

WITHROW DOWNS DUPLEX SUBDIVISION

INDEX OF SHEETS

LAST REVISION	REVISION DATE	SHEET NUMBER	DESCRIPTION
A	09/12/14	1	COVER SHEET
A	09/12/14	2	GENERAL NOTES
A	09/12/14	3	EXISTING CONDITIONS PLAN
A	09/12/14	4	EROSION CONTROL PLAN PHASE I
A	09/12/14	5	EROSION CONTROL PLAN PHASE II
A	09/12/14	6	SITE PLAN
A	09/12/14	7.0	GRADING PLAN
A	09/12/14	7.1	GRADING PLAN
A	09/12/14	7.2	GRADING PLAN
A	09/12/14	8	ROADWAY PLAN & PROFILE (ROAD 1 STA 0+00 - 11+00)
A	09/12/14	9	ROADWAY PLAN & PROFILE (ROAD 1 STA 11+00 - 12+66.96)
A	09/12/14	9	ROADWAY PLAN & PROFILE (GRANTHAM LANE STA 0+00 - 6+46.49)
A	09/12/14	10	DRAINAGE AREAS
A	09/12/14	11	DETAILS
A	09/12/14	12	DETAILS
A	09/12/14	13	DETAILS
A	09/12/14	14	SITE DISTANCE STUDY
A	09/12/14	15	REACH-5 CROSS-SECTION PLAN
A	09/12/14	16	REACH-1, 3 & 4 CROSS-SECTION PLAN
A	09/12/14	17	REACH-1 CROSS-SECTION PLAN
A	09/12/14	18	(RZ-1) REZONING PETITION

SITE STATISTICS

PARCEL NUMBER: 02906492
ZONING: MX-2
REZONING PETITION #2009-041
SITE AREA: 19.53 ACRES
PROPOSED USE: SINGLE FAMILY ATTACHED TOWNHOMES FOR SALE
NUMBER OF LOTS: 52
MAXIMUM DENSITY ALLOWED: 8 D.U./ACRE
TOTAL DENSITY PROPOSED: 3.2 D.U./ACRE
IMPERVIOUS PERCENTAGE PROPOSED: 24.0%
MINIMUM LOT WIDTH: 55'
MINIMUM LOT SIZE: 6,500 S.F.
MINIMUM BUILDING SEPARATION: 16'
MINIMUM OPEN SPACE: 10% (1.95 ACRES)
MAXIMUM BUILDING HEIGHT: 40'
SETBACKS:
-FRONT: 20'
-SIDE: 5'
-SIDE CORNER: 10'
-REAR: 20'
MINIMUM TREE SAVE: 10%
WATERSHED: MALLARD
WATERSHED CLASS: N/A
FEMA PANEL: 4598
MAP NUMBER: 3710459800K
PANEL DATE: 03/02/2009
FEMA FLOOD ZONE: N/A
SWIM BUFFERS: 35' AND 150 LF OF 50'

STREET DATA

ROAD 1 (W/ CUL-DE-SAC): *1247 LF
ROAD 2: 635 LF
TOTAL LF OF RESIDENTIAL STREETS: 1882 LF
TOTAL INTERNAL R/W ACREAGE: 2.47 AC
TOTAL COMMON OPEN SPACE: 8.17 AC

* LENGTH SHOWN IS TO CENTER OF CUL-DE-SAC

NOTES

FINANCIALLY RESPONSIBLE PARTY:
1152, LLC
5601 VIRGINIA BEACH BLVD.
VIRGINIA BEACH, VIRGINIA 23462
757-461-1000
757-461-4433 (FAX)

