

PHIFER CREST

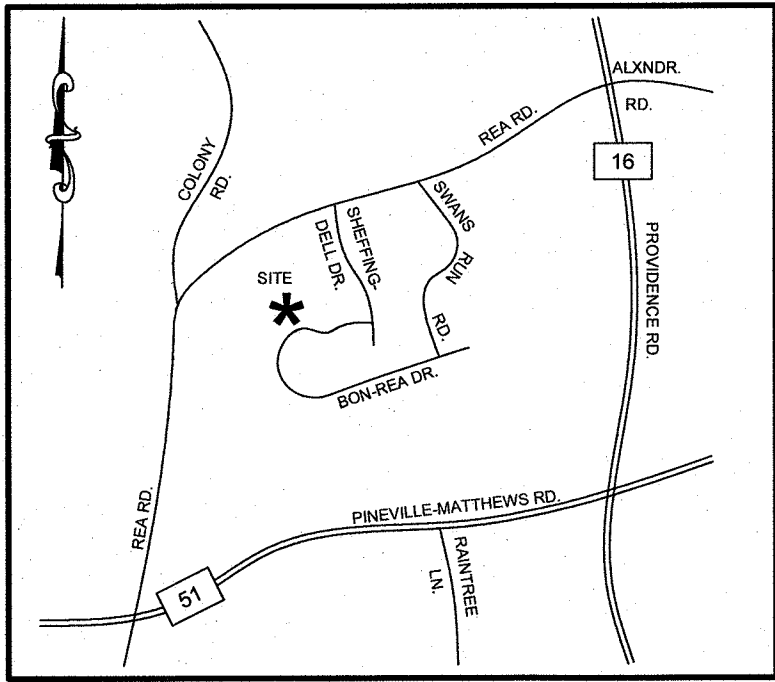
CHARLOTTE, NORTH CAROLINA

PREPARED FOR :

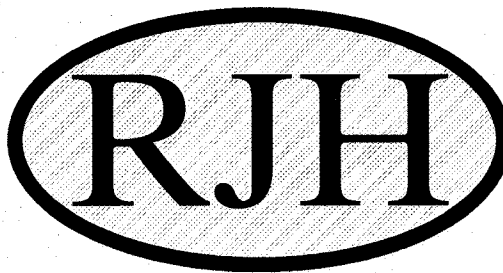
PHIFER CREST, LLC

10801 Johnston Road, Suite 127
Charlotte, NC 28226

March 28, 2014



VICINITY MAP - N.T.S.



PREPARED BY

R. Joe Harris & Associates, P.L.L.C.

Engineering • Land Surveying • Planning
Management

1698 W. Hwy 160, Suite 130, Fort Mill, SC 29708 (803) 802-1799 Fax: (803) 802-0886



<http://development.charmeck.org>

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 FOR
CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 4-30-2014

APPROVED

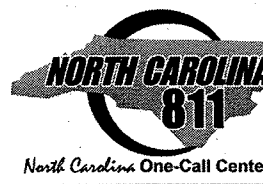
By Brendan Smith (bmsmith@charlottenc.gov) at 9:05 am, Apr 30, 2014

APPROVED

By Brendan Smith (bmsmith@charlottenc.gov) at 9:05 am, Apr 30, 2014

APPROVED

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Engineer:



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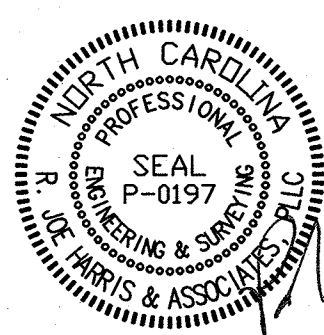
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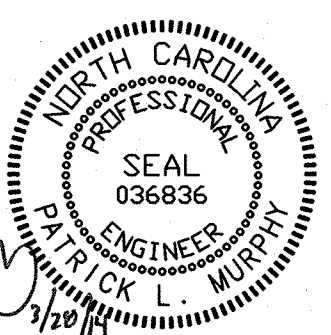
www.rjoe-harris.com

This drawing shall not be used for construction purposes until the
seal and signature of the responsible registrant appears on the
drawing, and proper permit forms and related fees are transmitted
by the Owner, Owner's Agent or Contractor to the Authority
having jurisdiction.

