

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	LOT LINE	
	RIGHT OF WAY	
	CENTERLINE	
	FLOOD PLAIN	
	LIMITS OF CONSTRUCTION	
	LIMITS OF DISTURBANCE	
	SWALE / STREAM FLOWLINE	
	OVERFLOW RELIEF PATH	
	FENCE LINE	
	EASEMENT	
	EDGE OF PAVEMENT	
	VERTICAL CURB AND GUTTER	
	MOUNTABLE CURB AND GUTTER	
	CONCRETE SIDEWALK	
	ASPHALT SIDEWALK	
	HANDICAP PARKING	
	SIGN(S)	
	PARKING COUNT INDICATOR	
	VEHICLES PER DAY INDICATOR	
	TEST PIT	
	MONITORING WELL	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	GRADE BREAK	
	RIDGELINE	
	SPOT ELEVATION	
	RIP RAP	
	WATER LINE	
	WATER METER	
	WATER VALVE	
	WATER REDUCER	
	WATER FITTINGS	
	FIRE HYDRANT	
	SANITARY LINE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM SEWER PIPE	
	STORM SEWER MANHOLE	
	STORM SEWER INLET	
	STORM SEWER FLARED END SECTION	
	STORM SEWER HEADWALL	
	OVERHEAD UTILITY	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	UTILITY POLE	
	STREET LIGHT	
	CABLE TV SERVICE	
	TELECOM SERVICE	
	FIBER OPTIC SERVICE	
	NATURAL GAS SERVICE	

	TREE	
	TREE LINE	
	WETLANDS	
	BIKE RACK	

LEGEND NOTES

- THIS IS A STANDARD SHEET, THEREFORE SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.
- ADDITIONAL LEGENDS AND NOTES MAY BE FOUND ON OTHER SHEETS ASSOCIATED WITH THIS PLAN. THESE LEGENDS AND NOTES ARE TO BE REFERENCED ON THIS STANDARD SHEET.

ABBREVIATIONS

A	AREA OF ARC	K	SIGHT DISTANCE COEFFICIENT OR RATE OF VERTICAL CURVATURE
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANS. OFFICIALS	Ke	CULVERT ENTRANCE LOSS COEFFICIENT
AB	AS-BUILT	L	LENGTH
AC	ACRE	LAT	LATERAL
AD	ALGEBRAIC DIFFERENCE IN GRADE	LCG	LIMITS OF CLEARING & GRADING
AE	ACCESS EASEMENT	LE	LEAK
ADJACENT	ADJACENT	LIP	LIP OF PAN
AGGR	AGGREGATE	LL	LOWER LEVEL
AHD	AHEAD	LOS	LINE OF SIGHT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	LP	LOW POINT
APT	APPROXIMATE	LS	LOADING SPACE
APPROX	ARCHITECTURAL	LT	LEFT
ARCH	ASPHALT	M	MONUMENT FOUND
ASPH	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MAX	MAXIMUM
ASTM	AMERICAN WATER WORKS ASSOCIATION	ME	MATCH EXISTING
AWWA	BREADTH	MECH	MECHANICAL
B	BACK OF CURB	MH	MANHOLE
BFC	BASEMENT FLOOR	MI	MILE
BF	BUILDING	MIN	MINIMUM
BIDG	BENCHMARK	MISC	MISCELLANEOUS
BM	BEST MANAGEMENT PRACTICES	MPH	MILES PER HOUR
BMP	BLOW OFF VALVE	MS	MEAN SEA LEVEL
BOV	BEARING	N	NORTHING/NORTH
BRG	BUILDING RESTRICTION LINE	N/A	NOT APPLICABLE
BRL	BEGINNING VERTICAL CURVE ELEVATION	NBL	NORTH BOUND LANE
BVCE	BEGINNING VERTICAL CURVE STATION	N/F	NOW OR FORMERLY
BVCS	BOTTOM OF WALL	NFA	NET FLOOR AREA
BW	CENTER CORRECTION ON VERTICAL CURVE	NO. & #	NUMBER
C	RUNOFF COEFFICIENT	NTS	NOT TO SCALE
CATV	CABLE TELEVISION	OC	ON CENTER
C&G	CURB AND GUTTER	OBJ	OBJECT
CB	CATCH BASIN	OD	OUTSIDE DIAMETER
CB	CALIFORNIA BEARING RATIO	OH	OVERHANG
CBR	CENTER TO CENTER	O/H	OVERHEAD
CC	COLORADO DEPT. OF TRANSPORTATION	OH/C	OVERHEAD CABLE
CDOT	CUBIC FEET	OH/E	OVERHEAD ELECTRIC
CF	CUBIC FEET PER SECOND	OH/T	OVERHEAD TELEPHONE
OFS	CURB AND GUTTER (REVERSE SLOPE)	P	PERMETER
CG(R)	CHORD	P	PROPERTY LINE
CH	CHORD BEARING	P&P	PLAN AND PROFILE
CHRRG	CAST IRON PIPE	PC	POINT OF CURVATURE
CIP	CENTERLINE	PCC	POINT OF COMPOUND CURVATURE
CL	CLEAR	PCR	POINT OF CURB RETURN
CLR	CUBIC METERS	PCEP	POINT OF CURVE EDGE OF PAVEMENT
CM	CORRUGATED METAL PIPE	PCTC	POINT OF CURVATURE TOP OF CURB
CMS	CUBIC METERS PER SECOND	PI	POINT OF INTERSECTION
CONT	CONTINUOUS	PAGE	PAGE
CO	CLEAN OUT	PL	POINT OF GRADE LINE
CONC	CONCRETE	PRC	POINT OF REVERSE CURVATURE
CS	CURB STOP	PRELIM	PRELIMINARY
CURT	COURT	PROP	PROPOSED
CT	CENTER	PUE	POINT OF TANGENCY
CTR	CONTROL LINE	PV	PUBLIC UTILITY EASEMENT
CTRL	CUBIC YARD	PVC	POLYVINYL CHLORIDE PIPE OR POINT OF VERTICAL INTERSECTION
CY		PVT	POINT OF VERTICAL TANGENCY
D	DEPTH	PWT	PAVEMENT
DA	DRAINAGE AREA	PVR	POINT OF VERTICAL REVERSE CURVE
DB	DEED BOOK	Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
DD	DIVERSION DIKE	R	RADIUS
DET	DETAIL	R	REINFORCED CONCRETE PIPE
DIA	DIAMETER	RDR	REDUCER
DIA	DUCTILE IRON PIPE	RDR	ROAD OR ROOF DRAIN
DI	DROP INLET	REIN	REINFORCED
DIST	DISTANCE	REIN	REQUIRED
DL	DOMESTIC LINE	RET	RETAINING
DM	DRAIN	REV	REVISION
DOM	DOMESTIC	RGP	ROUGH GRADING PLAN
DR	DRIVE DRAIN	RMA	RESOURCE MANAGEMENT AREA
DRN	DRAINAGE AREA	ROM	REMOTE OUTSIDE MONITOR
DRNG	DRAIN SPOUT	RPA	RESOURCE PROTECTION AREA
DS	DWELLING UNITS	RR	RAILROAD
DU	DRAWING	RT	ROUTE
DWG	DRIVEWAY	RTE	ROUTE
D/W	DELTA	R/W & ROW	RIGHT OF WAY
Δ		S	SPEED OR SLOPE
E	EASTING/EAST	SAN	SANITARY SEWER
EA	EACH	SANMH	SANITARY SEWER MANHOLE
EBL	EAST BOUND LANE	SBL	SOUTH BOUND LANE
EC	EROSION CONTROL	SCH	SCHEDULE
ECB	EROSION CONTROL BLANKET	SCH	SIGHT DISTANCE
ED	EDGE OF GUTTER	SEC	SECTION
EG	ENERGY GRADIENT LINE	SEW	SEWER
ELEV	ELEVATION	SF	SQUARE FEET
EL	ELECTRIC	SH	SHOULDER
ELEC	ELEVATION	SP	SPACE OR SITE PLAN
ELEV	ENGINEER	SPEC	SPECIFICATIONS
ENR	ENTRANCE	STA	STATION
ENT	EDGE OF ASPHALT	STD	STANDARD
EOA	EDGE OF CONCRETE	STK	STACK
EOP	EDGE OF PAVEMENT	STM	STORM SEWER
EOP	EQUIPMENT	STMH	STORM SEWER MANHOLE
EQUIP	EASEMENT	STR	STRUCTURE
ESMT	EXISTING TO BE DEMOLISHED	SVC	SERVICE
ETD	EXISTING TO REMAIN	S/W	SIDEWALK
ETR	EXISTING TO BE RELOCATED	SWM	STORM WATER MANAGEMENT
ETRL	EXISTING TO BE REPLACED	SX	CROSS SLOPE
ETRP	ENDING VERTICAL CURVE ELEVATION	SY	SQUARE YARD
EW	ENDING VERTICAL CURVE STATION	T	TANGENT
EW	EXISTING	TB	TOP OF BANK OR TEST BORING
EX	ENVIRONMENTAL QUALITY CORRIDOR	TBR	TO BE REMOVED
EQC		TCC	TOP OF CURB
F	FIRE LINE	Tc	TIME OF CONCENTRATION
FAR	FLOOR AREA RATIO	TEL	TELEPHONE
FDC	FACED OF CURB	TEMP	TEMPORARY
FD	FLOOR DRAIN	TH	TEST HOLE
FES	FLARED END SECTION	TOF	TOP OF FOUNDATION
FF	FIRST FLOOR OR FINISH FLOOR	TOP	TOP OF PIPE
FG	FINISH GRADE	TP	TEST PIT OR TREE PROTECTION
FI	FIRE HYDRANT	TW	TOP OF WALL OR TAILWATER
FL	FLOW LINE	TV	TYPICAL
FND	FOUNDATION	UE	UTILITY EASEMENT
FND	FOYER	UG	UNDERGROUND
FOY	FLOOD PLAIN	UGE	UNDERGROUND ELECTRIC
FP	FEET PER SECOND	UGT	UNDERGROUND TELEPHONE
FPS	FIRE SERVICE OR FACTOR OF SAFETY	UCC	UNDERGROUND CABLE
FS	FOOT OR FEET	UD	UNDERDRAIN
FT		UL	UPPER LEVEL
G	GAS	UP	UTILITY POLE
GAR	GARAGE	USGS	US GEOLOGICAL SURVEY
GB	GRADE BREAK	UTL	UTILITY
GFA	GROSS FLOOR AREA	V	VELOCITY
GR	GUARD RAIL OR GRATE INLET	V OR VOL	VOLUME
GV	GATE VALVE	V OF VEL	VELOCITY
H	HEAD	VAN	HANDICAPPED VAN PARKING SPACE
HC	HORIZONTAL BEND	VB	VERTICAL BEND
HB	HOT BITUMINOUS PAVEMENT	VC	VERTICAL CURVE
HBP	HYDRAULIC GRADE LINE	VF	VERTICAL FOOT
HBL	HORIZONTAL	W	WEIGHT OR WIDTH
HORZ	HIGH POINT	WBL	WEST BOUND LANE
HP	HAND RAIL	WL	WATER LINE
HR	HEIGHT	WM	WATER METER
HT	HEADWATER	W/M	WATER MAIN
HW		W/TB	WITH THRUST BLOCK
I	INSIDE DIAMETER OR IDENTIFICATION	WV	WATER SURFACE ELEVATION
ID	INVERT ELEVATION	XING	CROSSING
IE	INCH	XF	TRANSFORMER
IN	IRON PIPE	YI	YARD INLET
INV	IRON PIPE FOUND	YR	YEAR
IPF	IRON PIPE SET		
IPS	IRRIGATION		
IRR			
JB	JUNCTION BOX		
JNT	JOINT		

GENERAL NOTES

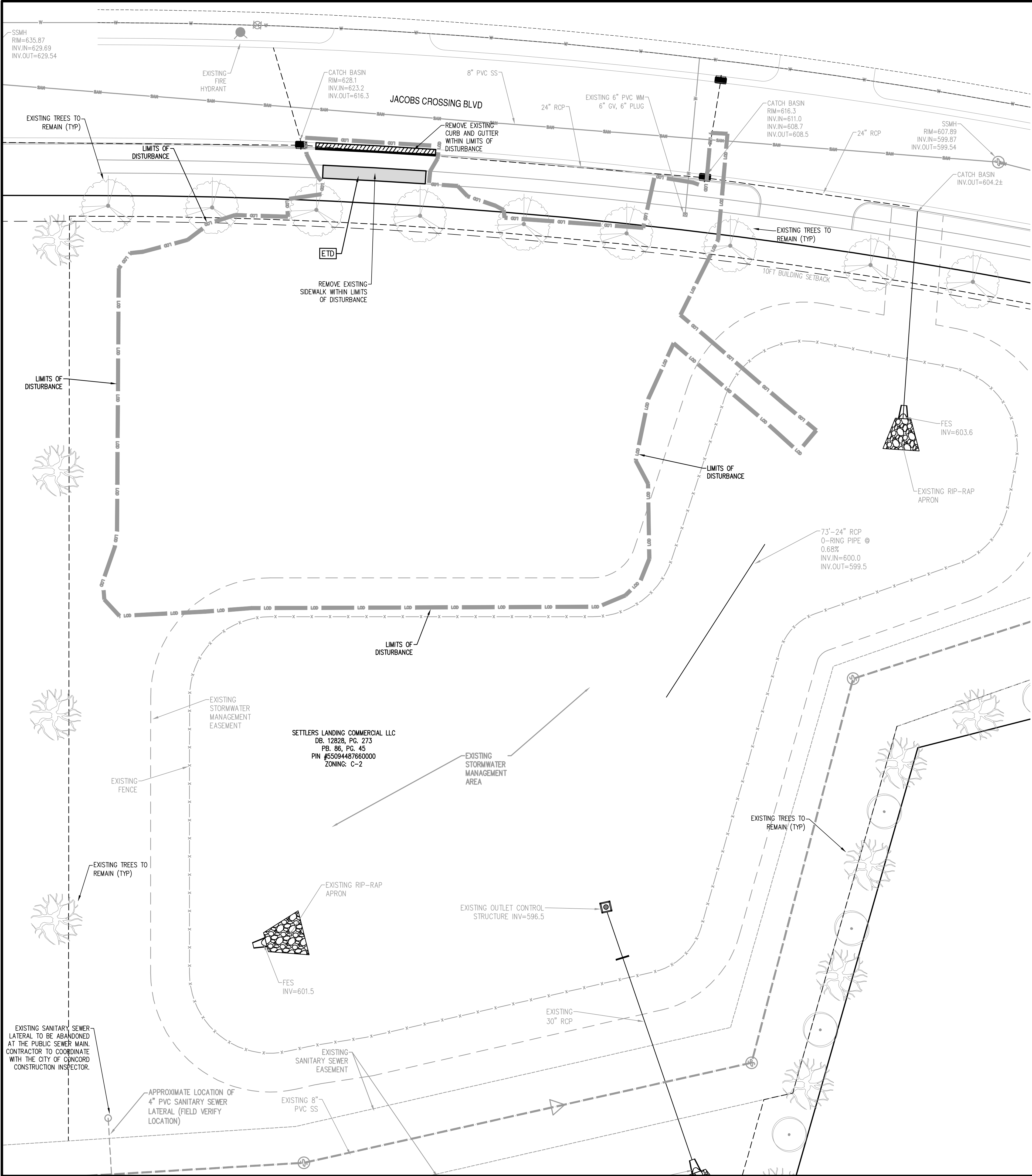
- UTILITY CONFLICTS: ALL EXISTING UTILITIES SHOWN WERE COMPILED USING THE BEST AVAILABLE INFORMATION AND FIELD OBSERVATION. BOWMAN CONSULTING INC. DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTOR TO BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF AND PROTECTING ALL EXISTING UTILITIES, INCLUDING THOSE NOT SHOWN OR SHOWN INCORRECTLY ON THE PLANS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED IN A TIMELY FASHION TO THE SATISFACTION OF THE APPROPRIATE GOVERNING AGENCY AND THE OWNER OF THE IMPACTED UTILITY AT THE CONTRACTOR'S EXPENSE.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS FOR THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT THE JOB SITE AT ALL TIMES THE APPROPRIATE GOVERNING AGENCY'S PUBLIC WORKS MANUAL, ALL APPROVED EASEMENT AGREEMENTS, AND ONE (1) SIGNED COPY OF THE PLANS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY FOR ANY VARIANCE TO THE ABOVE DOCUMENTS.
- THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND MUST COMPLY WITH OSHA REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER AND ENGINEER OF ANY PROBLEM CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
- THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS/HER CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL MATERIALS WITHIN DEDICATED RIGHT-OF-WAY AND ALL MATERIALS AND WORKMANSHIP SHALL MEET THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS OF THE APPROPRIATE GOVERNING AGENCY.
- THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION. THE APPROPRIATE FIRE DEPARTMENT SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY STREET CLOSURES AND IN THE EVENT THAT ANY FIRE HYDRANTS ARE TO BE TEMPORARILY REMOVED FROM SERVICE, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING AT LEAST 48 HOURS ADVANCED NOTICE OF ANY NEED TO SHUT DOWN ANY PORTION OF THE EXISTING WATER SYSTEM AND FOR OBSERVATIONS AND/OR INSPECTIONS REQUIRED.
- THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS OR OTHER DEVICES NECESSARY FOR SAFE TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE COLORADO SUPPLEMENT TO THE MUTCD. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE APPROPRIATE GOVERNING AGENCY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR WORK WITHIN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 AT LEAST 2 BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ANY AFFECTED UTILITY COMPANY.
- THE CONTRACTOR SHALL OBTAIN COPIES OF THE "SOILS AND INVESTIGATION" REPORT FROM GEOTECHNICAL ENGINEER ALONG WITH THE "PAVEMENT THICKNESS DESIGN REPORT". THE CONTRACTOR MUST HAVE COPIES OF SAME ON THE SITE AT ALL TIMES.
- THE CONTRACTOR IS REQUIRED TO PROVIDE AS-CONSTRUCTED HORIZONTAL AND VERTICAL CONSTRUCTION INFORMATION, INCLUDING THE LOCATIONS OF ALL SANITARY LINES AND SERVICES, WATER LINES AND SERVICES, AND OTHER UTILITY LINES AND SERVICES TO THE ENGINEER FOR PREPARATION OF AS-BUILT DOCUMENTS.
- LIMITS OF CONSTRUCTION EASEMENTS AND RIGHTS-OF-WAY SHALL BE DELINEATED WITH TEMPORARY STAKING BY THE CONTRACTOR. SAFETY FENCING SHALL BE PER APPROPRIATE GOVERNING AGENCY.
- WHERE EXCAVATION IS REQUIRED UNDER EXISTING ASPHALT OR CONCRETE PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAW CUT IN A MANNER TO EFFECT A SMOOTH, STRAIGHT-CUT EDGE. ASPHALT PATCH SHALL BE PER APPROPRIATE GOVERNING AGENCY STANDARDS.
- REFER TO FINAL RECORDED PLAT FOR ACTUAL LOT, TRACT, PARCEL, AND EASEMENT LOCATIONS AND DESIGNATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL MATERIALS WITHIN DEDICATED RIGHT-OF-WAYS AND ALL MATERIALS AND WORKMANSHIP SHALL MEET THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS OF THE APPROPRIATE GOVERNING AGENCY.
- THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY TO THE PROJECT WORK SITE (SEE THE EROSION CONTROL PLAN). THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY (IF APPLICABLE) TO COMPLETE THE CONSTRUCTION AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- WATER WILL BE PROVIDED BY THE CONTRACTOR TO KEEP WIND EROSION IN CHECK. USE OF WATER AS A DUST PREVENTATIVE SHALL NOT BE PAID FOR SEPARATELY, BUT INCLUDED IN THE COST OF THE WORK.
- ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.
- ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THIS DEVELOPMENT SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL IMMEDIATELY FIX ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY THE DEVELOPMENT AND SHALL PROPERLY BARRICADE THE SITE UNTIL CLEAN UP OR REPAIR IS COMPLETE.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO GRADE STREET CORES, RIGHT-OF-WAY TEMPLATES, AND LOTS ACCORDING TO GRADING INSTRUCTIONS SHOWN ON PLANS.
- STREET CONTOURS SHOWN AT PROPOSED STREET LOCATIONS REPRESENT FINISHED GRADE ELEVATION TO TOP OF ASPHALT.
- COMPACTION FILL MATERIAL SHALL BE COMPACTED ACCORDING TO THE APPROPRIATE GOVERNING AGENCY REGULATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- TOLERANCE ROUGH GRADING: TOLERANCE SHALL BE +/- 0.1 FEET.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ALL APPROPRIATE PERMITS FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY HAVE BEEN OBTAINED PRIOR TO GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL TEMPORARY WATER DIVERSION/CONTROL DEVICES AND EROSION CONTROL DEVICES NECESSARY TO PROTECT ADJACENT PROPERTIES, WATERWAYS AND PUBLIC RIGHT-OF-WAY. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF SAID DEVICES THROUGHOUT CONSTRUCTION AND UNTIL THE PERMANENT PROTECTION NECESSARY HAS BEEN COMPLETED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL/MECHANICAL/ELECTRICAL/PLUMBING/STRUCTURAL PLANS AND COORDINATE SAME WITH THE SITE PLAN, PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- WHEN DURING THE COURSE OF CONSTRUCTION, ANY OBJECT OF AN UNUSUAL NATURE IS ENCOUNTERED, THE CONTRACTOR SHALL CEASE WORK IN THAT AREA AND IMMEDIATELY NOTIFY THE OWNER, APPROPRIATE GOVERNING AGENCY, AND/OR THE ARCHITECT/ENGINEER.
- THE EXISTING UNDERGROUND UTILITIES SHOW HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
- ALL STEPS WITH THREE OR MORE RISERS SHALL HAVE HAND RAILS, PER LOCAL CODE.
- A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF EXISTING ROAD TO PROPOSED CURB AND GUTTER AND/OR PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY. REMOVE AND RECONSTRUCT EXISTING PAVEMENT AND/OR CURB AS DICTATED BY FIELD CONDITIONS TO PROVIDE POSITIVE DRAINAGE AT TIE-IN-POINTS.
- OVERLAY OF EXISTING PAVEMENT SHALL BE MINIMUM OF 1 1/2 INCH DEPTH; ANY COST ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE ASSUMED BY THE CONTRACTOR.
- ALL RIGHT-OF-WAY DEDICATED FOR PUBLIC USE SHALL BE CLEAR AND UNENCUMBERED.
- AN AIR QUALITY PERMIT SHALL BE OBTAINED IF REQUIRED.
- ANY LIGHTING SHOWN HEREON IS AS SPECIFIED BY THE CLIENT AND IS INCLUDED FOR INFORMATION PURPOSES ONLY, AS DIRECTED BY THE OWNER AND/OR PUBLIC AGENCY REQUIREMENTS. BOWMAN CONSULTING GROUP, LTD. HAS NOT PERFORMED THE LIGHTING DESIGN, AND THEREFORE DOES NOT WARRANT AND IS NOT RESPONSIBLE FOR THE DEGREE AND/OR ADEQUACY OF ILLUMINATION ON THIS PROJECT.
- THE CONTRACTOR WILL BE REQUIRED TO NOTIFY ALL RESIDENCES WITHIN VICINITY OF THE PROPERTY BOUNDARY TEN (10) DAYS PRIOR TO ANY BLASTING IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AGENCY REQUIREMENTS.
- NO BLASTING SHALL BE PERMITTED WITHIN 25' OF EXISTING UTILITY LINES OR STRUCTURES. BLASTING TO BE EXTENDED 25' BEYOND PROPOSED STRUCTURES IF CONDITIONS WARRANT FUTURE EXTENSIONS.
- ALL RETAINING WALLS 4' IN HEIGHT AND OVER (MEASURED FROM BOTTOM OF FOOTER TO TOP OF WALL) REQUIRE A SEPARATE BUILDING PERMIT.
- THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL OF FUTURE WORK.
- ALL HANDICAPPED SPACES SHALL HAVE AN ABOVE GRADE IDENTIFICATION SIGN MEETING APPROPRIATE GOVERNING AGENCY STANDARDS.
- WHERE A PROPOSED PIPE CROSSES OR PARALLELS A STREET OR DRIVE AISLE, THE ASPHALT SHALL BE NEATLY SAWCUT TO FULL DEPTH. AFTER INSTALLATION OF THE PIPE, THE ROADWAY SHALL BE PATCHED IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AGENCY STANDARDS.

