APPROVED

SIGN SCHEDULE

(A) VAN ACCESSIBLE–RESERVED PARKING–MAX PENALTY $250 (MUTCD R7–8P, R7–8 & 713.1)

(B) NO PARKING ANYTIME (MUTCD R7–1)

(C) RESERVED PARKING–MAX PENALTY $250 (MUTCD R7–8 & 714.1)

H/C PARKING BLOW UP PLAN
SCALE: 1"=20'

PAVING SPECIFICATIONS:

2" S9.5B SURFACE COURSE ON 6" CABC

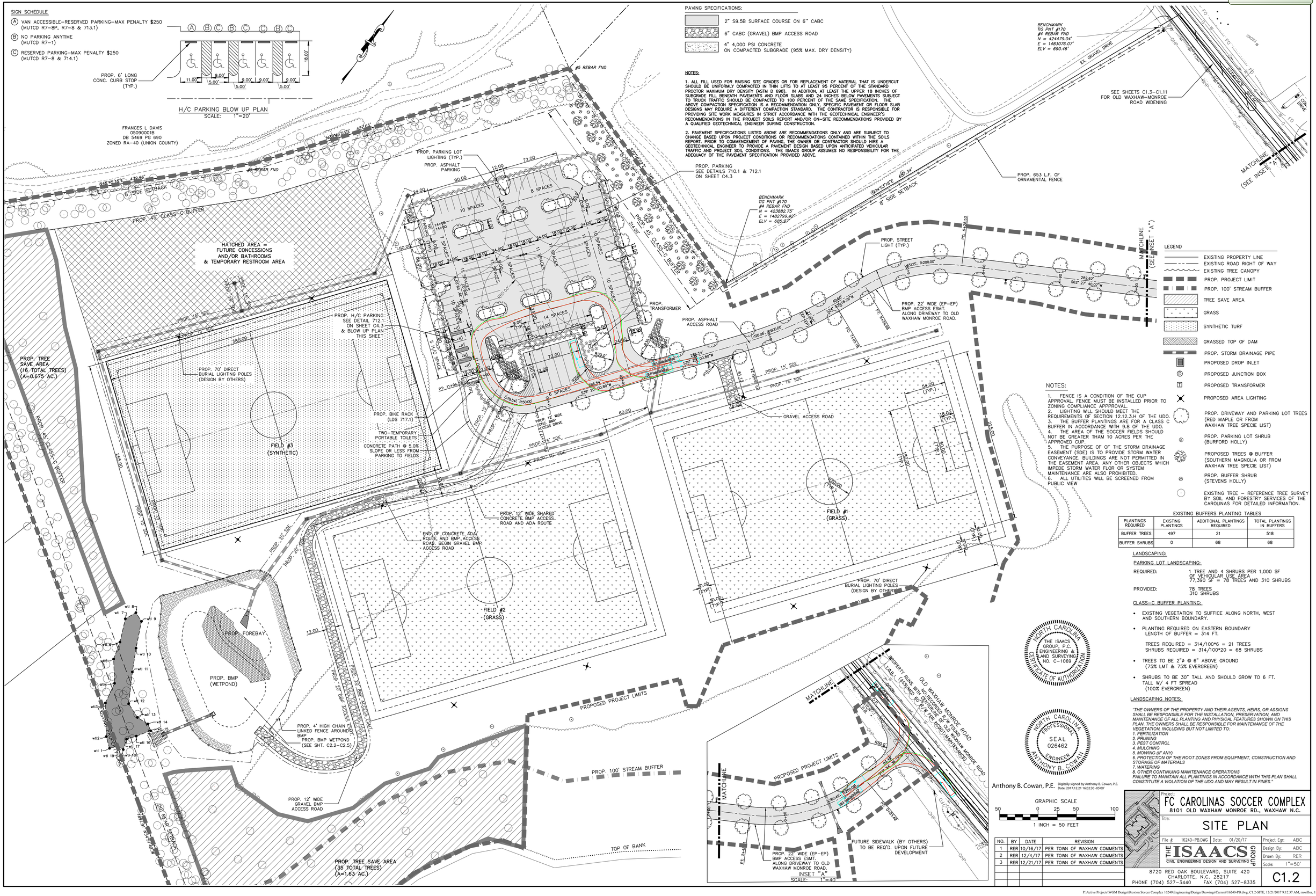
6" CABC (GRAVEL) BMP ACCESS ROAD

4" 4,000 PSI CONCRETE ON COMPACTED SUBGRADE (95% MAX. DRY DENSITY)

NOTES:

1. ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDERCUT SHOULD BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). IN ADDITION, AT LEAST THE UPPER 18 INCHES OF SUBGRADE FILL BENEATH PAVEMENTS AND FLOOR SLABS AND 24 INCHES BELOW PAVEMENTS SUBJECT TO TRUCK TRAFFIC SHOULD BE COMPACTED TO 100 PERCENT OF THE SAME SPECIFICATION. THE ABOVE COMPACTION SPECIFICATION IS A RECOMMENDATION ONLY, SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE A DIFFERENT COMPACTION STANDARD. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE WORK MEASURES IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND/OR ON–SITE RECOMMENDATIONS PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER DURING CONSTRUCTION.

2. PAVEMENT SPECIFICATIONS LISTED ABOVE ARE RECOMMENDATIONS ONLY AND ARE SUBJECT TO CHANGE BASED UPON PROJECT CONDITIONS OR RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT. PRIOR TO COMMENCEMENT OF PAVING, THE OWNER OR CONTRACTOR SHOULD HIRE A GEOTECHNICAL ENGINEER TO PROVIDE A PAVEMENT DESIGN BASED UPON ANTICIPATED VEHICULAR TRAFFIC AND PROJECT SOIL CONDITIONS. THE ISAACS GROUP ASSUMES NO RESPONSIBILITY FOR THE ADEQUACY OF THE PAVEMENT SPECIFICATION PROVIDED ABOVE.



NOTES:

1. FENCE IS A CONDITION OF THE CUP APPROVAL. FENCE MUST BE INSTALLED PRIOR TO ZONING COMPLIANCE APPPROVAL.
2. LIGHTING WILL SHOULD MEET THE REQUIREMENTS OF SECTION 12.12.3.H OF THE UDO.
3. THE BUFFER PLANTINGS ARE FOR A CLASS C BUFFER IN ACCORDANCE WITH 9.8 OF THE UDO.
4. THE AREA OF THE SOCCER FIELDS SHOULD NOT BE GREATER THAM 10 ACRES PER THE APPROVED CUP.
5. THE PURPOSE OF 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 FLOR OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
6. ALL UTILITIES WILL BE SCREENED FROM PUBLIC VIEW

EXISTING BUFFERS PLANTING TABLES

PLANTINGS REQUIRED	EXISTING PLANTINGS	ADDITIONAL PLANTINGS REQUIRED	TOTAL PLANTINGS IN BUFFERS
BUFFER TREES	497	21	518
BUFFER SHRUBS	0	68	68

LANDSCAPING:

PARKING LOT LANDSCAPING:

REQUIRED: 1 TREE AND 4 SHRUBS PER 1,000 SF OF VEHICULAR USE AREA
77,390 SF = 78 TREES AND 310 SHRUBS

PROVIDED: 78 TREES
310 SHRUBS

CLASS–C BUFFER PLANTING:

- EXISTING VEGETATION TO SUFFICE ALONG NORTH, WEST AND SOUTHERN BOUNDARY.
- PLANTING REQUIRED ON EASTERN BOUNDARY
  LENGTH OF BUFFER = 314 FT.

  TREES REQUIRED = 314/100*6 = 21 TREES
  SHRUBS REQUIRED = 314/100*20 = 68 SHRUBS
- TREES TO BE 2"ø @ 6" ABOVE GROUND (75% LMT & 75% EVERGREEN)
- SHRUBS TO BE 30" TALL AND SHOULD GROW TO 6 FT. TALL W/ 4 FT SPREAD (100% EVERGREEN)

LANDSCAPING NOTES:

"THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION, AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE VEGETATION, INCLUDING BUT NOT LIMITED TO:
1. FERTILIZATION
2. PRUNING
3. PEST CONTROL
4. MULCHING
5. MOWING (IF ANY)
6. PROTECTION OF THE ROOT ZONES FROM EQUIPMENT, CONSTRUCTION AND STORAGE OF MATERIALS
7. WATERING
& OTHER CONTINUING MAINTENANCE OPERATIONS
FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN SHALL CONSTITUTE A VIOLATION OF THE UDO AND MAY RESULT IN FINES."

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION — THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C–1069

NORTH CAROLINA PROFESSIONAL SEAL 026462 ENGINEER ANTHONY B. COWAN

Anthony B. Cowan, P.E. Digitally signed by Anthony B. Cowan, P.E. Date: 2017.12.21 16:02:30 -05'00'

GRAPHIC SCALE
50 0 25 50 100
1 INCH = 50 FEET

NO.	BY	DATE	REVISION
1	RER	10/16/17	PER TOWN OF WAXHAW COMMENTS
2	RER	12/4/17	PER TOWN OF WAXHAW COMMENTS
3	RER	12/21/17	PER TOWN OF WAXHAW COMMENTS

Project: FC CAROLINAS SOCCER COMPLEX
8101 OLD WAXHAW MONROE RD., WAXHAW N.C.

Title: SITE PLAN

File #: 16240–PB.DWG | Date: 01/20/17 | Project Eqr: ABC | Design By: ABC | Drawn By: RER | Scale: 1"=50'

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C1.2

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