Corporate Seal



Engineer's Seal



Project Manager

P. Murphy

Department Manager

B. Pridemore

Print/Plot Date

March 28, 2014

Client

PHIFER CREST, LLC

10801 JOHNSTON ROAD, SUITE 127
CHARLOTTE, NC 28226
P: (980) 406-3818

Project:

PHIFER CREST
CHARLOTTE, NC



Phifer Crest

Drawing Title:

COVER SHEET

Project No.

1816

DWG File Name:

1816_SITE

Drawing No.

COVER

PLAN SHEET INDEX:

COVER

SP-1

SP-2

SP-3

SP-4

SP-5

SP-6

EC-1

EC-2

EC-3

EC-4

EC-5

GP-1

GP-2

RP-1

FS-1

FS-2

DA-1

COVER SHEET

PRELIMINARY PLAT

STREET TREE AND PLANTING PLAN

SIGHT DISTANCE PLAN

SITE PLAN DETAILS

SITE PLAN DETAILS

SITE PLAN DETAILS

EROSION CONTROL INITIAL PHASE

EROSION CONTROL FINAL PHASE

EROSION CONTROL DETAILS

EROSION CONTROL DETAILS

EROSION CONTROL DETAILS

GRADING AND STORM DRAINAGE PLAN

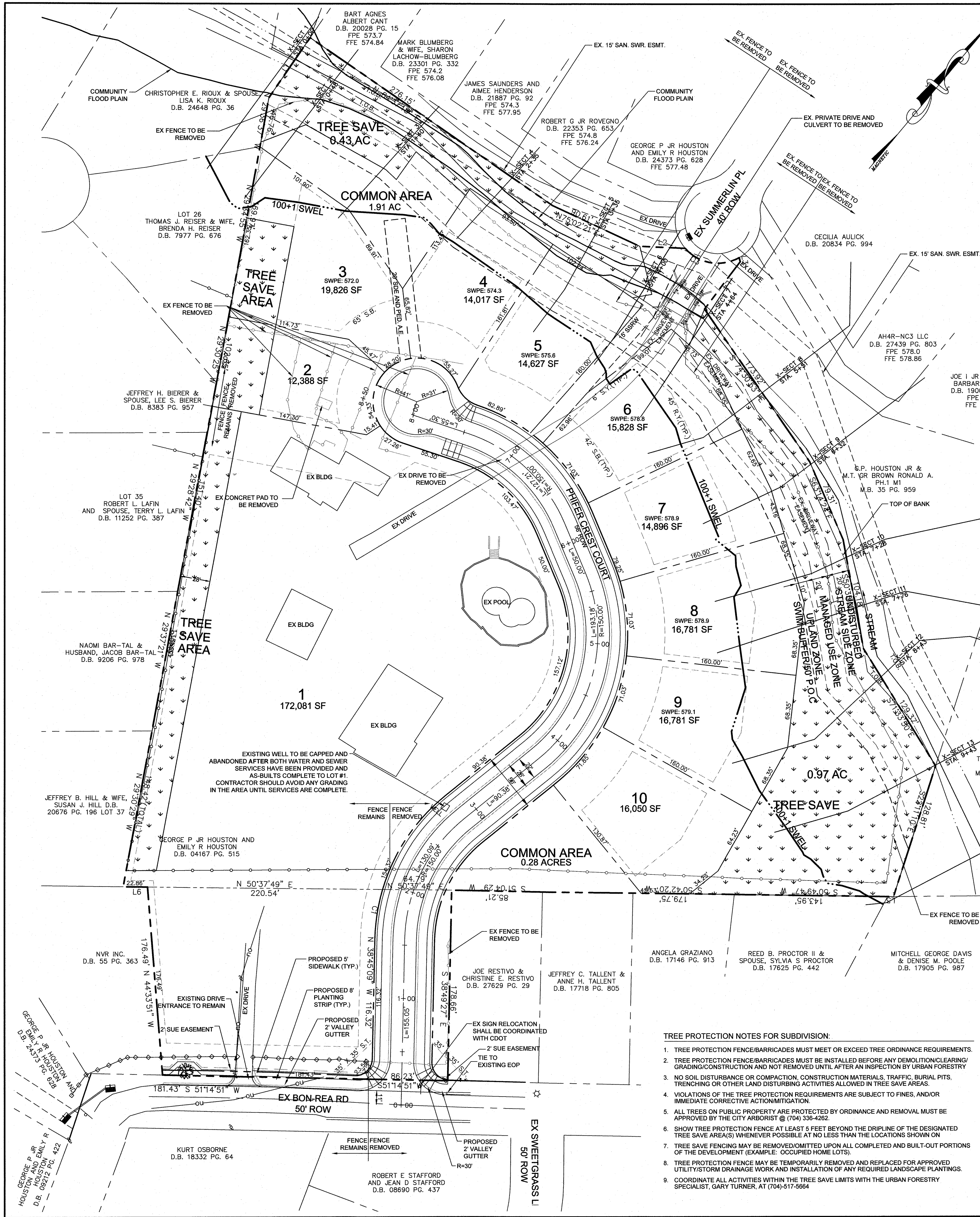
BON REA RD. CROSS SECTIONS

ROAD PLAN AND PROFILE, STORM DRAIN PROFILE

FLOOD STUDY DRAINAGE AREA

