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LEGEND

EXISTING		PROPOSED
1030	10-FOOT CONTOUR	1030
1029	1-FOOT CONTOUR	1029
	SPOT ELEVATION	XX
18" RCP	STORM DRAINAGE PIPE	SD LINE 18" RCP
	STORM DRAINAGE STRUCTURE	DROP INLET, CURB INLET, JUNCTION BOX, YARD INLET, CATCH BASIN
	RIP RAP	
	FENCE	X X
	ROADWAY SIGN	
	TREE LINE	
SS	SANITARY SEWER GRAVITY LINE	
SS FM	SANITARY SEWER MANHOLE	
	POWER/UTILITY POLE	
	GUY WIRE	
	LIGHT POLE	
	TRANSFORMER	
UGG	UNDERGROUND GAS LINE	
	GAS VALVE	
OHU	OVERHEAD UTILITY LINE	
UP	UNDERGROUND POWER LINE	
UT	UNDERGROUND TELEPHONE/CABLE LINE	
UFO	UNDERGROUND FIBER OPTIC LINE	
	TELEPHONE MANHOLE	
	POWER MANHOLE	
	FIRE PROTECTION LINE	FP
W	WATER LINE	W
	WATER VALVE	
	WATER METER	
	WELL	
	FIRE HYDRANT	
	TOP OF BANK	
	BOTTOM OF BANK	
	PROPERTY LINE	
	ROADWAY CENTERLINE	
	LIMITS OF DISTURBANCE	LOD
	WETLAND BOUNDARY	
	STORM DRAINAGE REMOVAL	18" RCP
	GRAVEL REMOVAL	
	CONCRETE PAVEMENT REMOVAL	
	ASPHALT PAVEMENT REMOVAL	
	BUILDING DEMOLITION	
	ASPHALT PAVEMENT	
	CONCRETE PAVEMENT	
	EROSION CONTROL MATTING	
	COMPOST FILTER SOCK CHECK DAM	
	COMPOST FILTER SOCK	
	SEDIMENT TUBE INLET PROTECTION	
	SURFACE DRAINAGE FLOW DIRECTION	
	SILT FENCE	SF
	DOUBLE ROW SILT FENCE	DSF DSF
	DIVERSION DITCH	DD DD

DEVELOPMENT DATA:

MUNICIPALITY:	CITY OF CHARLOTTE, NORTH CAROLINA
PID #:	03502101
ADDRESS:	5800A BROOKSHIRE BLVD.
ZONING:	LIGHT INDUSTRIAL DISTRICT (I-1)
DISTRICT:	DISTRESSED BUSINESS DISTRICT WESTERN CATAWBA PC DISTRICT
EXISTING USE:	STORAGE FACILITY
PROPOSED USE:	STORAGE FACILITY
PARCEL ACREAGE:	4.123 ACRES
MAXIMUM STRUCTURE HEIGHT:	40 FT
MINIMUM STRUCTURE SETBACKS:	
• FRONT:	20 FT
• SIDE:	5 FT
• REAR	10 FT
FEMA FLOOD ZONE:	ZONE X (PANEL #3710453600K EFFECTIVE DATE OF SEPTEMBER 2, 2015)

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14 DAY STABILIZATION CLAUSE

ALL DISTURBED AREAS WHICH ARE TO BE LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION OR MULCH.

GRADING AND STORM DRAINAGE NOTES:

1. EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION OF ANY NEW PIPE LINES OR GRADING OPERATIONS.
2. WHEN GRADING BETWEEN CONTOURS AND BETWEEN POINTS OF SPOT ELEVATIONS, GRADE ON A UNIFORM SLOPE. PROPOSED GRADES SHOWN ARE FINAL SURFACE ELEVATIONS.
3. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ON ALL FINISHED GRADE SURFACES.
4. EACH SECTION OF STORM DRAINAGE PIPE SHALL BE LAID TO SPECIFIED GRADE AND LAID UPGRADE.
5. ALL VEGETATION TOPSOIL SHALL BE STRIPPED AND STOCKPILED PRIOR TO PLACING FILL. PROTECT STOCKPILE FROM EROSION.
6. PROPOSED FILL SOILS SHALL BE SUITABLE MATERIAL AND FREE OF ORGANIC MATERIAL, RUBBISH, DEBRIS, AND HIGHLY PLASTIC CLAYS OR SILTS.
7. REMOVE ALL ORGANIC AND UNSUITABLE MATERIAL (MUCK AND/OR NON-COMPACTABLE MATERIAL) FROM AREAS TO BE FILLED OR LOCATED WITHIN COMPACTED SUBGRADE FOR STRUCTURES OR PAVEMENT.
8. CONTRACTOR SHALL BE AWARE OF EXISTING UTILITY LINES DURING PIPE LINE INSTALLATION. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES SUCH AS THE LOCAL ELECTRIC COMPANY, AT&T, ETC. FOR LOCATION OF OTHER UTILITIES NOT SHOWN ON PLAN. CALL PALMETTO UTILITIES PROTECTION SERVICES (NC811) FOR UNDERGROUND UTILITY LINES LOCATION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

