Engineering Design & Construction Standards Procedures Manual

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Town of Waxhaw Engineering Standards and Procedures Manual

OVERVIEW

The Town of Waxhaw's Engineering Design & Construction Standards Procedures Manual (ED&CSPM) is provided as a resource that will assist in ensuring compliance with all Town requirements related to proposed land development activities inside the Town limits

It is the Town's goal that the ED&CSPM present clear and concise technical requirements, policies, and procedures while providing the guidance and details necessary for an effective and efficient process.

The ED&CSPM is intended as a supplement to the Town *Unified Development Ordinance(UDO)*, and *Storm Water Design Manual*. County, State, and Federal agencies may also have additional requirements not provided for or referenced within this manual. In situations of conflicting or overlapping requirements, the more restrictive regulation applies. This manual does not relieve the design professional of the responsibility to correctly incorporate the provided information. It is the Design Engineer's responsibility to provide technical adequacy of the design using engineering judgment, experience, and sufficient knowledge in providing all related design elements.

The Town of Waxhaw's Town Engineer shall be responsible for incorporating revisions as deemed appropriate based on a continual review of the ED&CSPM. Hard copies of the manual will be made available for a fee through the Waxhaw Development Services Department

Where discrepancies exist between this manual and any adopted Town Ordinance, the Ordinance shall govern. The latest revision of the *NCDOT Standard Specifications for Roads and Structures* and the *NCDOT Design Manual* shall apply to all roadway and storm drainage construction unless otherwise specified herein this manual.

This manual was created to capture most, but not all, scenarios related to development within the Town of Waxhaw. Town of Waxhaw Development Services Department reserves the right to enforce standards not included within this manual, which uphold the Town's initiative to maintain a safe environment for its citizens.

I. Administrative Procedures

A. Introduction

Processes and procedures for various plan review and development standards are discussed in this section. Each section provides information on the process, standard, or the plan review agency to contact regarding that process.

B. Engineering Plan Review Checklist

The engineering plan review checklist is a detailed list of the items to be reviewed by the Town Development Services Department or designee. The preliminary plan must include, at a minimum, the information described in the Town's Subdivision Ordinance and/or other applicable ordinances. A copy of the engineering plan review checklists (Forthcoming) is included in the Appendix.

Note: The Town Planning Division maintains their own plan review checklists. Additionally, the duration of the plan review varies by review agency. Plan calculations and details are reviewed at this stage.

C. Fees

Fees for plan review are set and collected by the Town of Waxhaw Development Services Department. Fees vary by the type and size of development and are updated on an as needed basis. Plan review fees can be found at the below web address:

http://Waxhaw.org/Departments/Planning/PermitsProcess.aspx

D. Driveway Permits

Town Driveway Permit

A Town of Waxhaw Driveway Permit is required for all new or proposed modifications to connections to Town streets except an individual single family residence. A copy of the Town Driveway Permit Application is in the Appendix. The Town fee for a driveway permit is $50. If a property owner is proposing to do work within Town maintained right-of-way, a Town Encroachment Permit may be required. Contact the Town Development Services Department at 704-843-2195 to confirm if a permit is needed.

Note: Two signed original copies of the driveway permit application along with two sets of plans are required for submission to the Town Development Services Department. A separate encroachment permit is not needed if a driveway permit has been obtained.

NCDOT Driveway Permit

When accesses and/or driveways to North Carolina Department of Transportation (NCDOT) maintained facilities are proposed or are proposed to be modified, contact the NCDOT Division 10 District 3 office at (704) 218-5100. Forms are available on the web at http://www.ncdot.gov/. The Town will review the NCDOT driveway permit applications for accesses proposed within the Town of Waxhaw.

E. Encroachment Permits

The Town of Waxhaw requires that an encroachment permit be obtained when construction activity, including installation of temporary or permanent structures, is proposed under, on, or over property in which the Town has property rights. Property rights include but are not limited to street rights of way, utility easements, or other owned property. An Encroachment Permit is required regardless of any other approvals (excluding a driveway permit), such as building permits or Planning Department entitlements.

Encroachment Permit applications are processed through the Town of Waxhaw Development Services Department. A copy of the Town of Waxhaw Encroachment Agreement is included in the Appendix.

F. Bonding

The following list contains information regarding the bonding process including minimum amounts, duration, and security type.

1. Release of the final subdivision plat will not occur until the improvements required for the area of the final plat are constructed and a final inspection has been performed and found to be in conformance with the plans approved by the Town, or a security has been posted with the Land Development Bond Coordinator of the applicable department and all required documents are received in their entirety.

2. Securities shall be posted for a minimum of six months with a two year maximum. The security shall be posted and remain in force until the construction is complete and found to be in conformance with the plans approved by the Town. The security will be reevaluated when an extension to the security is being considered.

3. Upon receipt of a notice from the bond holder, a final inspection will be made by the Town Engineer/Designee to check completeness of the project.

4. One type of security may be replaced by another type of security in certain situations. The amount of the replacement security will be based on the Town's Engineer Estimate of the work remaining. If the estimate of work results in a lower amount, the replacement security will be treated as a reduction. Certain situations will require an increase in a security and in such cases the replacement security shall be required to equal the higher amount.

5. A one-time reduction in security will be allowed if requested in writing by the principal party of the security. Additional reductions may be approved at the discretion of the Town Engineer.

6. Securities may be posted in the form of Surety, Letter of Credit, or Cash.

G. Final Inspection

A final inspection of all streets to be turned over to the Town for Maintenance must be inspected by the Town or Town designated inspector. Contact the Town Engineer for scheduling of final inspections.

When a phase/map of a subdivision reaches eighty (80) percent occupancy, the phase/map will be considered eligible for acceptance by the Town. The procedures for requesting a final inspection are as follows:

1. Submit an executed "Request for Final Inspection Form".(Refer to Appendix).
2. A representative from the Town will proceed with the Final Inspection.
3. Necessary repairs will be marked in the field, and indicated on a punchlist, which shall be valid for a period of thirty days.
4. When the necessary repairs have been completed, the Town should be contacted to verify the repairs have been completed.
5. When all conditions have been met, the developer may then proceed with requesting the Town to accept the streets for maintenance.

H. Street Maintenance Acceptance

The Town of Waxhaw may consider the acceptance of privately owned streets upon the written request of the owning entity. Streets will only be accepted in their entirety, or by block, and street construction must be completed at time of petition.

To initiate the acceptance procedure, the following information shall be submitted to the Town Manager's Office:

1. A letter to the Town Manager, copying the Town Engineer, requesting that the Town consider accepting subject streets for public maintenance; and
2. One copy of the recorded map(s) of the subject street(s); and
3. One completed "Application for Street Maintenance Acceptance" form(s) of the subject Street(s) or, in the case of existing streets petitioned by residents, a "Street Maintenance Acceptance Petition" signed by eighty (80) percent of the street's residents;
4. For new streets petitioned by subdivider, written verification from Town Development Services Department that the street(s) have been constructed according to the required standard and completed.

Once the required information and form have been submitted, an inspection of the subject street(s) shall be conducted by the Town. The Town shall notify the owning entity of all construction deficiencies identified by the Town. Upon correction of the deficiencies, the Board of Commissioners shall then consider the acceptance of the subject street(s).

Petitions for acceptance will be presented to the Board of Commissioners on a quarterly basis. The Board of Commissioners of the Town of Waxhaw shall not adopt any resolution accepting a new street unless:

- The Board receives a report from the Town Manager that all conditions of street acceptance are met.
- The Board of Commissioners determines that such street corresponds, in its location, and aligns with a street shown on preliminary subdivision plat formally approved by the Planning Board of the Town of Waxhaw or that said street was established as a public street prior to the adoption of this policy and therefore not subject to this policy.

The street acceptance policy includes streets, curbs, gutters, sidewalks, and all items located within the right-of-way. A copy of the Street Acceptance Application form is found in the Appendix.

II. Design Criteria

A. Introduction

The following sections present minimum design criteria for the design of public streets, storm drainage, street lighting, street and roadway signage for traffic regulation and street identification, and landscaping.

B. Local Street Design

For use in designing Residential and Retail/Mixed-Use Public Streets

Posted Speed Limit	**25**	**30**	**35**	**40**	**45**
Stopping Sight Distance* (feet)	155	225	285	***	***
Intersection Sight Distance - Left-Turn Movement From Stop*and ** (feet)	280	365	425	***	***
Intersection Sight Distance - Right-Turn From Stop*and ** (feet)	240	315	370	***	***
Minimum Horizontal Radius (Normal Crown) (feet)	200	430	675	***	***
Minimum K value for Crest Vertical Curves	11	24	37	***	
Minimum K value for Sag Vertical Curves	25	43	58	***	
Maximum Longitudinal Grade	10 percent				
Maximum Longitudinal Grade within 125 feet of intersection (measured from intersecting street nearest edge of pavement of travel way)	5 percent				
Intersection Angle Range	75 to 105 degrees				

* Values will need to be adjusted for grades of more than +/- 3 percent

** Values to be adjusted for streets with more than two total lanes; measurements to be taken 14.5' from travel lane

*** Refer to latest edition of American Association of State Highway and Transportation Officials *A Policy on Geometric Design of Highways and Streets*

Provisions of adequate stopping sight distance may require use of larger K values than the minimums listed above. The Town of Waxhaw reserves the right to prescribe more stringent sight distance standards and/or means to achieve adequate sight distance than those listed above. Recordation of sight distance easements may be required on plats prior to approval.

The minimum tangent distance between two horizontal curves is 50 feet. Longer distances may be needed based on the specifics of the roadway design.

Minimum curb and right-of-way radius measured from face of curb/edge of pavement (when intersecting streets have different classification, use the more restrictive):

- Residential Local Street – 20 feet
- Residential Local Street to Residential Alley – 10 feet
- Residential Collector – 25 feet
- Retail/Mixed-Use Local – 25 feet
- Retail/Mixed-Use Collector – 25 feet
- Industrial Local and Collector – 35 feet

For minimum intersection separation, use the following criteria:

- Along local streets – 125 feet
- Along collector streets –250 feet
- Along thoroughfares – to be determined by Town and/or NCDOT on a case-by-case basis

Intersection offsets/separation from a thoroughfare, at signalized intersections, or at intersections that may become signalized in the future may need to be greater that these minimums and will be determined by the Town and/or NCDOT on a case-by-case basis.

Design criteria for arterial streets shall be established jointly by the Town Engineer and the NCDOT on a case-by-case basis using the latest edition of the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highway and Streets* and/or NCDOT *Roadway Design Manual*.

Intersection corner easements – A minimum thirty-five (35) foot x thirty-five (35) foot triangular maintenance easement (measured along right-of-way lines) shall be provided at each intersection corner where any street type intersects a collector or thoroughfare. A minimum fifteen (15) foot x fifteen (15) foot triangular maintenance easement (measured along right-of-way lines) shall be provided at each intersection corner where two local streets intersect. An additional ten (10) foot x seventy(70) foot triangular maintenance easement shall be provided at intersections connecting to NCDOT maintained roadways (measured along right-of-way lines). Driveways (no formal right-of-way) to serve a single project may be required to provide triangular maintenance easements as determined on a case by case basis. Other triangular maintenance easements or sight distance requirements may be required by the NCDOT or the Town at all intersections.

Sidewalks and Driveways

1. Planting strip adjacent to sidewalk shall be graded to one quarter inch per foot (min.) up to one and one quarter inch per foot (max.), except where excessive natural grades make this requirement impractical. In such cases, the Town Engineer may authorize a suitable grade.

2. Sidewalk widths shall be a minimum of five (5) feet unless otherwise specified.

3. Accessible ramps are required where sidewalks intersect curbing at any street intersection and curbed driveway connections.

Roundabouts

Refer to the *Manual on Uniform Traffic Control Devices* (MUTCD) for roundabout signage and pavement markings.

C. Storm Drainage

1. In addition to this manual, all storm drainage design shall conform to the standards and specifications as provided in the *Town of Waxhaw Storm Water Design Manual*, and *NCDOT Standards Specifications for Roads and Structures*. If conflicts occur, the more restrictive standard shall govern.

2. Reinforced concrete pipe shall be used in all storm drain applications. Culverts sixty (60) inches in diameter or greater may be Corrugated Aluminized Metal Pipe (CAMP) or aluminum with a minimum fourteen (14) gauge metal subject to approval of the Town Engineer.

3. The minimum cover for all pipes is two (2) feet measured from the final surface. Special applications for less than two (2) feet of cover will be reviewed and approved by the Town Engineer individually. The maximum cover for storm drainage pipes shall at a minimum comply with the requirements of the *NCDOT Roadway Design Manual*, Part I, Section 5, and *Drainage Design*. Storm pipe design that exceeds these criteria may be approved at the discretion of the Town Engineer.

4. All storm drain structures over three (3) feet six (6) inches in height must have steps in accordance with standard details set forth in this manual.

5. All graded creek banks and slopes shall be at a maximum of two (2) feet horizontal to one (1)foot vertical (2:1) and not to exceed ten (10) feet without terracing or the slopes shall be designed by a Professional Geotechnical Engineer and approved by the Town Engineer on a case by case basis.

6. Adequate storm drainage shall be provided throughout the development by means of storm drainage pipes or properly graded channels. All pipes shall be of adequate size and capacity, as approved by the Town Engineer, to carry all storm water in its drainage area.

7. In accordance with the Town Zoning Ordinance, the Town Engineer or duly authorized designee shall review the drainage plan for compliance with the standards contained in the current edition of the *Town of Waxhaw Engineering Design & Construction Standards Procedures Manual* and the *Town of Waxhaw Storm Water Design Manual* and all other relevant and appropriate standards established by the Town Development Services Department.

8. Sub-surface drainage shall be provided where the ground water level is likely to be near the surface. In capillary soils, the water level should be four (4) to six (6) feet below the surface to prevent the rise of moisture into the subgrade. Subdrains shall be used to lower ground water in low areas in the street.

9. All Storm Drainage Easements must extend down stream of flared end sections to an appropriate property line or buffer. Overlapping of storm drainage easements shall be approved by the Town Engineer on a case by case basis.

10. Storm Drainage Easements shall be provided for all storm drainage pipes and shown on site plans, construction plans and plats with widths specified in detail 314.1. The following note shall be placed on all grading plans and plats; "*The purpose of the storm drainage easement (SDE) is to provide storm water conveyance. Buildings are not permitted in the easement area. Any other objects which impede storm water flow or system maintenance are also prohibited*."

11. In areas where the Floodway Regulations are applicable, the Future Conditions Flood Fringe Line, FEMA Flood Fringe Line, Community Encroachment Line, and FEMA Encroachment Line shall be shown on the preliminary plan and the final plat. An application for a Floodplain Development/Zoning Permit shall be submitted in accordance with the requirements set forth in the Town/County Floodway Regulations.

D. Utilities

Avoid placement of sewer manholes in gutter pans, the crown of the road, wheel paths, wheelchair ramps, and over stormwater lines.

Avoid placement of water lines under roadway pavement.

Water valves shall not be placed in curbing.

E. Street Lighting

1. Light Spacing

Street lights shall be spaced not to exceed two-hundred (200) feet on average, with measurements on one side of the road taken independently from the other, to be eligible for transfer to the Town street lighting account. Street lights shall also be located at all intersections and mid-block location. There is no guarantee that the Town will accept the lights.

2. Major Pedestrian Areas within Public Rights-of-Way

If an engineering evaluation indicates major pedestrian activities exist within public right-of-way, the Development Services Department may determine that special lighting should be specified. A lighting plan and cost estimate for the special lighting would be developed, and if funds are available to implement the plan, then the Development Services Department would coordinate the authorization and installation of the special lighting plan.

F. Signage

All regulatory, warning, and guide roadway signage shall be consistent with the *Manual on Uniform Traffic Control Devices (MUTCD)*, the *North Carolina Supplement to the MUTCD* or as specified in this manual. All street name markers are also to be designed in accordance with 700 series standard drawings. All street name markers shall be nine (9) inch tall extruded aluminum blades and utilize high intensity white prismatic reflective sheeting.

G. Landscaping

Refer to Section 9.8 of the Town of Waxhaw Unified Development Ordinance regarding landscaping requirements.

While landscaping can be installed at street intersections, it shall not block the sight distance of vehicles at the intersection. Sight distance for an intersection shall be calculated in accordance with Section II. B. of this manual. Trees should not be planted within forty (40) feet of an intersection radius return measured along the street along the main or side street of intersections or commercial development driveways.

Trees shall not be planted in permanent drainage easements or within ten (10) feet of a masonry drainage structure. (This does not apply to Stormwater BMP's.)

H. Cluster Box Units (CBU's)

Mail cluster box units shall be placed outside of the line of sight (determined by intersection sight distance measurements), sight distance triangles and intersection corner easements. They shall not be placed between the subdivision entrance and its first street intersection. It is best to avoid placing CBU's on the main entrance road to a subdivision, however, special cases may apply.

When locating CBU's near on-street parking, do not place units directly adjacent to the on-street parking. CBU's shall be behind the sidewalk in such cases.

When placing CBU's within the green zone, face of units shall be oriented perpendicular to the street.

Access easements shall be required for all CBU's located outside of the right-of-way and/or common open space.

The ultimate goal in determining locations for mail cluster box units is to avoid placing the CBU in any way which encourages driving on the wrong side of the street and/or hinders handicap accessibility. The above standards are included to supplement the requirements of the United States Postal Service and shall be followed in addition to USPS standards.

III. Specifications and Special Provisions

A. General Notes

The following specifications and special provisions are intended to be used in conjunction with *Town of Waxhaw Standard Drawings, NCDOT Roadway Standard Drawings, and NCDOT Standard Specifications for Roads and Structures* for all development within the Town of Waxhaw unless otherwise directed by the Town Engineer.

1. Unless otherwise specified in this manual, **all work and materials shall conform to the latest edition of the *North Carolina Department of Transportation Standard Specifications for Roads and Structures*.**
2. All backfill material 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.
3. Materials deemed by the inspector as unsuitable for backfill purposes shall be removed and replaced with select backfill material.
4. Compaction requirements shall be attained by the use of mechanical compaction methods. Each six (6) inch layer of backfill shall be placed loose and thoroughly compacted into place.
5. ALL concrete used in the public right-of-way for streets, curb and gutter, sidewalks and drainage structures, etc. shall have a minimum compressive strength of 3600 PSI at twenty-eight (28) days. This requirement shall be provided regardless of any lesser compressive strength specified in the *North Carolina Department of Transportation Standard Specifications for Roads and Structures*. The contractor shall prepare concrete test cylinders in accordance with Section 1000 of the *North Carolina Department of Transportation Standard Specifications for Roads and Structures* at the direction of the project inspector. All equipment and cylinder molds shall be furnished by the contractor. It shall be the responsibility of the contractor to protect the cylinders until such time as they are transported for testing. Testing for projects shall be performed by an independent testing lab, at no cost to the Town. The contractor shall provide equipment and perform tests on concrete for a maximum slump and air content as defined in Section 1000 of the *North Carolina Department of Transportation Standard Specifications for Roads and Structures*. These tests shall be performed at a frequency established by the inspector. Materials failing to meet specifications shall be removed by the contractor.
6. Concrete or asphalt shall not be placed until the air temperature measured at the location of the paving operation is at thirty-five (35) degrees Fahrenheit and rising by 10:00 a.m. Concrete or paving operations should be suspended when the air temperature is forty (40) degrees Fahrenheit and descending. The contractor shall protect freshly placed concrete or asphalt in accordance with Sections 420 (Concrete Structures), 600 (Asphalt Bases And Pavements), 700 (Concrete Pavements And Shoulders), and Division 08 (Incidentals)of the *North Carolina Department of Transportation Standard Specifications for Roads and Structures* when the air temperature is at or below thirty-five (35) degrees Fahrenheit and the concrete has not obtained an age of seventy-two (72) hours.
7. Plant all street trees in the middle of the planting strip unless otherwise noted on the standard detail.

Grading

1. Proposed street rights-of-way shall be graded to their full width for ditch type streets and a minimum of eight (8) feet behind the curb for curb and gutter sections.

2. Fill embankments shall be constructed in accordance with section 235 of the *North Carolina Department of Transportation Standard Specifications for Roads and Structures* and placed in successive lifts not to exceed more than six (6) inches in depth for the full width of the cross-section, including the width of the slope area. No stumps, trees, brush, rubbish or other unsuitable materials or substances shall be placed in the right-of-way. Each successive six (6) inch layer shall be thoroughly compacted by the sheepsfoot tamping roller, ten (10) ton power roller, pneumatic-tired roller, or other methods approved by the Town Engineer. Embankments over and around all pipe culverts shall be of select material, placed and thoroughly tamped and compacted as directed by the Town Engineer or his representative.

Roadway Base

1. All roadways shall be constructed with a base course as detailed on the applicable *Town of Waxhaw Standard Detail Drawing*.

2. The material for the aggregate base course (ABC) shall be in conformance with Section 520 – Aggregate Base Course of the *North Carolina Department of Transportation Standard Specifications for Roads and Structures*.

3. An asphalt concrete base course, as detailed on the *Standard Detail Drawing* may be substituted in lieu of an aggregate base course and shall be in accordance with all applicable articles of the *North Carolina Department of Transportation Standard Specifications for Roads and Structures*.

4. Asphalt concrete base course (ACBC) shall be used for widening strips less than five (5) feet in width.

Roadway Intermediate and Surface Course

1. Plant mixed asphalt shall conform in all respects to Section 610 of the *NCDOT Standard Specifications for Roads and Structures*.

2. The final one and one half (1.5) inch lift of asphalt surface course for residential subdivision streets shall be withheld until a minimum of eighty (80) percent of the development is occupied (occupied means a certificate of occupancy has been issued) (All documentation to be provided by the developer and approved by the Town Engineer or designee). All known base failures shall be repaired prior to application of the final one and one half (1.5) inch lift of asphalt surface course.

3. The Town Development Services Department shall be given at least a forty-eight (48) hour notification to inspect the first lift of surface course deficiencies. Prior to application of the final layer of asphalt, all deficiency repairs are to be monitored and accepted by the Town Engineer or designee.

4. The Town Development Services Department shall be notified prior to using recycled plant mixes.

5. Failure to meet any of the requirements of this manual may result in the delay or prevention of street acceptance by the Town of Waxhaw or NCDOT.

Sidewalks and Driveways

1. Sidewalks shall be constructed with concrete having a minimum compressive strength of not less than 3600 P.S.I. concrete. The sidewalk shall be at least six (6) inches thick where sidewalk crosses a driveway and at least four (4) inches thick in all other locations. The subgrade shall be compacted to ninety-five (95) percent of the maximum density obtainable with the Standard Proctor 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 intervals of not less than five (5) feet and expansion joints at intervals of not more than forty-five (45) feet. The sidewalk shall have a lateral or cross slope of one-quarter (1/4) inch per foot.

2. Planting strip adjacent to sidewalk shall be graded to one-quarter (1/4) inch per foot (min.) up to one and one-quarter (1 ¼) inch per foot maximum, except where excessive natural grades make this requirement impractical. In such cases, the Town Engineer may authorize a suitable grade.

3. Sidewalk widths shall be a minimum of five (5) feet unless otherwise specified.

4. Approval of sidewalk construction plans must be obtained as part of the plan review process. A recorded permanent public sidewalk easement is required for all sidewalk located outside public right-of-way; the width of the easement shall be specified by the Town. The sidewalk easement must be recorded with the Union County Register of Deeds prior to issuance of a certificate of occupancy for the corresponding building(s).

5. Accessible ramps are required where sidewalks intersect curbing at all street intersections and curbed driveway connections.

B. 100 Series Drawings – Miscellaneous Concrete Infrastructure

Drawings in this series include details for curb and gutter, sidewalks, driveways, accessible ramps, culvert crossings, and street tapers. The following list provides information in addition to that included in the standard drawings in this series.

1. All curb and gutter shall be backfilled with soil approved by the Inspector after three (3) days of cure time to prevent erosion. All curb and gutter shall be backfilled no later than forty-eight (48) hours after the three (3) day cure time.

2. All concrete shall be cured with one hundred (100) percent Resin Base, white pigmented curing compound which meets ASTM Specifications C-309, Type 1, applied at a uniform rate at one (1) gallon to four-hundred (400) square feet within twenty-four (24) hours of placement of the concrete.

3. Straight forms shall not be used for forming curb and gutter in curves.

4. All excess concrete on the front edge (lip) of gutter shall be removed when curb and gutter is poured with a machine.

C. 200 Series Drawings – Street Sections

Drawings in this series include details for street typical sections including pavement design, cul-de-sacs, parallel parking space location/layout, alleys, and hammerheads.

1. All asphalt cuts shall be made with a saw or milling machine when preparing street surfaces for patching or widening strips.

2. All subgrade shall be compacted to one-hundred (100) percent of the maximum density obtainable with the Standard Proctor Test to a depth of twelve (12) inches, and a density of ninety-five (95) percent Standard Proctor for depths greater than twelve (12) inches. All tests shall be performed by developer at no cost to the Town.

3. Paper joints shall be used to seal the ends of an asphalt mat so that future extensions can be made without causing rough joints.

4. When placing asphalt against existing surfaces, a straight edge shall be used to prevent "humping" at that location.

5. Stone shall be primed if paving is not complete within seven (7) days following stone base approval.

6. Surfaces shall be tacked when asphalt is being placed over existing asphalt streets or adjoining concrete, storm drain and sanitary sewer structures.

7. Sweeping of the stone base and/or application of a tack coat may be required near intersections. These requirements will be established by the Town/NCDOT Inspector based on field conditions.

8. A canvas cover or other suitable cover shall be required for transporting plant mix asphalt during cool weather when the following conditions are present:

    a. Air temperature is below sixty (60) degrees Fahrenheit.
    b. Length of haul from plant to job is greater than five (5) miles.
    c. Other occasions at the Inspector's discretion when a combination of factors indicates that material should be covered in order to assure proper placement temperature.

9. Roadside ditches shall conform to NCDOT standards unless otherwise specified by Town along Town maintained roads.

D. 300 Series Drawings – Storm Drainage

Drawings in this series include NCDOT standards approved for use, catch basins, wingwalls, riprap aprons, flared end section pipe, riprap plunge pools, trench drains, paved ditches, subdrains, overlapping of easements, minimum drainage easements, and grading at drop inlets. The following list provides information in addition to that included in the standard drawings in this series.

1. All concrete shall be at least 3600 PSI. Prior approval from the Town Engineer shall be obtained in order to use pre-cast storm drainage structures in any street right-of-way.

2. Concrete pipe used within the street right-of-way shall be a minimum of Class III Reinforced Concrete Pipe, with a minimum diameter of fifteen (15) inches (eighteen (18) inches minimum on cross drain culverts). Installation of Class IV or higher concrete pipe shall be in Accordance with *NCDOT Standard Specifications* and be identified on the As-Built Plan. The Town Inspector shall be given documentation and notification of this information prior to construction.

3. Concrete mortar joints shall be used for joining all concrete pipes. The pipe shall be clean and moist when mortar is applied. The lower portions of the bell or groove shall be filled with mortar sufficient to bring the inner surface flush and even when the next joint is fitted into place. The remainder of the joint shall then be filled with mortar and a bead or ring of mortar formed around the outside of the joint. The application of mortar may be delayed until fill is completed when the pipe is larger than thirty (30) inches.

4. Performed joint sealer, which conforms to AASHTO specification M-198 for Type B flexible plastic gaskets, may be used in lieu of the mortar joining method.

5. Under no circumstances shall water be permitted to rise in un-backfilled trenches after the pipe has been placed.

6. All new storm drain pipe installations shall be inspected with a video camera and reviewed with the Town Engineer or representative. The video camera and methods must be pre-approved by the Town Engineer or representative.

<u>Installation of Reinforced Concrete and Corrugated Metal Pipe</u>

1. 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 shall have no tendency to flow or behave in a plastic manner under the tamping blows or proof rolling.

2. Materials deemed by the Engineer as unsuitable for backfill purposes shall be removed and replaced with select backfill material.

3. Backfilling of trenches shall be accomplished immediately after the pipe is laid. The fill around the pipe shall be placed in layers not to exceed eight (8) inches, each layer shall be thoroughly compacted to ninety-five (95) percent of the maximum density obtainable with the Standard Proctor Test (a density of one-hundred (100) percent Standard Proctor is required for the top eight (8) inches).

4. Compaction requirements shall be attained by the use of mechanical compaction methods. Each layer of backfill shall be placed loose and thoroughly compacted in place.

E. 400 Series Drawings – Stormwater BMP

Drawings in this series include bioretention, flow splitters, wetponds, wetlands, grass swales, grass channels, infiltration ditches, observation wells, buffer strips, sand filters, and level spreaders.

F. 500 Series Drawings – Erosion Control

Drawings in this series include sediment traps, skimmers, pipe slope drains, silt ditches/fences, inlet protection, check dams, construction entrances, filter berm basins, dewatering, stream crossings, slope stability, seeding schedules, construction within creek banks, baffles, embankments, and brick storm structures.

1. The contractor shall do that which is necessary to control erosion and to prevent sedimentation damage to all adjacent properties and streams in accordance with the appropriate NCDWQ *Regulations for Sedimentation and Erosion Control*, and Town *Erosion and Sedimentation Control Ordinance*, upon adoption.

G. 600 Series Drawings – Trees

Drawings in this series include tree plantings/protection, tree pits, irrigation, valve boxes shrub plantings, medians, root crown depths, planting notes, bridging tree roots, asphalt curb placement at existing trees, and rock chimneys.

H. 700 Series Drawings – Miscellaneous

Drawings in this series include concrete control monuments, handrails, street name signs, end of road devices and markers, parking standards, accessible parking signage, roundabout signage, emergency vehicle median crossovers, bicycle racks, bicycle lockers, and Cluster Box Units.

I. Traffic Control

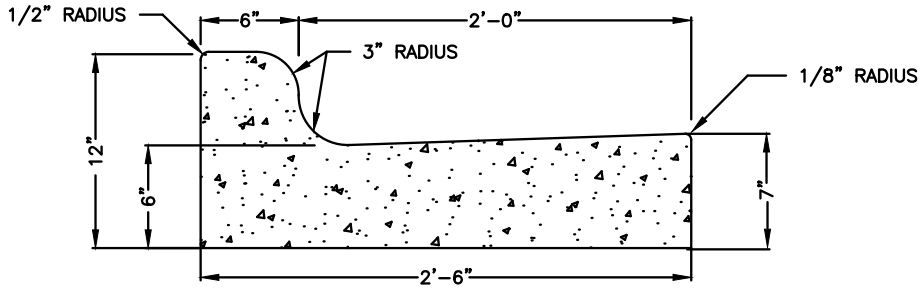
The contractor shall maintain two-way traffic at all times when working within existing streets. The contractor shall place and maintain signs, danger lights, and barricades and furnish watchmen or flagmen to direct traffic in accordance with the latest edition of NCDOT Standard Drawings.

Lane restrictions limiting the Contractors work to certain times of the day and days of the week may be imposed at the discretion of the Town Engineer.

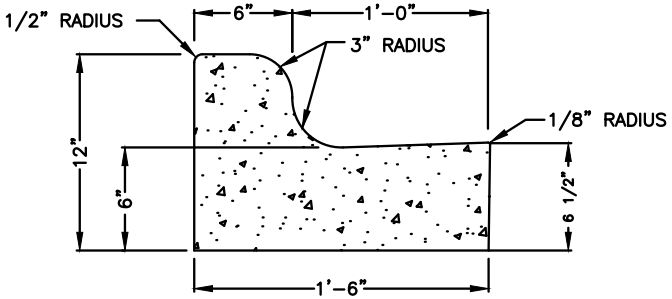
References

1. North Carolina Department of Transportation, most recent edition, Standard Specifications for Roads and Structures.
2. North Carolina Department of Transportation, most recent edition, Roadway Standards Drawings.
3. Town of Waxhaw Storm Water Design Manual.
4. American Association of State Highway and Transportation Officials most recent edition, A Policy on Geometric Design of Highways and Streets.
5. North Carolina Department of Transportation, Roadway Design Manual, latest edition.
6. North Carolina Department of Environmental Quality most recent edition, Erosion and Sediment Control Planning and Design Manual.
7. Manual of Uniform Traffic Control Devices for Streets and Highways, Federal Highway Administration, latest edition.

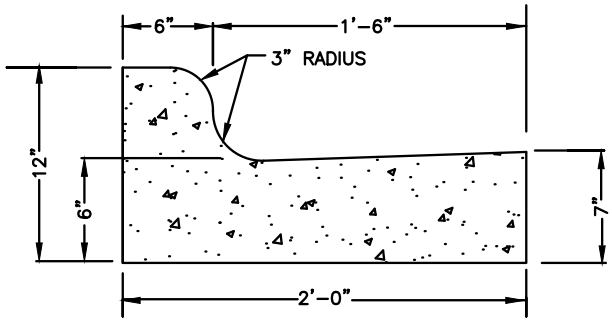
APPENDIX



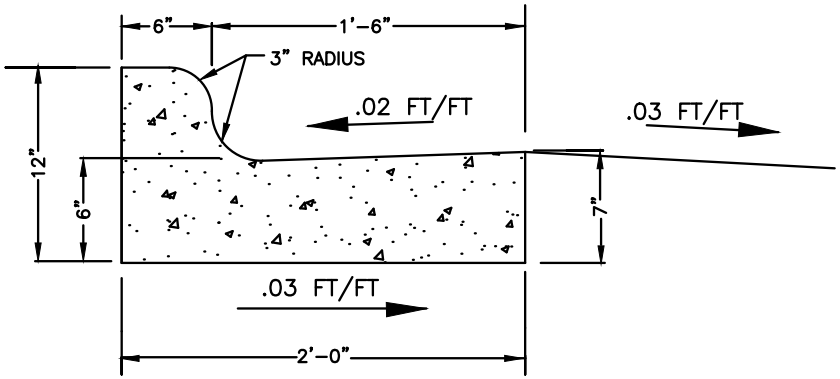
STANDARD 2'-6" CURB AND GUTTER



1'-6" STANDARD CURB AND GUTTER



2'-0" STANDARD CURB & GUTTER



SLOPE FOR VARIABLE
SUPERELEVATION RATES

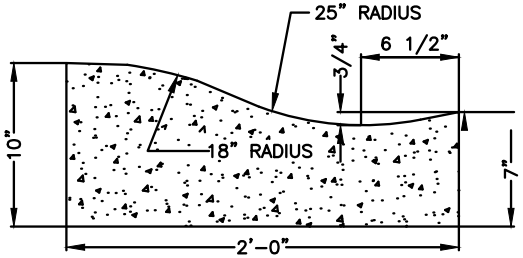
NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

STANDARD CURB AND GUTTER

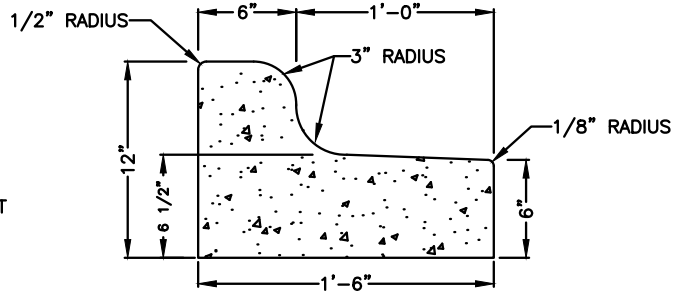
STD. NO.	REV.
100.1	

2'–0" VALLEY GUTTER



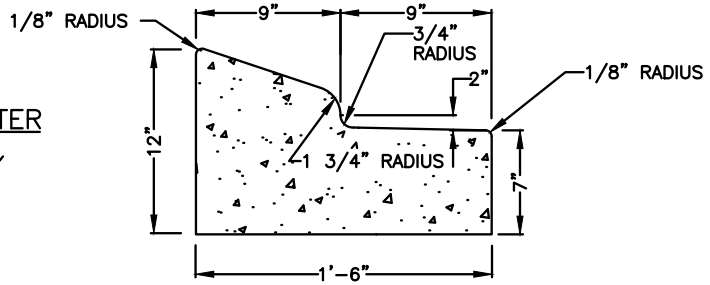
1'–6" MEDIAN CURB AND GUTTER

TO BE USED IN MEDIANS WHEN LANES ARE SLOPED FROM ISLAND OR AS SPECIFIED BY THE DEVELOPMENT SERVICES DEPARTMENT.



1'–6" MOUNTABLE CURB AND GUTTER

TO BE USED IN MEDIANS ONLY: WHEN SPECIFIED BY THE DEVELOPMENT SERVICES DEPARTMENT.

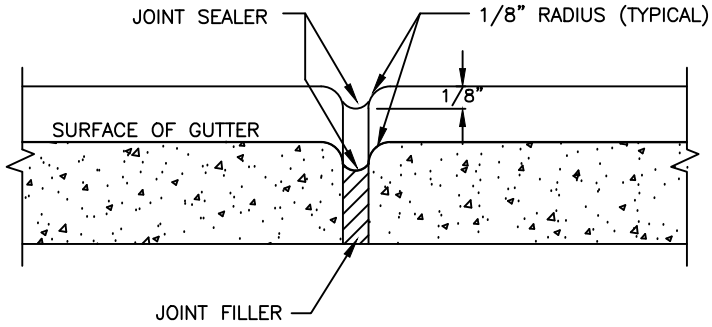


NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

CURB AND GUTTER

STD. NO.	REV.
101.1	



TRANSVERSE EXPANSION JOINT

NOTES:

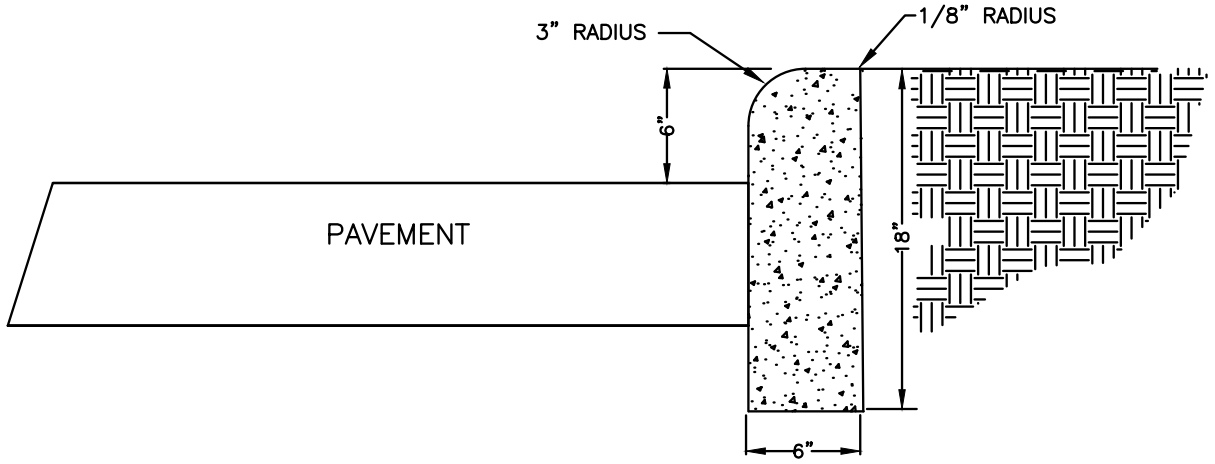
1. CONTRACTION JOINTS SHALL BE SPACED AT 10–FOOT INTERVALS. FOR VALLEY GUTTER, A 10–FOOT SPACING MAY BE USED WHEN A MACHINE IS USED. JOINT SPACING MAY BE ALTERED BY THE TOWN ENGINEER TO PREVENT UNCONTROLLED CRACKING.
2. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
3. ALL EXPANSION JOINTS SHALL BE SPACED AT 90–FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ABUTTING SIDEWALK.
4. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 P.S.I. IN 28 DAYS.
5. CURB SHALL BE DEPRESSED AT INTERSECTIONS TO PROVIDE FOR FUTURE ACCESSIBLE RAMPS.
6. TOP 6" OF SUBGRADE BENEATH THE CURB AND GUTTER SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.
7. SEE ALSO 106.1

NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	**TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS**	TRANSVERSE EXPANSION JOINT	STD. NO. 102.1 / REV.

NOTES:

1. CONTRACTION JOINTS SHALL BE SPACED AT 10–FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
2. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
3. ALL EXPANSION JOINTS SHALL BE SPACED AT 90–FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ABUTTING SIDEWALK.
4. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 P.S.I. IN 28 DAYS.
5. CURB SHALL BE DEPRESSED AT INTERSECTIONS TO PROVIDE FOR FUTURE ACCESSIBLE RAMPS.
6. TOP 6" OF SUBGRADE BENEATH THE CURB SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.
7. DETAIL MAY BE USED FOR PRIVATE DRIVES, PARKING LOTS, AND INTERIOR CIRCULATION DRIVE.

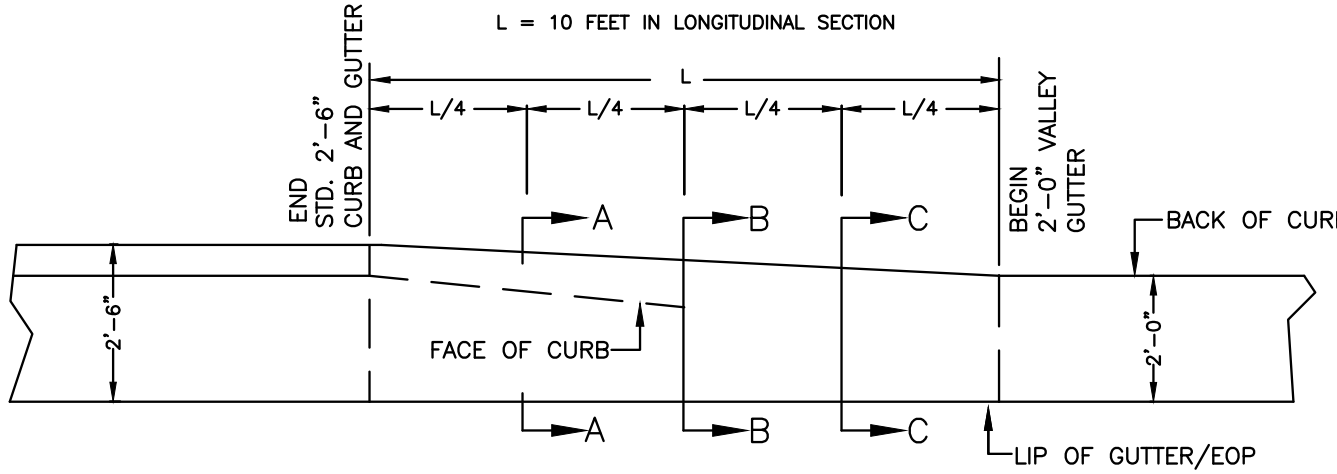


NOT TO SCALE

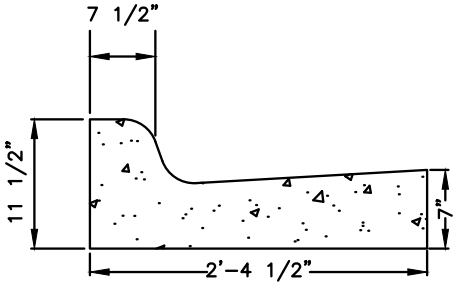
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

18" VERTICAL CURB

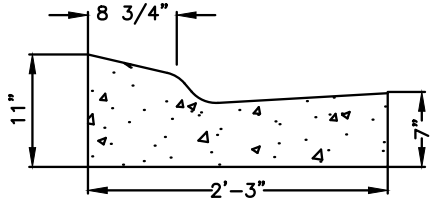
STD. NO. 103.1 | REV.



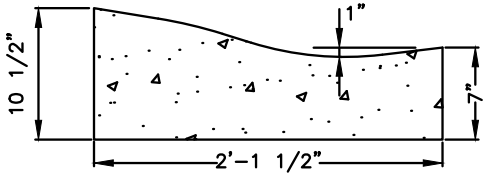
PLAN VIEW



SECTION A–A



SECTION B–B



SECTION C–C

NOTES:

1. TRANSITION IS NOT TO BE LOCATED WITHIN THE CURB RADIUS.

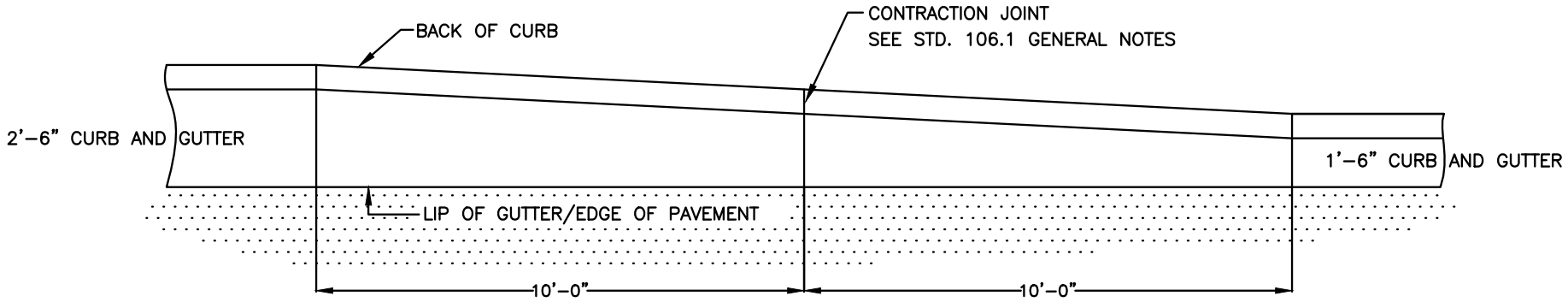
NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

CURB TRANSITION

2'6" CURB AND GUTTER TO 2'–0" VALLEY GUTTER

STD. NO.	REV.
104.1	



PLAN VIEW

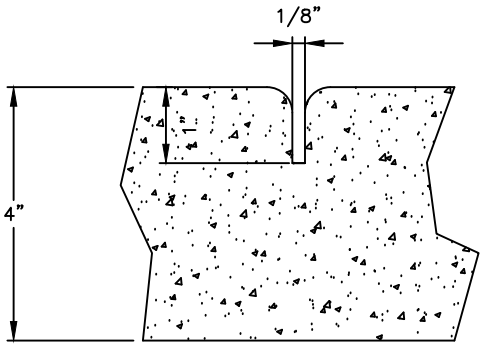
NOTES:

1. TRANSITION TO BE ALONG BACK OF CURB.

NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	**TOWN OF WAXHAW** **LAND DEVELOPMENT STANDARDS**	CURB TRANSITION 2'–6" CURB AND GUTTER TO 1'–6" CURB AND GUTTER

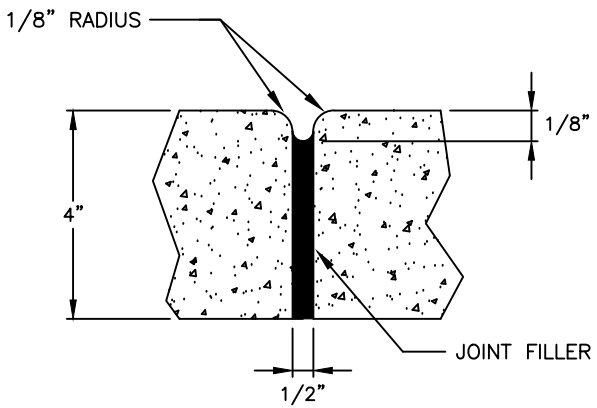
STD. NO.	REV.
105.1	



GROOVE JOINT IN SIDEWALK

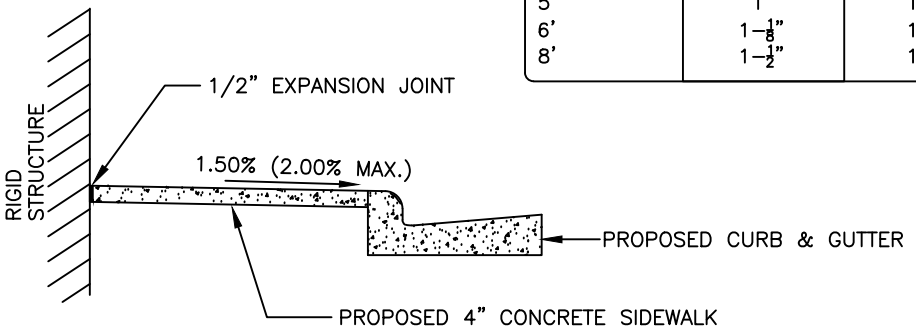
GENERAL NOTES:

1. A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS NOT TO EXCEED 50' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB. A SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. SIDEWALK AT DRIVEWAY ENTRANCES TO BE 6" THICK.
3. WIDTH OF SIDEWALK ON THOROUGHFARE STREETS SHALL BE A MINIMUM OF 6'. WIDTH OF SIDEWALKS IN THE CERTAIN DISTRICTS WILL BE DETERMINED BY THE DEVELOPMENT SERVICES.
4. WIDTH OF SIDEWALKS ON NON-THOROUGHFARE STREETS SHALL BE BASED ON TYPICAL STREET SECTION, A MINIMUM OF 5'. SIDEWALK TO BE POURED TO END OF RADIUS AT INTERSECTING STREETS.
5. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI. IN 28 DAYS.
6. ZONING CONDITIONS MAY REQUIRE ADDITIONAL WIDTH SIDEWALKS WHICH SHALL SUPERSEDE THESE STANDARD DIMENSIONS SHOWN.
7. LIDS FOR JUNCTION BOXES AND UTILITY VAULTS SHALL BE NON-SKID AS SPECIFIED BY ENGINEER.
8. JOINT MATERIALS SHALL LIMIT SHRINK/SWELL SO POST CONSTRUCTION INSTALLATION RESULTS IN A MAXIMUM OF 1/4" FROM FLUSH.
9. SEE ALSO 102.1



TRANSVERSE EXPANSION JOINT IN SIDEWALK

EXAMPLE SIDEWALK CONSTRUCTION DIMENSIONS:		
WIDTH	RISE	CROSS-SLOPE
4'	3/4"	1.56%
5'	1"	1.67%
6'	1-1/8"	1.56%
8'	1-1/2"	1.56%



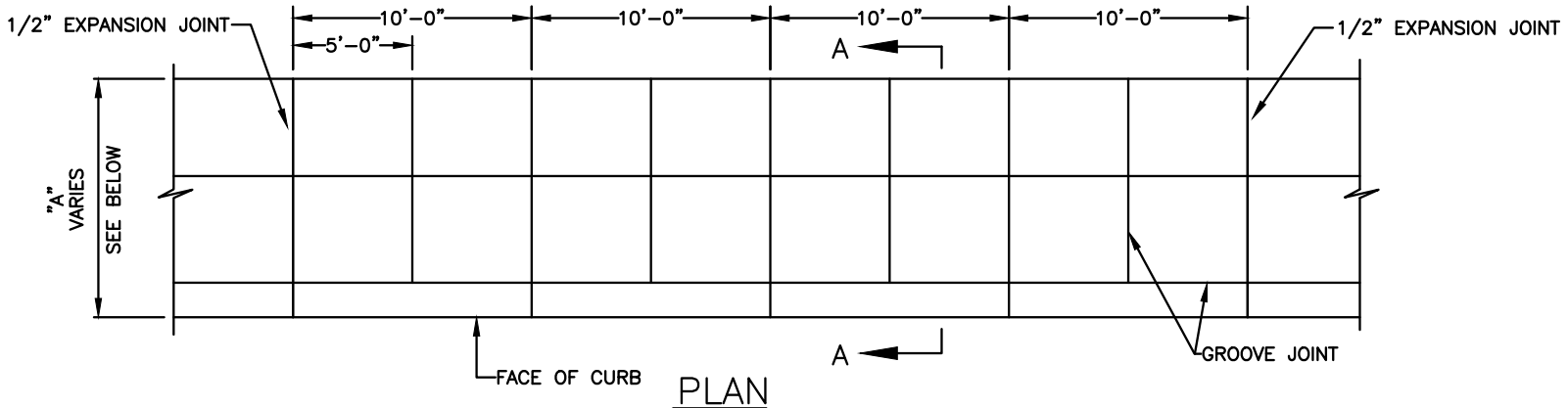
DETAILS SHOWING EXPANSION JOINTS IN CONCRETE SIDEWALK

NOT TO SCALE

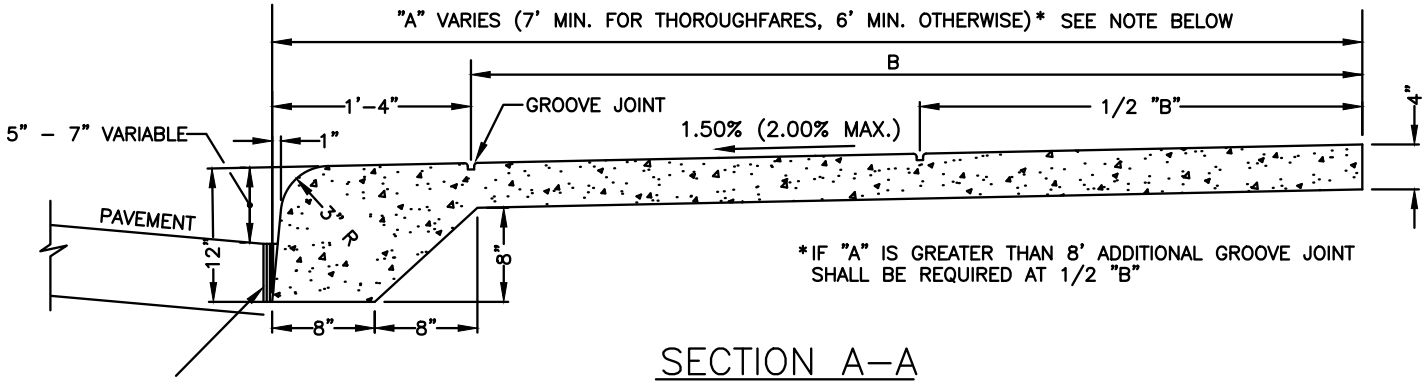
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

CONCRETE SIDEWALKS

STD. NO.	REV.
106.1	



PLAN



SECTION A-A

TWO 1/2" THICK PIECES BITUMINOUS FIBER REQUIRED IF SUBBASE IS CONCRETE. MUST BE SEALED WITH APPROVED JOINT SEALER.

GENERAL NOTES:

1. A GROOVE JOINT 1" DEEP WITH 1/3" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 40' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
3. SEE STANDARD 106.1 FOR DETAIL OF EXPANSION JOINT AND GROOVE JOINT.
4. SEE STANDARD 108.1 FOR DETAIL OF DRIVEWAY.
5. MONOLITHIC CURB AND SIDEWALK TO BE CONSTRUCTED ONLY WHEN REPLACING GRANITE CURB OR AT LOCATIONS APPROVED BY THE TOWN ENGINEER.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

MONOLITHIC CONCRETE CURB AND SIDEWALK

STD. NO.	REV.
107.1	

NOTES:

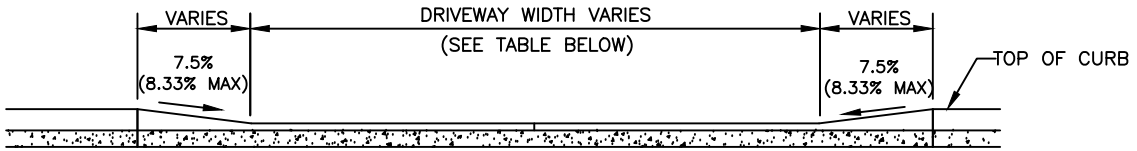
1. 1/2" EXPANSION JOINTS REQUIRE INSTALLATION OF ONE 1/2" THICK PIECE OF BITUMINOUS FIBER THROUGH THE ENTIRE SLAB. JOINT MATERIAL SHOULD BE PLACED FLUSH WITH CONCRETE.
2. TO LIMIT STORM WATER FLOW DOWN DRIVEWAYS, USE STANDARD 110.1 FOR DRIVEWAYS NEAR LOW POINTS.
3. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING, SIGHT DISTANCE AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
4. "A" BREAKOVER SHALL BE 8% OR LESS (A = ALGEBRAIC DIFFERENCE).
5. PRIOR APPROVAL IS REQUIRED BY TOWN ENGINEER ON GRADES EXCEEDING WHAT ARE SHOWN.
6. ** PER NC IFC SECTION D103.2, FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

GENERAL NOTES:

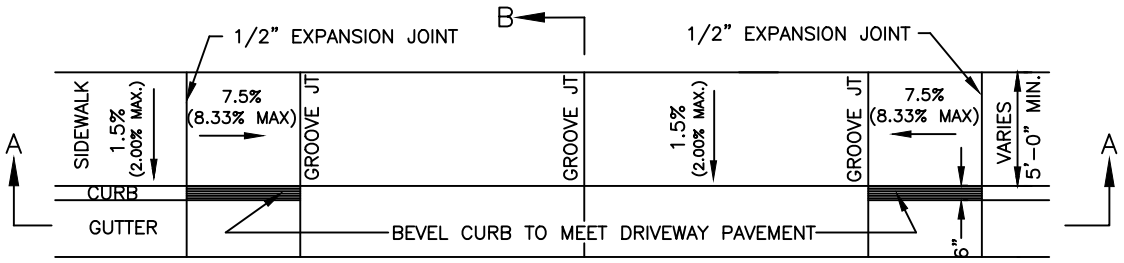
- ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
- ALL CURB, CURB AND GUTTER AND SIDEWALKS ARE TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED.
- SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT.
- SEE STD. NO 106.1 FOR DETAIL OF EXPANSION JOINT AND GROOVE JOINT.

DRIVEWAY WIDTH		
TYPE DRIVEWAY	MINIMUM	MAXIMUM
TYPE I–RESIDENTIAL:		
LOCAL/COLLECTOR	10'	30'
THOROUGHFARE *	15'	30'
ONE–WAY TYPE II COMMERCIAL	20'	30'
TWO–WAY TYPE II COMMERCIAL	26'	50'

* MUST PROVIDE ON–SITE TURNAROUND



SECTION A – A



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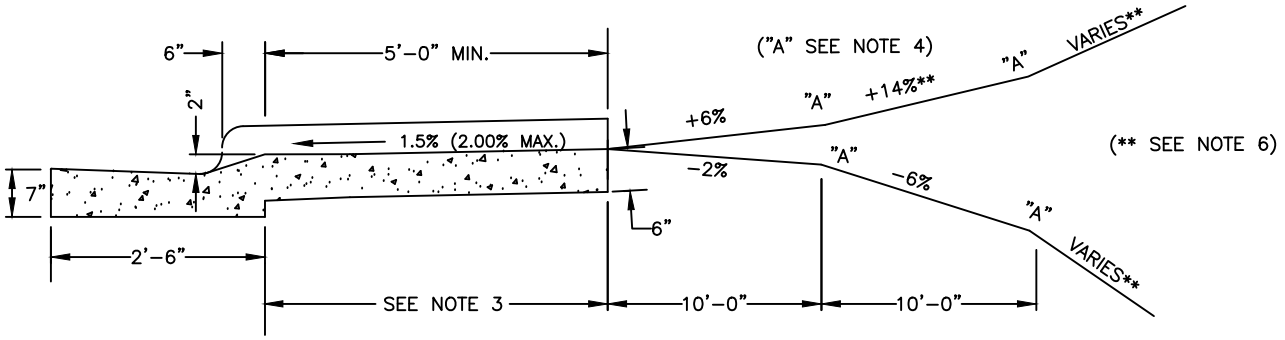


SECTION B – B

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

COMMERCIAL TYPE II AND RESIDENTIAL TYPE I DROP CURB DRIVEWAY WITH SIDEWALK ABUTTING CURB (2'–6" CURB AND GUTTER)

STD. NO.	REV.
108.1	

NOTE:

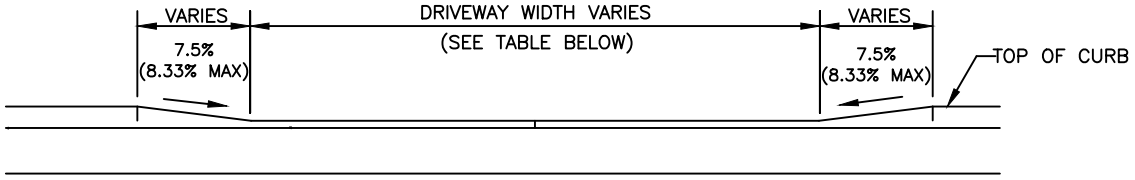
1. 1/2" EXPANSION JOINTS REQUIRE INSTALLATION OF ONE 1/2" THICK PIECE OF BITUMINOUS FIBER THROUGH THE ENTIRE SLAB. JOINT MATERIAL SHOULD BE PLACED FLUSH WITH CONCRETE.
2. TO LIMIT STORM WATER FLOW DOWN DRIVEWAYS, USE STANDARD 110.1 FOR DRIVEWAYS NEAR LOW POINTS.
3. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING, SIGHT DISTANCE AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
4. "A" BREAKOVER SHALL BE 8% OR LESS (A = ALGEBRAIC DIFFERENCE).
5. PRIOR APPROVAL IS REQUIRED BY TOWN ENGINEER ON GRADES EXCEEDING WHAT ARE SHOWN.
6. ** PER NC IFC SECTION D103.2, FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

GENERAL NOTES:

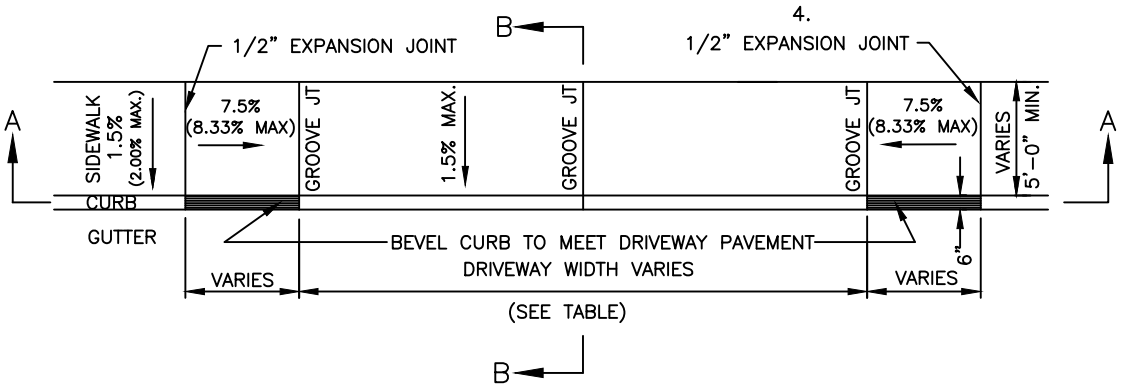
- ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
- ALL CURB, CURB AND GUTTER AND SIDEWALKS ARE TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED.
- SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT.
- SEE STD. NO 106.1 FOR DETAIL OF EXPANSION JOINT AND GROOVE JOINT.

DRIVEWAY WIDTH		
TYPE DRIVEWAY	MINIMUM	MAXIMUM
TYPE I–RESIDENTIAL:		
LOCAL/COLLECTOR	10'	30'
THOROUGHFARE*	15'	30'
ONE–WAY TYPE II COMMERCIAL	20'	30'
TWO–WAY TYPE II COMMERCIAL	26'	50'

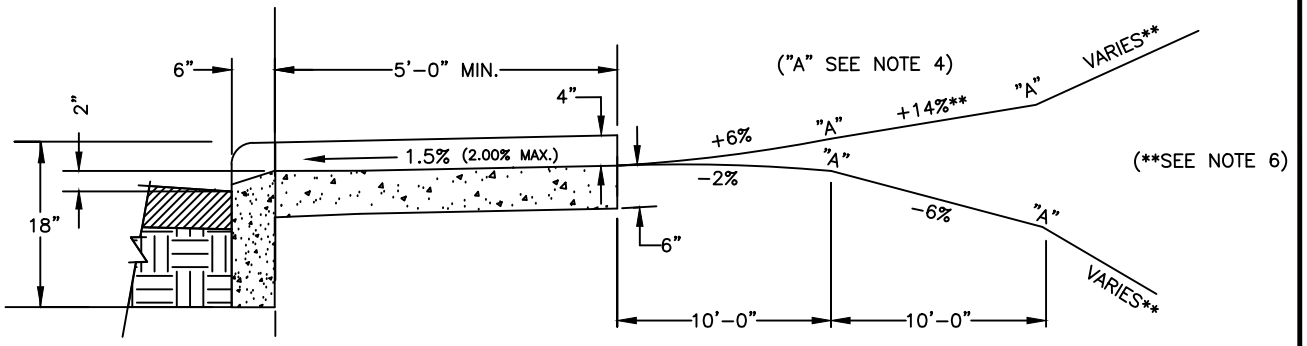
* MUST PROVIDE ON–SITE TURNAROUND



SECTION A – A



PLAN



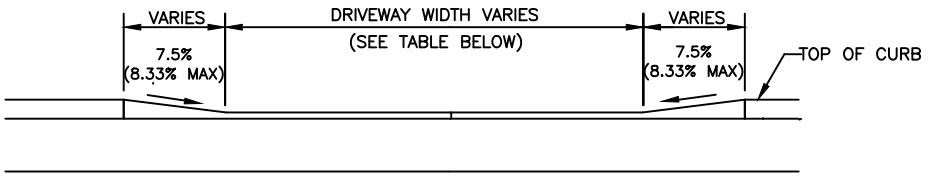
SECTION B – B

NOT TO SCALE

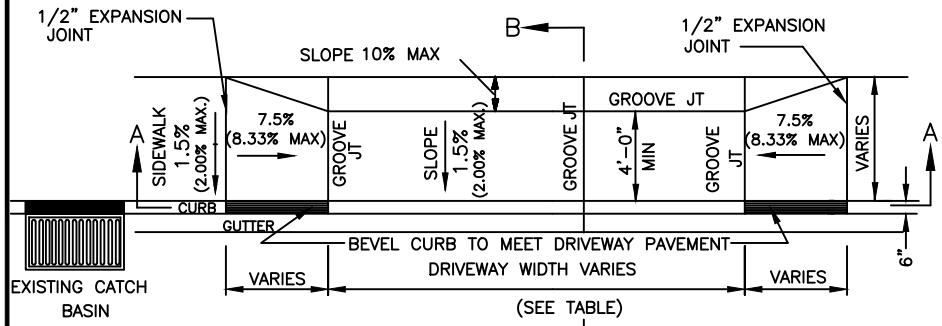
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

COMMERCIAL TYPE II AND RESIDENTIAL TYPE I DROP CURB DRIVEWAY WITH SIDEWALK ABUTTING CURB (6" X 18" VERTICAL CURB)

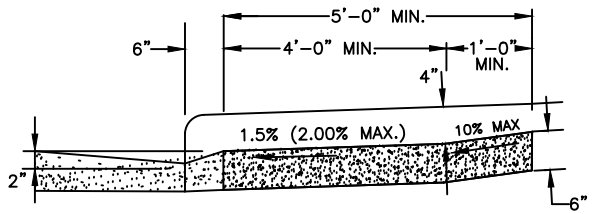
STD. NO.	REV.
109.1	



SECTION A – A 2'x 6"

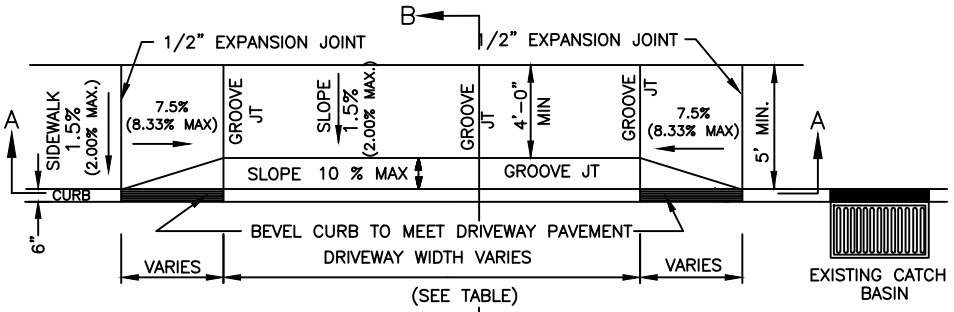


PLAN

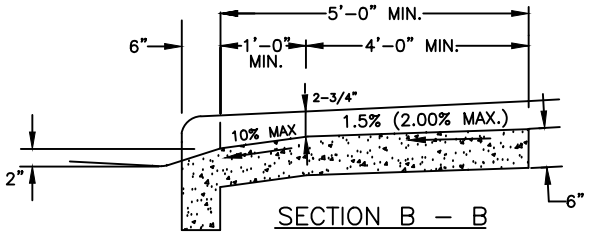


SECTION B – B

SECTION A – A 6"x18"



PLAN



SECTION B – B

DRIVEWAY WIDTH		
TYPE DRIVEWAY	MINIMUM	MAXIMUM
TYPE I–RESIDENTIAL:		
LOCAL/COLLECTOR	10'	30'
THOROUGHFARE*	15'	30'
ONE–WAY TYPE II COMMERCIAL	20'	30'
TWO–WAY TYPE II COMMERCIAL	26'	50'

* MUST PROVIDE ON–SITE TURNAROUND

NOTES

1. USED AT LOW POINTS IN ROADWAYS WITH 2'–6" CURB AND GUTTER OR 6" X 18" CURB AS DIRECTED BY TOWN ENGINEER.
2. SEE STANDARDS 108.1 FOR ADDITIONAL DETAILS.
3. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING, SIGHT DISTANCE AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
4. JOINT MATERIAL SHOULD BE PLACED FLUSH WITH CONCRETE.

NOT TO SCALE

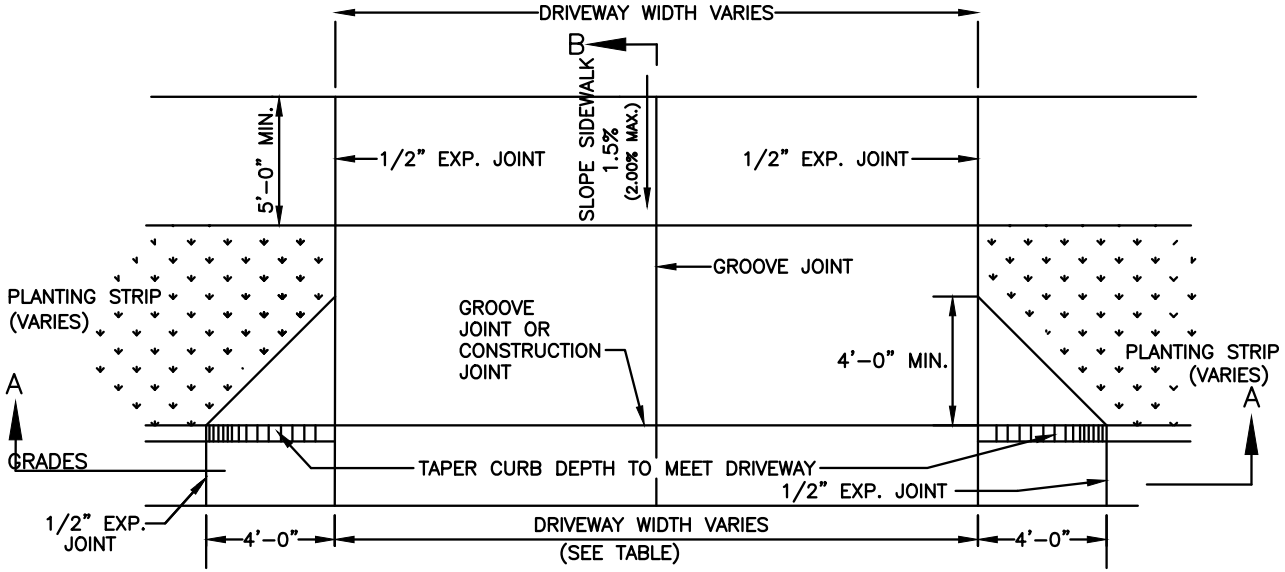
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

COMMERCIAL TYPE II AND RESIDENTIAL TYPE I DROP CURB DRIVEWAY WITH SIDEWALK ABUTTING CURB NEAR LOW POINTS

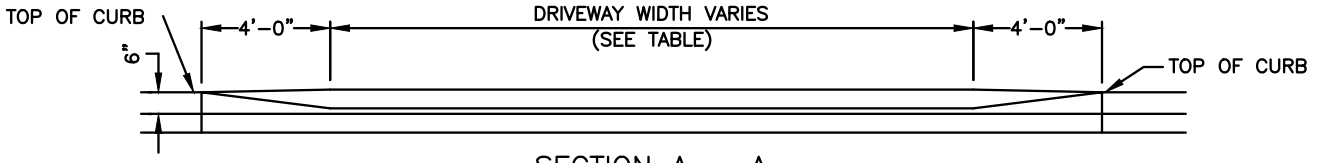
STD. NO.	REV.
110.1	

NOTES:

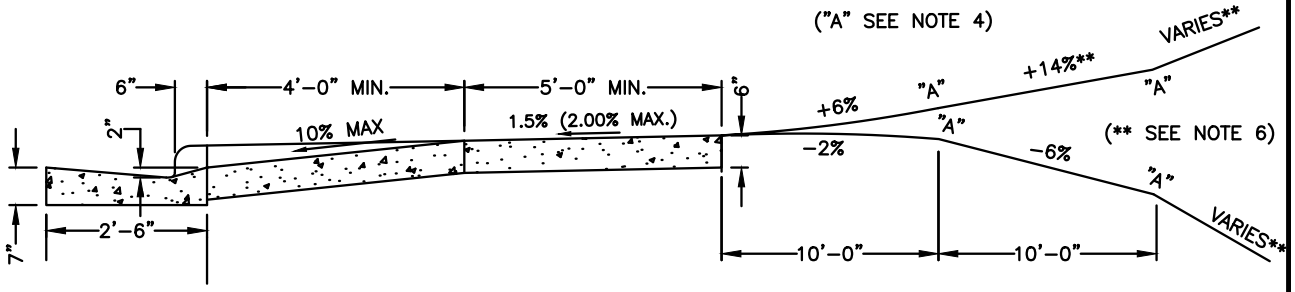
1. ALL CONCRETE TO BE 3600 P.S.I.
2. ALL CURB OR CURB AND GUTTER AND SIDEWALKS ARE TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT. SEE STD. NO. 102.1 FOR JOINT DETAIL.
3. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING, SIGHT DISTANCE AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
4. "A" BREAKOVER SHALL BE 8% OR LESS (A = ALGEBRAIC DIFFERENCE).
5. PRIOR APPROVAL IS REQUIRED BY TOWN ENGINEER ON GRADES EXCEEDING WHAT ARE SHOWN.
6. ** PER NC IFC SECTION D103.2, FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
7. JOINT MATERIAL SHOULD BE PLACED FLUSH WITH CONCRETE.



PLAN VIEW



SECTION A – A



SECTION B – B

DRIVEWAY WIDTH		
DRIVEWAY TYPE	MINIMUM	MAXIMUM
LOCAL/COLLECTOR	10'	30'
THOROUGHFARE*	15'	30'

* MUST PROVIDE ON-SITE TURNAROUND

NOT TO SCALE

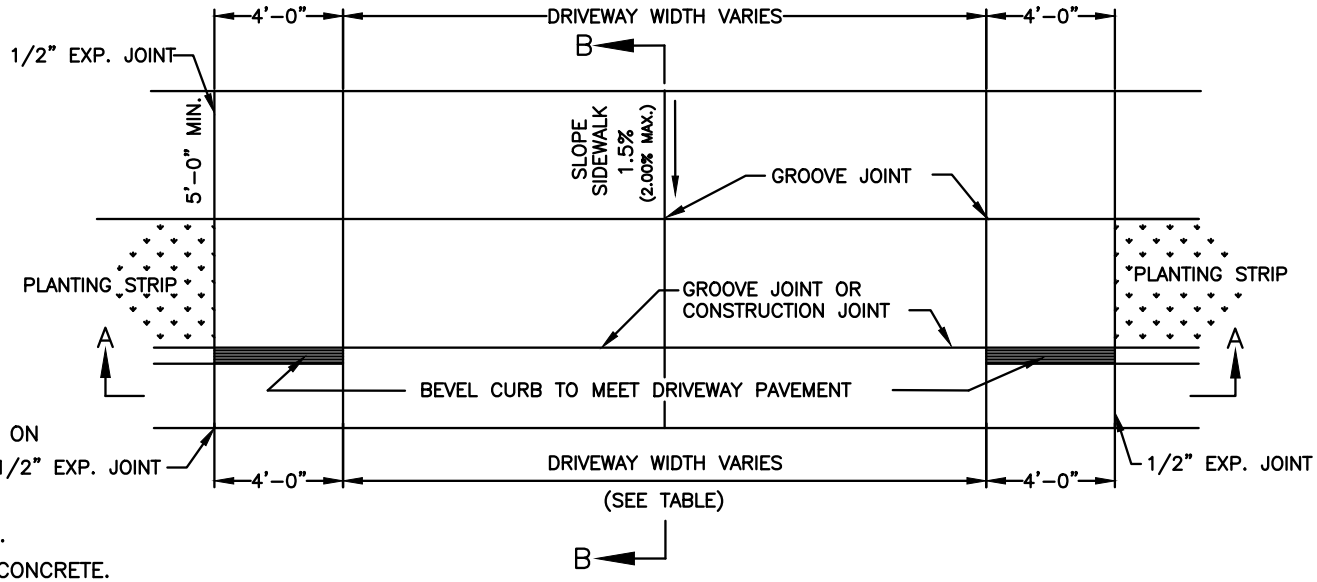
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

RESIDENTIAL DROP CURB TYPE I DRIVEWAY WITH PLANTING STRIP (2'-6" CURB AND GUTTER)

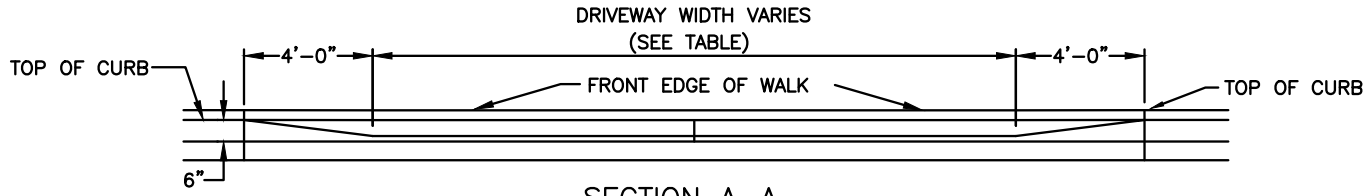
STD. NO.	REV.
111.1	

NOTES:

1. ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
2. AT ALL DRIVEWAYS, SIDEWALKS TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT. SEE ST. NO. 102.1 FOR JOINT DETAIL.
3. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS SIGHT DISTANCE AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
4. "A" BREAKOVER SHALL BE 8% OR LESS (A = ALGEBRAIC DIFFERENCE).
5. PRIOR APPROVAL IS REQUIRED BY TOWN ENGINEER ON GRADES EXCEEDING WHAT ARE SHOWN.
6. **PER NC IFC SECTION D103.2, FIRE APPARATUS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
7. JOINT MATERIAL SHOULD BE PLACED FLUSH WITH CONCRETE.



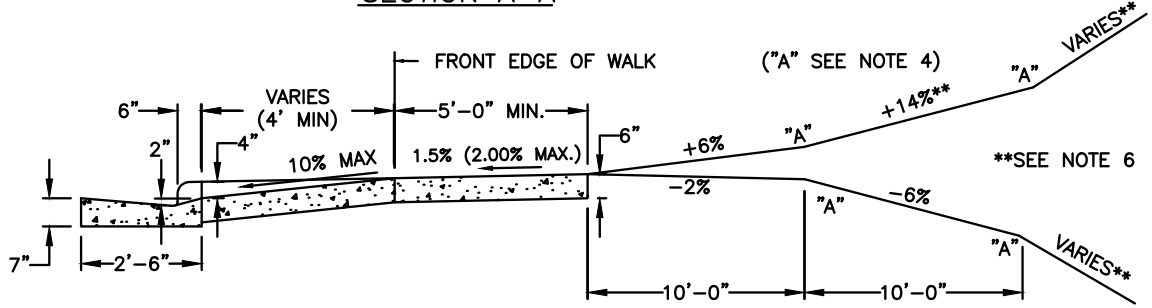
PLAN VIEW



SECTION A–A

DRIVEWAYS CLASSIFICATION		
TYPE DRIVEWAYS	MINIMUM	MAXIMUM
ONE–WAY TYPE II – COMMERCIAL	20'	30'
TWO–WAY TYPE II – COMMERCIAL	26'	50'*

* NEED MORE THAN ONE CONTRACTION JOINT IN CENTER.



SECTION B–B

NOT TO SCALE

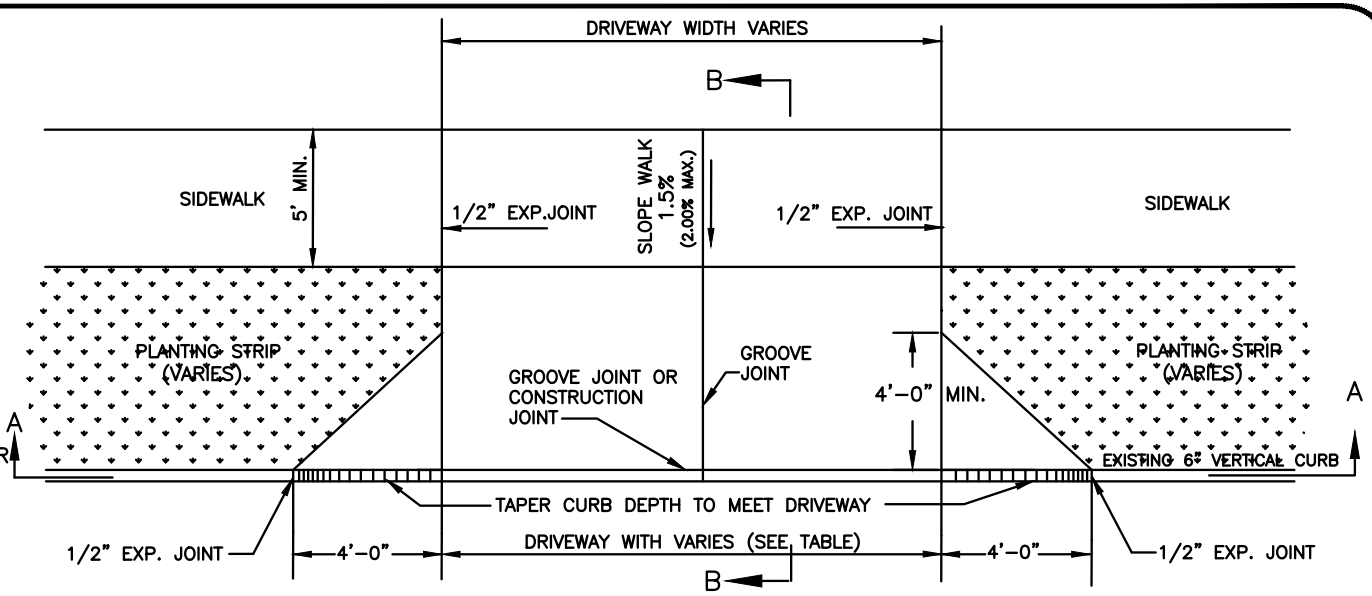
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

COMMERCIAL DROP CURB TYPE II DRIVEWAY WITH PLANTING STRIP (2'–6" CURB AND GUTTER)

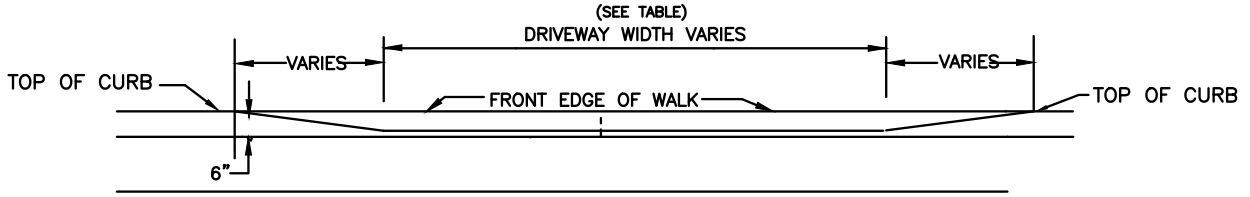
STD. NO.	REV.
112.1	

NOTES:

1. ALL CONCRETE TO BE 3600 P.S.I.
2. ALL CURB OR CURB AND GUTTER AND SIDEWALK ARE TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT. SEE STD. NO. 102.1 FOR JOINT DETAIL.
3. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING, SIGHT DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
4. "A" BREAKOVER SHALL BE 8% OR LESS.
5. PRIOR APPROVAL IS REQUIRED BY TOWN ENGINEER ON GRADES EXCEEDING WHAT ARE SHOWN.
6. ** PER NC IFC SECTION D103.2, FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
7. JOINT MATERIAL SHOULD BE PLACED FLUSH WITH CONCRETE.



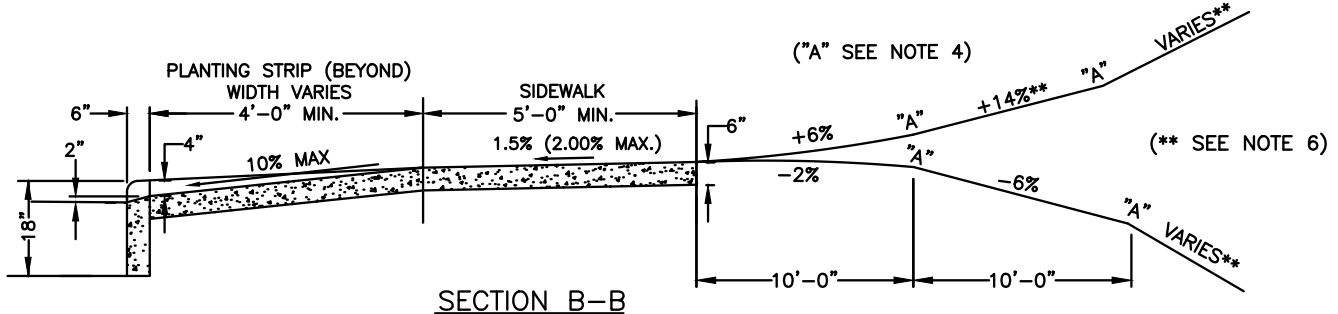
PLAN VIEW



SECTION A–A (ALONG FLOW LINE)

DRIVEWAY WIDTH		
DRIVEWAY TYPE	MINIMUM	MAXIMUM
LOCAL/COLLECTOR	10'	30'
THOROUGHFARE*	15'	30'

* MUST PROVIDE ON-SITE TURNAROUND



SECTION B–B

NOT TO SCALE

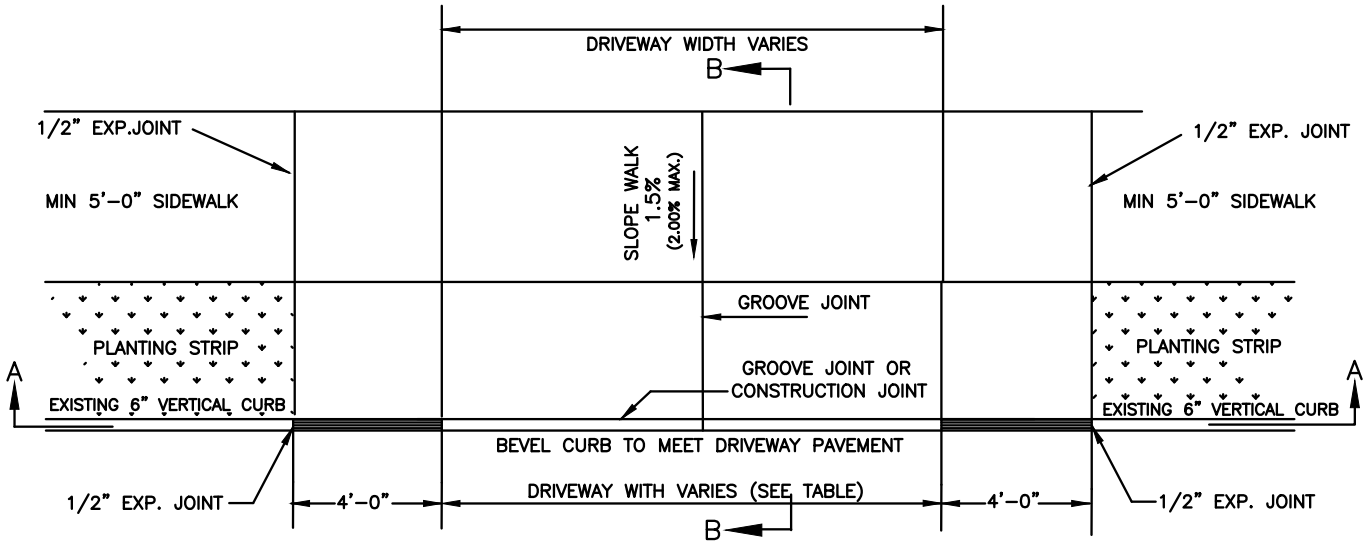
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

RESIDENTIAL DROP CURB TYPE I DRIVEWAY WITH PLANTING STRIP (6" X 18" VERTICAL CURB)

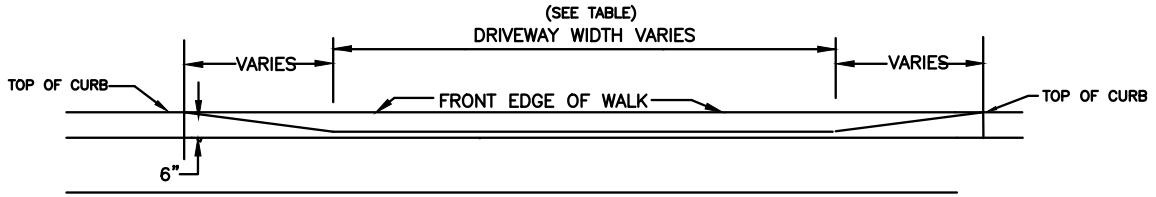
STD. NO.	REV.
113.1	

NOTES:

1. ALL CONCRETE TO BE 3600 P.S.I.
2. ALL CURB OR CURB AND GUTTER AND SIDEWALK ARE TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT. SEE STD. NO. 102.1 FOR JOINT DETAIL.
3. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING,SIGHT DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
4. "A" BREAKOVER SHALL BE 8% OR LESS.
5. PRIOR APPROVAL IS REQUIRED BY TOWN ENGINEER ON GRADES EXCEEDING WHAT ARE SHOWN.
6. PER NC IFC SECTION D103.2, FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
7. JOINT MATERIAL SHOULD BE FLUSH WITH CONCRETE.



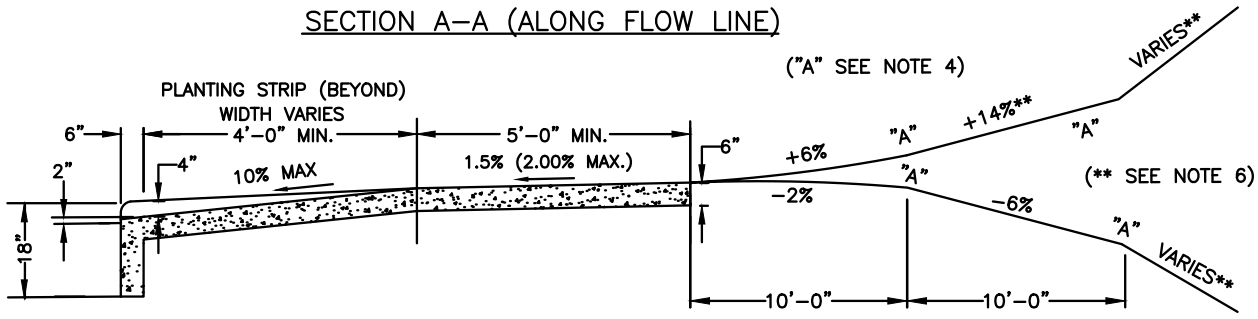
PLAN VIEW



SECTION A–A (ALONG FLOW LINE)

DRIVEWAYS CLASSIFICATION		
TYPE DRIVEWAYS	MINIMUM	MAXIMUM
ONE–WAY TYPE II–COMMERCIAL	20'	30'
TWO–WAY TYPE II–COMMERCIAL	26'	50'*

* NEED MORE THAN ONE CONTRACTION JOINT IN CENTER



SECTION B–B

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

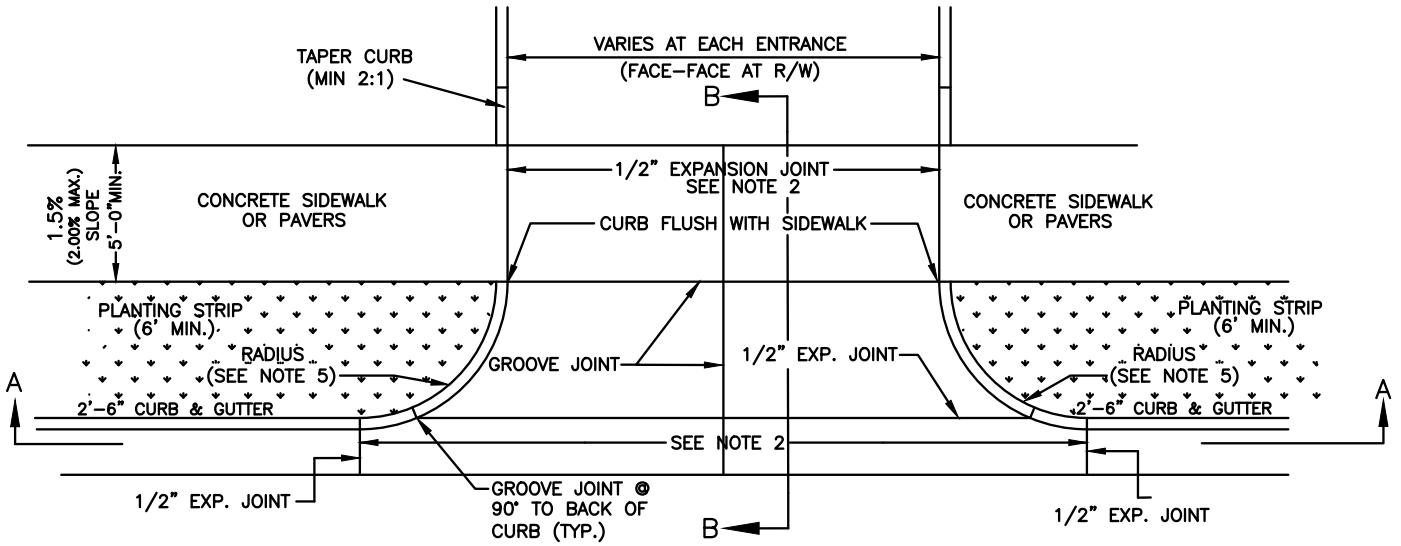
COMMERCIAL DROP CURB TYPE II DRIVEWAY WITH PLANTING STRIP (6" X 18" VERTICAL CURB)

STD. NO.	REV.
114.1	

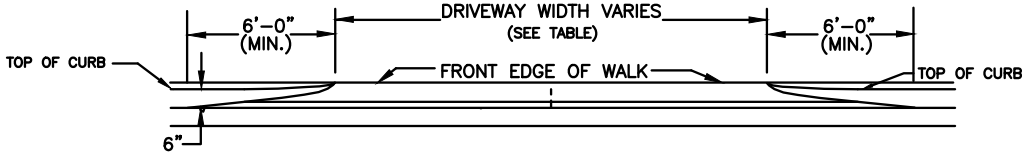
NOTES:

1. ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
2. AT ALL DRIVEWAYS, SIDEWALKS TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT. SEE STD. NO. 102.1 FOR JOINT DETAIL. PAY LIMITS FOR WORK DONE UNDER TOWN OF WAXHAW CONTRACTS ARE FROM EXPANSION JOINT TO EXPANSION JOINT, FROM LIP OF CURB TO BACK OF SIDEWALK.
3. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING, SIGHT DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
4. ALGEBRAIC DIFFERENCE IN GRADE ("A") BETWEEN SLOPES SHALL BE 8% OR LESS.
5. RADII MUST BE MINIMUM 6 FEET OR THE WIDTH OF THE PLANTING STRIP, WHICHEVER IS GREATER. RADII GREATER THAN THESE MINIMUMS MAY BE REQUIRED BY CDOT ON A CASE-BY-CASE BASIS. FOR RADII GREATER THAN 6 FEET, THE RADII ARE TO CONTINUE AS A BAND AT-GRADE THROUGH THE SIDEWALK.
6. PER NC IFC SECTION D103.2, FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
7. PAVERS USED IN DRIVEWAY MUST HAVE A THICKNESS OF 3 INCHES.
8. JOINT MATERIAL SHOULD BE PLACED FLUSH WITH CONCRETE.