FLOOD STUDY CHANNEL CROSS SECTIONS

STORM DRAINAGE AREA



OFF SITE TOPOGRAPHY PROVIDED BY MECKLENBURG COUNTY LIDAR.

ON SITE TOPOGRAPHY PROVIDED BY "CLASS A" FIELD SURVEY PERFORMED BY R. JOE HARRIS AND ASSOCIATES ON 07-22-2013.

NO PORTION OF THESE 11 LOTS IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON FEMA FLOOD INFORMATION AND COMMUNITY FLOOD INFORMATION TAKEN FROM AVAILABLE DATA AS DOWNLOADED FROM THE NORTH CAROLINA FLOODPLAIN MAPPING CENTER, CURRENT AS OF AUGUST 1, 2011.

FIRM: CHARLOTTE, CITY OF MECKLENBURG COUNTY

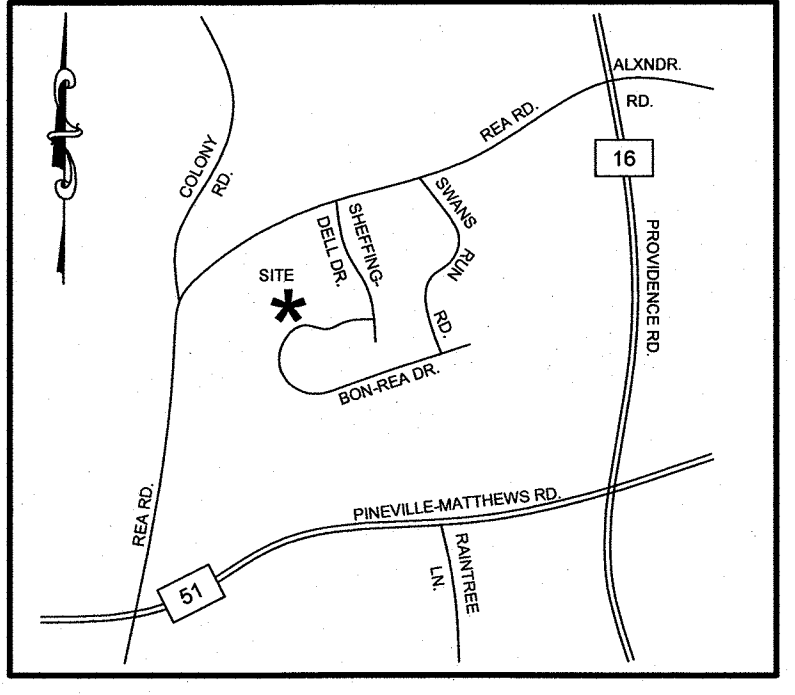
EFFECTIVE DATE: MARCH 2, 2009

PANEL NUMBER: 3710-4469-00-J

HORIZONTAL DATUM TIED TO NAD 83 BY R. JOE HARRIS

BOUNDARY INFORMATION AS PROVIDED BY R. JOE HARRIS AND ASSOCIATES. BOUNDARY INFORMATION FROM SURVEY ENTITLED BOUNDARY SURVEY OF GEORGE HOUSTON PROPERTY AND DATED 05/28/13. SURVEY MEETS OR EXCEEDS REQUIREMENTS FOR A CLASS "A" SURVEY, OR MAXIMUM ERROR OF CLOSURE IS 1:10,000.

