

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

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

URBAN FORESTRY
TREE ORDINANCE

CDOT

APPROVED

By Brendan Smith (bmsmith@charlottenc.gov) at 4:17 pm, Oct 09, 2014

APPROVED

By Brendan Smith (bmsmith@charlottenc.gov) at 4:17 pm, Oct 09, 2014

APPROVED

By Gary Turner (704-336-4330) at 10:50 am, Oct 09, 2014

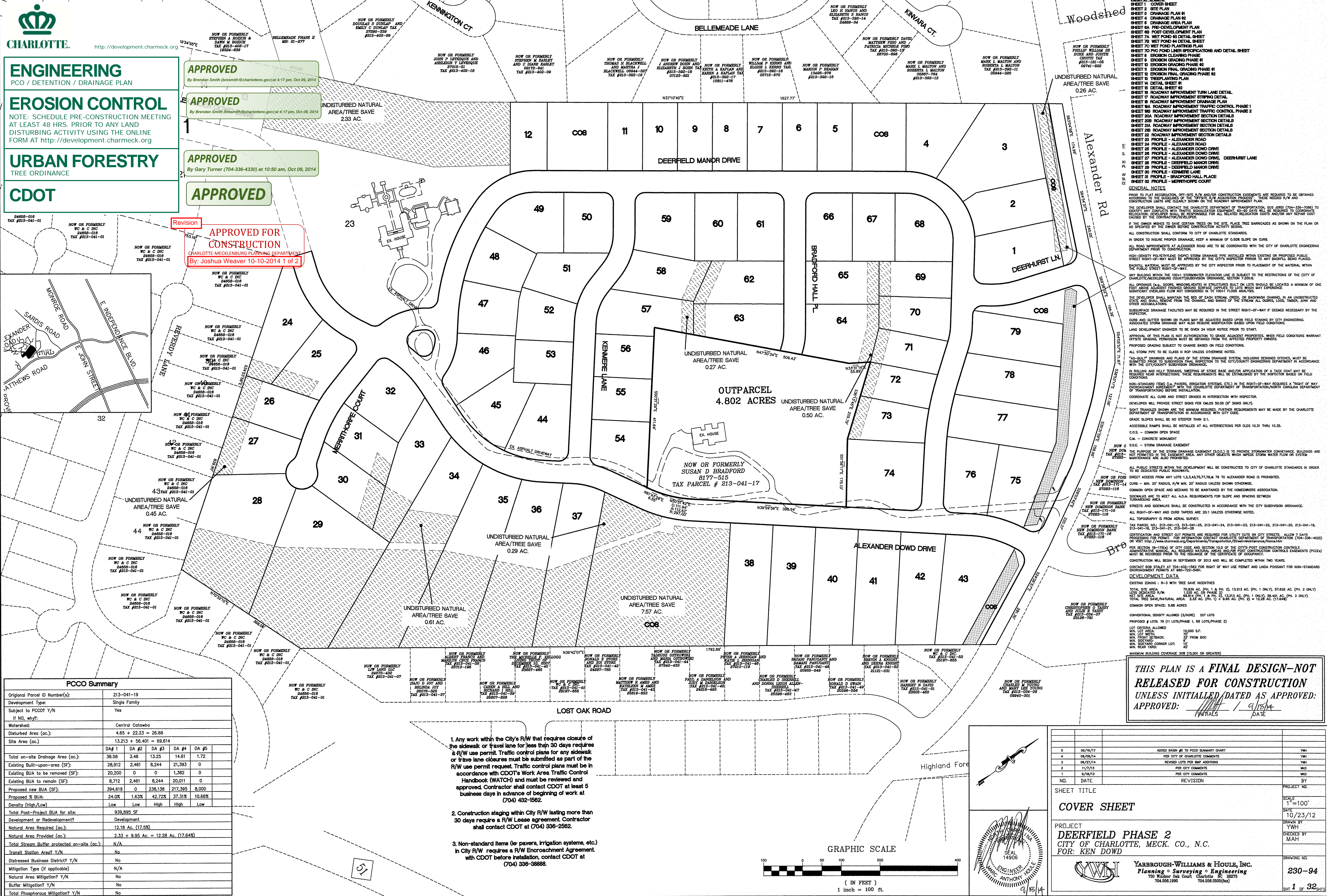
APPROVED

Revision

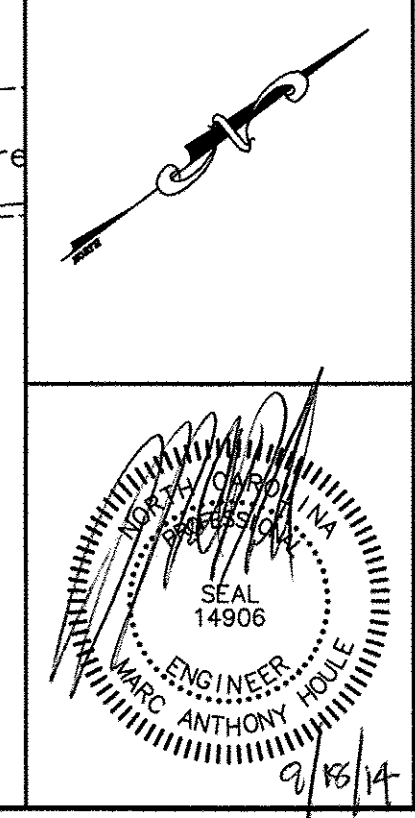
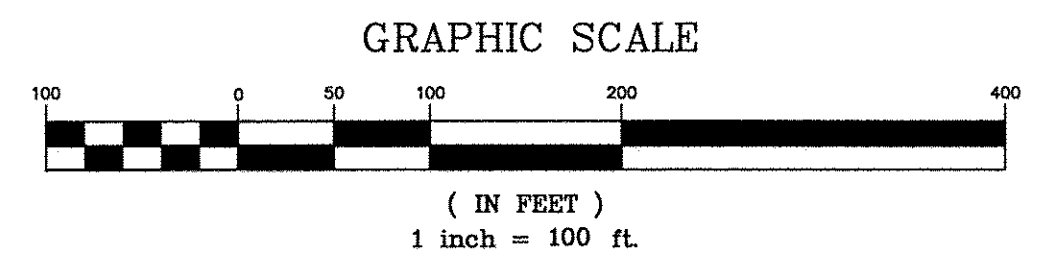
APPROVED FOR CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 10-10-2014 1 of 2

PCCO Summary					
Original Parcel ID Number(s):	213-041-19				
Development Type:	Single Family				
Subject to PCCO? Y/N	Yes				
If NO, why?					
Watershed:	Central Catawba				
Disturbed Area (ac.):	4.65 + 22.23 = 26.88				
Site Area (ac.):	13.213 + 56.401 = 69.614				
	DA# 1	DA #2	DA #3	DA #4	DA #5
Total on-site Drainage Area (ac.):	38.58	3.46	13.25	14.61	1.72
Existing Built-upon-area (SF):	28,912	2,461	8,244	21,393	0
Existing BUA to be removed (SF):	20,200	0	0	1,382	0
Existing BUA to remain (SF):	8,712	2,461	8,244	20,011	0
Proposed new BUA (SF):	394,619	0	238,138	217,395	8,000
Proposed % BUA:	24.0%	1.63%	42.72%	37.31%	10.66%
Density (High/Low)	Low	Low	High	High	Low
Total Post-Project BUA for site:	939,895 SF				
Development or Redevelopment?	Development				
Natural Area Required (ac.):	12.18 Ac. (17.55%)				
Natural Area Provided (ac.):	2.33 + 9.95 Ac. = 12.28 Ac. (17.64%)				
Total Stream Buffer protected on-site (ac.):	N/A				
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 Phosphorus Mitigation? Y/N	No				



- Any work within the City's R/W that requires closure of the sidewalk or travel lane for less than 30 days requires a R/W use permit. Traffic control plans for any 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 of work at (704) 432-1562.
- Construction staging within City R/W lasting more than 30 days requires a R/W Lease agreement. Contractor shall contact CDOT at (704) 336-2562.
- Non-standard items (ie: pavers, irrigation systems, etc.) in City R/W requires a R/W Encroachment Agreement with CDOT before installation, contact CDOT at (704) 336-3888.

