

**PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 5/17/18

PLANNED MULTI-FAMILY PRELIMINARY PLAN

830 PROVIDENCE ROAD

MULTI-FAMILY DEVELOPMENT

CHARLOTTE, NORTH CAROLINA

DATE: 03/23/18

FINAL APPROVAL
PROJECT NUMBER:

ENGINEERING PCSO / DETENTION / DRAINAGE PLAN	APPROVED By Robert Zink at 9:53 am, May 15, 2018
EROSION CONTROL	APPROVED
URBAN FORESTRY TREE ORDINANCE	APPROVED
CDOT	APPROVED

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE CHARLOTTE WATER. FOR MORE INFORMATION, PLEASE CALL 704-336-5499 OR VISIT <http://charlottewater.org>

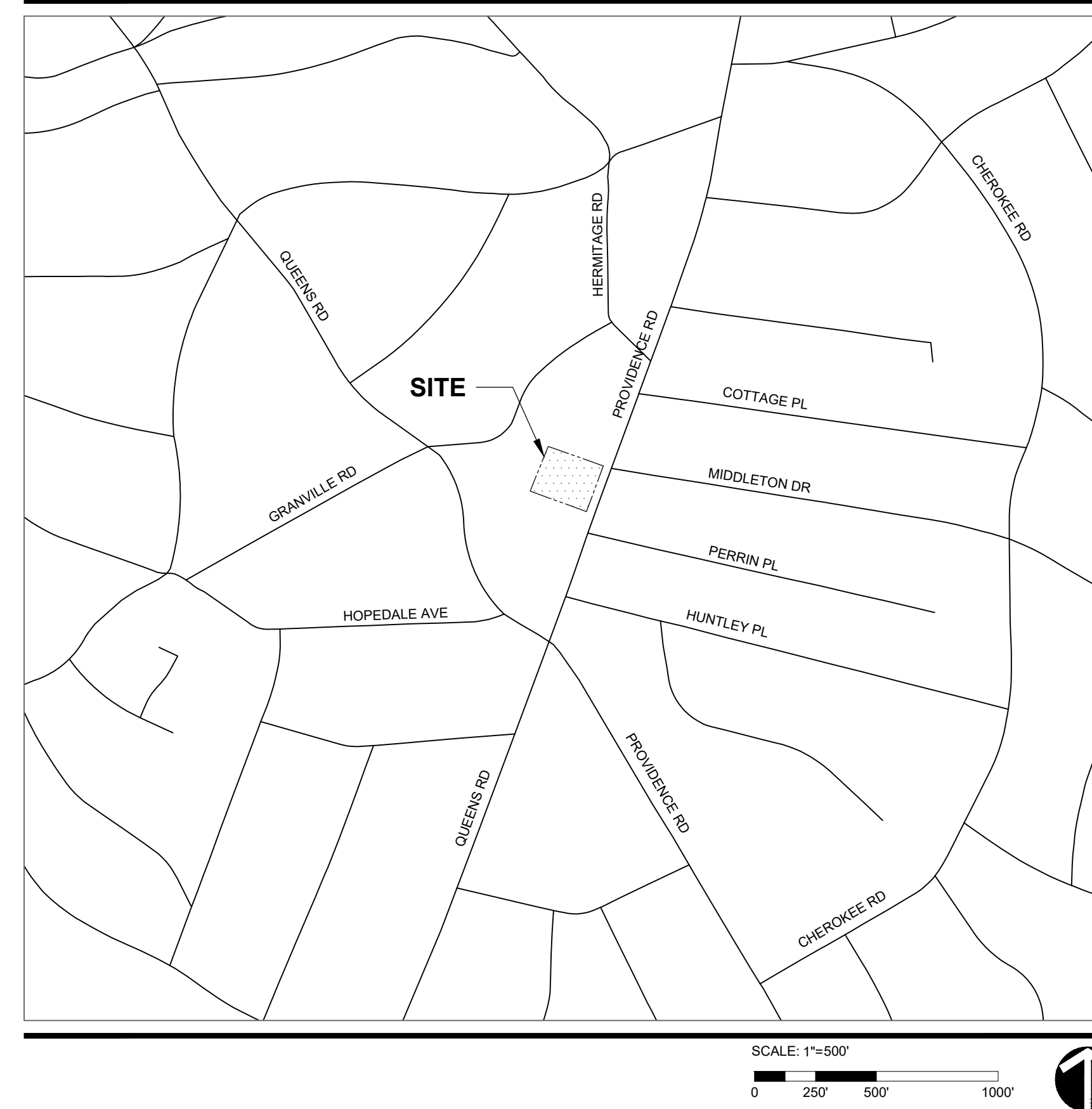
NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-314-CODE(2633) FOR MORE INFORMATION.

