

URBAN DESIGN PARTNERS

1318-e6 central ave. p 704.334.3303
charlotte, nc 28205 f 704.334.3305
urban designpartners.com
nc firm no: P-0418
sc coa no: C-03044



12.05.2017

James Diehl

111 Strawpocket Lane
 Mooresville, NC 28117
704.280.5880

Waxhaw Wine

Cover Sheet

3401 Providence Rd Waxhaw, NC 28173

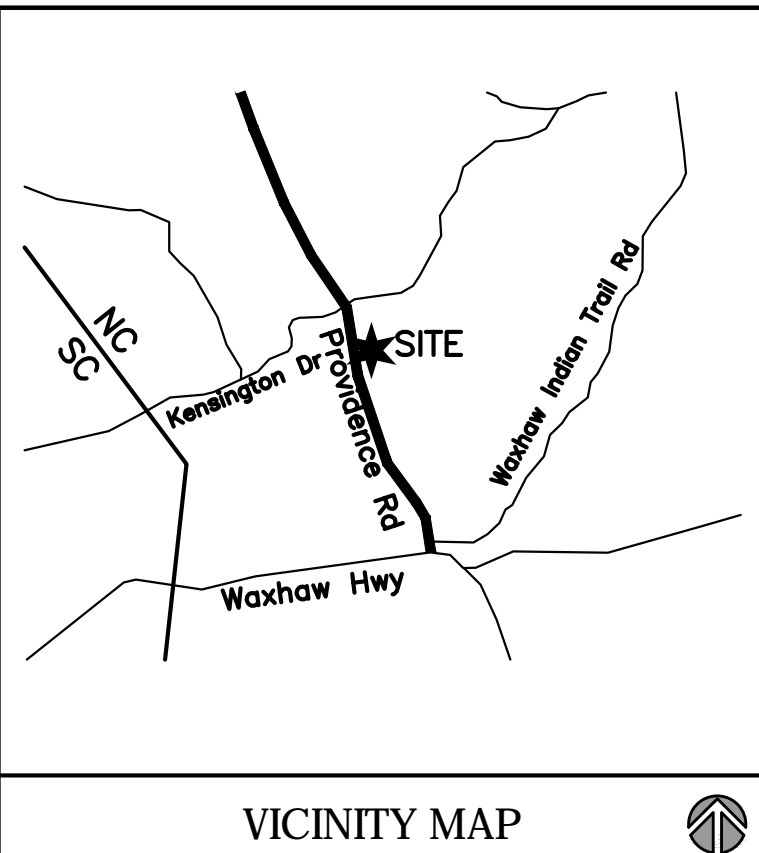
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Waxhaw Wine

