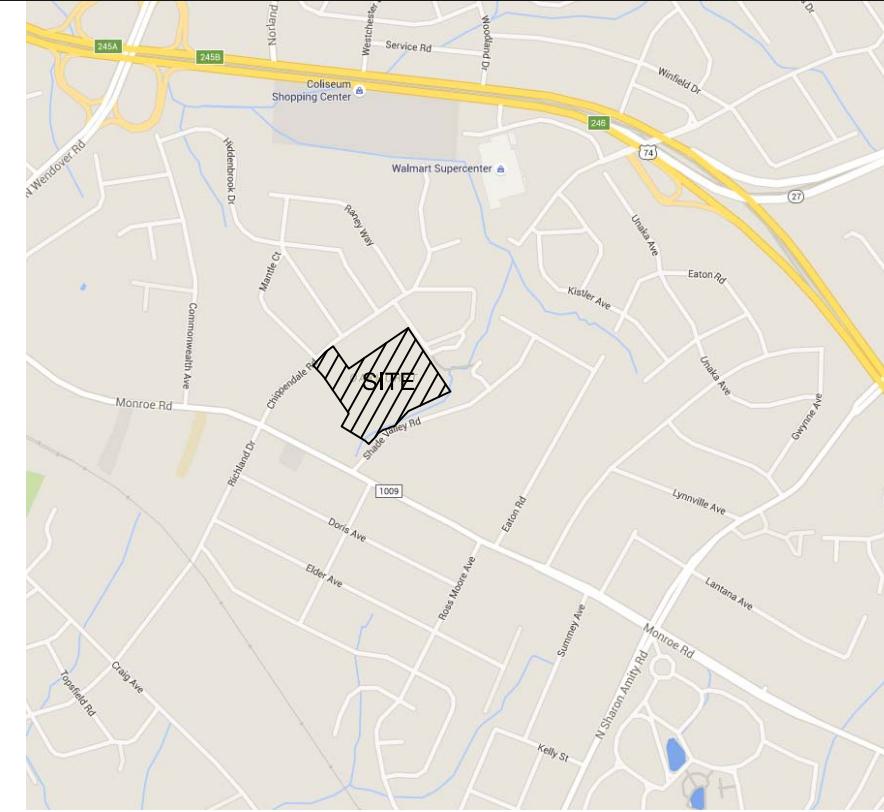


PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

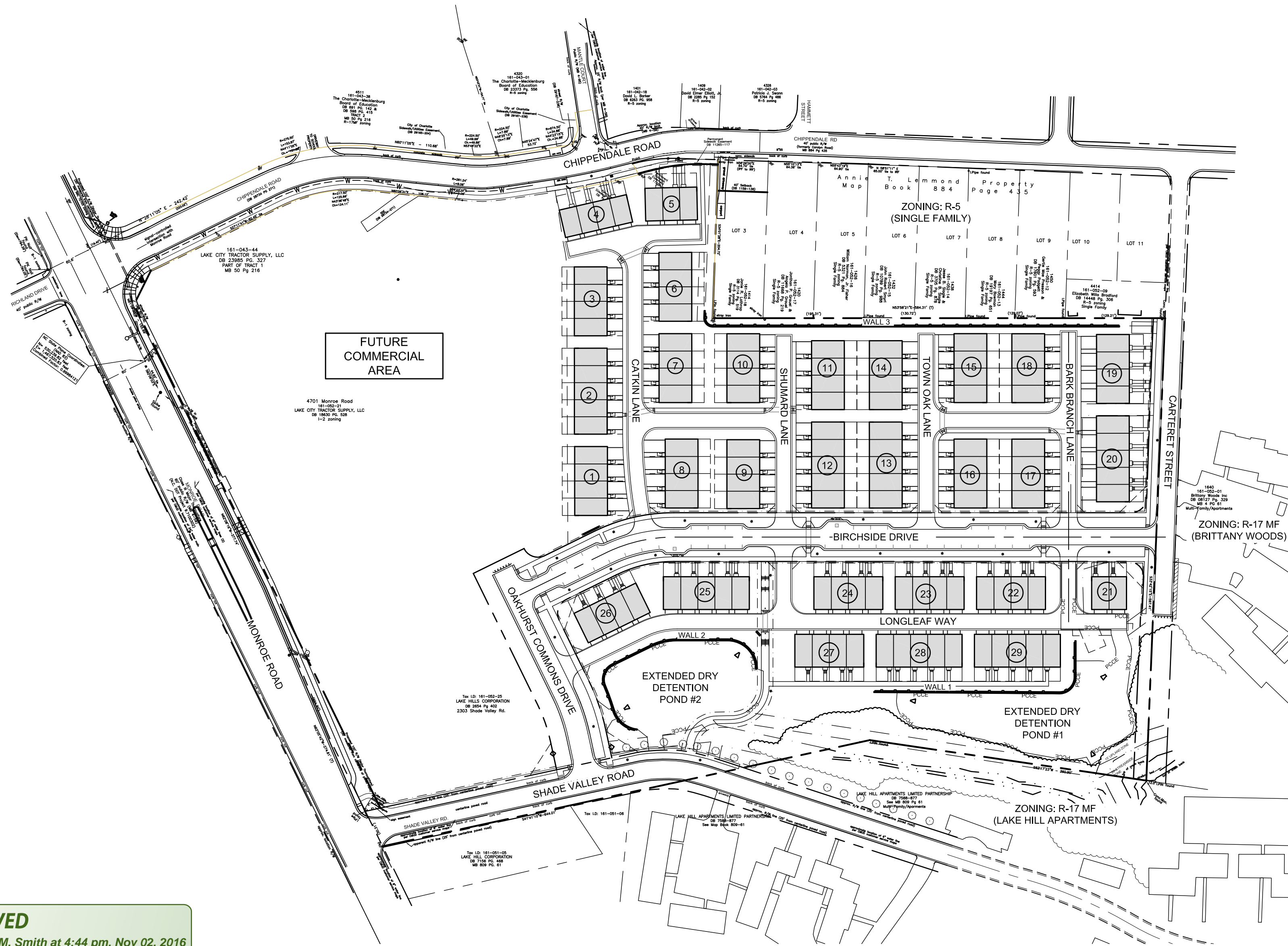
By Brent Wilkinson 11/10/16

# OAKHURST TOWNHOMES

## CHARLOTTE, NC



VICINITY MAP  
NTS



### NOTE:

THE SITE PLAN SHOWN ON THE COVER IS FOR GENERAL REFERENCE. SEE SHEET L-101 FOR ADDITIONAL SITE DATA AND PLAN INFORMATION.

### DRAWING INDEX

- L-001 COVER
- X-1.0 EXISTING CONDITIONS
- Z-1.0 SCHEMATIC PLAN
- Z-2.0 DEVELOPMENT NOTES
- Z-3.0 TYPICAL STREET CROSS SECTIONS
- L-100 EXISTING CONDITIONS & DEMOLITION PLAN
- L-101 OVERALL SITE PLAN
- L-102 SITE PLAN
- L-103 SITE PLAN
- L-104 CODE REQUIRED PLANTING PLAN
- L-105 PLANTING NOTES & DETAILS
- L-106 ENTRANCE MONUMENTS
- L-107 LIGHTING PLAN
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- L-201 STORM DRAINAGE SCHEDULE
- L-202 GRADING & STORM DRAINAGE PLAN1
- L-203 GRADING & STORM DRAINAGE PLAN
- L-204 WATER QUALITY PLAN
- L-205 EXTENDED DRY DETENTION POND 1
- L-206 EXTENDED DRY DETENTION POND 2
- L-300 EROSION CONTROL PLAN - PHASE 1
- L-301 EROSION CONTROL PLAN - PHASE 2
- L-400 ROAD PROFILES1
- L-401 ROAD PROFILES3
- L-402 ROAD PROFILES2
- L-403 CARTERET STREET ROADWAY IMPROVEMENTS
- L-404 ROADWAY INTERSECTION SIGHT DISTANCE
- L-405 CARTERET STREET TRAFFIC CONTROL PLAN
- L-406 CARTERET STREET CROSS-SECTIONS
- L-407 CARTERET STREET CROSS-SECTIONS1
- L-500 DETAILS1
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- L-502 DETAILS3
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- L-504 TRUCK TURNING PATHS
- L-600 PRIVATE PLAN SANITARY SEWER & WATER
- L-601 SANITARY SEWER PROFILES
- L-602 UTILITY DETAILS



