

LAND DEVELOPMENT

WEGMANS BALLANTYNE

SITE DEVELOPMENT

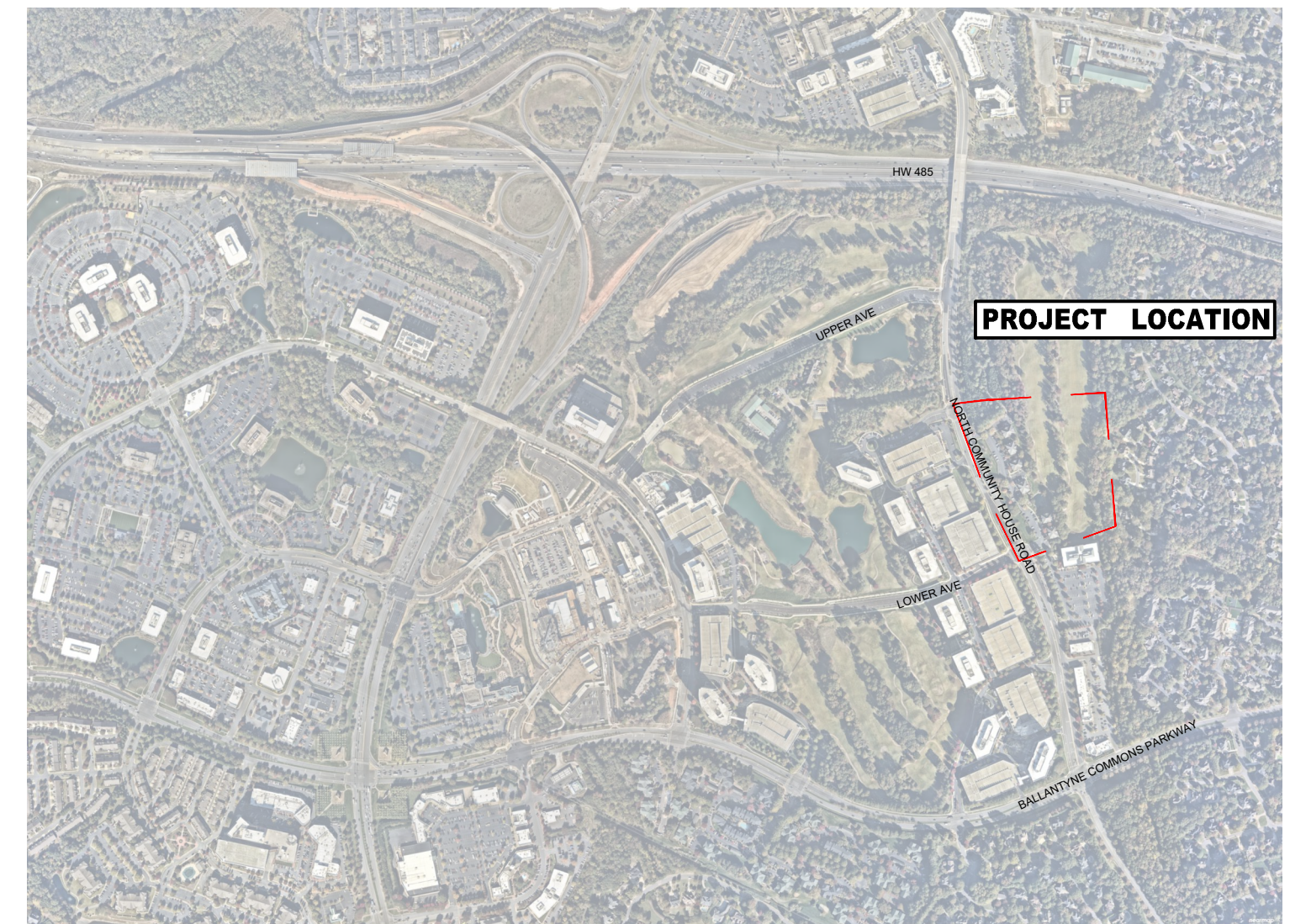
CHARLOTTE, NC

DATE: 09/18/2024

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PROJECT PHASED DEVELOPMENT TABLE
 BALLANTYNE REIMAGINED- REZONING PETITION NO. 2019-115

PHASE # (SUBMITTAL NAME)	PROPOSED ENTITLEMENTS	ACCELA PROJECT NUMBER	ACCELA PROJECT NAME	ACCELA PROJECT DESCRIPTION	STATUS	ROADWAY IMPROVEMENTS	ROADWAY IMPROVEMENTS STATUS
PHASE 1A (MAJOR INFRASTRUCTURE)	VARIABLE WIDTH (MIN 57') RW FOR UPPER AVENUE AND LOWER AVENUE, 73' PUBLIC ACCESS EASEMENT FOR BOWL STREET, 62' PUBLIC ACCESS EASEMENT FOR STREAM WAY, 59' PUBLIC ACCESS EASEMENT FOR MID STREET, AND PRIVATE STREET SIDE WAY	SDRU-2020-00008	BALLANTYNE REIMAGINED PHASE 1A MAJOR INFRASTRUCTURE	BALLANTYNE REIMAGINED PHASE 1A DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF PUBLIC AND PRIVATE NETWORK STREETS, STREAM RESTORATION OF TRIBUTARY 1A TO MCALPINE CREEK, TWO PARKS, REGIONAL STORM WATER QUALITY POND, STORM DRAINAGE SYSTEM AND UTILITIES TO SERVE FUTURE BUILDINGS FOR THE FIRST PHASE OF THE BALLANTYNE REIMAGINED PROJECT.	APPROVED	UPPER AVENUE, LOWER AVENUE, MID STREET, BOWL STREET, SIDE WAY, STREAM WAY AND INTERSECTIONS AT JOHNSTON ROAD, BALLANTYNE CORPORATE PLACE AND BALLANTYNE COMMONS PARKWAY	APPROVED
PHASE 1B (UPPER AVE EXTENSION, LOWER AVE EXTENSION, AND OFF SITE ROAD IMPROVEMENTS)	VARIABLE WIDTH (MIN 57') RW FOR UPPER AVENUE AND LOWER AVENUE AND OFF SITE ROADWAY IMPROVEMENTS	SDRU-2020-00012	BALLANTYNE REIMAGINED PHASE 1B	PROJECT INCLUDES 11 OFF-SITE ROAD IMPROVEMENT PROJECTS, AS WELL AS A GREENWAY EXTENSION PROJECT, TO SUPPORT THE BALLANTYNE REIMAGINED PHASE 1A DEVELOPMENT (SDRU-2020-00008).	APPROVED	UPPER AVENUE, LOWER AVENUE, AND OFF SITE ROADWAY IMPROVEMENTS	APPROVED
BALLANTYNE REIMAGINED RETAIL	NONE / TBD	LDUMUDD-2021-00079	RETAIL BLOCKS C, D, BREW PUB, A3, A4 AND TEMPORARY PARKING	BALLANTYNE REIMAGINED - RETAIL PROJECT INCLUDES THE FOLLOWING: RECONFIGURATION OF PREVIOUSLY APPROVED AMPHITHEATER PARKING LOT, ADDITION OF SURFACE PARKING LOT ON BLOCK B, 7 STAND ALONE RETAIL BUILDINGS WITH ASSOCIATED SITE AND STREETScape IMPROVEMENTS, UNDERGROUND SANDFILTER FOR BLOCK E STORMWATER TREATMENT. PLEASE REFERENCE SDRU-2020-00008 FOR PREVIOUSLY APPROVED ROADWAY SUBDIVISION PLANS, ASSUMED EXISTING FOR THIS PERMIT.	APPROVED	NONE	NONE
BALLANTYNE REIMAGINED BLOCK A	NONE / TBD	LDUMUDD-2022-00080	BLOCK A MULTIFAMILY	BALLANTYNE REIMAGINED - BLOCK A PROJECT WILL INCLUDE THE CONSTRUCTION OF A MIXED USE MULTIFAMILY BUILDING WITH GROUND LEVEL RETAIL USES AND INTERNAL PARKING DECK, PEDESTRIAN STREET, AND MISCELLANEOUS SITE AND STREETScape IMPROVEMENTS. PLEASE REFERENCE SDRU-2020-00008 FOR PRIOR APPROVED ROADWAY SUBDIVISION PLANS, WHICH ARE ASSUMED EXISTING CONDITIONS FOR THE PURPOSE OF THIS PERMIT.	APPROVED	NONE	NONE

WEGMANS BALLANTYNE
 LD PN 1023199
 COVER
 C0-00



FINAL APPROVAL
DATE: 10/11/2024
PROJECT NUMBER: LDCP-2024-00382

MATERIALS & PAVING NOTES:

1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.

2. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT. ZONING APPROVALS CAN BE OBTAINED AT 704.338.0325. PLEASE CALL 704.338.0325.

- 2.1. **PROOF-ROLL SUBGRADE:** PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- 2.2. PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE..
4. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
 - 4.1. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
5. CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - 5.1. MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
 - 5.2. AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
 - 5.3. SLUMP: 3 TO 5 INCHES
 - 5.4. AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
6. CONCRETE THICKNESS:
 - 6.1. PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
 - 6.2. ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
7. CONCRETE REINFORCING:
 - 7.1. 6" THICK PAVING: #4s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - 7.2. 8" THICK PAVING: #5s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - 7.3. ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
 - 7.4. ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS
 - 7.5. CONTROL JOINTS (TROWEL OR SAW CUT)
 - 8.1. TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
 - 8.2. SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
 - 8.3. SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS. SAW CUTS DEAD END AT BACK OF CURB JOINT. EXPANSION JOINTS TO GO THROUGH CURB. RADIAL JOINTS SHALL BE NO SHORTER THAN 18".
9. EXPANSION JOINTS
 - 9.1. PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
 - 9.2. PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
 - 9.3. EXPANSION JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED WITH A SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
 - 9.4. CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
10. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
11. CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
13. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
14. PAVEMENT MARKINGS
 - 14.1. PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE MUTCD "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS"
 - 14.2. FIRE LANES SHALL BE STRIPED AND/OR SIGNED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REGULATIONS.
 - 14.3. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
 - 14.4. PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED, PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND COATED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
15. CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
16. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER, UNLESS NOTED OTHERWISE. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

1. MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
2. MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
3. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
4. ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
5. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL. 2% MAX CROSS SLOPE.
6. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDESIGN.

CDOT NOTES:

1. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE DEPARTMENT OF TRANSPORTATION AND THE DEPARTMENT OF REVENUE PRIOR TO INSTALLATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT ENCROACHMENTAGREEMENT@CHARLOTTENC.GOV.
2. DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF TEMPORARY TRAFFIC CONTROL DEVICES DURING ALL PHASES OF CONSTRUCTION IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CDOT WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH), THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE NCDOT ROADWAY STANDARD DRAWINGS.
3. ANY WORK WITHIN THE CITY'S ROW OR CITY MAINTAINED INFRASTRUCTURE MUST BE APPROVED BY CDOT AND WILL REQUIRE A ROW USE PERMIT OR ROW LEASE DEPENDING UPON THE PROPOSED SCOPE AND DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE PLAN APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT ROWUSEPERMIT@CHARLOTTENC.GOV AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT LEASINGAGREEMENT@CHARLOTTENC.GOV AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO ALL USERS OF THE PUBLIC ROW.
4. THE DEVELOPER SHALL CONTACT THE IMPLEMENTATION SECTION MANAGER, TONY TAGLIAFERRI, OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) OR THEIR DESIGNEE AT 704-338-4119 TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
5. PEDESTRIAN-SCALE LIGHTING AND/OR STREET LIGHTING SHALL NOT BE INSTALLED WITHIN THE RIGHT-OF-WAY WITHOUT REVIEW AND APPROVAL OF CDOT. DEVELOPER TO CONTACT CANDACE INGE (CANDACE.INGE@CHARLOTTENC.GOV) FOR LOCAL STREET LIGHTING CRITERIA WITH RESIDENTIAL SUBDIVISION PROJECTS AND TO CONTACT BRUCE HORLDT (704-589-5836 OR BRUCE.HORLDT@CHARLOTTENC.GOV) FOR ALL OTHER PROJECTS LIGHTING REQUIREMENTS. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.
6. PRIVATE DEVELOPMENT UTILITY RELOCATION COORDINATION - FOR UTILITY COORDINATION RELATED TO BOTH EXISTING UTILITY RELOCATION NEEDS AND PROPOSED NEW UTILITY INSTALLATIONS, PLEASE CONTACT UTILITYWORKPERMIT@CHARLOTTENC.GOV.

CDOT NOTES (CONTINUED):

7. IT IS THE DEVELOPER, PROPERTY OWNER, OR A DESIGNATED REPRESENTATIVE'S RESPONSIBILITY TO CONTACT DUKE ENERGY AND THE OTHER UTILITIES ON THE ADJACENT POLE LINE(S) (E.G. - AT&T, SPECTRUM, ETC.) EARLY IN THE PLANNING AND DESIGN PHASE OF THE PROJECT TO DETERMINE IF INITIAL PLANS CAN SAFELY ACCOMMODATE OVERHEAD UTILITIES WITHOUT CREATING ANY NESCIOSHA VIOLATIONS. IF THERE IS AN EXISTING NESCIOSHA OVERHEAD UTILITY CLEARANCE REQUIREMENT THAT CONFLICTS WITH THE BUILD-TO-ZONE REQUIREMENT, AND IN CONSULTATION WITH CDOT ROW SECTION STAFF AND DUKE ENERGY IT HAS BEEN DETERMINED THAT BURYING UTILITY LINES ARE INFEASIBLE, THEN A NEW BUILD-TO-LINE SHALL BE ESTABLISHED AT THE EDGE OF THE OVERHEAD UTILITY CLEARANCE REQUIREMENT. CONTACT KARIF TAYLOR AT DUKE ENERGY (KARIF.TAYLOR@DUKE-ENERGY.COM) FOR OVERHEAD UTILITY CLEARANCE REQUIREMENT CONFLICTS.
8. A JOINT USE MANHOLE (MEET-ME MANHOLE) IS TO BE PROVIDED BY THE DEVELOPER TO ACCOMMODATE ALL UTILITY TELECOM SERVICE PROVIDERS. THE JOINT USE MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF THE CITY RIGHT-OF-WAY.

