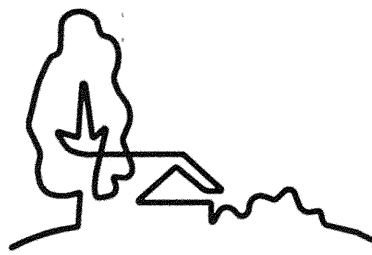


VICINITY MAP
NOT TO SCALE

NORTHAMPTON PLACE

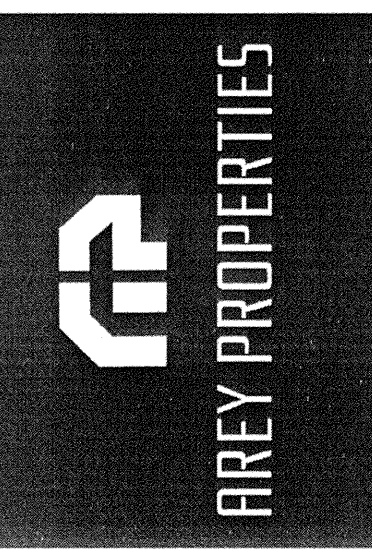
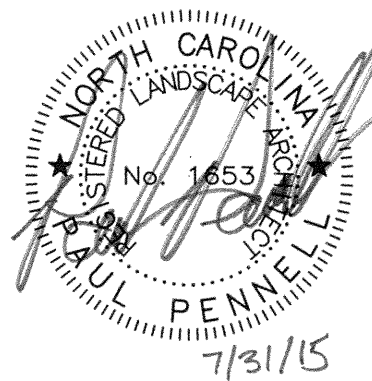
MECKLENBURG COUNTY, NORTH CAROLINA

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 9/8/15



URBAN
DESIGN
PARTNERS

1318-e6 central ave. p 704.334.3303
charlotte, nc 28205 f 704.334.3305
urbandesignpartners.com



FINAL
APPROVAL

<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

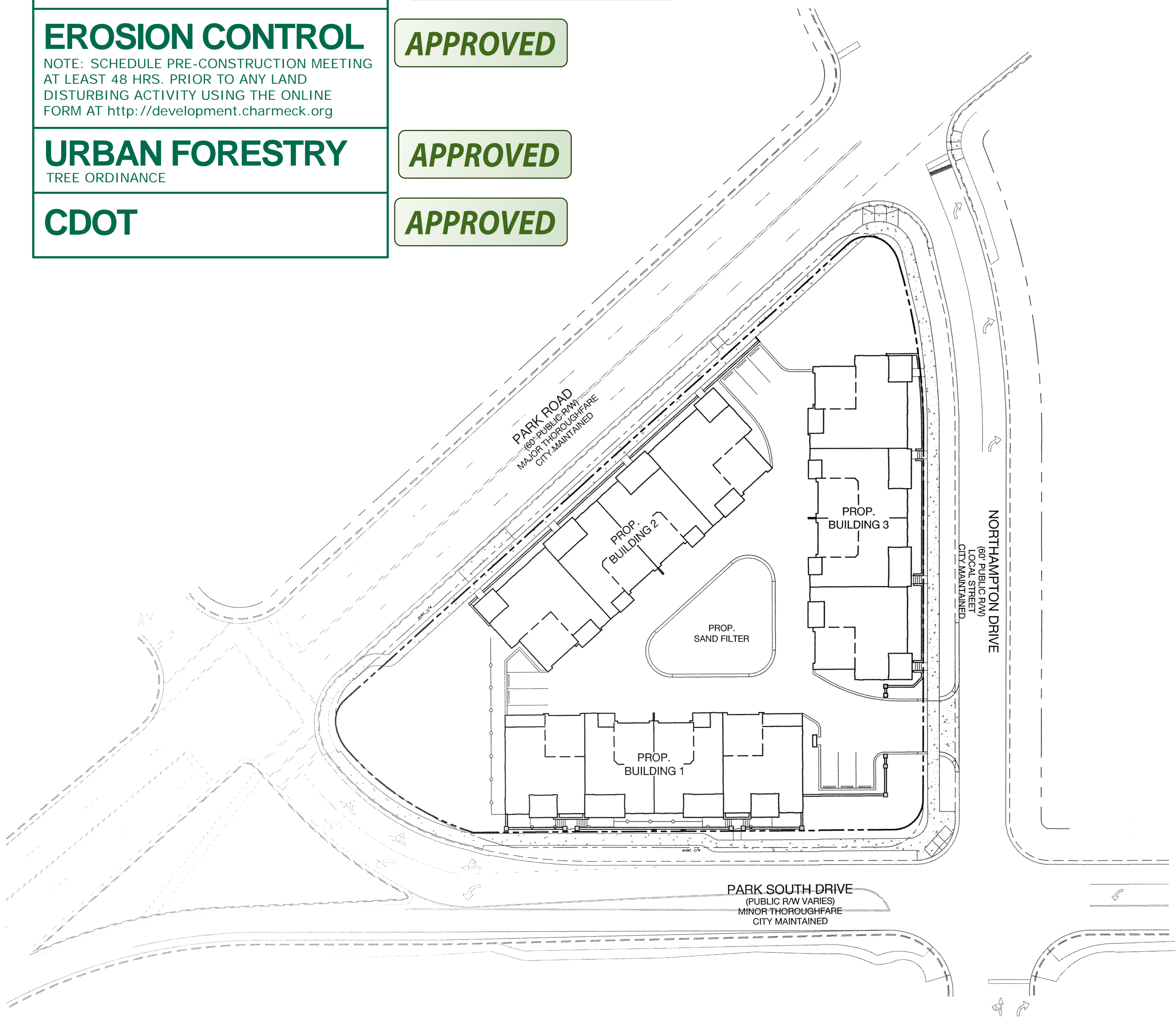
APPROVED

By Brendan Smith at 4:28 pm, Aug 21, 2015

APPROVED

APPROVED

APPROVED



SHEET INDEX

	CITY SUBMITTAL 1	CITY SUBMITTAL 2	CITY SUBMITTAL 3
C-1.0 COVER SHEET	03/31/15	06/12/15	07/31/15
RZ-1 REZONING SITE PLAN		06/12/15	07/31/15
RZ-2 REZONING BUILDING ELEVATIONS		06/12/15	07/31/15
C-2.0 EXISTING CONDITIONS	03/31/15	06/12/15	07/31/15
C-3.0 SITE PLAN	03/31/15	06/12/15	07/31/15
C-3.1 PRIVATE OPEN SPACE PLAN	03/31/15	06/12/15	07/31/15
C-4.0 GRADING PLAN	03/31/15	06/12/15	07/31/15
C-4.1 STORM DRAINAGE PLAN	03/31/15	06/12/15	07/31/15
C-4.2 BMP PLAN	03/31/15	06/12/15	07/31/15
C-4.3 BMP DETAILS	03/31/15	06/12/15	07/31/15
C-4.4 DRAINAGE AREA MAP	03/31/15	06/12/15	07/31/15
C-5.0 UTILITY PLAN	03/31/15	06/12/15	07/31/15
C-6.0 SITE DETAILS & SPECIFICATIONS	03/31/15	06/12/15	07/31/15
C-6.1 SITE DETAILS & SPECIFICATIONS	03/31/15	06/12/15	07/31/15
C-6.2 SITE DETAILS & SPECIFICATIONS		06/12/15	07/31/15
C-7.0 EROSION CONTROL PLAN - PHASE 1 & DEMOLITION PLAN	03/31/15	06/12/15	07/31/15
C-7.1 EROSION CONTROL PLAN - PHASE 2	03/31/15	06/12/15	07/31/15
C-7.2 EROSION CONTROL DETAILS	03/31/15	06/12/15	07/31/15
C-8.0 INTERSECTION SIGHT DISTANCE PLAN AND PROFILE	03/31/15	06/12/15	07/31/15
C-8.1 TURNING MOVEMENT		06/12/15	07/31/15
LS-1.0 REQUIRED LANDSCAPE PLAN	03/31/15	06/12/15	07/31/15
LS-2.0 REQUIRED LANDSCAPE DETAILS AND NOTES	03/31/15	06/12/15	07/31/15
23 STREET ELEVATIONS W/ BRICK WALL		06/12/15	07/31/15

CONTACT INFORMATION

OWNER:
AREY PROPERTIES
CONTACT: TIM AREY
ADDRESS: 1028 LEE-ANN DRIVE, SUITE 215
CONCORD, NC 28025
PHONE: 704.782.6800

ARCHITECT:
HOMESTYLE SOLUTIONS
CONTACT: CHRIS BOUSH
ADDRESS: 5109 HOLLYRIDGE DRIVE, SUITE 102
RALEIGH, NC 27612
PHONE: 919.301.8359

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
URBAN DESIGN PARTNERS
CONTACT: PAUL PENNELL, RLA
ADDRESS: 1318-E6 CENTRAL AVENUE
CHARLOTTE, NC 28205
PHONE: 704-334-3303 FAX: 704-334-3305

Northampton Place

Cover Sheet

Charlotte, NC

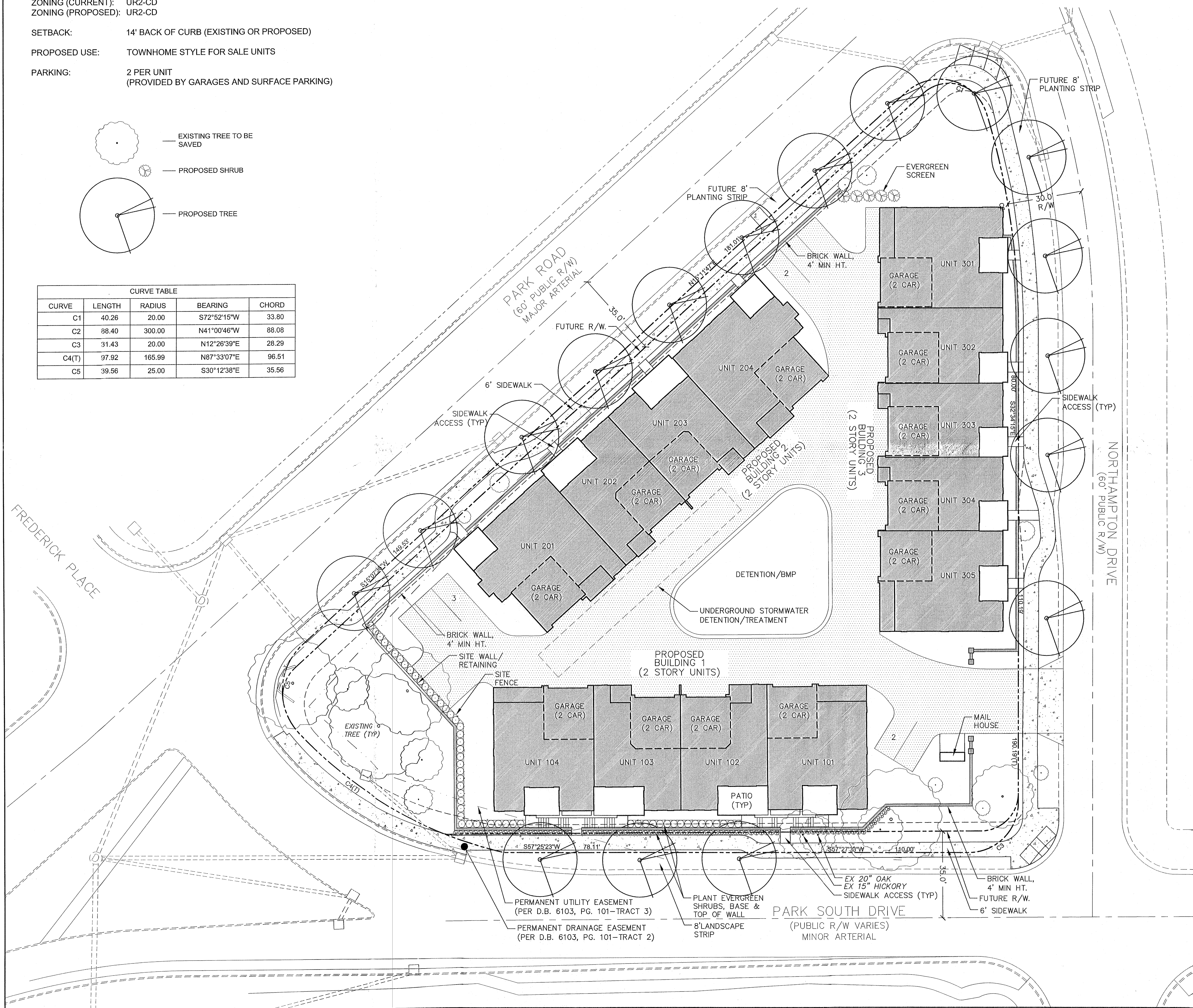
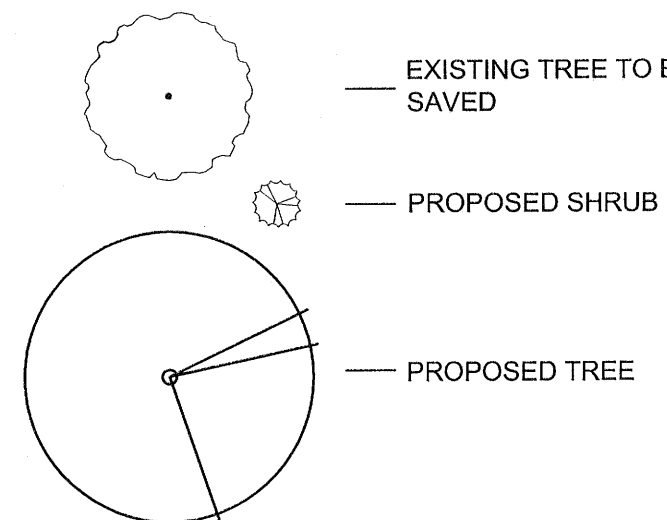
NO.	DATE	BY	REVISIONS:
1	06/12/15	UDP	PER CITY COMMENTS
2	07/31/15	UDP	PER CITY COMMENTS

Project No: 14-042
Date: 01/20/15
Designed by: udp
Drawn by: udp
Scale: as shown
Sheet No:

C-1.0

TOTAL SITE AREA:	1.3760 ACRES (59,940SF)
TAX PARCEL:	173-155-01 / 173-155-02 / 173-155-03
ADDRESS:	6900 PARK SOUTH DRIVE 6912 PARK SOUTH DRIVE 3300 NORTHAMPTON DRIVE
ZONING (CURRENT):	UR2-CD
ZONING (PROPOSED):	UR2-CD
SETBACK:	14' BACK OF CURB (EXISTING OR PROPOSED)
PROPOSED USE:	TOWNHOME STYLE FOR SALE UNITS
PARKING:	2 PER UNIT (PROVIDED BY GARAGES AND SURFACE PARKING)

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	40.26	20.00	S72°52'15"W	33.80
C2	88.40	300.00	N41°00'46"W	88.08
C3	31.43	20.00	N12°26'39"E	28.29
C4(T)	97.92	165.99	N87°33'07"E	96.51
C5	39.56	25.00	S30°12'38"E	35.56



