

SEQUENCE OF CONSTRUCTION - PHASE I

- 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 EARTH DISTURBANCE.
- 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 MUST BE CONDUCTED ON-SITE WITH THE EROSION SEDIMENT CONTROL INSPECTOR TO DISCUSS EROSION CONTROL MEASURES. (48 HOURS MINIMUM NOTICE)
- INSTALL SEDIMENT AND EROSION CONTROL MEASURES, INCLUDING PERIMETER SILT FENCE, TREE PROTECTION, SKIMMER BASIN AND STABILIZED CONSTRUCTION ENTRANCE/EXIT. COMPLETE INSTALLATION OF INLET PROTECTION ON EXISTING STORMWATER STRUCTURES.
PERIMETER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THIS SITE BY CONTRACTOR. PERIMETER CONTROLS ARE TO REMAIN FUNCTIONING FOR THE DURATION OF THE PROJECT. THE MONITORING AND INSPECTING OF EROSION CONTROL MEASURES SHOULD FOLLOW THE GUIDELINES OF THE NPDES PERMIT (GENERAL PERMIT NCG 10000).
- CONTACT SEDIMENT CONTROL INSPECTOR UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
- UPON APPROVAL FROM SEDIMENT CONTROL INSPECTOR, COMPLETE DEMOLITION OF ANY SITE FEATURES (PAVEMENT, CURB, 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 PREPARATION OF THE GROUND.
- CONTACT SEDIMENT CONTROL INSPECTOR FOR APPROVAL TO PROCEED.
- INITIATE ROUGH GRADING OF THE SITE.
- TEMPORARILY STABILIZE GRADED AREAS (NON-STEEP SLOPES) AS REQUIRED.
- COMPLETE ROUGH GRADING, COMPLETE THE INSTALLATION OF STM A2-413 AND SITE UTILITIES.
- CONTACT SEDIMENT CONTROL INSPECTOR UPON COMPLETION OF ROUGH GRADING, BUT PRIOR TO PLACING TOPSOIL, PERMANENT DRAINAGE, OR OTHER SITE DEVELOPMENT IMPROVEMENTS AND GROUND COVERS.
- INSTALL CURB ALONG THE PERIMETER OF THE SITE TO AID IN THE PROTECTION OF THE EXISTING ADJACENT PROPERTIES AND THE ADJACENT ROADWAYS.
- BUILDING CONSTRUCTION MAY BEGIN UPON INSTALLATION OF SEDIMENT CONTROLS AND SEDIMENT CONTROL INSPECTOR'S APPROVAL.
- FINE GRADE AND INITIATE FINAL PAVING. PERMANENTLY STABILIZE ANY REMAINING AREAS IN ACCORDANCE WITH THE PERMANENT SODDING SCHEDULE AND NOTES. INSTALL FINAL SITE LANDSCAPING.
- 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.
- ESTIMATED START DATE IS FALL 2016 AND COMPLETION DATE IS FALL 2017

