



1. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN BASED ON A SURVEY PREPARED BY R.B. PHARR & ASSOCIATES, DATED MAY 17, 2013.
2. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
3. 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.
4. 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 IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
5. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
6. 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>
7. PER SECTION 18-175(c) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION EROSION CONTROL MEASURES (ECSMs) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING BENCHMARKS AND OTHER REFERENCE POINTS THROUGHOUT THE CONSTRUCTION PERIOD.

**PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 9/12/13

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL CONSTRUCTION ELEMENTS, ALL DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED TO THE ENGINEER AND OWNER IMMEDIATELY.
10. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
11. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
12. ALL IMPROVEMENTS AND WORK SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE STATE AND LOCAL STANDARDS. IN THE ABSENCE OF SPECIFIC PRODUCT SPECIFICATIONS OR CONSTRUCTION PROCEDURE, CONTRACTOR SHALL REFER TO THE 2006 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
13. IF A CONFLICT EXISTS BETWEEN SPECIFICATIONS ON THESE PLANS AND SPECIFICATIONS REFERENCED ON THESE PLANS, CONTRACTOR WILL BE HELD TO THE STRICTER SPECIFICATION.
14. IF A CONFLICT EXISTS BETWEEN SPECIFICATIONS AND DETAILS ON THESE PLANS AND MANUFACTURERS RECOMMENDATIONS, THE CONTRACTOR WILL BE HELD TO THE STRICTER SPECIFICATION.
15. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE IN A MANNER SUCH THAT WORKERS, OWNER REPRESENTATIVES, AND THE GENERAL PUBLIC IS PROTECTED FROM HARM. CONTRACTOR MAY INSTALL TEMPORARY PERIMETER FENCING AS APPROVED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO INSTALLATION OF FENCING.
16. ROADWAY MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD) AND SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED BY NCDOT AND CDOT.
17. UNLESS OTHERWISE INDICATED, ALL PAVEMENT MARKINGS SHALL BE PAINT INSTALLED PER NCDOT STD. SPEC. SECTION 1205.
18. UNLESS OTHERWISE INDICATED, PARKING STALLS SHALL BE 4" WHITE LINES.

19. CONTRACTOR SHALL VERIFY THAT ALL REQUIRED ENCROACHMENT PERMITS ARE IN PLACE BEFORE WORKING IN ANY EASEMENTS AND RIGHT-OF-WAYS. CONTRACTOR SHALL ADHERE TO ALL CONDITIONS AND PROVISIONS OF THE ENCROACHMENT DOCUMENTS. CONTRACTOR SHALL CONTACT BOB STALEY WITH CDDT AT 704-432-1582 PRIOR TO CONSTRUCTION TO OBTAIN THE NECESSARY PERMITS FOR ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT OF WAY.
20. CONTRACTOR SHALL ADHERE TO ALL CONDITIONS AND PROVISIONS OF THE PROJECT PERMITS AND APPROVALS INCLUDING BUT NOT LIMITED TO DRIVEWAY PERMITS AND "APPROVED AS NOTED" COMMENTS. CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN CONDITIONS/PROVISIONS AND CONSTRUCTION DOCUMENTS TO ENGINEER AND OWNER.
21. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
22. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
23. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
24. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
25. BEFORE YOU DIG STOP. CALL THE ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.
26. CONTRACTOR SHALL INSTALL PVC SLEEVES UNDER PAVED AREAS FOR UTILITY AND IRRIGATION BEING INSTALLED AFTER PAVING OPERATIONS COMMENCE. COORDINATE WITH EACH UTILITY AND IRRIGATION INSTALLER FOR NUMBER OF SLEEVES, LOCATION, AND SIZE REQUIRED.
27. ALL UTILITIES WILL BE UNDERGROUND.

PROJECT NAME: ROYAL ORLEANS IV

PROJECT ADDRESS: _____ TAX PARCEL: 03914315, 13914316, 03914319

OWNER: ROYAL ORLEANS IV, LLC PHONE # 704-372-6814

OWNER ADDRESS: 215 QUEENS ROAD, CHARLOTTE, NC 28204

PLANS PREPARED BY: ORSBORN ENGINEERING GROUP PHONE # (704) 749-1432

ZONING: R-17MF, R-22MF JURISDICTION: CHARLOTTE

PROPOSED USE: MULTI-FAMILY RESIDENTIAL APARTMENTS

AVERAGE BUILDING HEIGHT: <40 FEET BUILD SEPARATION: 16 FEET STORIES: -

NUMBER OF EXISTING UNITS: 34 NUMBER OF PROPOSED UNITS: 20 NUMBER OF TOTAL UNITS: 54

EXISTING BUILDING COVERAGE: 34.956 SQ. FT. PROPOSED BUILDING COVERAGE: 24.026 SQ.FT.

TOTAL BUILDING COVERAGE: 58.982 SQ.FT.

DENSITY CALCULATIONS:

R-17MF: ACREAGE: 3.54 DENSITY ALLOWED: 17 UNITS/ACRE

R-22MF: ACREAGE: 0.95 DENSITY ALLOWED: 22 UNITS/ACRE

TOTAL DENSITY ALLOWED: 80.1 TOTAL DENSITY PROVIDED: 11.8 UNITS/ACRE

LOT SIZE (AFTER R/W DEDICATION AND RESERVATION): 4.49 SQ. FT. ACRES NUMBER OF BUILDINGS: 8

YARD REQUIREMENTS:

REQUIRED BUFFERS:

SETBACK (BEATTIES FORD RD.): 30 FT. FROM R/W FRONT: NO / YES ____ FT.

