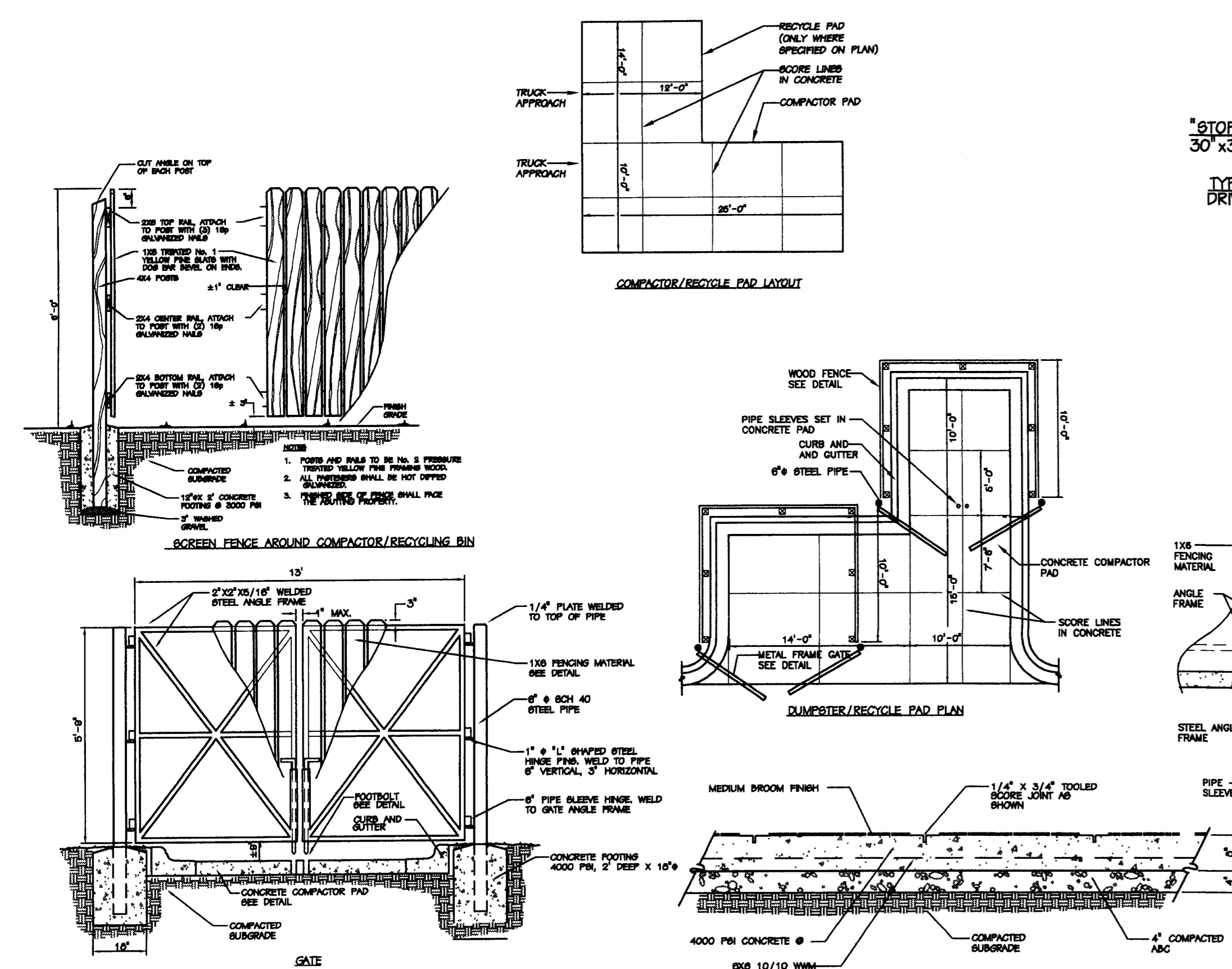
