

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

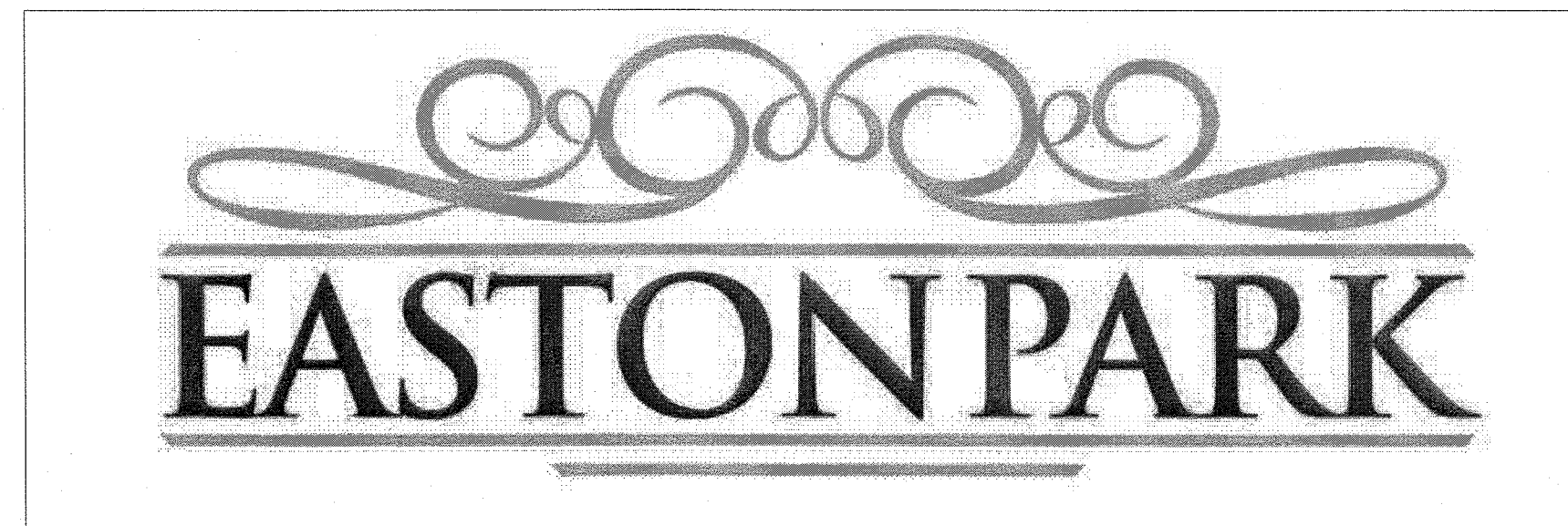
APPROVED
By Brendan Smith (bmsmith@charlottenc.gov) at 1:41 pm, Mar 23, 2015