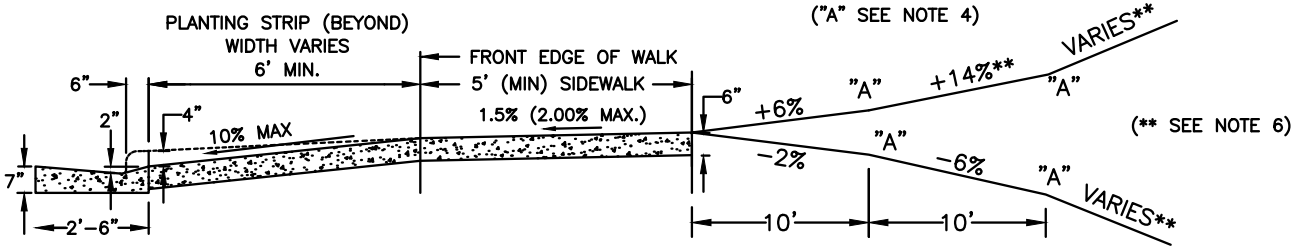
DRIVEWAY DIMENSIONS		
OPERATION/RADIUS	MINIMUM	MAXIMUM
ONE-WAY WITH 6-12 FT. RADII	20'	30'
ONE-WAY WITH 13+ FT. RADII	15'	25'
TWO-WAY WITH 6-12 FT. RADII	26'	50'
TWO-WAY WITH 13+ FT. RADII	22'	40'



PLAN VIEW



SECTION A-A (ALONG FLOW LINE)



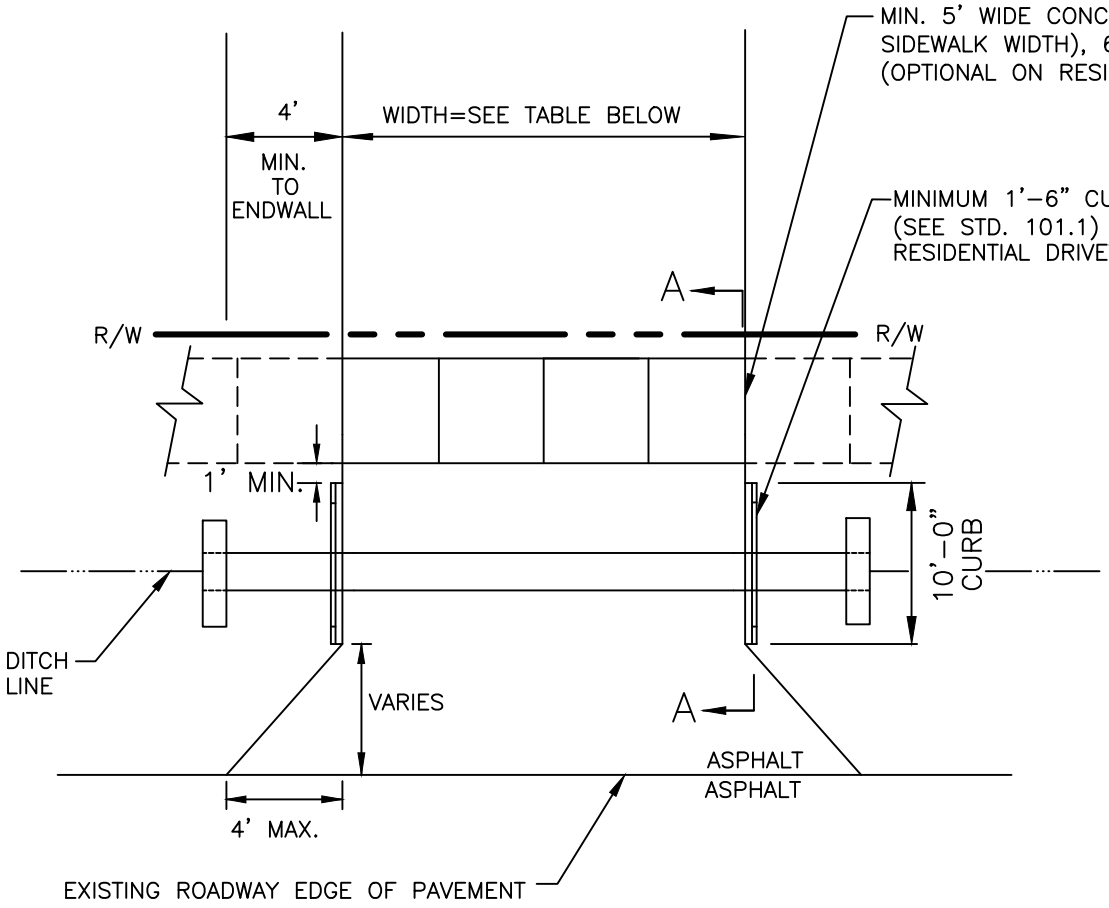
SECTION B-B

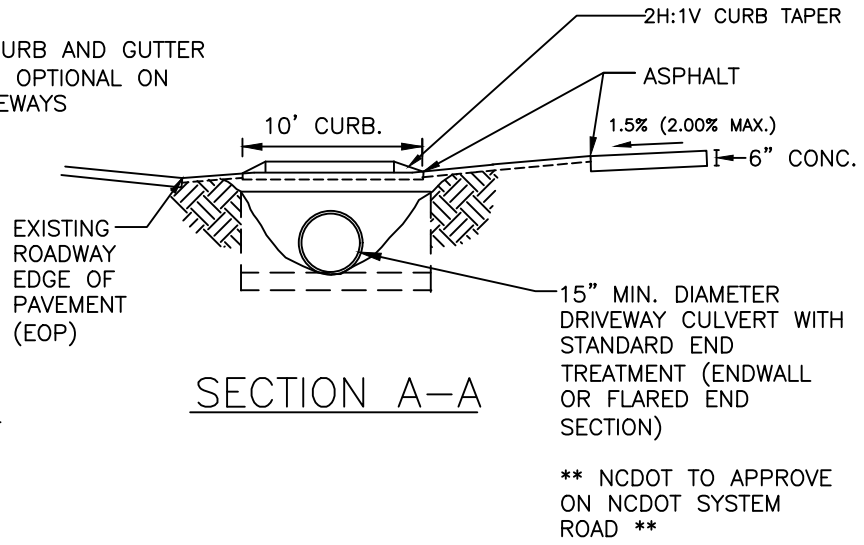
NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

TYPE II-MODIFIED DRIVEWAY DETAIL WITH WIDE PLANTING STRIP AND STANDARD CURB

STD. NO.	REV.
115.1	





SECTION A–A

DRIVEWAY WIDTH		
DRIVEWAY TYPE	MINIMUM	MAXIMUM
RESIDENTIAL:		
LOCAL/COLLECTOR	10'	30'
THOROUGHFARE*	15'	30'
ONE–WAY COMMERCIAL	20'	30'
TWO–WAY COMMERCIAL	26'	50'

* MUST PROVIDE ON–SITE TURNAROUND

NOTES:

1. TO BE USED ON ROADS WITHOUT CURB AND GUTTER AND WHERE CURB AND GUTTER IS NOT BEING INSTALLED. (MUST MEET BOTH CRITERIA)
2. ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
3. THIS STANDARD IS TYPICALLY FOR COMMERCIAL APPLICATION. FOR RESIDENTIAL DRIVEWAY CONSTRUCTION, USE AT THE DISCRETION OF THE TOWN ENGINEER ONLY.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

TYPE IV DRIVEWAY
ROADS WITHOUT CURB & GUTTER

STD. NO.	REV.
116.1	

GENERAL NOTES:

ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.

A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE. SEE STANDARD 102.1

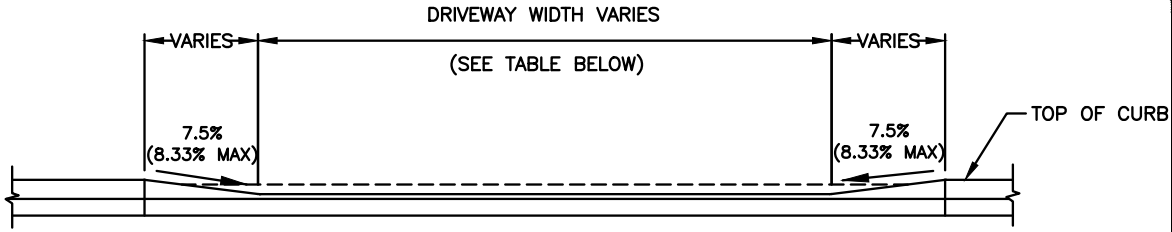
THIS DETAIL TO BE USED ONLY IN CONJUNCTION WITH MONOLITHIC SIDEWALK AS ON STANDARD NO. 107.1

NOTES:

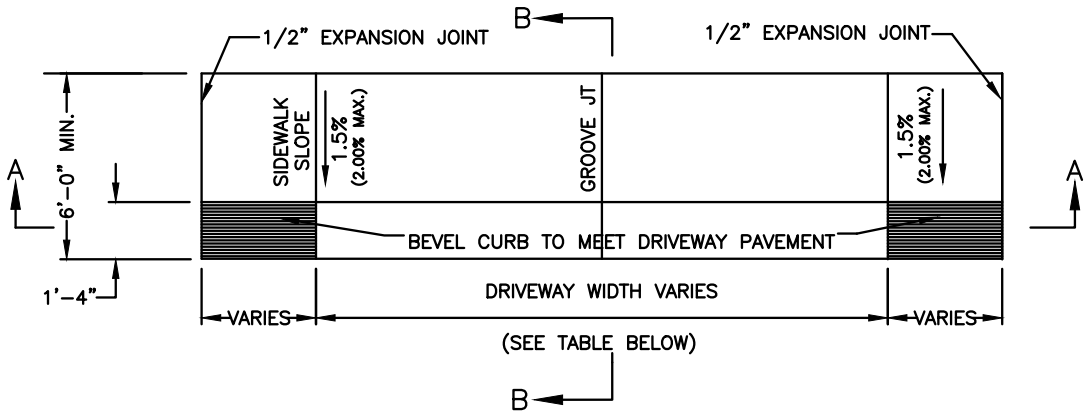
1. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING, SIGHT DISTANCES, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.

DRIVEWAY WIDTH		
TYPE DRIVEWAY	MINIMUM	MAXIMUM
TYPE I–RESIDENTIAL:		
LOCAL/COLLECTOR	10'	30'
THOROUGHFARE*	15'	30'
ONE–WAY TYPE II COMMERCIAL	20'	30'
TWO–WAY TYPE II COMMERCIAL	26'	50'

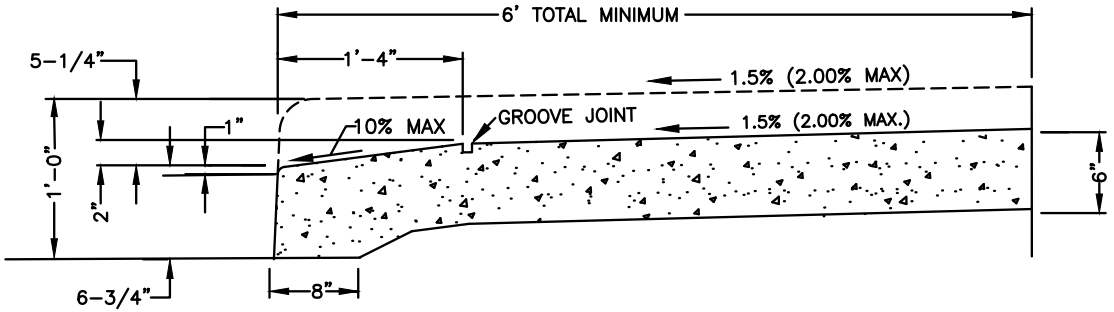
* MUST PROVIDE ON–SITE TURNAROUND



SECTION A–A



PLAN



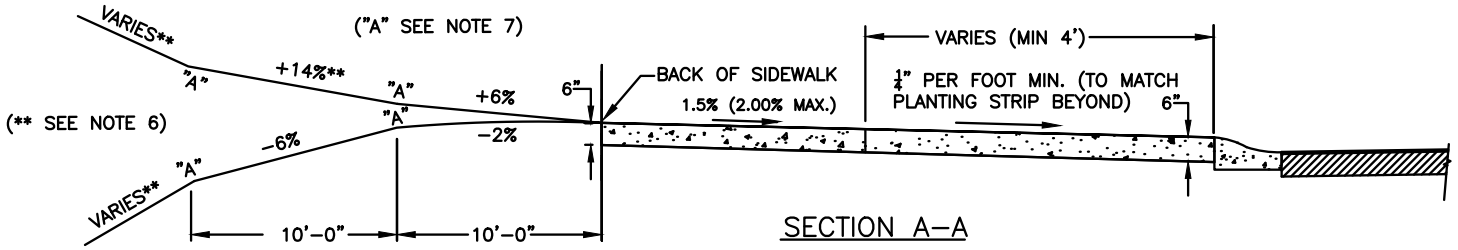
SECTION B–B

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

DROP CURB DRIVEWAY
MONOLITHIC CONCRETE CURB AND SIDEWALK

STD. NO.	REV.
117.1	



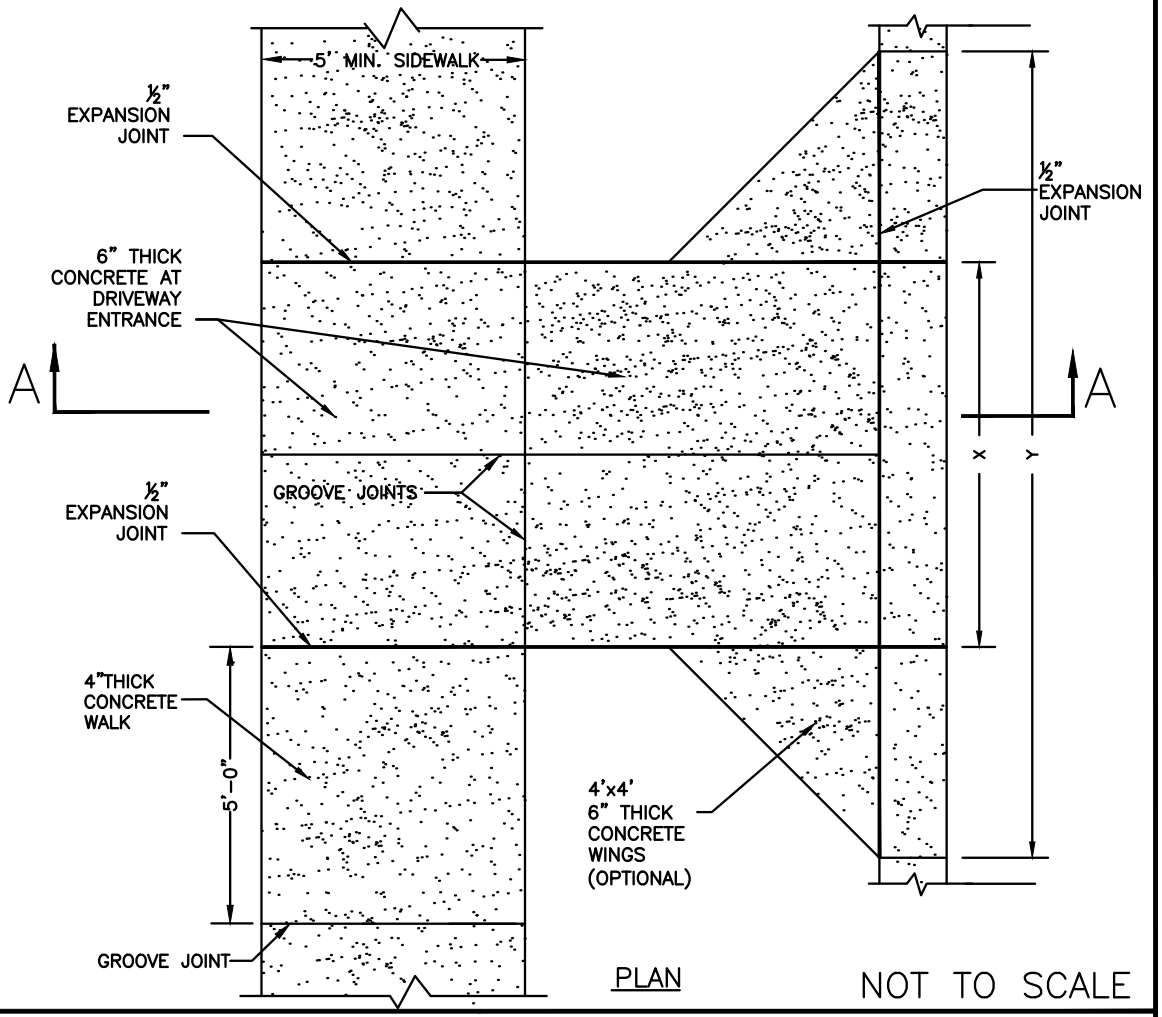
SECTION A–A

NOTES:

1. THE ELEVATION OF THE SIDEWALK SHALL BE NOT LESS THAN SIX INCHES OR MORE THAN EIGHTEEN INCHES ABOVE THE ROADWAY CROWN. THIS ELEVATION DIFFERENTIAL SHALL BE CONSISTENT WITHIN EACH BLOCK.
2. ALL CONCRETE TO BE 3600 PSI STRENGTH.
3. ALL CONSTRUCTION PRACTICES, INCLUDING COMPACTION, CURING, FINISHING, ETC. SHALL BE IN ACCORDANCE WITH THE TOWN OF WAXHAW'S SPECIAL PROVISIONS SECTION OF THE LAND DEVELOPMENT STANDARDS.
4. PLANTING STRIP SHALL BE GRADED WITH A CROSS SLOPE BETWEEN 1/4 IN. PER FOOT AND 1 1/4 IN. PER FOOT EXCEPT WHERE EXCESSIVE NATURAL GRADES MAKE THIS REQUIREMENT IMPRACTICAL. IN SUCH CASES, THE TOWN ENGINEER MAY AUTHORIZE A SUITABLE GRADE
5. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO SPACING, SIGHT DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
6. **PER NC IFC SECTION D103.2, FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
7. "A" BREAKOVER SHALL BE 8% OR LESS (A = ALGEBRAIC DIFFERENCE).
8. PRIOR APPROVAL IS REQUIRED BY TOWN ENGINEER ON GRADES EXCEEDING WHAT ARE SHOWN.

DRIVEWAY WIDTH		
	X	Y
TYPE I–RESIDENTIAL:		
LOCAL/COLLECTOR	10' MIN.	30' MAX.***
THOROUGHFARE *	15' MIN.	30' MAX.***

* MUST PROVIDE ON–SITE TURNAROUND
*** MAXIMUM WIDTH INCLUDES OPTIONAL WINGS



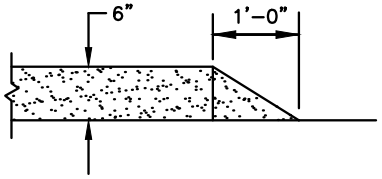
PLAN

NOT TO SCALE

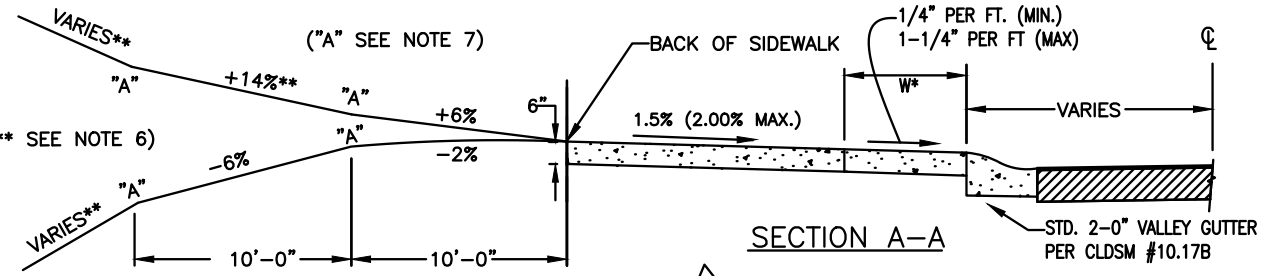
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

RESIDENTIAL DRIVEWAY (TYPE I) FOR 2'–0" VALLEY GUTTER

STD. NO.	REV.
118.1	



SECTION B–B

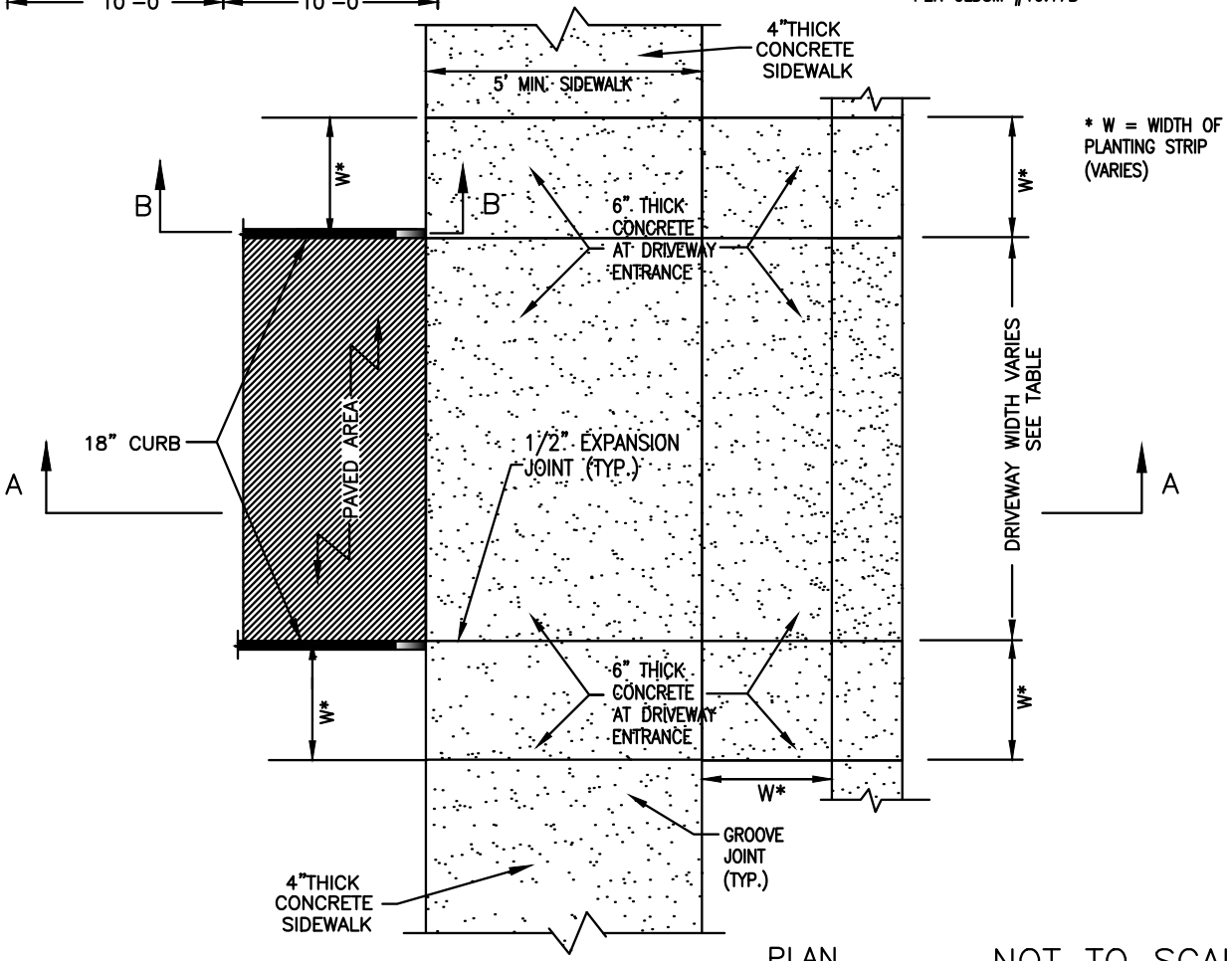


SECTION A–A

NOTES:

1. THE ELEVATION OF THE SIDEWALK SHALL BE NOT LESS THAN SIX INCHES OR MORE THAN EIGHTEEN INCHES ABOVE THE ROADWAY CROWN. THIS ELEVATION DIFFERENTIAL SHALL BE CONSISTENT WITHIN EACH BLOCK.
2. ALL CONCRETE TO BE 3600 PSI STRENGTH.
3. ALL CONSTRUCTION PRACTICES, INCLUDING COMPACTION, CURING, FINISHING, ETC. SHALL BE IN ACCORDANCE WITH THE TOWN OF WAXHAW ENGINEEERING DESIGN AND CONSTRUCTION STANDARDS PROCEDURES MANUAL.
4. PLANTING STRIP SHALL BE GRADED WITH A CROSS SLOPE BETWEEN 1/4 IN. PER FOOT AND 1 1/4 IN. PER FOOT EXCEPT WHERE EXCESSIVE NATURAL GRADES MAKE THIS REQUIREMENT IMPRACTICAL. IN SUCH CASES, THE TOWN ENGINEER MAY AUTHORIZE A SUITABLE GRADE
5. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO SPACING, SIGHT DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
6. PER NC IFC SECTION D103.2, FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
7. "A" BREAKOVER SHALL BE 8% OR LESS (A=ALGEBRAIC DIFFERENCE).
8. PRIOR APPROVAL IS REQUIRED BY TOWN ENGINEER ON GRADES EXCEEDING WHAT ARE SHOWN.

DRIVEWAY WIDTH		
TYPE DRIVEWAY	MINIMUM	MAXIMUM
ONE–WAY TYPE II COMMERCIAL	20'	30'
TWO–WAY TYPE II COMMERCIAL	26'	50'



PLAN

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

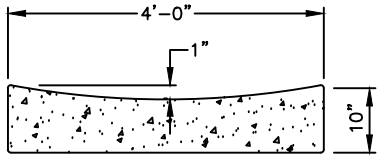
COMMERCIAL TYPE II DRIVEWAY FOR 2'–0" VALLEY GUTTER

STD. NO.	REV.
119.1	

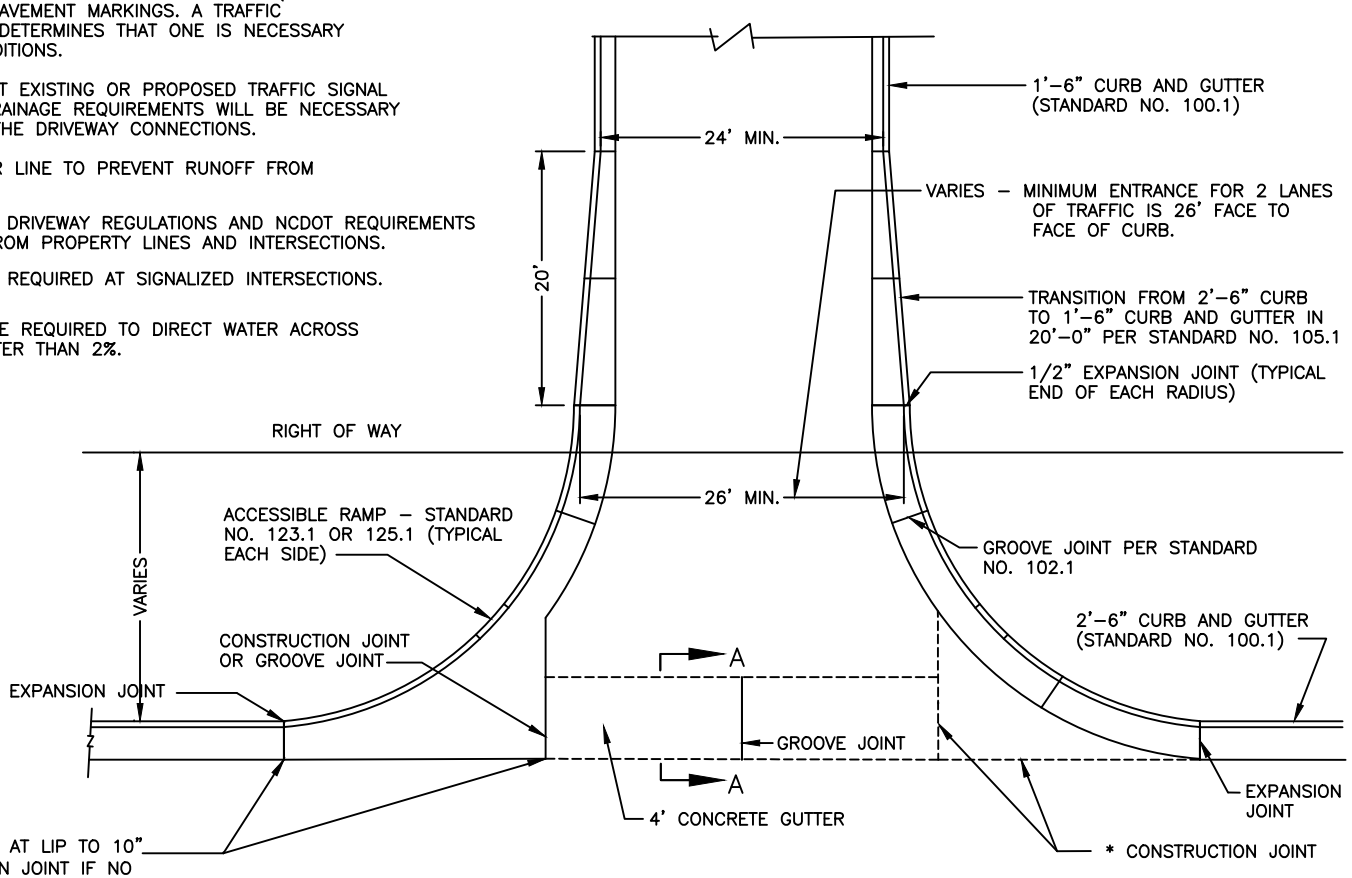
NOTES:

1. WHERE A TYPE III DRIVEWAY IS APPROVED BY THE TOWN DEVELOPMENT SERVICES DEPARTMENT THAT CONNECTS TO AN EXISTING SIGNALIZED INTERSECTION, OR AT A LOCATION WHERE A TRAFFIC SIGNAL INSTALLATION IS PROPOSED BY THE TOWN BASED ON A TRAFFIC IMPACT/SIGNAL WARRANT STUDY, A FULL DEPTH ASPHALT PAVEMENT (2–1/2" S–9.5 B/C AND 6" B–25.0 B/C) IS REQUIRED. THIS PAVEMENT DESIGN IS REQUIRED IN THE DRIVEWAY EASEMENT (100–FOOT MINIMUM) TO MAINTAIN DETECTOR LOOPS AND PAVEMENT MARKINGS. A TRAFFIC SIGNAL WILL BE INSTALLED ONLY IF THE TOWN DETERMINES THAT ONE IS NECESSARY BASED ON A TRAFFIC STUDY OF CURRENT CONDITIONS.
2. A CONCRETE GUTTER IS TO BE USED EXCEPT AT EXISTING OR PROPOSED TRAFFIC SIGNAL LOCATIONS. AT THESE LOCATIONS ADDITIONAL DRAINAGE REQUIREMENTS WILL BE NECESSARY TO ELIMINATE THE NEED FOR GUTTER ACROSS THE DRIVEWAY CONNECTIONS.
3. THE DRIVEWAY MUST RISE 6" FROM THE GUTTER LINE TO PREVENT RUNOFF FROM ENTERING DRIVEWAY.
4. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING, SIGHT DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
5. TWO (2) ACCESSIBLE RAMPS PER CURB RETURN REQUIRED AT SIGNALIZED INTERSECTIONS.

* FOUR (4) FOOT GUTTER AND WINGS WILL NOT BE REQUIRED TO DIRECT WATER ACROSS DRIVE IF THE DRIVEWAY GUTTER SLOPE IS GREATER THAN 2%.



SECTION A–A



TRANSITION CONCRETE DEPTH FROM 7" AT LIP TO 10" AT 4' CONCRETE GUTTER CONSTRUCTION JOINT IF NO ASPHALT BASE INSTALLED. IF ASPHALT BASE IS USED, 7" CONCRETE DEPTH CAN BE CARRIED THROUGH THE 4' CONCRETE GUTTER.

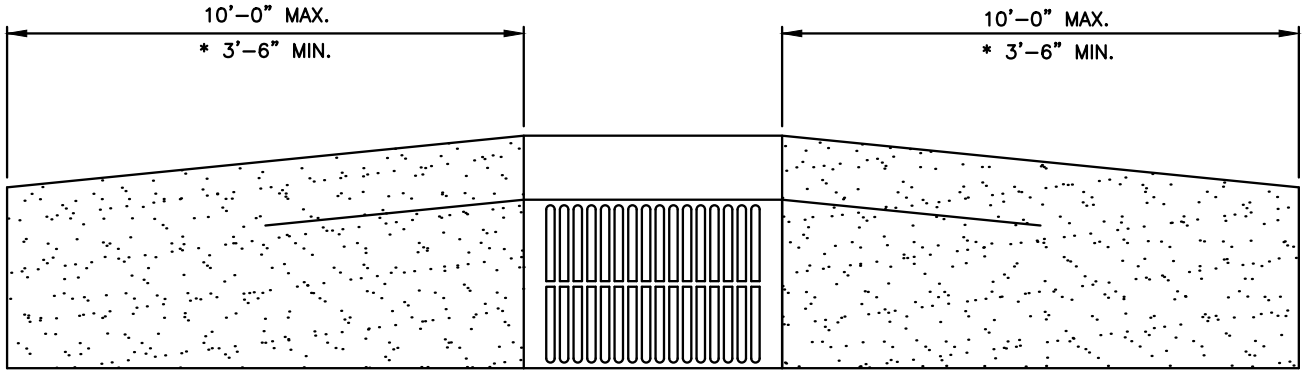
PLAN

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

TYPE III DRIVEWAY ENTRANCE

STD. NO.	REV.
120.1	



PLAN

NOTE:

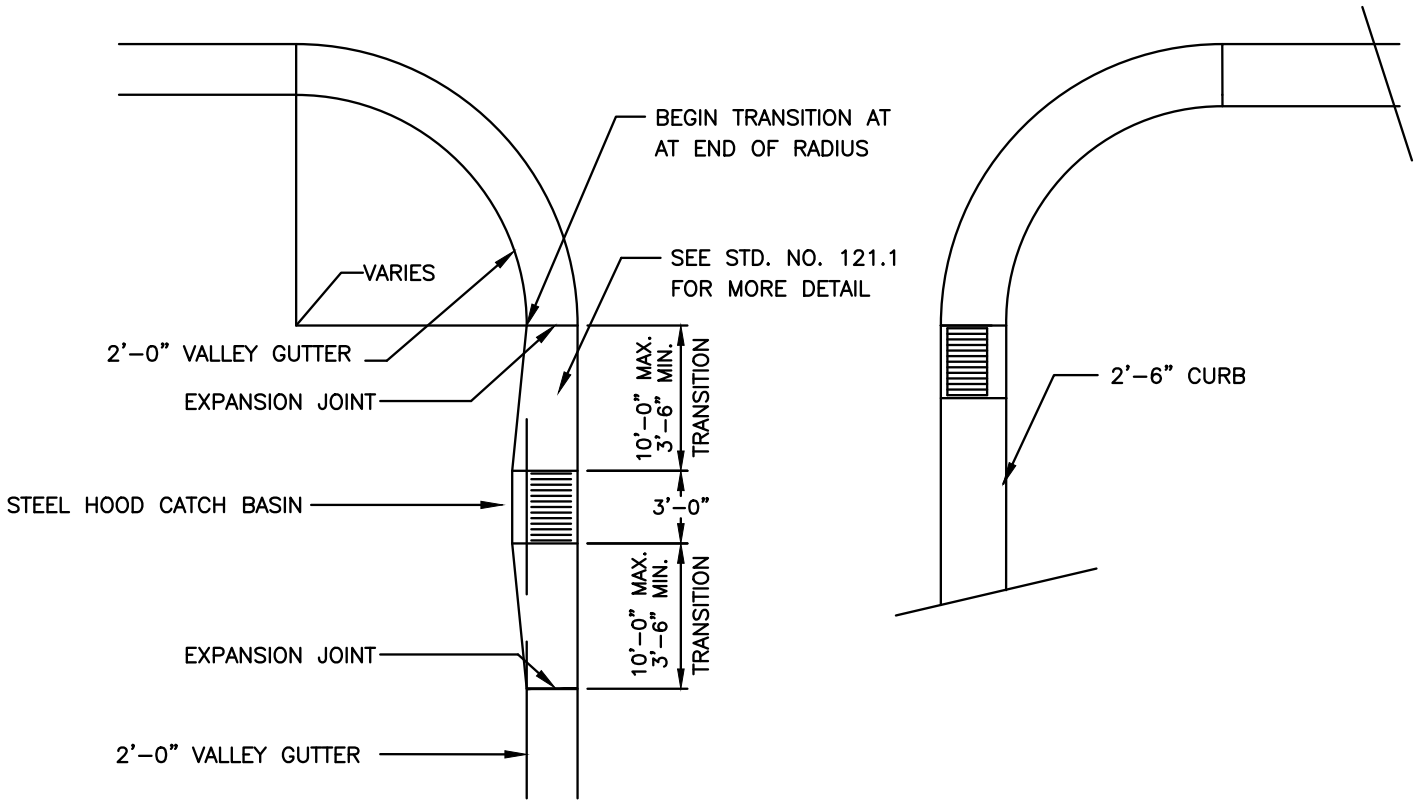
* TRANSITION FROM 2'–6" STANDARD CURB TO VALLEY CURB AT A DRAINAGE INLET ONLY.
SEE STANDARD 104.1 FOR CROSS SECTION GEOMETRY.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

CATCH BASIN FRAME IN VALLEY GUTTER

STD. NO.	REV.
121.1	



NOTE:

1. WHERE 2'–6" CURB AND GUTTER IS USED, CATCH BASINS MAY BE LOCATED AT END OF RADIUS.
2. RADIUS AT INTERSECTION MAY VARY.

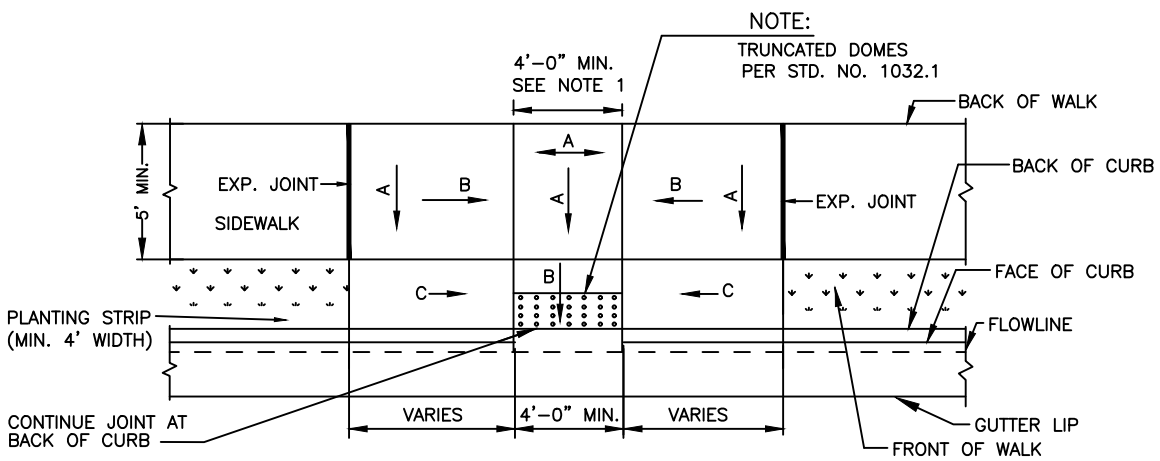
NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	**TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS**	CATCH BASIN PLACEMENT AT INTERSECTIONS

STD. NO.	REV.
122.1	

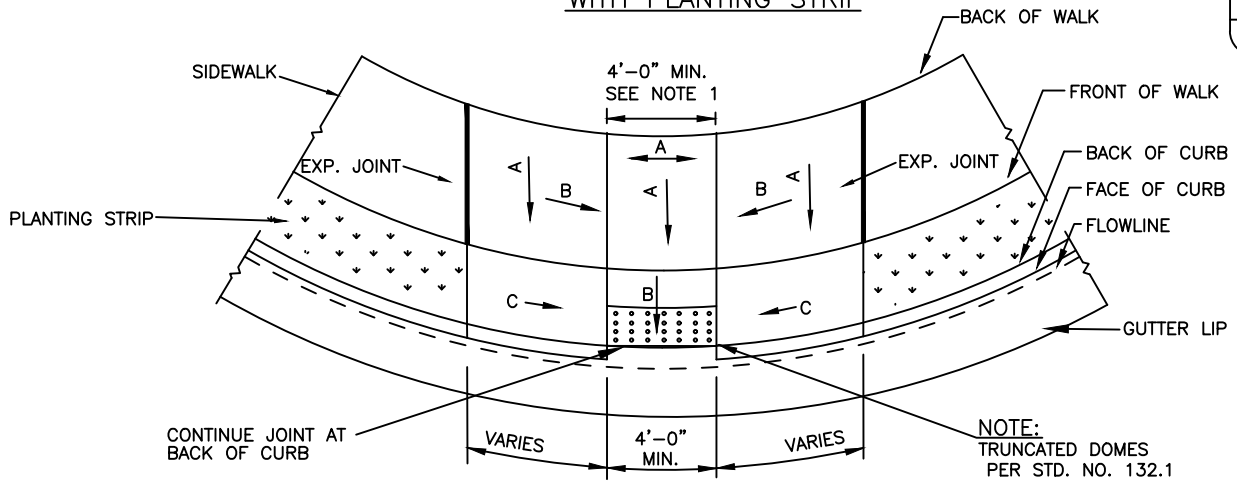
NOTES:

1. IF TURNING SPACE IS CONFINED BY CURB OR VERTICAL SURFACE AT BACK OF THE TURNING SPACE, THE MINIMUM WIDTH MUST INCREASE TO 5'–0" MIN.
2. ENSURE FLUSH CONDITIONS AT CURB RAMP TO GUTTER TRANSITION.



PLAN VIEW–PARALLEL RAMP WITH PLANTING STRIP

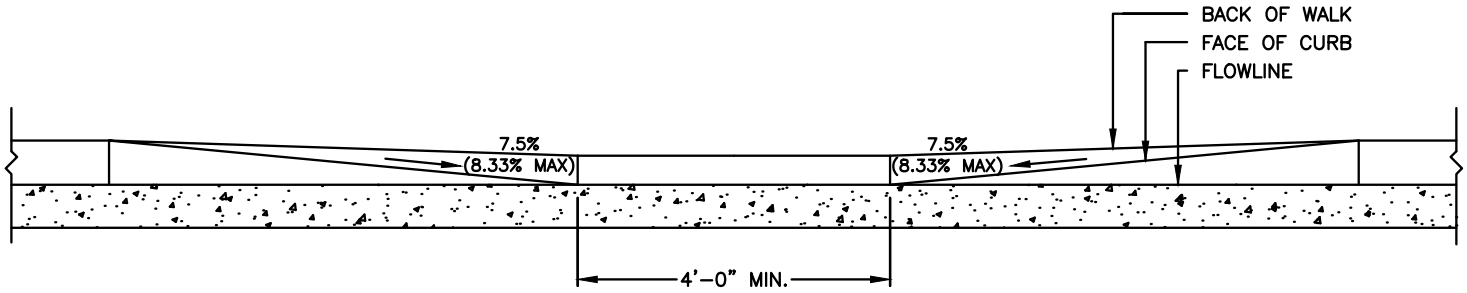
SLOPE "A" 1.5% (2.00% MAX)
SLOPE "B" 7.5% (8.33% MAX)
SLOPE "C" 10% MAX



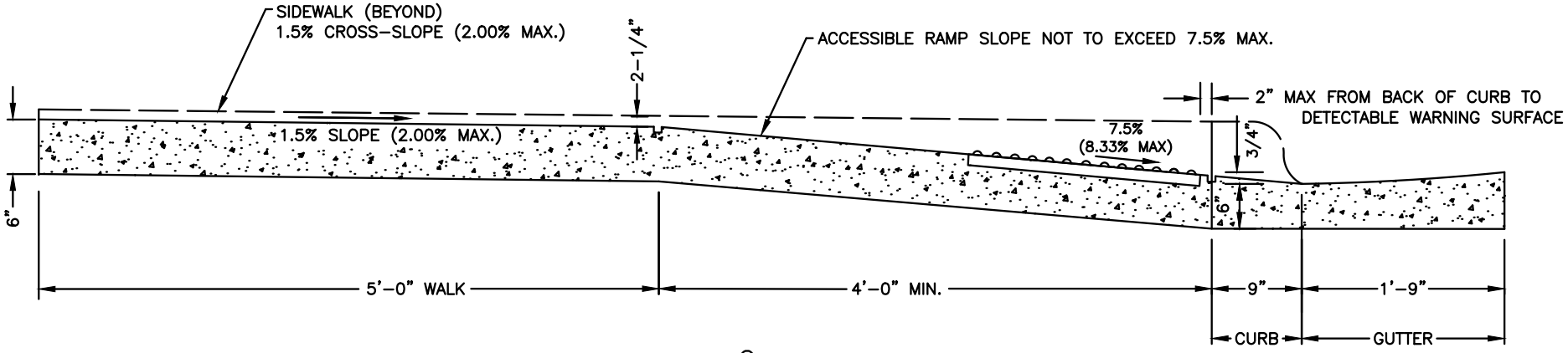
PLAN VIEW–DIAGONAL RAMP WITH PLANTING STRIP

NOT TO SCALE

TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	ACCESSIBLE RAMP STANDARD WITH PLANTING STRIP 2'–6" CURB AND GUTTER	STD. NO. 123.1 REV.



ELEVATION



TYPICAL RAMP ℄ SECTION

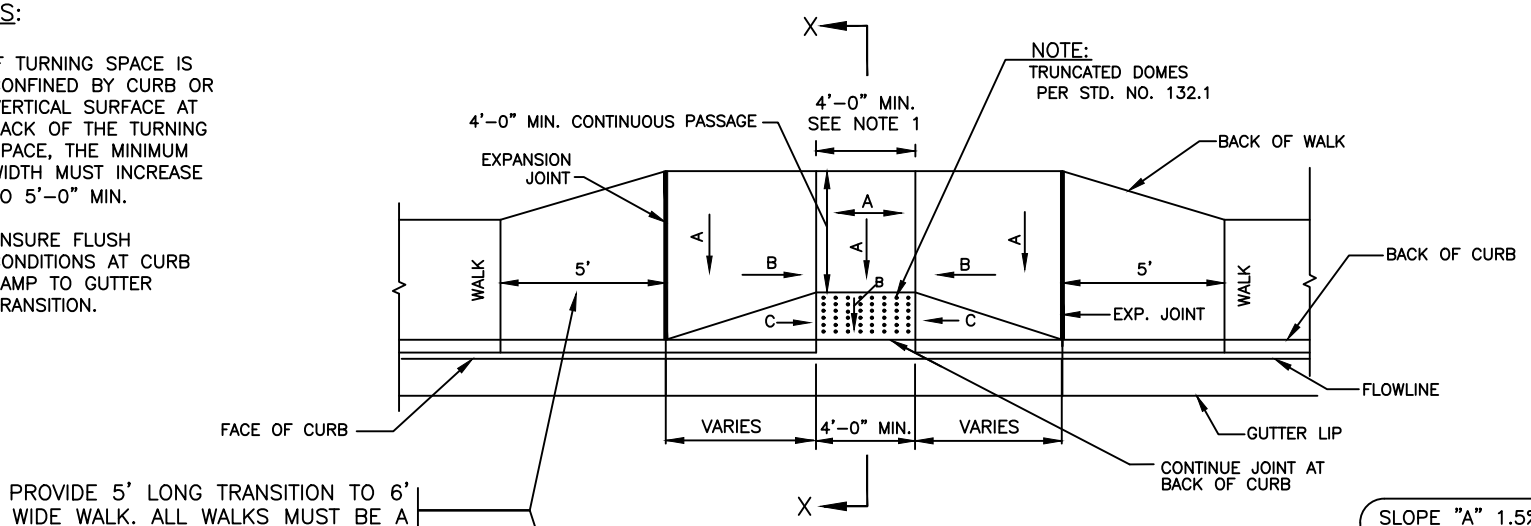
NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	ACCESSIBLE RAMP SECTIONS WITH PLANTING STRIP 2-6" CURB AND GUTTER	STD. NO. 124.1 REV.

NOTES:

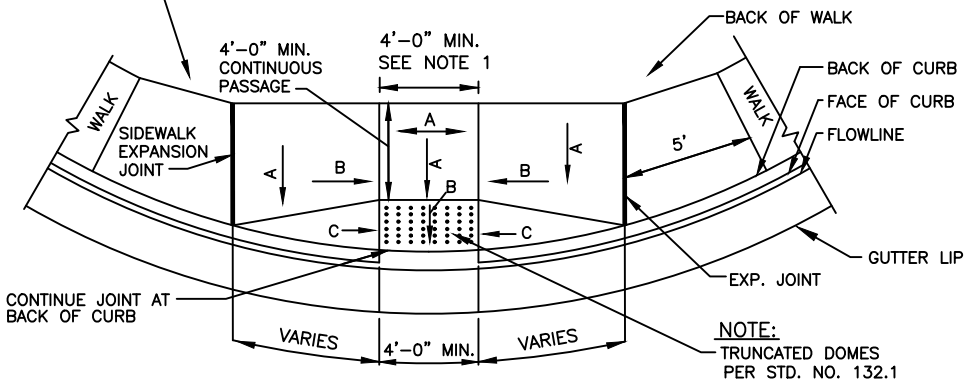
1. IF TURNING SPACE IS CONFINED BY CURB OR VERTICAL SURFACE AT BACK OF THE TURNING SPACE, THE MINIMUM WIDTH MUST INCREASE TO 5'–0" MIN.

2. ENSURE FLUSH CONDITIONS AT CURB RAMP TO GUTTER TRANSITION.



PLAN VIEW–PARALLEL RAMP
WITHOUT PLANTING STRIP

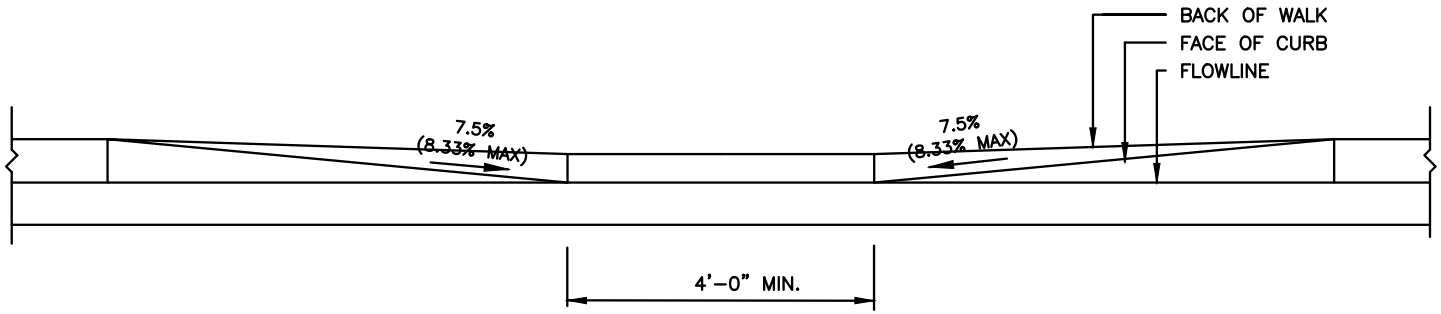
SLOPE "A" 1.5% (2.00% MAX)
SLOPE "B" 7.5% (8.33% MAX)
SLOPE "C" 10% MAX



PLAN VIEW–DIAGONAL RAMP WITHOUT PLANTING STRIP

NOT TO SCALE

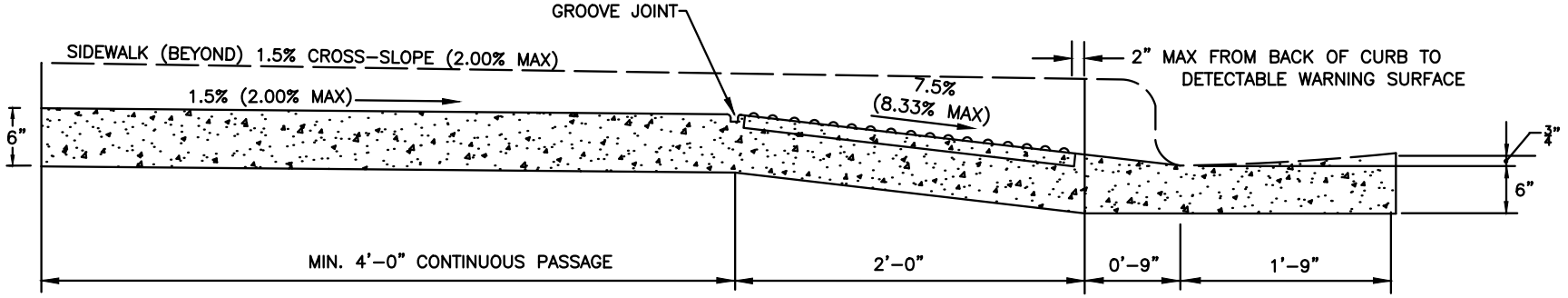
TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	ACCESSIBLE RAMP STANDARD WITHOUT PLANTING STRIP 2'–6" CURB AND GUTTER	STD. NO. 125.1 REV.



SECTION THROUGH FLOWLINE

NOTE:

ALL WALKS MUST BE A MIN. 6' WIDTH AT RAMPS.

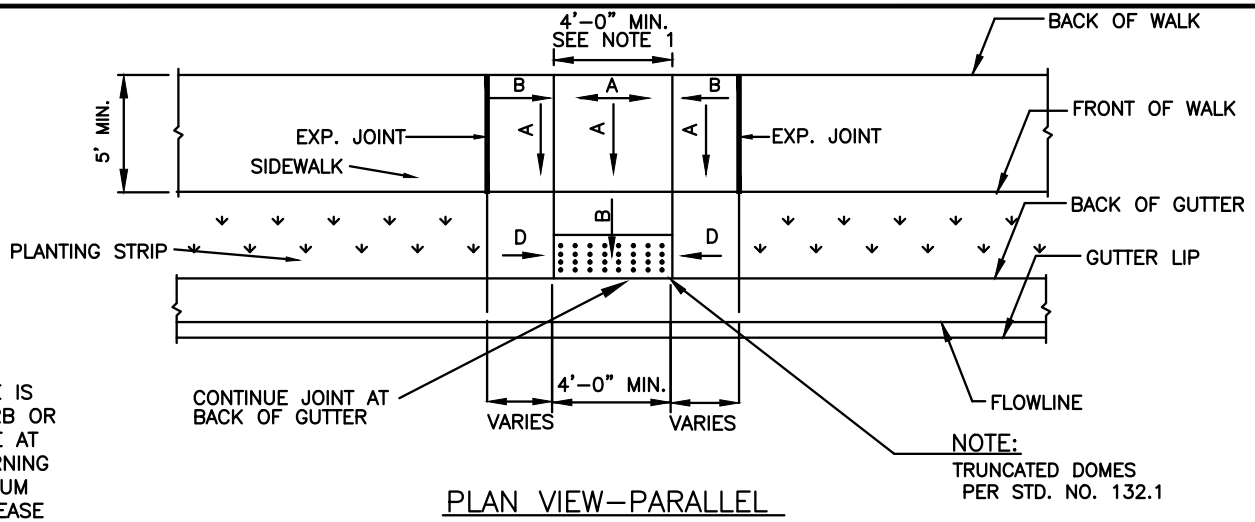


TYPICAL RAMP ℄ SECTION X–X

NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	**TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS**	ACCESSIBLE RAMP SECTIONS WITHOUT PLANTING STRIP (2'–6" CURB AND GUTTER)

STD. NO.	REV.
126.1	

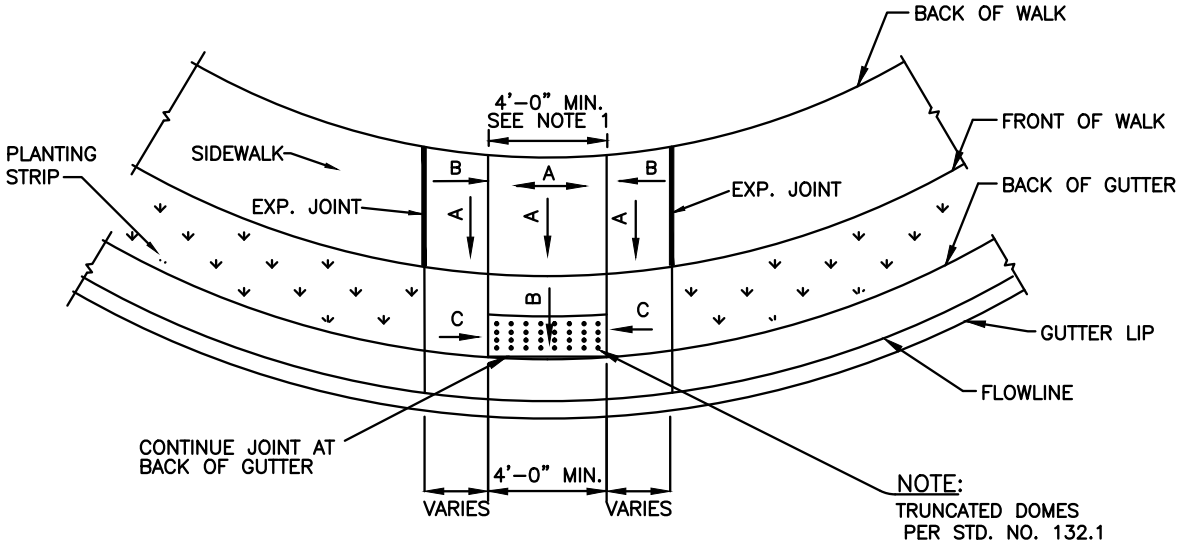


PLAN VIEW–PARALLEL
RAMP WITH PLANTING STRIP

NOTES:

1. IF TURNING SPACE IS CONFINED BY CURB OR VERTICAL SURFACE AT BACK OF THE TURNING SPACE, THE MINIMUM WIDTH MUST INCREASE TO 5'–0" MIN.
2. ENSURE FLUSH CONDITIONS AT CURB RAMP TO GUTTER TRANSITION.

SLOPE "A" 1.5% (2.00% MAX)
SLOPE "B" 7.5% (8.33% MAX)
SLOPE "C" 10% MAX



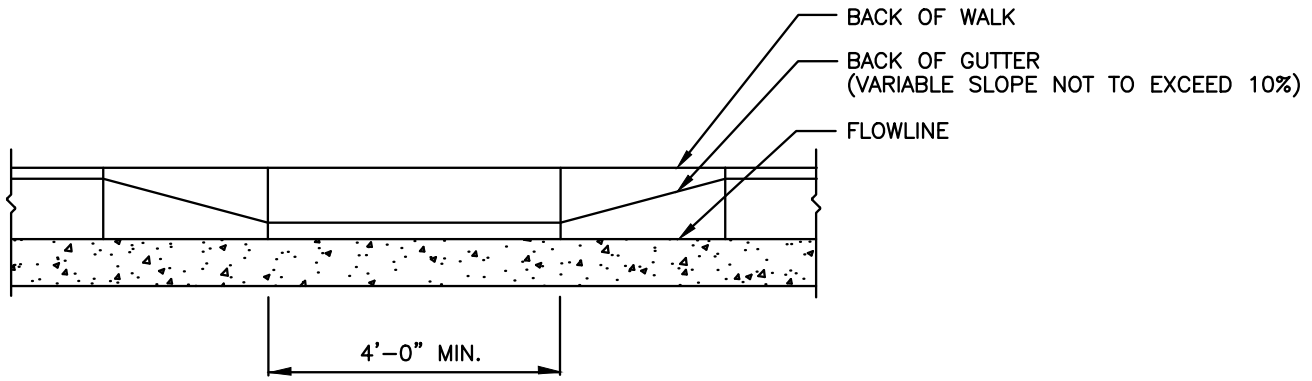
PLAN VIEW–DIAGONAL RAMP
WITH PLANTING STRIP

NOT TO SCALE

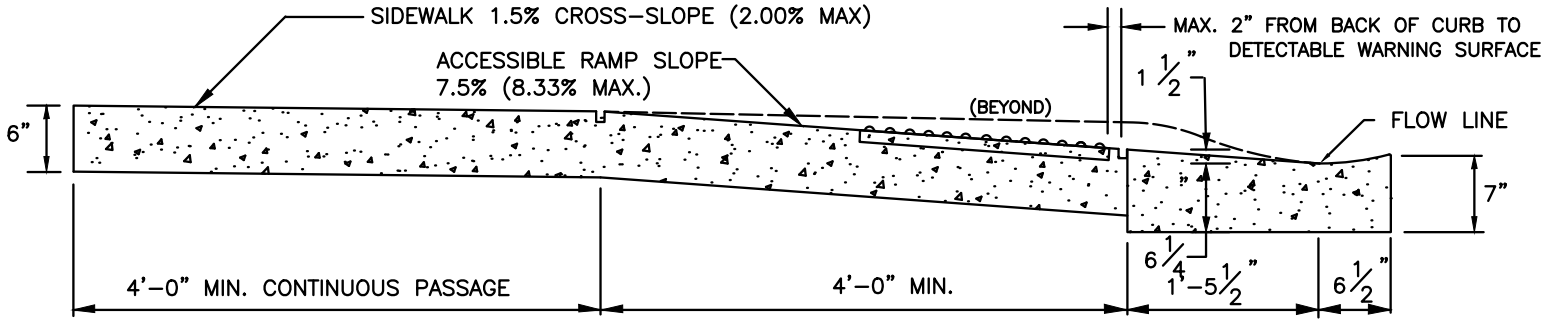
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

ACCESSIBLE RAMP STANDARD
2'–0" VALLEY GUTTER

STD. NO.	REV.
127.1	



SECTION THROUGH FLOWLINE



TYPICAL RAMP ℄ SECTION

NOT TO SCALE

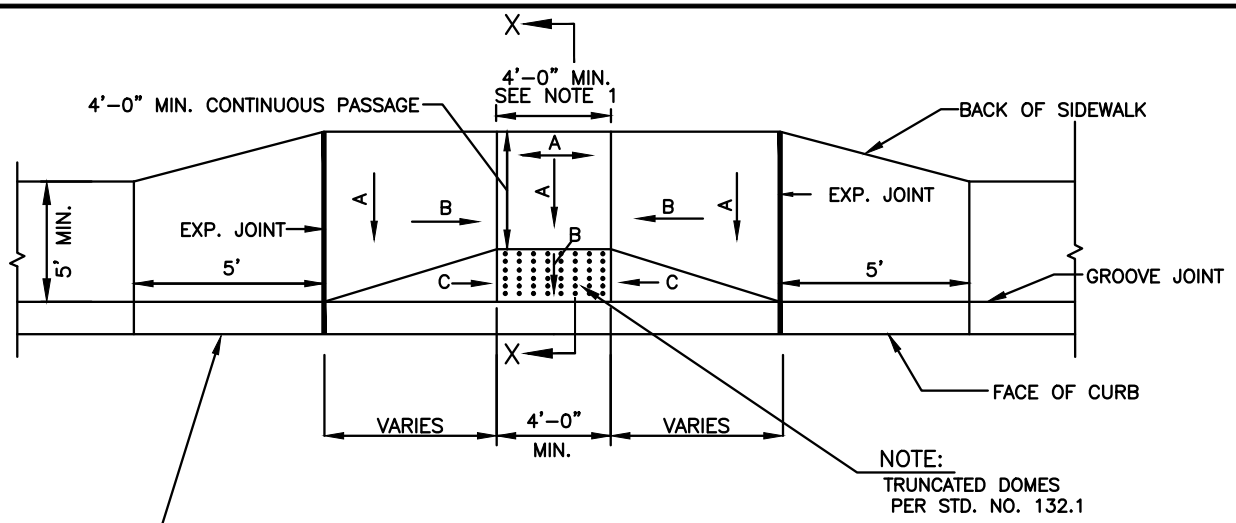
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

ACCESSIBLE RAMP SECTIONS
2'–0" VALLEY GUTTER

STD. NO.	REV.
128.1	

NOTES:

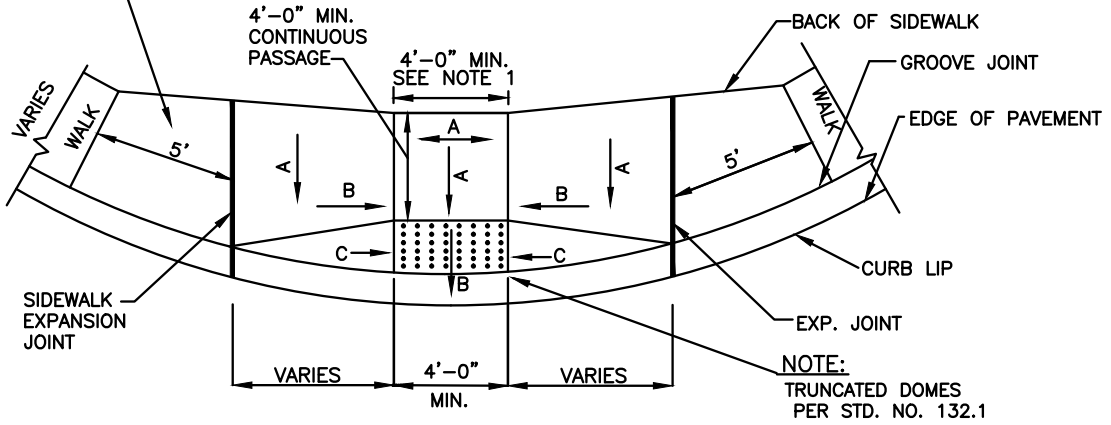
1. IF TURNING SPACE IS CONFINED BY CURB OR VERTICAL SURFACE AT BACK OF THE TURNING SPACE, THE MINIMUM WIDTH MUST INCREASE TO 5'–0" MIN.
2. ENSURE FLUSH CONDITIONS AT CURB RAMP TO GUTTER TRANSITION.



PLAN VIEW–PARALLEL RAMP

PROVIDE 5' LONG TRANSITION TO 6' WIDE WALK. ALL WALKS MUST BE A MIN. 6' WIDTH AT RAMP.

SLOPE "A" 1.5% (2.00% MAX)
SLOPE "B" 7.5% (8.33% MAX)
SLOPE "C" 10% MAX



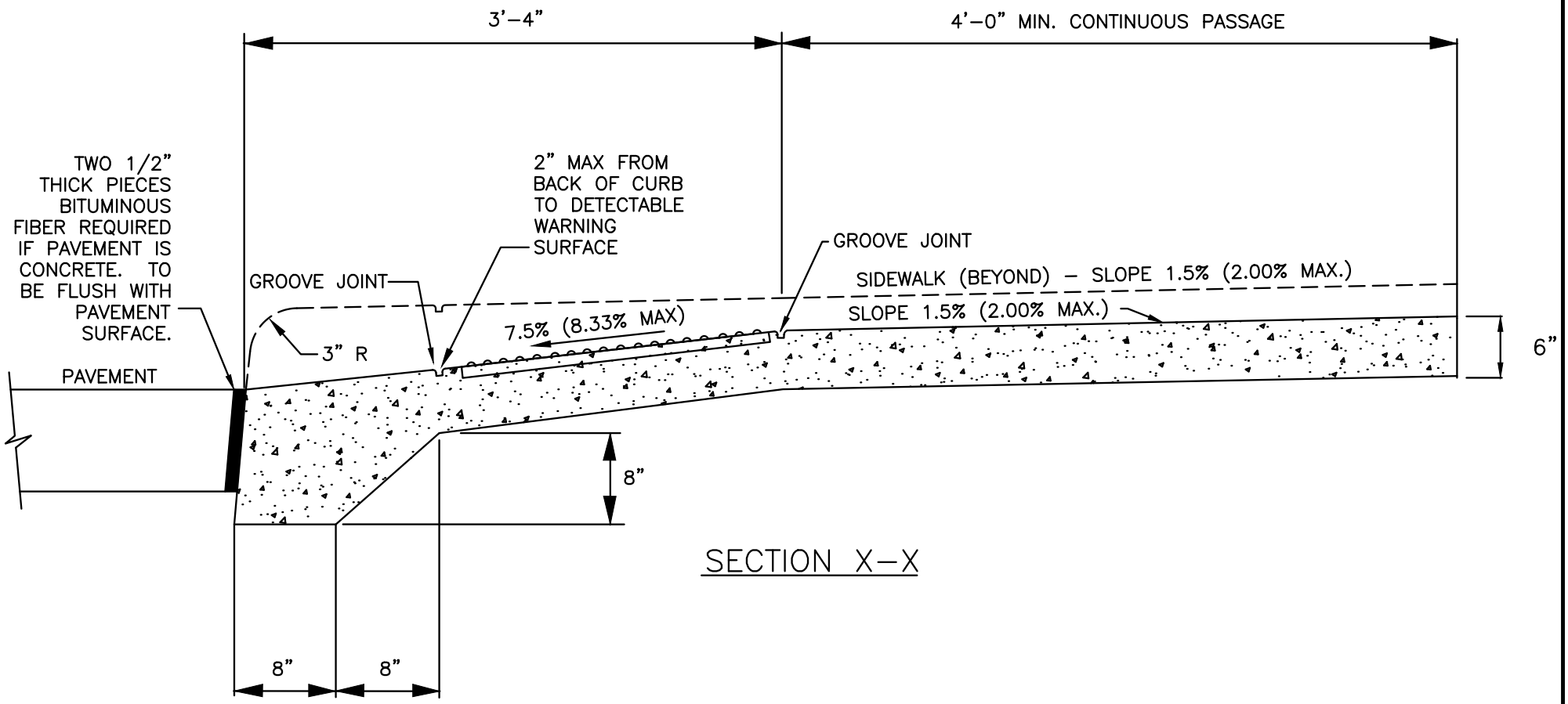
PLAN VIEW–DIAGONAL RAMP

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

ACCESSIBLE RAMP STANDARD
MONOLITHIC CURB AND SIDEWALK

STD. NO.	REV.
129.1	



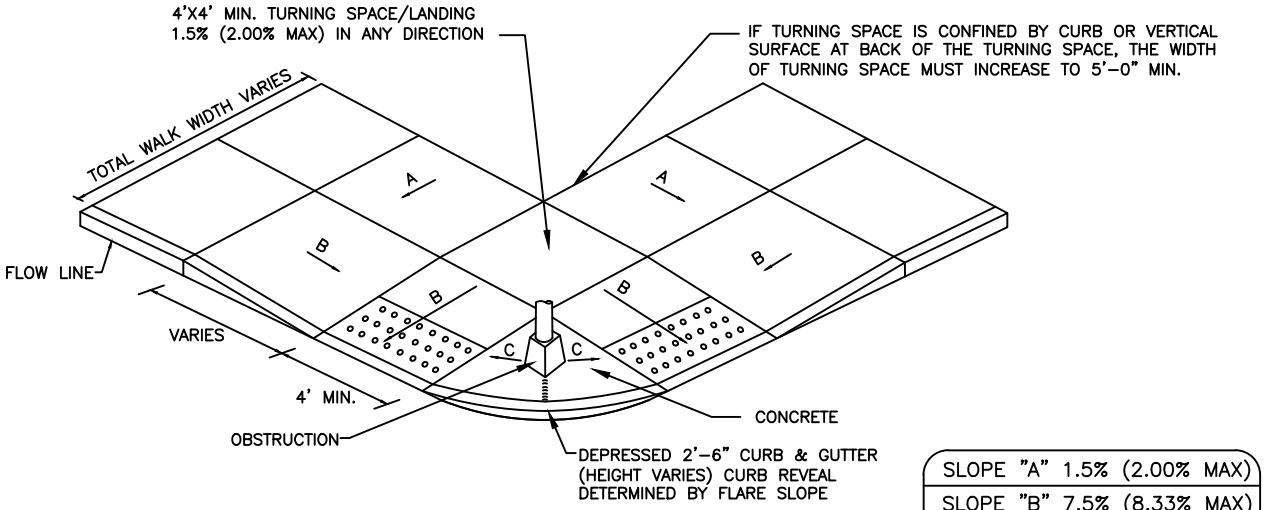
SECTION X–X

NOT TO SCALE

TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	ACCESSIBLE RAMP SECTIONS MONOLITHIC CURB AND SIDEWALK	STD. NO. 130.1 REV.

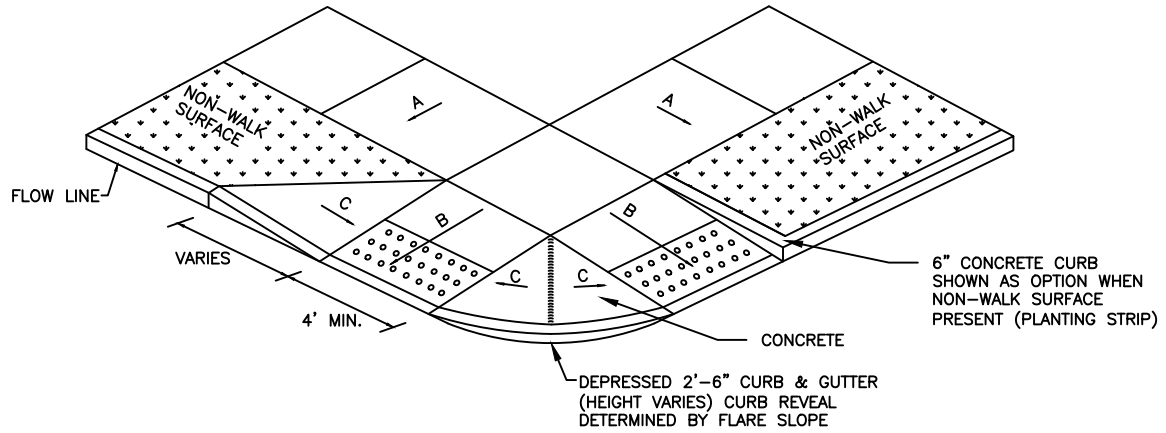
NOTES:

1. MAINTAIN A MINIMUM OF 0.5% SLOPE ON ALL CONCRETE SURFACES TO PROMOTE SURFACE DRAINAGE TOWARD CURB.
2. GUTTER FLOW LINE AND PLAN PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA. MAX GUTTER SLOPE IS 2%.
3. THE SURFACE OF THE RAMP SHALL BE FLUSH WITH THE FLOWLINE OF THE CURB AND GUTTER.
4. THE RAMP OPENING (AT THE FULLY DEPRESSED CURB) SHALL BE LOCATED WITHIN THE PARALLEL BOUNDARIES OF THE CROSSWALK MARKINGS. THE RAMP CENTERLINE SHALL BE LOCATED AT THE CORNER RADIUS CENTERLINE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. DIAGONAL CURB RAMPS SHALL HAVE A SEGMENT OF STRAIGHT CURB AT LEAST 24 INCHES LONG LOCATED ON EACH SIDE OF THE WING SLOPE AND WITHIN THE CROSSWALK MARKINGS.
5. THE WING AND RAMP SURFACES SHALL BE 3600 PSI CONCRETE WITH A SIDEWALK FINISH IN ACCORDANCE WITH CURRENT EDITION NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
6. DRAINAGE STRUCTURES, MAST ARMS, LIGHT POLES AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN LINE WITH RAMPS. LOCATION OF THE RAMP SHALL TAKE PRECEDENCE OVER LOCATION OF OBSTRUCTIONS EXCEPT WHERE EXISTING OBSTRUCTIONS ARE BEING UTILIZED IN THE NEW CONSTRUCTION.
7. SEE STANDARD DRAWING 132.1 FOR DETECTABLE WARNING INSTALLATION.



SLOPE "A" 1.5% (2.00% MAX)
SLOPE "B" 7.5% (8.33% MAX)
SLOPE "C" 10% MAX

PLACEMENT FOR OBSTRUCTED CORNER RADIUS



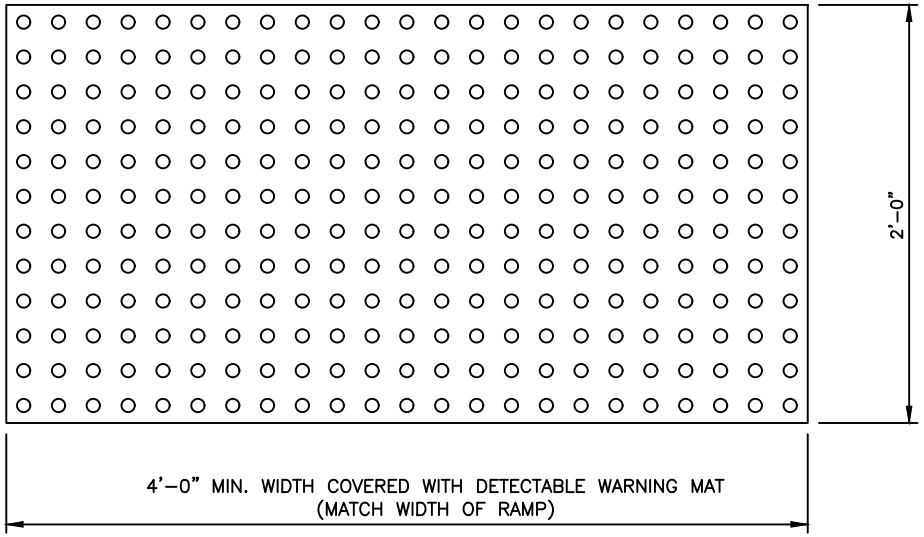
PLACEMENT FOR SMALL CORNER RADIUS

NOT TO SCALE

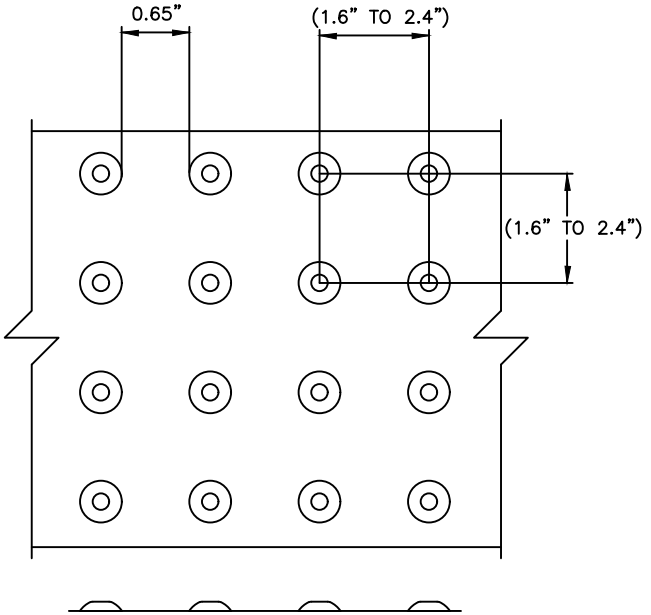
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

STANDARD PLACEMENT OF ACCESSIBLE RAMP AND GENERAL NOTES

STD. NO.	REV.
131.1	



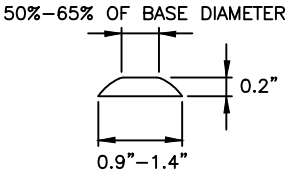
TRUNCATED DOME PLAN VIEW



TRUNCATED DOME SPACING

NOTES:

1. ALL DETECTABLE WARNING DEVICES USED IN NEW CONSTRUCTION SHALL BE OF A RIDGID PRECAST OR EMBEDDED PRODUCT APPROVED BY THE TOWN ENGINEER. RETRO FIT MATS WILL ONLY BE ALLOWEED ON EXISTING RAMPS WITH PRIOR APPROVAL OF THE TOWN ENGINEER FOR MATERIAL TYPE AND INSTALLATION (IE. RESURFACING).
2. RAMP AND DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET IN WIDTH, BUT NOT BE LESS THAN THE WIDTH OF SIDEWALK LEADING TO BACK OF RAMP.
3. DETECTABLE WARNING SURFACES SHALL EXTEND 2.0 FT MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
4. DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS.
5. THE ROWS OF TRUNCATED DOMES IN DETECTABLE WARNING SURFACES SHOULD BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET. WHERE DETECTABLE WARNING SURFACES ARE PROVIDED ON A SURFACE WITH A SLOPE THAT IS LESS THAN 5 PERCENT, DOME ORIENTATION IS LESS CRITICAL.
6. DECTECTABLE WARNING AREA SHALL BE COLORED BLACK IN ALL LOCATIONS.
7. IF PAVERS ARE TO BE USED, PAVERS SHALL BE 6" THICK AND CAST FROM 5000 psi CONCRETE.
8. MATS ARE TO BE RIGID WITH TURN DOWN EDGES EMBEDDED IN CONCRETE TO ELIMINATE TRIP HAZARD.
9. DIMENSIONS PER NCDOT 848.06



TRUNCATED DOME SECTION

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

TRUNCATED DOMES
PLAN AND CROSS-SECTION

STD. NO.	REV.
132.1	

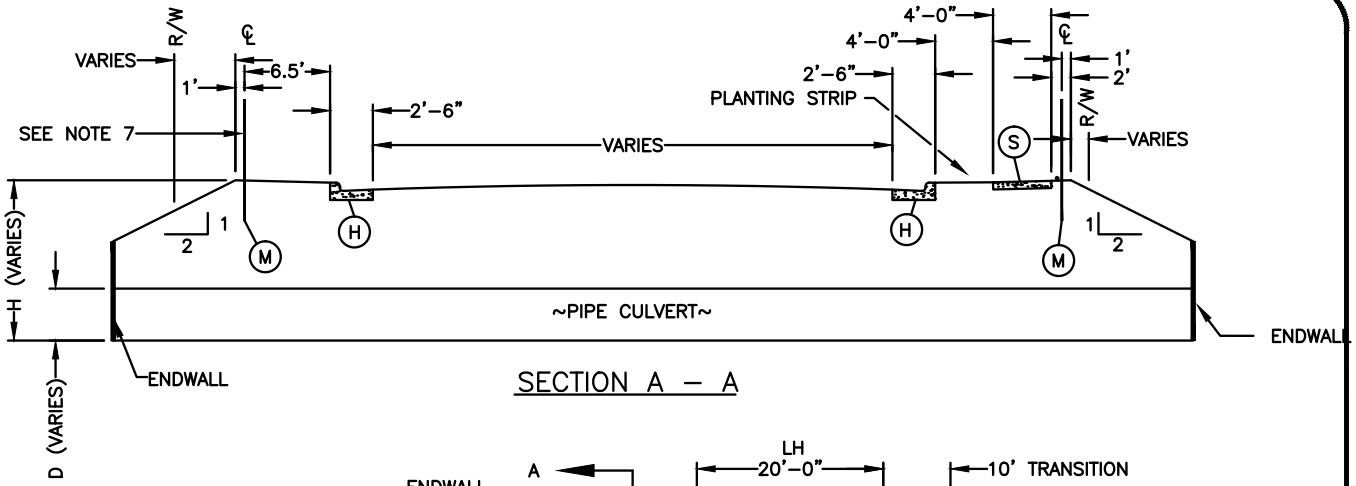
(H) 2'–6" CURB AND GUTTER, STD. 100.1

(M) SAFETY RAIL, STD. 700.1 & 701.1

(S) 4'–0" SIDEWALK, STD. 106.1

(H1) 2'–0" VALLEY GUTTER. STD. 101.1

(H2) CURB TRANSITION 2'–6" CURB AND GUTTER TO 2'–0" VALLEY GUTTER, STD. 104.1

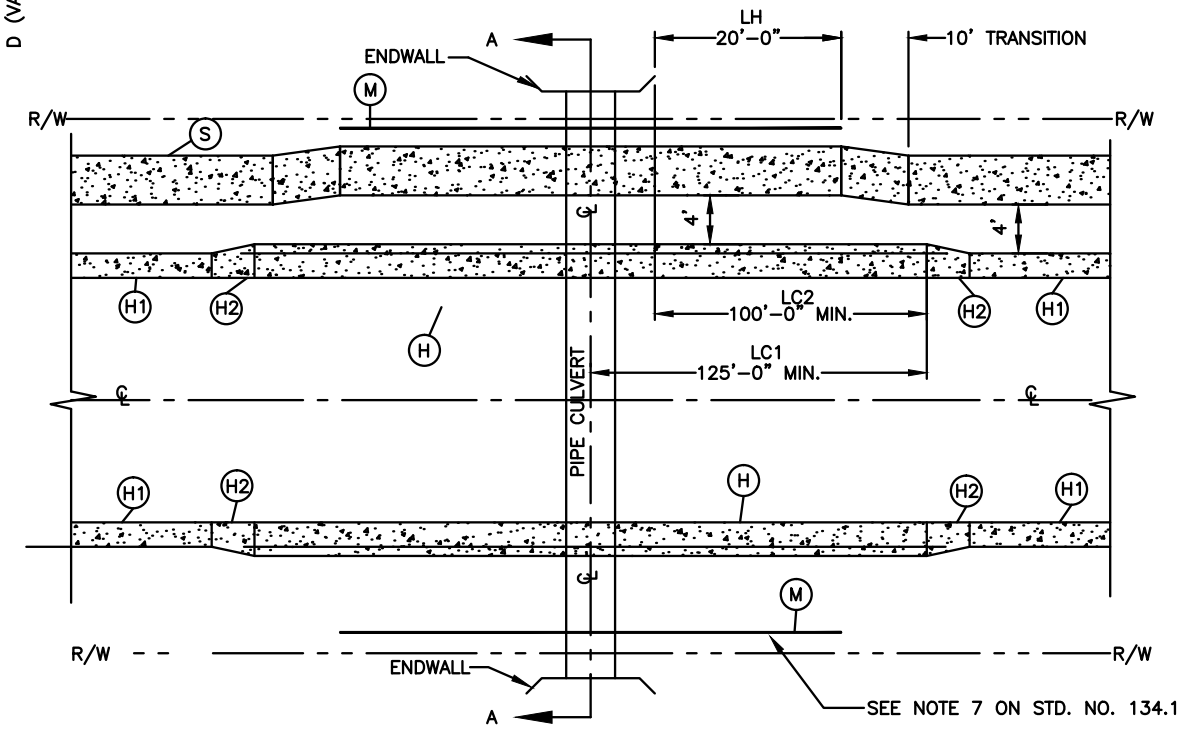


SECTION A – A

LH = DISTANCE FROM END OF WINGWALL TO END OF SAFETY RAIL.

LC1 = DISTANCE FROM ℄ OF CULVERT TO END OF 2'–6" CURB AND GUTTER GUTTER.

LC2 = DISTANCE FROM END OF WINGWALL TO END OF 2'–6" CURB AND GUTTER.



NOTES:

1. SEE STD. NO. 134.1 FOR GENERAL NOTES AND CLEAR ZONE DISTANCES

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

CULVERT CROSSINGS ON RESIDENTIAL AND COMMERCIAL STREETS

STD. NO.	REV.
133.1	

GENERAL NOTES:

1. UNLESS OTHERWISE DETERMINED BY THE TOWN ENGINEER, THE MEASURES ILLUSTRATED SHALL BE USED WHEN CULVERT DIAMETER, D, IS GREATER THAN OR EQUAL TO 24 INCHES AND WHEN THE DIFFERENCE IN ELEVATION BETWEEN THE CULVERT INVERT AND THE TOP OF SLOPE, H, IS GREATER THAN OR EQUAL TO 5 FEET.
2. INSTALLATION OF 2'–6" CURB AND GUTTER MAY NOT BE REQUIRED WHEN AN ADEQUATE CLEAR ZONE IS PROVIDED FOR VEHICLES WITH A MAXIMUM OF 6:1 SLOPE (SEE TABLE 1).
3. INSTALLATION OF SAFETY RAIL MAY NOT BE REQUIRED WHEN A 10–FOOT PEDESTRIAN CLEAR ZONE IS PROVIDED BEHIND THE SIDEWALK WITH A MAXIMUM OF 6:1 SLOPE. WHERE NO SIDEWALK IS REQUIRED, INSTALLATION OF SAFETY RAIL MAY NOT BE REQUIRED WHEN A 15–FOOT PEDESTRIAN CLEAR ZONE IS PROVIDED BEHIND THE CURB WITH A MAXIMUM OF 6:1 SLOPE.
4. FOR CULVERT CROSSINGS WITHOUT ENDWALLS, LH AND LC2 SHALL BE MEASURED FROM THE OUTSIDE OF THE NEAREST WALL OF THE CULVERT BARREL.
5. FOR MULITIPLE BARREL CULVERT CROSSINGS, LC1 SHALL BE MEASURED FROM THE CENTERLINES OF THE OUTBOARD CULVERT BARRELS.
6. WHEN NECESSARY, AS DETERMINED BY THE TOWN ENGINEER, ADDITIONAL MEASURES MAY BE REQUIRED.
7. INSTALLATION OF SAFETY RAIL IS REQUIRED ON BOTH SIDES OF STREET IF SIDEWALK IS REQUIRED ON BOTH SIDES.
8. INSTALLATION OF SAFETY RAIL IS REQUIRED ON BOTH SIDES OF STREET IF NO SIDEWALK IS REQUIRED EXCEPT WHEN A 15–FOOT PEDESTRIAN CLEAR ZONE IS PROVIDED BEHIND THE CURB WITH A MAXIMUM OF 6:1 SLOPE.
9. INSTALLATION OF SAFETY RAIL IS REQUIRED ON THE SIDEWALK SIDE OF STREET IF SIDEWALK IS ONLY REQUIRED ON ONE SIDE OF STREET. INSTALL EITHER SAFTEY RAIL OR 15–FT CLEAR ZONE ON SIDE WITHOUT SIDEWALK.
10. DESIGN ADT IS CALCULATED ASSUMING A TRIP GENERATION OF 10 DAILY TRIPS PER SINGLE FAMILY DWELLING UNIT.

TABLE 1.
CLEAR ZONE DISTANCES
LOCAL, COLLECTOR, AND COMMERCIAL STREETS

DESIGN ADT	CLEAR ZONE FROM EDGE OF PAVEMENT	
	TANGENT SECTION	CURVE (WITHIN 125' OF CULVERT)
UNDER 750	10'	15'
750 – 1500	12'	18'
1501 – 6000	14'	21'
OVER 6000	16'	24'

SEE STD. NO. 133.1 FOR PLAN AND CROSS SECTIONAL SCHEMATICS.

NOT TO SCALE

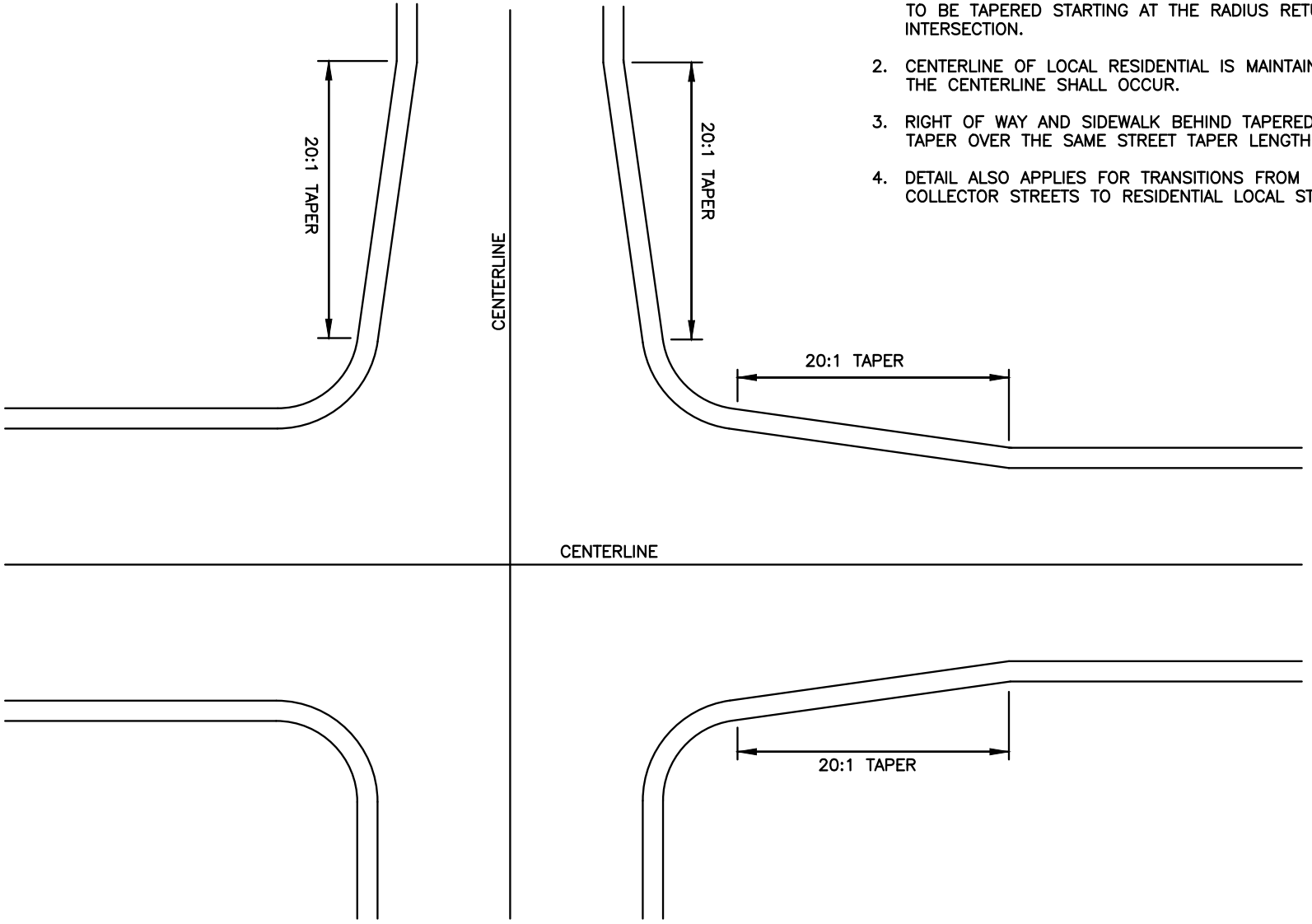
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

CULVERT CROSSINGS ON RESIDENTIAL AND COMMERCIAL STREETS

STD. NO.	REV.
134.1	

GENERAL NOTES:

1. ALL TAPERS ARE 20:1 AND OCCUR ON BOTH SIDES OF THE ROAD TO BE TAPERED STARTING AT THE RADIUS RETURN AFTER THE INTERSECTION.
2. CENTERLINE OF LOCAL RESIDENTIAL IS MAINTAINED. NO SHIFTING OF THE CENTERLINE SHALL OCCUR.
3. RIGHT OF WAY AND SIDEWALK BEHIND TAPERED STREET SECTION TO TAPER OVER THE SAME STREET TAPER LENGTH.
4. DETAIL ALSO APPLIES FOR TRANSITIONS FROM RESIDENTIAL COLLECTOR STREETS TO RESIDENTIAL LOCAL STREETS.

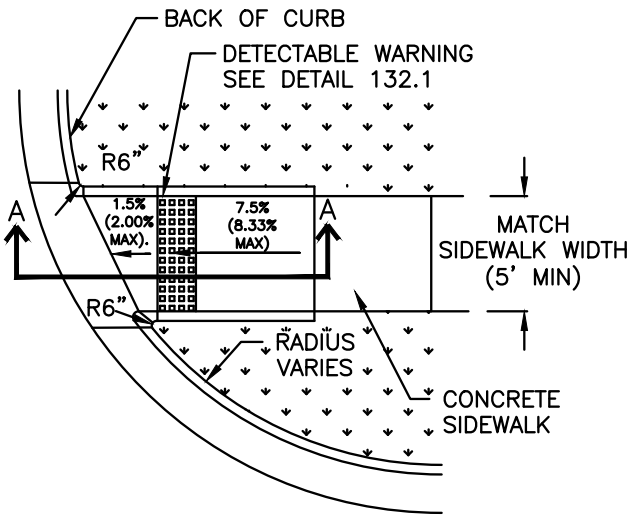


NOT TO SCALE

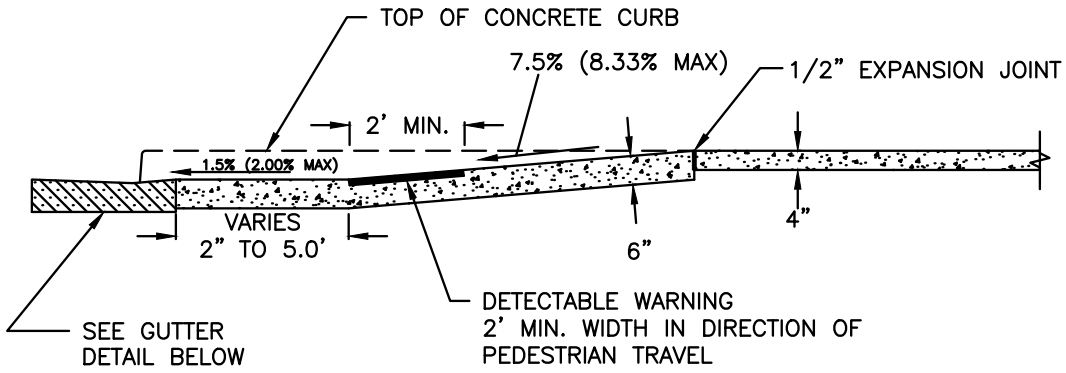
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

TYPICAL LOCAL RESIDENTIAL TO LOCAL LIMITED RESIDENTIAL STREET TAPER

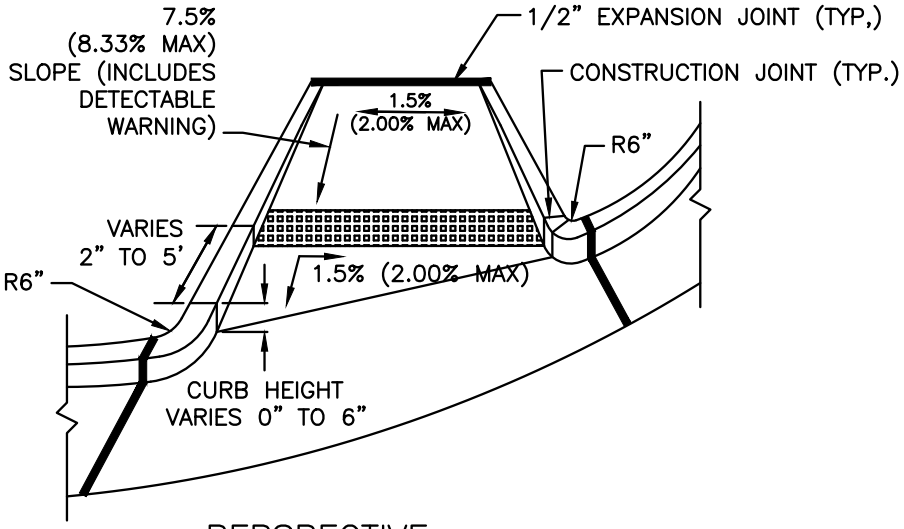
STD. NO.	REV.
135.1	



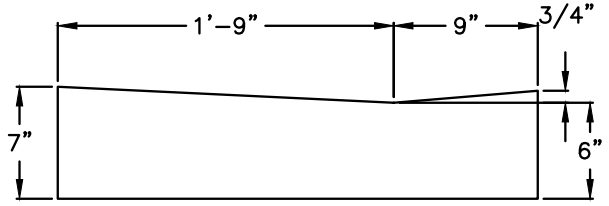
PLAN



SECTION A–A



PERSPECTIVE



GUTTER DETAIL

NOTES:

1. USE THIS DETAIL ONLY UNDER THE FOLLOWING CIRCUMSTANCES:
   - 5–FOOT SIDEWALKS WITH CURB RADII OF 35 FEET OR LESS
   - 6–FOOT SIDEWALKS WITH CURB RADII OF 30 FEET OR LESS
   - 8–FOOT SIDEWALKS WITH CURB RADII OF 25 FEET OR LESS
2. DIRECTIONAL RAMPS MAY BE USED WHEN AN 8–FOOT PLANTING STRIP IS PROVIDED. DO NOT USE THIS DETAIL IF THERE IS HARDSCAPE INSTEAD OF A PLANTING STRIP.
3. ALL CONCRETE SHALL BE AT LEAST 3600 PSI.