FINAL  
APPROVAL

**ENGINEERING**  
PCO / DETENTION / DRAINAGE PLAN

**EROSION CONTROL**

**URBAN FORESTRY**  
TREE ORDINANCE

**CDOT**

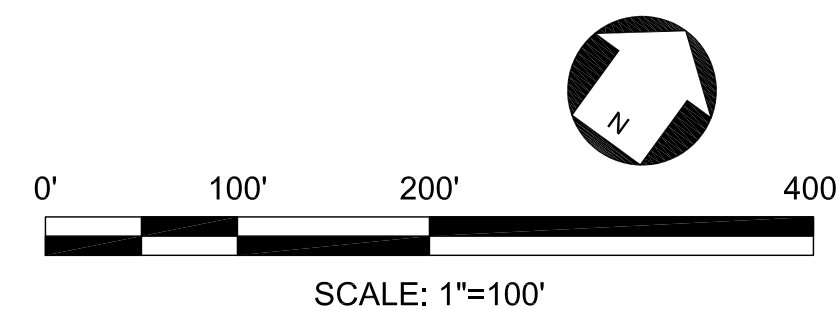
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING  
AT LEAST 48 HRS. PRIOR TO ANY LAND  
DISTURBING ACTIVITY USING THE ONLINE  
FORM AT <http://development.charmeck.org>

**APPROVED**  
By Brendan M. Smith at 4:44 pm, Nov 02, 2016

**APPROVED**

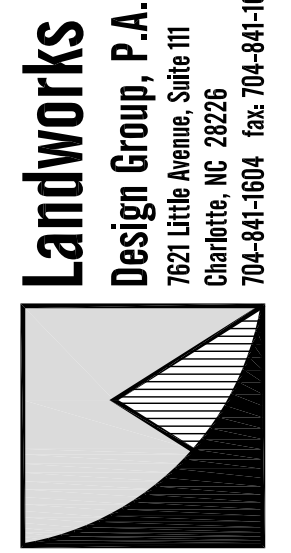
**APPROVED**

**APPROVED**



### REVISIONS:

No.	Date	By	Description
1	9/26/16		Per City Review Comments



**OAKHURST TOWNHOMES**  
2303 SHADE VALLEY ROAD  
CHARLOTTE, NC  
OAKHURST TOWN HOME LOTS, LLC

COVER



CORPORATE CERTIFICATIONS  
NC PE: C-2930 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDH

Checked By: PGJ

Date: 7/22/16

Project Number: 15035

Sheet Number:

**L-001**



SEE SHEETS L-400 - L-404 FOR ROAD PROFILES & ROADWAY IMPROVEMENTS

SEE SHEET L-504 FOR FIRE TRUCK TURNING MOVEMENTS

SEE SHEET L-104 FOR TREE SAVE CALCULATIONS

#### S.W.I.M. STREAM BUFFER NOTES

1. THE STREAM SIDE ZONE OF THE BUFFER IS TO BE LEFT COMPLETELY "UNDISTURBED". NO FILL OR GRADING IS ALLOWED IN THE STREAM SIDE BUFFER ZONE.
2. NO FILL MATERIAL IS TO BE BROUGHT INTO THE S.W.I.M. STREAM BUFFER AND NO BUILDING STRUCTURES ARE ALLOWED WITHIN ANY OF THE SWIM STREAM BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).
3. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES.
4. THE OUTSIDE BOUNDARY OF THE S.W.I.M. STREAM BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING, STUMPING, ETC.) AT THE SITE AND THIS FENCING MUST BE CALLED OUT ON THE PLANS.
5. THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS.
6. ANY ACTIVITY IN THE BUFFER WILL COMPLY WITH THE S.W.I.M. IMPLANTATION GUIDELINES.
7. STREAM BUFFERS MUST BE SURVEYED AND CLEARLY MARKED IN THE FIELD PRIOR TO THE PRECONSTRUCTION MEETING WITH THE WATER QUALITY STAFF.
8. ALL TEMPORARY SEDIMENT BASINS AND ALL OTHER EROSION CONTROL DEVICES ARE LOCATED OUTSIDE OF THE MINIMUM BUFFER WIDTH.
9. BUFFER DELINEATION:
  - BUFFER AREA IS CLEARLY IDENTIFIED ON PLANS IN BOLD CLEAR TYPE AS "S.W.I.M. STREAM BUFFER".
  - THE OUTSIDE BOUNDARY OF EACH BUFFER ZONE IS CLEARLY MARKED AND LABELED ON THE PLANS (STREAM SIDE, MANAGED USE, UPLAND).
  - FIELD LOCATED TOP OF BANK FROM WHERE BUFFER WIDTH IS MEASURED IS LABELED ON PLANS.
  - SHOW ORANGE FABRIC FENCING ON GRADING AND EROSION CONTROL PLANS.
  - STREAMS AND BUFFER BOUNDARIES INCLUDING THE DELINEATION OF EACH ZONE AND A DIMENSION FROM A SPECIFIC LOCATION ARE SHOWN ON ALL SURVEY AND RECORD PLATS, INCLUDING INDIVIDUAL RECORD PLATS FOR ANY LOTS AFFECTED.
  - 100' BUFFER CALCULATIONS: NOT APPLICABLE.