1

SEQUENCE OF CONSTRUCTION:

1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
2. SET UP A DATE FOR PRE-CONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE CITY ENGINEERING DEPARTMENT TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION OF CHAPTER 17 OF THE CITY CODE AND IS SUBJECT TO FINE.
3. INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT TRAPS, DIVERSION DITCHES, TREE PROTECTION, AND OTHER MEASURES AS SHOWN ON PLANS. CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
4. CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING AND GRUBBING MAY BEGIN.
5. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
6. FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.
7. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
8. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURE.
9. 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, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE, AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.

GENERAL NOTES

1. REFERENCE IS MADE TO THE FOLLOWING:
   A. TOPOGRAPHIC SURVEY PREPARED FOR LIFE STORAGE, INC. BY TIDEMARK LAND SERVICES, DATED APRIL 3, 2020.
2. ALL ELEVATIONS SHOWN REFER TO NAVD 88 DATUM.
3. HORIZONTAL COORDINATES REFER TO THE NAD 1983 NORTH CAROLINA STATE PLANE COORDINATE SYSTEM.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. VERIFY ALL FIELD CONDITIONS AND THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING DEMOLITION AND CONSTRUCTION. IF CONDITIONS ARE DIFFERENT FROM THAT SHOWN ON THE PLANS, STOP WORK AND NOTIFY THE ENGINEER.
5. ALL WORK FOR THE PROJECT SHALL CONFORM TO THE PROJECT SPECIFICATIONS FOUND IN THE PROJECT MANUAL (CONTRACT DOCUMENTS AND SPECIFICATIONS).
6. CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT AND STAKING OF THE PROPOSED SITE AND LIMITS OF WORK.
7. ANY UTILITIES OR FACILITIES DAMAGED DURING THE PROJECT BY THE CONTRACTOR'S PERSONNEL OR EQUIPMENT SHALL BE PROMPTLY REPAIRED AT THE CONTRACTOR'S EXPENSE. HAND DIGGING TO PROTECT UTILITIES FROM DAMAGE SHOULD BE ANTICIPATED.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
9. ALL DEMOLITION DEBRIS, INCLUDING CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AND SPECIFICATIONS, LATEST REVISION.
10. PROMPTLY INFORM THE ENGINEER OF ANY ERROR OR DISCREPANCIES DISCOVERED IN THE DRAWINGS, SPECIFICATIONS OR CONFLICTS BETWEEN THE DRAWING AND SPECIFICATIONS IN ORDER FOR CORRECTIONS TO BE MADE.
11. ALL WORK AND MATERIALS MUST CONFORM WITH CITY OF CHARLOTTE, MECKLENBURG COUNTY, AND NORTH CAROLINA ENVIRONMENTAL PROTECTION DIVISION, LATEST REGULATIONS AND SPECIFICATIONS, LATEST REVISION AT THE BEGINNING OF CONSTRUCTION.
12. KEEP ALL ADJACENT AREAS TO THE LIMITS OF WORK CLEAN AND FREE OF DEBRIS, MATERIALS/EQUIPMENT AT ALL TIMES.
13. CONTRACTOR RESPONSIBLE FOR PREPARING AND OBTAINING APPROVAL OF ALL TRAFFIC CONTROL PLANS AND LAYOUT AS REQUIRED FOR THE DURATION OF THE PROJECT.
14. ANY POSSIBLE STOCKPILES, OFFSITE MATERIAL, WASTE, BORROW OR CONSTRUCTION EQUIPMENT STORAGE / LAYDOWN AREAS SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE.
15. THE CONCRETE WASHOUT SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE.

EROSION CONTROL NOTES:

1. ALL "STD." NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL..
2. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
3. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
4. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
5. 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 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
6. 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.
7. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.
8. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING [CLDSM #30.16]
9. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.
10. DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
11. CONTRACTOR SHALL, FOR ALL GRASSED AREAS, BE RESPONSIBLE FOR REPLACING ERODED SOIL AND GRASS SEED UNTIL AN APPROVED STAND OF GRASS IS ESTABLISHED.
12. CONTRACTOR SHALL, BEFORE BEGINNING GRADING WORK ON SITE, STAKE SILT FENCE AND INSTALL ALL PERIMETER EROSION CONTROLS AS SHOWN IN THESE PLANS.
13. ALL NEWLY CONSTRUCTED SLOPES WHICH ARE STEEPER THAN OR EQUAL TO 2.5 TO 1 MUST BE STABILIZED BY INSTALLATION OF EROSION CONTROL MATTING. OTHER AREAS SUCH AS CHANNEL BOTTOMS, CHANNEL SIDESLOPES, AND SLOPES NEAR SENSITIVE WETLAND AREAS MAY ALSO REQUIRE EROSION CONTROL MATTING WHERE SHOWN ON PLANS. USE NORTH AMERICAN GREEN (NAG) ROLLMAX SC150 OR APPROVED EQUAL WHERE CHANNEL PROTECTION/EROSION CONTROL MATTING IS SPECIFIED ON THE PLANS UNLESS OTHER SPECIFIC MATERIAL IS CALLED OUT ON PLAN SHEET. EQUAL PRODUCTS MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
14. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES AS MAY BE REQUIRED TO CONTROL SOIL EROSION DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE SITE IMPROVEMENTS ARE COMPLETED.
15. ALL AREAS OUTSIDE OF THE LIMITS OF WORK WHICH ARE DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE SEEDED AT NO ADDITIONAL EXPENSE TO THE OWNER.
16. INSTALL PERMANENT VEGETATIVE COVER AND THE LONG-TERM EROSION PROTECTION MEASURES OR STRUCTURES AS SOON AS PRACTICAL IN THE DEVELOPMENT PROCESS.
17. ALL DISTURBED AREAS NOT PAVED SHALL BE GRASSED OR LANDSCAPED. USE TEMPORARY PLANT COVER, MULCHING, AND/OR STRUCTURES TO CONTROL RUNOFF AND PROTECT AREA SUBJECT TO EROSION DURING CONSTRUCTION.
18. ALL SEDIMENT AND EROSION CONTROLS ARE TO BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND AFTER ANY STORM EVENT OF GREATER THAN 0.5 INCHES OF PRECIPITATION DURING ANY 24-HOUR PERIOD. MAINTENANCE OF SEDIMENT TRAPPING DEVICES SHALL BE PERFORMED AS NECESSARY PER THESE INSPECTIONS. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY.
19. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION TO CONTROL EROSION AND/OR OFF SITE SEDIMENTATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STABILITY OF ALL GRADED AND/OR CLEARED AREAS UNTIL PERMANENT GROUND COVER IS ESTABLISHED. ANY AREAS DAMAGED BY EROSION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION AND PROTECTED FROM FURTHER EROSION AT NO ADDITIONAL COST TO THE OWNER.
20. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETED AND THE SITE STABILIZED.
21. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH "CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL".
22. ALL DISTURBED AREAS, INCLUDING THE CONTRACTORS STAGING AREA, HAUL ROUTES, GRADING LIMITS, ETC., SHALL BE RESTORED TO A SMOOTH LINE AND GRADE WITH POSITIVE DRAINAGE. THE CONTRACTOR SHALL PERMANENTLY SEED ALL DISTURBED AREAS.
23. CONTRACTORS ARE REQUIRED TO HAVE RAIN GAUGES AT THE CONSTRUCTION SITE AND THE RAIN TOTALS DOCUMENTED FOR REVIEW BY NCDEQ.
24. THE INSTALLATIONS OF UTILITIES (CABLE, ELECTRICAL, NATURAL GAS, WATER, SEWER, ETC.) ARE TO BE WITHIN THE PERMITTED LIMITS OF DISTURBANCE AND THAT INSTALLATION OUTSIDE OF THESE AREAS WILL REQUIRE A MODIFICATION TO THE PERMIT.
25. THE STABILIZATION OF CONVEYANCE CHANNELS ARE TO BE COMPLETED WITHIN 7 DAYS OF CHANNEL CONSTRUCTION (IF THERE ARE CHANNELS).

Order Plans @ WKDLine.com

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

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community infrastructure consultants
1320 MAIN STREET
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COLUMBIA, SC 29201
(t)803-786-4261
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NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 032207 ENGINEER JEFFREY H. EDNEY

PROFESSIONAL SEAL

NO.	DATE	DESCRIPTION	BY
1	09/08/2020	REVISIONS PER CITY OF CHARLOTTE & DUKE ENERGY COMMENTS	BAD

REVISION RECORD

PROJECT NAME:
LIFE STORAGE #497 - CHARLOTTE SITE IMPROVEMENTS
5800 BROOKSHIRE BLVD., CHARLOTTE, NORTH CAROLINA 28216
FOR
LIFE STORAGE, INC.
CITY OF CHARLOTTE, NORTH CAROLINA

DRAWING TITLE:
GENERAL NOTES - SHEET 1

PROJ. MGR.:	JHE
DESIGN BY:	MDJ
DRAWN BY:	BAD
PROJ. DATE:	MAY 2020

DRAWING NUMBER:
2 OF 19

WKD PROJ. NO.:
20200138.00.GV