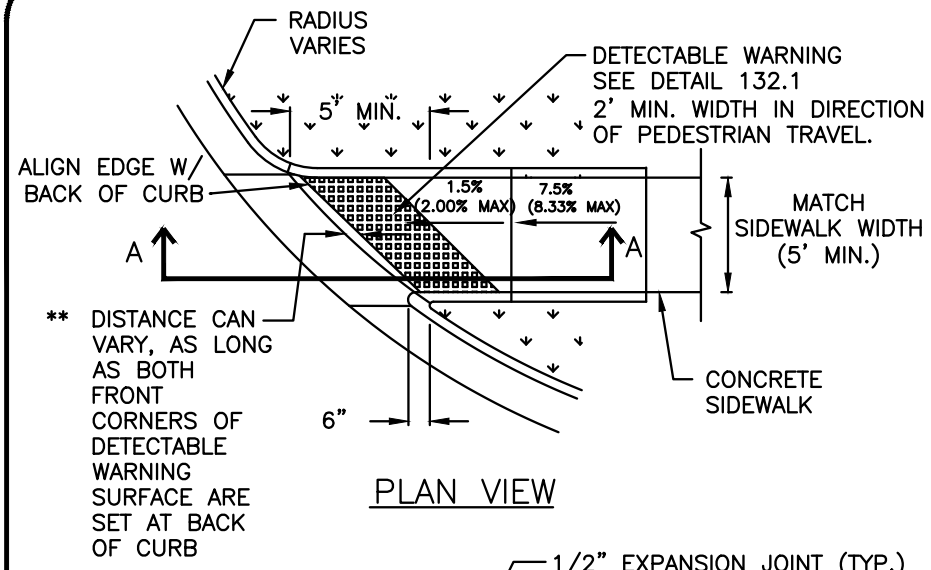
THIS DETAIL IS NOT FOR USE ON NCDOT–MAINTAINED STREETS.

NOT TO SCALE

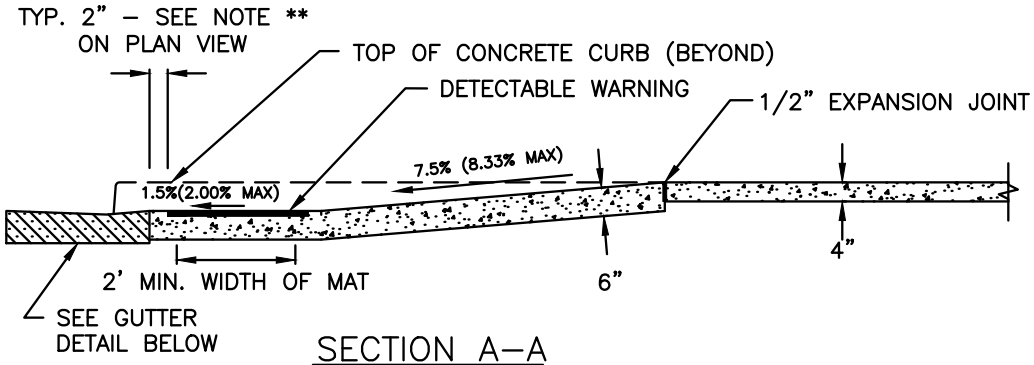
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

DIRECTIONAL ACCESSIBLE RAMP WITH SMALL/MEDIUM CURB RADII

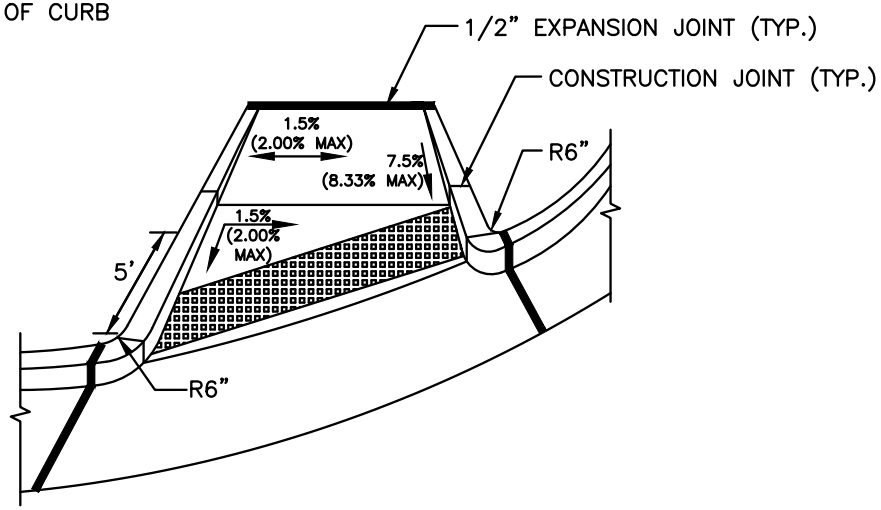
STD. NO.	REV.
136.1	



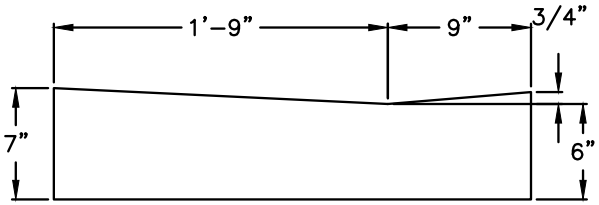
PLAN VIEW



SECTION A–A



PERSPECTIVE



GUTTER DETAIL

NOTES:

1. USE THIS DETAIL ONLY UNDER THE FOLLOWING CIRCUMSTANCES:
   - 5–FOOT SIDEWALKS WITH CURB RADII GREATER THAN 35 FEET
   - 6–FOOT SIDEWALKS WITH CURB RADII GREATER THAN 30 FEET
   - 8–FOOT SIDEWALKS WITH CURB RADII GREATER THAN 25 FEET
2. DIRECTIONAL RAMPS MAY BE USED WHEN A MIN. 8–FOOT PLANTING STRIP IS PROVIDED. DO NOT USE THIS DETAIL IF THERE IS HARDSCAPE INSTEAD OF A PLANTING STRIP.
3. ALL CONCRETE SHALL BE AT LEAST 3600 PSI.

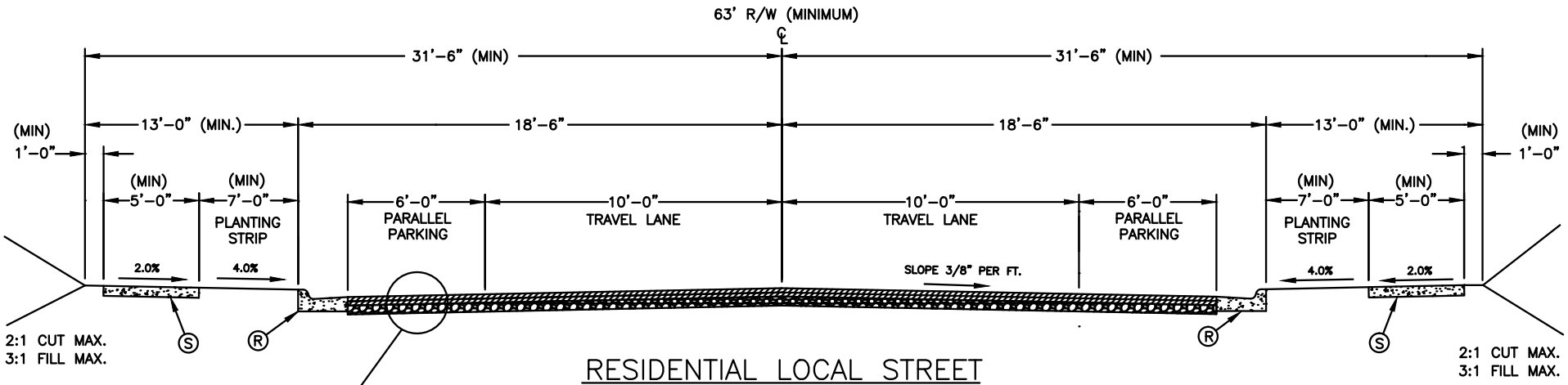
THIS DETAIL IS NOT FOR USE ON NCDOT–MAINTAINED STREETS.

NOT TO SCALE

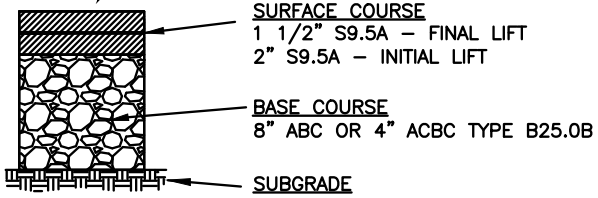
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

DIRECTIONAL ACCESSIBLE RAMP WITH LARGE CURB RADIUS

STD. NO.	REV.
137.1	



RESIDENTIAL LOCAL STREET



TYPICAL PAVEMENT SECTION

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.
3. REFER TO STANDARD DRAWING 710.1 & 711.1 FOR PARALLEL PARKING LAYOUT.

KEY

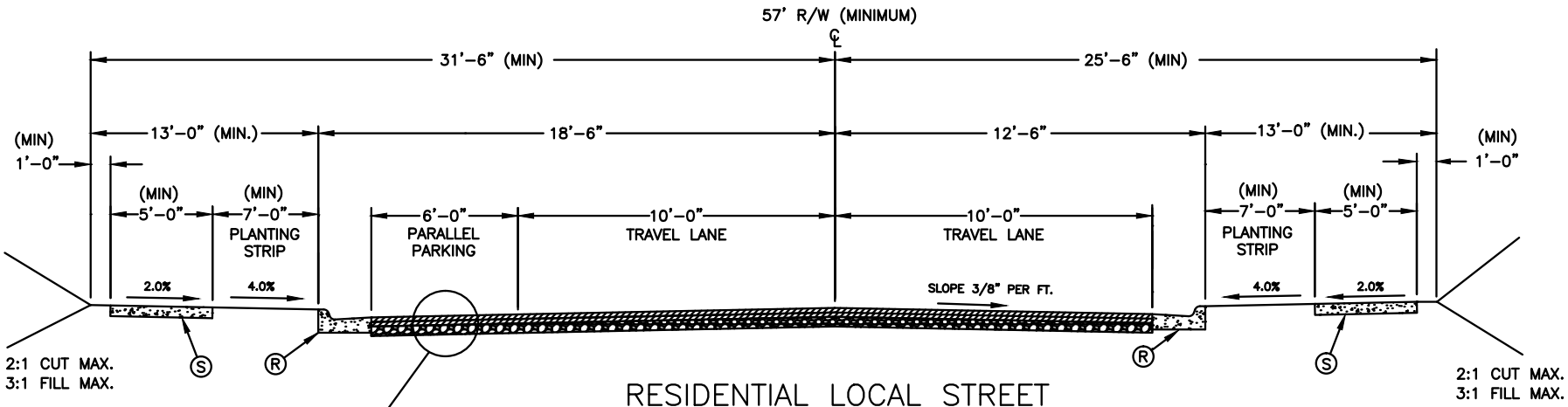
Ⓡ 2'-6" STD. CURB AND GUTTER

Ⓢ 4" CONCRETE SIDEWALK

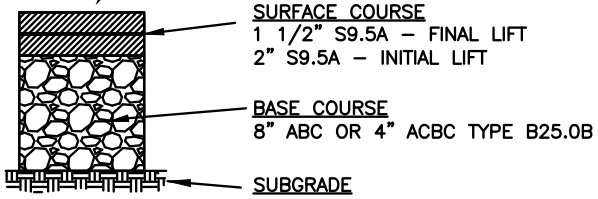
NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	RESIDENTIAL LOCAL STREET PARKING ON BOTH SIDES OF STREET TYPICAL SECTION

REV. DATE
STD. NO.
200.1



RESIDENTIAL LOCAL STREET



TYPICAL PAVEMENT SECTION

KEY

Ⓡ 2'–6" STD. CURB AND GUTTER

Ⓢ 4" CONCRETE SIDEWALK

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.

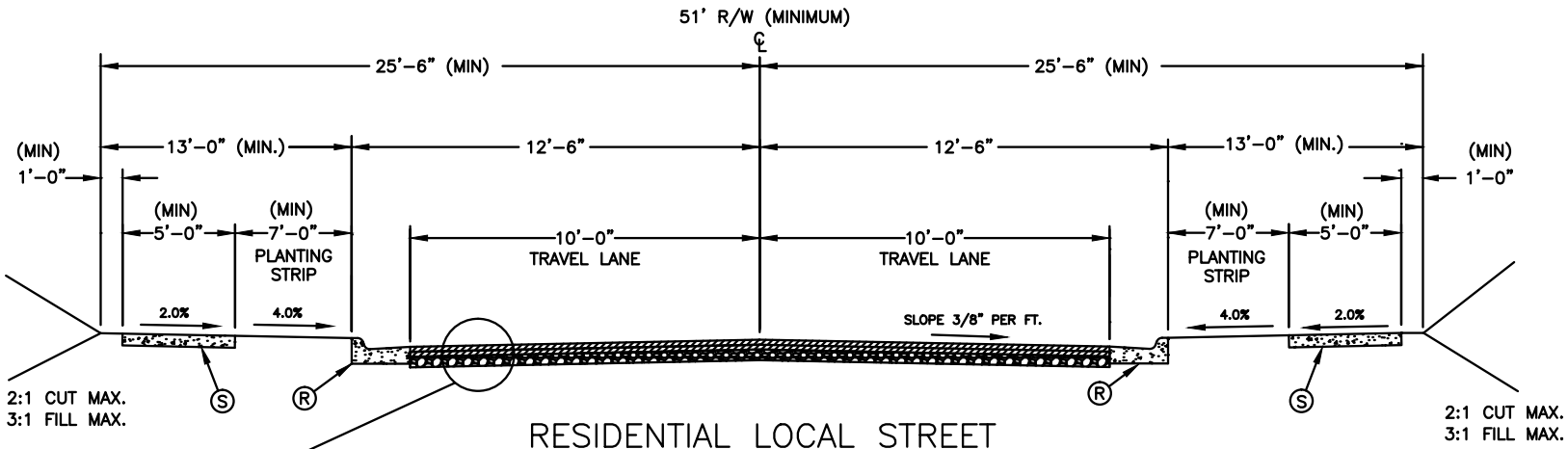
2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.

3. 2'–0" VALLEY GUTTER MAY BE SUBSTITUTED FOR 2'–6" CURB AND GUTTER ON THE SIDE OF THE STREET WITHOUT PARALLEL PARKING. THIS REDUCES THE MINIMUM RIGHT–OF–WAY BY SIX INCHES. 2'–0" VALLEY GUTTER MAY NOT BE SUBSTITUTED FOR 2'–6" CURB AND GUTTER ON THE SIDE OF THE STREET WITH PARALLEL PARKING.

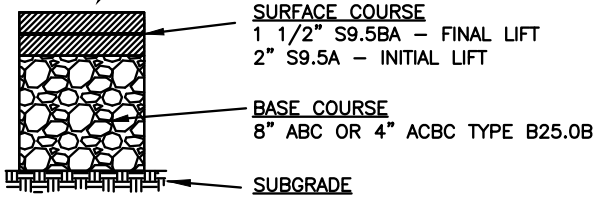
4. REFER TO STANDARD DRAWING 710.1 & 711.1 FOR PARALLEL PARKING LAYOUT.

NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	RESIDENTIAL LOCAL STREET PARKING ON ONE SIDE OF STREET TYPICAL SECTION	REV. DATE 10/01/15 STD. NO. 200.2



RESIDENTIAL LOCAL STREET



TYPICAL PAVEMENT SECTION

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.

2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.

3. 2'–0" VALLEY GUTTER MAY BE SUBSTITUTED FOR 2'–6" CURB AND GUTTER.

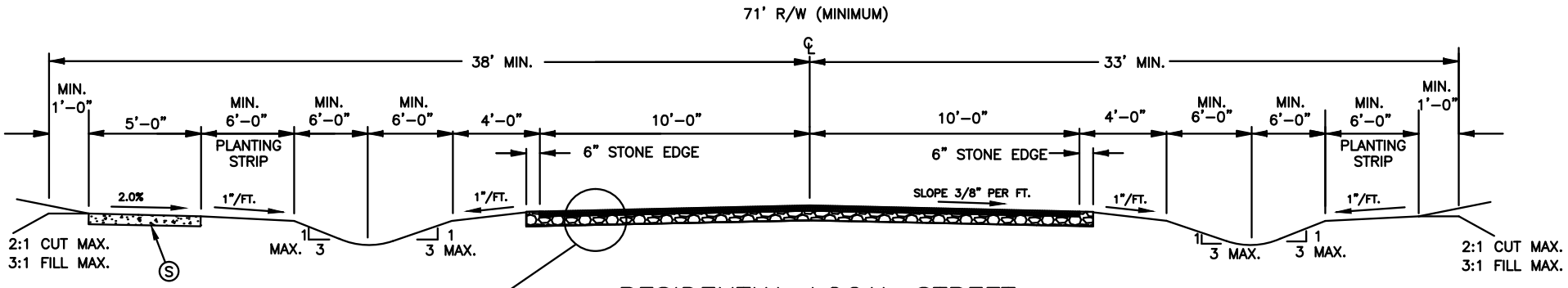
KEY

Ⓡ 2'–6" STD. CURB AND GUTTER

Ⓢ 4" CONCRETE SIDEWALK

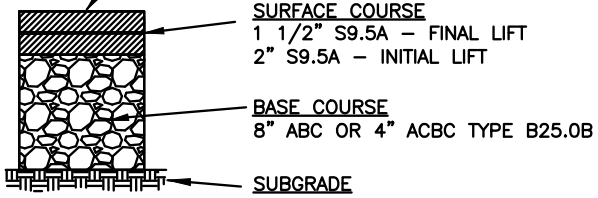
NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	RESIDENTIAL LOCAL STREET NO ON STREET PARKING TYPICAL SECTION	REV. DATE STD. NO. 200.3



RESIDENTIAL LOCAL STREET

(DITCH TYPE)



TYPICAL PAVEMENT SECTION

NOTES:

1. APPROVAL BY THE TOWN ENGINEER IS REQUIRED PRIOR TO USING DITCH TYPE SECTION.

2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.

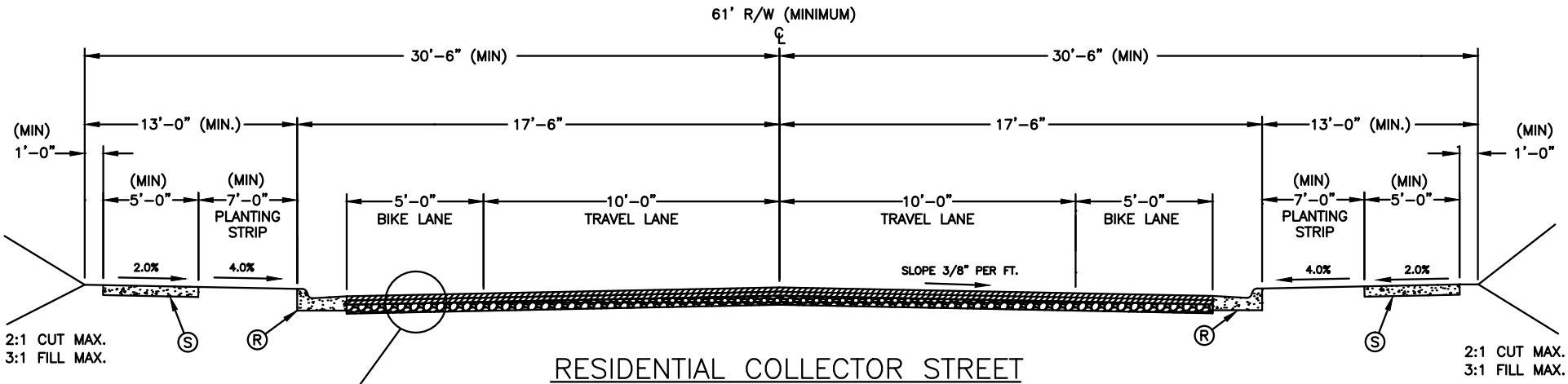
3. TREES TO BE PLACED IN THE GREEN ZONE 3.5 FEET FROM EDGE OF SIDEWALK.

KEY

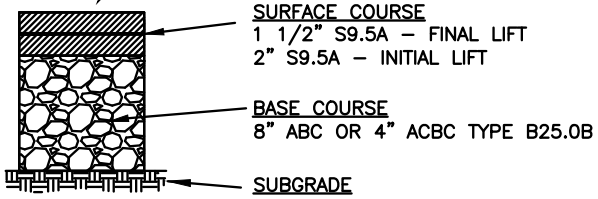
(S) 4" CONCRETE SIDEWALK

NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	RESIDENTIAL LOCAL STREET DITCH TYPE TYPICAL SECTION	REV. DATE STD. NO. 200.4



RESIDENTIAL COLLECTOR STREET



TYPICAL PAVEMENT SECTION

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.

2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.

3. BIKE LANE TO BE STRIPED.

KEY

Ⓡ 2'-6" STD. CURB AND GUTTER

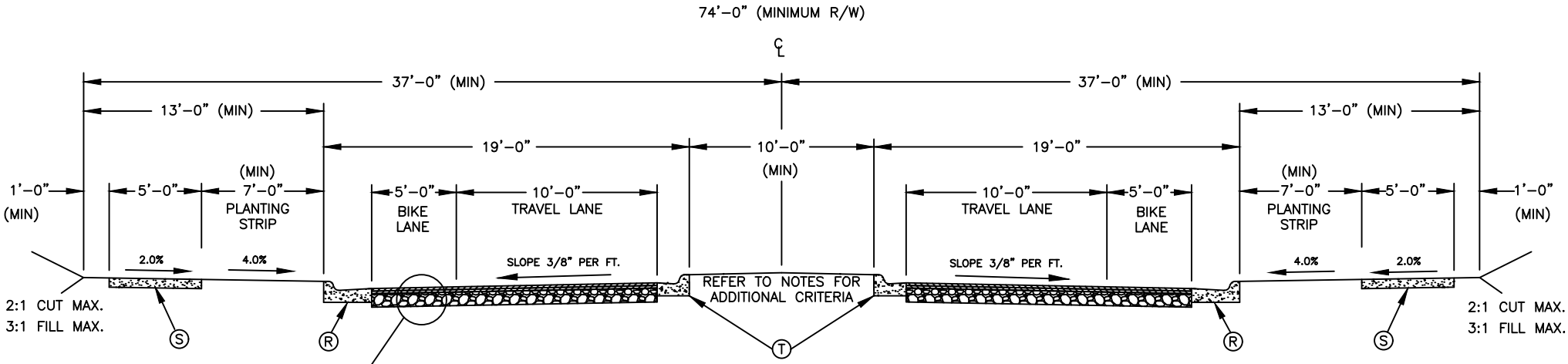
Ⓢ 4" CONCRETE SIDEWALK

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

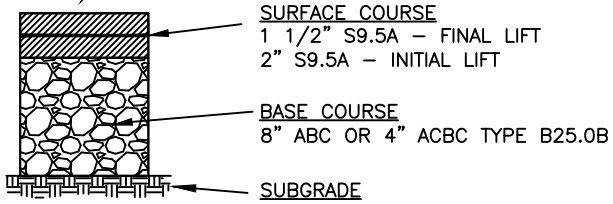
RESIDENTIAL COLLECTOR STREET WITH BIKE LANES TYPICAL SECTION

REV. DATE
STD. NO.
210.1



RESIDENTIAL DIVIDED COLLECTOR STREET

(TWO LANE SECTION)



TYPICAL PAVEMENT SECTION

NOTES:

1. CURB RETURN RADIUS DIMENSIONS AT INTERSECTIONS MAY VARY DEPENDING ON MEDIAN WIDTH AND WILL BE APPROVED ON A CASE BY CASE BASIS.

2. SUBDRAINS ARE REQUIRED ON ALL MEDIANS. (TO BE TIED INTO STORM DRAINAGE SYSTEM.) REFER TO 312.1.

3. MEDIAN PLANTINGS SHALL NOT OBSTRUCT INTERSECTION SIGHT DISTANCE REQUIREMENTS.

4. A TEN (10) FOOT WIDE MEDIAN IS REQUIRED FOR SMALL MATURING TREES. A TWENTY (20) FOOT WIDE MEDIAN IS REQUIRED FOR LARGE MATURING TREES.

5. BIKE LANE TO BE STRIPED.

6. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.

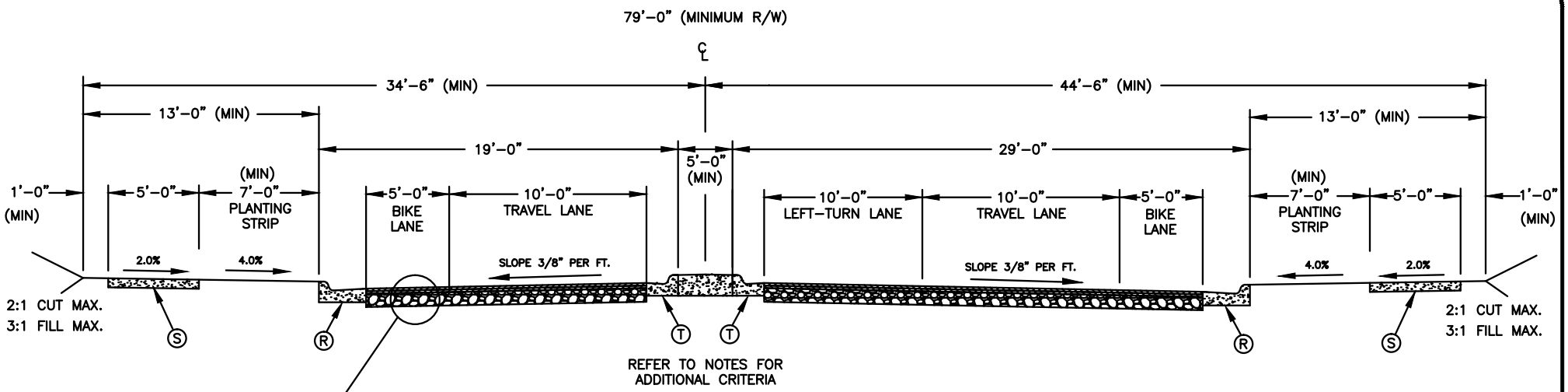
KEY

- (R) 2'-6" STD. CURB AND GUTTER
- (S) 4" CONCRETE SIDEWALK
- (T) 1'-6" MEDIAN CURB AND GUTTER

NOT TO SCALE

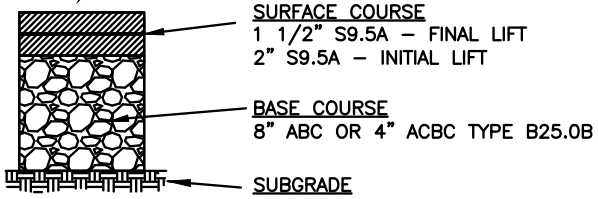
WAXHAW, N.C. UNION COUNTY	TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	RESIDENTIAL DIVIDED COLLECTOR STREET TYPICAL SECTION

REV. DATE
STD. NO.
210.2



RESIDENTIAL DIVIDED COLLECTOR STREET

(TWO LANE SECTION)



TYPICAL PAVEMENT SECTION

KEY

- (R) 2'-6" STANDARD CURB AND GUTTER
- (S) 4" CONCRETE SIDEWALK
- (T) 1'-6" MEDIAN CURB AND GUTTER

NOTES:

1. CURB RETURN RADIUS DIMENSIONS AT INTERSECTIONS MAY VARY DEPENDING ON MEDIAN WIDTH AND WILL BE APPROVED ON A CASE BY CASE BASIS.

2. SUBDRAINS ARE REQUIRED ON ALL MEDIANS. (TO BE TIED INTO STORM DRAINAGE SYSTEM.) REFER TO SUBDRAIN STANDARD DETAIL 312.1.

3. MEDIAN PLANTINGS SHALL NOT OBSTRUCT INTERSECTION SIGHT DISTANCE REQUIREMENTS.

4. TEN (10) FOOT WIDE MEDIANS CAN ACCOMMODATE SMALL MATURING TREES. TWENTY (20) FOOT WIDE MEDIAN IS REQUIRED FOR LARGE MATURING TREES.

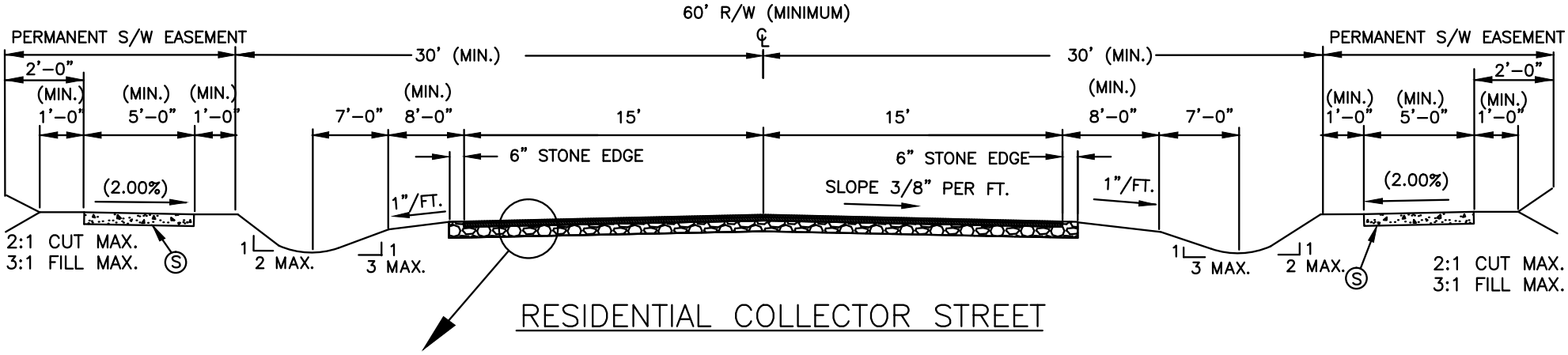
5. MONOLITHIC CONCRETE MEDIANS WITH BEVELED EDGES AND A MINIMUM WIDTH OF 6 FEET CAN BE USED IN LIEU OF LANDSCAPED MEDIANS.

6. BIKE LANE TO BE STRIPED.

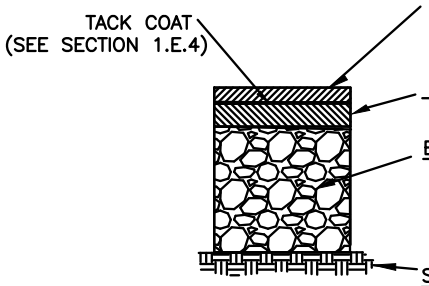
7. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.

NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	RESIDENTIAL DIVIDED COLLECTOR STREET WITH LEFT-TURN LANE TYPICAL SECTION	REV. DATE STD. NO. 210.3



RESIDENTIAL COLLECTOR STREET



SURFACE COURSE
1 1/2" SF9.5A

FINAL LIFT TO BE APPLIED UPON MEETING ONE OF THE FOLLOWING CONDITIONS:
1) 75% DEVELOPMENT OCCUPANCY,
2) 1 YEAR FROM INTERMEDIATE COURSE PLACEMENT,
3) FOR NCDOT MAINTAINED STREETS, FINAL 1" MAY BE PLACED WHEN APPROVED BY NCDOT.

INTERMEDIATE COURSE
2" SF9.5A

BASE COURSE
8" COMPACTED AGGREGATE BASE COURSE, OR 4" BCBC TYPE B25.0B SHOULD ENTIRE DEVELOPMENT HAVE A CBR OF 6 OR GREATER, THEN AN ALTERNATIVE BASE COURSE PAVEMENT DESIGN MAY BE SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL.

SUBGRADE
COMPACTED SUBGRADE

TYPICAL MINIMUM PAVEMENT SECTION
(SEE NOTE 4.)

NOTES:

1. SIDEWALK SHALL BE ON BOTH SIDES OF STREET AND LOCATED ON LOT SIDE OF DITCH.
2. SIDEWALK LOCATED OUTSIDE OF STREET RIGHT OF WAY SHALL HAVE A 5 FOOT PERMANANT SIDEWALK EASEMENT.
3. APPROVAL BY THE TOWN ENGINEER IS REQUIRED PRIOR TO USING DITCH TYPE SECTION.
4. AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY TOWN ENGINEER BASED ON SPECIFIC TRAFFIC PARAMETERS.

KEY

Ⓢ 4" CONCRETE SIDEWALK

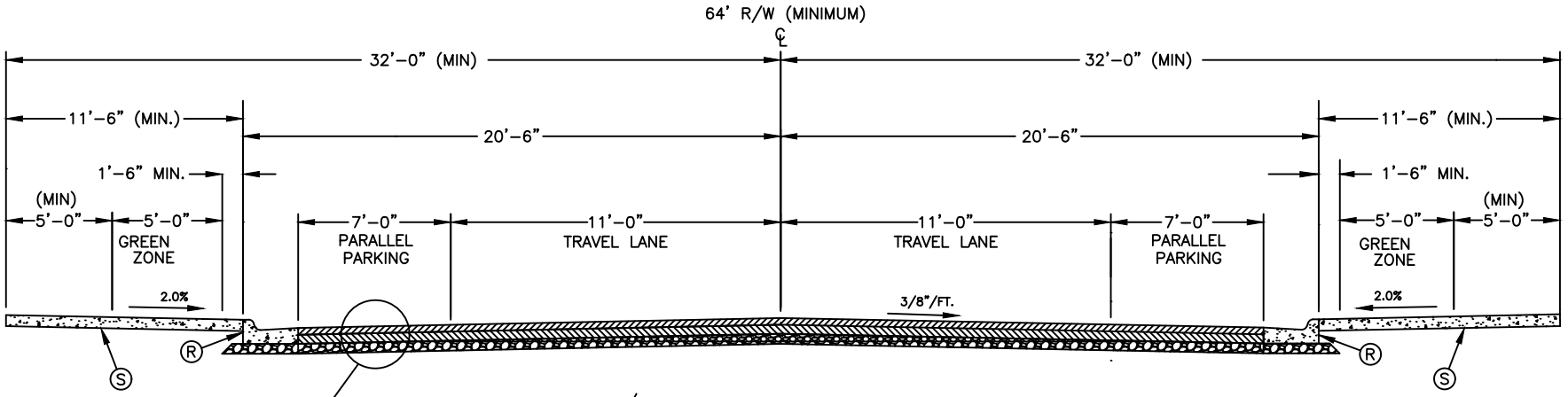
NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

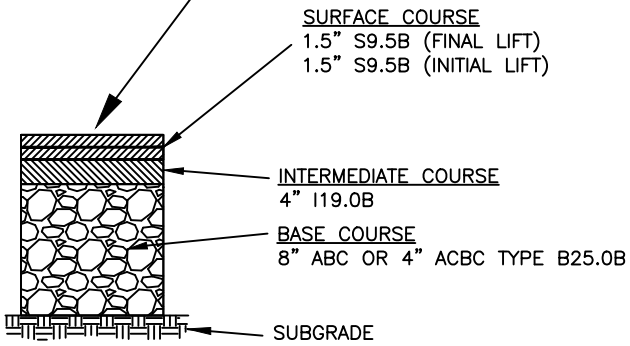
RESIDENTIAL COLLECTOR STREET
DITCH TYPE STREET TYPICAL SECTION

COMPREHENSIVE STREET CLASSIFICATION SYSTEM (CLASS V)

STD. NO.	REV.
210.4	



RETAIL/MIXED USE LOCAL STREET



TYPICAL PAVEMENT SECTION

KEY

Ⓡ 2'–6" STD. CURB AND GUTTER

Ⓢ 4" CONCRETE SIDEWALK

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.

2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.

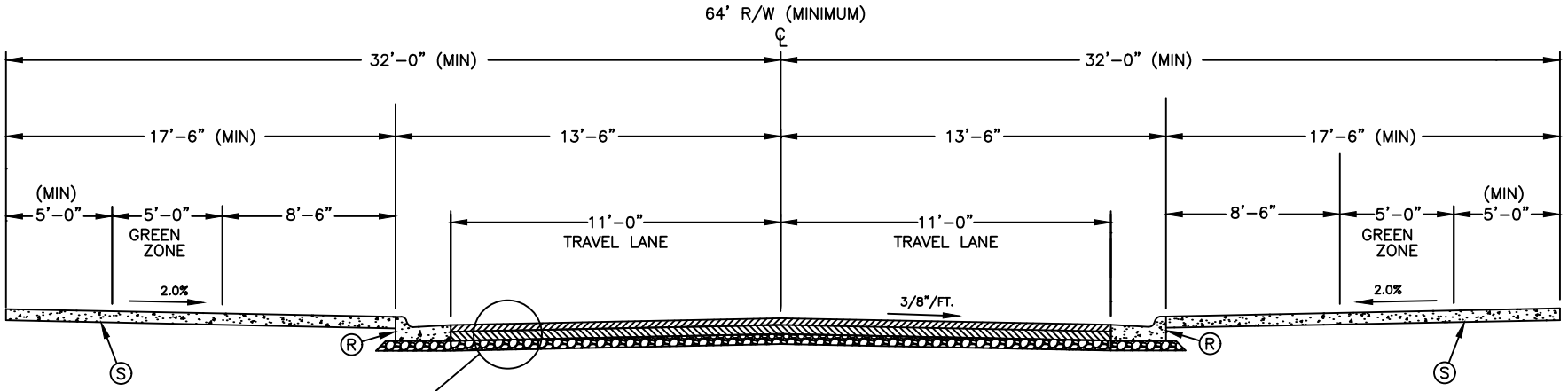
3. REFER TO STANDARD DRAWINGS 602.1 – 605.1 REGARDING SIDEWALK AROUND TREE GRATES. TREE GRATES SHALL BE PROVIDED WHEN TREES ARE LOCATED IN THE GREEN ZONE.

4. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A FORTY–FIVE DEGREE ANGLE.

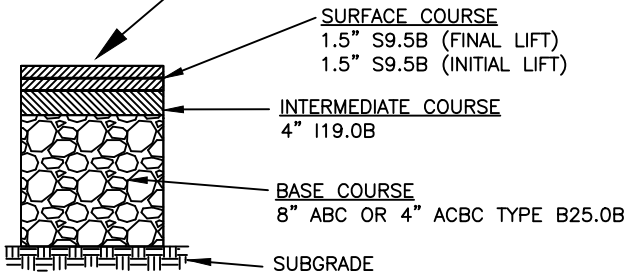
5. REFER TO STANDARD DRAWING 285.1 FOR PARALLEL PARKING LAYOUT.

NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	RETAIL/MIXED USE LOCAL STREET PARKING ON BOTH SIDES OF STREET TYPICAL SECTION	REV. DATE STD. NO. 220.1



RETAIL/MIXED USE LOCAL STREET



TYPICAL PAVEMENT SECTION

KEY

Ⓡ 2'–6" STD. CURB AND GUTTER

Ⓢ 4" CONCRETE SIDEWALK

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.

2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.

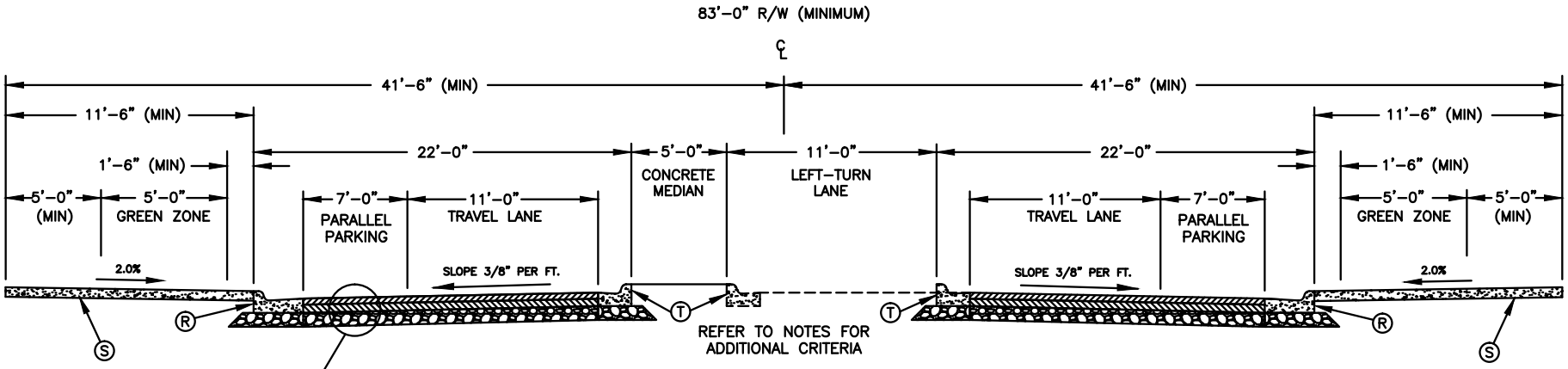
3. REFER TO STANDARD DRAWINGS 602.1 – 605.1 REGARDING SIDEWALK AROUND TREE GRATES. TREE GRATES SHALL BE PROVIDED WHEN TREES ARE LOCATED IN THE GREEN ZONE.

4. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A FORTY–FIVE DEGREE ANGLE.

5. DRAWING TO BE USED IN CONJUNCTION WITH STANDARD 220.1 AND 285.1.

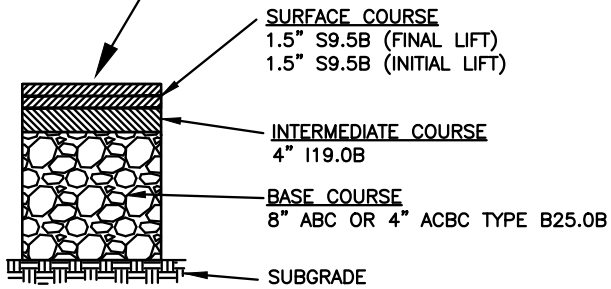
NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	RETAIL/MIXED USE LOCAL STREET NO PARKING TYPICAL SECTION	REV. DATE STD. NO. 220.2



RETAIL/MIXED USE LOCAL STREET

(TWO LANE SECTION)



TYPICAL PAVEMENT SECTION

KEY

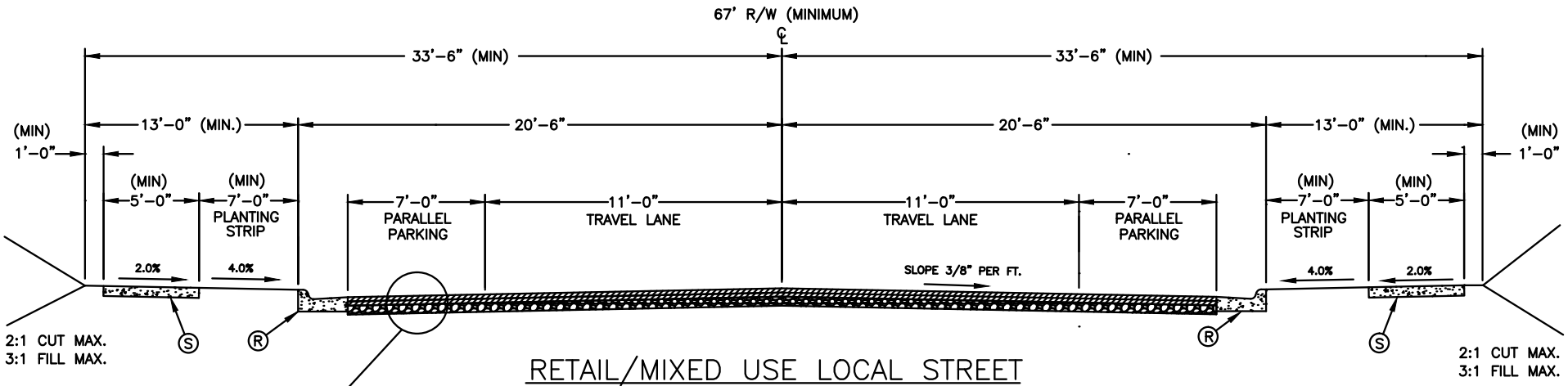
- (R) 2'-6" STANDARD CURB AND GUTTER
- (S) 4" CONCRETE SIDEWALK
- (T) 1'-6" MEDIAN CURB AND GUTTER

NOTES:

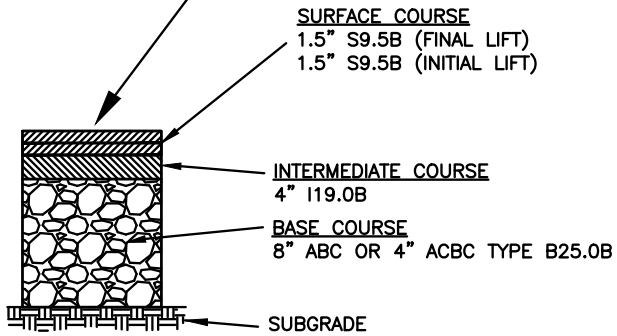
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.
3. REFER TO STANDARD DRAWINGS 602.1 – 605.1 REGARDING SIDEWALK AROUND TREE GRATES. TREE GRATES SHALL BE PROVIDED WHEN TREES ARE LOCATED IN THE GREEN ZONE.
4. FOR MEDIAN DIVIDED FACILITIES, A MINIMUM SIXTEEN (16) FOOT WIDE MEDIAN WITH ONE FOOT SIX INCH CURB AND GUTTER IS NEEDED. WHERE A LEFT-TURN LANE IS NOT INSTALLED, THE MEDIAN SHALL BE LANDSCAPED.
5. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A FORTY-FIVE DEGREE ANGLE.
6. REFER TO STANDARD DRAWING 285.1 FOR PARALLEL PARKING LAYOUT.

NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	RETAIL/MIXED USE LOCAL STREET WITH MEDIAN AND PARKING TYPICAL SECTION	REV. DATE STD. NO. 220.3



RETAIL/MIXED USE LOCAL STREET



TYPICAL PAVEMENT SECTION

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.

2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.

3. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A FOURTY-FIVE DEGREE ANGLE.

4. REFER TO STANDARD DRAWING 285.1 FOR PARALLEL PARKING LAYOUT.

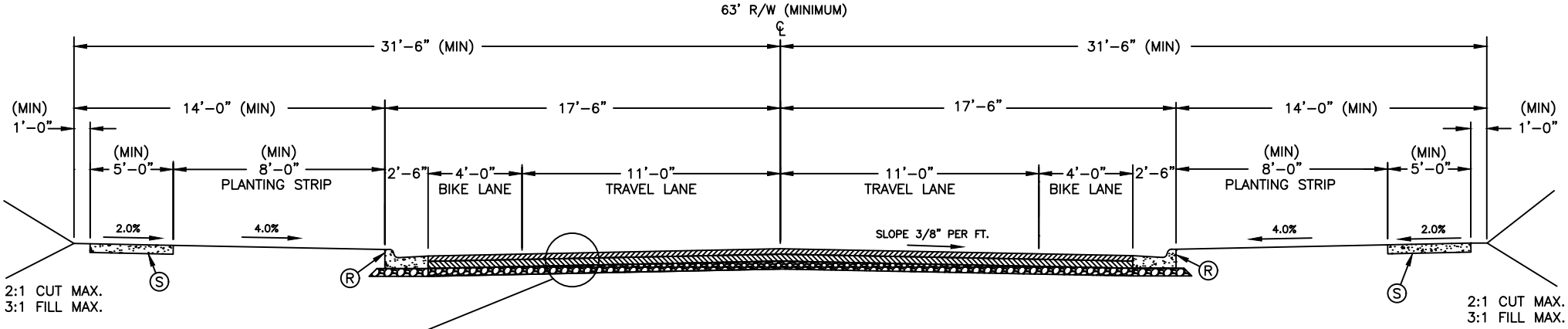
KEY

Ⓡ 2'-6" STD. CURB AND GUTTER

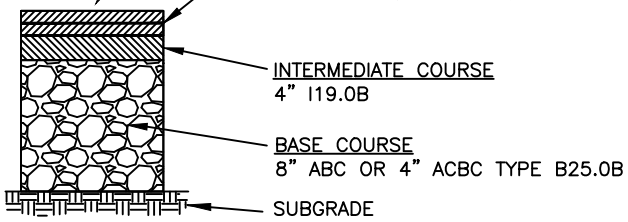
Ⓢ 4" CONCRETE SIDEWALK

NOT TO SCALE

TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	RETAIL/MIXED USE LOCAL STREET PARKING AND GREEN ZONE ON BOTH SIDES TYPICAL SECTION	REV. DATE STD. NO. 220.4



RETAIL/MIXED USE COLLECTOR STREET



TYPICAL PAVEMENT SECTION

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.

2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.

3. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A FORTY–FIVE DEGREE ANGLE.

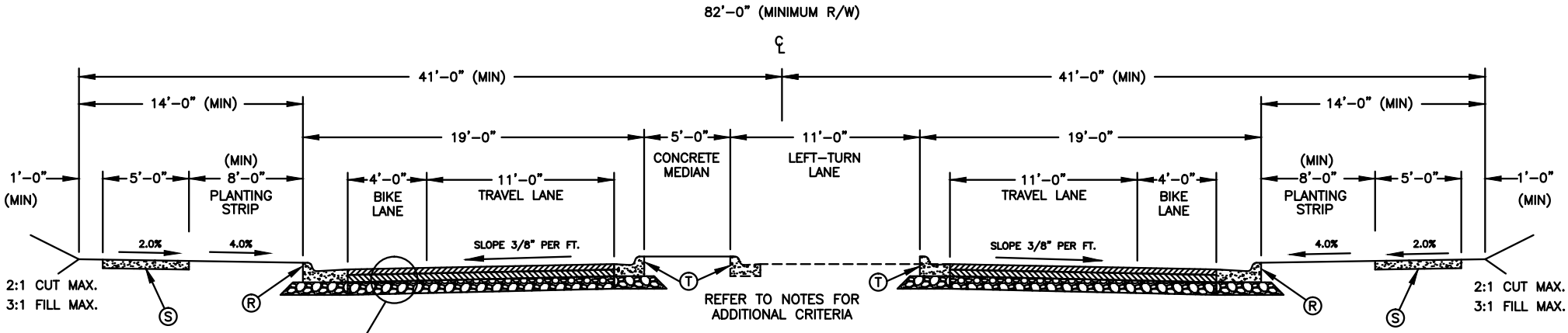
KEY

Ⓡ 2'–6" STANDARD CURB AND GUTTER

Ⓢ 4" CONCRETE SIDEWALK

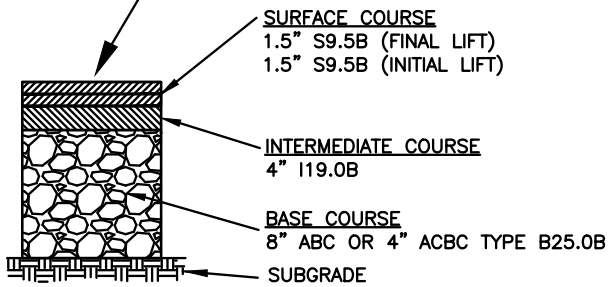
NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	RETAIL/MIXED USE COLLECTOR STREET WITH BIKE LANES TYPICAL SECTION	REV. DATE STD. NO. 230.1



RETAIL/MIXED USE COLLECTOR STREET

(TWO LANE SECTION)



TYPICAL PAVEMENT SECTION

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.

2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.

3. FOR MEDIAN DIVIDED FACILITIES, A MINIMUM SIXTEEN (16) FOOT WIDE MEDIAN WITH ONE FOOT SIX INCH CURB AND GUTTER IS NEEDED. IF A LEFT-TURN LANE IS NOT NEEDED, THE MEDIAN SHALL BE LANDSCAPED.

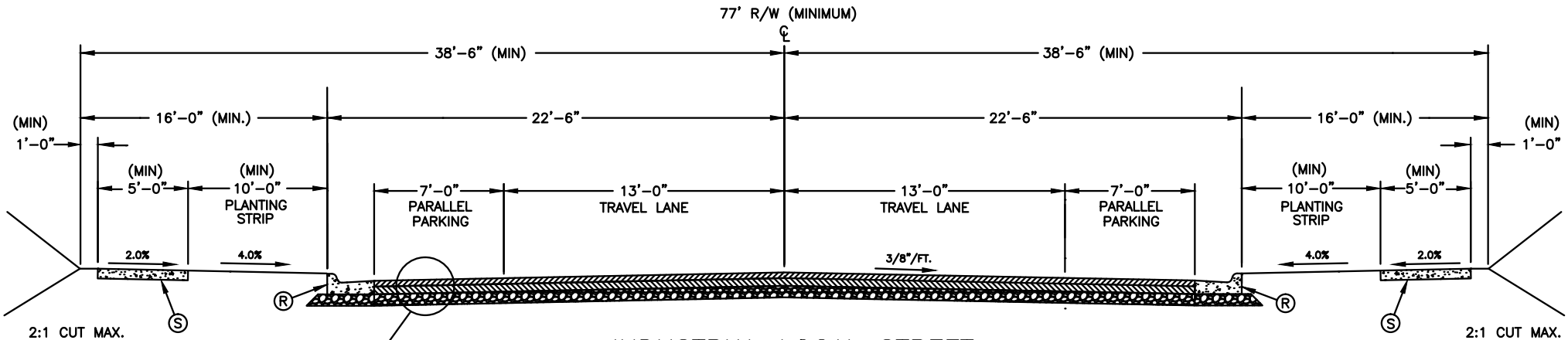
4. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A FORTY-FIVE DEGREE ANGLE.

KEY

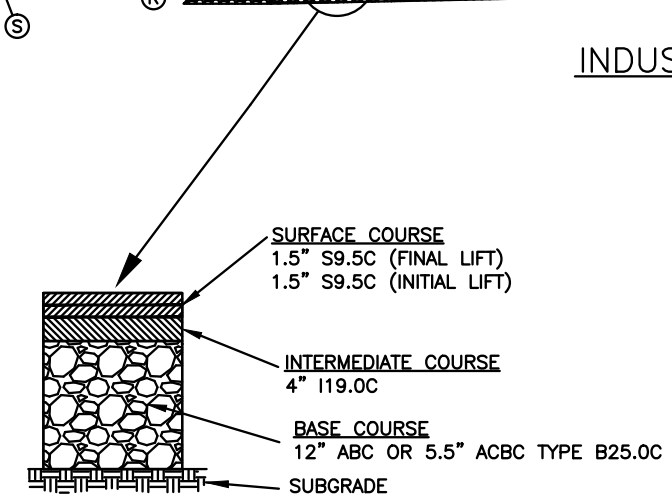
Ⓡ 2'-6" STANDARD CURB AND GUTTER
Ⓢ 4" CONCRETE SIDEWALK
Ⓣ 1'-6" MEDIAN CURB AND GUTTER

NOT TO SCALE

TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	RETAIL/MIXED USE COLLECTOR STREET WITH MEDIAN AND BIKE LANES TYPICAL SECTION	REV. DATE STD. NO. 230.2



INDUSTRIAL LOCAL STREET



TYPICAL PAVEMENT SECTION

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.
3. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A FORTY-FIVE DEGREE ANGLE.
4. TREE TO BE PLANTED FOUR FEET FROM SIDEWALK.

KEY

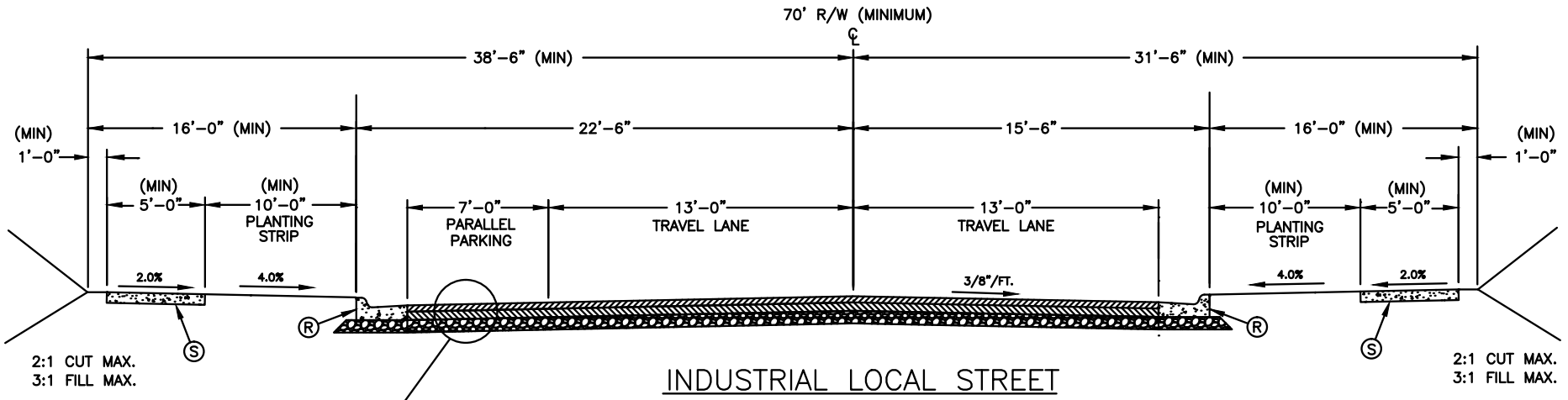
Ⓡ 2'-6" STANDARD CURB AND GUTTER

Ⓢ 4" CONCRETE SIDEWALK

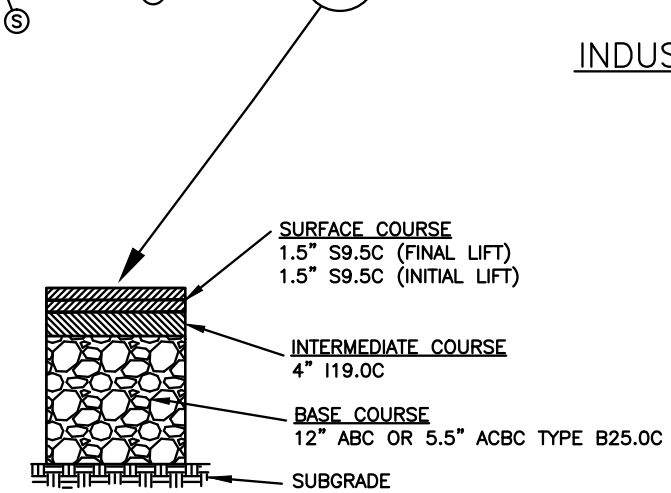
NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	INDUSTRIAL LOCAL STREET PARKING ON BOTH SIDES OF STREET TYPICAL SECTION

REV. DATE
STD. NO.
240.1



INDUSTRIAL LOCAL STREET



TYPICAL PAVEMENT SECTION

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.

2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.

3. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A FORTY–FIVE DEGREE ANGLE.

4. TREE TO BE PLANTED FOUR FEET FROM SIDEWALK.

KEY

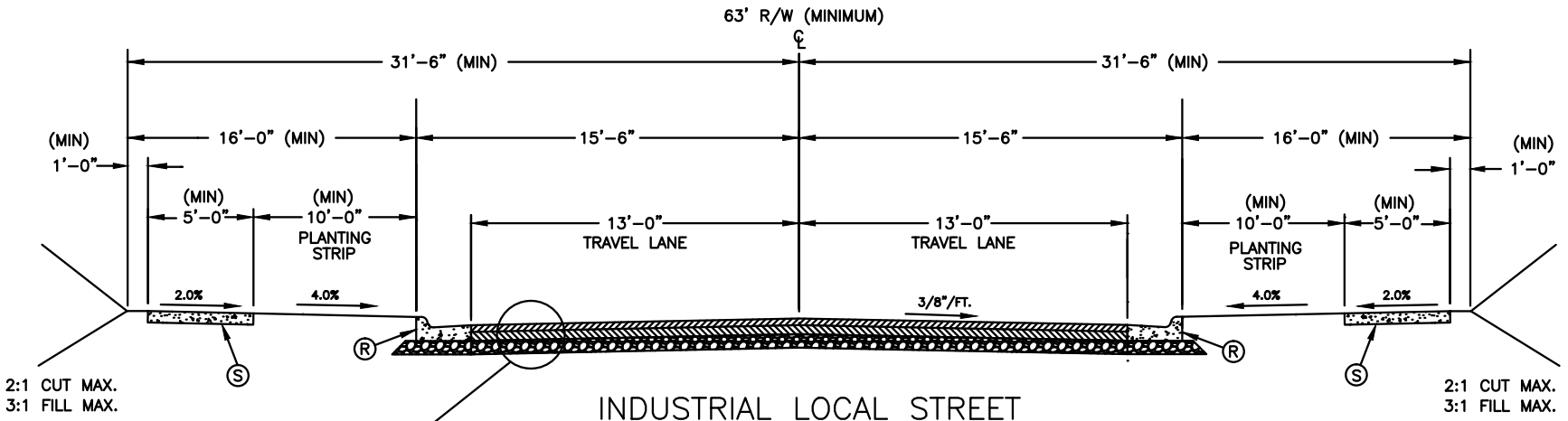
Ⓡ 2'–6" STANDARD CURB AND GUTTER

Ⓢ 4" CONCRETE SIDEWALK

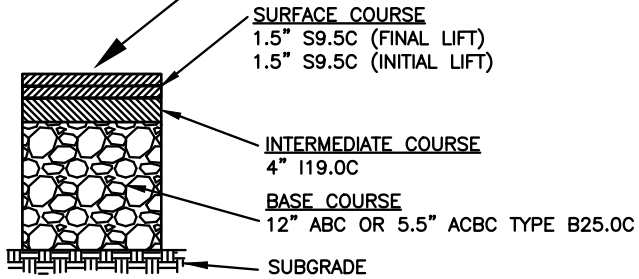
NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	INDUSTRIAL LOCAL STREET PARKING ON ONE SIDE OF STREET TYPICAL SECTION

REV. DATE
STD. NO.
240.2



INDUSTRIAL LOCAL STREET



TYPICAL PAVEMENT SECTION

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.

2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.

3. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A FORTY–FIVE DEGREE ANGLE.

4. TREE TO BE PLANTED FOUR FEET FROM SIDEWALK.

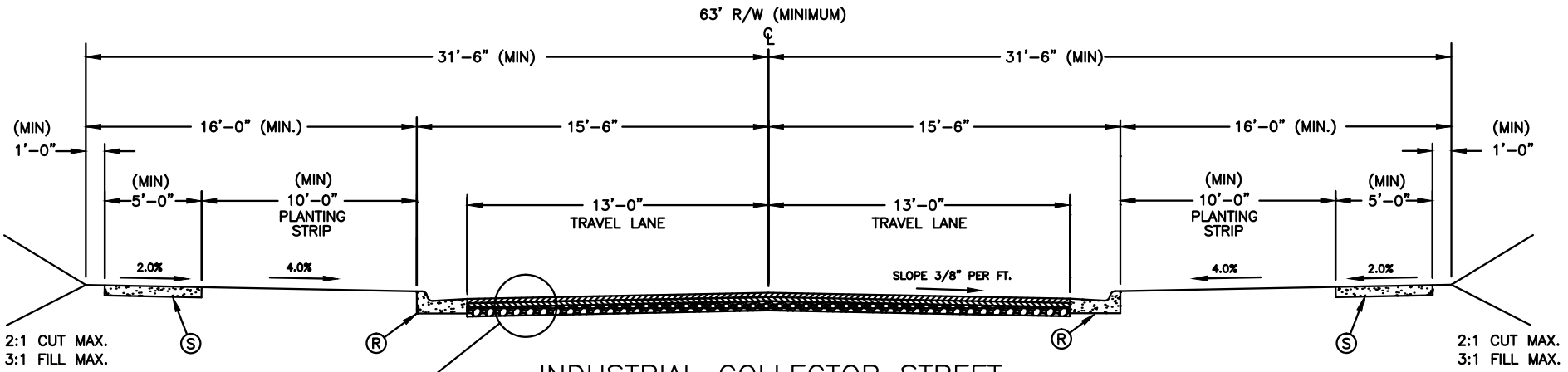
KEY

Ⓡ 2'–6" STANDARD CURB AND GUTTER

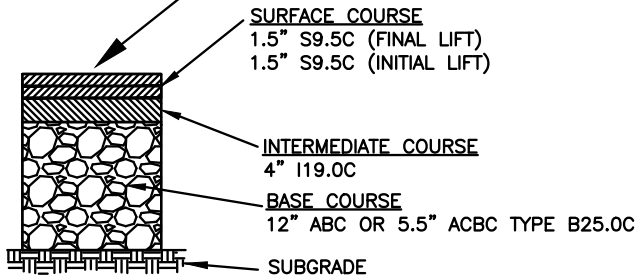
Ⓢ 4" CONCRETE SIDEWALK

NOT TO SCALE

TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	INDUSTRIAL LOCAL STREET NO PARKING TYPICAL SECTION	REV. DATE STD. NO. 240.3



INDUSTRIAL COLLECTOR STREET



TYPICAL PAVEMENT SECTION

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.

2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.

3. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A FORTY–FIVE DEGREE ANGLE.

4. TREE TO BE PLANTED FOUR FEET FROM SIDEWALK.

KEY

Ⓡ 2'–6" STANDARD CURB AND GUTTER

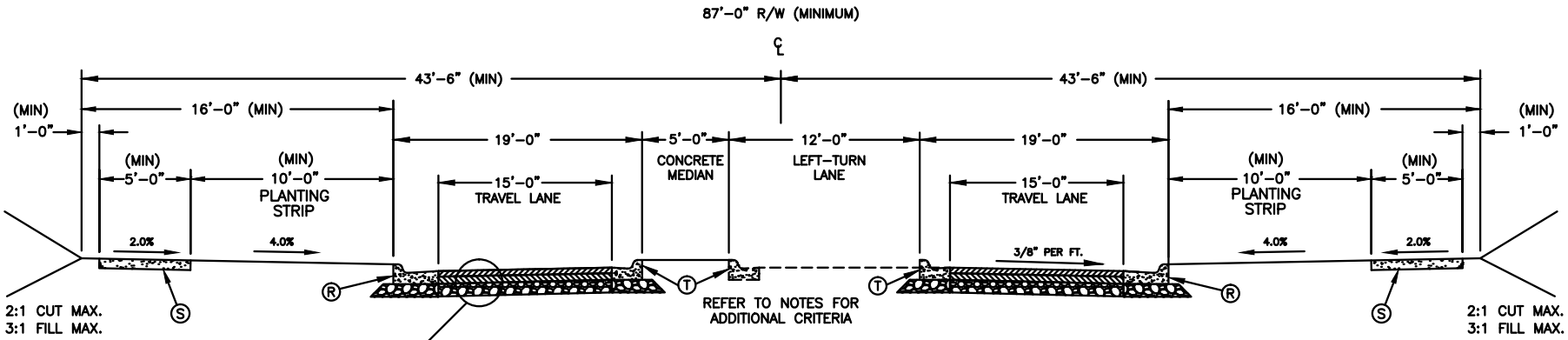
Ⓢ 4" CONCRETE SIDEWALK

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

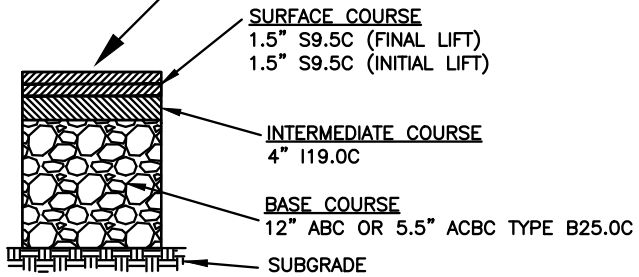
INDUSTRIAL COLLECTOR STREET
NO ON–STREET PARKING
TYPICAL SECTION

REV. DATE
STD. NO.
250.1



INDUSTRIAL COLLECTOR STREET

(TWO LANE SECTION)



TYPICAL PAVEMENT SECTION

KEY

- (R) 2'-6" STANDARD CURB AND GUTTER
- (S) 4" CONCRETE SIDEWALK
- (T) 1'-6" MEDIAN CURB AND GUTTER

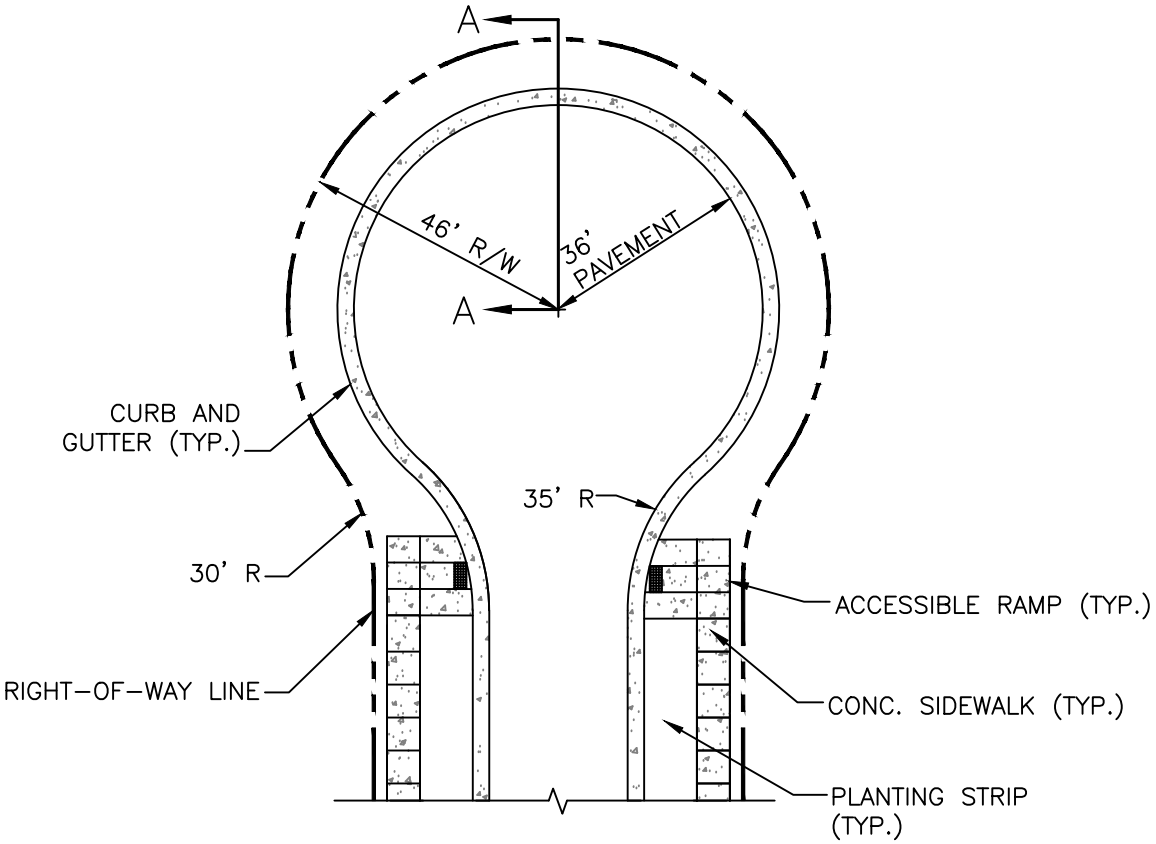
NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.
3. FOR MEDIAN DIVIDED FACILITIES, A MINIMUM TWENTY (20) FOOT WIDE MEDIAN WITH ONE FOOT SIX INCH CURB AND GUTTER IS NEEDED. IF A LEFT-TURN LANE IS NOT NEEDED, THE MEDIAN SHALL BE LANDSCAPED.
4. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A FORTY-FIVE DEGREE ANGLE.
5. TREE TO BE PLANTED FOUR FEET FROM SIDEWALK.

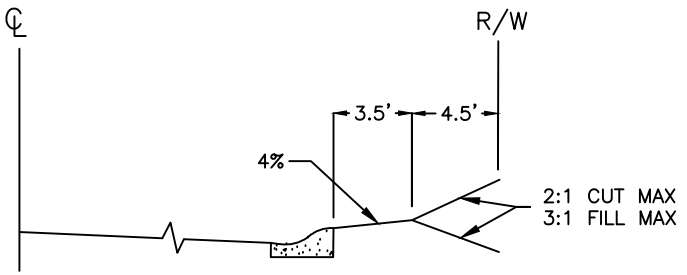
NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	INDUSTRIAL COLLECTOR STREET WITH MEDIAN AND NO PARKING TYPICAL SECTION

REV. DATE
STD. NO.
250.2



STANDARD CUL-DE-SAC



SECTION A-A

APPLICABLE WHEN NO SIDEWALK PRESENT.
PLEASE NOTE: DRIVEWAY STANDARD
MAX. SLOPES AND BREAKOVERS APPLY

NOTES:

1. ALTERNATIVE CUL-DE-SAC DESIGNS, INCLUDING ISLANDS SHALL BE SUBMITTED TO THE TOWN ENGINEER FOR REVIEW AND APPROVAL.
2. THE CROWN FOR PAVEMENT SHALL BE 1/4" PER FT FROM THE CENTER OF THE CUL-DE-SAC.
3. REFER TO NCDOT STANDARDS FOR DITCH TYPE STREETS.
4. SIDEWALK MAY BE REQUIRED TO EXTEND AROUND CUL-DE-SAC BULB WHERE PARKS OR SCHOOLS HAVE FRONTAGE TO THE END OF THE CUL-DE-SAC.

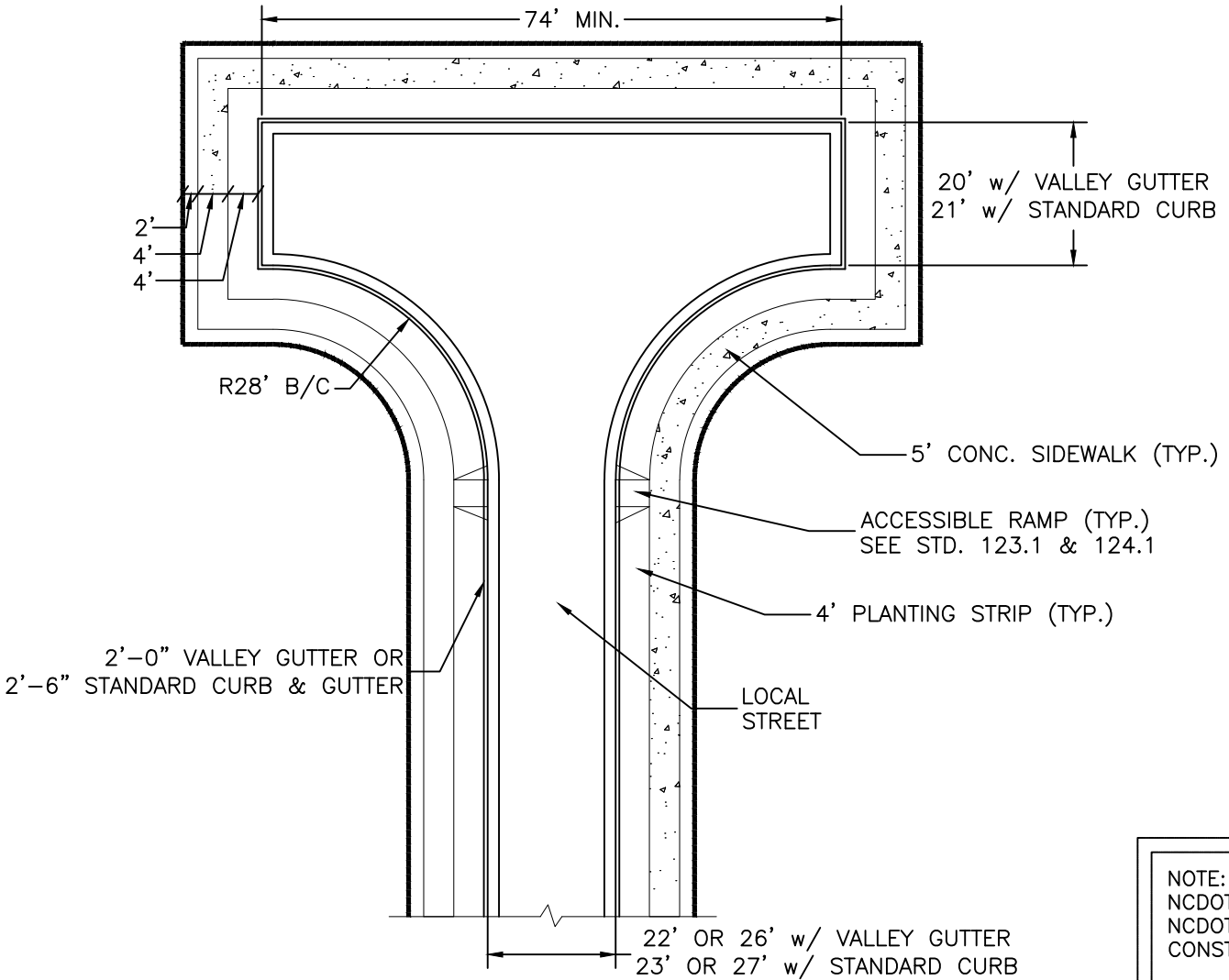
NOTE: THIS DETAIL IS NOT FOR USE ON NCDOT-MAINTAINED STREETS. REFER TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS MANUAL.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

RESIDENTIAL LOCAL STREET CUL-DE-SAC DETAIL

STD. NO.	REV.
280.1	



NOTES

1. THIS DESIGN ACCOMMODATES SINGLE-UNIT TRUCK BUT NOT A FIRE DEPARTMENT LADDER TRUCK. TO DESIGN FOR A LADDER TRUCK REQUIRES A HAMMERHEAD OF 120 FEET IN LENGTH.
2. VARIATIONS ON THIS DESIGN (E.G., WYES, TURNAROUNDS IN THE STEM, ROTATION OF ENTRY POINT, ETC.) CAN BE SUBMITTED TO TOWN ENGINEERFOR REVIEW AND APPROVAL ON A CASE-BY-CASE BASIS.
3. SIDEWALK MAY BE REQUIRED TO EXTEND AROUND THE HAMMERHEAD WHERE PARKS OR SCHOOLS HAVE FRONTAGE TO THE END OF THE HAMMERHEAD.

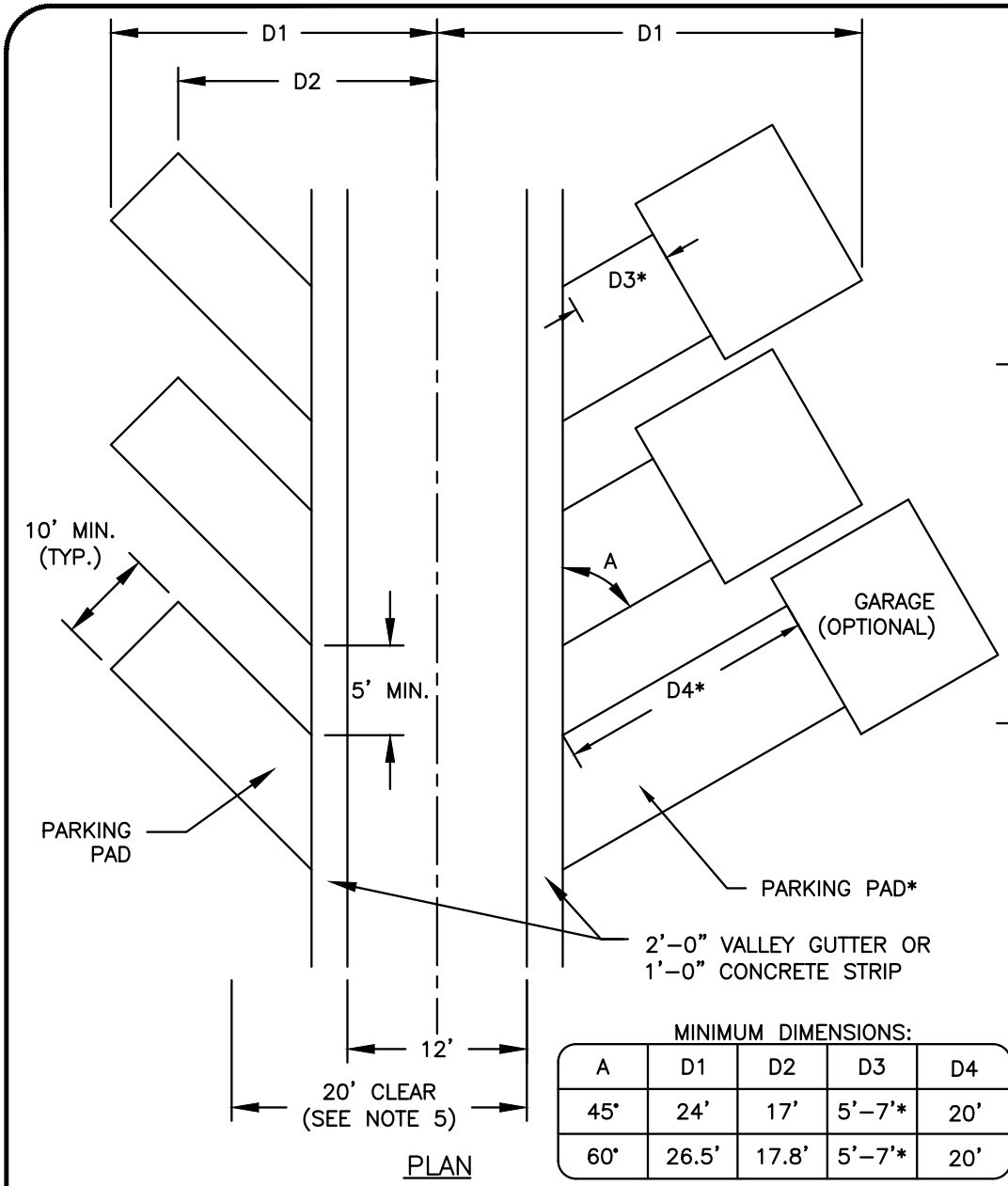
NOTE: THIS DETAIL IS NOT FOR USE ON NCDOT-MAINTAINED STREETS. REFER TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS MANUAL.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

RETAIL/MIXED USE LOCAL STREET HAMMERHEAD DETAIL

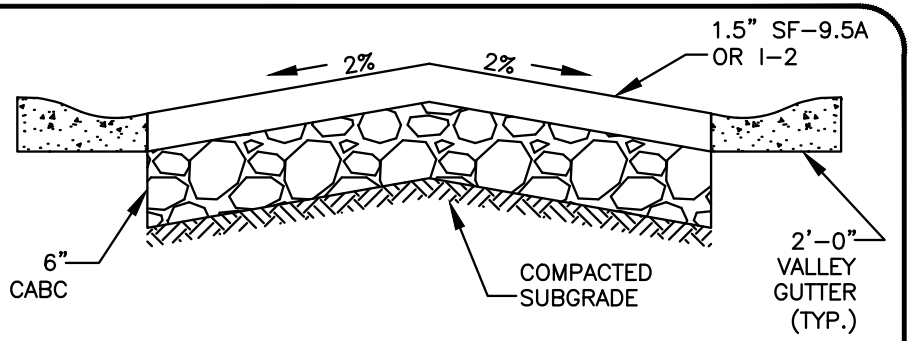
STD. NO.	REV.
280.2	



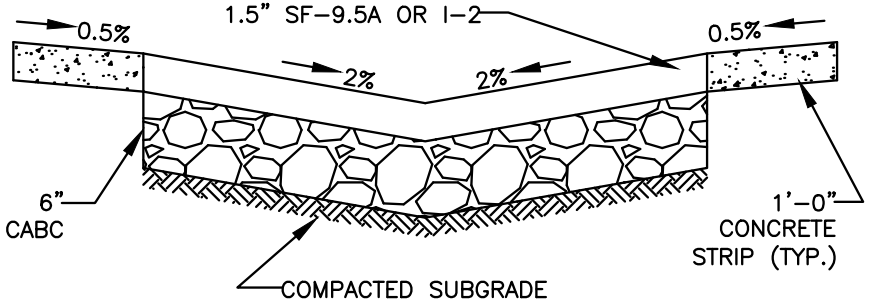
PLAN

MINIMUM DIMENSIONS:

A	D1	D2	D3	D4
45°	24'	17'	5'-7'*	20'
60°	26.5'	17.8'	5'-7'*	20'



ALLEY WITH NORMAL CROWN



ALLEY WITH INVERSE CROWN

NOTES:

1. SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS.
2. STORM DRAINAGE (NOT SHOWN) SHALL BE PROVIDED AS NECESSARY.
3. ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE TOWN OF WAXHAW.
4. DRIVEWAYS SHALL BE SEPARATED BY AT LEAST 5 FEET, OR GREATER IF REQUIRED BY PLANNING (LOT SIZE) REQUIREMENTS AND/OR N.C. BUILDING CODE.
5. DETAIL APPLIES TO SINGLE- OR DOUBLE-LOADED ALLEYS. FOR SINGLE-LOADED ALLEYS, THERE SHALL BE A 20-FOOT CLEAR ZONE FREE OF CUT SLOPES, OBSTRUCTIONS, HEDGES, ETC. FROM THE LOADED SIDE EDGE OF PAVEMENT.

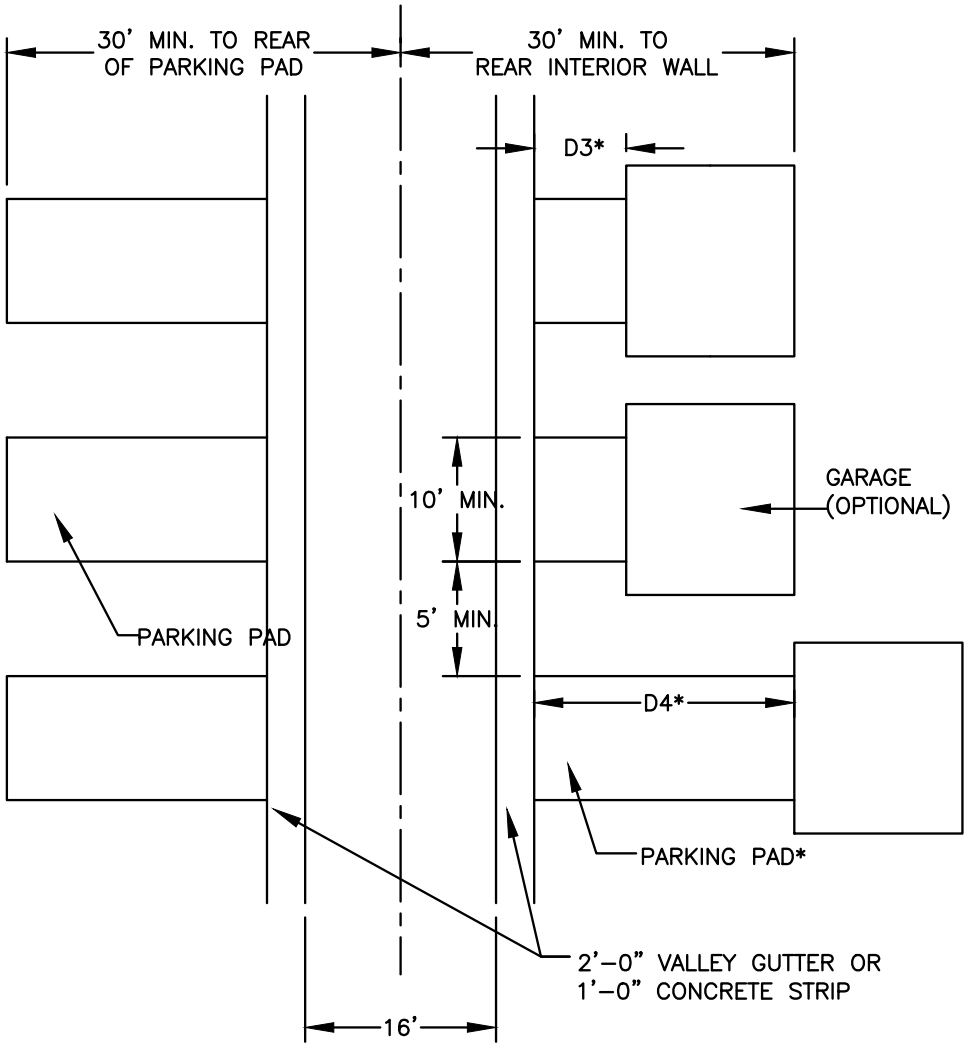
* WITH NO PARKING PAD, DIMENSION D3 IS REQUIRED TO BE MINIMUM 5' BUT NO GREATER THAN 7'. WITH PARKING PAD, DIMENSION D4 IS REQUIRED TO BE A MINIMUM OF 20'.

NOT TO SCALE

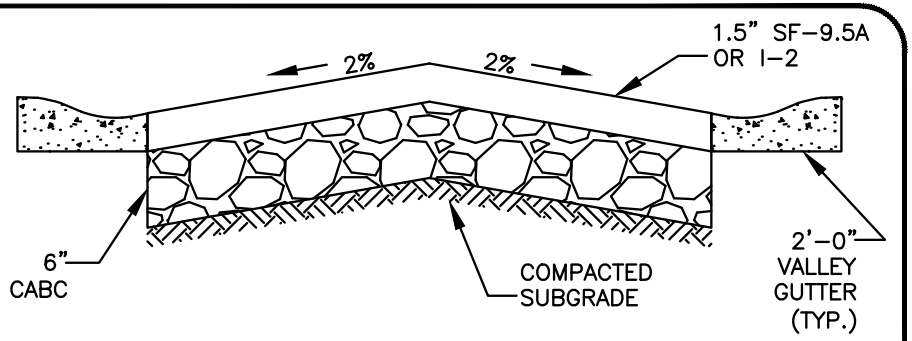
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

RESIDENTIAL ALLEY DETAIL
ONE-WAY OPERATION

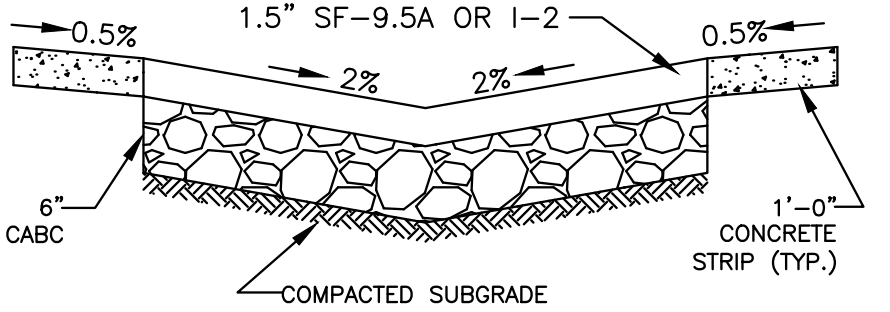
STD. NO.	REV.
280.3	



PLAN



ALLEY WITH NORMAL CROWN



ALLEY WITH INVERSE CROWN

NOTES:

1. SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS.
2. STORM DRAINAGE (NOT SHOWN) SHALL BE PROVIDED AS NECESSARY.
3. ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE TOWN OF WAXHAW.
4. DRIVEWAYS SHALL BE SEPARATED BY AT LEAST 5 FEET, OR GREATER IF REQUIRED BY PLANNING (LOT SIZE) REQUIREMENTS AND/OR N.C. BUILDING CODE.

* WITH NO PARKING PAD, DIMENSION D3 IS REQUIRED TO BE MINIMUM 5' BUT NO GREATER THAN 7'. WITH PARKING PAD, DIMENSION D4 IS REQUIRED TO BE A MINIMUM OF 20'.

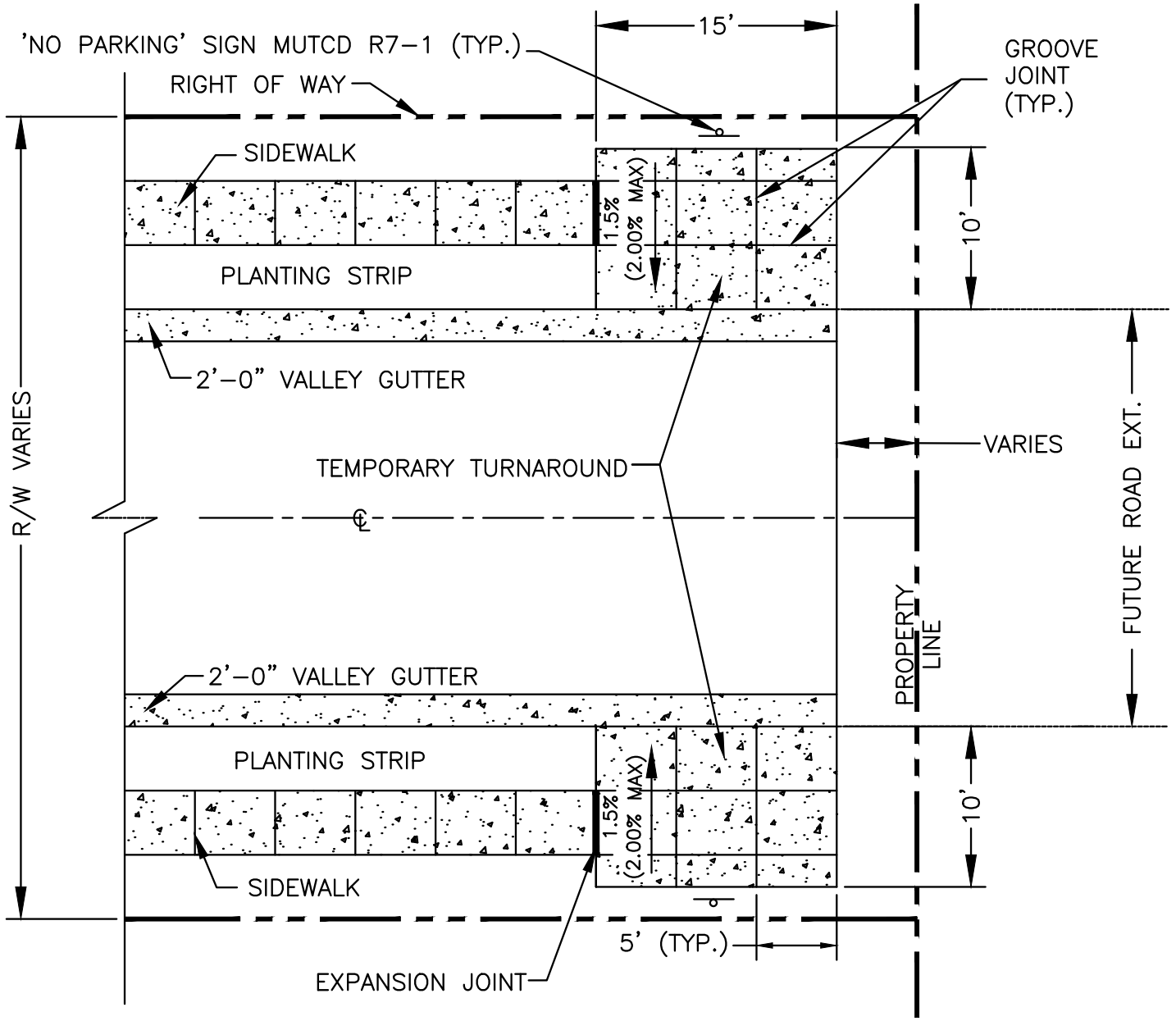
NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

RESIDENTIAL ALLEY DETAIL

DOUBLE LOADED W/ TWO-WAY OPERATION

STD. NO.	REV.
280.4	



NOTES

1. TEMPORARY TURNAROUND MATERIAL SHALL BE MIN. 3600 PSI CONCRETE, 6" THICK.

2. TEMPORARY INSTALLATION ONLY – TO BE REMOVED WHEN FUTURE DEVELOPMENT CONNECTS TO STREET. "SIDEWALK" PORTION OF TURNAROUND MAY BE LEFT IN PLACE IF NOT DAMAGED.