GENERAL NOTES (CONT.)

- THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE PROPOSED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, AND CONFIRMATION AND CONDITION OF EXISTING GROUND SURFACE AND THE CHARACTER OF THE EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING EXECUTION OF THE WORK. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUANTITY AND QUALITY OF SURFACE AND SUBSURFACE MATERIALS TO BE ENCOUNTERED. ANY INADEQUACIES OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS MUST BE BOUGHT TO THE OWNER'S ATTENTION IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK TO BE PERFORMED PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING ROADS AND UTILITIES WHICH OCCURS AS A RESULT OF THE PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
- ALL STREET CUT AND PATCH WORK IN PUBLIC RIGHT-OF-WAY REQUIRED FOR UTILITIES INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH CITY, COUNTY, AND/OR APPROPRIATE GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
- THE APPROVAL OF THIS PLAN SHALL IN NO WAY GRANT PERMISSION FOR THE CONTRACTOR TO TRESPASS ON OFF-SITE PROPERTIES.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THESE PLANS MAKE NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS.
- EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF WATER.
- THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO BEGINNING OF ANY CONSTRUCTION ON THE PROJECT. IF CONFLICTS ARE DISCOVERED AS A RESULT OF TEST HOLE FINDINGS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY.
- EXCAVATION SUPPORT SYSTEMS SHALL CONFORM TO THE PROVISIONS OF OSHA CONSTRUCTION STANDARD 29 CFR PART 1926 SUBPART P, OR CURRENT EDITION.
- AT LOCATIONS WHERE THE FINAL SURFACE COURSE OF ASPHALT PAVEMENT IS TO BE FEATHERED INTO THE EXISTING SURFACE COURSE, THE EXISTING SURFACE COURSE IS TO BE SCABBLED TO A MINIMUM DEPTH OF 1" AND A TACK COAT APPLIED PRIOR TO FINAL PAVING TO INSURE A SMOOTH, WELL BONDED JOINT.
- ANY NEW PAVEMENT OPENED TO TRAFFIC SHALL RECEIVE A TACK COAT PRIOR TO PLACEMENT OF ANY OVERLYING ASPHALT COURSE.
- ALL SIDEWALKS TO BE 4" THICK CONCRETE UNLESS OTHERWISE SHOWN ON THE PLAN.
- ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE APPROPRIATE GOVERNING AGENCY.
- ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION.
- ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER, PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD ELECTRICAL, TELEPHONE AND CABLE TV LINES AND REMOVAL OF UTILITY POLES, PEDESTALS AND TRANSFORMERS WITH UTILITY COMPANIES AND WITH DEVELOPER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR RECONSTRUCTION OF ALL UTILITY COVER (MANHOLE FRAMES AND COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAWINGS IN POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH REVISIONS, MUST BE KEPT ON-SITE AT ALL TIMES.
- ALL HANDICAP RAMPS SHALL BE BUILT IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE APPROPRIATE GOVERNING AGENCY STANDARDS, CDOT STANDARDS, AND CURRENT ADA REQUIREMENTS.
- THE STORM DRAIN, STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES MUST BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY ARE NOT ONLY 100% COMPLETE, BUT ALSO THAT 100% OF THE DRAINAGE AREA TO EACH FACILITY IS PERMANENTLY STABILIZED. SEED AND MULCH DOES NOT CONSTITUTE STABILIZATION IN TERMS OF THE CONTRACTOR MAINTENANCE OF THE STORM DRAIN, STORMWATER MANAGEMENT, AND WATER QUALITY FACILITIES. ALL STORM DRAIN, STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES SHALL BE TURNED OVER TO THE OWNER COMPLETELY CLEAN AND FREE FROM ANY CONSTRUCTION RELATED SEDIMENT OR DEBRIS.
- THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL ADA ACCESSIBLE SIDEWALKS MAINTAIN SLOPES NOT TO EXCEED 5% LONGITUDINALLY AND 2% CROSS SLOPES. SLOPES AT ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL BE A MAXIMUM OF 2%, AND THE MANEUVERING CLEARANCE AT EXTERIOR ENTRANCES SHALL HAVE A MAXIMUM SLOPE OF 2%.
- DURING CONSTRUCTION, NO TEMPORARY CONNECTIONS TO FIRE HYDRANTS MAY BE MADE WITHOUT THE EXPRESS AUTHORIZATION OF THE UTILITY OWNER.

GENERAL EROSION CONTROL NOTES

- THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOWLINES AND PUBLIC RIGHTS-OF-WAY OF THE APPROPRIATE GOVERNING AGENCY AS A RESULT OF THIS CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION AND CONSTRUCTION OPER



DEMOLITION LEGEND

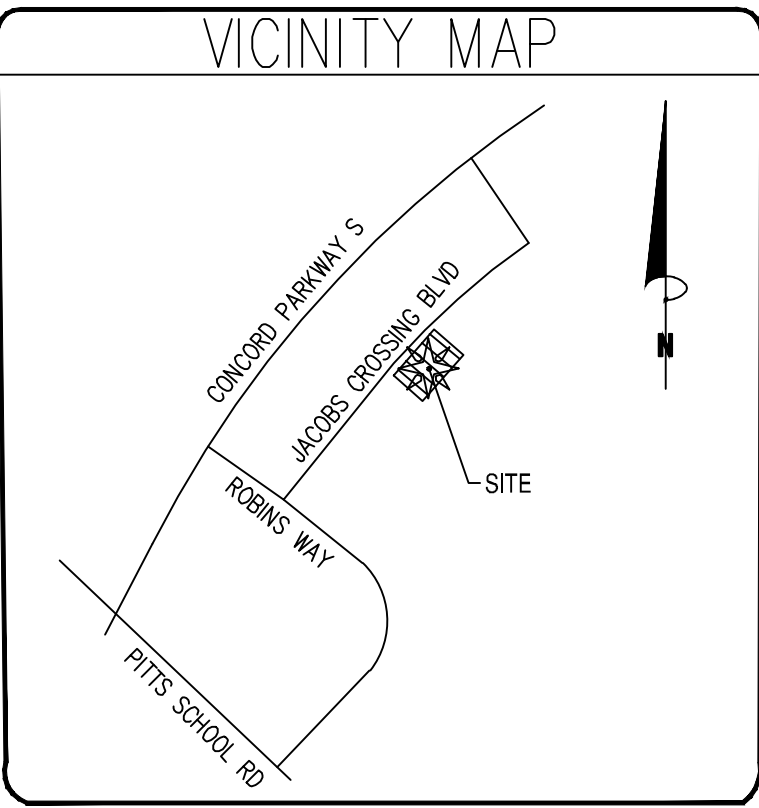
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED/REMOVED
	EXISTING TO BE ABANDONED IN PLACE
	EXISTING TO BE RELOCATED
	EXISTING TREE TO BE REMOVED
	LIMITS OF DISTURBANCE
	EXISTING ASPHALT/CONCRETE/GRAVEL TO BE DEMOLISHED/REMOVED
	EXISTING BUILDING OR STRUCTURE TO BE DEMOLISHED/REMOVED
	EXISTING CURB AND GUTTER TO BE REMOVED
	EXISTING UTILITY TO BE REMOVED

EROSION CONTROL NOTES:
AN EROSION AND SEDIMENTATION CONTROL PERMIT SHALL NOT BE REQUIRED BY NCDEQ PRIOR TO START OF CONSTRUCTION.

SURVEY NOTE:
ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY: _____

STREAM/WETLAND NOTE:
THERE ARE NO EXISTING STREAM/AND OR WETLAND FEATURES ON THE PROPOSED PARCEL.

FLOOD ZONE NOTE:
THE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA FLOOD PANED 3710550900K, DATED NOVEMBER 11, 2018. MAPS SUBJECT TO CHANGE BY FEMA



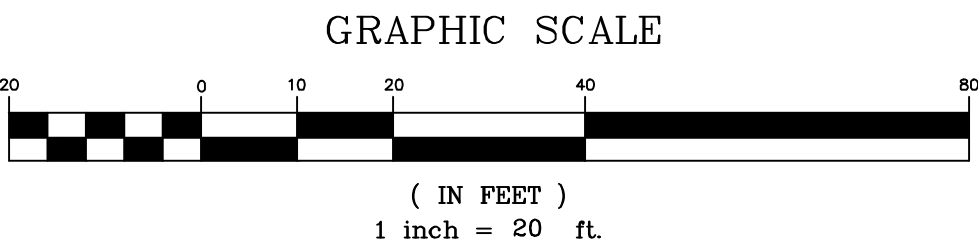
UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE:
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.

- DEMOLITION NOTES:**
- ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
 - WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
 - ALL ITEMS NOTED TO BE REMOVED BY THE SELLER SHALL BE ACCOMPLISHED PRIOR TO THE CLOSING OF THE REAL ESTATE TRANSACTION. ALL OTHER ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
 - REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
 - THE ONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.
 - THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL UTILITY LOCATE, 72 HOURS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR TO REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE PIPING AT THE PROPERTY LINE OR MAIN (AS REQUIRED). ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
 - FOR ALL ITEMS NOTED TO BE REMOVED – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES, ETC.
 - BACK FILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
 - THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
 - THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION TO THE SATISFACTION.
 - ALL BUILDINGS, FOUNDATION WALLS AND FOOTINGS INDICATED ON THIS PLAN TO BE REMOVED FROM SITE. CONTRACTOR SHALL SECURE ANY PERMITS AND PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
 - ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE REMOVED BY THE GENERAL CONTRACTOR USING A LICENSED HAZARDOUS MATERIAL CONTRACTOR.



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DEMOLITION PLAN
CONCORD OFFICE SPACE
CONCORD, NORTH CAROLINA



PLAN STATUS		
5/31/22	CONCORD	
12/29/22	CONCORD	
2/9/23	CONCORD	
DATE	DESCRIPTION	
RG	XXX	XXX
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 20'	V: 1" = 20'
JOB No.	220110-01-001	
DATE	MAR. 31, 2022	
FILE No.		
SHEET	C2.0	

EROSION CONTROL NOTES:

REFER TO DETAIL SHEETS FOR CONSTRUCTION DETAILS OF THE PROPOSED EROSION CONTROL MEASURES TO BE USED IN THE DEVELOPMENT OF THIS SITE.

REFER TO DETAIL SHEETS FOR TEMPORARY AND PERMANENT SEEDING SCHEDULES FOR PROVIDING GROUND COVER THE FOR THE DEVELOPMENT.

NOTE TO CONTRACTOR:

EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO THE BEGINNING OF DEMOLITION & TREE REMOVAL.

NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OF THE LOCATION OF ANY OFF-SITE BORROW SOURCE OR OFF-SITE WASTE MATERIAL DISPOSAL SITE. OFF-SITE DISTURBANCES COUNT TOWARDS THE OVERALL PROJECT DISTURBED AREA.

EROSION CONTROL NOTES:

1. TOTAL AREA DISTURBED = 0.79 ACRES
2. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE NCDEQ EROSION AND SEDIMENT CONTROL HANDBOOK
3. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THROUGHOUT THE PROJECT CONSTRUCTION ALL EROSION CONTROL MEASURES SHOWN WITHIN THESE PLANS IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA EROSION AND SEDIMENT CONTROL REGULATIONS.
5. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO CLEARING AND/OR LAND DISTURBANCE.
6. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION.
8. 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. A REVISED PLAN SHOWING OFF-SITE IMPACTS SHOULD BE SUBMITTED AND APPROVED PRIOR TO ANY OFF-SITE GRADING. CONTACT PROJECT ENGINEER AND PROJECT EROSION CONTROL INSPECTOR TO ENSURE ADDITIONAL EROSION CONTROL MEASURES ARE INSTALLED PRIOR TO OFF-SITE GRADING.
9. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO OFF-SITE BORROW OR WASTE AREAS, STAGING OR STORAGE AREAS), THE CONTRACTOR SHALL PREPARE AND SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW. CONTRACTOR SHALL PAY ALL FEES REQUIRED AND SHALL INSTALL NECESSARY MEASURES AT NO SEPARATE PAYMENT.
10. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY, RELOCATED WHEN AND AS NECESSARY, AND SHALL BE CHECKED AFTER EVERY RAINFALL. SEEDED AREAS SHALL BE CHECKED REGULARLY AND SHALL BE WATERED, FERTILIZED, RE-EEDED AND MULCHED AS NECESSARY TO OBTAIN A DENSE STAND OF GRASS.
11. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. ALL DISTURBED AREAS WHICH ARE NOT OTHERWISE STABILIZED SHALL BE TOP SOLED AND SEEDED, TEMPORARILY OR PERMANENTLY IN ACCORDANCE WITH THE NCDEQ SEDIMENT CONTROL REGULATIONS. PERMANENT SEEDING AND GRASS ESTABLISHMENT IS REQUIRED PRIOR TO PROJECT COMPLETION AND ACCEPTANCE.
12. WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SHALL BE REQUIRED AT ALL CONSTRUCTION STAGING AREA ENTRANCES AND ALL CONSTRUCTION ACCESS LOCATIONS INTO NON-PAVED AREA. SIX INCHES OF STONE SHALL BE USED FOR THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE.
14. ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SILTATION. INEFFECTIVE PROTECTION DEVICES SHALL BE IMMEDIATELY REPLACED AND THE INLET CLEANED. FLUSHING IS NOT AN ACCEPTABLE METHOD OF CLEANING.
15. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS COMPLETED.
17. DURING DE-WATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE PRIOR TO DISCHARGE TO RECEIVING OUTLET.
18. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

EROSION CONTROL NARRATIVE:

CONCORD OFFICE SPACE, CITY OF CONCORD, NC

CONTRACTOR WILL FIRST INSTALL THE CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL THEN MOBILIZE ON SITE AND INSTALL THE TEMPORARY EROSION CONTROL DEVICES INCLUDING SILT FENCE, INLET PROTECTION, AND OTHER DEVICES IN ACCORDANCE WITH THE PLANS (CLEARING ONLY AS NECESSARY TO INSTALL THESE ITEMS). BEGIN DEMOLITION, CLEARING AND SITE GRADING OPERATIONS. STABILIZATION OF EARTHEN STRUCTURES IS REQUIRED IMMEDIATELY AFTER INSTALLATION. THE ON-SITE STORM SEWER SYSTEM CAN NOW BE INSTALLED. IMMEDIATELY AFTER AN INLET IS INSTALLED, INLET PROTECTION SHALL BE PROPERLY INSTALLED ON THE STRUCTURE. THE ON-SITE SANITARY SEWER AND WATER SYSTEMS MAY ALSO BE INSTALLED ONCE THE SITE IS BROUGHT UP TO GRADE. THE SITE PAD WILL BE PREPARED FOR THE PROPOSED BUILDING. THE ROUGH GRADE WILL THEN BE ESTABLISHED FOR THE SITE. INSTALLATION OF CURB AND GUTTER WILL THEN BE PERFORMED. BASE STONE WILL THEN BE PLACED AND FINE GRADED. ALL DISTURBED AREAS WILL BE DRESSED AND SEEDED. REMOVE ALL INLET PROTECTION FROM STORM STRUCTURES WHEN PAVING IS TO BEGIN. PAVING AND STRIPING WILL THEN BE COMPLETED. FINALIZE STORMWATER POND STRUCTURE ONCE UPSTREAM AREAS HAVE BEEN STABILIZED (REMOVE ACCUMULATED SEDIMENT). ALL LANDSCAPING WILL BE COMPLETED. THE ON-SITE STORM SEWER SYSTEM SHALL BE CLEANED OF ANY ACCUMULATED SEDIMENT WHICH SHALL BE DISPOSED OF IN A LAWFUL MANNER. ALL ACCUMULATED SEDIMENT BEHIND SILT FENCE AND OTHER SEDIMENT DEVICES SHALL BE REMOVED AND DISPOSED OF IN A LAWFUL MANNER. ACCORDING TO THE GROUND STABILIZATION REQUIREMENTS ON THIS SHEET, REMOVE ALL REMAINING SEDIMENT CONTROL MEASURES FROM THE SITE. CONTRACTOR SHALL MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL LAND DISTURBANCE AND FINAL VEGETATION STABILIZATION OF THE SITE.

THE PROPOSED EROSION AND SEDIMENT CONTROL MEASURES ARE INTENDED TO TRAP ANY STORMWATER RUNOFF FROM THE CONSTRUCTION SITE AND DETAIN IT LONG ENOUGH FOR SEDIMENT AND POLLUTANTS TO SETTLE OUT OF THE STORMWATER BEFORE DISCHARGE. VARIOUS EROSION CONTROL MEASURES ARE USED TO PREVENT POLLUTANT-LADEN STORMWATER RUNOFF FROM FLOWING ONTO ADJACENT PROPERTIES.

GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC. THAT MAY BE REQUIRED.
2. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED FOR A COMPLETE AND WORKING SYSTEM.
3. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
4. CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
5. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
6. THE CONTRACTOR MUST, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.

GENERAL NOTES

ALL MATERIALS, EQUIPMENT, LABOR, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH AND SUBJECT TO THE WATER AND SEWER AUTHORITIES OF CABARRUS COUNTY'S STANDARD SPECIFICATION; THE CITY OF CONCORD'S ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS, AND THE NORTH CAROLINA ADMINISTRATIVE CODE FOR WASTEWATER COLLECTION AND WATER DISTRIBUTION SYSTEMS. IN THE EVENT OF CONFLICT BETWEEN THE WATER AND SEWER AUTHORITY OF CABARRUS COUNTY'S STANDARD SPECIFICATIONS; THE CITY OF CONCORD'S ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS, OR THE NORTH CAROLINA ADMINISTRATIVE CODE, THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.

REVIEW AND APPROVAL OF THE PLANS DOES NOT RELIEVE THE OWNER, CONTRACTOR, OR DEVELOPER FROM MEETING THE REQUIREMENTS OF THE CITY OF CONCORD'S OR CABARRUS COUNTY ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS, (AS APPLICABLE), CONCORD WATER AND SEWER POLICIES AND TECHNICAL SPECIFICATIONS, THE "STANDARD SPECIFICATIONS FOR WASTEWATER COLLECTION AND WASTE DISTRIBUTION FOR CABARRUS COUNTY (WSACC MANUAL) AND OTHER LOCAL, STATE, AND FEDERAL REGULATIONS AND APPROVALS.

THE CONTRACTOR MUST CONTACT THE CITY OF CONCORD CONSTRUCTION ADMINISTRATOR, PHILLIP KINGSLAND, AT 704-920-5425 AT LEAST 24 HOURS PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.

THE EXISTING WATER MAIN VALVE RIMS AND STEMS AND THE EXISTING SEWER MAIN MANHOLE RIMS ARE TO BE RAISED OR LOWERED TO FINAL GRADE, AS APPLICABLE, AND AT LEAST 3-FT OF GROUND COVER IS TO BE MAINTAINED OVER THE EXISTING UTILITIES AT ALL TIMES.

THE OWNER/DEVELOPER/ENGINEER IS RESPONSIBLE FOR DETERMINING IF THE DOMESTIC WATER PRESSURE WILL BE ADEQUATE FOR THE PROPOSED DEVELOPMENT. IF NOT, THE OWNER IS RESPONSIBLE FOR INSTALLING THE NECESSARY APPROVED DEVICE(S) TO MAKE ANY ADJUSTMENTS TO THE WATER PRESSURE SUPPLIED BY THE CONCORD WATER RESOURCES DEPARTMENT AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SUCH DEVICES.

SEDIMENT & EROSION CONTROL NOTES:

1. THE EROSION AND SEDIMENTATION CONTROL MEASURES WERE DESIGNED USING THE NORTH CAROLINA NCDEQ REQUIREMENTS AND SHALL BE INSTALLED ACCORDINGLY.
2. REFER TO THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS FOR EROSION CONTROL DETAILS AND DESIGN TABLES FOR SEDIMENT BASINS, DIVERSION DITCHES, AND CULVERTS, SLOPE DRAINS, RIP-RAP APRONS AND OTHER EROSION CONTROL MEASURES.
3. EXISTING BOUNDARIES, TOPOGRAPHY, 100-YR FLOODPLAIN, UTILITY AND ROAD INFORMATION TAKEN FROM AN EXISTING CONDITIONS SURVEY. ALL EXISTING INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR.
4. SEE THE LANDSCAPE PLAN FOR LOCATIONS OF PROPOSED PLANTINGS AND FINAL STABILIZATION.
5. DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION.
6. SEE THE GENERAL NOTES SHEET AND THE GRADING AND DRAINAGE PLAN FOR OTHER NOTES REGARDING GRADING ACTIVITIES.
7. SEE SITE PLAN, GRADING AND DRAINAGE PLAN, UTILITY PLAN, PLANTING PLAN AND OTHER PLAN SHEETS FOR DETAILED DESIGN INFORMATION OF PERMANENT SITE APPURTENANCES SHOWN ON THIS SHEET.
8. WHERE THE LIMITS OF DISTURBANCE AND TEMPORARY FENCE (SF, SF-PF, OR PF) LIMITS ARE ADJACENT, THE TEMPORARY FENCE LINE IS THE LIMITS OF DISTURBANCE. THE LINE TYPES ARE SHOWN SEPARATED FOR ILLUSTRATIVE PURPOSES ONLY.
9. CONTRACTOR SHALL NOT DISTURB ANY EXISTING VEGETATIVE GROUND COVER OR TREES OUTSIDE OF THE LIMITS OF DISTURBANCE OR WITHIN ANY REQUIRED BUFFER LIMITS UNLESS OTHERWISE NOTED OR ILLUSTRATED.
10. PROVIDE CONTROLS OF POLLUTANTS, INCLUDING, BUT NOT LIMITED TO DUST CONTROL, DE-WATERING, SOLID WASTE DISPOSAL, AND HAZARDOUS MATERIALS.
11. CLEAR ONLY AS REQUIRED TO INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES. MASS CLEARING AND GRUBBING CAN BEGIN ONLY AFTER ALL DOWNSTREAM MEASURES HAVE BEEN INSTALLED.
12. USE ROCK OR WASHED STONE TO BRING CONSTRUCTION EXIT TO GRADE. IMPLEMENT WHEEL WASHES AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION.
13. REFER TO THE GRADING AND DRAINAGE PLAN FOR FINAL SITE AND PAVEMENT GRADES AND ELEVATIONS OF THE PROPOSED STORM SEWER SYSTEMS.
14. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED EROSION AND SEDIMENT CONTROL DRAWINGS DURING CONSTRUCTION OPERATIONS.
15. GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
16. SUFFICIENT EROSION CONTROL PRACTICES MUST BE INSTALLED AND MAINTAINED TO RETAIN SEDIMENT WITHIN THE BOUNDARIES OF THE SITE.
17. ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS SHOWN AND/OR DIRECTED BY THE PROJECT ENGINEER.
18. ALL TREE PROTECTION AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED AND GROUND COVER IS ESTABLISHED. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE.
19. ALL EASEMENTS DISTURBED MUST BE DRESSED AND GRASSED TO CONTROL EROSION IN ACCORDANCE WITH EASEMENT PLATS PRIOR TO ACCEPTANCE.

