

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: 704.626.2800

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WWW.SUMMIT-COMPANIES.COM

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

[Revision]
**PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 6/12/15
*The sand filter on the south eastern
portion of the site was redesigned.



CHARLOTTE-MECKLENBURG

<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

AS NOTED Sheet C8.1

APPROVED

By Brendan Smith (bmsmith@charlottenc.gov) at 8:34 pm, Jun 11, 2015

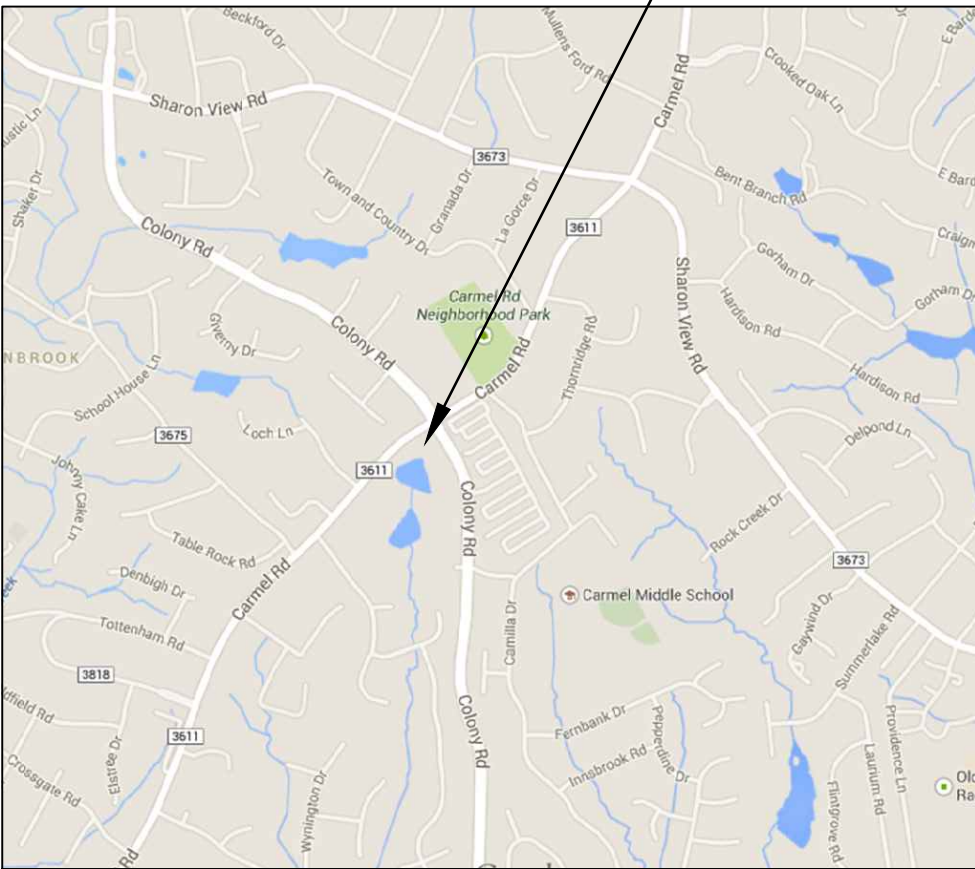
APPROVED

APPROVED

By Gary Turner (704-336-4330) at 4:38 pm, Jun 05, 2015

APPROVED

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

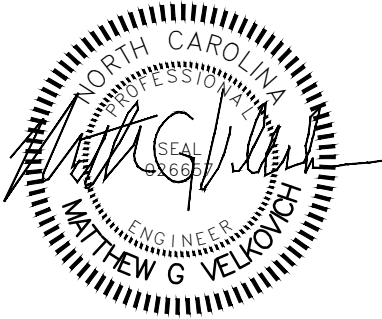
Cable, Internet, Phone: TIME WARNER CABLE
316 E. MOREHEAD STREET
CHARLOTTE, NC
(704) 251-4297