1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPicted ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPicted BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL, WHICH DO NOT ALTER THE BASIC, OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ADJACENT SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING SUCH THINGS AS THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, BUFFERS, SCREENING OPEN SPACE, LANDSCAPING, TREE ORDINANCE, ETC., UNLESS OTHERWISE INDICATED.
3. VEHICULAR POINTS OF ACCESS SHALL BE LIMITED TO THOSE SHOWN ON THE PLAN. THE EXACT LOCATION MAY VARY FROM THAT DEPicted, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN/LOCATIONAL REQUIREMENTS OF THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPT. OF TRANSPORTATION.
4. THE USE PROPOSED BY THIS REZONING IS A TOWNHOME/CONDO FOR SALE DEVELOPMENT. BUILDINGS ARE GENERALLY ARRANGED AS SHOWN. A TOTAL OF 13 DWELLING UNITS IS PROPOSED.
5. THE PROPOSED BUILDINGS SHALL BE A MAXIMUM OF TWO STORIES.
6. DWELLING UNIT PARKING TO BE PROVIDED BY MEANS OF INDIVIDUAL GARAGES, DRIVEWAYS, AND SURFACE PARKING AS ILLUSTRATED.
7. NONRESIDENTIAL USES SHALL NOT BE PERMITTED.
8. STORM WATER DETENTION AND TREATMENT, IF REQUIRED, MAY BE PROVIDED BELOW GRADE AND/OR ABOVE GROUND.
9. SOLID WASTE REMOVAL SHALL BE BY MEANS OF ROLL OUT CONTAINERS.
10. THE MINIMUM WIDTH OF THE PUBLIC STREET SIDEWALK SHALL BE SIX FEET.
11. NEW STREET TREES PROVIDED IN THE EIGHT FT PLANTING STRIP SHALL BE "LARGE MATURING" TYPE PLANTED AT 40 FEET ON CENTER, UNLESS ANY OVERHEAD UTILITY LINE NECESSITATES A "SMALL MATURING" TYPE PLANTED AT 30 FEET ON-CENTER.
12. PEDESTRIAN SCALED LIGHTING (MAXIMUM HEIGHT OF 20 FEET) SHALL BE PROVIDED.
13. THE PETITIONER/DEVELOPER SHALL PROVIDE A RIGHT-OF-WAY DIMENSION OF 35 FEET AS MEASURING FROM THE CENTERLINE OF PARK RD AND PARK SOUTH DRIVE AS SHOWN ALONG THE SITES FRONTAGE ALONG SAID STREETS. THE PETITIONER/DEVELOPER SHALL DEDICATE ANY RIGHT-OF-WAY AREA NEEDED TO SATISFY THIS DIMENSION AND SHALL DO SO PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
14. THE PETITIONER/DEVELOPER SHALL PROVIDE AN EASEMENT FOR A CATS WAITING PAD ALONG PARK RD AND CONSTRUCT A WAITING PAD PER CATS STANDARDS. THE LOCATION SHALL BE DETERMINED DURING THE BUILDING PERMIT PROCESS.
15. THE ATTACHED ARCHITECTURAL ELEVATIONS ARE HEREBY MADE A PART OF THE CONDITIONAL SITE PLAN. THE ELEVATIONS ARE INTENDED TO REFLECT THE OVERALL, GENERAL ARCHITECTURAL THEME AND STYLE OF THE PROPOSED DWELLING UNITS. CHANGES WHICH DO NOT SIGNIFICANTLY ALTER THE DESIGN THEME ARE ALLOWED AS A MATTER OF RIGHT AT THE DISCRETION OF THE PETITIONER/DEVELOPER.
16. PETITIONER SHALL PROVIDE RIGHT-OF-WAY ON PARK ROAD AND PARK SOUTH DRIVE THAT MEASURES 35 FEET FROM THE CENTERLINE OF EACH ROAD.
17. ALL END ELEVATIONS OF CORNER/END DWELLING UNITS WILL BE DESIGNED TO PRECLUDE UNARTICULATED OR BLANK WALLS.
18. A MINIMUM OF 2 PARKING SPACES/DWELLING UNIT SHALL BE PROVIDED.
19. THE PETITIONER/DEVELOPER SHALL SECURE THE REQUIRED PERMITS FROM LUESA REGARDING THE DEMOLITION OF THE EXISTING THREE SINGLE FAMILY STRUCTURES ON THE SITE.
20. THE PETITIONER/DEVELOPER SHALL PROVIDE EASEMENTS FOR ANY PORTION OF THE PUBLIC SIDEWALK ADJACENT OUTSIDE OF THE PUBLIC STREET RIGHT-OF-WAYS.
21. THE PETITIONER SHALL TIE INTO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE PROPOSED DEVELOPMENT. IF IT IS FOUND THAT THE PROPOSED DEVELOPMENT WILL CAUSE THE SYSTEM(S) TO BE TAKEN OUT OF STANDARDS, THE PETITIONER SHALL PROVIDE ALTERNATIVE METHODS TO PREVENT THIS FROM OCCURRING.

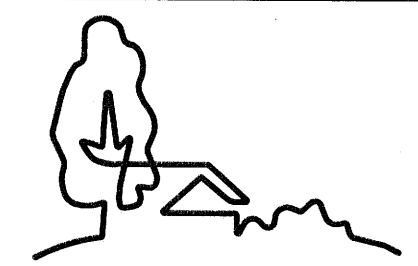
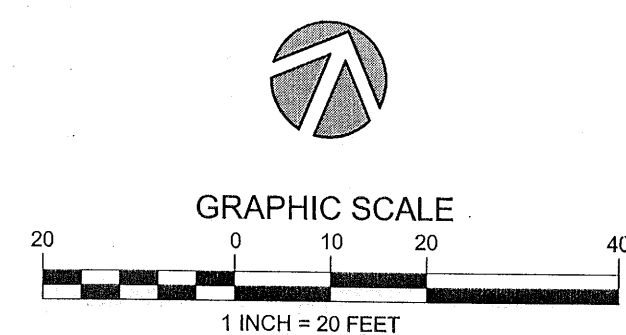
FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE NC DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.6. USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24 HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.

FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.

ATTACHED TO ADMINISTRATIVE
APPROVAL

APR 21 2015



URBAN
DESIGN
PARTNERS

1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com



AREY PROPERTIES

Northampton Place

Administrative Approval Site Plan

NO. DATE: BY: REVISIONS:

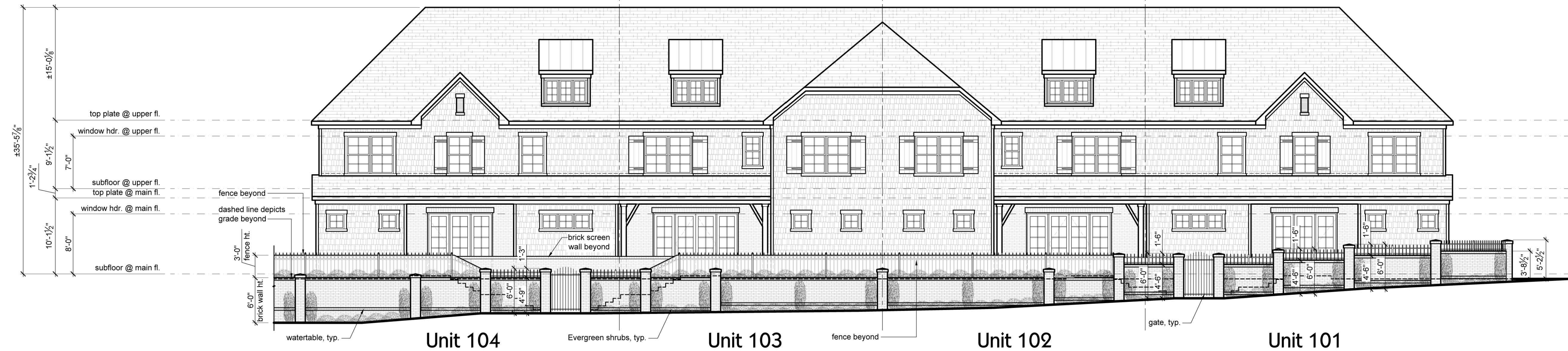
Project No: 14-042

Date: 01/20/15
Designed by: udp

Drawn By: udp
Scale: as shown

Sheet No:

RZ-1



Park South Drive Elevation w/Brick Wall - Building 1

Scale: 1/8" = 1'-0"



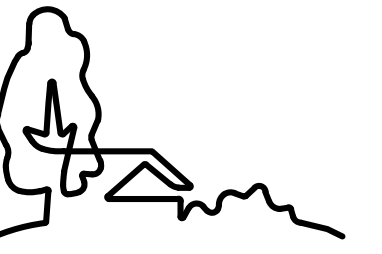
Park Road Elevation w/Brick Wall - Building 2

Scale: 1/8" = 1'-0"



Northampton Drive Elevation w/Brick Wall - Building 3

Scale: 1/8" = 1'-0"



**URBAN
DESIGN
PARTNERS**

1318-e6 central ave. p. 704.334.3303
charlotte, nc 28205 f. 704.334.3305
urbandesignpartners.com



FIREF PROPERTIES

Northampton Place

**Administrative Approval
Architectural Elevations**
Charlotte, NC

NO. DATE: BY: REVISIONS:

ATTACHED TO ADMINISTRATIVE
APPROVAL

APR 21 2015

Project No: 14-042

Date: 01/20/15

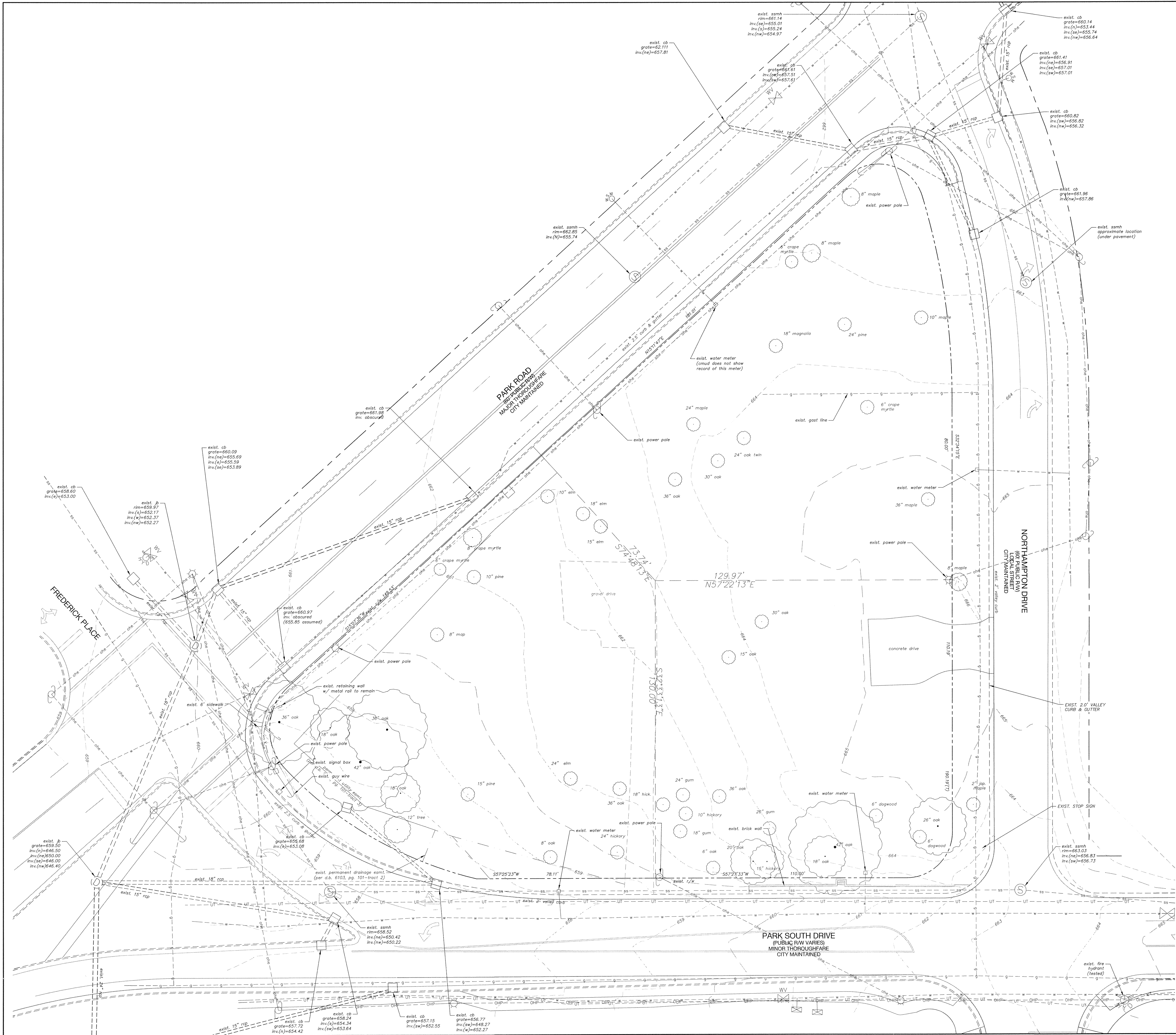
Designed by: udp

Drawn By: udp

Scale: as shown

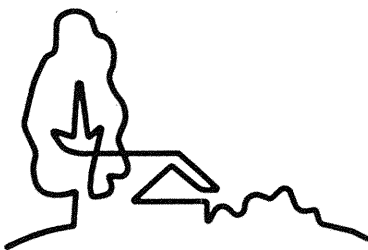
Sheet No:

RZ-2



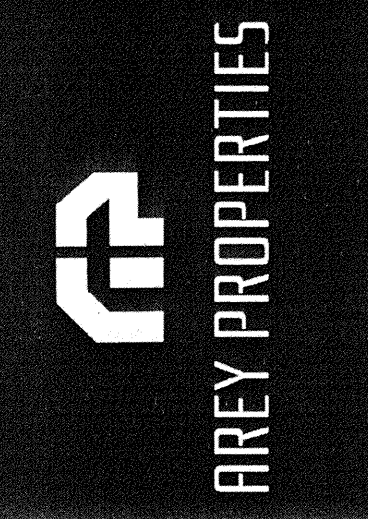
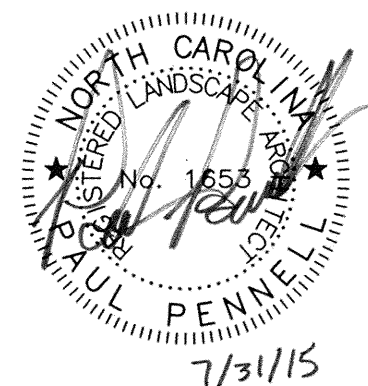
EXISTING CONDITIONS NOTES:

1. EXISTING INFORMATION ON THIS PLAN WAS TAKEN FROM SURVEY INFORMATION GIVEN BY:
R.B. PHARR & ASSOCIATES
420 HAWTHORNE LANE
CHARLOTTE, NC 28204
704-376-2186
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
3. SITE IS OCCUPIED BY EXISTING PAVEMENT, POWER POLES AND UTILITIES. IT IS CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES THAT MAY HAVE UTILITIES ON THE SITE TO GET A DETERMINATION IF ANY UTILITIES EXIST THAT WILL BE IMPACTED AND DETERMINE THE REQUIRED PROCEDURE FOR ABANDONMENT OF THE EXISTING UTILITIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND SEQUENCING OF DEMOLITION OR RELOCATION OF UTILITIES WITH APPLICABLE UTILITY COMPANY.
5. CONTRACTOR TO REMOVE EXISTING STRUCTURES AS DIRECTED BY OWNER. CONTRACTOR TO REMOVE STRUCTURES, FENCES, SHEDS AND MISC. DEBRIS.
6. ALL MATERIAL GENERATED BY THE DEMOLITION, CLEARING AND GRUBBING SHALL BE HAULED FROM THE SITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL THE CHARLOTTE-MECKLENBURG HEALTH DEPARTMENT AND THE ENVIRONMENTAL PROTECTION DEPARTMENT REGULATIONS AND ORDINANCES.
7. ALL AREAS WHERE PAVEMENT, BUILDING SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF THE SPECIFICATIONS AND THE ON-SITE GEOTECHNICAL ENGINEER.
8. ALL WORK WITHIN THE STREET RIGHT OF WAY SHALL BE IN CONFORMANCE WITH ALL APPLICABLE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
9. CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES WHEN WORKING WITHIN EXISTING STREETS. THE CONTRACTOR SHALL PLACE AND MAINTAIN SIGNS, DANGER LIGHTS, BARRICADES, AND FURNISH WATCHMEN OR FLAG MEN TO DIRECT TRAFFIC IN ACCORDANCE WITH THE WORK AREA TRAFFIC CONTROL HANDBOOK (W.A.T.C.H.).



URBAN
DESIGN
PARTNERS

1318-e6 central ave. p 704.334.3303
charlotte, nc 28205 f 704.334.3305
urbandesignpartners.com



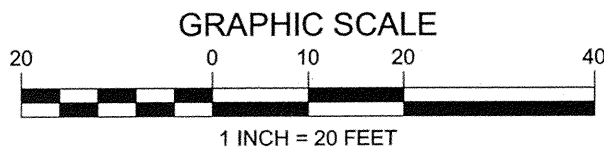
Northampton Place

Existing Conditions

Charlotte, NC



BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



NO.	DATE:	BY:	REVISIONS:
1	06.12.15	UDP	PER CITY COMMENTS
2	07.31.15	UDP	PER CITY COMMENTS

Project No: 14-042
Date: 01/20/15
Designed by: udp
Drawn By: udp
Scale: as shown
Sheet No:

C-2.0

DEVELOPMENT SUMMARY

ZONING: UR2-CD
TAX PARCEL ID #: 173-155-01, 02, 03
REZONING PETITION #: 06-143
TOTAL SITE AREA: 1.29 AC

PROPOSED USE: TOWNHOMES FOR SALE
BUILDING 1: 4 UNITS
BUILDING 2: 4 UNITS
BUILDING 3: 5 UNITS 4 UNITS
TOTAL: 13 UNITS 12 UNITS

SETBACK: 14' FROM FUTURE BOC OR FROM R/W, WHICHEVER IS GREATER

MAXIMUM HEIGHT: 40' (MAX. 2 STORIES)

PROPOSED HEIGHT: ± 36'

BUILDING SEPARATION: 10' MIN.