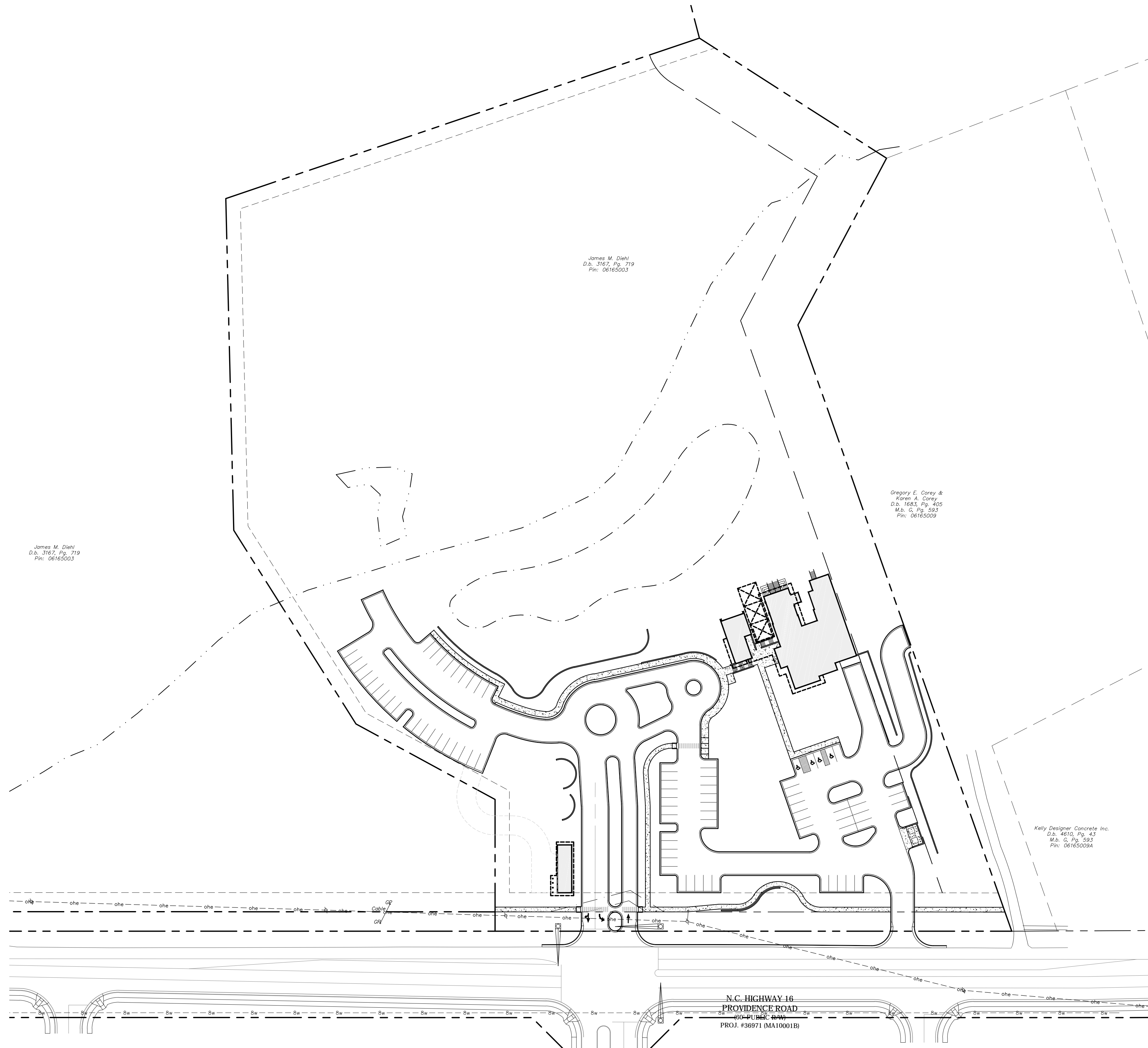
3401 Providence Rd Waxhaw, NC 28173



VICINITY MAP

GENERAL NOTES:

- ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
- ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS IN ORDER TO BE DEDICATED PUBLIC RIGHT OF WAYS.
- ALL CURBS SHALL HAVE A 5'-0" RADIUS AT FRONT OF CURB UNLESS OTHERWISE NOTED.
- LAND DEVELOPMENT ENGINEER SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO CONSTRUCTION.
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. (NCDOT).
- NON-STANDARD ITEMS (I.E.: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE ENCROACHMENT AGREEMENT WITH NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND ALL ENCROACHMENT AGREEMENTS.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3600 P.S.I. AT 28 DAYS AND SHALL COMPLY WITH SECTION 1000 OF THE NCDOT STANDARD SPECIFICATIONS.
- ALL CONCRETE SHALL BE CURED WITH 100% RESIN BASE, WHITE PIGMENTED CURING COMPOUND WHICH MEETS A.S.T.M. SPECIFICATIONS C-309, TYPE 1, APPLIED AT ONE GALLON TO 400 SF WITHIN 24 HOURS OF PLACEMENT OF CONCRETE.
- ALL CURB AND GUTTER SHALL BE BACKFILLED WITH SOIL APPROVED BY THE INSPECTOR 48 HOURS AFTER CONSTRUCTION TO PREVENT EROSION.
- ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATIVE MATTER, WASTE, CONSTRUCTION MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND THE MATERIAL SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
- ALL TRENCHES IN THE STREET RIGHT OF WAY SHALL BE BACKFILLED WITH SUITABLE MATERIAL IMMEDIATELY AFTER THE PIPE IS LAID.
- ALL SUBGRADE FOR ROADS SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTER TEST.
- ALL TESTS SHALL BE PERFORMED BY THE DEVELOPER AT NO COST TO THE COUNTY.
- CONTRACTOR SHALL MAINTAIN TWO WAY TRAFFIC AT ALL TIMES WHEN WORKING WITHIN EXISTING STREETS. THE CONTRACTOR SHALL PLACE AND MAINTAIN SIGNS, DANGER LIGHTS, BARRICADES, AND FURNISH WATCHMEN OR FLAGMEN TO DIRECT TRAFFIC IN ACCORDANCE WITH THE WORK AREA TRAFFIC CONTROL HANDBOOK (W.A.T.C.H.).
- SIDEWALKS SHALL BE CONSTRUCTED OF NOT LESS THAN 3600 PSI CONCRETE AND SHALL BE FOUR (4) INCHES THICK, CONSTRUCTED ON AN ADEQUATELY GRADED BASE, EXCEPT WHERE A SIDEWALK CROSSES A DRIVEWAY IT SHALL BE SIX (6) INCHES THICK.
- SUBGRADE FOR SIDEWALKS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTER TEST. THE SURFACE OF THE SIDEWALK SHALL BE STEEL TROWEL AND LIGHT BROOM FINISHED AND CURED WITH AN ACCEPTABLE CURING COMPOUND. TOOLED JOINTS SHALL BE PROVIDED AT AN INTERVAL NOT LESS THAN FIVE (5) FEET AND EXPANSION JOINTS AT INTERVALS NOT MORE THAN 45 FEET. THE SIDEWALK SHALL HAVE A LATERAL SLOPE OF 1/4" PER FOOT.
- THE ELEVATION OF THE SIDEWALK SHALL BE RELATED TO THE ELEVATION OF THE CROWN OF THE ADJACENT ROADWAY. THE SIDEWALK SHALL BE NO LESS THAN SIX (6) INCHES OR MORE THAN 18 INCHES ABOVE THE ROADWAY CROWN, EXCEPT THAT THE SIDEWALK ELEVATIONS SHALL BE PROPERLY RELATED TO THE EXISTING OR PROPOSED ROADWAY CURB.
- 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 BASED ON FIELD CONDITIONS.
- UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES AND, TO THE EXTENT POSSIBLE, PATHS CLEARED FOR SUCH UTILITY LINES SHALL BE REPLANTED WITH PLANT MATERIALS FROM THE ORDINANCES APPROVED PLANT LIST.
- NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN ANY BUFFER AREAS.
- THE DEVELOPER SHALL MAKE A DILIGENT EFFORT TO PRESERVE AREAS OF REQUIRED BUFFERS WHERE SIGNIFICANT VEGETATION EXISTS. THESE AREAS SHALL REMAIN UNDISTURBED EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE THE ABOVE ITEMS OF THIS SECTION.
- UNDER DRAINAGE SHALL BE PROVIDED AS DIRECTED BY GEO-TECHNICAL ENGINEER. DETERMINATION SHALL BE MADE IN THE FIELD.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE COUNTY SUBDIVISION ORDINANCE.
- CURB AND GUTTER ON THE PLANS MAY BE ADJUSTED BASED ON FIELD STAKING BY COUNTY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE COUNTY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE COUNTY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- ALL ROAD IMPROVEMENTS ON PROVIDENCE ROAD ARE TO BE COORDINATED WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION.
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- ALL DEVELOPMENT CREATING A TOTAL 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
- FIRE HYDRANTS SHALL BE PLACED A MINIMUM DISTANCE OF 6'-FEET BACK OF CURB AND HAVE A CLEAR SPACE OF 3'-FEET FROM ANY PERMANENT STRUCTURES.
- ENGINEER VERIFIES DESIGN HAS BEEN BASED ON GROUND SURVEY.
- FOR PARCELS WITH EXISTING STRUCTURES, CLEARLY IDENTIFY PREVIOUS AND EXISTING WATER AND SERVICES (WELL, SEPTIC, OR COUNTY WATER/SEWER) ON PLANS. IF WELL AND/OR SEPTIC ARE EXISTING, THEN CONTACT TRACI COLLEY (704.283.3717) WITH ENVIRONMENTAL HEALTH FOR THEIR SEQUENCE OF EVENTS AND OTHER PERTINENT INFORMATION.