#### PCCO SUMMARY

Original Parcel ID Number(s):	16105208, 16105219, 16105220, 1615221, 16105225, 16104344
Development Type:	Multi-Family
Subject to PCCO? Y/N	Y
If NO, why?	-- Click for Dropdown --
Watershed:	Central Catawba
Disturbed Area (ac):	10.5
Site Area (ac):	11.03
	DA#1
	DA#2
Total on-site Drainage Area (ac):	8.35
Existing Built-upon-area (SF):	11560
Existing BUA to be removed (SF):	11560
Existing BUA to remain (SF):	0
Proposed New BUA (SF):	250,200
Proposed % BUA	68.60%
Density (High / Low)	HIGH
Total Post-Project BUA for site:	61.55% (multi-family development only)
Development or Redevelopment?	Development
Natural Area Required (ac):	0
Natural Area provided, total (ac):	0
Undisturbed Treed Natural Area Preserved (ac):	0.1
Total stream buffer protected on-site (ac):	0.04
Transit Station Area? Y/N	N
Distressed Business District? Y/N	Y
Mitigation Type (if applicable)	1-YR VOL / 10-YR Peak
Natural Area mitigation? Y/N	N
Buffer Mitigation? Y/N	N
Total Phosphorous Mitigation? Y/N	N

#### SITE NOTES:

1. BOUNDARY, EXISTING UTILITIES, AND OTHER EXISTING FEATURES TAKEN FROM BOUNDARY AND TOPO SURVEY BY A.S. ZOUTEVELLE SURVEYORS, ADJACENT PARCEL INFORMATION & TREE COVER PROVIDED BY MECKLENBURG COUNTY GIS DATA.
2. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
3. DEVELOPER WILL PROVIDE STREET SIGNS PER CLOSM # 50.05 (9 SIGNS ONLY)
4. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
5. 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 AND BASED ON FIELD CONDITIONS.
6. 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.
7. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
8. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
9. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
10. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC RIGHT OF WAY.
11. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
12. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
13. ANY BUILDING WITHIN THE 100+1' BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
14. ANY CONSTRUCTION OR USE WITHIN THE "FUTURE CONDITIONS FLOOD FRINGE LINE" IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
15. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
16. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DETICHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCES.
17. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3898.
18. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7098) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60- 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

19. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR
20. TRASH WILL BE HANDLED WITH ROLL-OUT CONTAINERS COLLECTED BY A PRIVATE SERVICE.
21. ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
22. CURB AND GUTTER SHOWN ON PLANS ALONG CHIPPENDALE AND CARTERET MAY BE ADJUSTED BASED UPON FIELD CONDITIONS.
23. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT [HTTP://WWW.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET-MAINTENANCE/HOME.HTM](http://www.charmeck.org/departments/transportation/street-maintenance/home.htm)
24. PER SECTION 18-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
25. ALL UTILITIES WILL BE UNDERGROUND
26. ALL ALLEYS WILL BE CAPABLE OF SUPPORTING AN 80,000 POUND FIRE TRUCK.
27. SITE LIGHTING MUST BE A MINIMUM THIRTY (30) FEET AWAY FROM A TREE, IF PEDESTRIAN SCALE LIGHTING IS BEING USED, THEN LIGHTING MUST BE A MINIMUM OF FIFTEEN (15) FEET AWAY FROM A TREE, UNLESS APPROVED OTHERWISE BY THE CITY.
28. PARKING SHALL NOT BE PERMITTED ON RESIDENTIAL ALLEYS.
29. PATIO MAY BE CONSTRUCTED AS A SCREEN PORCH OR SUNROOM AND EACH ATTACHED TOWNHOUSE SUB-LOT MUST PROVIDE 400 SF P.O.S. OUTSIDE OF THAT COVERED AREA.
30. SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
31. ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING WORK AT (704) 432-1592.
32. RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO R/W CLOSURES. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.
33. CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AS (704) 336-8348.

