

# REA FARMS PHASE 2 OFF-SITE ROAD IMPROVEMENTS

## CONSTRUCTION DOCUMENTS

PROVIDENCE ROAD, I-485 INNER EXIT RAMP, AND ARDREY KELL AT TOM SHORT  
CHARLOTTE CITY AND ETJ, MECKLENBURG COUNTY, NC

**CHARLOTTE**  
TENTATIVE  
APPROVAL  
DATE:

**NCDOT APPROVAL REQUIRED**  
LAND DISTURBANCE AND CONSTRUCTION ARE NOT  
PERMITTED UNTIL THE NCDOT AND CITY OF CHARLOTTE  
FINAL APPROVAL STAMPS ARE ADDED TO THIS PLAN.

**APPROVED FOR  
CONSTRUCTION**  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
BY: Joshua Weaver 4-10-2018 1 of 2

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CIVIL ENGINEER**

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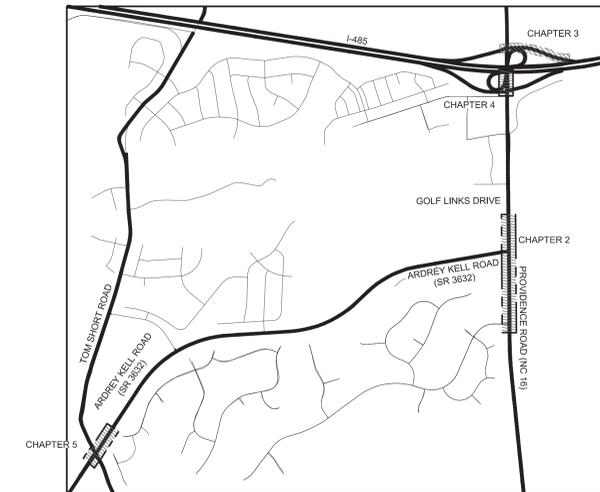
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VICINITY MAP - NOT TO SCALE



**REA FARMS PHASE 2 OFF-SITE ROAD IMPROVEMENTS**  
City of Charlotte, Mecklenburg County, North Carolina  
REA FARMS DEVELOPMENT, LLC; CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA  
**COVER SHEET**

**REVISIONS:**

DATE: JUNE 6, 2017  
DESIGNED BY: LDI  
CHECKED BY: LDI  
O.C. BY: LDI  
PROJECT #: 101902  
SHEET #:

**C-1.0**

SITE, GRADING AND STORM WATER NOTES:

1. ALL CONSTRUCTION, MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH NCDOT, CDOT AND THE CITY OF CHARLOTTE STANDARDS AND SPECIFICATIONS AND ALL OTHER CITY, STATE AND FEDERAL REGULATIONS AND/OR STANDARDS.
2. ALL INSPECTORS SHALL BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
3. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER AND SHALL WAIT FOR INSTRUCTIONS PRIOR TO PROCEEDING.
4. APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF SITE GRADING, WRITTEN PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
5. LANDDESIGN SHALL NOT BE IN CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR ACTUAL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, OR FOR THE ACTS OR OMISSIONS OF CONTRACTORS OR ANY OTHER PERSONS NOT UNDER THE EMPLOYMENT OF LANDDESIGN.
6. ALL DIMENSIONS ARE GIVEN TO BACK OF CURB UNLESS OTHERWISE NOTED.
7. ALL SHORING SHALL BE IN ACCORDANCE TO OSHA TRENCHING STANDARDS, PART 1926 SUBPART P, AS AMENDED.
8. EXISTING UTILITIES ARE ILLUSTRATED FOR INFORMATION PURPOSES ONLY. LANDDESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF UTILITY LOCATIONS, SIZES, DEPTHS, OR FOR COMPLETENESS OF UTILITY INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND MEET WITH ALL UTILITY OWNERS WHOSE FACILITIES WILL BE AFFECTED TO DETERMINE UTILITY LOCATIONS. THE CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE CAUSED BY HIS OPERATIONS OR THOSE OF HIS AGENTS. THE CONTRACTOR SHALL HOLD LANDDESIGN HARMLESS FOR ANY THIRD-PARTY INCONVENIENCE CREATED BY WORK OF HIS OWN FORCES OR THAT OF HIS AGENTS. ANY DAMAGES INCURRED SHALL BE THE CONTRACTORS FINANCIAL RESPONSIBILITY.
9. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
10. IF PROPOSED UTILITIES ARE INSTALLED WITHIN 12 INCHES, HORIZONTAL OR VERTICAL, FROM A GAS MAIN, THE CONTRACTOR SHALL INFORM PIEDMONT NATURAL GAS COMPANY. (704) 525-5585
11. RESPONSIBILITY FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SAFETY DEVICES FOR THE PROTECTION OF THE PUBLIC, THE WORKERS, AND GENERAL PROTECTION OF THE WORK SHALL REST WITH THE CONTRACTOR DOING THE WORK.
12. NEW FINISHED CONTOURS SHOWN ARE TOP OF PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDED.
13. THE PROPOSED CONTOURS SHOWN IN DRIVES, PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS-SECTION DATA TO ESTABLISH CORRECT SUB-BASE OR AGGREGATE BASE COURSE ELEVATIONS.
14. DIMENSIONS AND ELEVATIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT.
15. CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES.
16. THE CONTRACTOR SHALL ADJUST EXISTING STRUCTURES BOTH HORIZONTALLY AND VERTICALLY AS REQUIRED TO MATCH FINISHED LOCATION/GRADE AT THEIR EXPENSE.
17. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.
18. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT COVERED IN THESE PLANS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
19. FOR ANY WORK ON THE STATE OR CITY RIGHT-OF-WAY, THE GRADING CONTRACTOR SHALL:
  - 19.1. NOT STORE MATERIAL, EXCESS DIRT OR EQUIPMENT IN THE RIGHT-OF-WAY IN CASE OF MULTILANE HIGHWAYS. THE PAVEMENT SHALL BE KEPT FREE FROM ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT-OF-WAY.
  - 19.2. PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGS, LIGHT BARRICADES AND FLAGMEN AS REQUIRED BY THE LOCAL AUTHORITIES AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE GRADING CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HOLD HARMLESS THE CITY OF CHARLOTTE, THE STATE OF NORTH CAROLINA, THE ARCHITECT/ENGINEER, AND THE OWNER FROM ANY CLAIMS FOR DAMAGE DONE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES, OR TO THE TRAVELING PUBLIC.
  - 19.3. COMPLETE WORK TO THE SATISFACTION OF THE CHARLOTTE MECKLENBURG UTILITIES DEPARTMENT (CMUD) AND OBTAIN A LETTER FROM THE DEPARTMENT STATING THAT THE WORK IS ACCEPTABLE.
20. CONTRACTOR SHALL IMPORT SUFFICIENT MATERIAL TO COMPLETE WORK AT NO ADDITIONAL COST, IN THE EVENT OF A SHORTAGE OF STRUCTURAL FILL.
21. CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK.
22. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION.
23. BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION.
24. CONTRACTOR TO GRADE SITE TO A TOLERANCE OF +/- 0.10 FOOT (BALANCED) OF SUBGRADE.
25. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER AND NCDOT PRIOR TO CONSTRUCTION.
26. 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.
27. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCH MARK WHICH MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BREAKING GROUND.
28. ALL FILL/SUBGRADE MATERIAL TO BE COMPACTED TO 95% STANDARD COMPACTION UNLESS OTHERWISE NOTED. FOLLOW NCDOT STANDARDS 95% EMBANKMENT, 100% SUBGRADE.
29. CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT (BY ECS, DATED APRIL 30, 2015) TO DETERMINE SOIL/ROCK CONDITIONS OF THE SITE AND ANY SITE SPECIFIC REQUIREMENTS OR RECOMMENDATIONS.
30. CONTRACTOR SHALL OBTAIN AND REVIEW ANY 2ND PARTY (PUBLIX, WALMART, HARRIS TEETER, TARGET, ETC.) SPECIFICATIONS AND REQUIREMENTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL INTEGRATE ANY 2ND PARTY SPECIFICATIONS AND REQUIREMENTS INTO THE SITE CONSTRUCTION (BUILDING PAD REQUIREMENTS, PAVEMENT AREA REQUIREMENTS, ETC.). ANY DISCREPANCIES BETWEEN THESE PLANS AND ANY 2ND PARTY SPECIFICATIONS AND REQUIREMENTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR RESOLUTION.
31. PAVEMENT THICKNESS SHOWN ON THESE PLANS ARE CITY OF CHARLOTTE AND NCDOT STANDARD THICKNESS. CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT FOR PAVEMENT RECOMMENDATIONS AND MAKE ADJUSTMENTS AS NEEDED. ANY CHANGES IN PAVEMENT THICKNESS REQUIRE APPROVAL PRIOR TO CONSTRUCTION.
32. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
33. ALL SLOPES NOT OTHERWISE NOTED SHALL BE 2:1 OR FLATTER. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING (CLDSM #30,16).
34. PERMANENT CUT AND FILL SLOPES PLACED ON A SUITABLE FOUNDATION SHOULD BE CONSTRUCTED AT 2:1(HORIZONTAL TO VERTICAL) OR FLATTER. PERMANENT SLOPES OF 3:1 SHOULD BE CONSTRUCTED WHERE MOWING IS DESIRABLE AND AS INDICATED. IF FILL MATERIAL IS BROUGHT ONTO THE PROPERTY OR IF WASTE MATERIAL IS HAULED FROM THE PROPERTY THEN THE CONTRACTOR SHALL DISCLOSE THE LOCATION OF ANY ON-SITE AND/OR OFF-SITE BARROW LOCATION AND/OR WASTE BURIAL LOCATION TO THE EROSION CONTROL INSPECTOR.
35. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY WITH EXISTING CONTOURS.
36. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
37. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITIES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT SHALL BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR UNLESS PREVIOUS ARRANGEMENTS HAVE BEEN MADE WITH OWNER.
38. DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
39. THE CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION SEDIMENT AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND NOT BEFORE ALL AREAS DRAINING INTO THESE STRUCTURES ARE SUFFICIENTLY STABILIZED.
40. CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER.
41. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL SEDIMENT CONTROL AND AIR POLLUTION ORDINANCES OR RULES.
42. LIMITS OF CLEARING SHOWN ON EROSION CONTROL PLANS ARE BASED ON CUT AND FILL SLOPES OR OTHER GRADING REQUIREMENTS.
43. GRADING 1 ACRE OR MORE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND SUBJECT TO A FINE.
44. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION SHOWN ON THE GRADING PLAN IS SUBJECT TO A FINE.
45. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON DENUDED AREAS AND ESPECIALLY WHEN THE CONSTRUCTION SEQUENCE REQUIRES IT. ALL AREAS ARE TO BE SEEDED OR LANDSCAPE PER THE FOLLOWING:
  - 45.1. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL 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 (CRITICAL WATERSHED) CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
  - 45.2. 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.
46. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N.C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U.S. DEPT. OF AGRICULTURE, AND THE CHARLOTTE EROSION CONTROL ORDINANCE.
47. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS INDICATED ON EROSION CONTROL PLANS. NO EROSION CONTROL DEVICE MEASURE MAY BE REMOVED UNTIL THE SITE IS STABILIZED.
48. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.
49. ALL STORM SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH NCDOT AND THE CITY OF CHARLOTTE STANDARDS AND SPECIFICATIONS AND ALL OTHER CITY, STATE AND FEDERAL REGULATIONS AND/OR STANDARDS.
50. CATCH BASIN RIM ELEVATIONS ARE GIVEN TO EDGE OF ASPHALT, YARD INLETS TO FINISHED GRADE.
51. RIM ELEVATIONS/LOCATIONS GIVEN ON THESE PLANS ARE APPROXIMATE AND ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL RIM ELEVATION/LOCATIONS SHALL BE DETERMINED BY CONTRACTOR AND ADJUSTED TO MATCH FIELD CONDITIONS.
52. THE PURPOSE OF THE STORM DRAINAGE EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
53. THE PURPOSE OF THE POST CONSTRUCTION CONTROLS EASEMENT (PCC) IS TO PROVIDE STORM WATER CONVEYANCE AND FOR THE CONTROL AND TREATMENT OF STORM WATER RUNOFF. BUILDINGS OR ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW, SYSTEM PERFORMANCE, OR SYSTEM MAINTENANCE ARE PROHIBITED. THIS EASEMENT ALSO PROVIDES FOR UNLIMITED ACCESS FOR INSPECTION AND MAINTENANCE PURPOSES TO BE PERFORMED ON THE BMP AS REQUIRED BY THE CITY OF CHARLOTTE STORM WATER ORDINANCE POST CONSTRUCTION CONTROL REGULATIONS.
54. ALL LINEAR FOOTAGE FOR ALL UTILITY PIPES ARE APPROXIMATE, ACTUAL INSTALLED QUANTITIES MAY VARY.
55. STORM SEWER LEAD-INS TO BUILDINGS SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL PLANS. LEAD-INS MAY CHANGE 15' HORIZONTALLY AND 3' VERTICALLY PRIOR TO INSTALLATION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL REQUEST AND RECEIVE WRITTEN APPROVAL FROM PRIME CONTRACTOR PRIOR TO INSTALLATION OF LEAD-INS. CONTRACTOR SHALL COORDINATE LOCATIONS, SIZE AND INVERT ELEVATIONS OF STORM SEWERS WITH APPROVED BUILDING PLUMBING PLANS. STORM SEWER LEAD-INS SHALL HAVE A MINIMUM OF 1.0% SLOPE.
56. MINIMUM COVER ON ALL STORM PIPES SHALL BE 3 FEET FOR HDPE AND CLASS III RCP. CLASS IV RCP SHALL BE USED WHERE COVER WILL BE LESS THAN 3'.
57. ALL NON-STANDARD DRAINAGE STRUCTURES (CB'S, HW'S, FES'S, BOTTOMLESS CULVERTS, ETC.) WILL REQUIRE SEALED CONSTRUCTION DRAWINGS.

