

# ARBOR WAY PHASE II

CONSTRUCTION PLANS FOR:  
ARBOR WAY PHASE II  
CHARLOTTE, NC  
MRH-13110

## PRELIMINARY PLAT SMITHFIELD DRIVE CHARLOTTE, NORTH CAROLINA PROJECT NUMBER: MRH-13110

DATE: OCTOBER 5, 2014  
REVISED: MARCH 9, 2015  
REVISED: APRIL 9, 2015

APPLICANT:  
**MERITAGE HOMES**  
11605 NORTH COMMUNITY HOUSE ROAD  
SUITE 250  
CHARLOTTE, N.C. 28277  
(704) 944-8906  
Mark.Sergent@meritagehomes.com

### SHEET INDEX

SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION DATE	REVISION DESCRIPTION
C-1	EXISTING CONDITIONS	10-05-2014		ADDRESSED CITY OF CHARLOTTE COMMENTS
C-2	DEMOLITION PLAN	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
C-3	SITE PLAN	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
C-4	EROSION CONTROL PLAN - PHASE I	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
C-5	GRADING PLAN	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
C-6	GRADING NOTES	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
C-7	DRAINAGE AREA PLAN	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
C-8	EROSION CONTROL PLAN - STAGE 2	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
C-9	UTILITY PLAN	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
C-10	LANDSCAPING PLAN	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
C-11	TRAFFIC CONTROL PLAN	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
C-12	NATURAL AREA PLAN	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
P-1	PLAN & PROFILE - SMITHFIELD DRIVE	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
P-2	PLAN & PROFILE - ASHTON GATE, AVONCLIFF & KINGSDOWN	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
XS-1	CROSS SECTIONS - SMITHFIELD DRIVE	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
XS-2	CROSS SECTIONS - SMITHFIELD DRIVE	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
XS-3	CROSS SECTIONS - SMITHFIELD DRIVE	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
XS-4	CROSS SECTIONS - SMITHFIELD DRIVE	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
XS-5	CROSS SECTIONS - SMITHFIELD DRIVE	03-09-2015	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
SW-A1	STORMWATER MANAGEMENT FACILITY 'A' PLAN VIEW	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
SW-A2	STORMWATER MANAGEMENT FACILITY 'A' DETAILS	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
SW-A3	STORMWATER MANAGEMENT FACILITY 'A' DETAILS	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
SW-A4	STORMWATER MANAGEMENT FACILITY 'A' DETAILS	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
SW-A1S	STORMWATER MANAGEMENT FACILITY 'A' LANDSCAPING PLAN	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
SW-B1	STORMWATER MANAGEMENT FACILITY 'B' PLAN VIEW	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
SW-B2	STORMWATER MANAGEMENT FACILITY 'B' DETAILS	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
SW-B3	STORMWATER MANAGEMENT FACILITY 'B' DETAILS	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
SW-B4	STORMWATER MANAGEMENT FACILITY 'B' DETAILS	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
SW-B1S	STORMWATER MANAGEMENT FACILITY 'B' LANDSCAPING PLAN	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
D-1	DETAILS - SITE	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
D-2	DETAILS - SITE	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
D-3	DETAILS - EROSION CONTROL	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
D-4	DETAILS - EROSION CONTROL	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
D-5	DETAILS - STORM DRAINAGE	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS
D-6	DETAILS - UTILITY	10-05-2014	04-09-2015	ADDRESSED CITY OF CHARLOTTE COMMENTS

APPROVED FOR  
CONSTRUCTION  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By: Joshua Weaver 5-6-2015



