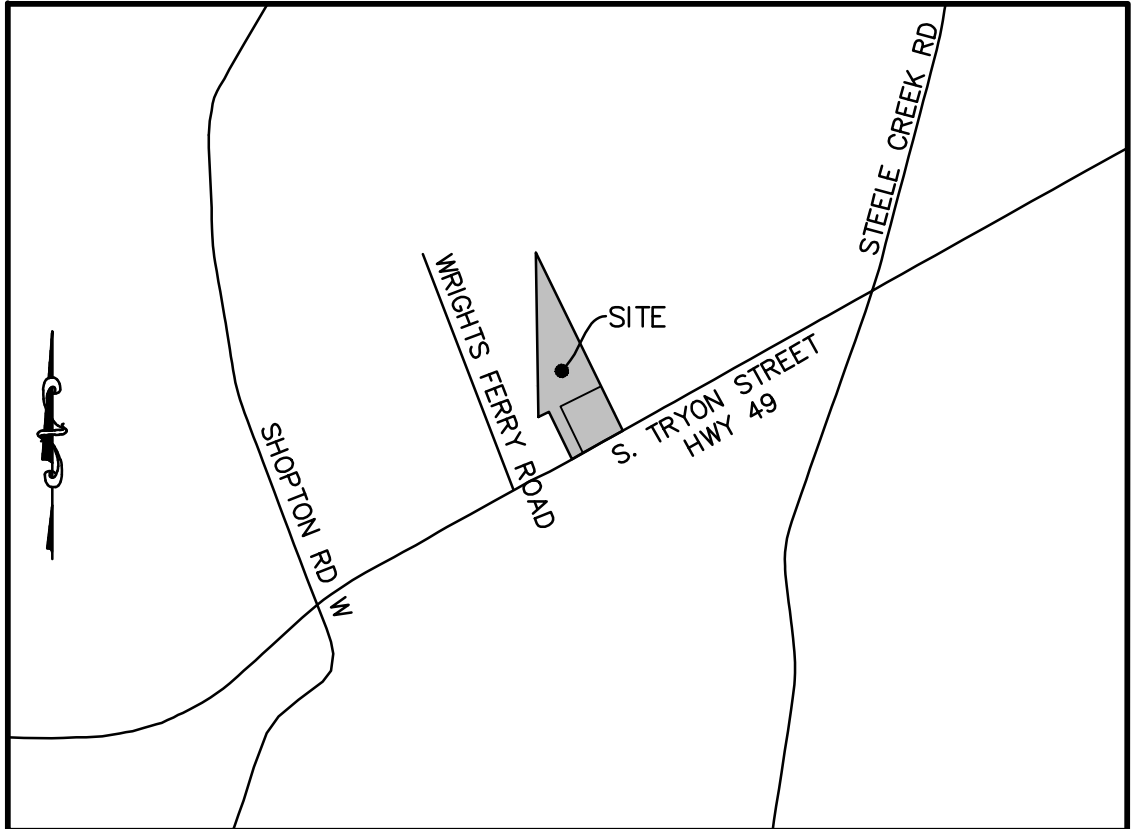


Wrights Crossing

Charlotte, North Carolina



VICINITY MAP
NTS

Owner

Profile Homes - Wrights Crossing, LLC
Agent: Mark Blythe
11840 Royal Castle Ct, Charlotte, NC 28277
(704) 733-9404

Designer



Alfred Benesch & Company
2320 West Morehead Street
Charlotte, NC 28208
www.benesch.com
P 704.521.9880