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
3. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANT MATERIAL TO BE INSPECTED/TAGGED PRIOR TO SITE DELIVERY BY OWNER'S REPRESENTATIVE.
5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDESIGN PRIOR TO PURCHASE.
6. SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
7. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDESIGN PRIOR TO INSTALLING. LANDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
8. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
9. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
13. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
15. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
16. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GUNIT PUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
19. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
20. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
21. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
22. LANDSCAPE CONTRACTOR TO WARRANT ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR (WARRANTY PERIOD TO BEGIN AT OWNER'S/CONTRACTOR'S AGREED OVERALL INSTALL ACCEPTANCE DATE, FINAL INSPECTION TO BE WHILE PLANT MATERIAL IS LEAFED OUT). THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

1. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
3. PLANTERS/POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
5. IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
6. CONTACT LANDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

GENERAL NOTES:

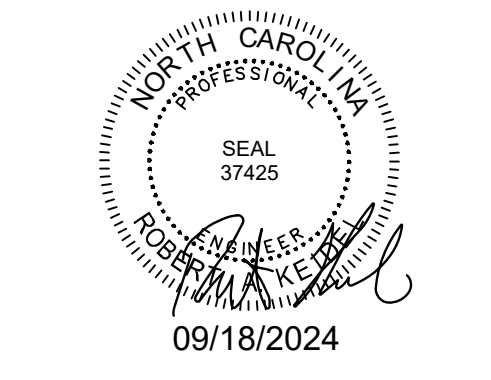
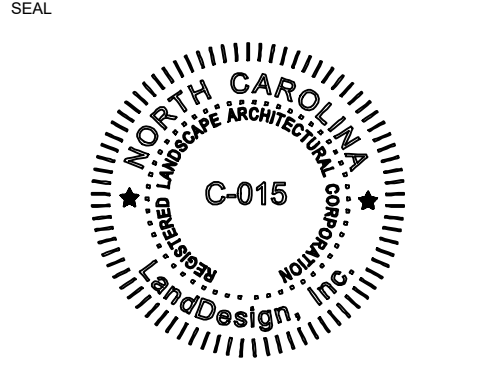
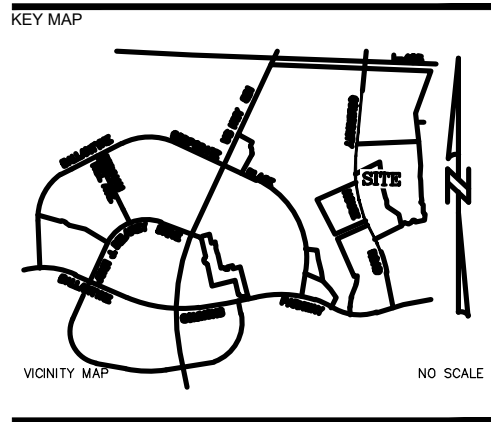
1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: ESP ASSOCIATES, INC.
2. ARCHITECTURAL INFORMATION IS FROM PLANS BY: BIGWELL, WATKINS, AND HASSER
3. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDESIGN OF ANY DISCREPANCIES.
4. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDESIGN IMMEDIATELY.
7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS SPECIFIC TO THE SCOPE OF THIS DRAWING PACKAGE ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM INACCURATE CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDED BY LANDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
10. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDESIGN PRIOR TO BIDDING.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
12. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDESIGN SHALL BE NOTIFIED IMMEDIATELY.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
15. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY THE CLT WATER (LATEST REVISION)
2. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
4. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
5. ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
6. ALL PAVING AND EARTH-WORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
7. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
8. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
9. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
10. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
11. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
12. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
13. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
14. IN NO CASE SHALL A CUT PAVES BE LESS THAN 1/3 FULL PAVES SIZE.
15. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

GRADING NOTES:

1. STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.
2. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDESIGN OF ANY DISCREPANCIES.
3. ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
4. REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS.
5. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
6. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE ON THE CURB.
7. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
8. CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
9. CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
10. CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.
11. REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. BEFORE GRADING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
12. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
13. GRADING CONTRACTORS 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. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
14. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.



PROJECT

WEGMANS BALLANTYNE

WEGMANS
100 WEGMANS
MARKETS STREET
ROCHESTER, NEW YORK 14624

LANDDESIGN PROJ# 1023199

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	LAND DEVELOPMENT	05/23/2024
2	LAND DEVELOPMENT 2ND SUBMITTAL	08/13/2024
3	LAND DEVELOPMENT 3RD SUBMITTAL	09/18/2024

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

NOTES

SHEET NUMBER

C0-01

FINAL APPROVAL
 DATE: 10/11/2024
 PROJECT NUMBER: LDCP-2024-00382

ABBREVIATIONS

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE CHARLOTTE WATER. FOR MORE INFORMATION, PLEASE CALL 704-336-5499 or visit charlottewater.org. SCHEDULE THE PERMITTING AT LEAST 48 HRS. PRIOR TO ADJACENT AREAS. THE ONLINE FORM FOUND AT <https://www.charlottewater.org/development/adjacent-areas>. ALL PERMITS MUST BE OBTAINED AT THE CLT DEVELOPMENT CENTER. PLEASE CALL 704-336-5499 FOR MORE INFORMATION.

L	L LT LP	LENGTH LIGHT LOW POINT
M	MAS MATL MAX MECH MED MFR MIN MISC MTL	MASONRY MATERIAL MAXIMUM MECHANICAL MEDIUM MANUFACTURER MINIMUM MISCELLANEOUS METAL
N	N NIC NO NOM NTS	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
O	OC OD OPNG OPP	ON CENTER OUTSIDE DIAMETER OPENING OPPOSITE
P	PB PERF PNL PNT PSI PT POB POC PROP	PLANT BED PERFORATED PANEL PAINT(ED) POUNDS/SQUARE INCH PRESSURE TREATED POINT OF BEGINNING POINT OF CURVATURE PROPOSED
Q	QTY	QUANTITY
R	RAD REINF REQD REV R.O.W	RADIUS REINFORC(E), (ING) REQUIRED REVISION RIGHT OF WAY
S	S SB SCHED SD SF SIM SQ SSMH STL SSTL STD SUSP SW SYM	SOUTH SETBACK SCHEDULE(E), (ED) STORM DRAIN SQUARE FOOT, FEET SIMILAR SQUARE SANITARY SEWER MANHOLE STEEL STAINLESS STEEL STANDARD SUSPENDED SIDEWALK SYMBOL
T	TBD TC THK TR TS TW TYP	TO BE DETERMINED TOP OF CURB THICK(NESS) TOP OF RAMP TOP OF STAIR TOP OF WALL TYPICAL
U	UE U.N.O	UTILITY EASEMENT UNLESS NOTED OTHERWISE
V	VERT VIF	VERTICAL VERIFY IN FIELD
W	W W/ W/O WD WL WM WT WWM	WEST, WIDE, WIDTH WITH WITHOUT WOOD WATER LINE WATER METER WEIGHT WELDED WIRE MESH

NOTE: ABBREVIATIONS APPLY TO LANDESDSIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY.

Sheet List Table

Sheet Number	Sheet Title
C0-00	COVER
C0-01	NOTES
C0-02	NOTES + SHEETLIST
C0-10	OVERALL DEVELOPMENT SUMMARY
C0-11	EXISTING CONDITIONS
C0-11a	EXISTING CONDITIONS
C0-11b	EXISTING CONDITIONS
C0-11c	EXISTING CONDITIONS
C0-12	REZONING
C0-13	REZONING
C0-14	REZONING
C0-15	ENTITLEMENTS PLAN
C0-16	RECOMBINATION PLAT
C1-00	OVERALL DEMOLITION PLAN
C1-01	DEMOLITION ENLARGEMENT - AREA 'A'
C1-02	DEMOLITION ENLARGEMENT - AREA 'B'
C2-00	EROSION CONTROL PLAN - PH1
C2-01	EROSION CONTROL PLAN - PH 2
C2-03	EROSION CONTROL PLAN - PH3
C2-04	EROSION CONTROL DETAILS
C2-05	EROSION CONTROL DETAILS
C2-06	EROSION CONTROL DETAILS
C3-00	OVERALL GRADING PLAN
C3-01	GRADING ENLARGEMENT - AREA 'A'
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C4-00	OVERALL STORM DRAINAGE PLAN
C4-01	STORM DRAINAGE PLAN- AREA 'A'
C4-02	STORM DRAINAGE PLAN- AREA 'B'
C4-03	BMP PLAN - DETENTION FACILITY
C4-04	BMP PLAN - SAND FILTER
C4-05	BMP PLAN - SAND FILTER
C4-06	STORM DETAILS
C4-07	STORM DETAILS
C4-08	BMP DETAILS-UG DETENTION
C4-09	BMP DETAILS-SAND FILTER
C4-10	BMP DETAILS-SAND FILTER
C5-00	PRIVATE UTILITY PLAN
C5-01	UTILITY DETAILS
C5-02	UTILITY DETAILS
C6-00	N. COMMUNITY HOUSE RD ROADWAY PLAN
C6-01	N. COMMUNITY HOUSE RD ROADWAY PLAN ENLARGEMENTS
C6-02	N. COMMUNITY HOUSE RD STRIPING PLAN
C6-03	N. COMMUNITY HOUSE RD STRIPING PLAN
C6-04	NORTH COMMUNITY HOUSE RD CROSS SECTIONS
C6-05	NORTH COMMUNITY HOUSE CROSS SECTIONS
C6-06	NORTH COMMUNITY HOUSE CROSS SECTIONS
C6-07	NORTH COMMUNITY HOUSE CROSS SECTIONS
C6-08	NORTH COMMUNITY HOUSE CROSS SECTIONS
C6-09	NORTH COMMUNITY HOUSE CROSS SECTIONS
C6-10	NORTH COMMUNITY HOUSE CROSS SECTIONS
C6-11	NORTH COMMUNITY HOUSE CROSS SECTIONS
C6-12	NORTH COMMUNITY HOUSE CROSS SECTIONS
C6-13	NORTH COMMUNITY HOUSE CROSS SECTIONS
C6-14	NORTH COMMUNITY HOUSE CROSS SECTIONS

C6-15	NORTH COMMUNITY HOUSE CROSS SECTIONS
C6-16	NORTH COMMUNITY HOUSE CROSS SECTIONS
C6-17	NORTH COMMUNITY HOUSE CROSS SECTIONS
C7-00	NORTH INTERSECTION SIGHT DISTANCE
C7-01	SOUTH INTERSECTION SIGHT DISTANCE
C7-02	EXISTING INTERSECTION CONDITIONS
C8-00	OVERALL FIRE ACCESS PLAN
C8-01	FIRE ACCESS PLAN - AREA 'A'
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C8-03	LOADING AREA TRUCK TURNING PLAN
C8-04	TRUCK TURNING PLANS
C8-05	TRUCK TURNING PLANS
C9-00	OVERALL MATERIALS PLAN
C9-01	MATERIALS ENLARGEMENT - AREA 'A'
C9-02	MATERIALS ENLARGEMENT - AREA 'B'
C10-00	OVERALL LAYOUT PLAN
C10-01	LAYOUT ENLARGEMENT - AREA 'A'
C10-02	LAYOUT ENLARGEMENT - AREA 'B'
C11-00	OVERALL PLANTING PLAN
C11-01	PLANTING ENLARGEMENT - AREA 'A'
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C11-10	PLANTING SCHEDULE
C11-20	PLANTING DETAILS
C12-00	OVERALL LIGHTING PLAN
C12-01	LIGHTING ENLARGEMENT - AREA 'A'
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C12-10	OVERALL PHOTOMETRICS PLAN
C12-11	PHOTOMETRICS ENLARGEMENT - AREA 'A'
C12-12	PHOTOMETRICS ENLARGEMENT - AREA 'B'
C13-00	OVERALL SITE DETAILS
C13-01	SITE DETAILS
C13-02	SITE DETAILS

CHARLOTTE URBAN FORESTRY - TREE PLANTING AND PRESERVATION REQUIREMENTS (UPDATED 1/26/2022):

