REFERENCES

- **♦TOPOGRAPHIC SURVEY** CAROLINA SURVEYORS, INC "AS BUILT AND TOPOGRAPHICAL SURVEY SHOWING #1700 AMHERST PLACE (NEAR THE INTERSECTION OF QUEENS ROAD) SURVEY FOR: THE HOUSING AUTHORITY OF CHARLOTTE AREA: 0.424 ACRES "
- ♦ARCHITECTURAL PLAN: NEIGHBORING CONCEPTS ARCHITECTURE DATED: 05/13/15 REVISED 9/7/16
- FROEHLING & ROBERTSON, INC. "REPORT OF PRELIMINARY GEOTECHNICAL EXPLORATION TALL OAKS PROJECT SIX (6) PARCELS - MULTI FAMILY APARTMENTS CHERRY NEIGHBORHOOD CHARLOTTE, NCF&R PROJECT NO.

CHARLOTTE

CDOT

UTILITY RESPONSIBILITY MATRIX FOR THIS PROJECT

UTILITY/ GOVERNING AGENCIES

♦TIME WARNER CABLE

CONTACTS

(704) 364-3120

INTERNET, & 7910 CRESCENT EXECUTIVE DR

♦ DUKE POWER

CHARLOTTE, NC 28272

DEPARTMENT OF WATER &

5100 BROOKSHIRE BLVD.

5100 BROOKSHIRE BLVD.

♦CITY OF CHARLOTTE

600 E FOURTH STREET

12TH AND 14TH FLOOR

CHARLOTTE, NC 28202

(704)432-3122

STORMWATER SERVICES

CHARLOTTE, NC 28217

CHARLOTTE, NC 28217

(704)399-2221

PO BOX 701516

(800)777-9898

(704) 731-3000

CHARLOTTE, NC 28217

ENGINEERING

EROSION CONTROL

URBAN FORESTRY

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING

-INSTALL BOLLARD PROTECTION AS SHOWN ON THE PLANS AND

-COORDINATE CONSTRUCTION ACTIVITIES WITH TELEPHONE

COMPANY WITHIN 10 DAYS OF AWARD OF CONTRACT.

-COORDINATE CONSTRUCTION ACTIVITIES WITH ELECTRIC

COMPANY WITHIN 10 DAYS OF AWARD OF CONTRACT

COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES

-COORDINATE RELOCATION OF PHONE BOXES WITH TELEPHONE

-PROVIDE AND INSTALL 2-4" SCHEDULE 40 PVC CONDUITS WITH

PULL ROPES, INCLUDING ALL TRENCHING AND BACKFILLING, FROM

-PROVIDE AND INSTALL PULL BOXES AS PER TELEPHONE COMPANY

COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES

ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT.

-COORDINATE RELOCATION OF UTILITY POLES WITH ELECTRIC

-PROVIDE AND INSTALL 2-4" SCHEDULE 40 PVC CONDUITS WITH

PULL ROPES, INCLUDING TRENCHING AND BACKFILLING, FOR THE

UNDERGROUND PORTIONS OF THE PRIMARY FROM THE RISER

POLE UP TO THE TRANSFORMER, SCHEDULE 80 PVC CONDUITS

SHALL BE USED ON THE RISER POLE AND RIGID METAL, LONG

RADIUS ELBOWS SHALL BE USED WHERE THE UNDERGROUND

-PROVIDE AND INSTALL ALL SECONDARY SERVICE AND MATERIALS.

-RELOCATE UTILITY POLES AND OVERHEAD LINES AS REQUIRED.

-ALL PUBLIC AND PRIVATE SANITARY SEWER LINES SHALL MEET

-COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER

OF RECORD AND THE UTILITIES DIVISION. SEE UTILITY PLAN FOR

PORTION MEETS THE RISER POLE AND TRANSFORMER. REMOVE EXISTING TRANSFORMER PAD AS PER THE ELECTRIC

-CONSTRUCT TRANSFORMER PAD AS PER THE ELECTRIC

APPURTENANCES PER THE PLANS AND SPECIFICATIONS.

APPURTENANCES PER THE PLANS AND SPECIFICATIONS. -ALL PORTIONS OF THE FIRE PROTECTION WATER SYSTEM SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.