58. ALL DI (DROP INLETS) SHALL BE NCDOT DROP INLET (STD. #840.14) WITH FRAME AND GRATE (STD. #840.16), UNLESS NOTED OTHERWISE ON PLANS.
59. ALL CI (CATCH INLETS) AND DCI (DOUBLE CATCH INLETS) SHALL BE NCDOT CATCH BASIN (STD. #840.02) WITH FRAME GRATE AND HOOD (STD. #840.03).
60. STORM DRAIN PIPE TO FOLLOW THE APPROVED NCDOT AND CITY OF CHARLOTTE STANDARDS AND SPECIFICATIONS. HDPE AND RCP STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC RIGHT-OF-WAY MUST BE APPROVED BY THE INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
  - 60.1. ALL RCP PIPE INSTALLED MUST BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. THE INSPECTOR MUST BE PRESENT DURING THE BACKFILLING OPERATION AS WELL.
  - 60.2. BACKFILL MATERIAL USED TO INSTALL RCP PIPE WITHIN THE STREET RIGHT-OF-WAY SHALL BE SELECT MATERIAL, CLASS II-IV, AS DEFINED BY SECTION 1016-3 OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES. UPON SUBMITTAL OF WRITTEN CERTIFICATION OF MATERIAL SUITABILITY BY A LICENSED GEOTECHNICAL ENGINEER, NCDOT CLASS I SELECT MATERIAL MAY BE USED. ALL BACKFILL MATERIAL SHALL BE APPROVED BY THE INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE STREET RIGHT-OF-WAY.
61. ALL BMPS THAT ARE NOT LOCATED ADJACENT TO A PUBLIC RIGHT OF WAY WILL REQUIRE THE OWNER TO PROVIDE A TWENTY (20) FOOT WIDE ACCESS EASEMENT IN FAVOR OF THE CITY THAT CONNECTS THE BMP TO THE PUBLIC RIGHT OF WAY.
62. BMP, STORM SEWER, SANITARY SEWER AND ANY OTHER AS-BUILTS SHALL BE PROVIDED BY THE CONTRACTOR.
63. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO BMP CONSTRUCTION TO DETERMINE AS-BUILT REQUIREMENTS.
64. BMP AS-BUILTS MUST BE APPROVED AND PCCE AND MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO ISSUANCE OF C.O.
65. CONTRACTOR SHALL BE RESPONSIBLE FOR GETTING PUBLIC ROADS AND UNDERGROUND UTILITIES APPROVED AND ACCEPTED BY THE APPROPRIATE AGENCY.
66. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, MUST BE SUBMITTED PRIOR TO FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT AND NCDOT IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
67. COORDINATE ALL CURB AND STREET GRADES AT INTERSECTIONS WITH INSPECTOR.
68. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ON THE CURB.
69. ROAD AND ROAD IMPROVEMENTS
  - 69.1. CONTRACTOR SHALL MILL A 1' WIDE STRIP ALONG EX. EDGE OF ASPHALT TO A DEPTH EQUAL TO THE FINAL LIFT OF ASPHALT TO PROVIDE A SMOOTH TRANSITION AT THE TIE-IN TO EXISTING EDGES OF PAVEMENT (WHEN APPLICABLE).
  - 69.2. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING.
  - 69.3. DO NOT POUR ANY CONCRETE BEFORE FORMS ARE INSPECTED AND APPROVED BY THE PROJECT MANAGER OR INSPECTOR AS APPLICABLE.
  - 69.4. CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AND SIDEWALKS AS NECESSARY TO INSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO INSURE POSITIVE DRAINAGE. (TYP. ALL INTERSECTIONS)
  - 69.5. WHERE ASPHALT 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.
  - 69.6. DURING PREPARATION OF THE SUB-GRADE AND UNTIL THE PAVING IS IN PLACE, THE CONTRACTOR SHALL PROMPTLY TAKE REASONABLE ACTION TO OBTAIN AND MAINTAIN A DRY SITE CONDITION. SUCH MEASURES SHALL INCLUDE PUMPING OF FREE SURFACE WATER, MINOR MACHINE OR HAND SHAPING TO FACILITATE WATER REMOVAL AND OTHER OPERATIONS TO SPEED DRYING.
  - 69.7. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
70. CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY ENGINEER. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
71. ALL PERSONS OR AGENCIES DOING WORK IN THE PUBLIC STREETS, HIGHWAYS, OR PUBLIC RIGHTS-OF-WAY ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, COORDINATING THE WORK WITH ALL AFFECTED GOVERNMENT AGENCIES AND UTILITIES AND INFORMING OCCUPANT OF ADJACENT PROPERTIES OF ACCESS IMPACTS DUE TO THE WORK.
72. ALL LANE CLOSURES THAT ARE REQUIRED SHALL FOLLOW NCDOT AND CDOT STANDARDS AND SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
73. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
74. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
75. 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.
76. PRIOR TO PLAT RECORDATION, OFF SITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFF SITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
77. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR NCDOT TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 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.
78. DEVELOPER WILL PROVIDE STREET SIGNS PER CITY AND STATE STANDARDS.
79. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED PRIOR TO REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5" ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW.
80. ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 – SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.
81. RETAINING WALLS INVOLVING A CULVERT OR LOCATED WITHIN THE INFLUENCE OF A ROAD MUST BE REVIEWED AND APPROVED BY LAND DEVELOPMENT. CULVERTS MUST HAVE HEADWALLS OR BE COLLARED.
82. CONSTRUCTION OF RETAINING WALL(S) CANNOT BEGIN UNTIL ALL NECESSARY PERMITS ARE ACQUIRED.
83. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.
84. 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 HYPERLINK "HTTP://WWW.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET%2BMAINTENANCE/HOME.HTM"
85. NON-STANDARD ITEMS (IE: 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) 336-3888.
86. SIDEWALK 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 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.
87. 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.
88. 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.
89. ANY PLANTING INSIDE R/W WILL REQUIRE A NCDOT PLANTING PERMIT. CONTACT JEFF D'ARRUDA AT (704) 244-8260
90. MAINTAIN ACCESS TO ALL PARCELS DURING CONSTRUCTION.
91. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.