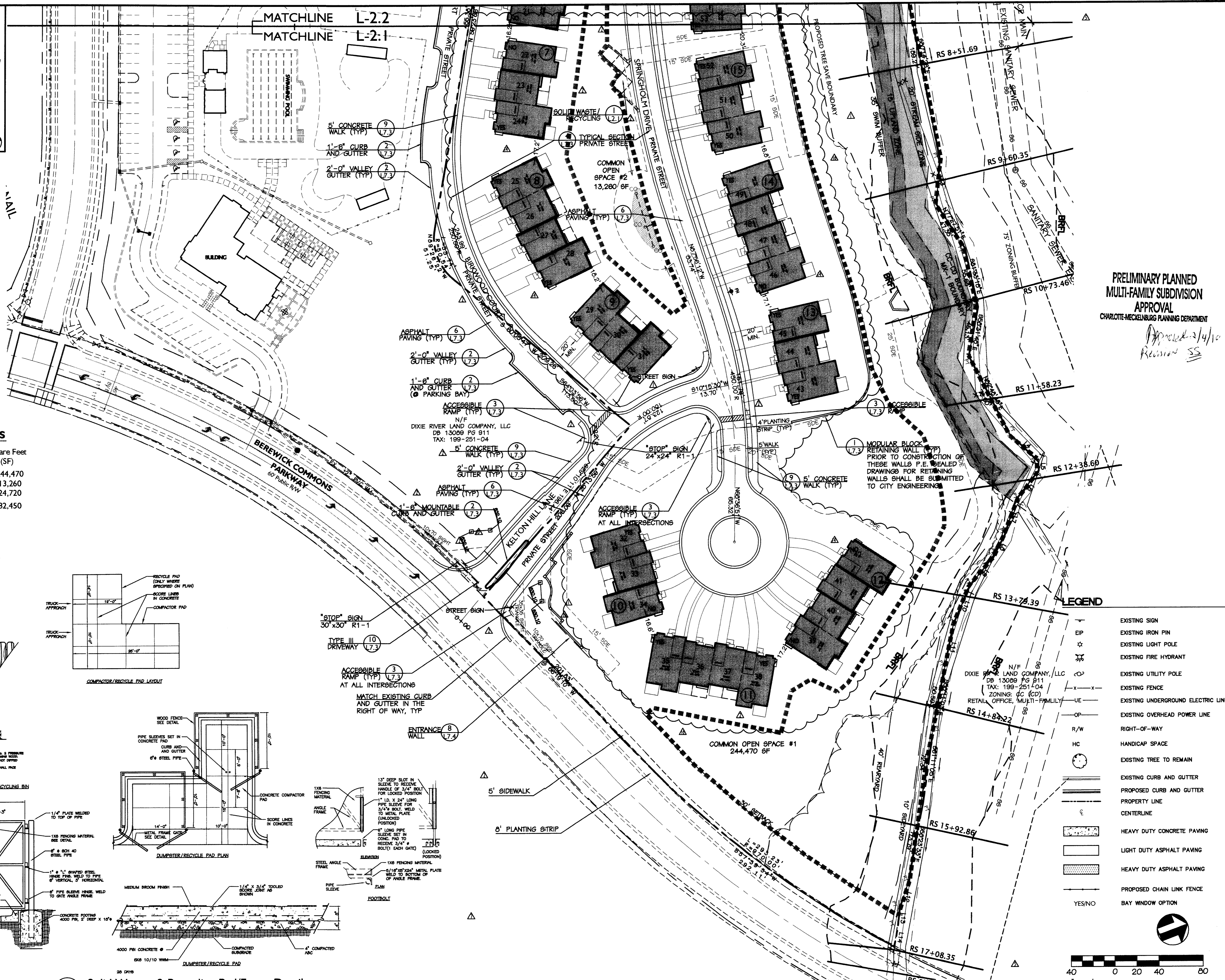


