

SHARON ARBORS

City of Charlotte, Mecklenburg County, North Carolina

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 8/29/17

LandDesign
NC Engineering Firm License # C-0658
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3746
www.LandDesign.com
NC Eng. Firm License C-0658



DEVELOPER Kaplan At Sharon Road, LLC.
6065 Roswell Road NE, Suite 830
Atlanta, GA 30328
305.901.2200

**LANDSCAPE ARCHITECT/
CIVIL ENGINEER** LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
704.333.0325

ARCHITECT NVR, Inc. Architectural Services
21 Byte Court, Suite A
Frederick, MD 21702
2402406.1900

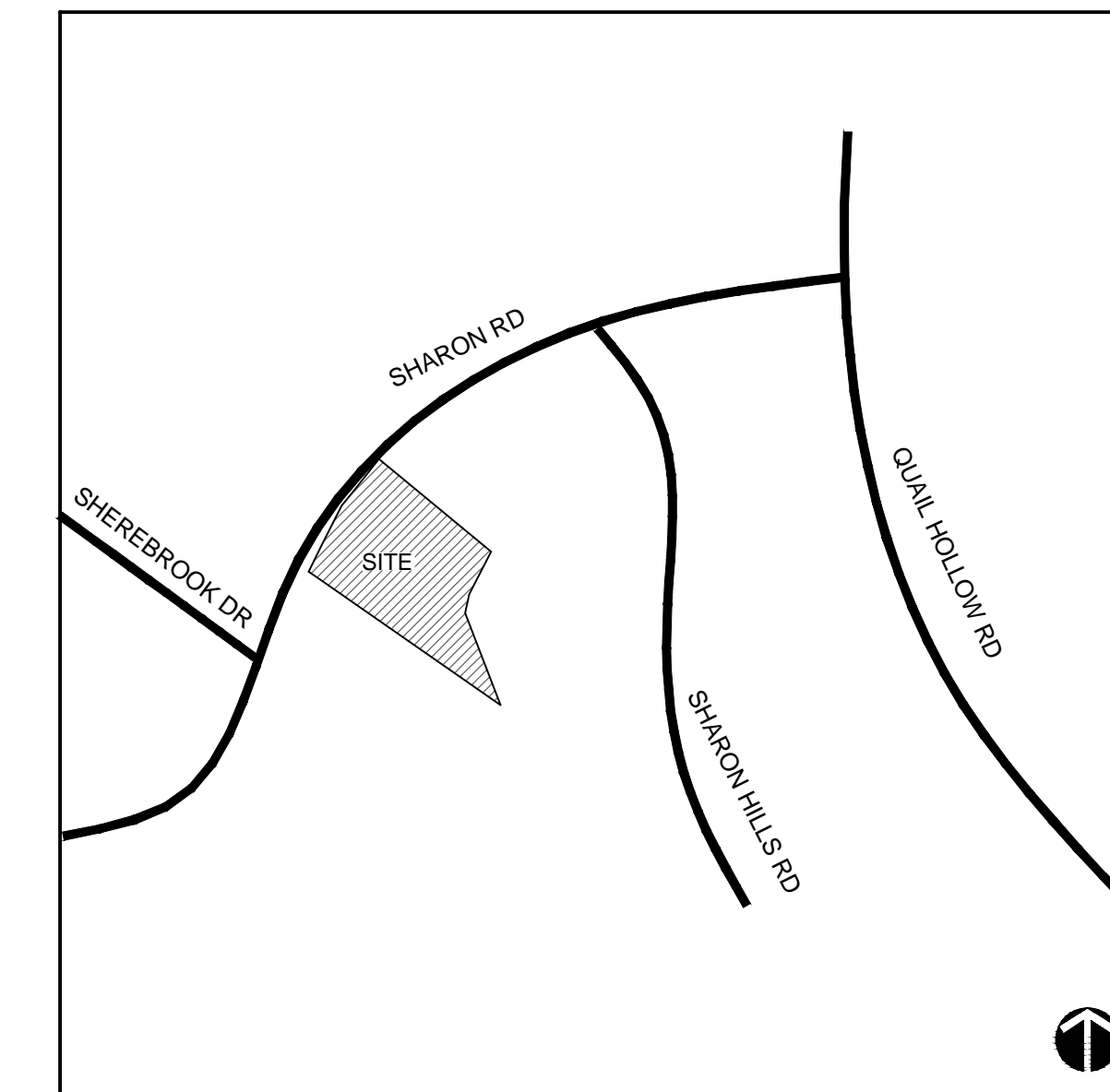
SURVEYOR Dedmon Surveys
3704 NC Highway #16
Denver, NC 28037
704.483.4908

