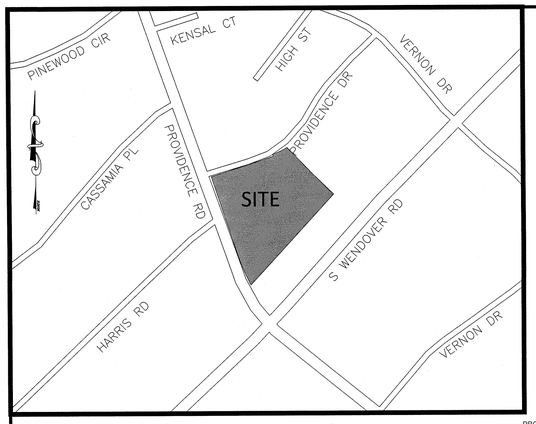
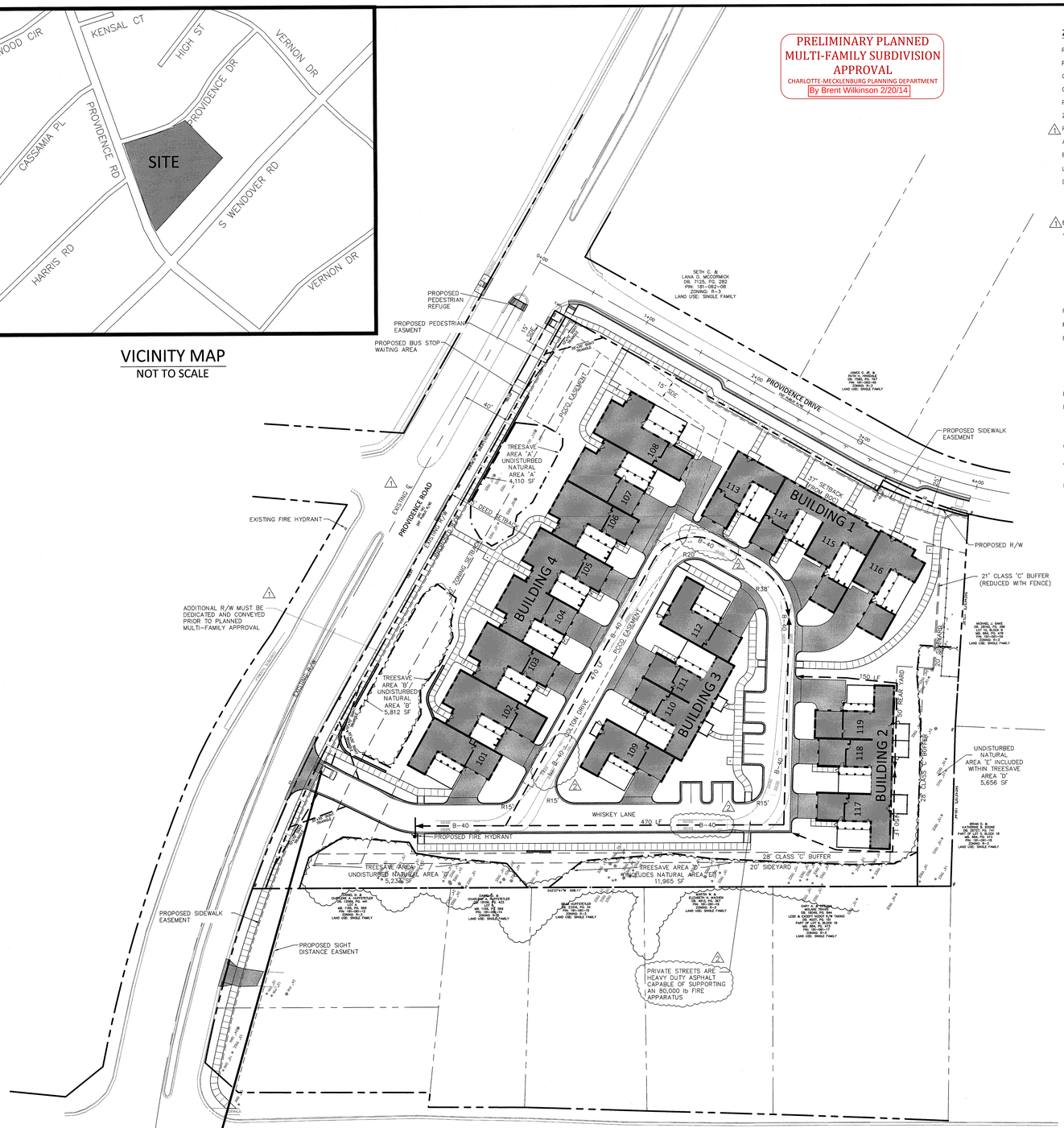
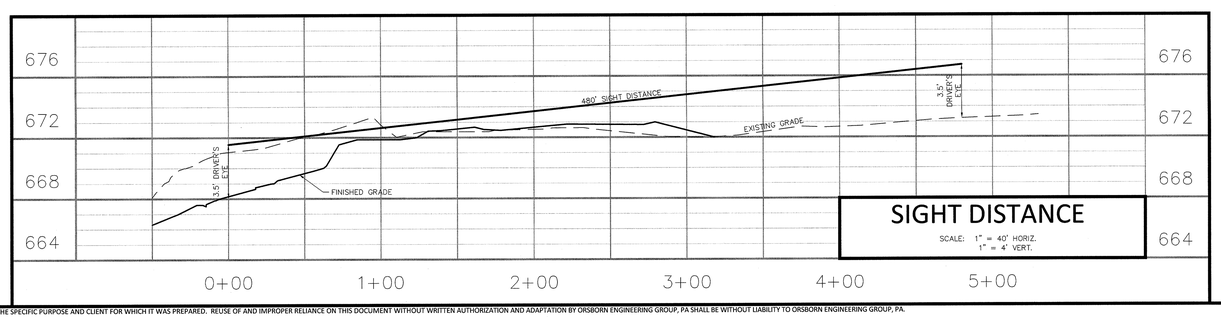