3. NOT TO BE USED AS A PRIVATE DRIVEWAY.

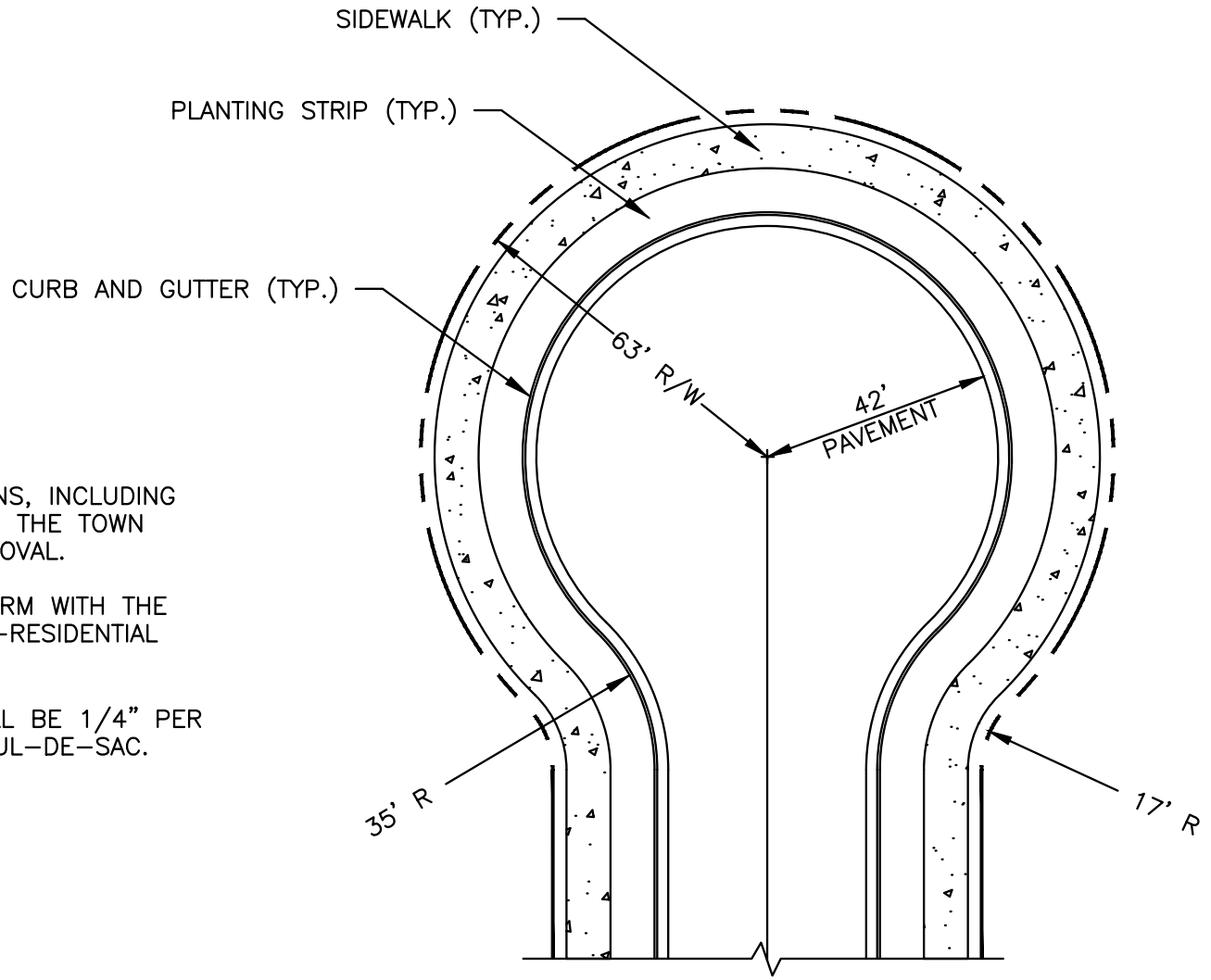
4. DEAD END STREET BARRICADE AND END OF ROADWAY MARKER PER DETAILS 705.1 THRU 709.1 ARE REQUIRED.

SCALE 1"=10'

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

TEMPORARY TURNAROUND
LOCAL RESIDENTIAL STREET
(OPTIONAL)

STD. NO.	REV.
280.5	



NOTES:

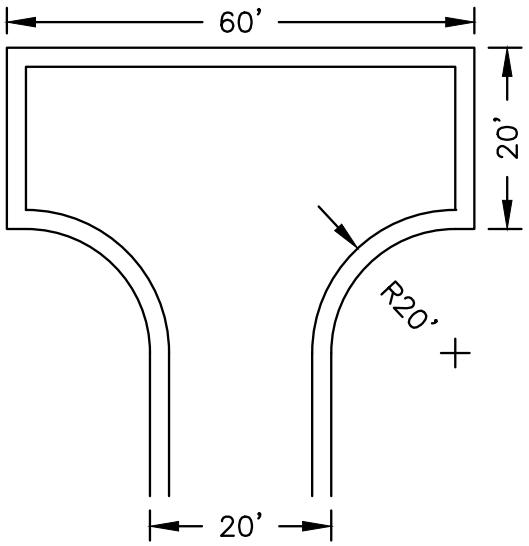
1. ALTERNATIVE CUL–DE–SAC DESIGNS, INCLUDING ISLANDS SHALL BE SUBMITTED TO THE TOWN ENGINEER FOR REVIEW AND APPROVAL.
2. PAVEMENT SECTION SHALL CONFORM WITH THE DESIGN REQUIREMENTS FOR NON–RESIDENTIAL STREETS.
3. THE CROWN FOR PAVEMENT SHALL BE 1/4" PER FT FROM THE CENTER OF THE CUL–DE–SAC.

NOT TO SCALE

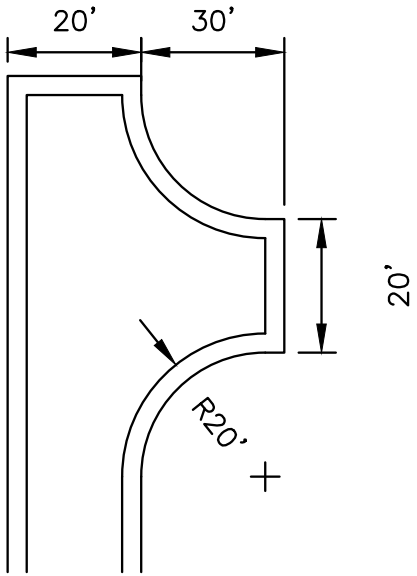
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

NON – RESIDENTIAL CUL–DE–SAC DETAIL

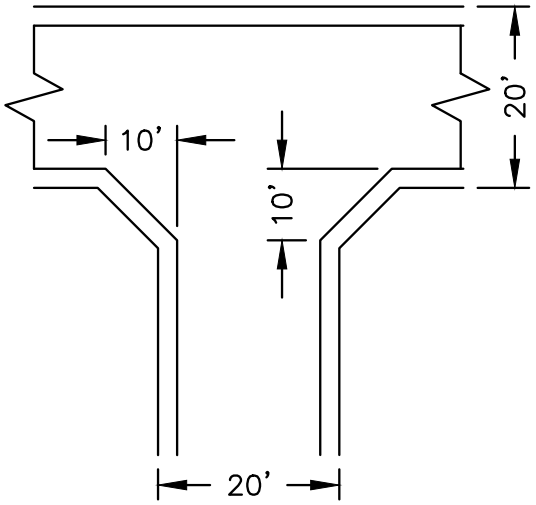
STD. NO.	REV.
280.6	



STANDARD HAMMERHEAD



ROTATED HAMMERHEAD



STANDARD INTERSECTION

NOTES:

1. SEE DETAILS 280.3 & 280.4 FOR ALLEY DESIGN STANDARDS.
2. HAMMERHEAD DETAILS APPLY ONLY FOR TWO–WAY ALLEYS. ONE–WAY ALLEYS MUST CONNECT TO A PUBLIC STREET OR ANOTHER ALLEY.
3. FOR INTERSECTIONS WITH A LEAST ONE (1) ONE–WAY ALLEY, THE BACK–OF–CURB TO BACK–OF–CURB WIDTH CAN BE 16 FEET ON THE APPROPRIATE LEG(S) INSTEAD OF THE 20 FEET SHOWN.
4. OTHER INTERSECTION DESIGNS WILL BE APPROVED BY DEVELOPMENT SERVICES ON A CASE–BY–CASE BASIS.
5. THIS DETAIL DOES NOT ACCOMMODATE COMMERCIAL VEHICLES OR FIRE TRUCKS.
6. ADEQUATE STOPPING SIGHT DISTANCE (SSD) SHALL BE PROVIDED AT EACH INTERSECTION. MINIMUM SSD SHALL BE 50 FEET ASSUMING AN OPERATIONAL SPEED OF 10 MPH.

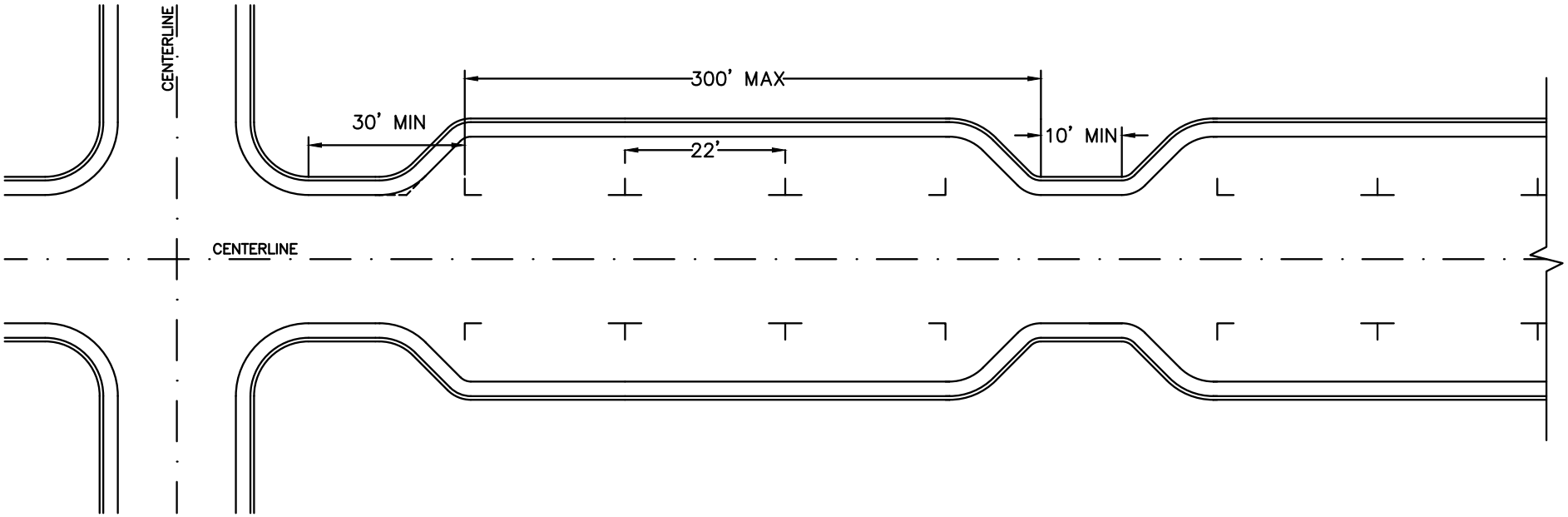
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

RESIDENTIAL ALLEY HAMMERHEADS AND INTERSECTIONS

STD. NO.	REV.
280.7	

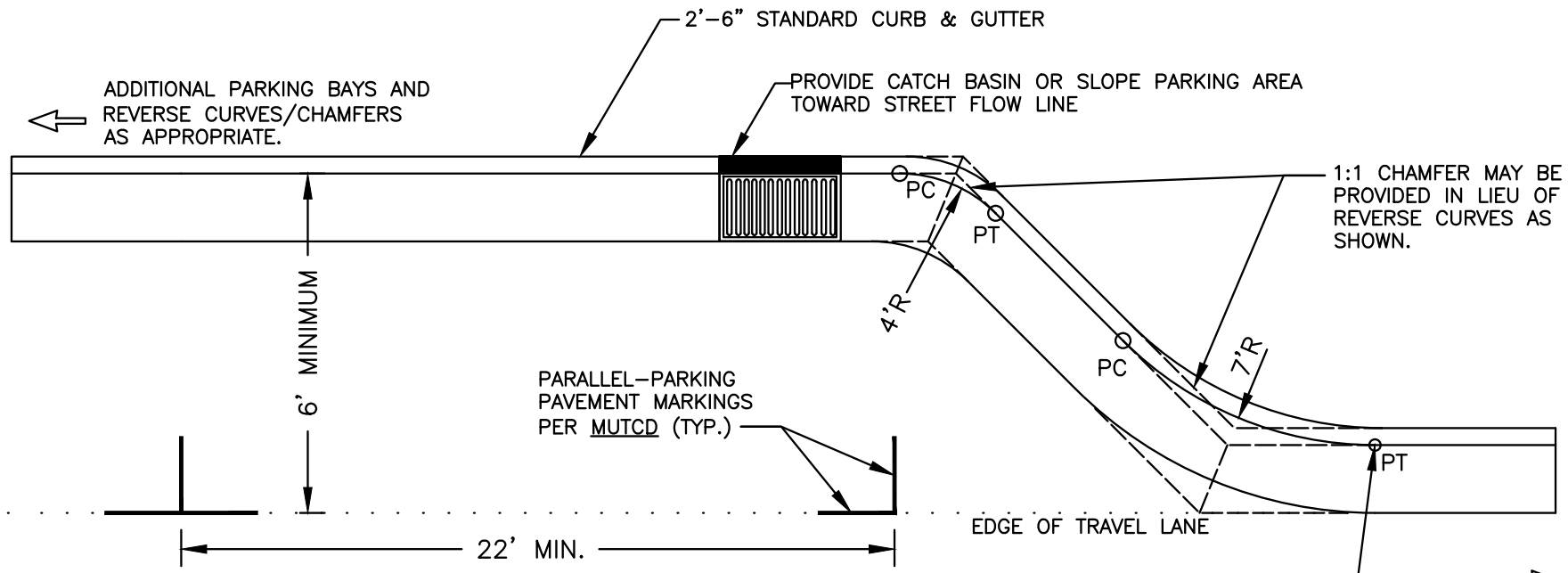
NOTES:

1. REFER TO STANDARD DRAWINGS 285.2, 285.3, AND 285.4 FOR ADDITIONAL INFORMATION.
2. PARKING STALLS MAY BE ON ONE OR BOTH SIDES OF THE STREET.
3. PAVEMENT MARKINGS TO BE THERMOPLASTIC ON RETAIL/OFFICE/MIXED–USE STREETS.
4. 30' MINIMUM DISTANCE TO FIRST PARKING STALL TO BE MEASURED FROM END OF INTERSECTION RADIUS POINT.



NOT TO SCALE

	TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	LOCAL STREET PARALLEL PARKING LAYOUT	REV. DATE STD. NO. 285.1



NOTES:

1. REVERSE CURVES/CHAMFERS NOT NECESSARY IF ADEQUATE DRAINAGE CAN BE PROVIDED THAT WILL ENSURE THAT SEDIMENT, WATER, DEBRIS, ETC., DOES NOT COLLECT IN 90–DEGREE CORNERS.
2. FOR PARKING BAYS THAT ARE 8 FEET IN WIDTH OR GREATER, THE PAVEMENT MARKINGS SHALL BE SET AT ONE (1) FOOT LESS THAN THE STALL WIDTH.
3. GREATER SEPARATION FROM INTERVENING STREETS THAN THE DISTANCES PROVIDED IN THE MATRIX MAY BE REQUIRED AT THE TOWN ENGINEER'S DISCRETION.
4. POSITIVE DRAINAGE SHALL BE PROVIDED EITHER BY INSTALLATION OF APPROPRIATE DRAINAGE STRUCTURES OR SLOPE PARKING AREA TO STREET FLOW LINE. SLOPING PARKING AREA TO STREET FLOW LINE ONLY PERMITTED IF ROAD GRADE IS GREATER THAN 2%.

MINIMUM DISTANCE TO NEXT INTERVENING STREET

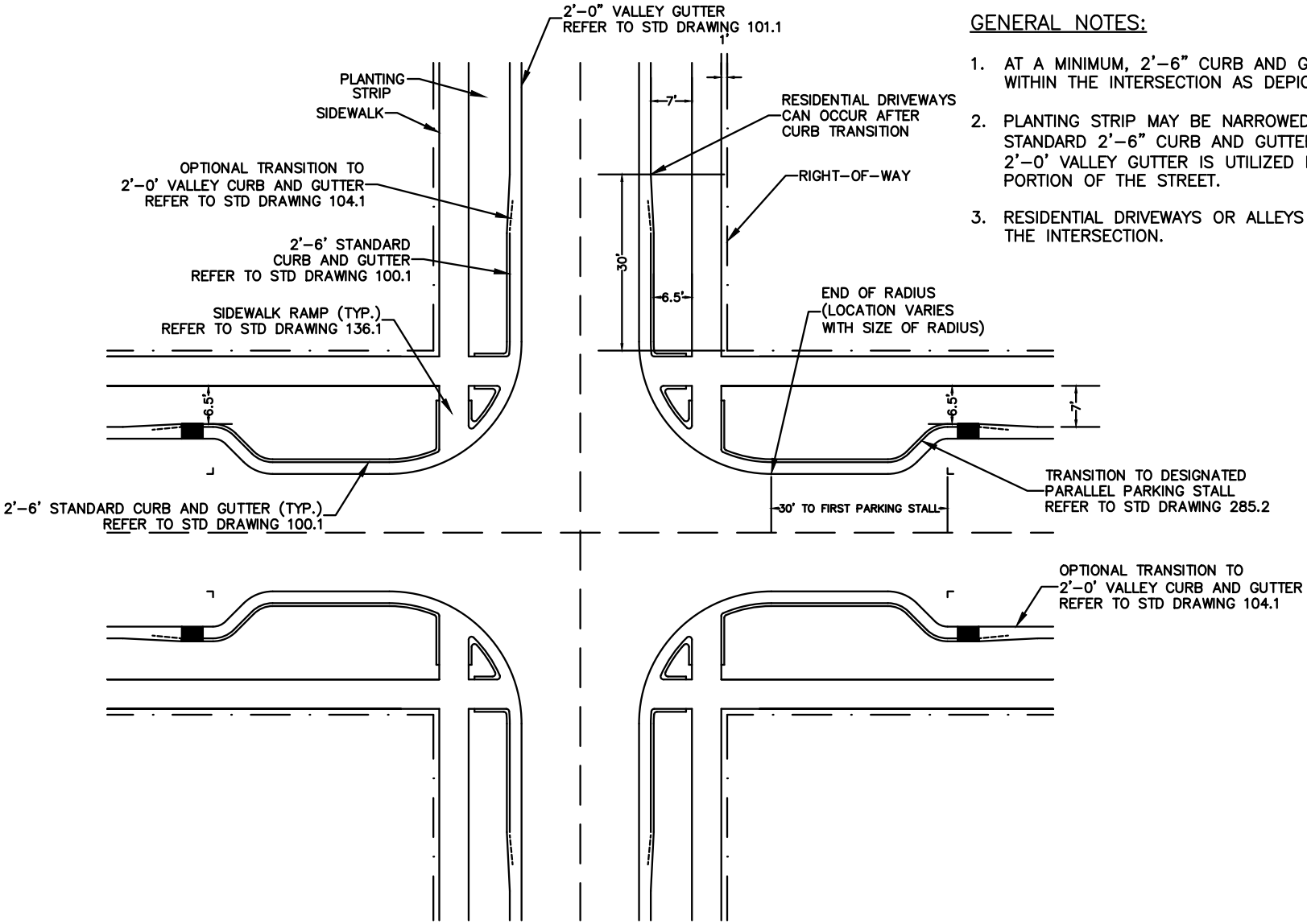
PARALLEL PARKING BAY LOCATED ON	DRIVEWAY	LOCAL/ COLLECTOR	TH'FARE
LOCAL	20'	20'	20'

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

PARALLEL PARKING STANDARDS

STD. NO. 285.2 REV.



GENERAL NOTES:

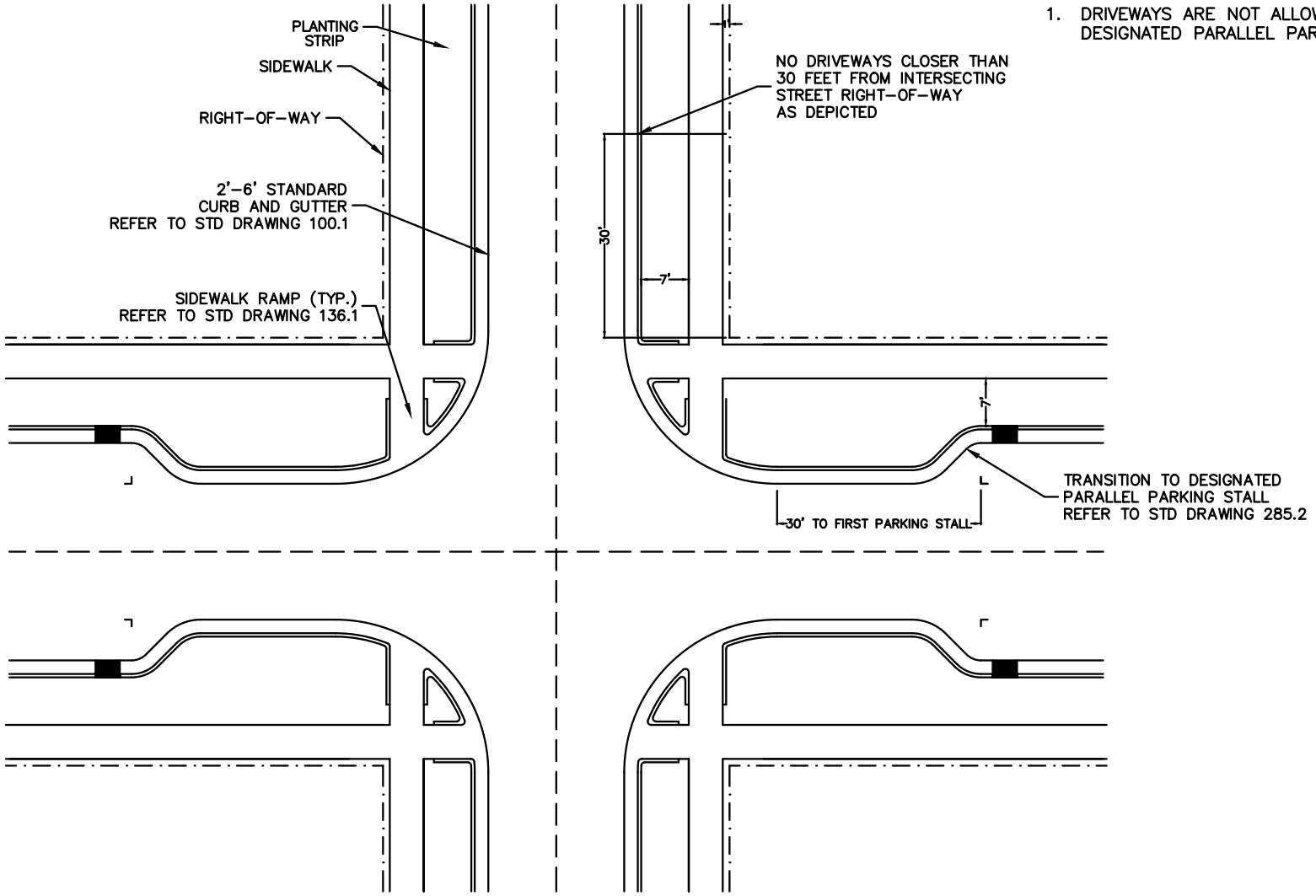
1. AT A MINIMUM, 2'–6" CURB AND GUTTER IS REQUIRED WITHIN THE INTERSECTION AS DEPICTED.
2. PLANTING STRIP MAY BE NARROWED TO 6.5' WITHIN THE STANDARD 2'–6" CURB AND GUTTER SECTION AS SHOWN IF 2'–0' VALLEY GUTTER IS UTILIZED FOR THE REMAINING PORTION OF THE STREET.
3. RESIDENTIAL DRIVEWAYS OR ALLEYS ARE NOT ALLOWED WITHIN THE INTERSECTION.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

PARKING, SIDEWALK, AND CURB AND GUTTER TRANSITIONS AT RESIDENTIAL INTERSECTIONS

REV. DATE
STD. NO.
285.3



GENERAL NOTES:

1. DRIVEWAYS ARE NOT ALLOWED WITHIN THE INTERSECTION OR DESIGNATED PARALLEL PARKING AREAS.

NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS	PARKING, SIDEWALK, AND CURB AND GUTTER TRANSITIONS AT RETAIL/MIXED USE INTERSECTIONS	REV. DATE STD. NO. 285.4

DWG	SHEET TITLE	SPECIAL REQUIREMENTS AND NOTES
300.01	METHOD OF PIPE INSTALLATION	
310.02	PARALLEL PIPE END SECTION–PRECAST CONCRETE FOR 15" TO 24" PIPE	REQUIRED IN RIGHT OF WAY
310.03	CROSS PIPE END SECTION–PRECAST CONCRETE FOR 18" TO 30" PIPE	REQUIRED IN RIGHT OF WAY
310.10	DRIVEWAY PIPE CONSTRUCTION USING NO SPECIAL END SECTIONS	ONLY AT LOCATIONS APPROVED BY THE TOWN ENGINEER
815.03	PIPE UNDERDRAIN AND BLIND DRAIN	
816.03	GEOCOMPOSITE SHOULDER DRAIN	
838.01	CONCRETE ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS	NOTE 1
	15" THRU 48" PIPE 90' SKEW	NOTE 1
838.02	CONCRETE ENDWALL AND SLUICE GATE 15" THRU 36" PIPE–90' SKEW	NOTE 1
838.04	CONCRETE ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS	NOTE 1
	17"X13"THRU 71"X47" PIPE ARCH 90' SKEW	NOTE 1
838.05	CONCRETE "L" ENDWALL FOR SINGLE PIPE CULVERTS 15" THRU 48" PIPE	NOTE 1
838.06	CONCRETE "L" ENDWALL FOR SINGLE PIPE CULVERTS 17"X13" THRU 71"X47"	NOTE 1
	71"X47" ARCH PIPE	NOTE 1
838.07	CONCRETE ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS	NOTE 1
	40"X31" THRU 66"X51" PIPE ARCH 90'SKEW	NOTE 1
838.08	CONCRETE "L" ENDWALL FOR SINGLE PIPE CULVERTS 40"X32"	NOTE 1
	THRU 66"X51" PIPE ARCH	NOTE 1
838.10	CONCRETE ENDWALL FOR OUTFALL 4'–6" OR 8" PIPE	NOTE 1
838.11	BRICK ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS	NOTE 1
	15" THRU 48" 90' SKEW	NOTE 1
838.14	BRICK ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS 17"X31"	NOTE 1
	THRU 71"X47" 90' SKEW	NOTE 1
838.15	BRICK "L" ENDWALL FOR SINGLE PIPE CULVERTS 15" THRU 48" PIPE	NOTE 1
838.16	BRICK "L" ENDWALL FOR SINGLE PIPE CULVERTS 17"X13" THRU	NOTE 1
	71"X47" PIPE ARCH	NOTE 1
838.17	BRICK ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS 40"X31"	NOTE 1
	THRU 66"X51" PIPE ARCH 90'SKEW	NOTE 1
838.18	BRICK ENDWALL FOR SINGLE PIPE CULVERTS 40"X31" THRU	NOTE 1
	66"X51" PIPE ARCH 90' SKEW	NOTE 1
838.20	BRICK ENDWALL FOR OUTFALL 4", 6" AND 8" PIPE	NOTE 1
838.21	REINFORCED CONCRETE ENDWALL FOR SINGLE 54" PIPE 90' SKEW	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.22	REINFORCED CONCRETE ENDWALL FOR DOUBLE & TRIPLE 54" PIPE 90' SKEW	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.27	REINFORCED CONCRETE ENDWALL FOR SINGLE 60" PIPE 90' SKEW	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.28	REINFORCED CONCRETE ENDWALL FOR DOUBLE & TRIPLE 60" PIPE 90' SKEW	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.33	REINFORCED CONCRETE ENDWALL FOR SINGLE 66" PIPE 90' SKEW	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.34	REINFORCED CONCRETE ENDWALL FOR DOUBLE & TRIPLE 66" PIPE 90' SKEW	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.39	REINFORCED CONCRETE ENDWALL FOR SINGLE 72" PIPE 90' SKEW	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.40	REINFORCED CONCRETE ENDWALL FOR DOUBLE & TRIPLE 72" PIPE 90' SKEW	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD

NOTE 1: FOR ALL STRUCTURES – NCDOT REQUIRES CLASS B CONCRETE (2500PSI). THE TOWN REQUIRES 3600 PSI CONCRETE STRENGTH @ 28 DAYS. 3600 PSI CONCRETE SHALL BE USED IN ALL TOWN PROJECTS.

DWG	SHEET TITLE	SPECIAL REQUIREMENTS AND NOTES
838.45	NOTES FOR REINFORCED CONCRETE ENDWALL STANDARD DRAWINGS	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
	838.21 THRU 838.40	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.51	REINFORCED BRICK ENDWALL FOR SINGLE 54" PIPE 90' SKEW	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.52	REINFORCED BRICK ENDWALL FOR DOUBLE & TRIPLE 54" PIPE 90'SKEW	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.57	REINFORCED BRICK ENDWALL FOR SINGLE 60" PIPE 90' SKEW	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.58	REINFORCED BRICK ENDWALL FOR DOUBLE & TRIPLE 60" PIPE 90' SKEW	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.63	REINFORCED BRICK ENDWALL FOR SINGLE 66" PIPE 90' SKEW	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.64	REINFORCED BRICK ENDWALL FOR DOUBLE & TRIPLE 66" PIPE 90' SKEW	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.69	REINFORCED BRICK ENDWALL FOR SINGLE 72" PIPE 90' SKEW	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.70	REINFORCED BRICK ENDWALL FOR DOUBLE & TRIPLE 72" PIPE 90' SKEW	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.75	NOTES FOR REINFORCED BRICK ENDWALL STANDARD DRAWINGS 838.51 THRU 838.70	NOTE 1 SEE 304.1 & 305.1, THIS SECTION FOR SPLASH PAD
838.80	PRECAST CONCRETE ENDWALL FOR SINGLE 12" THRU 72" PIPE 90' SKEW	
840.00	CONCRETE BASE PAD FOR DRAINAGE STRUCTURES	
840.01	BRICK CATCH BASIN 15" THRU 54" PIPE	
840.02	CONCRETE CATCH BASIN 12" THRU 54" PIPE	
840.03	FRAME, GRATE BASIN 12" THRU 54" PIPE	TYPE F AND G GRATES ARE OPTIONAL WITHIN THE TOWN LIMITS
840.04	CONCRETE OPEN THROAT CATCH BASIN 12" THRU 48" PIPE	NOTE 1; OPENINGS PERMITTED IN 4 SIDES OUTSIDE OF STREET R/W MANHOLE RING AND COVER REQUIRED IN TOP SLAB
840.05	BRICK OPEN THROAT CATCH BASIN 15" THRU 48" PIPE	NOTE 1; OPENINGS PERMITTED IN 4 SIDES OUTSIDE OF STREET R/W MANHOLE RING AND COVER REQUIRED IN TOP SLAB
840.14	CONCRETE DROP INLET 12" THRU 30" PIPE	NOTE 1
840.15	BRICK DROP INLET 12" THRU 30' PIPE	NOTE 1
840.16	DROP INLET FRAME AND GRATE FOR USE WITH DWGS. 840.14 & 840.15	NOTE 1
840.17	CONCRETE GRATED DROP INLET TYPE "A" 12" THRU 72" PIPE	NOTE 1
840.18	CONCRETE GRATED DROP INLET TYPE "B" 12" THRU 36" PIPE	NOTE 1
840.19	CONCRETE GRATED DROP INLET TYPE "D" 12" THRU 36" PIPE	NOTE 1
840.20	FRAMES AND WIDE SLOT FLAT GRATES	NOT FOR USE IN PEDESTRIAN AREAS
840.22	FRAMES AND WIDE SLOT SAG GRATES	NOT FOR USE IN PEDESTRIAN AREAS
840.24	FRAMES AND NARROW SLOT SAG GRATES	
840.25	ANCHORAGE FOR FRAMES BRICK OR CONCRETE	
840.26	BRICK GRATED DROP INLET TYPE "A" 12" THRU 72" PIPE	
840.27	BRICK GRATED DROP INLET TYPE "B" 12" THRU 36" PIPE	
840.28	BRICK GRATED DROP INLET TYPE "D" 12" THRU 36" PIPE	
840.29	FRAMES AND NARROW SLOT FLAT GRATES	
840.30	DRIVEWAY DROP INLET	

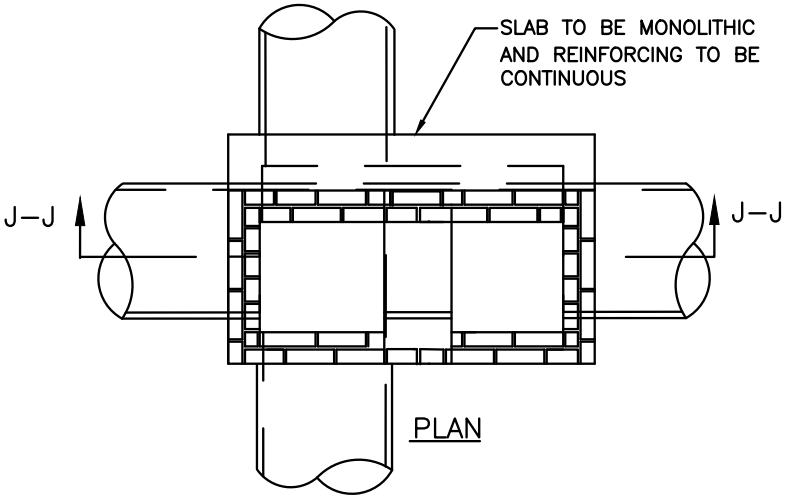
NOTE 1: FOR ALL STRUCTURES – NCDOT REQUIRES CLASS B CONCRETE (2500PSI). THE TOWN REQUIRES 3600 PSI CONCRETE STRENGTH @ 28 DAYS. 3600 PSI CONCRETE SHALL BE USED IN ALL TOWN PROJECTS.

DWG	SHEET TITLE	SPECIAL REQUIREMENTS AND NOTES
840.31	CONCRETE JUNCTION BOX (WITH OPTIONAL MANHOLE) 12" THRU 66" PIPE	NOTE 1; OPTIONAL MANHOLE IS REQUIRED
840.32	BRICK JUNCTION BOX 12" THRU 66" PIPE	NOTE 1; OPTIONAL MANHOLE IS REQUIRED
840.34	TRAFFIC BEARING JUNCTION BOX FOR USE WITH PIPES 42" AND UNDER	NOTE 1; OPTIONAL MANHOLE IS REQUIRED; AS MEASURED FROM BOTTOM OF TOP SLAB -- FOR JUNCTION BOX HEIGHT 0'-4'8" USE 8" THICK WALL, FROM 4'8" HEIGHT TO 10' HEIGHT, USE 12" THICK WALL. IF PROPOSED STRUCTURE EXCEEDS 12'-0" HEIGHT A SPECIAL DESIGN WILL BE REQUIRED
840.35	TRAFFIC BEARING DROP INLET FOR CAST IRON DOUBLE FRAME AND GRATES	
840.36	TRAFFIC BEARING DROP INLET FOR STEEL (840.37) DOUBLE FRAME AND GRATES	NOT FOR USE IN PEDESTRIAN AREAS
840.37	STEEL GRATE AND FRAME	NOT FOR USE IN PEDESTRIAN AREAS
840.41	SPRING BOX CONCRETE OR BRICK	
840.45	PRECAST DRAINAGE STRUCTURE (SOLID AND WAFFLE WALL)	WAFFLE WALL IS NOT PERMITTED IN ROADWAY, PLANTING STRIPS, OR MEDIANS. ALL OPENINGS SHALL BE PRE-CAST
840.46	TRAFFIC BEARING PRECAST DRAINAGE STRUCTURE	
840.51	BRICK MANHOLE 12" 36" PIPE	
840.52	PRECAST MANHOLE 4', 5' AND 6' DIAMETER 12" THRU 42" PIPE	
840.53	PRECAST MANHOLE WITH MASONRY BASE 12" THRU 42" PIPE	
840.54	MANHOLE FRAME AND COVER	
840.60	DRAINAGE STRUCTURE STEPS	
840.71	CONCRETE PAVED DITCHES	
840.72	PIPE COLLAR	
850.01	CONCRETE PAVED DITCHES	
852.04	METHODS FOR PLACEMENT OF DROP INLETS IN GRASSED MEDIAN (USING 1'-6" CURB AND GUTTER)	
852.05	MEDIAN CURB FOR CATCH BASIN (FOR USE WITH 1'-6" CURB AND GUTTER)	
852.06	METHOD OF PLACEMENT OF DROP INLETS IN CONCRETE ISLANDS	
876.01	RIP RAP IN CHANNELS	
876.03	DRAINAGE DITCHES WITH CLASS "A" RIP RAP	
876.04	DRAINAGE DITCHES WITH CLASS "B" RIP RAP	
310.01	1998 DRAWINGS CONCRETE FLARED END SECTION	

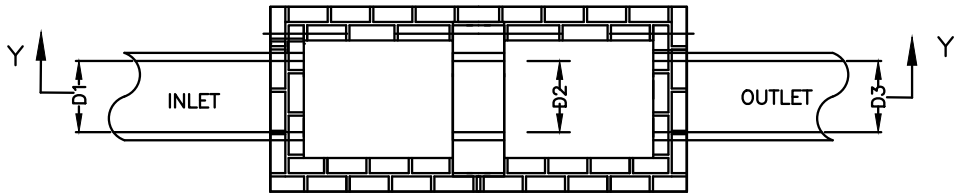
NOTE 1: FOR ALL STRUCTURES – NCDOT REQUIRES CLASS B CONCRETE (2500PSI). THE TOWN REQUIRES 3600 PSI CONCRETE STRENGTH @ 28 DAYS. 3600 PSI CONCRETE SHALL BE USED IN ALL TOWN PROJECTS.

GENERAL NOTES:

1. SEE NCDOT STANDARD 840.01 FOR DETAILS BASED ON PIPE SIZE PER CROSS SECTION.
2. CONSTRUCT TWO SINGLE BASINS PER NCDOT STANDARD WITH DOUBLE INTERIOR WALL.
3. ALL CONCRETE TO BE 3600 P.S.I COMPRESSIVE STRENGTH.
4. BASE SLAB SHALL BE MONOLITHIC.
5. SEE STANDARDS 121.1 AND 122.1 FOR PLACEMENT OF CATCH BASIN.
6. PIPE SECTION D2 CONNECTING CATCH BASINS SHALL HAVE A MINIMUM DIAMETER SAME AS OF OUTLET PIPE D3.
7. ALL REINFORCING STEEL SHOWN ON NCDOT STANDARDS IS TO BE PROVIDED AS CONTINUOUS MEMBERS. (NO LAPS, USED AS A SINGLE CONTINUOUS BAR IN THE SLAB)
8. WEEP HOLES SHALL BE PLACED IN BACK WALL WITH FILTER FABRIC OR STONE ON BACK SIDE



PLAN



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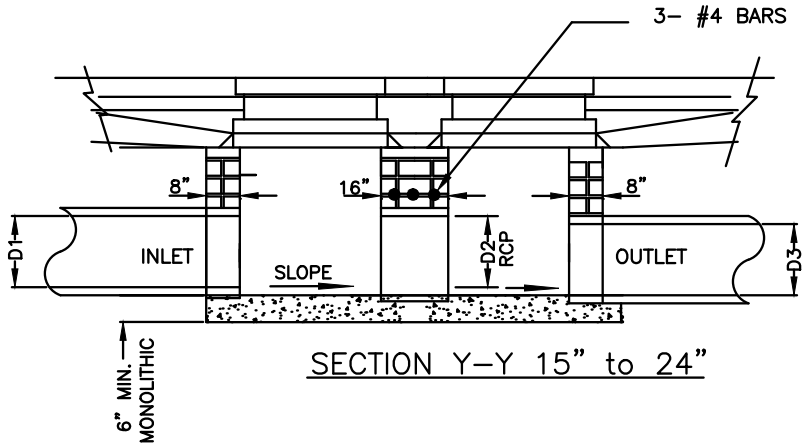
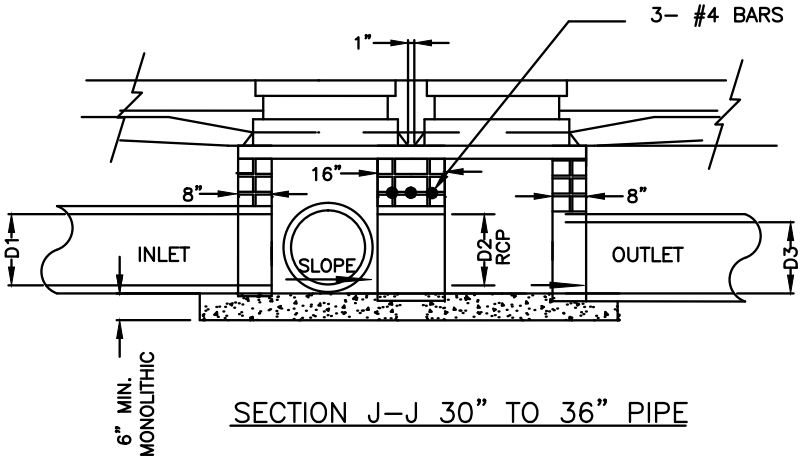


SECTION Y–Y 15" to 24"



SECTION J–J 30" TO 36" PIPE

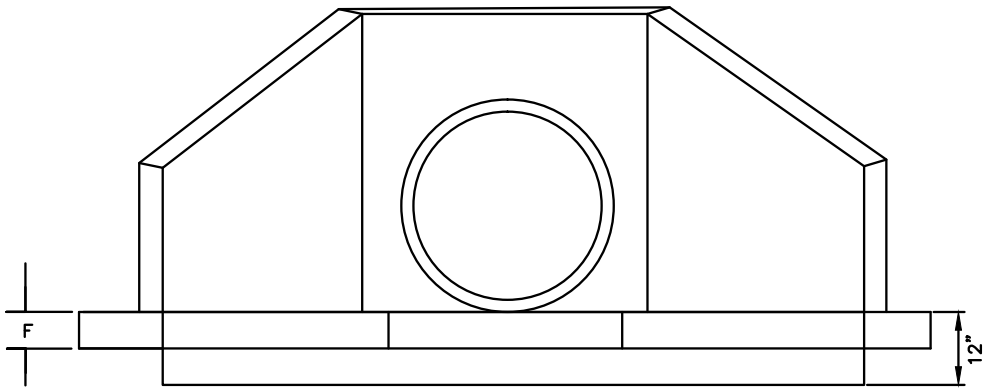
NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

BRICK DOUBLE CATCH BASIN 15" THRU 36" PIPE

STD. NO.	REV.
303.1	

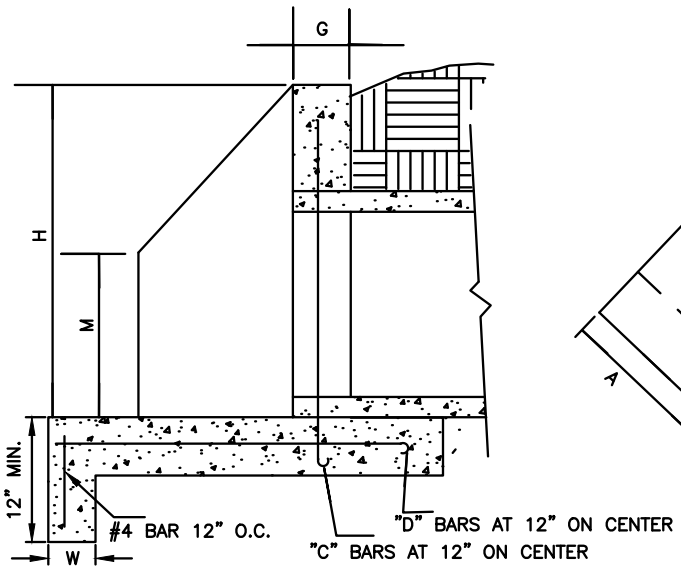
CONCRETE PIPE			DIMENSIONS									
WALL THK.	OUT DIA.	IN DIA.	H	A	B	C	E	F	G	W	K	M
2 1/4"	19 1/2"	15"	27 1/2"	20"	24"	8"	7 1/2"	4"	4"	8"	17"	10"
2 1/2"	23"	18"	31"	20"	24"	8"	9"	4"	4"	8"	17"	12"
3"	30"	24"	38"	20"	30"	8"	12"	4"	4"	8"	21"	15"
3 1/2"	37"	30"	45"	20"	44"	12"	15"	6"	8"	8"	31"	18"
4"	44"	36"	52"	32"	44"	12"	18"	6"	8"	8"	31"	22"
4 1/2"	51"	42"	59"	32"	48"	12"	21"	6"	8"	8"	34"	26"
5"	58"	48"	66"	32"	48"	12"	24"	6"	8"	8"	34"	29"
5 1/2"	65"	54"	73"	32"	54"	12"	27"	6"	8"	8"	38"	33"
6"	72"	60"	80"	36"	66"	12"	30"	8"	12"	12"	46"	36"
6 1/2"	79"	66"	87"	36"	72"	12"	33"	8"	12"	12"	51"	40"
7"	86"	72"	94"	36"	78"	12"	36"	8"	12"	12"	56"	43"



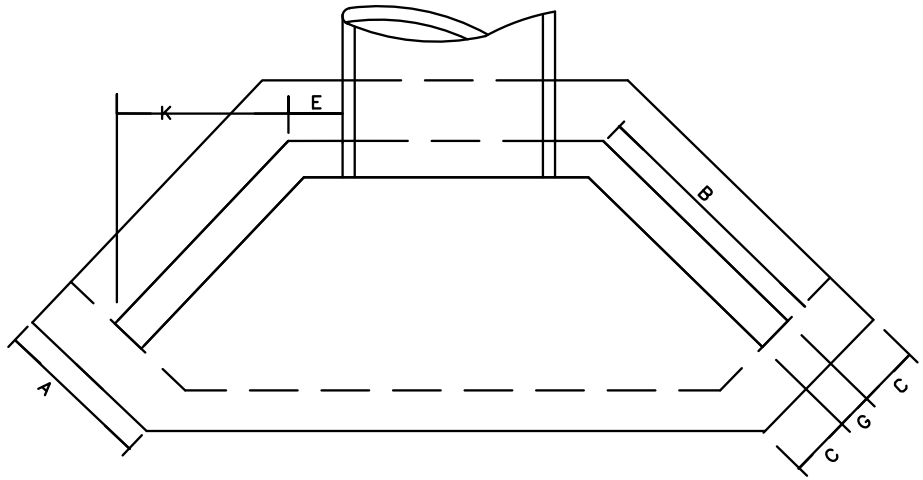
FRONT VIEW

REINFORCING

DIA.	"C" BAR		"D" BAR	
	NO.	LGT.	NO.	LGT.
15"	4	2'-0"	4	1'-11"
18"	4	2'-3"	4	2'-2"
24"	4	2'-9"	4	2'-8"
30"	4	3'-3"	4	3'-2"
36"	4	3'-9"	4	3'-8"
42"	4	4'-3"	4	4'-2"
48"	4	4'-9"	4	4'-8"
54"	4	5'-3"	4	5'-2"
60"	4	5'-9"	4	5'-8"
66"	4	6'-3"	4	6'-2"
72"	4	6'-9"	4	6'-8"



SIDE VIEW



TOP VIEW

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

CONCRETE WINGWALL WITH SPLASH PAD

STD. NO.	REV.
304.1	

GENERAL NOTES:

1. ALL CORNERS TO BE CHAMFERED 1" IF CONCRETE.
2. THE CONTRACTOR WILL BE REQUIRED TO PLACE 2–#6 BARS "Y" IN THE TOP OF ALL ENDWALL FOR PIPE CULVERTS 42" AND OVER WITH A MINIMUM 3" COVER AND A LENGTH OF 6" LESS THAN ENDWALL.
3. FORMS ARE TO BE USED FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
4. WALL THICKNESS (T) SHOWN IS NOT TO BE INTERPRETED TO MEAN THE THICKNESS ACCEPTABLE, BUT IS USED ONLY IN COMPUTING ENDWALL QUANTITIES.
5. IF CONTRACTOR ELECTS TO USE CONSTRUCTION JOINT AT BOTTOM OF PIPE, AND POURS BASE SEPARATELY, THE TOP OF BASE SHALL BE LEFT ROUGH.
6. ALL CONCRETE TO BE 3600 P.S.I COMPRESSIVE STRENGTH.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

CONCRETE WINGWALL WITH SPLASH PAD

STD. NO.	REV.
305.1	

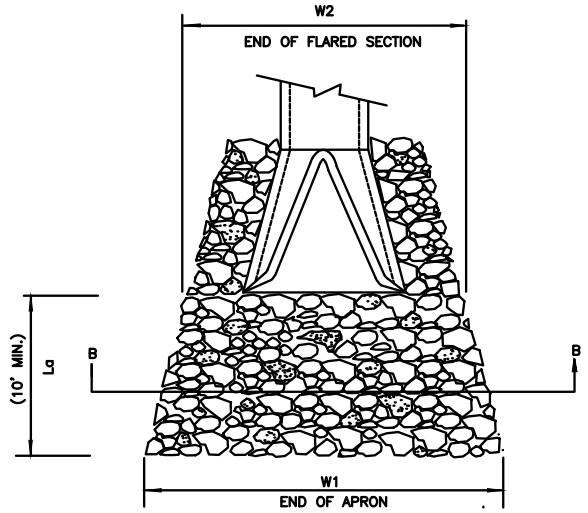
NOTES:

1. CLASS OR MEDIAN SIZE OF RIPRAP AND LENGTH, WIDTH AND DEPTH OF APRON TO BE DESIGNED BY THE ENGINEER.
2. REFER TO THE TOWN OF WAXHAW STORM WATER DESIGN MANUAL FOR RIPRAP APRON DESIGN STANDARDS.
3. RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.
4. THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END.
5. THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL. MAXIMUM TAPER TO RECEIVING CHANNEL 5:1
6. ALL SUBGRADE FOR STRUCTURE TO BE COMPACTED TO 95% OR GREATER.
7. THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.
8. NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.
9. FILTER FABRIC SHALL BE INSTALLED ON COMPACTED SUBGRADE PRIOR TO PLACEMENT OF RIP RAP.
10. ANY DISTURBED AREA FROM END OF APRON TO RECIEVING CHANNEL MUST BE STABILIZED.

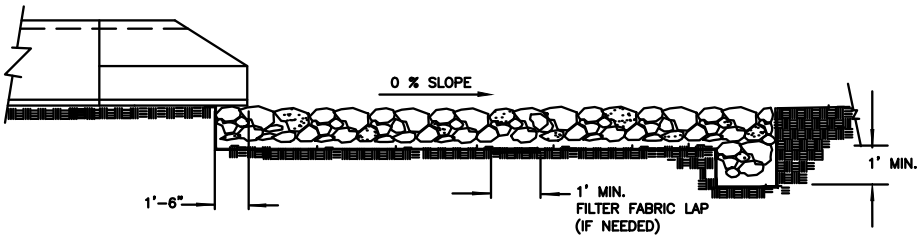
USE USDA NOMOGRAPH FROM NC SEDIMENT AND EROSION CONTROL MANUAL OR THE TOWN OF WAXHAW STORM WATER DESIGN MANUAL FOR DESIGN DATA.

OUTLET	La	W1	W2	*T	H

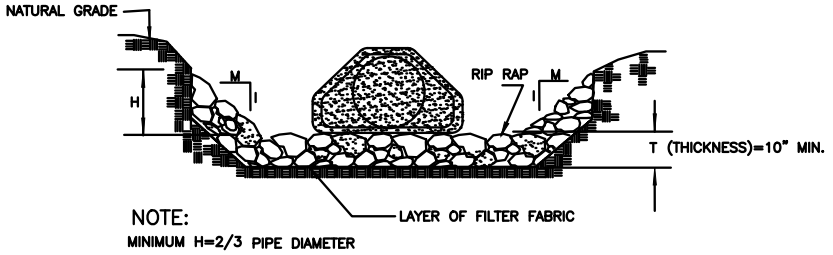
* d50 (see fig 8.06 a&b "NC SEDIMENT AND EROSION CONTROL MANUAL"
dmax = 1.5 x d50
T = 1.5 X dmax.
T(min.)=10"



PLAN



ELEVATION



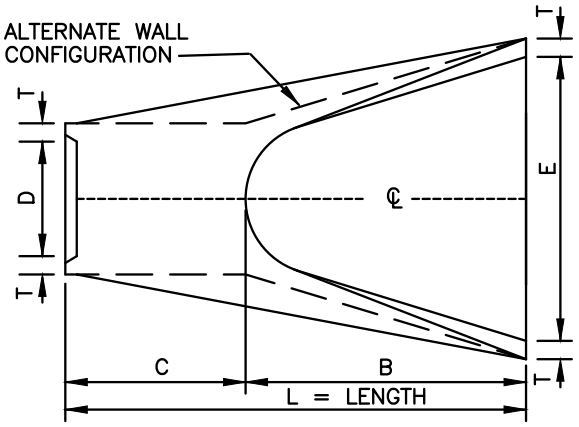
NOTE:
MINIMUM H=2/3 PIPE DIAMETER

SECTION B–B

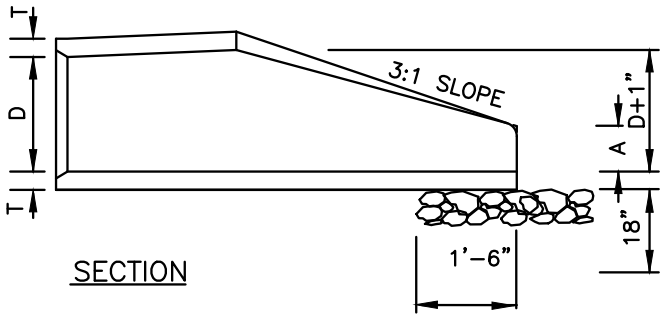
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

RIPRAP APRON AT PIPE OUTFALLS OTHER THAN AT SWIM

STD. NO.	REV.
306.1	

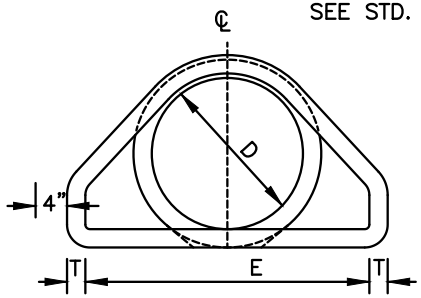


PLAN



SECTION

SEE STD. 306.1 AND 308.1



END VIEW

TABLE OF DIMENSIONS							
D	T	A	B	C	E	L	WT.
12"	2-1/4"	4"	2'-0"	4'-1"	2'-0"	6'-1"	730
15"	2-1/4"	6"	2'-3"	3'-10"	2'-0"	6'-1"	730
18"	2-1/2"	9"	2'-3"	3'-10"	3'-0"	6'-1"	1190
24"	3"	10"	3'-8"	2'-6"	4'-0"	6'-2"	1770
30"	3-1/2"	1'-0"	4'-6"	1'-8"	5'-0"	6'-2"	2380
36"	4"	1'-3"	5'-3"	2'-11"	6'-0"	8'-2"	5320
42"	4-1/2"	1'-9"	5'-3"	2'-11"	6'-6"	8'-2"	5920
48"	5"	2'-0"	6'-0"	2'-2"	7'-0"	8'-2"	7470
54"	5-1/2"	2'-3"	5'-6"	2'-10"	7'-6"	8'-4"	8810
60"	6"	2'-6"	5'-0"	3'-3"	8'-0"	8'-3"	11180
66"	6-1/2"	3'-0"	6'-0"	2'-3"	8'-6"	8'-3"	12530
72"	7"	3'-0"	6'-6"	1'-9"	9'-0"	8'-3"	13980

GENERAL NOTES:

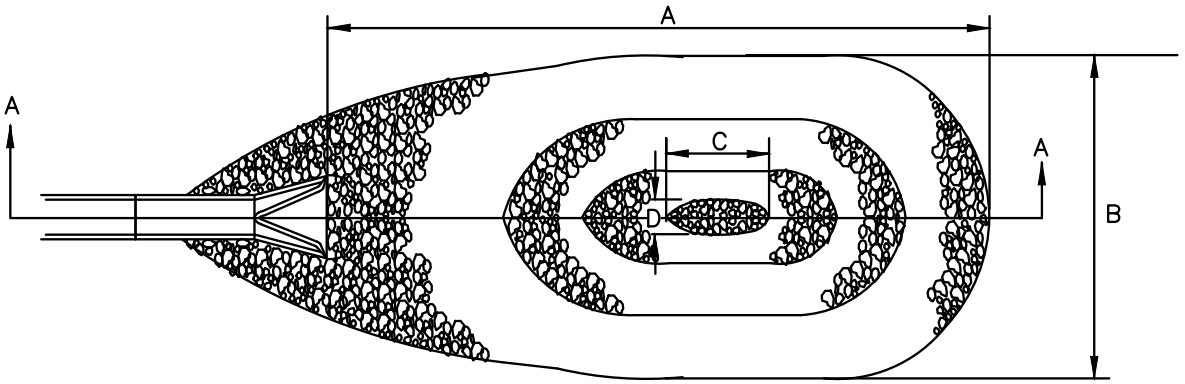
1. SEE FORMER NCDOT STANDARD 310.01 FOR DETAILS.
2. REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF REINFORCED CONCRETE PIPE OF LIKE DIAMETER PER AASHTO M170, TABLE 2, WALL B.
3. ALL CONCRETE TO BE 3600 P.S.I COMPRESSIVE STRENGTH.
4. PROVIDE TONGUE OR SPIGOT JOINT AT INLET END SECTION.
5. PROVIDE GROOVE OR BELL JOINT AT OUTLET END SECTION.
6. THE DIMENSIONS FOR END SECTIONS SHALL SUBSTANTIALLY AGREE WITH THE TABLE. MINOR VARIATIONS WILL BE PERMITTED BASED ON THE MANUFACTURER'S STANDARD FORMS AND TEMPLATES.
7. NOT TO BE USED IN NCDOT MAINTAINED RIGHT OF WAY.

NOT TO SCALE

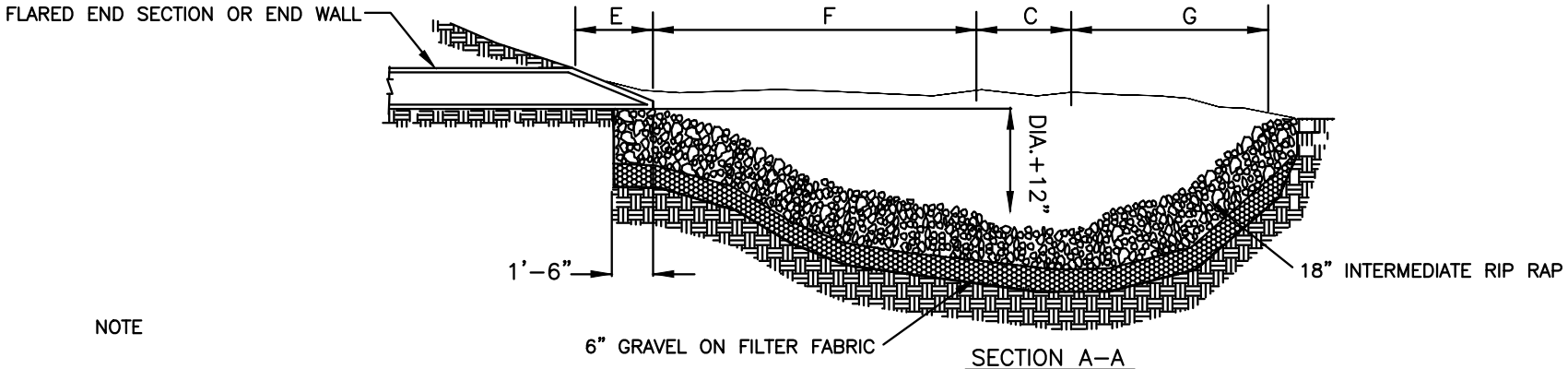
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

FLARED END SECTION
12" THRU 72" PIPE

STD. NO.	REV.
307.1	



PLAN



SECTION A-A

NOTE

1. THIS DETAIL IS TO ONLY BE USED WHEN OUTFALL HAS A CONTINUOUS FLOW OF WATER AND WITH PRIOR APPROVAL OF THE TOWN ENGINEER.

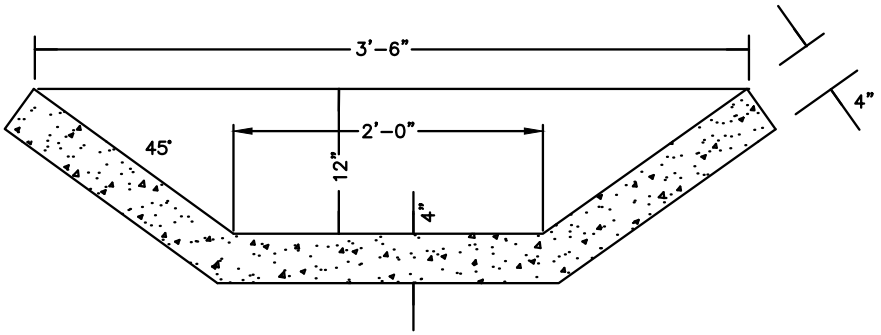
PIPE SIZE	A	B	C	D	E	F	G	WT. RIP RAP IN TONS
15"	10'	7'	1 1/2'	1'	1'	4 1/2'	3'	6
18"	12'	8'	2'	1'	1'	5'	4'	8
21"	15'	9'	2 1/2'	1 1/2'	1'	7'	4 1/2'	12
24"	17'	10'	2 1/2'	1 1/2'	1'	8'	5 1/2'	15
30"	20'	13'	3'	2'	2'	9'	6'	22
36"	24'	16'	3 1/2'	2'	2'	9 1/2'	7'	33

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

RIP RAP PLUNGE POOL

STD. NO.	REV.
308.1	



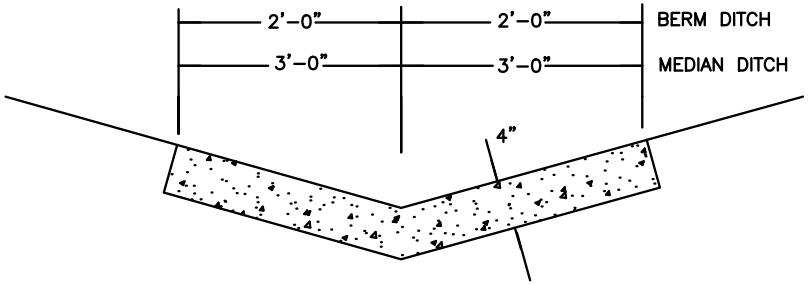
SLOPE DRAIN, BASE DITCH OR BERM DRAINAGE OUTLET DITCH

GENERAL NOTES:

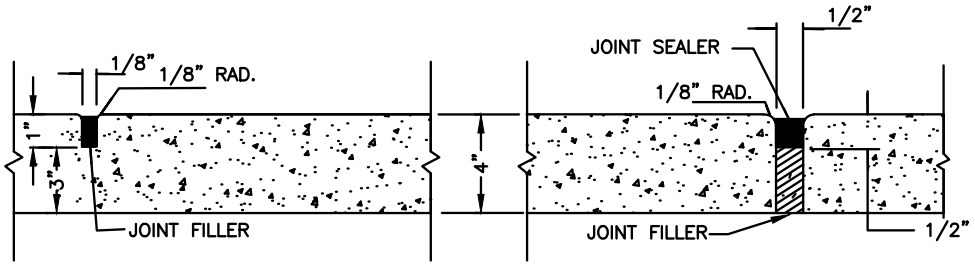
IN THE 4" CONCRETE PAVED DITCHES PLACE 1/2" EXPANSION JOINT AT 30 FT INTERVALS AND AT ALL OTHER POINTS WHERE PROPOSED DITCHES ABUT RIGID OBJECTS. PLACE GROOVED JOINTS 1" DEEP AT 10' INTERVALS BETWEEN EXPANSION JOINTS.

WIDTH AND SHAPE OF PROPOSED 4" CONCRETE PAVED DITCHES SHALL BE AS SHOWN OR AS DIRECTED BY THE ENGINEER.

ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.

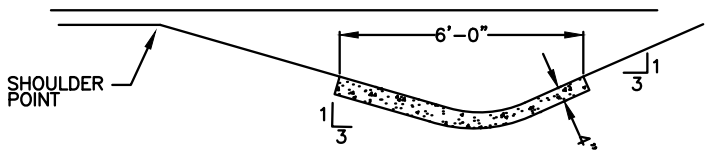


MEDIAN OR BERM DITCH

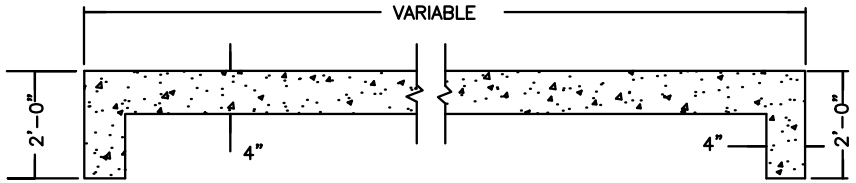


SHOWING GROOVED JOINT

SHOWING EXPANSION JOINT



SIDE DITCH



LONGITUDINAL SECTION OF PAVED DITCH

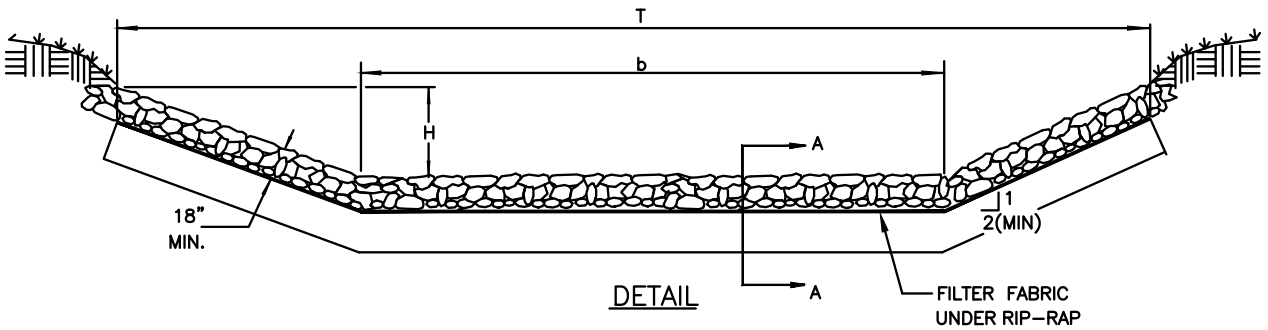
SHOWING 2'-0" CURTAIN WALL REQUIRED AT EACH END

NOT TO SCALE

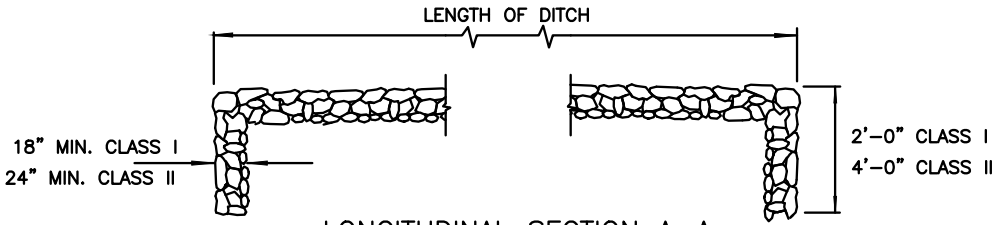
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

CONCRETE PAVED DITCHES

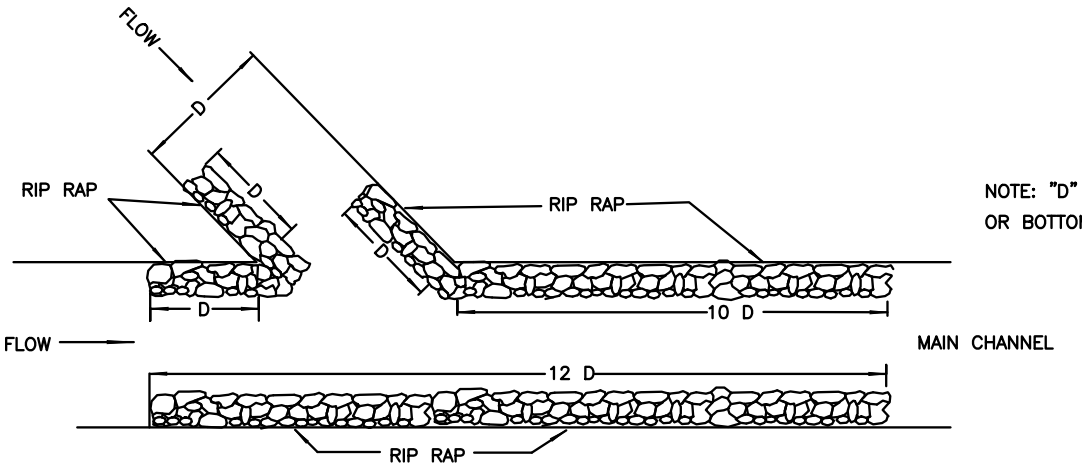
STD. NO.	REV.
310.1	



DETAIL



LONGITUDINAL SECTION A-A



CHANNEL INTERSECTIONS

GENERAL NOTES:

1. IF BEDROCK IS ENCOUNTERED WITHIN THE LIMITS OF THE TOEWALL, BEGIN TOEWALL ON THE BEDROCK OR AS DIRECTED BY THE ENGINEER.
2. WHERE ONLY ONE SIDE REQUIRES RIP RAP CLASS I OR II, LIST STATION AND SIDE OF SAME.
3. CHANNEL AND RIP RAP SIZE TO BE DESIGNED BY THE ENGINEER.
4. DEPENDING ON SOIL CONDITIONS, WASHED STONE AND FILTER FABRIC MAY BE NECESSARY UNDER RIP RAP.
5. CHANNEL DEPTH "H" SHALL INCLUDE A MINIMUM 6" OF FREEBOARD.

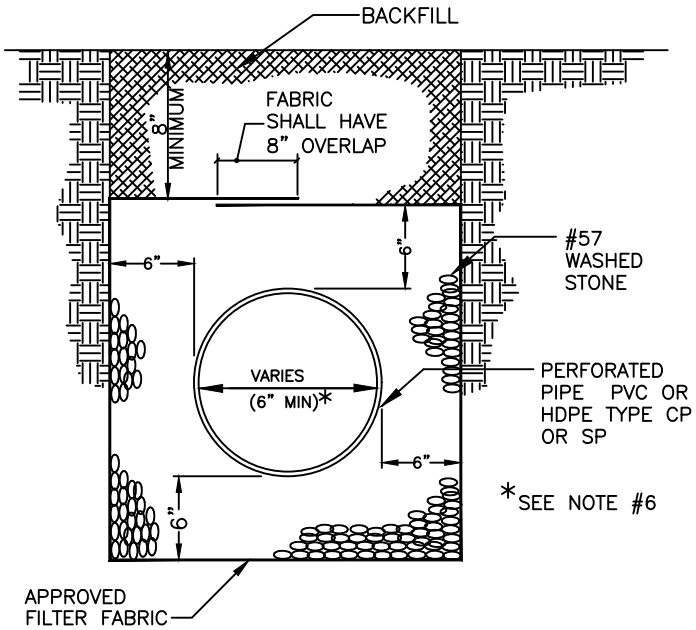
NOTE: "D" EQUALS DIAMETER OF PIPE OR BOTTOM WIDTH OF CHANNEL.

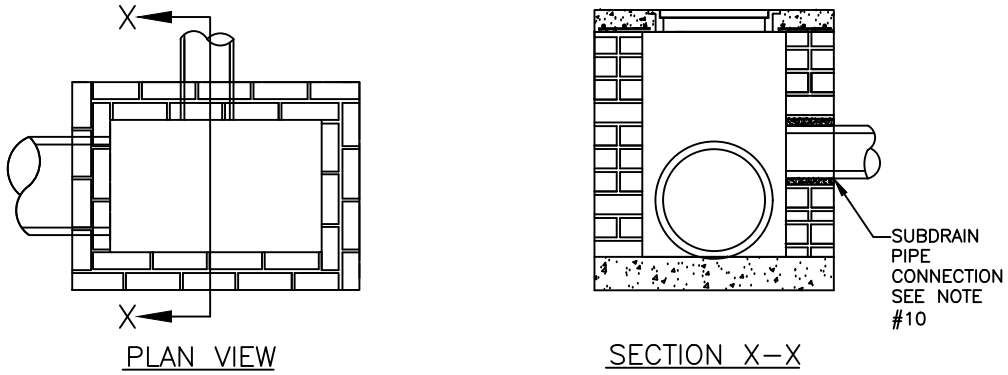
NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

RIP RAP DITCHES

STD. NO.	REV.
311.1	





PLAN VIEW

SECTION X–X

CONNECTION AT DRAINAGE STRUCTURE

NOTE: STRUCTURE SHOWN FOR REPRESENTATION PURPOSES ONLY.

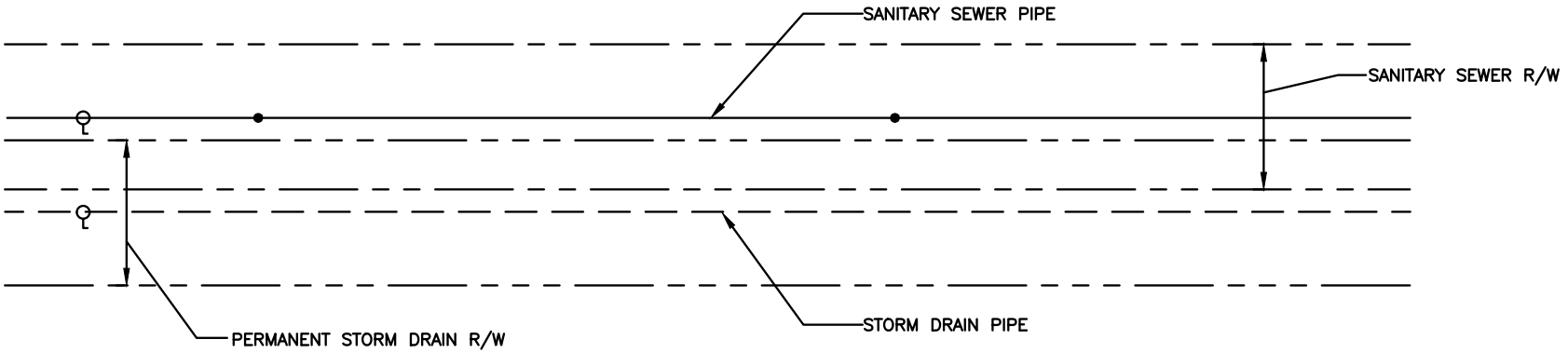
NOTES:

1. A MINIMUM OF 6" FROM OUTSIDE DIAMETER OF PIPE TO SIDE OF TRENCH MUST BE ALLOWED FOR WASHED STONE. THE METHOD OF COMPACTING BACKFILL MATERIAL IS SUBJECT TO APPROVAL BY THE TOWN ENGINEER. AN APPROVED FILTER FABRIC SHALL BE PLACED AROUND STONE AND OVERLAPPED 8" AT TOP WITHIN STREET RIGHT OF WAY.
2. SUBDRAIN IS TO BE A MINIMUM 6" DIAMETER PERFORATED PIPE; USE SCHEDULE 40 PVC PER ASTM D1785 OR HDPE PER AASHTO M252, TYPE CP (SINGLE–WALL, CORRUGATED) OR TYPE SP (DOUBLE–WALL, SMOOTH INTERIOR).
3. OUTLET PIPE FROM SUBDRAIN SHALL BE NON–PERFORATED UNDER PAVEMENT (INCLUDING SIDEWALKS AND DRIVEWAYS). SEE SITE PLAN FOR SLOPE OF SUBDRAIN AND TIE IN TO STORM DRAINAGE.
4. THE OUTLET PIPES SHALL BE SCHEDULE 40 (MIN.) PVC PER ASTM D2665 OR HDPE PER AASHTO M252, TYPE S (DOUBLE WALL, SMOOTH INTERIOR) UNDER ROADWAYS.
5. FILTER FABRIC SHALL BE AN APPROVED, TYPE 2 WATER PERMEABLE, SYNTHETIC FABRIC.
6. A MINIMUM 4" DIAMETER SUBDRAIN MAY BE USED IN PLANTING AREAS.
7. CLEAN–OUTS ARE RECOMMENDED AT ALL PIPE INTERSECTIONS AND AT A 100' MAXIMUM SEPARATION.
8. SUBDRAIN INVERTS AT CATCH BASINS SHOULD BE INSTALLED ABOVE THE BOTTOM TO AVOID SURCHARGE OF SUBDRAIN SYSTEM.
9. ALL SUBDRAINS WILL TIE INTO A STANDARD DRAINAGE STRUCTURE OR DAYLIGHT TO THE SURFACE WHERE APPROPRIATE, AND NOT DIRECTLY INTO A PIPE.
10. ONLY REMOVE NECESSARY MASONRY UNITS TO INSTALL PIPE INTO BASIN WALL. PRECAST STRUCTURES WILL BE CORE DRILLED 2 INCHES LARGER THAN PIPE DIAMETER TO PROVIDE FOR INSTALLATION OF PIPE IN WALL.
11. ALL PIPE IN STORM DRAIN STRUCTURE SHALL BE STRUCK EVEN WITH THE INSIDE WALL, GROUTED AND BRUSHED SMOOTH.
12. PIPE INSTALLATION PER SECTION 300 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
13. SUBDRAINS WILL BE INSTALLED AT A DRAINAGE STRUCTURE AND THIS CONNECTION WILL NEED TO BE INSPECTED BY TOWN STAFF PRIOR TO BACKFILLING.
14. SCHEDULE 40 PVC (NON–PERFORATED) SHALL BE USED TO MAKE THE CONNECTION TO THE STORM DRAINAGE SYSTEM. CONNECTION WILL BE WITHIN THE RIGHT–OF–WAY UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER.
15. PREFABRICATED DRAINAGE MAY BE USED WITH APPROVAL OF TOWN ENGINEER
16. MAXIMUM OF TWO SUBDRAIN PENETRATIONS PER WALL OF DRAINAGE STRUCTURE.

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

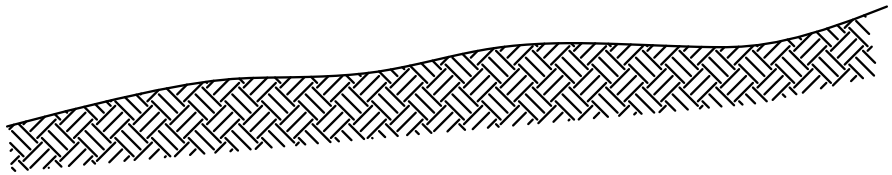
SUBDRAIN DETAIL

STD. NO.	REV.
312.1	

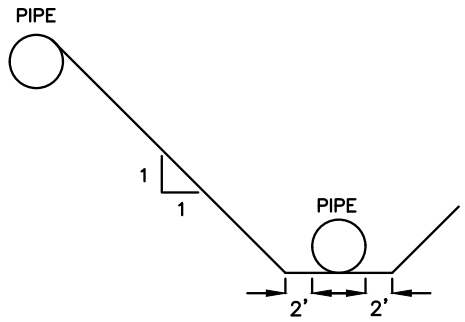


THE SANITARY SEWER AND STORM DRAINAGE RIGHTS OF WAY MAY OVERLAP; HOWEVER THE PIPE AND ASSOCIATED STRUCTURES MUST NOT BE IN THE OTHER UTILITY'S RIGHT OF WAY. THE SANITARY SEWER RIGHT OF WAY WIDTHS AND SEPARATION SHALL BE AS OUTLINED IN UNION COUNTY PUBLIC WORKS SANITARY SEWER & WATER SPECIFICATIONS DESIGN MANUAL. THIS DETAIL DOES NOT APPLY TO STORM DRAINAGE UTILIZING OPEN CHANNEL FLOW.

PLAN VIEW



THE VERTICAL SEPARATION GUIDELINE WILL BE USED UP TO THE POINT WHERE THE TWO RIGHTS OF WAY ADJOIN EACH OTHER.



THE SANITARY SEWER AND STORM DRAINAGE PIPES MUST BE NO CLOSER TOGETHER HORIZONTALLY THAN THE VERTICAL DISTANCE BETWEEN THE TOP OF THE HIGHER PIPE AND THE BOTTOM OF THE LOWER PIPE. A MAINTENANCE CREW MUST BE ABLE TO DIG DOWN TO THE LOWER PIPE SLOPING THE DITCH ON A 1:1 SLOPE UP FROM THE REQUIRED TRENCH BOTTOM WIDTH AND NOT EXPOSE THE HIGHER PIPE.

PROFILE VIEW

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

OVERLAPPING STORM DRAINAGE/SANITARY SEWER EASEMENTS

STD. NO.	REV.
313.1	

GENERAL NOTES:

1. FOR STREAMS CARRYING 500 ACRES OR MORE OF SURFACE RUNOFF, THE EASEMENT REQUIREMENT IS TO BE THE WIDTH OF THE STREAM FROM TOP OF BANK TO TOP OF BANK, PLUS (+) 10' ON EACH SIDE OF STREAM. (40' MINIMUM WIDTH)
2. FOR OPEN CHANNELS THE MINIMUM EASEMENT MUST CONTAIN THE WIDTH OF THE STREAM FROM TOP OF BANK TO TOP BANK.
3. WIDER EASEMENT WIDTHS MAY BE REQUIRED FOR PIPE DEPTHS GREATER THAN TEN FEET.
4. PIPE SYSTEMS AND OPEN CHANNELS ON PRIVATE PROPERTY SHALL BE PLACED IN A STORM DRAINAGE EASEMENT.

Easement Requirements for Open Storm Drainage Channels

Area in Acreage	Easement Requirement
0–45 ac.	20'
45–120 ac.	30'
120–500 ac.	40'
500 ac.+	see note

Easement Requirements for Storm Drain Pipe

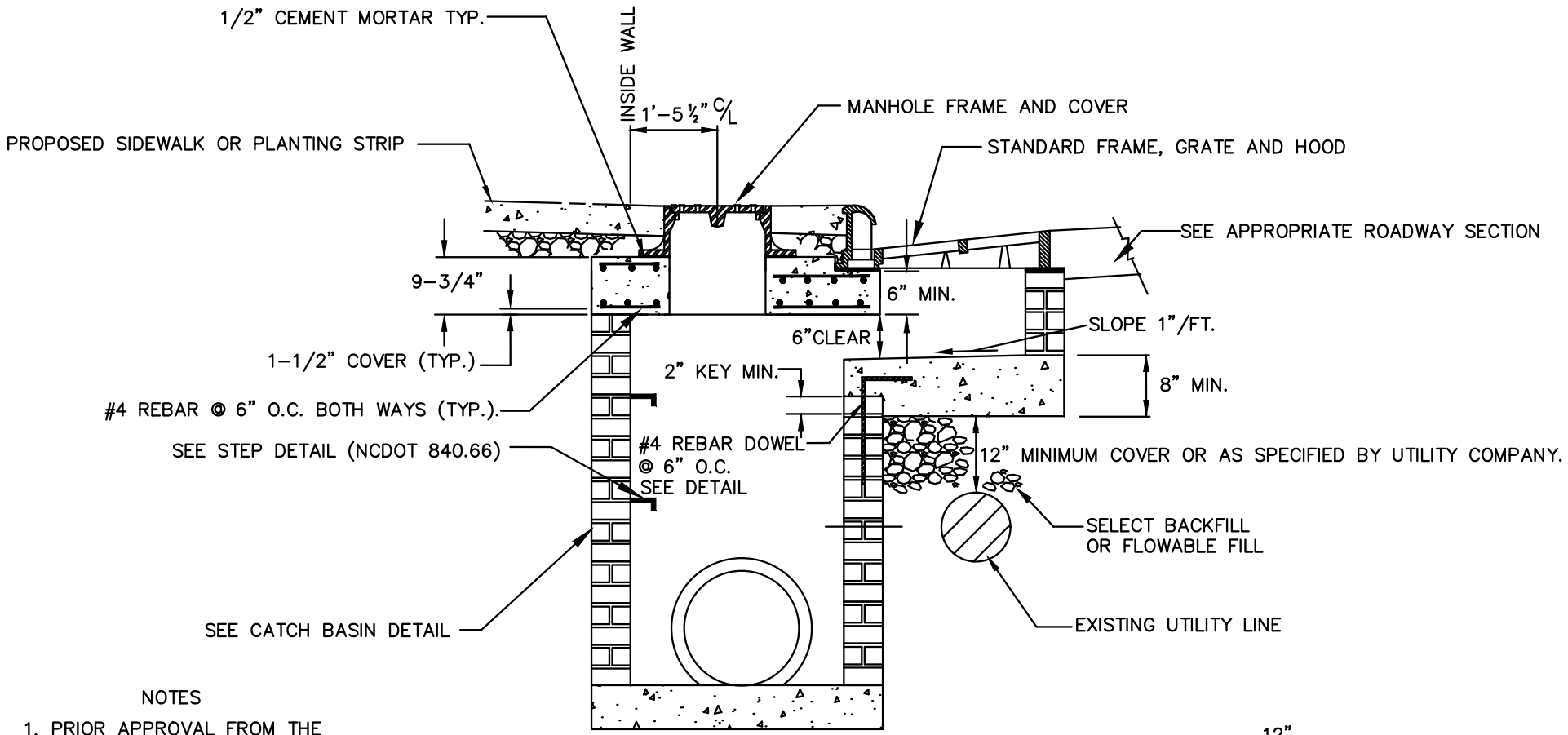
Pipe Size	Easement Requirement
15"	15'
18"	15'
24"	15'
30"	20'
36"	20'
42"	25'
48"	25'
54"+	30'MIN (VARIES)

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

MINIMUM DRAINAGE EASEMENT REQUIREMENTS FOR STORM DRAIN PIPES AND OPEN CHANNELS

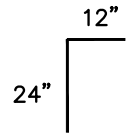
STD. NO.	REV.
314.1	



NOTES

1. PRIOR APPROVAL FROM THE TOWN ENGINEER IS REQUIRED.
2. THIS STRUCTURE IS TO ONLY BE USED ON TOWN MAINTAINED STREETS AND NOT ON NCDOT STREETS WITHOUT THEIR PERMISSION.

OFFSET CATCH BASIN EXISTING UTILITY CONFLICT



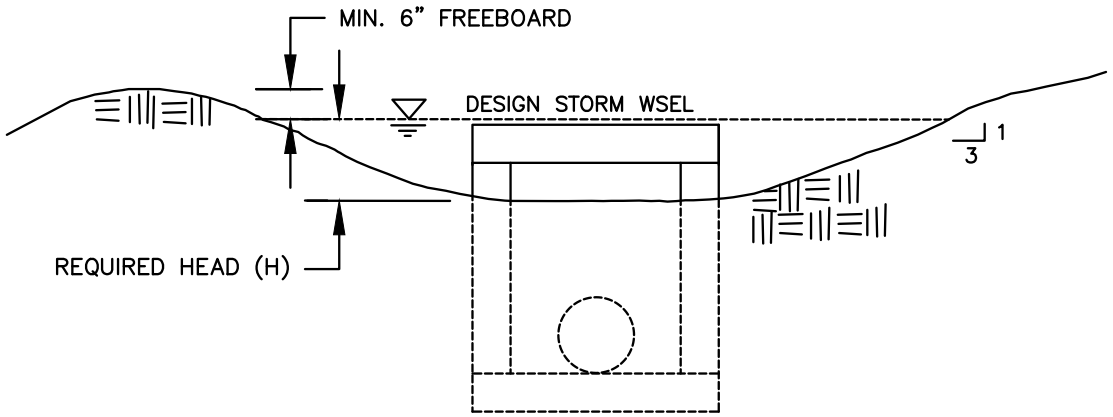
DOWEL DETAIL

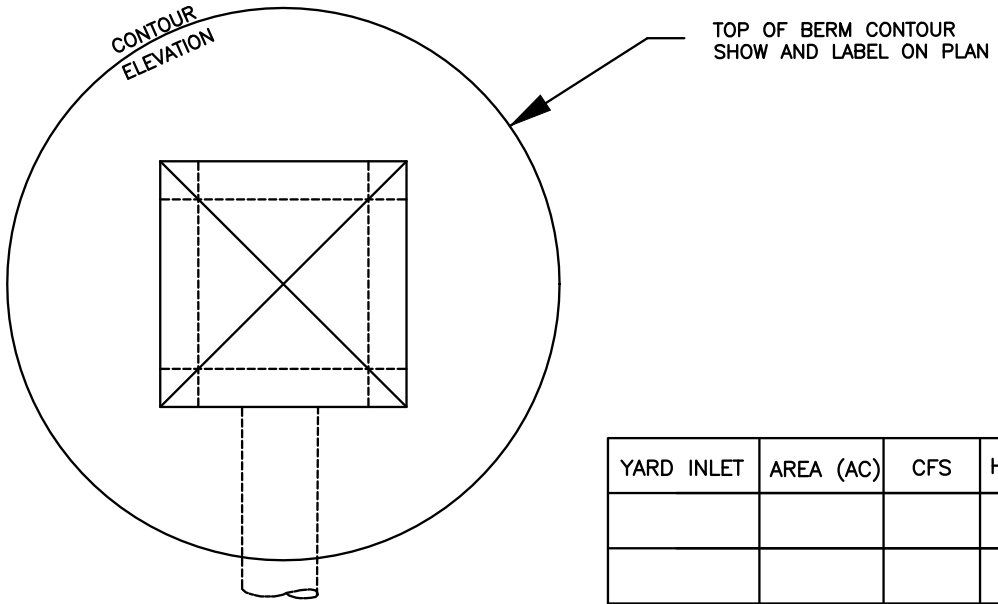
NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

OFFSET CATCH BASIN

STD. NO.	REV.
315.1	





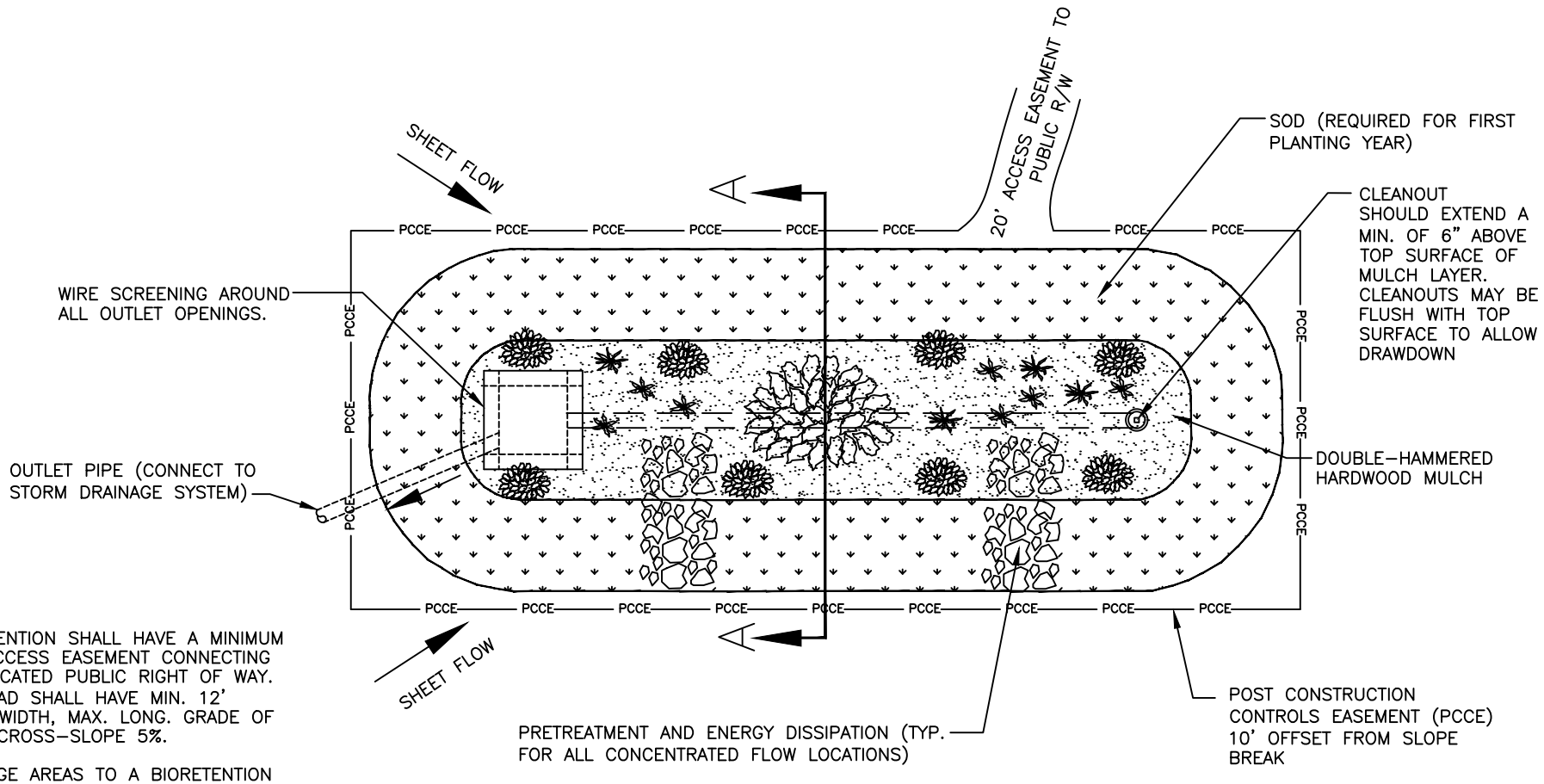
YARD INLET	AREA (AC)	CFS	HEAD H (FT)	COMMENT

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

GRADING AT DROP INLET

NOT TO SCALE

STD. NO.	REV.
316.1	



PLAN

NOTES:

1. ALL BIORETENTION SHALL HAVE A MINIMUM 20 FOOT ACCESS EASEMENT CONNECTING TO A DEDICATED PUBLIC RIGHT OF WAY. ACCESS ROAD SHALL HAVE MIN. 12' STABILIZED WIDTH, MAX. LONG. GRADE OF 15%, MAX. CROSS-SLOPE 5%.
2. ALL DRAINAGE AREAS TO A BIORETENTION FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF AMENDED SOILS, MULCH OR PLANTINGS.
3. AMENDED SOIL WILL ONLY BE PERMITTED WITH A VALID SOIL ANALYSIS REPORT.
4. INSTALL WIRE SCREENING AROUND ALL OUTLET OPENINGS TO PREVENT LOSS OF MULCH.