UTILITY RESPONSIBILITY MATRIX FOR THIS PROJECT

UTILITY GOVERNING AGENCIES CONTACTS	CONTRACTOR RESPONSIBILITY-	OTHERS RESPONSIBILITY-
GAS ♦PEIDMONT NATURAL GAS 4720 PEIDMONT ROW DRIVE CHARLOTTE, NC 28210 (704) 384-3120	-COORDINATE CONSTRUCTION ACTIVITIES WITH GAS COMPANY TO ENSURE INSTALLATION OF GAS LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT (IF APPLICABLE). -INSTALL BOLLARD PROTECTION AS SHOWN ON THE PLANS AND PER THE GAS COMPANY REQUIREMENTS.	-SERVICE FROM THE POINT OF CONNECTION AT THE EXISTING LINE UP TO AND INCLUDING SETTING OF METER WILL BE BY THE GAS COMPANY. -ANY RELOCATION OF EXISTING LINES WILL BE DONE BY THE GAS COMPANY.
CABLE, INTERNET, & PHONE ♦TIME WARNER CABLE 7910 CRESCENT EXECUTIVE DR CHARLOTTE, NC 28217 (704) 731-3000	-COORDINATE CONSTRUCTION ACTIVITIES WITH TELEPHONE COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT. -COORDINATE RELOCATION OF PHONE BOXES WITH TELEPHONE COMPANY WITHIN 10 DAYS OF AWARD OF CONTRACT. -PROVIDE AND INSTALL 2-4" SCHEDULE 40 PVC CONDUITS WITH PULL ROPES, INCLUDING ALL TRENCHING AND BACKFILLING, FROM THE RISER POLE UP TO THE BUILDING. -PROVIDE AND INSTALL PULL BOXES AS PER TELEPHONE COMPANY REQUIREMENTS.	-TELEPHONE COMPANY WILL PROVIDE AND INSTALL ALL TELEPHONE CABLES FROM THE POINT OF CONNECTION UP TO THE BUILDING -PRESENT RESPONSIBLE PARTIES. -ANY RELOCATION OF EXISTING LINES WILL BE DONE BY TELEPHONE COMPANY.
ELECTRIC ♦DUKE POWER PO BOX 701516 CHARLOTTE, NC 28272 (800)777-9898	-COORDINATE CONSTRUCTION ACTIVITIES WITH ELECTRIC COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT. -COORDINATE RELOCATION OF UTILITY POLES WITH ELECTRIC COMPANY WITHIN 10 DAYS OF AWARD OF CONTRACT. -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 PORTION MEETS THE RISER POLE AND TRANSFORMER. - REMOVE EXISTING TRANSFORMER PAD AS PER THE ELECTRIC COMPANY'S SPECIFICATIONS. -CONSTRUCT TRANSFORMER PAD AS PER THE ELECTRIC COMPANY'S SPECIFICATIONS. -PROVIDE AND INSTALL ALL SECONDARY SERVICE AND MATERIALS. -RELOCATE UTILITY POLES AND OVERHEAD LINES AS REQUIRED.	-ELECTRIC COMPANY WILL PROVIDE AND INSTALL ALL MATERIALS NEEDED TO ESTABLISH PRIMARY OVERHEAD SERVICE FROM POINT OF CONNECTION AT THE EXISTING LINE UP TO THE TRANSFORMER. -ELECTRIC COMPANY WILL PROVIDE AND INSTALL PRIMARY CABLE FOR ALL UNDERGROUND LINES UP TO THE TRANSFORMER. -RELOCATE UTILITY POLES AND OVERHEAD LINES AS REQUIRED. -ELECTRIC COMPANY WILL PROVIDE TRANSFORMER.
SANITARY SEWER ♦THE CITY OF CHARLOTTE DEPARTMENT OF WATER & SEWER 5100 BROOKSHIRE BLVD. CHARLOTTE, NC 28217 (704)399-2221	-PROVIDE AND INSTALL SANITARY SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS. -ALL PUBLIC AND PRIVATE SANITARY SEWER LINES SHALL MEET SPECIFICATIONS. -COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND THE UTILITIES DIVISION. SEE UTILITY PLAN FOR REQUIREMENTS.	
WATER ♦THE CITY OF CHARLOTTE DEPARTMENT OF WATER & SEWER 5100 BROOKSHIRE BLVD. CHARLOTTE, NC 28217 (704)399-2221	-PROVIDE AND INSTALL ALL WATER MAINS AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS. -ALL PORTIONS OF THE FIRE PROTECTION WATER SYSTEM SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR. -ALL PORTIONS OF OTHER NON-FIRE PROTECTION RELATED LINES MAY BE INSTALLED BY THE PLUMBING CONTRACTOR. -COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND THE UTILITIES DIVISION. SEE UTILITY PLAN FOR REQUIREMENTS. -CONTRACTOR SHALL PROVIDE AND INSTALL WATER METER WITH UTILITY DIVISION.	
STORM SEWER ♦CITY OF CHARLOTTE STORMWATER SERVICES 600 E FORTYTH STREET 12TH AND 14TH FLOOR CHARLOTTE, NC 28202 (704)432-3122	-PROVIDE AND INSTALL ALL STORM SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS. -REFER TO GRADING PLAN FOR INFORMATION ON ALLOWABLE STORM SEWER MATERIALS. -PIPE JOINTS TO BE SILT TIGHT. -CLEAN EXISTING PIPES IMMEDIATELY DOWNSTREAM OF CONNECTION.	

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 EXCEEDS 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.

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS SHOWN BY THE DRAWINGS AND ANY CONFLICTS WITH LOCAL REGULATIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

CONSTRUCTION DOCUMENTS

FOR TALL OAKS REDEVELOPMENT SITE A



FINAL APPROVAL

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

APPROVED
By Emily Chien at 2:03 pm, Nov 14, 2016

EROSION CONTROL

APPROVED

URBAN FORESTRY
TREE ORDINANCE

APPROVED

CDOT

APPROVED

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

LOCATION OF SITE
1415 LUTHER ST
TAX ID: 12522428
CITY OF CHARLOTTE
MECKLENBURG COUNTY
NORTH CAROLINA 28205



LOCATION MAP
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DELOMIE STREET ATLAS 2009 PLUS USA
N.T.S.