TOTAL IMPERVIOUS COVERAGE: 38,265 SF

FAR: BUILDING 1: 7,490 SF
BUILDING 2: 8,466 SF
BUILDING 3: 7,867 SF
TOTAL: 23,823 SF
FAR: 0.42 (20,389/56,628)

PARKING: REQUIRED: 26 (2 SPACES PER UNIT)
PROVIDED: 34 SPACES (1 HANDICAP)
GARAGE: 26 SPACES
SURFACE: 8 SPACES

PUBLIC OPEN SPACE: 0.42
REQUIRED: 400 SF PER UNIT
PROVIDED: SEE SHEET C-3.1

SITE NOTES:

- SEE ARCHITECTURAL PLANS PREPARED BY HOMESTYLE SOLUTIONS ARCHITECTS FOR BUILDING FOOTPRINT DIMENSIONS.
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- ALL DEVELOPMENT CREATING A TOTAL 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
- TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY OF CHARLOTTE LANDSCAPE MANAGEMENT AT 704-336-4262. ALL TREES OVER 8-INCHES IN DIAMETER (4.5-FT ABOVE GROUND) IN SETBACK AREA ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY ENGINEERING AT 704-336-6692.
- RETAINING WALLS FOR PARKING SPACES FACING PARK ROAD & PARK SOUTH DRIVE WILL REQUIRE A SCREEN WALL. REFER TO DETAIL SHEET, C-6.2 AND ARCHITECTURAL DETAILS.
- FUTURE 2.5' CURB & GUTTER ON PARK SOUTH DRIVE IS TO BE LOCATED 24.5' FROM CENTERLINE TO FUTURE BACK OF CURB. THE 8' PLANTING STRIP, 14' SETBACK, AND 6' SIDEWALK ARE TO BE MEASURED FROM THE FUTURE BACK OF CURB. GRADE FOR THIS AREA SHALL BE 2% FROM EXISTING BACK OF CURB TO FUTURE BACK OF CURB.
- SOLID WASTE COLLECTION WILL BE PRIVATE. ROLL-OUT CONTAINERS WILL BE STORED IN THE GARAGES.
- ALL UTILITIES TO BE UNDERGROUND. NO UTILITIES ARE TO BE ROUTED THROUGH TREE PROTECTION AREAS WITHOUT CONSENT OF URBAN FORESTRY.
- ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE 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 OF WORK AT (704) 432-1562.
- CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. PLEASE SEE TRAFFIC CONTROL PLAN NOTES FOR DETAILS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562.
- 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.

DEVELOPMENT NOTES:

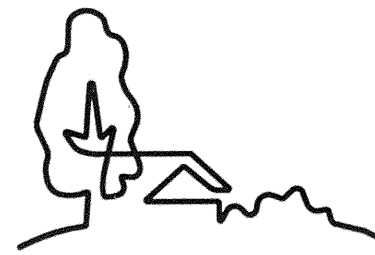
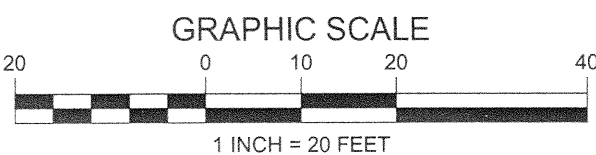
- THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE. BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC, OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
- ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING SUCH THINGS AS THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, BUFFERS, SCREENING OPEN SPACE, LANDSCAPING, TREE ORDINANCE, ETC., UNLESS OTHERWISE INDICATED.
- VEHICULAR POINTS OF ACCESS SHALL BE LIMITED TO THOSE SHOWN ON THE PLAN. THE EXACT LOCATION MAY VARY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN/LOCATIONAL REQUIREMENTS OF THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPT. OF TRANSPORTATION.
- THE USE PROPOSED BY THIS REZONING IS A TOWNHOME FOR SALE DEVELOPMENT. BUILDINGS ARE GENERALLY ARRANGED AS SHOWN. A TOTAL OF 13 DWELLING UNITS IS PROPOSED.
- THE PROPOSED BUILDINGS SHALL BE A MAXIMUM OF TWO STORIES.
- DWELLING UNIT PARKING TO BE PROVIDED BY MEANS OF INDIVIDUAL GARAGES, DRIVEWAYS, AND SURFACE PARKING AS ILLUSTRATED.
- NONRESIDENTIAL USES SHALL NOT BE PERMITTED.
- STORM WATER DETENTION AND TREATMENT, IF REQUIRED, MAY BE PROVIDED BELOW GRADE AND/OR ABOVE GROUND.
- SOLID WASTE REMOVAL SHALL BE BY MEANS OF ROLL-OUT CONTAINERS.
- THE MINIMUM WIDTH OF THE PUBLIC STREET SIDEWALK SHALL BE SIX FEET.
- NEW STREET TREES PROVIDED IN THE EIGHT FT PLANTING STRIP SHALL BE "LARGE MATURING" TYPE PLANTED AT 40 FEET ON-CENTER. UNLESS ANY OVERHEAD UTILITY LINE NECESSITATES A "SMALL MATURING" TYPE PLANTED AT 30 FEET ON-CENTER.
- PEDESTRIAN SCALED LIGHTING (MAXIMUM HEIGHT OF 20 FEET) SHALL BE PROVIDED.
- THE PETITIONER/DEVELOPER SHALL PROVIDE A RIGHT-OF-WAY DIMENSION OF 35 FEET AS MEASURING FROM THE CENTERLINE OF PARK RD AND PARK SOUTH DRIVE AS SHOWN ALONG THE SITES FRONTAGE ALONG SAID STREETS. THE PETITIONER/DEVELOPER SHALL DEDICATE ANY RIGHT-OF-WAY AREA NEEDED TO SATISFY THIS DIMENSION AND SHALL DO SO PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
- THE PETITIONER/DEVELOPER SHALL PROVIDE AN EASEMENT FOR A CATS WAITING PAD ALONG PARK RD AND CONSTRUCT A WAITING PAD PER CATS STANDARDS. THE LOCATION SHALL BE DETERMINED DURING THE BUILDING PERMIT PROCESS.
- THE ATTACHED ARCHITECTURAL ELEVATIONS ARE HEREBY MADE A PART OF THE CONDITIONAL SITE PLAN. THE ELEVATIONS ARE INTENDED TO REFLECT THE OVERALL, GENERAL ARCHITECTURAL THEME AND STYLE OF THE PROJECTS. CHANGES WHICH DO NOT SIGNIFICANTLY ALTER THE DESIGN THEME ARE ALLOWED AS A MATTER OF RIGHT AT THE DISCRETION OF THE PETITIONER/DEVELOPER.
- PETITIONER SHALL PROVIDE RIGHT-OF-WAY ON PARK ROAD AND PARK SOUTH DRIVE THAT MEASURES 35 FEET FROM THE CENTERLINE OF EACH ROAD.
- ALL END ELEVATIONS OF CORNER/END DWELLING UNITS WILL BE DESIGNED TO PRECLUDE UNARTICULATED OR BLANK WALLS.
- A MINIMUM OF 2 PARKING SPACES/DWELLING UNIT SHALL BE PROVIDED.
- THE PETITIONER/DEVELOPER SHALL SECURE THE REQUIRED PERMITS FROM LUESA REGARDING THE DEMOLITION OF THE EXISTING THREE SINGLE FAMILY STRUCTURES ON THE SITE.
- THE PETITIONER/DEVELOPER SHALL PROVIDE EASEMENTS FOR ANY PORTION OF THE PUBLIC SIDEWALK LOCATED OUTSIDE OF THE PUBLIC STREET RIGHT-OF-WAYS.
- THE PETITIONER SHALL TIE INTO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE PROPOSED DEVELOPMENT. IF IT IS FOUND THAT THE PROPOSED DEVELOPMENT WILL CAUSE THE SYSTEM(S) TO BE TAKE OUT OF STANDARDS, THE PETITIONER SHALL PROVIDE ALTERNATIVE METHODS TO PREVENT THIS FROM OCCURRING.

FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (INCENRY) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0. USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24 HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.

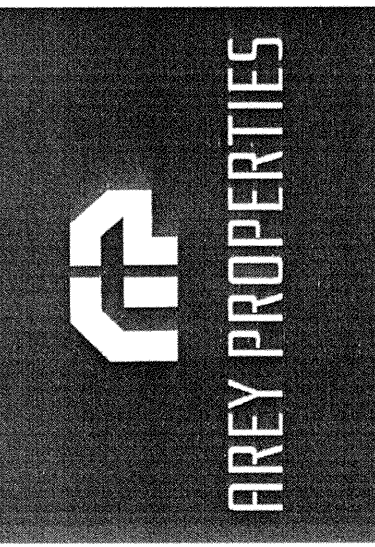
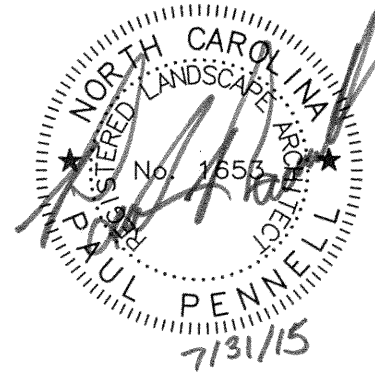
FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.

22. NORTHAMPTON TOWNHOMES MAJOR MILESTONE CONSTRUCTION TIMETABLE:
- 1/15/2015: GROUND BREAKING CONSTRUCTION BEGINS
 - 1/15/2016: SITE WORK CONSTRUCTION COMPLETE
 - 11/15/2016: VERTICAL CONSTRUCTION COMPLETE



URBAN
DESIGN
PARTNERS

1318-e6 central ave. p 704-334-3303
charlotte, nc 28205 f 704-334-3305
urbandesignpartners.com



Northampton Place

Site Plan

Charlotte, NC

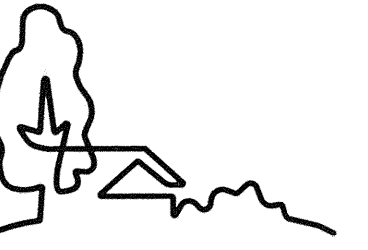
NO.	DATE:	BY:	REVISIONS:
1	06/12/15	UDP	PER CITY COMMENTS
2	07/31/15	UDP	PER CITY COMMENTS

Project No: 14-042
Date: 01/20/15
Designed by: udp
Drawn By: udp
Scale: as shown
Sheet No:

C-3.0

DEVELOPMENT SUMMARY

PUBLIC OPEN SPACE:
REQUIRED: 400 SF PER UNIT
PROVIDED: MINIMUM OF 400 SF PER UNIT



URBAN
DESIGN
PARTNERS

1313-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com



Northampton Place

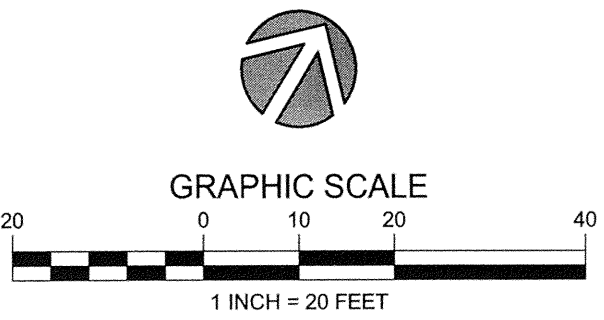
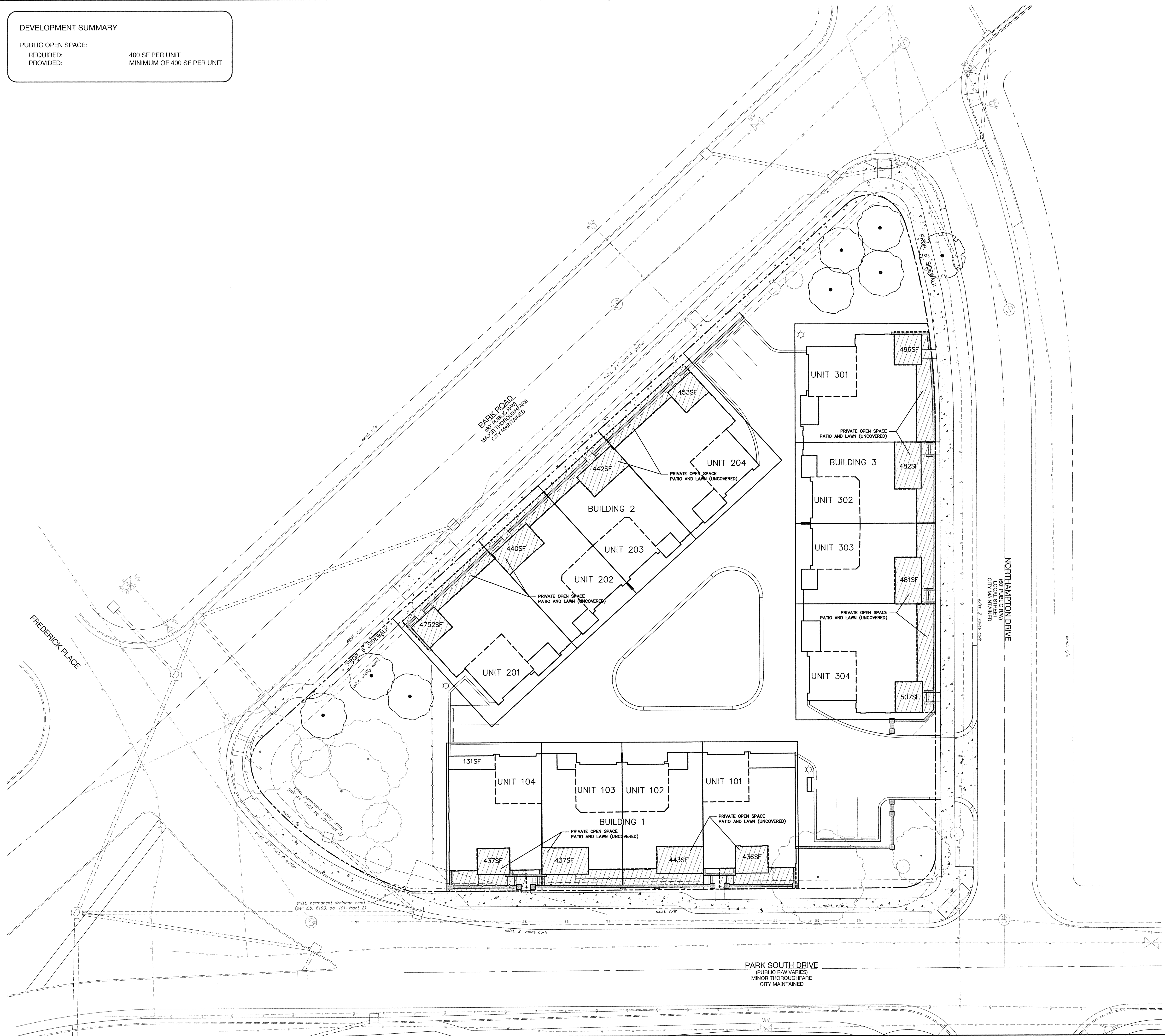
Private Open Space Plan