CONTACT INFORMATION

OWNER:
 JAMES DIEHL
 ADDRESS: 111 STRAWPOCKET LANE
 MOORESVILLE, NC 28117
 PHONE: 704-280-5880

ARCHITECT:
 CLUCK
 CONTACT: CHRIS SCORSONE
 ADDRESS: 1523 ELIZABETH AVE, SUITE 120
 CHARLOTTE, NC 28204
 PHONE: 704-405-5980

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
 URBAN DESIGN PARTNERS
 CONTACT: PAUL PENNELL, PLA
 ADDRESS: 1318-E6 CENTRAL AVENUE
 CHARLOTTE, NC 28205
 PHONE: 704-334-3303 FAX: 704-334-3305

SHEET INDEX

C-1.0	COVER SHEET
C-2.0	EXISTING CONDITIONS
C-3.0	OVERALL SITE PLAN
C-3.1	SITE PLAN
C-3.2	PAVING PLAN
C-4.0	GRADING PLAN
C-4.1	DETAIL GRADING PLAN
C-4.2	STORM DRAINAGE PLAN
C-4.3	STORM DRAINAGE PROFILE
C-4.4	BMP PLAN & DETAILS
C-4.5	DRAINAGE AREA PLAN
C-5.0	UTILITY PLAN
C-5.1	SANITARY SEWER PLAN & PROFILE
C-5.2	SANITARY SEWER PLAN & PROFILE
C-6.0	EROSION CONTROL PLAN - PHASE 1
C-6.1	DEMOLITION PLAN
C-6.1	EROSION CONTROL PLAN - PHASE 2
C-7.0	SITE DETAILS & SPECIFICATIONS
C-7.1	SITE DETAILS & SPECIFICATIONS
C-7.2	SITE DETAILS & SPECIFICATIONS
C-7.3	SITE DETAILS & SPECIFICATIONS
C-7.4	SITE DETAILS & SPECIFICATIONS
C-7.5	EROSION CONTROL DETAILS
C-7.6	EROSION CONTROL DETAILS

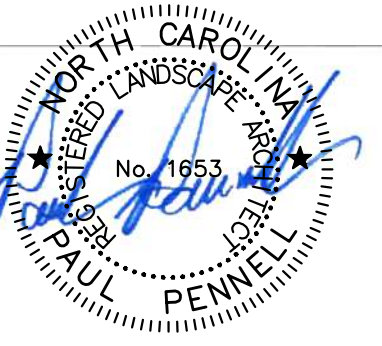
LS-1.0	REQUIRED LANDSCAPE PLAN
LS-1.1	WET POND LANDSCAPE PLAN
LS-2.0	PLANTING DETAILS

A-201	RESTAURANT ELEVATIONS
A-202	RESTAURANT ELEVATIONS (CONT.)
A-203	GALLERY ELEVATIONS
A-204	GALLERY ELEVATIONS (CONT.)
A-205	STORAGE BUILDING ELEVATIONS
A-206	STORAGE BUILDING ELEVATIONS (CONT.)

N.C. HIGHWAY 16
PROVIDENCE ROAD
PROJ. #36971 (MA10001B)