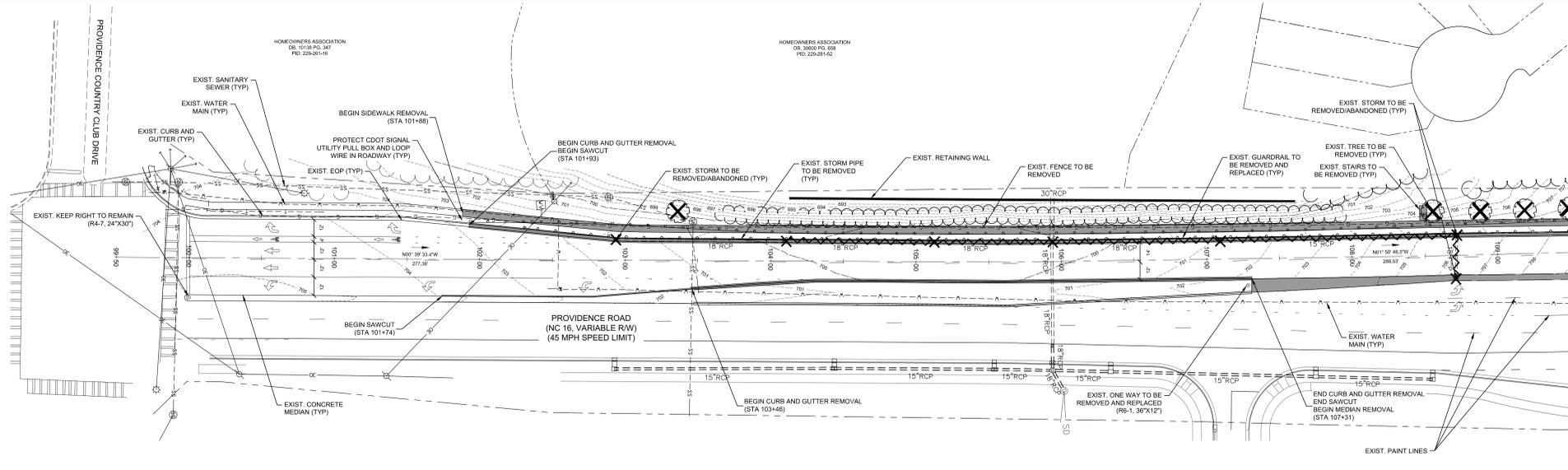


01-05-2018

REA FARMS PHASE 2 OFF-SITE ROAD IMPROVEMENTS  
City of Charlotte, Mecklenburg County, North Carolina  
REA FARMS DEVELOPMENT, LLC, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

REVISIONS:  
DATE: JUNE 6, 2017  
DESIGNED BY: BVC  
CHECKED BY: KWR  
C.C. BY: AWR  
PROJECT #: 101922  
SHEET #:  
**C-11**

NOTES



PROVIDENCE ROAD EXISTING CONDITIONS AND DEMO PLAN  
STA: 100+00 TO STA: 109+50

DEMOLITION NOTES:

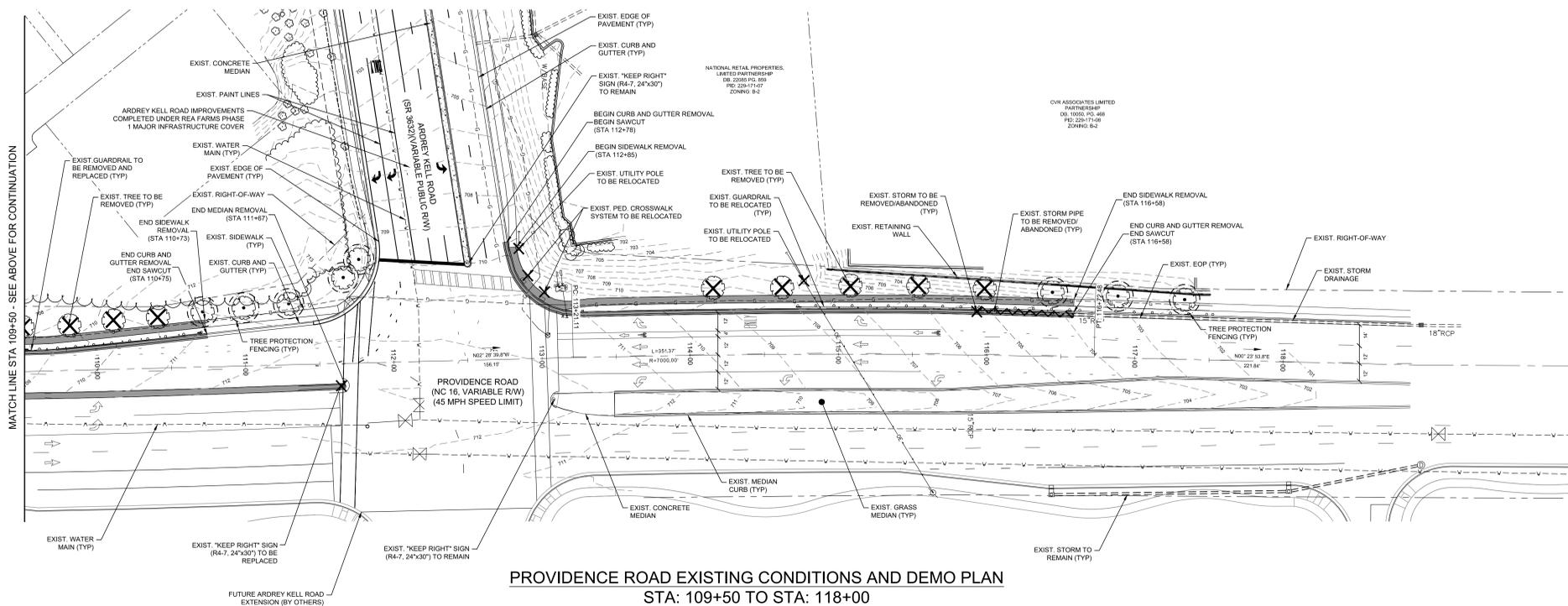
- SEE SHEET C-1.1 FOR ADDITIONAL NOTES.
- DEMOLITION WORK SHALL NOT COMMENCE UNTIL GRADING PERMIT HAS BEEN ISSUED.
- CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
- CONTRACTOR TO SUBMIT DEMOLITION PLAN TO THE CITY OF CHARLOTTE BUILDING STANDARDS BEFORE DEMOLITION IS TO BEGIN AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL DEMOLITION PERMITS IF REQUIRED.
- EXTENT OF SITE CLEARING IS SHOWN ON EROSION CONTROL PLANS.
- CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
- ALL PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING UNLESS OTHERWISE SPECIFICALLY EXEMPTED BY THESE PLANS.
- REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER. (PERMIT REQUIRED FOR OFF-SITE DISPOSAL).
- 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.
- SHOULD UNCHARTED, OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING DEMOLITION, CONSULT PROJECT ENGINEER AND UTILITY OWNER FOR IMMEDIATE ACTION.
- DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTED "TO BE REMOVED".
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL MAINTAIN POSITIVE STORM DRAINAGE DURING CONSTRUCTION TO INSURE NO DAMAGE TO ADJACENT PROPERTIES OCCURS DURING STORM EVENTS.
- CONTRACTOR TO REMOVE ALL VISIBLE OR REASONABLY IDENTIFIABLE MATERIAL, EQUIPMENT, ETC. FROM THE SITE IF NOT NEEDED FOR NEW CONSTRUCTION.
- EXISTING UTILITIES ARE ILLUSTRATED FOR INFORMATION PURPOSES ONLY. LANDDESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF UTILITY LOCATIONS, SIZES, DEPTHS, OR FOR COMPLETENESS OF UTILITY INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND MEET WITH ALL UTILITY OWNERS WHOSE FACILITIES WILL BE AFFECTED TO DETERMINE UTILITY LOCATIONS. THE CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE CAUSED BY HIS OPERATIONS OR THOSE OF HIS AGENTS. THE CONTRACTOR SHALL HOLD LANDDESIGN HARMLESS FOR ANY THIRD-PARTY INCONVENIENCE CREATED BY WORK OF HIS OWN FORCES OR THAT OF HIS AGENTS. ANY DAMAGES INCURRED SHALL BE THE CONTRACTOR'S FINANCIAL RESPONSIBILITY.
- ALL DEMOLITION AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. THE CONTRACTOR MUST COMPLY WITH ALL OF THE CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES.
- PRIOR TO THE COMMENCEMENT OF DEMOLITION, THE CONTRACTOR SHALL COORDINATE HIS ACTIVITIES WITH ALL UTILITY COMPANIES SERVING THIS AREA. THE CONTRACTOR IS TO COORDINATE FULLY WITH THE UTILITY COMPANIES ON THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DEMOLITION, CONSTRUCTION, AND EXCAVATION.
- MINIMUM DEPTH FOR REMOVAL OF ALL OBJECTS SHALL BE THREE (3) FEET BELOW GRADE. THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.
- ALL PAVING REMOVAL AND DEMOLITION SHALL BE PERFORMED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER OR OWNER.
- RELOCATION OR REMOVAL OF OVERHEAD OR UNDERGROUND UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY. RELOCATION OR REMOVAL OF EXISTING UTILITIES SHALL BE DONE BY OTHERS AND PAID FOR BY CONTRACTOR UNLESS PREVIOUS NEGOTIATIONS HAVE BEEN MADE WITH OWNER.
- CONTRACTOR SHALL REMOVE ALL EXISTING LIGHT POLES IN THE DEMOLITION AREA AT THE OWNERS DIRECTION.
- ALL PROPOSED PAVEMENT CUTS SHALL BE SAW CUT ONLY.
- WHERE CURB AND GUTTER IS CALLED OUT TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT (1' OFF EXISTING EDGE OF PAVEMENT) AND REMOVE PAVEMENT.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 72 HOURS ADVANCE NOTICE TO THE OWNER PRIOR TO STARTING DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL VERIFY AND PROTECT ALL PUBLIC UTILITIES. ANY WORK ASSOCIATED WITH SAID UTILITIES TO BE COORDINATED WITH APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER AND ENGINEER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTIONS PRIOR TO PROCEEDING.
- PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES AND SHALL BE THOROUGHLY FAMILIAR WITH CONDITIONS OF SAID PERMITS AND INSPECTION REQUIREMENTS.
- THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE THE CONSTRUCTION LIMITS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC ARE PROTECTED FROM INJURY.
- LANDDESIGN SHALL NOT BE IN CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR ACTUAL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, OR FOR THE ACTS OR OMISSIONS OF CONTRACTORS OR ANY OTHER PERSONS NOT UNDER THE EMPLOYMENT OF LANDDESIGN.
- SHOULD THE CONTRACTOR ENCOUNTER ANY ADDITIONAL ITEMS THAT MAY REQUIRE DEMOLITION (FENCES, GUARD RAIL, ETC.) - THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR FURTHER DIRECTION.
- PRIOR TO TREE REMOVAL, CONTRACTOR SHALL COORDINATE REMOVAL WITH PROJECT LANDSCAPE ARCHITECT AND CITY OF CHARLOTTE.
- CONTRACTOR SHALL MAINTAIN STORM WATER MANAGEMENT SYSTEM DURING CONSTRUCTION TO INSURE NO DAMAGE TO ADJACENT PROPERTIES.
- CONTRACTOR TO REMOVE ALL VISIBLE OR REASONABLY IDENTIFIABLE MATERIAL, EQUIPMENT, ETC. FROM THE SITE IF NOT NEEDED.
- ALL UNDERGROUND UTILITIES PREVIOUSLY SERVING EXISTING STRUCTURES TO BE REMOVED AND OR ABANDONED IN PLACE UNLESS INDICATED TO REMAIN.
- CONTRACTOR SHALL COORDINATE STORM DEMOLITION WITH STORM DRAIN IMPROVEMENTS TO MAINTAIN POSITIVE DRAINAGE.
- CONTRACTOR SHALL MAINTAIN ACCESS TO PROPERTIES AT ALL TIMES DURING CONSTRUCTION.

