

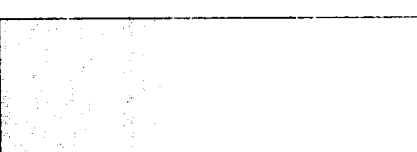
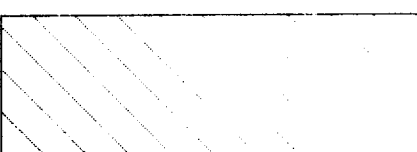




**SYMBOL LEGEND**

-  WATERFRONT BUFFER
-  PHASE I
-  PHASE II
-  PHASE III
-  PHASE IV

**LandDesign**

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APPROVED 05-19-03  
PETITION NO. 2003-024



**THE SANCTUARY  
AT LAKE WYLIE - PHASE IV B**  
The Sanctuary at Lake Wylie, LLC  
The Sanctuary Phasing Plan

DATE: SEPTEMBER 2006  
DESIGNED BY: SAO  
DRAWN BY: SAO  
CHECKED BY: SAO  
SCALE: 1"=400'  
PROJECT #: 1004298  
SHEET #:

**C2.1d**

APPROVED FOR  
CONSTRUCTION  
CMPC

REVISIONS:  
REV. #1: 10.12.06 CHLD, NCDOT COMMENTS  
REV. #2: 1.30.07 CHLD, NCDOT COMMENTS



Tree Save Area Calculations

Tree Save Area	Acres Saved	% Saved
A	1.75	0.74%
B	2.39	1.01%
C	1.80	0.78%
D	8.40	3.55%
E	7.21	3.05%
F	12.28	5.19%
G	2.35	0.99%
H	30.88	13.06%
I	4.94	2.09%
TOTAL	72.00	30.45%

GROSS TOTAL SITE AREA: 399.15 Ac.  
NET TOTAL SITE AREA: 365.08 Ac.  
(TOTAL SITE AREA MINUS 34.07 Ac.  
FOR DUKE POWER R/W)  
NET PHASE IV B SITE AREA: 236.47 Ac.  
PERCENTAGE OF TREE SAVE AREA  
(10% MIN.) = 30.45%

TREE SAVE AREAS

OVERALL TREE SAVE TABLE

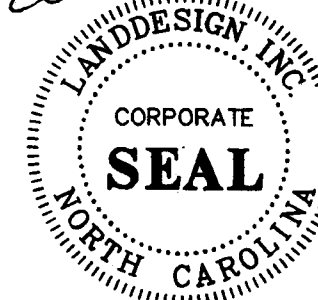
PHASE	NET AREA	10% TREE SAVE REQ.	TREE SAVE PROVIDED	% OF TREE SAVE	EXTRA TREE SAVE
PHASE I	510.60 AC	51.06 AC	128.23 AC	25.11%	77.17 AC
PHASE II	253.23 AC	25.32 AC	66.90 AC	26.42%	41.58 AC
PHASE III	131.50 AC	13.15 AC	29.03 AC	22.08%	15.88 AC
PHASE IV A	128.61 AC	12.86 AC	24.94 AC	19.39%	12.08 AC
PHASE IV B	236.47 AC	23.65 AC	72.00 AC	30.45%	48.35 AC

NOTES:

- EXISTING TREELINE IS ESTABLISHED FROM PLANOMETRIC.
  - TREE SAVE PROTECTION FENCE TO BE PLACED AT THE DRIPLINE PLUS FIVE FEET, PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
  - TREE SAVE AREA MUST BE FIELD LOCATED AND FLAGGED FOR URBAN FORESTRY VERIFICATION.
  - THE EXISTING LAND WITHIN THE PHASE IV BOUNDARY CONSISTS OF 399.15 ACRES (GROSS TOTAL). REQUIREMENTS STATE THAT AT LEAST 10% OF EXISTING TREE COVERAGE MUST BE SAVED FOR FUTURE DEVELOPMENT TO OCCUR. AREAS HIGHLIGHTED ON THIS DRAWING SHOW WHERE EXISTING TREES WILL BE SAVED.
  - FOR DETAILS ON TREE PROTECTION AND PLANTING SEE SHEET C13.
  - FOR DETAILS ON LAKE AND STREAM BUFFERS SEE SHEET C25.
- TREE PROTECTION NOTES
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE GUIDELINES STDs.
  - TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/ CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
  - NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREAS.
  - VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
  - URBAN FORESTER MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING.

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THE SANCTUARY  
AT LAKE WYLIE - PHASE IV B

The Sanctuary at Lake Wylie, LLC

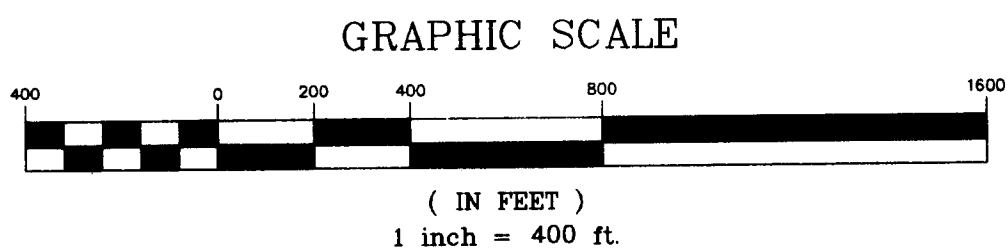
Tree Save Plan

REVISIONS:  
REV #1 10-12-06 CHLD, NCDOT COMMENTS  
REV #2 1-30-07 CHLD, NCDOT COMMENTS

DATE: AUGUST 2006  
DESIGNED BY: HFB  
CHECKED BY: HFB  
O.C. BY: DTP  
SCALE: 1" = 300'  
PROJECT #: 1004998  
SHEET #

C2.2





WATERSHED AND BUFFER LEGEND:  
NOTE: LEGEND IS SCALED TO MATCH PLAN VIEW ONLY

	SURVEYED WETLANDS		15' SWIM PROTECTED ZONE
	8' CONCRETE SIDEWALK (HARD SURFACE TRAIL)		35' SWIM BUFFER WITH (INSTALL ORANGE FENCING AS REQUIRED)
	5' CONCRETE SIDEWALK (HARD SURFACE TRAIL)		50' LOWER LAKE WYLIE WATERSHED OVERLAY DISTRICT CRITICAL AREA
	SOFT SURFACE PEDESTRIAN TRAILS		50' ADDITIONAL SHORELINE BUFFER
	PROTECTED CORRIDOR VARIES (200' MAX. WIDTH)		RESTRICTED ZONE
	30' PROTECTED DRAINAGE ZONE		FLOODPLAIN LINE
	30' BLUELINE STREAM BUFFER		COMMON OPEN SPACE
	50' CLASS "C" BUFFER		PROTECTED CORRIDOR (INSTALL ORANGE FENCING AS REQUIRED)
	SWIM BUFFER (INSTALL ORANGE FENCING AS REQUIRED)		30' BLUELINE STREAM BUFFER
	TOP OF CREEK BANK		30' PROTECTED DRAINAGE ZONE
	SDE STORM DRAINAGE EASEMENT		BASE FLOOD ELEVATION (BFE)
	AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OUTSIDE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN		FLOOD PROTECTION ELEVATION (BFE+2)
	BASE FLOOD ELEVATIONS DETERMINED		STORMWATER PROTECTION ELEVATION (BFE+1)

NOTE: FOR DETAILED INFORMATION ON FLOOD ZONING SEE MECKLENBURG COUNTY, FLOOD INSURANCE RATE MAP, NUMBER 37119C PANEL 0222E, 0221E & 0242E EFFECTIVE FEBRUARY 4TH 2004

S.W.I.M. BUFFER NOTES  
1. THE STREAM SIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE UPLAND AND SWIM PROTECTED ZONE, A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6 INCH CALIPER PER 1000 SF. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. NO FILL MATERIAL CAN BE BROUGHT INTO ANY OF THE BUFFER ZONES.

2. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE. HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.

3. THE OUTSIDE BUFFER BOUNDARY MUST BE CLEARLY MARKED BY ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES AT THE SITE.

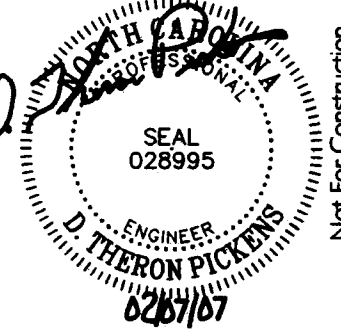
4. THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS.

5. SEE SHEET C2.15 FOR BUFFER DETAILS AND DESCRIPTIONS.

6. THE COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.

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THE SANCTUARY  
AT LAKE WYLIE - PHASE IV B  
The Sanctuary at Lake Wylie, LLC  
Watershed Buffer & Zone Plan

REVISIONS:  
REV #1 10/12/06 CHLD, NCDOT COMMENTS  
REV #2 1/30/07 CHLD, NCDOT COMMENTS

DATE: SEPTEMBER 2006  
DESIGNED BY: HFB  
DRAWN BY: HFB  
CHECKED BY: SAO  
O.C. BY: DTP  
PROJECT # 1004298  
SHEET #

C2.3



GENERAL NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE, TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.
3. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "ULOCO" AT 1-800-432-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR OR SUBCONTRACTORS AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION REQUIREMENTS.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, ETC.) ARE TO BE INSTALLED WITHIN 5' OF BUILDINGS, UNLESS OTHERWISE NOTED ON PLANS.
8. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATIONS OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.

9. SAFETY:

- A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HISHER PERSONNEL.
- B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
- C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "NC DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS" AND THE "CHARLOTTE WATCH HANDBOOK" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
- D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
- E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH OSHA REGULATIONS.

IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN "ON-SITE PIPING PERMIT" (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.
11. THE GRAPHIC INFORMATION DERIVED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
13. ALL UNDERGROUND UTILITIES MUST BE IN PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFERE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON-SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HISHER ACTIVITIES ACCORDINGLY.
15. WHERE APPLICABLE, UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL IN 12-INCH LAYERS AND COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
16. CONTRACTOR SHALL ACQUIRE RIGHT-OF-WAY UTILIZATION AND/OR UNDERGROUND UTILITY PERMITS FROM CITY, COUNTY AND/OR STATE PRIOR TO CONSTRUCTION.
17. CONTRACTOR SHALL ACQUIRE EXCAVATION/FILL PERMIT FROM CITY, COUNTY AND/OR STATE FOR THIS PROJECT, AS REQUIRED.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO FIBER, LOOP SENSORS, PULL BOXES, CONDUIT, TRAFFIC SIGNALS AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITIONS UNLESS OTHERWISE AGREED UPON BY THE COUNTY TRAFFIC ENGINEER.
19. THE CONTRACTOR WILL IMPORT TOPSOIL AT NO ADDITIONAL COST IF NECESSARY.