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Waxhaw Wine

Overall Site Plan

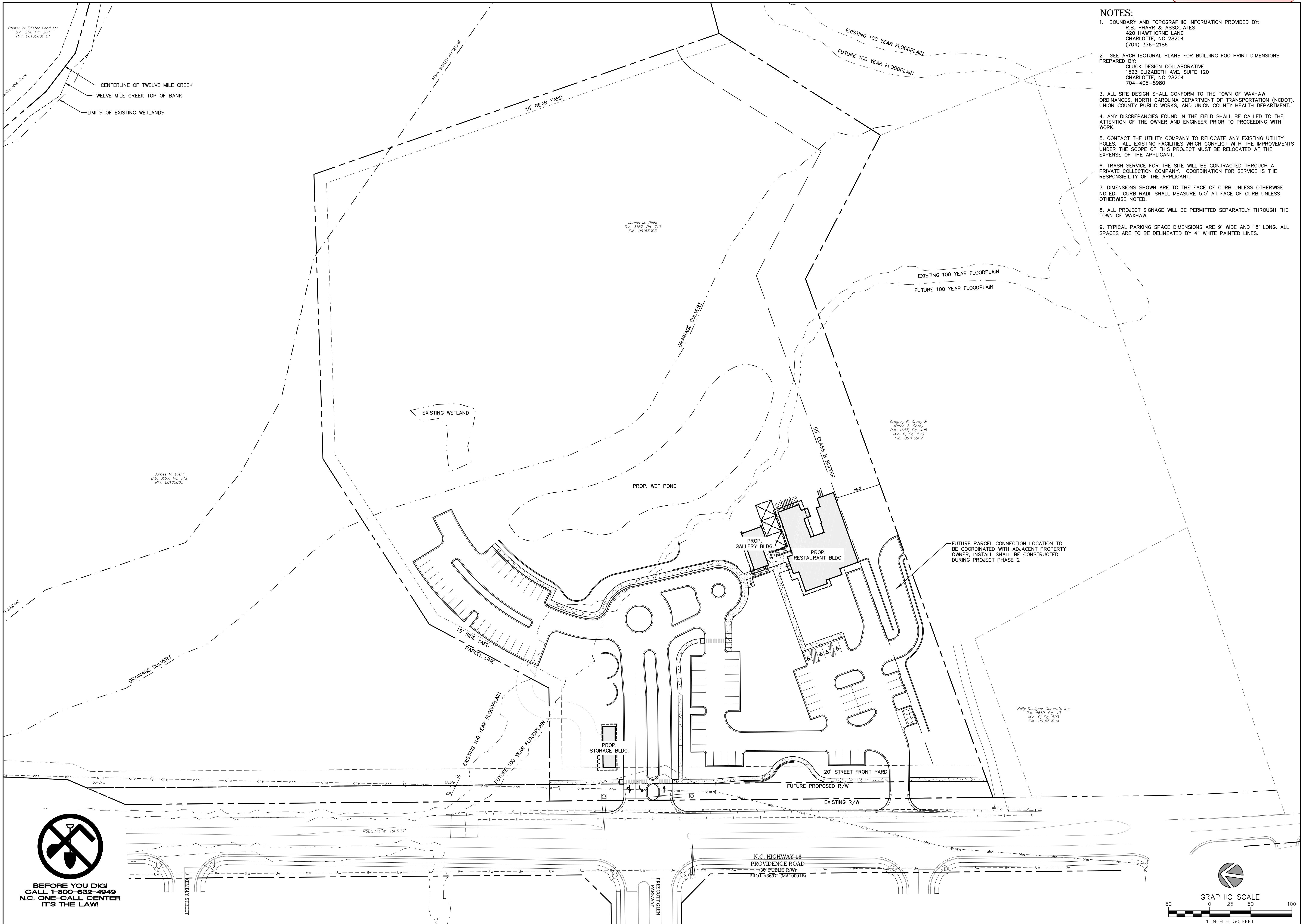
3401 Providence Rd Waxhaw, NC 28173

NO. DATE: BY: REVISIONS:

Project No: 17-035
Date: 12.05.2017
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Drawn By: UDP
Scale: 1"=50'
Sheet No:
C-3.0

NOTES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY:
R.B. PHARR & ASSOCIATES
420 HAWTHORNE LANE
CHARLOTTE, NC 28204
(704) 376-2186
- SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS
PREPARED BY:
CLUCK DESIGN COLLABORATIVE
1523 ELIZABETH AVE, SUITE 120
CHARLOTTE, NC 28204
704-405-5980
- ALL SITE DESIGN SHALL CONFORM TO THE TOWN OF WAXHAW ORDINANCES, NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT), UNION COUNTY PUBLIC WORKS, AND UNION COUNTY HEALTH DEPARTMENT.
- ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH WORK.
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- TRASH SERVICE FOR THE SITE WILL BE CONTRACTED THROUGH A PRIVATE COLLECTION COMPANY. COORDINATION FOR SERVICE IS THE RESPONSIBILITY OF THE APPLICANT.
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. CURB RADI SHALL MEASURE 5.0' AT FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PROJECT SIGNAGE WILL BE PERMITTED SEPARATELY THROUGH THE TOWN OF WAXHAW.
- TYPICAL PARKING SPACE DIMENSIONS ARE 9' WIDE AND 18' LONG. ALL SPACES ARE TO BE DELINEATED BY 4" WHITE PAINTED LINES.