TREE PROTECTION NOTES:

1. THE CONTRACTOR SHALL PROTECT ALL TREES AND SHRUBS OUTSIDE OF CUT/FILL LINES, IN ADDITION TO THOSE THAT RECEIVE TREE/SHRUB PROTECTION BARRIERS. THE CONTRACTOR IS ALSO REQUESTED TO SAVE ALL OTHER EXISTING TREES AND SHRUBS WHERE POSSIBLE.
2. WHEN ROOT PRUNING IS NECESSARY, CUT ROOTS CLEANLY USING A DISC TRENCHER AND IMMEDIATELY COVER ALL ROOT CUT SURFACES LARGER THAN TWO INCHES IN DIAMETER WITH TREE WOUND DRESSING. USE PLYWOOD FORMS WHEN TREE ROOTS ARE ADJACENT TO PROPOSED CURB & GUTTER OR SIDEWALK.
3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
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. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING OR CONSTRUCTION BEGINS AND IS NOT TO BE REMOVED UNTIL AFTER CONSTRUCTION.
6. TREE PROTECTION FENCE IS TO BE LOCATED 1 FOOT PER TREE DIAMETER INCH AWAY FROM THE TREE.

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EROSION CONTROL NOTES
CONCORD OFFICE SPACE
CONCORD, NORTH CAROLINA



PLAN STATUS	
5/31/22	CONCORD
12/29/22	CONCORD
2/9/23	CONCORD

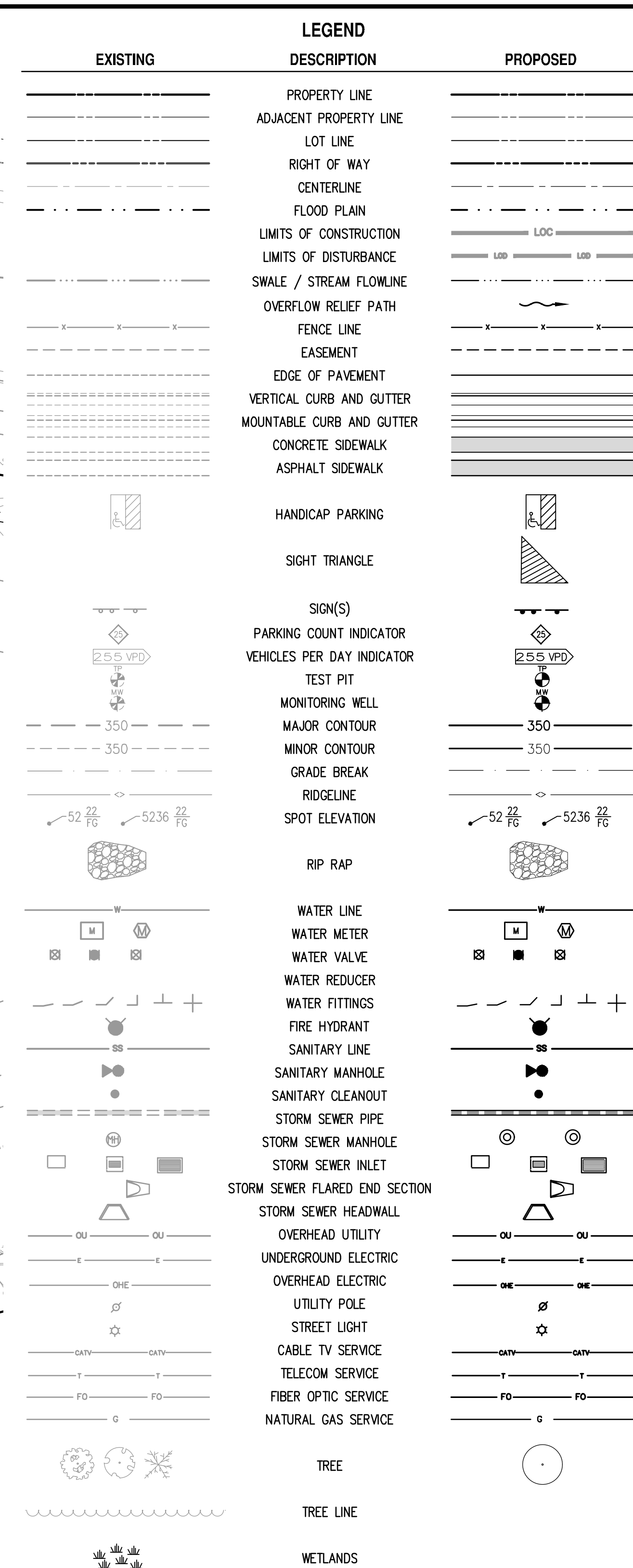
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JOB No. 220110-01-001

DATE MAR. 31, 2022

FILE No.

SHEET C2.3



	<p>SITE PLAN</p> <p>CONCORD OFFICE SPACE</p> <p>CONCORD, NORTH CAROLINA</p>	<p>Bowman North Carolina Ltd.</p> <p>4006 EARRETT DR Suite 104 RALEIGH, NC 27609 Phone: (919)553-6570 bowman.com</p> <p>Bowman North Carolina Ltd.</p>	<p>Bowman</p>
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PLAN STATUS		
5/31/22	CONCORD	
12/29/22	CONCORD	
2/9/23	CONCORD	
DATE	DESCRIPTION	
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DATE	MAR. 31, 2022	
FILE No.		
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SITE NOTES:

CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE POWER AND TELEPHONE COMPANIES FOR THE LOCATION AND HEIGHT OF THE SITE SIGNAGE BEFORE CONDUIT AND WIRING IS INSTALLED.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND DIMENSIONS OF PLANTERS IN SIDEWALKS, VESTIBULE, EXIT PORCHES, RAMPS, TRUCK DOCKS, DOWNSPOUTS, GRAVEL AREAS ADJACENT TO BUILDING WALLS, UTILITY ENTRANCE LOCATIONS AND BOLLARDS IN BUILDING SIDEWALKS.

ACCESSIBLE SIGNS WITH A "VAN" MARKING SHALL HAVE ADDITIONAL SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY SIGN DENOTING VAN ACCESSIBILITY.

REFER TO DETAIL SHEETS FOR DETAILS OF ON-SITE SIGNAGE, STRIPING, AND PAVEMENT MARKING.

REFER TO SITE PLAN FOR ADDITIONAL DIMENSIONAL INFORMATION.

ALL HEIGHTS AND SETBACKS SHALL MEET THE MINIMUM STANDARDS SET FORTH IN THE CITY OF CONCORD CODE.

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY AND COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE CURB & GUTTER AS SHOWN ON THE CONSTRUCTION DRAWINGS. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.

ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.

REFER TO ARCH. PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.

THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).

THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE NCDOT.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.

THE CONTRACTOR SHALL SET AND ADJUST PROPOSED CURB ELEVATIONS AS NECESSARY TO ENSURE PROPER LONGITUDINAL GRADE FOR DRAINAGE.

THE CONTRACTOR SHALL RETAIN EXISTING PAVEMENT, UNLESS OTHERWISE NOTED.

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) FOR DETAILS OF STANDARD TRAFFIC CONTROL DEVICES.

ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION. NO DEBRIS OR SEDIMENT SHALL REMAIN ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION FOR MORE THAN 24 HOURS. CONDITIONS CAUSING A SAFETY CONCERN SHOULD BE REMEDIED IMMEDIATELY.

CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY CONTRACT DRAWINGS.

ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.

THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN THE CONTRACT PERIOD.

ALL WORK PERFORMED BY THE CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE AND FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE", OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF TRIANGLE SITE DESIGN, PLLC.

THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.

DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

ROADWAYS AND BUILDINGS MUST BE CAPABLE OF SUPPORTING FIRE APPARATUS DURING CONSTRUCTION.

ADDRESS NUMERALS SHALL BE DISPLAYED ON THE OUTERMOST SURFACE OF THE BUILDING OR ON A SIGN. NUMERALS TO BE AT LEAST 12 INCHES IN SIZE, IN A COLOR CONTRASTING WITH ITS BACKGROUND, AND VISIBLE FROM THE ROAD.

Bowman

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SITE NOTES
CONCORD OFFICE SPACE
CONCORD, NORTH CAROLINA



PLAN STATUS	
5/31/22	CONCORD
12/29/22	CONCORD
2/9/23	CONCORD

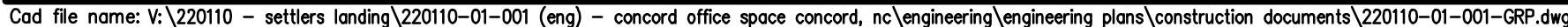
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SCALE	H:	
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JOB No. 220110-01-001

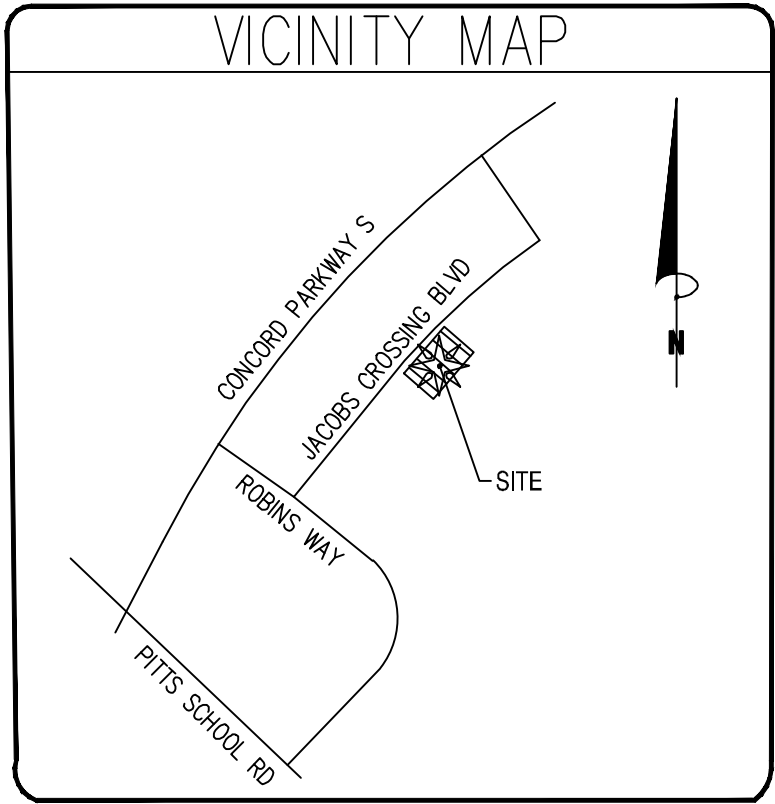
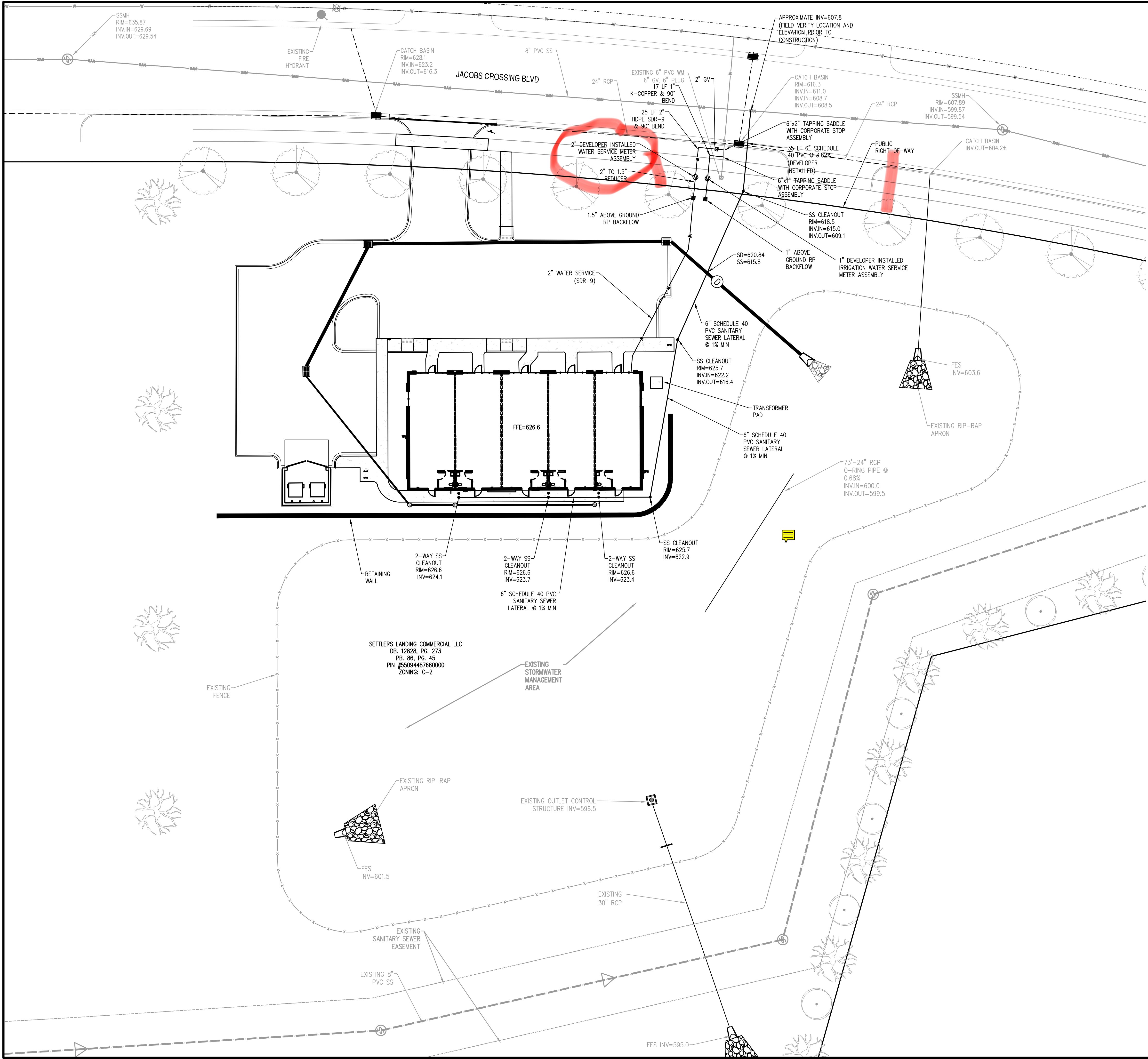
DATE MAR. 31, 2022

FILE No.

SHEET C3.1



SHEET C4.0

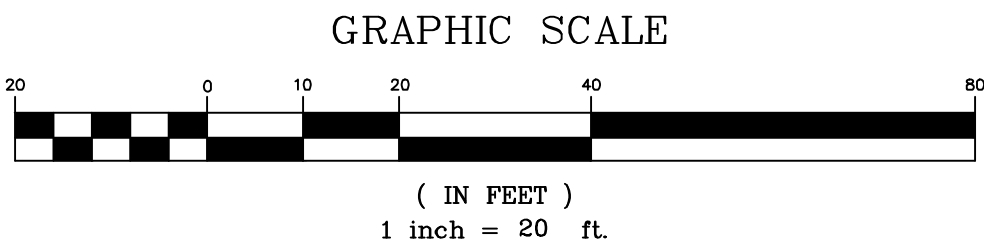


UTILITY NOTE:
CONTRACTOR INSTALLED SEWER LATERAL IS SUBJECT TO CONCORD INSPECTION AND TESTING REQUIREMENTS AND THE INSTALLATION MUST BE COORDINATED WITH THE DESIGNATED CONSTRUCTION INSPECTOR.

Approved with Conditions – Water Service:
The commercial domestic water service and irrigation service shall be constructed with K-copper continuous piping from tapping saddle with corporate stop assembly connection through meter service meter assembly. Eliminate the proposed 1-inch gate valve indicated on the 1-inch irrigation service.



Know what's below.
Call before you dig.



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UTILITY PLAN

CONCORD OFFICE SPACE

CONCORD, NORTH CAROLINA

PLAN STATUS

5/31/22	CONCORD
12/29/22	CONCORD
2/9/23	CONCORD

DATE	DESCRIPTION
RG	XXX
DESIGN	DRAWN
SCALE	CHKD
H: 1" = 20'	
V:	

JOB No. 220110-01-001

DATE **MAR. 31, 2022**

FILE No.

SHEET **C5.0**

GENERAL COMMENTS:

1. THIS JURISDICTION ABIDES BY AND ENFORCES THE REQUIREMENTS OF NFPA 241 FOR CONSTRUCTION PROJECTS. A DOCUMENT WE REFER TO AS AN NFPA 241 LETTER IS REQUIRED VERIFYING THAT ALL PARTIES INVOLVED IN THIS PROJECT KNOW OF AND AGREE, TO ABIDE BY THE PROVISION REQUIRING WATER, HYDRANTS, AND ACCESS ROADS BE IN OPERATION PRIOR TO VERTICAL COMBUSTIBLE CONSTRUCTION.
2. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. (NCFC 501.4)
3. NEEDED FIRE FLOW FOR THE STRUCTURE MUST BE PROVIDED AND MAINTAINED.
4. THE SITE ADDRESS SHALL BE POSTED IN A TEMPORARY FORM AND UPON COMPLETION IN A PERMANENT FORM IN A VISIBLE LOCATION IN 6 INCH CHARACTERS IN A REFLECTIVE MATERIAL & CONTRASTING COLOR. (NCFC 505.1)
5. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY OR BUILDING WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY. (NCFC 503.1.1)
6. ACCESS ROADS TO BUILDING ARE REQUIRED TO BE 20 FEET IN WIDTH FOR BUILDINGS UP TO 30 FEET HIGH AND 26 FEET FOR THOSE OVER 30 FEET. (NCFC 503.2.1)
7. FIRE ACCESS ROADS SHALL HAVE UNOBSTRUCTED CLEARANCE OF 13 FOOT 6 INCHES. (NCFC 503.2.1)
8. THE REQUIRED TURNING RADIUS OF FIRE ACCESS ROADS SHALL BE DETERMINED BY THE FIRE OFFICIAL. (NCFC 503.2.4)
9. DEAD END ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. (NCFC 503.2.5)
10. FIRE LANES REQUIRED FOR ACCESS TO THE STRUCTURE ARE REQUIRED TO BE STRIPPED AND MARKED BY SIGNS PROHIBITING PARKING IN AREAS WHERE ACCESS MAY BE BLOCKED. BLOCKAGE TO ACCESS AFTER CONSTRUCTION MAY RESULT IN FUTURE REQUIREMENTS FOR STRIPPING AND SIGNAGE. CONTACT CONCORD FIRE MARSHAL'S OFFICE PRIOR TO LANE STRIPPING FOR DETAILS. ALL LANES SHALL BE MARKED IN ACCORDANCE WITH DEPARTMENT SPECIFICATIONS AND APPROVED PRIOR TO INSTALLATION. (NCFC 503.3)
11. WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING, ON-SITE FIRE HYDRANT AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL. (NCFC 507.5.1)
12. FIRE HYDRANTS -- PUBLIC HYDRANTS SHALL BE PAINTED YELLOW AND PRIVATE HYDRANTS SHALL BE PAINTED RED. ALL NEW HYDRANTS SHALL BE EQUIPPED WITH A 5"STORZ FITTING.
13. FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE PROVIDED FOR SPRINKLER SYSTEMS AND BE REMOTE FROM THE BUILDING WITH SIGNAGE. (NCFC 912.1). THE LOCATION MAY NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS DUE HOSE CONNECTION (NCFC 912.2) SEE SECTION 912 FOR DETAILS ON FDC'S.
14. FIRE HYDRANTS ARE REQUIRED WITHIN 200 FEET OF THE LOCATION OF THE FDC.
15. STRUCTURES UNDER CONSTRUCTION ARE REQUIRED TO HAVE TEMPORARY FIRE EXTINGUISHERS ON SITE DURING CONSTRUCTION.
16. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE. (NCFC D103.2)
17. BUILDINGS EXCEEDING THREE STORIES OR 30 FEET IN HEIGHT SHALL HAVE AT LEAST TWO MEANS OF FIRE APPARATUS ACCESS FOR EACH STRUCTURE. (NCFC D105.1 & D105.2)
18. BUILDINGS EXCEEDING 62,000 S.F. WITHOUT SPRINKLERS OR 124,000 S.F. WITH SPRINKLERS SHALL HAVE TWO ACCESS ROADS PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (NCFC D104.2 & D104.3)
19. MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS HAVING MORE THAN 100 DWELLING UNITS SHALL BE EQUIPPED THROUGHOUT WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. PROJECTS EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS MAY HAVE ONE ENTRANCE UP TO 200 UNITS AND ABOVE 200 MUST HAVE A SECOND REMOTE ENTRANCE (NCFC D106.1 & D106.2)
20. ONE OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS. DEVELOPMENTS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS AND SHALL MEET THE REQUIREMENTS OF D104.3 (NCFC D107.1)
21. WHERE TWO ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURE IN A STRAIGHT LINE BETWEEN ACCESSES. (NCFC D104.3)
22. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEM OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. (NCFC 510.1) THE TECHNICAL REQUIREMENTS CAN BE LOCATED AT NCFC 510.4
- 23.PLEASE SEE CONCORD FIRE & LIFE SAFETY WEB PAGE FOR DETAILS AND SPECIFICATIONS (HTTP://WWW.CONCORDNC.GOV/DEPARTMENTS/FIRE/FIRE-PREVENTION-DIVISION/FIRE-PREVENTION-DIVISION-DOWNLOADS). PLEASE UNDERSTAND THAT APPROVAL OF THESE DOCUMENTS IN NO WAY RELIEVES THE OWNER, ARCHITECT, OR ENGINEER FROM RESPONSIBILITY RELATED TO VIOLATIONS OF THE GOVERNING CODES AND REGULATIONS NOT FOUND BY OUR OFFICE OR OTHER REVIEWING AGENCIES. WHEN SUCH VIOLATIONS ARE FOUND THEY MUST BE CORRECTED.

THE OCCUPANCY OF THE BUILDING/UPFIT AREA SHALL NOT BE CONDUCTED PRIOR TO A CERTIFICATE OF COMPLIANCE & OCCUPANCY BEING OBTAINED FROM THE CABARRUS COUNTY BUILDING INSPECTION DEPARTMENT.

SPECIFICATION NOTE:

ALL MATERIALS, EQUIPMENT, LABOR, AND WORKMANSHIP IS TO BE IN ACCORDANCE WITH AND SUBJECT TO THE WATER AND SEWER AUTHORITY OF CABARRUS COUNTY'S STANDARD SPECIFICATIONS; THE CITY OF CONCORD'S ORDINANCES (CODE OF ORDINANCES CHAPTER 62); CITY OF CONCORD TECHNICAL STANDARDS, POLICIES, AND STANDARD SPECIFICATIONS, AND THE NORTH CAROLINA ADMINISTRATIVE CODE FOR WASTEWATER COLLECTION AND WATER DISTRIBUTION SYSTEMS. IN THE EVENT OF CONFLICT BETWEEN THE WATER AND SEWER AUTHORITY OF CABARRUS COUNTY'S STANDARD SPECIFICATIONS; THE CITY OF CONCORD'S ORDINANCES, TECHNICAL STANDARDS, POLICIES, AND STANDARD SPECIFICATIONS, OR THE NORTH CAROLINA ADMINISTRATIVE CODE, THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.