Corp. NC License: F-1320

Contact: Phillip Hobbes, ASLA

Sheet Schedule

Sheet Title	Sheet No.	Original Date	Latest Revision Date	Latest Revision Number	Revision Index
Cover Sheet	.	12.01.16	04.04.17	2	Per City Comments
RZ-1	.	05.03.16			
RZ-2	.	05.03.16			
RZ-3	.	05.03.16			
Site Survey	.	12.01.16			
Existing Conditions/Demolition Plan	C-100	12.01.16	05.23.17	3	Per City Comments
Site Plan	C-200	12.01.16	05.23.17	3	Per City Comments
Plan & Profile - Wrights Crossing Drive	C-202	04.04.17			
Plan & Profile - Target Lane	C-203	04.04.17			
Plan & Profile - Whiteside Drive	C-204	04.04.17			
Plan & Profile - Browhill Lane	C-205	04.04.17			
Erosion Control Plan Pre Development	C-300	12.01.16	05.23.17	3	Per City Comments
Erosion Control Plan Pre Development	C-301	12.01.16	05.23.17	3	Per City Comments
Overall Grading/Storm Drainage Plan	C-302	12.01.16	05.23.17	3	Per City Comments
Grading North	C-303	12.01.16			
Grading South	C-304	12.01.16	05.23.17	3	Per City Comments
Stormwater Plan	C-305	12.01.16	04.04.17	2	Per City Comments
Drainage Component Plan	C-306	12.01.16	05.23.17	3	Per City Comments
Pre-development Drainage Map	C-307	12.01.16	05.23.17	3	Per City Comments
Post-development Drainage Map	C-308	12.01.16	05.23.17	3	Per City Comments
Utility Plan	C-400	12.01.16	05.23.17	3	Per City Comments
Private Sanitary Sewer Plan & Profile	C-401	05.23.17			
Private Sanitary Sewer Plan & Profile	C-402	05.23.17			
Site Construction Details	C-500	12.01.16	05.23.17	3	Per City Comments
Site Construction Details	C-501	12.01.16	05.23.17	3	Per City Comments
Site Construction Details	C-502	12.01.16			
Site Construction Details	C-503	12.01.16	04.04.17	2	Per City Comments
Site Construction Details	C-504	12.01.16	03.16.17	1	Per CLT Water Comments
Utility Construction Details	C-505	12.01.16			
BMP Details	C-506	12.01.16	05.23.17	3	Per City Comments
BMP Details	C-507	04.04.17	05.23.17	3	Per City Comments
Landscape Plan	C-600	12.01.16	05.23.17	3	Per City Comments
Open Space Plan	C-601	12.01.16			
Roadway Demolition Plan/Pre Erosion Control	R-100	12.01.16			
Roadway Paving & Grading Plan	R-101	12.01.16	05.23.17	3	Per NCDOT Comments
Traffic Control Plan	R-101A	07.07.17			
Roadway Sight Distance	R-102	12.01.16	05.23.17	3	Per NCDOT Comments
Roadway Cross Sections	R-103	12.01.16	05.23.17	3	Per NCDOT Comments
Roadway Details	R-104	12.01.16	05.23.17	3	Per NCDOT Comments
Roadway Details	R-105	12.01.16			
Architectural Elevations	A-1	1.17.17			

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 7/24/17



SDRMF-2016-00105

FINAL
APPROVAL

ENGINEERING
PCO / 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 AT <http://development.charmeck.org>

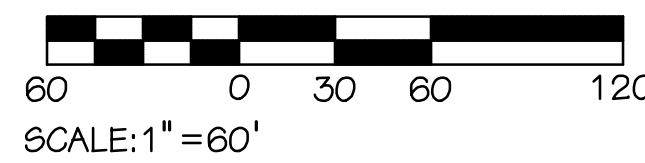
APPROVED
By Emily Chien at 11:38 am, Jul 24, 2017