VICINITY MAP
NOT TO SCALE

PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 2/20/14





SIGHT DISTANCE
SCALE: 1" = 40' HORIZ.
1" = 4' VERT.

ZONING CODE SUMMARY

PROJECT NAME: COTTAGES ON PROVIDENCE
PROJECT ADDRESS: 2115 PROVIDENCE ROAD — TAX PARCEL: 18106110 & 18106111
OWNER: WFG ASSOCIATES, LLC — PHONE #: –
OWNER ADDRESS: 516 E. KNIGSTON AVE. CHARLOTTE, NC 28203
PLANS PREPARED BY: ORSBORN ENGINEERING GROUP — PHONE #: (704) 749-1432
ZONING: R-8MF(CD) PETITION 2013-044 — JURISDICTION: CHARLOTTE
1 PROPOSED USE: SINGLE FAMILY ATTACHED FOR SALE
AVERAGE BUILDING HEIGHT: <40 FEET — STORIES: 2
BUILDING COVERAGE: 43,995 SQ. FT. — UNITS: 19 — SQ.FT.
LOT SIZE: 4.13 SQ. FT./(ACRES) — NUMBER OF BUILDINGS: 4
DENSITY CALCULATIONS:
R-8MF(CD) — ACREAGE: 4.13 — DENSITY ALLOWED: 8 UNITS/ACRE
DENSITY PROVIDED: 4.6 UNITS/ACRE
1 BUILDING SEPARATION: 16' MIN.
YARD REQUIREMENTS:
SETBACK (FRONT): 30 FT. SETBACK FROM PROVIDENCE ROAD
SETBACK (FRONT): 37 FT. SETBACK FROM BOC OF PROVIDENCE DRIVE
SIDE YARD: 20 FT.
REAR YARD: 50 FT.
REQUIRED BUFFERS:
FRONT: (NO) / YES ___FT.
REAR: NO / (YES) 28 FT. CLASS 'C'
SIDE (L): (NO) / YES ___FT.
SIDE (R): NO / (YES) 28 FT. CLASS 'C'
REQUIRED SCREENING:
FRONT: (NO) / YES
REAR: (NO) / YES
SIDE (L): (NO) / YES
SIDE (R): (NO) / YES
PARKING ONLY: NO / (YES)
IMPERVIOUS COVERAGE: 89,615 (SQ. FT) / ACRES
INTERIOR LANDSCAPING:
REQUIRED: 8,962 SQ. FT.,
PROVIDED: 90,000+ SQ. FT.
OPEN SPACE:
1 REQUIRED: (50%) 89,998 & EACH SUB LOT SHALL HAVE 400 SF PRIVATE OPEN SPACE
1 PROVIDED: (50%) 90,000+ & EACH SUB LOT EXCEEDS 400 SF PRIVATE OPEN SPACE
PARKING DATA:
AUTOMOBILE:
1.5 SPACES/UNIT = 29 SPACES REQUIRED
90 SPACES PROVIDED INCLUDING:
38 GARAGE, 34 PARKING PAD,
10 SURFACE PARKING, AND 8 STREET PARKING
BICYCLE:
1 SPACE/20 UNITS OR 2 REQUIRED
6 SPACES PROVIDED
LOADING:
NONE REQUIRED
SOLID WASTE:
(1) 8 CU. YD. DUMPSTER PER 30 UNITS = 0 REQUIRED
SOLID WASTE PICK-UP WILL BE BY CITY OF CHARLOTTE. RESIDENTS WILL USE STANDARD ROLL-OUT CONTAINERS, AND PICK UP WILL OCCUR ON PRIVATE STREET.
RECYCLING:
(1) 144 SF RECYCLING STATION PER 80 UNITS = 0 REQUIRED
RECYCLING PICK-UP WILL BE BY CITY OF CHARLOTTE. RESIDENTS WILL USE STANDARD ROLL-OUT CONTAINERS, AND PICK UP WILL OCCUR ON PRIVATE STREET.