GENERAL NOTES:

"PER CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3, SECTION 62--98 (2) ALL MATERIALS, EQUIPMENT, LABOR, AND WORKMANSHIP ASSOCIATED WITH PUBLIC WATER AND /OR SEWER EXTENSION AND/OR MODIFICATION SHALL BE IN ACCORDANCE WITH AND SUBJECT TO THE WATER AND SEWER AUTHORITY OF CABARRUS COUNTY'S STANDARD SPECIFICATIONS; THE CITY OF CONCORD'S ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS, AND THE NORTH CAROLINA ADMINISTRATIVE CODE FOR WASTEWATER COLLECTION AND WATER DISTRIBUTION SYSTEMS. IN THE EVENT OF CONFLICT BETWEEN THE WATER AND SEWER AUTHORITY OF CABARRUS COUNTY'S STANDARD SPECIFICATIONS; THE CITY OF CONCORD'S ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS, OR THE NORTH CAROLINA ADMINISTRATIVE CODE, THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY."

"REVIEW AND APPROVAL OF THE PLANS DOES NOT RELIEVE THE OWNER, CONTRACTOR, OR DEVELOPER FROM MEETING THE REQUIREMENTS OF THE CITY OF CONCORD'S OR CABARRUS COUNTY ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS, (AS APPLICABLE), CONCORD WATER & SEWER POLICIES AND TECHNICAL SPECIFICATIONS, THE STANDARD SPECIFICATION FOR WASTEWATER COLLECTION & WASTE DISTRIBUTION FOR CABARRUS COUNTY (WSACC MANUAL) AND ANY OTHER LOCAL, STATE, AND FEDERAL REGULATIONS & APPROVALS."

"THE CONTRACTOR MUST CONTACT THE CITY OF CONCORD ENGINEERING CONSTRUCTION MANAGER AT 704--902--5425 AT LEAST 24-HOURS PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY."

"THE EXISTING WATER MAIN VALVE RIMS AND STEMS AND THE EXISTING SEWER MAIN MANHOLES RIMS ARE TO BE RAISED OR LOWERED TO FINAL GRADE, AS APPLICABLE AND AT LEAST 3-FT OF GROUND COVER IS TO BE MAINTAINED OVER THE EXISTING UTILITIES AT ALL TIMES PER THE CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3, SECTION 62--98."

"CONCORD CODE OF ORDINANCES CHAPTER 62, ARTICLE II WATER AND SEWER SERVICE, SEC. 62--34(1) -- THE CUSTOMER SHALL BE RESPONSIBLE FOR INSTALLING THE NECESSARY APPROVED DEVICE(S) TO MAKE ANY ADJUSTMENTS TO THE WATER PRESSURE SUPPLIED BY CONCORD UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SUCH DEVICES."

PER THE CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3, SECTION 62--98-- THE FOLLOWING MINIMUM SEPARATIONS MUST BE INDICATED, UNLESS OTHERWISE APPROVED BY THE CITY.

- A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET SHALL BE MAINTAINED BETWEEN ANY TYPE OF MAINTENANCE OBSTRUCTION AND THE CITY'S WATER DISTRIBUTION LINES, WASTEWATER COLLECTION LINES, AND ASSOCIATED APPURTENANCES, UNLESS AN EXCEPTION IS GRANTED. GREATER SEPARATION DISTANCES MAY BE REQUIRED AS SPECIFIED BY FEDERAL, STATE, OR LOCAL REGULATIONS.
- A MINIMUM VERTICAL SEPARATION OF TWO FEET SHALL BE MAINTAINED BETWEEN ANY TYPE OF MAINTENANCE OBSTRUCTION, INCLUDING BUT NOT LIMITED TO ANY OTHER UTILITY PROVIDER'S LINES OR EQUIPMENT, AND THE CITY WATER DISTRIBUTION LINES, WASTEWATER COLLECTION LINES, AND ASSOCIATED APPURTENANCES, UNLESS AN EXCEPTION IS GRANTED. IF AN EXCEPTION IS GRANTED, A MINIMUM VERTICAL SEPARATION OF ONE FOOT MUST BE MAINTAINED AND THE CITY WATER DISTRIBUTION LINES, WASTEWATER COLLECTION LINES, AND ASSOCIATED APPURTENANCES SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE OR AN APPROVED FERROUS MATERIAL WITH JOINTS THAT ARE EQUIVALENT TO POTABLE WATER MAIN STANDARDS FOR A DISTANCE OF TEN FEET ON EITHER SIDE OF THE POINT OF CROSSING. GREATER SEPARATION DISTANCES MAY BE REQUIRED AS SPECIFIED BY FEDERAL, STATE, OR LOCAL REGULATIONS.
- A MINIMUM HORIZONTAL SEPARATION OF TEN FEET SHALL BE MAINTAINED BETWEEN THE CITY WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION LINES, AND ASSOCIATED APPURTENANCES, UNLESS AN EXCEPTION IS GRANTED.

UTILITY NOTES:

ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CITY OF CONCORD AND WATER AND SEWER AUTHORITY OF CABARRUS COUNTY (WSACC) STANDARD DRAWINGS AND SPECIFICATIONS.

IN THE EVENT THAT A UTILITY ITEM IS NOT COVERED BY THESE PLANS, THEN THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF CONCORD AND WATER AND SEWER AUTHORITY OF CABARRUS COUNTY STANDARD DRAWINGS AND SPECIFICATIONS COVERING SUCH ITEMS SHALL APPLY.

CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF CONCORD AND WATER AND SEWER AUTHORITY OF CABARRUS COUNTY REQUIREMENTS AND NCDEMR STANDARDS AND SPECIFICATIONS. ALL SEWER LATERALS SHALL BE PVC (SDR 35 OR DIP). ALL SEWER MAINS SHALL BE PVC (SDR 35) OR DUCTILE IRON PIPE. WATER MAINS LARGER THAN 2" SHALL BE CONSTRUCTED OF PVC 1120 (AWWA C-900) OR DUCTILE IRON PIPE. WATER MAINS 2" AND SMALLER SHALL BE COPPER TUBING (TYPE K, ASTM B-88) WITH RED BRASS FITTINGS.

CLEANOUT SYMBOLS SHOWN ON THESE PLANS REPRESENT LOCATION OF SURFACE ACCESS POINT. CONTRACTOR SHALL LOCATE WYE APPROPRIATELY BASED ON PIPE DEPTH.

ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH QTY OF CONCORD & WSACC STANDARDS. MANHOLE DIAMETER SHALL VARY DEPENDING ON PIPE DIAMETER AND DEPTH, PER CITY OF CONCORD & WSACC STANDARDS.

LOCATIONS AND SIZES OF EXISTING UTILITIES SHOWN ON THESE PLANS WERE TAKEN FROM MAPS PREPARED BY OTHERS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES AND FOR DAMAGES RESULTING FROM FAILURE TO DO SO.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING RECORD DRAWINGS TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM PLANS MADE DURING CONSTRUCTION. THE ENGINEER WILL PROVIDE THESE RECORD DRAWINGS TO THE OWNER.

WATER MAINS AND SEWER MAINS SHALL HAVE A MINIMUM COVER OF 36" BELOW PROPOSED GRADE.

ALL UNDERGROUND UTILITIES AND FIRE HYDRANTS MUST BE FUNCTIONALLY APPROVED, CERTIFIED, AND CITY APPROVED PRIOR TO STRUCTURAL CONSTRUCTION.

LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY GENERAL CONTRACTOR WITH THE PROPER UTILITY COMPANY PROVIDING SERVICE.

GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE-ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.

ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION. ASSOCIATED COST SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ELECTRICAL SERVICE MUST BE 10-FT HORIZONTALLY FROM WATER SERVICE.

THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS IN ACCORDANCE WITH CITY OF CONCORD & WSACC REQUIREMENTS.

DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.

ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.

ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE A MAXIMUM OF 5'-0" FROM HYDRANT.

ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.

GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.

ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

CONTRACTOR SHALL NOTIFY THE WATER AUTHORITY INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).

FLUSHING AND PRESSURE TESTING OF ALL NEW MAINS IN ACCORDANCE WITH AWWA STANDARD C600 IS REQUIRED. DISINFECTION AND BACTERIA SAMPLING OF ALL NEW WATER MAINS IN ACCORDANCE WITH AWWA STANDARD C651 IS REQUIRED. NEW MAINS SHALL NOT BE PLACED IN SERVICE UNTIL WRITTEN ACCEPTANCE FROM THE CITY OF CONCORD OR WSACC IS RECEIVED.

PRESSURE REDUCING VALVES WILL BE REQUIRED ON THE DOMESTIC WATER MAINS IF THE STATIC PRESSURE AT THE BUILDING EXCEEDS 80PSI.

IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50). A DESIGN IS REQUIRED TO REDUCE MECHANICAL BENDS.

LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE TWO FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS IN UNPAVED AREAS.

ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000 P.S.I. NO CONCRETE ENCASEMENT IS ALLOWED WITHOUT CITY OF CONCORD APPROVAL.

DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF CONCORD & WSACC WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES OR UTILITIES BY OTHERS AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND

WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.

ALL EXISTING UTILITIES PROPOSED TO BE RELOCATED ON THESE PLANS IF ANY, SHALL BE PLACED UNDERGROUND.

ALL CONSTRUCTION METHODS & MATERIALS SHALL CONFORM WITH THE CURRENT SPECIFICATIONS AND STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA). THE AWWA CONSTRUCTION STANDARDS ARE SET FORTH IN THEIR CONSTRUCTION SPECIFICATIONS AND STANDARD FOR WATER AND SANITARY SEWERAGE FACILITIES, A COPY OF WHICH MUST BE PURCHASED FROM THE AWWA BY THE CONTRACTOR AND KEPT AT THE JOB SITE AT ALL TIMES. REFERENCE TO NODOT SHALL MEAN THE CURRENT STANDARDS AND/OR SPECIFICATIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

THIS PLAN DOES NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE, SIZE, TYPE, LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES. WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNERS RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST, EXCAVATION OR OTHER INVESTIGATION IS NECESSARY TO VERIFY TIE-IN INVERTS, LOCATIONS AND CLEARANCES, AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO TRIANGLE SITE DESIGN, PLLC (919-553-6570). UTILITY COMPANIES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY EXCAVATION IN THE PROXIMITY OF THEIR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS EXPENSE ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE BELOW PLAN GRADE ANY MATERIALS WHICH ARE UNSUITABLE FOR FOUNDATIONS, SUB GRADES, PIPE TRENCH BOTTOMS OR OTHER PURPOSES AND BACKFILL THESE AREAS WITH AN APPROVED MATERIAL. THE EXTENT OF UNDERCUTTING AND BACKFILLING SHALL BE DETERMINED BY THE CITY OF CONCORD & WSACC AS TO AREAS WITHIN STREET RIGHT-OF-WAY AND THE ENGINEER IN OTHER AREAS. COMPENSATION SHALL BE AS SET FORTH IN THE CONTRACT DOCUMENTS.

SUB-SURFACE UTILITY WARNING TAPE AS MANUFACTURED BY THE GRIFFOLYN COMPANY, OR EQUAL, SHALL BE PLACED AT AN ELEVATION NOT LESS THAN 6-INCHES NOR MORE THAN 12-INCHES BELOW THE PROPOSED FINISHED GRADE. ABOVE NON-CONDUCTIVE SEWER AND WATER MAINS IN PUBLIC RIGHTS-OF-WAY OR EASEMENTS. THE TAPE SHALL BE OF A DURABLE, METALLIZED, PLASTIC FILM SIMILAR TO "TERRA-TAPE D" FOR IDENTIFICATION BY ELECTRONIC PIPE LOCATING DEVICE AS WELL AS VISUAL IDENTIFICATION. THE TAPE FOR SEWER FORCE MAIN LINE SHALL BE BRIGHT GREEN WITH THE FOLLOWING IMPRINTED LEGEND "CAUTION--SEWER LINE BELOW". THE TAPE FOR WATERLINES SHALL BE BRIGHT BLUE WITH THE FOLLOWING IMPRINTED LEGEND "CAUTION-- WATER LINE BELOW." IN ADDITION TO THE DETECTABLE TAPE, 12 GAGE COPPER WIRE SHALL BE INSTALLED ALONG THE PIPE FOR PURPOSES OF POSITIVE IDENTIFICATION AND LOCATION, AS REQUIRED BY THE DEPARTMENT OF PUBLIC UTILITIES.

A MINIMUM VERTICAL SEPARATION OF 24" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & WATER LINES AND A FULL JOINT OF WATER LINE PIPE SHALL BE CENTERED WHERE WATER LINE CROSSES OVER SANITARY SEWER. WHERE CLEARANCE IS LESS THAN 24" BUT GREATER THAN 12", SANITARY SEWER SHALL BE PRESSURE TESTED DUCTILE IRON PIPE 10' FROM WATERMAIN. WHEN WATER LINE CROSSES UNDER SANITARY SEWER, 24" MINIMUM CLEARANCE MUST BE MAINTAINED, AND SANITARY SEWER SHALL BE PRESSURE TESTED DUCTILE IRON PIPE 10' FROM WATERMAIN.

ALL PVC WATERLINES SHALL HAVE BURIED WITH THE PIPE # 12 COATED ELECTRIC WIRE AND BROUGHT UP INTO THE METER BOXES.

THE CONTRACTOR SHALL PROVIDE A SURVEY AS-BUILT RECORD DRAWING OF THE SANITARY SEWER SYSTEM AND THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CONCORD & WSACC.

CONSTRUCTION OF WATER OR SEWER LINES MAY NOT BEGIN UNTIL ALL APPLICABLE PERMITS ARE RECEIVED FROM BOTH THE STATE AND CITY AND APPLICATION FEES ARE PAID.

ANY AND ALL WATER DISTRIBUTION LINES SHALL HAVE A 30 FOOT WIDE EASEMENT.

ALL DEAD END WATER LINES SHALL BE FITTED WITH A BLOW-OFF.

ALL WATER LINES SHALL BE TESTED AS FOLLOWS:

ALL VISIBLE LEAKS AND DEFECTS SHALL BE CORRECTED. FLUSH THE LINE BY OPENING THE TERMINAL VALVE. FILL THE LINE WITH WATER TAKING CARE TO EXPEL ALL AIR. APPLY 150-PSI AND MAINTAIN THE PRESSURE FOR A MINIMUM OF 2-HOURS. MAXIMUM LEAKAGE MAY NOT EXCEED 11.6-GALLONS PER DAY PER MILE OF PIPE PER INCH OF NOMINAL DIAMETER. PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED IN THE MANNER SET FORTH IN SECTION 13 OF AWWA STANDARD C-600.

WATER LINE DISINFECTION PROCEDURE:

ALL NEW WATER LINES SHALL BE TAPPED ON TOP AT THE FAR END, AND AN AIR COCK INSTALLATION OF SUFFICIENT SIZE TO RELEASE ANY AIR THAT MAY BE ENTRAPPED IN THE LINE WHEN FILLED AFTER TESTING. THE NEW LINES ARE TO BE FLUSHED THOROUGHLY TO REMOVE ALL DIRT AND DEBRIS WHICH HAS COLLECTED IN THE PIPELINE. THE VALVE AT THE END OF THE LINE SHALL THEN BE CLOSED AND THE VALVE BETWEEN THE NEW PIPELINE AND THE EXISTING WATER SYSTEM OPENED SLIGHTLY TO ALLOW WATER TO ENTER THE PIPE SLOWLY. CHLORINE IS THEN APPLIED UNDER PRESSURE, BY EJECTOR PUMP OR EQUAL, TO THE WATER ENTERING THE PIPELINE THROUGH A TAP LOCATED IN THE PIPE AT THE INFLUENT VALVE, IN A CONCENTRATION THAT WILL GIVE AN OVER-ALL CHLORINE RESIDUAL TO THE WATER OF AT LEAST 50PPM. AFTER THE CHLORINE HAS BEEN APPLIED TO THE WATER, THE PIPELINE IS TO BE VALVED OFF AND THE CHLORINATED WATER ALLOWED TO REMAIN IN THE LINE FOR 24 HOURS. AT THE END OF THIS PERIOD, THE CHLORINE RESIDUAL SHOULD BE AT LEAST 10PPM. THE LINE WILL THEN BE THOROUGHLY FLUSHED UNTIL THERE IS ONLY A NORMAL CHLORINE RESIDUAL PRESENT, AS DETERMINED BY THE ORTHO-TOLUIDINE TEST. SEVERAL SAMPLES OF WATER SHOULD BE COLLECTED FROM VARIOUS POINTS ALONG THE LINE FOR BACTERIOLOGICAL ANALYSIS. IF SATISFACTORY RESULTS ARE OBTAINED, THE LINE OR LINES MAY BE PLACED IN SERVICE. A HYDROPNEUMATIC TANK, IF USED, WILL BE DISINFECTED IN THE SAME MANNER.

