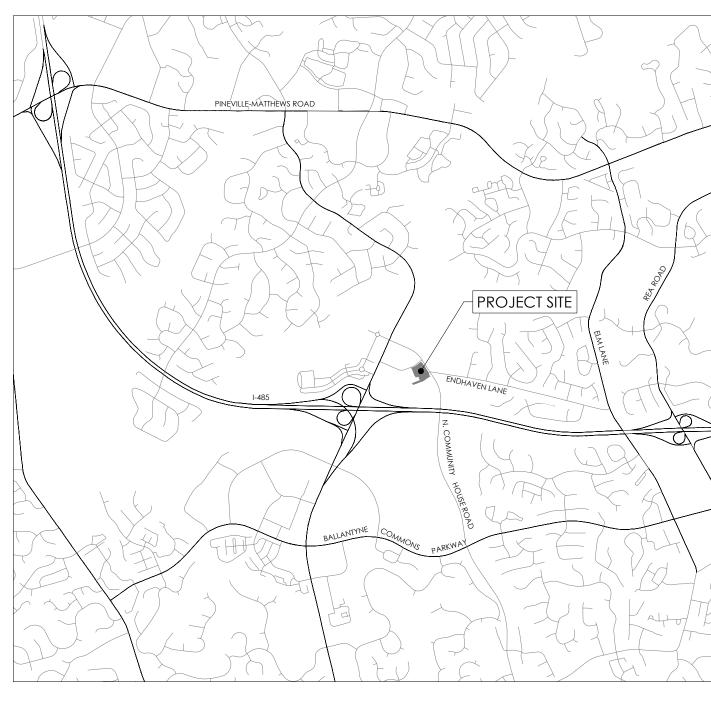
#### PRELIMINARY PLANNED **MULTI-FAMILY SUBDIVISION APPROVAL**

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT By Brent Wilkinson 7/1/16

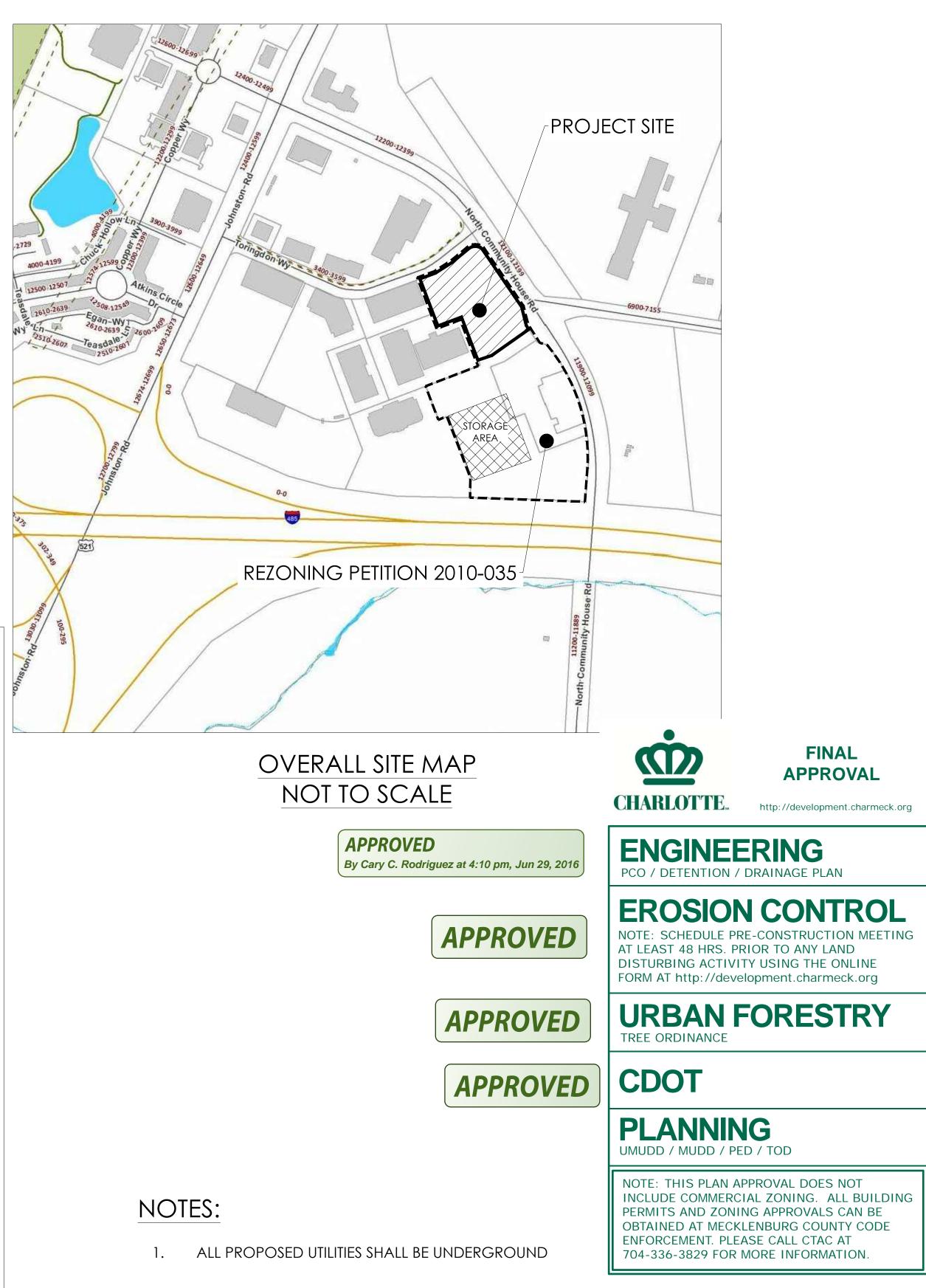
# THE FOUNTAINS AT TORINGDON CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA



VICINITY MAP NOT TO SCALE

# SITE DATA TABLE

	•··· <b>= =</b>	
ADDRESS: 12149 NOR CHARLOT	RTH COMMUNITY H TE, NC 28277	ouse road
TOTAL SITE AREA: 3.5	± ACRES	
TAX PID: 22323161		
ZONING: CC (SPA) (R	REZONING PETITION	V 2010-035)
EXISTING LAND USE: N	/ACANT	
PROPOSED LAND USE:	MULTI-FAMILY RE	SIDENTIAL (APARTMENTS)
SETBACKS: NORTH CO	DMMUNITY HOUSE	RD: 20' FROM BOC
TORINGDO	ON WAY:	14' FROM BOC
INTERNAL	PRIVATE DRIVE:	16' FROM BOC (PER APPROVED
		REZONING PETITION 2010-035)
<u>PARKING:</u> TOTAL ACCESSIBLE BICYCLE LOADING	<u>REQUIRED</u> 368 8 (2 VAN) 13 0	371
TOTAL NUMBER OF UN	ITS ALLOWED:	245
TOTAL NUMBER OF UN	ITS PROPOSED:	245
MAXIMUM BUILDING H	IEIGHT ALLOWED:	4 STORIES PER APPROVED REZONING
PROPOSED BUILDING	HEIGHT: 47.5	,
CURRENT FLOOR AREA	A RATIO WITH PROF	OSED BUILDING: 0.62 (FOR REZONING BOUNDARY)
SOLID WASTE/RECYCL SOLID WASTE:		ONE 8 CY COMPACTOR PER 90 UNITS $\frac{245}{90} = 2.72 = 3$ COMPACTORS (24 CY)
RECYCLING:		$\frac{90}{50} = 2.72 = 0.000 \text{ (24.01)}$ $\frac{5}{5} \text{ COMPACTORS (40 CY)}$ $\frac{245}{80} = 3.06 = 4 \text{ RECYCLING STATIONS (576 SF)}$