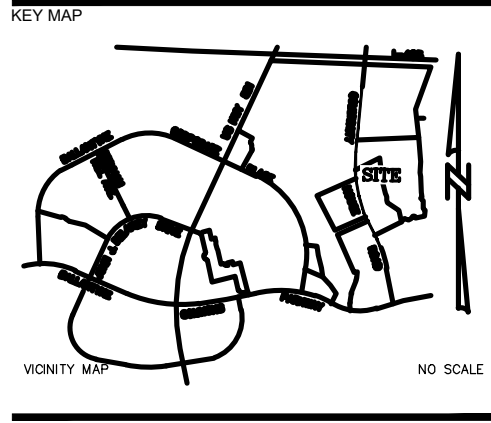
- TO OBTAIN CONTACT INFO FOR FORESTER IN YOUR AREA, VISIT [HTTPS://EXPLORE.CHARLOTTENC.GOV/](https://explore.charlottenc.gov/). CLICK PLANNING AND THEN LAND DEVELOPMENT – URBAN FORESTRY INSPECTORS
- PLANT MATERIAL:**
 - MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 8' TALL FOR SINGLE-STEM TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 10' TALL, WHERE 3" SINGLE-STEM CALIPER TREES ARE SPECIFIED/REQUIRED THE MINIMUM HEIGHT SHALL BE 10' TALL, IF MULTI-STEM TREES ARE SPECIFIED THEN THEY SHALL BE A MINIMUM OF 12' TALL.
 - ALL NEW TREES MUST HAVE **STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN** UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GIRDLING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN 1/4 INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/LARE WILL NOT BE ACCEPTED (CLDS 40.09).
 - SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY URBAN FORESTRY.
 - ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
 - PERIMETER TREES IN URBAN ZONES SHALL BE 3" IN CALIPER AND BE FREE OF BRANCHES UP TO 5' FROM THE TOP OF ROOT CROWN (BALL).
 - A MINIMUM OF 50% OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN 20 TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE (3 OR MORE) SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.
 - 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS.
- PLANTING REQUIREMENTS:**
 - SEE CLDS 40.01 & 40.09 (ON PLAN) FOR DETAILED TREE PLANTING REQUIREMENTS.
 - PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING. SEE CLDS 40.01 FOR APPROVED STAKING METHOD/MATERIALS.
 - ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
 - FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET).
 - TREES PLANTED ON PUBLIC STREET RIGHT-OF-WAY REQUIRE APPROVAL FROM URBAN FORESTRY STAFF PRIOR TO INSTALLATION.
 - REVIEW SOIL REQUIREMENTS IN THE [HTTPS://CHARLOTTENC.GOV/DEVELOPMENTCENTER/PAGES/TREE-ORDINANCE-GUIDELINES.ASPX](https://charlottenc.gov/developmentcenter/pages/tree-ordinance-guidelines.aspx)
 - IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S) OR TREE SAVE AREA(S), CALL URBAN FORESTRY SPECIALIST TO RESOLVE PRIOR TO UTILITY INSTALLATION.
 - LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES.
 - IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
 - ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 1/5' FROM ALL UNDERGROUND UTILITIES.
 - NO LIGHT POLES, UTILITIES OR TRANSFORMERS CAN BE INSTALLED IN TREE ISLANDS.
 - COMMERCIAL SCALE LIGHTING (> 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 30' FROM A TREE. PEDESTRIAN SCALE LIGHTING (= 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 15' FROM A TREE. SHOW SITE LIGHTING ON LANDSCAPE PLAN.
- TREE SAVE AND PRESERVATION:**
 - TREE PROTECTION MUST BE INSTALLED AND VERIFIED BY URBAN FORESTRY PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.
 - SHOW TREE PROTECTION AND TREE SAVE AREAS ON EROSION CONTROL, GRADING AND LANDSCAPE PLAN SHEETS.
 - COMMERCIAL TREE SAVE AREAS MUST BE RECORDED ON A FINAL PLAT WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS BEFORE URBAN FORESTRY HOLDS CAN BE RELEASED. A 10' NO BUILD ZONE AROUND TREE SAVE AREAS MUST BE REFERENCED ON THE PLAT.
 - TREE SAVE AREAS SHALL BE FREE OF INVASIVE PLANT SPECIES. IF AN AREA PROPOSED FOR TREE SAVE CONTAINS INVASIVE PLANT SPECIES AT TIME OF PROPOSAL, SUCH INVASIVE PLANT SPECIES SHALL BE REMOVED PRIOR TO FINAL CO.
 - THE AREA OF ANY EASEMENTS (WATER, SEWER, UTILITY, ETC.) CAN NOT BE COUNTED TOWARD THE TREE SAVE REQUIREMENT.
 - ANY ALTERATIONS TO TREE SAVE AREAS MUST BE ACCOMPLISHED WITHOUT MECHANIZED EQUIPMENT.
 - NO STRUCTURE WILL BE ALLOWED WITHIN 10' OF TREE SAVE AREAS UNLESS APPROVED BY URBAN FORESTRY.
 - ALL TREES ON PUBLIC STREET RIGHT-OF-WAY/PROPERTY ARE PROTECTED AND REMOVAL MUST BE PERMITTED BY URBAN FORESTRY.
 - CONTACT URBAN FORESTRY SPECIALIST PRIOR TO ANY CRANE SET-UP, MACHINERY OPERATION OR TEMPORARY BUILDING ERECTION THAT MAY IMPACT CHARLOTTE TREE ORDINANCE PROTECTED TREES OR TREE SAVE AREAS, INCLUDING TREES LOCATED IN STREET RIGHT OF WAY. IMPACTS MAY INCLUDE BUT ARE NOT LIMITED TO: ENCROACHING WITHIN TREE DRIP-LINES, EXCAVATION, SOIL COMPACTION, TREE TRIMMING, ERECTING AND DISMANTLING OF CONSTRUCTION CRANES.

GENERAL:

- SUBMIT REQUIRED CO/HOLD RELEASE FORM AT [HTTPS://CHARLOTTENC.GOV/DEVELOPMENTCENTER](https://charlottenc.gov/developmentcenter) FOR AN INSPECTION OF TREE PROTECTION/PLANTING AREAS, A MINIMUM OF 5 DAYS BEFORE THE CO/HOLD RELEASE IS NEEDED.
- VISIT CITY OF CHARLOTTE'S CLT DEVELOPMENT CENTER WEBSITE FOR ADDITIONAL INFORMATION AND URBAN FORESTRY REQUIREMENTS: [HTTPS://CHARLOTTENC.GOV/DEVELOPMENTCENTER](https://charlottenc.gov/developmentcenter) THEN CLICK TREES.
- ALL TREE SAVE PAYMENT-IN-LIEU, PERIMETER TREE PAYMENT IN LIEU, AND CITY TREE MITIGATION PAYMENTS (CHECKS) MUST BE SUBMITTED TO: CLT DEVELOPMENT CENTER, 600 E. FOURTH ST. (1ST FLOOR) CHARLOTTE, NC 28202

LandDesign.

223 NORTH GRAHAM STREET
 CHARLOTTE, NC 28202
 704.333.0325
 WWW.LANDESDSIGN.COM
 NC ENG. FIRM LICENSE # C-0658



SEAL

NORTH CAROLINA
 PROFESSIONAL SEAL
 C-015
 LAND DESIGN
 09/18/2024

PROJECT

WEGMANS BALLANTYNE

WEGMANS
 100 WEGMANS
 MARKETS STREET
 ROCHESTER, NEW YORK 14624

LANDESDSIGN PROJ# 1023199

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	LAND DEVELOPMENT	05/23/2024
2	LAND DEVELOPMENT 2ND SUBMITTAL	08/13/2024
3	LAND DEVELOPMENT 3RD SUBMITTAL	09/18/2024

SCALE NORTH

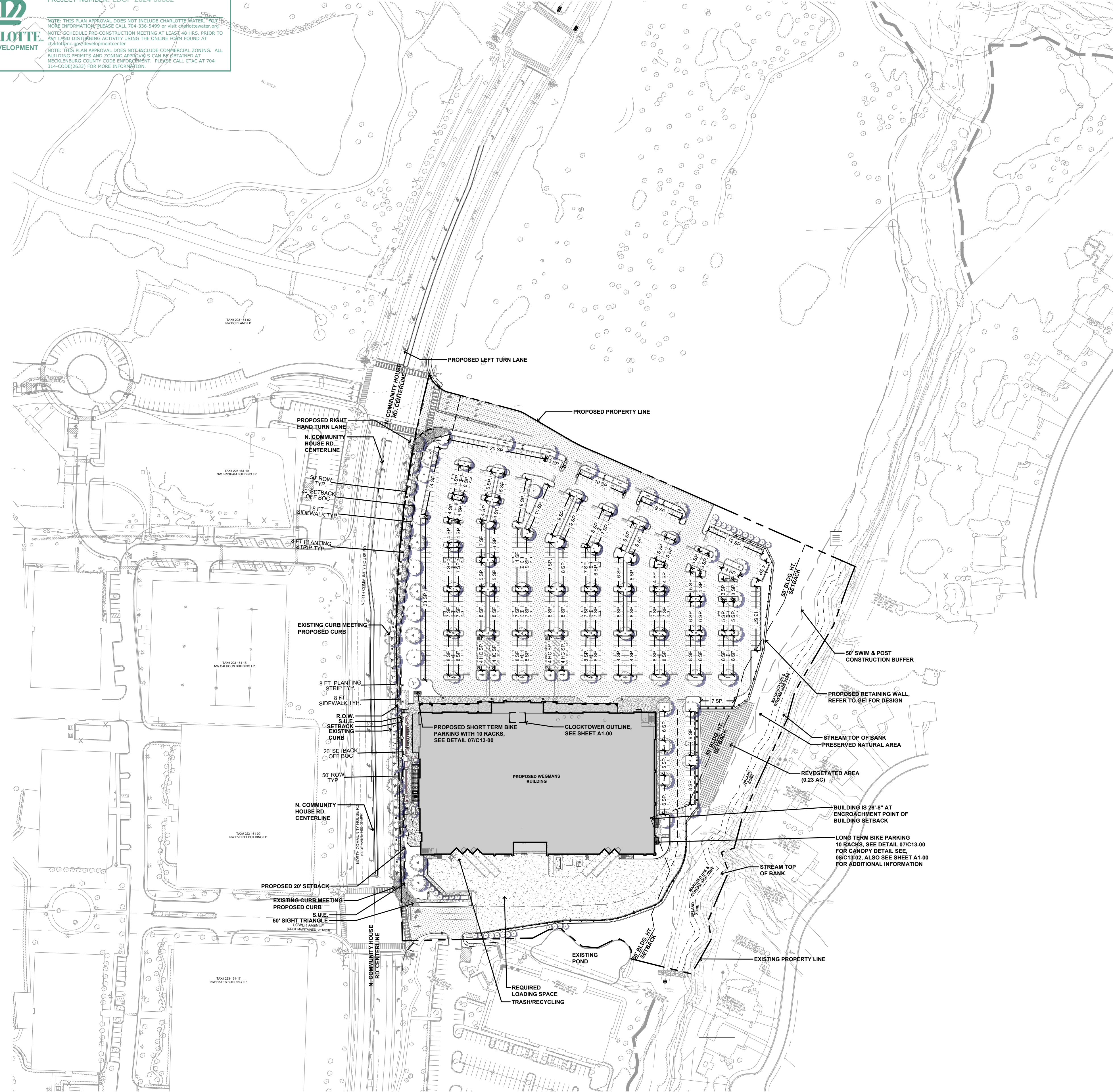
VERT: N/A
 HORZ: N/A

SHEET TITLE

NOTES + SHEETLIST

SHEET NUMBER

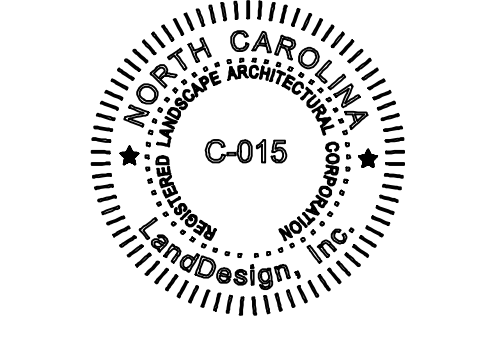
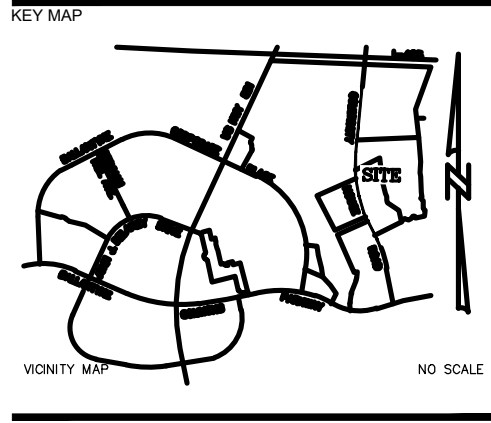
C0-02



SITE DEVELOPMENT DATA TABLE			
Tax parcel(s):	22350153 & PORTIONS OF 22350150		
Address:	11600 NORTH COMMUNITY HOUSE RD		
Total site area:	14.342 ACRES		
Minimum lot area required:	N/A		
Lot width required:	N/A		
Zoning:	MUDD-O		
Petition number (if applicable):	RZP-2019-115		
Previous related submittals (if applicable):	SDRU-2020-00008, LDUMUDD-2021-00079, LDUMUDD-2021-00080		
Existing use:	OFFICE & GOLF COURSE		
Detailed permitted use per UDO:	RETAIL		
Residential Uses Only:	# of units:	N/A	# of bedrooms: N/A
Existing square footage:	22,393.94		
Proposed square footage by use:	112,252 SQFT		
Building coverage allowed:	N/A		
Front setback (listed by street + street classification):	20 FEET FROM BOC (EXISTING OR PROPOSED)		
Side setback:	N/A BUT 10' BUILDING SEPERATION REQUIRED ADJACENT TO RESIDENTIAL		
Rear setback:	N/A BUT 10' BUILDING SEPERATION REQUIRED ADJACENT TO RESIDENTIAL		
Build-to zone (listed by street):	N/A		
Build-to percentage (listed by street):	Required:	N/A	Proposed: N/A
Minimum building length as percentage of lot width:	N/A		
Building length proposed as a percentage of lot width:	N/A		
Longest building length (in feet):	434'		
Minimum building height required:	N/A		
Maximum height allowed:	90'		
Building height proposed:	32' AVG. W/MAX HEIGHT OF 45' 9" (76'-6" W/ CLOCK TOWER)		
Parking tier designation:	N/A		
Minimum parking required:	Regular:	187	EV capable: N/A
	EVSE installed:	N/A	
Maximum parking allowed:	N/A		
Required parking:	1 SPACE/ 600 SQUARE FEET		
	Total:	0	
Proposed parking:	Regular:	664	Compact: N/A
	On Street:	N/A	Shared: N/A
	EV capable:	N/A	EV ready: N/A
	EVSE installed:	N/A	Required ADA: 14
	Total:	664	
Required loading:	1		
Proposed loading:	1		
Required bicycle parking:	Short term:	0.0	Long term: 0.0
Proposed bicycle parking:	Short term:	10	Long term: 10
Landscape yards:	Name, class and depth(s): N/A		
Screening:	INTERNAL PARKING, DUMPSTER, UTILITY STRUCTURES		
Solid waste handling:	Trash required:	1	Trash proposed: 1
	Recycling required:	0	Recycling proposed: 1
Open space:	Required:	1,127.3 S.F.	Proposed: 1,127.3 S.F.
Public open space (if applicable):	Required:	N/A	Proposed: N/A
Usable common open space (if applicable):	Required:	N/A	Proposed: N/A
Private open space (if applicable):	Required:	N/A	Proposed: N/A
Outdoor storage:	Percentage of building area: N/A		

SITE DEVELOPMENT DATA - ADA CURB RAMPS			
RP_AssetID ¹	X Coordinate ²	Y Coordinate ²	Ramp Type ³
R106925	-80.8380	35.0612	Perpendicular
R101527	-80.8379	35.0609	Perpendicular
R2667	-80.8378	35.0607	Parallel
R2663	-80.8377	35.0606	Parallel
R112649	-80.8367	35.0588	Combination
R100231	-80.8366	35.0588	Combination
R2608	-80.8365	35.0586	Combination
R101597	-80.8365	35.0586	Combination

- LEGEND**
- R.O.W. - - - - -
 - F.O.C. - - - - -
 - B.O.C. - - - - -
 - SETBACK - - - - -
 - SWIM BUFFER ■■■■■
 - S.U.E. - - - - -
 - 50' BLDG HEIGHT SETBACK - - - - -