Pfister & Pfister Land Lic
D.B. 291, Pg. 267
Pinc. 06135001 01

James M. Diehl
D.B. 3167, Pg. 719
Pinc. 06165003

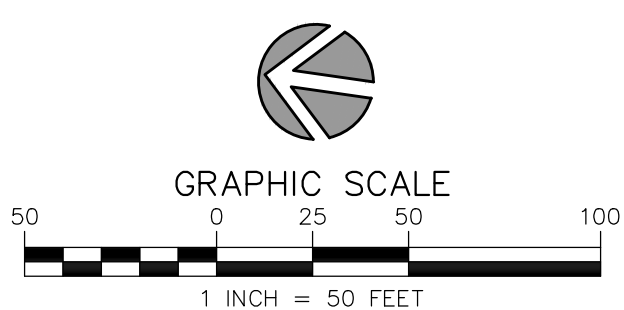
James M. Diehl
D.B. 3167, Pg. 719
Pinc. 06165003

Gregory E. Corey &
Kimer & Corey
D.B. 1685, Pg. 405
M.A. G. Pg. 593
Pinc. 06165009

Kelly Designer Concrete Inc.
D.B. 4610, Pg. 43
M.A. G. Pg. 593
Pinc. 06165009A



**BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!**



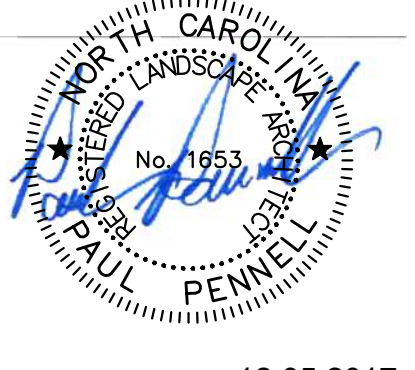
N.C. HIGHWAY 16
PROVIDENCE ROAD
100' PUBLIC R/W
PROJ. #38971 (M110001B)

TEMPERARY STREET

PROPOSED
STREET

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	06165003
TOTAL SITE AREA:	523,326 SF (12.01 AC)
AFTER R/W DEDICATION:	512,544 SF (11.77 AC)
EXISTING ZONING:	CD-C2
PROPOSED USE:	RESTAURANT RETAIL
YARDS:	
FRONT SETBACK:	20'
REAR YARD:	20'
SIDE:	10'
SIDE (ADJ. TO RESIDENTIAL USE):	20'
MAXIMUM LOT COVERAGE:	80%
MAXIMUM HEIGHT:	45'
VEHICULAR PARKING REQUIRED:	
RESTAURANT 21.5/ 1000 SF:	83
RETAIL 3.5/ 1,000 SF:	3
TOTAL PARKING REQ'D (MAX.):	86
TOTAL PARKING REQ'D (MIN.):	69
TOTAL PARKING PROVIDED:	86 SPACES