05/24/2016

## SHEET INDEX

SHEET NO.	Sheet Name
C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS AND DEMOLITION PLAN
C4	SITE PLAN
C5	GRADING PLAN
C6	DRAINAGE/PCCO PLAN
C7	UTILITY PLAN
C8	EROSION AND SEDIMENT CONTROL PLAN
C9	CIRCULATION PLAN - FIRE ACCESS ROUTES
C10	REQUIRED PLANTING PLAN
C11-12	LANDSCAPE NOTES AND DETAILS
C13	DRAINAGE DETAILS
C14-17	DETAILS

## **APPLICANT:**

PROFFITT DIXON PARTNERS
1355 GREENWOOD CLIFF, SUITE 150
CHARLOTTE, NC 28204
CONTACT: WYATT DIXON III
PHONE: 704.817.9126
EMAIL: wyatt@proffittdixon.com
www.proffittdixon.com

#### PROPERTY OWNER:

TRINITY CAPITAL ADVISORS 440 S. CHURCH STREET, SUITE 800 CHARLOTTE, NC 28202 CONTACT: WALKER COLLIER PHONE: 704.714.4515 EMAIL: cwc@trinitycapitaladvisors.com www.trinitycapitaladvisors.com

TRINITY CAPITAL





### CIVIL ENGINEER:

D&A WOLVERINE PLLC 550 E. WESTINGHOUSE BLVD CHARLOTTE, NC 28273 CONTACT: CHRISTOPHER FLECK, PE PHONE: 517.404.6588 EMAIL: chris@dnawolverine.com www.dnawolverine.com

#### **ARCHITECT:**

HOUSING STUDIO 333 WEST TRADE STREET, SUITE 300 CHARLOTTE, NC 28202 CONTACT: EVELYN WEDDLE PHONE: 704.333.7862 EMAIL: eweddle@housingstudio.com www.housingstudio.com

06/13/16	SMC	1ST	<b>1ST CYCLE PERMIT COMMENTS - COUNTY</b>					
05/24/16	SMC		CITY REVIEW COMMENTS					
04/18/16	SMC	CITY REVIEW COMMENTS						
DATE	ΒY		REVISIO	N				
PROJEC	T #:		DATE:	SHEET:				
152	2004		01/29/2016	C1				

#### GENERAL NOTES EROSION CONTROL, GRADING, AND STORM DRAINAGE NOTES 1. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR. 2. NO ROAD IMPROVEMENTS AT NORTH COMMUNITY HOUSE ROAD OR TORINGDON WAY ARE PROPOSED AS PART OF THIS PROJECT. 3. NO STREET SIGNS ARE PROPOSED AS PART OF THIS PROJECT. 4. NO STREET CUTS ARE PROPOSED AS PART OF THIS PROJECT. ALL NATURAL AREAS RELATIVE TO THIS REZONING BOUNDARY HAVE BEEN COMPLETED AS PART OF LDC-2015-00041 DATED 10/13/2014 AND TO A FINE. REVISED 4/22/2015 IN ACCORDANCE WITH SECTION 18-75(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL. AND IS SUBJECT TO A FINE. 6. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS. (BY OTHERS) 7. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED. THE LAST LAND-DISTURBING ACTIVITY. 8. CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY D&A WOLVERINE, PLLC IMMEDIATELY OF ANY DISCREPANCIES. IN ANY EVENT 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. NOTE: ONSITE BENCHMARK IS SPIKE IN UTILITY POLE ALONG N. COMMUNITY HOUSE RD. BENCHMARK ELEVATION IS 588.57 (NAVD88) 9. ALL DIMENSIONS ARE TO BACK OF CURB (B.O.C.), FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED. 9. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING [CLDSM #30.16]. 10. CONTRACTOR IS TO CONTACT THE UTILITY COMPANY TO COORDINATE ANY RELOCATION OF EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT. THE 10. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED. EXISTING POLES ALONG NORTH COMMUNITY HOUSE ROAD SHALL BE RELOCATED BY DUKE ENERGY. PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS. 11. NO NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) ARE PROPOSED IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY AS PART OF THIS PROJECT. SHOULD THESE ITEMS BE PROPOSED AN ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF 12. IN ORDER TO ENSURE PROPER DRAINAGE, CONTRACTOR SHALL MAINTAIN A MINIMUM OF 0.5% SLOPE ON THE CURB. TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION. 13. CONTRACTOR SHALL CONTACT INSPECTOR 48 HOURS PRIOR TO CONSTRUCTION. 12. ANY WORK WITHIN CITY'S RIGHT-OF-WAY THAT REQUIRES CLOSURE OF THE SIDEWALKS OR TRAVEL LANES FOR LESS THAN 30 DAYS REQUIRES A RIGHT-OF-WAY USE PERMIT. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING WORK AT (704) 432-1562. 13. NO CONSTRUCTION STAGING WITHIN CITY'S RIGHT-OF-WAY IS PLANNED AS PART OF THIS PROJECT, SHOULD CONSTRUCTION STAGING IN THE CITY'S RIGHT OF WAY LAST MORE THAN 30 DAYS REQUIRES A RIGHT-OF-WAY LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562. TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COST IF NEEDED. 14. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. 15. DIRECT VEHICULAR ACCESS TO NORTH COMMUNITY HOUSE ROAD FROM THE PROJECT SITE IS PROHIBITED TREE PROTECTION NOTES 16. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS. 17. APPROVAL OF THIS SITE PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE AND NOT REMOVED UNTIL FINAL INSPECTION. GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS. 18. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB. APPENDIX 9) OR LAND DEVELOPMENT STANDARDS MANUAL 40.04. 19. CURB AND GUTTER SHOWN ON PLANS ALONG THE EXISTING INTERNAL DRIVES MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