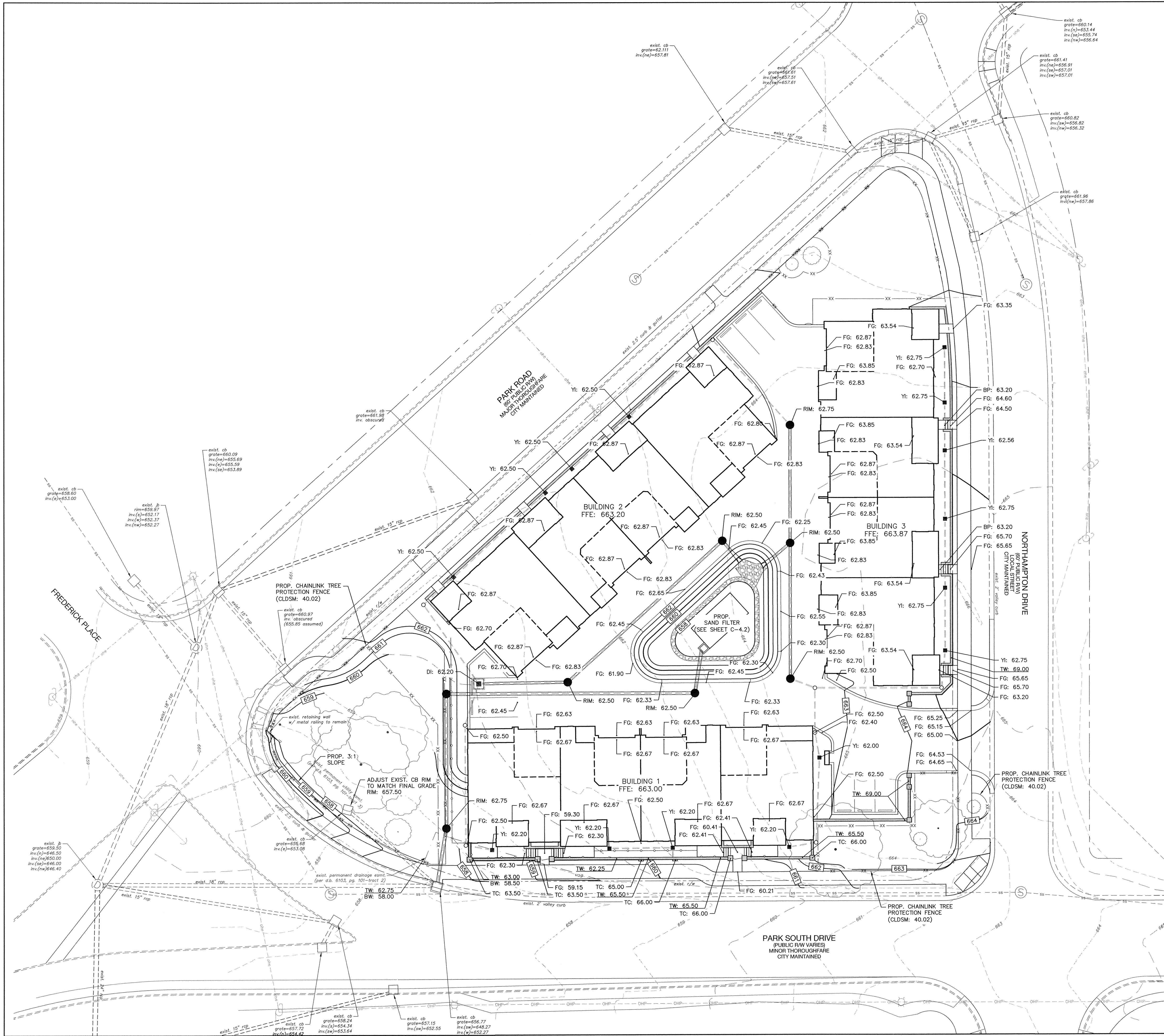
Charlotte, NC

NO.	DATE	BY	REVISIONS:
1	06.12.15	UDP	PER CITY COMMENTS
2	07.31.15	UDP	PER CITY COMMENTS

Project No: 14-042
Date: 01/20/15
Designed by: udp
Drawn By: udp
Scale: as shown
Sheet No:

C-3.1

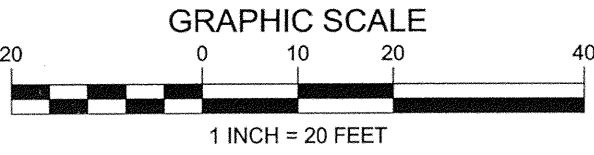




- GRADING NOTES:**
- ON-SITE BURIAL PITS REQUIRE A PERMIT.
 - ANY GRADING DONE BEYOND THE DENUDED LIMITS INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION AND IS SUBJECT TO A FINE.
 - GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND IS SUBJECT TO A FINE.
 - ALL FINAL CURB AND STREET GRADES AT INTERSECTIONS SHALL BE COORDINATED WITH INSPECTOR.
 - APPROVAL OF CONSTRUCTION DOCUMENTS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION SHALL BE OBTAINED BY CONTRACTOR FROM THE AFFECTED PROPERTY OWNERS.
 - IN ORDER TO ENSURE PROPER DRAINAGE, CONTRACTOR SHALL MAINTAIN 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.
 - THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED CONDITION AND SHALL REMOVE FROM THESE AREAS ALL DEBRIS, LOGS, TIMBER, TRASH, JUNK AND OTHER ACCUMULATIONS.
 - THE LOCAL ENGINEERING DEPARTMENT HAS NOT REVIEWED AND DOES NOT ASSUME RESPONSIBILITY FOR THE STRUCTURAL STABILITY OF ANY EXISTING OR PROPOSED RETAINING WALLS ON THE SITE.
 - NON-STANDARD ITEMS (I.E.: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A LOCAL OR STATE ENCROACHMENT AGREEMENT PRIOR TO INSTALLATION.
 - ALL "CLDSM" NUMBERS REFER TO THE CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
 - ALL SIDEWALKS, STOOPS, TERRACES AND OTHER PAVED AREAS SHALL SLOPE AWAY FROM BUILDING(S) AT A MINIMUM OF 2%.
 - CONTRACTOR SHALL CONTACT INSPECTOR 48 HOURS BEFORE CONSTRUCTION.
 - STABILIZE ALL SLOPES GREATER THAN 3:1 WITH JUTE MESH.
 - ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATIVE MATTER, WASTE, CONSTRUCTION MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND THE MATERIAL SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
 - ALL TRENCHES IN THE STREET RIGHT OF WAY SHALL BE BACKFILLED WITH SUITABLE MATERIAL IMMEDIATELY AFTER THE PIPE IS LAID.
 - ALL SUBGRADE FOR ROADS SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST.
 - ALL TESTS SHALL BE PERFORMED BY THE DEVELOPER AT NO COST TO THE TOWN.
 - UNDER DRAINAGE SHALL BE PROVIDED AS DIRECTED BY GEOTECHNICAL ENGINEER. DETERMINATION SHALL BE MADE IN THE FIELD. DRAINS TO BE INSTALLED PER CLDSM STD #30.05.
 - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
 - 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 INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
 - ALL SUBGRADE FOR ROADS AND BUILDING PADS SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST SHALL BE MAINTAINED FOR ALL OTHER FILL PLACEMENT WITHIN STRUCTURAL AREAS AND SLOPES UNLESS STRICTER STANDARDS ARE PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER.
 - COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
 - THE PURPOSE OF THE STORM DRAINAGE EASEMENT (PSDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO 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.
 - PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
 - PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
 - SIDEWALK AT MAILBOXES NEEDS TO MEET 1:20 LEVEL LANDING.
 - SIDEWALKS AT HANDICAP UNITS (B UNITS) ARE NOT TO EXCEED 5%.
 - ALL ROAD IMPROVEMENTS AT PARK ROAD, PARK ROAD SOUTH DRIVE, AND NORTHAMPTON DRIVE ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
 - "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.

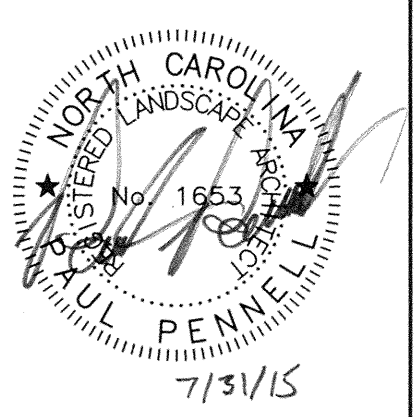


BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



**URBAN
DESIGN
PARTNERS**

1318-e6 central ave. p. 704.334.3303
charlotte, nc 28205 f. 704.334.3305
urbandesignpartners.com



AREY PROPERTIES

Northampton Place

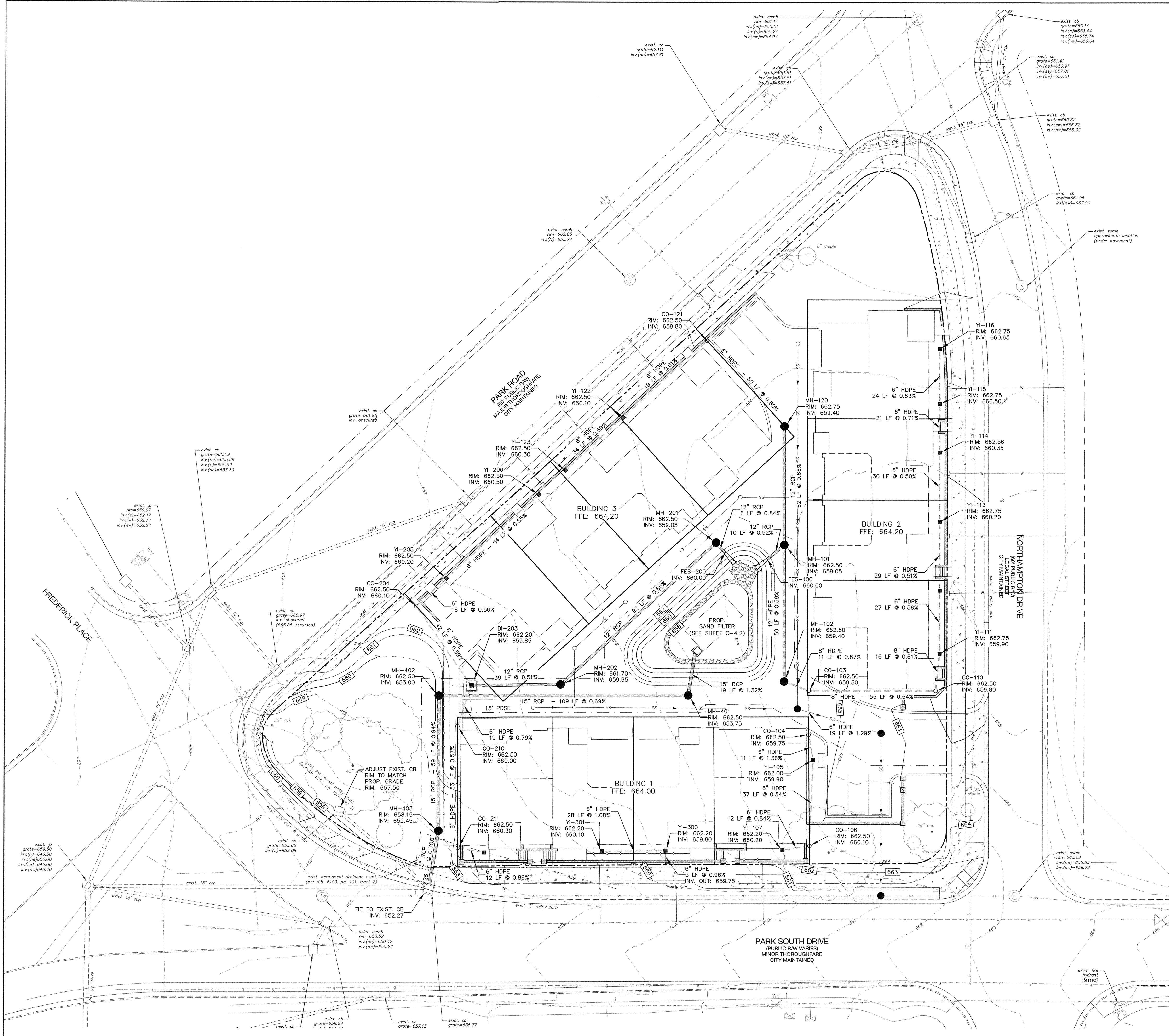
Grading Plan

Charlotte, NC

NO.	DATE:	BY:	REVISIONS:
1	06.12.15	UDP	PER CITY COMMENTS
2	07.31.15	UDP	PER CITY COMMENTS

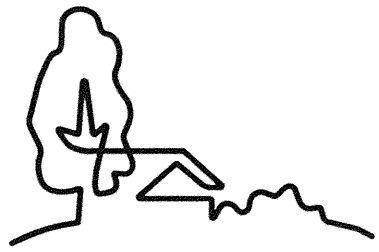
Project No: 14-042
Date: 07/20/15
Designed by: udp
Drawn By: udp
Scale: as shown
Sheet No:

C-4.0



GRADING AND STORM DRAINAGE NOTES:

- ON-SITE BURIAL PITS REQUIRE A PERMIT.
- ANY GRADING DONE BEYOND THE DENUDED LIMITS INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION AND IS SUBJECT TO A FINE.
- GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND IS SUBJECT TO A FINE.
- ALL FINAL CURB AND STREET GRADES AT INTERSECTIONS SHALL BE COORDINATED WITH INSPECTOR.
- SIGHT TRIANGLES INDICATED ARE THE MINIMUM REQUIRED.
- APPROVAL OF CONSTRUCTION DOCUMENTS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION SHALL BE OBTAINED BY CONTRACTOR FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, CONTRACTOR SHALL MAINTAIN 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.
- THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK OR BACKWASH CHANNEL IN AN UNOBSTRUCTED CONDITION AND SHALL REMOVE FROM THESE AREAS ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY DISTRICT FRINGE BOUNDARY LINE OR FLOODWAY DISTRICT ENCROACHMENT BOUNDARY LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
- THE LOCAL ENGINEERING DEPARTMENT HAS NOT REVIEW AND DOES NOT ASSUME RESPONSIBILITY FOR THE STRUCTURAL STABILITY OF ANY EXISTING OR PROPOSED RETAINING WALLS ON THE SITE.
- NON-STANDARD ITEMS (I.E.: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A LOCAL OR STATE ENCROACHMENT AGREEMENT PRIOR TO INSTALLATION.
- ALL "OLDSM" NUMBERS REFER TO THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- ALL SIDEWALKS, STOOPS, TERRACES AND OTHER PAVED AREAS SHALL SLOPE AWAY FROM BUILDING(S) AT A MINIMUM OF 2%.
- CONTRACTOR SHALL CONTACT INSPECTOR 48 HOURS BEFORE CONSTRUCTION.
- STABILIZE ALL SLOPES GREATER THAN 3:1 WITH JUTE MESH.
- ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK WHICH MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO STARTING CONSTRUCTION.
- ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES. REFER TO PAVEMENT CROSS-SECTION DATA TO ESTABLISH CORRECT SUB-BASE, AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
- CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY WITH EXISTING CONTOURS.
- ALL YARD INLETS TO BE ADS 8-INCH DROP IN GRATE. REFER TO DETAIL ON SHEET C-6.1.