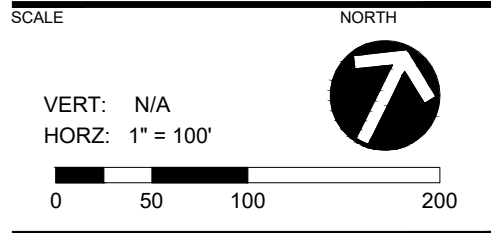


WEGMANS BALLANTYNE

WEGMANS
 100 WEGMANS
 MARKETS STREET
 ROCHESTER, NEW YORK 14624

LANDDESIGN PROJ.# 1023199

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OVERALL DEVELOPMENT SUMMARY

SHEET NUMBER **C0-10**

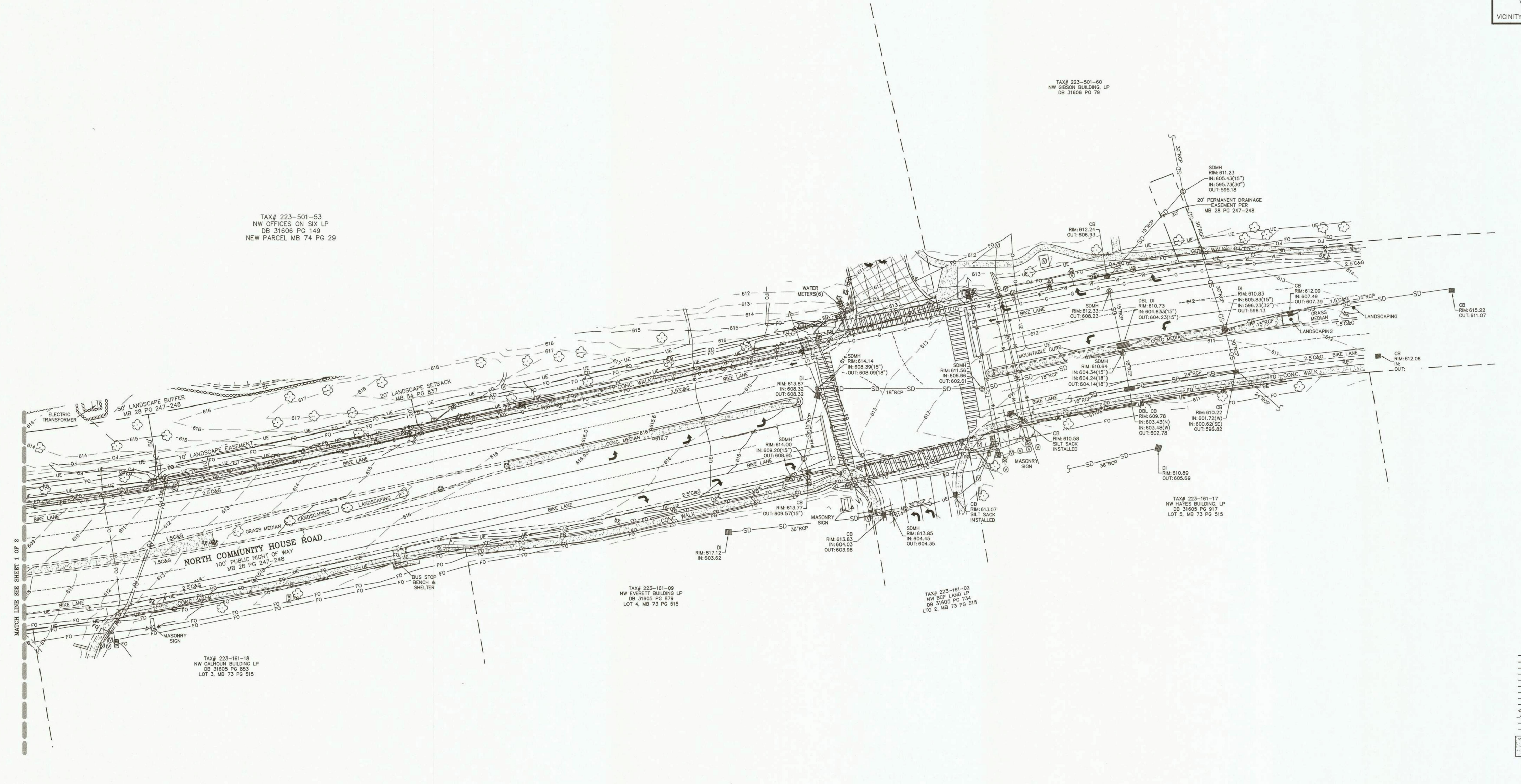
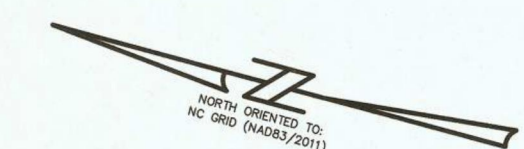
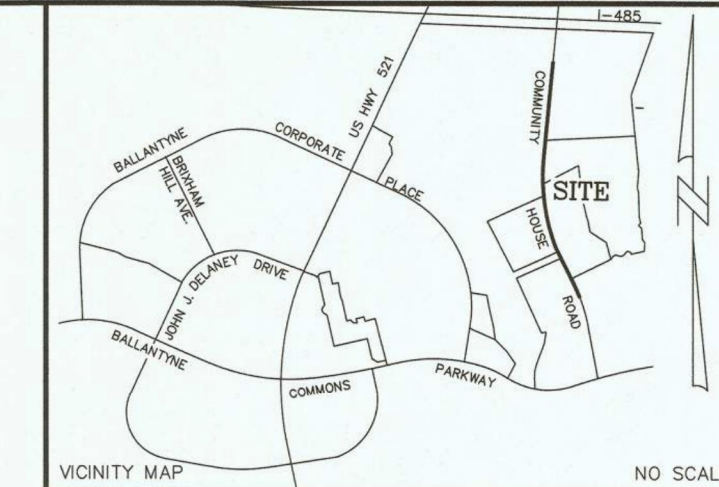


FINAL APPROVAL
DATE: 10/11/2024
PROJECT NUMBER: LDCP-2024-00382

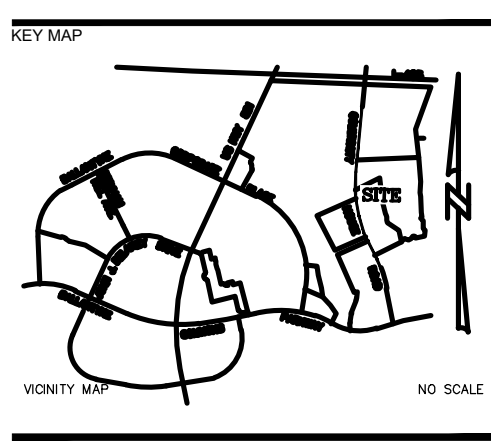
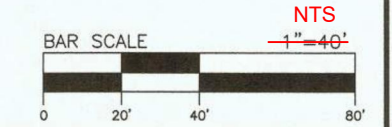
NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE CHARLOTTE WATER. FOR MORE INFORMATION, PLEASE CALL 704-336-5499 or visit charlottewater.org
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM FOUND AT charlottewater.gov/developmentcenter
NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-314-0000

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658



- LEGEND**
- DB - DEED BOOK
 - MB - MAP BOOK
 - PG - PAGE
 - SS - SANITARY SEWER
 - SD - STORM DRAIN
 - REBAR - REBAR
 - HH - HAND HOLE
 - EM - ELECTRIC METER
 - EPAN - ELECTRIC PANEL
 - ICV - IRRIGATION CONTROL VALVE
 - CP - COMPLETED POINT
 - DI - DROP INLET
 - CB - CATCH BASIN
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 - UE - UNDERGROUND ELECTRIC
 - UT - UNDERGROUND TELEPHONE
 - FTE - FINISHED FLOOR ELEVATION
 - HDPE - HIGH DENSITY POLYETHYLENE
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 - SC - SET CORNER
 - CB - CATCH BASIN
 - DI - DROP INLET
 - UV - UTILITY VAULT
 - LP - LIGHT POLE
 - WM - WATER METER
 - FH - FIRE HYDRANT
 - WV - WATER VALVE
 - CO - CLEAN OUT
 - IV - IRRIGATION VALVE
 - SM - SEWER MANHOLE
 - UM - UTILITY MANHOLE
 - UP - UTILITY POLE
 - GA - GUY ANCHOR
 - SI - SIGN
 - TR - TREE
 - SH - SHRUBS
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 - SDL - STORM DRAIN LINE
 - HE - HEDGE
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 - CONC - CONCRETE



FOR REFERENCE ONLY

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LANDDESIGN PROJ# 1023199

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3	LAND DEVELOPMENT 3RD SUBMITTAL	09/18/2024

SCALE: NORTH

VERT: N/A
HORZ: NTS

SHEET TITLE: EXISTING CONDITIONS

SHEET NUMBER: C0-11C

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P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-683-4949 (NC)
803-802-2440 (SC)
www.espassociates.com



CERTIFICATE OF SURVEY AND ACCURACY

I, ROBERT D. BARTLETT, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY REQUIRED OF DETAILED TOPOGRAPHIC SURVEYS; AND THAT THE ORIGINAL DATA WAS OBTAINED ON JULY 17, 2024, AUGUST 05, 2024, THAT THE SURVEY WAS COMPLETED ON AUGUST 05, 2024, AND ALL COORDINATES ARE BASED ON NAD 83 AND REALIZATION (2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88.

Robert D. Bartlett 8/7/24
ROBERT D. BARTLETT NCPLS: L-3635 DATE

**TOPOGRAPHIC SURVEY OF:
OF A PORTION OF NORTH
COMMUNITY HOUSE ROAD**

LOCATED IN: CITY OF CHARLOTTE
MECKLENBURG COUNTY
NORTH CAROLINA

CLIENT: **LAND DESIGN, INC.**
223 N. GRAHAM STREET
CHARLOTTE, NC 28202

PROJECT NO: 24-00083-SUR-006
SCALE: 1"=40'
DATE: AUGUST 07, 2024
DRAWN BY: TFB
CHECKED BY: RDB
DATE SURVEYED: JULY 17-AUGUST 05, 2024
DRAWING NO: 24-00083-SUR-006.DWG

2.0
SHEET 2 OF 2



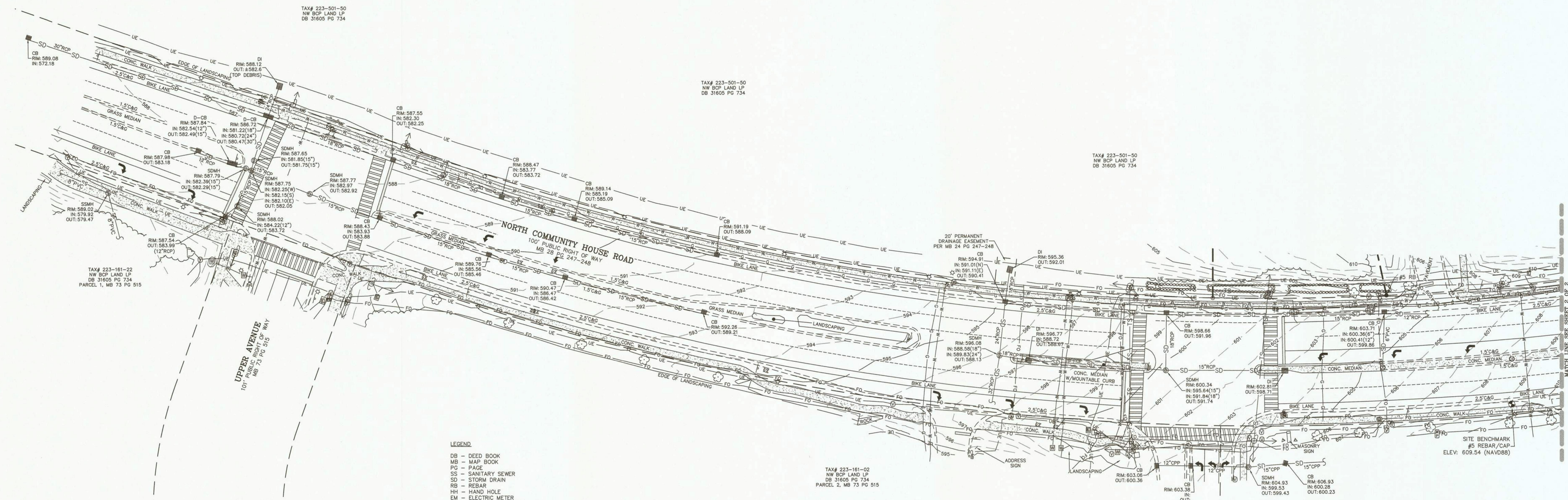
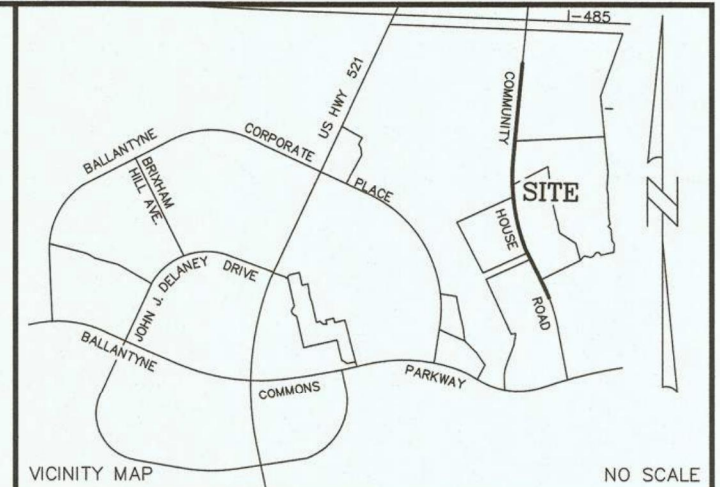
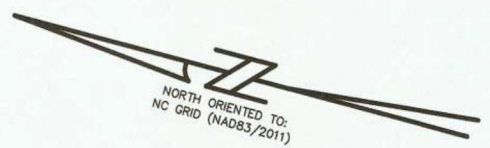
FINAL APPROVAL
DATE: 10/11/2024
PROJECT NUMBER: LDCP-2024-00382

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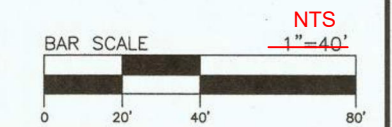
LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
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NC ENG. FIRM LICENSE # C-0658

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 - ALL SURVEYS WERE PERFORMED UNDER THE DIRECT SUPERVISION OF A REGISTERED NORTH CAROLINA PROFESSIONAL LAND SURVEYOR.
 - CONTOUR INTERVAL: 1 FOOT
 - PROJECT BENCHMARK:
NCS MONUMENT "JOHNSTON"
NO GRID COORDS
NAD 83/2011
N: 483,608.45
E: 1,447,546.14
ELEV: 562.24 (NAVD 88)