NOT TO SCALE

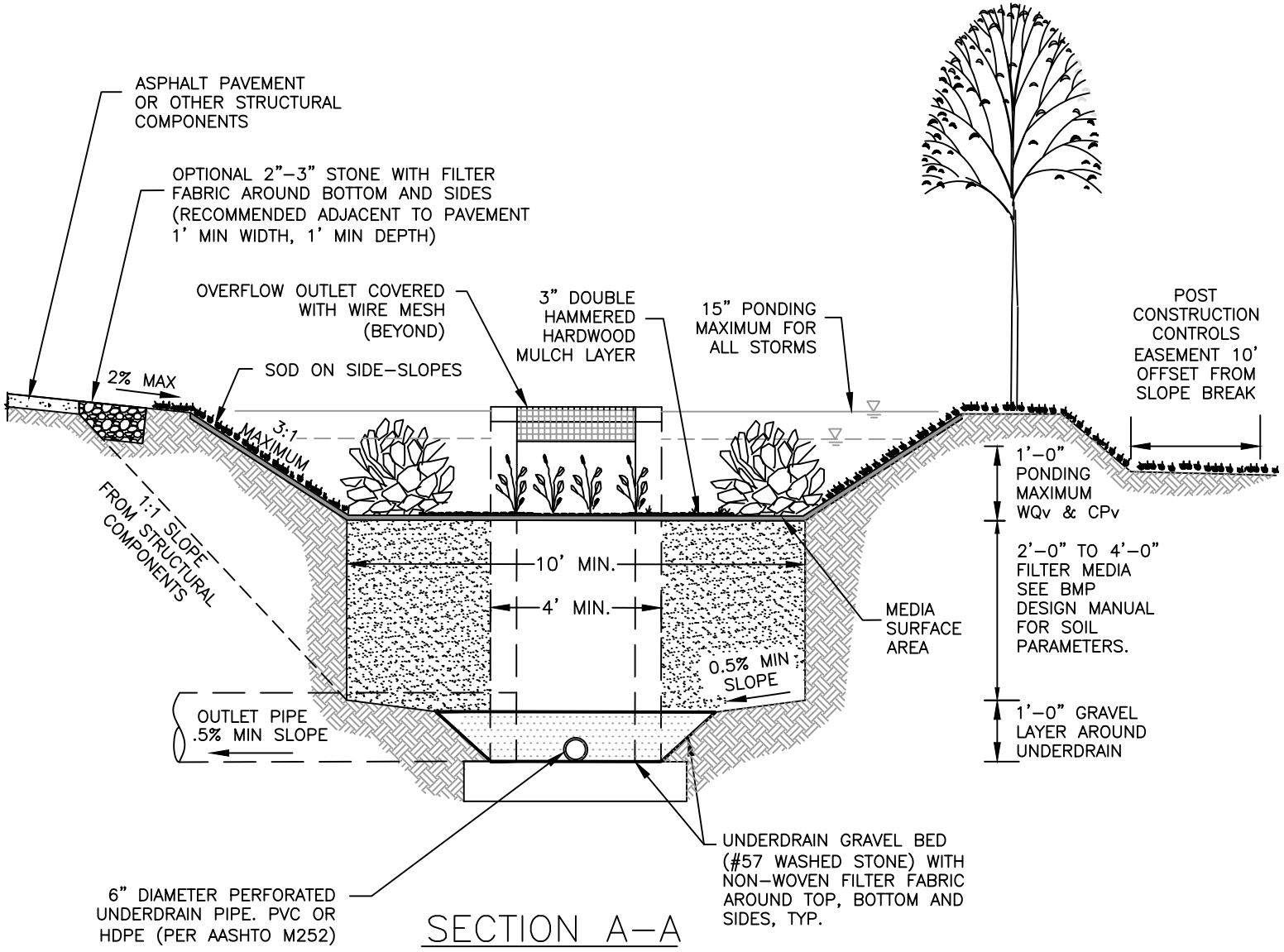
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

BIORETENTION PLAN

STD. NO.	REV.
400.1	

NOTES:

1. ALL BIORETENTION FACILITIES SHALL HAVE A MINIMUM 20 FOOT ACCESS EASEMENT CONNECTING TO A DEDICATED PUBLIC RIGHT OF WAY. ACCESS ROAD SHALL HAVE MIN. 12' STABILIZED WIDTH, MAX. LONG. GRADE OF 15%, MAX. CROSS-SLOPE 5%.
2. ALL DRAINAGE AREAS TO A BIORETENTION FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF AMENDED SOILS, MULCH OR PLANTINGS.
3. AMENDED SOIL WILL ONLY BE PERMITTED WITH A VALID SOIL ANALYSIS REPORT. NO AMENDED SOIL SHALL BE ALLOWED ON THE SIDE SLOPES.
4. INSTALL WIRE SCREENING AROUND ALL OUTLET OPENINGS TO PREVENT LOSS OF MULCH.
5. PVC UNDERDRAIN PIPE SHOULD HAVE 3/8" PERFORATIONS SPACED AT 6" CENTERS, MIN. 4 HOLES PER ROW. MAX SPACING OF UNDERDRAIN PIPE IS 10 FEET ON CENTER. HDPE SHALL ADHERE TO AASHTO M252 SPECS.
6. UNDERDRAIN CLEANOUTS SHOULD EXTEND A MIN. OF 6" ABOVE TOP SURFACE OF MULCH LAYER. CLEANOUTS MAY BE FLUSH WITH TOP OF SURFACE TO ALLOW DRAWDOWN.
7. ONLY SMALL MATURING TREES ARE ALLOWED TO BE PLANTED IN THE AMENDED SOILS.



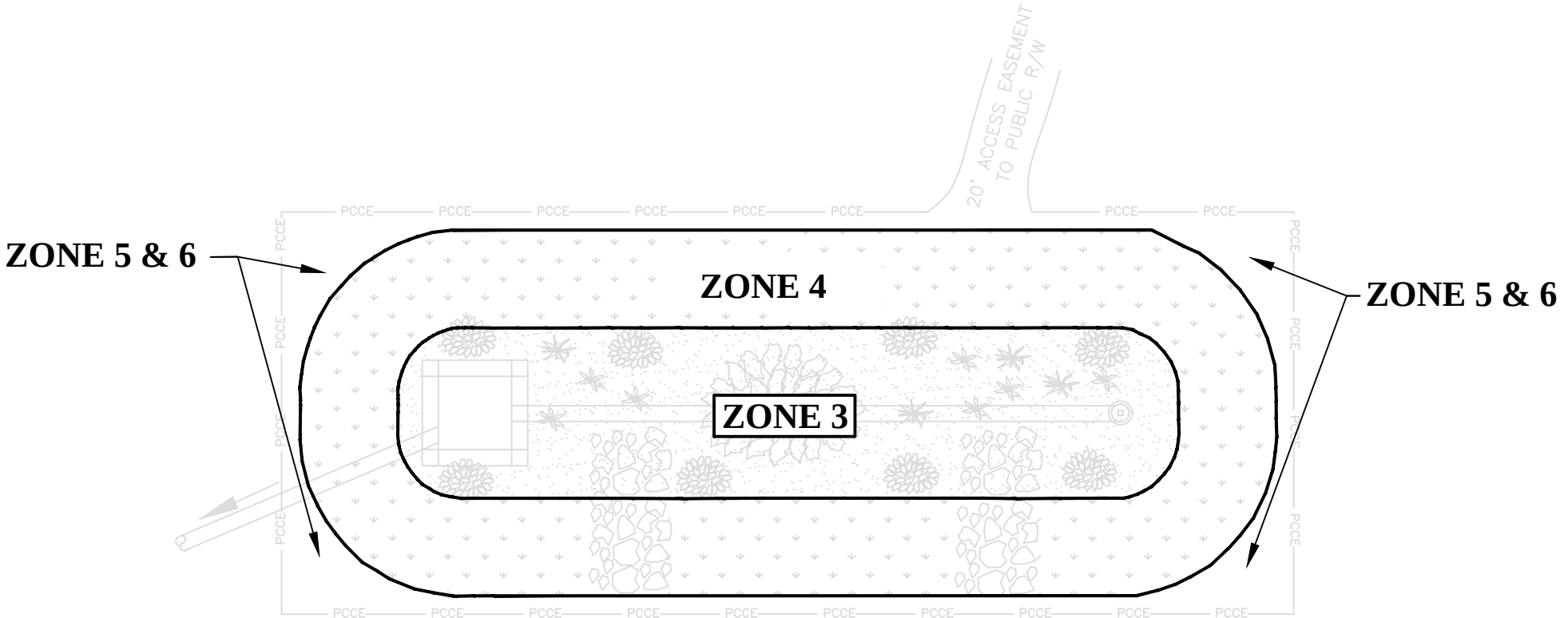
SECTION A-A

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

BIORETENTION CROSS-SECTION

STD. NO.	REV.
401.1	



PLAN

NOTES:

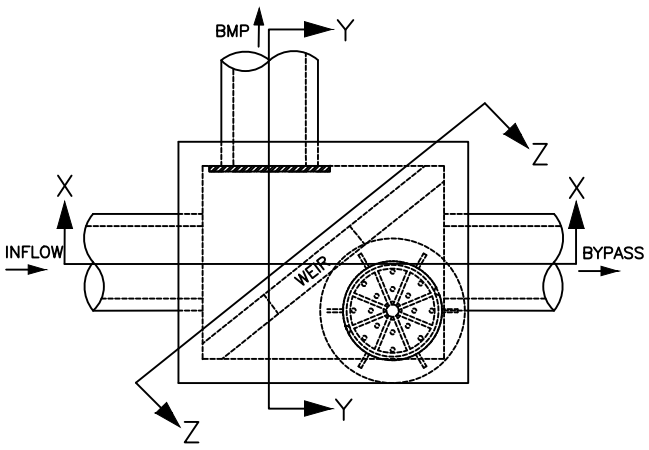
1. PLANTING ZONES AND PLANT SELECTION PER THE NCDEQ STORMWATER BMP MANUAL, CHAPTER 6 & APPENDICES.
2. ALL PLANTINGS SHALL BE LOCAL NATIVE SPECIES.
3. IRRIGATION MAY BE PROVIDED FOR INITIAL ESTABLISHMENT AND DRY SEASONS.
4. ONLY SMALL MATURING TREES ARE ALLOWED TO BE PLANTED IN THE AMENDED SOILS.

NOT TO SCALE

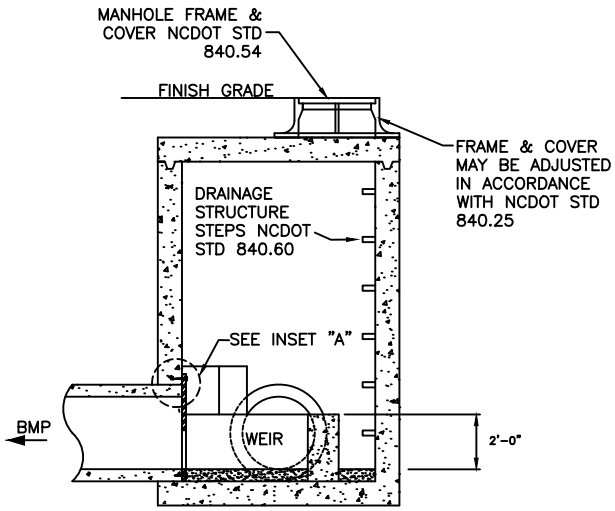
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

BIORETENTION PLANTING PLAN

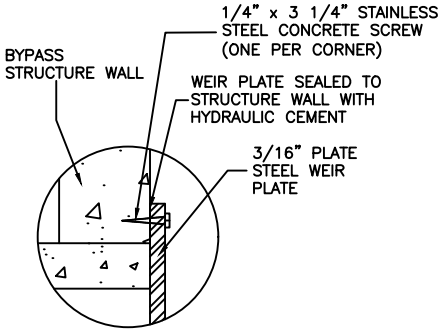
STD. NO.	REV.
402.1	



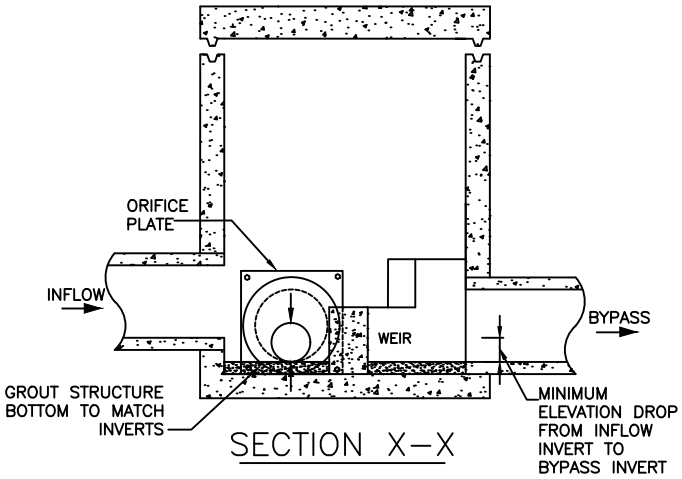
PLAN



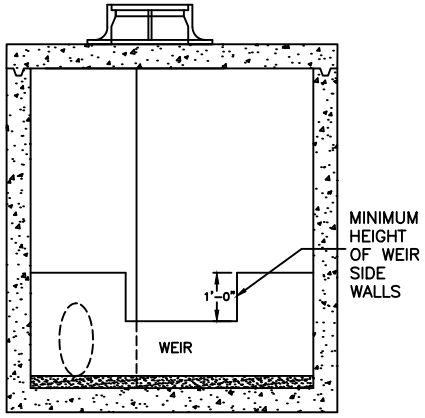
SECTION Y–Y



INSET "A"



SECTION X–X



SECTION Z–Z

NOTES:

1. ALL CONCRETE SHALL BE 3600 PSI.
2. ALL JOINTS ARE TO BE SEALED WATER TIGHT.
3. WEIR IS TO BE POURED–IN–PLACE CONCRETE.
4. REFER TO NCDOT STANDARD DRAWINGS FOR BOX CONSTRUCTION.
5. NOT ACCEPTABLE FOR USE IN STREET RIGHT OF WAY WITHOUT TOWN/NCDOT APPROVAL.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

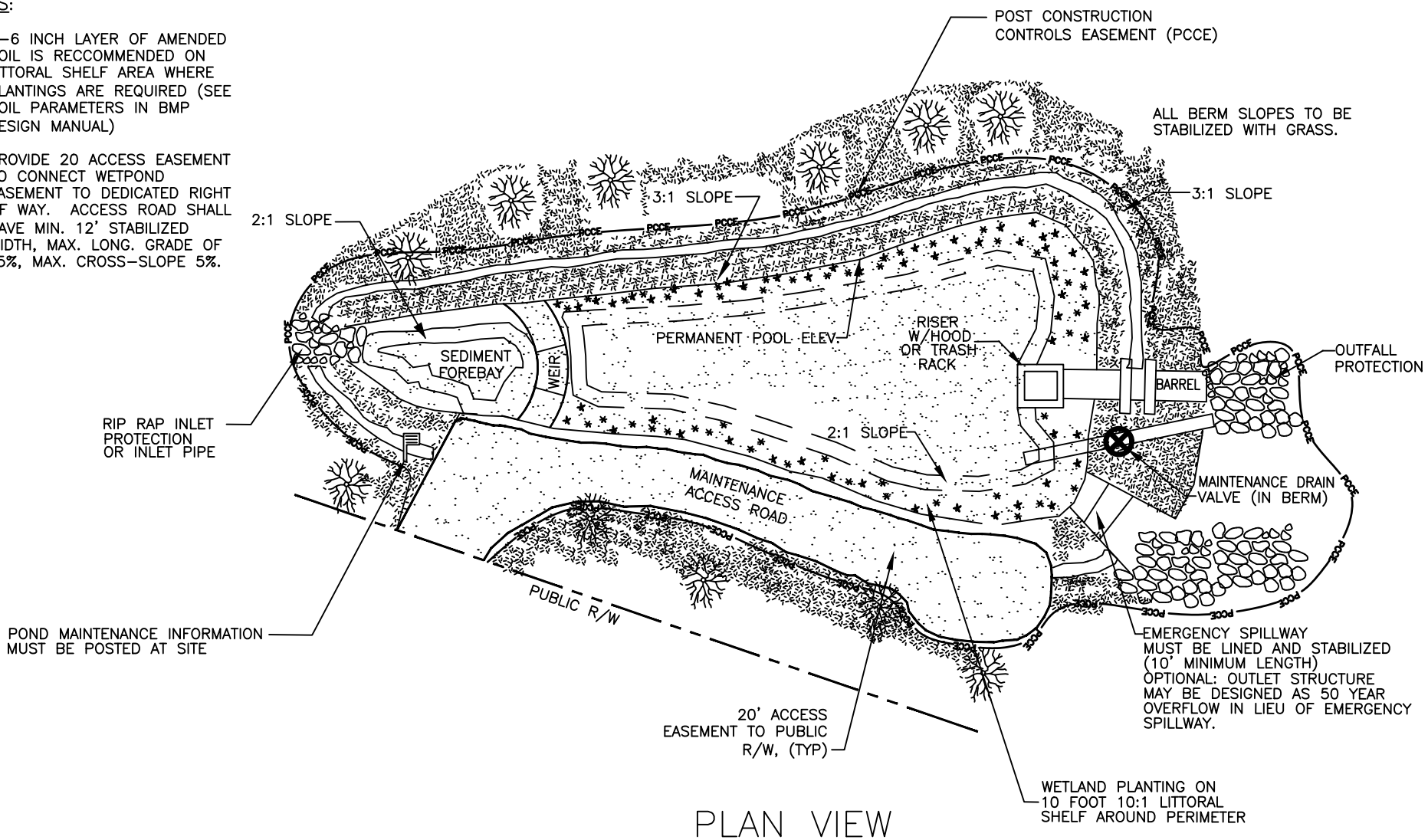
FLOW SPLITTER STRUCTURE

STD. NO.	REV.
404.1	

NOTES:

1. 4–6 INCH LAYER OF AMENDED SOIL IS RECCOMMENDED ON LITTORAL SHELF AREA WHERE PLANTINGS ARE REQUIRED (SEE SOIL PARAMETERS IN BMP DESIGN MANUAL)

2. PROVIDE 20 ACCESS EASEMENT TO CONNECT WETPOND EASEMENT TO DEDICATED RIGHT OF WAY. ACCESS ROAD SHALL HAVE MIN. 12' STABILIZED WIDTH, MAX. LONG. GRADE OF 15%, MAX. CROSS–SLOPE 5%.



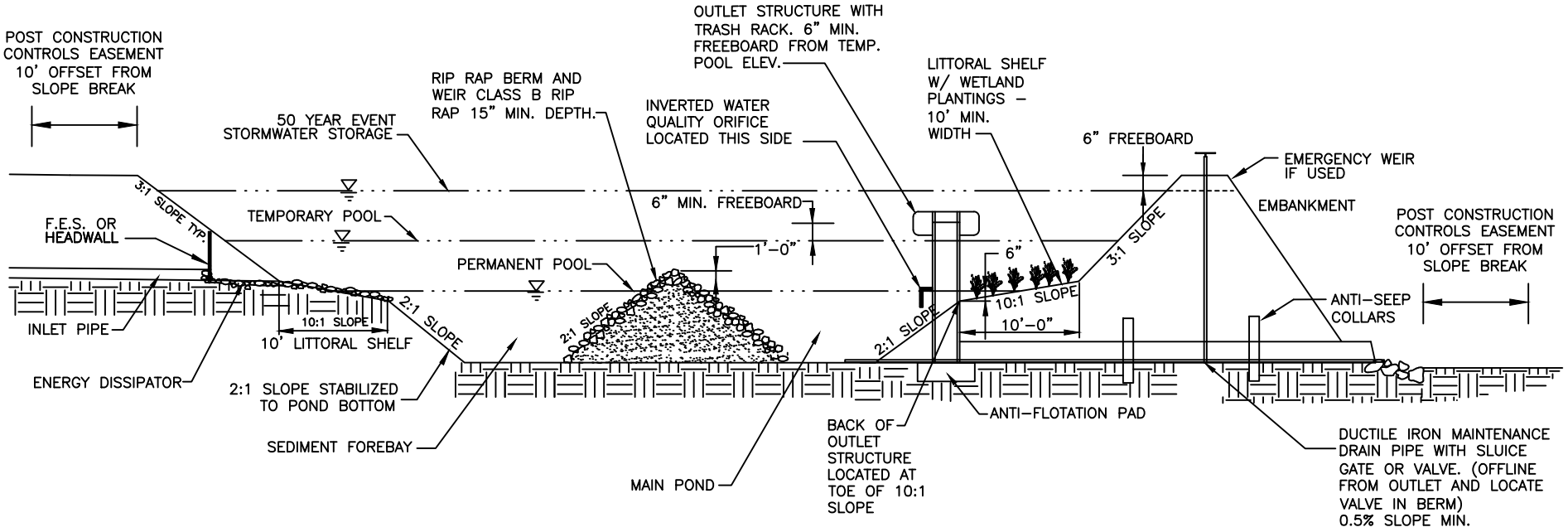
PLAN VIEW

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

WETPOND PLAN

STD. NO.	REV.
405.1	



NOTES:

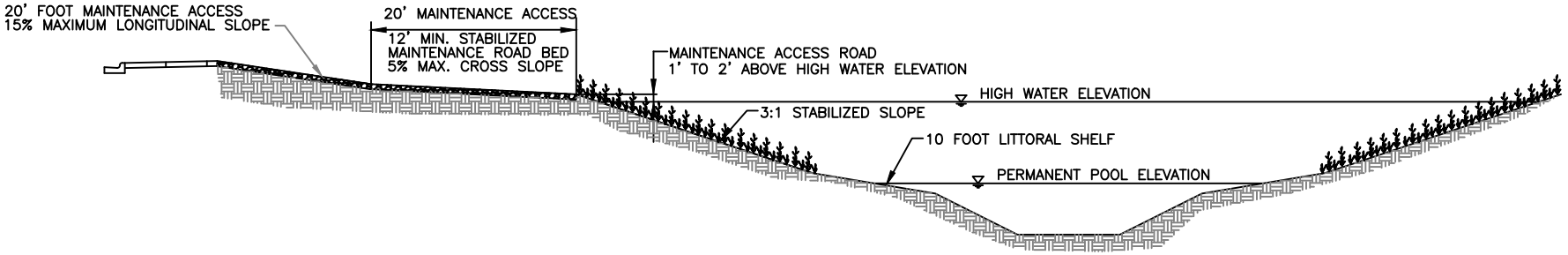
1. 4–6 INCH LAYER OF AMENDED SOIL IS RECOMMENDED IN ANY AREA WHERE PLANTINGS ARE REQUIRED (SEE NCDEQ STORMWATER BMP MANUAL).

NOT TO SCALE

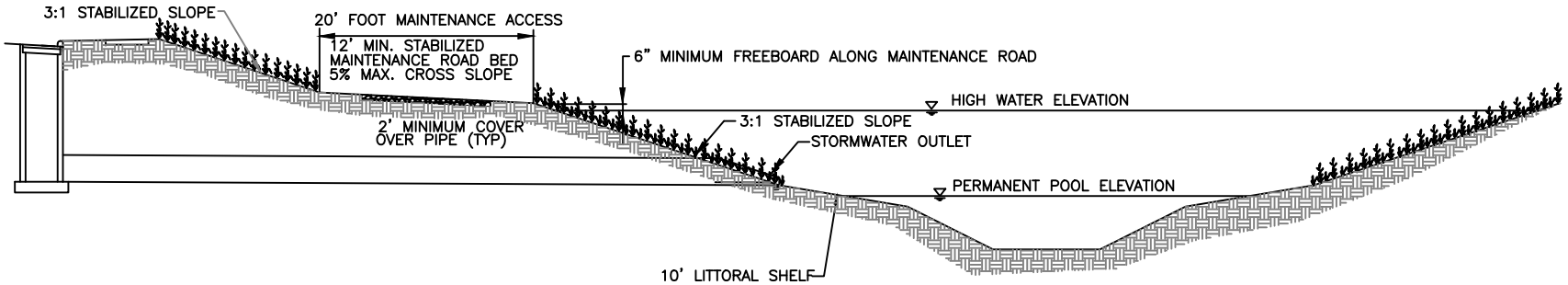
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

WETPOND PROFILE

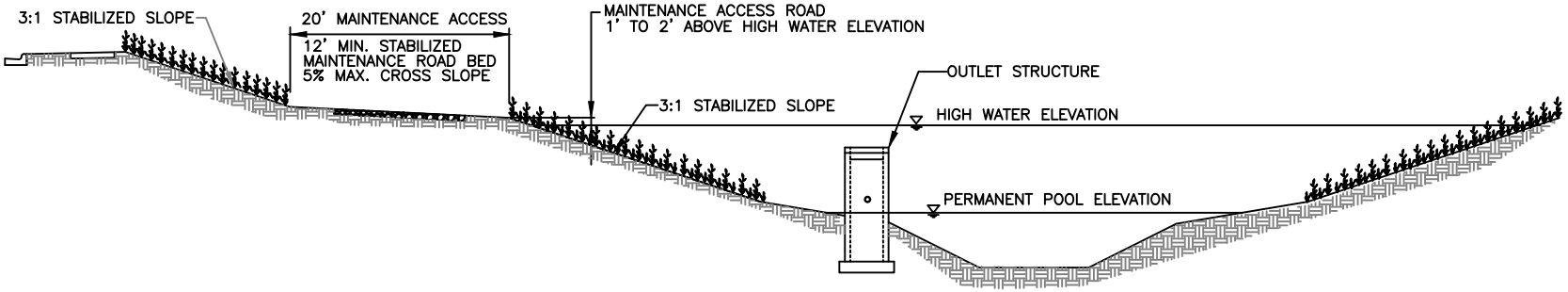
STD. NO.	REV.
406.1	



SECTION AT MAINTENANCE ROAD ACCESS AND FOREBAY



SECTION AT STORMWATER OUTFALL



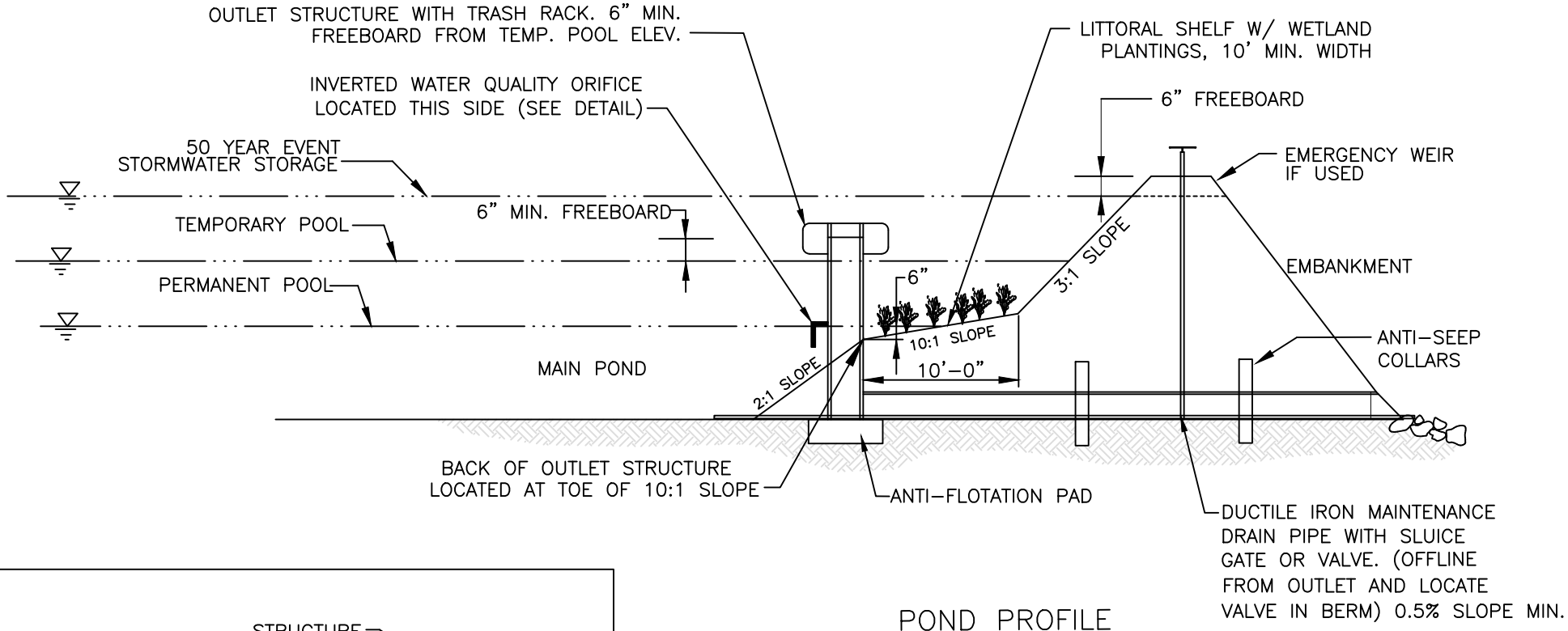
SECTION AT OUTLET STRUCTURE

NOT TO SCALE

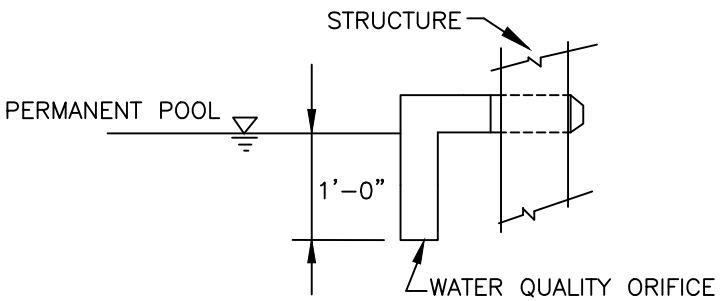
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

WETPOND CROSS SECTIONS

STD. NO.	REV.
407.1	



POND PROFILE



WATER QUALITY ORIFICE DETAIL

NOT TO SCALE

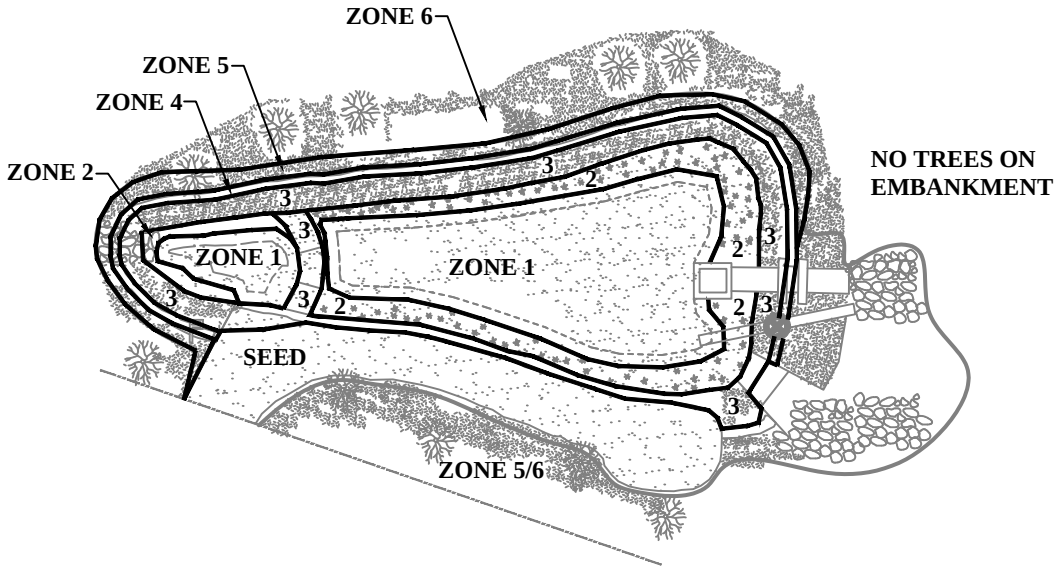
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

WETPOND
LITTORAL SHELF AND BERM DETAIL

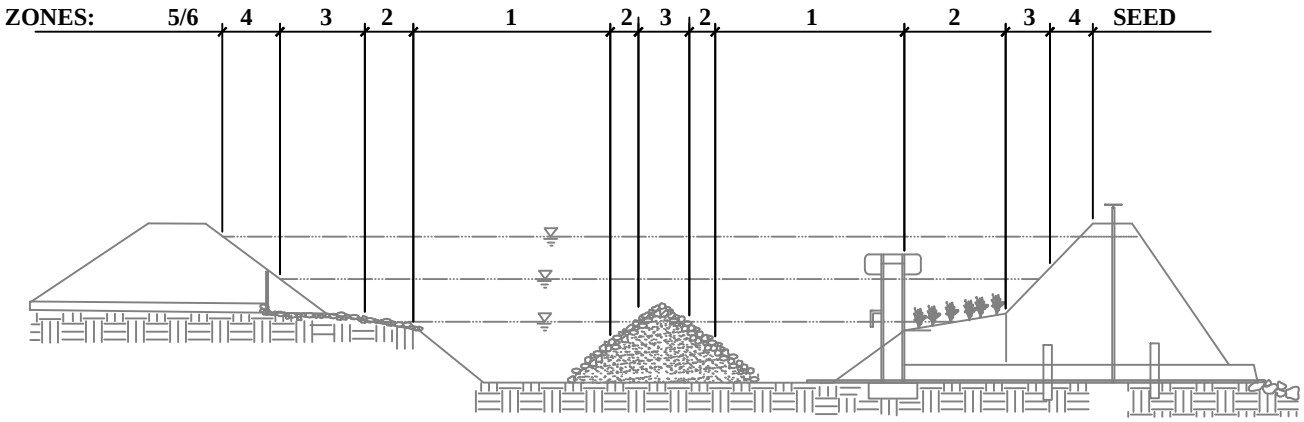
STD. NO.	REV.
408.1	

NOTES:

1. PLANTINGS ZONES AND PLANT SELECTION PER THE NCDEQ STORMWATER BMP MANUAL, CHAPTER 6 & APPENDICES.
2. ALL PLANTINGS SHALL BE LOCAL NATIVE SPECIES.
3. IRRIGATION MAY BE PROVIDED FOR INITIAL ESTABLISHMENT AND DRY SEASONS.



PLAN VIEW
NOT TO SCALE



POND CROSS SECTION
NOT TO SCALE

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

WETPOND PLANTING PLAN

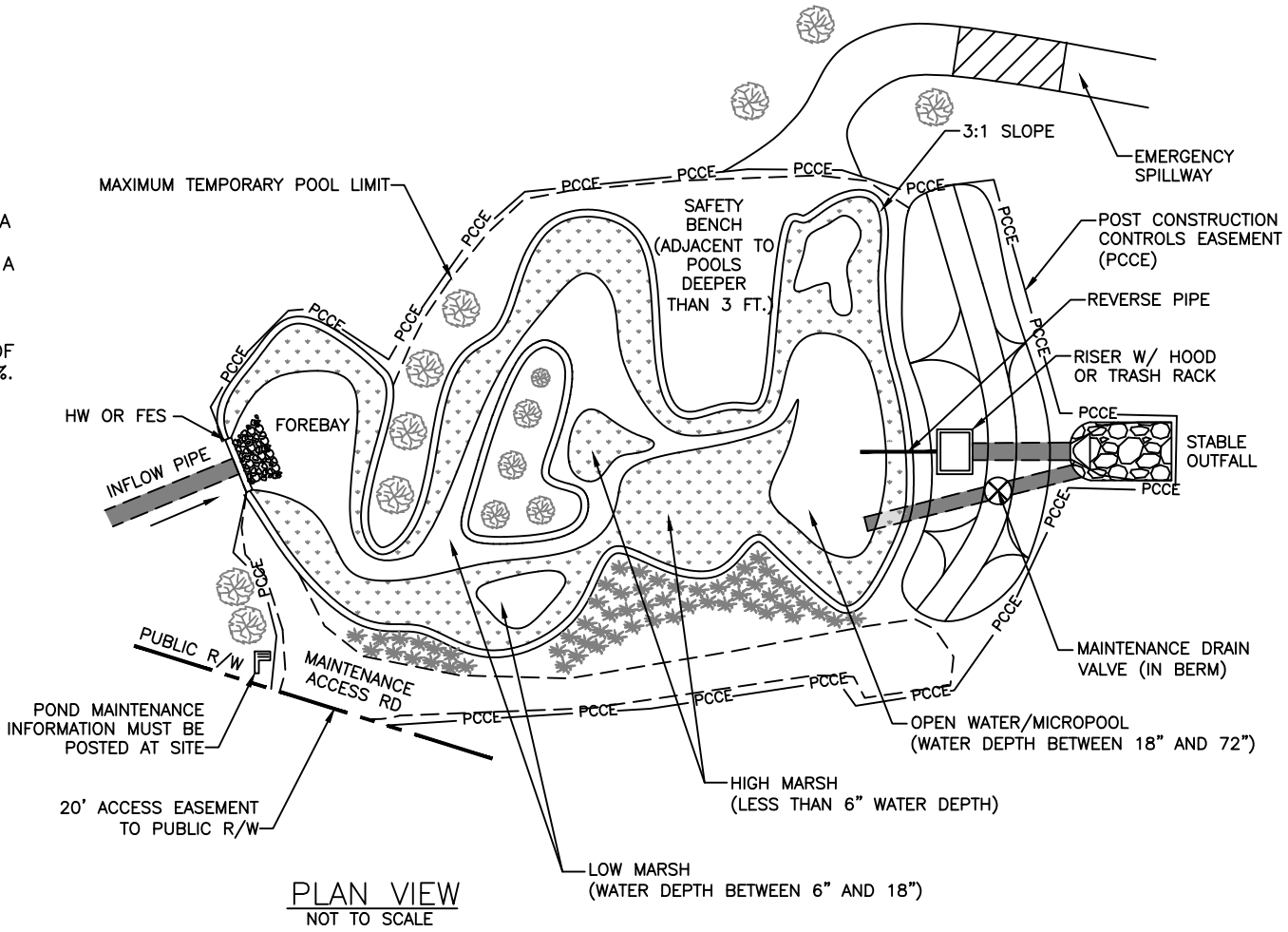
STD. NO.	REV.
409.1	

NOTES:

1. 4–6 INCH LAYER OF AMENDED SOIL IS REQUIRED ON ANY MARSH AREA WHERE PLANTINGS ARE REQUIRED (SEE SOIL PARAMETERS IN (SEE NCDENR STORMWATER BMP MANUAL)

2. PROVIDE 20' ACCESS EASEMENT TO CONNECT WETLAND EASEMENT TO DEDICATED RIGHT OF WAY.

3. ALL WETLANDS SHALL HAVE A MINIMUM 20 FOOT ACCESS EASEMENT CONNECTING TO A DEDICATED PUBLIC RIGHT OF WAY. ACCESS ROAD SHALL HAVE MIN. 12' STABILIZED WIDTH, MAX. LONG. GRADE OF 15%, MAX. CROSS–SLOPE 5%.



PLAN VIEW
NOT TO SCALE

NOT TO SCALE

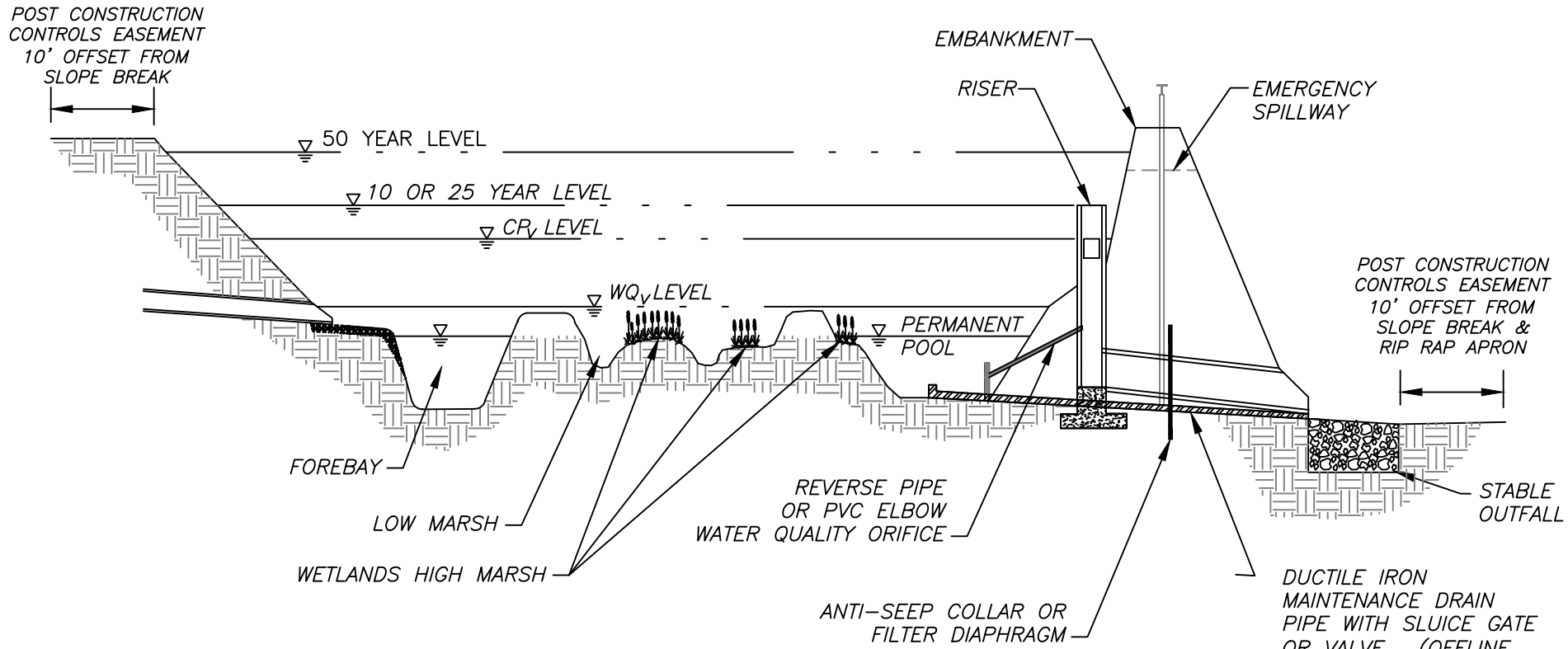
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

WETLAND PLAN

STD. NO.	REV.
410.1	

NOTE:

A 4–6 INCH LAYER OF AMENDED SOIL IS RECOMMENDED IN ANY AREA WHERE PLANTINGS ARE REQUIRED (SEE SOIL PARAMETERS IN NCDENR STORMWATER BMP MANUAL.)



PROFILE

NOT TO SCALE

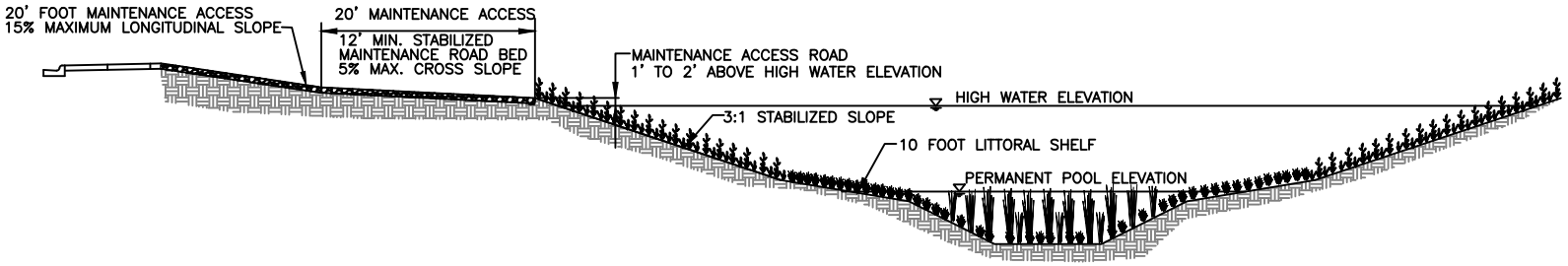
NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

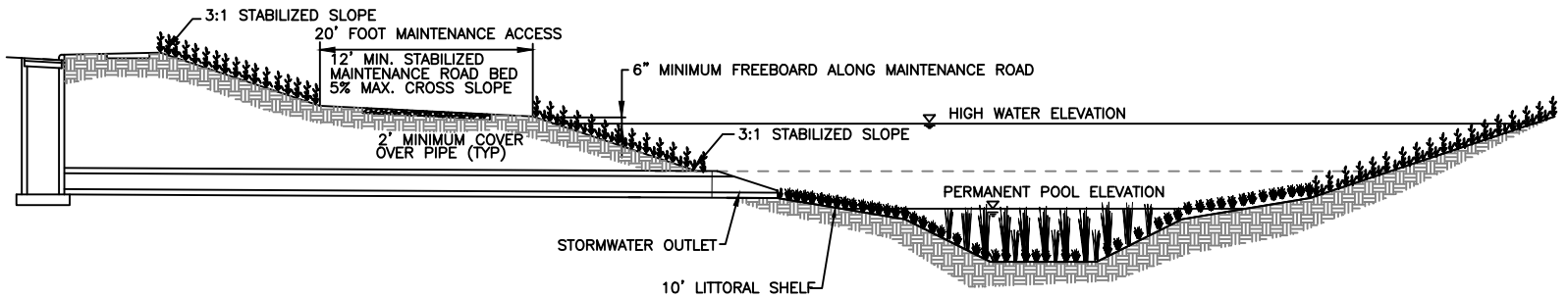
WETLAND PROFILE

STD. NO.	REV.
411.1	

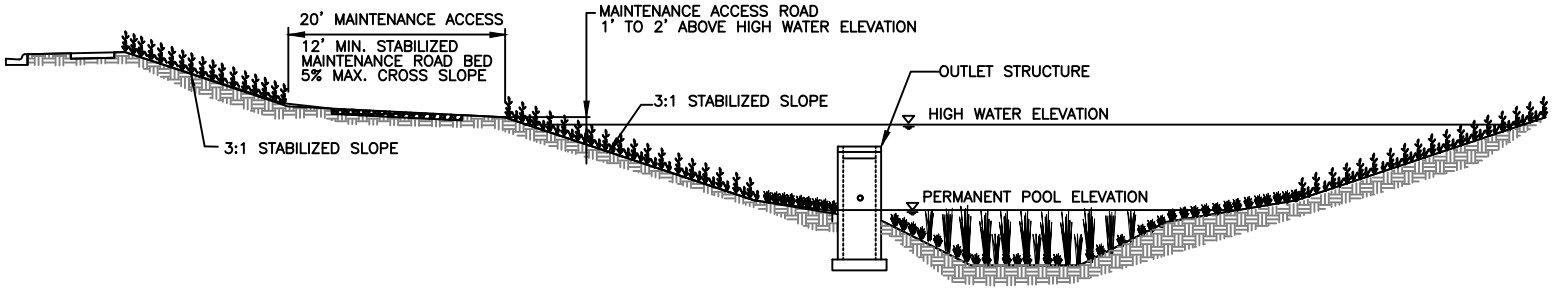
AeccDbFace (AeccLand90)



SECTION AT MAINTENANCE ROAD ACCESS AND FOREBAY



SECTION AT STORMWATER OUTFALL



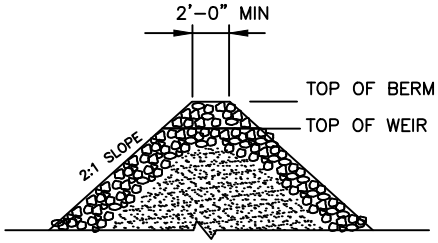
SECTION AT OUTLET STRUCTURE

NOT TO SCALE

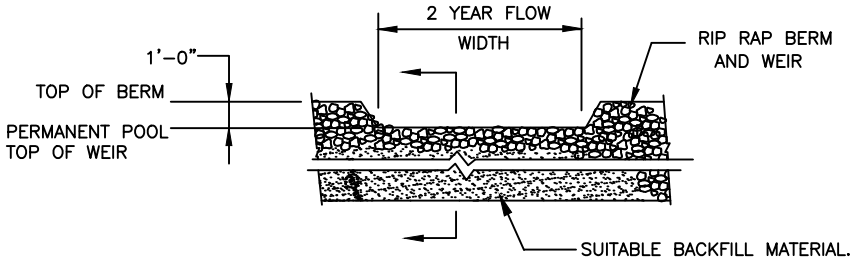
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

WETLAND CROSS SECTIONS

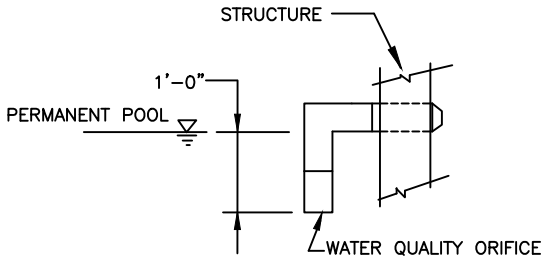
STD. NO.	REV.
412.1	



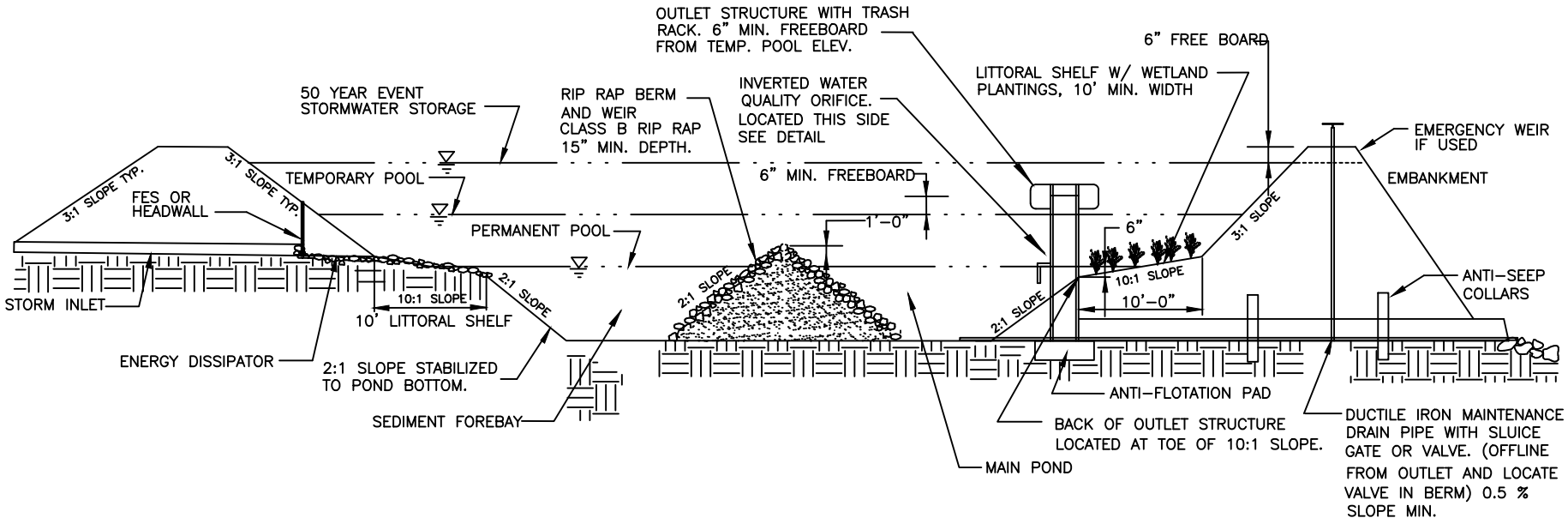
BERM AND WEIR SECTION



BERM AND WEIR DETAIL



WATER QUALITY ORIFICE DETAIL



CROSS SECTION
NOT TO SCALE

NOT TO SCALE

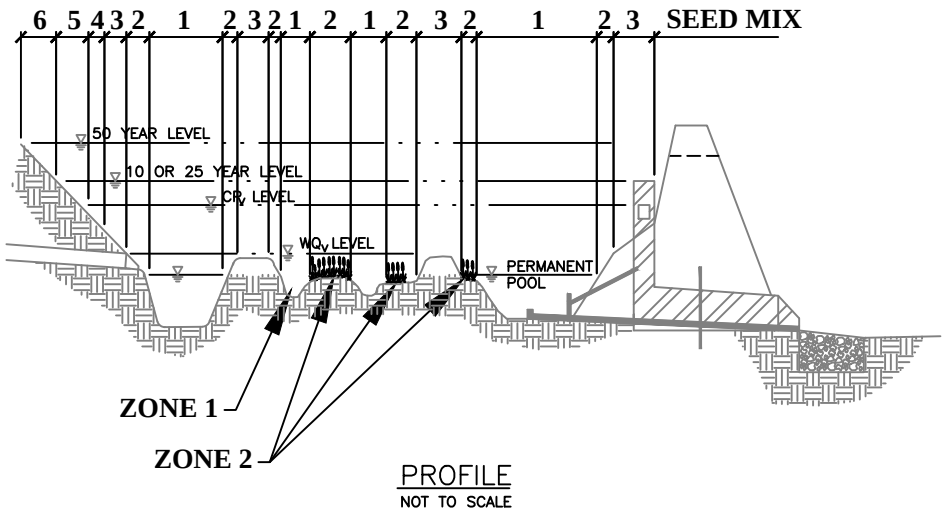
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

WETLAND DETAILS

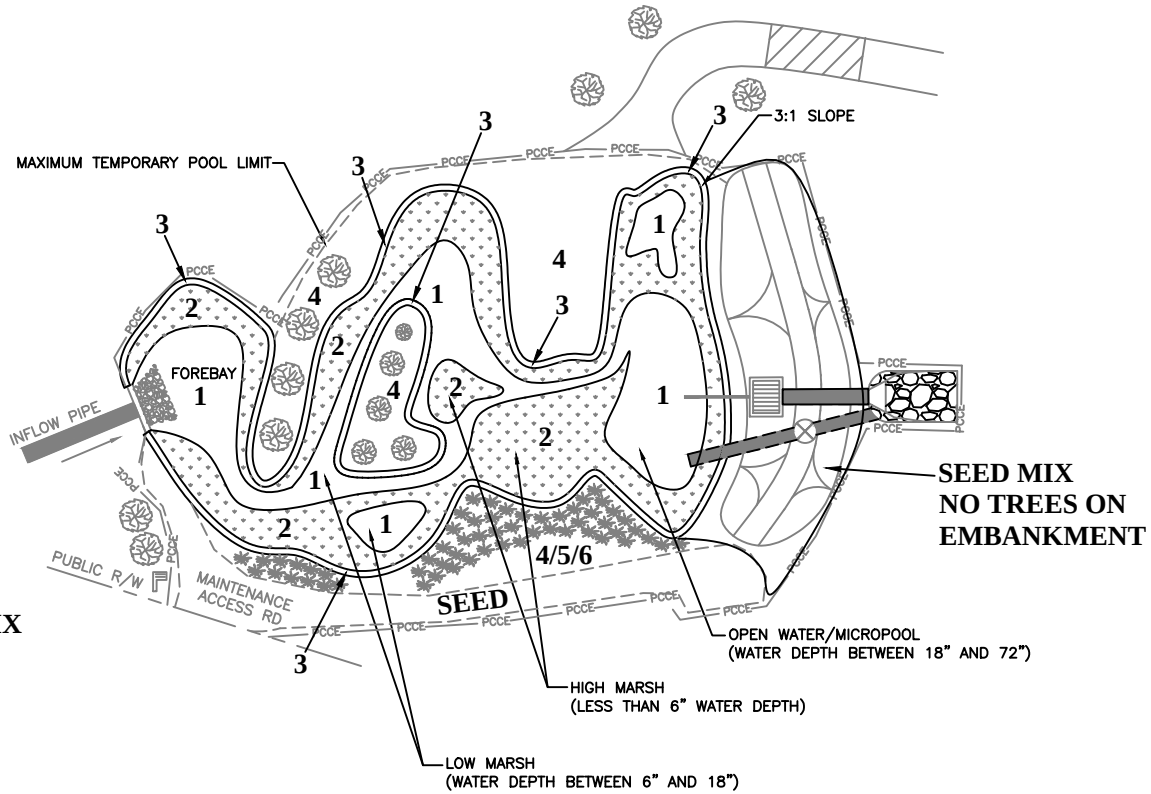
STD. NO.	REV.
413.1	

NOTES

1. PLANTINGS ZONES AND PLANT SELECTION PER THE BMP DESIGN MANUAL, CHAPTER 6 & APPENDICES.
2. ALL PLANTINGS SHALL BE LOCAL NATIVE SPECIES.
3. IRRIGATION MAY BE PROVIDED FOR INITIAL ESTABLISHMENT AND DRY SEASONS.



PROFILE
NOT TO SCALE



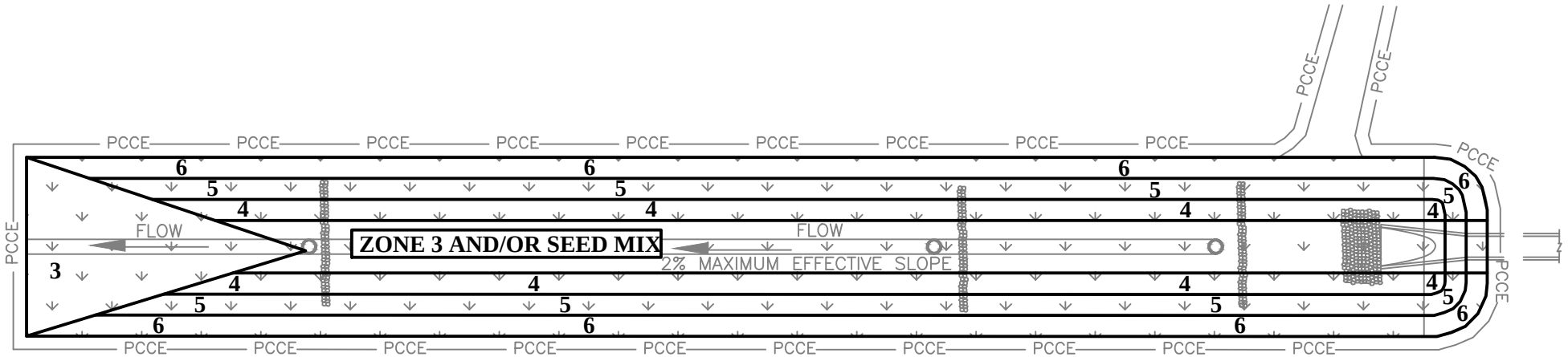
PLAN VIEW
NOT TO SCALE

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

WETLAND PLANTING PLAN

STD. NO.	REV.
414.1	



PLAN VIEW

NOTES

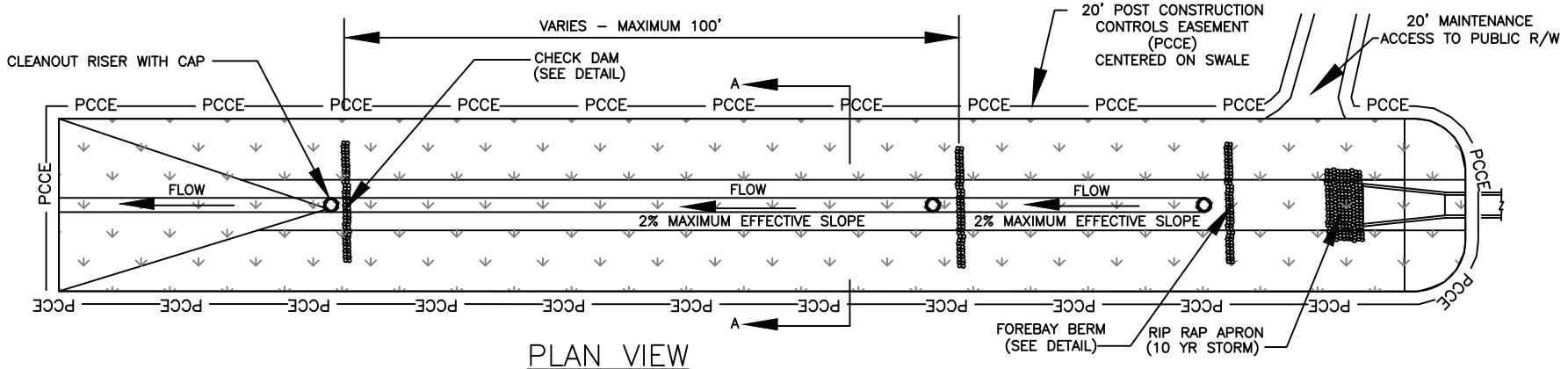
1. PLANTING ZONES AND PLANT SELECTION PER THE NCDEQ STORMWATER BMP MANUAL, CHAPTER 6 & APPENDICES.
2. ALL PLANTINGS SHALL BE LOCAL NATIVE SPECIES.
3. IRRIGATION MAY BE PROVIDED FOR INITIAL ESTABLISHMENT AND DRY SEASONS.

NOT TO SCALE

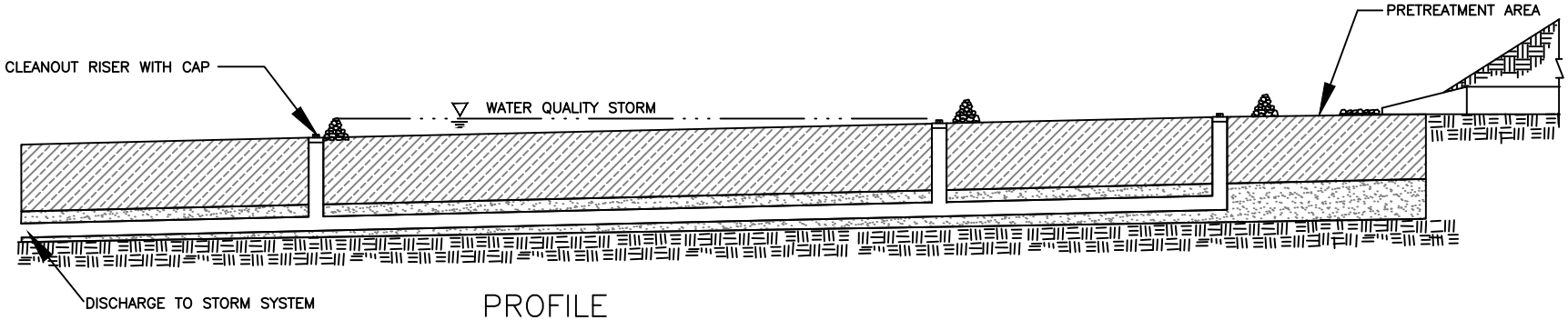
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

ENHANCED GRASS SWALE PLANTING PLAN

STD. NO.	REV.
415.1	



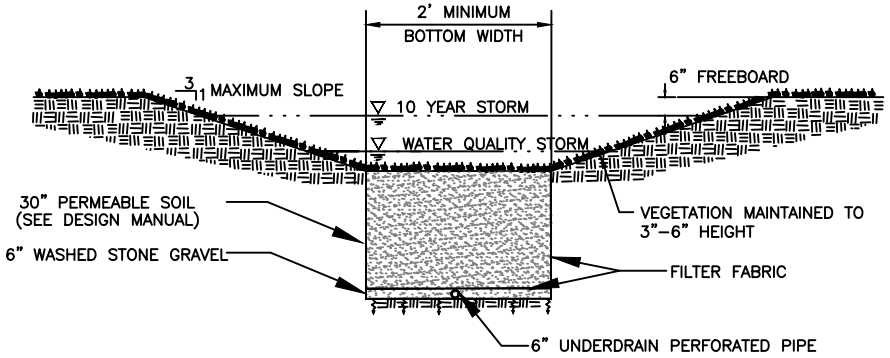
PLAN VIEW



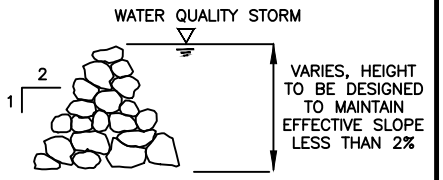
PROFILE

NOTES:

1. ALL ENHANCED GRASS SWALES SHALL HAVE A MINIMUM 20–FOOT ACCESS EASEMENT CONNECTING TO A DEDICATED PUBLIC RIGHT OF WAY. ACCESS ROAD SHALL HAVE MIN. 12' STABILIZED WIDTH, MAX. LONG. GRADE OF 15%, MAX. CROSS–SLOPE 5%.



SECTION A–A



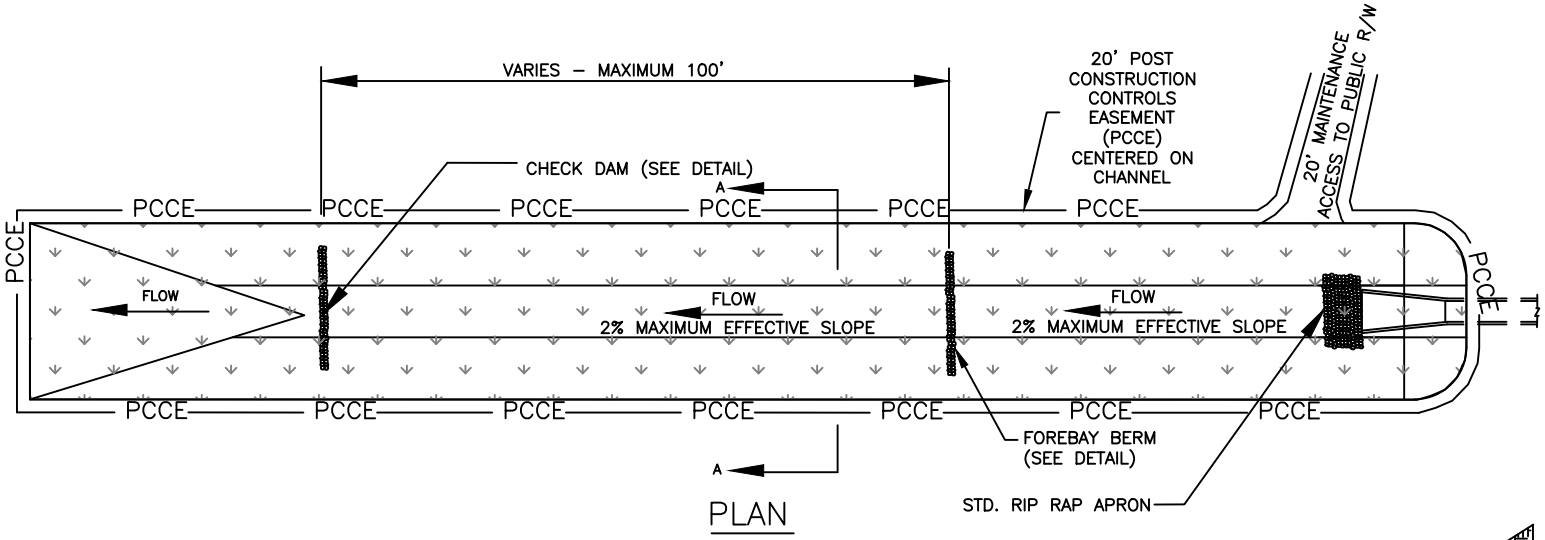
CHECK DAM and
FOREBAY BERM DETAIL

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

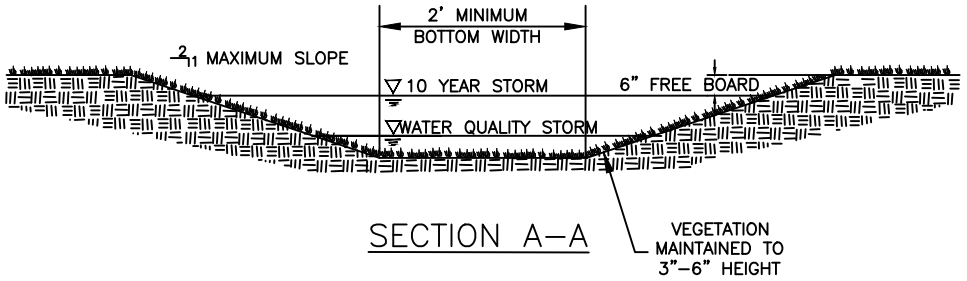
ENHANCED GRASS SWALE DETAILS

STD. NO.	REV.
416.1	

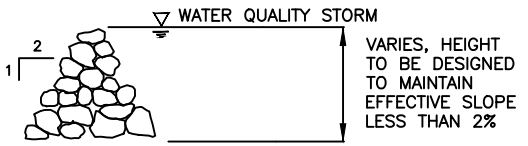


PLAN

PROFILE



SECTION A–A



CHECK DAM and FOREBAY BERM DETAIL

NOTES:

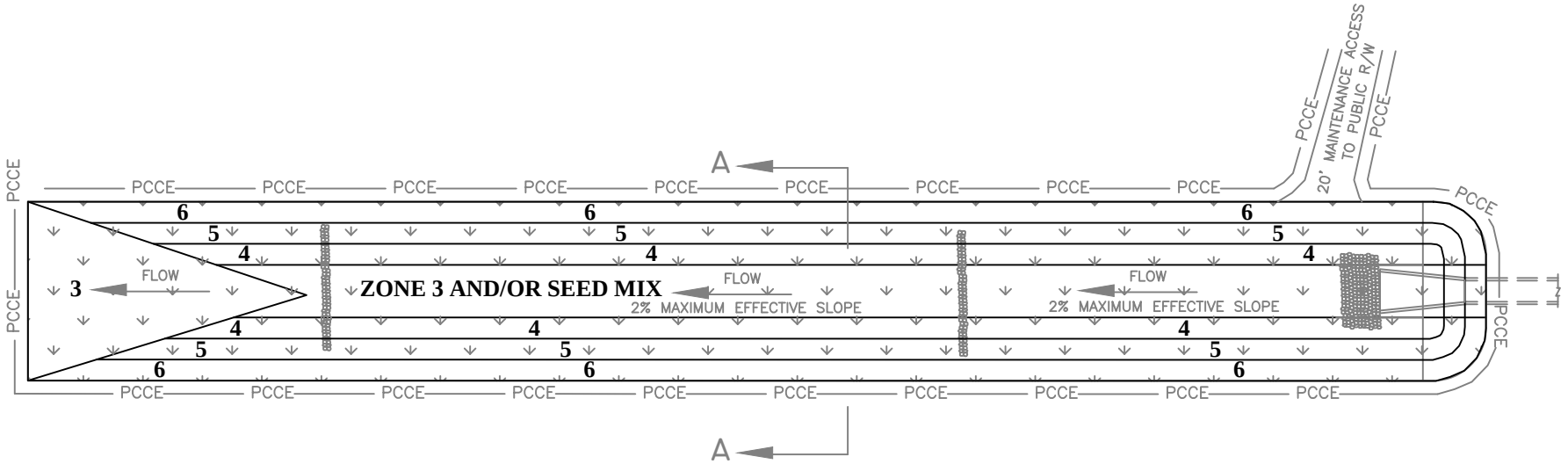
1. CONNECT GRASS SWALE EASEMENT TO A DEDICATED PUBLIC RIGHT OF WAY WITH A 20–FOOT ACCESS EASEMENT.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

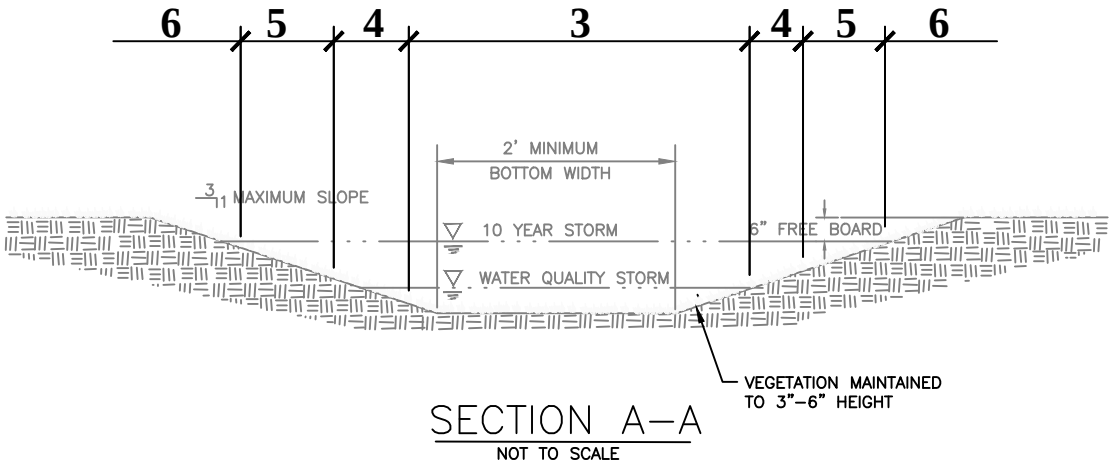
GRASS CHANNEL

STD. NO.	REV.
417.1	



PLAN VIEW

NOT TO SCALE



SECTION A–A

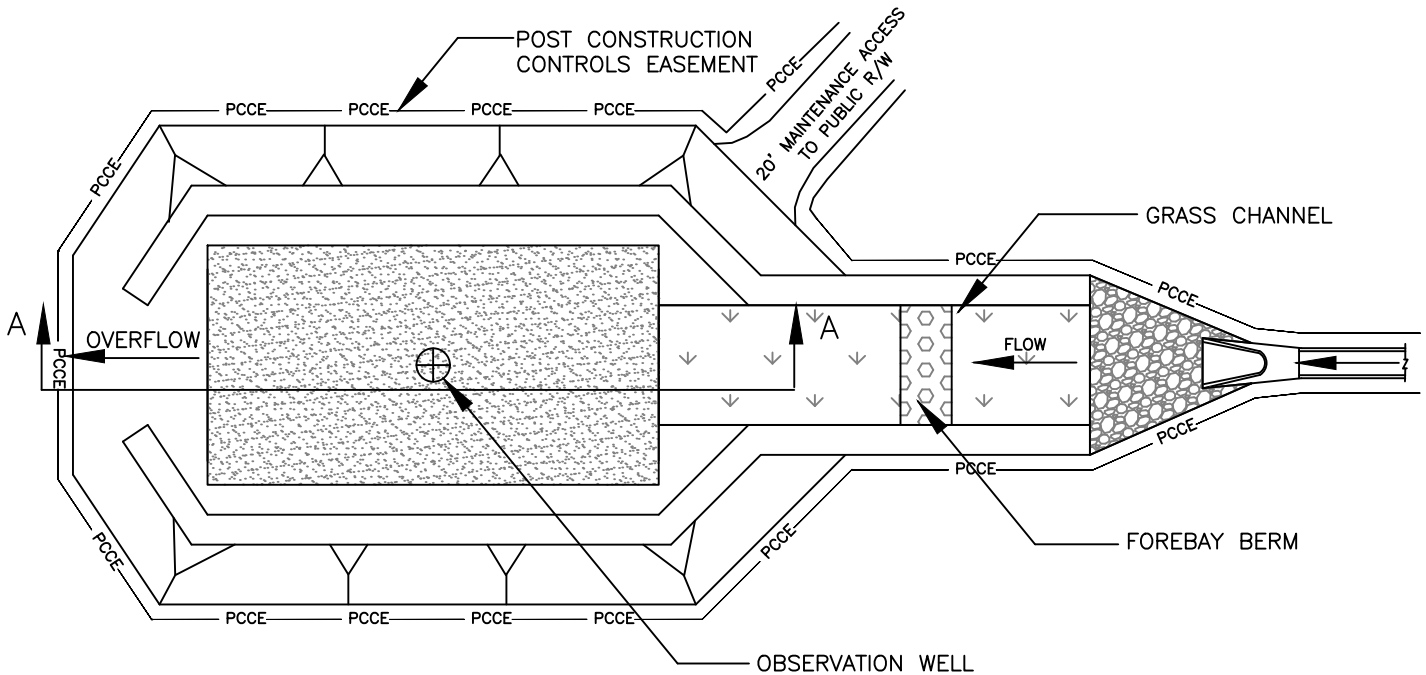
NOT TO SCALE

NOT TO SCALE

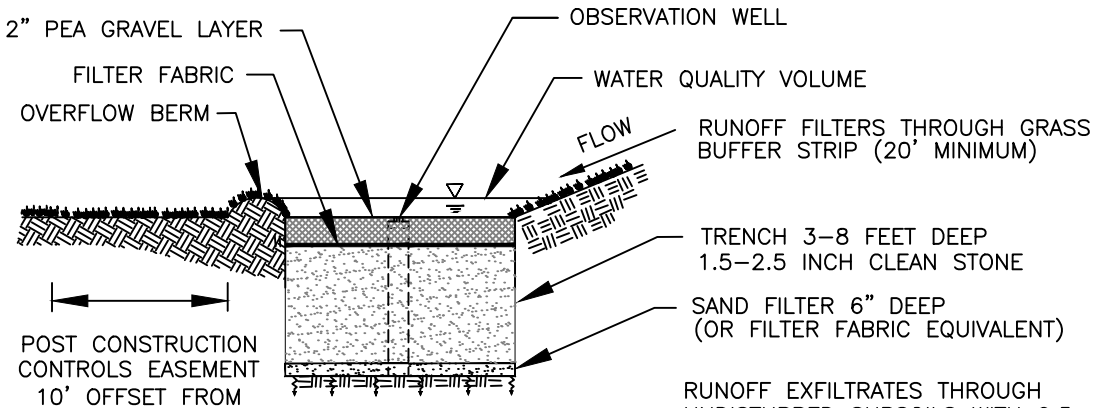
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

GRASS CHANNEL PLANTING PLAN

STD. NO.	REV.
418.1	



PLAN
NOT TO SCALE



SECTION A–A
NOT TO SCALE

NOTES:

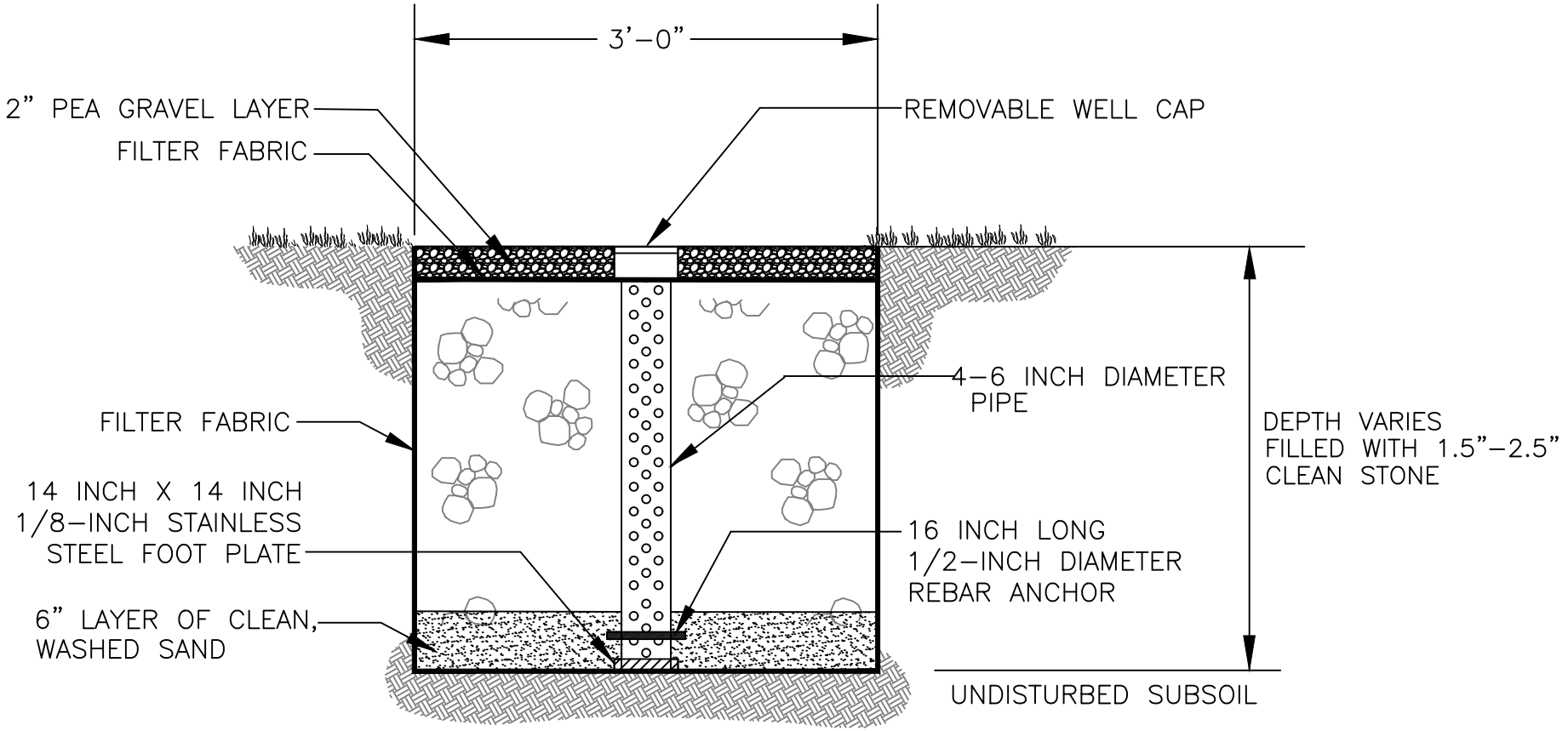
1. CONNECT INFILTRATION TRENCH EASEMENT TO A DEDICATED PUBLIC RIGHT OF WAY WITH A 20–FOOT ACCESS EASEMENT.
2. 5 ACRE MAXIMUM DRAINAGE AREA.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

INFILTRATION TRENCH

STD. NO.	REV.
419.1	



PERFORATION HOLES TO BE 1/2 INCH DIAMETER
AT 3 INCH MINIMUM VERTICAL SPACING

NOT TO SCALE

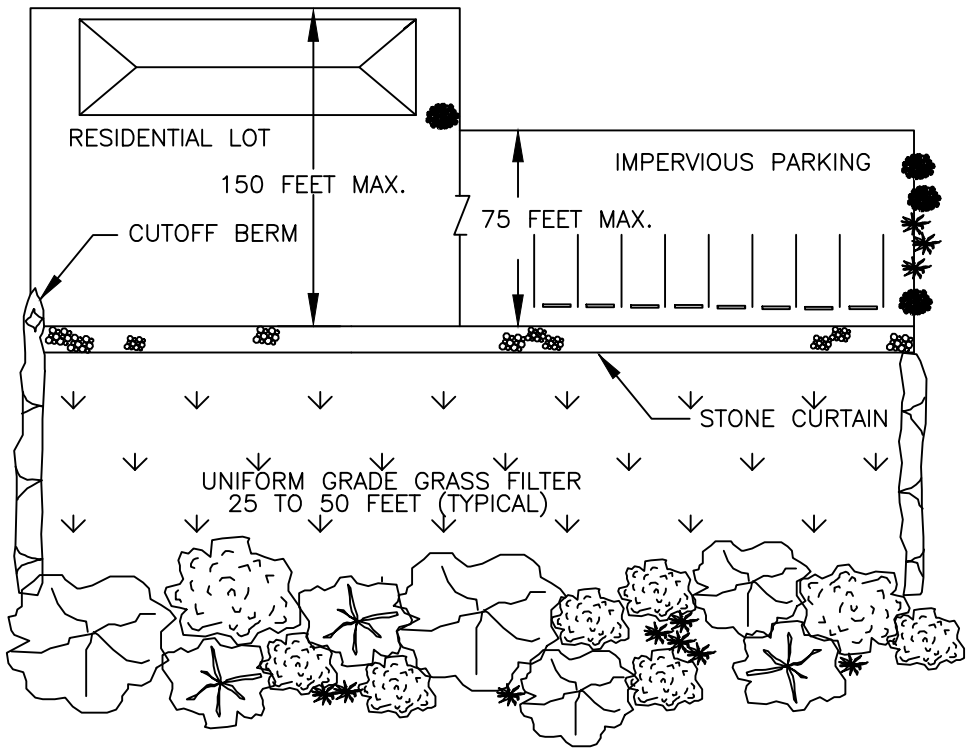
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

OBSERVATION WELL

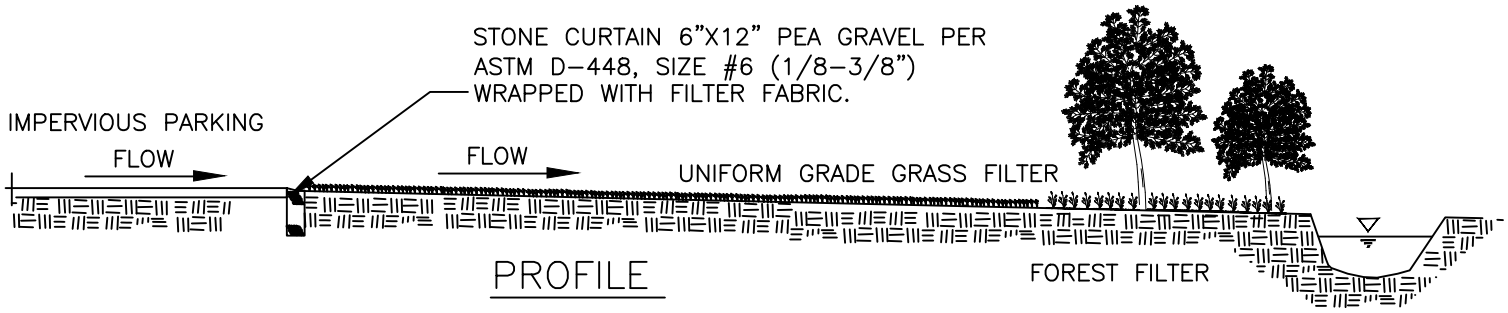
STD. NO.	REV.
420.1	

NOTES:

1. MAXIMUM SLOPE 2% FOR FILTER STRIP AND 5% FOR BUFFER STRIP.
2. 5 ACRE MAXIMUM DRAINAGE AREA.
3. ALL FILTER/BUFFER STRIPS SHALL HAVE A MINIMUM 20 FOOT ACCESS EASEMENT CONNECTING TO A DEDICATED PUBLIC RIGHT OF WAY. ACCESS ROAD SHALL HAVE MIN. 12' STABILIZED WIDTH, MAX. LONG. GRADE OF 15%, MAX. CROSS-SLOPE 5%.



PLAN



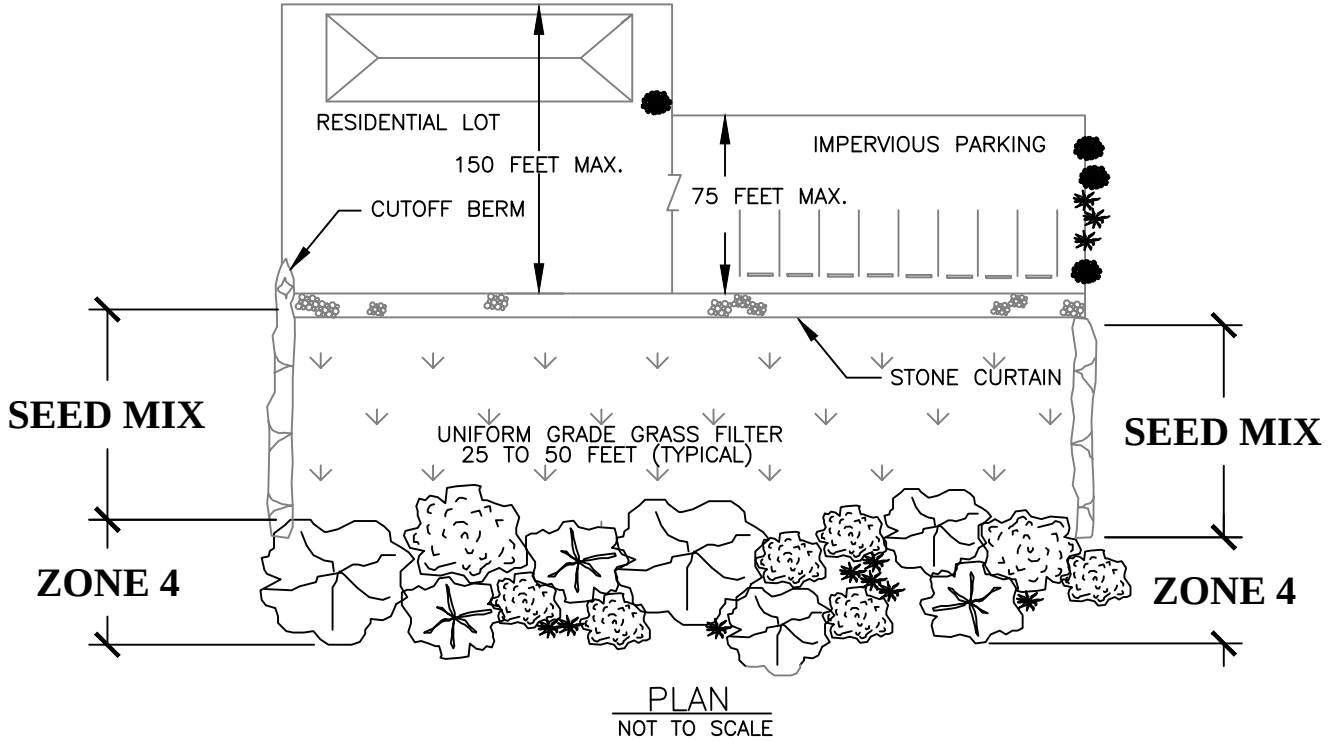
PROFILE

NOT TO SCALE

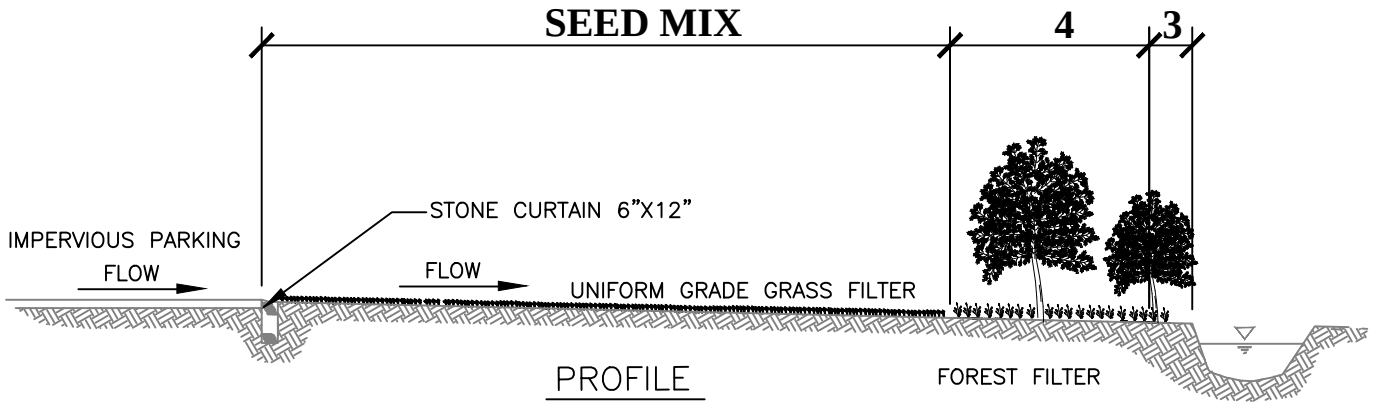
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

BUFFER STRIP

STD. NO.	REV.
421.1	



PLAN
NOT TO SCALE



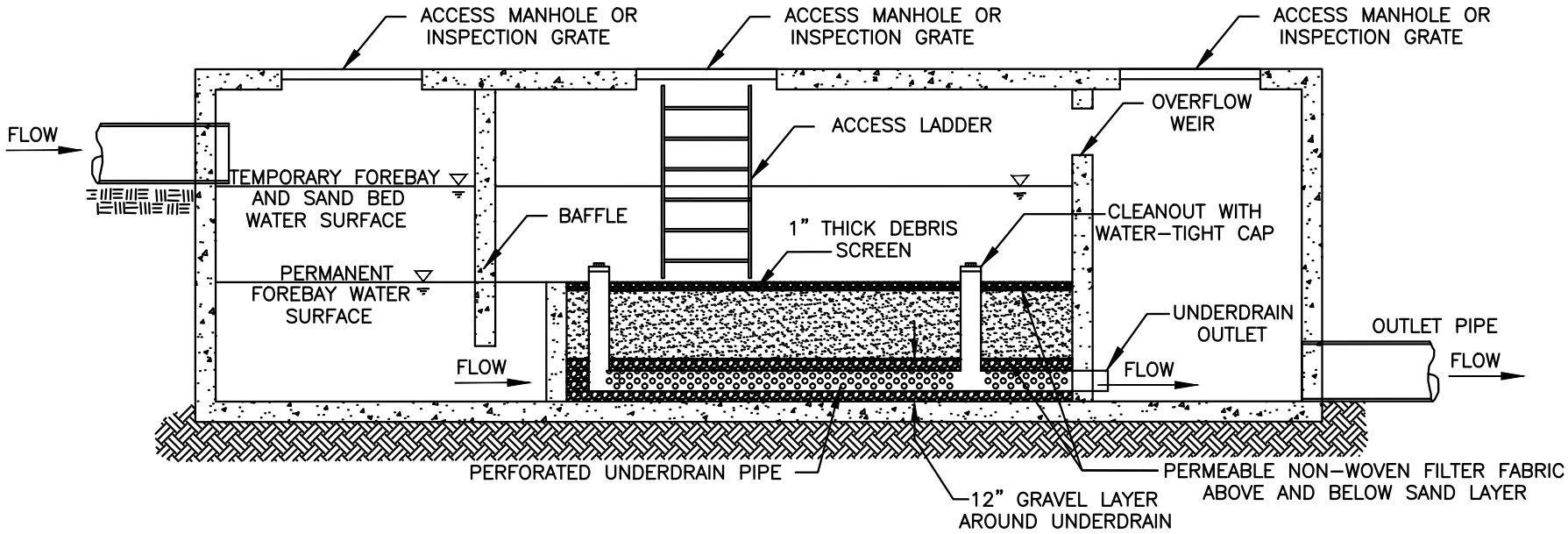
PROFILE
NOT TO SCALE

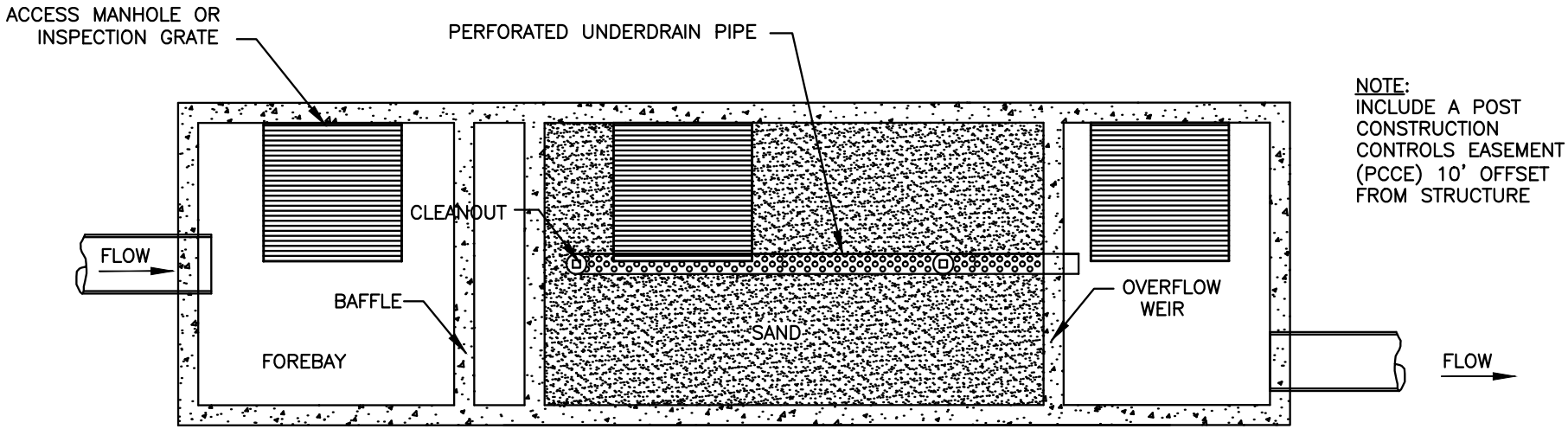
NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

BUFFER STRIP PLANTING PLAN

STD. NO.	REV.
422.1	





NOTE:
INCLUDE A POST CONSTRUCTION CONTROLS EASEMENT (PCCE) 10' OFFSET FROM STRUCTURE

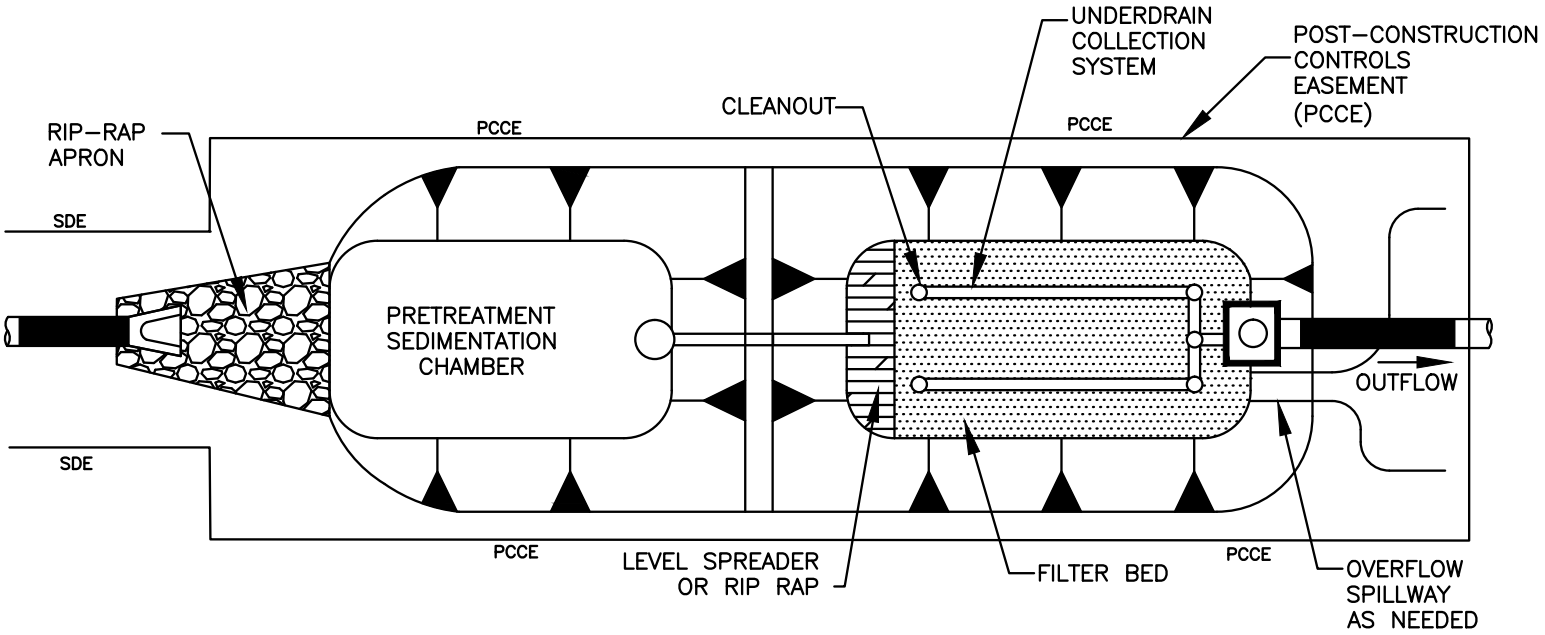
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

UNDERGROUND SAND FILTER

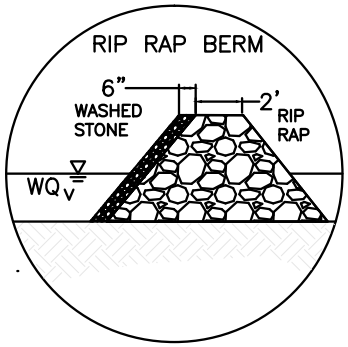
STD. NO.	REV.
423.1	

NOTES:

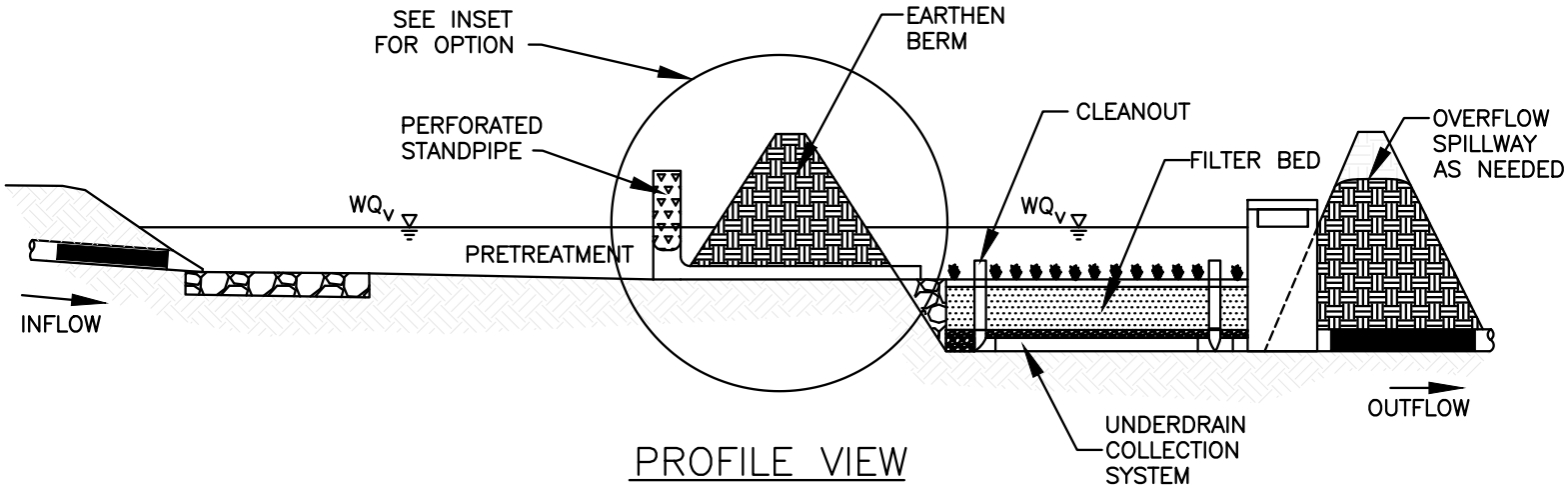
1. ALL SAND FILTERS SHALL HAVE A MINIMUM 20 FOOT ACCESS EASEMENT CONNECTING TO A DEDICATED PUBLIC RIGHT OF WAY. ACCESS ROAD SHALL HAVE MIN. 12' STABILIZED WIDTH, MAX. LONG. GRADE OF 15%, MAX. CROSS-SLOPE 5%. IN ADDITION, A 10-FOOT WIDE PERMANENT MAINTENANCE ACCESS EASEMENT MUST BE PROVIDED AROUND THE PERIMETER OF ALL BMPS TO ALLOW FOR ADEQUATE MAINTENANCE AND REPAIR.
2. ALL DRAINAGE AREAS TO A SAND FILTER FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF SAND.
3. CLEAN OUTS IN THE UNDERDRAIN SYSTEM ARE TO BE PROVIDED EVERY 50' MINIMUM. CLEAN OUTS SHALL HAVE WATER TIGHT, VANDAL PROOF CAPS AND EXTEND 6" ABOVE THE SURFACE.