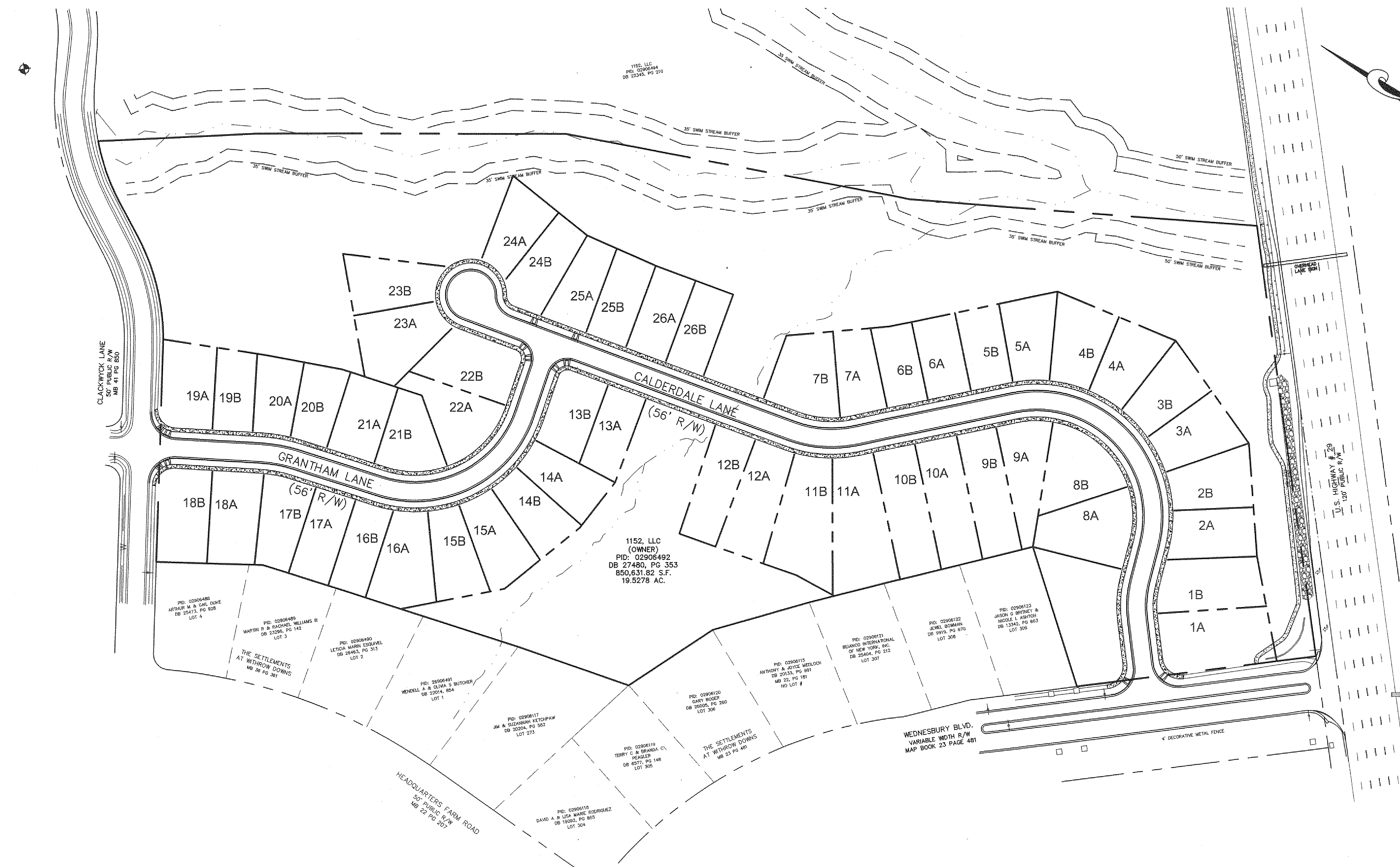
TOTAL AREA OF PROJECT = 19.57 ACRES
DISTURBED AREA = 13.22 ACRES

GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN AND ANY GRADING BEYOND THE DENUDE LIMITS SHOWN ON THE PLAN IS A VIOLATION OF CITY/COUNTY EROSION CONTROL ORDINANCE.