NOTES:

- SEE SHEET C-1.1 FOR ADDITIONAL NOTES.
- SEE SHEETS 1 OF 12 - 12 OF 12 FOR ORIGINAL SEALED SURVEY.
- HORIZONTAL AND VERTICAL CONTROL PROVIDED BY CESI.  
HORIZONTAL DATUM: NAD 83 (2011)  
VERTICAL DATUM: NAVD 88
- EXISTING UTILITIES ARE ILLUSTRATED FOR INFORMATION PURPOSES ONLY. LANDDESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF UTILITY LOCATIONS, SIZES, DEPTHS, OR FOR COMPLETENESS OF UTILITY INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND MEET WITH ALL UTILITY OWNERS WHOSE FACILITIES WILL BE AFFECTED TO DETERMINE UTILITY LOCATIONS. THE CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE CAUSED BY HIS OPERATIONS OR THOSE OF HIS AGENTS. THE CONTRACTOR SHALL HOLD LANDDESIGN HARMLESS FOR ANY THIRD-PARTY INCONVENIENCE CREATED BY WORK OF HIS OWN FORCES OR THAT OF HIS AGENTS. ANY DAMAGES INCURRED SHALL BE THE CONTRACTOR'S FINANCIAL RESPONSIBILITY.
- CONTRACTOR SHALL VERIFY AND PROTECT ALL PUBLIC UTILITIES. ANY WORK ASSOCIATED WITH SAID UTILITIES TO BE COORDINATED WITH APPROPRIATE UTILITY COMPANY.
- PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES AND SHALL BE THOROUGHLY FAMILIAR WITH CONDITIONS OF SAID PERMITS AND INSPECTION REQUIREMENTS.
- THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE THE CONSTRUCTION LIMITS.
- DEMOLITION WORK SHALL NOT COMMENCE UNTIL GRADING PERMIT HAS BEEN ISSUED.
- PROJECT INFORMATION:  
- ZONING: MUDD-O  
- PETITION #2015-022  
- POST CONSTRUCTION DISTRICT  
- JURISDICTION: CHARLOTTE  
- DISTRICT: SIX MILE CREEK (85% TSS & 70% PHOSPHORUS)  
- WITHIN DISTRESSED BUSINESS DISTRICT: YES (X)  
- WITHIN TRANSIT ORIENTED DISTRICT: YES (X)

LEGEND:

EASEMENT	_____
FENCE	_____
PROPERTY LINE	_____
RIGHT-OF-WAY	_____
GAS LINE	_____
SANITARY SEWER LINE	_____
OVERHEAD UTILITIES	_____
WATER LINE	_____
STORM SEWER	_____
TREE LINE	_____
UNDERGROUND TELEPHONE	_____
UNDERGROUND POWER LINE	_____



PROVIDENCE ROAD EXISTING CONDITIONS AND DEMO PLAN  
STA: 109+50 TO STA: 118+00

REA FARMS PHASE 2 OFF-SITE ROAD IMPROVEMENTS  
City of Charlotte, Mecklenburg County, North Carolina  
REA FARMS DEVELOPMENT, LLC; CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA  
EXISTING CONDITIONS AND DEMOLITION PLAN

REVISIONS:

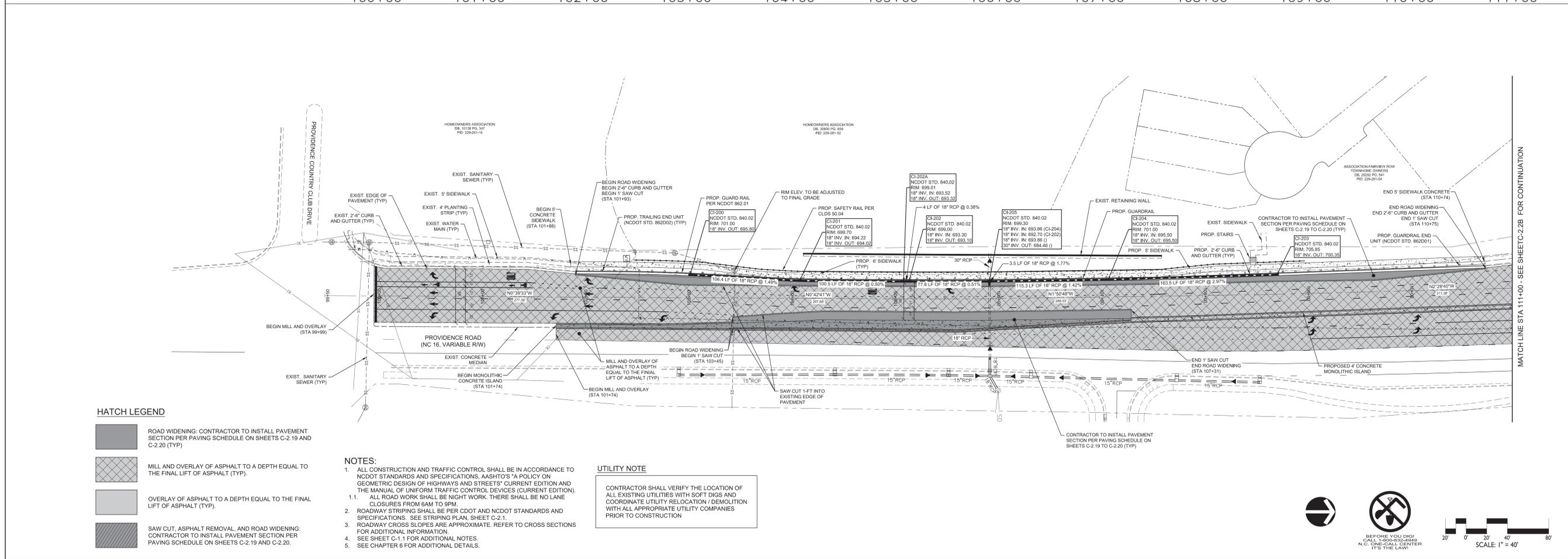
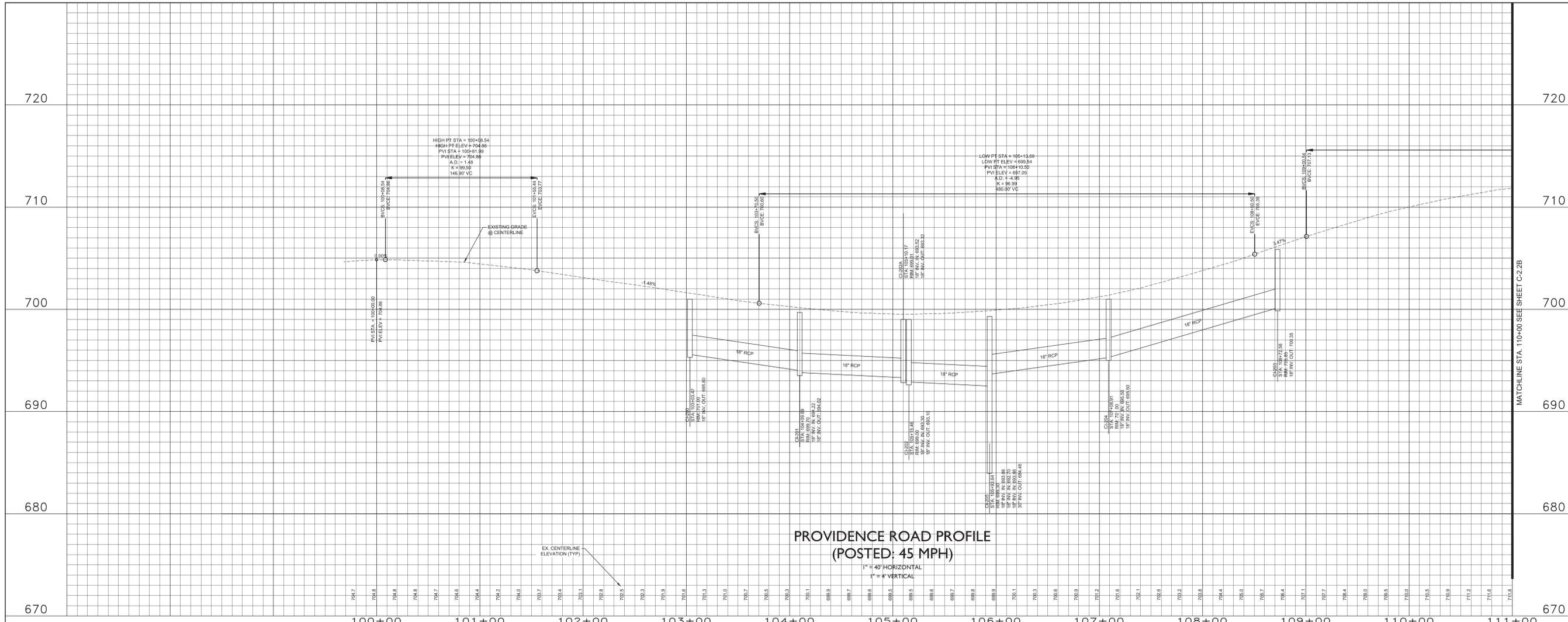
DATE: JUNE 6, 2017  
DESIGNED BY: LDI  
CHECKED BY: KWR  
O.C. BY: AMV  
PROJECT #: 10 0022  
SHEET #:

C-2.0

LandDesign  
222 N Graham Street, Charlotte, NC 28202  
V: 704.333.0325 F: 704.332.3246  
www.LandDesign.com



02-22-2018



- HATCH LEGEND**
- ROAD WIDENING: CONTRACTOR TO INSTALL PAVEMENT SECTION PER PAVING SCHEDULE ON SHEETS C-2-19 AND C-2-20 (TYP)
  - MILL AND OVERLAY OF ASPHALT TO A DEPTH EQUAL TO THE FINAL LIFT OF ASPHALT (TYP).
  - OVERLAY OF ASPHALT TO A DEPTH EQUAL TO THE FINAL LIFT OF ASPHALT (TYP).
  - SAW CUT, ASPHALT REMOVAL, AND ROAD WIDENING: CONTRACTOR TO INSTALL PAVEMENT SECTION PER PAVING SCHEDULE ON SHEETS C-2-19 AND C-2-20.

- NOTES:**
1. ALL CONSTRUCTION AND TRAFFIC CONTROL SHALL BE IN ACCORDANCE TO NCDOT STANDARDS AND SPECIFICATIONS, AASHTO'S "A" POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS' CURRENT EDITION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION).
  - 1.1. ALL ROAD WORK SHALL BE NIGHT WORK. THERE SHALL BE NO LANE CLOSURES FROM 6AM TO 9PM.
  2. ROADWAY STRIPING SHALL BE PER CDOT AND NCDOT STANDARDS AND SPECIFICATIONS. SEE STRIPING PLAN, SHEET C-2-1.
  3. ROADWAY CROSS SLOPES ARE APPROXIMATE. REFER TO CROSS SECTIONS FOR ADDITIONAL INFORMATION.
  4. SEE SHEET C-1.1 FOR ADDITIONAL NOTES.
  5. SEE CHAPTER 6 FOR ADDITIONAL DETAILS.

**UTILITY NOTE**

CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH SOFT DIGS AND COORDINATE UTILITY RELOCATION / DEMOLITION WITH ALL APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION

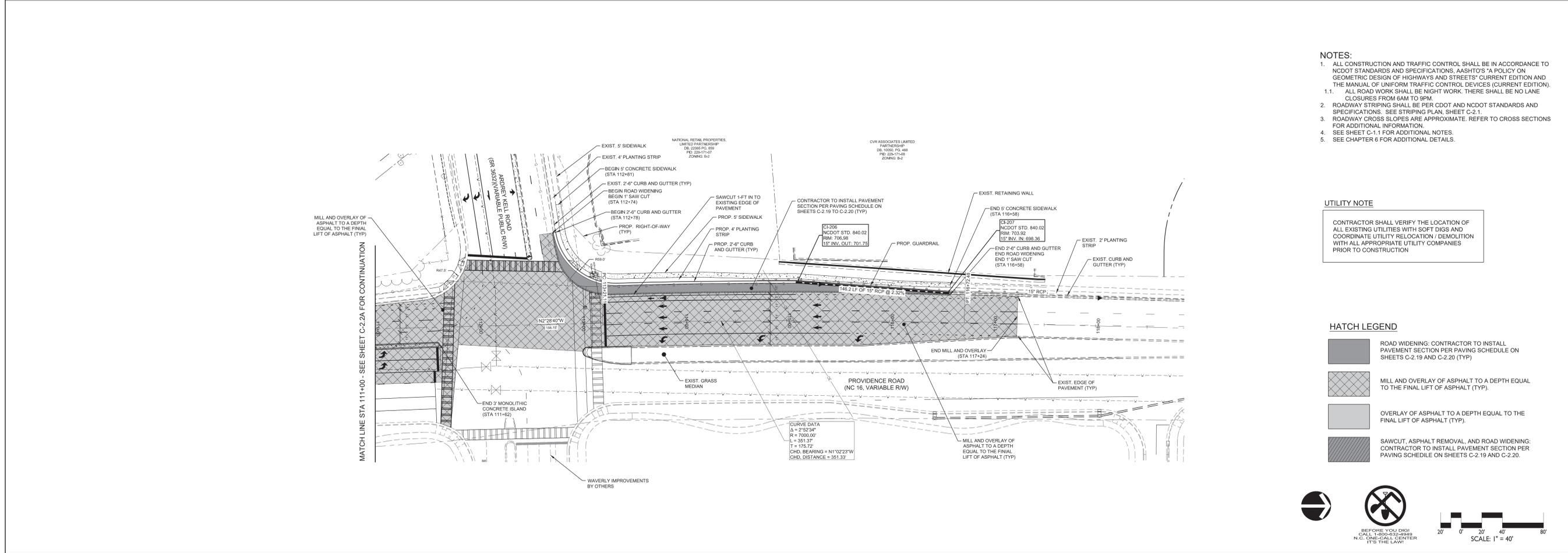
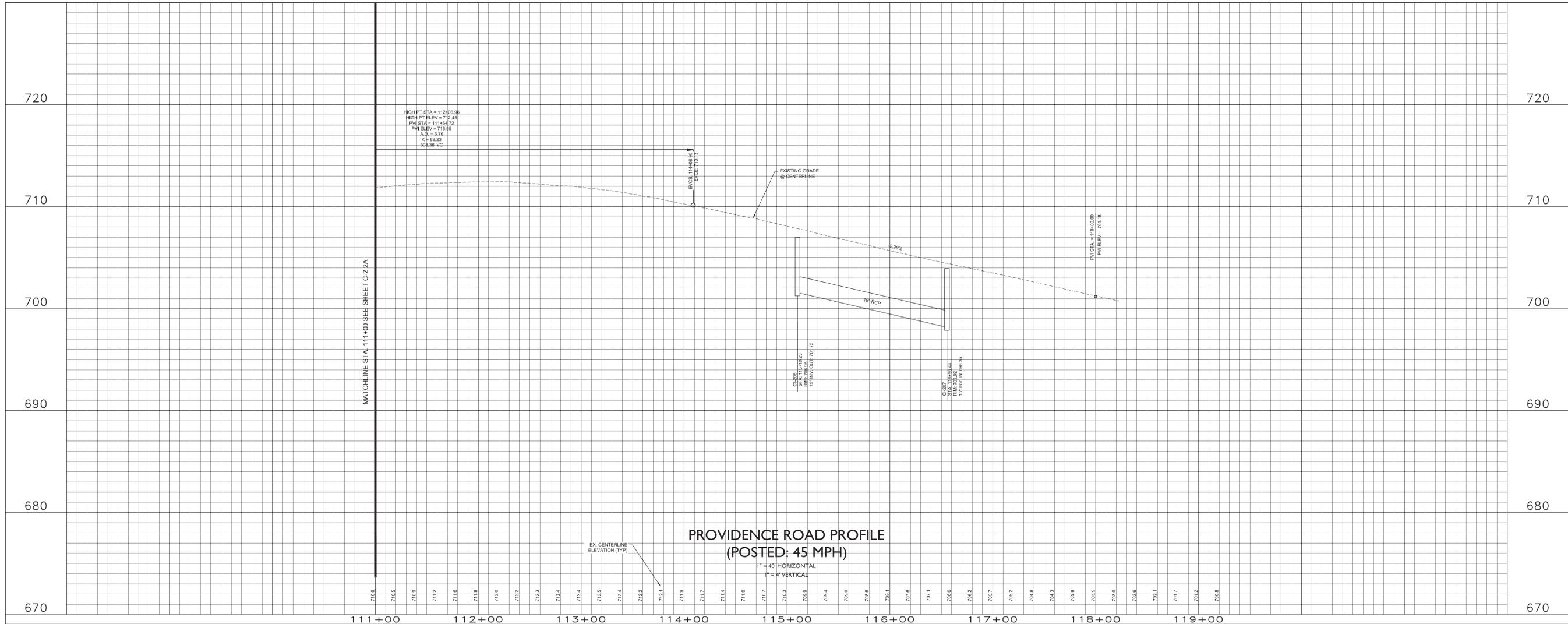


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 www.LandDesign.com

**REA FARMS PHASE 2 OFF-SITE ROAD IMPROVEMENTS**  
 City of Charlotte, Mecklenburg County, North Carolina  
 REA FARMS DEVELOPMENT, LLC, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

**PLAN AND PROFILE**

REVISIONS:  
 DATE: JUNE 6, 2017  
 DESIGNED BY: LDI  
 CHECKED BY: KWR  
 O.C. BY: AMV  
 PROJECT #: 10 0002  
 SHEET #: **C-2.2A**

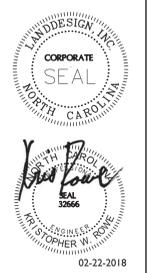
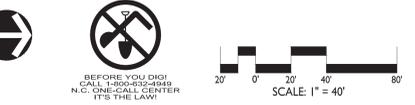


- NOTES:**
- ALL CONSTRUCTION AND TRAFFIC CONTROL SHALL BE IN ACCORDANCE TO NCDOT STANDARDS AND SPECIFICATIONS, AASHTO'S "A" POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS' CURRENT EDITION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION).
    - ALL ROAD WORK SHALL BE NIGHT WORK. THERE SHALL BE NO LANE CLOSURES FROM 6AM TO 9PM.
  - ROADWAY STRIPING SHALL BE PER CDOT AND NCDOT STANDARDS AND SPECIFICATIONS. SEE STRIPING PLAN, SHEET C-2.1.
  - ROADWAY CROSS SLOPES ARE APPROXIMATE. REFER TO CROSS SECTIONS FOR ADDITIONAL INFORMATION.
  - SEE SHEET C-1.1 FOR ADDITIONAL NOTES.
  - SEE CHAPTER 6 FOR ADDITIONAL DETAILS.

**UTILITY NOTE**

CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH SOFT DIGS AND COORDINATE UTILITY RELOCATION / DEMOLITION WITH ALL APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION

- HATCH LEGEND**
- ROAD WIDENING: CONTRACTOR TO INSTALL PAVEMENT SECTION PER PAVING SCHEDULE ON SHEETS C-2.19 AND C-2.20 (TYP)
  - MILL AND OVERLAY OF ASPHALT TO A DEPTH EQUAL TO THE FINAL LIFT OF ASPHALT (TYP)
  - OVERLAY OF ASPHALT TO A DEPTH EQUAL TO THE FINAL LIFT OF ASPHALT (TYP)
  - SAWCUT, ASPHALT REMOVAL, AND ROAD WIDENING: CONTRACTOR TO INSTALL PAVEMENT SECTION PER PAVING SCHEDULE ON SHEETS C-2.19 AND C-2.20.



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