- LEGEND**
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Robert D. Bartlett
ROBERT D. BARTLETT
L-3635
DATE: 8/7/24

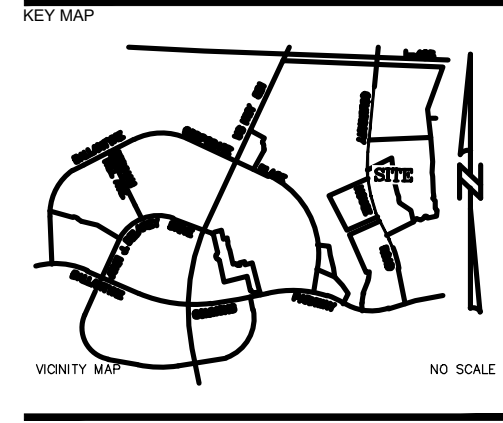
NO. DATE REVISION BY

TOPOGRAPHIC SURVEY OF:
OF A PORTION OF NORTH
COMMUNITY HOUSE ROAD
LOCATED IN: CITY OF CHARLOTTE
MECKLENBURG COUNTY
NORTH CAROLINA

CLIENT: **LAND DESIGN, INC.**
223 N. GRAHAM STREET
CHARLOTTE, NC 28202

PROJECT NO: 24-00083-SUR-006
SCALE: 1"=40'
DATE: AUGUST 07, 2024
DRAWN BY: TFB
CHECKED BY: ROB
DATE SURVEYED: JULY 17-AUGUST 05, 2024
STAMP NO: 24-00083-SUR-006-006

1.0
SHEET 1 OF 2



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ROCHESTER, NEW YORK 14624

LANDDESIGN PROJ# 1023199

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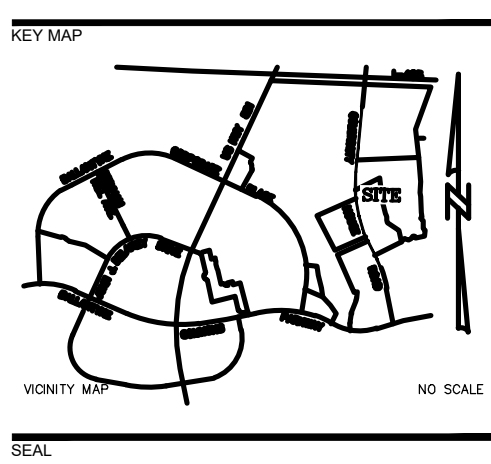
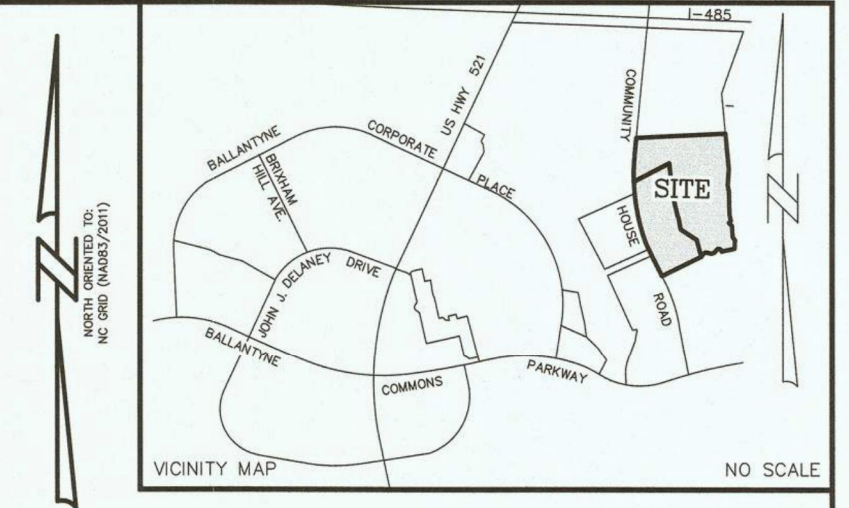
SCALE: NORTH

VERT: N/A
HORZ: NTS

SHEET TITLE: EXISTING CONDITIONS

SHEET NUMBER: C0-11B

- NOTES:**
- THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
 - BOUNDARY INFORMATION TAKEN FROM PRELIMINARY SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF NW OFFICES ON SIX LP PROPERTY & A PORTION OF NW BCP LAND LP PROPERTY BEING 13.841 ACRES" DATED FEBRUARY 22, 2024
 - THE INTENT OF THIS SURVEY IS TO SHOW EXISTING TOPOGRAPHIC INFORMATION. THIS MAP DOES NOT DEPICT A BOUNDARY SURVEY NOR IS IT INTENDED FOR RECORDING, SALES, OR CONVEYANCE.
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 - CONTOUR INTERVAL: 1 FOOT
 - PROJECT BENCHMARK:
 NCOS MONUMENT "JOHNSTON"
 NC GRID COORDS
 NAD 83/2011
 N: 483,659.45
 E: 1,447,640.14
 ELEV: 582.24 (NAVD 88)



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 803-802-2440 (SC)
 www.espassociates.com

PROFESSIONAL LAND SURVEYOR
 LICENSE NO.: F-1407
 ESP ASSOCIATES, INC.



CERTIFICATE OF SURVEY AND ACCURACY

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Robert D. Bartlett
 ROBERT D. BARTLETT, NCPLS: L-3635
 DATE: 5/21/24

TOPOGRAPHIC SURVEY OF:
 NW OFFICES ON SIX LP PROPERTY &
 A PORTION OF NW BCP LAND LP
 PROPERTY.

LOCATED IN: CITY OF CHARLOTTE
 MECKLENBURG COUNTY
 NORTH CAROLINA

CLIENT: **LAND DESIGN, INC.**
 223 N. GRAHAM STREET
 CHARLOTTE, NC 28202

SCALE: 1"=40'

CHECKED BY: RDB
 DATE SURVEYED: JAN-MAR, 2024
 DRAWING NO: 24-00083-SUR-003-R1.DWG

1.0
 SHEET 1 OF 2

FOR REFERENCE ONLY

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LANDDESIGN PROJ# 1023199

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VERT: N/A
 HORZ: NTS

SHEET TITLE: EXISTING CONDITIONS

SHEET NUMBER: C0-11

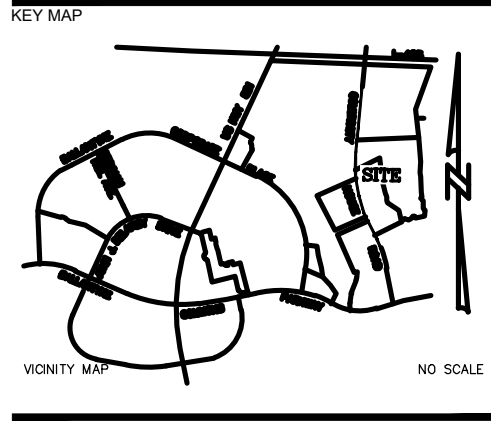
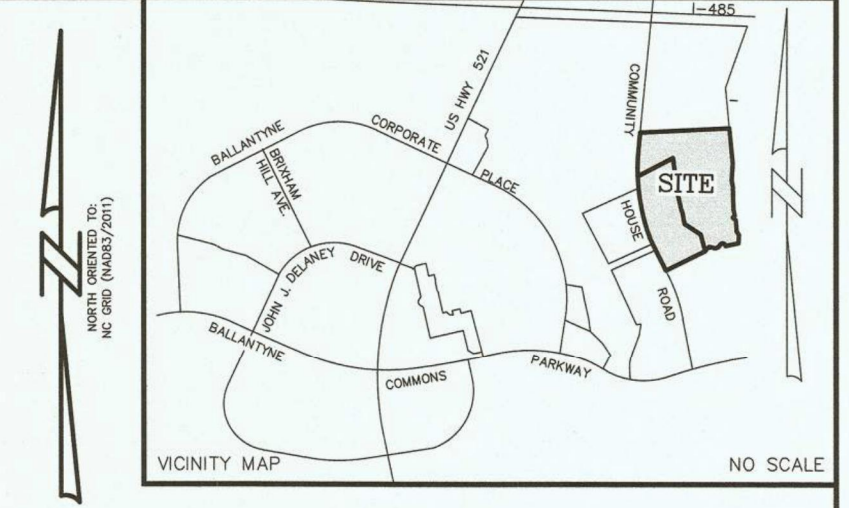


FINAL APPROVAL
DATE: 10/11/2024
PROJECT NUMBER: LDGP-2024-00382

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE CHARLOTTE WATER. FOR MORE INFORMATION, PLEASE CALL 704-336-5499 or visit charlottewater.org
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NC ENG. FIRM LICENSE # C-0658

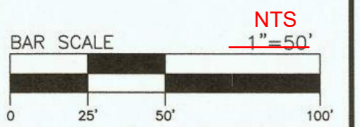


- LEGEND**
- DB - DEED BOOK
 - MB - MAP BOOK
 - PD - PAGE
 - SS - SANITARY SEWER
 - SD - STORM DRAIN
 - RB - REBAR
 - HH - HAND HOLE
 - EM - ELECTRIC METER
 - E-PAN - ELECTRIC PANEL
 - ICV - IRRIGATION CONTROL VALVE
 - DI - DROP INLET
 - CB - CATCH BASIN
 - C&G - CRUB AND GUTTER
 - CP - COMPUTED POINT
 - TS - TRAFFIC SIGNAL
 - UE - UNDERGROUND ELECTRIC
 - UT - UNDERGROUND TELEPHONE
 - FFE - FINISHED FLOOR ELEVATION
 - HOF - HIGH DENSITY POLYETHYLENE
 - - FOUND CORNER
 - - SET CORNER
 - - CATCH BASIN
 - - DROP INLET
 - - UTILITY HAND HOLE
 - - UTILITY VAULT
 - - LIGHT POLE
 - - WATER METER
 - - FIRE HYDRANT
 - - WATER VALVE
 - - CLEAN OUT
 - - IRRIGATION VALVE
 - - SEWER MANHOLE
 - - UTILITY MANHOLE
 - - UTILITY POLE
 - - GUY ANCHOR
 - - SIGN
 - - TREE
 - - SHRUBS
 - - BOUNDARY LINE
 - - ADJOINING BOUNDARY LINE
 - - EASEMENT LINE
 - - WATER LINE
 - - TELEPHONE LINE
 - - GAS LINE
 - - CABLE LINE
 - - SANITARY SEWER LINE
 - - STORM DRAIN LINE
 - - HEDGE
 - - TREE LINE
 - - FENCE LINE

FOR REFERENCE ONLY

WEGMANS BALLANTYNE

WEGMANS
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MARKETS STREET
ROCHESTER, NEW YORK 14624



NO.	DATE	REVISION	BY
1	05-21-24	UPDATE SEWER AND STORM CONNECTIONS	TFB

TOPOGRAPHIC SURVEY OF:
NW OFFICES ON SIX LP PROPERTY &
A PORTION OF NW BCP LAND LP
PROPERTY.

LOCATED IN: CITY OF CHARLOTTE
MECKLENBURG COUNTY
NORTH CAROLINA

CLIENT: **LAND DESIGN, INC.**
223 N. GRAHAM STREET
CHARLOTTE, NC 28202

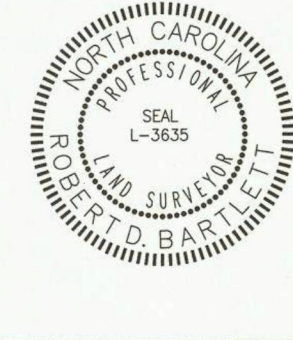
PROJECT NO: 24-00083-SUR-003
SCALE: 1"=40'
DATE: MARCH 12, 2024
DRAWN BY: TFB
CHECKED BY: RBG
DATE SURVEYED: JAN-MAR, 2024
STARTING NO: 2-00083-SUR-003-R1.DWG

2.0
SHEET 2 OF 2

CERTIFICATE OF SURVEY AND ACCURACY

I, ROBERT D. BARTLETT, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 90% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANNING SURVEY TO THE ACCURACY REQUIRED OF DETAILED TOPOGRAPHIC SURVEYS; AND THAT THE ORIGINAL DATA WAS OBTAINED ON JAN 28, 2024; FEB 15, 2024; THAT THE SURVEY WAS COMPLETED ON MAY 09, 2024; AND ALL COORDINATES ARE BASED ON NAD 83 AND REALIZATION (2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88.