MAY BE INSTALLED BY THE PLUMBING CONTRACTOR.

-ALL PORTIONS OF OTHER NON FIRE PROTECTION RELATED LINES

-COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND THE UTILITIES DIVISION. SEE UTILITY PLAN FOR

-CONTRACTOR SHALL PROVIDE AND INSTALL WATER METER WITH

-PROVIDE AND INSTALL ALL STORM SEWER LINES AND ASSOCIATED

THIS MATRIX HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL PROVIDE ANY AND ALL APPURTENANCES, TRENCHING AND BACKFILL, AND OTHER INCIDENTALS TO MEET OR EXCEED THE SPECIFICATIONS OF THE ITEMS LISTED.CONTRACTOR SHALL VERIFY RESPONSIBILITIES PRIOR TO BID. CONTRACTOR SHALL CONTACT PROVIDER WITH SUFFICIENT LEAD TIME TO NOT IMPACT PROJECT SCHEDULE.

APPURTENANCES PER THE PLANS AND SPECIFICATIONS.

-CLEAN EXISTING PIPES IMMEDIATELY DOWNSTREAM OF

-REFER TO GRADING PLAN FOR INFORMATION ON ALLOWABLE

ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT.

AT LEAST 48 HRS. PRIOR TO ANY LAND

CONTRACTOR RESPONSIBILITY-

PER THE GAS COMPANY REQUIREMENTS.

THE RISER POLE UP TO THE BUILDING.

COMPANY'S SPECIFICATIONS.

COMPANY'S SPECIFICATIONS.

◆THE CITY OF CHARLOTTE |-PROVIDE AND INSTALL SANITARY SEWER LINES AND ASSOCIATED

◆THE CITY OF CHARLOTTE |-PROVIDE AND INSTALL ALL WATER MAINS AND ASSOCIATED

UTILITY DIVISION.

STORM SEWER MATERIALS.

-PIPE JOINTS TO BE SILT TIGHT.

DISTURBING ACTIVITY USING THE ONLINE FORM AT http://development.charmeck.org

DATED: 02/02/15

AGENCIES

♦ CITY OF CHARLOTTE PLANNING 600 E 4TH STREET, 8TH FLOOR CHARLOTTE, NC 28202 (704)336-2205

♦ NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY 610 E CENTER AVE #301 MOORESVILLE, NC 28115

FINAL

APPROVAL

◆ PEIDMONT NATURAL GAS |-COORDINATE CONSTRUCTION ACTIVITIES WITH GAS COMPANY TO |-SERVICE FROM THE POINT OF CONNECTION AT THE EXISTING LINE

ENSURE INSTALLATION OF GAS LINES ARE COMPLETED PRIOR TO UP TO AND INCLUDING SETTING OF METER WILL BE BY THE GAS

APPROVED

APPROVED

APPROVED

OTHERS RESPONSIBILITY

TELEPHONE COMPANY.

TRANSFORMER.

-ANY RELOCATION OF EXISTING LINES WILL BE DONE BY THE GAS

TELEPHONE CABLES FROM THE POINT OF CONNECTION UP TO

-ELECTRIC COMPANY WILL PROVIDE AND INSTALL ALL MATERIALS

-ELECTRIC COMPANY WILL PROVIDE AND INSTALL PRIMARY CABLE

NEEDED TO ESTABLISH PRIMARY OVERHEAD. SERVICE FROM

POINT OF CONNECTION AT THE EXISTING LINE UP TO THE

FOR ALL UNDERGROUND LINES UP TO THE TRANSFORMER.

-ELECTRIC COMPANY WILL PROVIDE TRANSFORMER.

-RELOCATE UTILITY POLES AND OVERHEAD LINES AS REQUIRED.

-TELEPHONE COMPANY WILL PROVIDE AND INSTALL ALL

-ANY RELOCATION OF EXISTING LINES WILL BE DONE BY

THE BUILDING -PRESENT RESPONSIBLE PARTIES.