CHARLOTTE, NORTH CAROLINA

PLANS PREPARED FOR:

KOTARIDES DEVELOPMENT



VICINITY MAP

NOT TO SCALE

APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
BY: Joshua Weaver 12-5-2014



http://development.charmeck.org

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

APPROVED
By Emily Chien at 12:01 pm, Dec 05, 2014

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>

APPROVED

URBAN FORESTRY
TREE ORDINANCE

APPROVED
Stan Armstrong

CDOT

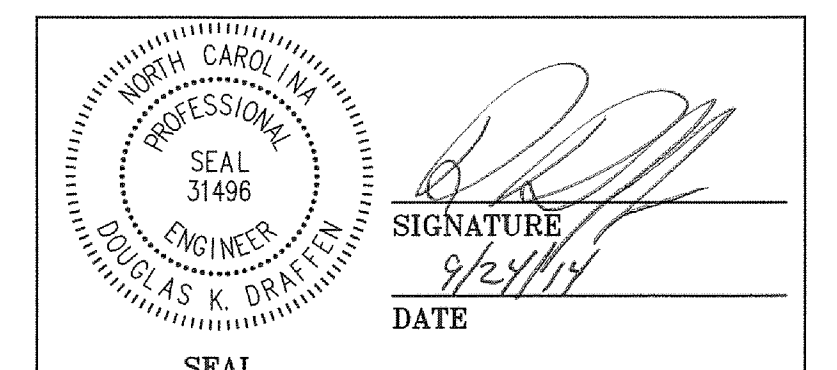
NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.

APPROVED

Rick Grohoske see comments on site plan

CHARLOTTE ETJ, NORTH CAROLINA
APRIL 2014

MCKIM & CREED
ENGINEERS-PLANNERS-SURVEYORS
8020 TOWER POINT DRIVE
CHARLOTTE, NC 28227
(704)-841-2588
F-1222



REV. #	DESCRIPTION	REVISIONS
A	REVISIONS PER CITY COMMENTS	9/12/14
-	-	-
-	-	-
-	-	-
-	-	-

SYMBOL		DETAIL
	PROPOSED SIDEWALK	CMLDS #10.22
	PROPOSED ACCESSIBLE/HANDICAP RAMP	CMLDS #10.33A
	PROPOSED HANDICAP SPACE	-/-
	PROPOSED HANDICAP VAN SPACE	-/-
	PROPOSED HANDICAP SIGN	CMLDS #50.10A, B, C
	PROPOSED STOP SIGN	-/-
	HEAVY DUTY CONCRETE	-/- SEE SPEC.
	PROPOSED 2'-0" VALLEY GUTTER	CMLDS #10.17A B, C
	PROPOSED LIGHTING	-/-
	PROPERTY LINE	-/-

	Freeman Maple
	European Hornbeam
	Kentucky Coffeetree

PARCEL NUMBER:	02906492
ZONING:	MX-2
	REZONING PETITION #2009-041
SITE AREA:	19.53 ACRES
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES FOR SALE
NUMBER OF LOTS:	8
MAXIMUM DENSITY ALLOWED:	2 D.U./ACRE
TOTAL DENSITY PROPOSED:	3.2 D.U./ACRE
IMPERVIOUS PERCENTAGE PROPOSED:	30%
MINIMUM LOT WIDTH:	55'
MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM BUILDING SEPARATION:	16'
MINIMUM OPEN SPACE:	10' (1.95 ACRES)
MAXIMUM BUILDING HEIGHT:	20'
SETBACKS:	
-FRONT:	40'
-SIDE:	5'
-SIDE CORNER:	10'
-REAR:	20'
MINIMUM TREE SAVE	10%
WATERSHED:	MALLARD
WATERSHED CLASS:	N/A
FEMA PANEL:	4588
MAP NUMBER:	3710459800K
PANEL DATE:	03/02/2009
FEMA FLOOD ZONE:	N/A
SWM BUFFERS:	35' AND 150 LF OF 50'