<http://development.charmeck.org>

**ENGINEERING**  
PCO / DETENTION / DRAINAGE PLAN

**APPROVED**

By Brendan Smith (bmsmith@charlottenc.gov) at 11:13 am, May 06, 2015

**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**

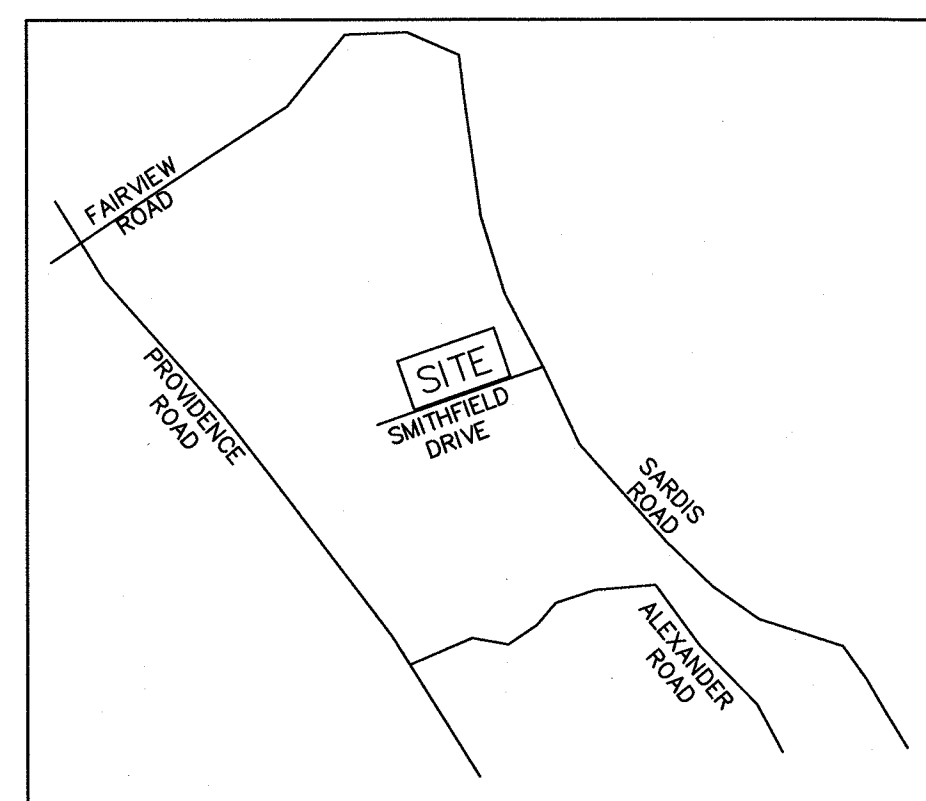
By Brendan Smith (bmsmith@charlottenc.gov) at 11:13 am, May 06, 2015

**URBAN FORESTRY**  
TREE ORDINANCE

**APPROVED**

**CDOT**

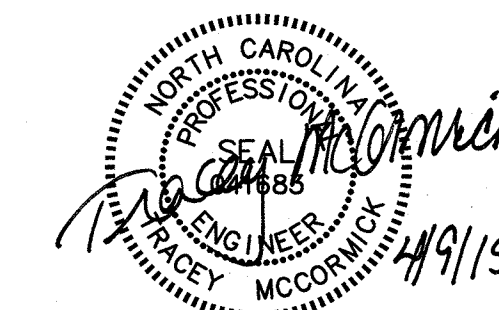
**APPROVED**



VICINITY MAP  
NTS



CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR  
(1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION  
OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.  
CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR  
OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL".  
REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



**THE JOHN R. McADAMS  
COMPANY, INC.**  
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# SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- HANDICAP PARKING STALL
- HANDICAP RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TREE SAVE
- DEDICATED ROW
- FENCE
- CURB AND GUTTER