SITE SOILS INFORMATION:
VKD, ME, MO



VICINITY MAP - N.T.S.

EXISTING IMPERVIOUS	27,000 SF
EXISTING TO REMAIN	108 SF
DRIVE TO BE REMOVED	3656 SF
BRIDGE AND DRIVE TO BE REMOVED	1554 SF
	5317 SF SUM
PROPOSED IMPERVIOUS	
SIDE WALK	8476 SF
ROAD	23923 SF
	32399 SF SUM
NEW IMPERVIOUS	
32,399 SF OR 10.48% OF THE 7.72 AC. DRAINAGE AREA	
REMAIN AREA OF ALLOWABLE 24%	
41,829 SF OR 13.52%	
ALLOWABLE IMPERVIOUS FOR LOTS 2 THRU 10 = 4,648 SF EACH	

DEVELOPMENT INFORMATION

- PROJECT NAME: PHIFER CREST, CHARLOTTE, NC
- OWNER: GEORGE P. HOUSTON, JR., AND WIFE, EMILY R. HOUSTON, 3933 BON REA DR, CHARLOTTE NC 28226-3153
- DEVELOPER: SCOTT DEVELOPMENT GROUP, INC, 10801 JOHNSTON ROAD, SUITE 127, CHARLOTTE, NC 28226
- TAX PARCEL NO.: 211-293-08, -39, -40, 211-295-14, -16
- EXISTING ZONING: R-3
- TOTAL SITE AREA: 10.46 AC
- TREE SAVE: REQUIRED: 10% X 10.46 AC = 1.05 AC
PROVIDED: IN COMMON OPEN SPACE = 1.40 AC (13.4%)
- DENSITY: ALLOWABLE: 10.46 ACRES X 3 LOTS = 31 LOTS
PROVIDED: 10 LOTS
- OPEN SPACE: REQUIRED: 10.46 ACRES X 0.10 = 1.05 ACRES
PROVIDED: 2.19 ACRES (20.9%)
- DISTRICT STANDARDS: FRONT SETBACK: 42'
SIDE YARD: 8'
REAR YARD: 45'
MIN. LOT WIDTH: 70'
MIN. LOT AREA: 10,000 SQ. FT.
TOTAL NO. LOTS: 10
TOTAL ACREAGE: 10.46 AC

LOT #	LOT SIZE (SQ. FT.)	MAX. BUA (SQ. FT.)	MAX. BUA (%)
LOT 1	172,081	30	81.634
LOT 2	12,388	27	4.648
LOT 3	19,826	23	4.648
LOT 4	14,017	33	4.648
LOT 5	14,627	32	4.648
LOT 6	15,828	29	4.648
LOT 7	14,896	31	4.648
LOT 8	16,781	27	4.648
LOT 9	16,781	27	4.648
LOT 10	16,050	29	4.648

PER TABLE 9.205(9) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

GENERAL NOTES - SITE DEVELOPMENT (AS APPLICABLE):

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT EX BON-REA RD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSMP 50.05 (9" SIGNS ONLY)
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- DIRECT VEHICULAR ACCESS TO EX. SUMMERLIN PL. FROM LOTS 5 AND 6 IS PROHIBITED.
- 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.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG EX. BON-REA RD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- 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.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- 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.
- ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #S (NA) SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS.)
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- NO ON-SITE DEMOLITION LANDFILL SHALL BE USED ON SITE.
- ESTIMATED TIMETABLE OF COMPLETION OF PROJECT TO BE DETERMINED BY OWNER. PLANS ARE VALID FOR 3 YEARS FROM DATE OF APPROVAL.
- 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.
- 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.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7089) 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.
- 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](http://www.charmeck.org/departments/transportation/street-maintenance/home.htm)
- PER SECTION 18-175(E) 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 EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