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM FOUND AT <http://charlottenc.gov/ld>

SHEET INDEX

- CHAPTER 0 - GENERAL
 - C-0.0 COVER SHEET
 - C-0.1 GENERAL NOTES
- CHAPTER 1 - EXISTING CONDITIONS
 - C-1.0 EXISTING CONDITIONS
 - C-1.1 DEMOLITION PLAN
 - C-1.2 EROSION CONTROL PLAN
 - C-1.3 EROSION CONTROL DETAILS
- CHAPTER 2 - SITE LAYOUT
 - C-2.0 SITE LAYOUT
 - C-2.1 FIRE TRUCK ACCESS PLAN
- CHAPTER 3 - SITE DETAILS
 - C-3.0 SITE DETAILS
 - C-3.1 SITE DETAILS
- CHAPTER 4 - GRADING
 - C-4.0 SITE GRADING
- CHAPTER 5 - STORM DRAINAGE
 - C-5.0 STORMWATER MANAGEMENT PLAN
 - C-5.1 STORM DRAINAGE PLAN
 - C-5.2 STORM DRAINAGE DETAILS
- CHAPTER 6 - UTILITIES
 - C-6.0 UTILITY PLAN
 - C-6.1 UTILITY DETAILS
- CHAPTER 7 - REQUIRED PLANTING
 - C-7.0 REQUIRED PLANTING PLAN
 - C-7.1 PLANTING DETAILS
- CHAPTER 8 - OFFSITE ROADWAY
 - C-8.0 TRAFFIC CONTROL PLAN - PHASE 1
 - C-8.0A TRAFFIC CONTROL PLAN - PHASE 2
 - C-8.1 INTERSECTION SIGHT DISTANCE

VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER

MARSH REALTY CO
2401 PARK ROAD
CHARLOTTE, NC 28203
704.376.0281

LANDSCAPE ARCHITECT

LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325

CIVIL ENGINEER

LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325

ARCHITECT

NARMOURWRIGHT
1815 S. TRYON STREET, SUITE A
CHARLOTTE, NC 28203
704.332.5668

CDOT NOTES:

- NON-STANDARD ITEMS (I.E. 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) 336-3888.
- ANY WORK WITHIN THE CITY'S RAW THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, (704) 336-7086) 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.
- DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ, (704) 336-4971) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	PROPERTY LINE
2	SETBACK LINE
3	SIGHT TRIANGLE
4	EXISTING WOOD FENCE TO REMAIN
5	EXISTING SIDEWALK TO REMAIN
6	EXISTING CURB AND GUTTER TO REMAIN
7	EXISTING CATS BUS STOP TO REMAIN
8	TIE INTO EXISTING CURB AND GUTTER

PAVING SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
P-01	ASPHALT PAVING - MILL AND OVERLAY	
P-02	ASPHALT PAVING	6/C-3.0
P-03	SCORED CONCRETE PAVING	5/C-3.0

SITE FURNISHINGS SCHEDULE

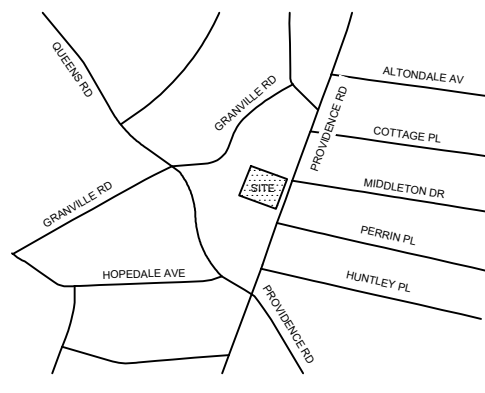
SYMBOL	DESCRIPTION	DETAIL
S-01	DROP CURB DRIVEWAY	1/C-3.0
S-02	VERTICAL CURB	3/C-3.0
S-03	ACCESSIBLE CURB RAMP	3/C-3.1
S-04	ACCESSIBLE PARKING AND SIGNAGE STANDARDS	2/C-3.1
S-05	CONCRETE STEPS AND HANDRAIL	4/C-3.1
S-07	BIKE RACK	5/C-3.1

DEVELOPMENT SUMMARY:

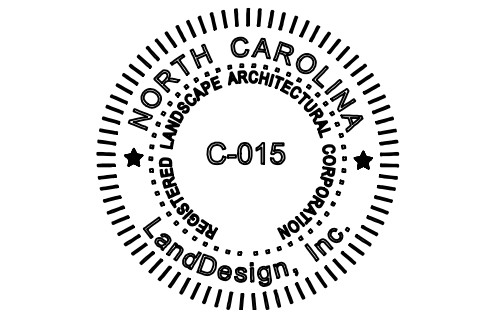
- TAX PARCEL NUMBERS:
 - 15505105
- LEGAL DESCRIPTION:
 - LOT 6, BLOCK 7, MAP BOOK 230 PAGE 128
- SITE JURISDICTION AND EXISTING AREA PLAN:
 - CITY OF CHARLOTTE
 - NO AREA PLAN
- TOTAL SITE AREA:
 - 48,340 SF (1.11 AC)
- EXISTING ZONING AND USES:
 - O-2
 - VACANT, PARKING
- PROPOSED USES:
 - MULTI-FAMILY USE (APARTMENTS)
- DENSITY:
 - MAXIMUM DENSITY = 22 DUA
 - NUMBER OF UNITS ALLOWED = 24 (22 DUA X 1.11 AC)
- SETBACK AND YARD REQUIREMENTS:
 - 20' FRONT SETBACK (FROM TRANSITIONAL R.O.W. ON PROVIDENCE RD.)
 - 12' SIDE YARD SETBACKS (INCREASED FOR BUILDING HEIGHT AT 1:2 RATIO)
 - 55' REAR YARD SETBACK (ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND) (INCREASED FOR BUILDING HEIGHT AT 1:1 RATIO)
- TOTAL RESIDENTIAL UNITS PROPOSED:
 - 16 UNITS
- BUILDING HEIGHT:
 - 52'-4 1/4"
- GROSS FLOOR AREA:
 - 35,402 SF
- OPEN SPACE:
 - REQUIRED = 19,336 SF (40% OF 48,340)
 - PROVIDED = 20,481 SF
- VEHICLE PARKING:
 - REQUIRED = 24 SPACES (16 X 1.5 SPACES / UNIT)
 - PROVIDED = 40 SPACES
 - 2 ACCESSIBLE SPACES
- BICYCLE PARKING:
 - REQUIRED = 2 SPACES (MINIMUM OF 2 REQUIRED OR 1 PER 20 UNITS)
 - PROVIDED = 2 SPACES
- OFF STREET SERVICE:
 - RECYCLING = NONE REQUIRED
 - SOLID WASTE = NONE REQUIRED
- * ALL SOLID WASTE AND RECYCLING SERVICES ARE TO BE PROVIDED BY A PRIVATE COMPANY
- * ALL SOLID WASTE AND RECYCLING TO BE LOCATED WITHIN THE BUILDING

** ALL UTILITIES WILL BE LOCATED UNDERGROUND **

ESTIMATED COMPLETION: OCTOBER 2019



SCALE



PROJECT 05/15/2018

830 PROVIDENCE ROAD

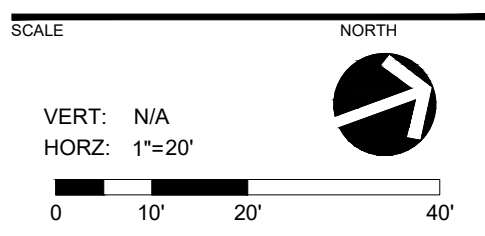
MARSH PROPERTIES
830 PROVIDENCE ROAD
CHARLOTTE, NORTH CAROLINA

LANDDESIGN PROJ.# 1017251

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST LAND DEVELOPMENT SUBMITTAL	11/07/17
2	50% CONSTRUCTION DOCUMENTS	02/14/18
3	2ND LAND DEVELOPMENT SUBMITTAL	02/26/18
4	REVISED PER NCDOT	03/13/18
5		03/23/18
6	LAND DEVELOPMENT APPROVAL	05/15/18

