

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

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HOPPER COMMUNITIES

229 East Kingston Avenue
Charlotte, North Carolina 28203

200 WESLEY HEIGHTS WAY TOWNHOMES

200 Wesley Heights Way
Charlotte, NC 28208

REZONING PLAN

Project No.
4384.00

Issued
11/20/15

Petition Number
2016-026

Revised
01/15/16 - PER CITY OF CHARLOTTE COMMENTS
02/18/16 - PER CITY OF CHARLOTTE COMMENTS
03/24/16 - PER CITY OF CHARLOTTE COMMENTS

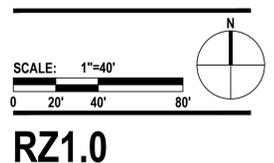


SEE SHEET RZ1.1 FOR DEVELOPMENT NOTES

SEE SHEET RZ1.2 FOR AND ELEVATIONS



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



RZ1.0

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A. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HOPPER COMMUNITIES TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 4.55 ACRE SITE LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WESLEY HEIGHTS WAY AND DUCKWORTH AVENUE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").
2. THE DEVELOPMENT OF THE SITE WILL BE COVERED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-3 (PED-O) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
3. AT THE OPTION OF THE PETITIONER, THE WIDTH OF SOME OR ALL OF THE SINGLE FAMILY ATTACHED DWELLING UNIT LOTS MAY BE INCREASED FROM THE WIDTH DEPICTED ON THE REZONING PLAN, WHICH WOULD RESULT IN FEWER SINGLE FAMILY ATTACHED DWELLING UNITS BEING DEVELOPED ON THE SITE IN THE EVENT THAT THIS OCCURS, THE WIDTH AND CONFIGURATION OF THE 15 FOOT WIDE OPEN SPACE AREAS LOCATED BETWEEN THE BUILDINGS MAY BE REDUCED AND MODIFIED, AND SUCH OPEN SPACE AREAS MAY NOT BE LINEAR AND UNOBSTRUCTED AS CURRENTLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, A PEDESTRIAN CONNECTION THROUGH THE SITE FROM DUCKWORTH AVENUE TO SUMTER AVENUE SHALL BE PROVIDED.
4. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

B. OPTIONAL PROVISIONS

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE DEVELOPMENT OF THE SITE:

1. THE MAXIMUM HEIGHT OF EACH BUILDING CONSTRUCTED ON THE SITE CONTAINING SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE 45 FEET AS MEASURED FROM THE BASE OF THE FINISHED FLOOR ELEVATION OF EACH BUILDING CONTAINING SINGLE FAMILY ATTACHED DWELLING UNITS. NOTWITHSTANDING THE FOREGOING, A STRUCTURE THAT COVERS A STAIRWELL TO A ROOFTOP TERRACE (THE HEAD HOUSE) MAY EXCEED A HEIGHT OF 45 FEET.
2. THE PEDESTRIAN CONNECTION FROM THE SITE TO SUMTER AVENUE DEPICTED ON THE REZONING PLAN MAY BE GATED AT THE OPTION OF PETITIONER.
3. ROOFTOP TERRACES MAY BE INSTALLED ON ONE OR MORE OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE AT THE OPTION OF THE PETITIONER.

C. PERMITTED USES

1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 85 FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-3 (PED-O) ZONING DISTRICT.

D. TRANSPORTATION

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
2. ON-STREET PARKING SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON DUCKWORTH AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN.
3. EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A MINIMUM 2 CAR GARAGE.
4. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL RESIDENTIAL ALLEYS.
5. THE ALIGNMENTS OF THE INTERNAL RESIDENTIAL ALLEYS ARE SUBJECT TO MINOR ALTERATIONS AS REQUIRED DURING THE PERMITTING PROCESS.
6. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.

E. ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT OF EACH BUILDING TO BE CONSTRUCTED ON THE SITE CONTAINING SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE 45 FEET AS MEASURED FROM THE BASE OF THE FINISHED FLOOR ELEVATION OF EACH BUILDING CONTAINING SINGLE FAMILY ATTACHED DWELLING UNITS. NOTWITHSTANDING THE FOREGOING, A STRUCTURE THAT COVERS A STAIRWELL TO A ROOFTOP TERRACE (THE HEAD HOUSE) MAY EXCEED A HEIGHT OF 45 FEET.
2. ROOFTOP TERRACES MAY BE INSTALLED ON ONE OR MORE OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE AT THE OPTION OF THE PETITIONER.
3. SET OUT ON SHEET RZ1.2 OF THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL RENDERINGS OF THE FRONT ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT WILL BE LOCATED ADJACENT TO AND FRONT WESLEY HEIGHTS WAY OR DUCKWORTH AVENUE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE FRONT ELEVATIONS. ACCORDINGLY, THE FRONT ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT WILL BE LOCATED ADJACENT TO AND FRONT WESLEY HEIGHTS WAY OR DUCKWORTH AVENUE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE FRONT ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT CONCEPTUAL ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
4. SET OUT ON SHEET RZ1.2 OF THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL RENDERINGS OF THE SIDE ELEVATIONS OF THOSE CERTAIN SINGLE FAMILY ATTACHED DWELLING UNITS THAT ARE MORE PARTICULARLY DESIGNATED ON THE REZONING PLAN (SHEET RZ1.0) THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE SIDE ELEVATIONS. ACCORDINGLY, THE SIDE ELEVATIONS OF THOSE CERTAIN SINGLE FAMILY ATTACHED DWELLING UNITS THAT ARE MORE PARTICULARLY DESIGNATED ON THE REZONING PLAN (SHEET RZ1.0) SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE SIDE ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT CONCEPTUAL ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.

5. SUBJECT TO PARAGRAPH 7 BELOW, THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE FRONT ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT WILL BE LOCATED ADJACENT TO AND FRONT WESLEY HEIGHTS WAY OR DUCKWORTH AVENUE ARE DESIGNATED AND LABELLED ON THE RELEVANT CONCEPTUAL ARCHITECTURAL RENDERINGS OF THESE ELEVATIONS. SUBJECT TO PARAGRAPH 7 BELOW, THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE SIDE ELEVATIONS OF THOSE CERTAIN SINGLE FAMILY ATTACHED DWELLING UNITS THAT ARE MORE PARTICULARLY DESIGNATED ON THE REZONING PLAN (SHEET RZ1.0) ARE DESIGNATED AND LABELLED ON THE RELEVANT CONCEPTUAL ARCHITECTURAL RENDERINGS OF THESE ELEVATIONS
6. SUBJECT TO PARAGRAPH 7 BELOW, THE EXTERIOR BUILDING MATERIALS FOR ALL OTHER ELEVATIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS SHALL BE COMPOSED OF A COMBINATION OF BRICK VENEER OR SIMILAR MASONRY PRODUCTS AND CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK).
7. VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, SOFFITS, TRIM AND RAILINGS.
8. THE ACTUAL EXTERIOR COLORS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS MAY VARY FROM THE COLORS DEPICTED ON THE CONCEPTUAL ARCHITECTURAL RENDERINGS SET OUT ON SHEET RZ1.2.
9. THE ACTUAL WIDTHS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS MAY VARY FROM THE WIDTHS DEPICTED ON THE CONCEPTUAL ARCHITECTURAL RENDERINGS SET OUT ON SHEET RZ1.2.
10. THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT ABUT DUCKWORTH AVENUE SHALL FRONT DUCKWORTH AVENUE AS DEPICTED ON THE REZONING PLAN.
11. THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT ABUT WESLEY HEIGHTS WAY SHALL FRONT WESLEY HEIGHTS WAY AS DEPICTED ON THE REZONING PLAN.
12. EACH SINGLE FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL HAVE A GARAGE THAT IS ACCESSED FROM AN INTERNAL RESIDENTIAL ALLEY.
13. THE FRONT ENTRANCES INTO THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT ABUT WESLEY HEIGHTS WAY SHALL BE LOCATED ABOVE THE AVERAGE GRADE OF THE SIDEWALK LOCATED ALONG WESLEY HEIGHTS WAY. MORE SPECIFICALLY, THESE FRONT ENTRANCES SHALL BE LOCATED AN AVERAGE OF 24 INCHES ABOVE THE AVERAGE GRADE OF THE SIDEWALK, WHICH MEANS THAT SOME OF SUCH ENTRANCES MAY BE LOCATED GREATER THAN 24 INCHES ABOVE AVERAGE GRADE, AND SOME OF SUCH ENTRANCES MAY BE LOCATED LESS THAN 24 INCHES ABOVE AVERAGE GRADE.
14. THE FRONT ENTRANCES INTO THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT ABUT DUCKWORTH AVENUE SHALL BE LOCATED ABOVE THE AVERAGE GRADE OF THE SIDEWALK LOCATED ALONG DUCKWORTH AVENUE. MORE SPECIFICALLY, THESE FRONT ENTRANCES SHALL BE LOCATED AN AVERAGE OF 24 INCHES ABOVE THE AVERAGE GRADE OF THE SIDEWALK, WHICH MEANS THAT SOME OF SUCH ENTRANCES MAY BE LOCATED GREATER THAN 24 INCHES ABOVE AVERAGE GRADE, AND SOME OF SUCH ENTRANCES MAY BE LOCATED LESS THAN 24 INCHES ABOVE AVERAGE GRADE.
15. PEDESTRIAN SCALE LIGHTING AND BENCHES SHALL BE PROVIDED ALONG THE PRIMARY PEDESTRIAN PATHS LABELED ON THE REZONING PLAN.

F. STREETScape AND LANDSCAPING/BUFFER

1. INTERNAL LANDSCAPED AREAS SHALL BE INSTALLED ON THE SITE AS DEPICTED ON THE REZONING PLAN.
2. A MINIMUM 8 FOOT PLANTING STRIP AND A MINIMUM 8 FOOT SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGES ON WESLEY HEIGHTS WAY AND DUCKWORTH AVENUE. SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
3. A MINIMUM 10 FOOT WIDE BUFFER THAT MEETS THE REQUIREMENTS OF SECTION 10.812(5) OF THE ORDINANCE SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

G. ENVIRONMENTAL FEATURES

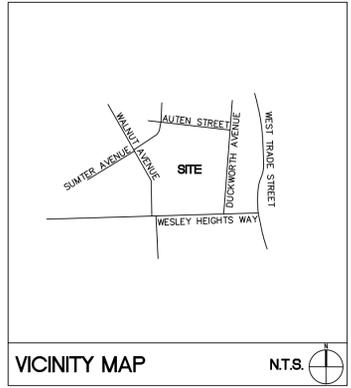
1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
2. ALL SOLID WASTE AND RECYCLING COLLECTION SERVICES ARE TO BE PROVIDED BY A PRIVATE COLLECTION SERVICE. ROLL-OUT BINS WILL BE PROVIDED FOR EACH DWELLING UNIT AND SHALL BE STORED INTERNALLY WITHIN EACH DWELLING UNIT'S FOOTPRINT WHEN NOT ROLLED OUT FOR COLLECTION.

H. LIGHTING

1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
2. THE MAXIMUM HEIGHT OF THE LIGHT SOURCE (LIGHT BULB) ON A FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 20 FEET.
3. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

I. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL BE AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
3. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



SURVEY DISCLAIMER
BOUNDARY SURVEY ISSUE DATE NOVEMBER 12, 2015.
PROVIDED BY A.G. ZOUTEWELLE SURVEYORS, 1418 EAST FIFTH STREET, CHARLOTTE, NC 28204, 704-372-9444.



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DEVELOPMENT NOTES

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- 01/15/16 - PER CITY OF CHARLOTTE COMMENTS
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- 03/24/16 - PER CITY OF CHARLOTTE COMMENTS



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RZ1.1

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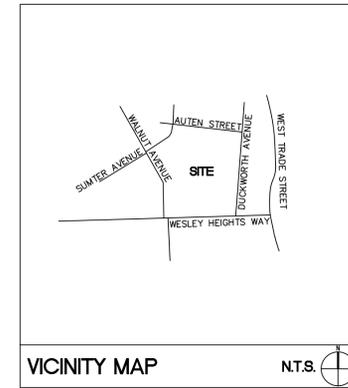


SCALE: 1/8" = 1'-0"



200 Wesley Heights Way - Side Elevation

(Building at Corner of Wesley Heights Way and Duckworth Avenue Shown)
22 March 2016



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SCALE: 1/8" = 1'-0"



200 Wesley Heights Way - Typical Front Elevation

(Building at Corner of Wesley Heights Way and Duckworth Avenue Shown)
22 March 2016



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RZ1.2

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