PLAN VIEW



INSET



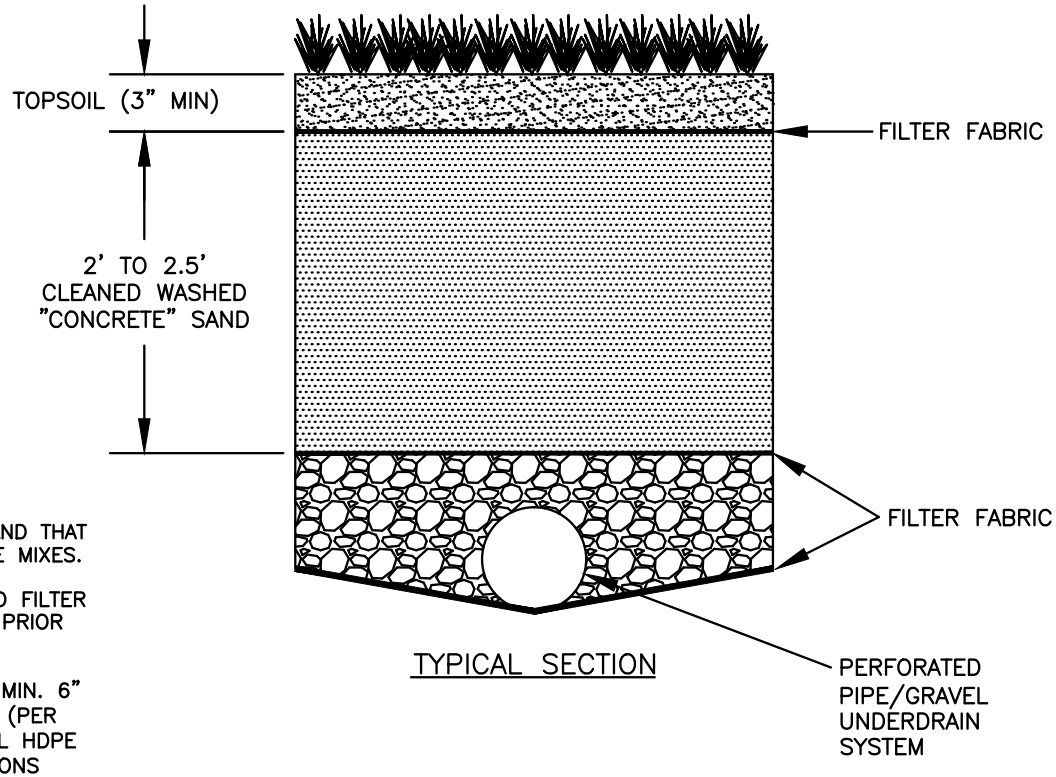
PROFILE VIEW

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

SURFACE SAND FILTER

NOT TO SCALE

STD. NO.	REV.
424.1	



TYPICAL SECTION

NOTES:

1. "CONCRETE" SAND REFERS TO SAND THAT IS COMMONLY USED IN CONCRETE MIXES.
2. ALL DRAINAGE AREAS TO A SAND FILTER FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF SAND.
3. UNDERDRAIN PIPES SHOULD BE MIN. 6" PERFORATED SCHEDULE 40 PVC (PER AASHTO M278) OR DOUBLE WALL HDPE (PER AASHTO M252). PERFORATIONS SHOULD BE ⅜" SPACED 3" ON CENTER ALONG 4 LONGITUDINAL ROWS SPACED 90° APART.

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

SURFACE SAND FILTER SECTION

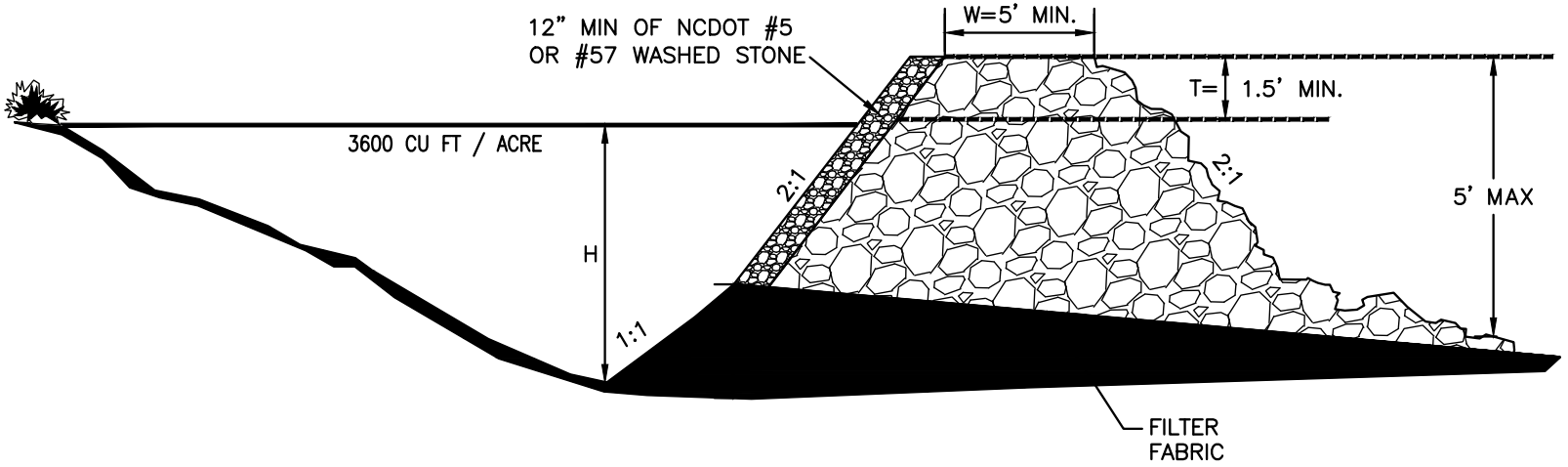
STD. NO.	REV.
425.1	

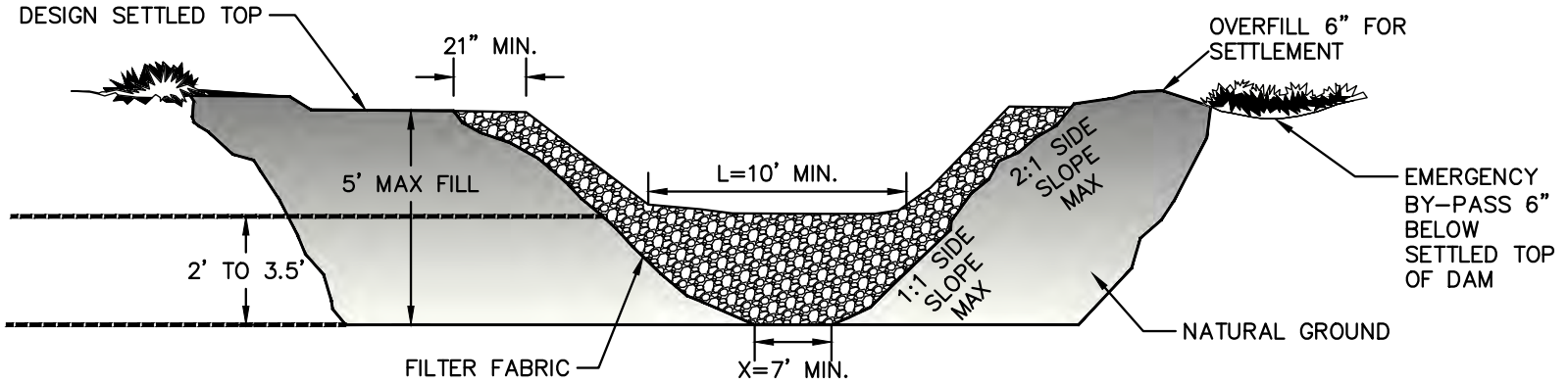
STD. & SPEC. #	TITLE	SPECIAL REQUIREMENTS & NOTES
6.11	PERMANENT SEEDING	—
6.17	ROLLED EROSION CONTROL PRODUCTS	—
6.51	HARDWARE CLOTH & GRAVEL INLET PROTECTION	—
6.60	TEMPORARY SEDIMENT TRAP	WEIR TOP WIDTH 10' MIN., BOTTOM 7' MIN.
6.61	SEDIMENT BASIN	FLASH BOARD RISER NOT PERMITTED
6.64	SKIMMER SEDIMENT BASIN	1ST BAFFLE: RIP RAP & WASHED STONE BERM 2ND BAFFLE: STANDARD BAFFLE 3RD BAFFLE: HARDWARE CLOTH SURROUNDING THE SKIMMER
NCDOT 1606.1	SPECIAL SEDIMENT CONTROL FENCE	—

THE STANDARDS & SPECIFICATIONS SHOWN ARE FROM THE "NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL" (NCESCPDM) PREPARED BY NC DEPT. OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR); ALSO REFERENCE NCDOT "ROADWAY STANDARD DRAWINGS," LATEST EDITION.

THE TOWN OF WAXHAW HAS ADOPTED THE SPECIFIC STANDARDS & SPECIFICATIONS SHOWN ON THIS DETAIL AS MANDATORY MINIMUM DESIGN STANDARDS & SPECIFICATIONS.

TEMPORARY SEDIMENT TRAP DESIGN CRITERIA	
DRAINAGE AREA (ACRES)	< 1 AC.
MIN. LENGTH TO WIDTH RATIO	2:1
MIN. VOLUME REQUIRED	3600 (CU. FT. PER AC. DISTURBED)
SURFACE AREA REQUIRED	435 (SQ. FT. PER CFS Q10)





NOTE:

PLEASE REFER TO NCESCPDM SECTION #6.60 FOR ADDITIONAL DESIGN SPECIFICATIONS REGARDING TEMPORARY SEDIMENT TRAPS.

NOT TO SCALE

DATA BLOCK

TRAP NO.	DRAINAGE AREA (ACRES)	DENUDED AREA (ACRES)	Q_{10}	TRAP VOLUME		TRAP SURFACE AREA		CLEANOUT DEPTH (FT.) H/2	H (FEET)	L (FEET)	T (FEET)	W (FEET)	X (FEET)
				REQUIRED (CUBIC FT.)	PROVIDED (CUBIC FT.)	REQUIRED (SQ FT.)	PROVIDED (SQ FT.)						

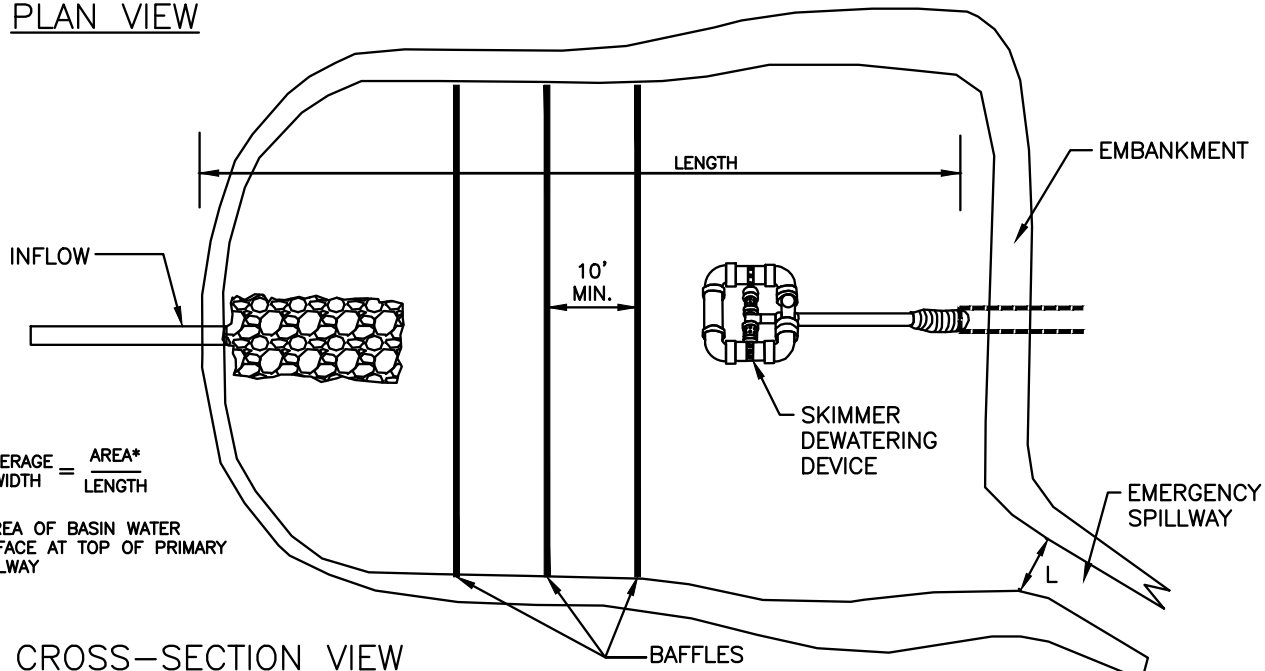
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

TEMPORARY SEDIMENT TRAP

STD. NO.	REV.
501.1	

SKIMMER SEDIMENT BASIN DESIGN CRITERIA	
DRAINAGE AREA (ACRES)	< 10 AC.
MIN. LENGTH TO WIDTH RATIO	2:1
MAX. LENGTH TO WIDTH RATIO	6:1
MIN. VOLUME REQUIRED	1800 (CU. FT. PER AC. DISTURBED)
SURFACE AREA REQUIRED	325 (SQ. FT. PER CFS Q10)

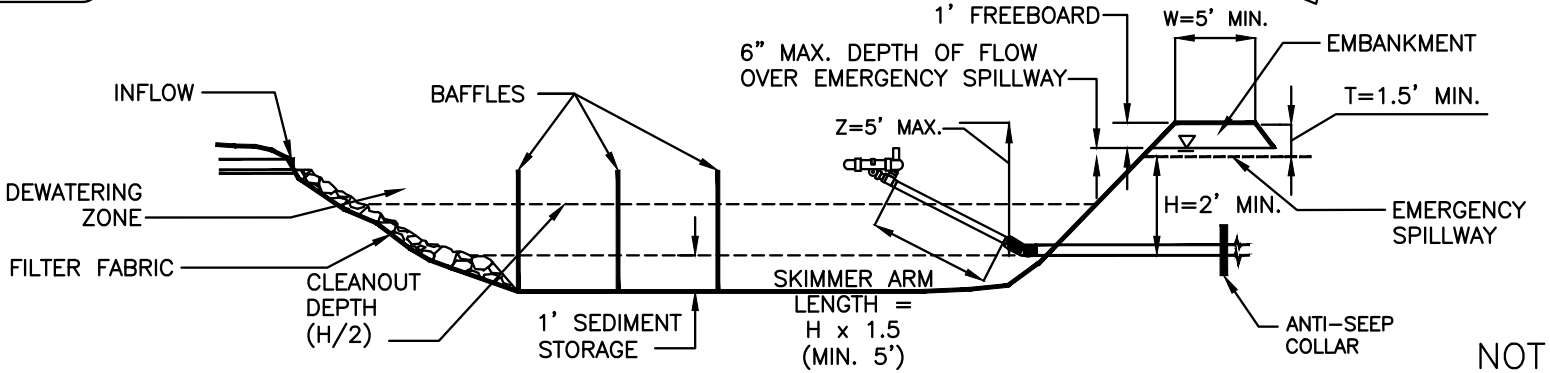
PLAN VIEW



$$\text{AVERAGE WIDTH} = \frac{\text{AREA*}}{\text{LENGTH}}$$

* AREA OF BASIN WATER SURFACE AT TOP OF PRIMARY SPILLWAY

CROSS–SECTION VIEW



NOTES:

1. REFER TO NCESCPDM SECTION #6.64 FOR ADDITIONAL DESIGN SPECIFICATIONS REGARDING SKIMMER SEDIMENT BASINS.
2. REFER TO STD. #524.1 FOR BAFFLE SPACING AND INSTALLATION
3. SKIMMER INVERT ELEVATION = BASIN BOTTOM + 1' MIN.
4. H = SPILLWAY ELEVATION – SKIMMER INVERT ELEVATION

NOT TO SCALE

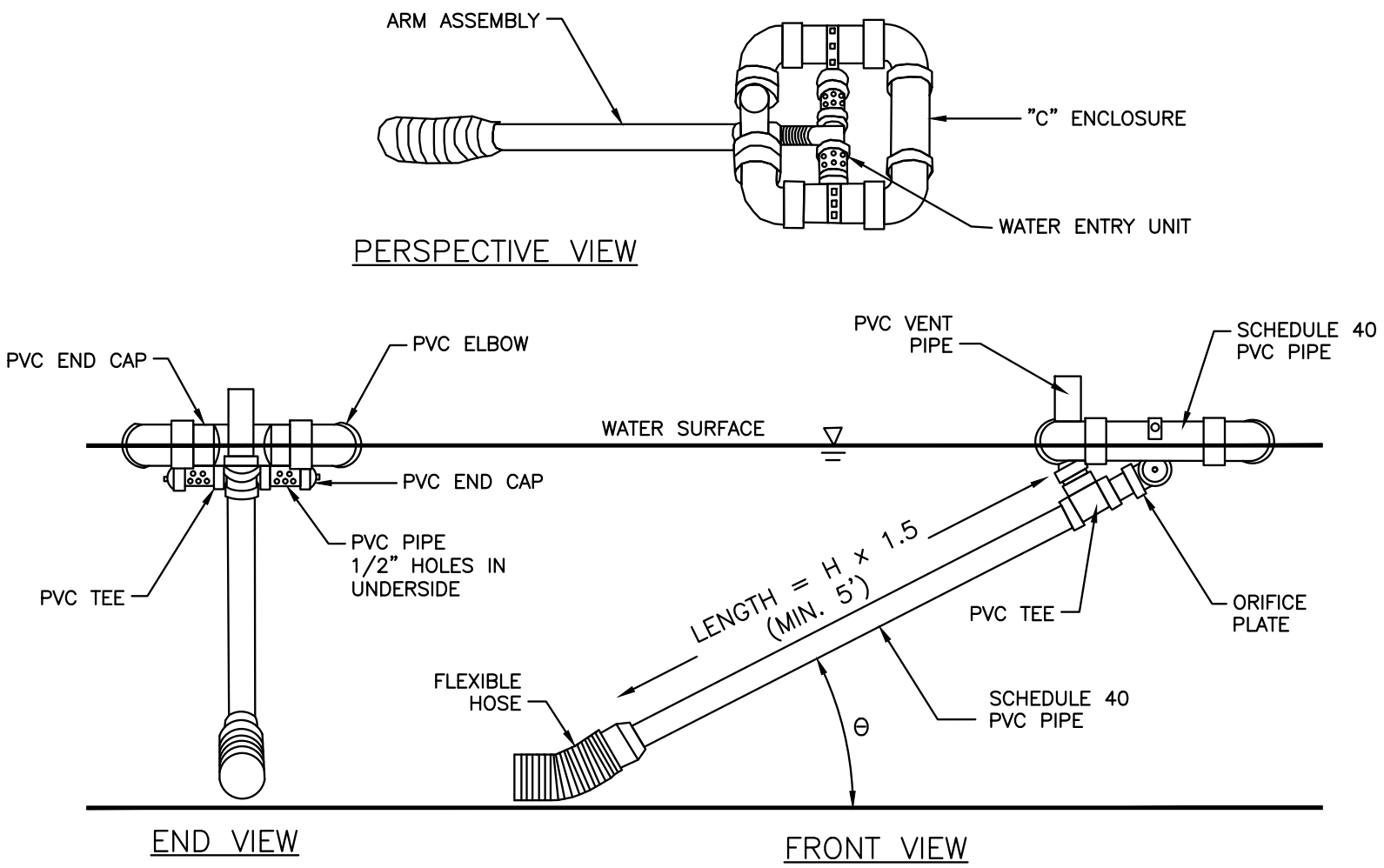
DATA BLOCK

BASIN	DRAINAGE AREA (ACRES)	DENUDED AREA (ACRES)	Q_{10}	BASIN VOLUME		BASIN SURFACE AREA		CLEANOUT DEPTH (FT.) H/2	H (FEET)	Z (FEET)	L (FEET)	T (FEET)	W (FEET)	SKIMMER PIPE DIAMETER	SKIMMER ORIFICE DIAMETER
				REQUIRED (CUBIC FT.)	PROVIDED (CUBIC FT.)	REQUIRED (SQ FT.)	PROVIDED (SQ FT.)								

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

SKIMMER SEDIMENT BASIN

STD. NO.	REV.
502.1	



SCHEMATIC OF SKIMMER TAKEN FROM PENNSYLVANIA EROSION AND SEDIMENT POLLUTION CONTROL MANUAL, MARCH 2000.

"H" REFERS TO THE HEIGHT FROM INVERT OF FLEXIBLE HOSE ON SKIMMER TO THE INVERT OF THE PRIMARY SPILLWAY.

NOT TO SCALE

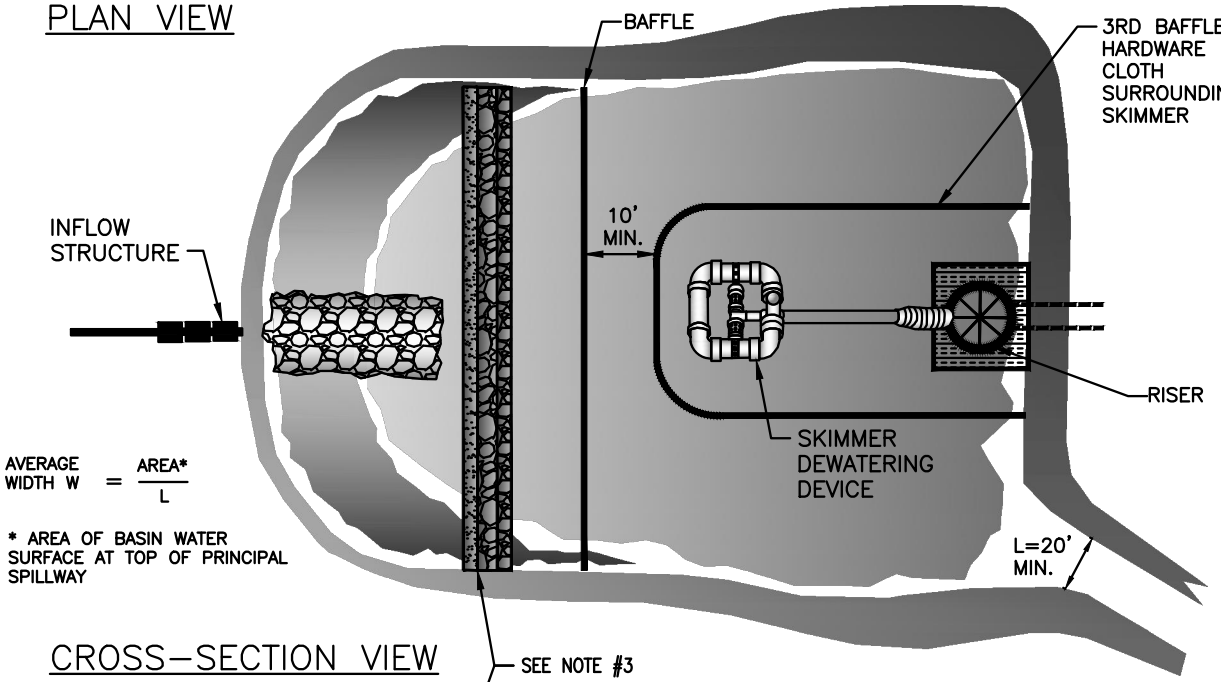
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

SKIMMER

STD. NO.	REV.
503.1	

SEDIMENT BASIN DESIGN CRITERIA	
DRAINAGE AREA (ACRES)	>10 AC. <100 AC.
MIN. LENGTH TO WIDTH RATIO	2:1
MAX. LENGTH TO WIDTH RATIO	6:1
MIN. VOLUME REQUIRED	1800 (CU. FT. PER AC. DISTURBED)
SURFACE AREA REQUIRED	435 (SQ. FT. PER CFS Q10)

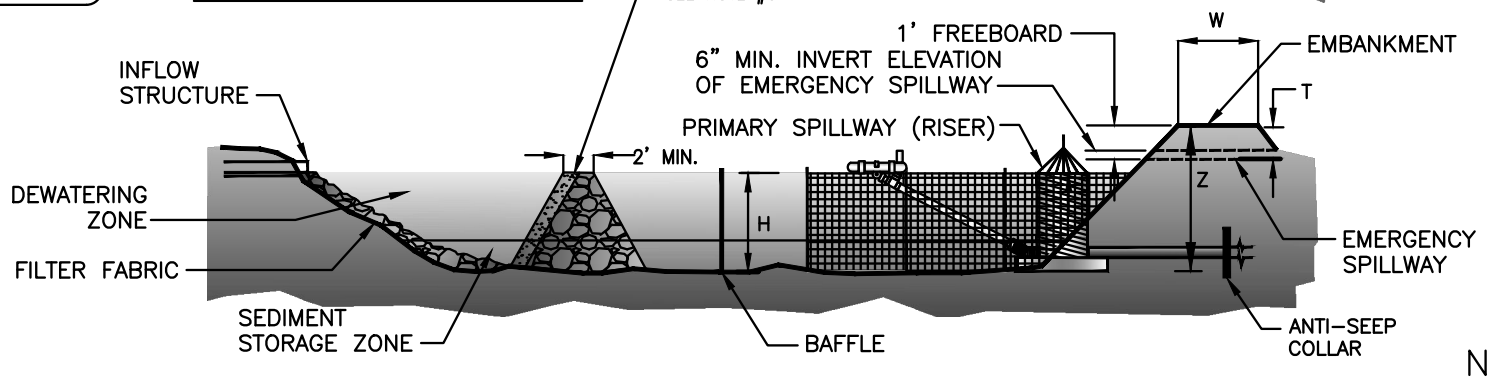
PLAN VIEW



AVERAGE WIDTH W = AREA* / L

* AREA OF BASIN WATER SURFACE AT TOP OF PRINCIPAL SPILLWAY

CROSS-SECTION VIEW



NOT TO SCALE

NOTES:

1. REFER TO NCESCPDM SECTION #6.61 FOR ADDITIONAL DESIGN SPECIFICATIONS REGARDING SEDIMENT BASINS.
2. REFER TO STD. #524.1 FOR BAFFLE SPACING AND INSTALLATION.
3. FIRST BAFFLE IS TO BE CONSTRUCTED OF RIP-RAP AND #5 WASHED STONE, WITH A MIN. HEIGHT OF 3' AND MIN. TOPWIDTH OF 2'.
4. FLASHBOARD RISER NOT PERMITTED FOR USE IN THE TOWN OF WAXHAW

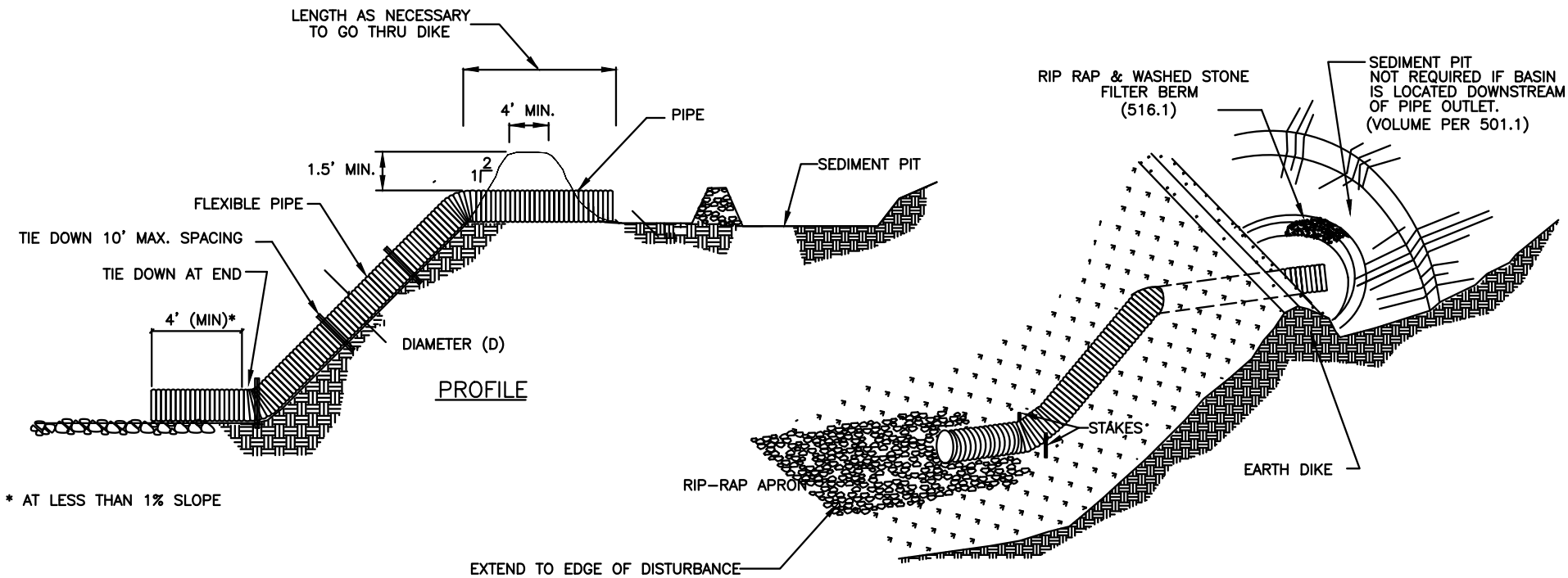
DATA BLOCK

BASIN	DRAINAGE AREA (ACRES)	DENUDED AREA (ACRES)	Q_{10}	BASIN VOLUME		BASIN SURFACE AREA		CLEANOUT DEPTH (FT.) H/2	H (FEET)	Z (FEET)	L (FEET)	T (FEET)	W (FEET)	SKIMMER PIPE DIAMETER	SKIMMER ORIFICE DIAMETER
				REQUIRED (CUBIC FT.)	PROVIDED (CUBIC FT.)	REQUIRED (SQ FT.)	PROVIDED (SQ FT.)								

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

SEDIMENT BASIN

STD. NO. 504.1 REV.



CONSTRUCTION SPECIFICATIONS:

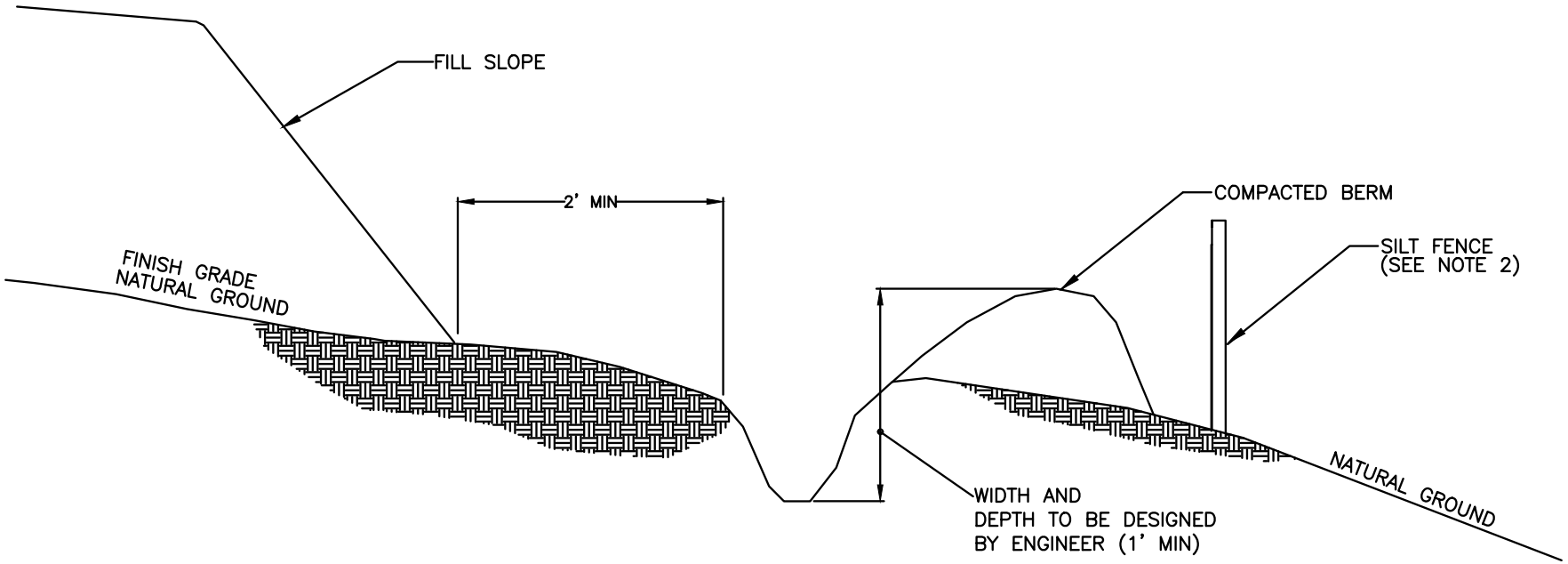
1. THE TOP OF THE EARTH DIKE OVER THE INLET PIPE AND THOSE DIKES CARRYING WATER TO THE PIPE SHALL BE AT LEAST 1.5 FEET HIGHER AT ALL POINTS THAN THE TOP OF THE INLET PIPE.
2. THE PIPE SHALL BE FLEXIBLE WITH WATER TIGHT CONNECTING BANDS. FLEXIBLE PIPE SHOULD BE STAKED ON EITHER SIDE.
3. A RIP RAP APRON SHALL BE PROVIDED AT THE OUTLET, IF EMPTYING INTO A DISTURBED AREA.
4. THE SOIL AROUND AND UNDER THE INLET PIPE AND ENTRANCE SECTION SHALL BE HAND TAMPED IN 4" LIFTS TO THE TOP OF THE EARTH DIKE.
5. FOLLOW-UP INSPECTION AND ANY NEEDED MAINTENANCE SHALL BE PERFORMED AFTER EACH STORM BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT.
6. OUTLET PIPE SHOULD BE TAKEN OVER OR THROUGH ANY SILT FENCE, TAKING CARE NOT TO VOID THE EFFECTIVENESS OF THE SILT FENCE.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

FLEXIBLE PIPE SLOPE DRAIN

STD. NO.	REV.
505.1	



NOTE:

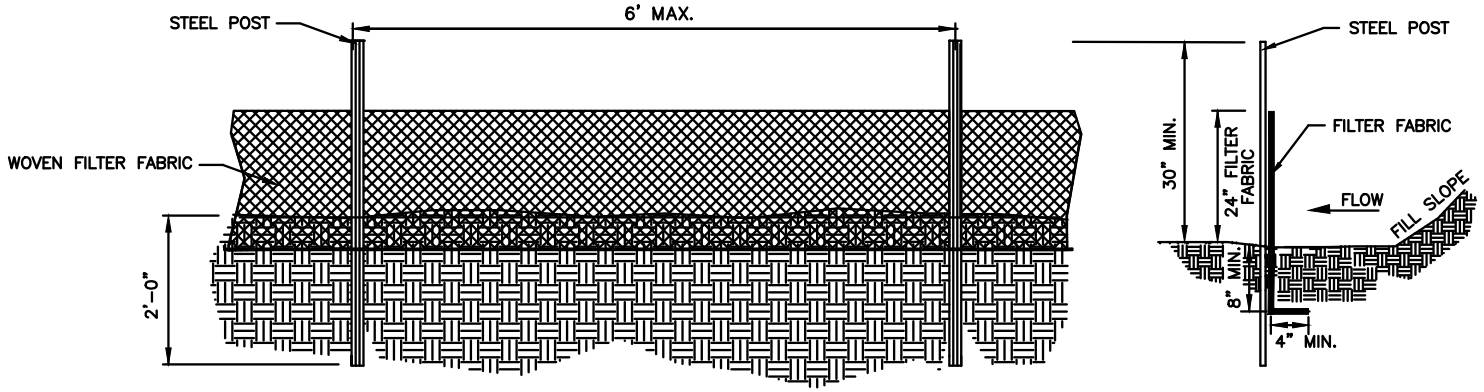
1. DITCH SHOULD HAVE LONGITUDINAL SLOPE OF 1%.
2. SILT FENCE MAY BE REQUIRED BEHIND BERM

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

TEMPORARY SILT DITCH

STD. NO.	REV.
506.1	



GENERAL NOTES:

1. WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
2. STEEL POSTS SHALL BE 5'–0" IN HEIGHT AND BE OF THE SELF–FASTENER ANGLE STEEL TYPE.
3. TURN SILT FENCE UP SLOPE AT ENDS.
4. ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE WHEN GRADING IS ADJACENT TO SWIM BUFFERS, STREAMS OR WETLANDS (REFER TO SWIM BUFFER GUIDELINES). THE COLOR ORANGE IS RESERVED FOR VISUAL IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE AREAS.
5. DRAINAGE AREA CAN NOT BE GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
6. SLOPE LENGTHS CAN NOT EXCEED CRITERIA SHOWN IN TABLE 6.62A NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
7. DO NOT INSTALL SEDIMENT FENCE ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.

MAINTENANCE NOTES:

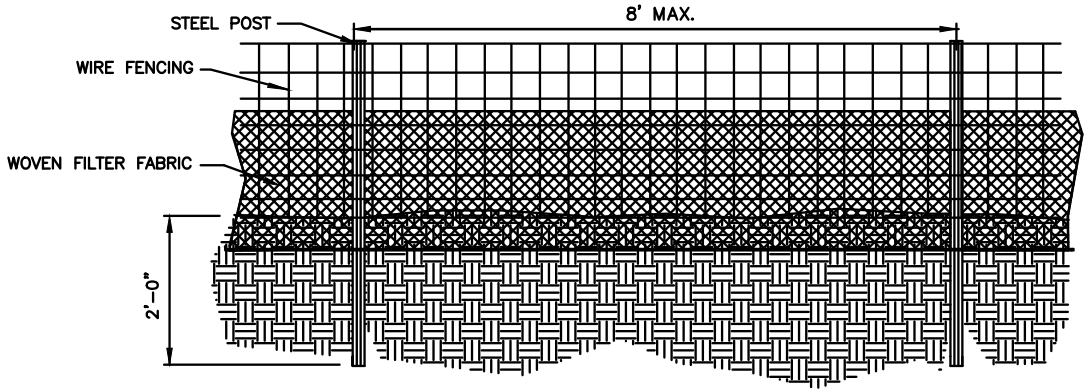
1. FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROX. HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

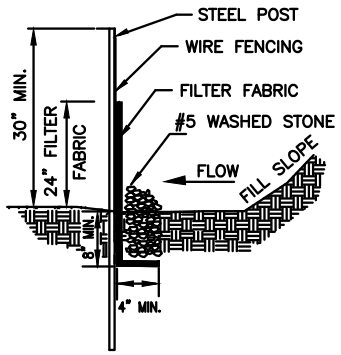
NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

TEMPORARY SILT FENCE

STD. NO.	REV.
507.1	





GENERAL NOTES:

1. WIRE FENCING SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
3. STEEL POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
4. WIRE FENCING SHALL BE AT LEAST #10 GAGE WITH A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
5. TURN SILT FENCE UP SLOPE AT ENDS.
6. WIRE MESH SHALL BE MIN. 13 GAGE WITH MAXIMUM 12" OPENINGS.
7. WIRE AND WASHED STONE IS REQUIRED TO BE SHOWN ON PLANS AT THE TOE OF SLOPES GREATER THAN 10 FEET VERTICAL (2:1 SLOPE)
8. ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE WHEN GRADING IS ADJACENT TO SWIM BUFFERS, STREAMS OR WETLANDS (REFER TO SWIM BUFFER GUIDELINES). THE COLOR ORANGE IS RESERVED FOR VISUAL IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE AREAS.
9. DRAINAGE AREA CAN NOT BE GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
10. SLOPE LENGTHS CAN NOT EXCEED CRITERIA SHOWN IN TABLE 6.62A NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
11. DO NOT INSTALL SEDIMENT FENCE ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.

MAINTENANCE NOTES:

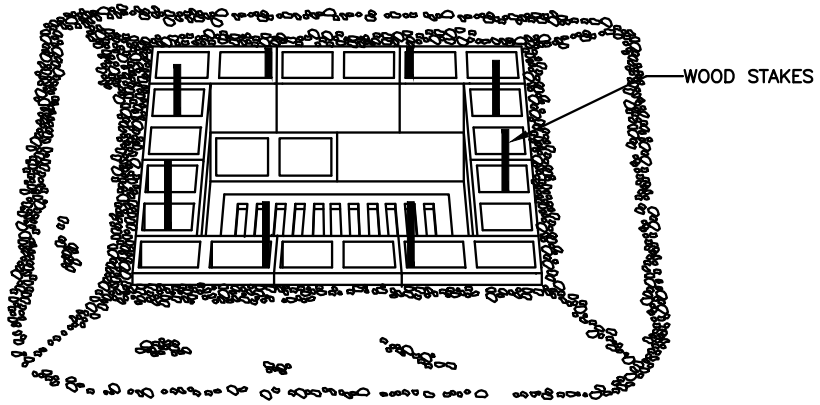
1. FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

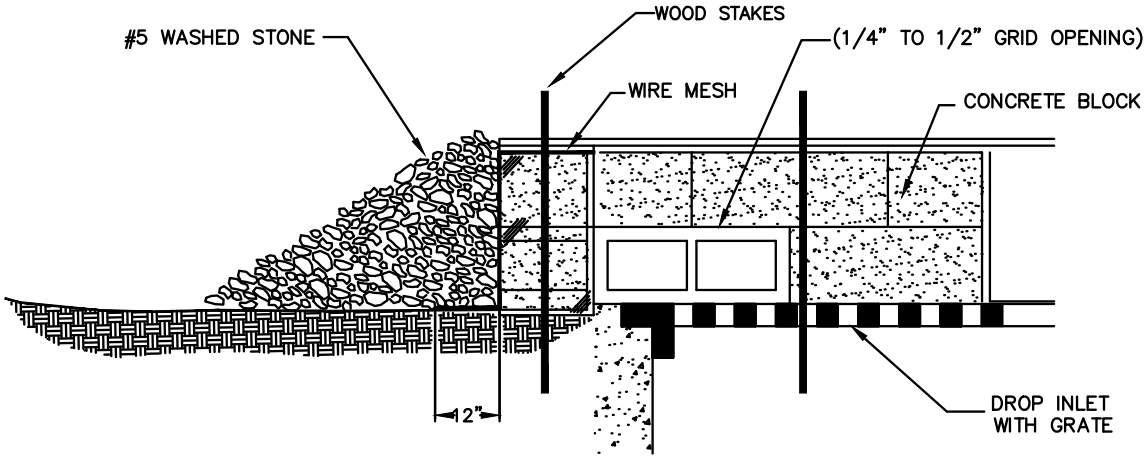
NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

HIGH HAZARD TEMPORARY SILT FENCE

STD. NO.	REV.
508.1	





SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.

NOT TO SCALE

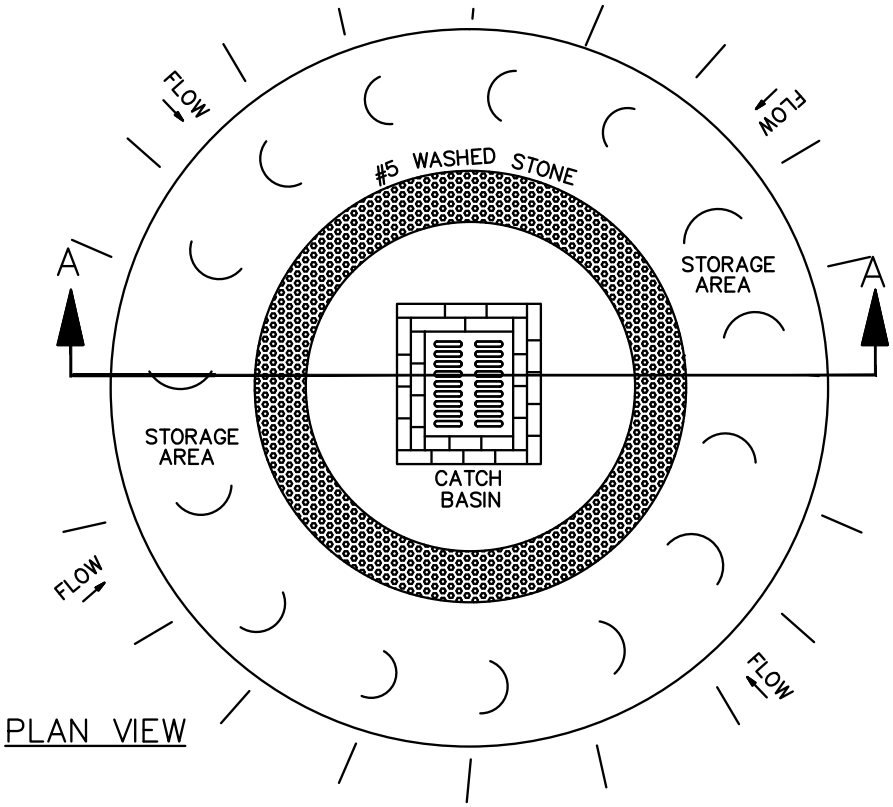
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

BLOCK AND GRAVEL STONE INLET PROTECTION

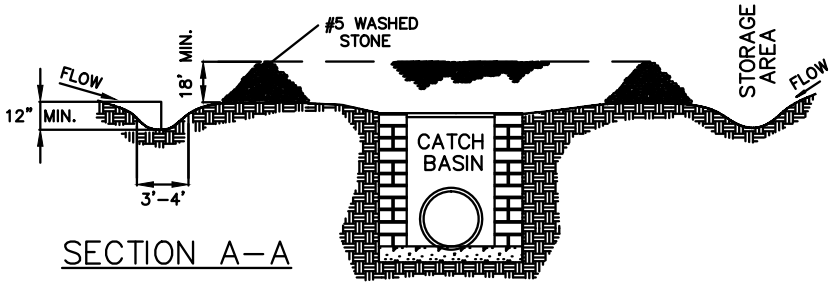
STD. NO.	REV.
510.1	

GENERAL NOTES:

1. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
2. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. THE STRUCTURE SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT AFTER EACH STORM EVENT AND REPAIRS MADE AS NECESSARY.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE BASIN HAS BEEN PROPERLY STABILIZED.
6. ON LARGER DRAINAGE AREAS RIP RAP MAY BE REQUIRED UNDER THE WASHED STONE.



PLAN VIEW



SECTION A–A

NOT TO SCALE

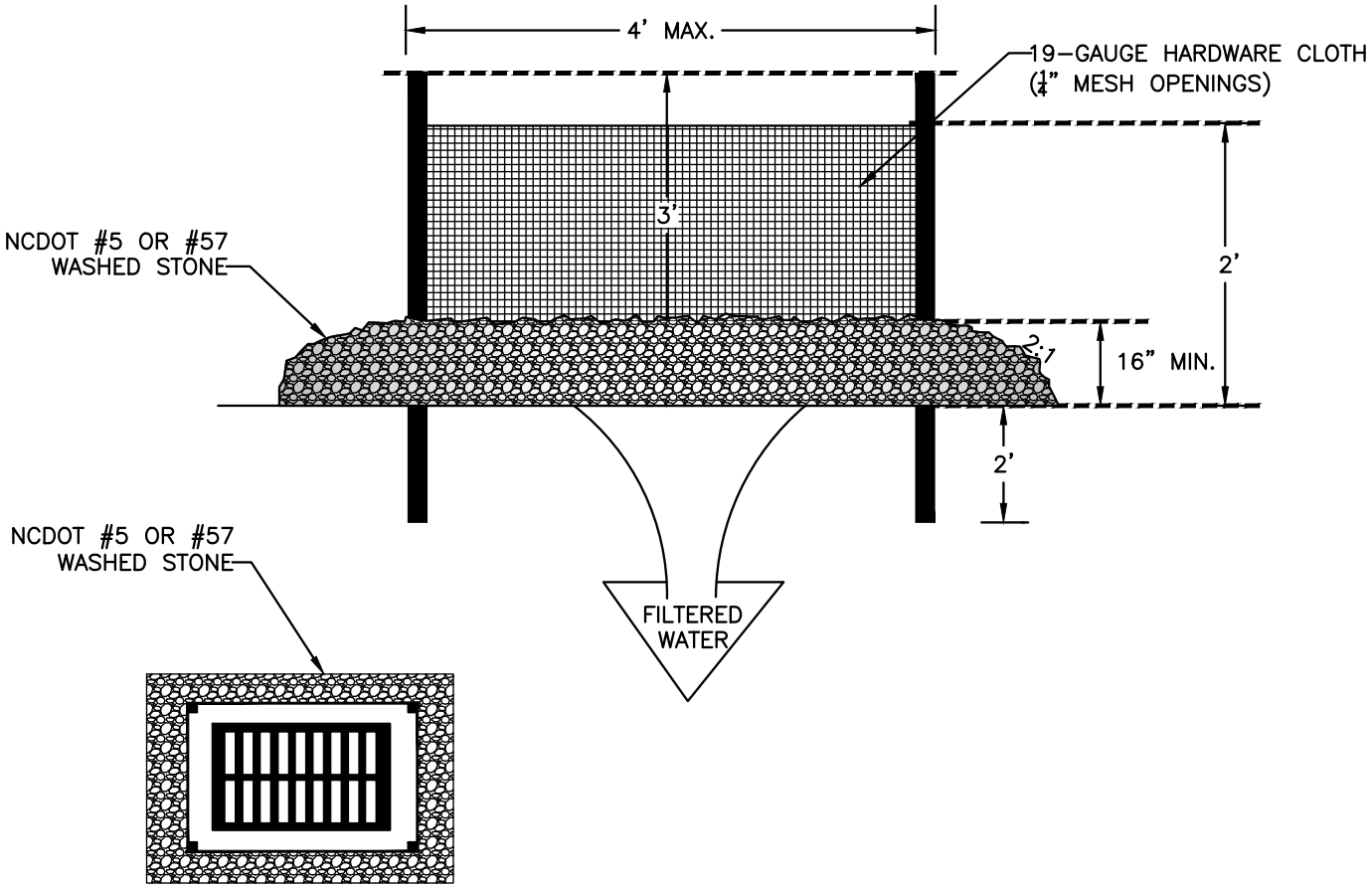
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

STONE INLET PROTECTION

STD. NO.	REV.
511.1	

GENERAL NOTES:

1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
2. DRIVE 5–FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2–FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
4. PLACE CLEAN GRAVEL (NC DOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
6. COMPACT THE AREA PROPERLY AND STABILIZED IT WITH GROUNDCOVER.



NOT TO SCALE

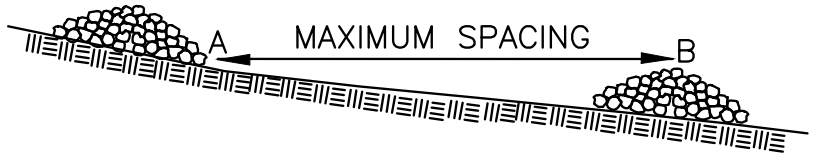
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

HARDWARE CLOTH AND GRAVEL INLET PROTECTION

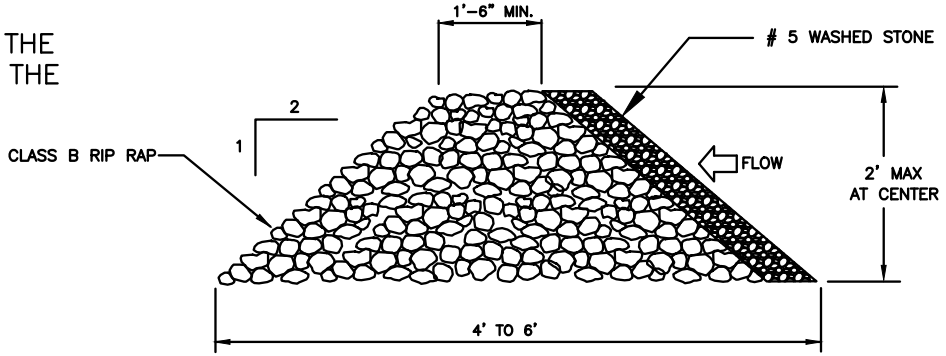
STD. NO.	REV.
512.1	

GENERAL NOTES:

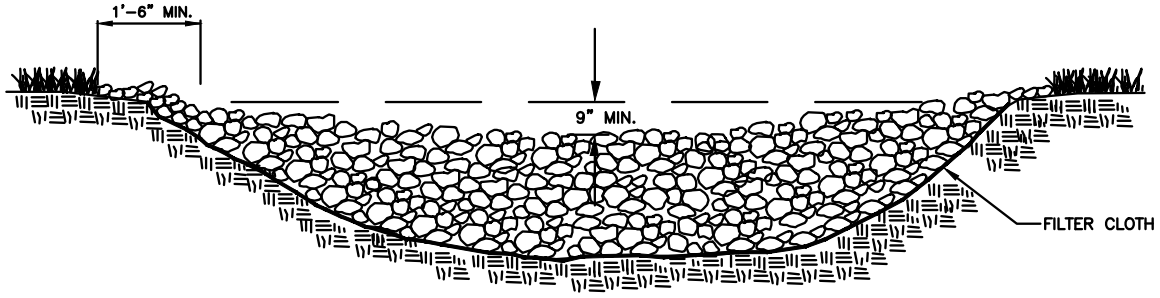
1. RIPRAP SIZE TO BE DESIGNED BY ENGINEER.
2. CHECK DAMS MAY BE USED IN SLOPING DITCHES OR CHANNELS TO SLOW VELOCITY OR TO CREATE SEDIMENT TRAPS.
3. ENSURE THAT MAXIMUM SPACING BETWEEN DAMS PLACES THE TOE OF THE UPSTREAM DAM AT THE SAME ELEVATION AS THE DOWNSTREAM DAM (SEE DIAGRAM BELOW).



A AND B ARE AT EQUAL ELEVATIONS



CROSS SECTION



PLAN

NOT TO SCALE

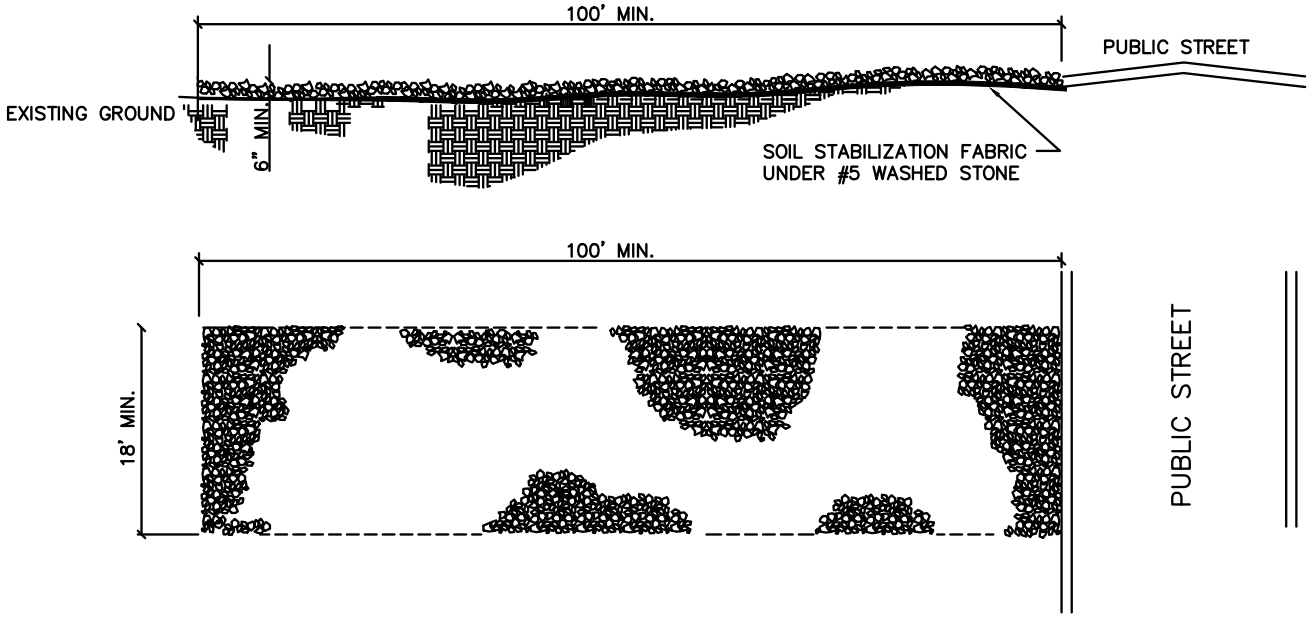
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

TEMPORARY ROCK CHECK DAM

STD. NO.	REV.
513.1	

NOTES:

1. A STABILIZED ENTRANCE PAD OF #5 WASHED STONE AND RAILROAD BALLAST SHALL BE LOCATED WHERE TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
2. FILTER FABRIC OR COMPACTED CRUSHER RUN STONE SHALL BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
4. ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY. ANY AGGREGATE TRACKED INTO THE ROADWAY MUST BE SWEPT BACK ONSITE ON A NIGHTLY BASIS.
5. WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN SEE STD. NO. 515.1
6. THE TOWN MAY REQUIRE A STANDARD COMMERCIAL DRIVEWAY (STD. 108.1 & 109.1) TO ACCESS THE CONSTRUCTION SITE IF THE DRIVEWAY IS ON A THOROUGHFARE.

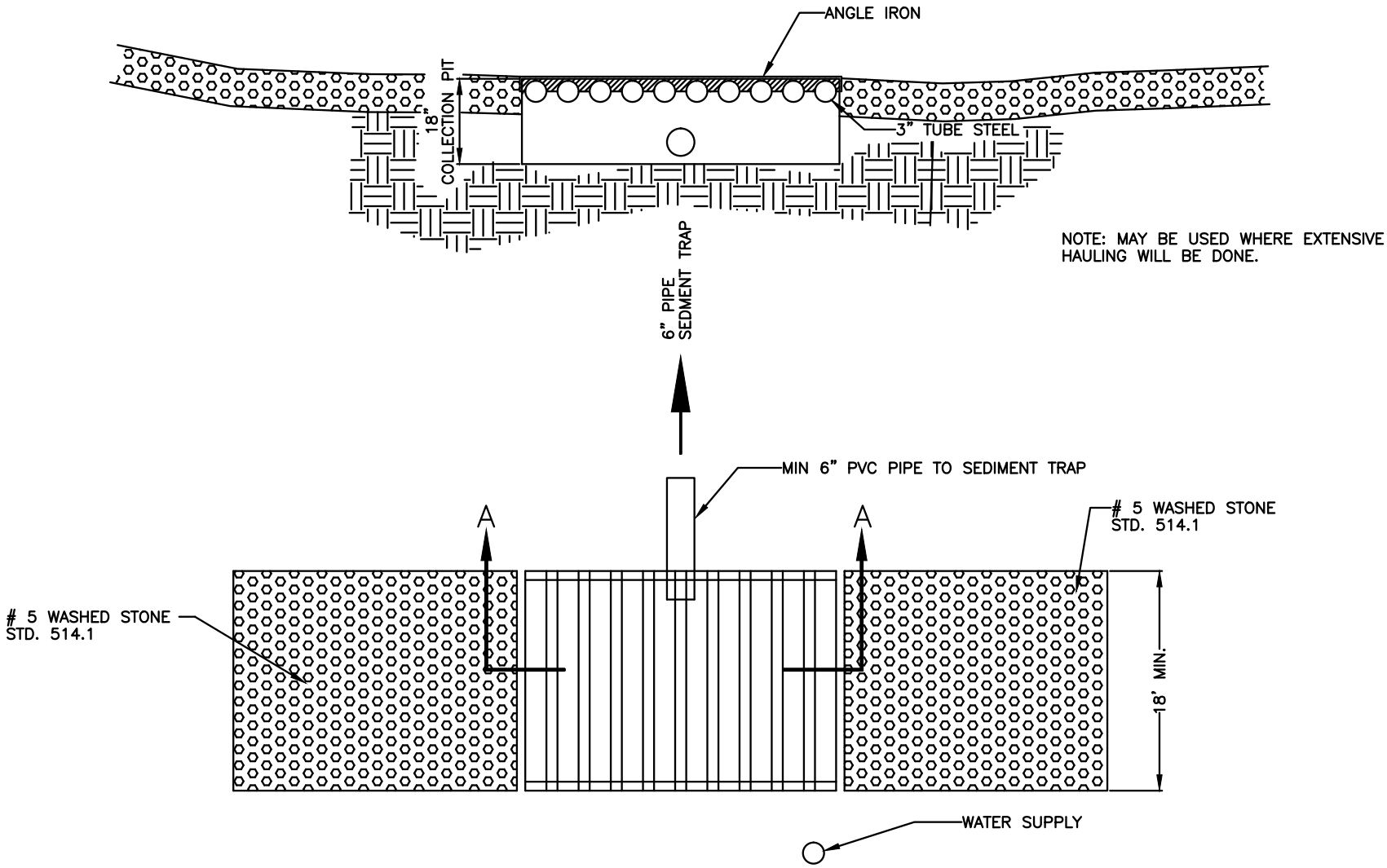


NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

STABILIZED CONSTRUCTION ENTRANCE

STD. NO.	REV.
514.1	



NOT TO SCALE

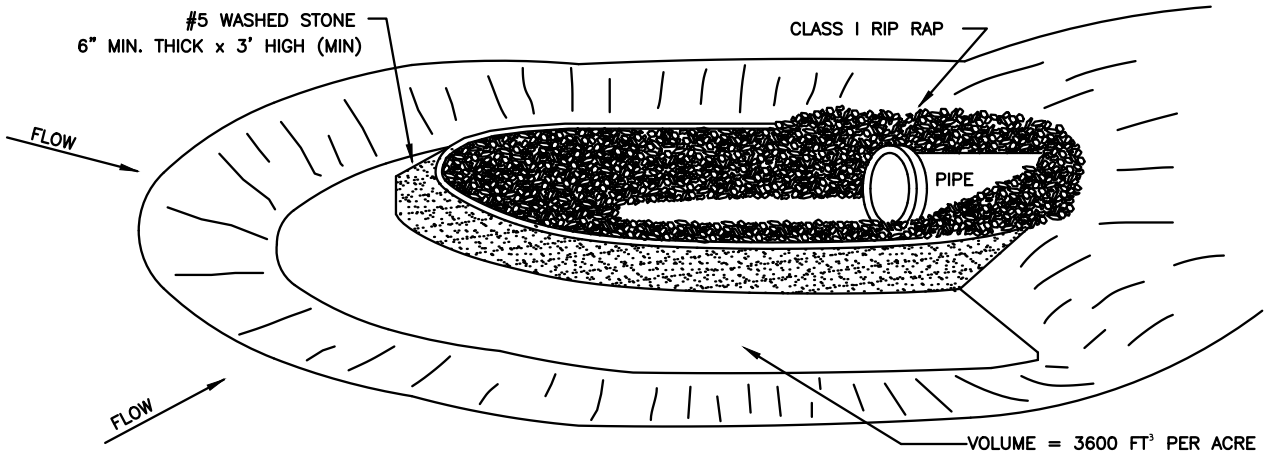
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

CONSTRUCTION ENTRANCE TIRE WASH

STD. NO.	REV.
515.1	

DATA BLOCK

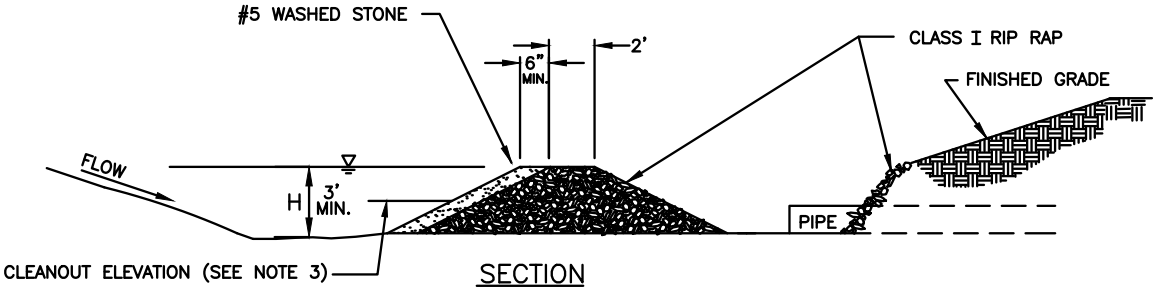
BASIN NO.	DRAINAGE AREA (ACRES)	DENUDED AREA (ACRES)	BASIN VOLUME		BASIN SURFACE AREA		CLEANOUT DEPTH (FT.) H/2	H (FEET)
			REQUIRED (CUBIC FT.)	PROVIDED (CUBIC FT.)	REQUIRED (SQ FT.)	PROVIDED (SQ FT.)		



PERSPECTIVE VIEW

GENERAL NOTES:

1. GRAVEL AND RIP RAP FILTER BERM BASIN SHOULD BE USED TO PROTECT EXISTING PIPE INVERTS THAT DRAIN 5 ACRES OR LESS.
2. DIMENSIONS SHOWN ARE THE MINIMUM ACCEPTED UNLESS OTHERWISE NOTED.
3. CLEANOUT PRIOR TO SEDIMENT REACHING HALF OF BERM HEIGHT.



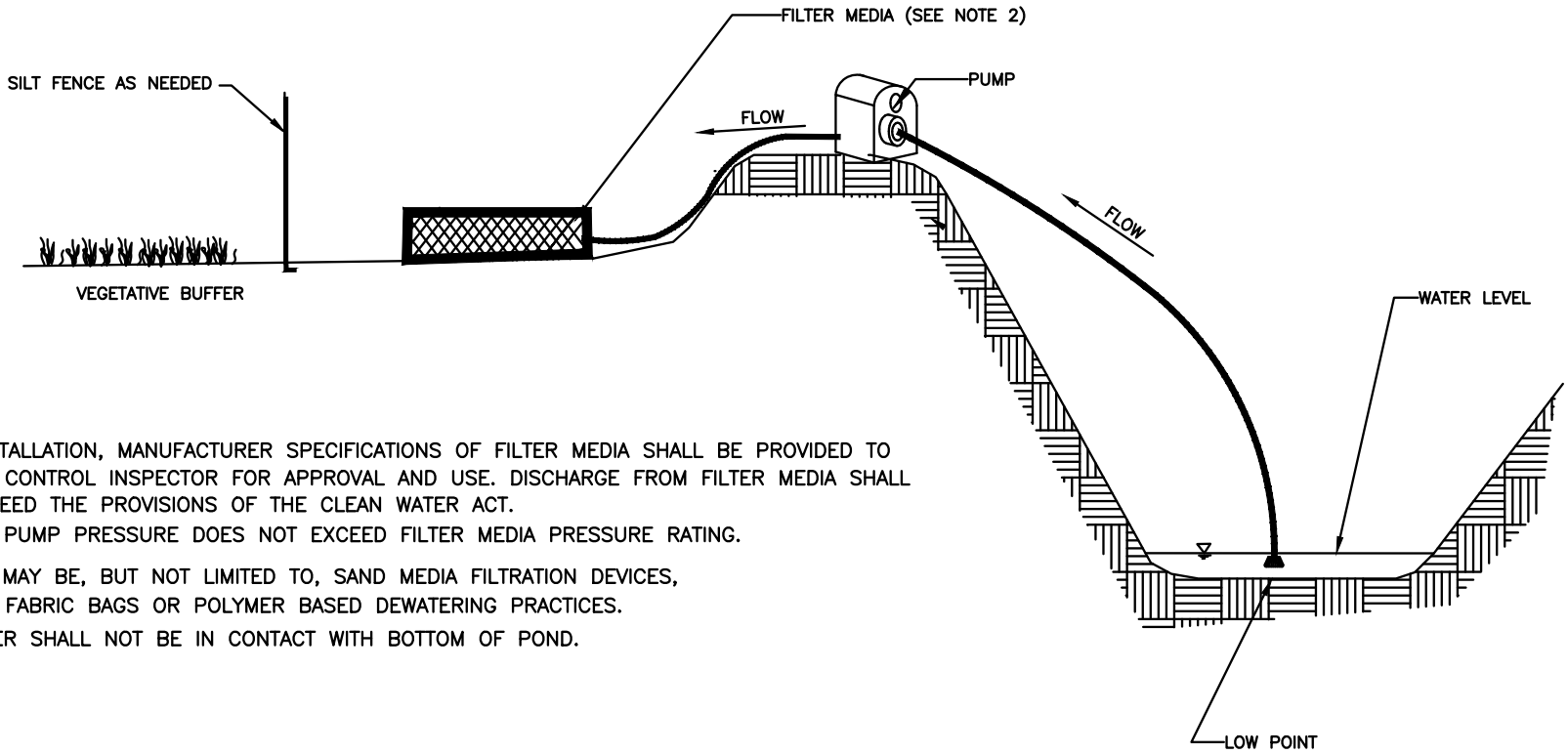
SECTION

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

GRAVEL AND RIP RAP FILTER BERM BASIN

STD. NO. 516.1 REV.



NOTE:

1. PRIOR TO INSTALLATION, MANUFACTURER SPECIFICATIONS OF FILTER MEDIA SHALL BE PROVIDED TO THE EROSION CONTROL INSPECTOR FOR APPROVAL AND USE. DISCHARGE FROM FILTER MEDIA SHALL MEET OR EXCEED THE PROVISIONS OF THE CLEAN WATER ACT.
2. ENSURE THAT PUMP PRESSURE DOES NOT EXCEED FILTER MEDIA PRESSURE RATING.
3. FILTER MEDIA MAY BE, BUT NOT LIMITED TO, SAND MEDIA FILTRATION DEVICES, RATED FILTER FABRIC BAGS OR POLYMER BASED DEWATERING PRACTICES.
4. PUMP STRAINER SHALL NOT BE IN CONTACT WITH BOTTOM OF POND.

NOT TO SCALE

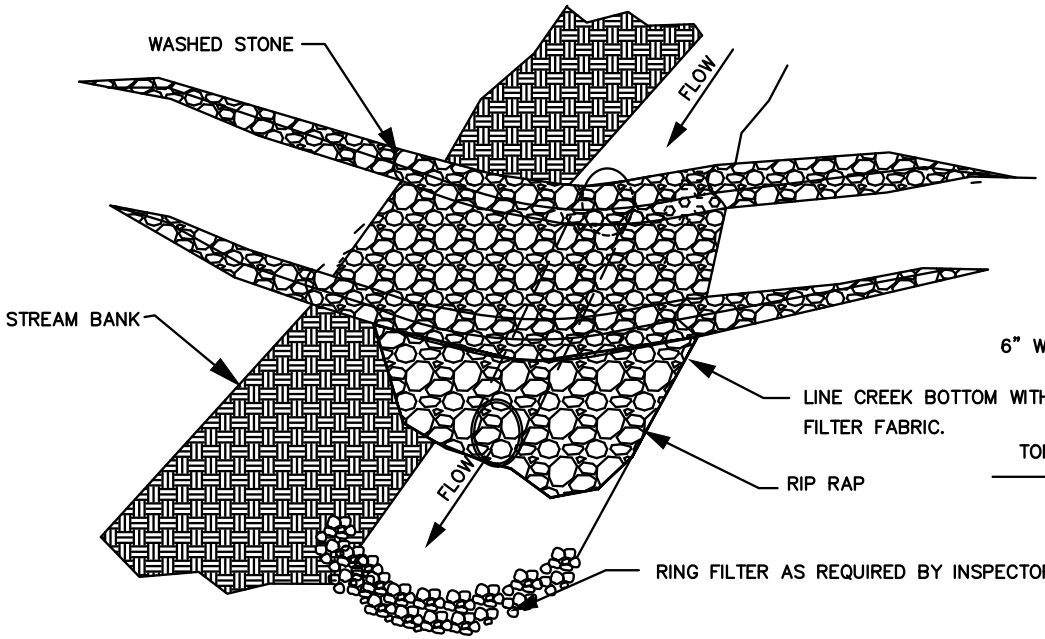
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

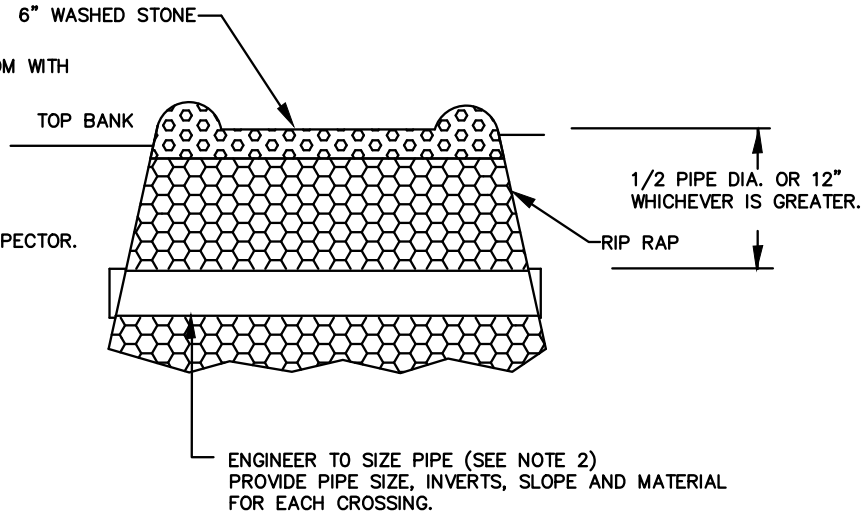
EROSION CONTROL DEWATERING

STD. NO.	REV.
517.1	

NOTES

1. REMOVE THE STRUCTURE WHEN NO LONGER NEEDED. (NOT TO EXCEED 1 YEAR).
2. AS A MINIMUM, DESIGN THE STRUCTURE TO PASS 2 YEAR PEAK FLOW WITHOUT OVERTOPPING.
3. ENSURE THAT DESIGN FLOW VELOCITY AT THE OUTLET OF THE CROSSING STRUCTURE IS NON-EROSIVE FOR THE RECEIVING STREAM CHANNEL.





NOTES:

1. ADDITIONAL MEASURES MAY BE REQURIED PER THE TOWN ENGINEER BASED ON SPECIFIC SITE CONDITIONS.

NOT TO SCALE

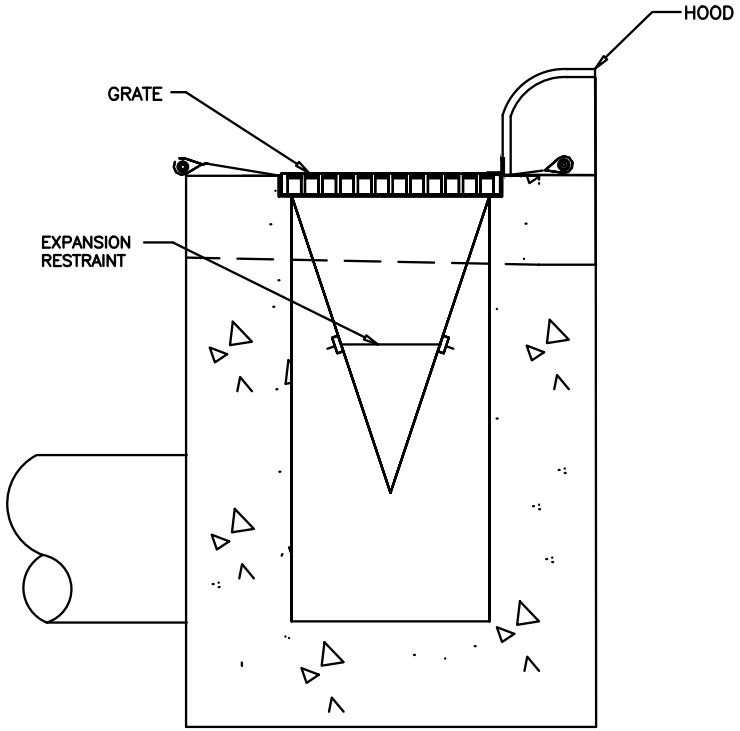
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

TEMPORARY STREAM CROSSING

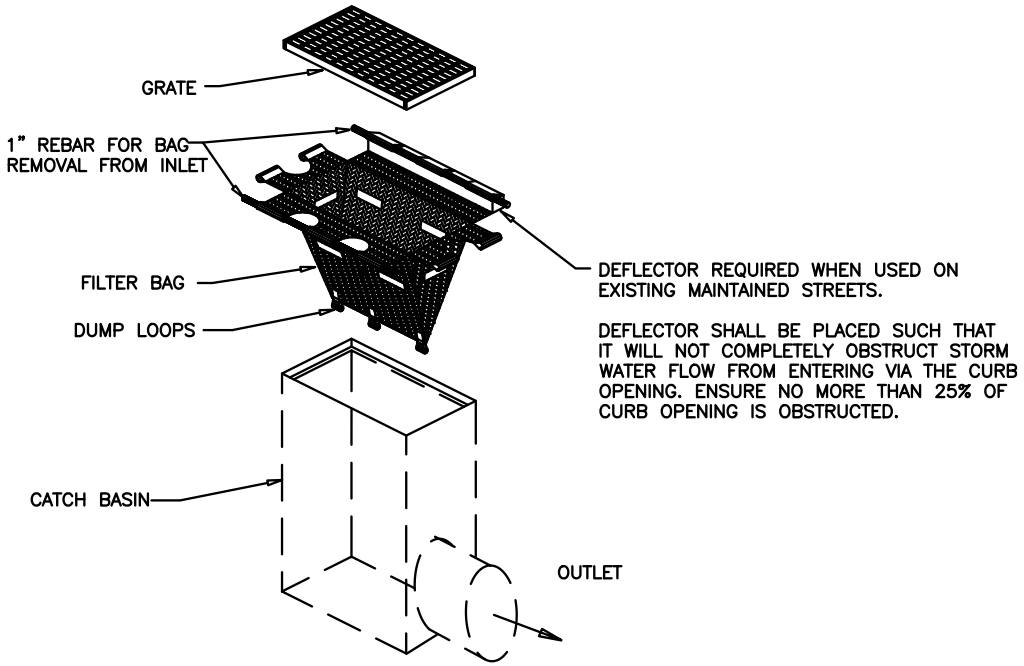
STD. NO.	REV.
518.1	

NOTES:

1. INLET MAINTENANCE SHALL BE DOCUMENTED IN PROJECT LOG BOOK.
2. FILTER TYPES SHALL BE APPROVED BY THE TOWN INSPECTOR PRIOR TO INSTALLATION.
3. FILTER BAGS MAY BE REMOVED WHEN SITE IS STABILIZED AT THE DIRECTION OF THE ENGINEER.
4. FILTER BAGS SHALL BE REMOVED PRIOR TO STREET ACCEPTANCE AND/OR CLOSE OUT OF GRADING PERMIT.
5. FILTER BAGS SHALL BE CLEANED OR REPLACED ON A REGULAR BASIS (NOT BE MORE THAN HALF FULL AT ANY TIME).
6. FILTER BAGS MAY BE INSTALLED IN EXISTING TOWN OR NCDOT ROADS AS LONG AS STORM DRAINAGE IS NOT IMPEDED.



SECTION



INSTALLATION

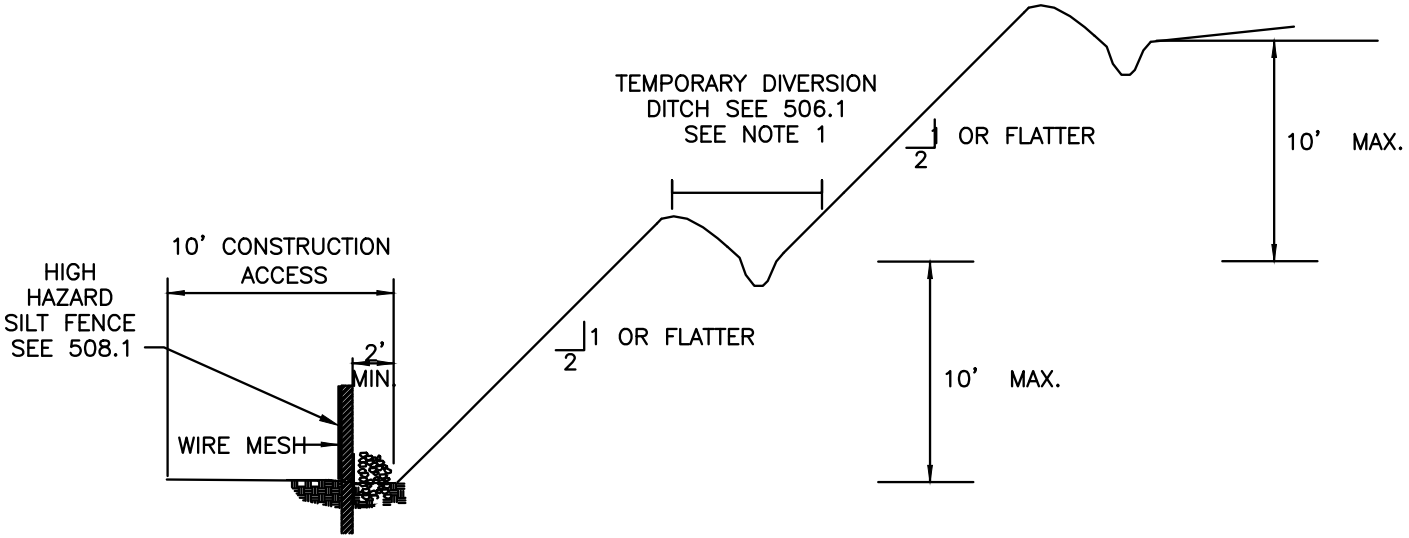
NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

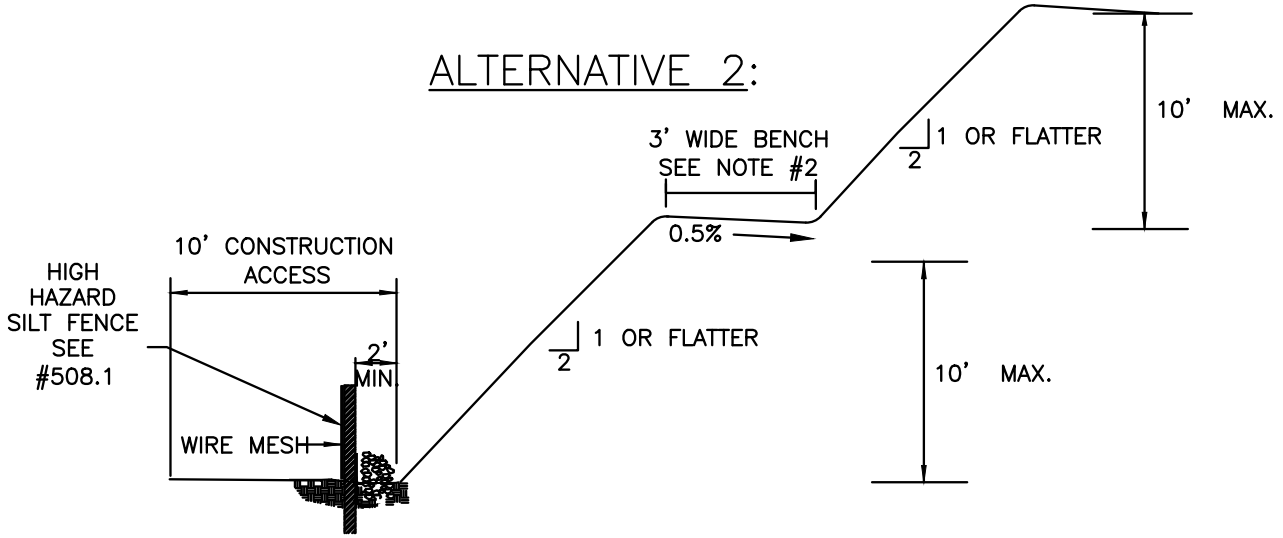
CATCH BASIN INLET PROTECTION

STD. NO.	REV.
519.1	

ALTERNATIVE 1:



ALTERNATIVE 2:



NOTES:

1. IF DIVERSION DITCH USED, IT SHOULD FLOW INTO SEDIMENT BASIN ROCK CHECK DAM, OR SLOPE DRAIN
2. BENCH SHOULD BE GRADED AT 0% LONGITUDINAL SLOPE (ON-CONTOUR)

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

SLOPE STABILITY

STD. NO.	REV.
520.1	

FOR LATE WINTER AND EARLY SPRING:

SEEDING MIXTURE:
RYE (GRAIN) – 120 LB/ACRE
ANNUAL LESPEDEZA (KOBE) – 50 LB/ACRE
(OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE)

SEEDING DATES:
JAN. 1 – MAY 1

SOIL AMENDMENTS:
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10–10–10 FERTILIZER

MULCH:
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL

MAINTENANCE:
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE

FOR SUMMER:

SEEDING MIXTURE:
GERMAN MILLET – 40 LB/ACRE
(A SMALL–STEMMED SUDANGRASS MAY BE SUBSTITUTED AT A RATE OF 50 LB/ACRE)

SEEDING DATES:
MAY 1 – AUG. 15

SOIL AMENDMENTS:
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10–10–10 FERTILIZER

MULCH:
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL

MAINTENANCE:
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE

FOR FALL:

SEEDING MIXTURE:
RYE (GRAIN) – 120 LB/ACRE

SEEDING DATES:
AUG. 15 – DEC 30

SOIL AMENDMENTS:
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10–10–10 FERTILIZER

MULCH:
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL

MAINTENANCE:
REPAIR AND REFERTILIZE DAMAGED AREAS IMMEDIATELY. TOPDRESS WITH 50 LB/ACRE OF NITROGEN IN MARCH. IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/ACRE KOBE LESPEDEZA IN LATE FEBRUARY OR EARLY MARCH.

FOR ADDITIONAL INFORMATION, REFER TO NCDEQ EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (ESCPDM), SECTION 6.10.
FOR PERMANENT SEEDING SPECIFICATIONS, INCLUDING SEED BED PREP, SEASONAL LIMITATIONS FOR SEEDING OPERATIONS, THE KINDS OF GRADES OF FERTILIZERS, THE KINDS OF SEED, AND THE RATES OF APPLICATION OF LIMESTONE, FERTILIZER, AND SEED, REFER TO NCDENR ESCPDM SECTION 6.11.

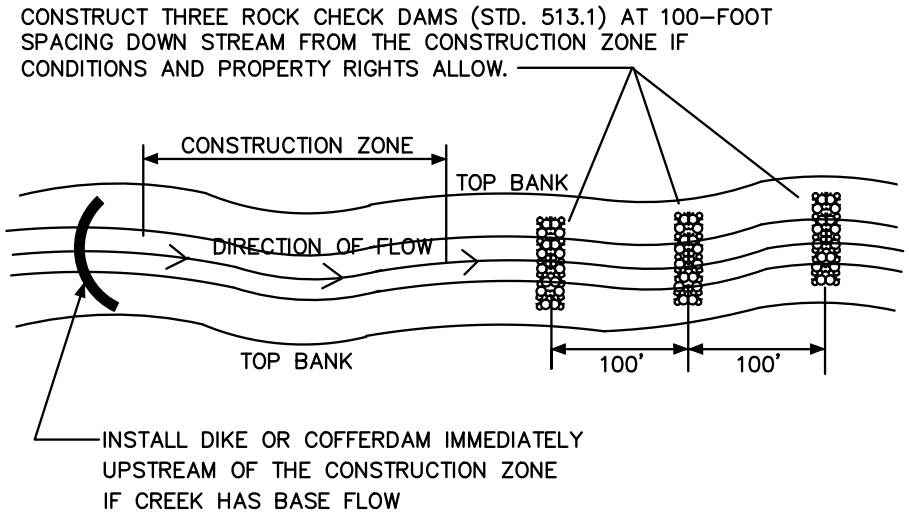
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

TEMPORARY SEEDING SCHEDULE

STD. NO.	REV.
521.1	

NOTES:

1. WORK IN CREEK SHALL BE PLANNED TO MINIMIZE THE NUMBER OF DAYS OF DISTURBANCE.
2. THE CONTRACTOR IS TO OBSERVE THE LOCAL WEATHER FORECASTS AND NOT BEGIN WORK IN THE CREEK UNLESS AT LEAST THREE DAYS WITHOUT RAIN IS ANTICIPATED.
3. ALL DISTURBED CREEK BED AND BANKS ARE TO BE STABILIZED PRIOR TO THE END OF EACH WORK DAY.
4. FOR LARGER CREEKS, CONSTRUCTION SHOULD OCCUR ON ONE SIDE OF THE CREEK AT A TIME. THE FIRST SIDE SHOULD BE STABILIZED BEFORE BEGINNING CONSTRUCTION ON THE OPPOSITE SIDE.
5. A TEMPORARY PIPE OR PUMP MAY BE INSTALLED TO CONTROL CREEK FLOW DURING CUNSTRUCTION.



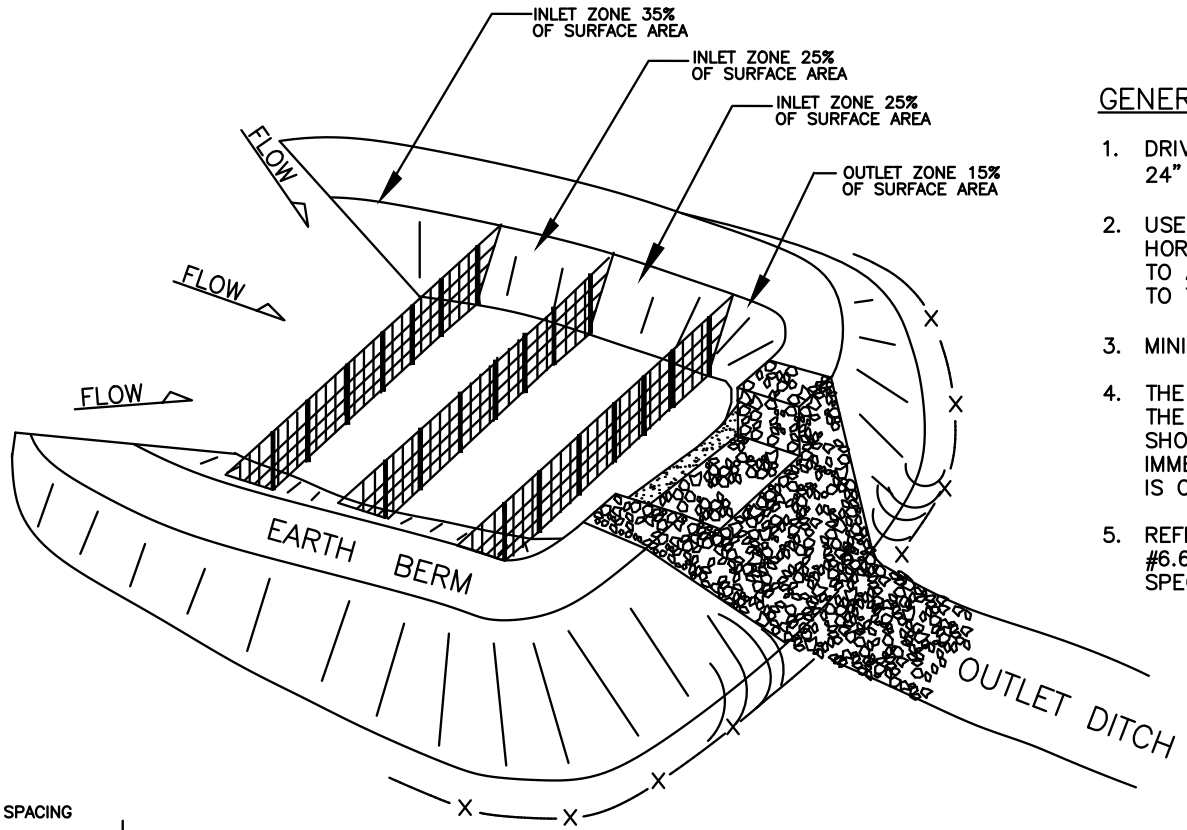
NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

CONSTRUCTION WITHIN CREEK BANK

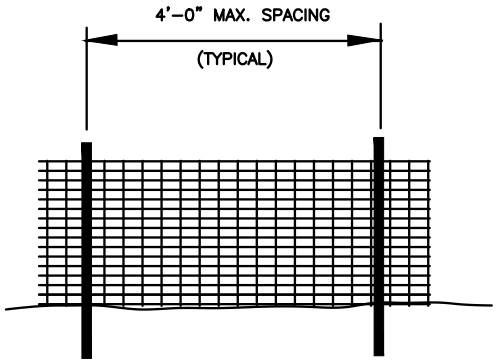
(FOR USE WITH ROAD CROSSINGS, UTILITY CROSSINGS & CULVERT CONSTRUCTION)

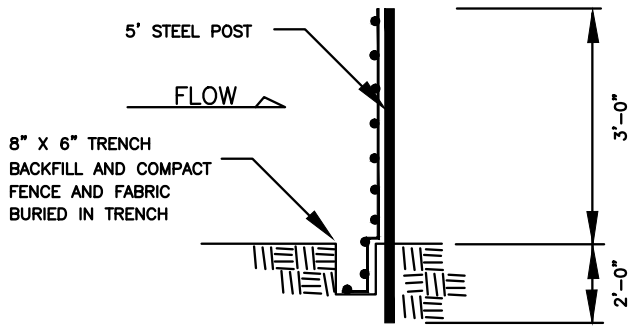
STD. NO.	REV.
523.1	



GENERAL NOTES:

1. DRIVE 5' STEEL POST AT LEAST 24" INTO SOLID GROUND.
2. USE STAPLES 1' APART HORIZONTALLY AND VERTICALLY TO ATTACH THE FILTER FABRIC TO THE WIRE FENCE.
3. MINIMUM BAFFLE SPACING IS 10'.
4. THE FLOOR OF THE BASIN IN THE OUTLET ZONE AND BERMS SHOULD BE SEEDED IMMEDIATELY AFTER THE BASIN IS CONSTRUCTED.
5. REFER TO NCESCPDM SECTION #6.65 FOR ADDITIONAL SPECIFIATIONS.