APPROVED

APPROVED
Laura Brewer

APPROVED
Carlos Alzate

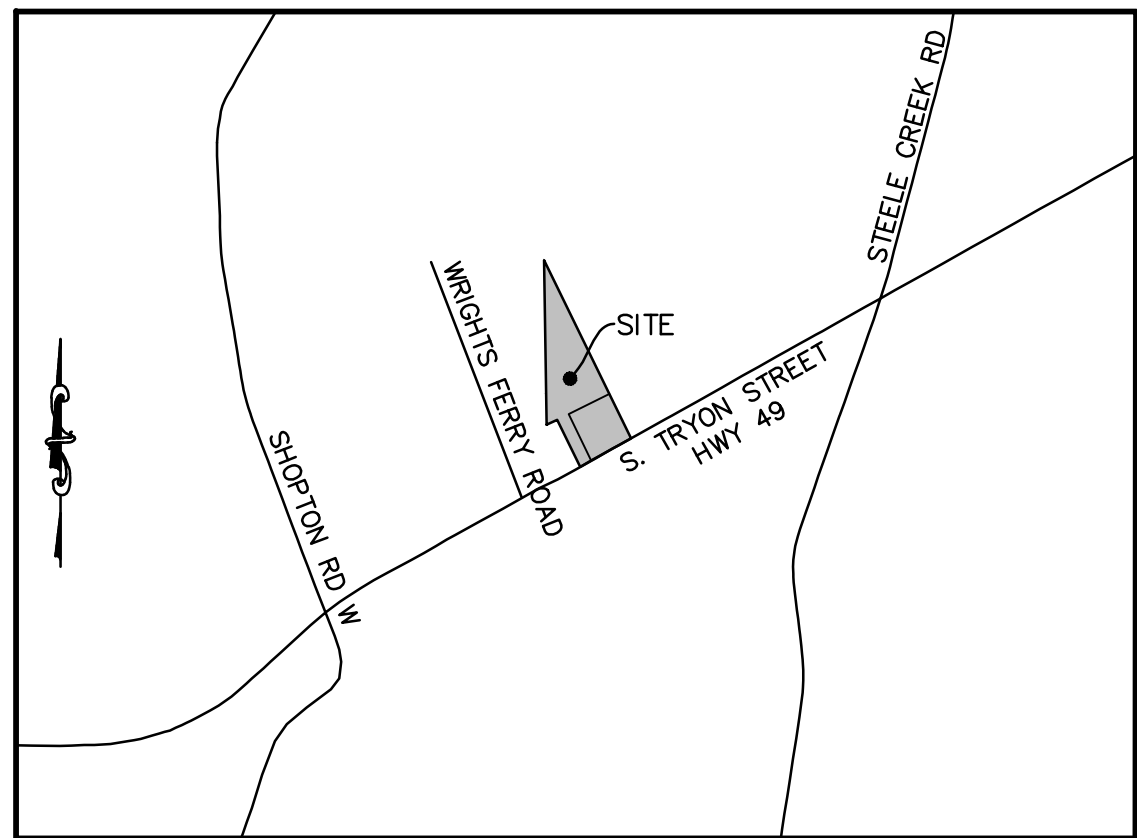
Site Plan



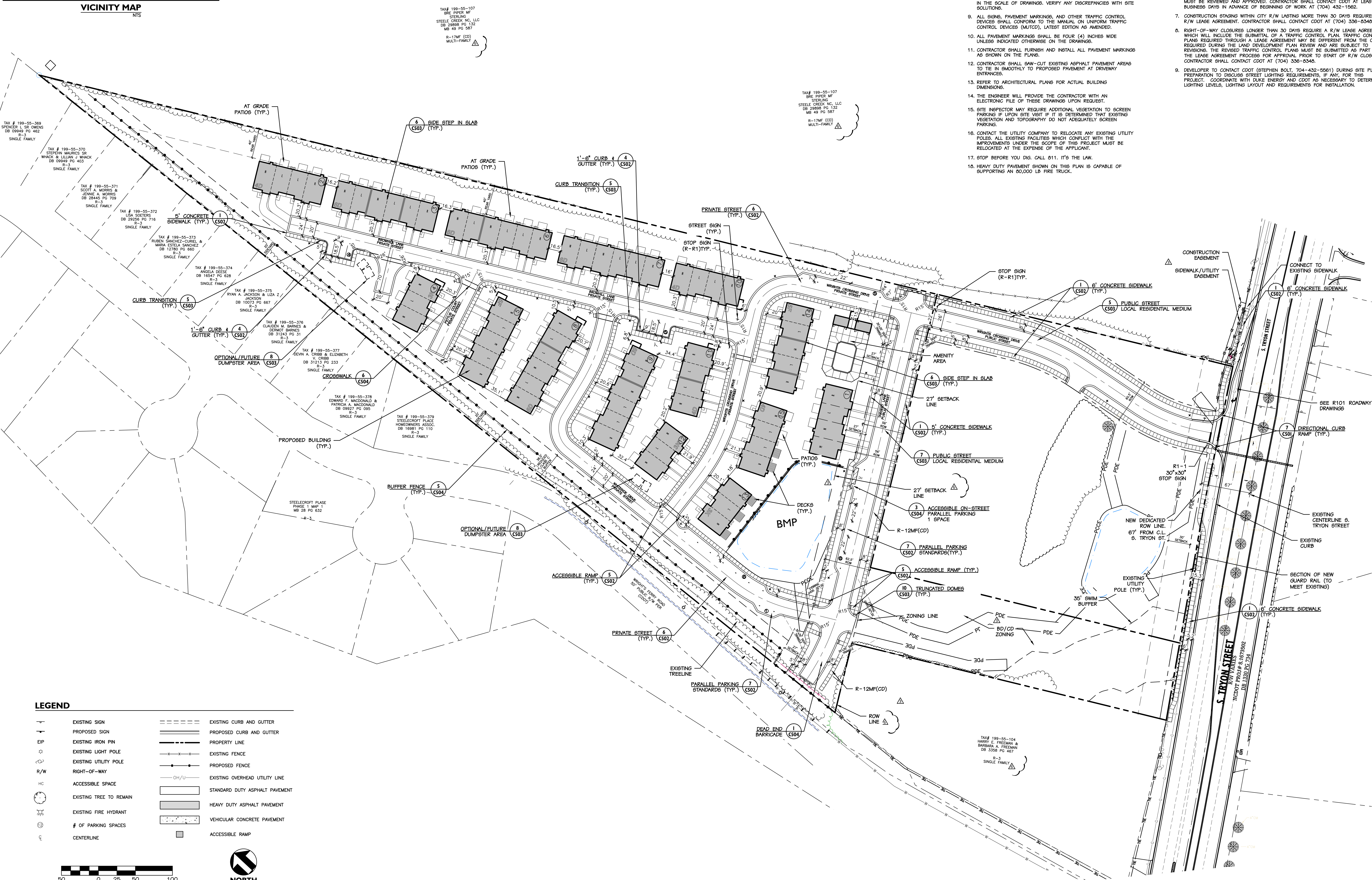
LEGEND

- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTER
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- BUILDING NUMBER
- OPEN SPACE

Set No. _____



VICINITY MAP
NTS



SITE NOTES

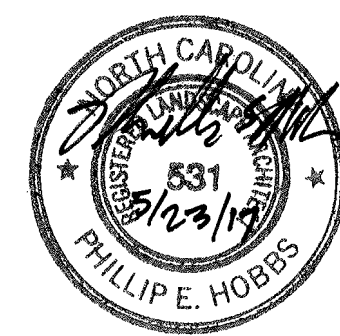
- DIMENSIONS AND COORDINATE POINTS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
- ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
- ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
- PRIOR TO BEGINNING CONSTRUCTION, UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS (BOTH SITE AND BUILDING RELATED) INCLUDING BUT NOT LIMITED TO REGULATORY FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- USE CAUTION WHEN REPRODUCING COPIES OF THE CONSTRUCTION DRAWINGS. COPIES ARE SUBJECT TO DISTORTION AND INACCURACY IN THE SCALE OF DRAWINGS. VERIFY ANY DISCREPANCIES WITH SITE CONDITIONS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION AS AMENDED.
- ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL SAW-CUT EXISTING ASPHALT PAVEMENT AREAS TO TIE IN SMOOTHLY TO PROPOSED PAVEMENT AT DRIVEWAY ENTRANCES.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH AN ELECTRONIC FILE OF THESE DRAWINGS UPON REQUEST.
- SITE INSPECTOR MAY REQUIRE ADDITIONAL VEGETATION TO SCREEN PARKING IF UPON SITE VISIT IF IT IS DETERMINED THAT EXISTING VEGETATION AND TOPOGRAPHY DO NOT ADEQUATELY SCREEN PARKING.
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- STOP BEFORE YOU DIG. CALL 811. IT'S THE LAW.
- HEAVY DUTY PAVEMENT SHOWN ON THIS PLAN IS CAPABLE OF SUPPORTING AN 80,000 LB FIRE TRUCK.

SITE NOTES - CITY OF CHARLOTTE

- ALL ROAD IMPROVEMENTS AT S. TYRON STREET TO BE COORDINATED WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE CITY OF CHARLOTTE (MECKLENBURG COUNTY) ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
- LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3000.
- SIDWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY 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 FOR LESS THAN 30 DAYS REQUIRES A R/W USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
- CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8340.
- 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 THROUGHOUT 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 PLAN 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) 336-8340.
- DEVELOPER TO CONTACT CDOT (STEPHEN BOLT, 704-432-5561) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT AS COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.



Seals:



Corp. NC License: F-1320

Wrights Crossing

13400 S. Tyron Street
Charlotte, North Carolina

Project No:	17.000044
Date:	12.01.16
Revisions:	
Per City Comments	04.04.17
Per City Comments	05.23.17
Per City Comments	07.07.17

Sheet Title:
Site Plan

Sheet No:
C200