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Revision Dates:

Owner/Developer:

citilineresortline
development&construction
Citiline Resortline Development and Construction
2010 South Tryon Street
Suite 1D
Charlotte, NC 28203
T 704.375.7485 F 704.332.7985

The Silos at South End MAJOR INFRASTRUCTURE

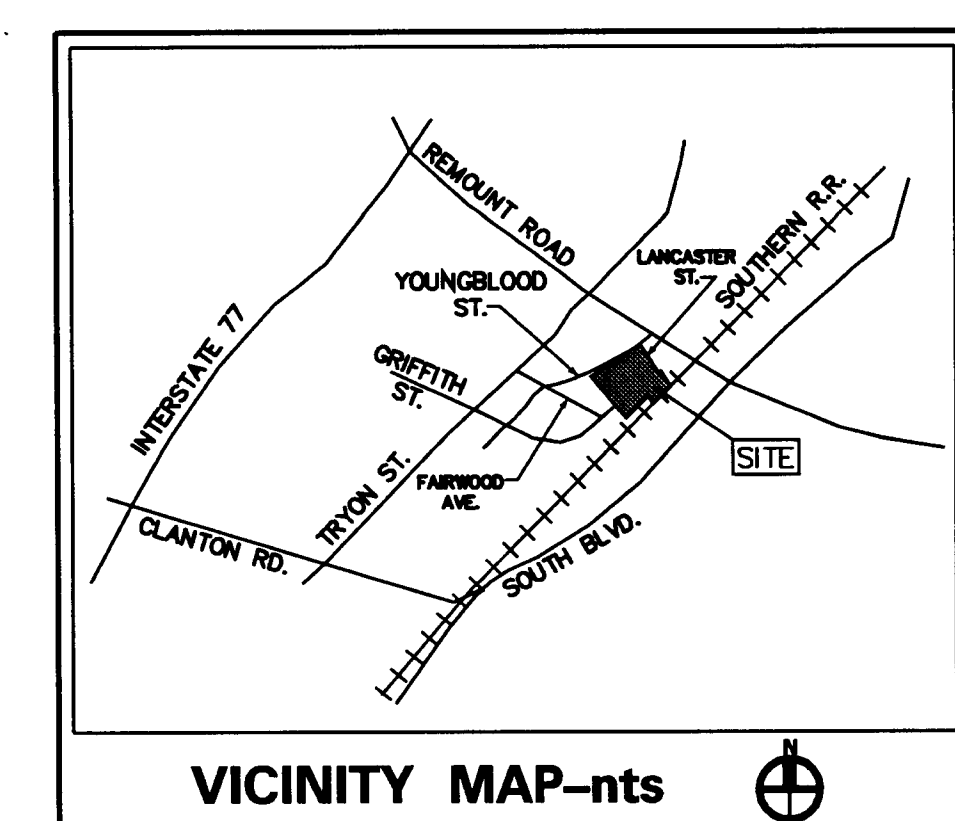
121 Lancaster Street
Charlotte, NC 28203
Mecklenburg County