TREE SAVE REQUIREMENTS:

PROJECT LOCATED IN WEDGE AREA. 15% OF NET SITE AREA PRESERVED OR 1.5 TIMES REPLANTED.

4.13 ACRES x 15% = 0.62 ACRE (26,985 SF) REQUIRED

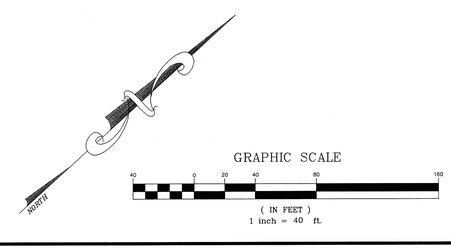
27,120 SF PROVIDED WITHIN 4 UNDISTURBED AREAS:
AREA A = 4,110 SF
AREA B = 5,812 SF
AREA C = 5,233 SF
AREA D = 11,965 SF

PROJECT CONSTRUCTION SCHEDULE

PHASE	ESTIMATED COMPLETION
BUILDING 1 & SITE INFRASTRUCTURE	APRIL 2014
BUILDING 2	JULY 2014
BUILDING 3	OCTOBER 2014
BUILDING 4	MARCH 2015

SITE NOTES

1. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A SURVEY PREPARED BY R.B. PHARR & ASSOCIATES
2. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM# 50.05 (9" SIGNS ONLY)
3. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
4. 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.
5. 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.
6. 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.
7. 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. PLEASE CONTACT LINDA POISSANT (704-336-4025) FOR COORDINATION.
8. 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.
9. 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/Streets+Maintenance/home.htm
10. PER SECTION 19-175(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 CONTROLS EASEMENT (PCCEs) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
11. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING BENCHMARKS AND OTHER REFERENCE POINTS THROUGHOUT THE CONSTRUCTION PERIOD.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL CONSTRUCTION ELEMENTS. ALL DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED TO THE ENGINEER AND OWNER IMMEDIATELY.
13. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
14. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
15. 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 2012 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
16. IF A CONFLICT EXISTS BETWEEN SPECIFICATIONS ON THESE PLANS AND SPECIFICATIONS REFERENCED ON THESE PLANS, CONTRACTOR WILL BE HELD TO THE STRICTER SPECIFICATION.
17. IF A CONFLICT EXISTS BETWEEN SPECIFICATIONS AND DETAILS ON THESE PLANS AND MANUFACTURERS RECOMMENDATIONS, THE CONTRACTOR WILL BE HELD TO THE STRICTER SPECIFICATION.
18. 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.
19. ROADWAY MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCANCE WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD) AND SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED BY NCDOT AND CDOT.
20. UNLESS OTHERWISE INDICATED, ALL PAVEMENT MARKINGS SHALL BE PAINT INSTALLED PER NCDOT STD. SPEC. SECTION 1205.
21. UNLESS OTHERWISE INDICATED, PARKING STALLS SHALL BE 4" WHITE LINES.
22. 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 CDOT AT 704-432-1562 PRIOR TO CONSTRUCTION TO OBTAIN THE NECESSARY PERMITS FOR ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT OF WAY.
23. 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.
24. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
25. 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.
26. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
27. 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. ALL 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.
28. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.
29. 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.
1 30. ALL UTILITIES WITHIN PROJECT LIMITS SHALL BE UNDERGROUND.
1 31. ALL PATIOS ARE AT GRADE OR NO MORE THAN 6" ABOVE GRADE. REFER TO GRADING PLAN FOR MORE INFORMATION.
1 32. SITE LIGHTING SHALL NOT EXCEED 20' IN HEIGHT AND SHALL INCLUDE FULL CUTOFF FIXTURES. SEE C4.1 FOR DETAILS AND LOCATIONS.