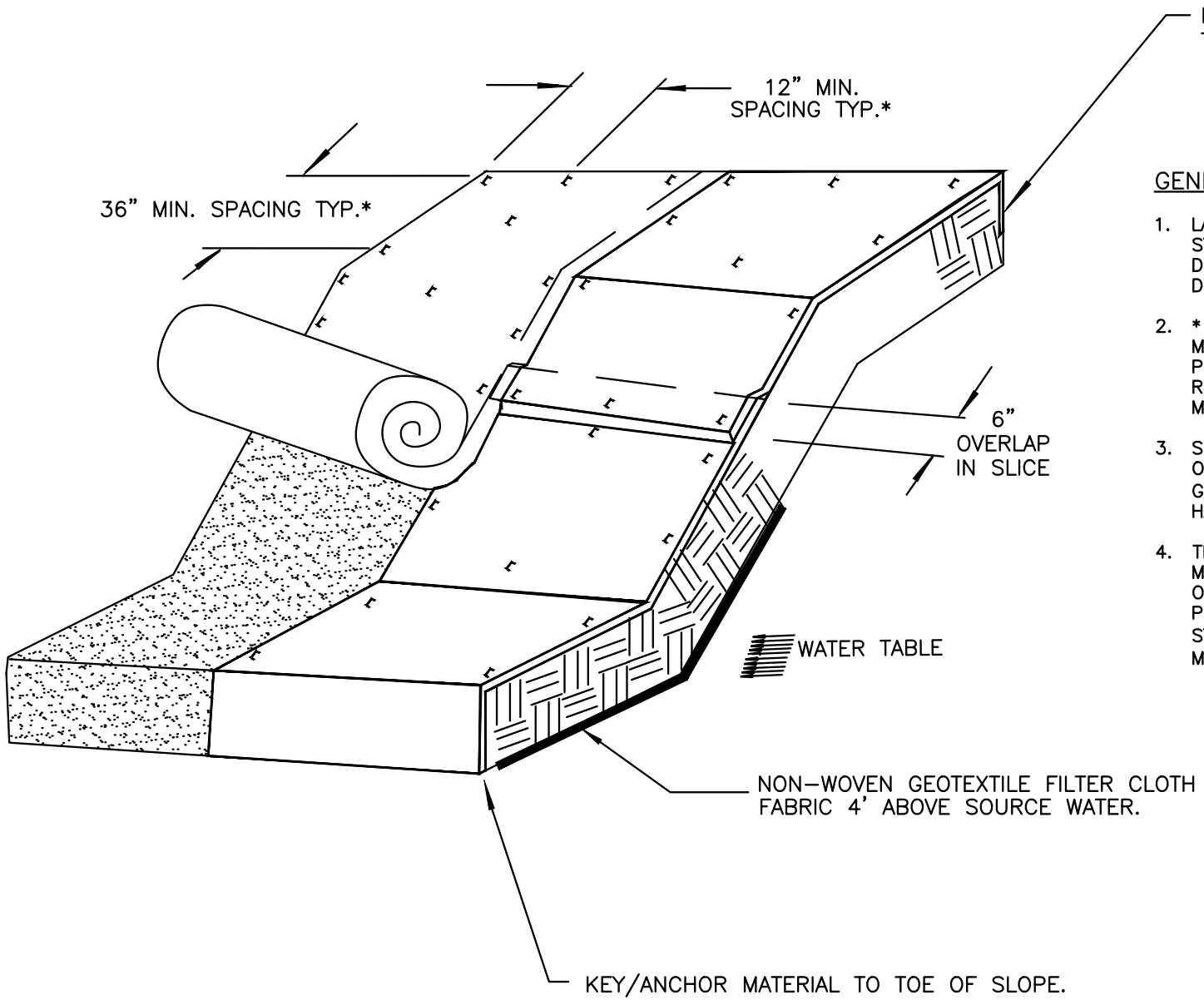


NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

BAFFLE INSTALLATION

STD. NO.	REV.
524.1	



GENERAL NOTES:

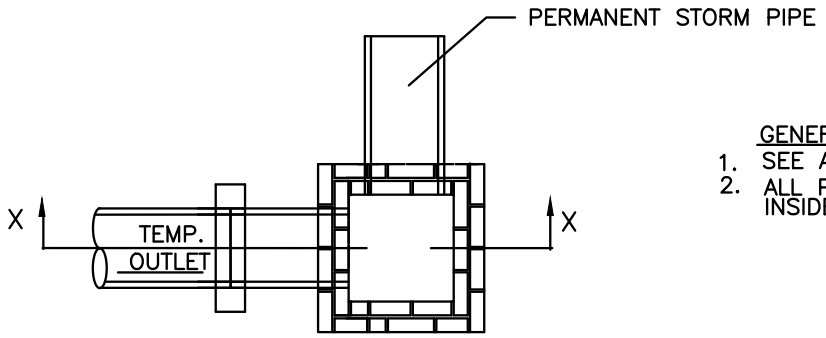
1. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
2. * DIMENSIONS SHOWN ARE MINIMUM, MANUFACTURED PRODUCTS MAY HAVE ADDITIONAL REQUIREMENTS THAT MUST BE MET.
3. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLODS, STICKS, GRASS. MAT/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
4. THE DETAIL SHOWN IS FOR SLOPE MATTING. FOR CHANNEL OR PIPE OUTFALL MATTING SPECIFICATIONS, PLEASE REFER TO NCESCPDM STANDARD #6.17 AND MANUFACTURER'S GUIDELINES.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

EMBANKMENT MATTING DETAIL

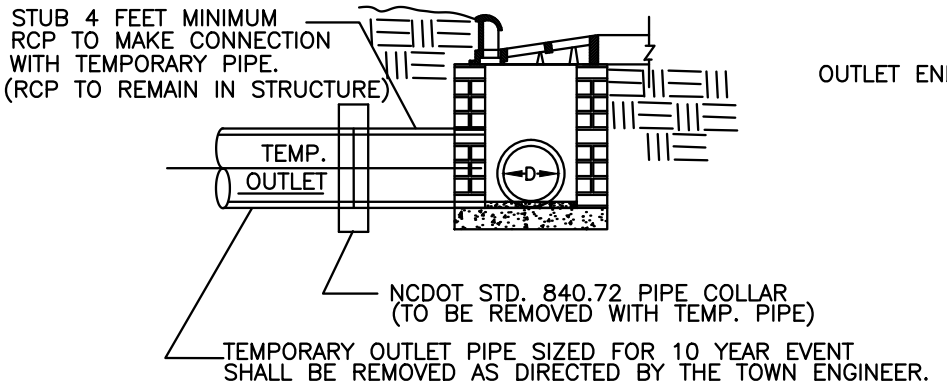
STD. NO.	REV.
525.1	



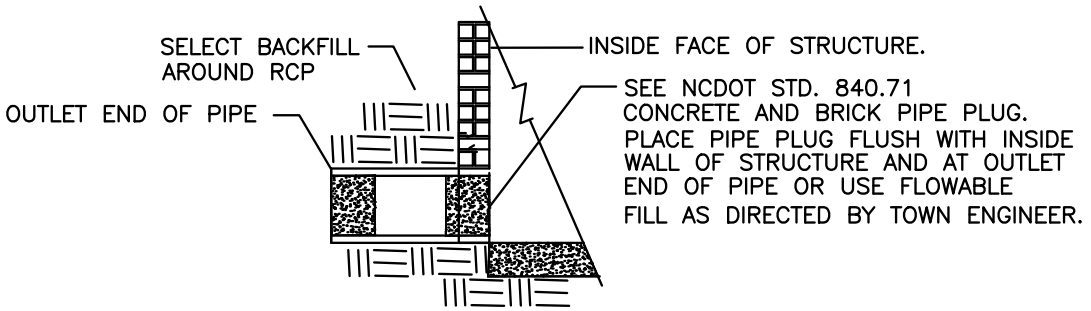
PLAN

GENERAL NOTES:

1. SEE APPROPRIATE STANDARD FOR CATCH BASIN, MANHOLE, JUNCTION BOX USED.
2. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH THE INSIDE WALL, GROUTED AND BRUSHED SMOOTH.



SECTION X–X
ACTIVE SYSTEM



PIPE PLUG DETAIL
AFTER REMOVAL OF TEMPORARY PIPE

NOT TO SCALE

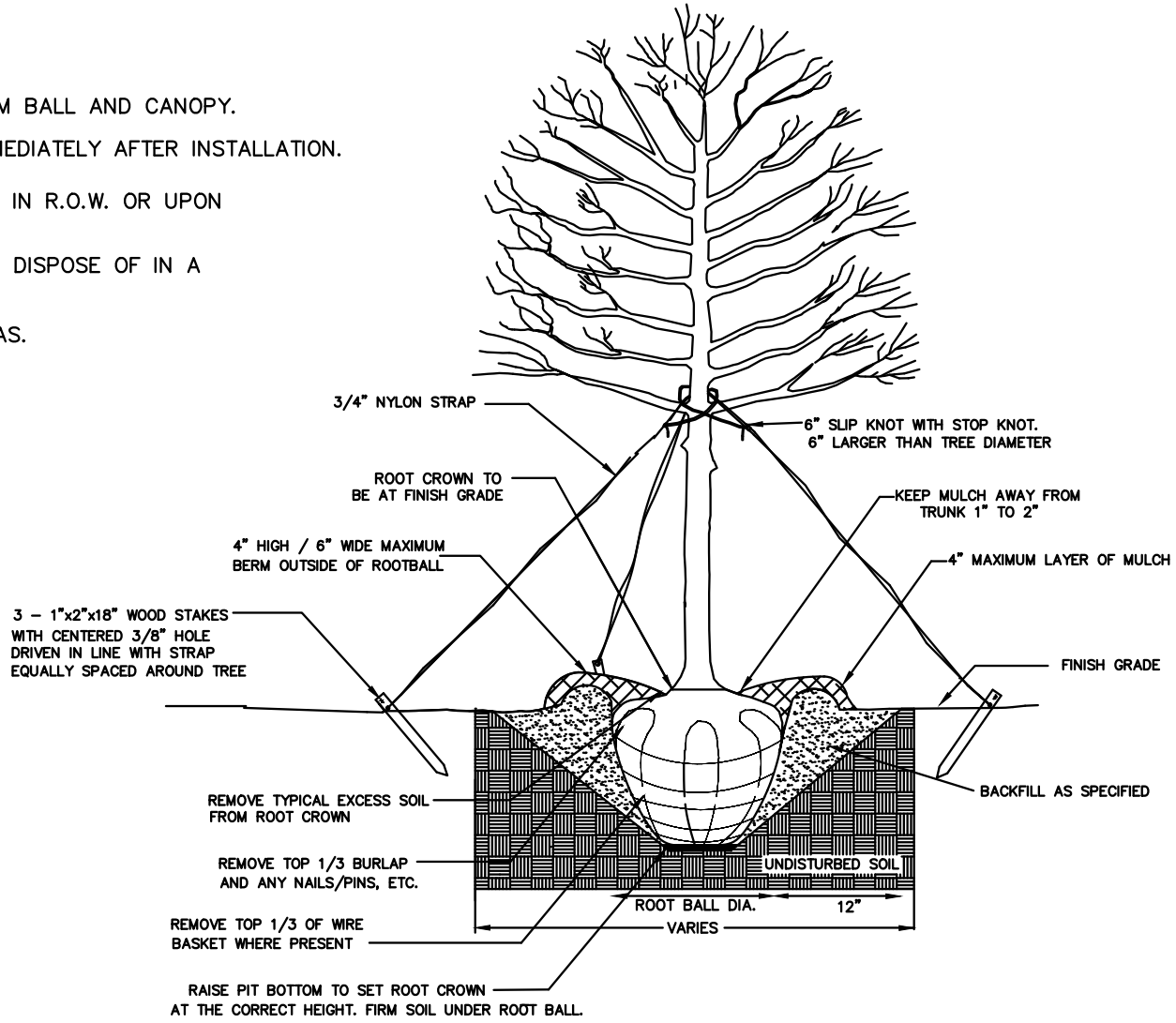
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

BRICK STORM STRUCTURE WITH TEMPORARY PIPE

STD. NO.	REV.
526.1	

NOTES:

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2004)

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12–14'	16'	24"	16"
	3"	14–16'	18'	32"	21"

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

TREE PLANTING

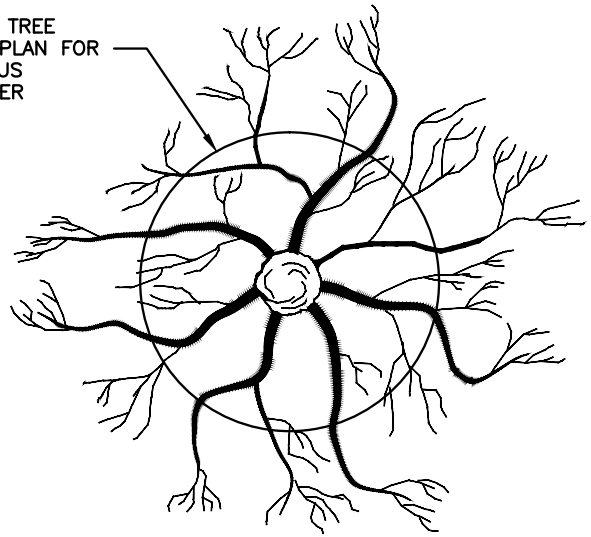
(FOR SINGLE AND MULTI–STEM TREES)

STD. NO.	REV.
600.1	

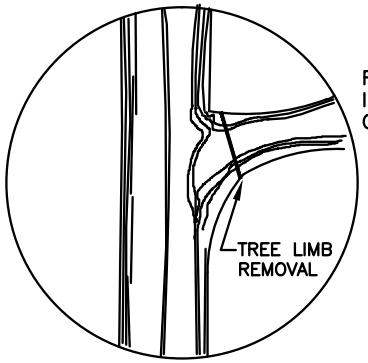
NOTES:

1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
2. LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES.

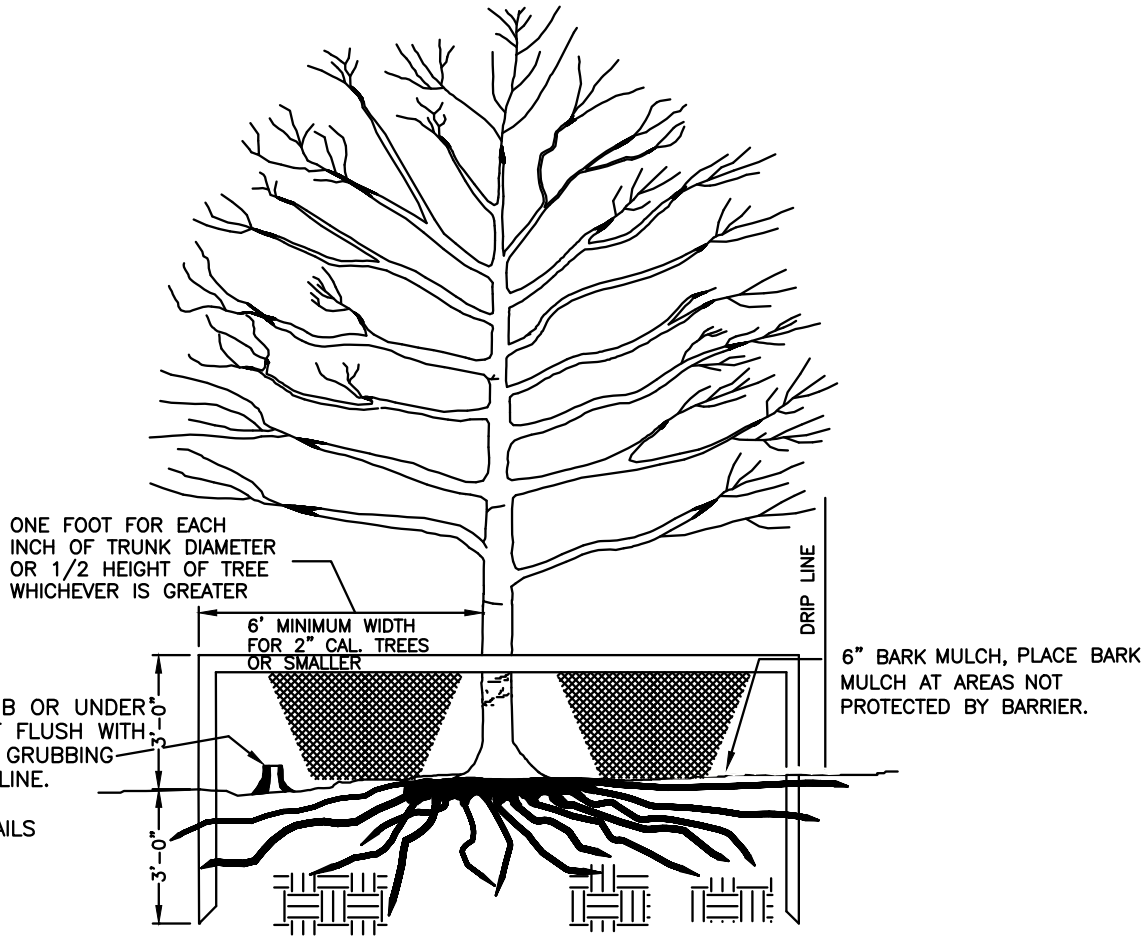
SEE APPROVED TREE PRESERVATION PLAN FOR REQUIRED RADIUS OF TREE BARRIER



PLAN VIEW OF ROOT ZONE



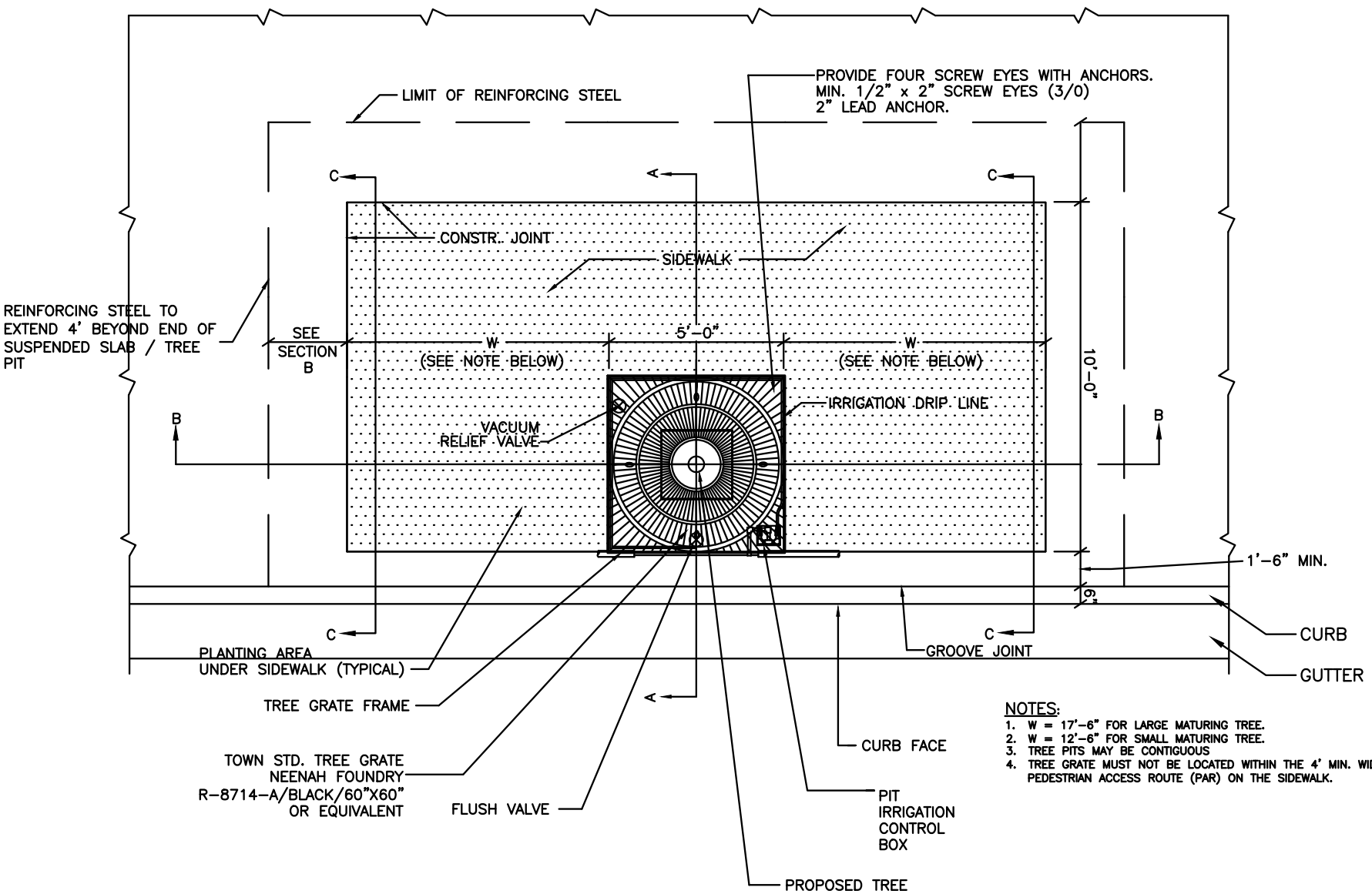
FOR PRUNING SEE INTERNATIONAL SOCIETY OF ARBORICULTURE SPECS.



TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

TREE PROTECTION DETAIL

STD. NO.	REV.
601.1	

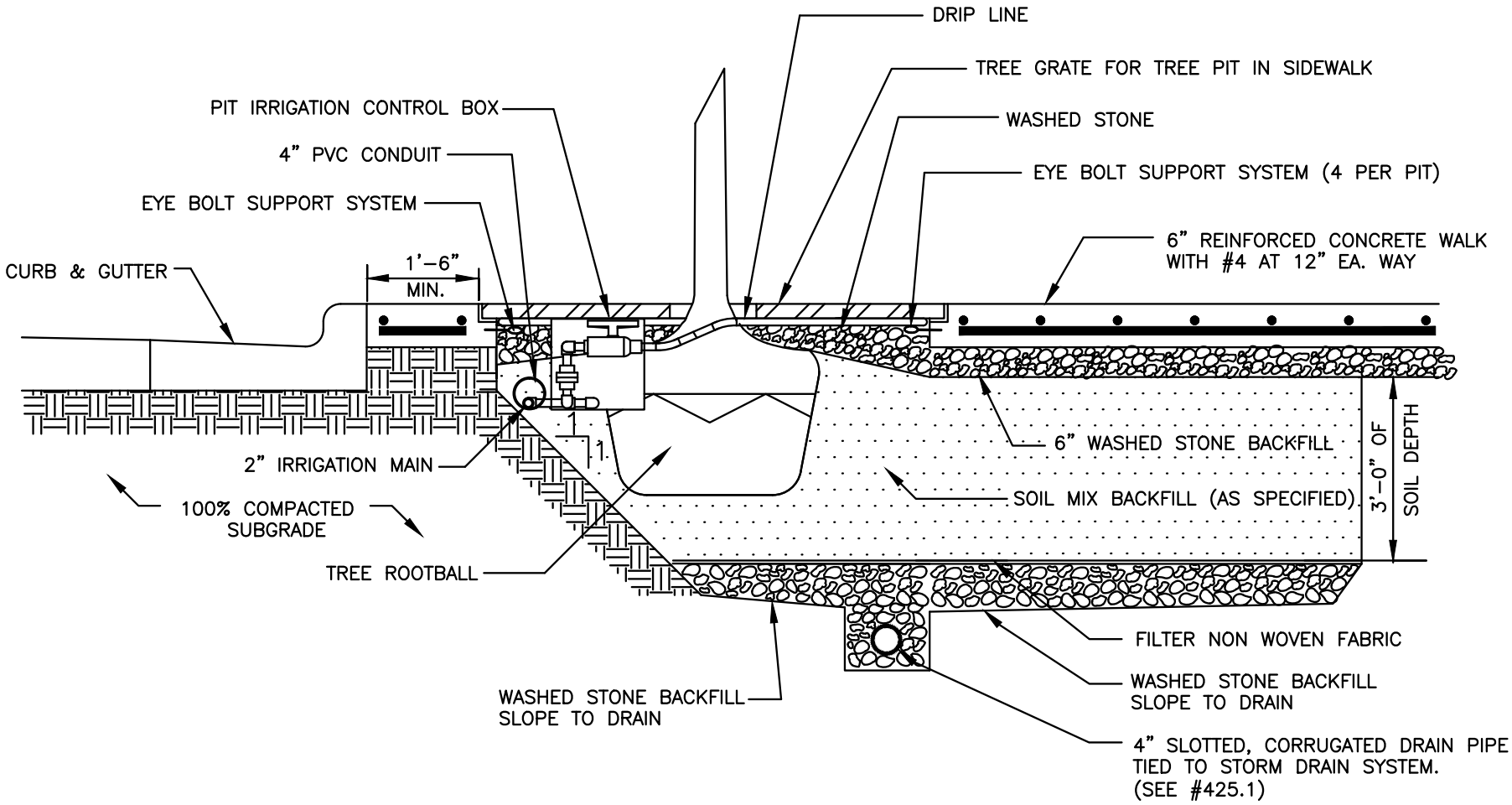


NOTES:
1. W = 17'-6" FOR LARGE MATURING TREE.
2. W = 12'-6" FOR SMALL MATURING TREE.
3. TREE PITS MAY BE CONTIGUOUS
4. TREE GRATE MUST NOT BE LOCATED WITHIN THE 4' MIN. WIDTH PEDESTRIAN ACCESS ROUTE (PAR) ON THE SIDEWALK.

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

LARGE AND SMALL MATURING TREE PIT WITH GRATE IN SIDEWALK (PLAN)

STD. NO.	REV.
602.1	

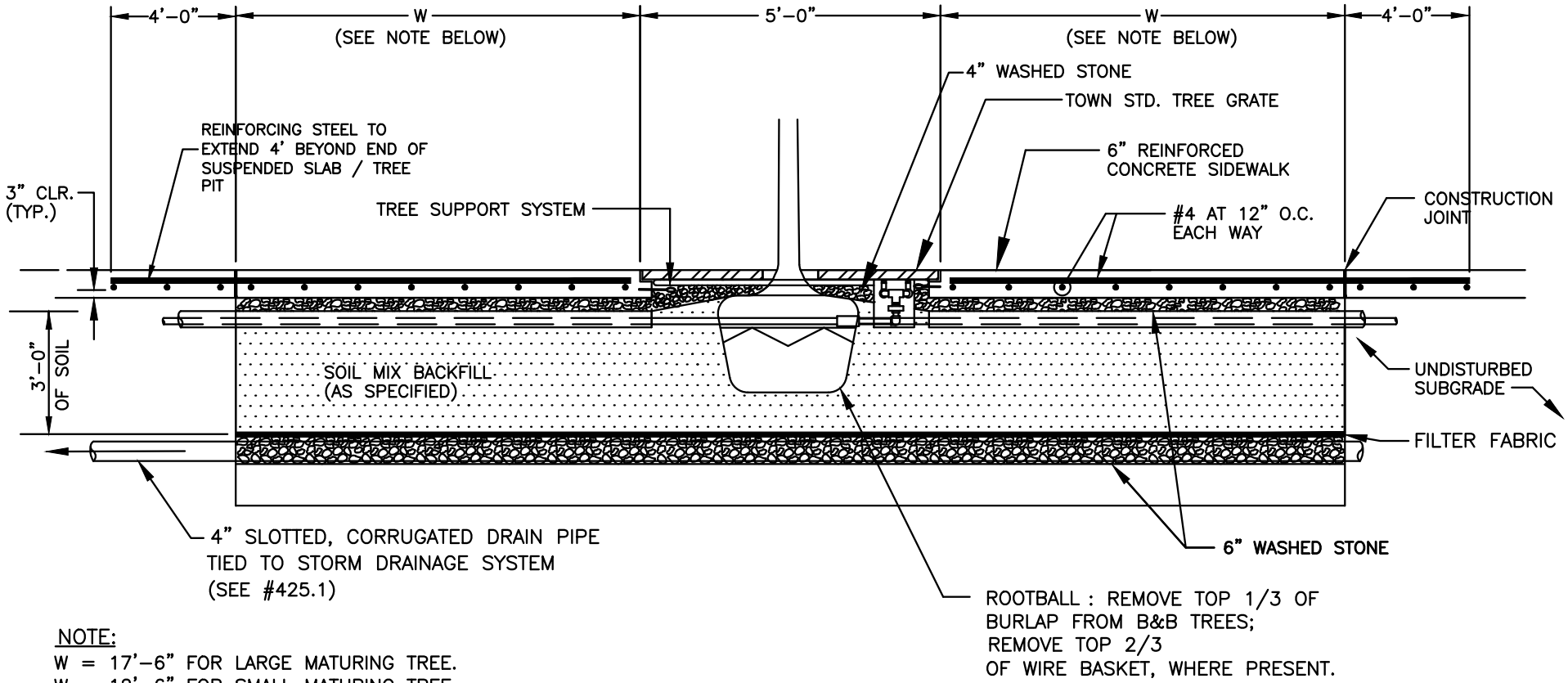


SECTION A

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

LARGE AND SMALL MATURING TREE PIT WITH GRATE IN SIDEWALK (SECTION)

STD. NO.	REV.
603.1	



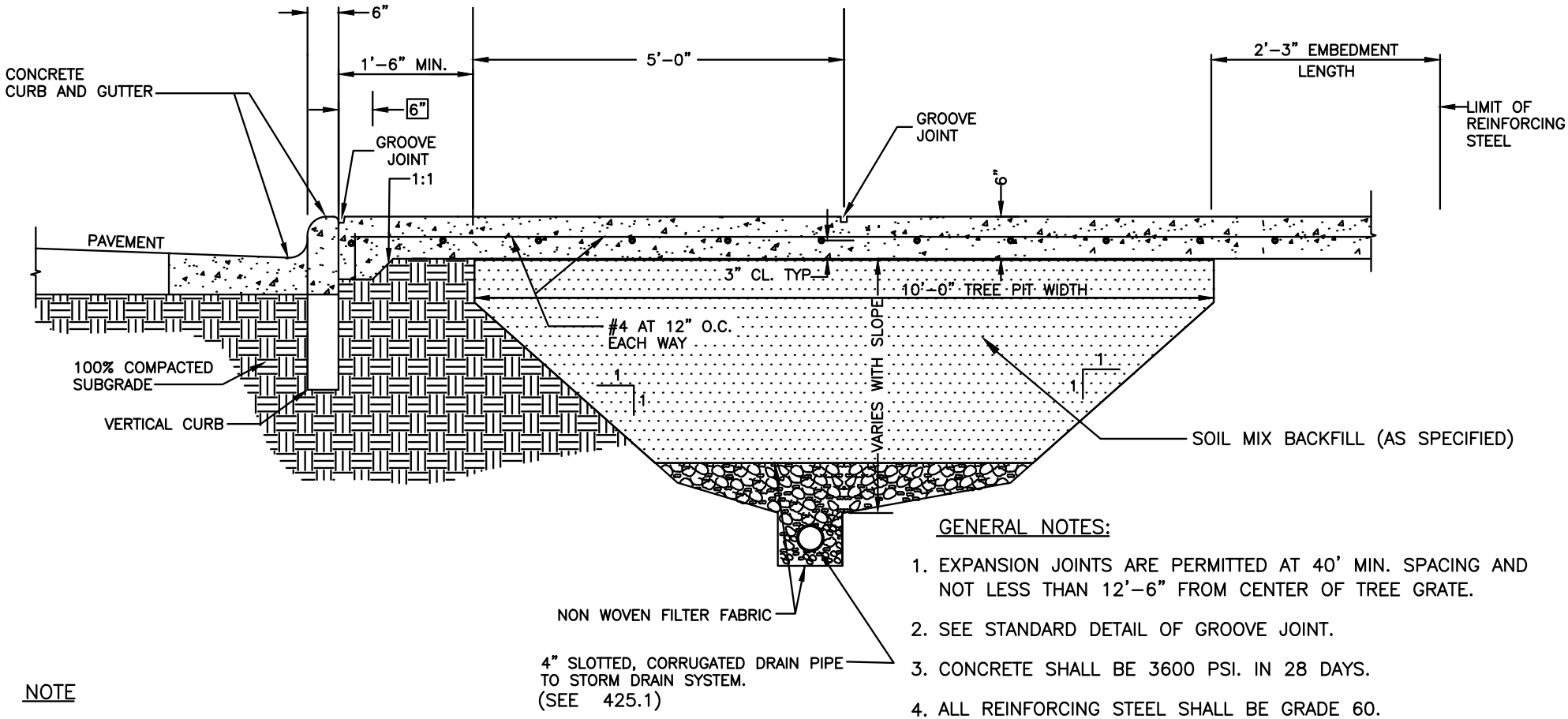
NOTE:
W = 17'-6" FOR LARGE MATURING TREE.
W = 12'-6" FOR SMALL MATURING TREE.
TREE PITS MAY BE CONTIGUOUS

SECTION B

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

LARGE AND SMALL MATURING TREE PIT WITH GRATE IN SIDEWALK (SECTION)

STD. NO.	REV.
604.1	



SECTION C

NOTE

A DRAINAGE SYSTEM IS REQUIRED AS SHOWN FOR ALL IRRIGATED PLANTING AREAS LOCATED ADJACENT TO STREET.

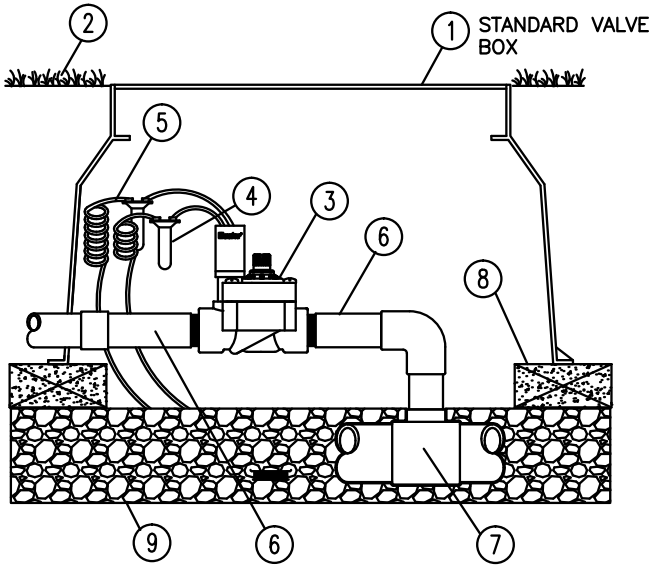
GENERAL NOTES:

1. EXPANSION JOINTS ARE PERMITTED AT 40' MIN. SPACING AND NOT LESS THAN 12'-6" FROM CENTER OF TREE GRATE.
2. SEE STANDARD DETAIL OF GROOVE JOINT.
3. CONCRETE SHALL BE 3600 PSI. IN 28 DAYS.
4. ALL REINFORCING STEEL SHALL BE GRADE 60.
5. USE REINFORCED STEEL BAR SUPPORTS IN COMPLIANCE WITH N.C.D.O.T. STANDARD SPECIFICATION 970-4.

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

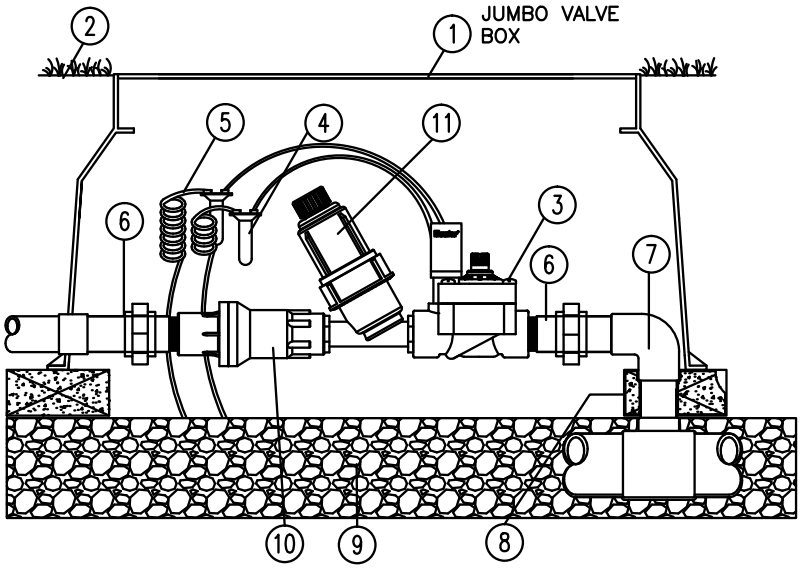
LARGE AND SMALL TREE PIT WITH GRATE IN SIDEWALK (SECTION)

STD. NO.	REV.
605.1	



CONTROL VALVE

2 FINISH GRADE
3 CONTROL VALVE WITH FLOW CONTROL
4 WATERPROOF CONNECTORS (2)
5 18–24" COILED WIRE
6 SCH 80 T.O.E. NIPPLE
7 MAIN LINE PIPE & FITTINGS
8 BRICK SUPPORTS (4)
9 3/4" MINUS WASHED GRAVEL, MIN. 3" DEPTH
10 PRESSURE REGULATOR
11 FILTER



DRIP IRRIGATION W/ PRESSURE REGULATOR AND FILTER

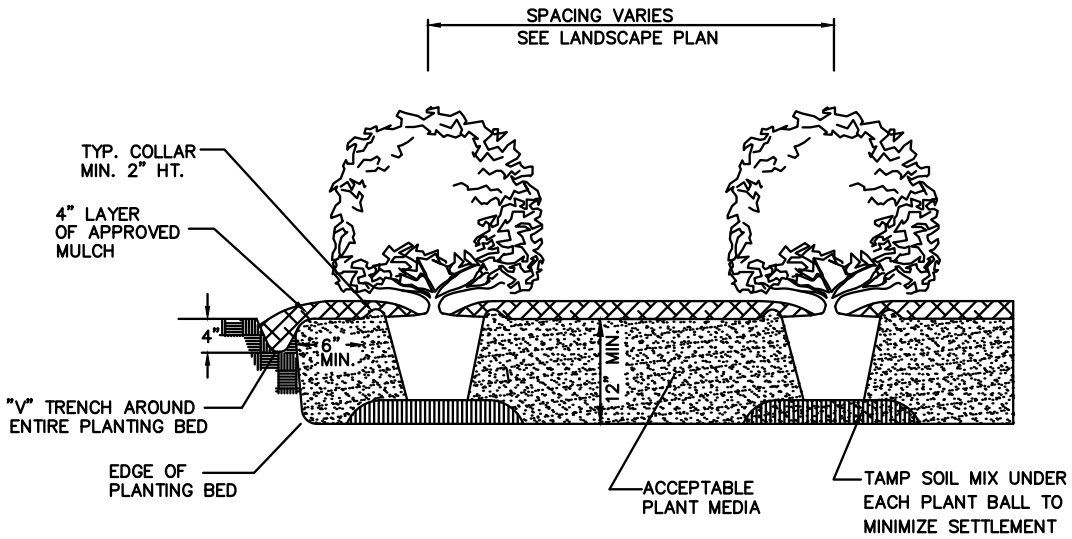
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

TYPICAL VALVE AND VALVE BOX INSTALLATION

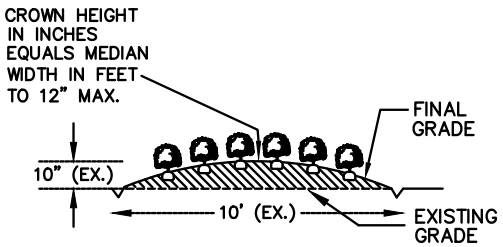
STD. NO.	REV.
606.1	

NOTES:

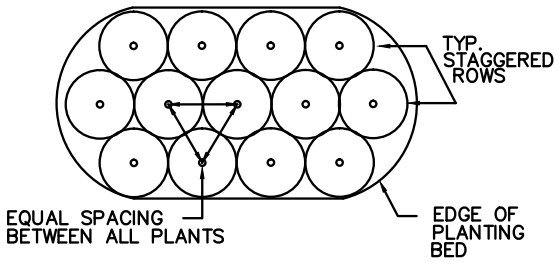
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINSHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



TYPICAL BED CROWNING



TYPICAL PLANTING BED PLAN

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

SHRUB PLANTING BED

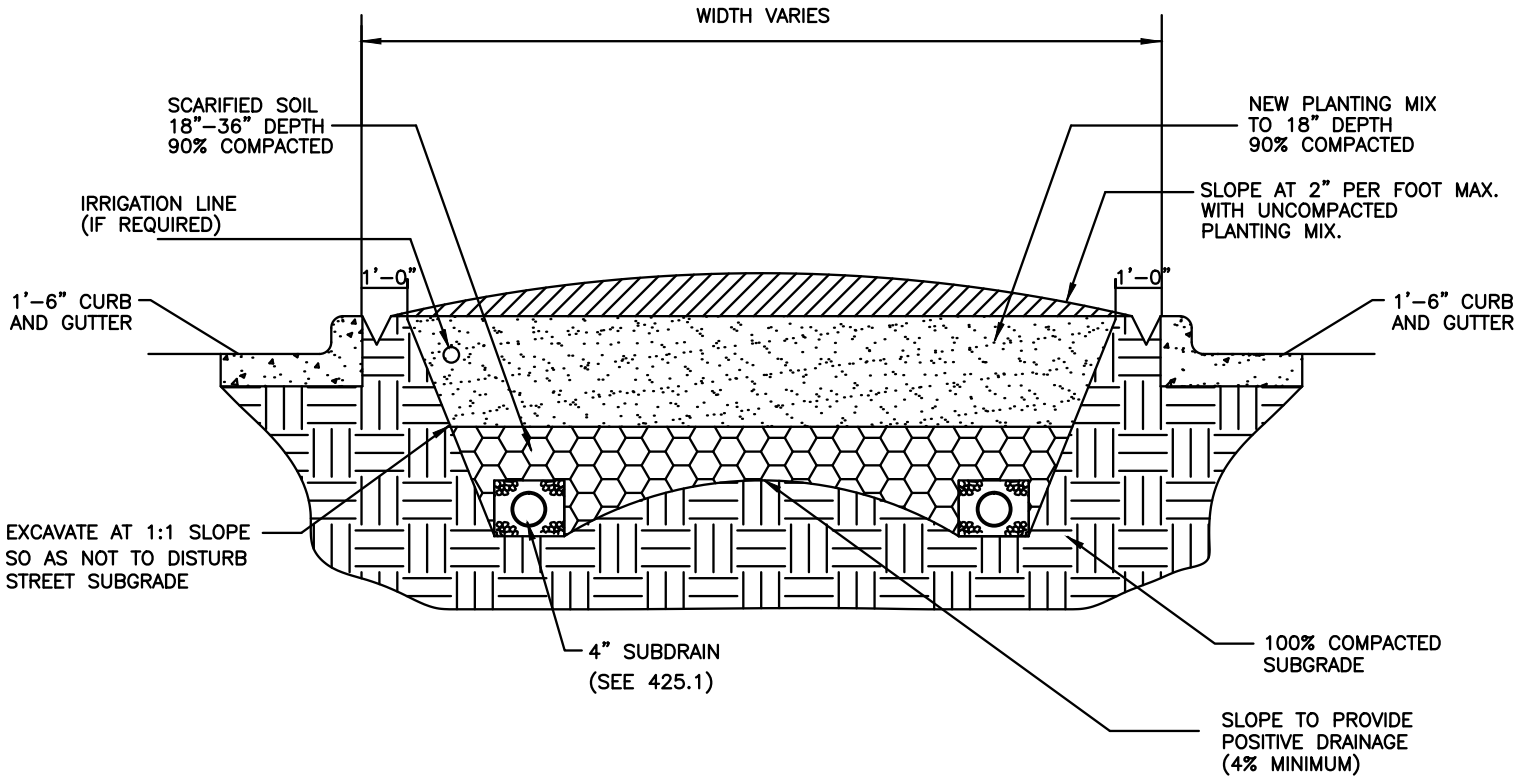
STD. NO.	REV.
610.1	

NOTES:

1. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.

2. REMOVE SOIL TO A DEPTH OF 18". SCARIFY, TILL OR OTHERWISE LOOSEN THE REMAINING SOIL TO A DEPTH OF 18". ADD NEW PLANTING MIX AS SPECIFIED.

3. SUBSURFACE DRAINAGE SHALL BE INSTALLED IN ALL MEDIANS AND TIED INTO EXISTING STORM DRAIN SYSTEM. A 4 INCH PERFORATED CORRUGATED PVC DRAIN OR HDPE PER AASHTO M252, TYPE CP (SINGLE-WALL, CORRUGATED) SHALL BE INSTALLED IN EACH MEDIAN AT THE BOTTOM OF THE EXCAVATED AREA. DRAIN SHALL BE COVERED WITH A MINIMUM 6 INCHES OF #57 WASHED STONE, THEN WRAPPED WITH A SPECIFIED NON-WOVEN GEOTEXTILE FABRIC. SPECIAL CARE SHALL BE EXERCISED WHEN FILLING MEDIANS WITH SOIL SO NOT TO CRUSH OR DAMAGE THE DRAINAGE SYSTEM.



TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

MEDIAN GREATER THAN 120 INCHES EXCAVATION, DRAINAGE AND BACKFILL

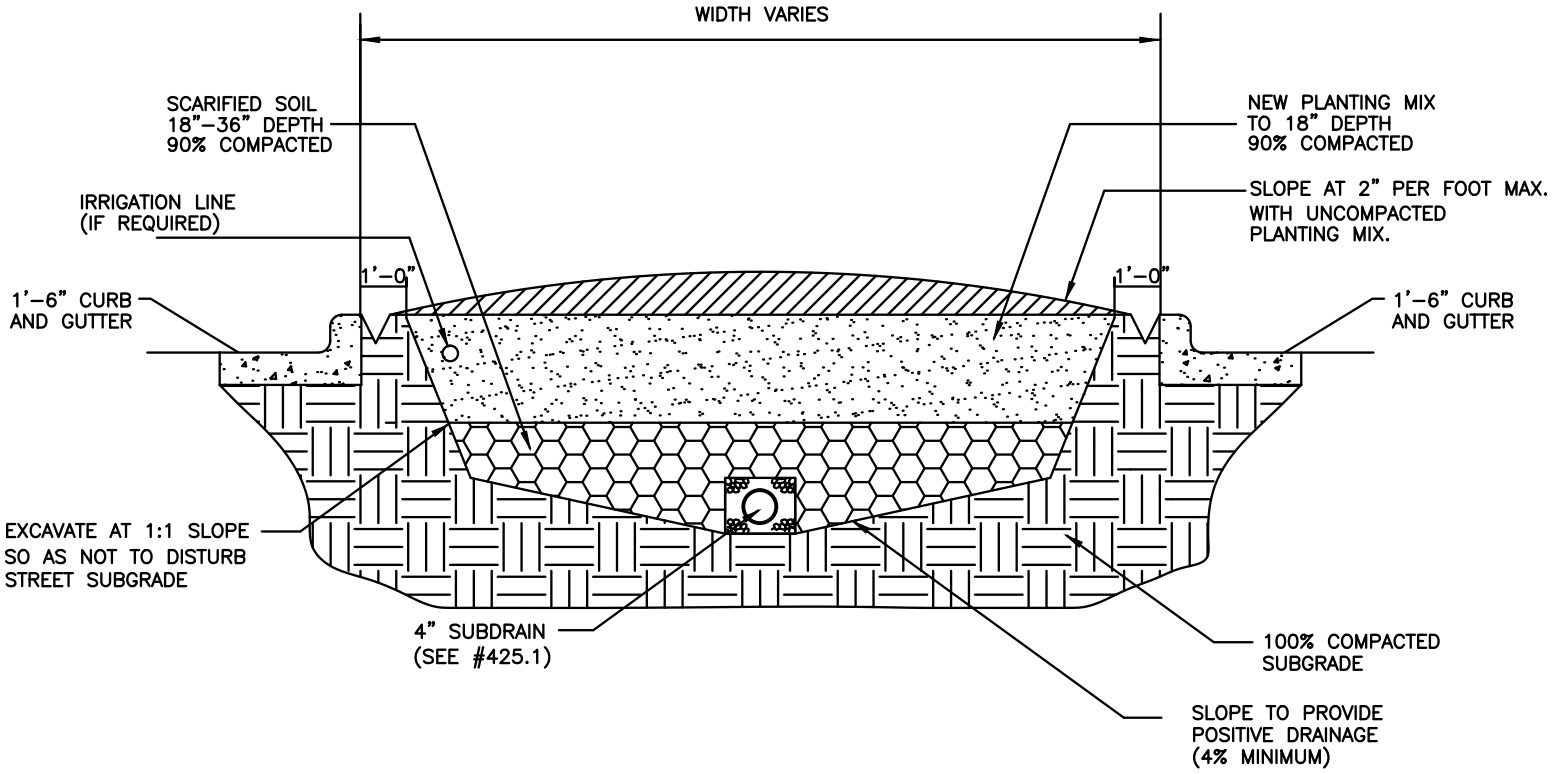
STD. NO.	REV.
611.1	

NOTES:

1. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.

2. REMOVE SOIL TO A DEPTH OF 18". SCARIFY, TILL OR OTHERWISE LOOSEN THE REMAINING SOIL TO A DEPTH OF 18". ADD NEW PLANTING MIX AS SPECIFIED.

3. SUBSURFACE DRAINAGE SHALL BE INSTALLED IN ALL MEDIANS AND TIED INTO EXISTING STORM DRAIN SYSTEM. A 4 INCH PERFORATED CORRUGATED PVC DRAIN OR HDPE PER AASHTO M252, TYPE CP (SINGLE-WALL, CORRUGATED) SHALL BE INSTALLED IN EACH MEDIAN AT THE BOTTOM OF THE EXCAVATED AREA. DRAIN SHALL BE COVERED WITH A MINIMUM 6 INCHES OF #57 WASHED STONE, THEN WRAPPED WITH A SPECIFIED NON-WOVEN GEOTEXTILE FABRIC. SPECIAL CARE SHALL BE EXERCISED WHEN FILLING MEDIANS WITH SOIL SO NOT TO CRUSH OR DAMAGE THE DRAINAGE SYSTEM.



TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

73 TO 120 INCH MEDIAN EXCAVATION, DRAINAGE AND BACKFILL

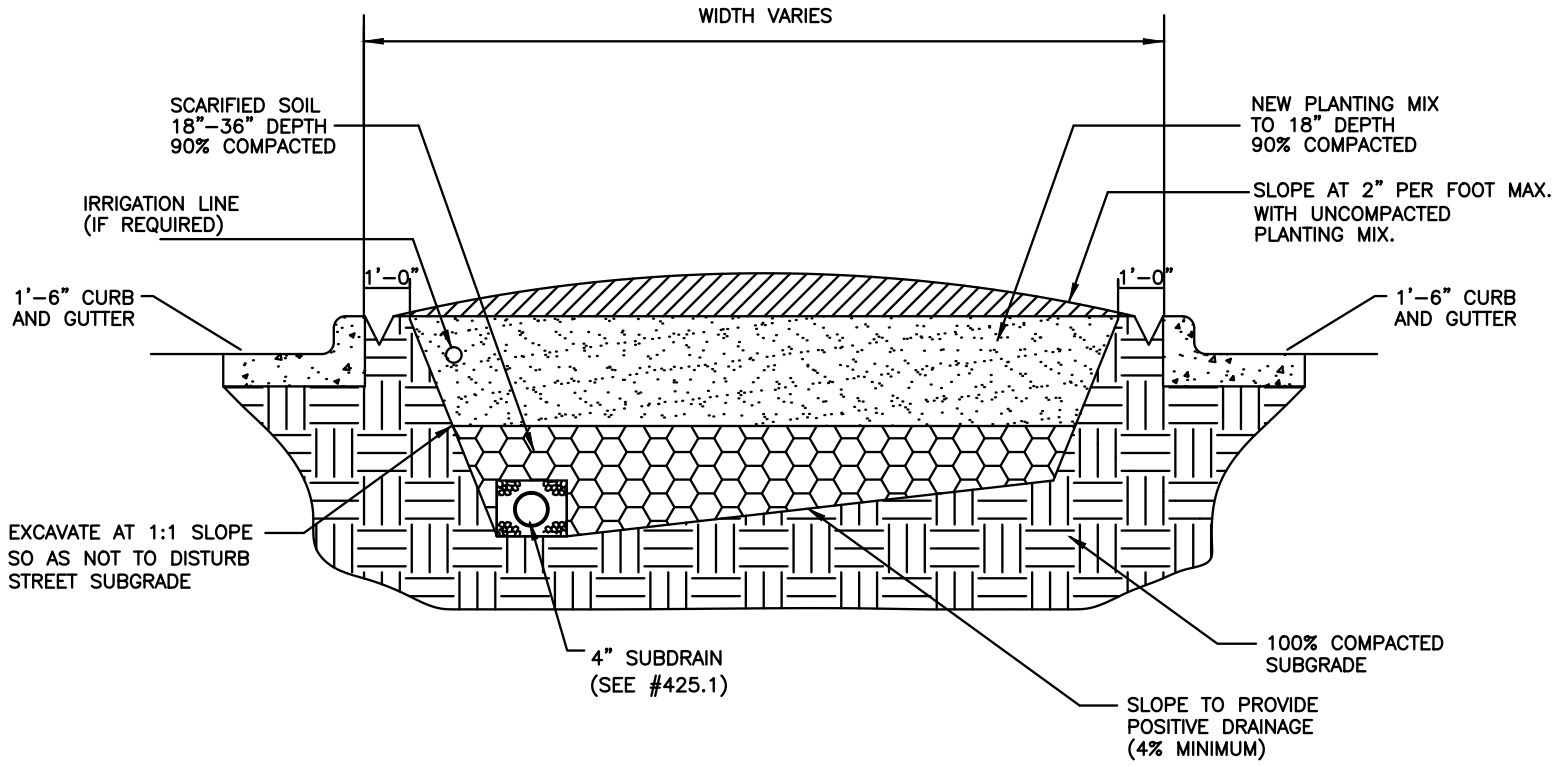
STD. NO.	REV.
612.1	

NOTES:

1. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.

2. REMOVE SOIL TO A DEPTH OF 18". SCARIFY, TILL OR OTHERWISE LOOSEN THE REMAINING SOIL TO A DEPTH OF 18". ADD NEW PLANTING MIX AS SPECIFIED.

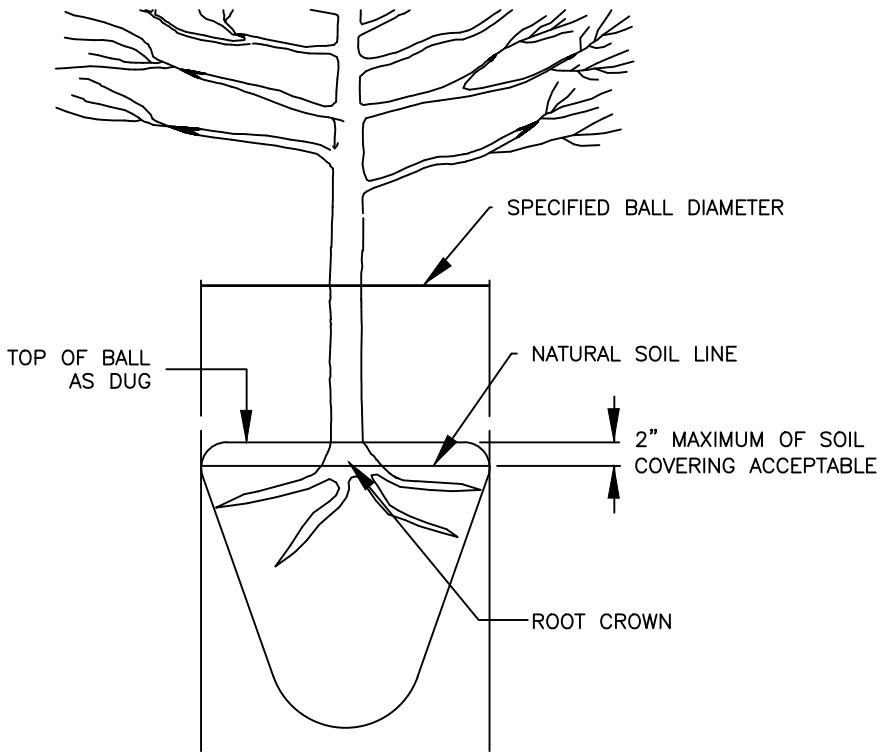
3. SUBSURFACE DRAINAGE SHALL BE INSTALLED IN ALL MEDIANS AND TIED INTO EXISTING STORM DRAIN SYSTEM. A 4 INCH PERFORATED CORRUGATED PVC DRAIN OR HDPE PER AASHTO M252, TYPE CP (SINGLE-WALL, CORRUGATED) SHALL BE INSTALLED IN EACH MEDIAN AT THE BOTTOM OF THE EXCAVATED AREA. DRAIN SHALL BE COVERED WITH A MINIMUM 6 INCHES OF #57 WASHED STONE, THEN WRAPPED WITH A SPECIFIED NON-WOVEN GEOTEXTILE FABRIC. SPECIAL CARE SHALL BE EXERCISED WHEN FILLING MEDIANS WITH SOIL SO NOT TO CRUSH OR DAMAGE THE DRAINAGE SYSTEM.



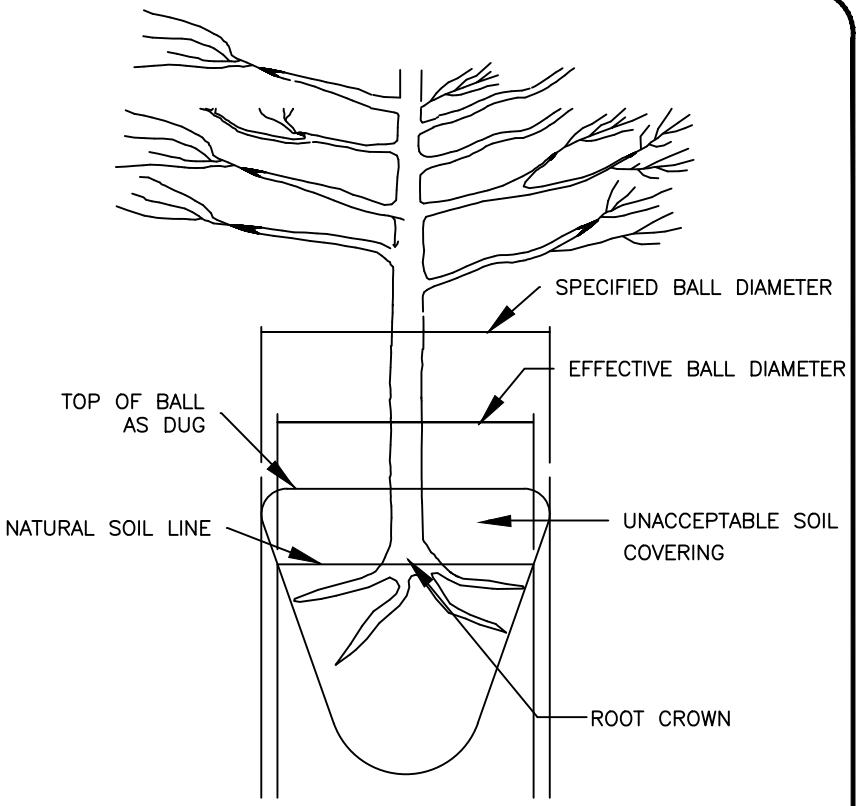
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

48 TO 72 INCH MEDIAN EXCAVATION, DRAINAGE AND BACKFILL

STD. NO.	REV.
613.1	



ACCEPTABLE CONDITION
(AS DELIVERED)



UNACCEPTABLE CONDITION
(AS DELIVERED)

NOTE:
A ROOT FLARE EXCAVATION FOR ALL TREES SPECIFIED WILL BE DONE BY THE ARBORIST TO ENSURE THAT TREES WERE NOT PLANTED/GROWN TOO DEEPLY AT SOURCE (NURSERY). LANDSCAPE CONTRACTOR SHALL HAVE SUPPLIER MARK GROUND LEVEL LINE ABOVE ROOT BALL. IF ARBORIST DETERMINES THAT THERE IS EXCESSIVE SOIL OVER THE ROOT CROWN, THESE TREES WILL BE REJECTED.

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

ROOT FLARE DEPTHS

(TREE ROOT BALL CONDITION ON TREES FROM SUPPLIERS)

STD. NO.	REV.
614.1	

PLANTINGS IN STREET RIGHT-OF-WAY

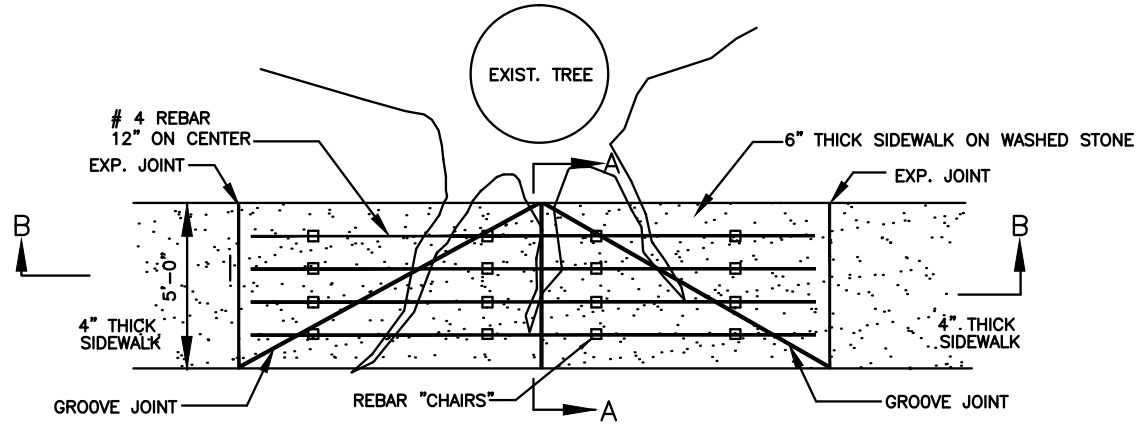
GENERAL NOTES

1. TREE GRATES AND ASSOCIATED IRRIGATION SYSTEMS ARE REQUIRED AT VARIOUS LOCATIONS IN THE UPTOWN AREAS TO COMPLY WITH THE UPTOWN STREETSCAPE GUIDELINES AND OTHER ZONING REQUIREMENTS. ALL OTHER INSTALLATIONS OF IRRIGATION SYSTEMS WITHIN THE RIGHT-OF-WAY OF TOWN OR STATE MAINTAINED STREETS REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED THROUGH TOWN OR NCDOT. THE TOWN'S ENCROACHMENT AGREEMENT REVIEW/APPROVAL PROCESS MAY INCLUDE ADDITIONAL REQUIREMENTS. CONTACT TOWNS DEVELOPMENT SERVICES DEPARTMENT FOR ADDITIONAL INFORMATION REGARDING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

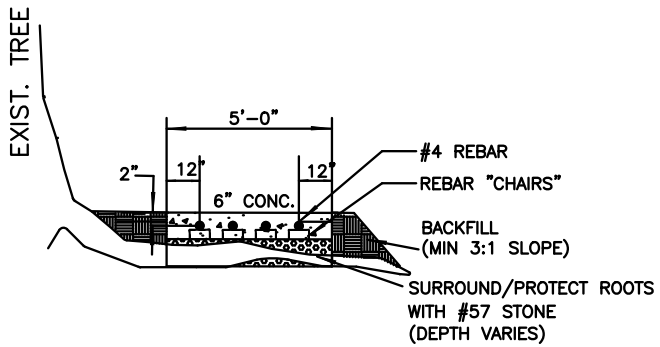
2. AN INSPECTION SCHEDULE IS NEEDED FOR TREES THAT WILL BE PLANTED IN THE STREET RIGHT OF WAY DUE TO ZONING OR OTHER REQUIREMENTS. LANDSCAPE INSPECTION INCLUDE THE FOLLOWING:

   SUBDRAINAGE INSPECTION
   TREE PIT/WELL OR PLANTING STRIP INSPECTION
   SOIL MIX APPROVALS/INSPECTIONS
   TREE APPROVALS/INSPECTIONS – PRIOR TO PURCHASING THE TREES, TO BE MADE BY THE ARBORIST.
   THIS MAY INCLUDE PHOTO APPROVAL OR PARTICIPATION IN TAGGING THE TREES.
   TREE PLANTING INSPECTION
   IRRIGATION INSPECTION
   FINAL WALK THROUGH

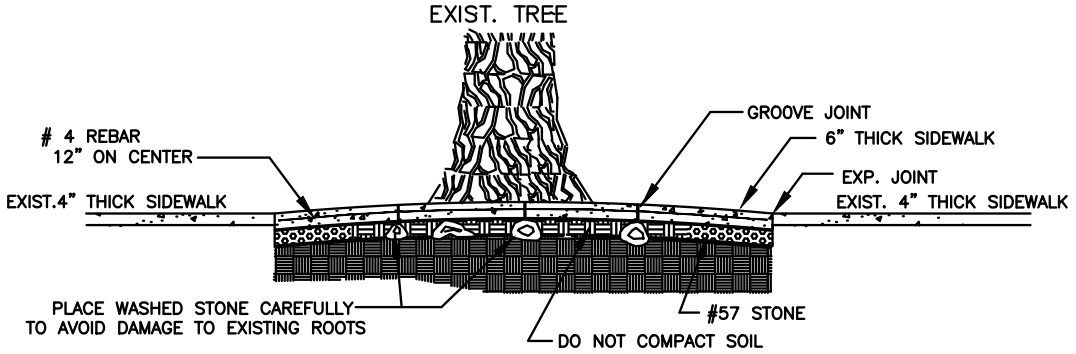
   ALL OF THE ABOVE INSPECTIONS WILL BE PERFORMED BY THE ARBORIST EXCEPT FOR THE TREE APPROVALS AS NOTED.



PLAN VIEW



SECTION A–A



SECTION B–B

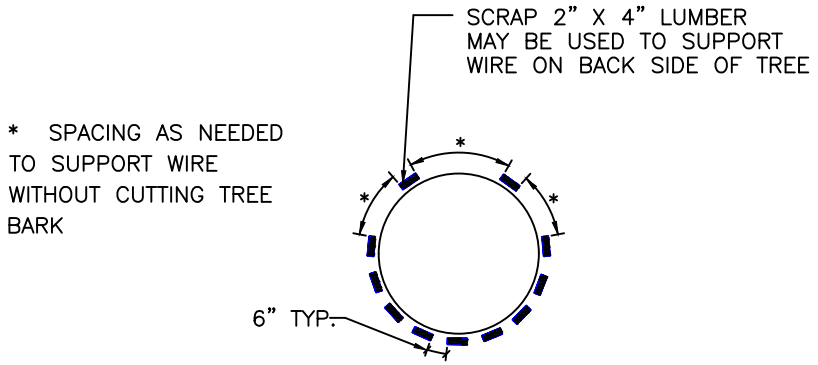
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

REINFORCED CONCRETE SIDEWALK (BRIDGING TREE ROOTS)

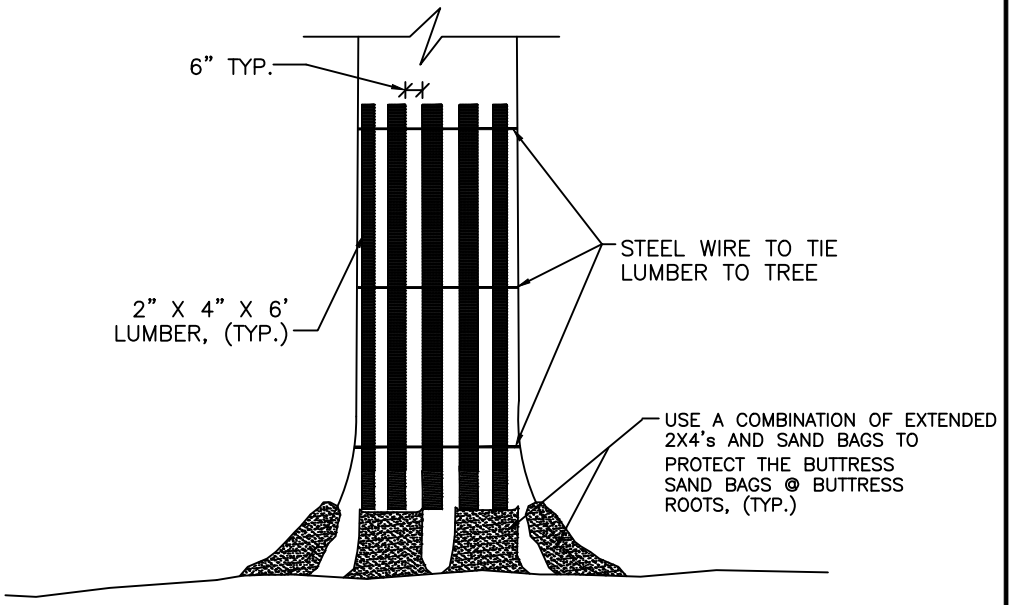
STD. NO.	REV.
616.1	

NOTES:

1. THIS TREE BUMPER DETAIL SHALL BE USED WHEN WORKING WITHIN 10' OF AN EXISTING TREE TO BE PROTECTED.
2. ALL TREES SHALL BE SAVED UNLESS NOTED OTHERWISE ON THE PLANS OR DIRECTED BY THE ENGINEER.
3. LUMBER, WIRE, AND SANDBAGS MAY BE REUSED AT OTHER TREES.
4. THE INTENT OF THIS DETAIL IS TO PROTECT EXISTING TREES FROM DAMAGE DURING CONSTRUCTION ESPECIALLY FROM BACKHOE ARM SWING. AN ALTERNATE APPROACH MAY BE USED IF APPROVED IN WRITING BY THE ENGINEER AFTER CONSULTATION WITH THE ARBORIST OR HIS DULY AUTHORIZED REPRESENTATIVE.



PLAN VIEW



ELEVATION VIEW

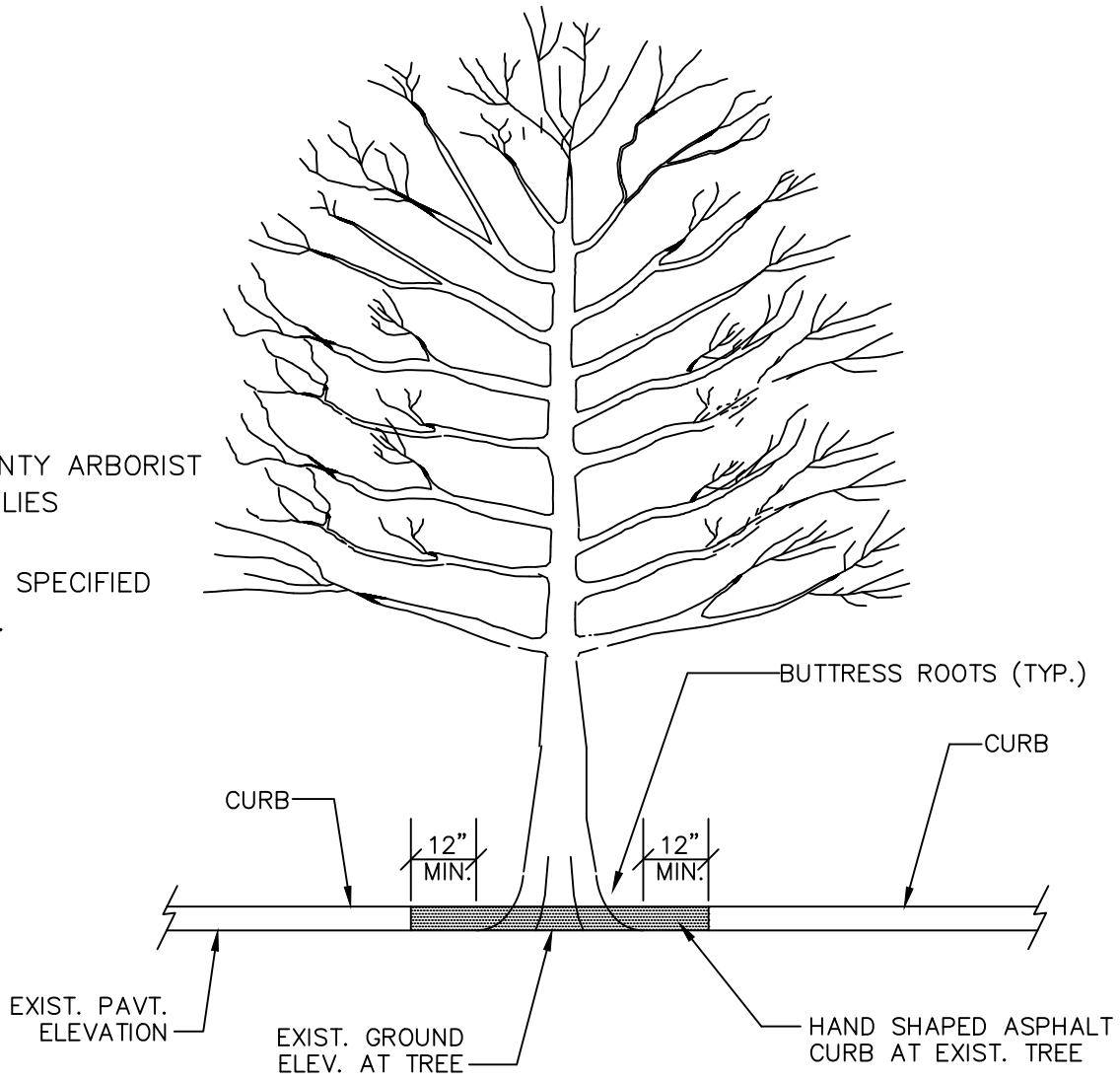
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

TEMPORARY TREE PROTECTION DETAIL

STD. NO.	REV.
617.1	

NOTES:

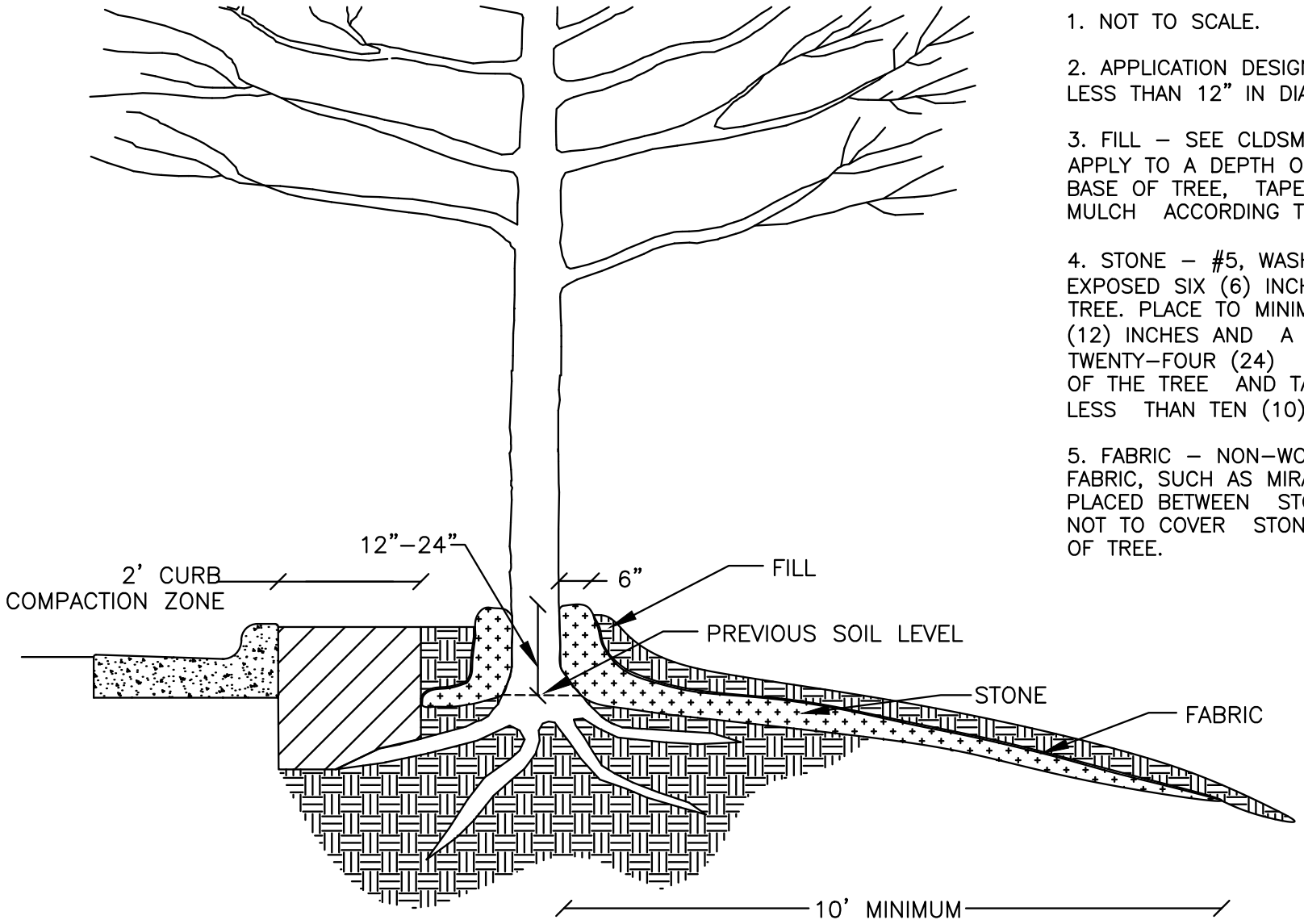
1. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR EXISTING TREES.
2. WHERE EXISTING TREES ARE WITHIN 4' OF THE PROPOSED BACK OF CURB, THE PROPOSED CURB SHALL END A MINIMUM OF 12" FROM THE TREE'S BUTTRESS ROOTS.
3. CONTRACTOR SHALL COORDINATE WITH THE COUNTY ARBORIST TO IDENTIFY TREES FOR WHICH THIS DETAIL APPLIES PRIOR TO CONSTRUCTION NEAR THE TREE(S).
4. NO TREES SHALL BE REMOVED UNLESS CLEARLY SPECIFIED ON THE PLANS OR IDENTIFIED BY THE ENGINEER.
5. AVOID FILL PLACEMENT NEAR TREE.



TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

ASPHALT CURB PLACEMENT AT EXISTING TREES

STD. NO.	REV.
618.1	



NOTES:

1. NOT TO SCALE.

2. APPLICATION DESIGNED FOR TREES NO LESS THAN 12" IN DIAMETER.

3. FILL – SEE CLDSM – PLANTING MIX. APPLY TO A DEPTH OF FOUR (4) INCHES AT BASE OF TREE, TAPER TO GRADE. SEED AND MULCH ACCORDING TO CLDSM.

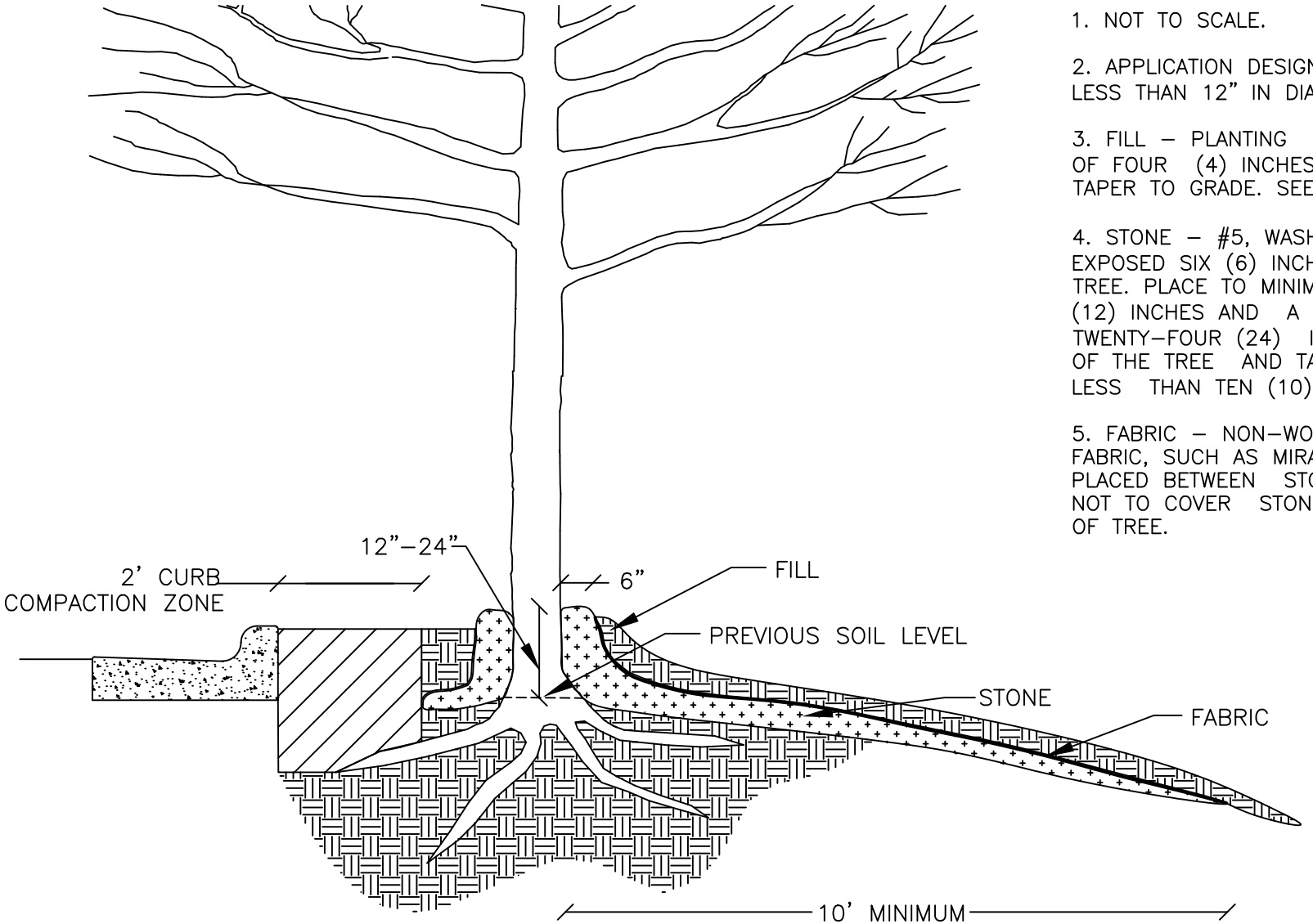
4. STONE – #5, WASHED. MAINTAIN EXPOSED SIX (6) INCH WIDTH AT TRUNK OF TREE. PLACE TO MINIMUM DEPTH OF TWELVE (12) INCHES AND A MAXIMUM OF TWENTY–FOUR (24) INCHES AT THE BASE OF THE TREE AND TAPER OUTWARD TO NO LESS THAN TEN (10) FEET.

5. FABRIC – NON–WOVEN GEOTEXTILE FABRIC, SUCH AS MIRAFI OR EQUIVALENT, PLACED BETWEEN STONE AND FILL. IT IS NOT TO COVER STONE EXPOSED AT TRUNK OF TREE.

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

ROCK CHIMNEY

STD. NO.	REV.
619.1	



NOTES:

1. NOT TO SCALE.

2. APPLICATION DESIGNED FOR TREES NO LESS THAN 12" IN DIAMETER.

3. FILL – PLANTING MIX. APPLY TO A DEPTH OF FOUR (4) INCHES AT BASE OF TREE, TAPER TO GRADE. SEED AND MULCH.

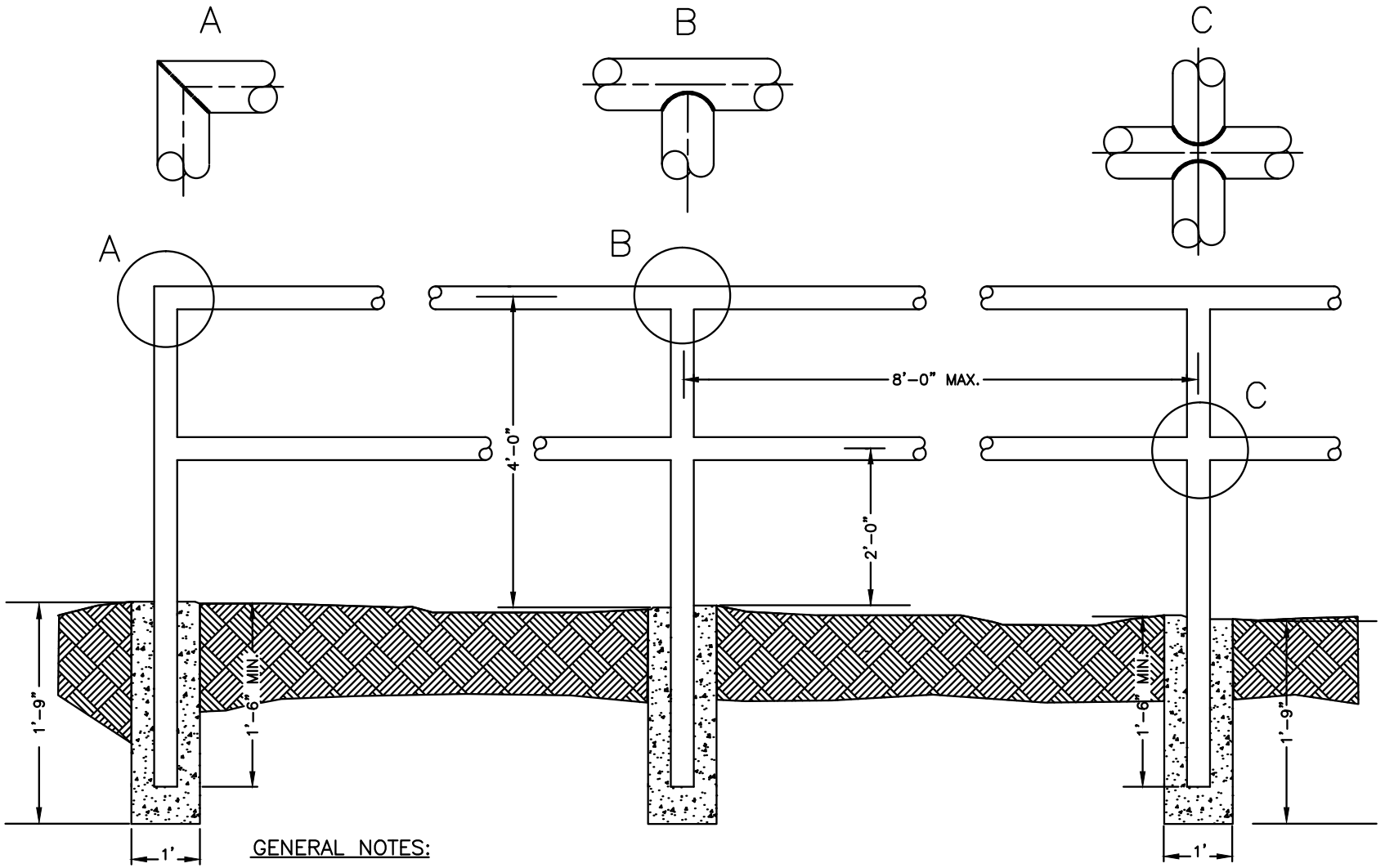
4. STONE – #5, WASHED. MAINTAIN EXPOSED SIX (6) INCH WIDTH AT TRUNK OF TREE. PLACE TO MINIMUM DEPTH OF TWELVE (12) INCHES AND A MAXIMUM OF TWENTY–FOUR (24) INCHES AT THE BASE OF THE TREE AND TAPER OUTWARD TO NO LESS THAN TEN (10) FEET.

5. FABRIC – NON–WOVEN GEOTEXTILE FABRIC, SUCH AS MIRAFI OR EQUIVALENT, PLACED BETWEEN STONE AND FILL. IT IS NOT TO COVER STONE EXPOSED AT TRUNK OF TREE.

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

ROCK CHIMNEY

STD. NO.	REV.
619.1	



GENERAL NOTES:

1. ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
2. TYPE OF PIPE TO BE USED IS 1–5/8" MAX. O.D. BLACK IRON, LOW CARBON PIPE OR GALVANIZED.
3. ALL JOINTS TO HAVE A 1/2" FILLET WELD AT ALL JOINTS.
4. AFTER INSTALLATION PAINT ASSMBLY WITH BLACK ALL WEATHER ENAMEL.
5. SEE DETAIL 701.1 FOR WARRANTS

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

SAFETY RAIL

STD. NO.	REV.
700.1	

WARRANTS

STANDARD SAFETY RAIL (STD. #700.1) SHALL BE INSTALLED UNDER ANY OF THE FOLLOWING CIRCUMSTANCES IN BOTH NEW CONSTRUCTION AND IN RETROFITTING OR RECONSTRUCTION OF EXISTING ROADWAYS OR SITES:

1. WHEN THE CULVERT CROSSING DETAIL APPLIES.
2. IF THERE IS A TWO FOOT OR GREATER DROPOFF WITHIN 2 FEET OF TH EDGE OF THE SIDEWALK (SEE DIAGRAM A).
3. IF THERE IS A 1–FOOT OR LARGER DROPOFF DIRECTLY ADJACENT TO THE SIDEWALK EDGE (SEE DIAGRAM B).
4. AT THE TOP OF ANY DROPOFF WITHIN THE PEDESTRIAN CLEAR ZONE OR WHERE PEDESTRIANS CAN REASONABLY BE EXPECTED IN THE VICINITY.
5. AT THE DIRECTION OF DEVELOPMENT SERVICES STAFF BASED ON FIELD CONDITIONS.

DEFINITIONS

- DROPOFF –– A SLOPE OF 2:1 OR STEEPER. EXAMPLES INCLUDE HEADWALLS, RETAINING WALLS, AND CULVERTS.
- PEDESTRIAN CLEAR ZONE –– 10 FEET OF ANY COMBINATION OF SIDEWALK, SLOPE, AND SHOULDER SLOPED AT 6:1 OR FLATTER. SIDEWALK DOES NOT NEED TO BE PRESENT.
- SIDEWALK –– FOR PURPOSES OF THIS STANDARD, THE TERM "SIDEWALK" IS USED GENERICALLY AND SHALL MEAN ANY PATH OR SURFACE TO BE USED FOR BICYCLE AND/OR PEDESTRIAN TRANSPORTATION. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SIDEWALKS, BIKE PATHS, SHARED–USE PATHS, PEDESTRIAN PATHS, AND GREENWAYS.

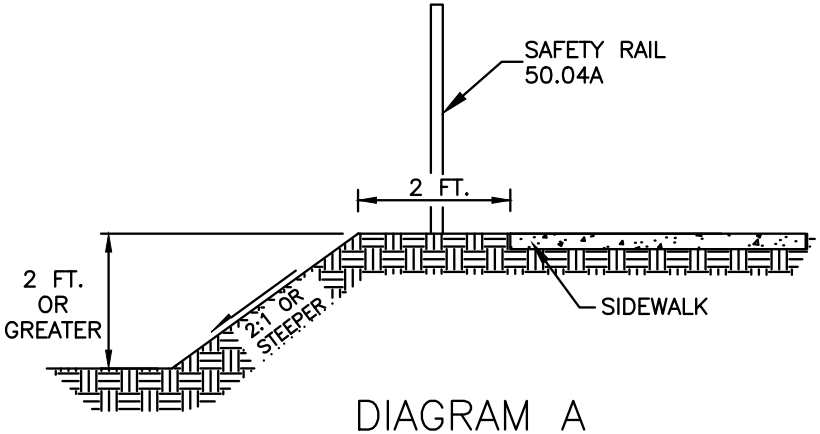


DIAGRAM A

SLOPED DROPOFF AT BACK OF SIDEWALK

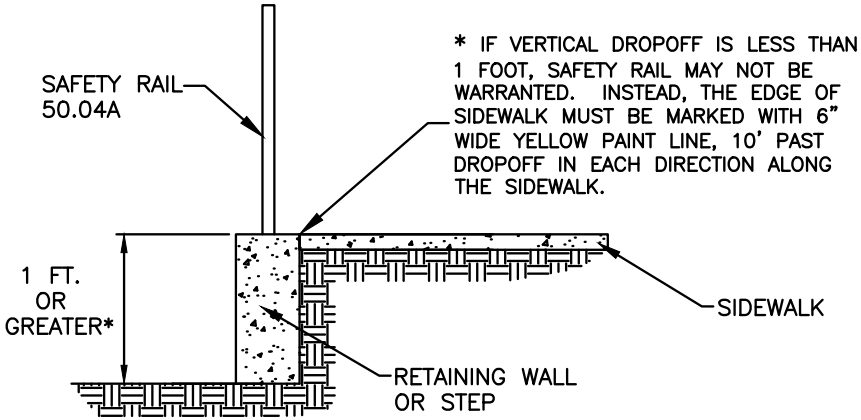
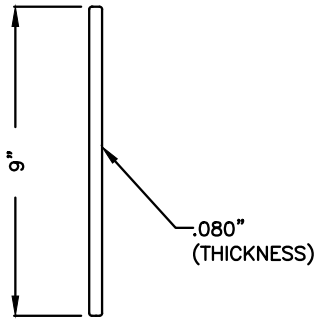


DIAGRAM B

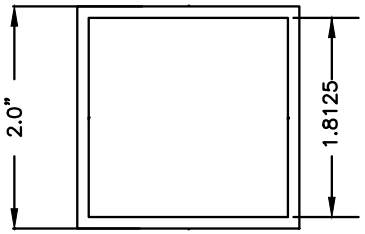
VERTICAL DROPOFF AT BACK OF SIDEWALK

NOT TO SCALE

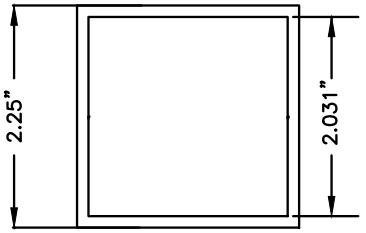
SIGN



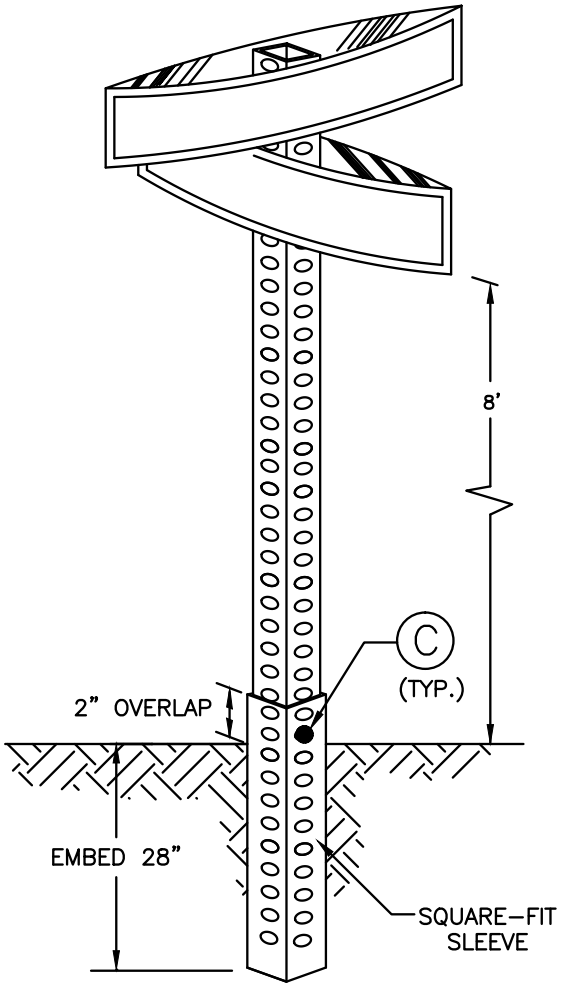
POST
(14 GAUGE)



SQUARE–FIT SLEEVE
(12 GAUGE)



STREET NAME SIGN
POST INSTALLATION

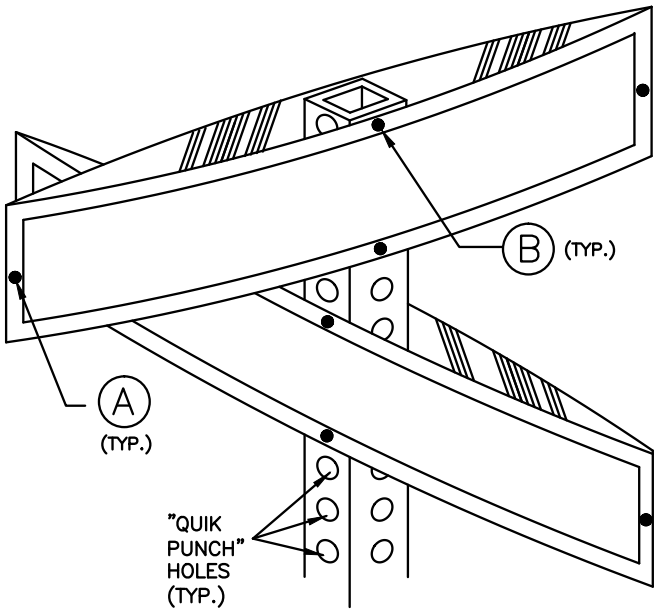


KEY TO FASTENERS:

(A) #10–24 x $\frac{3}{4}$" HEX HEAD MACHINE, ZINC– DEAD END
#10–24 FLANGE NUT, ZINC– DEAD END

(B) $\frac{5}{16}$" #16 X 3" CARRIAGE BOLT, ZINC
$\frac{5}{16}$" #16 HEX NUT, STEEL

(C) $\frac{5}{16}$" #16 X 2–$\frac{3}{4}$" CORNER BOLT (BREAKAWAY), ZINC
$\frac{5}{16}$" #16 HEX NUT, STEEL



NOTES:

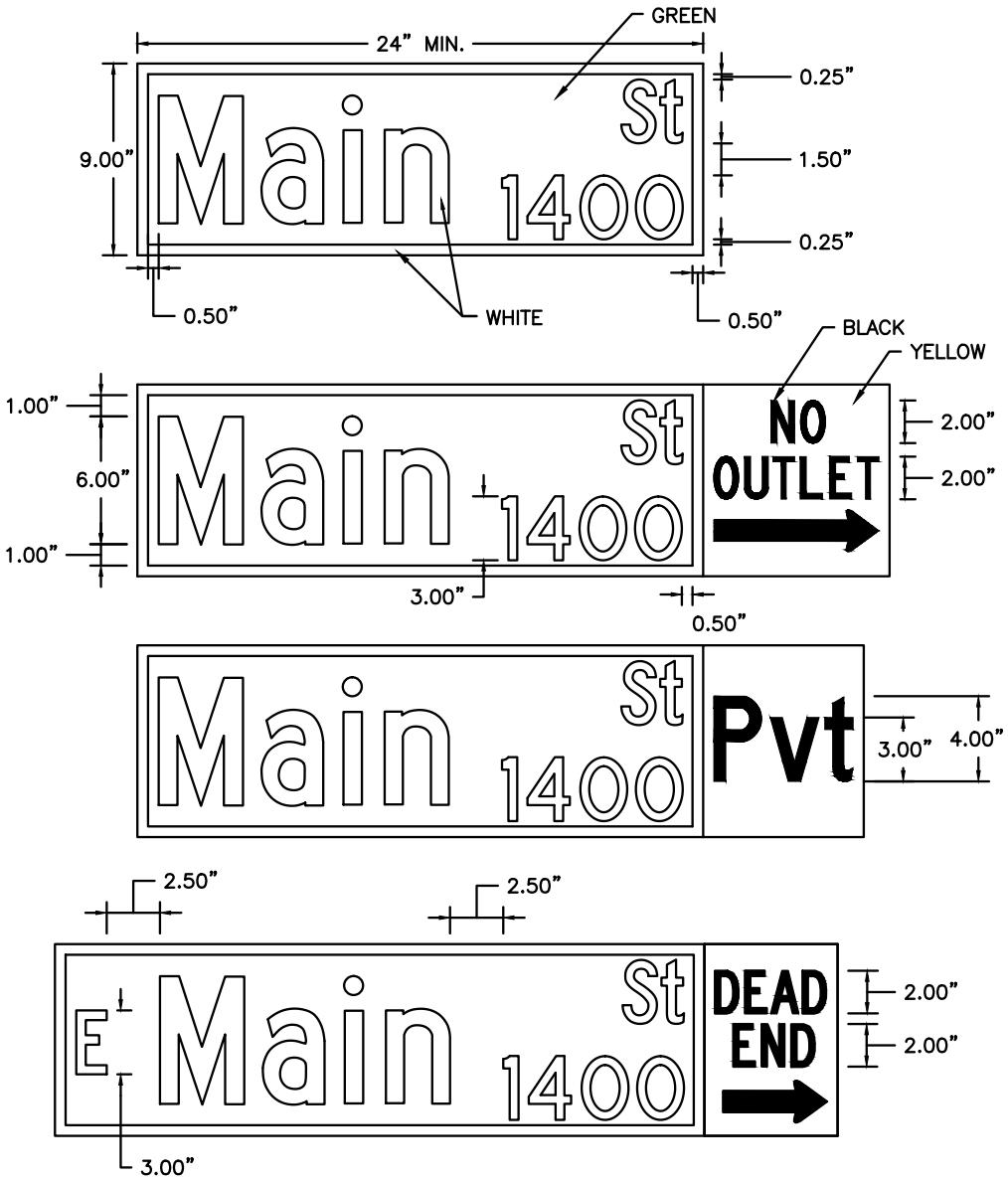
1. POST SHALL BE 14–GAUGE GALVANIZED STEEL, QUIK–PUNCH, $\frac{7}{16}$" HOLES, 1" ON CENTER, ALIGNED ON ALL SIDES, AND 2" SQUARE, 10 FEET IN LENGTH.
2. THE SLEEVE SHALL BE 12–GAUGE GALVANIZED STEEL, $\frac{7}{16}$" HOLES, 1" ON CENTER, ALIGNED ON ALL SIDES, AND 2.25" SQUARE, 30" IN LENGTH.
3. ALL STREET NAME SIGNS ARE SUBJECT TO THE APPROVAL OF THE TOWN MANAGER AND TOWN ENGINEER.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

NON THOROUGHFARE STREET NAME SIGN

STD. NO.	REV.
702.1	



NOT TO SCALE

NOTES:

1. STREET NAME MARKERS (SNM) SHALL BE ALUMINUM, FLAT, AND HAVE DIMENSIONS AS SHOWN ON THIS DETAIL. MIMIMUM LENGTH OF 24"; MAXIMUM LENGTH OF 60". THE SNM'S SHALL BE COVERED WITH WHITE HIGH INTENSITY PRISMATIC (HIP) RETRO-REFLECTIVE SHEETING (3M SERIES 3930 OR EQUIVALENT) WITH PRESSURE SENSITIVE ADHESIVE (OR EQUIVALENT TYPE IV OR HIGHER).