DEVELOPER
CHARLOTTE HOUSING AUTHORITY
400 EAST BOULEVARD
CHARLOTTE, NC 28205
CONTACT: TROY DRAWWZ
PHONE: (704) 336-4227

PREPARED BY



1927 S TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

CONTACT: BRIAN ROSENFELD

PCCO SUMMARY	
ORIGINAL PARCEL ID NUMBER(S):	12522428
DEVELOPMENT TYPE:	MULTI-FAMILY
SUBJECT TO PCCO? Y/N	Yes
IF NO, WHY?	
WATERSHED:	CENTRAL CATAWBA
DISTURBED AREA (AC) *A*:	1,2152
SITE AREA (AC) *A*:	1,843
SITE AREA (AC) *A2*:	2,701
	DA#1
TOTAL ON-SITE DRAINAGE AREA (AC) *A*:	1,4015
EXISTING BUILT-UPON-AREA (SF) *A*:	25556
EXISTING BUA TO BE REMOVED (SF) *A*:	25556
EXISTING BUA TO REMAIN (SF) *A*:	0
PROPOSED NEW BUA (SF) *A*:	36952.5
PROPOSED % BUA *A*:	52.00%
DENSITY (HIGH / LOW)	HIGH
TOTAL POST-PROJECT BUA FOR SITE *A*:	36952.46
DEVELOPMENT OR REDEVELOPMENT?	DEVELOPMENT
NATURAL AREA REQUIRED (AC):	0.276
NATURAL AREA PROVIDED, TOTAL (AC):	0.281
UNDISTURBED TREED NATURAL AREA PRESERVED (AC):	0.281
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

REFERENCES	AGENCIES
♦TOPOGRAPHIC SURVEY: CAROLINA SURVEYORS, INC. *A BOUNDARY AND TOPOGRAPHICAL SURVEY SHOWING PROPERTY ON CHERRY STREET (NEAR THE INTERSECTION OF LUTHER STREET AND EAST 1ST STREET) SURVEYED FOR THE HOUSING AUTHORITY OF CHARLOTTE AREA: 4.681 ACRES CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA.* DATED: 12/12/14	♦CITY OF CHARLOTTE PLANNING ADDRESS: 600 E 4TH STREET, 8TH FLOOR CHARLOTTE, NC 28202 PHONE: (704)336-2205
♦ARCHITECTURAL PLAN: NEIGHBORING CONCEPTS ARCHITECTURE MIXED USE DEVELOPMENT "TALL OAKS REDEVELOPMENT" DATED: 7/6/16 REVISED: 9/7/16	♦NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY ADDRESS: 610 E CENTER AVE #301 MOORESVILLE, NC 28115 PHONE: (704)663-1699
♦GEOTECHNICAL REPORT: REPORT OF PRELIMINARY GEOTECHNICAL EXPLORATION TALL OAKS PROJECT CHERRY NEIGHBORHOOD CHARLOTTE, NORTH CAROLINA* DATED: 2/2/14 PROJECT NO.: 63S-0360	



PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 11/14/16

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REGISTERED PROFESSIONAL ENGINEERS
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4/9/16

STATE OF NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEERS
N.C. REG. NO. 36308
4/9/16

LAND SURVEYING PROGRAM MANAGER
SUSTAINABLE DESIGN PERMITTING SERVICES
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BALTIMORE, MD
PHILADELPHIA, PA
SOUTHERN HANOVER
REHOBOTH BEACH, DE
CHARLOTTE, NC
TAMPA, FL

REVISIONS			
REV	DATE	COMMENT	BY
1	7/1/16	PER CHA COMMENT	SRF
3	7/21/16	CYCLE 1 CODE COMMENTS	SRF
4	8/4/16	INTERACTIVE REVIEW COMMENTS	SRF
5	9/14/16	LAND DEVELOPMENT 2ND SUBMITTAL	SRF
6	10/4/16	INTERACTIVE REVIEW	SRF
7	10/18/16	CYCLE 3 CODE COMMENTS	SRF
8	10/27/16	LAND DEVELOPMENT 3RD SUBMITTAL	SRF
9	11/3/16	URBAN FORESTRY COMMENTS	SRF
10	11/9/16	LAND DEVELOPMENT 4TH SUBMITTAL	SRF

CALL BEFORE YOU DIG
1-800-632-4949
NORTH CAROLINA
IT'S THE LAW

PROJECT No.:	NCC152097
DRAWN BY:	SRF
CHECKED BY:	BWR
DATE:	8/23/16
SCALE:	AS NOTED
CAD ID:	SD0

PROJECT:
TALL OAKS REDEVELOPMENT SITE A
FOR
NEIGHBORING CONCEPTS

LOCATION OF SITE
1415 LUTHER ST
CITY OF CHARLOTTE,
MECKLENBURG COUNTY,
NORTH CAROLINA 28205

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4/9/16

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-1