LDSI, Inc.
508 W 5th Street, Suite 125
Charlotte, NC 28202
704.376.7777

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VICINITY MAP - NOT TO SCALE



PCCO SUMMARY			
Original Parcel ID Number(s):	20940121		
Development Type:	Single-Family		
Subject to PCCO? Y/N	YES		
If NO, why?	-- Click for Dropdown --		
Watershed:	Central Catawba		
Disturbed Area (ac):	2.36		
Site Area (ac):	2.97		
	DA#1	DA#2	DA#3
Total on-site Drainage Area (ac):	0.81	1.23	0.14
Existing Built-upon-area (SF):	3540	35097	0
Existing BUA to be removed (SF):	3540	35097	0
Existing BUA to remain (SF):	0	0	0
Proposed New BUA (SF):	27007	46609	4356
Proposed % BUA:	77	81	71
Density (High / Low)	HIGH	HIGH	HIGH
Total Post-Project BUA for site:	77972		
Development or Redevelopment?	Development		
Natural Area Required (ac):	0.3		
Natural Area provided, total (ac):	0.44		
Undisturbed Treed Natural Area Preserved (ac):	0.44		
Total stream buffer protected on-site (ac):	SSM		
Transit Station Area? Y/N	NO		
Distressed Business District? Y/N	NO		
Mitigation Type (if applicable)	85% TSS		
Natural Area mitigation? Y/N	NO		
Buffer Mitigation? Y/N	NO		
Total Phosphorous Mitigation? Y/N	NO		



FINAL APPROVAL

SDRMF-2016-00113

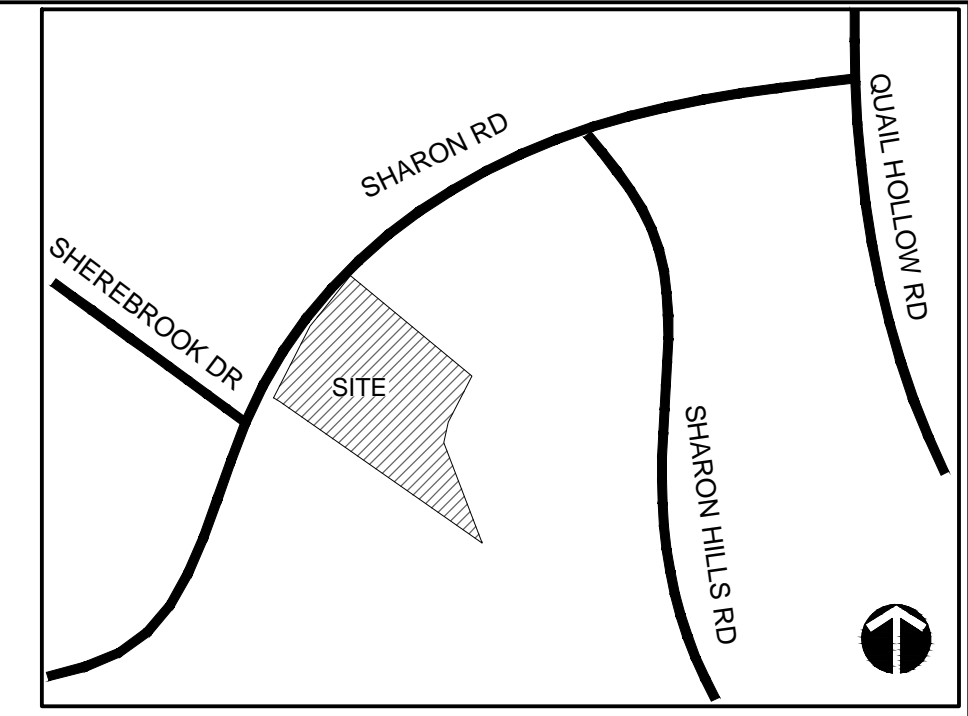
ENGINEERING PCO / DETENTION / DRAINAGE PLAN	APPROVED By Brendan M. Smith at 4:48 pm, Aug 24, 2017
EROSION CONTROL	APPROVED
URBAN FORESTRY TREE ORDINANCE	APPROVED
CDOT	APPROVED
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT http://development.charmeck.org	

