



VICINITY MAP

# WALDEN AUSTIN VILLAGE

## INDIAN TRAIL, NORTH CAROLINA

### CONTACT INFORMATION

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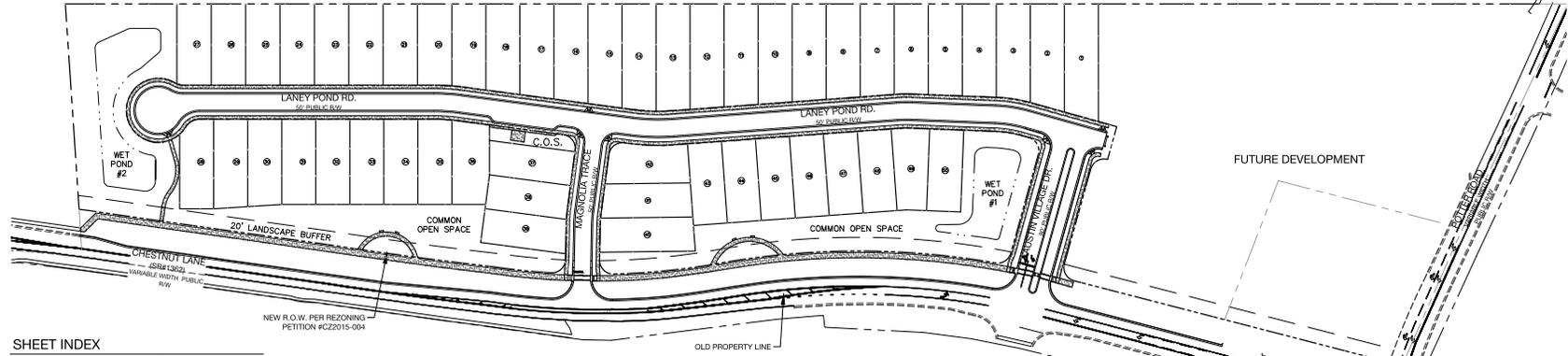
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 urbanpartners.com