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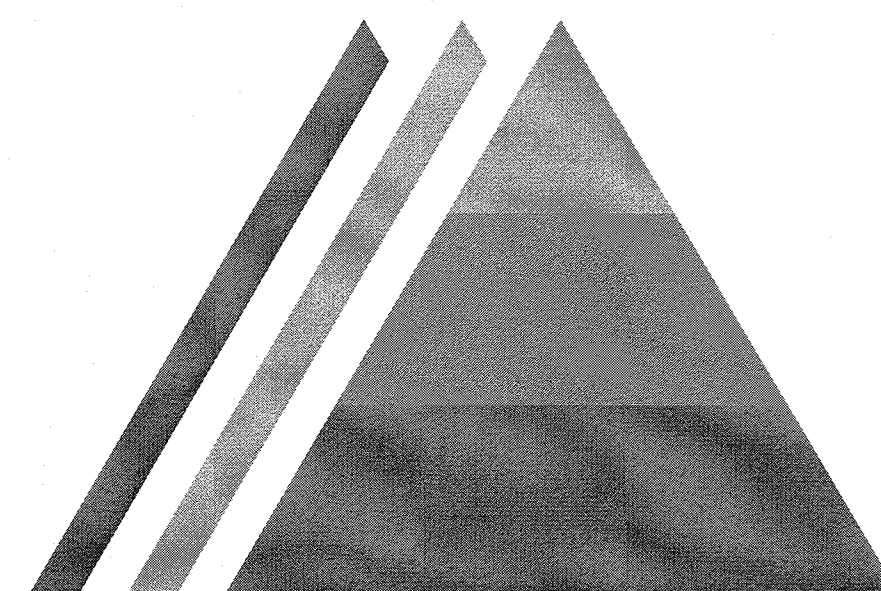
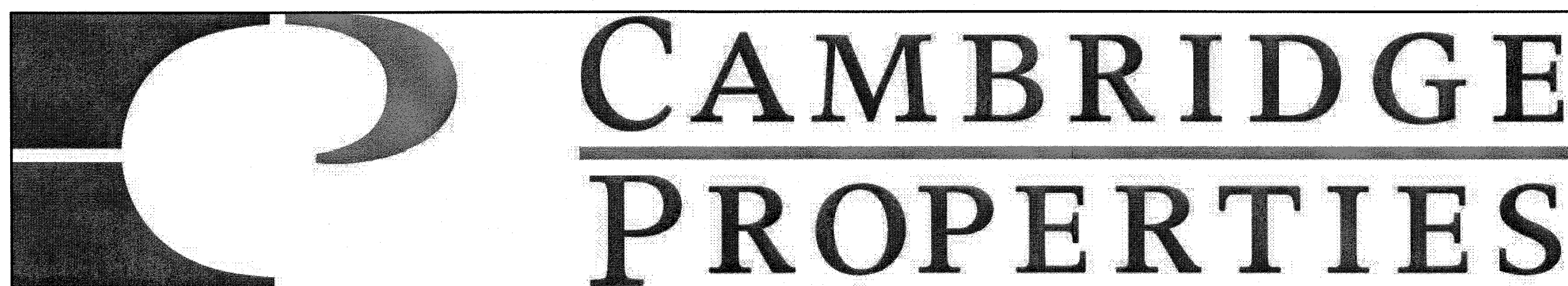
APPROVED

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Civil Construction Plans for



City of Charlotte Mecklenburg County, North Carolina CAMBRIDGE- COLONY, LLC



SUMMIT LAND SERVICES

P.O. BOX 7442
CHARLOTTE, NC 28241
OFFICE: 704.504.1717

FAX: 704.504.1125

WWW.SUMMIT-COMPANIES.COM

THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES
SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 3/23/15

SHEET INDEX

NUMBER	DESCRIPTION
	ALTA SURVEY/TOPO SURVEY
C1.0-1.1	DEMO PLAN
C2.0-2.1	SITE PLAN/SIGHT DISTANCE PLAN
C3.0-3.5	GRADING AND DRAINAGE/SD PROFILES
C4.0-4.2	EROSION CONTROL PLAN
C5.0-5.3	UTILITY PLAN/ SEWER PROFILES
C6.0-6.1	ROAD PROFILES
C7.0-7.6	TURN LANE PLAN/CROSS SECTIONS
C8.0-8.2	BMP PLAN AND DETAILS
C9.0-9.1	SITE DETAILS
C10.0-10.2	EROSION CONTROL NOTES AND DETAILS
C11.0	STORM DRAINAGE DETAILS
C12.0-12.3	WATER AND SEWER DETAILS
C13.0-13.3	DRAINAGE AREA MAPS
L700-704	LANDSCAPE/PLANTING PLAN
	LIGHTING PLAN

ISSUE SET

DATE	DESCRIPTION & REVISIONS
10/03/14	INITIAL PERMIT SET
11/04/2014	REVISIONS FOR BID SET
1/09/2015	2ND SUBMISSION PER CITY COMMENTS
2/27/2015	3RD SUBMISSION PER CITY COMMENTS

VICINITY MAP



PROJECT SITE

UTILITIES CONTACTS:

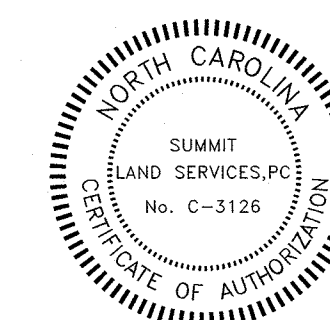
Water & Sewer Service: CHARLOTTE-MECKLENBURG UTILITIES
700 NORTH TRYON STREET
CHARLOTTE, NC 28202
(704) 336-7600

Power: DUKE POWER
526 SOUTH CHURCH STREET
CHARLOTTE, NC 28202
(800) 653-5307

Utilities Protection: NORTH CAROLINA ONE Call
811 OR (800) 632-4949

Gas: PIEDMONT NATURAL GAS
4339 S TRYON STREET
CHARLOTTE, NC 28217
PHONE: (704) 525-5585

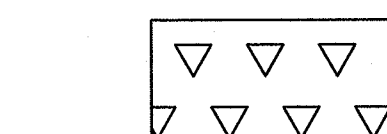
Cable, Internet, Phone: TIME WARNER CABLE
316 E. MOREHEAD STREET
CHARLOTTE, NC
(704) 251-4297



2-27-2015

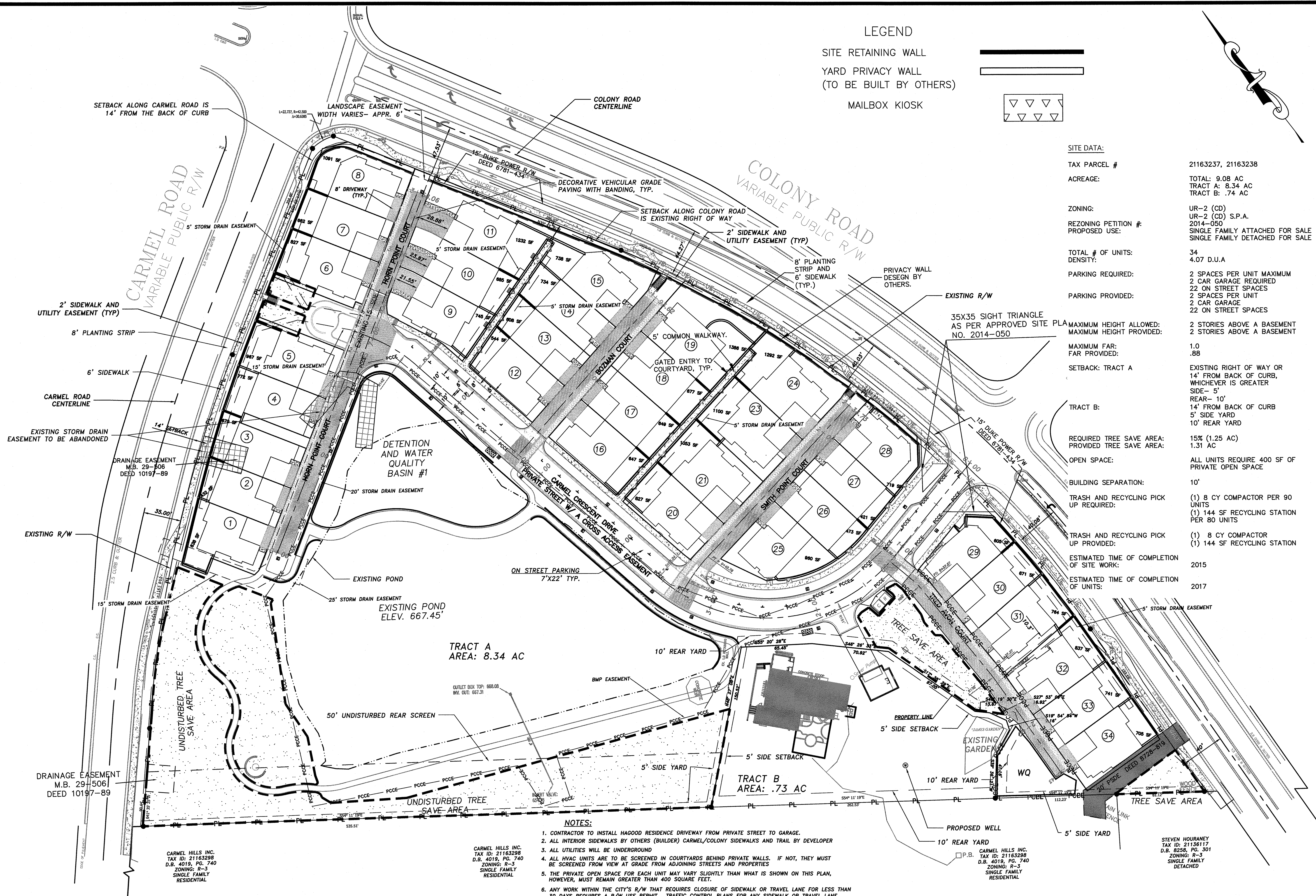
LEGEND

SITE RETAINING WALL
YARD PRIVACY WALL
(TO BE BUILT BY OTHERS)
MAILBOX KIOSK



SITE DATA:

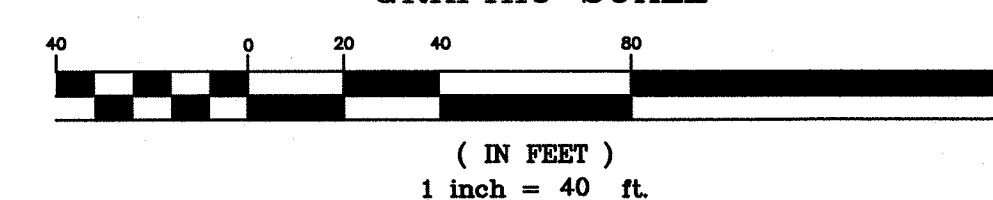
TAX PARCEL # 21163237, 21163238
ACREAGE: TOTAL: 9.08 AC
TRACT A: 8.34 AC
TRACT B: .74 AC
ZONING: UR-2 (CD)
UR-2 (CD) S.P.A.
2014-050
REZONING PETITION #:
PROPOSED USE: SINGLE FAMILY ATTACHED FOR SALE
SINGLE FAMILY DETACHED FOR SALE
TOTAL # OF UNITS: 34
DENSITY: 4.07 D.U.A.
PARKING REQUIRED: 2 SPACES PER UNIT MAXIMUM
2 CAR GARAGE REQUIRED
22 ON STREET SPACES
2 SPACES PER UNIT
2 CAR GARAGE
22 ON STREET SPACES
PARKING PROVIDED:
MAXIMUM HEIGHT ALLOWED: 2 STORIES ABOVE A BASEMENT
MAXIMUM HEIGHT PROVIDED: 2 STORIES ABOVE A BASEMENT
MAXIMUM FAR: 1.0
FAR PROVIDED: .88
SETBACK: TRACT A
TRACT B:
REQUIRED TREE SAVE AREA: 15% (1.25 AC)
PROVIDED TREE SAVE AREA: 1.31 AC
OPEN SPACE: ALL UNITS REQUIRE 400 SF OF
PRIVATE OPEN SPACE
BUILDING SEPARATION: 10'
TRASH AND RECYCLING PICK
UP REQUIRED: (1) 8 CY COMPACTOR PER 90
UNITS
(1) 144 SF RECYCLING STATION
PER 80 UNITS
TRASH AND RECYCLING PICK
UP PROVIDED: (1) 8 CY COMPACTOR
(1) 144 SF RECYCLING STATION
ESTIMATED TIME OF COMPLETION
OF SITE WORK: 2015
ESTIMATED TIME OF COMPLETION
OF UNITS: 2017



NOTES:

- CONTRACTOR TO INSTALL HAGOOD RESIDENCE DRIVEWAY FROM PRIVATE STREET TO GARAGE.
- ALL INTERIOR SIDEWALKS (BUILDER) CARMEL/COLONY SIDEWALKS AND TRAIL BY DEVELOPER
- ALL UTILITIES WILL BE UNDERGROUND
- ALL HVAC UNITS ARE TO BE SCREENED IN COURTYARDS BEHIND PRIVATE WALLS. IF NOT, THEY MUST BE SCREENED FROM VIEW AT GRADE FROM ADJOINING STREETS AND PROPERTIES
- THE PRIVATE OPEN SPACE FOR EACH UNIT MAY VARY SLIGHTLY THAN WHAT IS SHOWN ON THIS PLAN, HOWEVER, MUST REMAIN GREATER THAN 400 SQUARE FEET.
- ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF 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 WORK AT (704) 432-1562
- CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A LEASE AGREEMENT. PLEASE SEE TRAFFIC CONTROL PLAN NOTES FOR DETAILS. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-2562
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE CITY R/W REQUIRES A R/W ENCROACHMENT AGREEMENT WITH CDOT BEFORE INSTALLATION, CONTACT CDOT AT (704) 336-3888

GRAPHIC SCALE



REVISIONS

11/4/2014
1/9/2015
2/27/2015