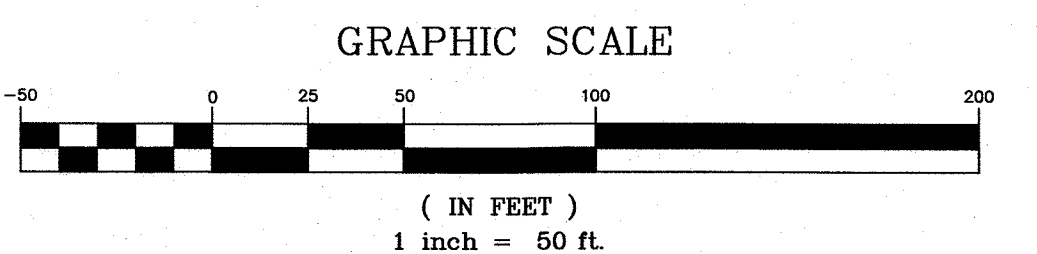
BOB STANLEY (704-432-1562) FOR RIGHT-OF-WAY USE PERMIT.

FLOOD STUDY CROSS SECTIONS

RIVER STATION	Q TOTAL (CFS)	EXISTING 100+1 ELEVATION	PROPOSED 100+1 ELEVATION
14	1997.05	578.23	578.06
13	1997.05	577.99	577.74
12	1997.05	577.79	577.46
11	1997.05	577.69	577.30
10	1997.05	577.55	577.07
9	1997.05	577.43	576.87
8	1997.05	577.32	576.82
7	1997.05	577.16	576.13
6	2016.47	575.08	575.07
5	2016.47	574.74	574.74
4	2016.47	574.28	574.28
3	2016.47	572.67	572.67
2	2016.47	571.98	571.98
1	2016.47	570.75	570.75

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	47.19	178.00	47.05	S31°09'29"E	15°11'22"
C2	23.56	15.00	21.21	N06°14'51"E	90°00'00"
C3	55.50	40.00	51.15	N59°45'56"E	79°30'10"

LINE	LENGTH	BEARING
L1	68.19	N05°30'08"W
L2	42.72	N52°32'47"E
L3	3.92	S55°18'42"E
L4	55.69	S03°15'05"E
L5	5.61	S50°49'19"W
L6	22.86	S50°37'49"W



- TREE PROTECTION NOTES FOR SUBDIVISION:
- TREE PROTECTION FENCE/BARRICADES MUST MEET OR EXCEED TREE ORDINANCE REQUIREMENTS.
 - TREE PROTECTION FENCE/BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER AN INSPECTION BY URBAN FORESTRY.
 - NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITIES ALLOWED IN TREE SAVE AREAS.
 - VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
 - ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST @ (704) 336-4262.
 - SHOW TREE PROTECTION FENCE AT LEAST 5 FEET BEYOND THE DRIPLINE OF THE DESIGNATED TREE SAVE AREA(S) WHENEVER POSSIBLE AT NO LESS THAN THE LOCATIONS SHOWN ON THE DEVELOPMENT (EXAMPLE: OCCUPIED HOME LOTS).
 - TREE SAVE FENCING MAY BE TEMPORARILY REMOVED AND REPLACED FOR APPROVED UTILITY/STORM DRAINAGE WORK AND INSTALLATION OF ANY REQUIRED LANDSCAPE PLANTINGS.
 - TREE PROTECTION FENCE MAY BE TEMPORARILY REMOVED AND REPLACED FOR APPROVED UTILITY/STORM DRAINAGE WORK AND INSTALLATION OF ANY REQUIRED LANDSCAPE PLANTINGS.
 - COORDINATE ALL ACTIVITIES WITHIN THE TREE SAVE LIMITS WITH THE URBAN FORESTRY SPECIALIST, GARY TURNER, AT (704)-517-5664

DATE	ISSUED FOR	REV
8/21/13	FIRST SUBMITAL	0
01/31/14	RESPONSE TO CITY COMMENTS	1
03/28/14	RESPONSE TO CITY COMMENTS	2

Know what's below. Call before you dig.

Engineer:

R. Joe Harris & Associates, P.L.L.C.
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www.rjoharris.com

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Corporate Seal

Engineer's Seal

Project Manager	Drawn
P. Murphy	J. Woodruff Jr.
Department Manager	Checked
B. Pridemore	P. Murphy
Print/Plot Date	
March 28, 2014	
Client	
PHIFER CREST, LLC	
10801 JOHNSTON ROAD, SUITE 127	
CHARLOTTE, NC 28226	
P: (980) 406-3818	
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PRELIMINARY PLAT	
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DWG File Name:	
1816 SITE	

SP-1