CONTROL OF WIND EROSION:

- 3.1 WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

DEWATERING NOTES:

1. DURING THE EXCAVATION OF THE STORMWATER PONDS THE CONTRACTOR MUST CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE A CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BARRIED AREA ABOVE GROUND. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN THE WATER MAY BE RELEASED INTO THE EXISTING STORMWATER SYSTEM PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING SYSTEM.
2. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE DEWATERING BE RELEASED DIRECTLY INTO ON-SITE WETLAND AREAS IF PRESENT.
3. IF CONTRACTOR ENCOUNTERS SILTY/CLAY SAND, WHICH MAY CAUSE THE WATER TO BECOME TURBID, CONTRACTOR SHALL TREAT THE SEDIMENT BASIN WITH CHEMICAL ADDITIVE SUCH AS ALUMINUM IN ORDER TO PROMOTE THE COAGULATION OF THE PARTICLES WHICH WILL ALLOW THE SILTS TO SETTLE AND THE WATER TO BECOME LESS TURBID. IF TURBID WATER IS ENCOUNTERED DURING EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBIDITY AND ALLOW DISCHARGE THAT MEETS WATER QUALITY STANDARDS.
4. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

CLEARING AND SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING AND/OR DEMOLITION. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.
2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. (NO TREES) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.
3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS MUST BE SEED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION AS SHOWN ON PLANS.
4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED TO BE USED FOR LANDSCAPING PURPOSES UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING ANY EXCESS MATERIAL FROM THE SITE.
5. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.
6. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT; COPIES OF WHICH ARE PROVIDED IN THE SPECIFICATIONS.
7. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY CONSTRUCTION FENCE AROUND AREAS UNDER CONSTRUCTION AS DIRECTED BY OWNER OR HIS REPRESENTATIVE. TYPE OF FENCE TO BE SUBMITTED BY CONTRACTOR TO ENGINEER FOR APPROVAL.

EROSION AND SILTATION CONTROL:

1. GENERAL ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION. DURING CONSTRUCTION, DENUDATED AREAS SHALL BE COVERED BY MULCHES SUCH AS STRAW, HAY AND FILTER FABRIC. ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS. THESE SHALL BE MAINTAINED AND HOOFED DURING THE CONSTRUCTION PROCESS TO MINIMIZE DOWNSTREAM SILTATION. WHEN CONSTRUCTION IS COMPLETED, DETENTION AREAS WILL BE RESHED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED TO PROPERLY DETAIN THE INTENDED STORM QUANTITIES.
2. PROTECTION AND STABILIZATION OF ON-SITE SOIL STOCKPILES: FILL MATERIAL STOCKPILES SHALL BE PROTECTED AT ALL TIMES BY ON-SITE DRAINAGE CONTROLS WHICH PREVENT EROSION OF THE STOCKPILED MATERIAL. CONTROL OF DUST FROM SUCH STOCKPILES MAY BE REQUIRED, DEPENDING UPON THEIR LOCATION AND THE EXPECTED LENGTH OF TIME THE STOCKPILES WILL BE PRESENT. IN NO CASE SHALL ANY STOCKPILE MATERIAL REMAIN MORE THAN THIRTY (30) CALENDAR DAYS AFTER SUBSTANTIAL PROJECT COMPLETION.
3. PROTECTION OF EXISTING STORM SEWER SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC. WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.
4. SEDIMENT BASINS AND TRAPS, SEDIMENT TRAPPING MEASURES: PERIMETER BERM, SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTIES, OR INTO EXISTING BODIES OF WATER, MUST BE INSTALLED, CONSTRUCTED OR, IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS. SUCH SYSTEMS SHALL BE FULLY OPERATIVE BEFORE ANY OTHER DISTURBANCE OF THE SITE BEGINS. EARTHEN STRUCTURES INCLUDING BUT NOT LIMITED TO BERMS, EARTH FILTER, DAMS OR DIKES SHALL BE STABILIZED AND PROTECTED FROM DRAINAGE DAMAGE OR EROSION WITHIN ONE WEEK OF INSTALLATION.
5. ALL SWALES, DITCHES AND CHANNELS: CHANNELS LEADING FROM THE SITE SHALL BE SODDED WITH TALL FESCUE WITHIN THREE (3) DAYS OF EXCAVATION.
6. THE CONSTRUCTION OF UNDERGROUND UTILITY CONSTRUCTION: UNDERGROUND UTILITY LINES AND OTHER STRUCTURES SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - A. NO MORE THAN 100 LINEAR FEET OF TRENCH SHALL BE OPEN AT ANY ONE TIME.
  - B. WHEREVER CONSISTENT WITH SAFETY AND SPACE CONSIDERATION, EXCAVATED MATERIAL SHALL BE CAST TO THE UPHILL SIDE OF TRENCHES. TRENCH MATERIAL SHALL NOT BE CAST INTO OR ONTO THE SLOPE OF ANY STREAM, CHANNEL, ROAD, DITCH OR WATERWAY.
7. ALL EROSION AND SILTATION CONTROL DEVICES SHALL BE MAINTAINED: CHECKED REGULARLY, ESPECIALLY AFTER EACH RAINFALL AND WILL BE CLEANED OUT AND/OR REPAIRED AS REQUIRED.

GENERAL EROSION CONTROL:

1. GENERAL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL POND SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.
2. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUND COVER.
3. SLOPES OF BANKS OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NO STEEPER THAN 3:1 FROM TOP OF BANK TO TWO FEET BELOW THE CONTROL ELEVATION.
4. SODS SHALL BE PLACED FOR A 3-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE EROSION CONTROL MEASURES DURING AND AFTER CONSTRUCTION UNTIL THE SITE HAS BEEN ADEQUATELY STABILIZED AND WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE ENGINEER AND THE LOCAL STATE INSPECTOR STATING THAT SITE HAS BEEN STABILIZED AND ALL EROSION CONTROL MEASURES CAN BE REMOVED. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EROSION CONTROL MEASURES AND STABILIZATION OF ALL DISTURBED AREAS.

PAINT NOTE:

1. WHERE APPLICABLE DOUBLE YELLOW STRIPING, HANDICAP, STOP BARS, PEDESTRIAN CROSSINGS AND PRELINE STRIPING TO BE THERMOPLASTIC.

PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION:

1. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BEST MANAGEMENT PRACTICES IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.
2. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.
3. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:
  - A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
  - B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN ON PLANS. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
  - C. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT Sumps WITHIN SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.
  - D. SILT BARRIERS: ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.
  - E. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

BEST MANAGEMENT PRACTICES:

CONTRACTOR SHALL ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF LOCAL AND/OR STATE DEVELOPMENT REGULATIONS PERTAINING TO THE BEST MANAGEMENT PRACTICES. THE CONTRACTOR PREPARED PLAN SHALL ADDRESS THE FOLLOWING AREAS:

1. GENERAL EROSION CONTROL
2. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION.
3. CONTROL OF WIND EROSION.

THE VARIOUS TECHNIQUES OF ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS-REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS NECESSARY FOR EACH SPECIFIC APPLICATION.

DEMOLITION NOTES:

1. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
3. SITE DEMOLITION WORK INCLUDES, BUT IS NOT LIMITED TO:
  - A. ROADWAY
  - B. DRAINAGE AREA
  - C. SITE UTILITIES
  - D. LANDSCAPING
4. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED UTILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
5. PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".
6. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
7. REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
8. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION OPERATION.
9. SHOULD UNCHARTED, OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING DEMOLITION, CONSULT PROJECT ENGINEER AND UTILITY OWNER FOR IMMEDIATE ACTION.
10. DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
11. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASH-OUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.
12. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER. FURTHERMORE, CONTRACTOR SHALL PROVIDE TO ENGINEER PHOTOGRAPH OF PRE-CONSTRUCTION CONDITIONS AND POST-CONSTRUCTION CONDITIONS AS NOTED ON PLANS.
13. CONTRACTOR SHALL MAINTAIN STORMWATER MANAGEMENT SYSTEM DURING CONSTRUCTION TO INSURE NO DAMAGE TO ADJACENT PROPERTIES OCCURS DURING STORM EVENTS.
14. CONTRACTOR TO REMOVE ALL VISIBLE OR REASONABLY IDENTIFIABLE MATERIAL, EQUIPMENT, ETC. FROM THE SITE IF NOT NEEDED FOR NEW CONSTRUCTION.

GRADING AND PAVING NOTES:

1. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND FLAGGED PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL REMOVE ALL VEGETATION, SURPLUS SOIL, DEMOLITION RUBBLE, AND OTHER UNDESIRABLE MATERIALS. SUCH MATERIALS SHALL BE PROPERLY HAULED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH GOVERNING LAWS AND CODES. THE CONTRACTOR SHALL SHAPE THE SUB-GRADE IN ACCORDANCE WITH THE GRADING PLAN, TAKING INTO ACCOUNT THE THICKNESS OF THE PAVING SYSTEM. THE TOLERANCE OF ROUGH GRADING SHALL BE WITHIN 1/2" HIGH TO 1" LOW.
3. WHERE ASPHALT PAVING 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.
4. A JOINT PLAN FOR THE CONCRETE PAVING SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE ARCHITECT FOR APPROVAL. JOINTS SHALL BE PROVIDED ALONG PROPERTY LINES WHERE ALL DRIVEWAYS CROSS.
5. DURING PREPARATION OF THE SUB-GRADE AND UNTIL THE PAVING IS IN PLACE, THE CONTRACTOR SHALL PROMPTLY TAKE REASONABLE MEASURES TO OBTAIN AND MAINTAIN A DRY SITE CONDITION. SUCH MEASURES SHALL INCLUDE PUMPING OF FREE SURFACE WATER, MINOR HAND AND/OR MACHINE SHAPING OF FACILITATE WATER REMOVAL AND OTHER OPERATIONS TO SPEED DRYING.
6. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MULCH, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS AS DIRECTED BY OWNER'S SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED 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.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
8. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OF ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
9. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OF GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.
10. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
11. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
12. ALL TRAFFIC CONTROL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH LOCAL AND/OR STATE STANDARDS.
13. THE CONTRACTOR WILL STABILIZE BY SEED, MATTING AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
14. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
15. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.
16. SURVEY MONUMENTS OR BENCHMARKS WHICH HAVE TO BE DISTURBED BY THIS WORK SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR.
17. FINAL GRADES SHOWN INCLUDE SOD HEIGHT/FINAL LANDSCAPED CONDITIONS. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE PAVEMENTS OR STRUCTURES AS APPLICABLE.