- 20. 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.
- 21. NO RETAINING WALLS TALLER THAN 30" ARE PROPOSED AS PART OF THIS PROJECT. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION FOR RETAINING WALLS 48" HIGH OR HIGHER OR AS REQUIRED BY THE CITY OR COUNTY.
- 22. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- 23. NO OFFSITE IMPROVEMENTS REQUIRING EASEMENTS IS PROPOSED AS PART OF THIS PROJECT. IF PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN
- 24. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT, 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION, DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- 25. SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
- 26. ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A R/W USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
- 27. RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562.

#### WATER DISTRIBUTION NOTES

- 1. CONTRACTOR TO LOCATE TIE-INS TO ALL BUILDINGS BASED ON PLUMBING PLANS AND OR ARCHITECTURAL PLANS PREPARED BY OTHERS.
- 2. ALL WATER MAINS 6" AND LARGER SHALL BE DIP IN ACCORDANCE WITH AWWA C-151/A21.51. DUCTILE IRON PIPEPC 350 (NO PVC) TO BE USED WITHIN 5 FT OF BACKFLOW PREVENTION DEVICES.
- 3. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CHARLOTTE WATER-REQUIRED BACKFLOW PREVENTER.
- 4. TAMPER SWITCHES TO BE INSTALLED ON THE FIRE LINE BACKFLOW PREVENTER. INSTALL 3/4" CONDUIT FROM FIRE LINE BACKFLOW VAULT TO BUILDING ALARM SYSTEM INSIDE BUILDING. COORDINATE WITH ALARM SYSTEM MANUFACTURER.
- 5. EACH CHARLOTTE WATER-REQUIRED BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY A CHARLOTTE WATER-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.
- 6. IF REQUIRED CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN ENCROACHMENT AGREEMENT PERMIT TO CONSTRUCT UTILITY CONNECTIONS.
- CHARLOTTE WATER TO INSTALL PROPOSED WATER TAPS, VALVES, PIPE & METER ASSEMBLIES/VAULTS FOR DOMESTIC, FIRE AND IRRIGATION LINES. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED INFRASTRUCTURE FROM THE METERS TO THE BUILDING AS SHOWN ON THESE PLANS.