**Sharon Arbors
Townhomes Development**
Kaplan at Sharon Road, LLC, Atlanta, GA
COVER SHEET

REVISIONS:
03/15/2017 - REVISED PER CITY COMMENTS
04/17/2017 - PER CITY COMMENTS
04/24/2017 - PER CITY COMMENTS
05/19/2017 - PER CITY COMMENTS
05/30/2017 - PER CITY COMMENTS
07/21/2017 - PER CITY COMMENTS
08/02/2017 - PER CITY COMMENTS

DATE: December 19, 2016
DESIGNED BY: JCW
DRAWN BY: JCW
CHECKED BY: SI
SCALE: N/A
PROJECT # 1016296
SHEET #:
C1.0

N:_2016\1016296\CDOT\Construction Documents\10296-COVER.dwg Aug 08, 2017 - 11:50am



SOLID WASTE

- PER CITY ORDINANCE SEC 10.99 ROLLOUT CONTAINER COLLECTION SERVICE. ROLLOUT CONTAINER COLLECTION SERVICE SHALL BE PROVIDED TO SINGLE RESIDENTIAL UNITS, PROVIDED SUCH SPECIAL RESIDENTIAL UNITS ARE NOT PART OF A MULTIFAMILY COMPLEX CONTAINING 30 OR MORE UNITS. THE APPROVAL OF DEVELOPMENT CONFIGURATIONS, LOT LINES, PHASE LINES, OR VARIATIONS IN FORMS OR TIMING OF OWNERSHIP THAT MAY BE APPROVED UNDER ANY PROVISIONS OF THE CITY SUBDIVISION ORDINANCE AND/OR THE CITY ZONING ORDINANCE AFTER INITIAL APPROVAL OF DEVELOPMENT CONFIGURATIONS, LOT LINES, PHASE LINES, OR VARIATIONS IN FORMS OR TIMING OF OWNERSHIP, WILL NOT EXEMPT THE DEVELOPMENT OR ANY PORTIONS OF THE DEVELOPMENT FROM THE APPLICABLE PROVISIONS OF THIS SECTION.
- IF THE PROPERTY DECIDES TO HAVE THE CITY OF CHARLOTTE PROVIDE GARBAGE/RECYCLE SERVICE ON THE CITY'S MULTIFAMILY CONTRACT, THE PROPERTY WILL NEED A DUMPSTER OR COMPACTOR AND DESIGNATED SPACE FOR RECYCLE CARTS ON SITE. CONTACT SOLID WASTE ADMINISTRATION IF YOU HAVE ANY QUESTIONS. 704-432-3537

DEVELOPMENT SUMMARY:

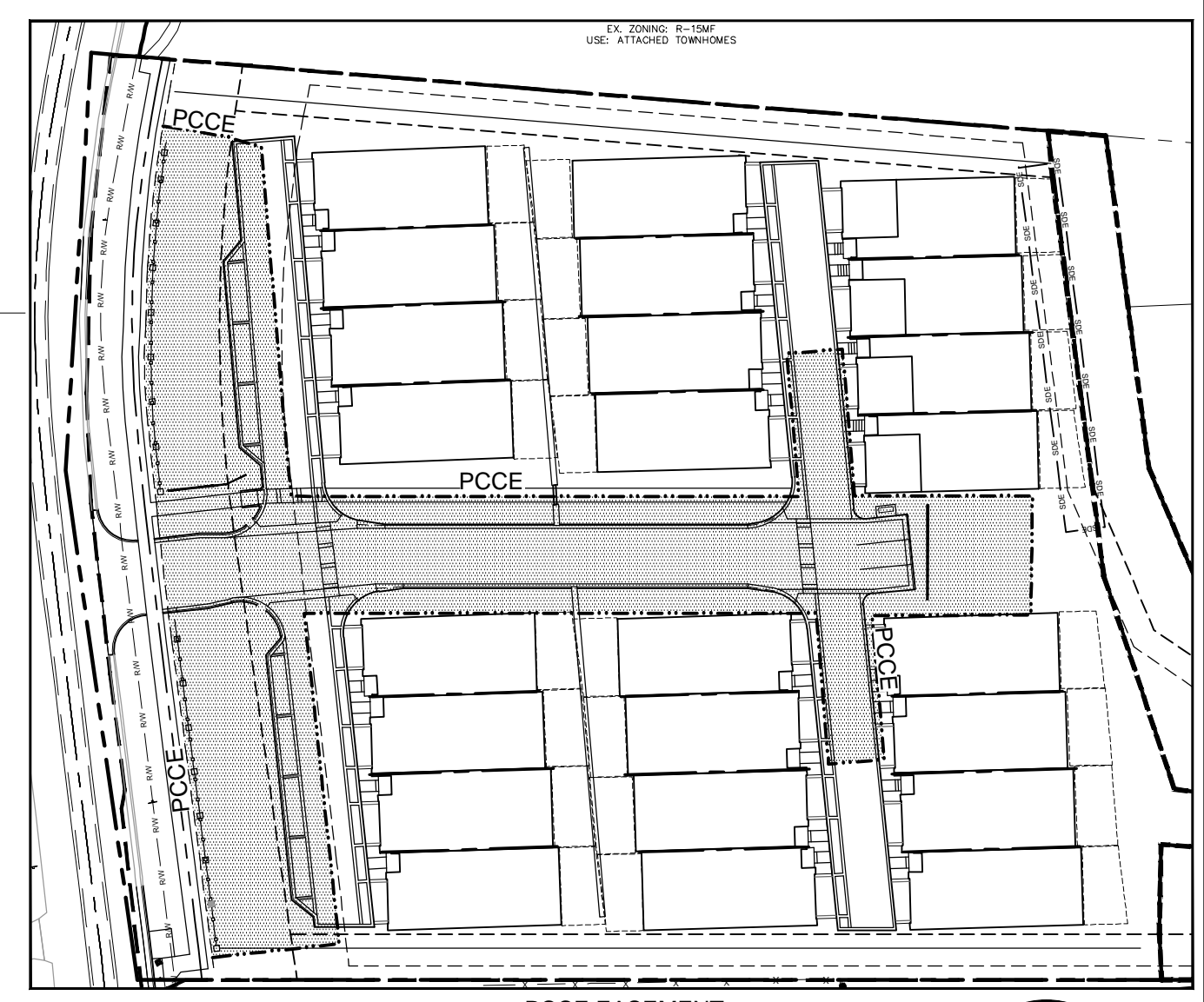
- TAX PARCEL NUMBER: - 209-401-21 (6151 SHARON ROAD, CHARLOTTE, NC 28210)
- SITE JURISDICTION: - CITY OF CHARLOTTE
- ZONING: - UR-2(CD) PETITION 2016-118
- TOTAL SITE SF (ACREAGE):
 - (+/-) 3.15 AC. SURVEYED
 - (+/-) 2.97 AC. SITE, 129,373 SF.)
 - (+/-) 0.18 AC. DEDICATED RIGHT OF WAY
- PROPOSED TOTAL GROSS SF:
 - RESIDENTIAL - 82,068 SF
- F.A.R. CALCULATIONS
 F.A.R. REQUIRED = 1.0 MAXIMUM
 F.A.R. PROPOSED = 0.63
- UNIT TYPE = SINGLE-FAMILY ATTACHED FOR SALE
 NUMBER OF UNITS ALLOWED = 24
 NUMBER OF UNITS PROPOSED = 24
- PRIVATE OPEN SPACE
 PRIVATE OPEN SPACE REQUIRED = 400 SF PER UNIT
 PRIVATE OPEN SPACE PROVIDED = 400 SF PER UNIT
- TOTAL STORIES:
 - RESIDENTIAL (2 STORIES MAX.)
 - PROPOSED HEIGHT = 2 STORIES
- BUILDING HEIGHT:
 - MAXIMUM BUILDING HEIGHT ALLOWED = 40'
 - PROPOSED BUILDING HEIGHT = 40'
- OFF-STREET SERVICE:
 - LOADING SPACES: NONE REQUIRED
 - RECYCLING STATION: INDIVIDUAL ROLLOUTS PROVIDED PER UNIT
 - SOLID WASTE: INDIVIDUAL ROLLOUTS PROVIDED PER UNIT
- DEVELOPMENT SCHEDULE
 START MAY 2017-FEBRUARY 2018
- MINIMUM BUILDING SEPARATION = 10 FT
- SETBACKS
 - BUILDING SETBACK = 70' FROM FUTURE BACK OF CURB
 - LANDSCAPE SETBACK = 39' TO 45' FROM FUTURE BACK OF CURB
 - SIDE YARD = 5'
 - REAR YARD = 30'