Robert D. Bartlett
ROBERT D. BARTLETT NPLS: L-3635
5/2/24
DATE



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ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-683-4949 (NC)
803-802-2440 (SC)
www.espassociates.com



LANDDESIGN PROJ# 1023199

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	LAND DEVELOPMENT	05/23/2024
2	LAND DEVELOPMENT 2ND SUBMITTAL	08/13/2024
3	LAND DEVELOPMENT 3RD SUBMITTAL	09/18/2024

SCALE: NORTH

VERT: N/A
HORZ: NTS

SHEET TITLE: EXISTING CONDITIONS

SHEET NUMBER: C0-11A



FINAL APPROVAL
 DATE: 10/11/2024
 PROJECT NUMBER: LDCP-2024-00382

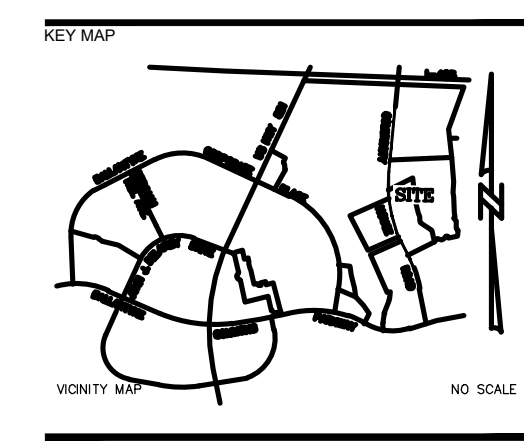
NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE CHARLOTTE WATER. FOR MORE INFORMATION, PLEASE CALL 704-336-5499 or visit charlottewater.org
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- PROPOSED 2019 REZONING, MUDD-O
- GOVERNED BY: 2011 REZONING PETITION NUMBER: 2011-044, BP(CD) & BP(CD) SPA & O-3(CD)
- GOVERNED BY: 1994 REZONING PETITION NUMBER: 1994-23c, BP(CD) & R-4

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NORTHWOOD OFFICE
SASAKI
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Ballantyne Reimagined
 REZONING PETITION NUMBER 2019-115
 NORTHWOOD, CHARLOTTE, NC
 SITE AREA & REZONING HISTORY

FOR REFERENCE ONLY

WEGMANS BALLANTYNE

WEGMANS
 100 WEGMANS
 MARKET STREET
 ROCHESTER, NEW YORK 14624

LANDDESIGN PROJ.# 1023199

REVISION / ISSUANCE

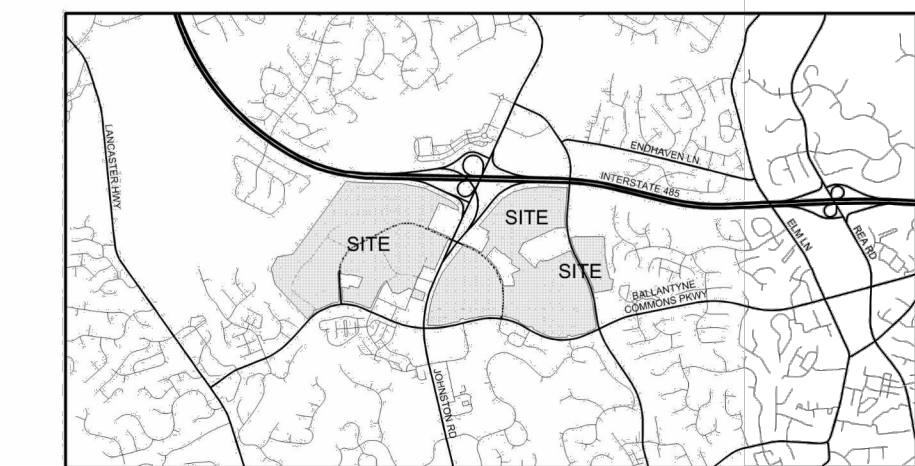
NO.	DESCRIPTION	DATE
1	LAND DEVELOPMENT	05/23/2024
2	LAND DEVELOPMENT 2ND SUBMITTAL	08/13/2024
3	LAND DEVELOPMENT 3RD SUBMITTAL	09/18/2024

SCALE NORTH

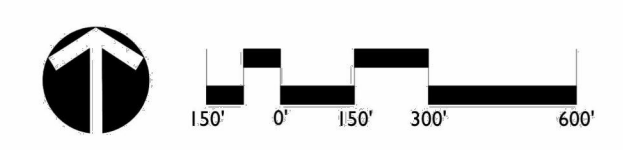
VERT: N/A
 HORZ:

SHEET TITLE
REZONING

SHEET NUMBER
C0-12



REVISIONS:
 DATE: 08/04/2020
 DESIGNED BY: LRM
 CHECKED BY: LRM
 C.C. BY: NLD
 PROJECT #: 01018459
 SHEET #: **RZ-3.0**

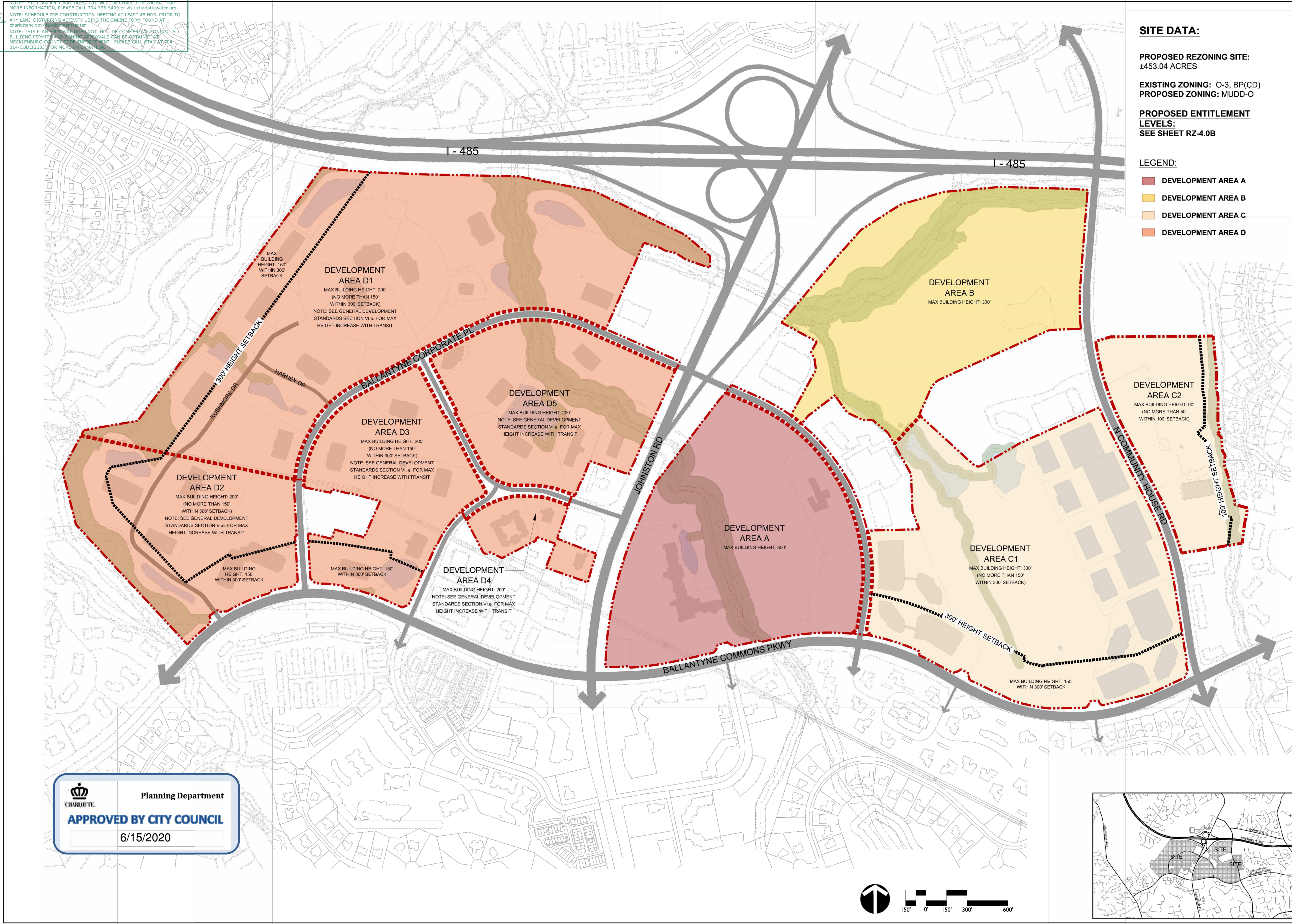


NOTE:
 1. REFER TO CITY OF CHARLOTTE FOR FULL REZONING INFORMATION.



FINAL APPROVAL
DATE: 10/11/2024
PROJECT NUMBER: LDCP-2024-00382

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMENTS WRITTEN FOR MORE INFORMATION, PLEASE CALL 704-336-5499 or visit charlottewater.org
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SITE DATA:

PROPOSED REZONING SITE:
±453.04 ACRES

EXISTING ZONING: O-3, BP(CD)
PROPOSED ZONING: MUDD-O

PROPOSED ENTITLEMENT LEVELS:
SEE SHEET RZ-4.0B

LEGEND:

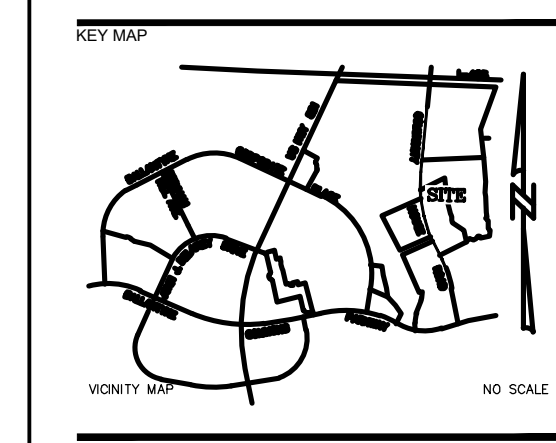
- DEVELOPMENT AREA A
- DEVELOPMENT AREA B
- DEVELOPMENT AREA C
- DEVELOPMENT AREA D

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Ballantyne Reimagined
REZONING PETITION NUMBER 2019-115
NORTHWOOD, CHARLOTTE, NC
TECHNICAL DATA SHEET

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704.333.0325
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NC ENG. FIRM LICENSE # C-0658



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ROCHESTER, NEW YORK 14624

LANDDESIGN PROJ# 1023199

REVISION / ISSUANCE

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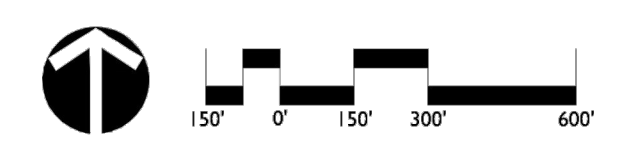
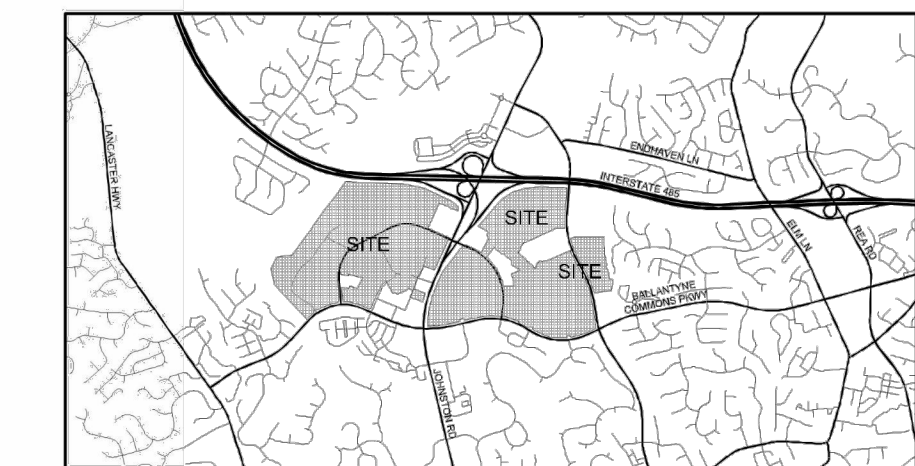
SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE
REZONING

SHEET NUMBER
C0-13

Charlotte Planning Department
APPROVED BY CITY COUNCIL
6/15/2020



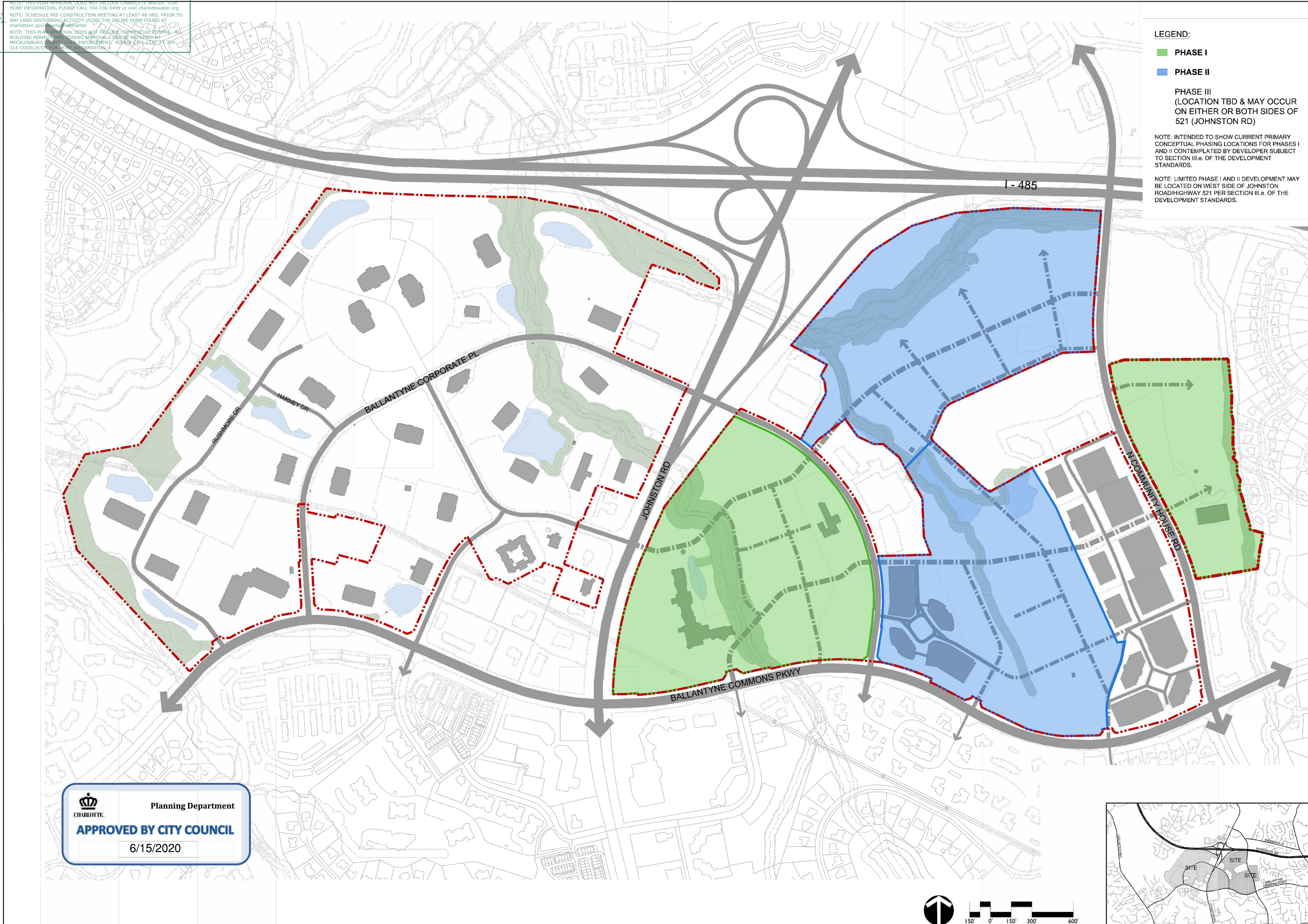
NOTE:
1. REFER TO CITY OF CHARLOTTE FOR FULL REZONING INFORMATION.