DESCRIPTIONS OF THE SANCTUARY BUFFERS AND ZONES:

50 FOOT LOWER LAKE WYLIE WATERSHED OVERLAY DISTRICT CRITICAL AREA: THE AREA IDENTIFIED ON THE PLANS REPRESENT A 50 FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO THE SHORELINE OF LOWER LAKE WYLIE AND MEASURED FROM THE FULL POND ELEVATION (50 FOOT CONTOUR). NO CLEARING, NO SELECTIVE THINNING, REMOVAL OF UNDERGROWTH OR 2" CALIPER TREES IS ALLOWED AND ONLY DEAD TREES MAY BE REMOVED IN THIS AREA. THE AREA NOTED SHALL CONFORM TO THE CHARLOTTE CODE SECTION 10.7 "LOWER LAKE WYLIE WATERSHED OVERLAY".

50 FOOT ADDITIONAL SHORELINE BUFFER: TO MINIMIZE THE RISK OF WATER QUALITY DEGRADATION FROM POLLUTION, AN ADDITIONAL 50 FOOT UNDISTURBED VEGETATIVE BUFFER IS PROVIDED ADJACENT TO THE REQUIRED SHORELINE BUFFER. THE PROVIDED SHORELINE BUFFER WIDTH TOTALS 100 FEET AND SHALL CONFORM TO THE CHARLOTTE CODE SECTION 10.7 "LOWER LAKE WYLIE WATERSHED OVERLAY". NO CLEARING, NO SELECTIVE THINNING, REMOVAL OF UNDERGROWTH OR 2" CALIPER TREES IS ALLOWED AND ONLY DEAD TREES MAY BE REMOVED IN THIS AREA.

IN ACCORDANCE TO THE REQUIREMENTS OF SECTION 10.7, UP TO 6 FEET WIDE SOFT SURFACE TRAILS, ACCESSORIES TO THE TRAILS, AND THEIR ASSOCIATED EASEMENTS, INCLUDING NECESSARY STRUCTURES AND BENCHES, TRASH RECEPTACLES, SHELTERS LIGHTING, AND SIGNAGE WILL BE PERMITTED WITHIN THE 50 FOOT ADDITIONAL SHORELINE BUFFER.

100 FOOT RESTRICTED ZONE: THIS AREA IS IDENTIFIED ON THE PLANS, MEASURING 100 FEET WIDE, AND IS LOCATED ADJACENT TO THE 50 FOOT ADDITIONAL SHORELINE BUFFER. THE INTENT OF THE RESTRICTED ZONE IS TO PROVIDE AN ADDITIONAL MEANS OF PRESERVING THE LOWER LAKE WYLIE SHORELINE BY MAINTAINING THE AREA IN A "NEAR-NATURAL" STATE. REMOVAL OF VEGETATION SHALL BE LIMITED TO INCLUDE:

1. ANY TREES LESS THAN 2" CALIPER MAY BE REMOVED.
2. UNDERGROWTH SHOULD BE REMOVED IF IT IS REPLACED WITH HARDWOOD MULCH OR A SUITABLE VEGETATIVE GROUND COVER (NO PINE STRAW) IF APPROVED BY THE MCWQP AND THE ACC. NO GRASS IS ALLOWED IN THE RESTRICTED ZONE UNLESS OTHERWISE APPROVED IN WRITING BY THE ACC AND MCWQP.
3. DEAD OR DISEASED TREES OR UNDERGROWTH OF ANY SIZE MAY BE REMOVED IF APPROVED IN WRITING BY THE ACC.
4. SELECTIVE THINNING TO LIMBING UP OF TREES TO PROVIDE VIEW ENHANCEMENT IS PERMITTED ONLY IF A PLAN IS PROVIDED IN ACCORDANCE TO THE MCWQP AND THE ACC. NO TRIMMING OR LIMBED UP PAST A POINT ONE HALF THE HEIGHT OF A TREE. TOPPING IS NOT ALLOWED.
5. EXCEPT AS OTHERWISE NOTED IN THESE GUIDELINES, EXISTING TREE COVER SHOULD BE RETAINED AT A MINIMUM DENSITY OF AT LEAST 12 HEALTHY TREES OF A MINIMUM 6 INCH CALIPER PER 1,000 SQ. FT. OF BUFFER AREA AND AS DEFINED IN THE WBC NATURAL LEAF LITTER, HUMUS AND VEGETATION AS TYPICALLY FOUND IN AN UNDISTURBED WOODED AREA SHOULD REMAIN WHERE POSSIBLE TO ESTABLISH AND MAINTAIN A "NEAR NATURAL" LOW MAINTENANCE CONDITION. NEW TREES, SHRUBS AND GROUND COVER MAY BE PLANTED IN THE BUFFER AREA TO ENHANCE EXISTING VEGETATION PROVIDED THERE IS NO DISTURBANCE TO THE ROOT SYSTEMS OF EXISTING TREES. PLANS DELINEATING THE LOCATION AND TYPE OF ALL ADDITIONAL PLANT MATERIAL MUST BE SUBMITTED TO THE ACC AND ITS APPROVAL IN WRITING MUST BE OBTAINED PRIOR TO PLANTING. APPROVED PLANTINGS FOR BUFFERS SHALL FOLLOW THE MCWQP AND WBC REQUIREMENTS.

HARD AND SOFT SURFACE TRAILS (6 FEET MAXIMUM WIDTH) AND ACCESSORIES TO THE TRAILS AS IDENTIFIED IN THE SHORELINE BUFFER WILL BE PERMITTED WITHIN THE RESTRICTED ZONE.

NO GRADING OR FILLING SHALL BE PERMITTED. NOR SHALL DWELLING UNITS (AS DEFINED BY THE MECKLENBURG COUNTY ZONING ORDINANCE AND THE ACC), FENCE OR BARRIERS BE CONSTRUCTED OR LOCATED WITHIN THE RESTRICTED ZONE OR BUFFERS.

DESCRIPTIONS OF THE SANCTUARY BUFFERS AND ZONES CONT:

STREAM BUFFERS: A STREAM BUFFER IS DEFINED AS THE NATURALLY FORESTED / VEGETATED AREA ON BOTH SIDES OF THE STREAM. THE RESTRICTIONS AND WIDTH OF THE BUFFERS WILL VARY AS DEFINED BELOW AND AS DEFINED BY THE MECKLENBURG COUNTY SURFACE WATER IMPROVEMENT AND MANAGEMENT (SWIM) STREAM BUFFER ORDINANCE.

1. 35 FEET SWIM BUFFERS INCLUDE: "20' UNDISTURBED STREAM SIDE ZONE" MEASURED FROM THE TOP OF BANK (TOB) FOLLOWED BY A "15' UPLAND ZONE". USE AND RESTRICTIONS WITHIN THE BUFFER SHALL BE AS REQUIRED BY THE SWIM ORDINANCE.

2. A "15' SWIM PROTECTED ZONE" ADJACENT TO THE 35 FEET SWIM BUFFER IS PROVIDED IN ADDITION SO THAT THE TOTAL PROTECTED BUFFER IS 50 FEET FROM TOB AND SHALL CARRY THE SAME USE AND RESTRICTIONS AS NOTED ABOVE.