PARKING REQUIREMENTS:

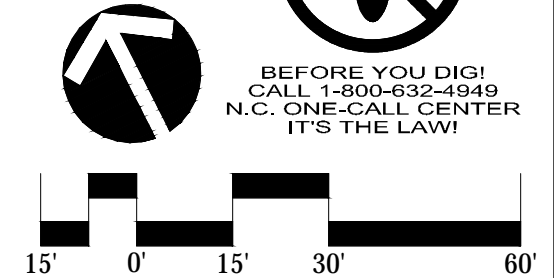
PARKING REQUIRED = 1 PER UNIT MINIMUM AND 3 PER UNIT MAXIMUM
 PARKING PROVIDED = 2 PER UNIT (IN GARAGE)
 VISITOR PARKING REQUIRED = 8 SPACES
 VISITOR PARKING PROVIDED = 10 SPACES

LAYOUT NOTES:

- AT TIME OF STAKING, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
- SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A COORDINATED SOLUTION.
- ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL HAVE A RADIUS OF (6) FIVE FEET AT THE FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- ALL SIDEWALKS SHALL BE FIELD STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
- ALL PUBLIC AND PRIVATE STREET SECTIONS PER CLDSM STANDARDS.
- ALL PATCH WORK WITHIN LIMIT OF CONSTRUCTION SHALL BE CONSISTENT WITH ASSOCIATED ASPHALT PAVEMENT DETAIL.
- ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE ELIMINATED OR RELOCATED, SHALL BE COORDINATED WITH DUKE POWER, AT&T, AND TIME WARNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND SCHEDULE OF SAID ACTIVITIES.
- POLES GREATER THAN 15' IN HEIGHT MUST BE A MINIMUM DISTANCE OF 30' FROM REQUIRED TREES. PEDESTRIAN SCALE LIGHTING FIXTURES, LESS THAN 15' IN HEIGHT, MUST BE A MINIMUM DISTANCE OF 15' FROM TREES.
- ALL TRAFFIC SIGNS AND MARKINGS TO BE INSTALLED AND COMPLY CURRENT CLDSM AND MUTCD STANDARDS AND SPECIFICATIONS.
- ALL TRAFFIC CONTROL DEVICES AND PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE CDOT WORK AREA TRAFFIC CONTROL HANDBOOK, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT.
- REFER TO CDOT WORK AREA TRAFFIC CONTROL HANDBOOK AND NCDOT ROADWAY STANDARD DRAWINGS (DIVISION 11) FOR ADDITIONAL INFORMATION.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- RIGHT-OF-WAY ENCRoACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION.
- PER SECTION 18-175(b) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- REQUIRED LIGHTING ALONG PUBLIC AND PRIVATE STREETS TO BE COORDINATED WITH ELECTRICAL ENGINEER.
- WINTERFELL CT. AND BARROWLANDS CT. SHALL HAVE AN UNOBSTRUCTED WIDTH FOR FIRE APPARATUS OF 20'-0" PER 503 OF THE NC FIRE CODE. NO PARKING OR OTHER OBSTRUCTIONS SHALL BE WITHIN THAT 20' WIDE ROAD.
- FINAL STEP CONDITION TO BE COORDINATED IN THE FIELD.