#### SANITARY SEWER NOTES

PLANS (LDC-2014-00159)

- 1. THE PROPOSED SYSTEM SHALL CONNECT TO THE EXISTING SANITARY SEWER SYSTEM SERVICING THE DEVELOPMENT.
- 2. THE SANITARY LATERALS SHALL CONNECT TO THE EXISTING MANHOLES AS SHOWN ON THESE PLANS.
- 3. THE PROPOSED SANITARY LATERALS SHALL BE SCHEDULE 40 AND SCHEDULE 80 PVC AS SHOWN.
- 4. SERVICE OF THE EXISTING SANITARY SYSTEM SHALL NOT BE INTERRUPTED DURING CONSTRUCTION.

#### REFERENCE TABLE

SURVEYED BY: SUMMIT LAND SERVICES, P.C. ON SEPTEMBER 28, 2015

ZONING: CC (SPA) PER REZONING PLANS 2010-035 AND 2014-025 (REVISED MARCH 21, 2014)

DETENTION: PROVIDED BY EXISTING REGIONAL DETENTION POND SHOWN ON APPROVED TORINGDON EXPANSION

1. THE TOTAL SITE ACREAGE IS 3.5± AC. THE TOTAL DENUDED AREA IS 4.7± AC. THE SOIL CLASSIFICATION IS IREDELL FINE SANDY LOAM AND WILKES

2. ALL "CLDS." NUMBERS REFER TO THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL

3. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.

4. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY EROSION CONTROL ORDINANCE AND IS SUBJECT

GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY EROSION CONTROL ORDINANCE

6. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM

7. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT

8. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.

11. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING,

14. 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.

15. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR

1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY IS ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS,

2. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS (IN CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES,

3. BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER. 4. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.

5. BRUSH, VINES AND SMALL TREES (<8 IN. DIAMETER, OR AS SMALL AS 2 IN. CALIPER) MAY BE HAND-CLEARED ONLY CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP 6 FEET (AT LEAST 2/3 OF THE BRANCHES SHOULD BE LEFT) TO IMPROVE VISIBILITY.

6. EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL AS SOON AS POSSIBLE TO MINIMIZE EXPOSURE TO THE AIR. 7. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/ CLEARING/ GRADING/CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.

8. PLEASE SUBMIT UTILITY PLANS SO THAT THEY CAN BE REVIEWED FOR UTILITY CONFLICTS WITH EXISTING AND PROPOSED TREES; I.E.: ELECTRICAL, TELEPHONE, GAS, SEWER, WATER, AND SITE LIGHTING.

9. TREE PROTECTION FENCE IS TO BE LOCATED PER PLAN OR AT A MINIMUM OF 1 FOOT PER TREE DIAMETER INCH AWAY FROM THE TREE IN THE SETBACK OR RIGHT-OF-WAY

#### CONSTRUCTION SEQUENCE

1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.

2. SET UP AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE CITY ENGINEERING DEPARTMENT TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION OF CHAPTER 17 OF THE CITY CODE AND IS SUBJECT TO FINE.

3. INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT TRAPS, DIVERSION DITCHES, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES FOR THE PROJECT AREA AND THE STOCKPILE AND STAGING AREA.

4. CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES GRADING PERMIT AND DEMOLITION, CLEARING AND GRUBBING MAY BEGIN.

5. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.

6. STABILIZE SITE PER CLDS STANDARDS AS AREAS ARE BROUGHT TO FINISH GRADE. STOCKPILE AND STORAGE AREAS SHALL BE STABILIZED PER CLDS standards.

7. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.

8. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N.C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U.S. DEPT. OF AGRICULTURE, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE, AND THE CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL AS APPLICABLE.

		20	16				201	7				2	018	
	JUL	SEP	OCT	DEC	JAN	APR	MAY	AUG	SEPT	DEC	JAN	FEB	MAR	APR
Install silt fence & erosion ctrl.														
Install stone const. entrance														
Strip topsoil														
Mass grade site & storage area														
Construct building area A														
Construct utilities														
Construct parking deck														
Construct building areas B-F														
Place curb & gutter & sidewalks														
Place pavement for drives														
Finish grading & seeding														
Courtyard Landscaping & Pool														
Perimeter Landscaping & Trees														
Temporary Seeding & EC Maint.														

#### CONSTRUCTION SEQUENCE

CONSTRUCTION NOTES

- WARRANTY PHASE AS APPLICABLE.

- TO PLACING ANY CONCRETE OR PAVEMENT.

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1. THE ON-SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES AND THOSE OF SUB-CONTRACTORS THROUGHOUT THE DURATION OF THE CONSTRUCTION PERIOD FROM INITIAL MOBILIZATION THROUGH FINAL INSPECTION AND

THE ON-SITE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY NOTIFYING THE ENGINEER IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE ACTUAL FIELD CONDITIONS AND PRIOR TO COMMENCING AND OR CONTINUING WORK. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR FAILURE TO NOTIFY.

THE ON-SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROPOSED BUILDING CONNECTIONS FOR ALL UTILITIES, DOORS, RETAINING WALLS, SIDEWALKS, GRADES AND PAVING ETC. THE ON-SITE CONTRACTOR SHALL COORDINATE ALL CONNECTIONS WITH THE ARCHITECTURAL PLANS AND THE LANDSCAPE ARCHITECTURE PLANS AS PREPARED BY OTHERS. A COMPLETE COPY OF ALL CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE KEPT ONSITE AT ALL TIMES.

PRIOR TO CONSTRUCTION THE ON-SITE CONTRACTOR SHALL VERIFY ALL SITE GRADES PRIOR TO PLACING OF CONCRETE AND OR PAVING ANY SIDEWALKS AND BUILDING CONNECTIONS FOR DOORS, PATIOS ETC. ALL GRADES SHALL BE FIELD VERIFIED FOR PLAN COMPLIANCE, THE IN-SITU CONDITION AND ALSO CHECKED FOR ADA COMPLIANCE AS APPLICABLE. THE ON-SITE CONTRACTOR SHALL MAKE ANY FIELD ADJUSTMENTS NEEDED FOR COMPLIANCE. THIS SHALL INCLUDE THE EXISTING PARKING DECK AND THE AREAS OF THE EXISTING PARKING DECK THAT SHALL BE USED FOR CONNECTIONS TO PROPOSED BUILDINGS, DRIVES, STAIRS AND OR STRUCTURAL CONNECTIONS. IN THE EVENT OF A CONFLICT THE ON-SITE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR

ALL BUILDING DOWNSPOUTS AND ROOF DRAINAGE SHALL BE DIRECTED TO THE ON-SITE STORM DRAINAGE SYSTEM AS SHOWN ON THE PLANS. THE ON-SITE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL AND LANDSCAPE ARCHITECT PLANS FOR ALL CONNECTIONS. THE ON-SITE CONTRACTOR SHALL MAKE ANY FIELD ADJUSTMENTS AS NEEDED FOR COMPLIANCE. IN THE EVENT OF A CONFLICT THE ON-SITE CONTRACTOR SHALL CONTACT THE ENGINEER/ARCHITECT(S) PRIOR TO CONSTRUCTING ANY SITE DRAINAGE OR ADJACENT UTILITIES THAT MAY AFFECT THE DRAINAGE SYSTEMS.

6. ALL PERIMETER AND COURTYARD DRAINAGE SHALL BE DIRECTED TO THE ON-SITE STORM DRAINAGE SYSTEM AS SHOWN ON THE PLANS. THE ON-SITE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL AND LANDSCAPE ARCHITECT PLANS FOR ALL CONNECTIONS. THE ON-SITE CONTRACTOR SHALL MAKE ANY FIELD ADJUSTMENTS AS NEEDED FOR COMPLIANCE. IN THE EVENT OF A CONFLICT THE ON-SITE CONTRACTOR SHALL CONTACT THE ENGINEER/ARCHITECT(S) PRIOR TO CONSTRUCTING ANY SITE DRAINAGE OR ADJACENT UTILITIES THAT MAY AFFECT THE DRAINAGE SYSTEMS.

ALL LANDSCAPED AREAS AND GRASSED AREAS REQUIRING DRAINAGE SWALES SHALL BE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE TO BE DIRECTED TO THE ON-SITE STORM DRAINAGE SYSTEM AS SHOWN ON THE PLANS. THE ON-SITE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL AND LANDSCAPE ARCHITECT PLANS AS NEEDED. THE ON-SITE CONTRACTOR SHALL MAKE ANY FIELD ADJUSTMENTS AS NEEDED FOR COMPLIANCE AND POSITIVE DRAINAGE. IN THE EVENT OF A CONFLICT THE ON-SITE CONTRACTOR SHALL CONTACT THE ENGINEER/ARCHITECT(S) PRIOR TO CONSTRUCTING ANY SITE DRAINAGE OR ADJACENT CONSTRUCTION THAT MAY AFFECT THE DRAINAGE SYSTEMS.

THE ONSITE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER IN THE EVENT THAT ANY CHANGE TO THE BUILDINGS, GRADES, ROADS, DRIVES, UTILITIES OR ANY OTHER ITEM THAT MAY AFFECT THESE PLANS PRIOR TO CONSTRUCTION AND OR DURING CONSTRUCTION SUCH THAT THE ENGINEER MAY PROVIDE ANALYSIS, ASSES THE IMPACTS AND RESPOND.

ALL PERIMETER GRADING, PAVING, SIDEWALKS, CURB&GUTTER, UTILITIES AND LANDSCAPING SHALL BE CONSTRUCTED SO AS TO MATCH THE EXISTING LOCATIONS AND GRADES. THE ON-SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD ADJUSTMENTS AS NEEDED TO COMPLY. A SURVEY OF THE LAND AND ADJACENT AREAS WAS PREPARED BY SUMMIT LAND SERVICE P.C. THE ON-SITE CONTRACTOR MAY AT HIS EXPENSE VERIFY ALL SITE INFORMATION FOR THEIR USE PRIOR TO CONSTRUCTION. IN THE EVENT OF A CONFLICT THE ON-SITE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MADE OR PERFORMED IN CONFLICT WITH THE ADJACENT GRADES.

10. ALL SIDEWALKS AND BUILDING CONNECTIONS SHALL BE FIELD VERIFIED FOR ADA COMPLIANCE PRIOR TO CONSTRUCTION. 11. ALL RETAINING WALLS SHALL NOT EXCEED 40" IN HEIGHT AT ANY LOCATION. THE ON-SITE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY DESIGN AND OR PERMITTING OF THE RETAINING WALLS SHOULD IT BE NECESSARY.

12. ON-SITE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND/OR REPAIRING ALL DAMAGES TO EXISTING SITE PAVING, CURB OR INFRASTRUCTURE THAT IS DAMAGED AS A RESULT OF THE CONTRACTORS ACTIONS. THIS WORK SHALL BE PERFORMED AS PART OF THE CONTRACT AT NO ADDITIONAL COST TO THE OWNER. THIS WORK SHALL BE ALL INCLUSIVE TO ANY ITEM DAMAGED ON THE SITE OR ADJACENT PARK AREA, AS PART OF STORAGE OR STOCKPILE AND OR AS A RESULT OF CONSTRUCTION, DELIVERY OR OTHER ACTIONS. REPAIRS SHALL BE MADE IN A TIMELY MANNER AFTER DISCOVERY AND AS DIRECTED BY THE OWNER.

13. ON-SITE CONTRACTOR SHALL MAINTAIN STORM DRAINAGE AND FLOW THROUGH EXISTING INFRASTRUCTURE OR BYPASS AS NEEDED DURING CONSTRUCTION AND/OR REPLACEMENT.