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LAYOUT PLAN OVERALL

APPROVED FOR
CONSTRUCTION
C M P C 2/22/08

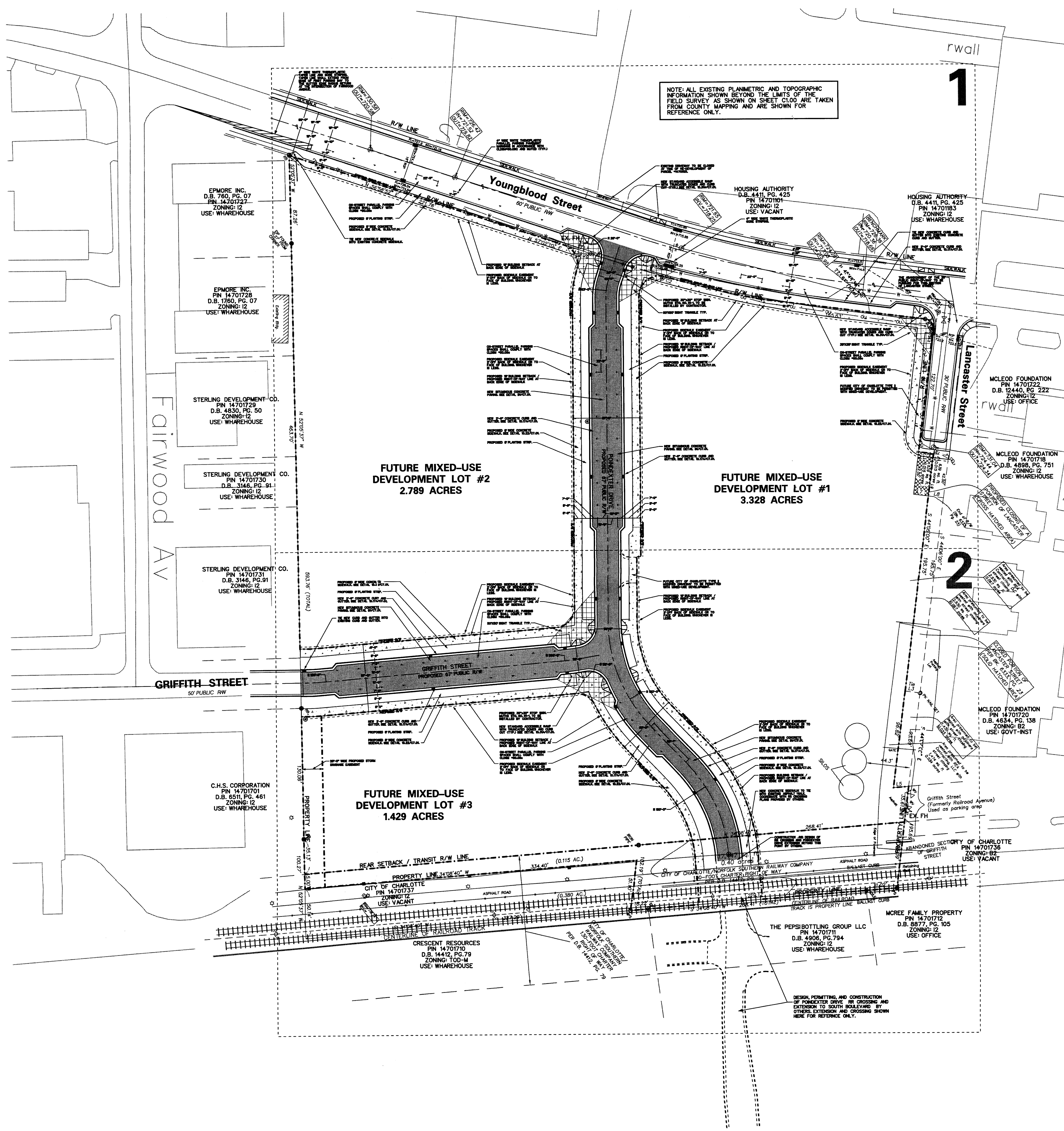
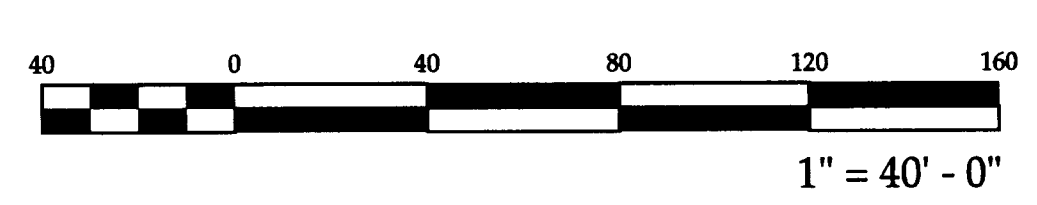
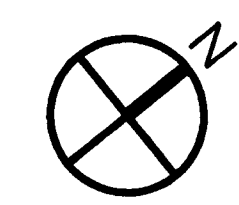
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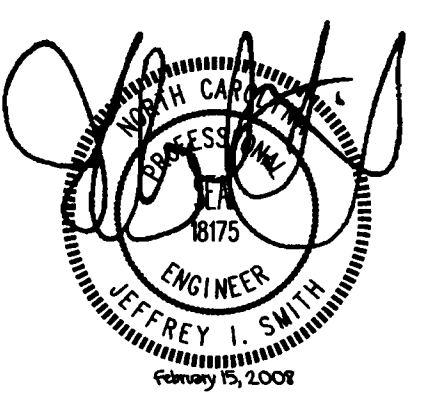


SITE DEVELOPMENT DATA	
PROJECT NAME	THE SILOS AT SOUTH END
OWNER	CITILINE RESORTLINE
TAX ID#	14701724 AND 14701739
ZONING	TOD-M
DEED REFERENCE (BOOK/PAGE)	21871/584
PLANS PREPARED BY:	BULLA SMITH DESIGN ENGINEERING PHONE: (704) 333-3122 / FAX: (704) 333-8252
CURRENT USE	UNDEVELOPED
PROPOSED USE	MIXED USE (CONDOMINIUMS AND RETAIL)
SETBACKS	
FRONTYARD	16'
SIDEYARD	NONE
REAR YARD	AT TRANSIT RIGHT-OF-WAY LINE
LOT AREA	391,035 SF (8.977 AC)
DISTURBED AREA	8.67 AC
BUFFERS	
REQUIRED	NONE (NO ADJACENT SINGLE FAMILY RESIDENTIAL)
SOIL TYPE	U ₁ (URBAN LAND)
ESTIMATED PROJECT COMPLETION	AUGUST 2008

GENERAL LAYOUT NOTES:

- ALL EXPANSION JOINTS ARE TO BE SEALED. REFER TO SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR TO FINISHED FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB RADI SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
- ALL ROAD IMPROVEMENTS AT YOUNGBLOOD STREET, GRIFFITH STREET AND POINDEXTER DRIVE ARE TO BE COORDINATED WITH THE CHARLOTTE MECKLENBURG LAND DEVELOPMENT (CMLD) INSPECTOR PRIOR TO CONSTRUCTION.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH CMLD INSPECTOR.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE CMLD INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- NON-STANDARD ITEMS (e.g. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/ NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. ANY TREES LOCATED WITHIN THE SIGHT TRIANGLE SHALL HAVE LIMBS AND FOLIAGE TRIMMED BETWEEN THE AREA OF 30 AND 72" ABOVE THE LEVEL OF THE CENTER OF THE ADJUTING INTERSECTION.
- ANY OCCUPATION OF THE PUBLIC RIGHT-OF-WAY FOR A PERIOD OF TIME GREATER THAN 30 DAYS WILL REQUIRE LEASING OF THAT PORTION OF THE RIGHT-OF-WAY. CONTACT LINDA POSSANT AT 704-336-2562 FOR LEASING INFORMATION.
- CONTRACTOR WILL BE REQUIRED TO OBTAIN A "RIGHT-OF-WAY USE" PERMIT FOR ALL WORK LESS THAN 30 DAYS IN DURATION WITHIN THE PUBLIC RIGHT-OF-WAY. A MINIMUM OF 5 DAYS ADVANCED NOTICE FOR A SIDEWALK CLOSURE AND 10 DAYS ADVANCED NOTICE FOR A LANE CLOSURE MUST BE TRANSMITTED TO 704-336-4400 VIA FAX ATTENTION BOB STANLEY INDICATING DATE, TIME AND TRAFFIC CONTROLS.
- BACKFILL MATERIAL MUST BE APPROVED BY THE CMLD INSPECTOR PRIOR TO PLACEMENT OF MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDOT, NCDEXN, AND CHARLOTTE LAND DEVELOPMENT STANDARDS. WHEN SPECIFICATIONS ARE IN CONFLICT, THE STRICTER SPECIFICATION SHALL BE HELD.
- PROVIDE TRAFFIC CONTROL MEASURES FOR ALL WORK WITHIN PUBLIC ROW PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND CDOT'S "WATCH".
- TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT-OF-WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
- ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SF IMPERVIOUS AREA SINCE SEPT. 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH IMPROVEMENTS, MUST BE RELOCATED AT THE EXPENSE OF THE OWNER.
- 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 CMLD INSPECTOR AND BASED ON FIELD CONDITIONS.
- 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.
- ALL PAVEMENT MARKINGS SHALL BE (4) INCHES WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT MARKINGS WITHIN THE EXISTING OR PROPOSED PUBLIC RIGHT-OF-WAY SHALL BE RETRO-REFLECTIVE THERMOPLASTIC IN ACCORDANCE TO ALL C.D.O.T. STANDARDS AND SPECIFICATIONS.
- ALL TRAFFIC SIGNS, STRIPE PAINTING, ETC. TO CONFORM TO THE PRINCIPLES OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND INSTALLED BY OWNER/CONTRACTOR.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLOSM=50.05 (9" SIGNS ONLY).
- THERE WILL BE NO DEMOLITION LANDFILLS ON SITE.
- "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.