12.13.16



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### GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE TOWN OF INDIAN TRAIL LAND DEVELOPMENT STANDARDS.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES UNLESS OTHERWISE SPECIFIED IN THE TOWN OF INDIAN TRAIL LAND DEVELOPMENT STANDARDS.
3. ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO THE TOWN OF INDIAN TRAIL STANDARDS IN ORDER TO BE DEDICATED PUBLIC RIGHT OF WAYS.
4. LAND DEVELOPMENT ENGINEER SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO CONSTRUCTION.
5. SHOT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
6. NON-STANDARD ITEMS (E.G., FINERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
7. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS AND SHALL COMPLY WITH SECTION 1000 OF THE NCDOT STANDARD SPECIFICATIONS.
8. ALL CONCRETE SHALL BE CURED WITH 100% RESIN BASE, WHITE PROMOTED CURING COMPOUND WHICH MEETS A.S.T.M. SPECIFICATIONS C-309, TYPE 1, APPLIED AT ONE GALLON TO 400 SQ FT WITHIN 24 HOURS OF PLACEMENT OF CONCRETE.
9. ALL CURB AND GUTTER SHALL BE BACKFILLED WITH SOIL APPROVED BY THE INSPECTOR 48 HOURS AFTER CONSTRUCTION TO PREVENT EROSION.
10. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATIVE MATTER, WASTE, CONSTRUCTION MATERIAL, OR OTHER OBSCURABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND THE MATERIAL SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
11. ALL TRENCHES IN THE STREET RIGHT OF WAY SHALL BE BACKFILLED WITH SUITABLE MATERIAL IMMEDIATELY AFTER THE PILE IS Laid.
12. ALL SUBGRADE FOR ROADS SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTER TEST.
13. ALL TESTS SHALL BE PERFORMED BY THE DEVELOPER AT NO COST TO THE TOWN.
14. CONTRACTOR SHALL MAINTAIN TWO WAY TRAFFIC AT ALL TIMES WHEN WORKING WITHIN EXISTING STREETS. THE CONTRACTOR SHALL PLACE AND MAINTAIN SIGNS, DANGER LIGHTS, BARRICADES, AND FLUORIDA WATCHMEN OR FLAGMEN TO DIRECT TRAFFIC IN ACCORDANCE WITH THE WORK AREA TRAFFIC CONTROL HANDBOOK (M.A.T.C.A.).
15. SIDEWALKS SHALL BE CONSTRUCTED OF NOT LESS THAN 3600 PSI CONCRETE AND SHALL BE FOUR (4) INCHES THICK, CONSTRUCTED ON AN ADEQUATELY GRADED BASE, EXCEPT WHERE A SIDEWALK CROSSES A DRIVEWAY IT SHALL BE SIX (6) INCHES THICK.
16. SUBGRADE FOR SIDEWALKS SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTER TEST. THE SURFACE OF THE SIDEWALK SHALL BE STEEL TROWEL AND LIGHT BROOM FINISHED AND CURED WITH AN ACCEPTABLE CURING COMPOUND. TOOLED JOINTS SHALL BE PROVIDED AT AN INTERVAL NOT LESS THAN FIVE (5) FEET AND EXPANSION JOINTS AT INTERVALS NOT MORE THAN 45 FEET. THE SIDEWALK SHALL HAVE A LATERAL SLOPE OF 1/4" PER FOOT.
17. THE ELEVATION OF THE SIDEWALK SHALL BE RELATED TO THE ELEVATION OF THE CROWN OF THE ADJACENT ROADWAY. THE SIDEWALK SHALL BE NO LESS THAN SIX (6) INCHES OR MORE THAN 18 INCHES ABOVE THE ROADWAY CROWN, EXCEPT THAT THE CROSSFALL ELEVATIONS SHALL BE PROPERLY RELATED TO THE EXISTING OR PROPOSED ROADWAY CURB.
18. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
19. UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES AND, TO THE EXTENT POSSIBLE, PATHS CLEARED FOR SUCH UTILITY LINES SHALL BE REPLANTED WITH PLANT MATERIALS FROM THE JURISDICTION APPROVED PLANT LIST.
20. NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN ANY BUFFER AREAS.
21. THE DEVELOPER SHALL MAKE A DILIGENT EFFORT TO PRESERVE AREAS OF REQUIRED BUFFERS WHERE SIGNIFICANT VEGETATION EXISTS. THESE AREAS SHALL REMAIN UNDISTURBED EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE THE ABOVE ITEMS OF THIS SECTION.
22. UNDER DRAINAGE SHALL BE PROVIDED AS DIRECTED BY SEE-TECHNICAL ENGINEER. DETERMINATION SHALL BE MADE IN THE FIELD.
23. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
24. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBVERSION FINAL INSPECTION TO THE TOWN OF INDIAN TRAIL ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE TOWN OF INDIAN TRAIL SUBVERSION ORDINANCE.
25. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA, ANY OTHER OBJECTS WHICH IMPAIR STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
26. ALL ROAD IMPROVEMENTS ON SHEET RD-1.0 ARE TO BE COORDINATED WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION.
27. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY LINES. ALL EXISTING FACILITIES WHICH CONFLICT WITH IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
28. ALL DEVELOPER CREATING A TOTAL 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
29. CURB AND GUTTER SHOW ON PLANS ALONG CHESTNUT LANE MAY BE ADJUSTED BASED UPON FIELD STAKING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
30. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO TOWN OF INDIAN TRAIL ENGINEER PRIOR TO CONSTRUCTION.

Caprock, LLC

Walden Austin Village  
 Cover Sheet  
 Potter Road & Chestnut Lane, Indian Trail, NC

| NO. | DATE     | REV. | REVISIONS                |
|-----|----------|------|--------------------------|
| 1   | 02.25.16 | MSR  | PER NCDOT COMMENTS       |
| 2   | 04.06.16 | MSR  | PER UICPA COMMENTS       |
| 3   | 04.06.16 | MSR  | PER UICPA COMMENTS       |
| 4   | 04.06.16 | MSR  | PER UICPA COMMENTS       |
| 5   | 05.19.16 | MSR  | PER NCDOT COMMENTS       |
| 6   | 05.19.16 | MSR  | PER UICPA COMMENTS       |
| 7   | 05.19.16 | MSR  | PER UICPA COMMENTS       |
| 8   | 06.15.16 | MSR  | PER UICPA COMMENTS       |
| 9   | 07.21.16 | MSR  | PER TOWN/NC DOT COMMENTS |
| 10  | 08.01.16 | MSR  | PER UICPA COMMENTS       |
| 11  | 09.23.16 | MSR  | PER UICPA/NO GOVERNMENT  |

Project No: 14-079  
 Date: Feb. 16, 2016  
 Drawn By: uds  
 Scale: 1"=40'  
 Sheet No: C-1.0