CALDERDALE LANE PLANTING:	
CALDERDALE LANE FRONTAGE (LF):	2522 LF
REQUIRED TREES: (40'-50' AVG O.C.; BOTH SIDES)	63-50
PROVIDED TREES (LARGE MATURING):	52
GRANTHAM LANE PLANTING:	
GRANTHAM LANE FRONTAGE (LF):	1168 LF
REQUIRED TREES (40'-50' O.C.; BOTH SIDES)	29-23
PROVIDED TREES (LARGE MATURING):	25
OVERALL REQUIRED TREES (40'-50' O.C.; BOTH SIDES)	92-73
OVERALL PROVIDED TREES (LARGE MATURING):	77

QTY.	BOTANICAL NAME	COMMON NAME	SIZE (CALIPER)	PLANTING HEIGHT	COND.	NOTES
12	Acer x fremanii	Freeman Maple	3" MIN.	14'-16' MIN.	B&B	SPACING AS SHOWN / FULL
29	Carpinus betulus	European Hornbeam	3" MIN.	14'-16' MIN.	B&B	SPACING AS SHOWN / FULL
36	Gymnocladus dioicus	Kentucky Coffeetree	3" MIN.	12'-14' MIN.	B&B	SPACING AS SHOWN / FULL

A	REVISIONS PER CITY COMMENTS		09/12/14
REV.NO.		DESCRIPTIONS REVISIONS	DATE

[illegible]

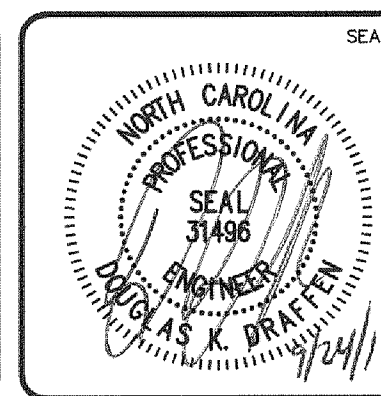
60' 0 60' 120'

SCALE: 1"=60' (Horiz.)

ALIGNMENT CURVE DATA									
CURVE #	ALIGNMENT NAME	START STATION	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA	END STATION
C1	GRANTHAM LN.	2+03.84	200.00'	49.89'	25.07'	S20°20'33"E	49.76'	141°730"	1+53.95
C2	GRANTHAM LN.	4+47.57	150.00'	232.23'	146.65'	S57°32'59"E	209.72'	88°42'22"	3+15.34
C3	CALDERDALE LN.	1+54.13	130.00'	48.07'	24.31'	N62°11'15"E	47.79'	281°21'05"	1+03.07
C4	CALDERDALE LN.	5+04.99	150.00'	303.91'	240.45'	N15°14'14"E	254.53'	116°05'06"	2+01.08
C5	CALDERDALE LN.	7+46.49	150.00'	84.22'	43.28'	N26°42'41"W	83.16'	32°11'17"	7+12.22

ALIGNMENT LINE DATA				
LINE #	START STATION	LENGTH	BEARING	END STATION
L1	0+00.00	153.95	S27°29'18"E	1+53.95
L2	2+03.84	111.49	S13°11'48"E	3+15.34
L3	5+47.57	98.92	N78°05'49"E	6+46.49
L4	0+00.00	99.33	N52°05'42"E	0+99.33
L5	1+51.13	50.03	N73°16'47"E	2+01.17
L6	5+04.99	207.23	N42°48'19"W	7+12.22
L7	7+96.49	449.48	N103°02'02"W	12+45.97

DATE: 04/11/2014	SCALE	MDC FILE NUMBER
MCE PROJ. # 04555-0008	HORIZONTAL:	CS-101
DRAWN MDB/TAK	1"=60'	DRAWING NUMBER
DESIGNED MDB/TAK	VERTICAL:	6
CHECKED DKD	N/A	
PROJ. MGR. DKD		



M&C FILE NUMBER
CS-101
DRAWING NUMBER
6