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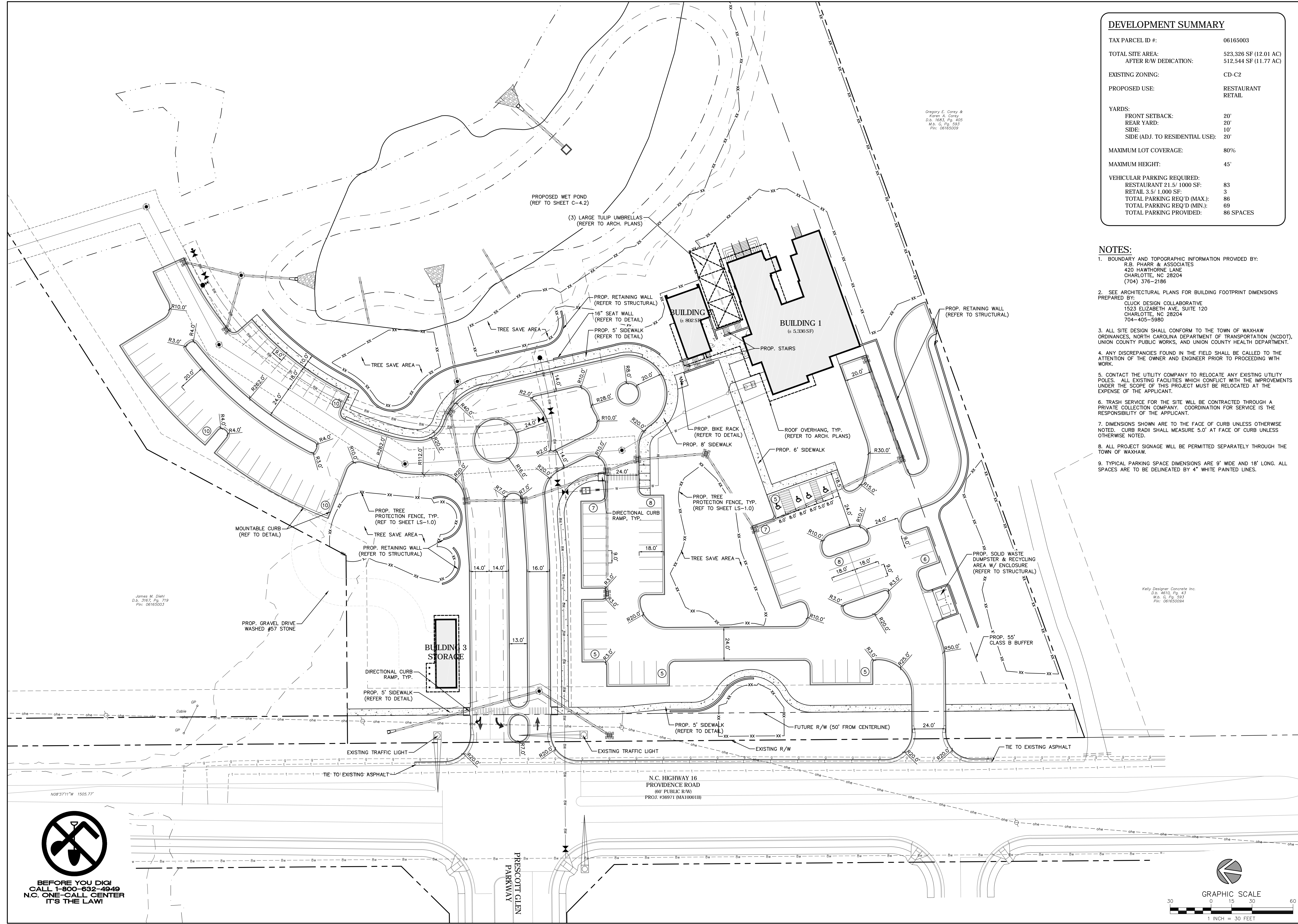
Site Plan

3401 Providence Rd Waxhaw, NC 28173

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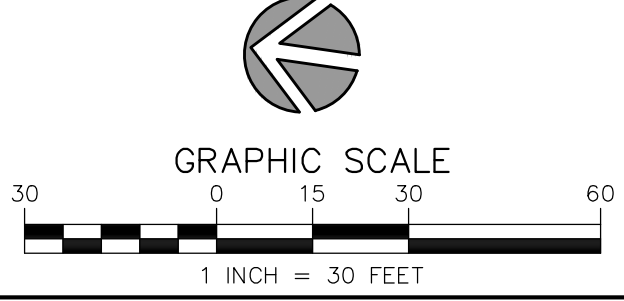
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James M. Diehl
D.B. 3163, Pg. 719
P.N. 06165003

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N.C. HIGHWAY 16
PROVIDENCE ROAD
60' PUBLIC R/W
PROJ. #36971 (M10001B)

PRESOTT CLIN
PARKWAY

N08°37'11"W 1505.77'