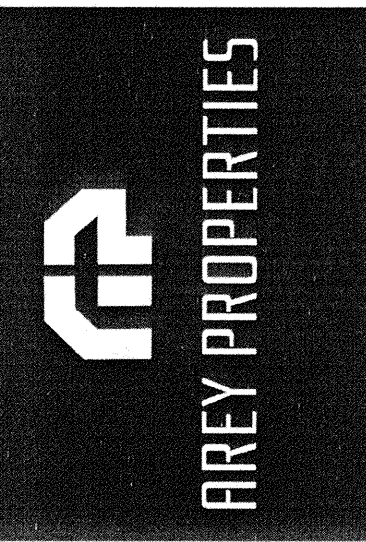


URBAN
DESIGN
PARTNERS

1318-e6 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com



07.24.16



Northampton Place

Storm Drainage Plan

Charlotte, NC

NO.	DATE	BY:	REVISIONS:
1	06.12.15	UDP	PER CITY COMMENTS
2	07.31.15	UDP	PER CITY COMMENTS

Project No: 14-042
Date: 01/20/15
Designed by: udp
Drawn By: udp
Scale: as shown
Sheet No:

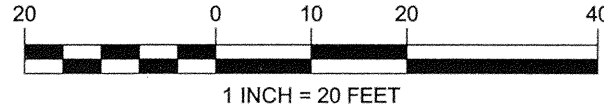
C-4.1

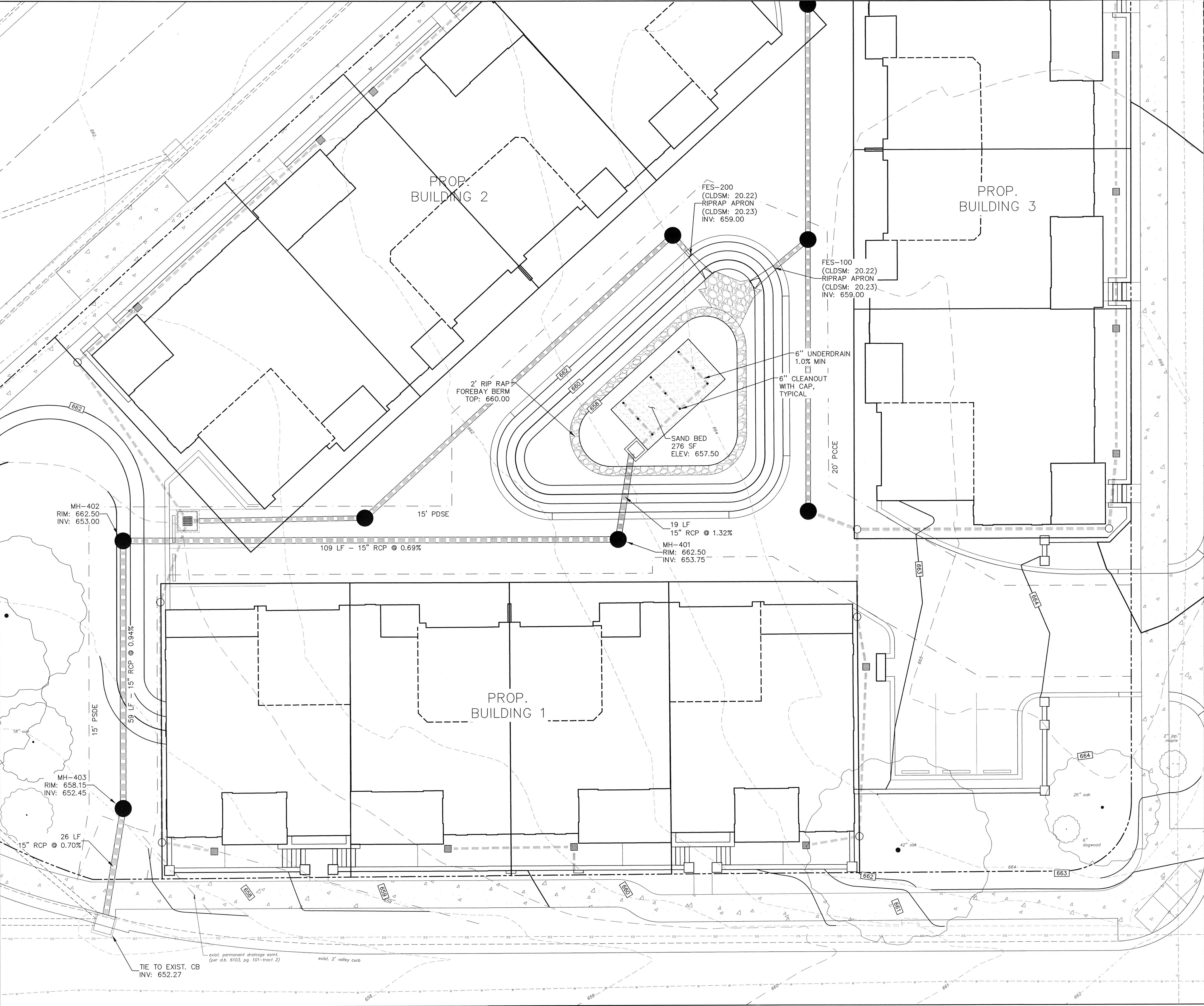


BEFORE YOU DIG
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



GRAPHIC SCALE





PLAN VIEW: SAND FILTER BMP

BMP SUMMARY - SAND FILTER

PROJECT NAME:	NORTHAMPTON PLACE
SEQUENCE ID:	1
SURFACE AREA:	2,644 SF AT TOP
DRAINAGE AREA:	0.92 AC
LAND USE/DEVELOPMENT TYPE:	RESIDENTIAL
PERCENT BUILT -UPON AREA:	87%
SEDIMENT BED LENGTH:	25'
SEDIMENT BED WIDTH:	20'
WATER QUALITY DEPTH:	1.97
SAND FILTER TYPE:	SURFACE
MEDIA DEPTH:	2.5' (100-YR STORM)
FOREBAY PRESENT:	YES
FLOW DIVERTERS PRESENT:	NO
REGULATED BY:	PCCO
TREATMENT EFFECTIVENESS:	STANDARD
NC STATE PLANE X (EASTING):	1,446,356
NC STATE PLAN Y (NORTHING):	510,471

POST CONSTRUCTION SUMMARY

TAX PARCEL NUMBERS:	173-055-01, 02, 03
TOTAL SITE AREA:	1.29 AC
DEVELOPMENT TYPE:	RESIDENTIAL
SUBJECT TO PCCO:	YES
POST CONSTRUCTION DISTRICT:	CENTRAL CATAWBA
DRAINAGE AREA:	0.92 AC
EXISTING IMPERVIOUS:	3,561 SF
EXISTING BUILT-UPON AREA:	9%
PROPOSED IMPERVIOUS:	20,644 SF BUILDING: PAVED: SIDEWALK: TOTAL IMPERVIOUS:
PROPOSED BUILT-UPON-AREA:	87%
DENSITY:	HIGH
DEVELOPMENT OR REDEVELOPMENT:	DEVELOPMENT
NATURAL AREA REQUIRED:	0.13 AC (10%)
NATURAL AREA PROVIDED:	0.13 AC
TRANSIT STATION:	NO
DISTRESSED BUSINESS DISTRICT:	NO
MITIGATION TYPE:	N/A
BUFFER MITIGATION:	N/A

SAND FILTER CALCULATIONS

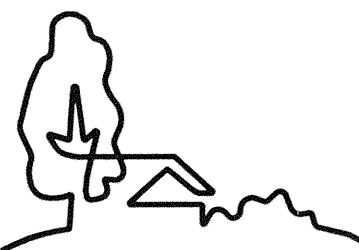
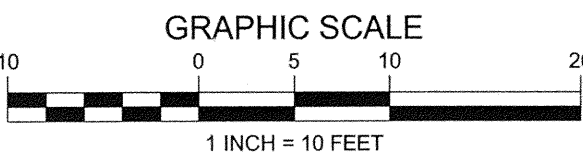
SITE INFORMATION	
DRAINAGE AREA:	0.92 AC
IMPERVIOUS AREA:	0.80 AC
% IMPERVIOUS:	86.8%
DESIGN RAINFALL:	1-INCH
RV:	0.83

STORAGE VOLUMES	
DESIGN VOLUME (INCH):	2,768 CF
MIN. FOREBAY VOLUME:	554 CF
VOLUME ABOVE SAND:	7,672 CF
TOP OF POND:	662.00
MAX. HEAD:	2.00 FT
AVG. HEAD:	1.00 FT

SAND FILTER	
SURFACE AREA REQUIRED:	266 SF
SURFACE AREA PROVIDED:	276 SF
TOP OF SAND BED:	657.50
BOTTOM OF SAND BED:	655.00
DEPTH OF SAND MEDIA:	2.50 FT
COEFF. OF PERMEABILITY:	3.50 FT/DAY
OUTLET DIAMETER:	15 IN

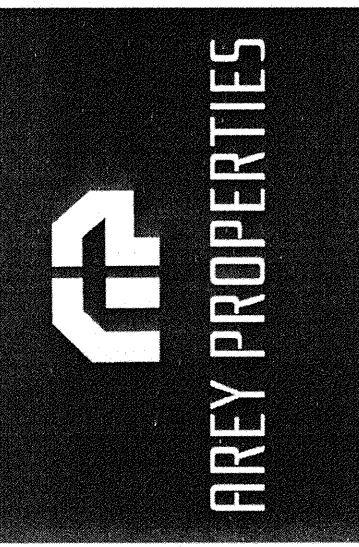
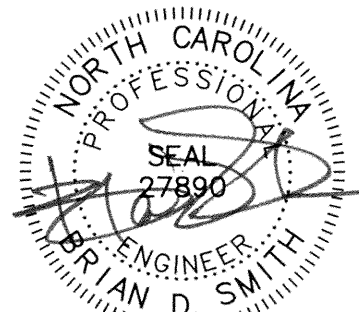


BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



URBAN
DESIGN
PARTNERS

1318-e6 central ave. p. 704.334.3303
charlotte, nc 28205 f. 704.334.3305
urbandesignpartners.com



Northampton Place

BMP Plan

Charlotte, NC

NO. DATE: BY: REVISIONS:

1 06.12.15 UDP PER CITY COMMENTS

2 07.31.15 UDP PER CITY COMMENTS

Project No: 14-042

Date: 01/20/15

Designed by: udp

Drawn By: udp

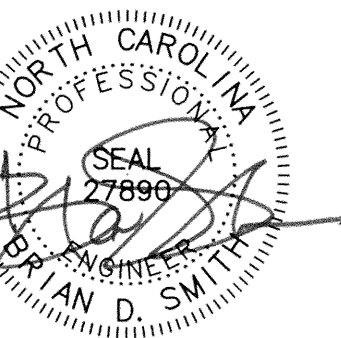
Scale: as shown

Sheet No:

C-4.2



18-e6 central ave. P 704.334.3303
Charlotte, nc 28205 F 704.334.3305
bandesignpartners.com



7.21.15



KEY PROPERTIES

Northampton Place

Drainage Area Map

Charlotte, NC

NO.	DATE:	BY:	REVISIONS:
1	06.12.15	UDP	PER CITY COMMENTS
2	07.31.15	UDP	PER CITY COMMENTS

Project No: 14-042
Date: 01/20/15
Designed by: udp
Drawn By: udp
Scale: as shown
Sheet No:

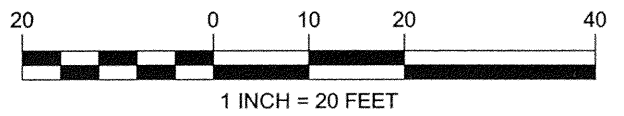
C-4.4

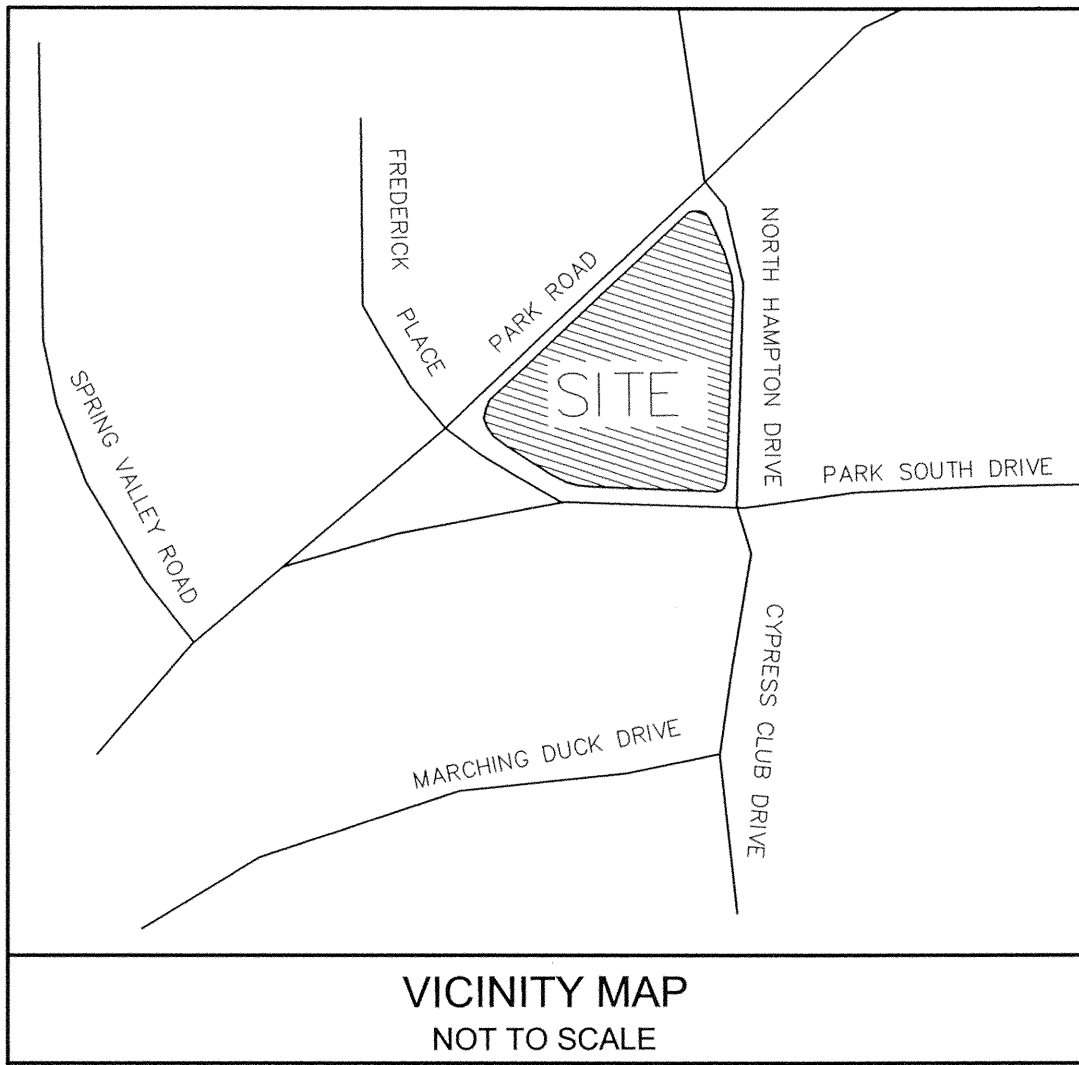


**BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!**



GRAPHIC SCALE

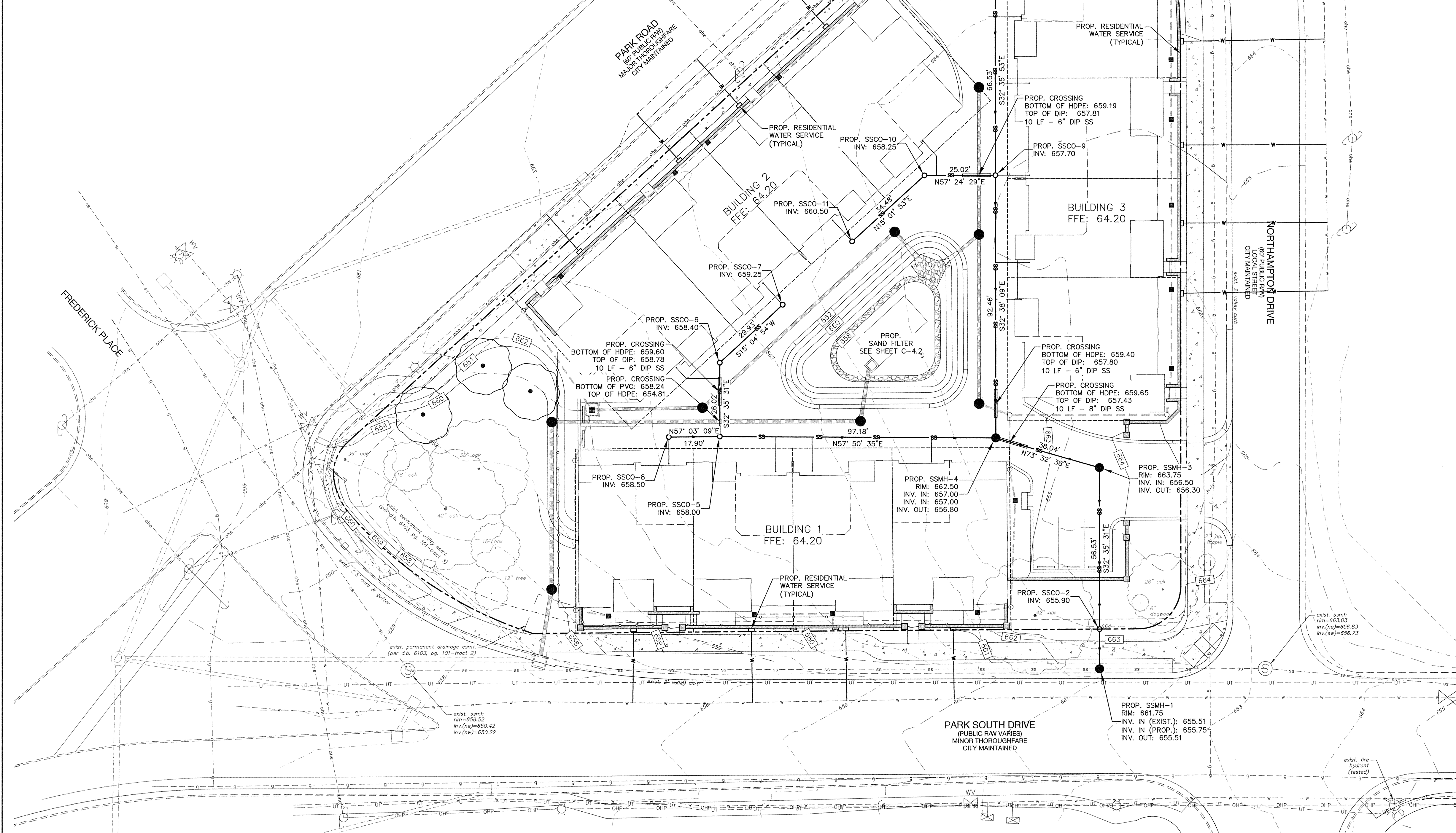




VICINITY MAP
NOT TO SCALE

NOTE:

1. ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE 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.
2. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED.
3. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING WORK AT (704) 432-1562.
4. CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562.