CRAIG & SUZANNE HARMON  
DB 28150, PG 617  
PIN: 18719121

PETER & DEBORAH SAUVAIN  
DB 9823, PG 701  
PIN: 18719110

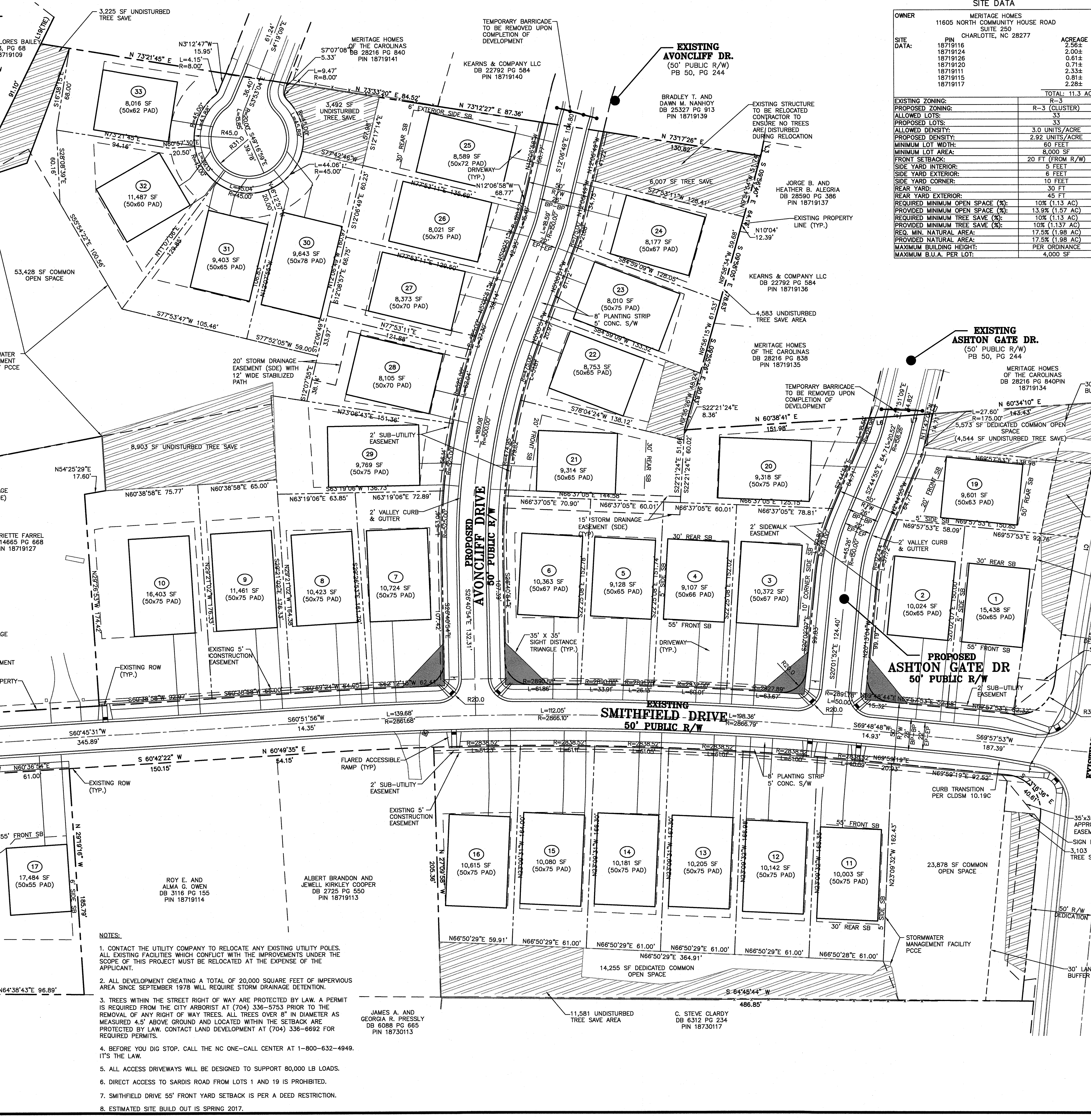
ERIC & JULIA HUSS  
DB 12686, PG 240  
PIN: 18719122

KEVIN M. ETTER &  
PAMELA WRIGHT-ETTER  
DB 28986, PG 562  
PIN: 18719123

BARBARA A. HUFFMAN &  
DIANE S. ROSS  
DB 19281, PG 400  
PIN: 18729101

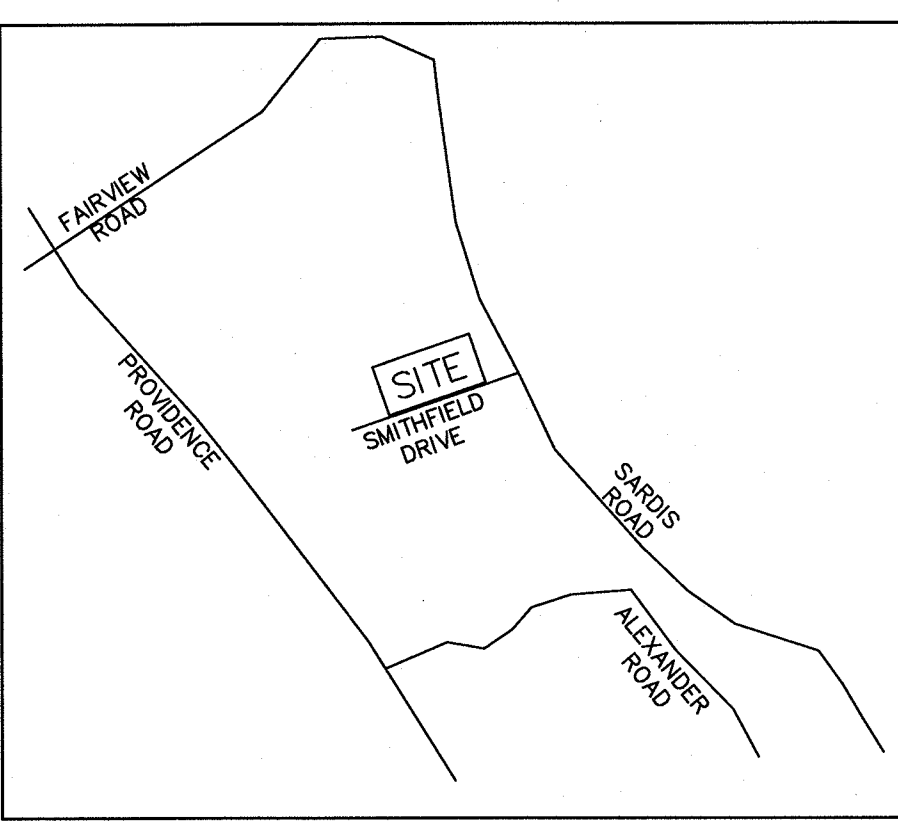
ROY E. AND  
ALMA G. OWEN  
DB 3116 PG 155  
PIN 18719114