<b>COMMON OPEN SPACE AREAS</b>		
<b>Common Open Space</b>	<b>Acres (AC)</b>	<b>Square Feet (SF)</b>
COS #1	5.61	244,470
COS #2	0.30	13,260
COS #3	0.57	24,720
<b>TOTAL COS Provided:</b>	<b>6.48</b>	<b>282,450</b>



### 1 Solid Waster & Recycling Pad/Fence Detail



**PRELIMINARY PLANNED  
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APPROVAL**  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

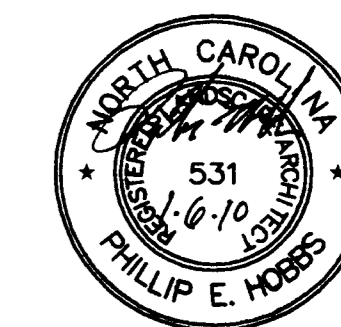
Approved: 21  
Revision SS



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Telephone: 704.521.9880

Seals:



**Bella Sera at Berewick**  
**Saied Construction Systems**  
Charlotte,  
North Carolina

Project No:	2621
Drawn By:	C. Coleman
Designed By:	P. Hobbs
Checked By:	P. Hobbs

Date: 3/17/2005

Revisions:

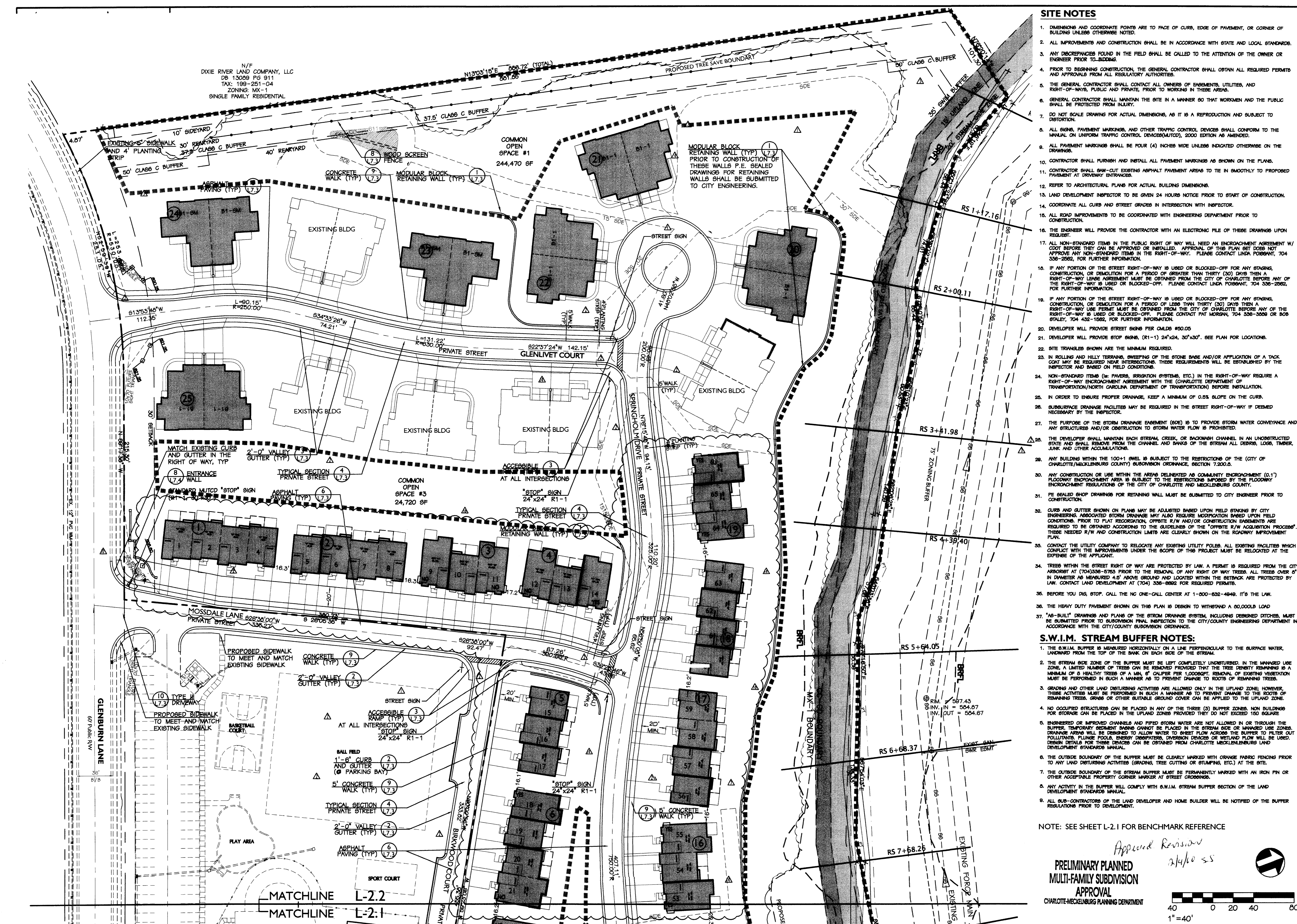
Addressed No. 1	03/30/05
Per City Comments	05/05/05
Per City Comments/Bldg update	06/17/05
Per City Comments	08/09/05
Per City Comments	08/17/05
Per City Comments	09/27/05
Per NCDOT Comments	12/28/05
Shifted curb return	05/26/06
Rev. Grades/Walls	02/24/06
NWR Units	10/22/06
NWR Units-Per City Comments	1/6/07