APPROVAL CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

PRELIMINARY PLANNED

MULTI-FAMILY SUBDIVISION

By Brent Wilkinson 11/14/16

CONSTRUCTION DOCUMENTS

FOR

TALL OAKS REDEVELOPMENT SITEC

TAX ID: 12523226

REZONING: 2015-029

CITY OF CHARLOTTE



LOCATION MAP DELORME STREET ATLAS 2009 PLUS USA

DEVELOPER CHARLOTTE HOUSING AUTHORITY 400 EAST BOULEVARD CHARLOTTE, NC 28203 CONTACT: TROY DRAWZ

PREPARED BY



1927 S TRYON ST, SUITE 310 CHARLOTTE, NC 28203

(980) 272-3401 NC@BohlerEng.com

CONTACT: BRIAN ROSENFELD

LOCATION OF SITE

1708 AMHERST PLACE

MECKLENBURG COUNTY

NORTH CAROLINA 28205

ORIGINAL PARCEL ID NUMBER(S):	12523226
DEVELOPMENT TYPE:	MULTI-FAMILY
SUBJECT TO PCCO? Y/N	No
IF NO, WHY?	PCCO Sec. 18-105 (b) (1)
WATERSHED:	CENTRAL CATAWBA
DISTURBED AREA (AC):	0.539
SITE AREA (AC):	0.424
	DA#1
TOTAL ON-SITE DRAINAGE AREA (AC):	0.424
EXISTING BUILT-UPON-AREA (SF):	4778
EXISTING BUA TO BE REMOVED (SF):	4778
EXISTING BUA TO REMAIN (SF):	0
PROPOSED NEW BUA (SF):	9721
PROPOSED % BUA:	52.60%
DENSITY (HIGH / LOW)	HIGH
TOTAL POST-PROJECT BUA FOR SITE:	9721
DEVELOPMENT OR REDEVELOPMENT?	REDEVELOPMENT
NATURAL AREA REQUIRED (AC):	0.0424
NATURAL AREA PROVIDED, TOTAL (AC):	0.045
UNDISTURBED TREED NATURAL AREA PRESERVED (AC):	0.0297
TOTAL STREAM BUFFER PROTECTED ON-SITE (AC):	0
TRANSIT STATION AREA? Y/N	N
DISTRESSED BUSINESS DISTRICT? Y/N	N
MITIGATION TYPE (IF APPLICABLE)	N/A
NATURAL AREA MITIGATION? Y/N	N
BUFFER MITIGATION? Y/N	N
TOTAL PHOSPHOROUS MITIGATION? Y/N	N

SEQUENCE OF CONSTRUCTION

- EROSION CONTROL PLAN IS APPROVED BY THE CITY OF CHARLOTTE EROSION CONTROL PROGRAM.
- CONTRACTOR MUST NOTIFY THE CITY OF CHARLOTTE SEDIMENT CONTROL INSPECTOR 48 HOURS PRIOR TO THE START OF
- THE LIMITS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO INSTALLATION OF SEDIMENT CONTROL MEASURES, DEMOLITION OR OTHER LAND DISTURBING ACTIVITIES.
- PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES, OR GRADING, A PRE-CONSTRUCTION MEETING
- INSTALL SEDIMENT AND EROSION CONTROL MEASURES, INCLUDING PERIMETER SILT FENCE, TREE PROTECTION AND

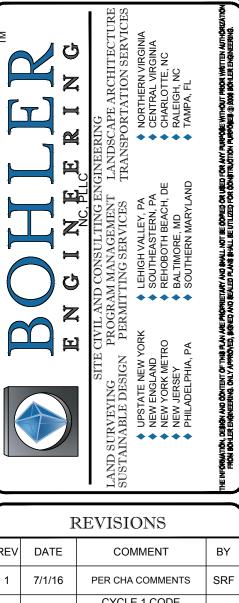
SEDIMENTATION ON THIS SITE BY CONTRACTOR. PERIMETER CONTROLS ARE TO REMAIN FUNCTIONING FOR THE DURATION OF

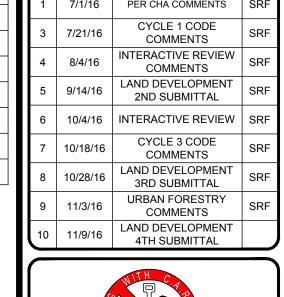
- CONTACT SEDIMENT CONTROL INSPECTOR UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT
- ETC.), CLEARING AND GRUBBING, AND STRIP SITE OF TOP SOIL.

