

Appendix A ■ GENERAL PLAN NOTES

The following notes are required without editing on Sheet 2 of the improvement plan set:

1. The City of Belmont will provide part time inspection services for improvements that are to become publicly maintained. The design professional and contractor shall provide adequate notification and coordination to ensure all improvements are inspected during construction.
2. Regular working hours are defined as 8 hours per day between the hours of 7:00 AM and 7:00 PM, Monday through Friday, excluding City of Belmont holidays. If the contractor intends to work other than regular working hours, he shall submit a written request to the City Inspector not less than 48 hours prior to any proposed weekend work or scheduled extended work weeks.
3. Contractor shall reimburse the City of Belmont for additional inspection costs incurred as a result of overtime work in excess of the regular working hours stipulated in Note 2. Overtime costs for City personnel shall be \$75 per hour.
4. Construction materials and methods shall be governed by the current City of Belmont Land Development Standards Manual and the design professional's written specifications. Request for any variances to these standards shall be submitted to and reviewed by design professional. Design professional shall then make formal submittals to the City for official approval. Construction which does not conform to the Land Development Standards Manual will be rejected.
5. Shop drawings and material specification sheets shall be submitted to the design professional for approval. Contractor shall affix a stamp to each shop drawing or materials specification sheet stating that he approves the item as meeting the design professional's specifications. The stamp shall include contractor's name, language regarding contractor's approval, and it must be signed and dated by the contractor. The design professional will review and approve these documents prior to submittal to the City for final acceptance. The design professional shall affix his company's stamp and sign each submittal item. City, after review, will issue final material and equipment approval.
6. Upon final approval of the plans by the City of Belmont, Gaston Natural Resources Department, NCDENR Division of Water Quality, NCDENR Public Water Supply Division, and NCDOT as applicable, the design professional shall submit copies of all permits issued to the Belmont City Engineer. After receipt and verification of these approvals, the design professional and Developer may request a preconstruction meeting with City staff. This meeting is mandatory and must be arranged through the Public Works Director. In attendance at the meeting shall be the Developer, the general contractor, primary



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subcontractors, and the design professional. The design professional shall provide the following materials with his request for this meeting:

- a. All applicable permit approvals (3 copies).
 - b. Final construction plans and specifications, clearly noted as “Released for Construction” (3 full sized copies and one half size copy).
 - c. Shop drawing submittals for all materials to be incorporated into the public improvements. The shop drawings shall have been reviewed by the design professional and stamped as “Approved” (4 copies).
 - d. List of all parties involved with the design and construction of the project, including the Developer and project owner. List shall include authorized representative for each entity and full contact information including addresses, 24-hour cell phone numbers, email addresses, etc. (3 copies).
7. Contractor must obtain a grading permit from the Belmont Planning Department prior to beginning construction. The City will not issue this permit until all off-site easements have been obtained and recorded, all other permits have been obtained with copies delivered to the City Engineer, and a preconstruction meeting held. Beginning work on the site prior to the issuance of the grading permit will subject the contractor to fines and other remedies prescribed in Belmont and Gaston County Ordinances and Codes.
8. Record drawings must be provided in paper and digital format (AutoCAD and Adobe PDF) prior to acceptance of the water, sanitary sewer, and drainage systems for maintenance by the City. The record drawings for this project must include specific information regarding the location of:
- a. Water mains, water service taps on the main, valves, and fire hydrants.
 - b. Sanitary sewers, manholes, sewer service taps on the sewer.
 - c. Pump station and force main.
 - d. Storm sewers, manholes, catch basins, subsurface drains.
 - e. Detention and water quality facilities including field verification of basin volumes.
 - f. All existing buried utilities encountered during construction.
 - g. Rock if encountered during construction.



9. Utility easements have been executed and recorded. If the locations of water and sewer facilities are changed during construction, the easement documents shall be updated and re-recorded.
10. Construction for the placement and compaction of fill dirt shall be controlled and tested by a certified geotechnical engineer. The City of Belmont assumes no liability or responsibility regarding the filling of the lots. Fills in rights of way will be monitored by the City Inspector. The design professional shall submit compaction testing results to the City Inspector as verification that specified compaction is achieved.
11. Any springs discovered during construction of the improvements must be accommodated by the extension of the storm drainage system to prevent water from flowing over public sidewalks, curbs, and pavements. These extensions shall be included on the record drawings.
12. No trees may be removed from the site without first identifying trees to remain in the field with yellow flagging. Tree protection fencing is required by City Code.
13. The City of Belmont does not guarantee water volume and water distribution system pressure.
14. No vertical building construction may proceed until the water mains and fire hydrants are installed and approved for operation by the NCDENR Public Water Supply Division. This process requires complete installation, pressure testing of the water main, disinfection, acceptable bacteriological test results, certification by the design professional, applicant certification, and submittal to the NCDENR Public Water Supply Section for Authority to Operate approval. The construction of the water main may be the critical path item for starting building construction.
15. Water and sewer systems cannot be activated until final approval from NCDENR is obtained and NCDENR approval letters are received by the City. The project design professional shall provide the necessary services required in order for him to make the certifications necessary for such final approvals. If a different engineer will be retained by the Developer for construction phase services, the Developer shall notify the City of Belmont in writing of such change in design professional.
16. Clearances between sewer, water, and storm pipes have been checked in detail by the design professional. Field changes for crossing conflicts must be submitted with revised plans by the design professional and must be approved by the City prior to any construction modifications.
17. The minimum pavement cross-section shall be 8 inches of ABC stone base or 5" Type B25.0B, 2 inches of Type S9.5B or Type SF9.5A asphalt intermediate course, and 1-1/2



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inches of Type SF9.5A asphalt surface course. The final surface course shall not be installed until 50 percent of the lots on a street have received a certificate of occupancy for a principal structure or one year after the completion of the base and intermediate courses. Final surface course shall not be placed until the street has been inspected by the City Inspector and all base and intermediate asphalt courses have been repaired and are deemed in good condition by the City.

18. All publicly maintained storm inlets, catch basins, and manholes shall be precast concrete construction. Brick or block structures are unacceptable.
19. Water service lines and sewer services are not permitted under driveways. Paired sewer services sharing the same trench for adjacent lots are not permitted. The same applies to water services. Services shall be located in the middle of the lot frontage to avoid driveways. If this does not work with the proposed building plans, then sewer services should be at the low corner of the lot frontage.
20. The City does not assume the responsibility for replacement of pavements, concrete walks and curbing, or landscaping if removal of these items is required to repair water and sewer facilities in utility easements.
21. The City reserves the right to delete any trees that may conflict with adequate vehicular sight distances.
22. The contractor shall provide a one year warranty on all improvements. Warranty period does not begin until the improvements have been inspected and accepted by the City in accordance with current City acceptance policy. A two year warranty is required for trees and plant materials.