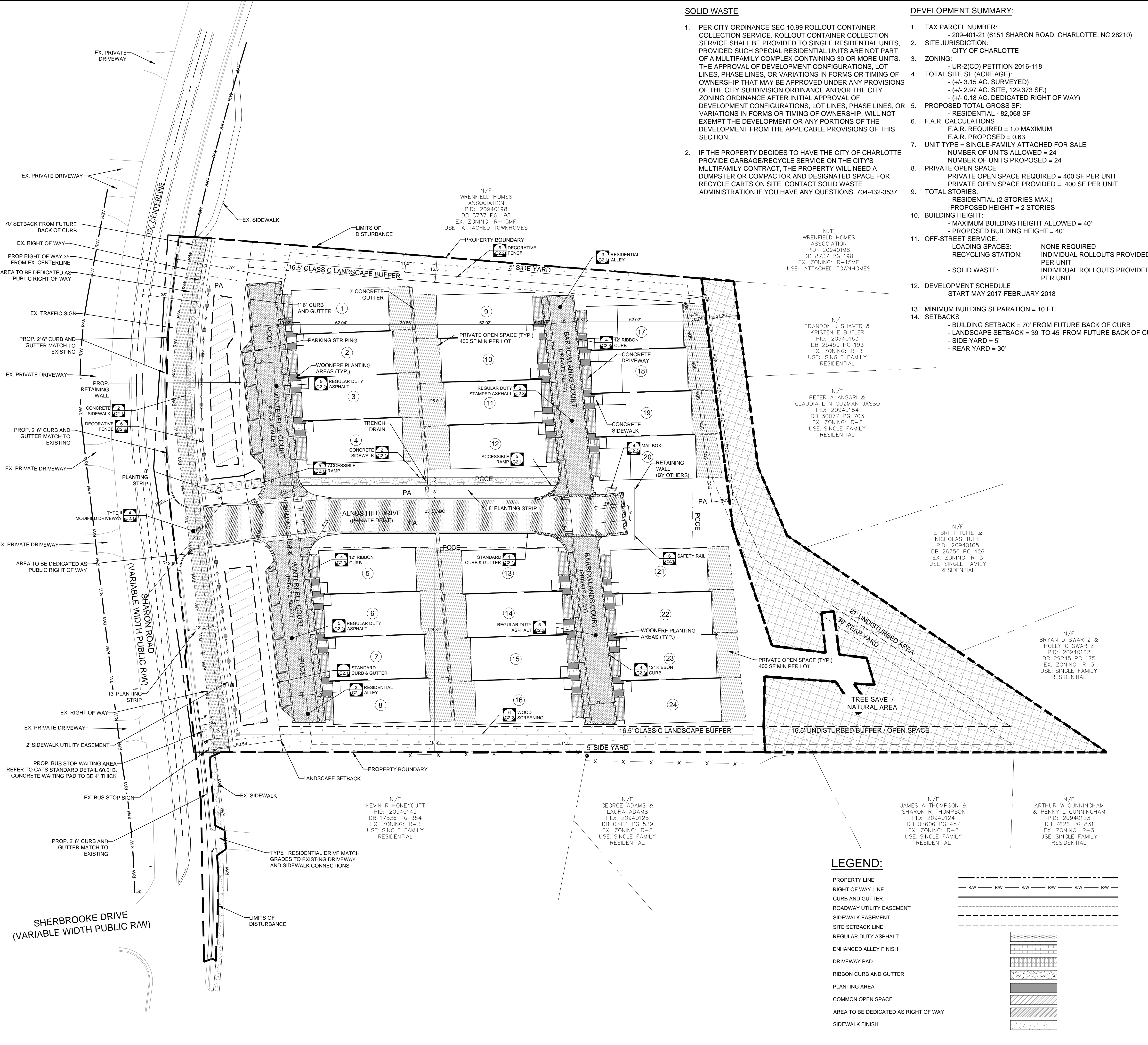


UTILITY NOTES
 ALL UTILITIES WILL BE UNDERGROUND



LEGEND:

PROPERTY LINE	---
RIGHT OF WAY LINE	---
CURB AND GUTTER	---
ROADWAY UTILITY EASEMENT	---
SIDEWALK EASEMENT	---
SITE SETBACK LINE	---
REGULAR DUTY ASPHALT	[Pattern]
ENHANCED ALLEY FINISH	[Pattern]
DRIVEWAY PAD	[Pattern]
RIBBON CURB AND GUTTER	[Pattern]
PLANTING AREA	[Pattern]
COMMON OPEN SPACE	[Pattern]
AREA TO BE DEDICATED AS RIGHT OF WAY	[Pattern]
SIDEWALK FINISH	[Pattern]



**Sharon Arbors
 Townhomes Development**
 Kaplan at Sharon Road, LLC, Atlanta, GA
 DETAILED SITE PLAN

REVISIONS:

DATE	REVISION
04/17/2017	REVISED PER CITY COMMENTS
04/17/2017	PER CITY COMMENTS
04/20/2017	PER CITY COMMENTS
05/09/2017	PER CITY COMMENTS
05/09/2017	PER CITY COMMENTS
07/21/2017	PER CITY COMMENTS
08/02/2017	PER CITY COMMENTS

DATE DRAWN: 10.09.16
 DESIGNED BY: KAW
 DRAWN BY: KAW
 CHECKED BY: KAW
 C.C. BY: KAW
 PROJECT # 1016296
 SHEET # C2.0

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