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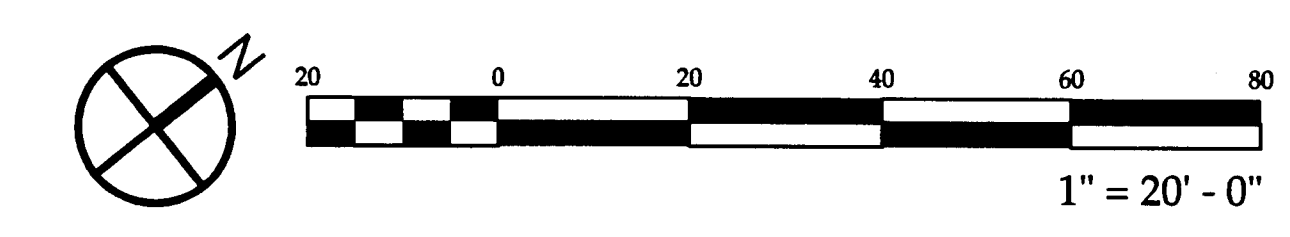
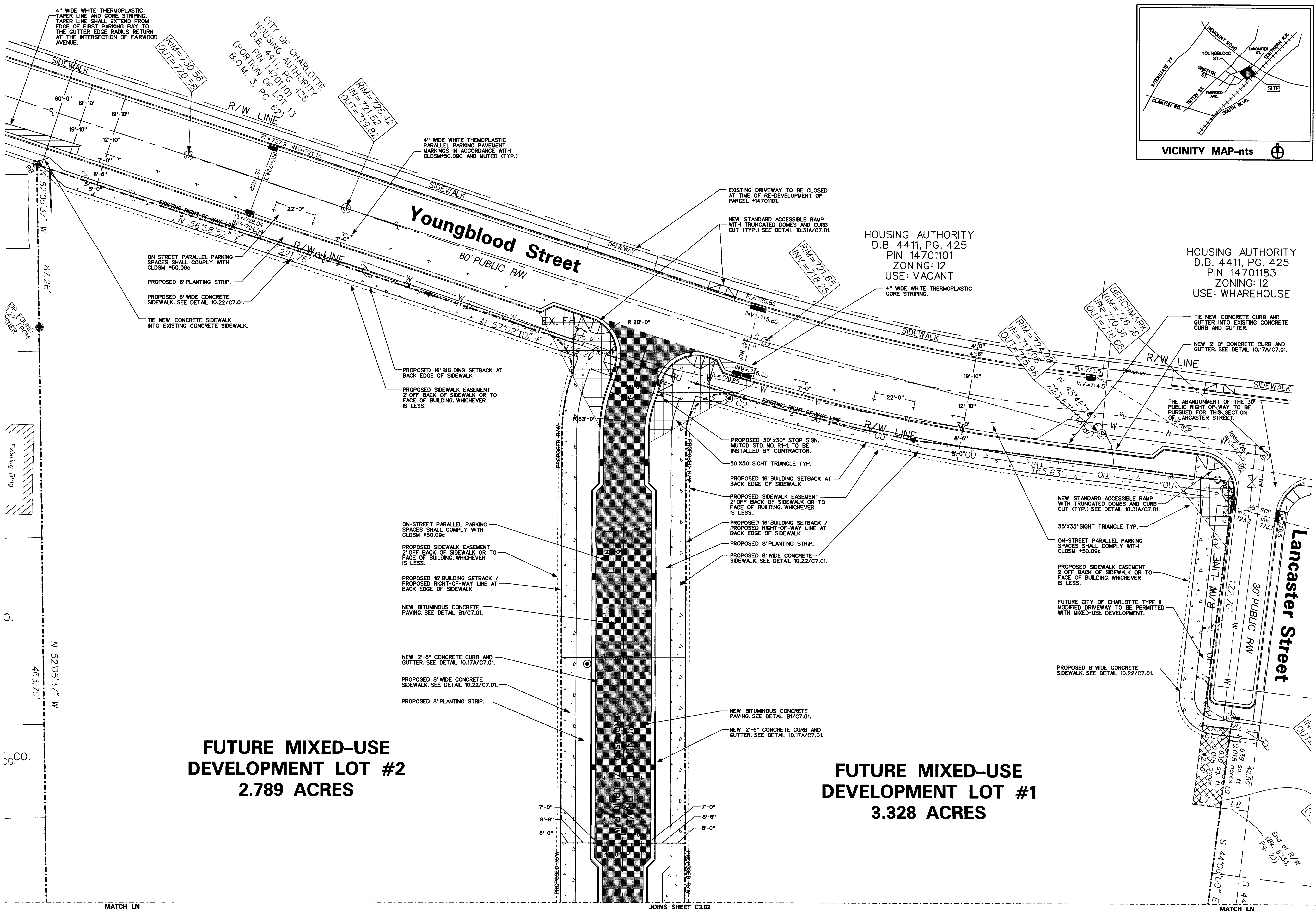
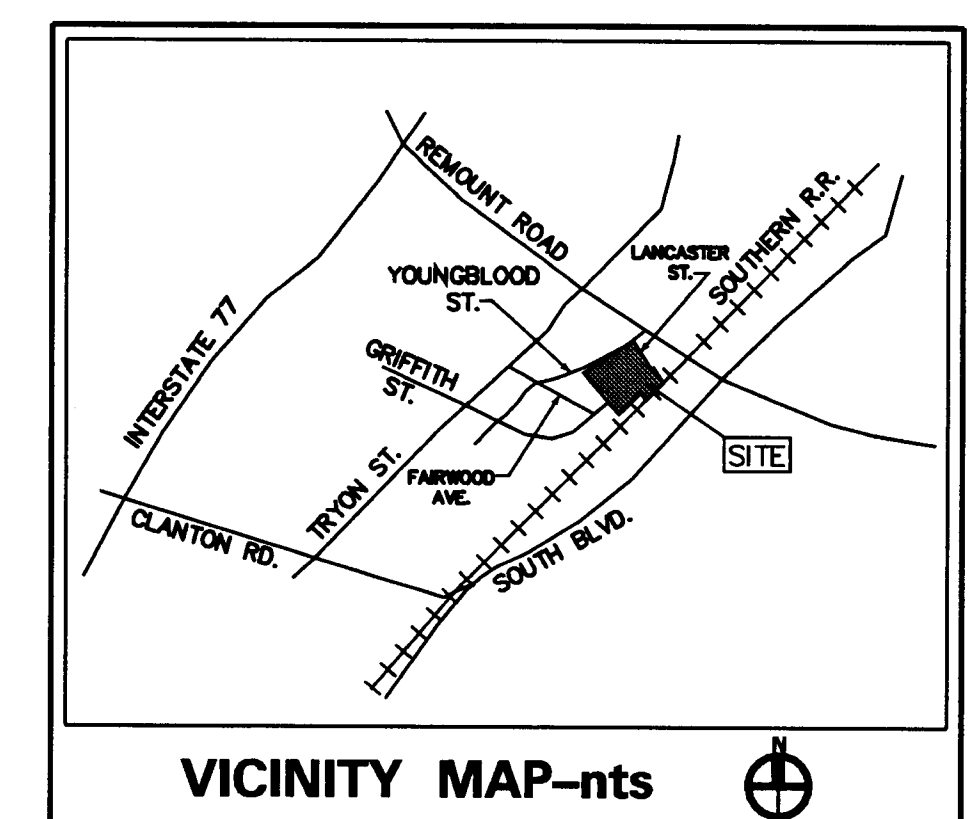
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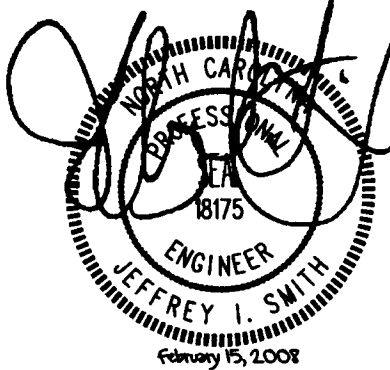
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LAYOUT PLAN
AREA 1

C3.01





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LAYOUT PLAN
AREA 2

C3.02