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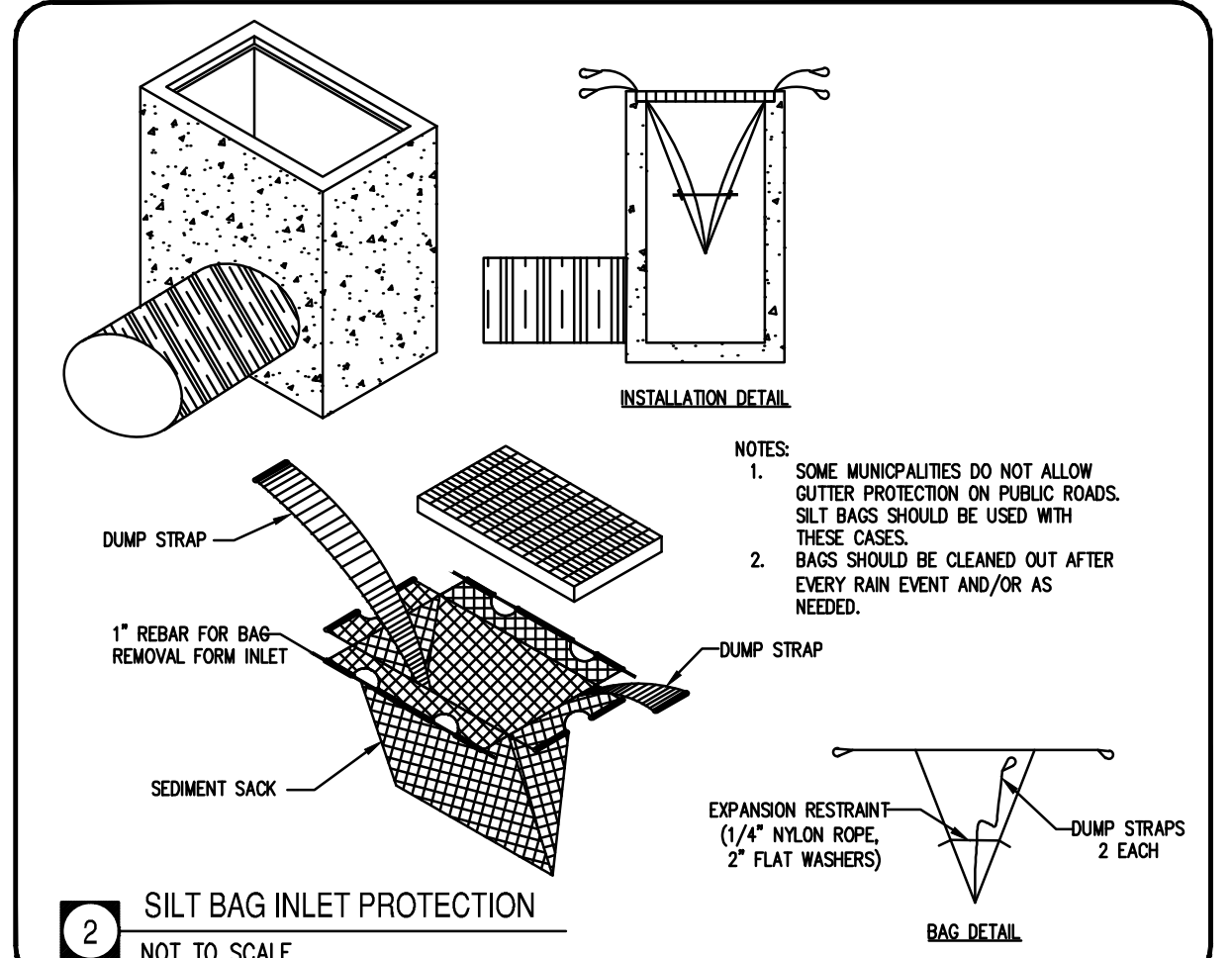
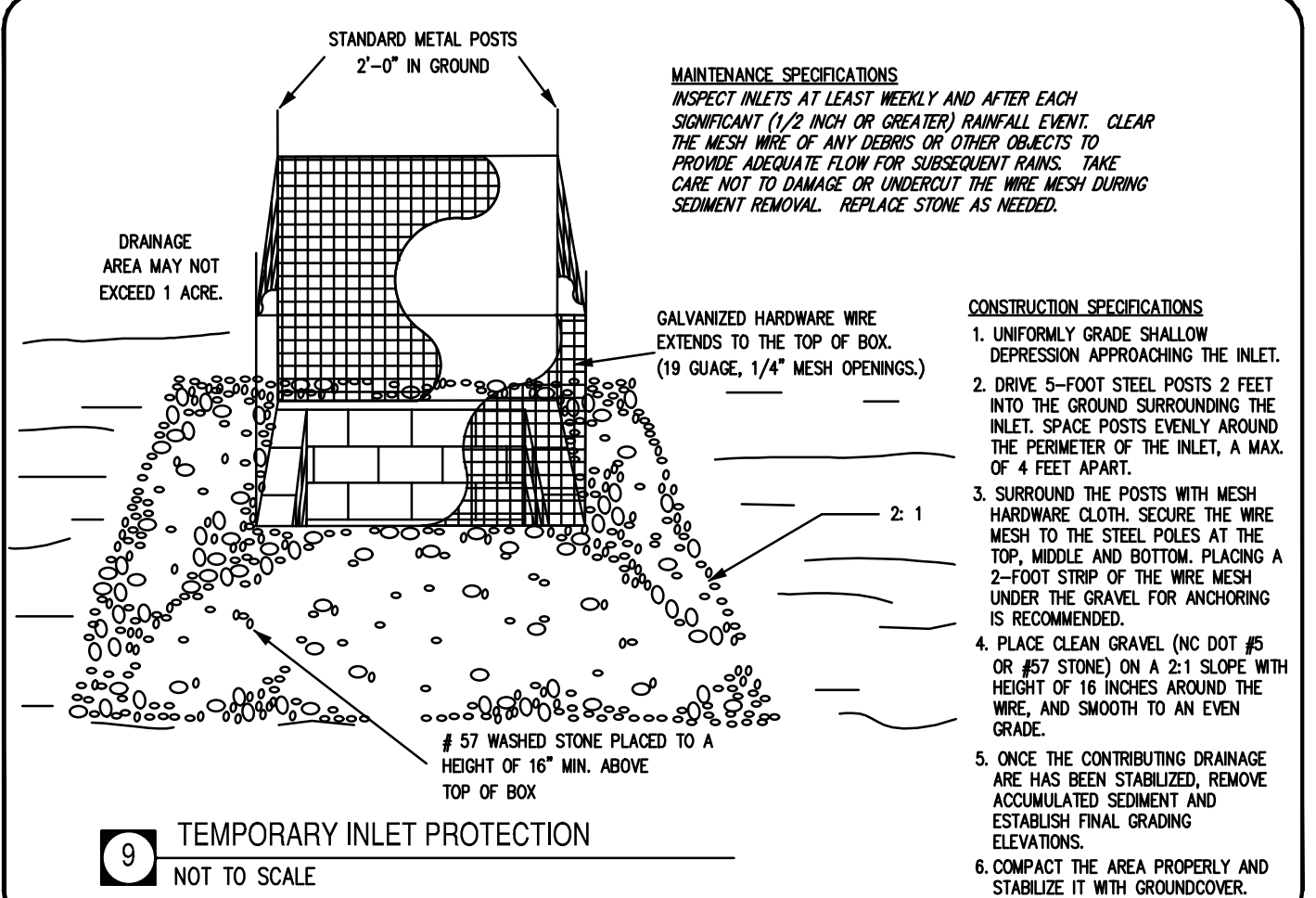
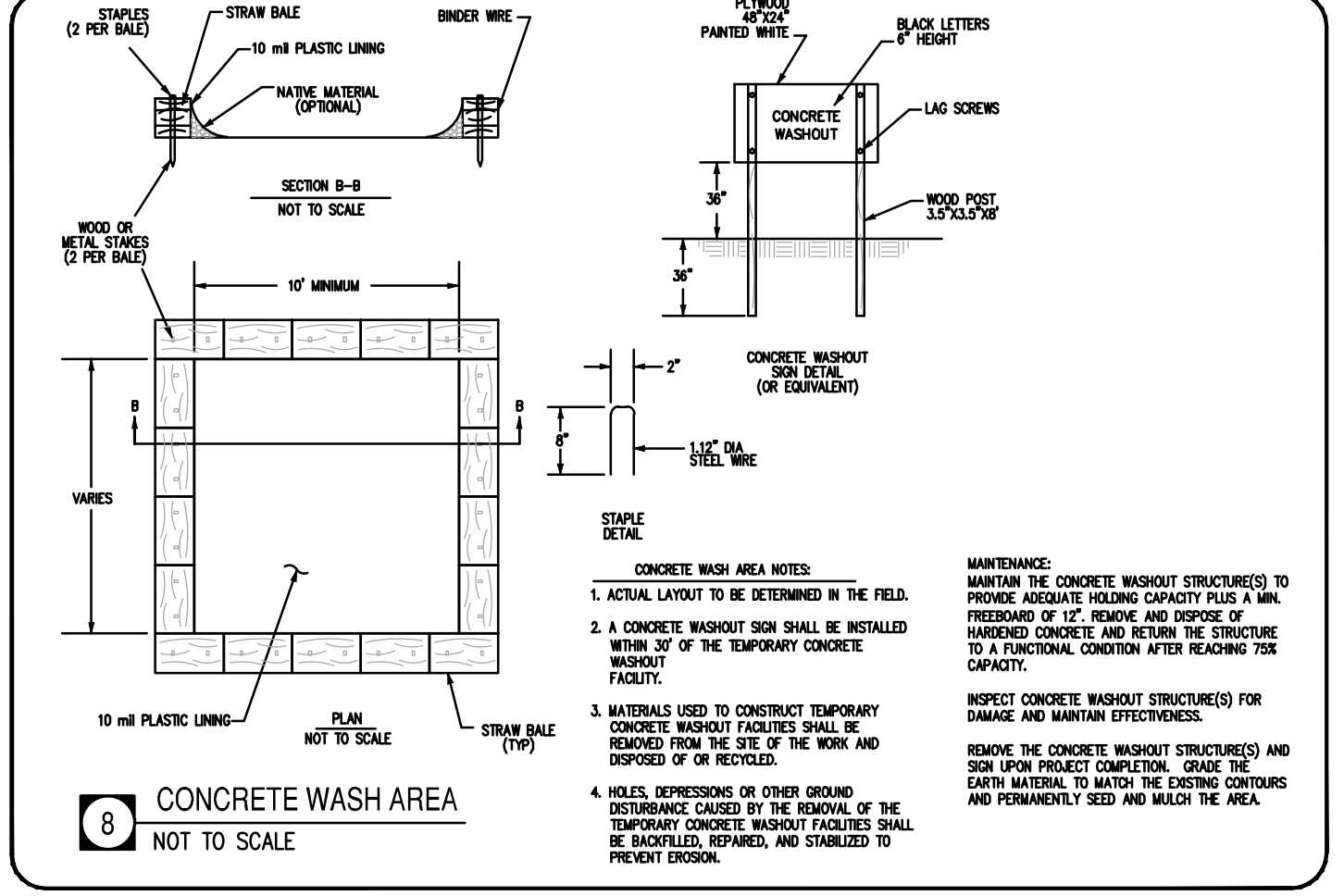
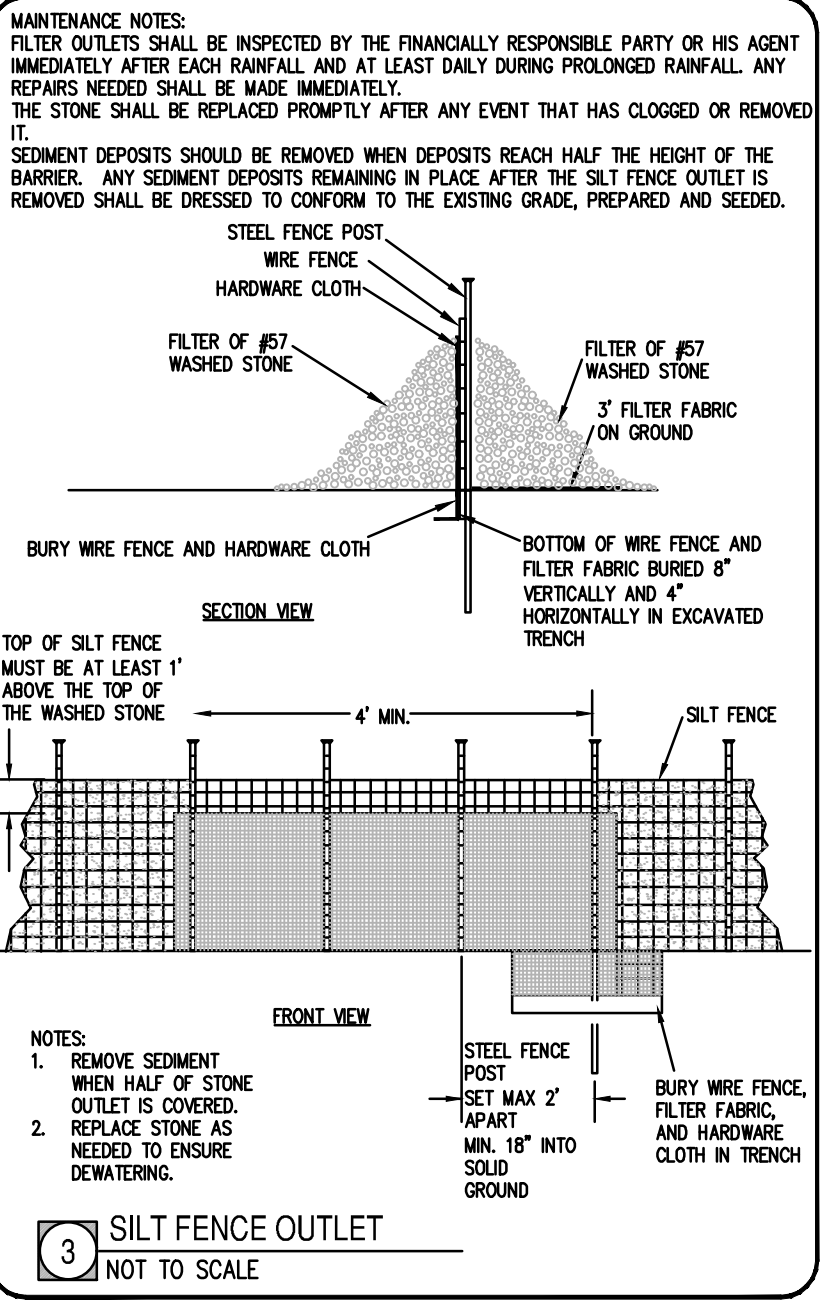
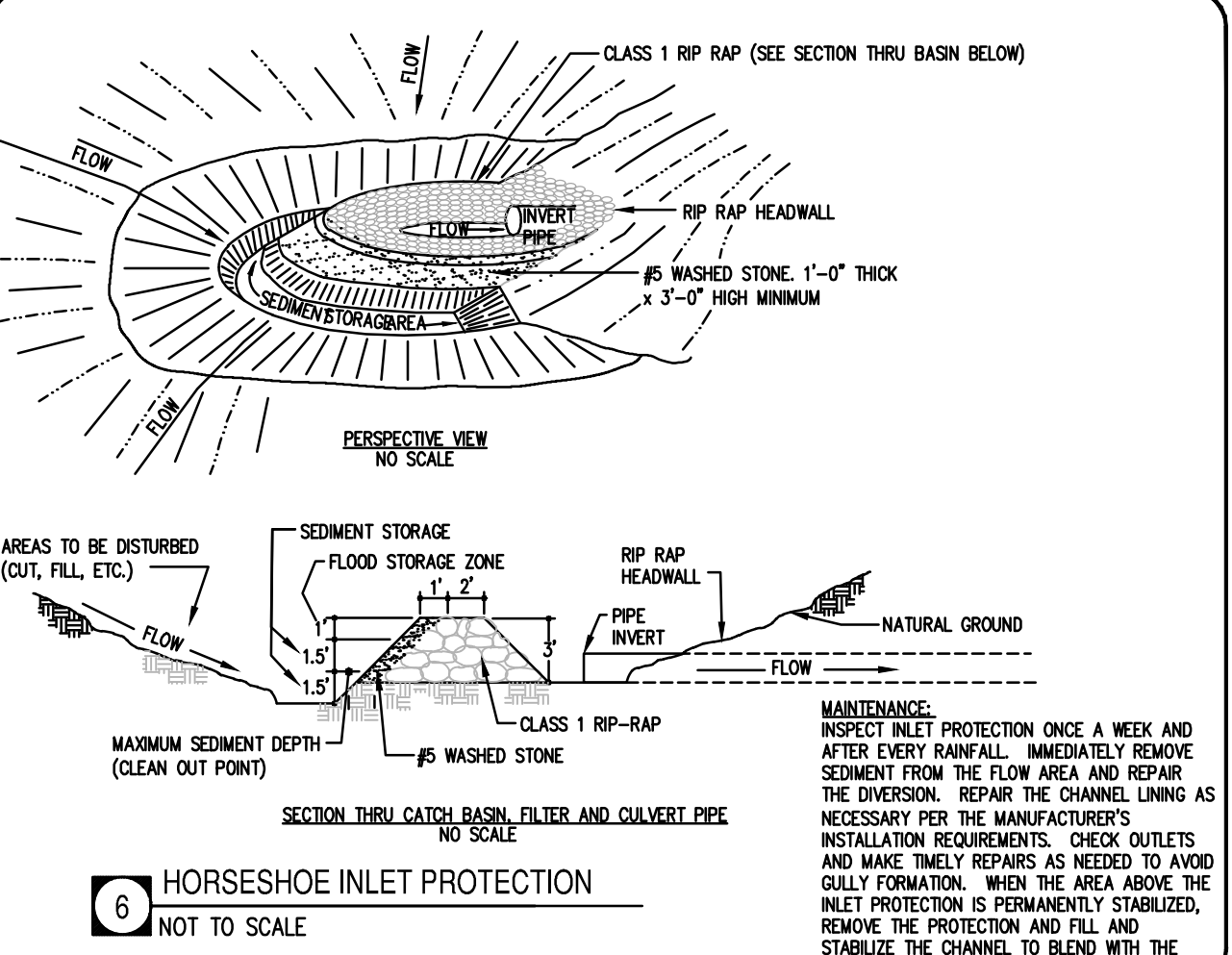
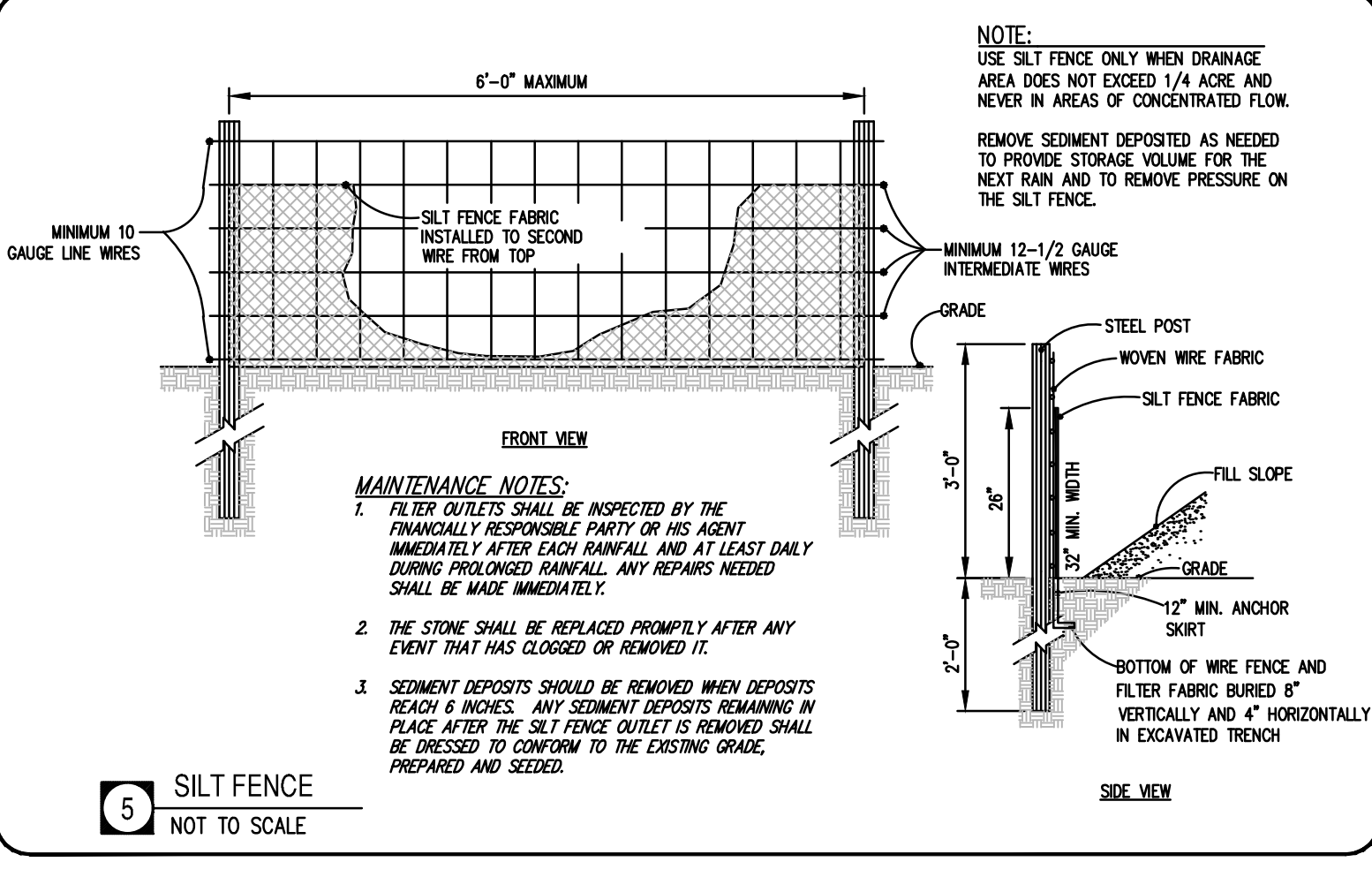
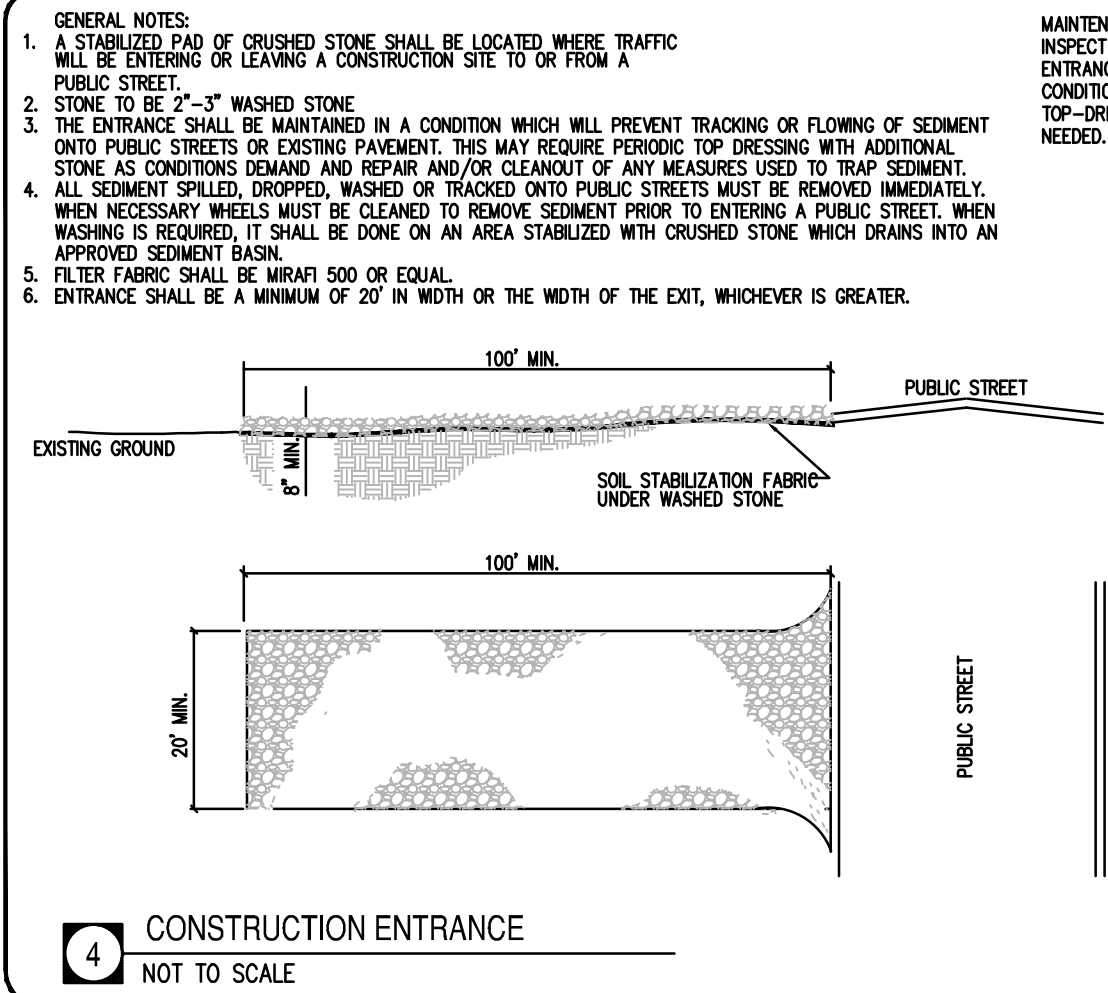
UTILITY NOTES
CONCORD OFFICE SPACE
CONCORD, NORTH CAROLINA



PLAN STATUS	
5/31/22	CONCORD
12/29/22	CONCORD
2/9/23	CONCORD

DATE	DESCRIPTION	
RG	XXX	XXX
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SHEET C5.1



TEMPORARY SEEDING SPECIFICATIONS/SCHEDULE		
Date	Type	Planting Rate
March - Oct.	Browntop Millet	40 lbs/acre
Nov. - Feb.	Winter Rye	120 lbs/acre

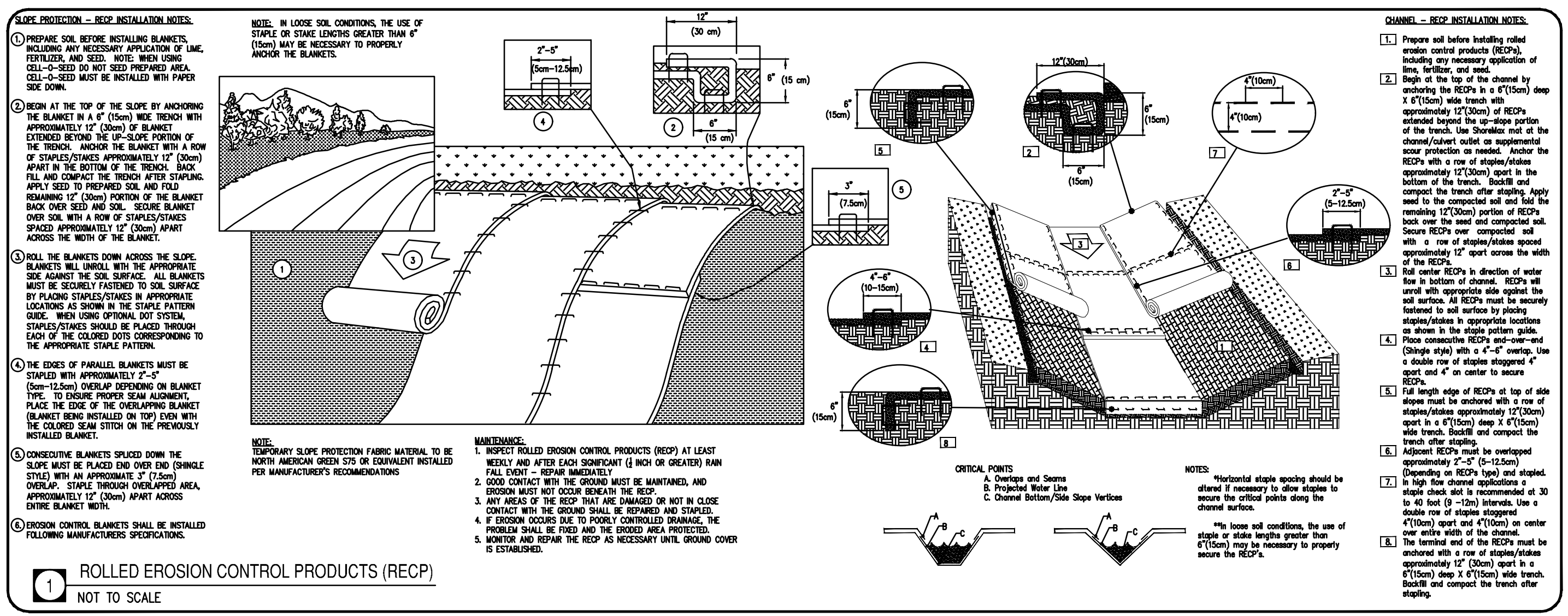
PERMANENT SEEDING SPECIFICATIONS/SCHEDULE		
Date	Type	Planting Rate
Aug 15 - Nov 1	Deer Tongue	300 lbs/acre
Nov 1 - Mar 1	Deer Tongue & Abruzzi Rye	300 lbs/acre
Mar 1 - Apr 15	Deer Tongue	300 lbs/acre
Apr 14 - Jun 30	Hulled Common Bermudagrass	25 lbs/acre
Jul 1 - Aug 15	Deer Tongue & Browntop Millet	240 lbs/acre
	Deer Tongue & Browntop Millet	35 lbs/acre
	Sorghum-Sudan Hybrid	30 lbs/acre

FOR SHOULDERS, SIDE DITCHES, SLOPES (3:1 - 2:1)		
Date	Type	Planting Rate
Mar 1 - Jun 1	Saltgrass &	50 lbs/acre (Saltgrass)
Mar 1 - Apr 15	Add Deer Tongue	240 lbs/acre
Mar 1 - Jun 30	or add Jaded Common Bermudagrass	25 lbs/acre
Jun 1 - Sep 1	Deer Tongue & Browntop Millet	240 lbs/acre
	Deer Tongue & Browntop Millet	35 lbs/acre
	Sorghum-Sudan Hybrid	30 lbs/acre
Sep 1 - Mar 1	Saltgrass &	70 lbs/acre
Nov 1 - Mar 1	Add Abruzzi Rye	240 lbs/acre
	Deer Tongue	25 lbs/acre

CONSULT S&C ENGINEER FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENIED AREAS. THE ABOVE VEGETATION RATES ARE THOSE THAT DO WELL UNDER LOCAL CONDITIONS. OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

*** TEMPORARY: RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW MORE THAN 12" IN HEIGHT BEFORE MOWING; OTHERWISE, FESCUE MAY BE SHADED OUT.