SHEET INDEX

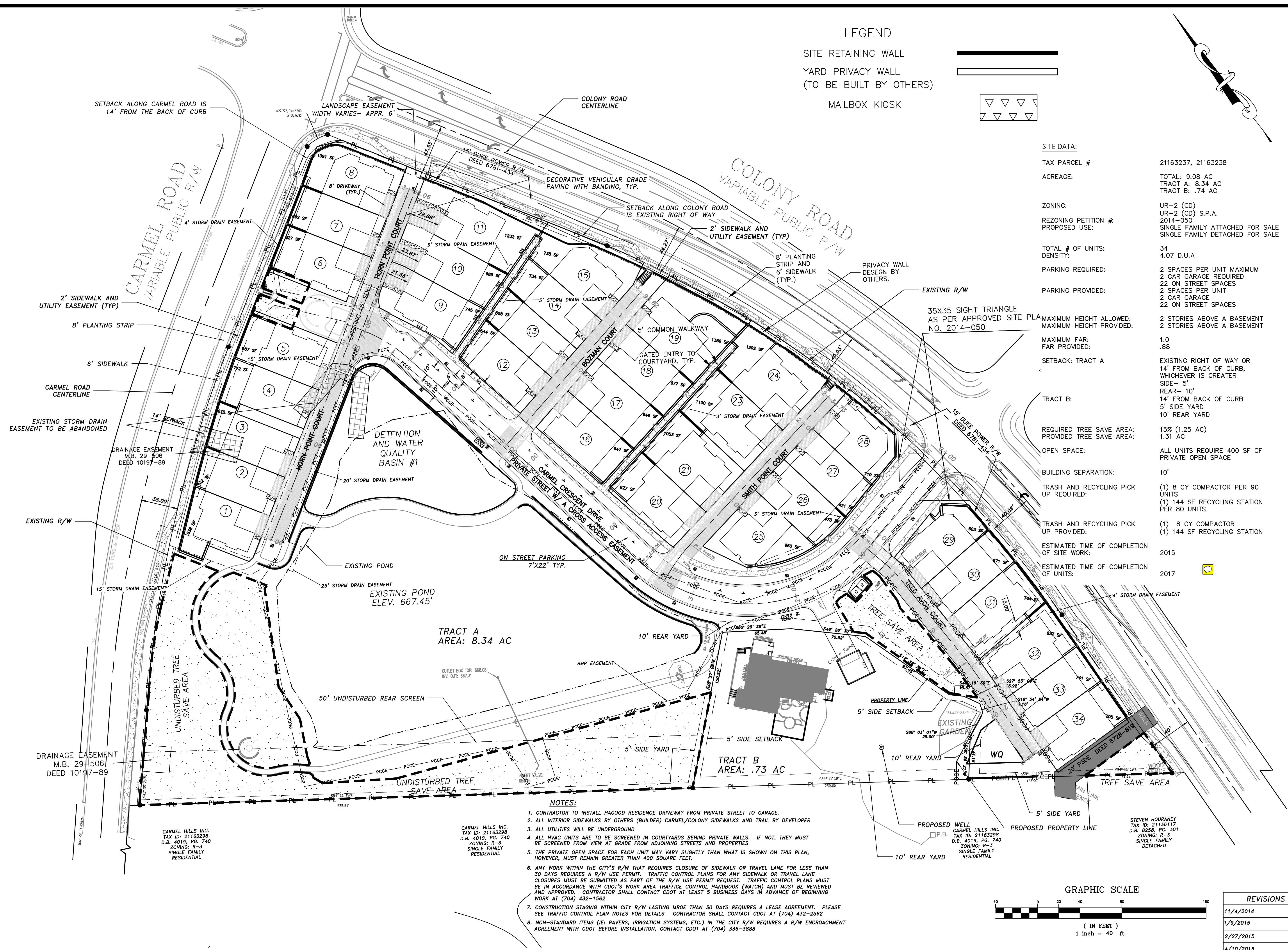
NUMBER	DESCRIPTION
	ALTA SURVEY/TOPO SURVEY
C1.0-1.1	DEMO PLAN
C2.0-2.1	SITE PLAN/SIGHT DISTANCE PLAN
C3.0-3.5	GRADING AND DRAINAGE/SD PROFILES
C4.0-4.2	EROSION CONTROL PLAN
C5.0-5.3	UTILITY PLAN/ SEWER PROFILES
C6.0-6.1	ROAD PROFILES
C7.0-7.6	TURN LANE PLAN/CROSS SECTIONS
C8.0-8.2	BMP PLAN AND DETAILS
C9.0-9.1	SITE DETAILS
C10.0-10.2	EROSION CONTROL NOTES AND DETAILS
C11.0	STORM DRAINAGE DETAILS
C12.0-12.4	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
4/10/2015	1ST SUBMISSION OF REVISION TO APPROVED PLANS
5/18/2015	2ND SUBMISSION OF REVISION TO APPROVED PLANS



5-18-2015



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.
REZONING PETITION #:	2014-050
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:	2 STORIES ABOVE A BASEMENT 2 STORIES ABOVE A BASEMENT
MAXIMUM HEIGHT ALLOWED:	1.0
MAXIMUM HEIGHT PROVIDED:	.88
MAXIMUM FAR:	EXISTING RIGHT OF WAY OR 14' FROM BACK OF CURB, WHICHEVER IS GREATER
FAR PROVIDED:	SIDE- 5' REAR- 10'
SETBACK: TRACT A	14' FROM BACK OF CURB 5' SIDE YARD 10' REAR YARD
TRACT B:	15% (1.25 AC) 1.31 AC
REQUIRED TREE SAVE AREA:	ALL UNITS REQUIRE 400 SF OF PRIVATE OPEN SPACE
PROVIDED TREE SAVE AREA:	10'
OPEN SPACE:	(1) 8 CY COMPACTOR PER 90 UNITS (1) 144 SF RECYCLING STATION PER 80 UNITS
BUILDING SEPARATION:	(1) 8 CY COMPACTOR (1) 144 SF RECYCLING STATION
TRASH AND RECYCLING PICK UP REQUIRED:	ESTIMATED TIME OF COMPLETION OF SITE WORK: 2015
TRASH AND RECYCLING PICK UP PROVIDED:	ESTIMATED TIME OF COMPLETION OF UNITS: 2017

- NOTES:
1. CONTRACTOR TO INSTALL HAGOOD RESIDENCE DRIVEWAY FROM PRIVATE STREET TO GARAGE.
 2. ALL INTERIOR SIDEWALKS BY OTHERS (BUILDER) CARMEL/COLONY SIDEWALKS AND TRAIL BY DEVELOPER
 3. ALL UTILITIES WILL BE UNDERGROUND
 4. 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
 5. 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.
 6. 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
 7. 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
 8. 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

REVISIONS
11/4/2014
1/9/2015
2/27/2015
4/10/2015