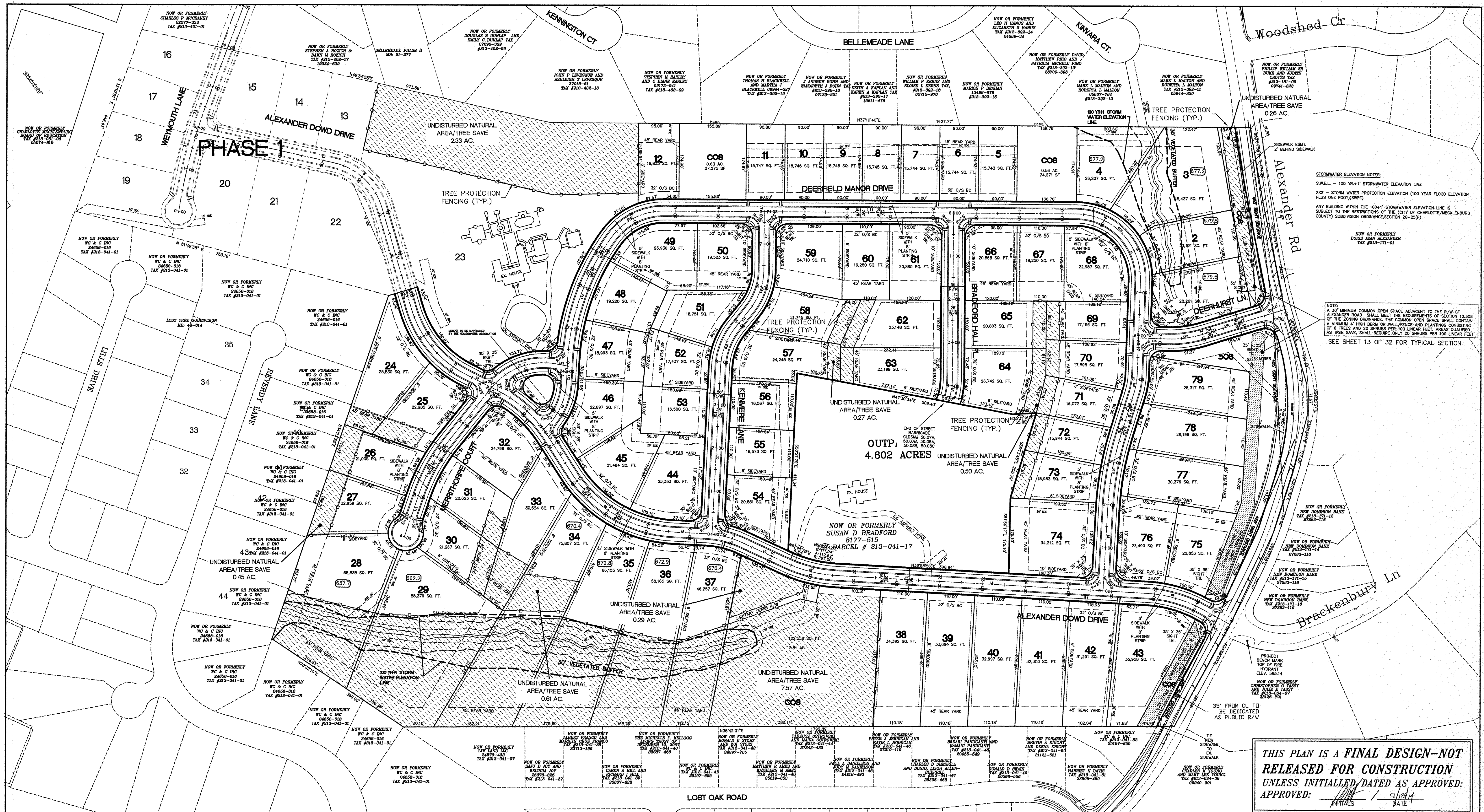


NO.	DATE	REVISION	BY
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YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
700 Rutherford Court, Charlotte, NC 28202
704.556.1990 704.556.0055(fax)



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APPROVED: *[Signature]* / 9/18/14
INITIALS DATE

LOT	MAX. BUA	LOT	MAX. BUA	LOT	MAX. BUA	LOT	MAX. BUA
1	8,478 SF	28	19,751 SF	45	6,443 SF	62	5,944 SF
2	6,936 SF	29	26,513 SF	46	6,809 SF	63	6,959 SF
3	13,631 SF	30	6,380 SF	47	5,697 SF	64	8,022 SF
4	7,862 SF	31	6,186 SF	48	5,766 SF	65	6,240 SF
5	4,722 SF	32	7,439 SF	49	7,180 SF	66	6,259 SF
6	4,723 SF	33	9,187 SF	50	5,856 SF	67	5,775 SF
7	4,723 SF	34	22,742 SF	51	5,625 SF	68	6,887 SF
8	4,723 SF	35	19,846 SF	52	5,231 SF	69	5,146 SF
9	4,723 SF	36	17,449 SF	53	4,950 SF	70	5,369 SF
10	4,723 SF	37	13,877 SF	54	6,255 SF	71	4,821 SF
11	4,724 SF	38	10,317 SF	55	4,971 SF	72	4,783 SF
12	5,011 SF	39	10,108 SF	56	4,970 SF	73	5,694 SF
23	EXISTING	40	9,899 SF	57	7,273 SF	74	10,263 SF
24	8,649 SF	41	9,690 SF	58	6,523 SF	75	6,855 SF
25	6,895 SF	42	9,387 SF	59	7,413 SF	76	7,047 SF
26	6,301 SF	43	10,787 SF	60	5,775 SF	77	9,112 SF
27	6,887 SF	44	7,605 SF	61	6,259 SF	78	8,459 SF
				79	7,595 SF		