SETBACK (MCALISTER DRIVE): 42 FT. FROM BOC REAR: NO / YES ____ FT.

SIDE YARD: - FT SIDE (L): NO / YES ____ FT.

REAR YARD: 50 ____ FT. SIDE (R): NO / YES ____ FT.

REQUIRED SCREENING:

FRONT: NO / YES

REAR: NO / YES

SIDE (L): NO / YES

SIDE (R): NO / YES

PARKING ONLY: NO / YES

IMPERVIOUS COVERAGE: 119,514 (SQ. FT.) / ACRES

INTERIOR LANDSCAPING:

REQUIRED: 11,951 SQ. FT.,

PROVIDED: 75,914 SQ. FT.

OPEN SPACE:

REQUIRED: (45%) 87,943 SQ. FT.

PROVIDED: (48%) 93,319 SQ. FT.

PARKING DATA:

AUTOMOBILE:
1.5 SPACES PER UNIT x 34 EXISTING + 20 PROPOSED UNITS = 81 SPACES REQUIRED
121 EXISTING & PROPOSED SPACES PROVIDED

BICYCLE:
SHORT TERM:
2, OR 1 SPACE PER 20 PROPOSED UNITS, 2 SPACES PROVIDED
LONG TERM:
NONE REQUIRED

LOADING: NONE REQUIRED

SOLID WASTE:

(1) 8 CU. YD. DUMPSTER FOR 30 UNITS OR (1) 8 CU. YD. COMPACTOR FOR 90 UNITS REQUIRED
(1) 8 CU. YD. MIN. COMPACTOR PROVIDED.

RECYCLING:

(1) 144 SF RECYCLING STATION PER 80 UNITS REQUIRED
(1) RECYCLING STATION PROVIDED.

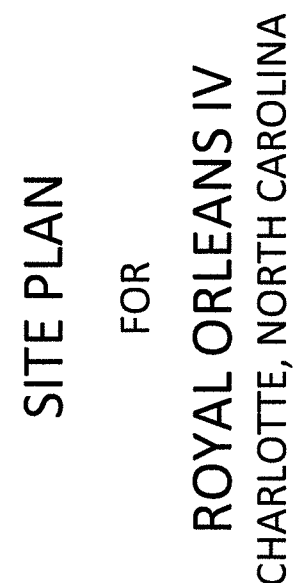
PHASE	ESTIMATED COMPLETION
PROJECT COMPLETION (NO PHASING)	JUNE 2014

PCCO SUMMARY	
ORIGINAL PARCEL ID NUMBER	03914315, 03914316, 03914319
DEVELOPMENT TYPE:	MULTI--FAMILY
SUBJECT TO PCCO? Y/N	YES
WATERSHED:	CENTRAL CATAWBA
DISTURBED AREA (AC):	2.50 AC
SITE AREA (AC):	4.49 AC
TOTAL ON-SITE AREA (AC):	4.49 AC
EXISTING BUILT--UPON--AREA (SF):	76,312 SF
EXISTING BUA TO BE REMOVED (SF):	6,011 SF
EXISTING BUA TO REMAIN (SF):	70,301 SF
PROPOSED NEW BUA (SF):	50,097 SF
PROPOSED % BUA	40.04%
DENSITY (HIGH/LOW)	HIGH
TOTAL POST-PROJECT BUA FOR SITE:	119,514 SF
DEVELOPMENT OR REDEVELOPMENT?	DEVELOPMENT
NATURAL AREA REQUIRED (AC):	0
NATURAL AREA PROVIDED (AC):	0
TOTAL STREAM BUFFER PROTECTED	
ON--SITE (AC):	0
TRANSIT STATION AREA? Y/N	NO
DISTRESSED BUSINESS DISTRICT? Y/N	YES
MITIGATION TYPE (IF APPLICABLE)	1YR VOL/ 10YR PEAK
NATURAL AREA MITIGATION? Y/N	NO
BUFFER MITIGATION? Y/N	NO
TOTAL PHOSPHOROUS MITIGATION? Y/N	NO

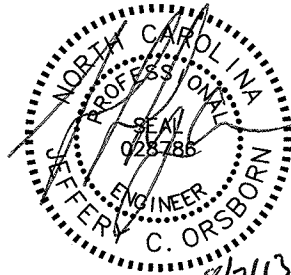
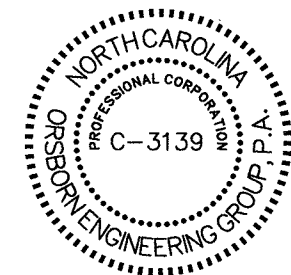
30 0 30 30 60 1

(IN FEET)

1 inch = 30 ft.



215 QUEENS ROAD
CHARLOTTE, NC 28204

[illegible]

JOB #	13008
DATE:	06/28/13
SCALE:	1" = 30'
DRAWN BY:	JAW
APPROVED BY:	JCO

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