#### DEVELOPMENT DATA

TAX PARCEL:	16105208, 16105219, 16105220, 16105221, 16105225, 16104344
SITE AREA:	11.03 AC
CITY OF CHARLOTTE	NS
ZONING:	2010-042
REZONING CASE:	SINGLE-FAMILY ATTACHED FOR SALE
PROPOSED USE:	120
UNITS PROPOSED:	22 UNITS/AC
MAX. DENSITY ALLOWED:	10.88 UNITS/AC
DENSITY PROPOSED:	14' (FROM BACK OF CURB)
SETBACK:	10'
SIDE YARD:	10' ADJACENT TO NON-RESIDENTIAL, 20' ADJACENT TO RESIDENTIAL
REAR YARD:	
BUILDING SEPARATION:	60' 40' ABUTTING SINGLE-FAMILY RESIDENTIAL
MAX. BLDG. HEIGHT ALLOWED:	39'-5"
PROPOSED MAX BLDG. HEIGHT:	
PRIVATE OPEN SPACE:	400 sf PER UNIT PROVIDED
F.A.R. REQUIREMENT:	2.0 MAXIMUM
F.A.R. PROVIDED:	120 x 2766 sf (MAX. UNIT SIZE) = 331,920 sf = 7.62 ac 7.62 / 11.03 = 0.69 F.A.R. (MAX)
PARKING REQUIRED:	1 SPACE PER DWELLING UNIT
PARKING PROVIDED:	2-CAR GARAGE PER UNIT + ON-STREET PARKING 34 ON-STREET (INCLUDING 2 ACCESSIBLE SPACES)
PCCO NATURAL AREA:	SITE IS LOCATED IN THE DISTRESSED BUSINESS DISTRICT. NATURAL AREA IS NOT REQUIRED.
TREE SAVE REQUIRED:	15% = 1,655 AC (11.03 x 0.15)
TREE SAVE PROVIDED:	COMBINATION OF PROVIDED ON-SITE, REPLANTED, AND PAYMENT IN LIEU TO MEET REQUIREMENTS

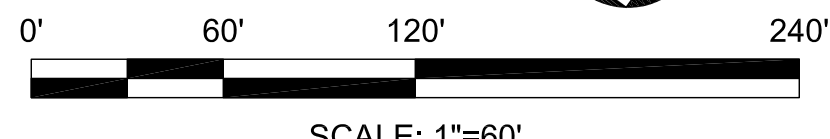
WASTE MANAGEMENT:	(1) 8 CU. YD. DUMPSTER PER 30 UNITS = 32 CU. YD. DUMPSTER (8' X 18' X 6' HT)
SOLID WASTE REQUIRED:	ROLL-OUT CONTAINER - PRIVATE SERVICE
SOLID WASTE PROVIDED:	SEE PLAN FOR LOCATION OF POSSIBLE FUTURE DUMPSTER LOCATION
PS RECYCLING REQUIRED:	2 x 144 SF = 288 SF TOTAL
RECYCLING PROVIDED:	PRIVATE SERVICE
	SEE PLAN FOR LOCATION OF POSSIBLE FUTURE RECYCLING AREA
COMPLETION TIMETABLE:	NOVEMBER 2016
BEGIN CONSTRUCTION:	PHASE 1, NOV 2016-MAR 2017; BLDGS # 1, 8, 21-27
	PHASE 2, APR 2017-SEPT 2017; BLDGS # 2-7, 9-20, 28-29
COMPLETE CONSTRUCTION:	SEPTEMBER 2017

#### LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
- . - . -	SETBACK/SIDE YARD
- - - -	POWER LINE
- - - -	TREE PROTECTION FENCE
TP	ACCESSIBLE CURB RAMP
CONCRETE PAVING	CONCRETE PAVING
REPLANTED TREE SAVE AREA	REPLANTED TREE SAVE AREA
TREE SAVE / NATURAL AREA	TREE SAVE / NATURAL AREA
REINFORCED CONCRETE (BRIDGING)	REINFORCED CONCRETE (BRIDGING)

#### REVISIONS:

No.	Date	By	Description
1	9/26/16		Per City Review Comments
2	10/31/16		Per City Review Comments



Project Manager: MDL

Drawn By: MDH

Checked By: PGJ

Date: 7/22/16

Project Number: 15035

Sheet Number: