

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
[By Brent Wilkinson 3/11/15]

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
SITE IMPROVEMENTS
FOR
**CHARLOTTE RETIREMENT
RESIDENCE**
FEBRUARY 3, 2015



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

By Brendan Smith (bmsmith@charlottenc.gov) at 5:19 pm, Mar 05, 2015

APPROVED

By Brendan Smith (bmsmith@charlottenc.gov) at 5:19 pm, Mar 05, 2015

APPROVED

By Keith Bryant at 11:25 am, Mar 04, 2015

NOTE:

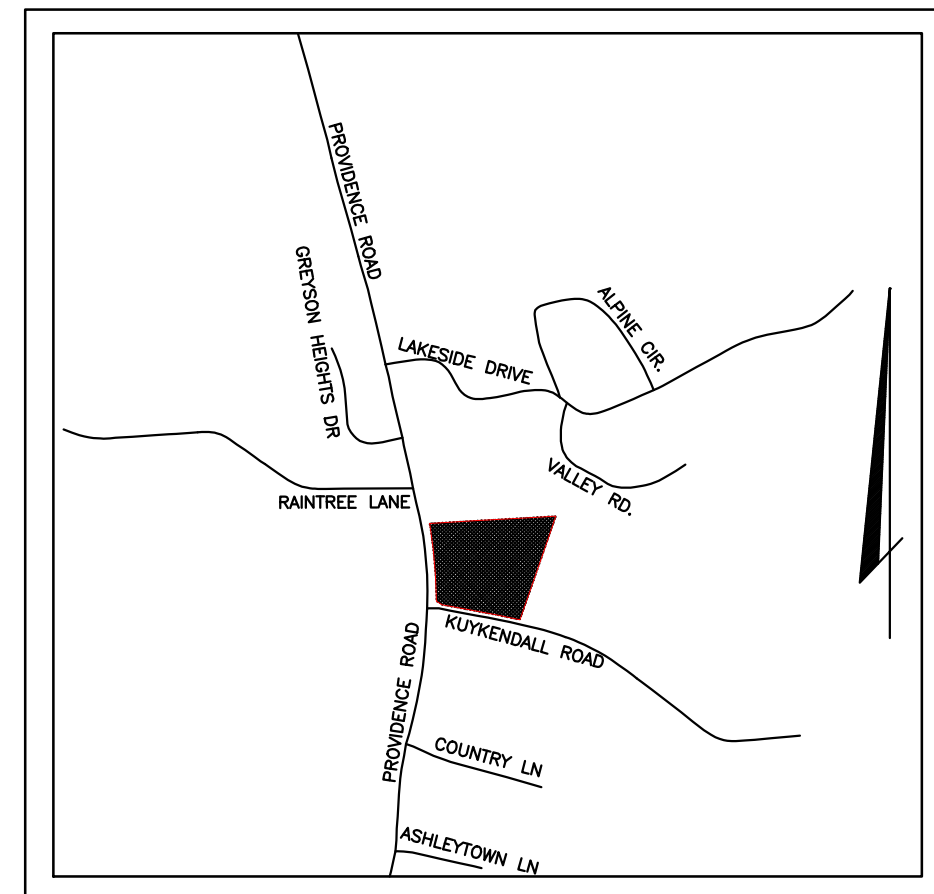
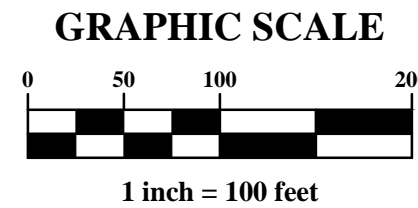
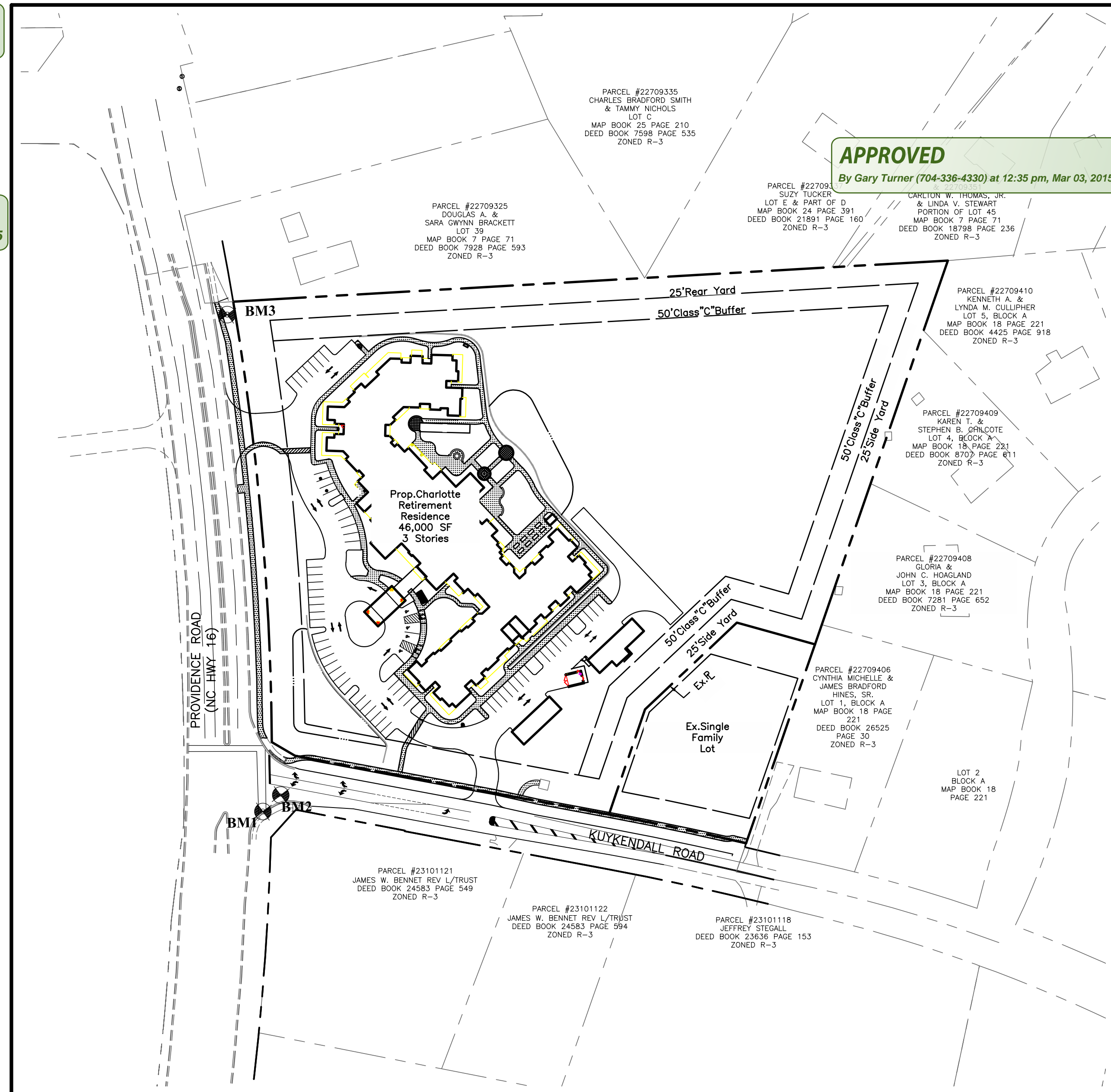
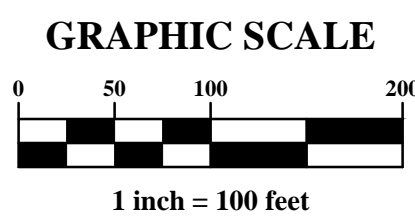
- These plans are to be in strict conformance with the City Charlotte, Mecklenburg County, NCDOT and NCDENR Specifications and Standards.

References

- North Carolina Department of Transportation, January 1, 1995 or most recent edition, *Standard Specifications for Road and Structures*
- City of Charlotte Department of Transportation, June, 1995 or most recent edition, *Work Area Traffic Control Handbook (WATCH)*
- City of Charlotte Storm Water Services-Mecklenburg County Storm Water Services, July 8, 1993 or most recent edition, *Charlotte-Mecklenburg Storm Water Design Manual*
- American Association of State Highway and Transportation Officials, 1990 or most recent edition, *A Policy on Geometric Design of Highways and Streets*
- North Carolina Department of Transportation, *Roadway Design Manual*
- North Carolina Department of Environment, Health, and Natural Resources, September 1, 1988 or most recent edition, *Erosion and Sediment Control Planning and Design Manual*

BENCH MARKS
(NAVD 1988)

BM#1	Water MH lid located on the southeast curb of the intersection of Kuykendall road and Providence Road.	Northing = 488501.4659 Easting = 1469888.2263 Elev. = 670.34
BM#2	Water valve located in the eastbound travel lane of Kuykendall Road immediately east of the intersection of Kuykendall Road and Providence Road.	Northing = 488521.2675 Easting = 1469909.7811 Elev. = 672.16
BM#3	Sanitary Sewer MH Lid located on the east side of Providence Road approximately 560' North of the intersection of Kuykendall Road and Providence Road.	Northing = 489100.0208 Easting = 1469845.3242 Elev. = 680.09



LOCATION MAP
Not to Scale

SHEET INDEX

Sheet #	Sheet Title
C1.0	Cover Sheet
C1.1	ALTA Survey
C2.0	Existing Conditions and Demolition Plan
C3.0	Erosion Control Phase 1
C3.1	Erosion Control Phase 2
C4.0	Site Plan
C4.1	Turning Movement Plan
C4.2-C4.3	Intersection Sight Distance Plan
C5.0	Grading Plan
C5.1	Roof Drain Plan
C5.2	BMP Plan
C5.3	Detention Detail
C6.0	Pre-Tributary Area Plan
C6.1	Post-Tributary Area Plan
C7.0	Utility Plan
C7.1	Fire Apparatus Movement Plan
C7.2	Sanitary Profile
C8.0	Kuykendall Road Plan and Profile
C8.1	Kuykendall Road Signing & Striping Plan
C8.2	Kuykendall Road Traffic Control Plan Phase I
C8.3	Kuykendall Road Traffic Control Plan Phase II
C8.3a	Providence Road Traffic Control Plan
C8.4-C8.7	Kuykendall Road Cross Sections
C9.0-C9.6	Site Details
A1.3-A1.6	Landscape Plan

PCCO SUMMARY

Original Parcel ID Number(s):	227-093-28 & 227-093-61		
Development Type:	Home for the Aged		
Subject to PCCO? Y/N	Yes		
If NO, Why?	N/A		
Watershed:	Central Catawba		
Disturbed Area (ac):	6.45		
Site Area (ac):	10.18		
	DA#1	DA#2	
Total on-site Drainage Area (ac):	9.29	0.89	
Existing Built-up area (SF):	3,500	0	
Existing BUA to be removed (SF):	3,500	0	
Existing BUA to remain (SF):	0	0	
Proposed New BUA (SF):	121,100	13,569	
Proposed % BUA	30	35	
Density (high/Low)	High	High	
Total Post-Project BUA for site:	137,100		
Development or Redevelopment?	Development		
Natural Area Required (ac):	1.78		
Natural Area provided, total (ac):	3.00		
Undisturbed Treed Natural Area Preserved (ac):	3.00		
Total stream buffer protected on-site (ac):	0.20		
Transit Station Area? Y/N	No		
Distressed Business District? Y/N	No		
Mitigation Type (if applicable)	N/A		
Natural Area mitigation? Y/N	N/A		
Buffer Mitigation? Y/N	N/A		
Total Phosphorous Mitigation? Y/N	N/A		

ENGINEER

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(910) 855-5760



2 DAYS BEFORE DIGGING IN
NORTH CAROLINA
CALL 1-800-632-4949

Call BEFORE you DIG!
"It's The Law"



MARK	DATE	DESCRIPTION
1	1/26/15	REVISED PER CITY OF CHARLOTTE COMMENTS
4	2/25/15	REVISED PER CITY OF CHARLOTTE COMMENTS

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CITY OF CHARLOTTE, MECKLENBURG COUNTY,
NORTH CAROLINA
SITE IMPROVEMENTS
FOR
**CHARLOTTE
RETIREMENT RESIDENCE**
COVER SHEET

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Phone: 704.548.0333 Toll Free: 888.775.3648
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DATE
February 3, 2015

SCALE
As Noted

JOB NO.
2013-1743

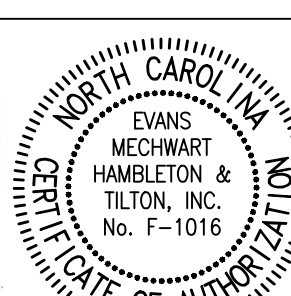

SHEET
C1.0



GENERAL NOTES

1. Topographic survey & boundary verification and additional information by EMH&T, dated November 1, 2016.
2. Project to be serviced with a public water connection to the existing public (CMUD) water system within public right-of-way. Sanitary Sewer to connect to existing sanitary manhole North of Site. See Sheet C7.0 - Utility Plan.
3. The location of the subject property has been checked against area FEMA/FIRM maps, and it has been determined that it is NOT located in a special flood hazard area (Community Panel numbers 3701594468J & 3701594478J effective date: March 2, 2009).
4. Land Development Inspector to be given 24 hours notice prior to start of construction.
5. Coordinate all curb and street grades in intersections with Inspector.
6. Provide handicap ramp curb depressions at street intersections per CLDSM standard details.
7. There will be no on-site demolition landfills associated with this project. All demolition shall be hauled off-site and legally disposed in an approved off-site landfill.
8. All rolling and hilly terrain, 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.
9. The contractor shall maintain traffic at all times when working within existing streets. The contractor shall place and maintain cones, danger lights, and barricades and furnish watchmen or flagmen to direct traffic in accordance with the latest edition Work Area Traffic Control Handbook (WATCH).
10. Sight triangles shown are the minimum required.
11. Approval of this plan is an authorization to grade adjacent properties. When field conditions warrant off-site grading, permission must be obtained from the affected property owners.
12. In order to ensure proper drainage, keep a minimum of 0.5% slope on the curb.
13. The developer shall maintain each stream, creek, or backwash channel in an obstructed state and shall remove from the channel and banks of the stream all debris, logs, timber, junk and other accumulations.
14. 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 before installation.
15. The current "Land Development Standards Manual" by the Charlotte Engineering Departments will govern in case of conflicts in site construction specifications, details, notes standards and policies. Where necessary, construction of the following standard details, (and all "STD." numbers) shall be referenced to the current Mecklenburg County Land Development Standards Manual.

10.17A	10.22	50.09A	50.09B	50.09C
10.35A	10.35B	50.10A	50.10B	50.10C
10.40A	10.40A	50.21		
16. Subsurface drainage facilities may be required in the street right-of-way if deemed necessary by the inspector.
17. See architectural plans by others for building information.
18. Prior to CO, surveyor sealed as-built drawings of all water quality BMPs and detention systems must be provided.
19. 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 (PCECs) must be recorded prior to the issuance of the Certificate of Occupancy.
20. Certification and Street Cut Permits are Required for Utility Cuts on City Streets. Allow 7 Days Processing for CDOT (704-336-4025) or Visit <http://www.charmeck.org/departments/transportation/street-maintenance/home.html>
21. Contact the Utility Company to relocate any existing utility poles. Any existing facilities which conflict with the improvements under the scope of this Project must be relocated at the expense of the Contractor.
22. All Proposed Utilities are to be Underground.
23. Estimated Completion Date is March 1, 2016.
24. Developer will provide street signs per CLDSM # 50.05 (9" Signs Only)
25. Contractor is responsible to obtain the services of a utility location contractor to field locate all utilities, both private and public, prior to commencement of work. Contractor is solely responsible to maintain utility service and communication service (internal and external) as directed by owner.
26. All drives are to be private.
27. All dimensions are from face of curb unless otherwise noted.
28. Fire access roads are required to be 20 feet wide all weather surface, capable of withstanding a 80,000-lb. load, and maintain a 14 foot vertical clearance for fire truck.



lenity
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DATE	February 3, 2015
SCALE	1" = 40'
JOB NO.	2013-1743
SHEET	C4.0