LINE	LENGTH	BEARING
L1	242.48	S69°32'57"E
L2	24.50	S63°44'42"W
L3	100.56	N85°56'56"W
L4	76.18	N39°49'24"E
L5	110.04	N61°43'28"E
L6	723.00	N39°59'56"E
L7	73.18	S65°34'27"W
L8	192.62	S30°00'04"E
L9	101.05	N39°56'03"W
L10	214.08	S51°15'27"E
L11	959.27	N37°10'24"E
L12	50.00	N50°19'36"W
L13	28.23	N47°03'46"E
L14	93.68	N34°19'36"W
L15	68.28	N38°44'23"E
L16	199.77	N19°55'22"E
L17	385.45	N52°49'36"W
L18	133.80	N52°49'36"W
L19	53.00	N14°32'32"W
L20	387.98	N50°19'36"W
L21	162.72	S14°18'17"E

CURVE	BEARING	CHORD	RADIUS	LENGTH	PC	PT
C1	N67°05'52"E	198.20	250.00	203.79	7+29.34	9+34.13
C2	S24°19'56"E	139.07	400.00	139.78	9+56.97	4+96.75
C3	S16°22'44"W	158.19	155.00	166.01	0+26.29	1+94.25
C4	N26°45'56"W	119.92	150.00	123.37	24+33.25	25+56.62
C5	S78°53'53"W	156.84	300.00	158.68	10+17.71	11+76.39
C6	N66°51'44"E	274.15	300.00	284.72	12+76.95	15+61.67
C7	S50°41'56"W	87.97	230.00	88.52	16+37.86	17+26.38
C8	N50°51'42"E	122.50	325.00	123.23	18+36.42	19+59.65
C9	S32°47'18"W	139.07	300.00	139.91	20+82.65	20+16.57
C10	S42°58'04"E	171.43	700.00	171.86	1+96.65	3+64.48
C11	N43°35'45"W	47.46	178.00	47.60	4+65.53	5+13.13
C12	S76°09'50"W	188.76	150.00	204.15	7+68.27	9+72.43
C13	N44°22'49"W	44.06	150.00	44.22	3+85.45	4+29.67
C14	N33°41'04"W	98.37	150.00	100.23	5+40.90	6+41.13
C15	S32°26'04"E	98.31	160.00	99.93	3+87.98	4+87.91
C16	S10°01'16"W	136.91	150.00	142.17	19+31.70	20+73.87
C17	S33°43'44"E	305.08	534.00	309.38	20+73.87	23+83.25
C18	N29°19'57"E	81.75	250.00	82.12	1+96.95	2+81.89

NOTE: 32' O/S BC = 32' OFFSET FROM BACK OF CURB

GRAPHIC SCALE
100 0 100 200 400
(IN FEET)
1 inch = 100 ft.

SITE PLAN

PROJECT
DEERFIELD PHASE 2
CITY OF CHARLOTTE, MECK. CO., N.C.
FOR: KEN DOWD

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
704.556.1990 704.556.0566(fax)

NO.	DATE	REVISION	BY
7	08/08/14	PER CITY OF CHARLOTTE COMMENTS	YWH
8	7/7/14	ADDED TURN LANE	YWH
9	06/27/14	REVISED LOTS PER BMP ADDITIONS, REVISED TREE SAVE, REVISED MAX. BUILDING COVERAGE CHART	YWH
10	3/7/14	REVISED SITE ON LOTS 73,74,76-78	YWH
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PROJECT

DEERFIELD PHASE 2

CITY OF CHARLOTTE, MECK. CO., N.C.

FOR: KEN DOWD

YARBROUGH-WILLIAMS & HOULE, INC.

Planning • Surveying • Engineering

704.556.1990 704.556.0566(fax)

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