ALL DEMOLISHED MATERIAL IS TO BE DISPOSED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA REGULATIONS. CONTRACTOR TO ENSURE ALL APPLICABLE DEMOLITION PERMITS HAVE BEEN ISSUED AND HAVE ORIGINALS OF THE SAME PRIOR TO COMMENCING DEMOLITION ACTIVITIES

- CONTACT SEDIMENT CONTROL INSPECTOR UPON COMPLETION OF STRIPPING. THE STOCKPILING OF TOPSOIL. THE CONSTRUCTION OF TEMPORARY SEDIMENT AND EROSION CONTROL FACILITIES, DISPOSAL OF ALL WASTE MATERIAL, AND
- 9. CONTACT SEDIMENT CONTROL INSPECTOR FOR APPROVAL TO PROCEED.
- 10. INITIATE ROUGH GRADING OF THE SITE.
- 11. TEMPORARILY STABILIZE GRADED AREAS (NON-STEEP SLOPES) AS REQUIRED.
- 12. COMPLETE ROUGH GRADING. COMPLETE THE INSTALLATION OF STM C1-C3 AND SITE UTILITIES.
- 13. CONTACT SEDIMENT CONTROL INSPECTOR UPON COMPLETION OF ROUGH GRADING, BUT PRIOR TO PLACING TOPSOIL, PERMANENT DRAINAGE, OR OTHER SITE DEVELOPMENT IMPROVEMENTS AND GROUND COVERS.
- 14. INSTALL CURB ALONG THE PERIMETER OF THE SITE TO AID IN THE PROTECTION OF THE EXISTING ADJACENT PROPERTIES AND
- 15. BUILDING CONSTRUCTION MAY BEGIN UPON INSTALLATION OF SEDIMENT CONTROLS AND SEDIMENT CONTROL INSPECTOR'S
- 16. FINE GRADE AND INITIATE FINAL PAVING. PERMANENTLY STABILIZE ANY REMAINING AREAS IN ACCORDANCE WITH THE PERMANENT SODDING SCHEDULE AND NOTES. INSTALL FINAL SITE LANDSCAPING.
- 17. REQUEST FINAL APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR PRIOR TO REMOVING ANY REMAINING SEDIMENT CONTROL MEASURES AND UPON COMPLETION OF FINAL GRADING, PERMANENT DRAINAGE, AND EROSION CONTROL FACILITIES, INCLUDING ESTABLISHED GROUND COVERS AND PLANTING, AND ALL OTHER WORK OF THE BUILDING PERMITS.
- 18. ESTIMATED START DATE FALL 2016 AND COMPLETION DATE FALL 2017

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1
GENERAL NOTES	C-2
GENERAL NOTES AND LEGEND	C-3
ALTA SURVEY	C-4
REZONING PLAN	RZ-1
EX. CONDITIONS/DEMOLITION PLAN	C-5
SITE PLAN	C-6
GRADING PLAN	C-7
UTILITY PLAN	C-8
EROSION AND SEDIMENTATION CONTROL PLAN PHASE I	C-9
EROSION AND SEDIMENTATION CONTROL PLAN PHASE II	C-10
SITE DETAILS	C-11-12
UTILITY DETAILS	C-13
STORMWATER DETAILS	C-14
EROSION CONTROL DETAILS	C-15
PHOTOMETRICS PLAN	C-16
LANDSCAPING PLAN	L-1
LANDSCAPING AND LIGHTING NOTES AND DETAILS	L-2







DRAWN BY: SCALE:

TALL OAKS REDEVELOPMENT SITE C

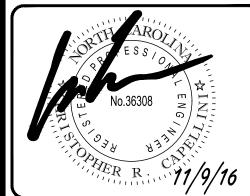
NEIGHBORING CONCEPTS

LOCATION OF SITE 1708 AMHERST PL CITY OF CHARLOTTE, MECKLENBURG COUNTY

NORTH CAROLINA 28205



CHARLOTTE, NC 28203 Phone: (980) 272-3400 Fax: (980) 272-3401 NC@BohlerEng.com



COVER SHEET

I IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJE ORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIV IE SPECIFICATIONS OR APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD II HE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD. RITING PRIOR TO THE START OF CONSTRUCTION, FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITU CEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AN