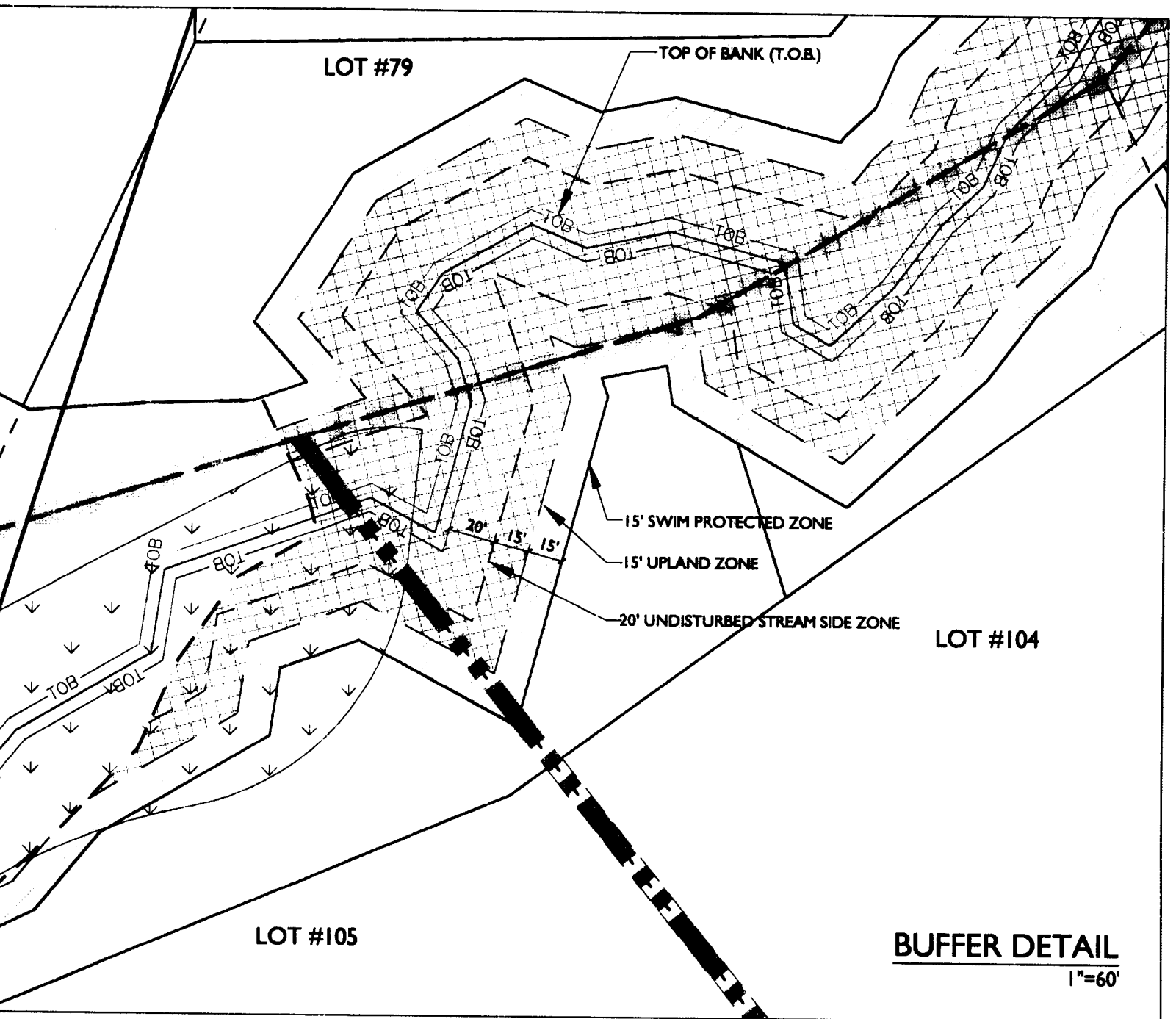
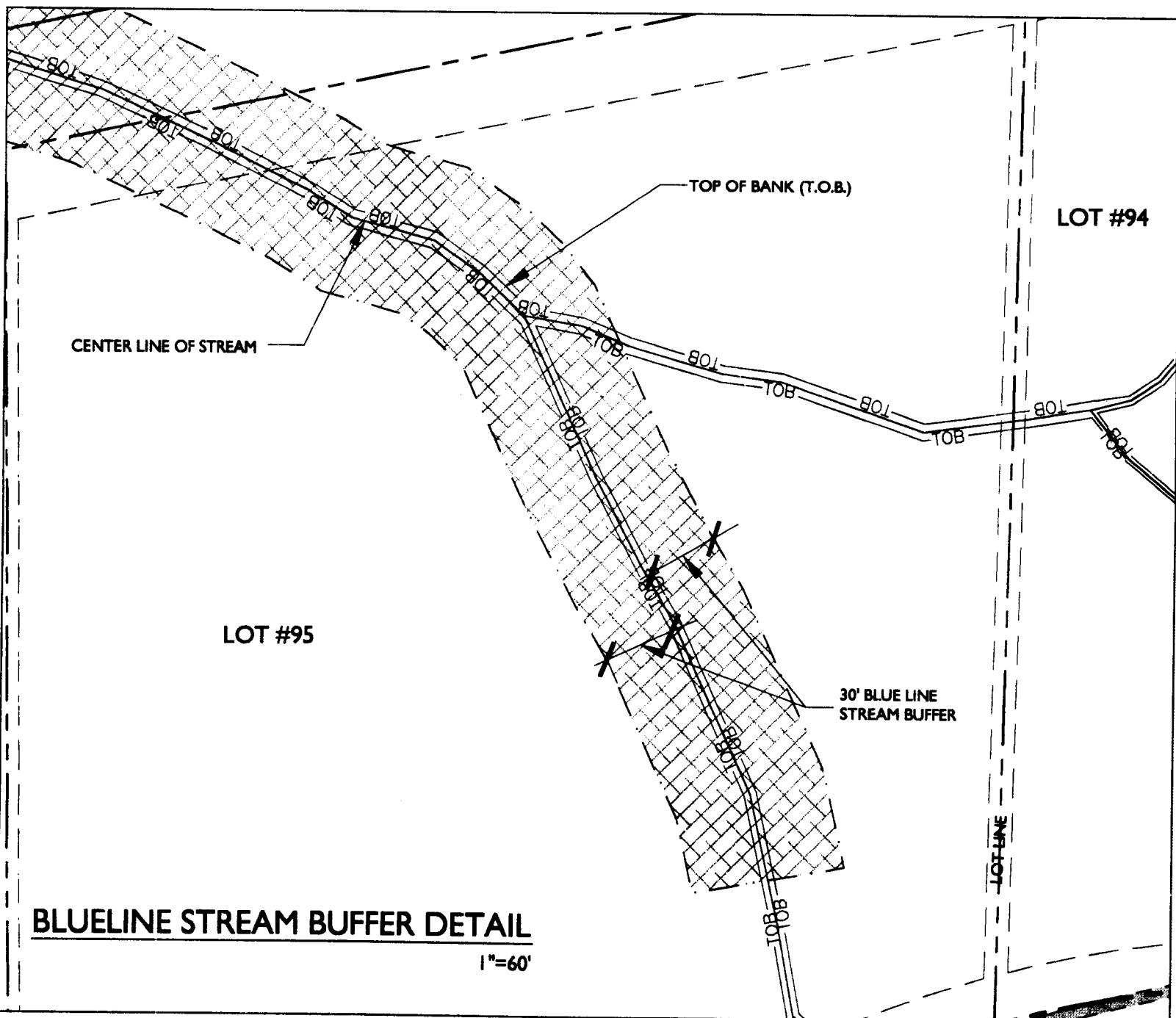
3. "30' BLUELINE STREAM BUFFER" MEASURING 30 FEET FROM TOB FOR EACH SIDE OF THE STREAM AS DEFINED ON THE USGS TOPOGRAPHIC MAP. THE STABILIZATION AND PROTECTION OF THIS ZONE IS CRITICAL TO WATER QUALITY; CLEARING AND CUTTING OF VEGETATION IS NOT ALLOWED.

4. "30' PROTECTED DRAINAGE ZONE" MEASURING 15 FEET FROM THE CENTER OF THE DRAINAGE-WAY EACH SIDE AS SHOWN ON THE BUFFER EXHIBIT. NO FILLING, GRADING, OR REMOVAL OF VEGETATION IS PERMITTED IN THIS ZONE, EXCEPT THAT WHICH IS NECESSARY FOR PIPE/STRUCTURE INSTALLATION AS SHOWN ON THESE PLANS.

5. "PROTECTED CORRIDOR" THE PROTECTED CORRIDOR SURROUNDS THE BUFFERS AND ZONES NOTED ABOVE AND SERVE AS AN ADDITIONAL BUFFER TO PRESERVE THE NATURAL DRAINAGE-WAYS AND SHALL REMAIN IN A "NEAR-NATURAL" STATE. THE PROTECTED CORRIDOR VARIES IN WIDTH BUT SHALL NOT EXCEED 200 FEET. LIMITED CLEARING OF VEGETATION AND TREES LESS THAN 6" CALIPER IS PERMITTED. THE PROTECTED CORRIDOR SHALL ALSO SERVE AS A CORRIDOR FOR HARD AND SOFT SURFACE TRAILS THAT MEANDER THROUGH THE SITE. NO PERMANENT STRUCTURES, BUILT UPON AREAS, FENCES OR BARRIERS, OR SEPTIC SYSTEMS SHALL BE PERMITTED WITHIN THE CORRIDOR. THE PROTECTED CORRIDOR EMPLOYS THE INNOVATIVE MEASURES BY PROVIDING THE ADDITIONAL SPACE FOR FILTERING OF POLLUTANTS AND ASSURING WATER QUALITY IS NOT COMPROMISED ON SITE.

SWIM BUFFER NOTES:

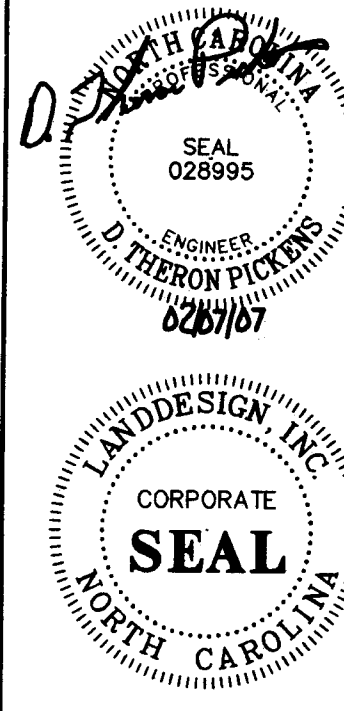
1. THE STREAMSIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, AT A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6-INCH CALIPER PER 1,000 SQUARE FEET. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOT OF REMAINING TREES.
2. PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND THAT NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).
3. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
4. THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING, ETC.) AT THE SITE AND THIS FENCING MUST BE CALLED OUT ON THE PLANS.
5. THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS AND THIS MARKER MUST BE CALLED OUT ON THE PLANS.



THE SANCTUARY  
AT LAKE WYLIE - PHASE IV B  
The Sanctuary at Lake Wylie, LLC  
General Notes