JAMES A. AND  
GEORGIA R. PRESSLY  
DB 6088 PG 665  
PIN 18730113



## SITE DATA

OWNER		
11605 NORTH COMMUNITY HOUSE ROAD		
SUITE 250		
CHARLOTTE, NC 28277		
SITE DATA:	PIN	ACREAGE
18719116		2.56±
18719124		2.00±
18719126		0.61±
18719120		0.71±
18719111		2.33±
18719115		0.81±
18719117		2.28±
TOTAL:		11.3 AC.
EXISTING ZONING:		
PROPOSED ZONING:		
ALLOWED LOTS:		
PROPOSED LOTS:		
ALLOWED DENSITY:		
PROPOSED DENSITY:		
MINIMUM LOT WIDTH:		
MINIMUM LOT AREA:		
FRONT SETBACK:		
SIDE YARD INTERIOR:		
SIDE YARD EXTERIOR:		
SIDE YARD CORNER:		
REAR YARD:		
REAR YARD EXTERIOR:		
REQUIRED MINIMUM OPEN SPACE (%):		
PROVIDED MINIMUM OPEN SPACE (%):		
REQUIRED MINIMUM TREE SAVE (%):		
PROVIDED MINIMUM TREE SAVE (%):		
REQ. MIN. NATURAL AREA:		
PROVIDED NATURAL AREA:		
MAXIMUM BUILDING HEIGHT:		
MAXIMUM B.U.A. PER LOT:		



## VICINITY MAP

Table 9.205(1)(i)  
Maximum Building Coverage for Detached Dwellings

Single Family Lot Size (Sq. Ft.)	Maximum Building Coverage (%)
Up to 4,000	50
4,001-6,500	45
6,501-8,500	40
8,501-15,000	35
15,001 or greater	30

(Petition No. 2007-70, § 9.205(1)(i), 06/18/07)

CITY OF CHARLOTTE NOTES:

ALL ROAD IMPROVEMENTS ON SMITHFIELD DRIVE ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM#50.05 (9" SIGNS ONLY)

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTION. 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 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 SMITHFIELD DRIVE 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 AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER IS PROHIBITED.

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.

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'S INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

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.

NO DEMOLITION LANDFILLS WILL BE LOCATED ON THIS SITE.

CITY OF CHARLOTTE NOTES:

ALL OPENINGS (e.g., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE.

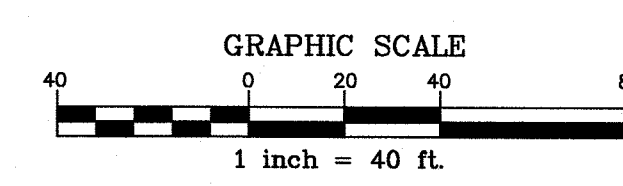
"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES AND BMP'S, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.

NON-STANDARD ITEMS (i.e. 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.

CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREET. 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>

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 CONTROL EASEMENTS (PCEE) MUST BE RECORDED ON A PLAT IN THE REGISTER OF DEEDS.



THE JOHN R. MCADAMS COMPANY, INC.

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MCADAMS

REVISIONS:

2015-02-09 ADDRESS CITY COMMENTS

2015-04-09 ADDRESS CITY COMMENTS

DEVELOPER/APPLICANT:

MeritageHomes®

11605 NORTH COMMUNITY HOUSE ROAD  
SUITE 250  
CHARLOTTE, NORTH CAROLINA 28277

ARBOR WAY PHASE II

CHARLOTTE, NC

SITE PLAN

PROJECT NO.: MRH-13110

FILENAME: MRH13110-S1

DESIGNED BY: TMM/CSM

DRAWN BY: TMM/CSM

SCALE: 1"=40'

DATE: 10-05-2014

SHEET NO. C-3

McADAMS