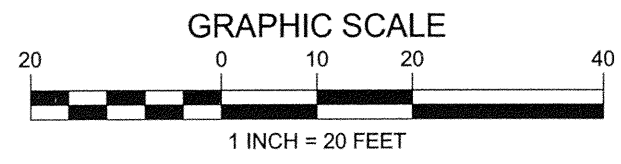
- UTILITY NOTES:**
1. DOMESTIC WATER METERS TO BE INSTALLED BY CHARLOTTE WATER. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR INSTALLATION.
 2. MATERIAL AND WORKMANSHIP REQUIREMENTS TO BE IN ACCORDANCE WITH THE CHARLOTTE MECKLENBURG UTILITY DEPARTMENT (CMU) WATER AND SEWER POLICIES, PROCEDURES, STANDARDS AND SPECIFICATIONS AS WELL AS THE NORTH CAROLINA DEPT. OF ENVIRONMENT AND NATURAL RESOURCES. IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THESE AGENCIES THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL COORDINATE THE PROPOSED WATER AND SEWER WORK WITH CMU.
 3. CONTRACTOR TO VERIFY EXISTING UTILITIES CONNECTION SIZE AND ELEVATIONS PRIOR TO CONSTRUCTION OF ANY UTILITIES ON SITE. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 4. CONTRACTOR TO LOCATE TIE-INS TO ALL BUILDINGS BASED ON PLUMBING PLANS. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL PLUMBING INFORMATION.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PRECISE LOCATION OF THE FOLLOWING UTILITIES PRIOR TO BEGINNING CONSTRUCTION: AT&T, BELL SOUTH, PIEDMONT NATURAL GAS, DUKE POWER, CABLE VISION. CALL ULOCO 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK AT 1-800-632-4949. CALL CMU @ 704-336-2564 FOR LOCATIONS OF EXISTING WATER LINES AND 704-357-6064 FOR LOCATIONS OF EXISTING SANITARY SEWER. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING ALL PRIVATE WATER AND SEWER LINES IN ACCORDANCE WITH CMU STANDARDS. THE CONTRACTOR SHALL FLUSH, DISINFECT, AND TEST ALL WATERLINES IN ACCORDANCE WITH CMU STANDARDS. ANY PORTION OF THE WATERLINE DISTRIBUTION OR SANITARY SEWER SYSTEMS WHICH DOES NOT MEET THE STANDARDS SET FORTH BY CMU SHALL BE REMEDIATED AND RETESTED AT THE CONTRACTOR'S EXPENSE.
 7. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S REPRESENTATIVE A MINIMUM OF 48 HOURS BEFORE THE CONSTRUCTION OF WATER AND SEWER LINES TO ALLOW THE OWNER'S REPRESENTATIVE TO PERIODICALLY BE ON-SITE DURING INSTALLATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AS-BUILT DATA OF THE WATER AND SEWER LINES TO THE OWNER UPON COMPLETION OF THE INSTALLATION.
 8. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTION POINTS, OR OTHER WATER USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMU REQUIRED BACKFLOW PREVENTION DEVICE.
 9. EACH CMU REQUIRED BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY A CMU APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN ENCROACHMENT AGREEMENT PERMIT TO CONSTRUCT UTILITY CONNECTIONS.
 10. CALL THE BACKFLOW CONSTRUCTION INSPECTOR TO RESOLVE ANY PROBLEMS ENCOUNTERED IN THE FIELD. INSTALLING BACKFLOW PREVENTERS IN A LOCATION AND/OR MANNER OTHER THAN THAT SPECIFIED ON THE PLANS APPROVED BY CMU REQUIRES APPROVAL FROM THE INSPECTOR. OBTAIN SITE ASSISTANCE BY CALLING 704-391-5145.
 11. OBTAIN APPROVAL OF BPA INSTALLATION BY CALLING 704-391-5145 TO REQUEST INSPECTION. INSPECTION SERVICE WILL BE PROVIDED WITHIN THREE WORKING DAYS FROM DATE OF REQUEST. APPROVAL BY THE BACKFLOW INSPECTOR IS REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 12. VERIFY BACKFLOW PREVENTION ASSEMBLY INSTALLATION APPROVAL BY CONTACTING INSPECTOR AT 704-391-5145. CORRECT ALL DEFICIENCIES PER INSPECTOR'S INSTRUCTIONS AND OBTAIN REINSPECTION.
 13. BASED ON THE BEST AVAILABLE INFORMATION TO THE DESIGNER, THE BUILDING FIRE PROTECTION SYSTEMS ARE RATED AS A MODERATE HAZARD AND A DOUBLE CHECK VALVE ASSEMBLY IS SPECIFIED FOR INSTALLATION. IT WILL BE NECESSARY TO SUBSTITUTE A REDUCED PRESSURE PRINCIPLE ASSEMBLY IF AT ANY TIME DURING DESIGN OR CONSTRUCTION THE SYSTEMS ARE RATED AS A HIGH HAZARD.
 14. TAMPER SWITCHES TO BE INSTALLED ON THE FIRE LINE BACKFLOW PREVENTER. INSTALL 3/4" CONDUIT FROM FIRE LINE BACKFLOW VAULT TO BUILDING ALARM SYSTEM INSIDE BUILDING. COORDINATE WITH ALARM SYSTEM MANUFACTURER.
 15. LOCATE FIRE DEPARTMENT CONNECTIONS (FDC) PER FIRE PROTECTION PLANS (BY OTHERS) AND FIRE DEPARTMENT REQUIREMENTS.
 16. BACKFLOW PREVENTORS SHALL BE CHOSEN FROM THE CMU LIST OF APPROVED BACKFLOW PREVENTORS. SELECTED BACKFLOW PREVENTORS SHALL ALSO BE IN ACCORDANCE WITH APPENDIX B OF THE STATE MANUAL.
 17. ALL SANITARY SEWER LATERALS SHALL HAVE MIN 2.0% SLOPE. LATERAL LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. SANITARY LINE MATERIAL SHALL COMPLY WITH NCPG 702.

FIRE HYDRANT TEST

HYDRANT LOCATION:	6800 PARK SOUTH DR.
HYDRANT NUMBER:	88417
TEST RESULTS	
DATE PERFORMED:	01/28/15
TIME:	3:20 PM
STATIC PRESSURE:	82 PSI
RESIDUAL PRESSURE:	74 PSI
RESIDUAL FLOW:	1,061 GPM
FLOW @ 20 PSI:	3,206 GPM



BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



**URBAN
DESIGN
PARTNERS**

1318-e6 central ave. p. 704.334.3303
charlotte, nc 28205 f. 704.334.3305
urbandesignpartners.com

07.24.15

AREY PROPERTIES

Northampton Place

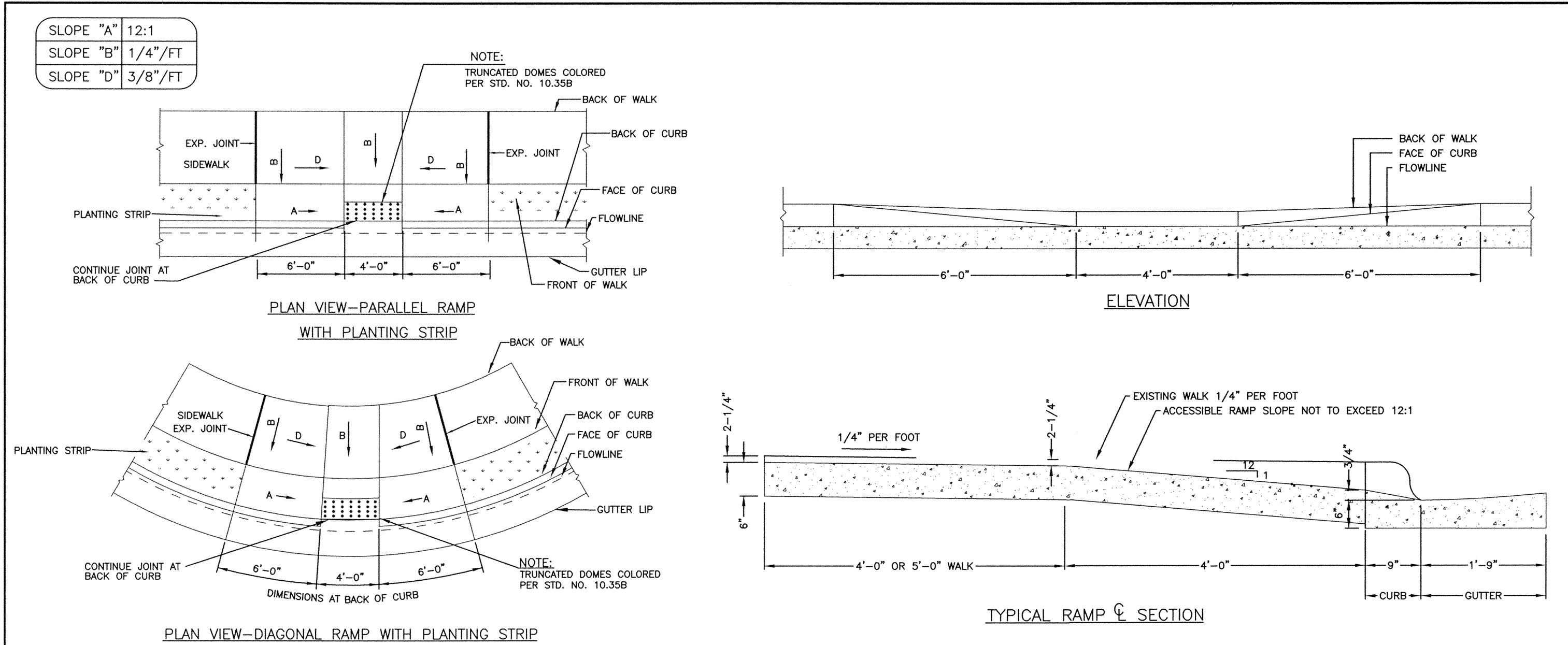
Utility Plan

Charlotte, NC

NO.	DATE:	BY:	REVISIONS:
1	06/12/15	UDP	PER CITY COMMENTS
2	07/31/15	UDP	PER CITY COMMENTS

Project No: 14-042
Date: 01/20/15
Designed by: udp
Drawn by: udp
Scale: as shown
Sheet No:

C-5.0

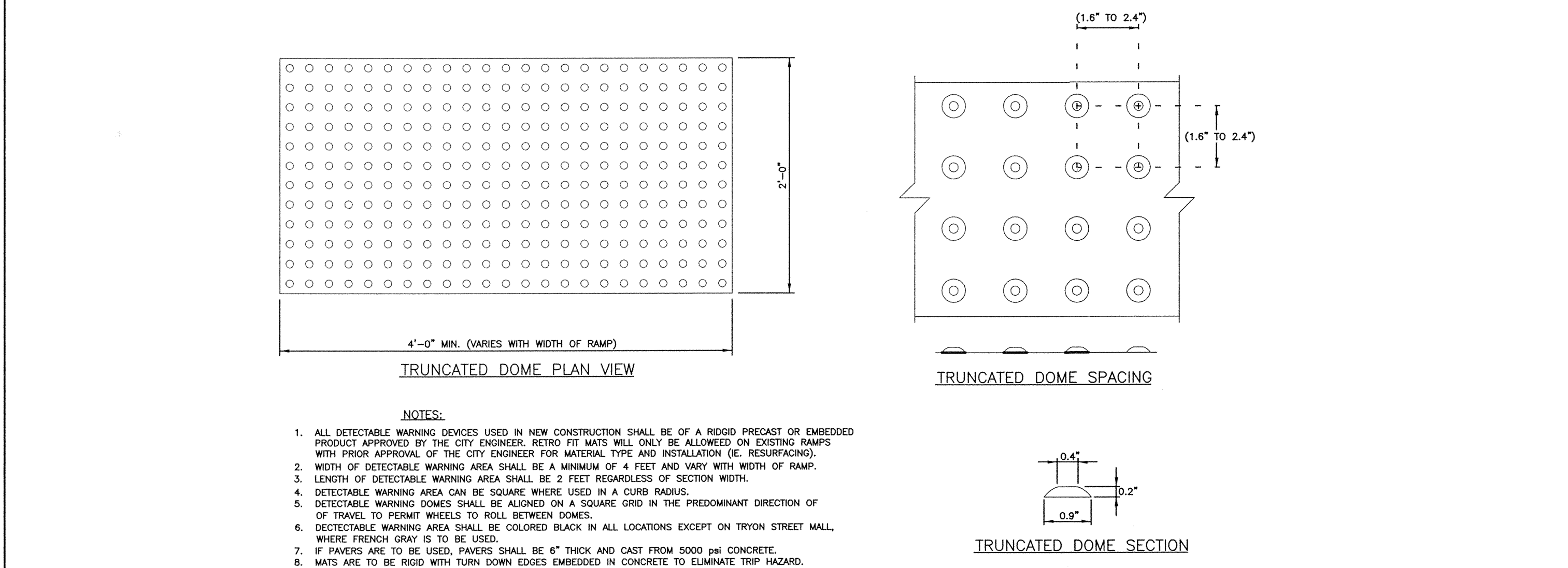


ACCESSIBLE RAMP SECTIONS WITH PLANTING STRIP 2'-6" CURB AND GUTTER

SCALE: NTS
CLDSM 10.31A/B

CONCRETE SIDEWALKS

SCALE: NTS
CLDSM 10.22

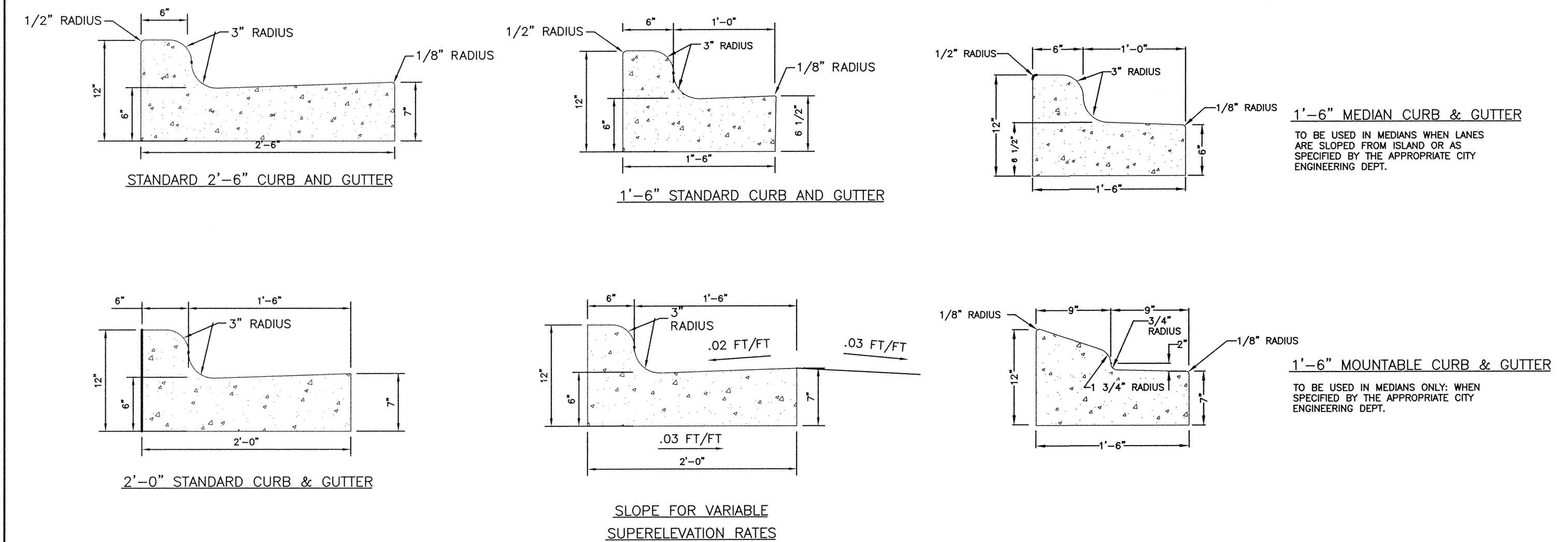


TRUNCATED DOMES PLAN AND CROSS-SECTION

SCALE: NTS
CLDSM 10.35B

TYPE II- MODIFIED DRIVEWAY DETAIL WITH WIDE PLANTING STRIP AND STANDARD CURB

SCALE: NTS
CLDSM 10.25E



STANDARD CURB AND GUTTER

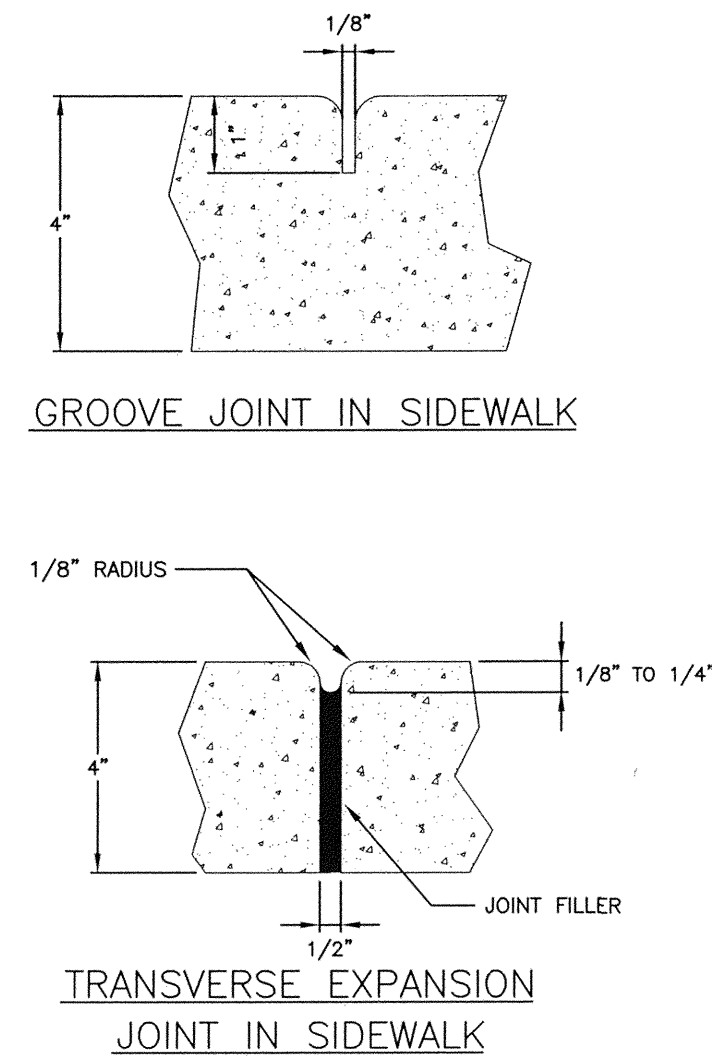
SCALE: NTS
CLDSM 10.17A/B

CONCRETE FLUME

SCALE: NTS

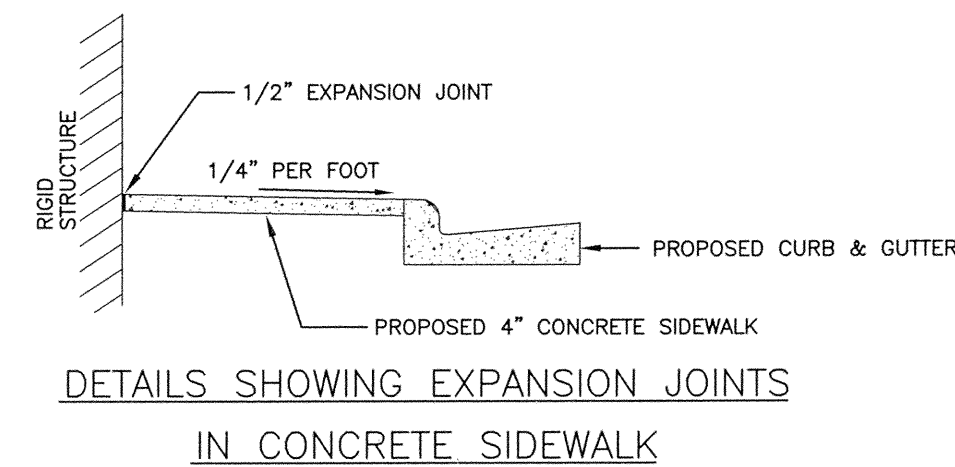
CURB AND GUTTER

SCALE: NTS
CLDSM 10.17C



GENERAL NOTES:

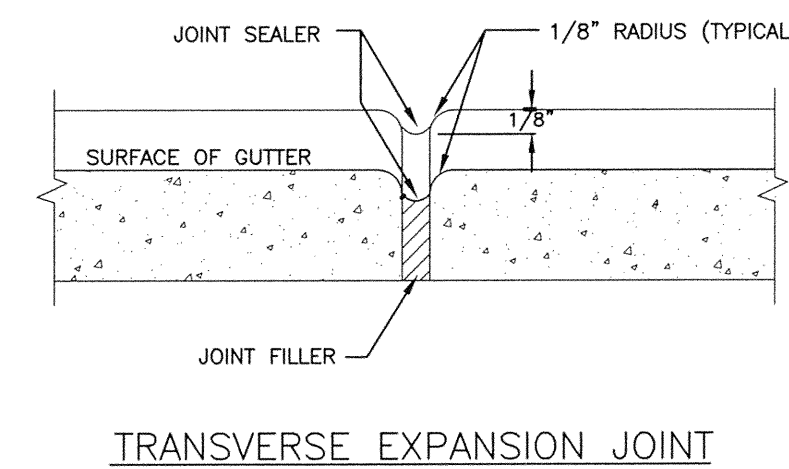
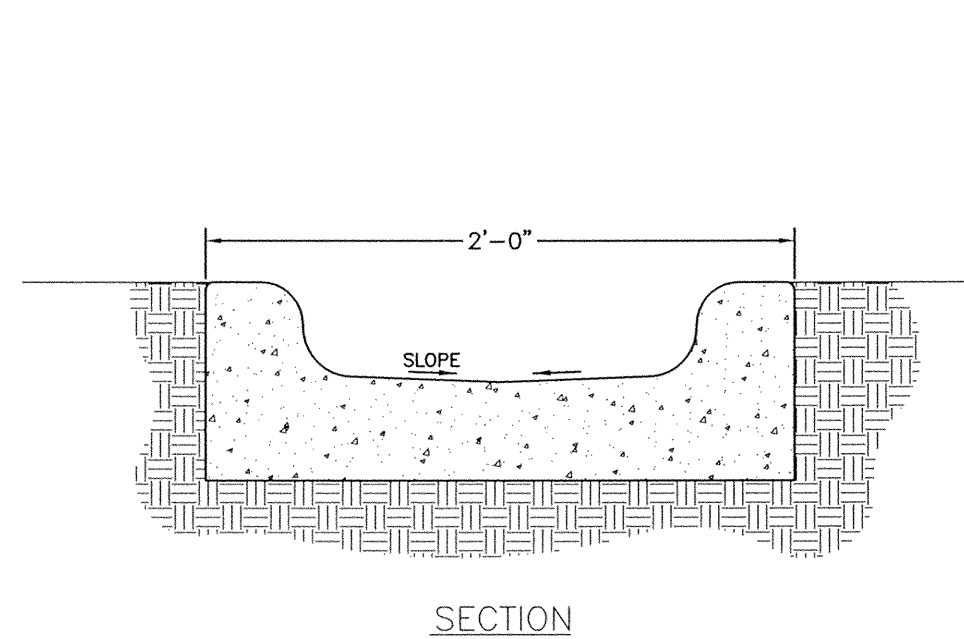
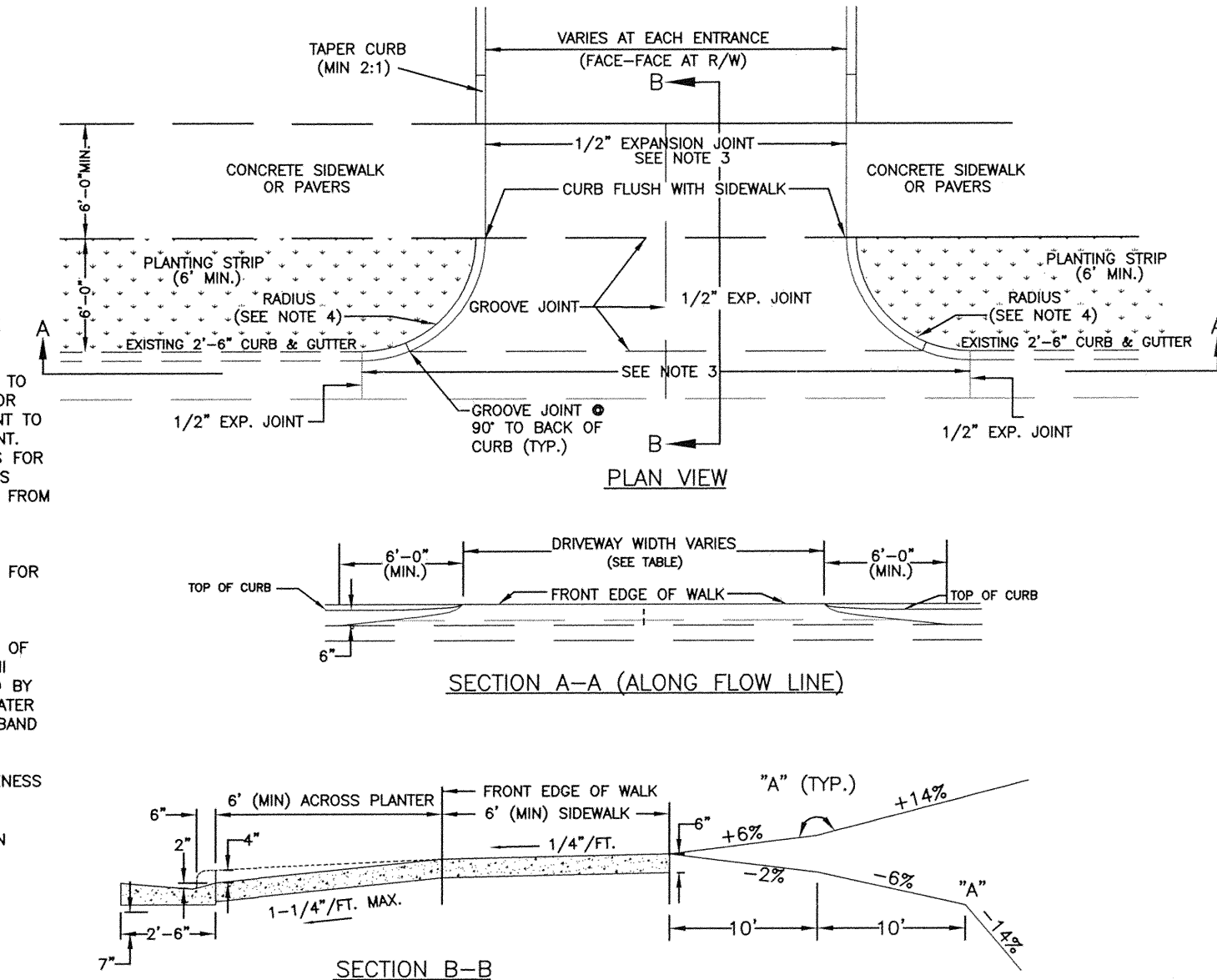
- A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS NOT TO EXCEED 50' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB. A SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
- SIDEWALK AT DRIVEWAY ENTRANCES TO BE 6" THICK.
- WIDTH OF SIDEWALK ON THOROUGHFARE STREETS SHALL BE A MINIMUM OF 5'. WIDTH OF SIDEWALKS IN THE CENTRAL BUSINESS DISTRICT WILL BE DETERMINED BY THE CDOT.
- WIDTH OF SIDEWALKS ON NON-THOROUGHFARE STREETS SHALL BE A MINIMUM OF 4'.
- SIDEWALK TO BE POURED TO END OF RADIUS AT INTERSECTING STREETS.
- CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI. IN 28 DAYS.
- ZONING CONDITIONS MAY REQUIRE ADDITIONAL WIDTH SIDEWALKS WHICH SHALL SUPERSEDE THESE STANDARD DIMENSIONS SHOWN.



DRIVEWAY DIMENSIONS		
OPERATION/RADIUS	MINIMUM	MAXIMUM
ONE-WAY WITH 6-12 FT. RADIUS	20'	30'
ONE-WAY WITH 13+ FT. RADIUS	15'	25'
TWO-WAY WITH 6-12 FT. RADIUS	28'	50'
TWO-WAY WITH 13+ FT. RADIUS	22'	40'

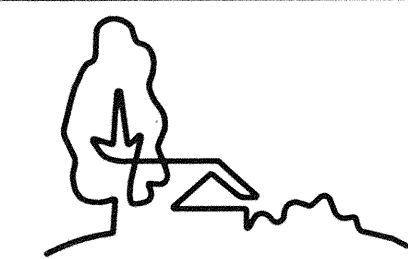
NOTES:

- ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
- AT ALL DRIVEWAYS, SIDEWALKS TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT. SEE STD. NO. 10-17 FOR JOINT DETAIL. PAY LIMITS FOR WORK DONE UNDER CITY OF CHARLOTTE CONTRACTS ARE FROM EXPANSION JOINT TO EXPANSION JOINT, FROM LIP OF CURB TO BACK OF SIDEWALK.
- ALL DRIVEWAYS MUST MEET THE CURRENT CITY DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING, SIGHT DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
- RADII MUST BE MINIMUM 6 FEET OR THE WIDTH OF THE PLANTING STRIP, WHICHEVER IS GREATER. RADII GREATER THAN THESE MINIMUMS MAY BE REQUIRED BY CDOT ON A CASE-BY-CASE BASIS. FOR RADII GREATER THAN 6 FEET, THE RADII ARE TO CONTINUE AS A BAND AT-GRADE THROUGH THE SIDEWALK.
- PAVERS USED IN DRIVEWAY MUST HAVE A THICKNESS OF 3 INCHES.
- ALGEBRAIC DIFFERENCE IN GRADE ("A") BETWEEN SLOPES SHALL BE .8% OR LESS.



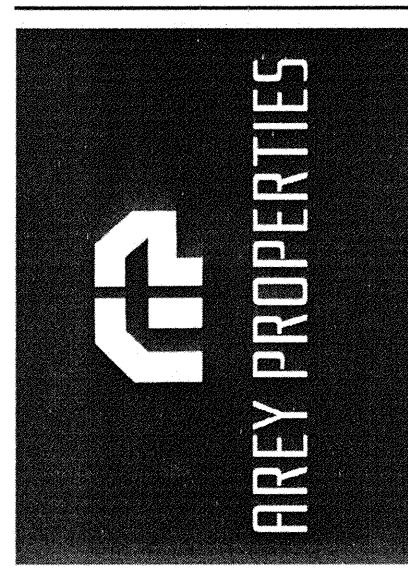
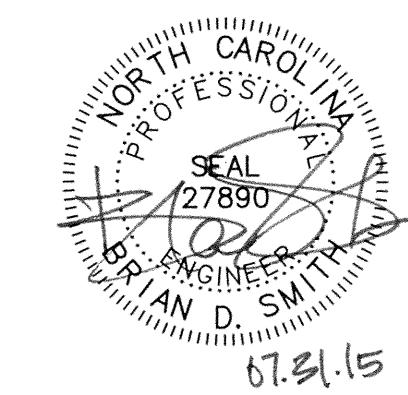
NOTES:

- CONTRACTION JOINTS SHALL BE SPACED AT 10-FOOT INTERVALS. FOR VALLEY GUTTER, A 10-FOOT SPACING MAY BE USED WHEN A MACHINE IS USED. JOINT SPACING MAY BE ALTERED BY THE CITY ENGINEER TO PREVENT UNCONTROLLED CRACKING.
- CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
- ALL EXPANSION JOINTS SHALL BE SPACED AT 90-FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ABUTTING SIDEWALK.
- CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 P.S.I. IN 28 DAYS.
- CURB SHALL BE DEPRESSSED AT INTERSECTIONS TO PROVIDE FOR FUTURE ACCESSIBLE RAMPS.
- TOP 6" OF SUBGRADE BENEATH THE CURB AND GUTTER SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.