REVISIONS:  
REV. #1 10-13-04 CHLD, NC DOT COMMENTS  
REV. #2 1-30-07 CHLD, NC DOT COMMENTS

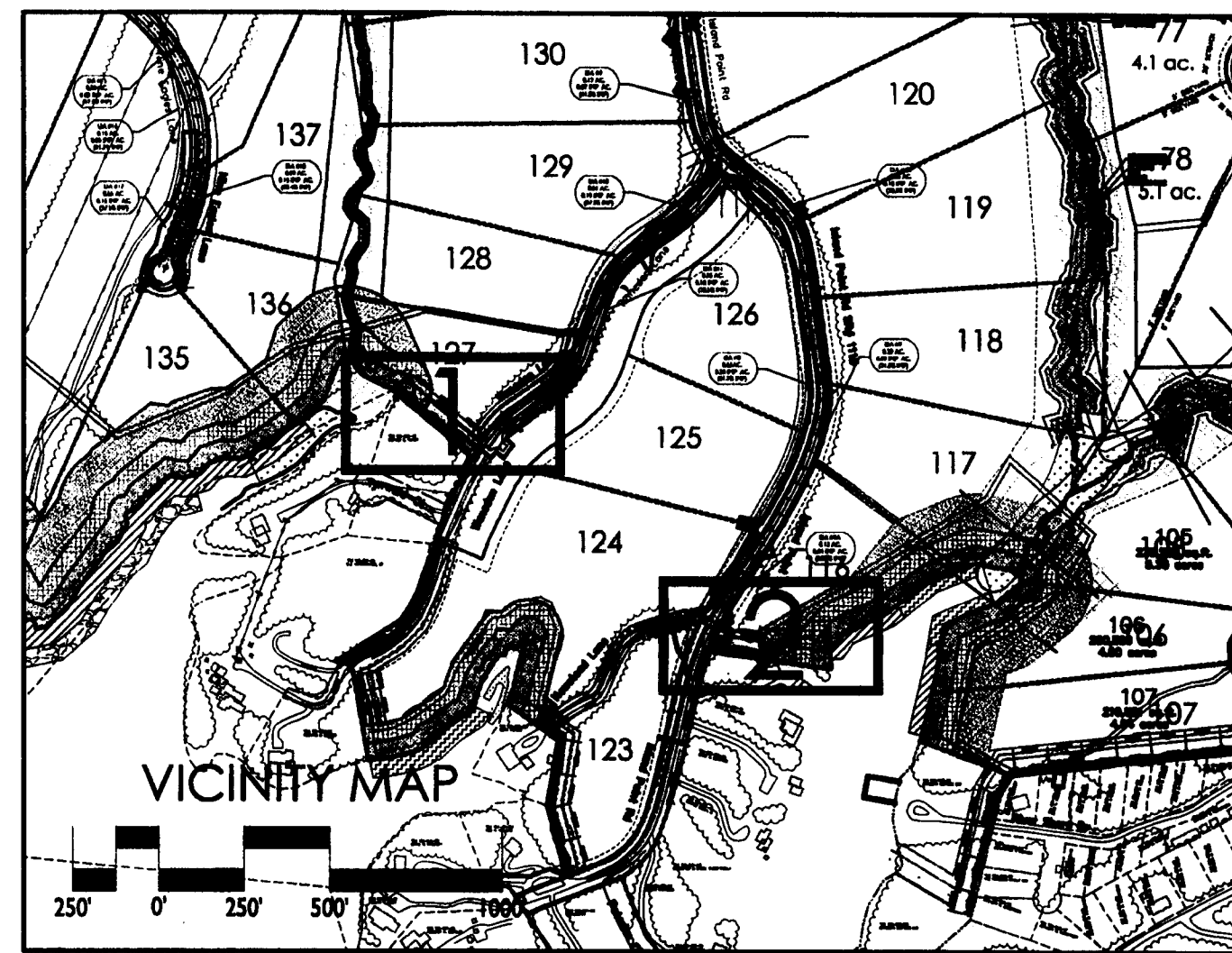
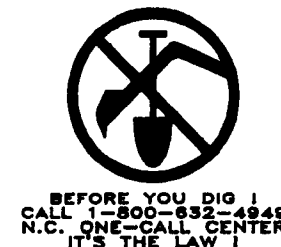
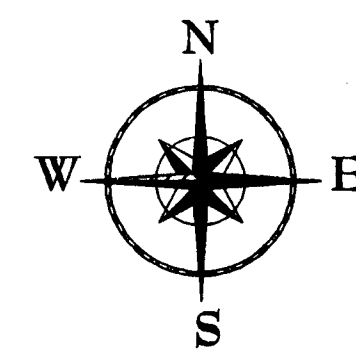
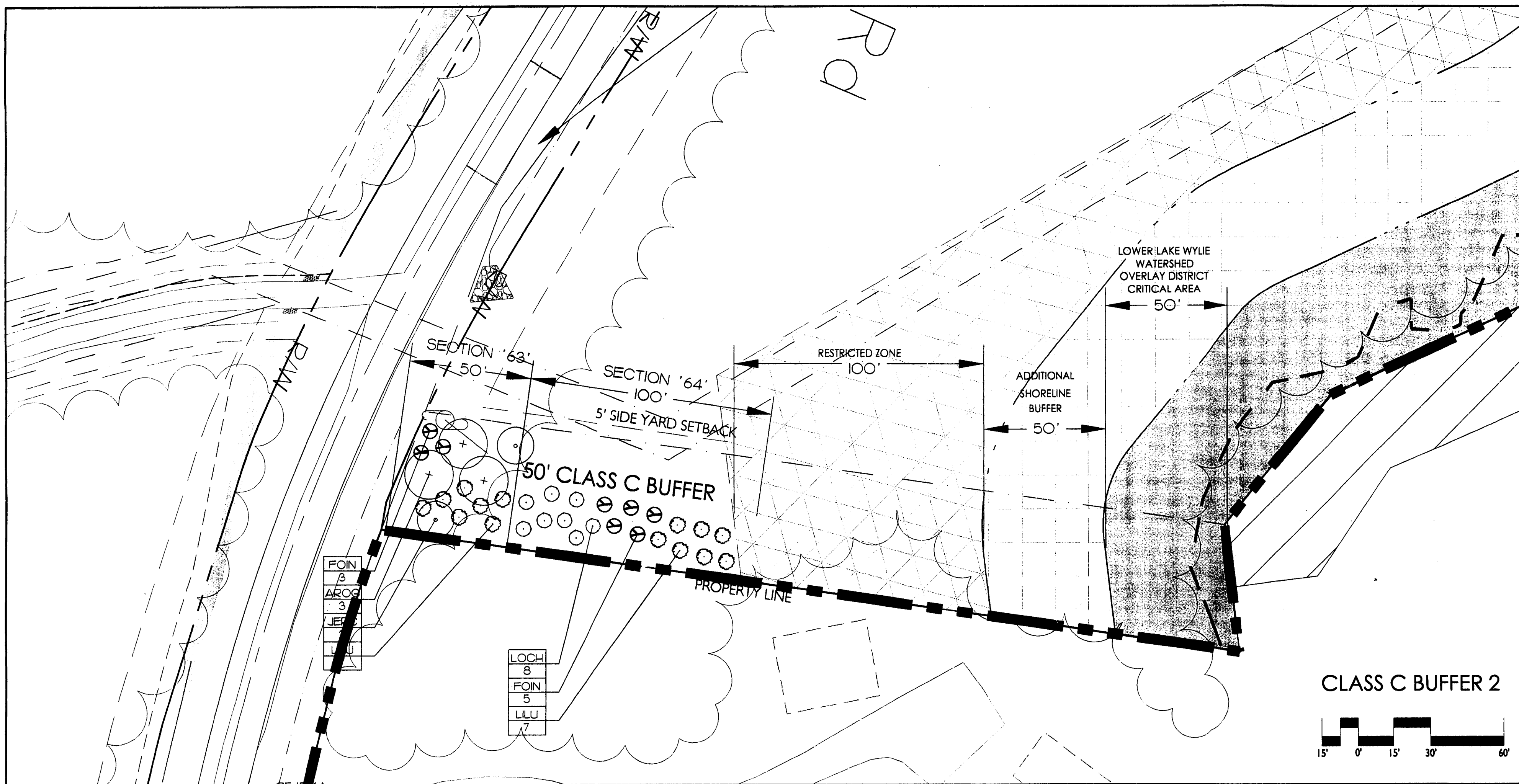
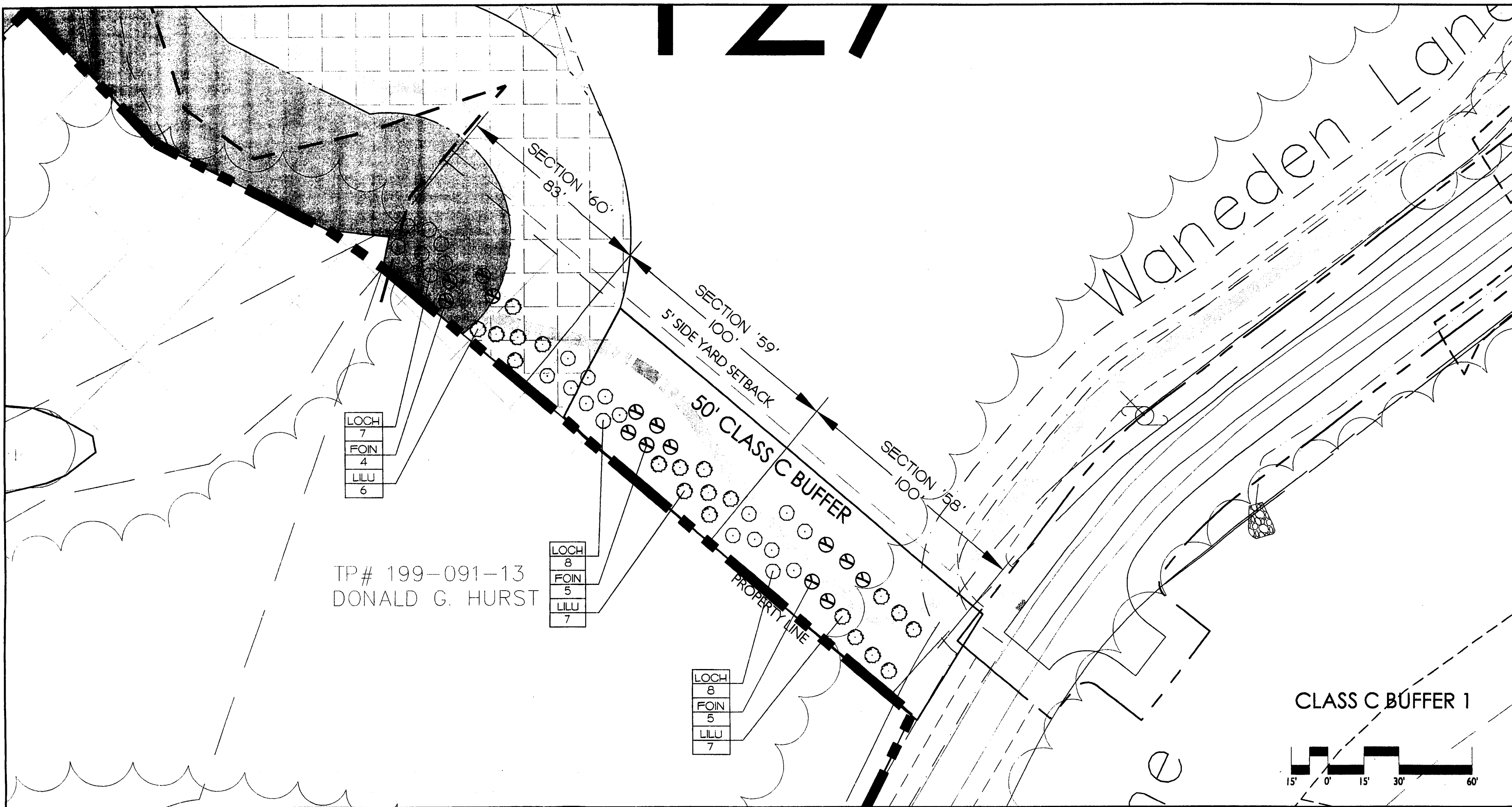
DATE: SEPTEMBER 2006  
DESIGNED BY: HBS  
CHECKED BY: HBS  
DATE: OCTOBER 2006  
SCALE: AS SHOWN  
PROJECT #: 1004298  
SHEET #:  
C2.4



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PLANT SCHEDULE - TOTAL PLANT COUNT

QTY.	SYMB.	Scientific Name Common Name	CAL.	HGT.	SPD.	COND.	NOTES
3	AROG	Acer Rubrum October Glory Maple	2.5"	12'min.	4'min.	B&B	4' min branching ht. spacing as shown
2	JERC	Juniperus virginiana Eastern Red Cedar	--	8'min	---	B&B	Full to Ground spacing as shown
22	FOIN	Forsythia intermedia Border Forsythia	--	30" min.	---	3 Gal.	Matched Specimen 5' o/c
34	LILU	Ligustrum lucidum Glossy Privet	--	30" min.	---	3 Gal.	Matched Specimen 5' o/c
31	LOCH	Loropetalum chinense Loropetalum	--	30" min.	---	3 Gal.	Matched Specimen 5' o/c

NOTES:

- For new planting areas, remove all construction debris; remove compacted soil and add 24" new topsoil -or- uncompact and amend the top 24" of existing soil to meet topsoil/planting mix standards for shrubs. Call 336-6769 for an inspection of soil BEFORE planting shrubs.
- Large maturing trees may not be planted where overhead distribution or transmission lines exist. If trees conflict with power lines or signs, call Urban Forester to resolve BEFORE planting.
- Please call 336-6769 for an inspection of tree protection and/or tree planting areas, 1 to 2 days before the temporary or final Certificate of Occupancy is needed.