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD



SHEET TITLE

SITE LAYOUT

SHEET NUMBER

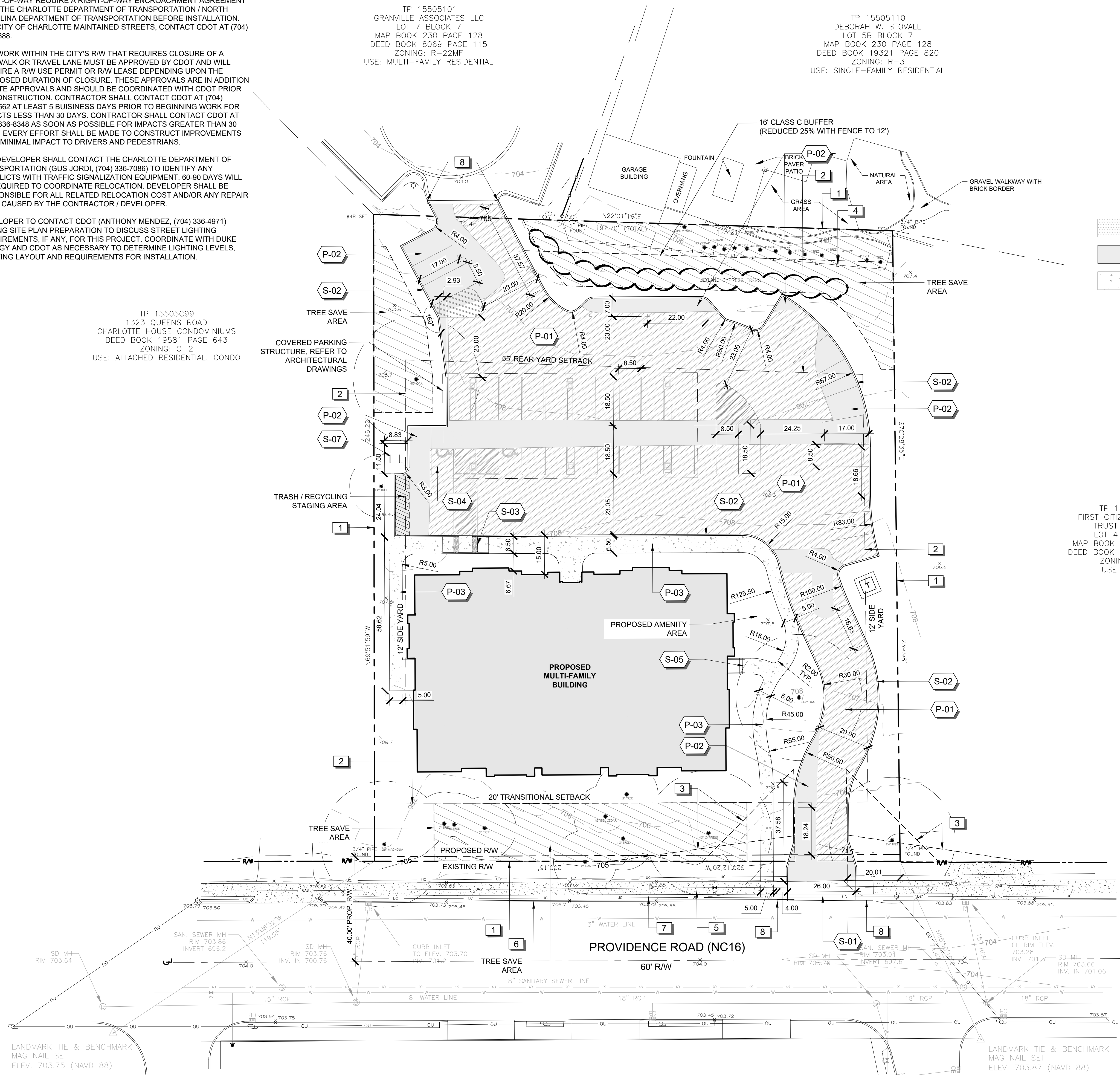
C-2.0

TP 15505101
GRANVILLE ASSOCIATES LLC
LOT 7 BLOCK 7
MAP BOOK 230 PAGE 128
DEED BOOK 8069 PAGE 115
ZONING: R-22MF
USE: MULTI-FAMILY RESIDENTIAL

TP 15505110
DEBORAH W. STOVALL
LOT 5B BLOCK 7
MAP BOOK 230 PAGE 128
DEED BOOK 19321 PAGE 820
ZONING: R-3
USE: SINGLE-FAMILY RESIDENTIAL

TP 15505C99
1323 QUEENS ROAD
CHARLOTTE HOUSE CONDOMINIUMS
DEED BOOK 19581 PAGE 643
ZONING: O-2
USE: ATTACHED RESIDENTIAL, CONDO

TP 15505106
FIRST CITIZENS BANK & TRUST COMPANY
LOT 4 BLOCK 7
MAP BOOK 230 PAGE 128
DEED BOOK 6427 PAGE 312
ZONING: O-2
USE: OFFICE



LANDMARK TIE & BENCHMARK
MAG NAIL SET
ELEV. 703.75 (NAVD 88)

LANDMARK TIE & BENCHMARK
MAG NAIL SET
ELEV. 703.67 (NAVD 88)