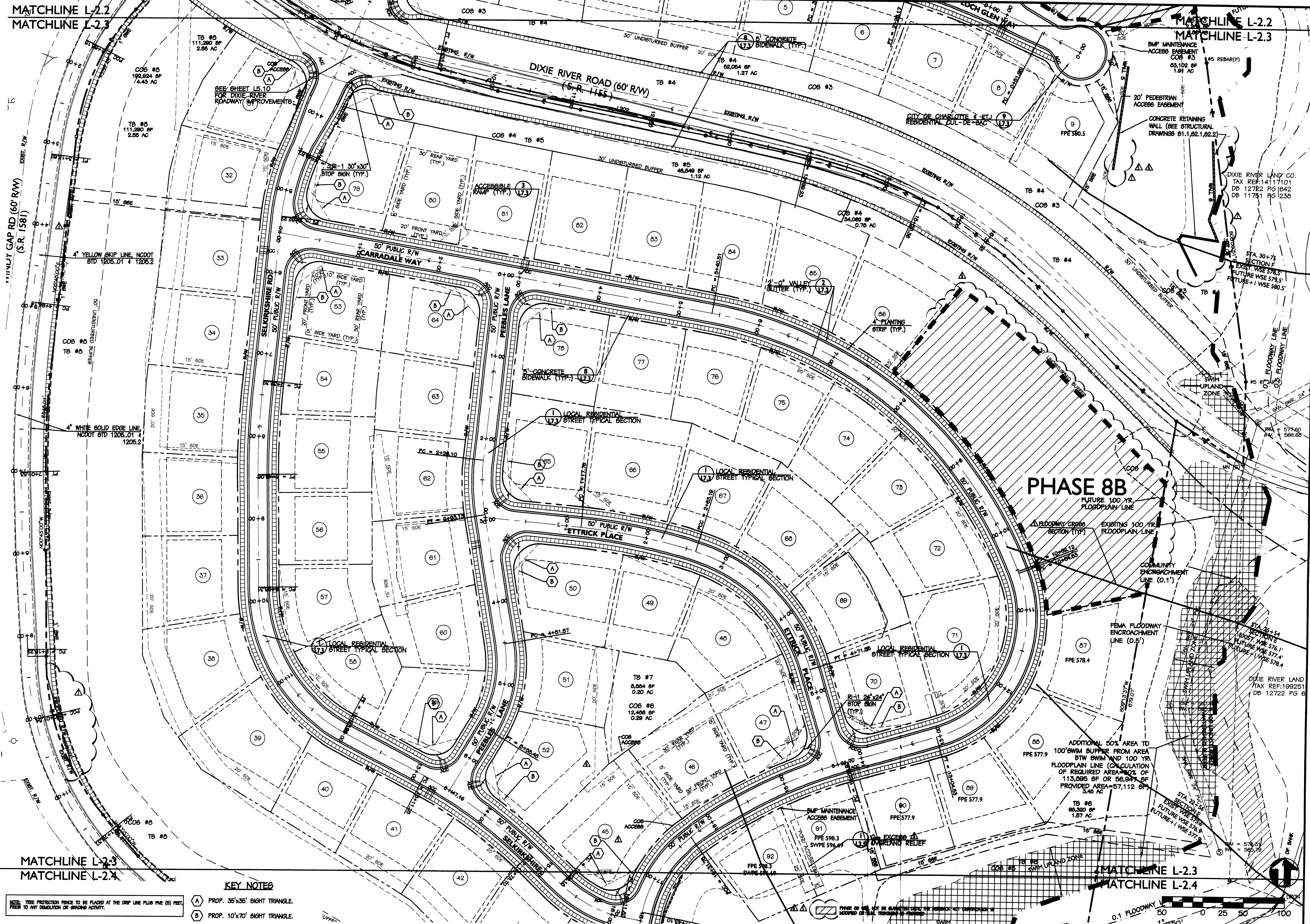
Charlotte, North Carolina

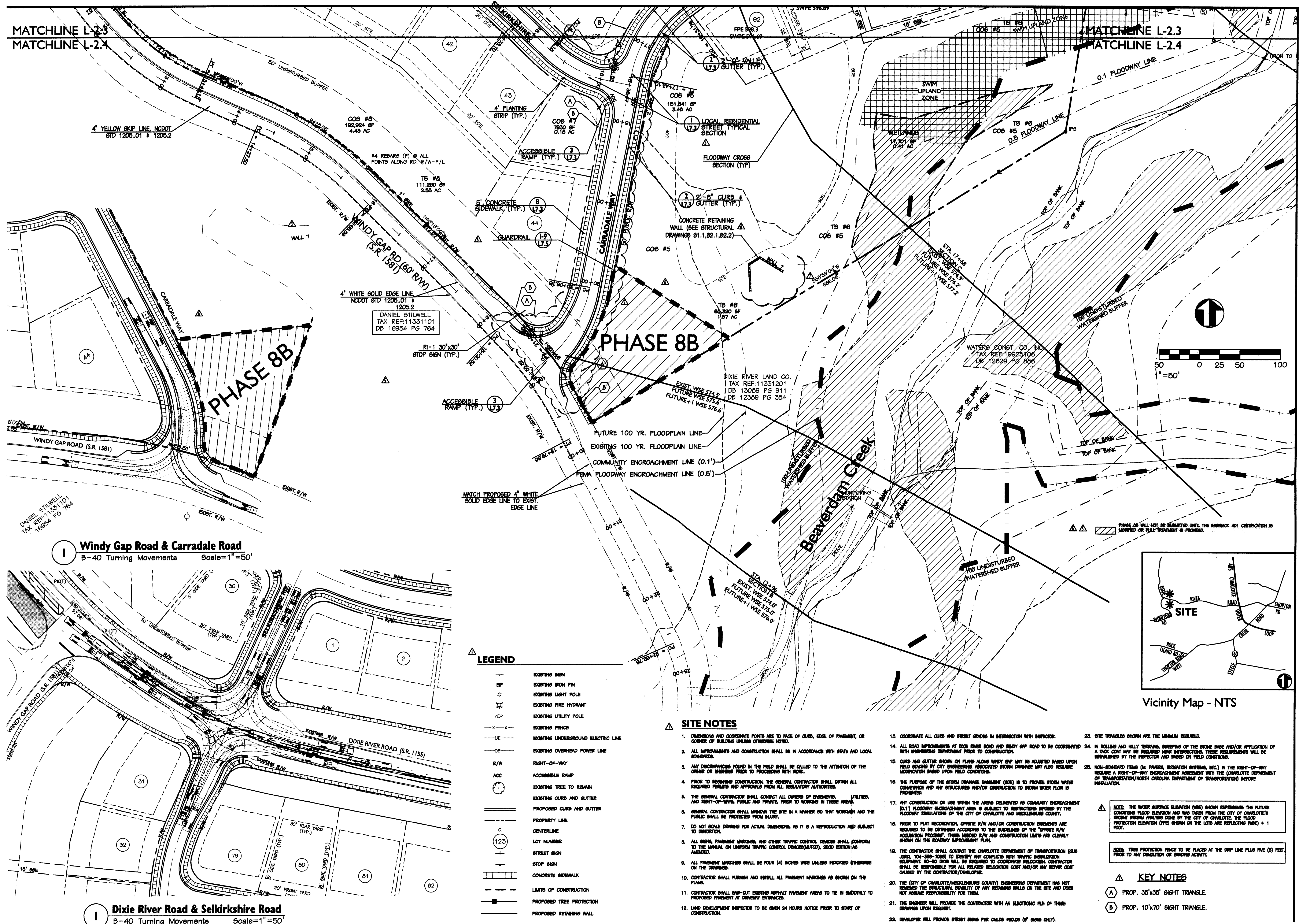
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Drawn By: J. McGuire
Designed By: P. Hobbs
Checked By: P. Hobbs
Date: 05.25.05

Revisions:
Windy Gap Revisions 2.28.06
New Comments 09.19.06
New Comments 04.04.07
City/NCDOT Comments 07.19.07

Sheet Title: Site Plan

Sheet No: L-2.3





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NORTH CAROLINA

531

1-19-07

PHILIP E. HOBBS

Berewick - Phase 8A

Village of Selkirk at Berewick

Selkirk Berewick, LLC

Charlotte, North Carolina

Project No: 2601

Drawn By: J. McGuire

Designed By: P. Hobbs

Checked By: P. Hobbs

Date: 05.25.05

Revisions:

City Comments

10.28.05

Windy Gap Revisions

2.28.06

Rev. Comments

09.19.06

Rev. Comments

04.04.07

City/NCOT Comments

07.19.07

Walls

Sheet Title: Site Plan

Sheet No: L-2.4

- LEGEND
- EXISTING SIGN

EXISTING IRON PIN

EXISTING LIGHT POLE

EXISTING FIRE HYDRANT

EXISTING UTILITY POLE

EXISTING FENCE

EXISTING UNDERGROUND ELECTRIC LINE

EXISTING OVERHEAD POWER LINE

RIGHT-OF-WAY

ACCESSIBLE RAMP

EXISTING TREE TO REMAIN

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

PROPERTY LINE

CENTERLINE

LOT NUMBER

STREET SIGN

STOP SIGN

CONCRETE SIDEWALK

LIMITS OF CONSTRUCTION

PROPOSED TREE PROTECTION

PROPOSED RETAINING WALL

- SITE NOTES
1. DIMENSIONS AND COORDINATE POINTS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.

2. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.

3. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.

4. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM ALL REGULATORY AUTHORITIES.

5. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.

6. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMAN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.

7. DO NOT SCALE DRAWINGS FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.

8. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES(UTCD), 2000 EDITION AS AMENDED.

9. ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON THE DRAWINGS.

10. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.

11. CONTRACTOR SHALL SAW-CUT EXISTING ASPHALT PAVEMENT AREAS TO THE IN SMOOTHLY TO PROPOSED PAVEMENT AT DRIVEWAY ENTRANCES.

12. LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.

13. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

14. ALL ROAD IMPROVEMENTS AT DIXIE RIVER ROAD AND WINDY GAP ROAD TO BE COORDINATED WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

15. CURB AND GUTTER SHOWN ON PLANS ALONG WINDY GAP MAY BE ADJUSTED BASED UPON FIELD SURVEYING BY CITY ENGINEERS. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

16. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SIDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.

17. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (0.1') FLOODWAY ENCROACHMENT AREA IS SUBJECT TO RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.

18. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE GRANTED ACCORDING TO THE SUBMITTAL OF THE "OFFSITE R/W ACQUISITION PROGRAM". THESE REQUIRED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

19. THE CONTRACTOR SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (BUS JURIS. 704-336-7000) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-80 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

20. THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY REPAIRS WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.

21. THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH AN ELECTRONIC FILE OF THESE DRAWINGS UPON REQUEST.

22. DEVELOPER WILL PROVIDE STREET SIGNS PER CALDS 900.03 (IF SIGNS ONLY).

23. SITE TRAVELS SHOWN ARE THE MINIMUM REQUIRED.

24. IN ROLLING AND HILLY TERRAINS, SLOPES 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.

25. NON-STANDARD ITEMS (ON: PAVERS, EROSION 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.
- NOTE: THE WATER SURFACE ELEVATION (WSE) SHOWN REPRESENTS THE FUTURE CONDITIONS FLOOD ELEVATION AND WAS TAKEN FROM THE CITY OF CHARLOTTE'S RECENT STREAM ANALYSIS DONE BY THE CITY OF CHARLOTTE. THE FLOOD PROTECTION ELEVATION (FPE) SHOWN ON THE LOTS ARE REFLECTING (WSE) + 1 FOOT.

NOTE: TREE PROTECTION FENCE TO BE PLACED AT THE DRP LINE PLUS FIVE (5) FEET PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
- KEY NOTES

A PROP. 35'x35' BIGHT TRIANGLE.

B PROP. 10'x70' BIGHT TRIANGLE.