CLASS C BUFFER (TABLE 12.302):

Existing Vegetation within buffer is a mature forest consisting of 9 or more 2" caliper mixed hardwood trees (eg. Maple, Oak, Cedar, American Beech, Southern Pines, Sweetgum, and Eastern Redbud) distributed every 100 feet. Minimum of 25% evergreen and 40% large maturing. (Supplemental plantings noted in areas void of required vegetation.)

20 shrubs per 100 LF (667.70 If Buffer C x 20) = 133 shrubs provided

REQUIRED PLANTING FOR CLASS "C" BUFFER:

- 9 Trees Required (per 100 LF)  
 7 Trees Deciduous (75% of 9 trees required)  
 2 Trees Evergreen (25% of 9 trees required)  
 20 Shrubs Required (per 100 LF)  
 15 Shrubs Evergreen (75% of 20 shrubs required)  
 5 Shrubs Deciduous (25% of 20 shrubs required)

SECTION 58 - 100 LF (Requires 9 Trees and 20 Shrubs)

Exceeds 9 trees required (met by existing conditions)  
 (7 trees deciduous)  
 (2 trees evergreen)  
 20 shrubs added to meet Class C Buffer requirement  
 (15 evergreen shrubs)  
 (5 deciduous shrubs)

SECTION 59 - 100 LF (Requires 9 Trees and 20 Shrubs)

Exceeds 9 trees required (met by existing conditions)  
 (7 trees deciduous)  
 (2 trees evergreen)  
 20 shrubs added to meet Class C Buffer requirement  
 (15 evergreen shrubs)  
 (5 deciduous shrubs)

SECTION 60 - 83 LF (Requires 8 Trees and 17 Shrubs)

Exceeds 8 trees required (met by existing conditions)  
 (6 trees deciduous)  
 (2 trees evergreen)  
 17 shrubs added to meet Class C Buffer requirement  
 (13 evergreen shrubs)  
 (4 deciduous shrubs)

SECTION 63 - 50 LF (Requires 5 Trees and 10 Shrubs)

5 trees added to meet Class C Buffer requirement  
 (3 trees deciduous)  
 (2 trees evergreen)  
 10 shrubs added to meet Class C Buffer requirement  
 (7 evergreen shrubs)  
 (3 deciduous shrubs)

SECTION 64 - 100 LF (Requires 9 Trees and 20 Shrubs)

Exceeds 9 trees required (met by existing conditions)  
 (7 trees deciduous)  
 (2 trees evergreen)  
 20 shrubs added to meet Class C Buffer requirement  
 (15 evergreen shrubs)  
 (5 deciduous shrubs)

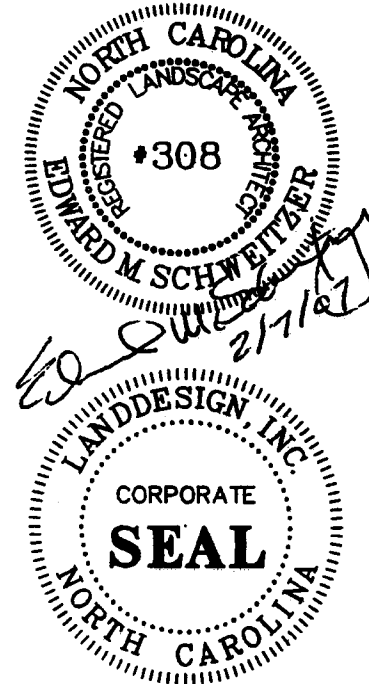
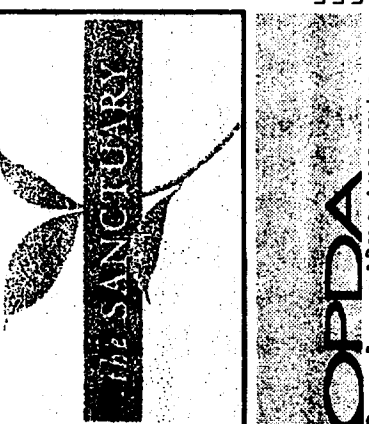
THE SANCTUARY  
 AT LAKE WYLIE - PHASE IV B  
 The Sanctuary at Lake Wylie, LLC.

REVISIONS:  
 REV #1 10-24-06 CHLD, NCDOT COMMENTS  
 REV #2 1-30-07 CHLD, NCDOT COMMENTS

DATE: AUGUST 2006  
 DESIGNED BY: GPP  
 DRAWN BY: SAO  
 O.C. BY:  
 SCALE: 1" = 30'  
 PROJECT #: 1004298

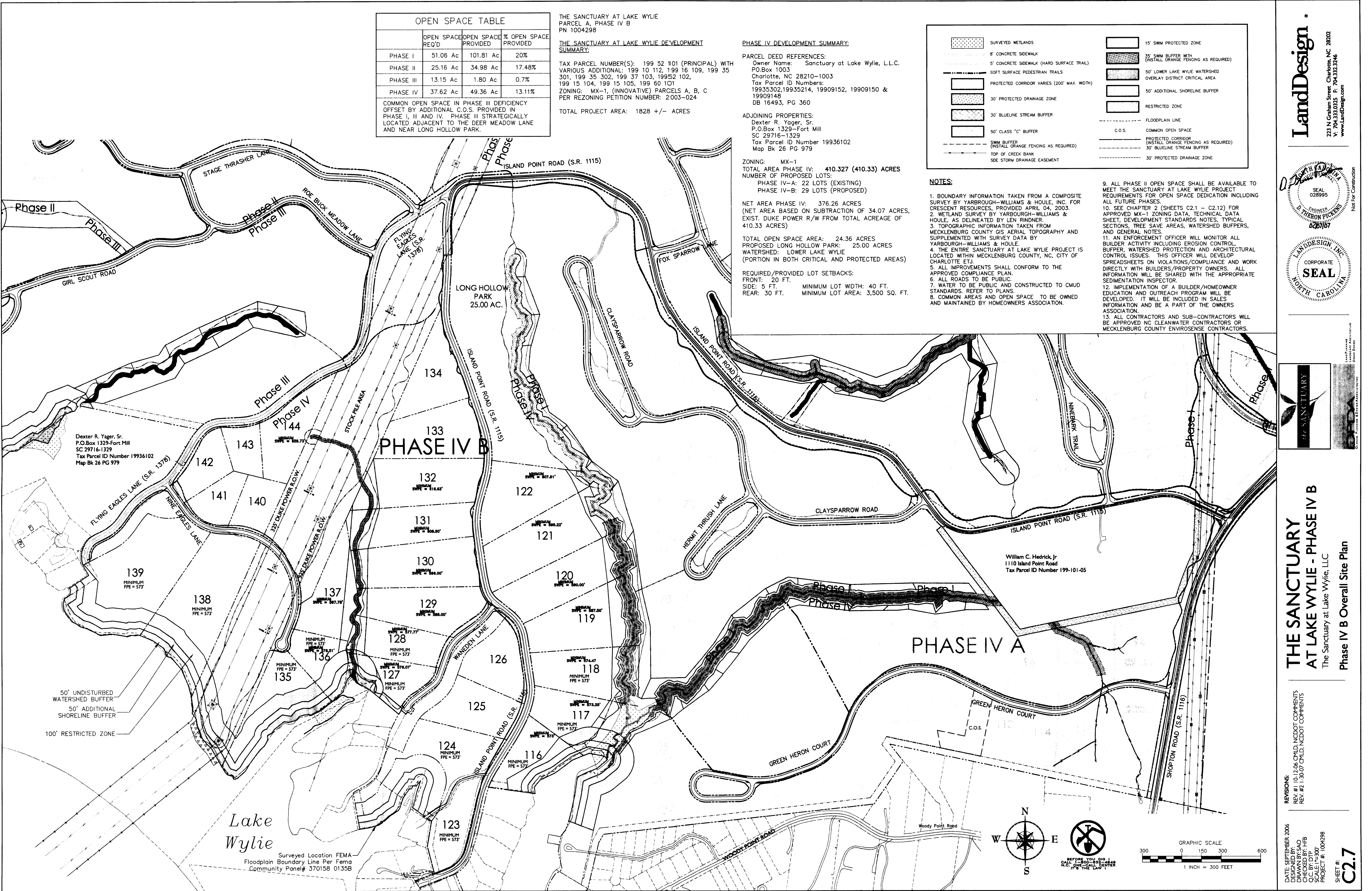
SHEET #:

C2.5



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OPEN SPACE TABLE			
	OPEN SPACE REQ'D	OPEN SPACE PROVIDED	% OPEN SPACE PROVIDED
PHASE I	51.06 Ac	101.81 Ac	20%
PHASE II	25.16 Ac	34.98 Ac	17.48%
PHASE III	13.15 Ac	1.80 Ac	0.7%
PHASE IV	37.62 Ac	49.36 Ac	13.11%
COMMON OPEN SPACE IN PHASE III DEFICIENCY OFFSET BY ADDITIONAL C.O.S. PROVIDED IN PHASE I, III AND IV. PHASE III STRATEGICALLY LOCATED ADJACENT TO THE DEER MEADOW LANE AND NEAR LONG HOLLOW PARK.			

THE SANCTUARY AT LAKE WYLIE  
PARCEL A, PHASE IV B  
PN 1004298

THE SANCTUARY AT LAKE WYLIE DEVELOPMENT SUMMARY:

TAX PARCEL NUMBER(S): 199 52 101 (PRINCIPAL) WITH VARIOUS ADDITIONAL: 199 10 112, 199 16 109, 199 35 301, 199 35 302, 199 37 103, 19952 102, 199 15 104, 199 15 105, 199 60 101

ZONING: MX-1, (INNOVATIVE) PARCELS A, B, C  
PER REZONING PETITION NUMBER: 2003-024

TOTAL PROJECT AREA: 1828 +/- ACRES

PHASE IV DEVELOPMENT SUMMARY:

PARCEL DEED REFERENCES:  
Owner Name: Sanctuary at Lake Wylie, L.L.C.  
P.O.Box 1003  
Charlotte, NC 28210-1003  
Tax Parcel ID Numbers:  
19935302, 19935214, 19909152, 19909150 & 19909148  
DB 16493, PG 360

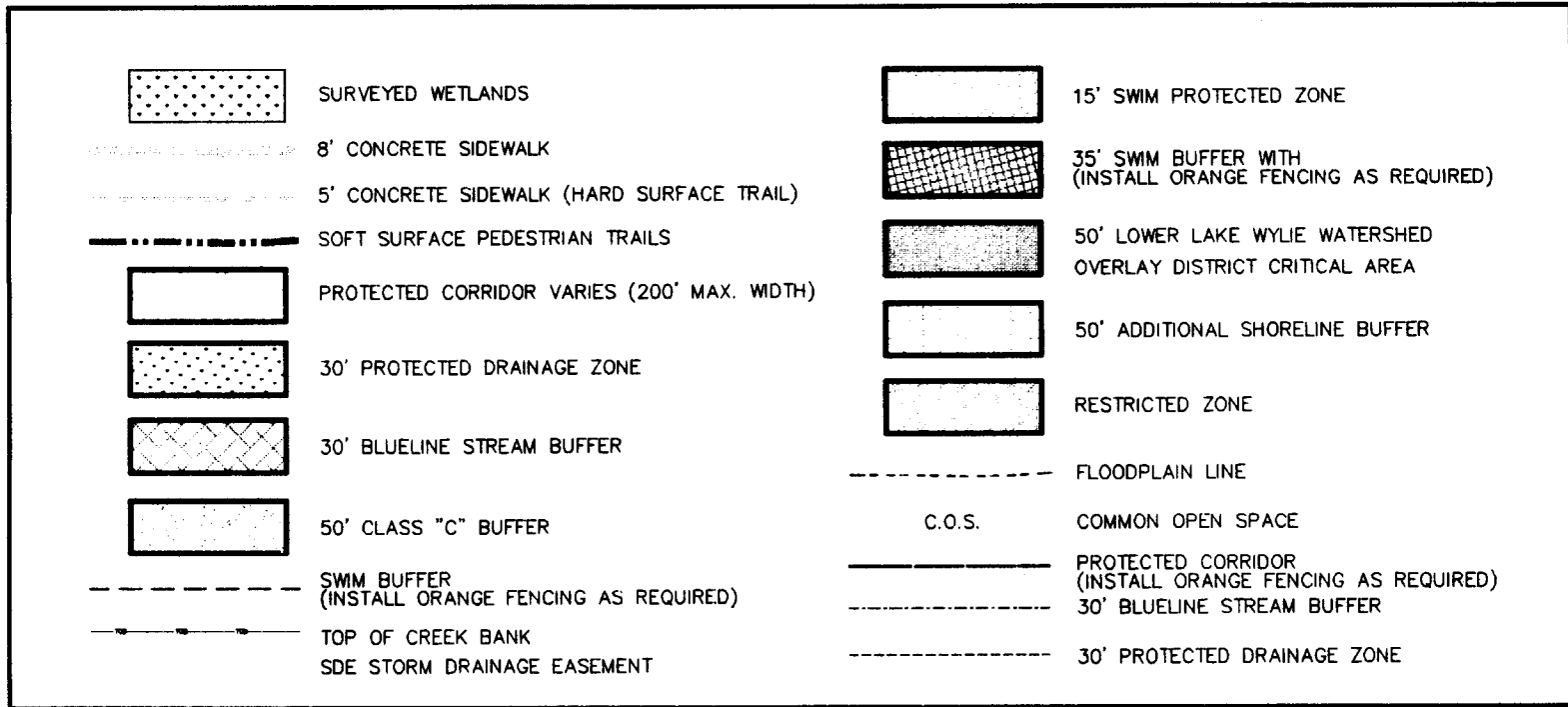
ADJOINING PROPERTIES:  
Dexter R. Yager, Sr.  
P.O.Box 1329-Fort Mill  
SC 29716-1329  
Tax Parcel ID Number 19936102  
Map Bk 26 PG 979

ZONING: MX-1  
TOTAL AREA PHASE IV: 410.327 (410.33) ACRES  
NUMBER OF PROPOSED LOTS:  
PHASE IV-A: 22 LOTS (EXISTING)  
PHASE IV-B: 29 LOTS (PROPOSED)

NET AREA PHASE IV: 376.26 ACRES  
(NET AREA BASED ON SUBTRACTION OF 34.07 ACRES, EXIST. DUKE POWER R/W FROM TOTAL ACREAGE OF 410.33 ACRES)

TOTAL OPEN SPACE AREA: 24.36 ACRES  
PROPOSED LONG HOLLOW PARK: 25.00 ACRES  
WATERSHED: LOWER LAKE WYLIE  
(PORTION IN BOTH CRITICAL AND PROTECTED AREAS)

REQUIRED/PROVIDED LOT SETBACKS:  
FRONT: 20 FT.  
SIDE: 5 FT.  
REAR: 30 FT.  
MINIMUM LOT WIDTH: 40 FT.  
MINIMUM LOT AREA: 3,500 SQ. FT.



- NOTES:
- BOUNDARY INFORMATION TAKEN FROM A COMPOSITE SURVEY BY YARBROUGH-WILLIAMS & HOULE, INC. FOR CRESCENT RESOURCES, PROVIDED APRIL 04, 2003.
  - WETLAND SURVEY BY YARBROUGH-WILLIAMS & HOULE, AS DELINEATED BY LEN RINDNER.
  - TOPOGRAPHIC INFORMATION TAKEN FROM MECKLENBURG COUNTY GIS AERIAL TOPOGRAPHY AND SUPPLEMENTED WITH SURVEY DATA BY YARBROUGH-WILLIAMS & HOULE.
  - THE ENTIRE SANCTUARY AT LAKE WYLIE PROJECT IS LOCATED WITHIN MECKLENBURG COUNTY, NC, CITY OF CHARLOTTE ETJ.
  - ALL IMPROVEMENTS SHALL CONFORM TO THE APPROVED COMPLIANCE PLAN.
  - ALL ROADS TO BE PUBLIC.
  - WATER TO BE PUBLIC AND CONSTRUCTED TO CMUD STANDARDS. REFER TO PLANS.
  - COMMON AREAS AND OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
  - ALL PHASE II OPEN SPACE SHALL BE AVAILABLE TO MEET THE SANCTUARY AT LAKE WYLIE PROJECT REQUIREMENTS FOR OPEN SPACE DEDICATION INCLUDING ALL FUTURE PHASES.
  - SEE CHAPTER 2 (SHEETS C2.1 - C2.12) FOR APPROVED MX-1 ZONING DATA, TECHNICAL DATA SHEET, DEVELOPMENT STANDARDS NOTES, TYPICAL SECTIONS, TREE SAVE AREAS, WATERSHED BUFFERS, AND GENERAL NOTES.
  - AN ENFORCEMENT OFFICER WILL MONITOR ALL BUILDER ACTIVITY INCLUDING EROSION CONTROL, BUFFER, WATERSHED PROTECTION AND ARCHITECTURAL CONTROL ISSUES. THIS OFFICER WILL DEVELOP SPREADSHEETS ON VIOLATIONS/COMPLIANCE AND WORK DIRECTLY WITH BUILDERS/PROPERTY OWNERS. ALL INFORMATION WILL BE SHARED WITH THE APPROPRIATE SEDIMENTATION INSPECTOR.
  - IMPLEMENTATION OF A BUILDER/HOMEOWNER EDUCATION AND OUTREACH PROGRAM WILL BE DEVELOPED. IT WILL BE INCLUDED IN SALES INFORMATION AND BE A PART OF THE OWNERS ASSOCIATION.
  - ALL CONTRACTORS AND SUB-CONTRACTORS WILL BE APPROVED NC CLEANWATER CONTRACTORS OR MECKLENBURG COUNTY ENVIRONMENTAL CONTRACTORS.

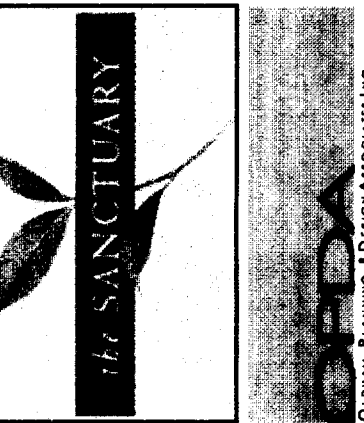
THE SANCTUARY  
AT LAKE WYLIE - PHASE IV B  
The Sanctuary at Lake Wylie, LLC

Phase IV B Overall Site Plan

REVISIONS:  
REV #1 10-12-06 CHLD, NCDDOT COMMENTS  
REV #2 1-30-07 CHLD, NCDDOT COMMENTS

DATE: SEPTEMBER 2006  
DESIGNED BY: JLD  
CHECKED BY: THB  
Q.C. BY: DTP  
SCALE: 1"=300'  
PROJECT #: 1004298  
SHEET #:

C2.7



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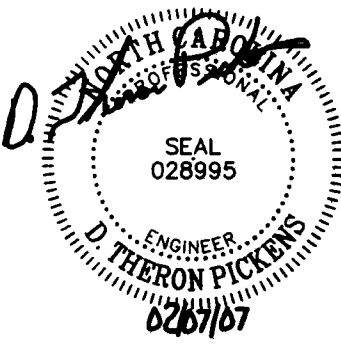
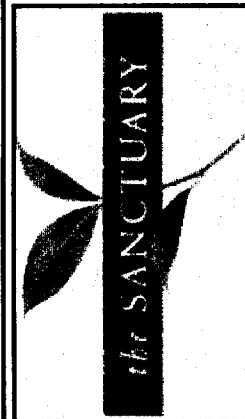


**THE SANCTUARY  
AT LAKE WYLIE - PHASE IV B**  
The Sanctuary at Lake Wylie, LLC  
Master Site Plan - Island Point Road

DATE: SEPTEMBER 2006  
DESIGNED BY: HEB  
DRAWN BY: HEB  
CHECKED BY: SAO  
SCALE: AS SHOWN  
PROJECT #: 1004298  
SHEET #:  
**C3.0**