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Sheet Title: Site Plan

Sheet No. \_\_\_\_\_

## L-2.1



## SITE NOTES

1. DRAINAGE AND CONCRETE POINTS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING LINES 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 THE START OF CONSTRUCTION.
4. PRIOR TO THE START OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM ALL REGULATORY AGENCIES.
5. THE GENERAL CONTRACTOR SHALL OBTAIN ALL OWNERS OF ADJACENT UTILITIES, AND RIGHT-OF-WAY, PUBLIC AND PRIVATE, PRIOR TO BEGINNING OF CONSTRUCTION.
6. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
7. DO NOT SCALE DRAWINGS FOR ACTUAL DIMENSIONS, AS IT IS A REPRESENTATION AND SUBJECT TO CHANGE.
8. ALL SIGNAL, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES/DETAILED, 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 BAY-OUT EXISTING ADJACENT PAVEMENT AREAS TO BE IN ACCORDANCE TO PROPOSED PLANS.
12. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
13. LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
14. COORDINATE ALL CURB AND STREET GRADERS IN INTERSECTION WITH INSPECTOR.
15. ALL ROAD IMPROVEMENTS TO BE COORDINATED WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
16. THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH AN ELECTRONIC FILE OF THESE DRAWINGS UPON REQUEST.
17. ANY DISCREPANCY ITEM IN THE PUBLIC RIGHT-OF-WAY FILE WILL BE AN ENCROACHMENT AGREEMENT IN EFFECT BEFORE IT CAN BE APPROVED OR INSTALLED. APPROVAL OF THIS PLAN SET DOES NOT CONSTITUTE AN ENDORSEMENT OF THE RIGHT-OF-WAY, PLANS, FIELD CONTACT LOGS, FORMS, 104 300-200-200, FOR FURTHER INFORMATION.
18. IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCKED-OFF FOR ANY STAGING, STORAGE, OR OTHER PURPOSE, THE RIGHT-OF-WAY FILE CONTACT LOGS, FORMS, 104 300-200-200, FOR FURTHER INFORMATION.
19. IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCKED-OFF FOR ANY STAGING, STORAGE, OR OTHER PURPOSE, THE RIGHT-OF-WAY FILE CONTACT LOGS, FORMS, 104 300-200-200, FOR FURTHER INFORMATION.
20. IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCKED-OFF FOR ANY STAGING, STORAGE, OR OTHER PURPOSE, THE RIGHT-OF-WAY FILE CONTACT LOGS, FORMS, 104 300-200-200, FOR FURTHER INFORMATION.
21. DEVELOPER WILL PROVIDE STORM DRAIN, (81-1) 24"x24" 30'x30'. SEE PLAN FOR LOCATIONS.
22. SITE TRAVELER SIGNAGE ARE THE MINIMUM REQUIRED.
23. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STORM DRAIN AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED UNDER CERTAIN CIRCUMSTANCES. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE ENGINEER AND THE STATE OF NORTH CAROLINA.
24. NON-ATTACHED ITEM (E. PAVING, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY FILE CONTACT LOGS, FORMS, 104 300-200-200, FOR FURTHER INFORMATION.
25. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.05% SLOPE ON THE CURBS.
26. SURVEILLANCE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE ENGINEER.
27. THE PURPOSE OF THE STORM DRAINAGE REQUIREMENT (E) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER IS PROHIBITED.
28. THE DEVELOPER SHALL MAINTAIN EACH STREET, CURB, OR BACKSLOUGH CHANNEL IN AN UNOBSTRUCTED STATE AT ALL TIMES. THE DEVELOPER SHALL MAINTAIN THE CHANNELS FREE FROM DEBRIS, LOGS, LIMBS, AND OTHER ACCUMULATIONS.
29. ALL ADJACENT PROPERTIES SHALL BE SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE/MECKLENBURG COUNTY SUBURBAN ORDINANCE, SECTION 220.010.
30. ANY CONSTRUCTION OR USE WITHIN THE AREAS Delineated AS COMMUNITY ENCROACHMENT (C1.1) CONSTRUCTION OR USE SHALL BE SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE/MECKLENBURG COUNTY SUBURBAN ORDINANCE, SECTION 220.010.
31. BE SURED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
32. CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAGING BY CITY ENGINEERS. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD STAGING. ANY CHANGES TO THE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER. PERMITS ARE TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "FORMS" R/W ACQUISITION PROCESS, NEED R/W AND CONTRIBUTION LINES ARE CLEARLY SHOWN ON THE R/W ACQUISITION PLAN.
33. CONTACT THE UTILITY COMPANY TO REDUCED ANY EXISTING UTILITY POLLS. ALL EXISTING UTILITIES SHALL BE PROTECTED AND THE LOCATION OF THE POLLS MUST BE RELOCATED AT THE PERMANENT ELEVATION.
34. TREES WITHIN THE STREETS OR AREAS ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE ARBORIST AT (704)326-5753 PRIOR TO THE REMOVAL OF ANY STREET OR WY TREES. ALL TREES OVER IN DIAMETER AS MEASURED 4" ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW.
35. BEFORE YOU DED. STOP. CALL THE ONE-CALL CENTER AT 1-800-832-8686. IT'S THE WAY.

### S.W.I.M. STREAM BUFFER NOTES

- [illegible]

NOTE: SEE SHEET L-2.1 FOR BENCHMARK REFERENCE

**PRELIMINARY PLANNED  
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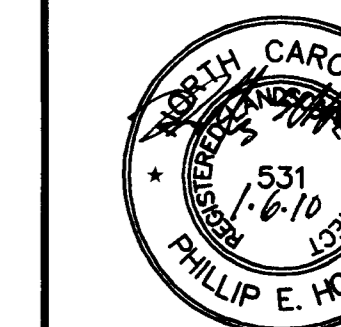
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT



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1



**Bella Sera at Berewick**  
**Saied Construction Systems**  
Charlotte,

Project No: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_ C.C.  
 Designed By: \_\_\_\_\_ P.  
 Checked By: \_\_\_\_\_ P.

Revisions:	
▲ Addendum No. II	03
▲ Per City Comments	05
▲ Per City Comments/Bldg update	06
▲ Per City Comments	08
▲ Per City Comments	09
▲ Per City Comments	01
▲ Per NCDOT Comments	12
▲ Rev. Grades/Walls	5
▲ NWR Units	10
▲ NWR Units-Per City Comments	

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Sheet Title: S  
PI

Sheet No. \_\_\_\_\_

**L-2.**