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PCCO SUMMARY	
ORIGINAL PARCEL ID NUMBER	18106110, 18106111
DEVELOPMENT TYPE:	MULTI-FAMILY
SUBJECT TO PCCO? Y/N	YES
WATERSHED:	CENTRAL CATAWBA
DISTURBED AREA (AC):	4.00 AC
SITE AREA (AC):	4.13 AC
TOTAL ON-SITE AREA (AC):	4.13 AC
EXISTING BUILT-UPON-AREA (SF):	16,711 SF
EXISTING BUA TO BE REMOVED (SF):	16,711 SF
EXISTING BUA TO REMAIN (SF):	0 SF
PROPOSED NEW BUA (SF):	89,615 SF
PROPOSED % BUA	50.00%
DENSITY (HIGH/LOW)	HIGH
TOTAL POST-PROJECT BUA FOR SITE:	89,615 SF
DEVELOPMENT OR REDEVELOPMENT?	DEVELOPMENT
NATURAL AREA REQUIRED (AC):	17,999 SF
NATURAL AREA PROVIDED (AC):	20,811 SF
TOTAL STREAM BUFFER PROTECTED	
ON-SITE (AC):	0
TRANSIT STATION AREA? Y/N	NO
DISTRESSED BUSINESS DISTRICT? Y/N	NO
MITIGATION TYPE (IF APPLICABLE)	N/A
NATURAL AREA MITIGATION? Y/N	NO
BUFFER MITIGATION? Y/N	NO
TOTAL PHOSPHOROUS MITIGATION? Y/N	NO

ABBREVIATIONS

AC	ACRES
ALT	ALTERNATE
APPROX	APROXIMATE
ASPH	ASPHALT
AVE	AVENUE
AVG	AVERAGE
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BM	BENCHMARK
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
CATV	CABLE TELEVISION
CB	CATCH BASIN
CDOT	CHARLOTTE DEPARTMENT OF TRANSPORTATION
CF	CUBIC FEET
C&G	CURB AND GUTTER
CJ	CONSTRUCTION JOINT
CLDSM	CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT(ION)
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DI	DROP INLET
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DWG	DRAWING
E	EAST
ELEC	ELECTRIC
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EXIST	EXISTING
EJ	EXPANSION JOINT
FG	FINISHED GRADE
FH	FIRE HYDRANT
FT	FOOT/FEET
GALV	GALVANIZED
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HW	HEADWALL
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
IN	INCHES
INV	INVERT
JB	JUNCTION BOX
JCT	JUNCTION
L	LENGTH
LAT	LATITUDE
LB	POUND
LF	LINEAR FOOT/FEET
LP	LIGHT POLE
LON	LONGITUDE
LT	LEFT
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MPH	MILES PER HOUR
N	NORTH
NCDENR	NORTH CAROLINA DEPARTMENT OF ENVIROMENT AND NATURAL RESOURCES
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OCS	OUTLET CONTROL STRUCTURE
OD	OUTSIDE DIAMETER
OEG	ORSBORN ENGINEERING GROUP
OVHD	OVERHEAD
PED	PEDESTAL
P/L	PROPERTY LINE
PP	POWER POLE
PROJ	PROJECT
PROP	PROPOSED
PVC	POLYVINYL CLORIDE
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REQD	REQUIRED
REV	REVISION
RR	RAILROAD
RT	RIGHT
R/W	RIGHT-OF-WAY
S	SOUTH
SAN	SANITARY SEWER
SCH	SCHEDULE
SECT	SECTION
SPEC	SPECIFICATION
STD	STANDARD
STS	STORM SEWER
TC	TIME OF CONCENTRATION
TCE	TEMPORARY CONSTRUCTION EASEMENT
TDH	TOTAL DYNAMIC HEAD
TEMP	TEMPORARY
TOB	TOP OF BANK
TOC	TOP OF CURB
TYP	TYPICAL
UD	UNDERDRAIN
UG	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
YR	YEAR
&	AND
@	AT
Δ	DELTA

ORSBORN ENGINEERING GROUP
610 EAST TRADE STREET, SUITE 106
CHARLOTTE, NC 28202
P) 704-749-1432 - F) 704-749-1433

OVERALL SITE PLAN
FOR
COTTAGES ON PROVIDENCE
CHARLOTTE, NORTH CAROLINA

WFG ASSOCIATES, LLC.
516 E. KNIGSTON AVE.
CHARLOTTE, NC 28203

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER C-31139 SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2547 SEAL 026196 DENNIS C. ORSBORN

REVISIONS	DATE
1 REVISED PER FIRE COMMENTS	12/13/13
2 REVISED PER COMMENTS	02/05/14

JOB #	12019
DATE:	09/12/13
SCALE:	1" = 20'
DRAWN BY:	JAW
APPROVED BY:	JCO

C2.0

February 05, 2014 - 3:46pm By: jwissler
P:\12019 Providence Road Multi-family\Dwg\12019 C2.0 OVSITE.dwg
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