REVISIONS

REV #1 10/12/06 CHILD NCDOT COMMENTS  
REV #2 1/30/07 CHILD NCDOT COMMENTS

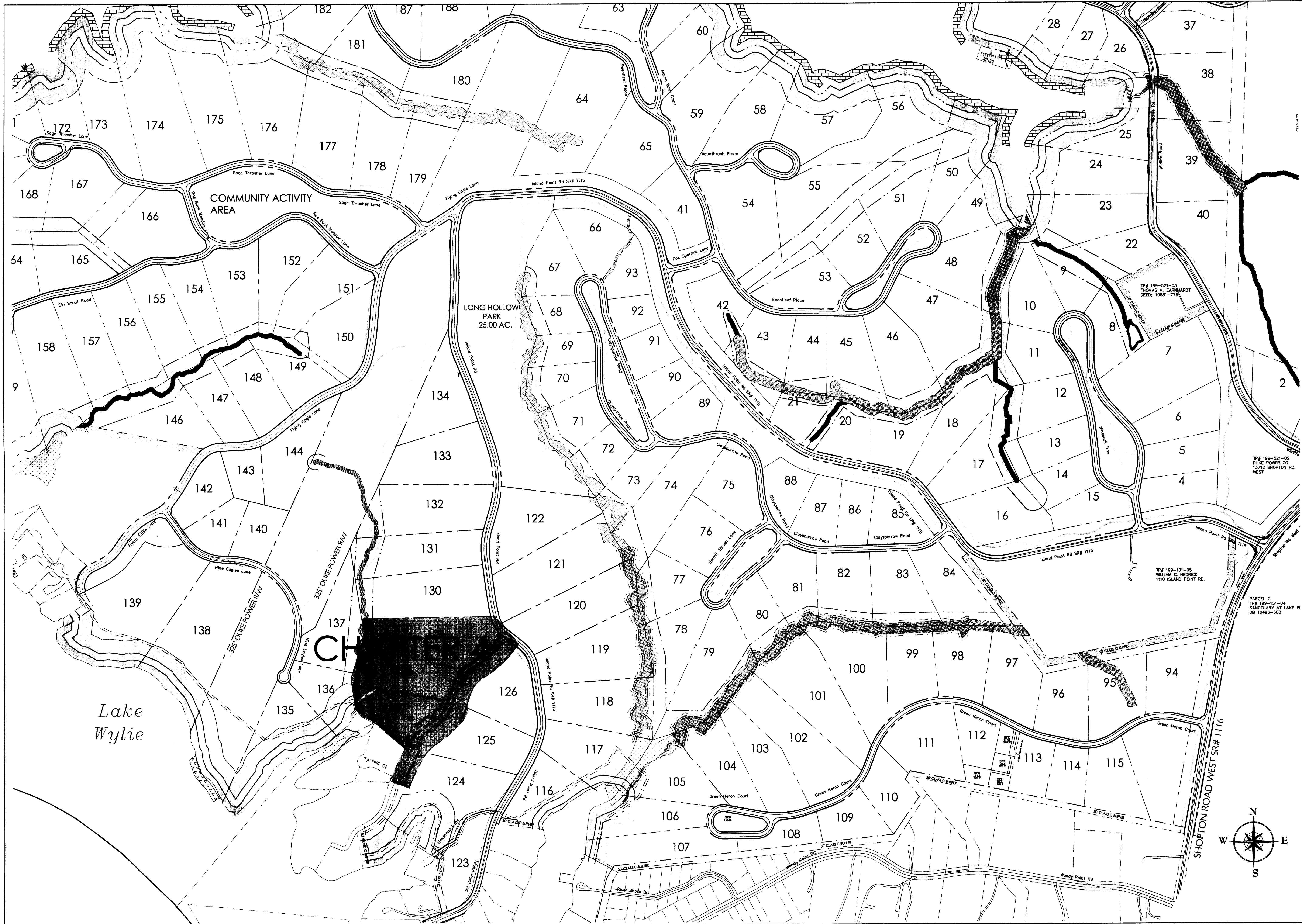


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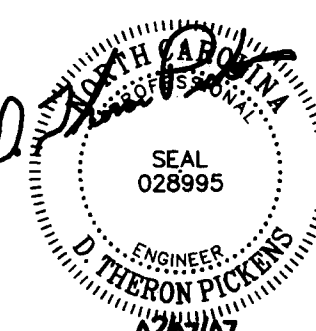
LAND DESIGN, INC.  
LANDSCAPE ARCHITECTS  
STATE OF NORTH CAROLINA  
No. 026995

Not For Construction





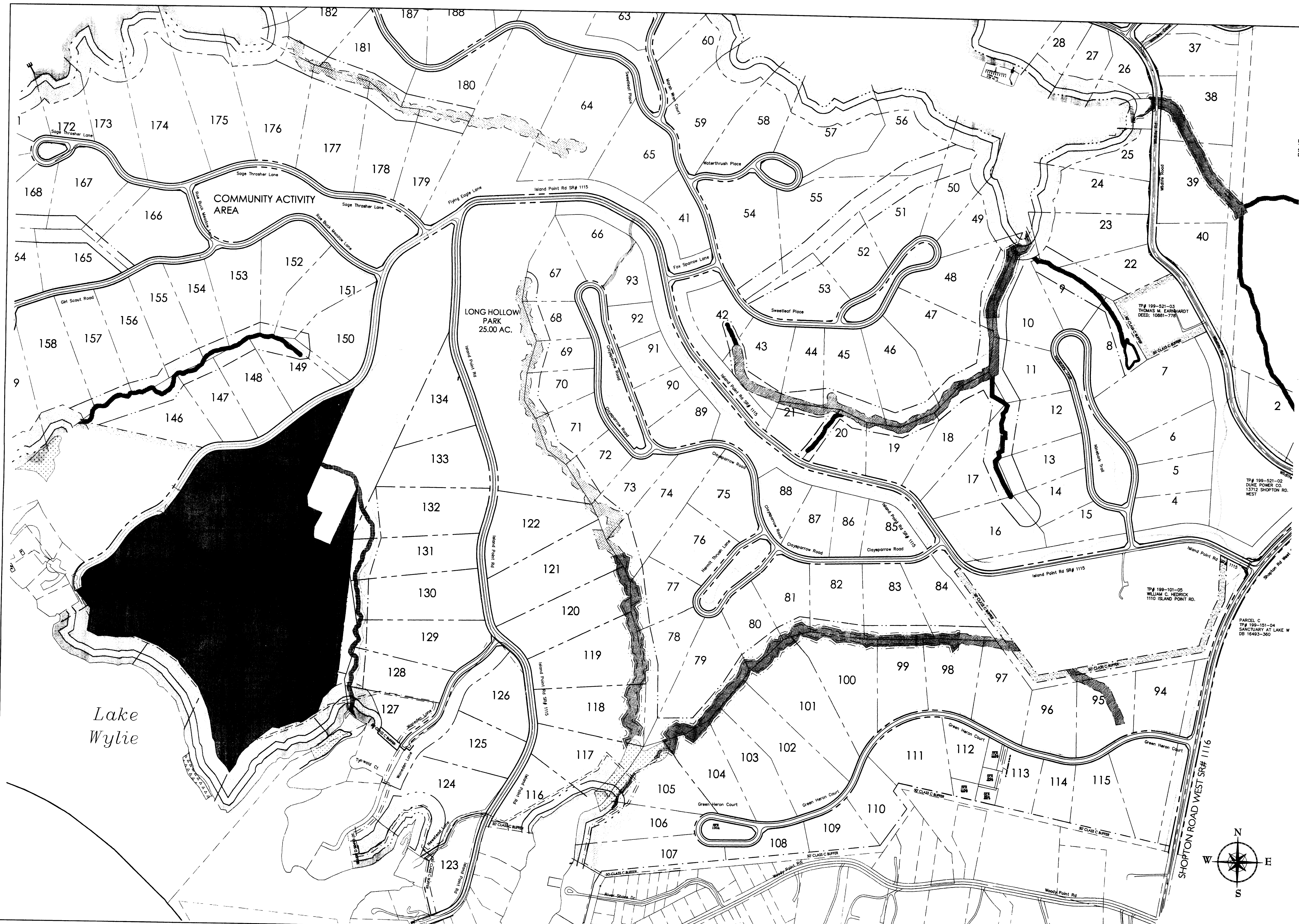
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www.LandDesign.com



**THE SANCTUARY  
AT LAKE WYLIE - PHASE IV B**  
The Sanctuary at Lake Wylie, LLC  
Master Site Plan - Warden Lane

**REVISIONS:**  
DATE: SEPTEMBER 2006  
REV #1 10:12:06 CMLD, NCDOT COMMENTS  
REV #2 1:30:07 CMLD, NCDOT COMMENTS  
DRAWN BY: SAO  
CHECKED BY: SAO  
Q.C. BY: DTP  
SCALE: 1"=500'  
PROJECT #: 1004298  
SHEET #:  
**C4.0**

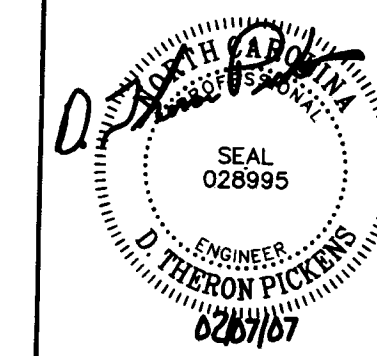
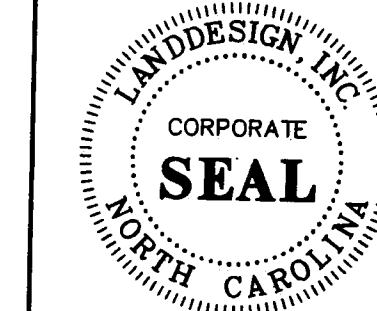
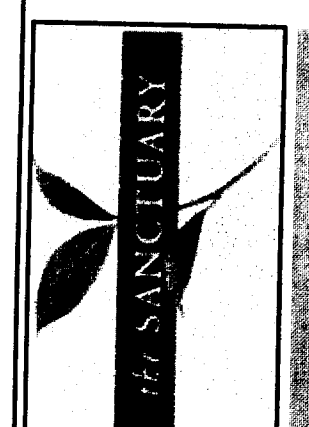




**THE SANCTUARY  
AT LAKE WYLIE - PHASE IV B**  
The Sanctuary at Lake Wylie, LLC  
Master Site Plan - Nine Eagles Lane

REVISIONS:  
REV #1 10/13/06 CHILD NODOT COMMENTS  
REV #2 1/30/07 CHILD NODOT COMMENTS  
DATE: SEPTEMBER 2006  
DESIGNED BY: HEB  
DRAWN BY: HEB  
CHECKED BY: SJO  
SCALE: 1"=300'  
PROJECT #: 1004298  
SHEET #:

**C5.0**



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