2. THE LETTERS SHALL BE REVERSE CUT FROM TRANSPARENT GREEN OVERLAY FILM (3M #1177 EC FILM OR EQUIVALENT MEETING FEDERAL SPECIFICATION FP-96, SECTION 178.01(A) AND ASTM D4956). THE TRANSPARENT GREEN OVERLAY FILM MUST BE PLACED ON THE SNM TO PROVIDE AN EXPOSED 0.5" BORDER OF THE UNDERLAY WHITE HIP RETRO-REFLECTIVE SHEETING.

3. THE STREET NAME SHALL BE COMPOSED OF INITIAL UPPER CASE LETTERS 6" IN HEIGHT AND CORRESPONDING LOWER CASE LETTERS 4.5" IN HEIGHT, IN FHWA "HIGHWAY B" FONT. THE STREET NAME SHALL BE LEFT-JUSTIFIED AND PLACED 0.5" FROM THE SIGN BORDER. ANY STREET NAME WITH 3 OR FEWER LETTERS SHALL BE CENTERED IN THE SIGN TEXT AREA.

   - PREFIX/SUFFIX NAMES SHALL BE COMPOSED OF INITIAL UPPER CASE LETTERS 3" IN HEIGHT AND CORRESPONDING LOWER CASE LETTERS 2.25" IN HEIGHT, IN FHWA "HIGHWAY C" FONT.
   - BLOCK NUMBERS SHALL BE 3" IN HEIGHT, IN FHWA "HIGHWAY C" FONT.
   - SUFFIX NAMES AND BLOCK NUMBERS SHALL BE RIGHT-JUSTIFIED AND PLACED 0.5" FROM THE RIGHT-SIDE SIGN BORDER AND 0.25" FROM THE TOP AND BOTTOM SIGN BORDERS. PREFIX LETTERS (N, S, E, AND W) SHALL BE CENTERED AND PLACED 0.5" FROM THE LEFT-SIDE SIGN BORDER WITH 2.5" SPACING TO BEGINNING OF STREET NAME.

4. SUPPLEMENTAL SNM WORDING ON YELLOW HIP RETRO-REFLECTIVE SHEETING WITH BLACK VINYL LETTERS SHALL BE PLACED ADJACENT TO THE GREEN OVERLAY FILM/BORDER TO INDICATE STREETS THAT DEAD END, HAVE NO OUTLET, ETC. OR ARE PRIVATE STREETS (PVT). THE YELLOW HIP RETRO-REFLECTIVE SHEETING MUST BE PLACED ON THE SNM TO MAINTAIN AN EXPOSED 0.5" BORDER OF THE UNDERLAY WHITE HIP RETRO-REFLECTIVE SHEETING.

   - NO OUTLET WITH ARROW (RIGHT OR LEFT) – PLACED ON SNM AT ENTRANCE TO A STREET OR STREET NETWORK FROM WHICH THERE IS NO OTHER EXIT. USE UPPER CASE LETTERS 2" IN HEIGHT, IN FHWA "HIGHWAY C" FONT.
   - PVT – PLACED ON SNM AT ENTRANCE TO PRIVATE STREET, USE UPPER CASE LETTER 4" IN HEIGHT AND CORRESPONDING LOWER CASE LETTERS 3" IN HEIGHT, IN FHWA "HIGHWAY C" FONT.
   - DEAD END WITH ARROW (RIGHT OR LEFT) – PLACED ON SNM AT ENTRANCE TO A SINGLE STREET THAT TERMINATES IN A DEAD END OR CUL-DE-SAC. USE UPPER CASE LETTERS 2" IN HEIGHT, IN FHWA "HIGHWAY C" FONT. IF STUB STREET IS LESS THAN OR EQUAL TO 200 FEET, THEN DEAD END IS NOT NECESSARY.

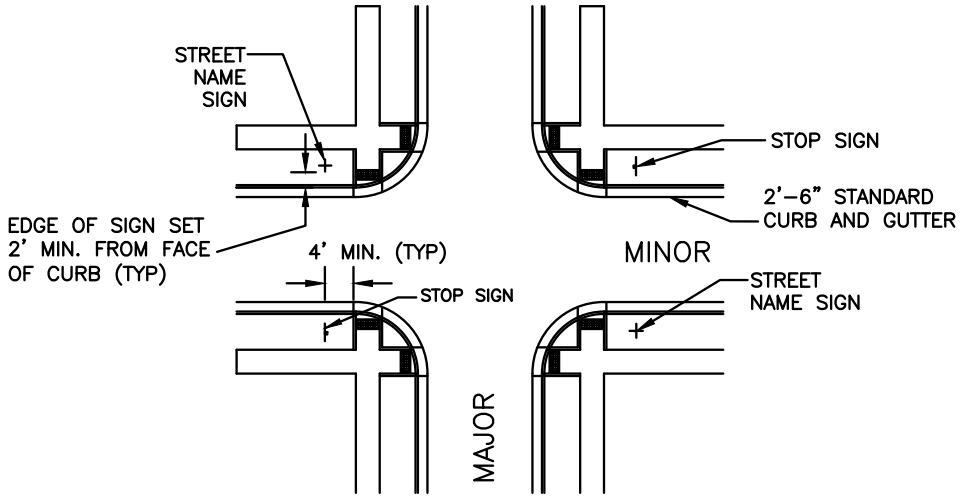
5. ALL SNMs ARE SUBJECT TO THE APPROVAL OF THE TOWN ENGINEER.

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

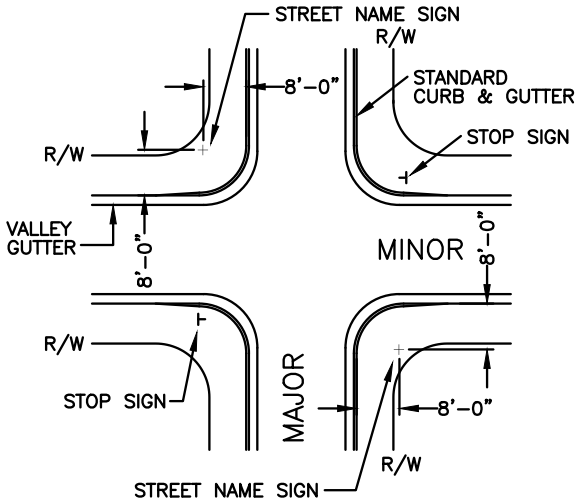
THOROUGHFARE STREET NAME SIGN

STD. NO.	REV.
703.1	

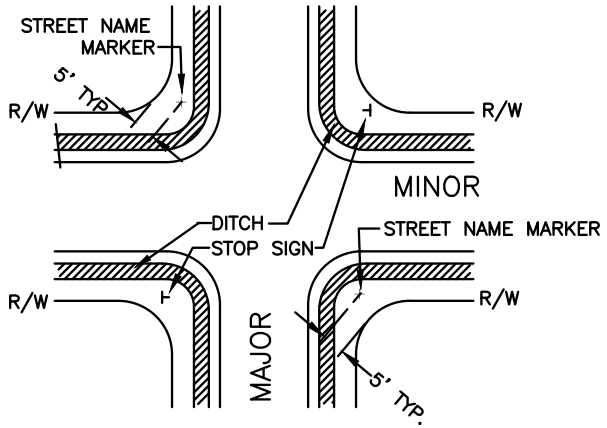
INTERSECTION with SIDEWALK, CURB, and GUTTER



INTERSECTION with CURB and GUTTER



INTERSECTION with DITCHES, and NO CURB and GUTTER



NOTES

1. TWO STREET NAME MARKERS ARE REQUIRED IF THE MAJOR STREET HAS 3 OR MORE LANES.
2. ANY VARIANCE FROM THIS STANDARD MUST BE APPROVED BY THE TOWN ENGINEER.
3. ENSURE STOP SIGN SIZE AND INSTALLATION PER MUTCD STANDARDS.

NOT TO SCALE

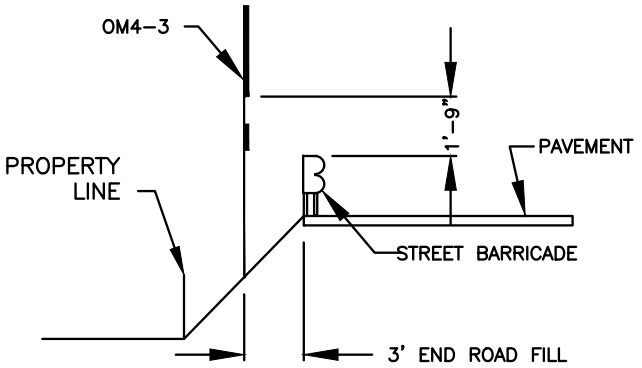
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

STREET SIGN INSTALLATION LOCATIONS

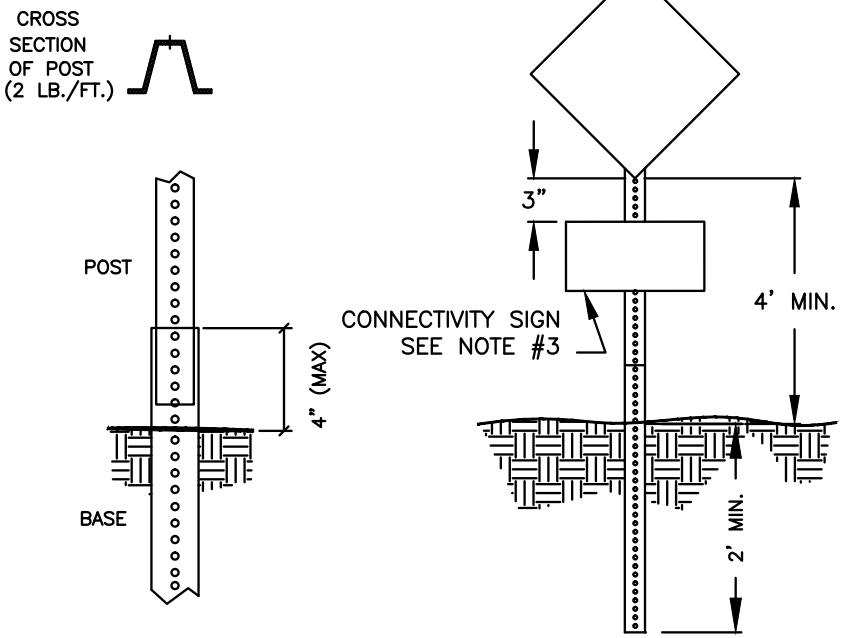
STD. NO.	REV.
704.1	

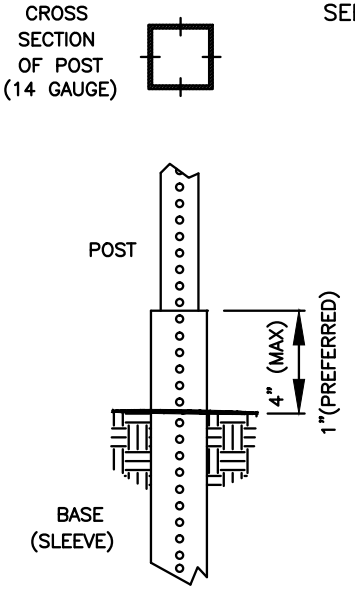
NOTES:

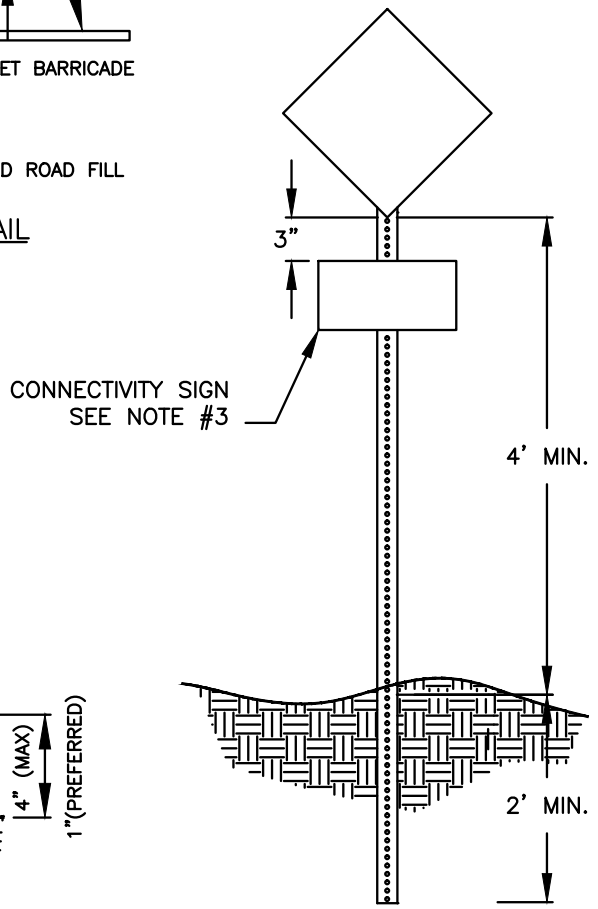
1. WHEN A DEAD–END OR STUBBED STREET REQUIRES A GUARDRAIL SECTION, END–OF–ROADWAY MARKER SIGNS (OM4–3, 24"x24", SOLID RED) SHALL BE PROVIDED.
2. SIGNS ARE TO BE PLACED BEHIND THE BARRICADE (SEE DETAILS 706.1), EVENLY SPACED WITH ONE SIGN PLACED AT THE CENTERLINE LOCATION AND ADDITIONAL SIGNS AT 6' O.C. (MINIMUM OF 3 SIGNS, MAXIMUM OF 5 SIGNS).
3. WHEN BARRICADE IS USED ON A STREET STUB, THE SIGN AT THE CENTERLINE SHALL BE SUPPLEMENTED WITH A STREET CONNECTIVITY SIGN. SEE DETAIL 708.1
4. ALL SIGNS/MARKERS SHALL MEET OR EXCEED MUTCD STANDARDS FOR RETROREFLECTIVITY.



SIGN LOCATION DETAIL





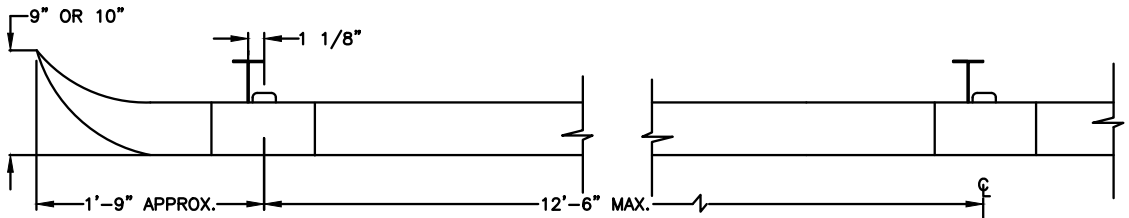


NOT TO SCALE

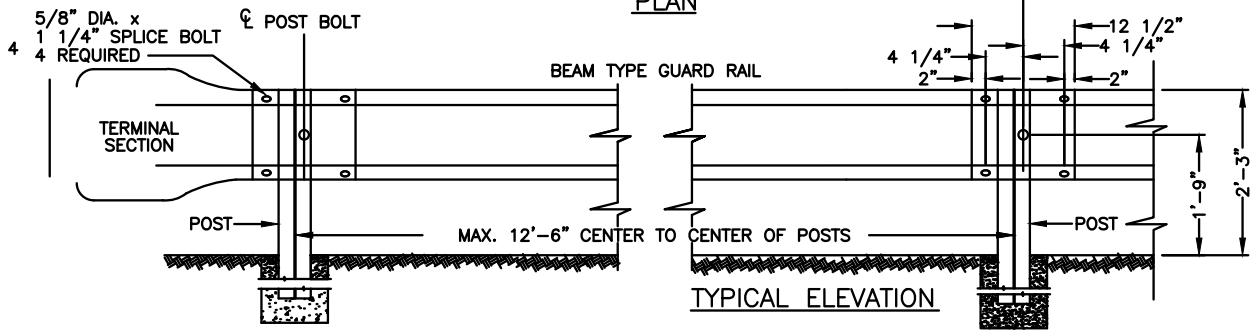
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

END OF ROADWAY MARKER

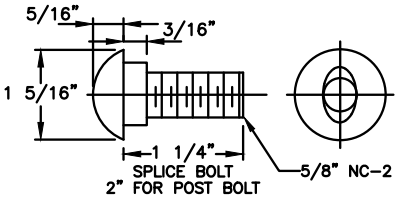
STD. NO.	REV.
705.1	



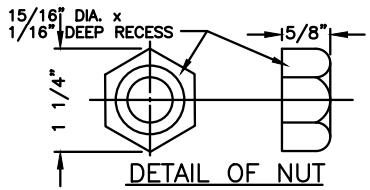
PLAN



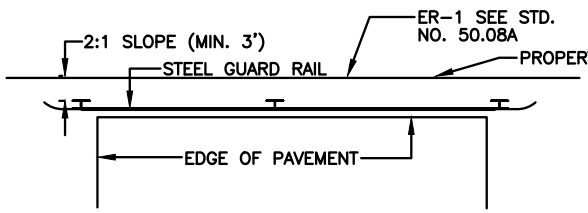
TYPICAL ELEVATION



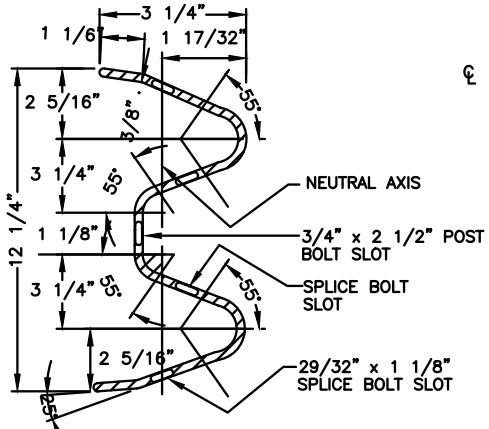
DETAIL OF BOLT



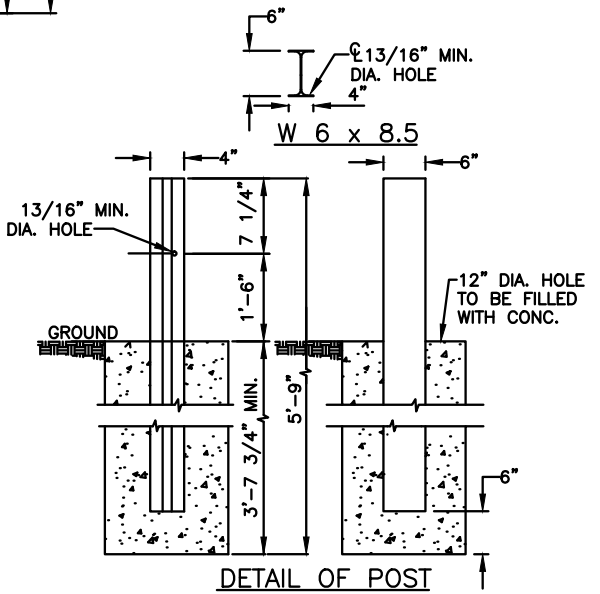
DETAIL OF NUT



DEAD–END STREET BARRICADE



SECTION THRU RAIL ELEMENT



DETAIL OF POST

APPROVED DATE

NOTE

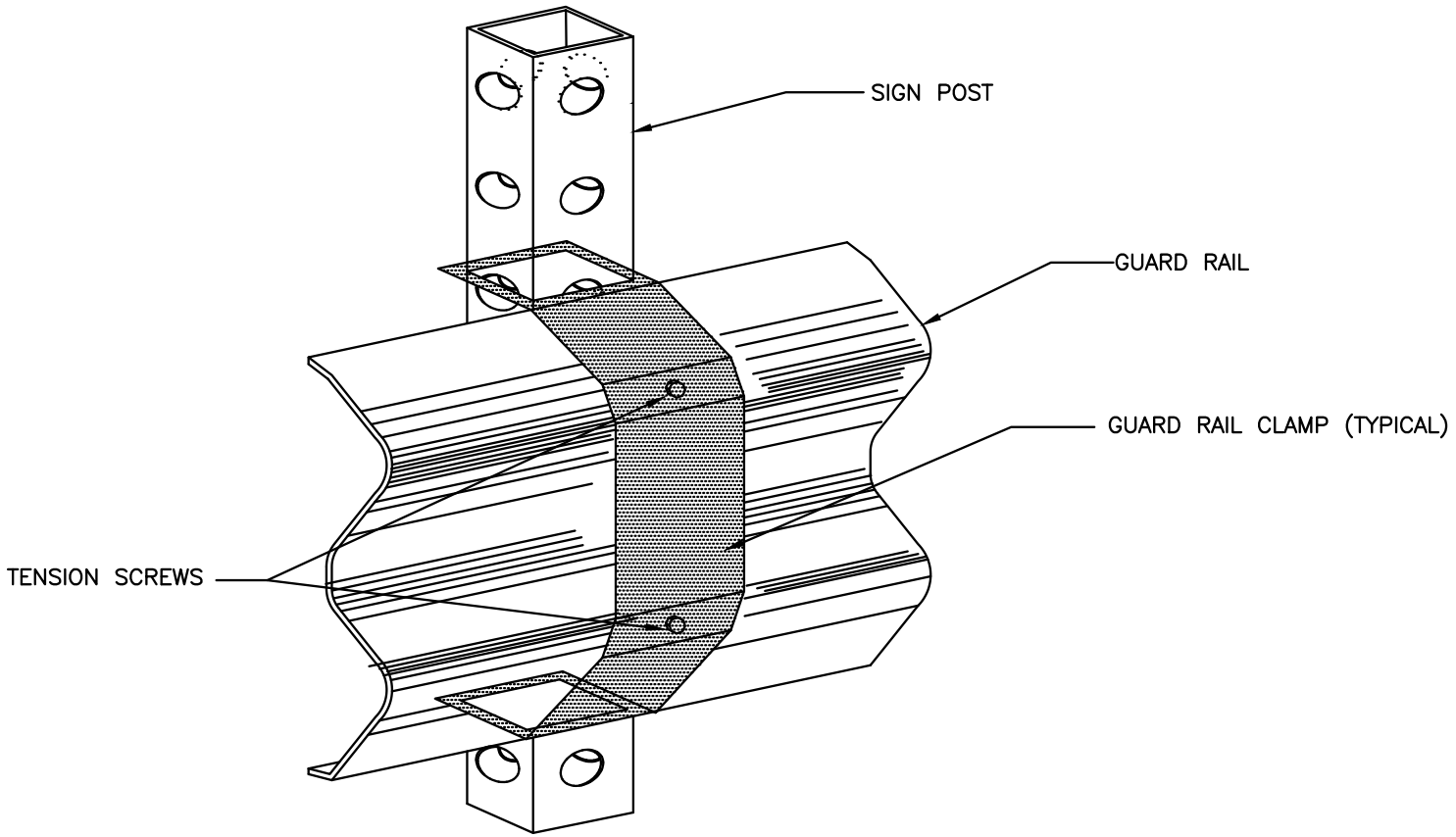
THIS DETAIL IS NOT A GUARDRAIL DETAIL. FOR ROADSIDE GUARDRAIL, SEE NCDOT STANDARD DRAWINGS 862.01–862.03

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

DEAD END STREET BARRICADE

STD. NO.	REV.
706.1	

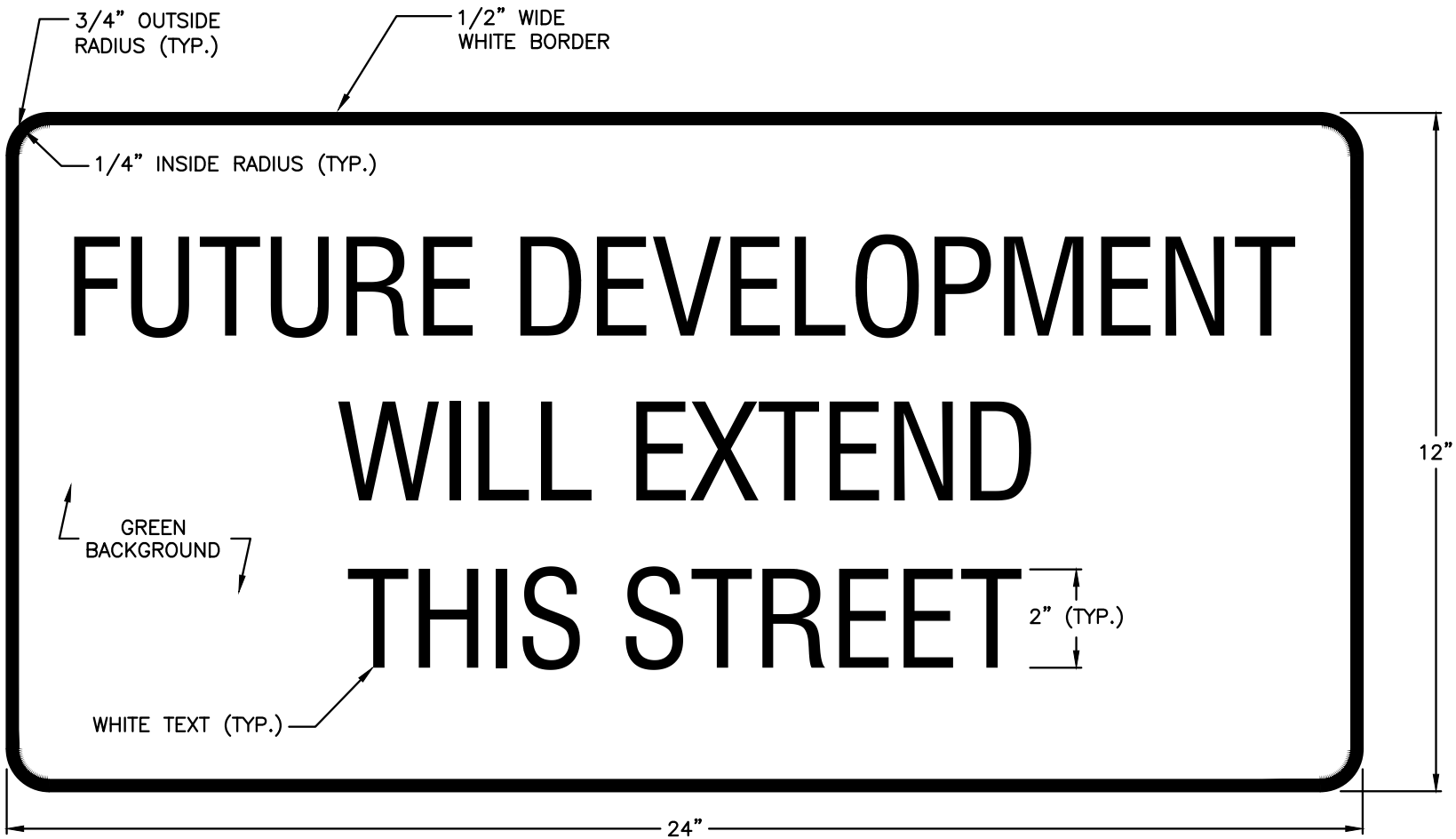


NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

END OF ROADWAY MARKER
GUARD RAIL CLAMP INSTALLATION

STD. NO.	REV.
707.1	



NOTES:

1. SIGN SHALL MEET OR EXCEED MUTCD STANDARDS FOR RETROREFLECTIVITY
2. SIGN MATERIAL SHALL BE 0.080" THICK ALUMINUM
3. ALL LETTERS SHALL BE SERIES B–2000 FROM THE 2004 STANDARD HIGHWAY SIGNS MANUAL (AND ANY REVISION THERETO) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	**TOWN OF WAXHAW LAND DEVELOPMENT STANDARDS**	STREET CONNECTIVITY SIGN FOR END–OF–ROAD BARRICADE

STD. NO.	REV.
708.1	

GENERAL NOTES:

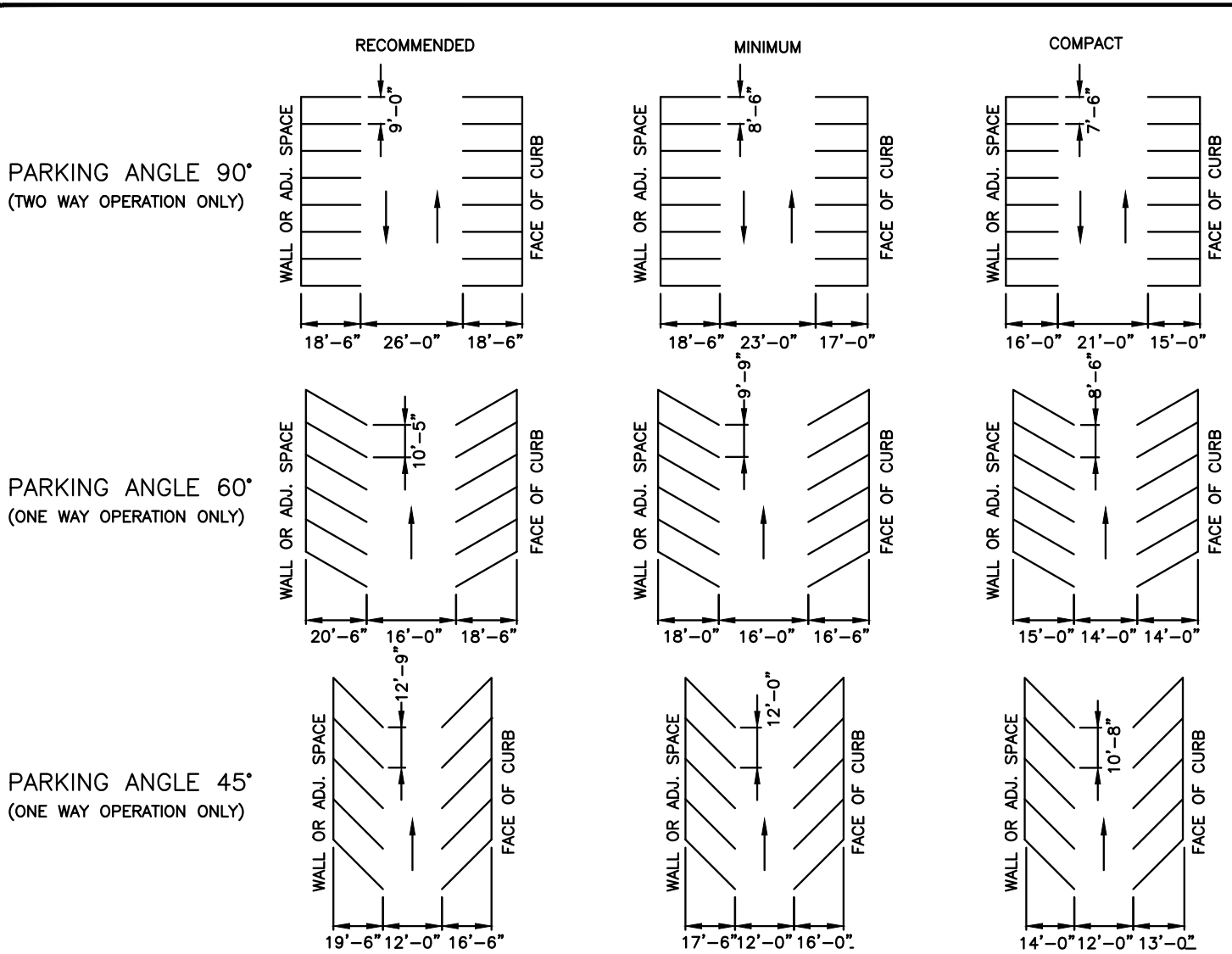
1. STEEL BEAM TYPE GUARD RAILS SHALL BE INSTALLED AT THE END OF ALL DEAD–END STREETS, EXCEPT CUL–DE–SAC STREETS WHICH HAVE BEEN IMPROVED WITH A PERMANENT TURN–AROUND.
2. FOR STREETS 26' IN WIDTH THE GUARD RAIL SHALL CONSIST OF TWO(2) 12'–6" SECTIONS OR ONE(1) 25' SECTION, THREE (3) STEEL POSTS, AND TWO (2) TERMINAL SECTIONS. FOR STREETS GREATER THAN 25' IN WIDTH THE GUARD RAIL SHALL SPAN THE ENTIRE WIDTH OF THE STREET.
3. GUARD RAIL SHALL CONSIST OF RAIL ELEMENTS FABRICATED TO DEVELOP CONTINUOUS BEAM STRENGTH AND INSTALLED AS SHOWN.
4. MINIMUM THICKNESS OF GUARD RAIL SHALL BE 12 GAGE U.S. STANDARD.
   THE RAIL ELEMENT INCLUDING SPLICES, SHALL HAVE A MINIMUM ULTIMATE TENSILE STRENGTH OF 80,000 LBS.
   GUARD RAIL PARTS FURNISHED SHALL BE INTERCHANGEABLE WITH SIMILAR PARTS REGARDLESS OF THE SOURCE OF MANUFACTURER.
   THE HOLES FOR CONNECTING BOLTS SHALL BE PUNCHED OF DRILLED, BURNING WILL NOT BE PERMITTED.
5. THE GUARD, BOLTS, NUTS, STEEL POSTS. AND ALL OTHER METAL PARTS SHALL BE GALVANIZED TO CONFORM TO THE REQUIREMENTS FOR THE COATING CLASS, (2.50 OUNCES PER SQUARE FOOT) OF THE CURRENT SPECIFICATIONS FOR ZINC–COATED (GALVANIZED) IRON, AND STEEL SHEETS, COILS, AND CUT LENGTHS, IN ACCORDANCE WITH ASTM 123A.
6. IF THE AVERAGE SPELTER COATING AS DETERMINED FROM THE REQUIRED SAMPLES IS LESS THAN TWO (2) OUNCES OF SPELTER PER SQUARE FOOT, OR IF ANY ONE SPECIMEN HAS LESS THAN 1.8 ONCES OF SPELTER PER SQUARE FOOT OF DOUBLE EXPOSED SURFACE, THE LOT SAMPLED SHALL BE REJECTED, THE FINISHED SHEETS SHALL BE OF FIRST CLASS COMMERCIAL QUALITY, FREE FROM INJURIOUS DEFECTS, SUCH AS BLISTERS, FLUX, AND UNCOATED SPOTS.
7. THE GUARD RAIL SHALL BE INSPECTED TO DETERMINE THAT THE MATERIAL, DIMENSIONS, AND WORKMANSHIP ARE IN ACCORDANCE WITH THIS PLAN.
8. WHERE A DEAD–END STREET REQUIRES GUARD RAIL, END OF ROADWAY MARKER SIGNS SHALL ALSO BE REQUIRED. (SEE STD.707.1 & 708.1)

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

END OF ROADWAY STREET BARRICADE
GENERAL NOTES

STD. NO.	REV.
709.1	



NOTES:

1. FOR ACCESSIBLE PARKING STANDARDS/SIGNAGE SEE STDS. 712.1, 713.1, AND 714.1.
2. PAVEMENT MARKINGS SHALL BE 4" WHITE PAINT.
3. ALTERNATIVE PARKING ANGLES, AISLE WIDTHS, AND OPERATION (TWO-WAY ANGLED PARKING OR REVERSE-ANGLE PARKING) WILL BE CONSIDERED BY TOWN ON A CASE-BY-CASE BASIS.

NOT TO SCALE

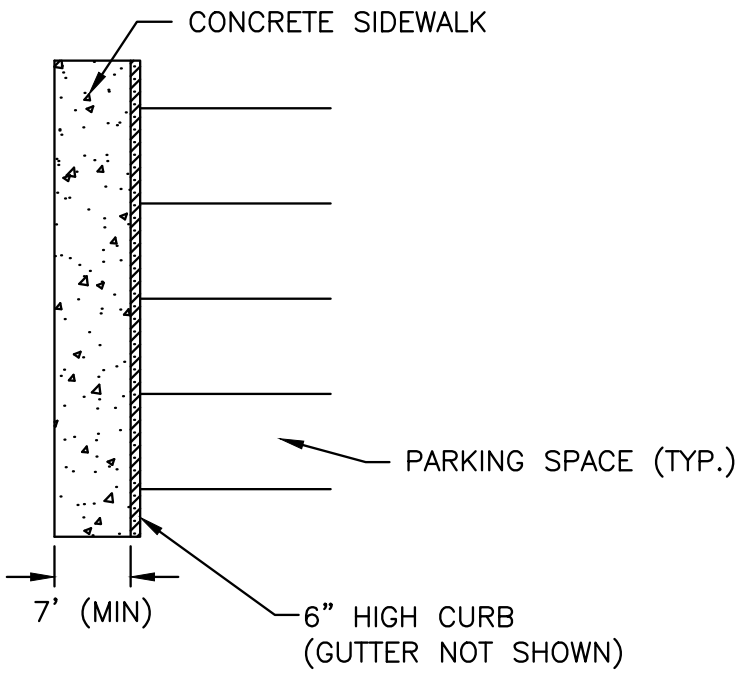
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

PARKING STANDARDS

STD. NO.	REV.
710.1	

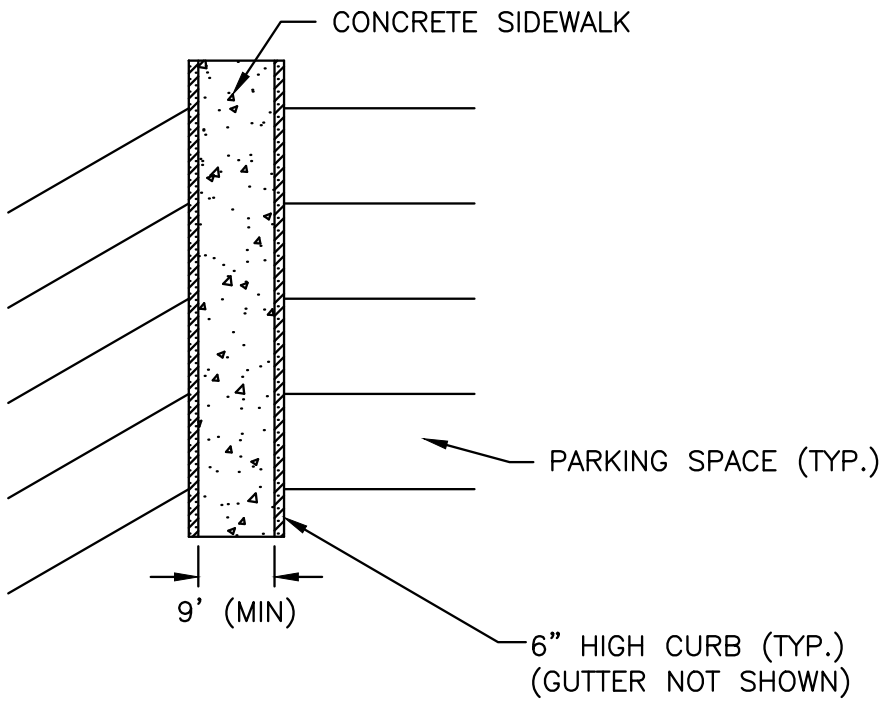
SIDEWALK ADJACENT TO HEAD–IN OR BACK–IN PARKING SHALL BE AT LEAST 7 FEET WIDE.

PARKING ON ONE SIDE OF A SIDEWALK



SIDEWALK BETWEEN TWO ROWS OF HEAD–IN OR BACK–IN PARKING SHALL BE AT LEAST 9 FEET WIDE.

PARKING ON BOTH SIDES OF A SIDEWALK



NOTES:

1. A 2–FOOT–WIDE PLANTING STRIP LOCATED AT THE BACK OF CURB CAN BE USED IN LIEU OF 2 FEET OF SIDEWALK WIDTH.
2. PARKING AT ANY ANGLE OTHER THAN PARALLEL SHALL BE SUBJECT TO THIS STANDARD.
3. IF MONOLITHIC CURB & SIDEWALK IS USED, ADD 6" TO ALL DIMENSIONS (1' IF PARKING ON BOTH SIDES).
4. WHEELSTOPS SHALL ONLY BE USED IN LIEU OF 2 FEET OF SIDEWALK WITH THE APPROVAL OF THE TOWN AND WHEN EXISTING CONDITIONS PREVENT CONSTRUCTION OF A 7–FOOT/9–FOOT SIDEWALK. WHEELSTOPS SHALL BE 6" HIGH, MADE OUT OF 3600–PSI REINFORCED CONCRETE, AND ANCHORED WITH #5 OR GREATER REBAR (2' MINIMUM LENGTH). REBAR HOLES SHALL BE GROUTED UPON INSTALLATION. WHEELSTOPS SHALL BE PLACED AT 2 FEET FROM THE EDGE OF SIDEWALK OR OBSTRUCTION.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

PARKING STANDARDS (CONTINUED)

STD. NO.	REV.
711.1	

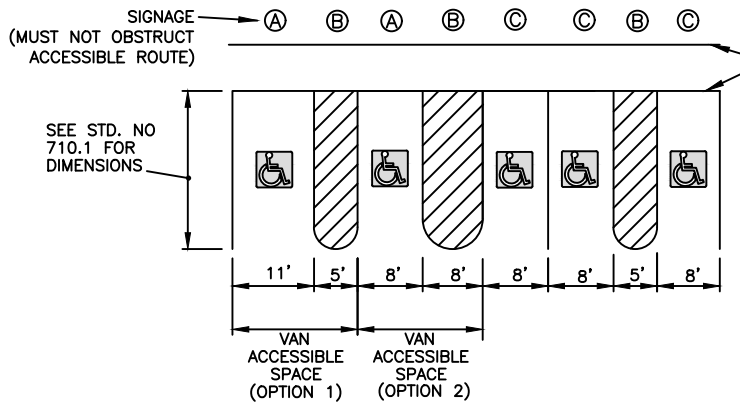
ACCESSIBLE PARKING REQUIREMENTS

TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES SPACES REQUIRED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESSIBLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	2
301 TO 400	8	2
401 TO 500	9	2
501 TO 1000	2% OF TOTAL	1 IN EVERY 6 ACCESSIBLE SPACES
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1 IN EVERY 6 ACCESSIBLE SPACES
REFERENCE: SECTION 1106 OF NC BUILDING CODE		

NOTES:

1. ALL 12"x18" ACCESSIBLE SIGNS (R7-8 & R7-1) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.
2. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA. MAINTAIN MIN. 4' WIDE CONTINUOUS PASSAGE.
3. VERTICAL CLEARANCE FOR VANS MUST BE GREATER THAN 98-INCHES.
4. THIS DETAIL IS TO PROVIDE GENERAL GUIDANCE FOR PARKING LAYOUT AND DESIGN; REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT AND NC BUILDING CODE FOR ADDITIONAL INFORMATION.

PARKING SPACE PAVEMENT MARKINGS



NOTE:
ONE OUT OF EVERY SIX (6) ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE, PER SECTION 1106.5 OF NC STATE BUILDING CODE

Ⓐ

MUTCD R7-8P 12"x6"

MUTCD R7-8 12"x18"

713.1 12"x9"

Ⓑ

MUTCD R7-1 12"x18"

OPTIONAL ACCESIBLE LOADING ZONE SIGN

Ⓒ

MUTCD R7-8 12"x18"

713.1 12"x9"

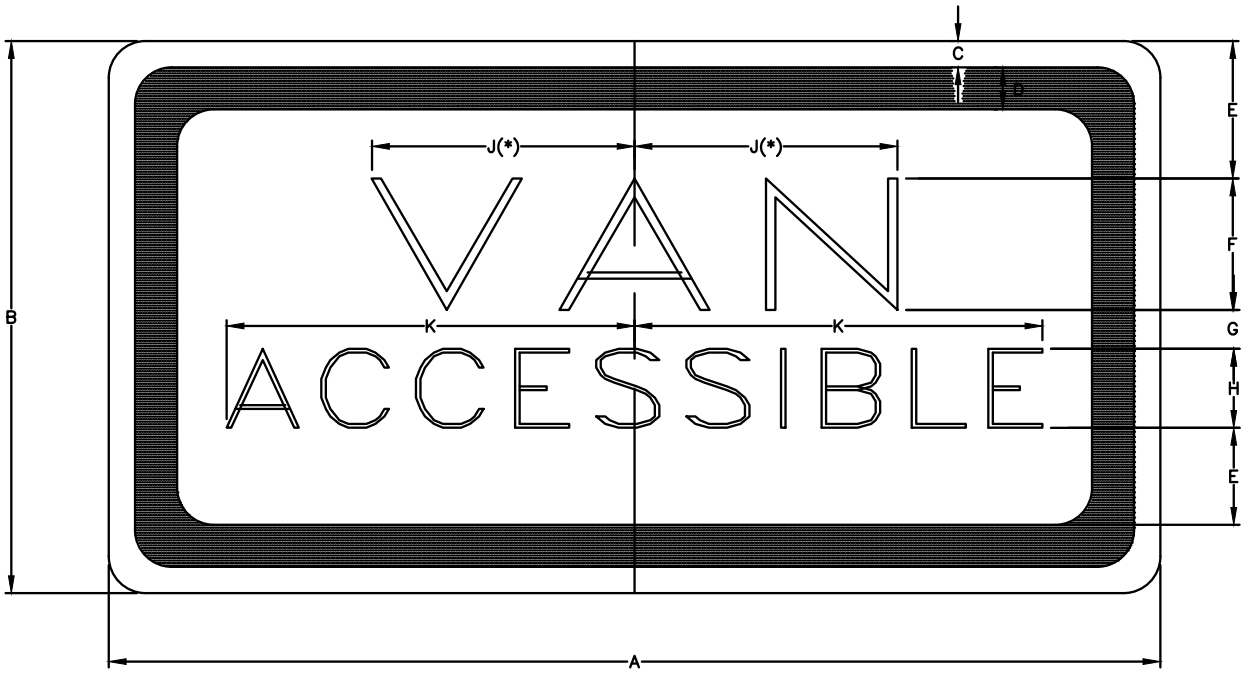
SEE STANDARD NO. 50.10C FOR SUPPLEMETAL SIGN DETAIL

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

ACCESSIBLE PARKING AND SIGNAGE STANDARDS

STD. NO.	REV.
712.1	

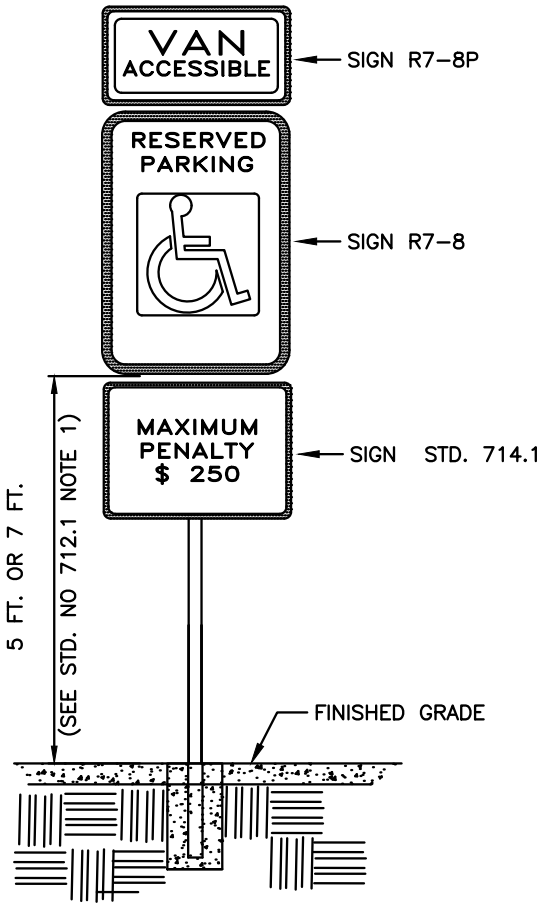


R7–8P

DIMENSIONS (INCHES)										
A	B	C	D	E	F	G	H	J	K	L
12	6	3/8	3/8	1–1/2	1–1/2D	1/2	1D	2–1/2	4	1–1/2

* INCREASE SPACING 50%
D–FHWA (FEDERAL HIGHWAY ADMINISTRATION/USDOT)
SERIES D LETTERS

LEGEND AND BORDER – GREEN
BACKGROUND – WHITE



NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

SUPPLEMENTAL VAN ACCESSIBLE SIGN (R7–8P)

STD. NO.	REV.
713.1	

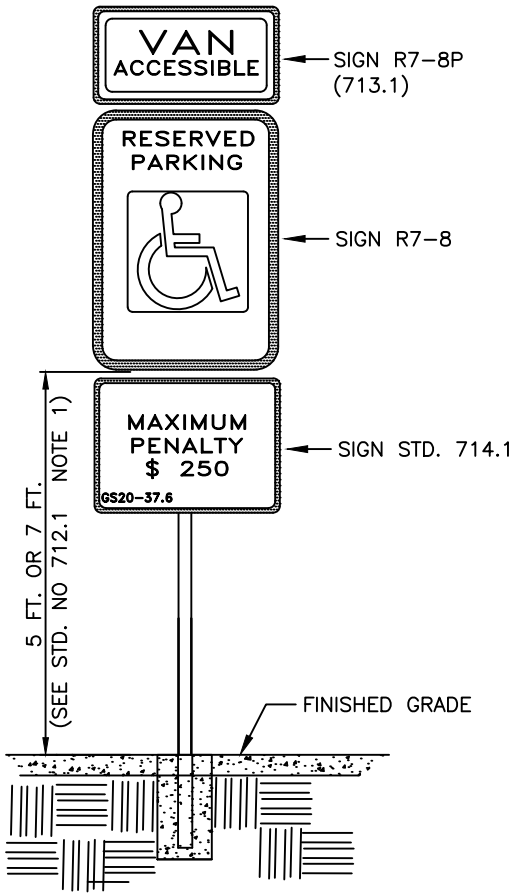
LEGEND AND BORDER – GREEN
BACKGROUND – WHITE

SIGN APPROVED FOR USE UNDER GENERAL STATUTE 20-37.6

THIS PENALTY SIGN IS REQUIRED TO ACCOMPANY ALL R7-8 PARKING SIGNS ERECTED AFTER DECEMBER 31,1990

NOTE:

SUPPLEMENTAL VAN ACCESSIBLE SIGN (R7-8P) USED IF THERE IS ONLY ONE REQUIRED ACCESSIBLE PARKING SPACE (MUST BE VAN ACCESSIBLE) AND AT EACH ADDITIONAL REQUIRED VAN ACCESSIBLE SPACE. (SEE STD. NO. 713.1)

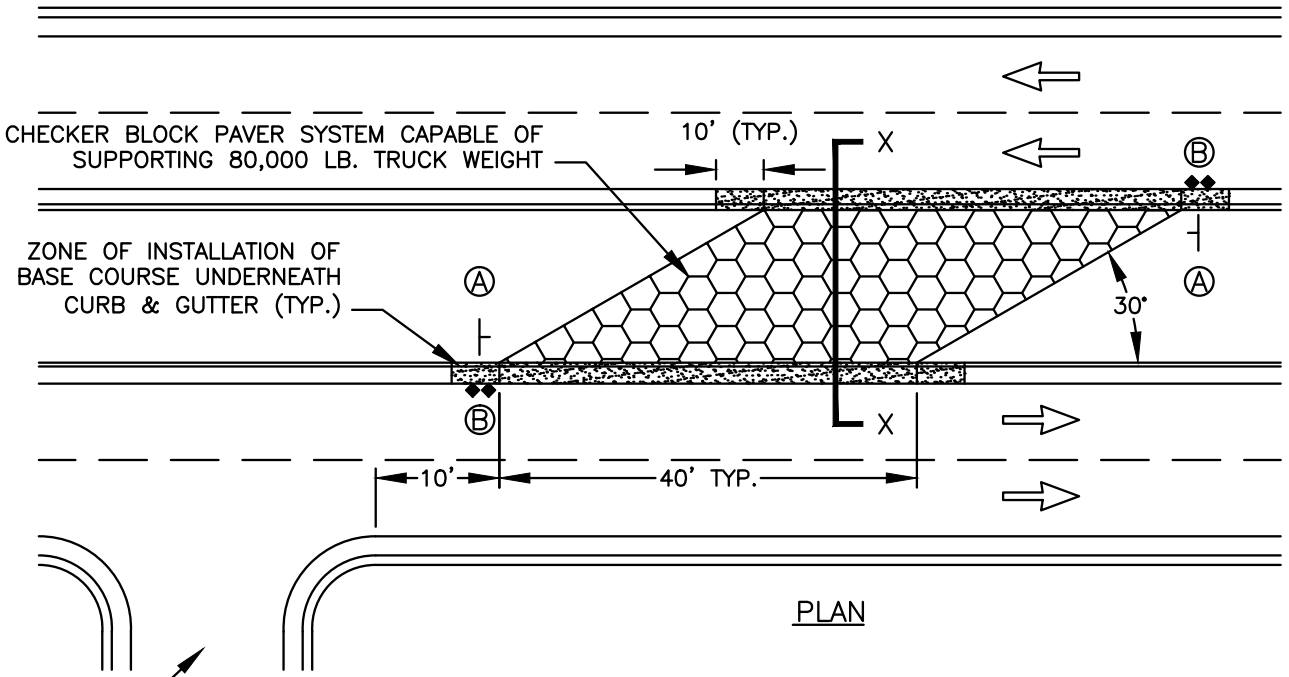


NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

SUPPLEMENTAL ACCESSIBLE PENALTY SIGN

STD. NO.	REV.
714.1	



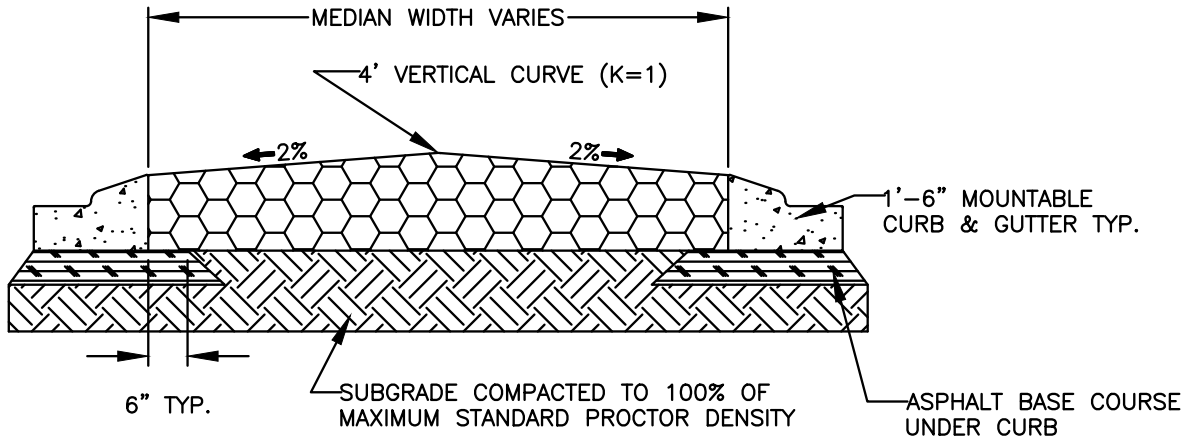
PLAN

Ⓐ "NO LEFT TURN" (R3-2, 24"x24")

Ⓑ YELLOW/YELLOW RAISED PVMT. MARKER 1' O.C. SEE NCDOT STD. #1250.01.

NOTES:

1. CROSSOVER TO BE OFFSET 10' FROM ANY INTERSECTING STREET OR DRIVEWAY OTHER THAN A FIRE DEPARTMENT DRIVEWAY.
2. ASPHALT BASE COURSE UNDERNEATH MOUNTABLE CURB AND GUTTER SHALL EXTEND AT LEAST 10 FEET BEYOND CROSSOVER.
3. ONLY FOR USE AT RIGHT-IN/RIGHT-OUT (RI/RO) ENTRANCES TO RESIDENTIAL SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS WITH PRIOR APPROVAL FROM TOWN ENGINEER.
4. INCLUDE SUBDRAIN AS NECESSARY PER 312.1.



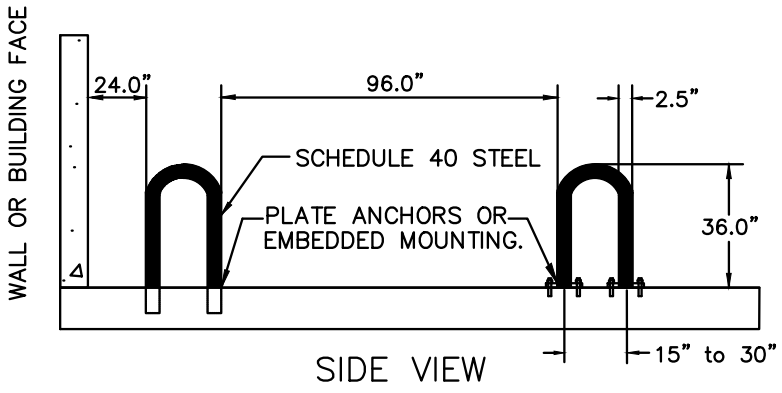
CROSS-SECTION X-X

NOT TO SCALE

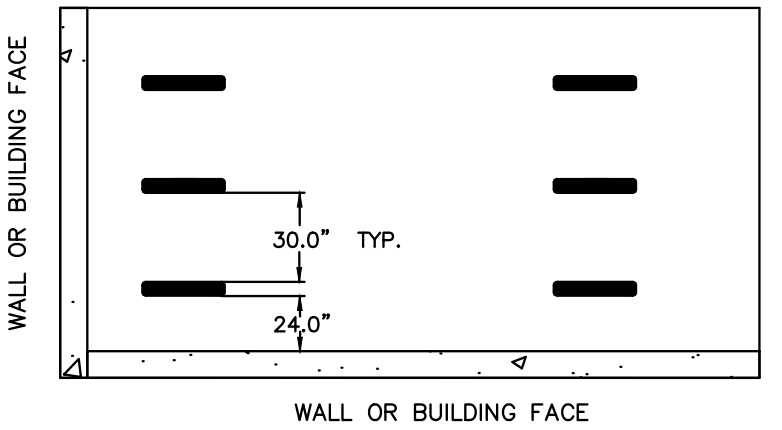
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

EMERGENCY VEHICLE MEDIAN CROSSOVER

STD. NO.	REV.
715.1	



SIDE VIEW



PLAN VIEW

NOTES:

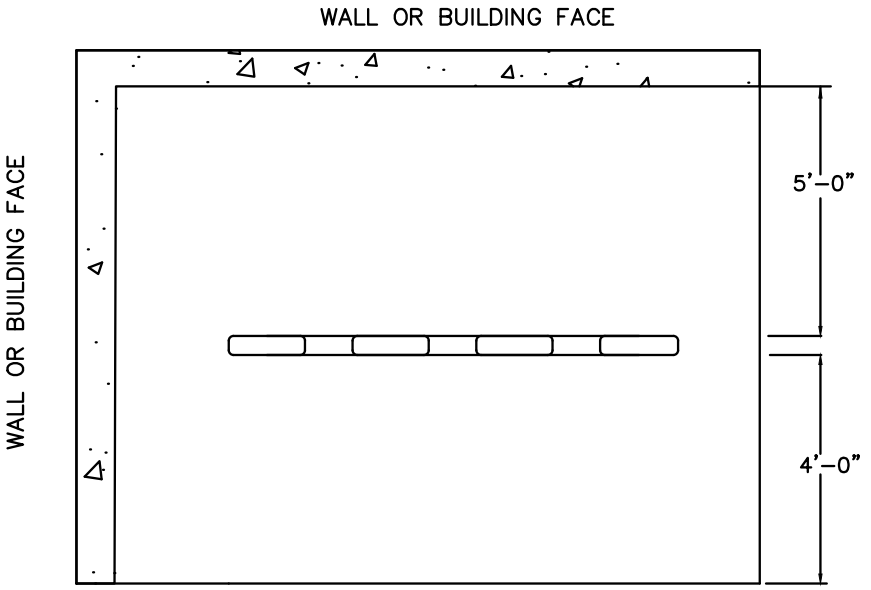
1. BIKE RACKS SHOULD BE INSTALLED AS PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.
2. ALTERNATIVE BIKE RACKS OR LOCKERS MAY BE USED BUT ARE SUBJECT TO APPROVAL BY THE TOWN ENGINEER.
3. ALL DIMENSIONS SHOWN ARE MINIMUM.
4. PLACEMENT SHOULD BE CANE DETECTABLE AND PLACED OUTSIDE PEDESTRIAN ACCESS ROUTE.

NOT TO SCALE

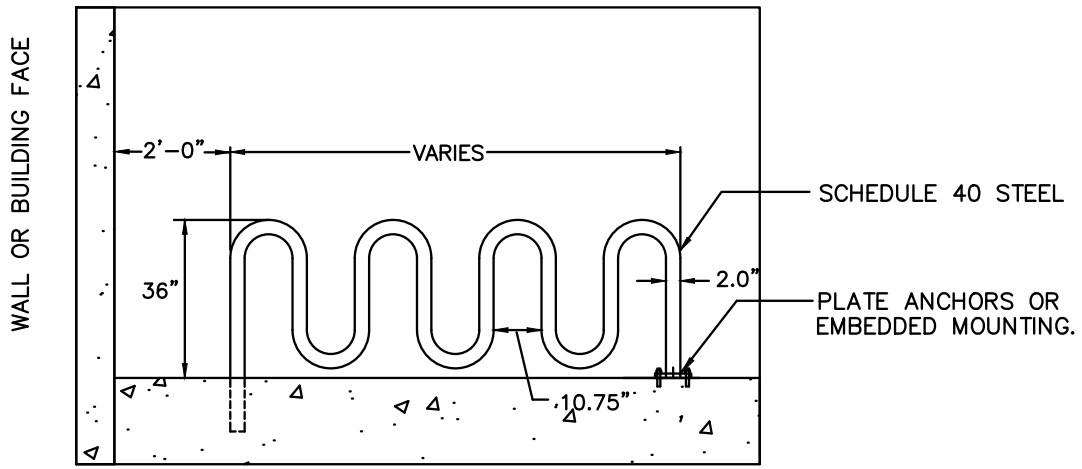
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

INVERTED "U" RACK FOR BICYCLE PARKING

STD. NO.	REV.
716.1	



PLAN VIEW



SIDE VIEW

NOTES:

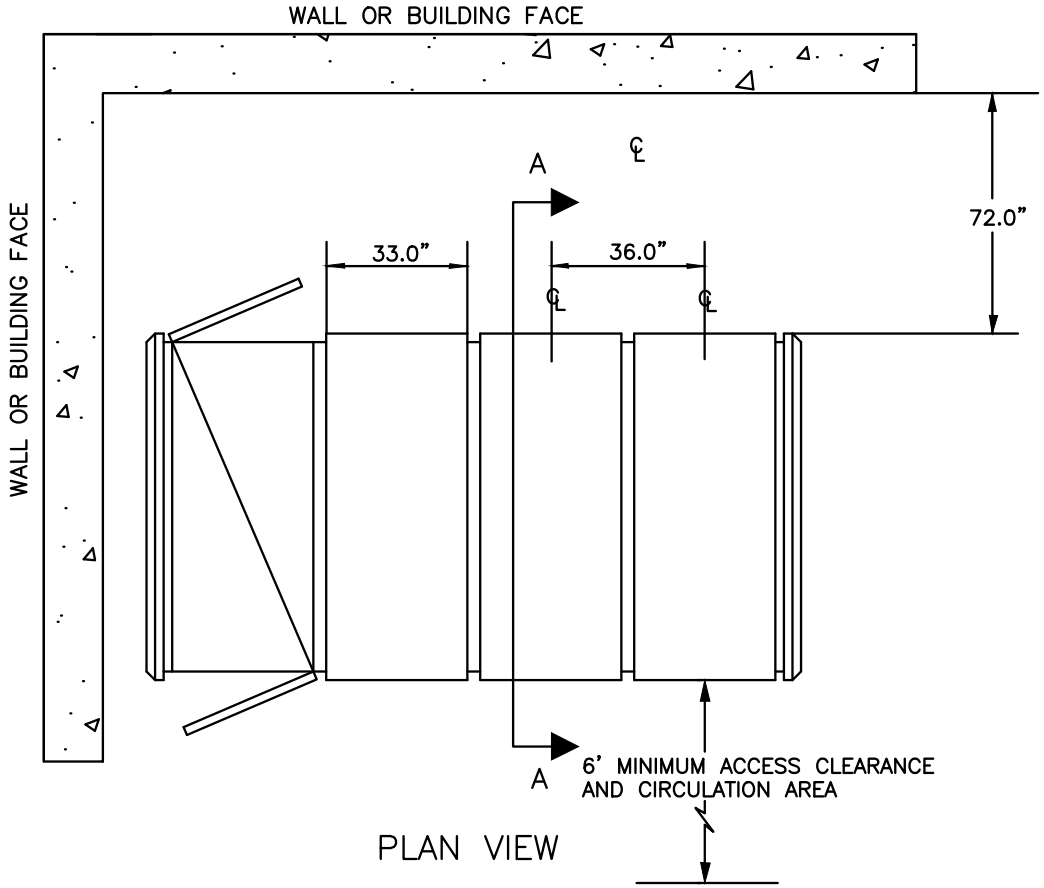
1. BIKE RACKS SHOULD BE INSTALLED AS PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.
2. ALTERNATIVE BIKE RACKS OR LOCKERS MAY BE USED BUT ARE SUBJECT TO APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
3. ALL DIMENSIONS SHOWN ARE MINIMUM.
4. PLACEMENT SHOULD BE CANE DETECTABLE AND PLACED OUTSIDE PEDESTRIAN ACCESS ROUTE.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

WAVE RACK FOR BICYCLE PARKING

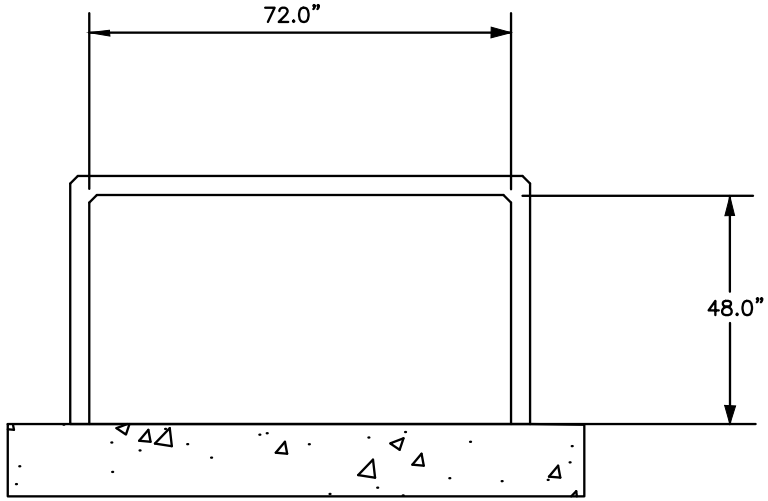
STD. NO.	REV.
717.1	



PLAN VIEW

NOTES:

1. BIKE LOCKERS SHOULD BE INSTALLED AS PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.
2. ALTERNATIVE BIKE RACKS OR LOCKERS MAY BE USED BUT ARE SUBJECT TO APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
3. ALL DIMENSIONS SHOWN ARE MINIMUM.
4. ALLOW FOR POSITIVE DRAINAGE AWAY FROM LOCKERS.



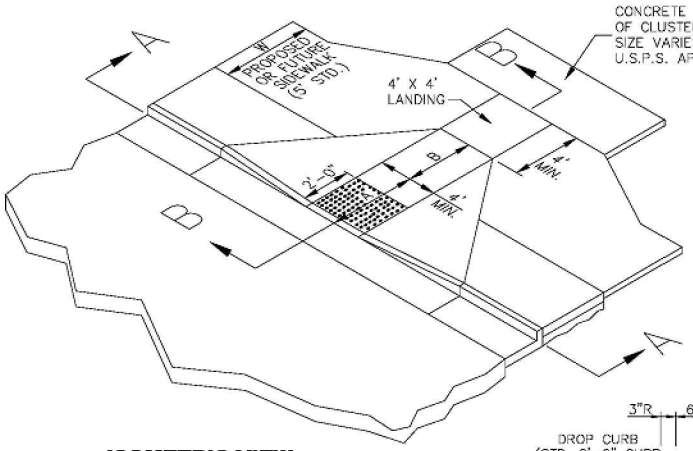
SECTION A–A

NOT TO SCALE

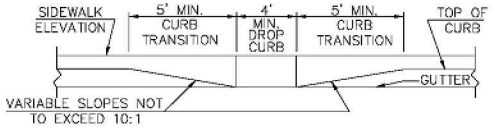
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

BICYCLE LOCKERS

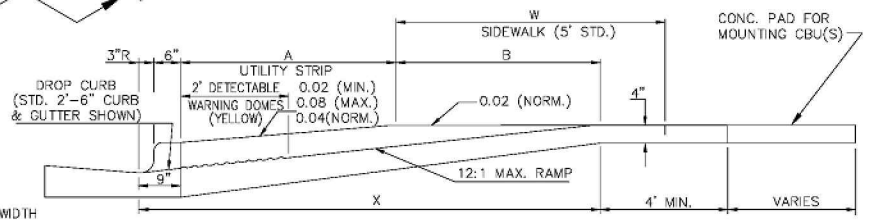
STD. NO.	REV.
718.1	



ISOMETRIC VIEW



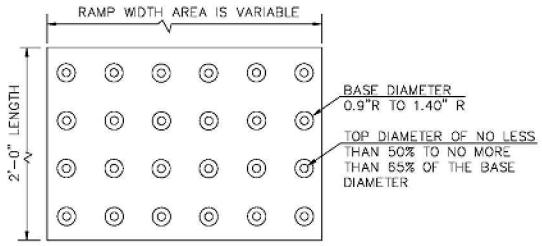
SECTION A - A

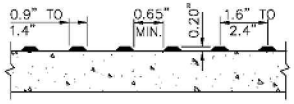


SECTION B - B

NOTE:

YELLOW DETECTABLE WARNING DOME TILE WILL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.





DETECTABLE WARNING DOMES

W	A	W+A+9"	X	B
5'	0.0'	5.8'	5.8'	5.0'*
6'	0.0'	6.8'	6.8'	6.0'**
7'	0.0'	7.8'	7.3'	6.5'**
8'	0.0'	8.8'	7.3'	6.5'**
5'	2.0'	7.8'	7.8'	5.0'
5'	2.5'	8.3'	8.1'	4.8'
5'	3.0'	8.8'	8.3'	4.4'
5'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.6'	3.8'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.8'	8.9'	3.1'

B = X-(A+9")

B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE.

* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES.

** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04.

CURB RAMP FOR CLUSTER BOX UNIT(S)

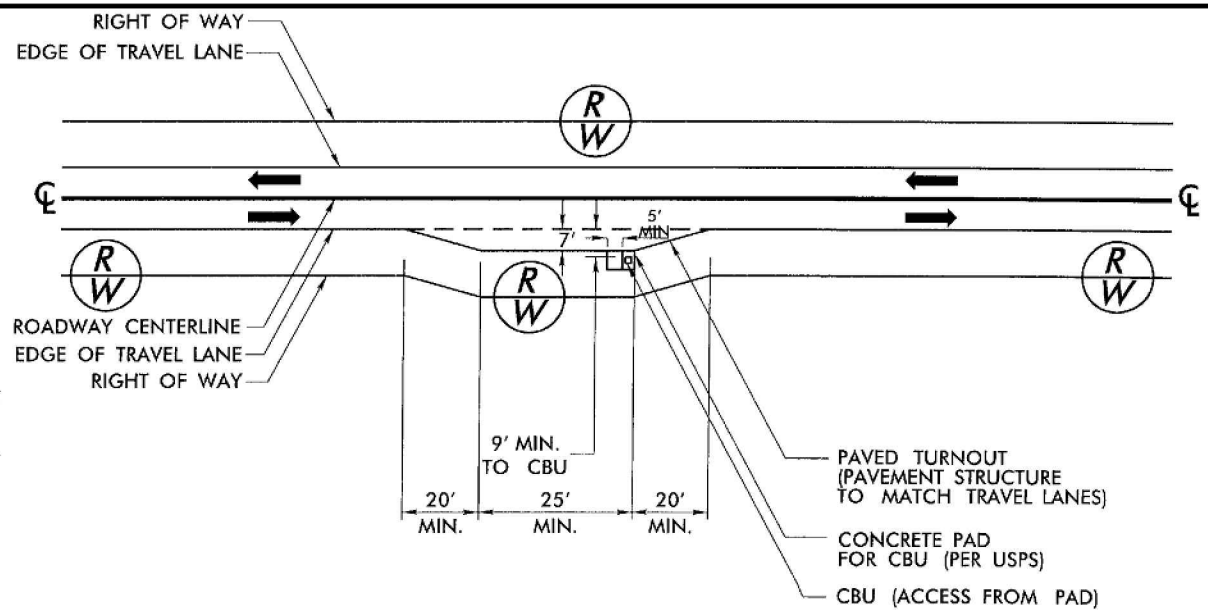
N.T.S.

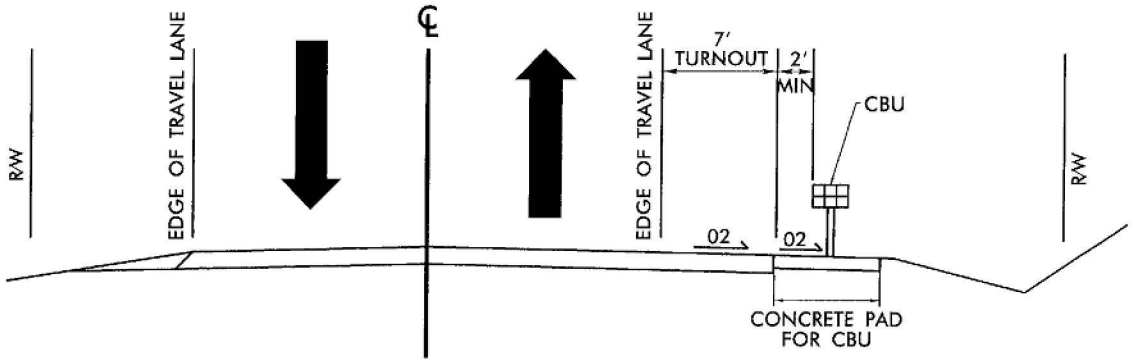
NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

CURB RAMP FOR CLUSTER BOX UNITS

STD. NO.	REV.
719.1	





SEE FIGURE 1 PAGE 39, "NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS JANUARY 2010" FOR LOCAL AND COLLECTOR ROAD DIMENSIONS.

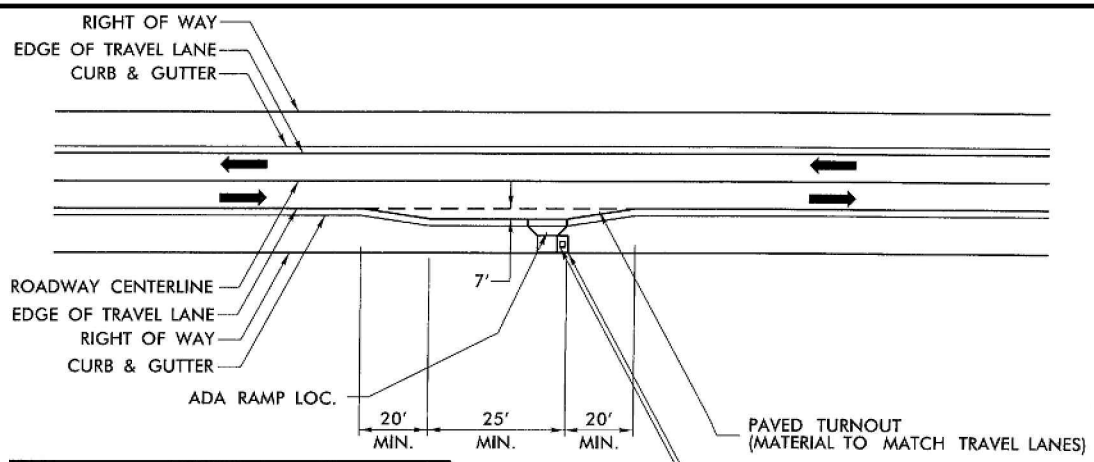
NOTE:
MAINTAIN R/W OFFSET AROUND CBU TURNOUT

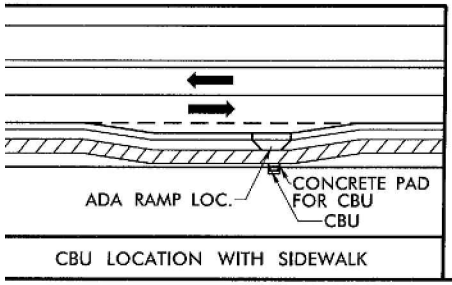
NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

CBU PLACEMENT FOR SHOULDER SECTION RESIDENTIAL LOCAL AND COLLECTOR SUBDIVISION STREETS

STD. NO.	REV.
720.1	

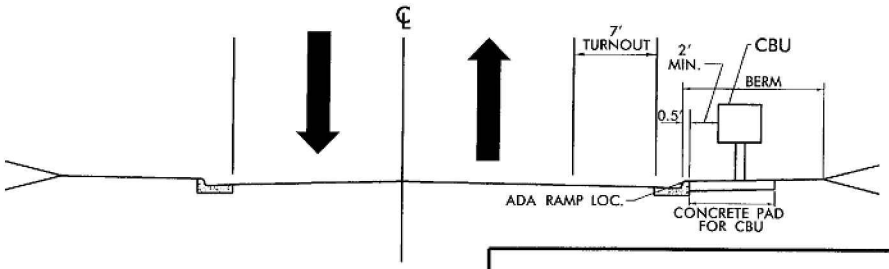


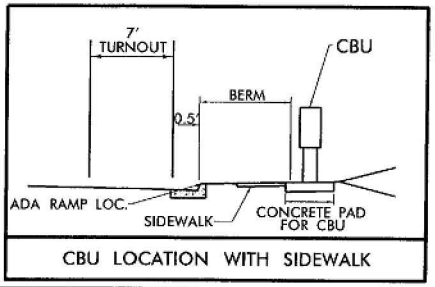


CBU LOCATION WITH SIDEWALK

NOTE:
TURNOUT NOT REQUIRED IF ALL THE FOLLOWING CONDITIONS ARE MET:

ADT $\leq$ 200
LANE WIDTH $\geq$ 15'
NO BIKE LANE





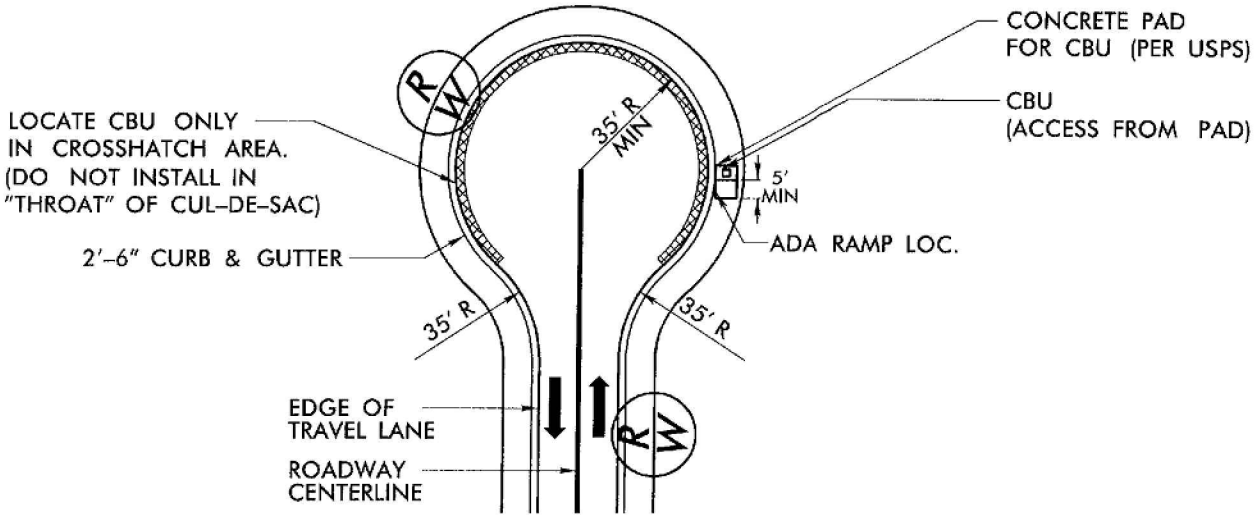
CBU LOCATION WITH SIDEWALK

NOT TO SCALE

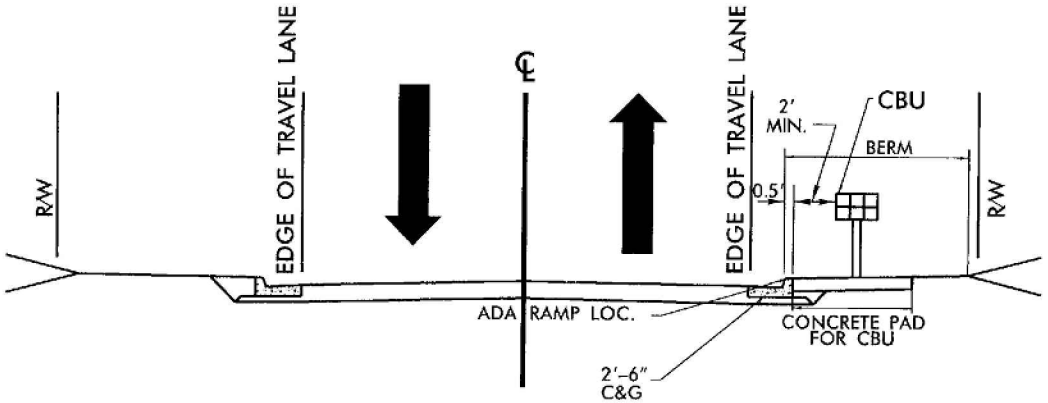
TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

CBU PLACEMENT FOR C & G SECTION RESIDENTIAL LOCAL AND COLLECTOR SUBDIVISION STREETS

STD. NO.	REV.
721.1	



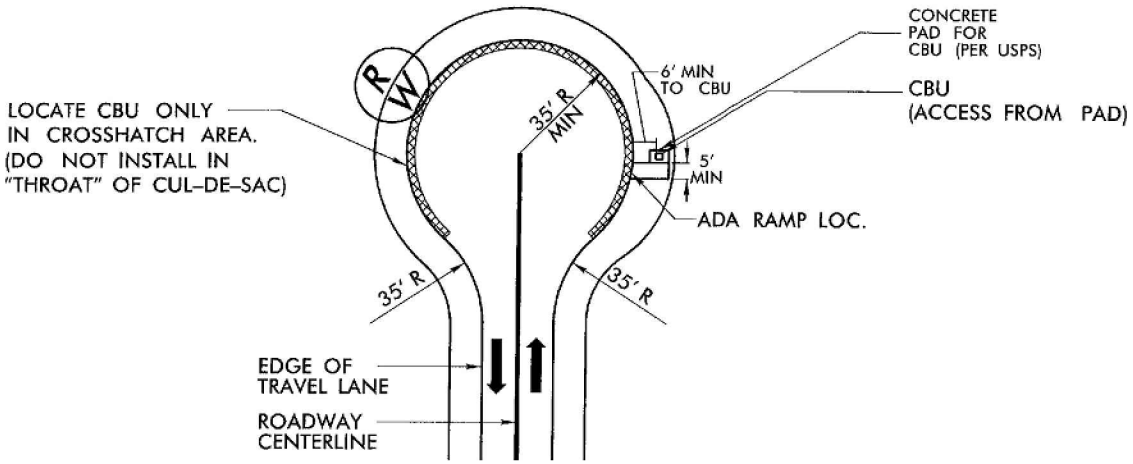
SEE FIGURE 7 PAGE 45, "NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS JANUARY 2010" FOR LOCAL AND COLLECTOR ROAD DIMENSIONS.



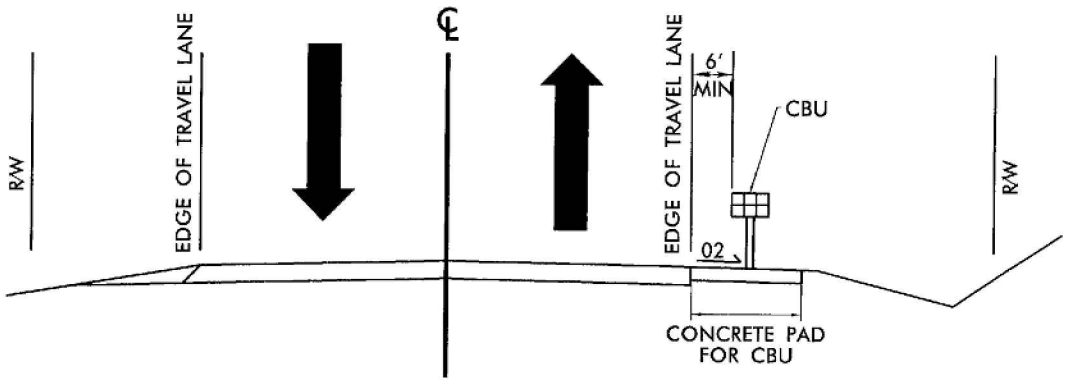
NOT TO SCALE

WAXHAW, N.C. UNION COUNTY	**TOWN OF WAXHAW** **LAND DEVELOPMENT STANDARDS**	CBU PLACEMENT FOR C & G SECTION RESIDENTIAL SUBDIVISION STREETS CUL-DE-SAC

STD. NO.	REV.
722.1	



SEE FIGURE 8 PAGE 46, "NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS JANUARY 2010" FOR LOCAL AND COLLECTOR ROAD DIMENSIONS.



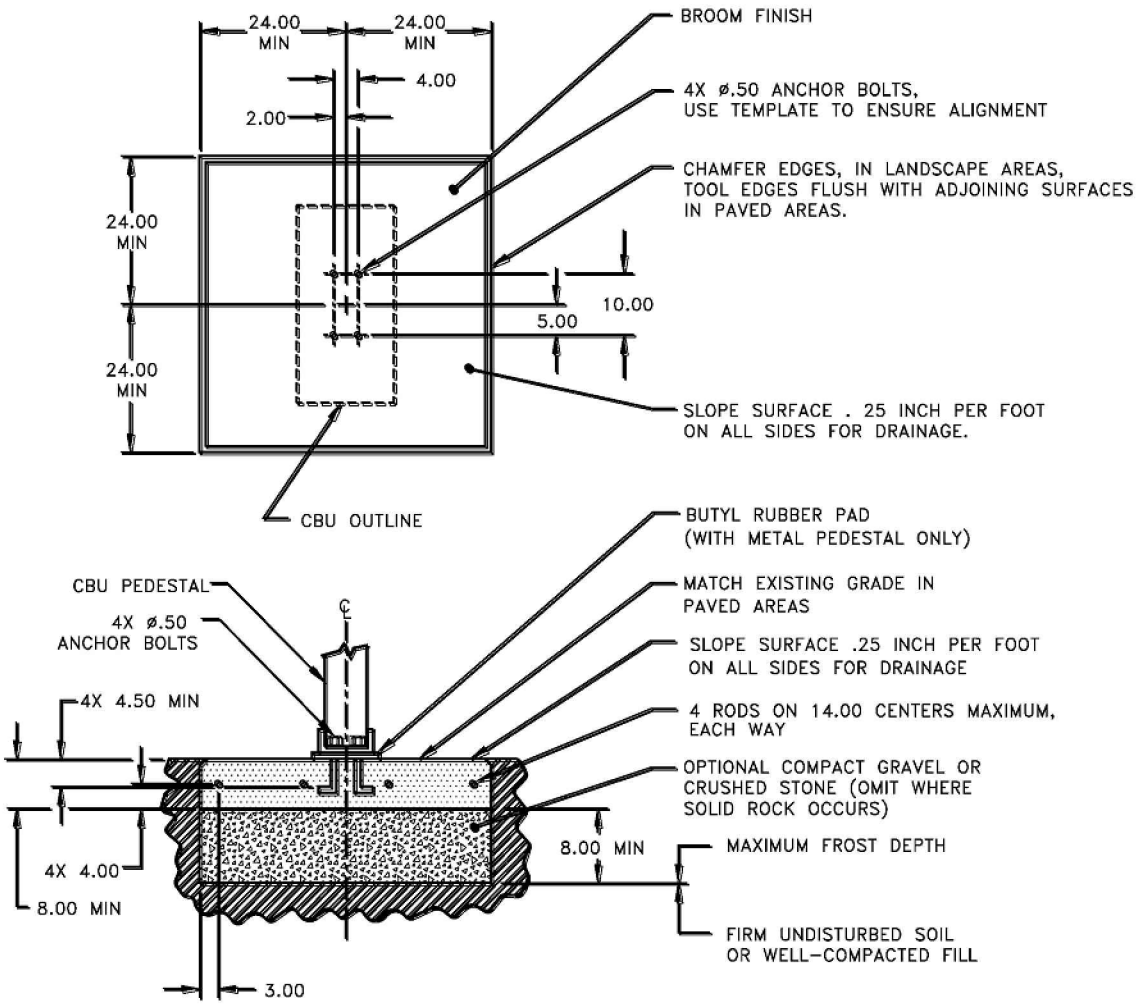
NOTE:
MAINTAIN R/W OFFSET AROUND CBU PAD

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

CBU PLACEMENT FOR SHOULDER SECTION RESIDENTIAL SUBDIVISION STREETS CUL-DE-SAC

STD. NO.	REV.
723.1	



NOTES:

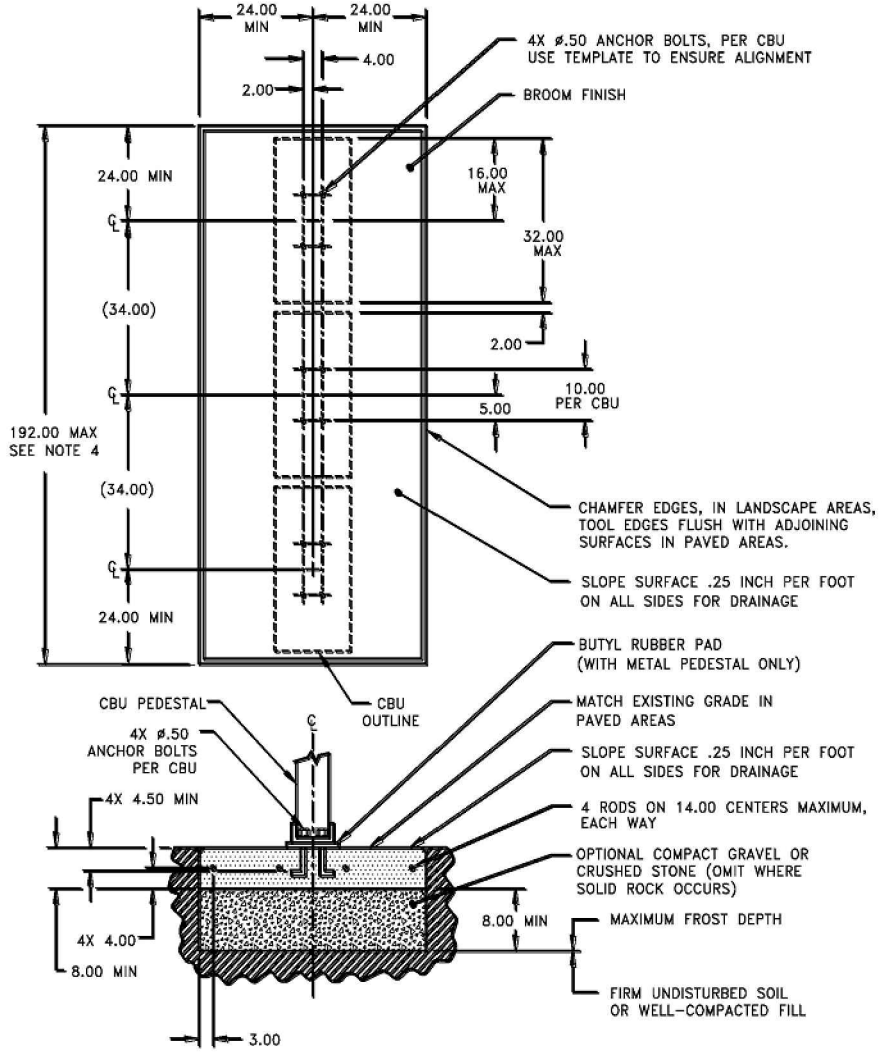
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN – 6% MAX AIR ENTRAINMENT AND BE PLACED WITH A 3.50 – 4.50 SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. ANCHOR BOLTS SHALL CONFORM TO ASTM A193, GRADE B8M, TYPE 316 STAINLESS STEEL.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

USPS APPROVED SPECIFICATIONS CONCRETE PAD (SINGLE UNIT)

STD. NO.	REV.
724.1	



NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN – 6% MAX AIR ENTRAINMENT AND BE PLACED WITH A 3.50 – 4.50 SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. ANCHOR BOLTS SHALL CONFORM TO ASTM A193, GRADE B8M, TYPE 316 STAINLESS STEEL.
4. A 3 CBU CONFIGURATION IS DEPICTED. A 2 OR 4 CBU CONFIGURATION MAY BE USED AS LONG AS THEY ARE ARRANGED IN GROUPS SUCH THAT THE OVERALL DIMENSION OF THE CONCRETE BASE DOES NOT EXCEED 192 INCHES.

NOT TO SCALE

TOWN OF WAXHAW
LAND DEVELOPMENT STANDARDS

USPS APPROVED SPECIFICATIONS
CONCRETE PAD (MULTIPLE UNIT)

STD. NO.	REV.
725.1	