13 TEMPORARY SEEDING
NOT TO SCALE



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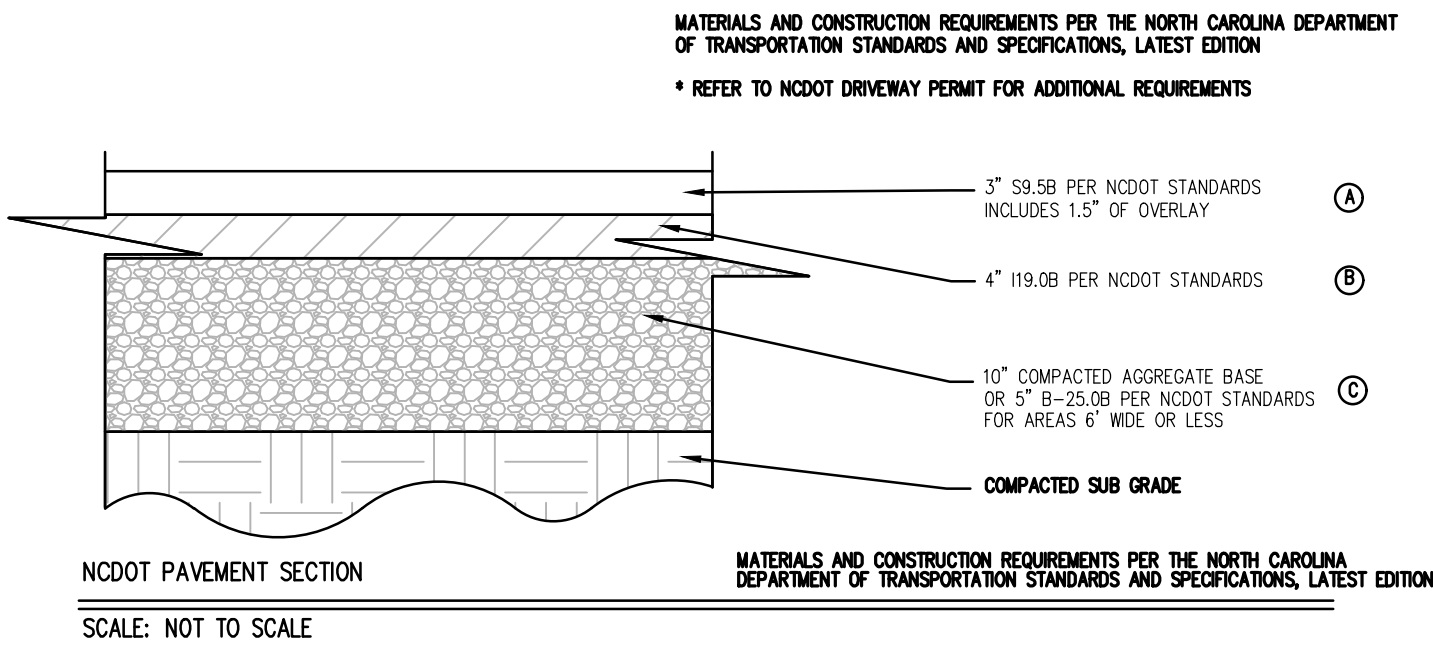
EROSION CONTROL DETAILS
CONCORD OFFICE SPACE
CONCORD, NORTH CAROLINA



PLAN STATUS	
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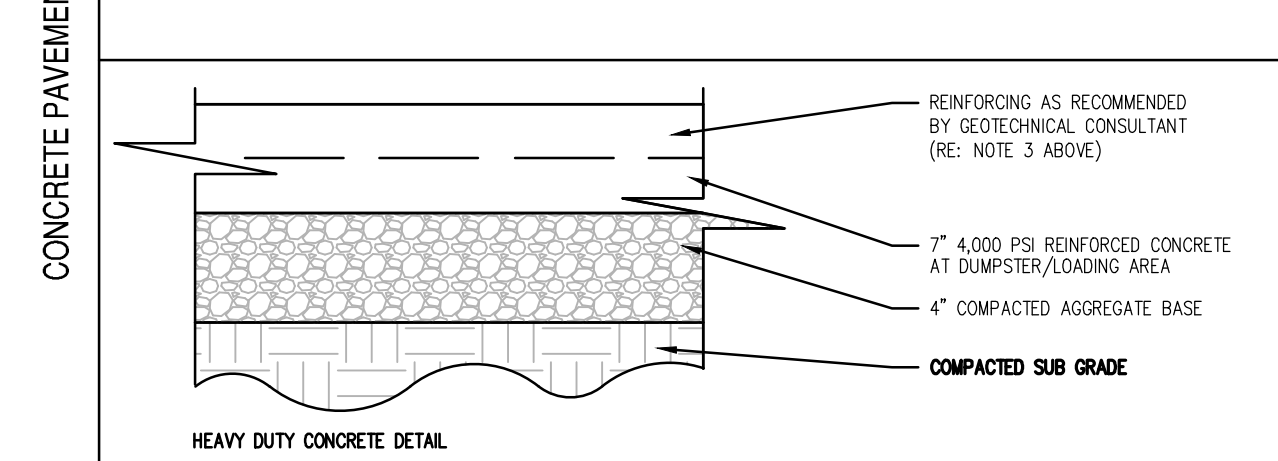
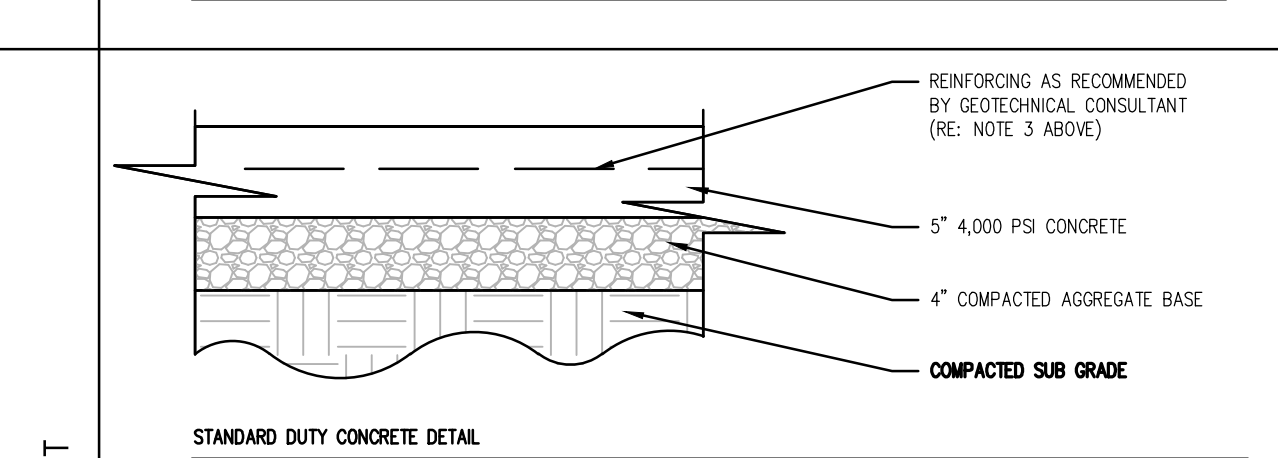
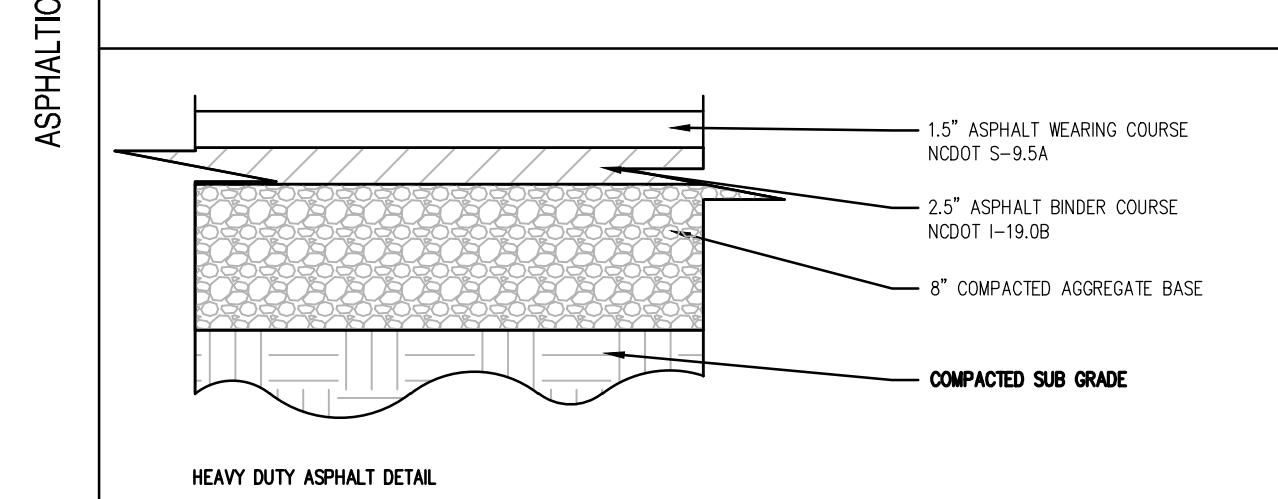
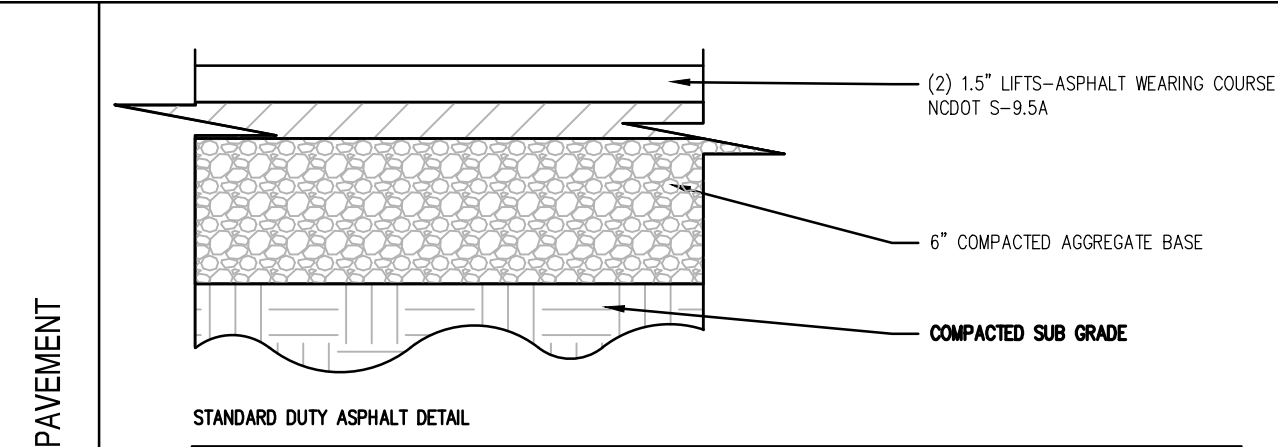


NCDOT PAVEMENT SECTION

SCALE: NOT TO SCALE

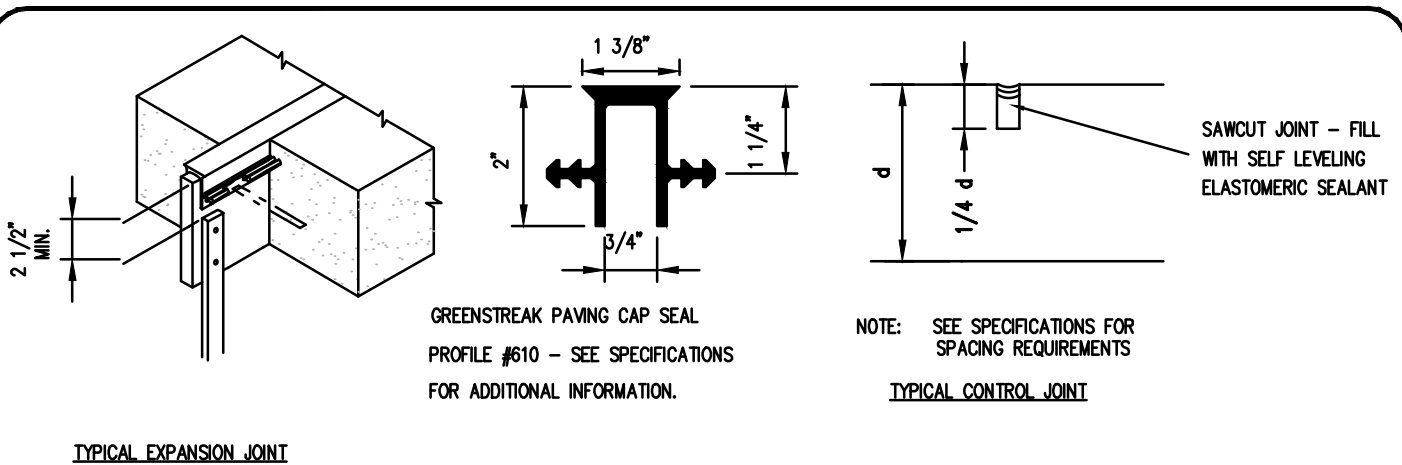
PAVEMENT GENERAL NOTES:

1. DETAILS ARE DOLLAR GENERAL MINIMUM REQUIREMENTS AND MAY INCREASE WITH VARIOUS SOIL CONDITIONS. A GEOTECHNICAL INVESTIGATION WITH PAVEMENT DESIGN RECOMMENDATIONS SHALL BE COMPLETED FOR EACH DEVELOPMENT. THE FOLLOWING DETAILS ARE MINIMUM DOLLAR GENERAL PAVEMENT REQUIREMENTS. INCREASED RECOMMENDATIONS ARE TO BE USED.
2. THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
3. HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY THE GEOTECHNICAL REPORT OR DOLLAR GENERAL MINIMUMS) SHALL BE STEEL REINFORCED. REINFORCEMENT TYPE SHALL BE PRIOR APPROVED BY DOLLAR GENERAL.
4. CONCRETE PAVEMENT PLAN SHALL BE PROVIDED TO DOLLAR GENERAL FOR PRIOR APPROVAL. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. STEEL REINFORCING SHALL BE USED AT JOINTS. REFER TO ACI 330R (GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS) FOR JOINT DESIGN AND LAYOUT.



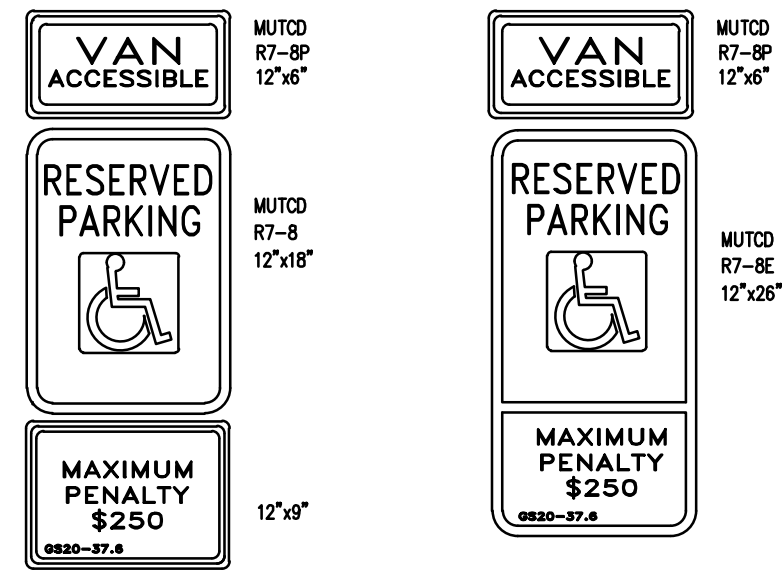
1 PAVEMENT DETAILS
NOT TO SCALE

MATERIALS AND CONSTRUCTION REQUIREMENTS PER THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, LATEST EDITION
* REFER TO NCDOT DRIVEWAY PERMIT FOR ADDITIONAL REQUIREMENTS
* REFER TO PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS

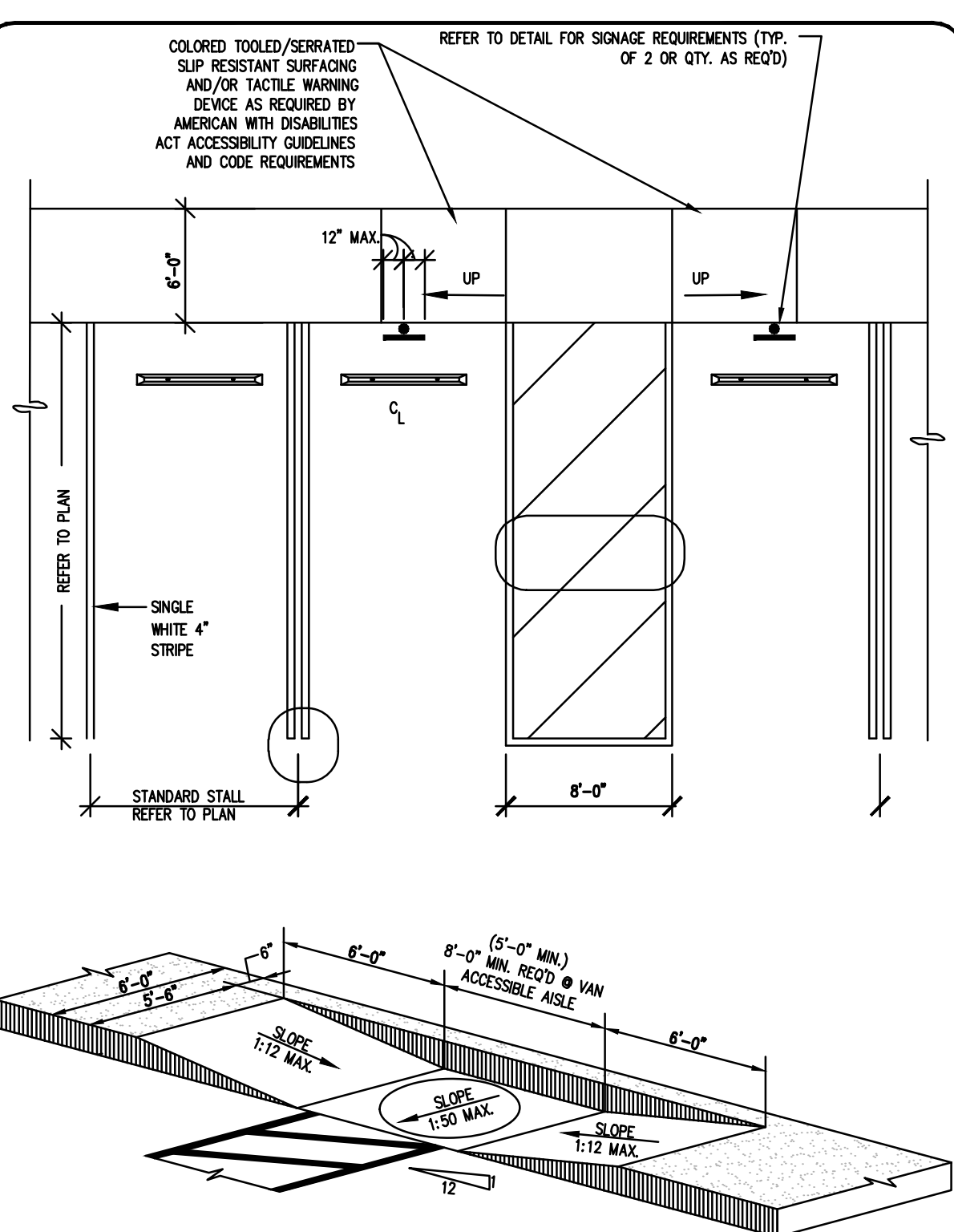
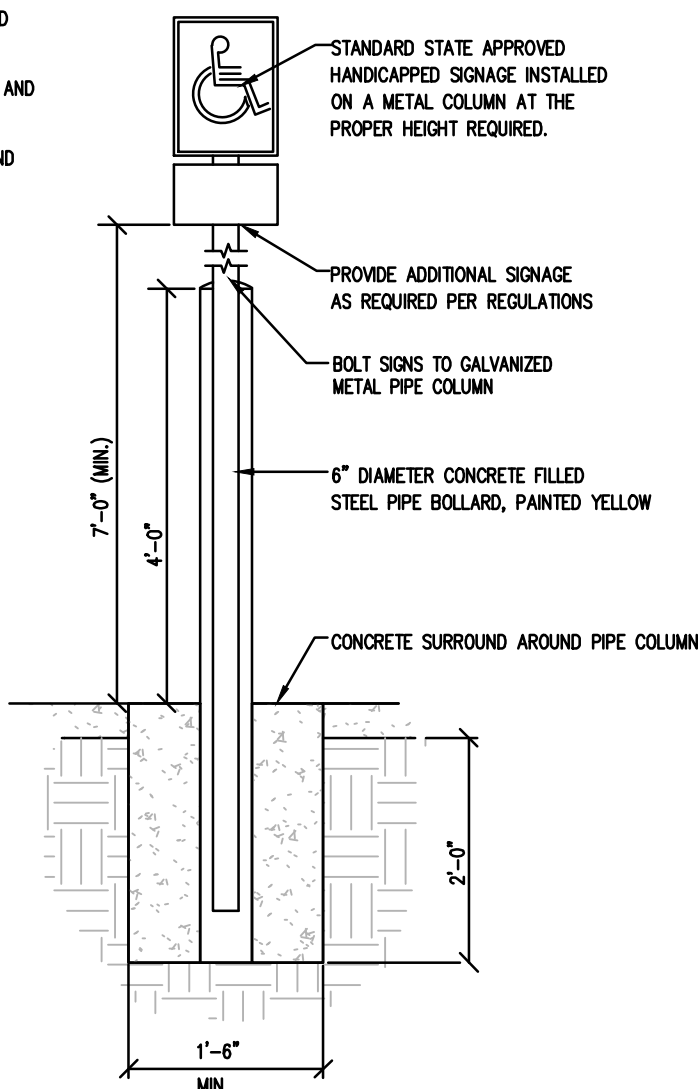


5 CONCRETE JOINTS
NOT TO SCALE

- ACCESSIBLE PARKING SIGNAGE NOTES:
1. ALL LETTERS ARE TO BE PER THE LATEST EDITION OF THE MUTCD.
 2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER. CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDNANCE NUMBER.
 5. ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
 6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
 7. SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.