14. ON-SITE CONTRACTOR SHALL MAINTAIN FUNCTION OF ALL EXISTING SITE UTILITIES AND AT NO TIME SHALL ANY SITE UTILITY BE INTERRUPTED AND OR DISCONNECTED. THIS INCLUDES: SANITARY, WATER, STORM, GAS, CABLE, ELECTRIC, PHONE, FIBER OPTIC AND OR ANY OTHER EXISTING PUBLIC OR PRIVATE UTILITIES ON THE SITE OR SERVED BY AND OR THROUGH THE SITE.

15. ON-SITE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 LANE OPEN TO TRAFFIC ON ALL INTERNAL PRIVATE DRIVES. ON-SITE CONTRACTOR SHALL PROVIDE APPROPRIATE SIGNAGE AND OR FLAGGERS AS NEEDED. ON-SITE CONTRACTOR SHALL TAKE CARE NOT TO DISRUPT TRAFFIC PATTERS DURING AM AND PM PEAK HOURS.

# EGEND

EX. PROPERTY LINE		PROP. EOP
ex. Right-of-way		PROP. SIDEWALK
ex. setback		PROP. MINOR CONTOUR
EX. EASEMENT		PROP. MAJOR CONTOUR
EX. EOP		PROP. WATER
ex. sidewalk		PROP. SEWER
EX. MINOR CONTOUR		PROP. STORM
EX. MAJOR CONTOUR	\$	PROP. STORM MANHOLE
EX. UNDERGROUND ELECTRIC		PROP. CATCH BASIN
EX. FIBER OPTIC	0110	PROP. DROP INLET
EX. WATER	¢	PROP. LIGHT POLE
EX. SEWER	o	PROP. FENCE
ex. storm		PROP. CROSSWALK
ex. overhead lines		PROP. ASPHALT
EX. ELECTRIC MANHOLE	а а а	PROP. CONCRETE DRIVE
EX. ELECTRIC BOX	T/A: 585.50	PROP. SPOT GRADE
EX. WATER VALVE	T/A	TOP OF ASPHALT
ex. sewer manhole	T/C	TOP OF CONCRETE
ex. storm manhole	F/G	FINISH GRADE
EX. CATCH BASIN	B/C	BACK OF CURB
EX. DROP INLET		PROP. INLET PROTECTION
EX. FIRE HYDRANT		PROP. SILT FENCE
EX. UTILITY POLE	CARACACACACACACACACACACACACACACACACACAC	PROP. CONSTRUCTION ENTRANCE
EX. PROPERTY IRON	-	PROP. DRAINAGE DIVIDE ARROW
EX. LIGHT POLE	$\Rightarrow$	PROP. DRAINAGE ARROW
EX. BENCHMARK	LOD	PROP. LIMITS OF DISTURBANCE
EX. TRAFFIC SIGNAL		PROP. DRAINAGE DIVIDE
EX. GUY WIRE		PROP. TIME OF CONC. FLOW PATH
ex. spot grade 1st floor	$\boxtimes$	PROP. AREA DRAIN
EX. SPOT GRADE 2ND FLOOR		PROP. DOWNSPOUT CONNECTION
ex. Spot grade 3rd floor		PROP. AREA DRAIN PIPE

<b>D&amp;A</b> 550 E. W CI	ENGINE ENGINE ENGINE ESTINGHOUSE BOU HARLOTTE, NC 282 TEL: 704.785.9664 DAUOLUERINE IS LICENSE NO: P- CAR SEAL OSA 556 SEAL OSA 556 SEAL	RING PLLC JLEVARD 73 NE.COM
THE FOUNTAINS AT TORINGDON	PROFFITT DIXON PARTNERS 12149 NORTH COMMUNITY HOUSE ROAD CHARLOTTE, NC 28277	GENERAL NOTES
06/13/16 SMC 05/24/16 SMC 04/18/16 SMC 04/18/16 SMC 04/18/16 SMC DATE BY <u>PROJECT #:</u> 15200 <u>DATE:</u> 01/29/2 <u>SCALE:</u> N/A	2016 <u>APPROVE</u> SHEET:	COUNTY COMMENTS COMMENTS DN LBY: SMC DBY: CMF