REVISIONS:
DATE: 06/04/2020
DESIGNED BY: MRM
CHECKED BY: MRM
C.C. BY: MRM
PROJECT # 018459
SHEET # **RZ-4.0A**



FINAL APPROVAL
DATE: 10/11/2024
PROJECT NUMBER: LDCP-2024-00382

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LEGEND:

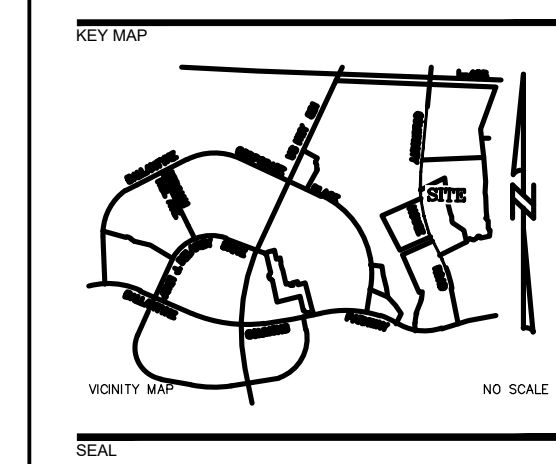
- PHASE I
- PHASE II
- PHASE III (LOCATION TBD & MAY OCCUR ON EITHER OR BOTH SIDES OF 521 (JOHNSTON RD))

NOTE: INTENDED TO SHOW CURRENT PRIMARY CONCEPTUAL PHASING LOCATIONS FOR PHASES I AND II CONTEMPLATED BY DEVELOPER SUBJECT TO SECTION III.a. OF THE DEVELOPMENT STANDARDS.

NOTE: LIMITED PHASE I AND II DEVELOPMENT MAY BE LOCATED ON WEST SIDE OF JOHNSTON ROAD/HIGHWAY 521 PER SECTION III.a. OF THE DEVELOPMENT STANDARDS.

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Planning Department
APPROVED BY CITY COUNCIL
6/15/2020

Ballantyne Reimagined
REZONING PETITION NUMBER 2019-115
NORTHWOOD, CHARLOTTE, NC
CONCEPTUAL DEVELOPMENT PHASES

FOR REFERENCE ONLY

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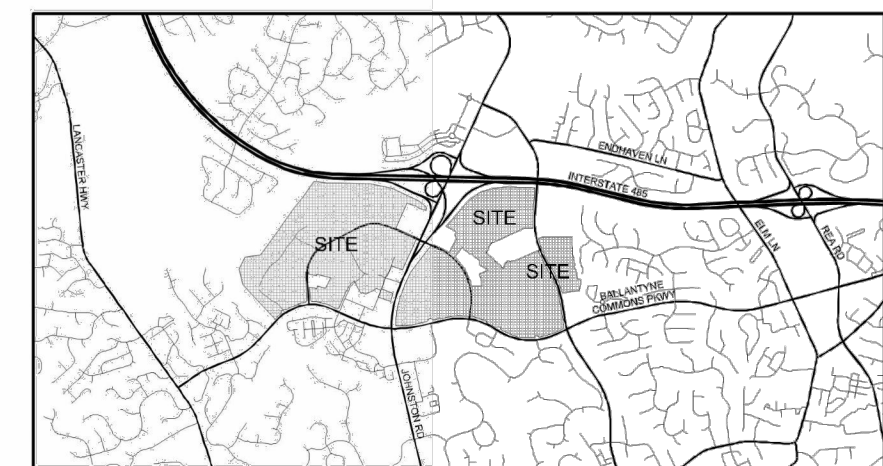
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100 WEGMANS
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ROCHESTER, NEW YORK 14624

LANDDESIGN PROJ.# 1023199

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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3	LAND DEVELOPMENT 3RD SUBMITTAL	09/18/2024

REVISIONS:
DATE: 06/04/2020
DESIGNED BY: MRM
CHECKED BY: MRM
C.C. BY: WLD
PROJECT # 018459
SHEET # **RZ-5.0**



NOTE:
1. REFER TO CITY OF CHARLOTTE FOR FULL REZONING INFORMATION.

SCALE: NORTH

VERT: N/A
HORZ:

SHEET TITLE
REZONING

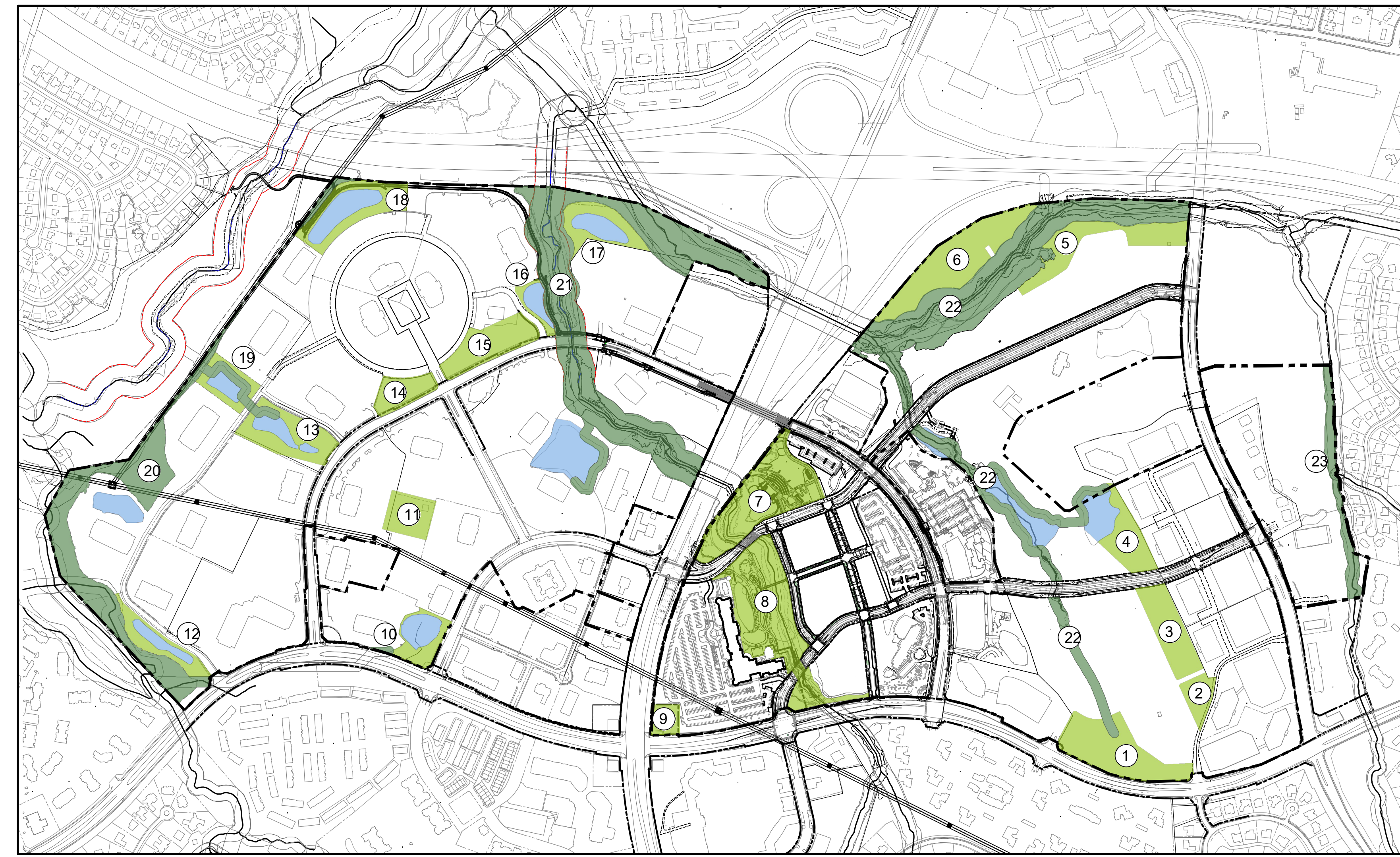
SHEET NUMBER
C0-14

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ENTITLEMENT TRACKING TABLE (new uses)							
ENTITLED (THRU PHASE 2)	06.12.2022 Phase 1 Sketch Plan Review				PERMITTED	UNDER-CONSTRUCTION	BUILT
	06.24.2022 Retail Land Development Plans	06.13.2022 Block A Multifamily Land Development Plans	06.13.2024 Wegmans Land Development Plans				
Non-Residential Uses							
Office Uses	400,000 s.f.						
Non-Office Commercial Uses (Retail, EDEE & Personal Services)	300,000 s.f.	85,000 s.f.	56,110 s.f.			112,252 SQFT	
Hospitality/Hotel Uses	200 rooms						
Other Misc. Uses	100,000 s.f.						
Integrated - Total Internal & External Access	60,000 s.f.						
External Access	Up to 30,000 s.f.						
Residential Uses							
Multi-Family Units	2,380 units	400 units				355 units	
Single-Family Attached/Detached Units	300 units						
WEST							
Non-Residential Uses							
Office Uses	400,000 s.f.						
Non-Office Commercial Uses (Retail, EDEE & Personal Services)	300,000 s.f.						
Hospitality/Hotel Uses	200 rooms						
Other Misc. Uses	100,000 s.f.						
Integrated - Total Internal & External Access	60,000 s.f.						
External Access	Up to 30,000 s.f.						
Residential Uses							
Multi-Family Units	2,000 units						
Single-Family Attached/Detached Units	300 units						

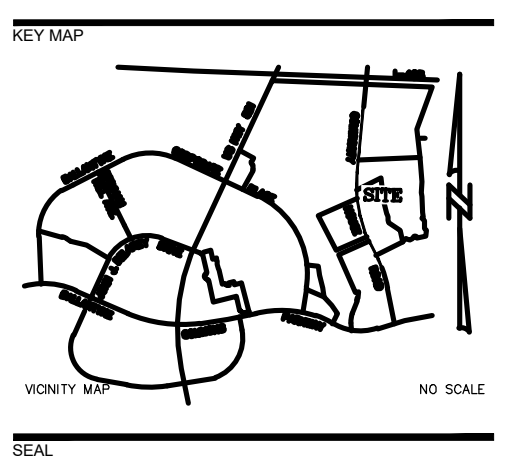
TIA ENTITLEMENTS BY PHASE / MODELED				
	PHASE 1	SUB PHASE 1A	PHASE 1	PHASE 1 REMAINDER
Non-Residential Uses				
Office Uses	0			
Non-Office Commercial Uses (Retail, EDEE & Personal Services)	300,000 s.f.	20,000 s.f.	65,000 s.f.	215,000 s.f.
Hospitality/Hotel Uses	200 rooms			
Other Misc. Uses	100,000 s.f.			
Residential Uses				
Multi-Family Units	1,030 units		400 units	630 units
Single-Family Attached/Detached Units				

REQUIRED OPEN SPACE (PER REZONING) TRACKING



ZONE	ACTIVE OPEN SPACE	ZONE	OPEN SPACE
1	201437.04 SF / 4.6 AC	20	459447.07 SF / 10.55 AC
2	48601.34 SF / 1.12 AC	21	799558.45 SF / 18.36 AC
3	120867.06 SF / 2.77 AC	22	826583.26 SF / 19.98 AC
4	95072.21 SF / 2.18 AC	23	84091.16 SF / 1.93 AC
5	147506.18 SF / 3.39 AC	TOTAL	2,213,719.2SF / 50.82 AC
6	235261.85 SF / 5.4 AC		
7	279884.36 SF / 6.43 AC		
8	333151.54 SF / 7.65 AC		
9	35532.21 SF / 0.82 AC		
10	48931.89 SF / 1.12 AC		
11	77792.69 SF / 1.79 AC		
12	58535.94 SF / 1.34 AC		
13	112028.74 SF / 2.57 AC		
14	71129.97 SF / 1.63 AC		
15	128675.23 SF / 2.95 AC		
16	15359.69 SF / 0.35 AC		
17	71799.77 SF / 1.65 AC		
18	104356.10 SF / 2.4 AC		
19	34134.67 SF / 0.78 AC		
TOTAL	2,218,946.4 SF / 50.94 AC		

* PER APPROVED REZONING: SUBJECT TO ADJUSTMENTS AS LONG AS A MINIMUM OF 100 ACRES OF THE REZONING SITE REMAINS OPEN SPACE AND A MINIMUM OF THIRTY-FIVE PERCENT (35%) OF THE OPEN SPACE THEREOF REMAINS ACTIVE OPEN SPACE.



FOR REFERENCE ONLY

PROJECT
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 ROCHESTER, NEW YORK 14624

LANDDESIGN PROJ# 1023199

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
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SCALE: NORTH
 VERT: N/A
 HORZ:

SHEET TITLE
ENTITLEMENTS PLAN

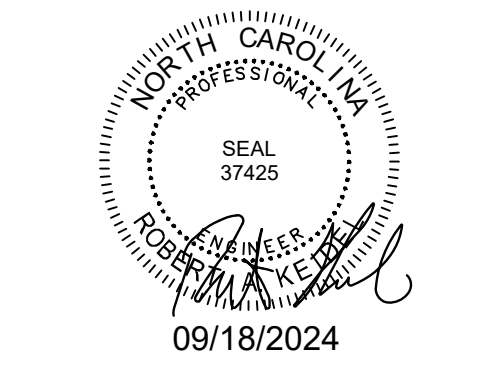
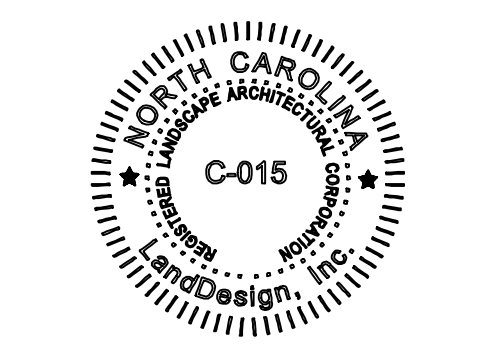
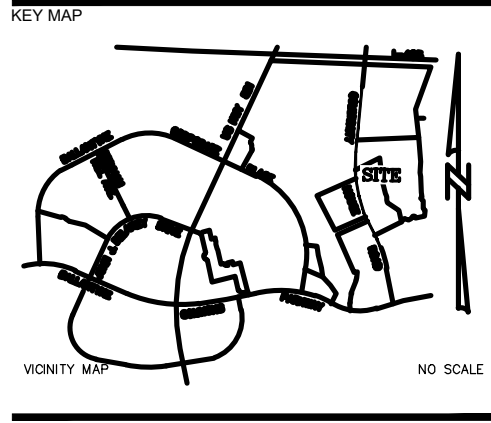
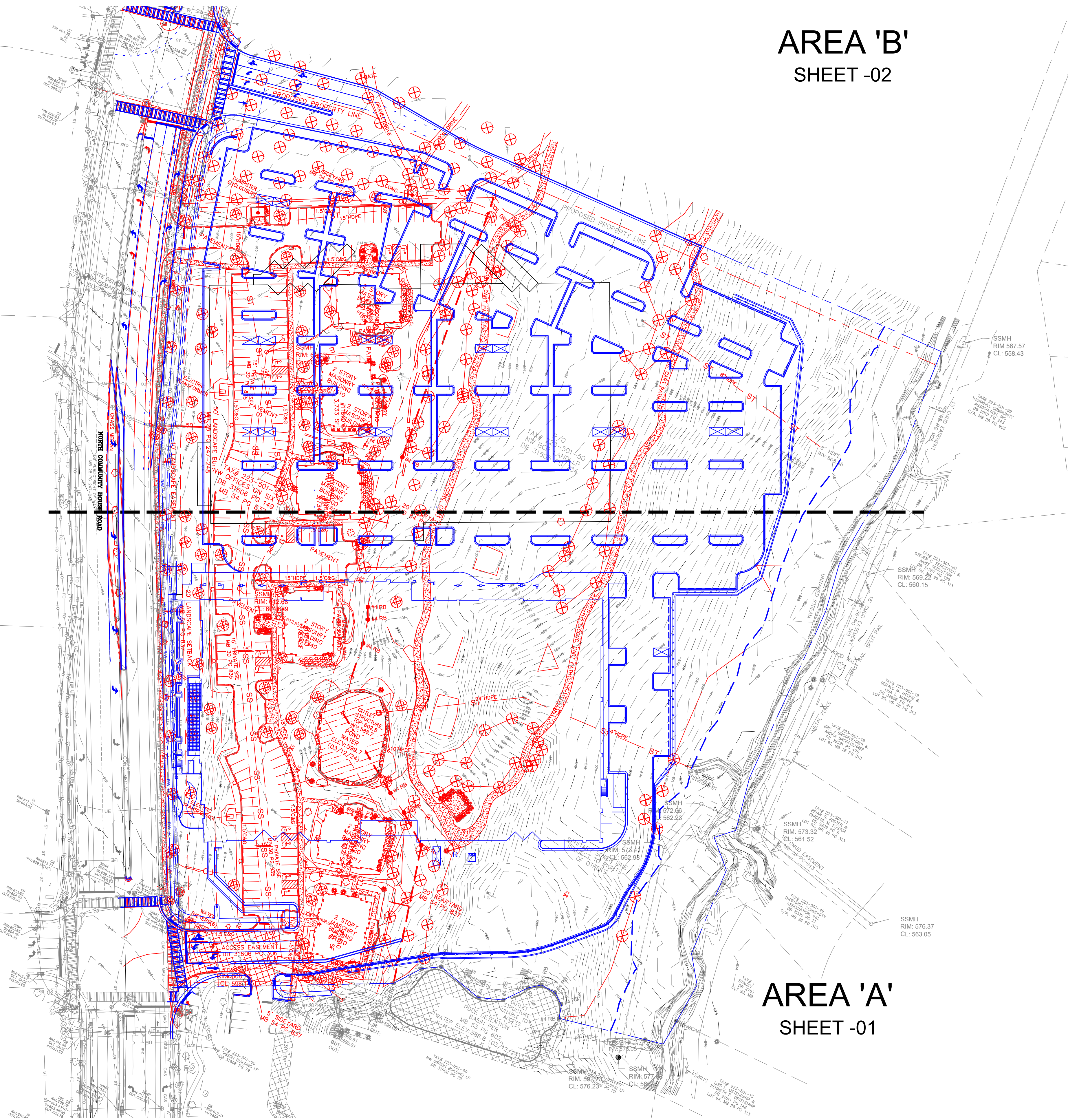
SHEET NUMBER
C0-15



AREA 'B'
 SHEET -02

LEGEND:

- EX. CONDITIONS TO REMAIN
- EX. CONDITIONS TO BE REMOVED
- PROPOSED SITE
- EX. TREE TO BE REMOVED ⊗



PROJECT

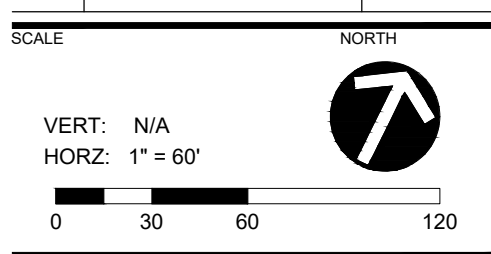
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LANDDESIGN PROJ# 1023199

REVISION / ISSUANCE

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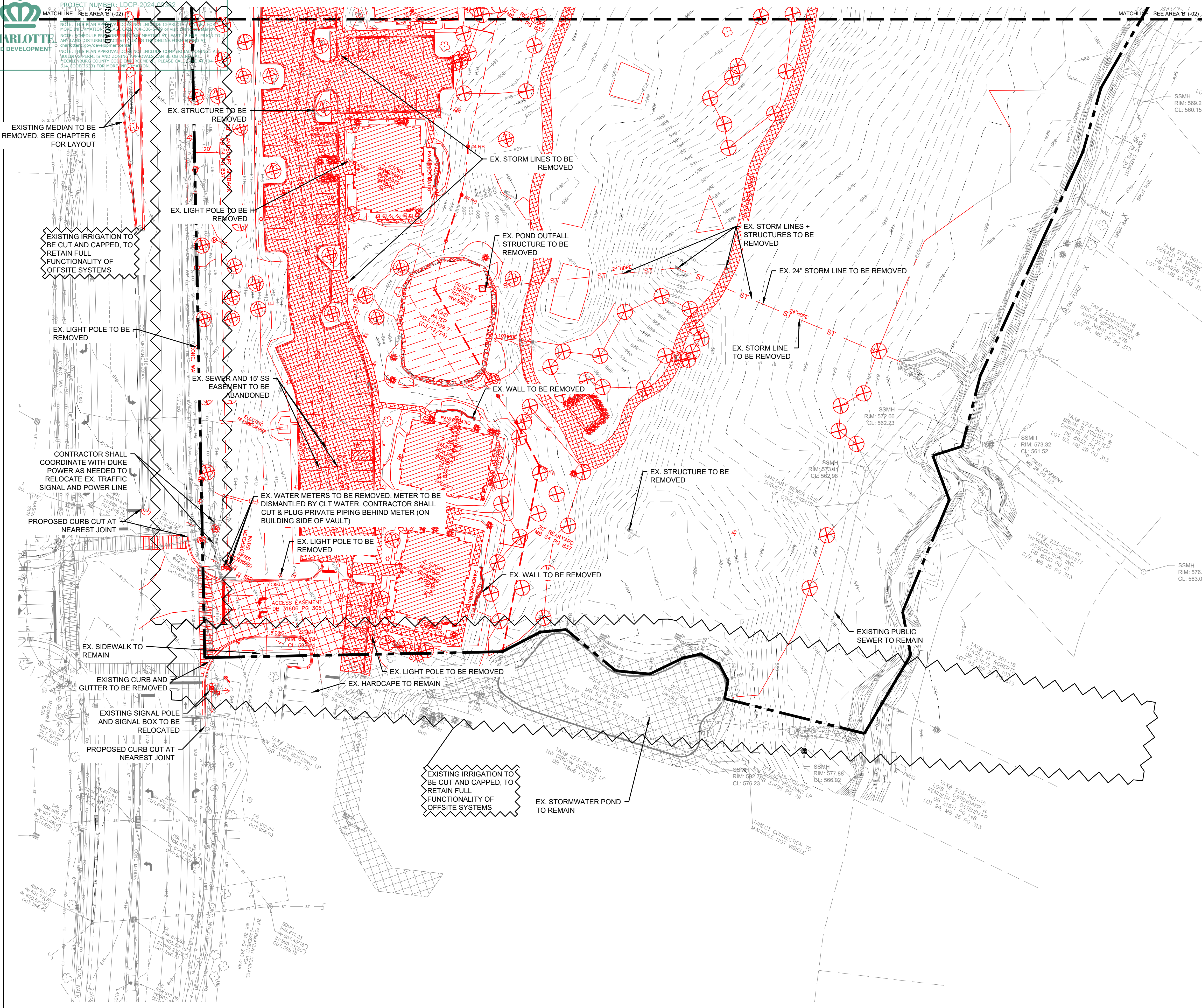
SHEET TITLE

OVERALL DEMOLITION PLAN

SHEET NUMBER

C1-00

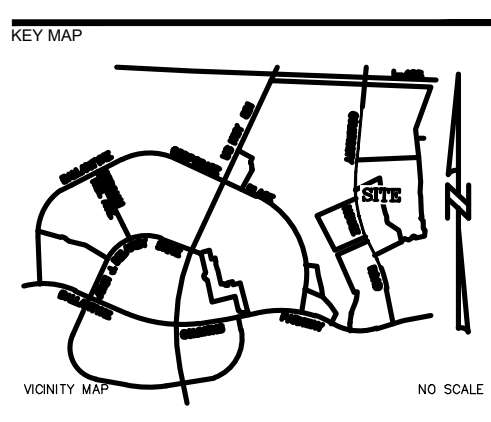
AREA 'A'
 SHEET -01



LEGEND:

- EX. CONDITIONS TO REMAIN
- EX. CONDITIONS TO BE REMOVED
- EX. BUILDING TO BE REMOVED
- EX. HARDSCAPE TO BE REMOVED
- EX. TREE TO BE REMOVED

- GENERAL DEMOLITION NOTES:**
- CONTRACTOR TO SUBMIT DEMOLITION PLAN TO APPROPRIATE AGENCY BEFORE DEMOLITION IS TO BEGIN AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL DEMOLITION PERMITS AS REQUIRED.
 - NO DEMOLITION RESULTING IN LAND DISTURBANCE PRIOR TO PRE-CONSTRUCTION MEETING.
 - DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE AND ARE FUNCTIONAL. DEMOLITION AND REMOVAL SHALL BE PHASED IN ACCORDANCE WITH EROSION CONTROL PLANS.
 - EXTENT OF SITE CLEARING IS SHOWN ON EROSION CONTROL PLANS.
 - SITE DEMOLITION WORK INCLUDES, BUT IS NOT LIMITED TO:
 - A. CONCRETE & ASPHALT SURFACES
 - B. SITE UTILITIES
 - C. LANDSCAPING
 - D. BUILDINGS
 - 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.
 - DEMOLITION DEBRIS, EXCEPT AS OTHERWISE NOTED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE. ALL DEBRIS SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN A LEGAL LANDFILL IN A TIMELY MANNER. NO SALVAGE OR SALE OF DEMOLISHED MATERIALS ON SITE WILL BE ALLOWED WITHOUT PERMISSION FROM THE OWNER.
 - 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.
 - 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 UNLESS OTHERWISE NOTED OR AS PART OF CONTINUING CONSTRUCTION ACTIVITY PER SITE DEVELOPMENT PLANS AS PERMITTED.
 - CONTRACTOR TO REMOVE ALL VISIBLE OR REASONABLY IDENTIFIABLE MATERIAL, EQUIPMENT, ETC. FROM THE SITE IF NOT NEEDED AT CONTRACTORS EXPENSE.
 - THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE RECORD INFORMATION AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR INACCURACY. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING ALL APPROPRIATE PARTIES AND ASSURING THAT UTILITIES ARE LOCATED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CALL NC ONE CALL (811) FOR UTILITY LOCATING SERVICES 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - ALL DEMOLITION AND CONSTRUCTION SHALL COMPLY WITH ALL 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 CONTRACTORS TO COORDINATE FULLY WITH THE UTILITY COMPANIES ON THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING RELOCATION OR REMOVAL OF EXISTING PRIVATE AND PUBLIC UTILITIES AS REQUIRED. RELOCATION COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ASSOCIATED FEES SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - 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.
 - ALL PROPOSED PAVEMENT CUTS SHALL BE SAW CUT ONLY.
 - 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. DEMOLITION OF UTILITIES WHICH ARE ACTIVE SHALL BE SEQUENCED TO ALLOW FOR INSTALLATION OF NEW OR REROUTED LINES. PRIOR TO REMOVAL OF EXISTING PORTION. REFER TO UTILITY PLANS FOR PROPOSED WORK.
 - 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.
 - SHOULD THE CONTRACTOR ENCOUNTER ANY ADDITIONAL ITEMS THAT MAY REQUIRE DEMOLITION (FENCES, GUARD RAIL, ETC.) - THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR FURTHER DIRECTION.
 - ALL EXISTING WATER METERS SHALL BE DISMANTLED BY CLT WATER. CONTRACTOR SHALL LOCATE, CUT, AND CAP EXISTING PRIVATE WATER METER SERVICES BEHIND THE METER. ABANDONMENT OF WATER METERS AND NEW SERVICES APPLICATIONS SHALL BE COMPLETED AT THE SAME TIME FOR COORDINATION OF CAPACITY FEES.
 - DEMOLITION WITHIN ADJACENT RIGHT OF WAYS SHALL BE COMPLETED IN ACCORDANCE WITH TRAFFIC CONTROL REQUIREMENTS. CONTRACTOR SHALL INSTALL NEW CURB AND GUTTER AND STREET PAVEMENT IMMEDIATELY FOLLOWING DEMOLITION ACTIVITIES THAT OCCUR IN THE RIGHT OF WAY PER SITE PLAN.
 - CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS AND RIGHT-OF-WAYS PRIOR TO CONSTRUCTION, TO OBTAIN THE NECESSARY PERMITS FOR ANY CONSTRUCTION ACTIVITIES WITHIN THESE AREAS. COORDINATION OF PEDESTRIAN ROUTING SHALL BE COMPLETED WHEN SIDEWALK HAS BEEN REMOVED.



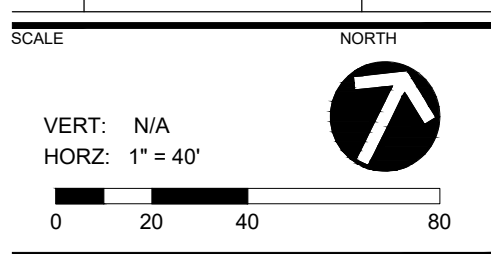
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REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	LAND DEVELOPMENT	05/23/2024
2	LAND DEVELOPMENT 2ND SUBMITTAL	08/13/2024
3	LAND DEVELOPMENT 3RD SUBMITTAL	09/18/2024



DEMOLITION ENLARGEMENT
 - AREA 'A'

SHEET NUMBER
C1-01