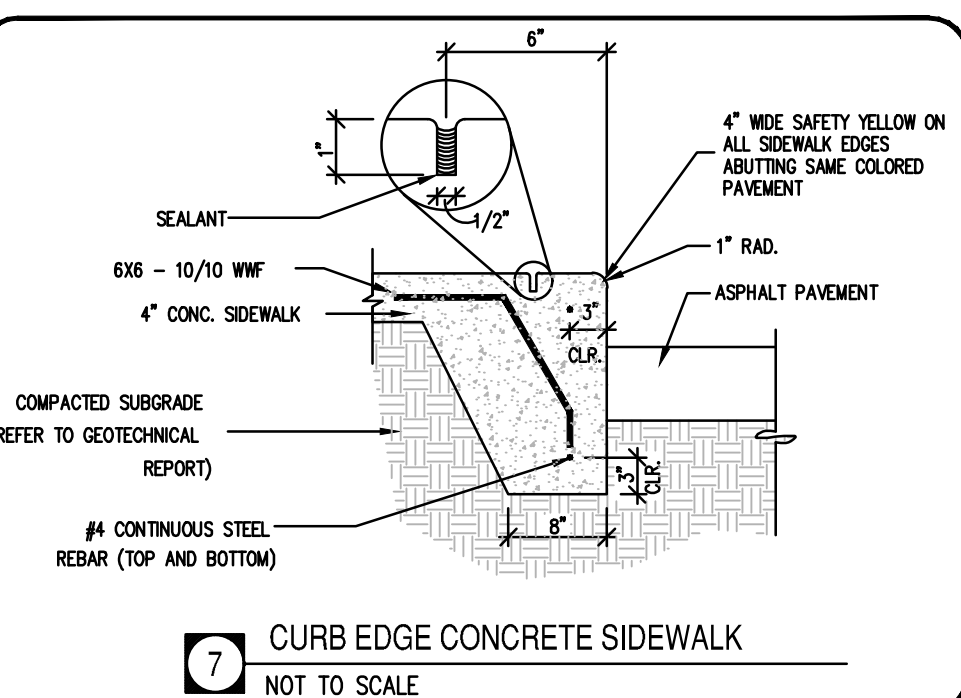


HANDICAP SIGN
2 HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

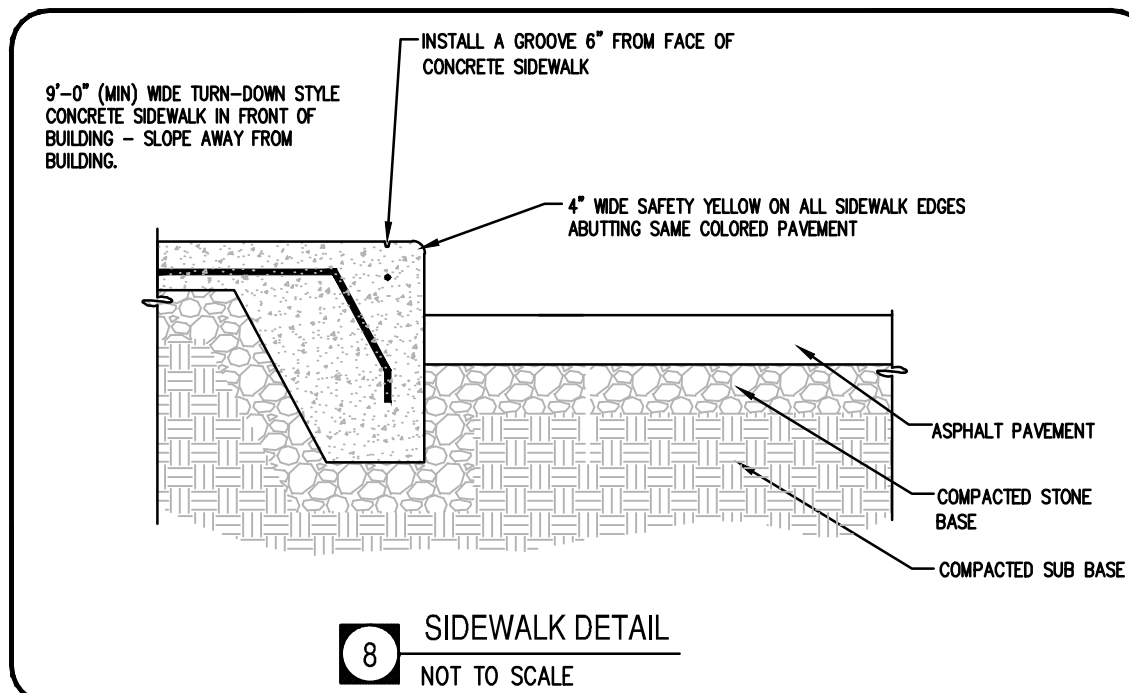


- DETECTABLE WARNING DOMES
- THE CITY OF CONCORD REQUIRES RED FIBERGLASS MATS FOR THE ADA TRIMMED DOMES AT ACCESSIBLE RAMPS. REFER TO CITY OF CONCORD STANDARDS.
- NOTE: ALL ACCESSIBLE RAMP AND ACCESSIBLES SHALL MEET ALL CODES AND ADA REGULATIONS.
- SITE ACCESSIBILITY DETAIL NOTES:
1. REFER TO SITE PLAN FOR EXACT LOCATION OF HANDICAP PARKING, WALKWAYS AND RAMPS.
 2. ALL WALKWAYS, RAMPS, AND HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.
 3. ONE OUT OF EVERY EIGHT (8) ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE.
 4. ALL CONCRETE ACCESSIBLE RAMPS (2000 PSI) SURFACES SHALL HAVE COLORED TOOLED/SEARATED SLIP RESISTANT SURFACING AND/OR TACTILE WARNING DEVICE PER ADA STANDARDS AND LOCAL ACCESSIBILITY CODE.
 5. ALL CONCRETE ACCESSIBLE RAMPS SHALL BE COLOR IMPREGNATED TO PROVIDE VISUAL CONTRAST (DARK TO LIGHT) WITH ADJACENT CONCRETE SURFACES (MINIMUM 70% COLOR CONTRAST).
 6. THE MATERIAL USED TO PROVIDE COLOR CONTRAST IN CONCRETE ACCESSIBLE RAMPS SHALL BE AN INTEGRAL (PERMANENT) PART OF THE CONCRETE AND SHALL NOT BE PAINTED ON OR CAPABLE OF FADING OR WEARING OFF.
 7. FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY ASLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.

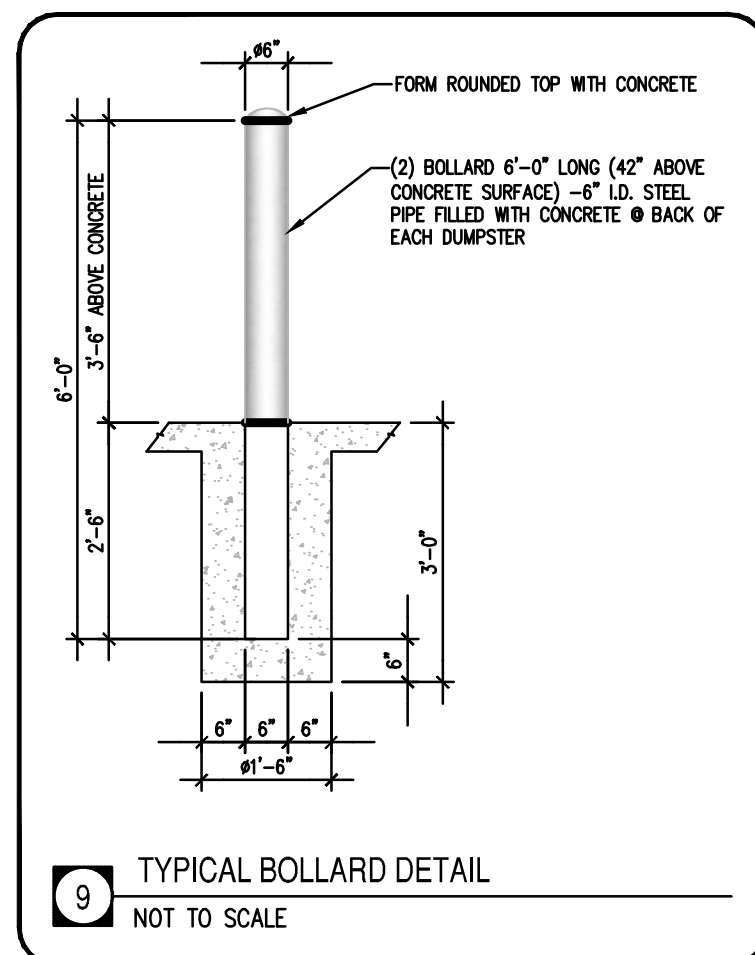
3 HANDICAP PARKING DETAIL
NOT TO SCALE



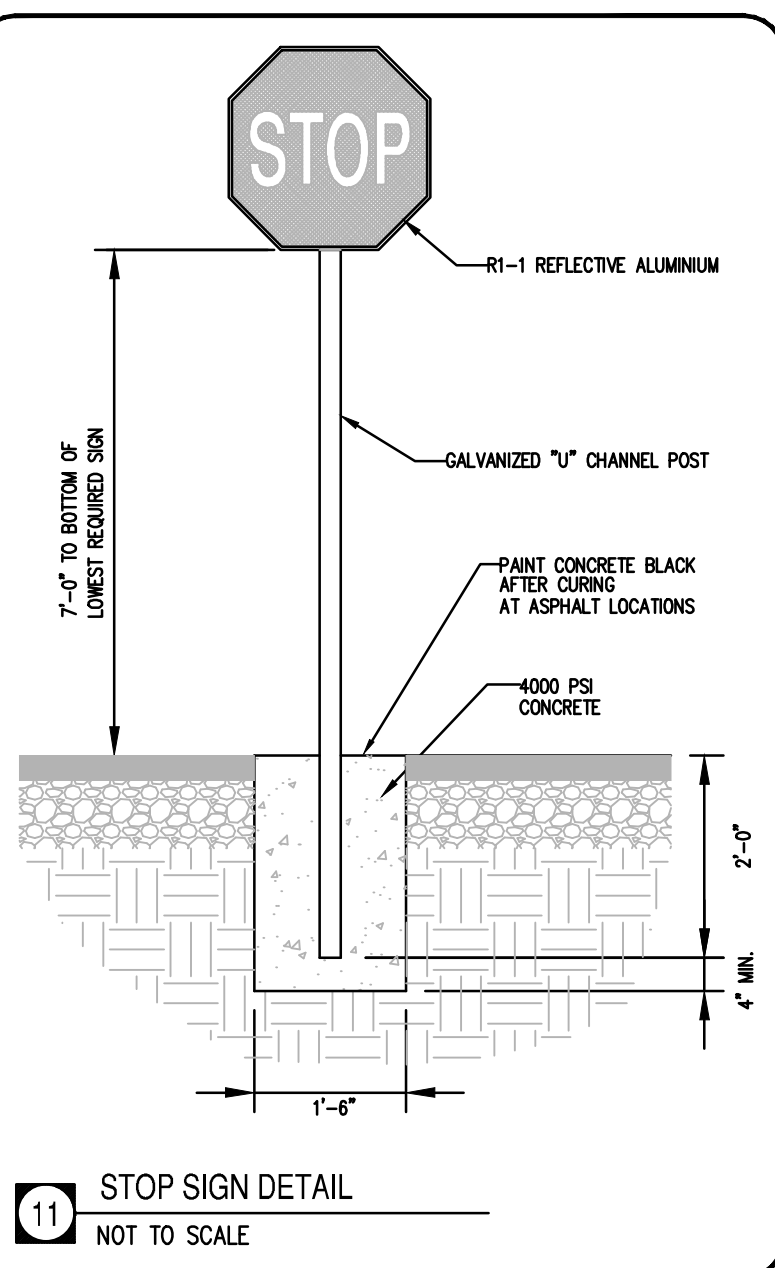
7 CURB EDGE CONCRETE SIDEWALK
NOT TO SCALE



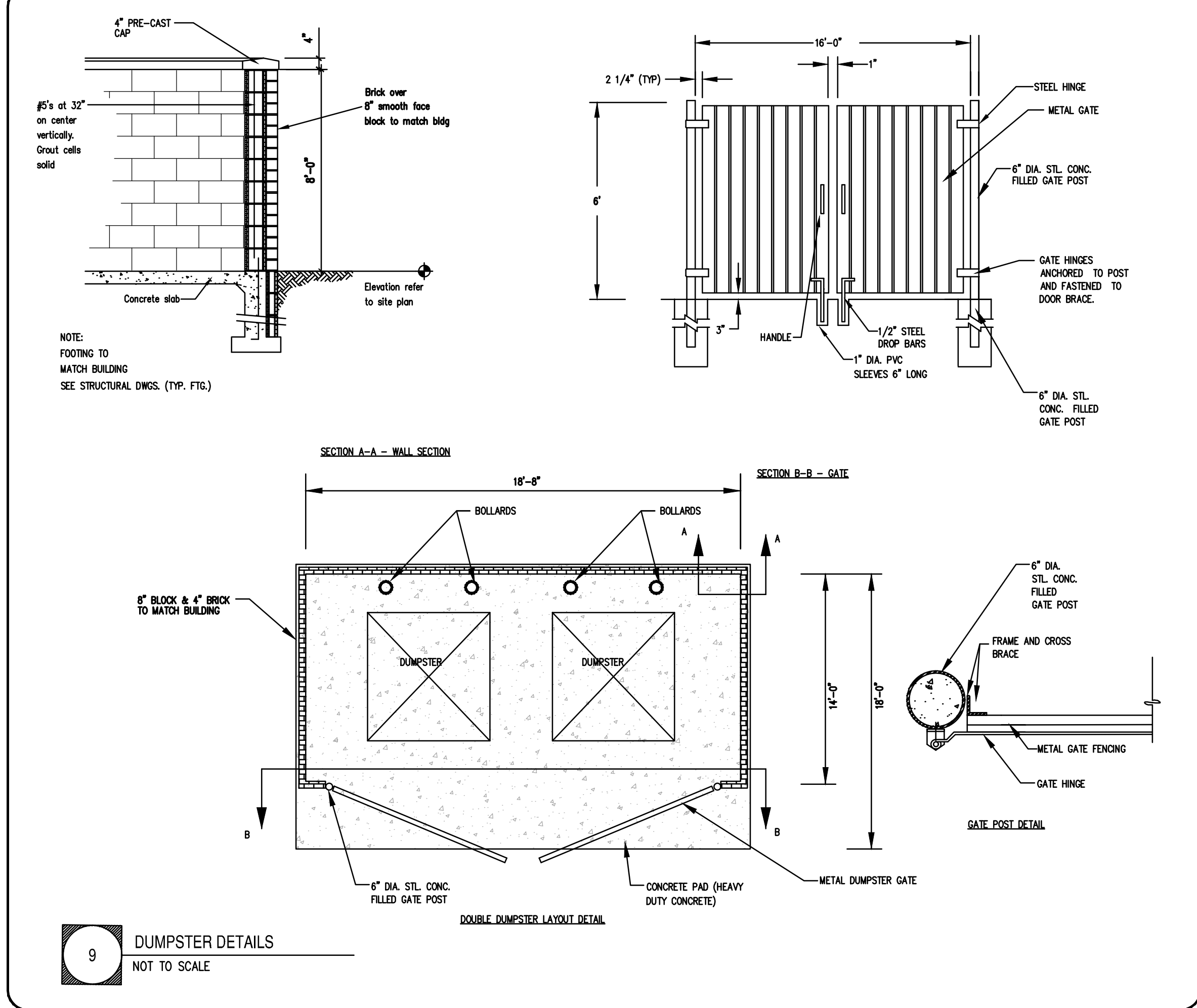
8 SIDEWALK DETAIL
NOT TO SCALE



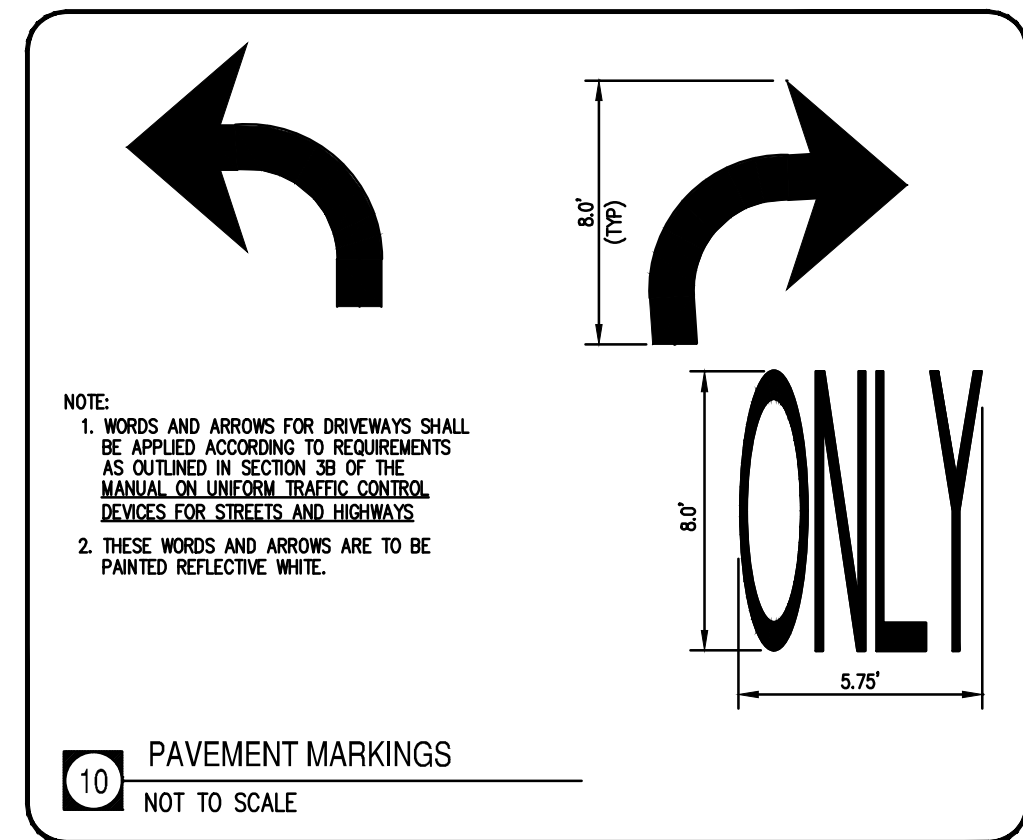
9 TYPICAL BOLLARD DETAIL
NOT TO SCALE



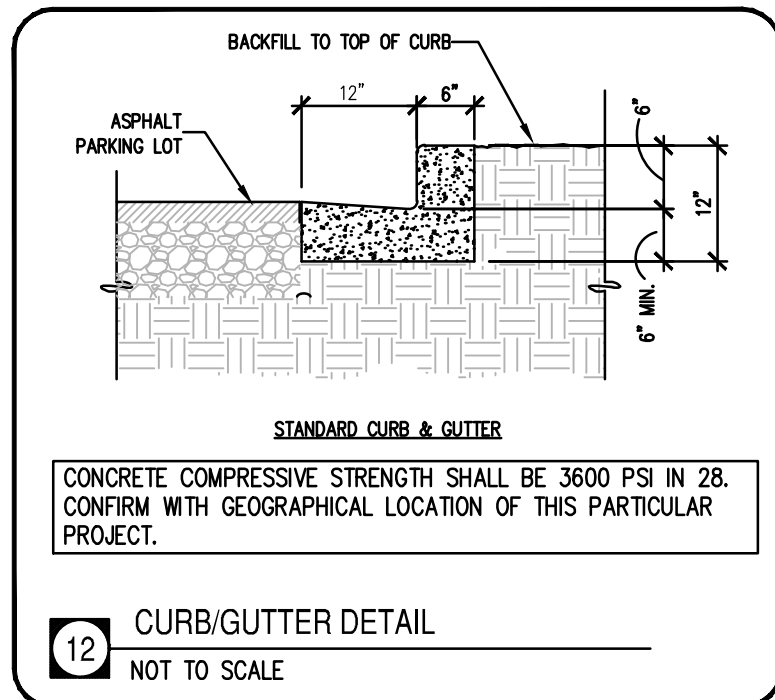
11 STOP SIGN DETAIL
NOT TO SCALE



9 DUMPSTER DETAILS
NOT TO SCALE



10 PAVEMENT MARKINGS
NOT TO SCALE



12 CURB/GUTTER DETAIL
NOT TO SCALE

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CONSTRUCTION DETAILS
CONCORD OFFICE SPACE
CONCORD, NORTH CAROLINA



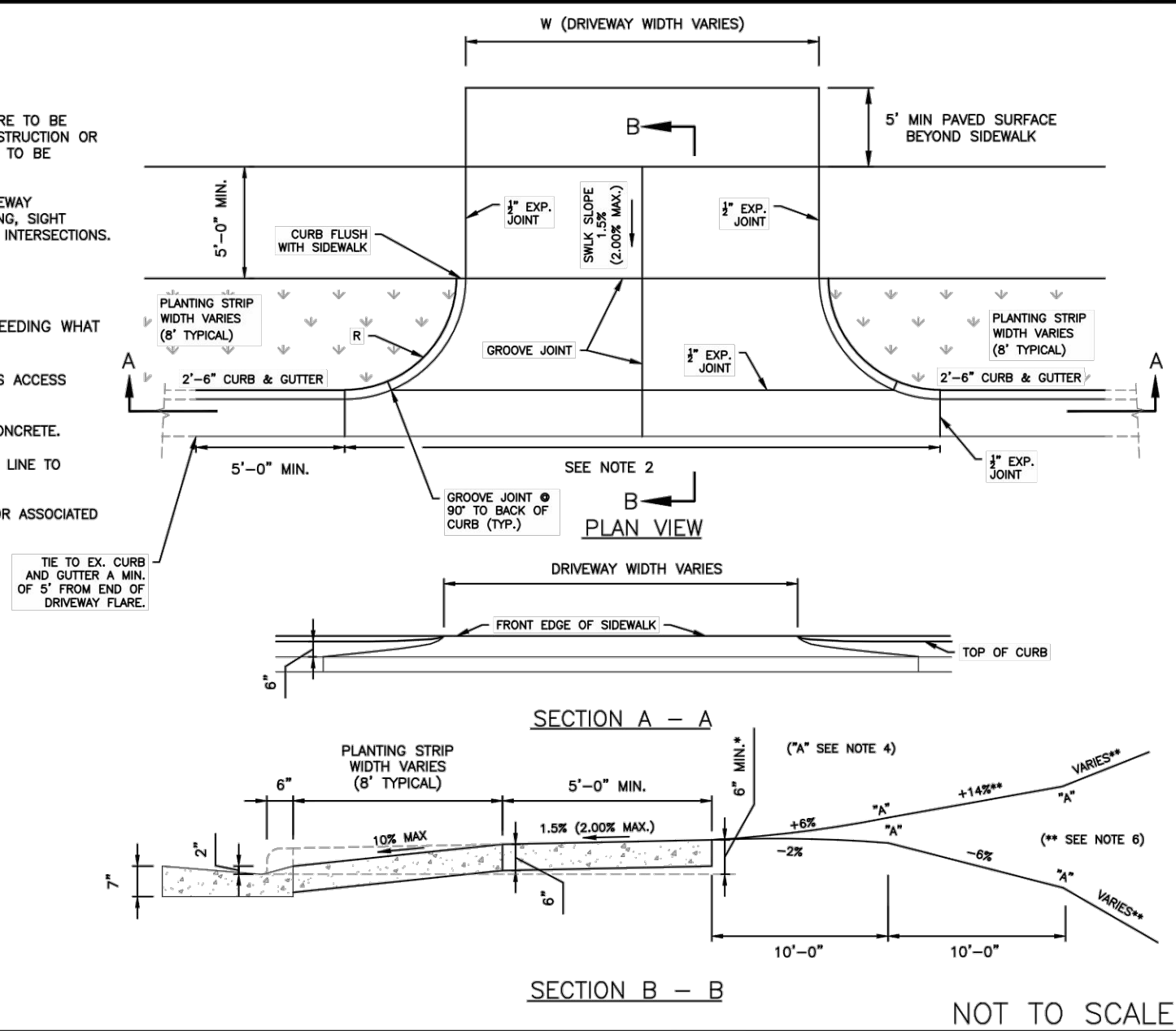
PLAN STATUS		
5/31/22	CONCORD	
12/29/22	CONCORD	
2/9/23	CONCORD	

DATE	DESCRIPTION	
RG	XXX	XXX
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FILE No.		

SHEET C6.1

NOTES:

1. ALL CONCRETE TO BE 3600 P.S.I.
2. ALL CURB OR CURB AND GUTTER AND SIDEWALKS ARE TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT.
3. ALL DRIVEWAYS MUST MEET THE CURRENT CITY DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING, SIGHT DISTANCE AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
4. "A" - BREAKOVER SHALL BE 8% OR LESS
(A = ALGEBRAIC DIFFERENCE).
5. PRIOR APPROVAL IS REQUIRED ON GRADES EXCEEDING WHAT ARE SHOWN.
6. ** - PER NC IFG SECTION 0103.2, FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
7. JOINT MATERIAL SHOULD BE PLACED FLUSH WITH CONCRETE.
8. * - THE DRIVEWAY MUST RISE 6" FROM THE GUTTER LINE TO PREVENT RUNOFF FROM ENTERING DRIVEWAY.
9. REFER TO TSM AND STD, DRV-100 AND DRV-101 FOR ASSOCIATED DIMENSIONS AND LOCATION INFORMATION.



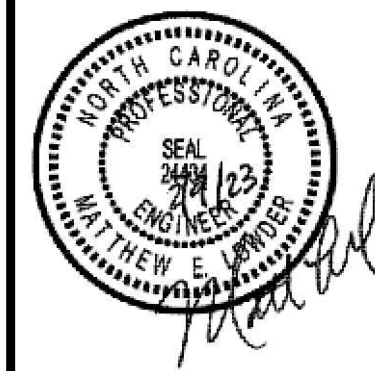
RADIUS CURB RAMP TYPE DRIVEWAY
PLANTING STRIP & 2'-6" CURB AND GUTTER

3-2022
DRV-103
SHEET 1 OF 1

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CONSTRUCTION DETAILS
CONCORD OFFICE SPACE
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CITY OF CONCORD PLANTING REQUIREMENTS:

FOR INFORMATION --- PER ARTICLE 11 OF THE CONCORD DEVELOPMENT ORDINANCE, THE FOLLOWING SPECIFICATIONS FOR PLANTS IS REQUIRED:

AS A GENERAL RULE, THE CALIPER OR DIAMETER OF TREES SHALL BE MEASURED 6 INCHES FROM THE GROUND LEVEL UP TO A 4-INCH CALIPER DIAMETER AND AT 12 INCHES FOR A 4-INCH CALIPER DIAMETER OR GREATER. THE HEIGHT OF SHRUBS SHALL BE A MINIMUM OF 24 INCHES AS MEASURED AT GROUND LEVEL TO THE TOP OF THE DENSEST PORTION OF THE TOP OF THE SHRUB OR HEDGE.

- A. SHADE TREES. SHADE TREES SHALL MEASURE A MINIMUM 2 INCHES TO 2.5 INCHES IN CALIPER, AND 10 FEET TO 12 FEET IN HEIGHT AT THE TIME OF PLANTING.
- B. ORNAMENTAL TREES. ORNAMENTAL TREES SHALL MEASURE A MINIMUM 1.5 INCHES TO 2 INCHES IN CALIPER FOR SINGLE-STEM TREES OR 1 INCH TO 1.5 INCHES IN CALIPER FOR MULTI-SITE, TREES, AND 6 FEET TO 8 FEET IN HEIGHT OF THE TIME OF PLANTING.
- C. LARGE SHRUBS. LARGE SHRUBS, NORMALLY PLANTED FOR SCREENING, SHALL MEASURE A MINIMUM OF 3 FEET TO 3.5 FEET IN HEIGHT AT THE TIME OF PLANTING.
- D. MEDIUM SHRUBS. MEDIUM SHRUBS SHOULD MEASURE 2 FEET TO 4 FEET IN HEIGHT AT THE TIME OF PLANTING.
- E. SMALL SHRUBS. SMALL SHRUBS SHALL MEASURE A MINIMUM OF 18 INCHES TO 24 INCHES IN SPREAD AND/OR HEIGHT AT THE TIME OF PLANTING.

LANDSCAPING NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE ANSI A300 STANDARD FOR TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT-STANDARD PRACTICES.
- ALL PLANT STOCK SHALL COMPLY WITH THE CURRENT EDITION OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK.
- UTILITIES SHALL BE LOCATED BEFORE PLANTING. WWW.NC811.ORG
- PLANTING LOCATIONS WILL BE ADJUSTED TO PROVIDE SUFFICIENT SPACE FOR UTILITIES, EASEMENTS, STREET LIGHTING, TRAFFIC SIGNS, AND SIGHT TRIANGLES. ON PUBLIC STREETS, NO TREES SHALL BE PLANTED WITHIN 75' OF APPROACHING A STOP SIGN. NO PLANTS OR SIGNS OVER 2' TALL WITHIN SITE TRIANGLES.
- ANY PROPOSED REDESIGN OF THE APPROVED PLANTING PLAN OR PLANT SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE CITY ARBORIST BEFORE INSTALLATION.
- ALL TREES AND THEIR PLANTED LOCATION SHALL BE INSPECTED BY CITY STAFF BEFORE APPROVAL. ANY PLANT MATERIAL WHICH HAS DIED, TURNED BROWN, OR DEFOLIATED PRIOR TO INSPECTION SHALL BE REJECTED.
- ANY PROPOSED PRIVATE IRRIGATION SHALL NOT LIE WITHIN UTILITY EASEMENTS OR STREET RIGHT OF WAYS, AND SHALL MEET THE REQUIREMENTS OF THE CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, SECTION 62-164.

ALL EXISTING TREES IN POOR CONDITION SHOULD BE REPLACED. EXISTING TREES WILL BE INSPECTED, ANY THAT SUFFER ROOT DAMAGE DURING CONSTRUCTION, IN POOR SHAPE OR LACK vigor WILL BE REQUIRED TO BE REMOVED AND REPLACED.

SITE LIGHTING NOTE:

THERE ARE NO PROPOSED SITE LIGHT POLES FOR THE PROPOSED DEVELOPMENT. PARKING LOT LIGHTING WILL BE PROVIDED FROM BUILDING MOUNTED LIGHT FIXTURES.

SEEDBED PREPARATION:

- CHISEL COMPACTED AREAS AND SPREAD TOPSOIL THREE INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
- RIP THE ENTIRE AREA TO SIX INCHES DEEP.
- REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS, LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
- APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE SEEDING MIXTURE).
- CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED FOUR TO SIX INCHES DEEP.
- SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
- MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
- INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE MORE THAN 60% DAMAGED, RE-ESTABLISH FOLLOWING THE ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
- CONSULT S&EC ENVIRONMENTAL ENGINEERS ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

SEEDING MIXTURE:

AGRICULTURE LIMESTONE:	2 TONS/ACRE (3 TONS/ACRE IN CLAY SOILS)
FERTILIZER:	1,000 LBS/ACRE - 10-10-10
SUPERPHOSPHATE:	500 LBS/ACRE - 20% ANALYSIS
MULCH:	2 TONS/ACRE - SMALL GRAIN STRAW
ANCHOR:	ASPHALT EMULSION AT 400 GALS/ACRE

TEMPORARY SEEDING SPECIFICATIONS/SCHEDULE

Date	Type	Planting Rate
March - Oct.	Browntop Millet	40 lbs/acre
Nov. - Feb.	Winter Rye	120 lbs/acre

SEEDING SPECIFICATIONS/SCHEDULE

FOR SHOULDERS, SIDE DITCHES, SLOPES (MAX 3:1)

Date	Type	Planting Rate
Aug 15 - Nov 1	Tall Fescue	300 lbs/acre
Nov 1 - Mar 1	Tall Fescue & Abruzzi Rye	300 lbs/acre
Mar 1 - Apr 15	Tall Fescue	300 lbs/acre
Apr 14 - Jun 30	Hulled Common Bermuda Grass	25 lbs/acre
Jul 1 - Aug 15	Tall Fescue & Browntop Millet or Sorghum-Sudan Hybrids	240 lbs/acre-Tall Fescue; 35 lbs/acre Browntop Millet 30 lbs/acre Sorghum-Sudan Hybrids

FOR SHOULDERS, SIDE DITCHES, SLOPES (3:1 - 2:1)

Date	Type	Planting Rate
Mar 1 - Jun 1	Sericea Lespedeza (scarified) & use the following combinations:	50 lbs/acre (Sericea Lespedeza)
Mar 1 - Apr 15	Add Tall Fescue	240 lbs/acre
Mar 1 - Jun 30	Or add Juiled Common Bermuda Grass	25 lbs/acre
Jun 1 - Sep 1	Tall Fescue & Browntop Millet or Sorghum-Sudan Hybrids	240 lbs/acre Tall Fescue 35 lbs/acre Browntop Millet 30 lbs/acre Sorghum-Sudan Hybrids
Sep 1 - Mar 1	Sericea Lespedeza (Unhulled)-Unscarified & Tall Fescue	70 lbs/acre Sericea Lespedeza 240 lbs/acre Tall Fescue
Nov 1 - Mar 1	Add Abruzzi Rye	25 lbs/acre

CONSULT S&EC ENGINEER FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. THE ABOVE VEGETATION RATES ARE THOSE THAT DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

*** TEMPORARY: RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW MORE THAN 12" IN HEIGHT BEFORE MOWING; OTHERWISE, FESCUE MAY BE SHADED OUT.

Bowman

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4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919)559-6570
bowman.com
Bowman North Carolina Ltd.

LANDSCAPE NOTES & DETAILS

CONCORD OFFICE SPACE

CONCORD, NORTH CAROLINA



PLAN STATUS

5/31/22	CONCORD
12/29/22	CONCORD
2/9/23	CONCORD

DATE DESCRIPTION

RG	XXX	XXX
DESIGN	DRAWN	CHKD
SCALE	H:	
	V:	

JOB No. 220110-01-001

DATE MAR. 31, 2022

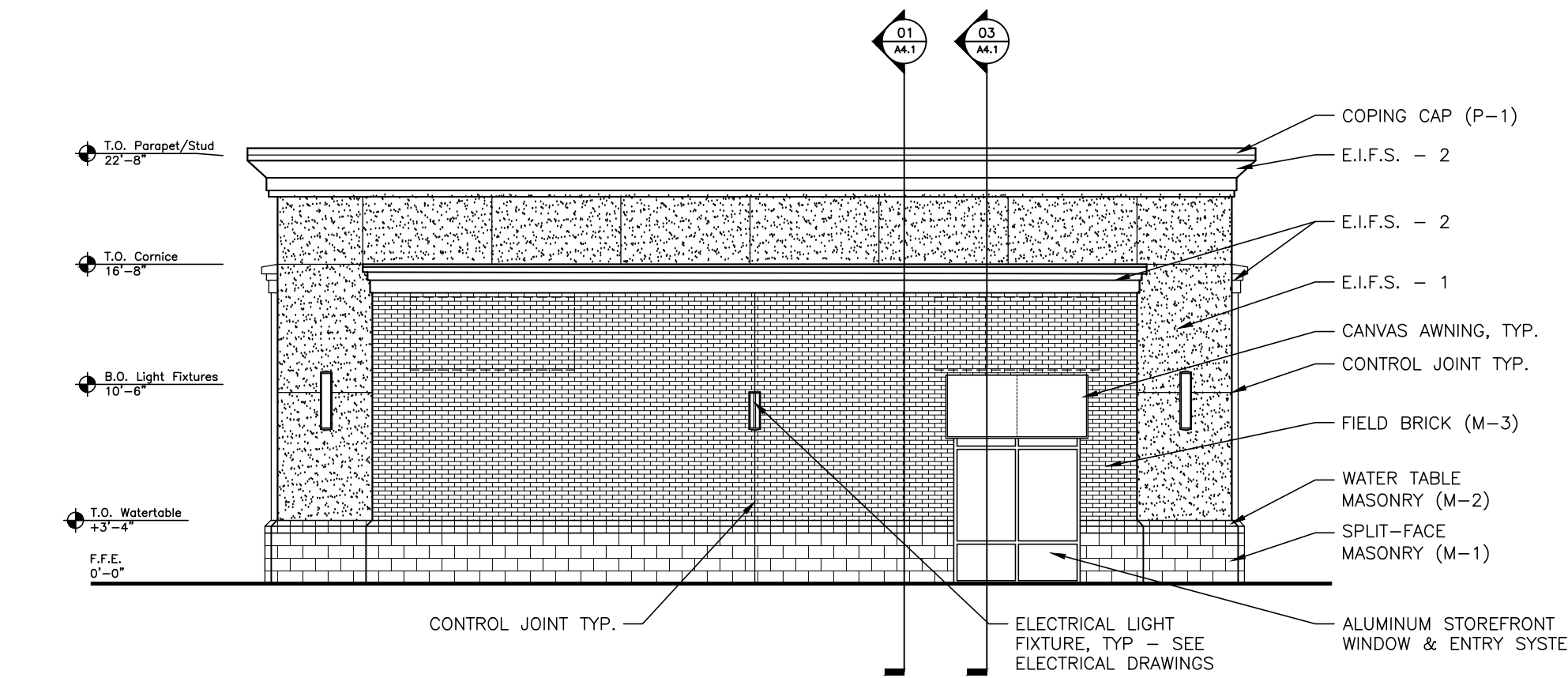
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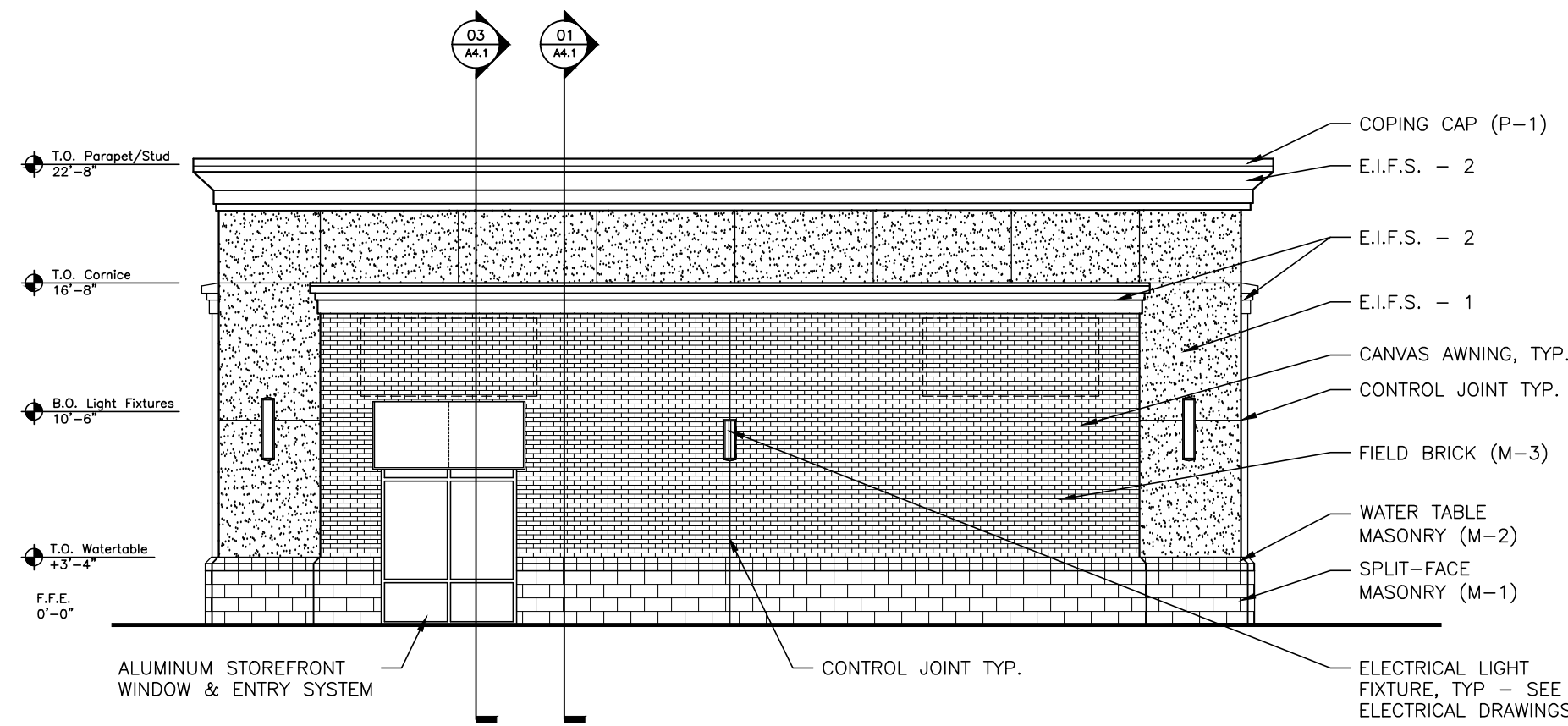


704 841.1899 1242 Mann Drive Suite 200
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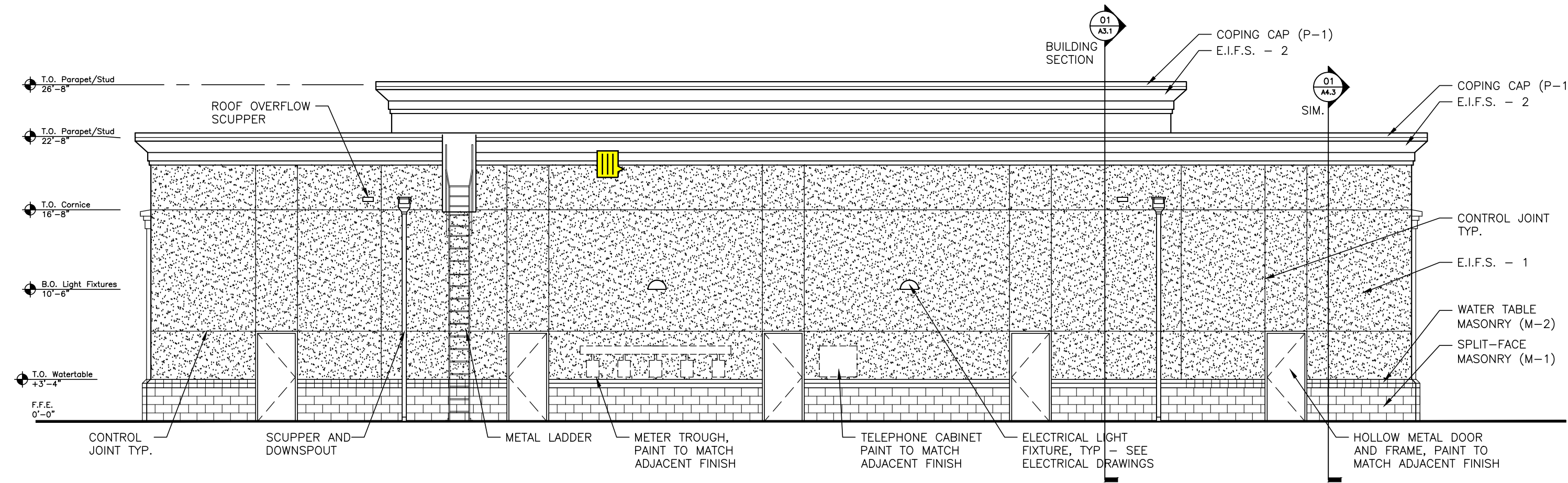
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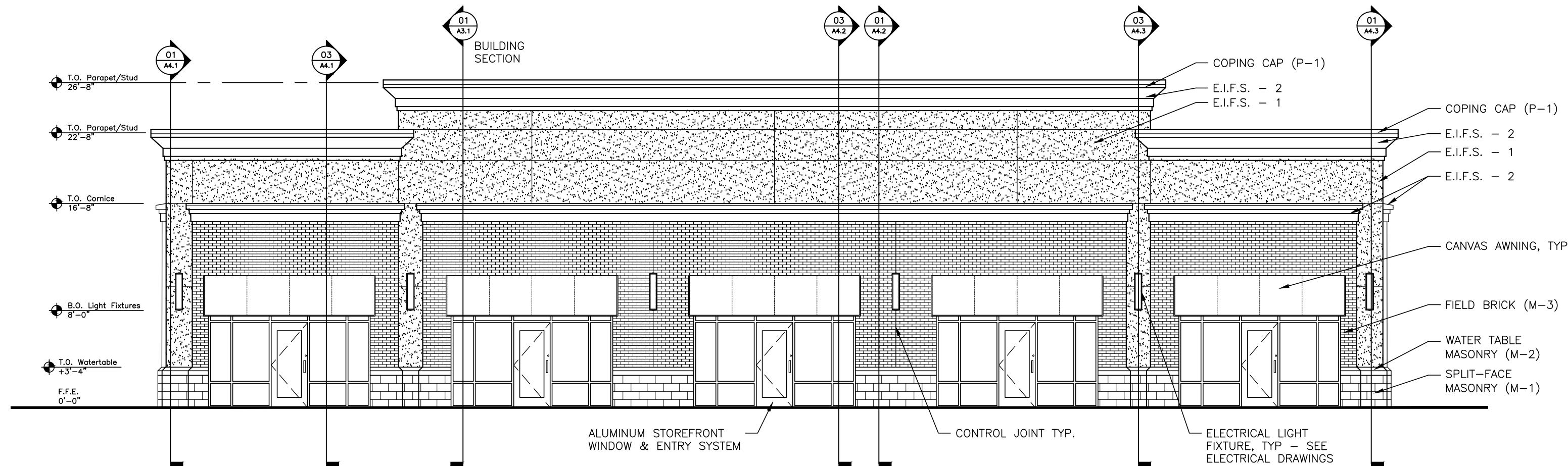
03 ELEVATION: Left Side
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)



04 ELEVATION: Right Side
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)



02 ELEVATION: Rear
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)



01 ELEVATION: Front
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

SETTLERS LANDING
COMMONS
OUT PARCEL #3
Retail Shell
New Construction

3395 Jacobs Crossing Blvd SW
Concord, NC 28027

Date: APRIL 14, 2022
Project Number: 2022-18
Issued For:
Construction Only: APRIL 14, 2022