URBAN
DESIGN
PARTNERS

1318-e6 central ave. p 704.334.3303
charlotte, nc 28205 f 704.334.3305
urbandesignpartners.com



Northampton Place

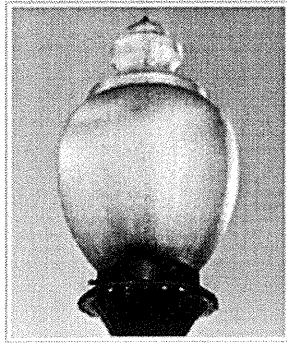
Site Details & Specifications

Charlotte, NC

NO.	DATE:	BY:	REVISIONS:
1	06/12/15	UDP	PER CITY COMMENTS
2	07/31/15	UDP	PER CITY COMMENTS

Project No: 14-042
Date: 01/20/15
Designed by: udp
Drawn By: udp
Scale: NTS
Sheet No:

C-6.0



SPECIFICATIONS:

MODEL: DUKE ENERGY "ACORN" PEDESTRIAN LIGHT
DUKE POWER "STYLE E" LIGHT POLE

MOUNTING: ANCHORED TO FOOTING

WATTAGE: 175w

LAMP TYPE: MHCI

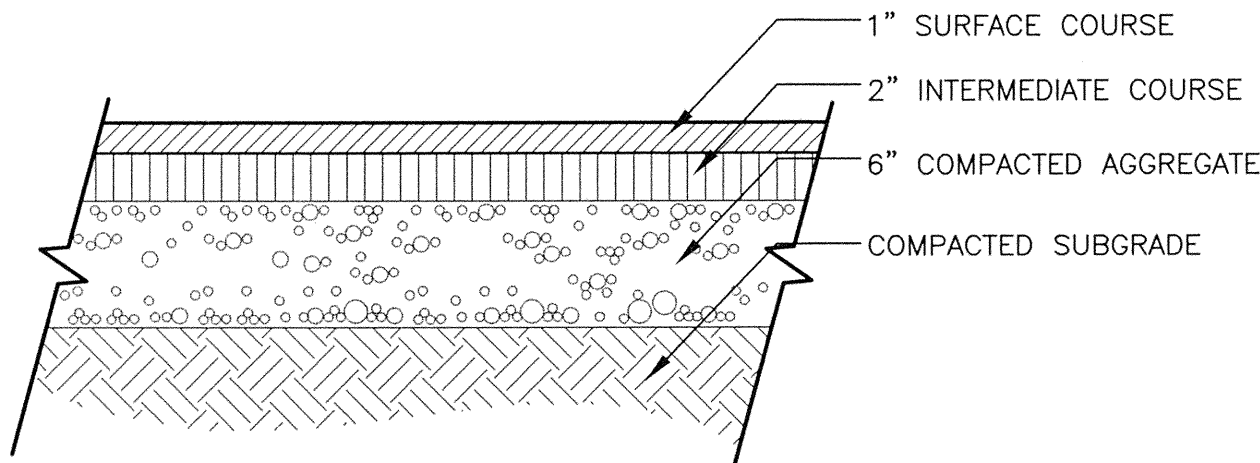
QUANTITY: TBD

COLOR: BLACK

CONTACT INFORMATION:
DUKE ENERGY
TOM GRANTHAM - LIGHTING SPECIALIST
6325 WILKINSON BLVD.
CHARLOTTE, NC 28214
Phone: 704-382-7675
Fax: 704-382-5300

- NOTE:
1. ALL PEDESTRIAN LIGHTS TO BE FITTED WITH FULL CUTOFF FIXTURE.
 2. MAX HEIGHT OF FIXTURE TO BE 20'
 3. FIXTURE TO BE FULLY SHIELDED

PEDESTRIAN LIGHT POLE



TYPICAL LIGHT DUTY
ASPHALT CROSS SECTION

NOTES:

1. GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ASPHALT PAVEMENT DESIGN PER ACTUAL SOIL CONDITIONS AND OWNERS LOADING REQUIREMENTS PRIOR TO START OF CONSTRUCTION.

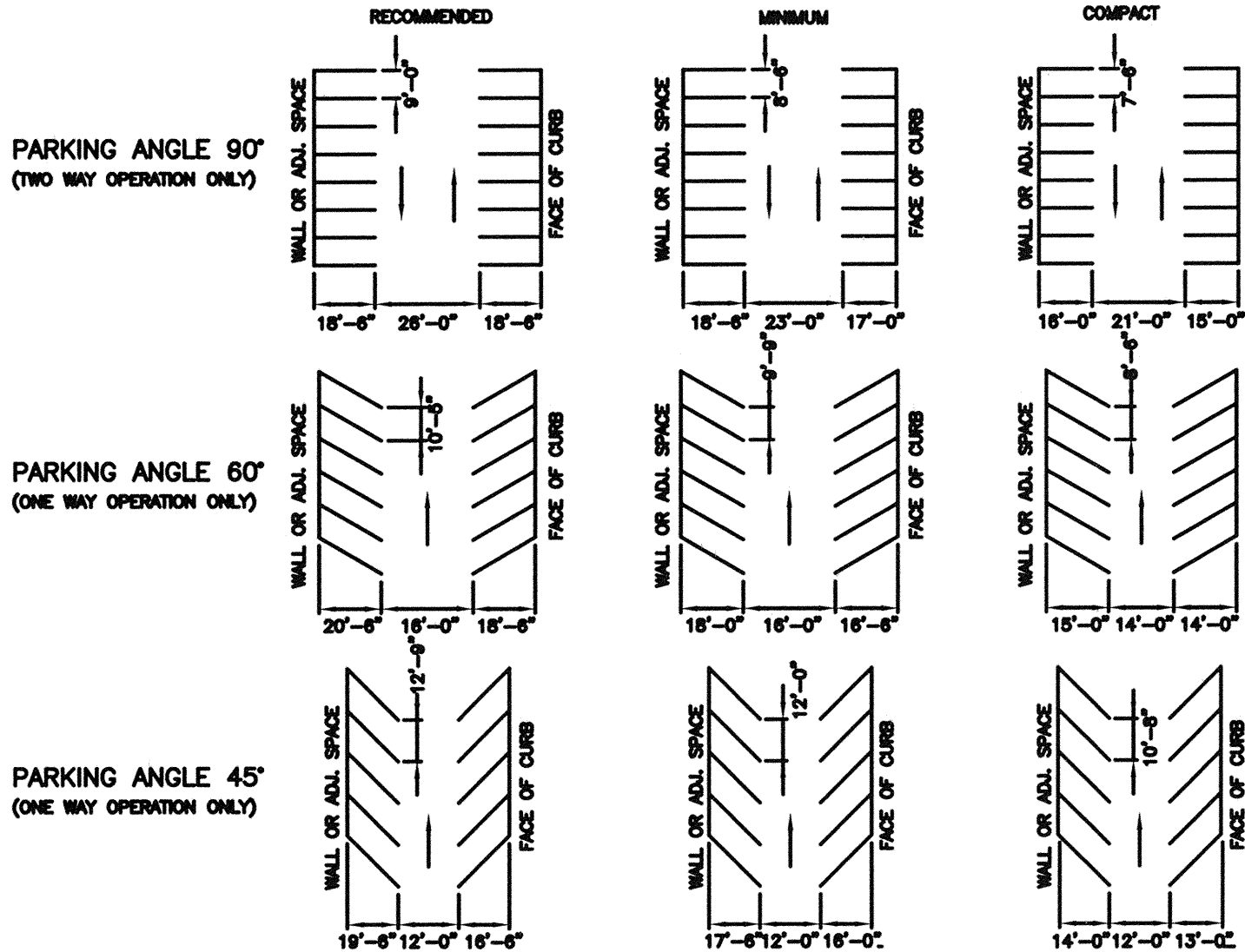
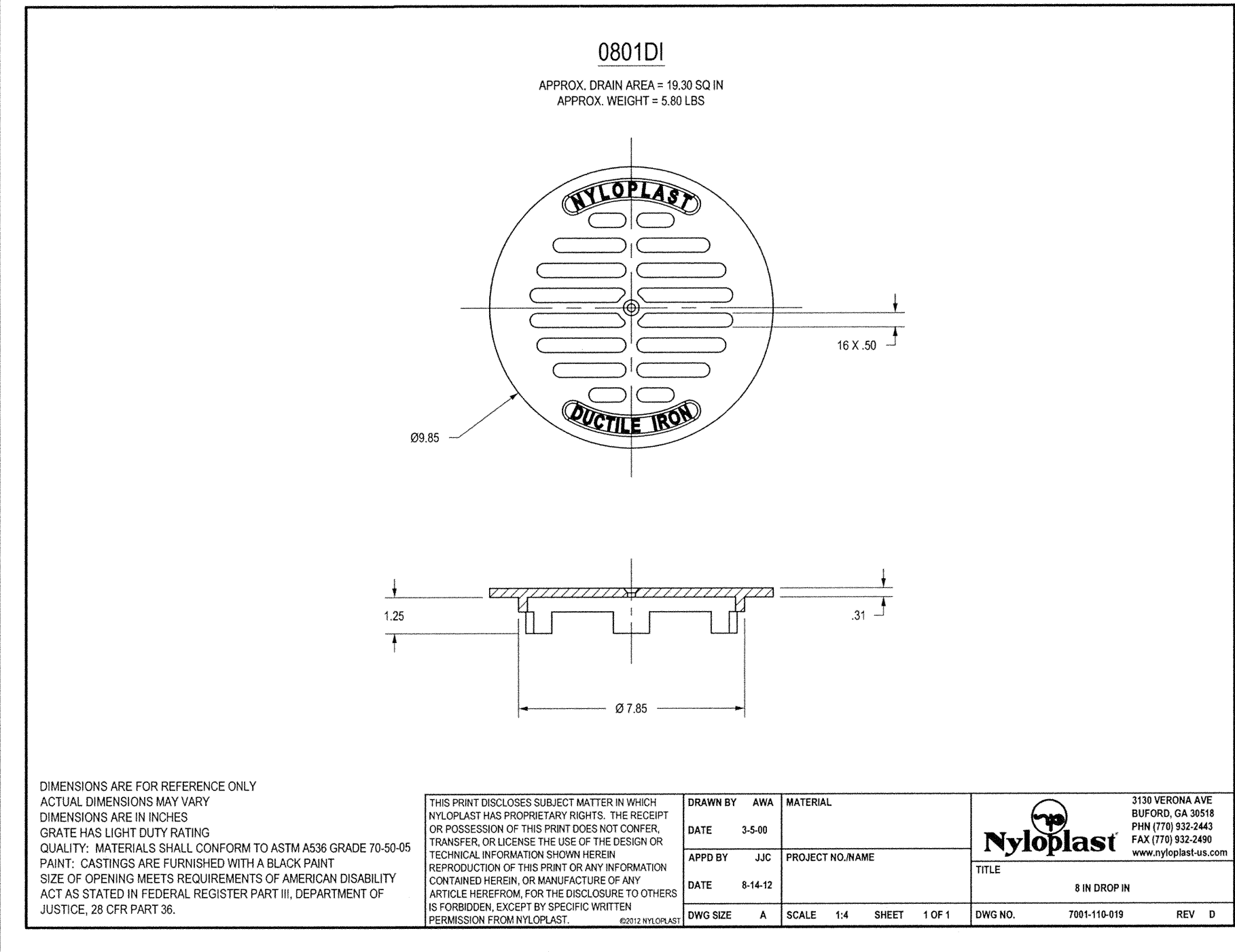
2. HEAVY DUTY ASPHALT PAVEMENT SHALL BE PROVIDED FOR ALL FIRE APPARATUS ACCESS ROADS AND DESIGNED TO SUPPORT AN 80,000LB LOAD.

PAVING CROSS SECTION

SCALE: NTS

TRAFFIC CONTROL NOTES:

1. STREET SPACE IS AT A MINIMUM SO NO MORE SPACE SHOULD BE USED FOR CONSTRUCTION OR MAINTENANCE WORK THAN IS ABSOLUTELY NECESSARY. THROUGH BARRICADEING AND CHANNELIZATION, THE REMAINING STREET SPACE IS TO BE USED TO CARRY THE TRAFFIC AROUND THE WORK AREA IN THE BEST WAY POSSIBLE UNDER PREVAILING CONDITIONS.
2. TRAFFIC CONTROL DEVICES SHALL BE SET UP PRIOR TO THE START OF CONSTRUCTION OR MAINTENANCE OPERATIONS, AND SHALL BE REMOVED OR RELOCATED AS THE WORK IS FINISHED OR WORK CONDITIONS CHANGE. THE AGENCY DOING THE WORK SHALL PATROL THE WORK SITE AS REQUIRED TO ENSURE THAT ALL TRAFFIC CONTROL DEVICES ARE IN PLACE AND OPERATING AT ALL TIMES.
3. ALL TRAFFIC CONTROL SIGNS FOR THE WORK AREA SHALL BE REFLECTORIZED. THE REFLECTIVE MATERIALS USED SHALL BE EQUAL TO OR BETTER THAN TYPE III, VII, VIII, OR IX RETROREFLECTIVE SHEETING REQUIREMENTS IN SECTION 633 OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES ON FEDERAL HIGHWAY PROJECTS (FP-03).
4. AT NIGHT, ADEQUATE BARRICADES WITH REFLECTORIZED MATERIAL AND LIGHTS ARE REQUIRED TO CALL ATTENTION TO AND TO INDICATE THE ACTUAL LOCATION OF OBSTRUCTIONS AND HAZARDS.
5. WHEN NOT IN USE DURING WORK HOURS OR CONSTRUCTION INACTIVITY, EQUIPMENT SHALL BE PARKED A MINIMUM OF 10' AWAY FROM THE TRAVEL LANE IN SUCH A MANNER AS TO NOT CREATE A SIGHT DISTANCE PROBLEM FOR MOTORISTS.
6. THE MINIMUM WIDTH FOR TEMPORARY TRAVEL LANES IS 10' (11' FOR STATE MAINTAINED ROADS); HOWEVER, A 12' LANE IS ADVISABLE AND SHOULD BE PROVIDED WHENEVER POSSIBLE.
7. WHENEVER TRAFFIC MUST BE ROUTED ACROSS THE CENTERLINE, THE TWO DIRECTIONS OF TRAFFIC MUST BE PHYSICALLY SEPARATED. TRAFFIC CONES CAN BE EFFECTIVELY USED FOR THIS PURPOSE DURING DAYLIGHT HOURS; RETROREFLECTORIZED DRUMS MUST BE USED AT NIGHT.
8. TRAFFIC SHALL NOT BE ROUTED ACROSS CENTERLINE WITH CONES OR DRUMS DURING NON-WORKING HOURS. CONTRACTOR MUST BE ON SITE OR CHANGE PAVEMENT MARKING APPROPRIATELY.
9. GENERALLY, THE PEAK FLOW OF TRAFFIC OCCURS IN MECKLENBURG COUNTY BETWEEN THE HOURS OF 7-9 A.M. AND 4-6 P.M., MONDAY THROUGH FRIDAY. DURING THESE HOURS, CONSTRUCTION ACTIVITY THAT INVOLVES A LANE CLOSURE WILL NOT BE ALLOWED ON THOROUGHFARE STREETS EXCEPT IN EMERGENCY SITUATIONS OR WITH APPROVAL FROM THE TOWN PUBLIC WORKS AND/OR NCDOT.
10. THE AGENCY DOING THE WORK SHALL PROVIDE FLAGGERS AND/OR POLICE CONTROL WHEN REQUIRED. CONTRACTOR MAY ALSO BE REQUIRED TO PROVIDE A UNIFORMED OFFICER TO CONTROL TRAFFIC WHEN WORKING IN AND AROUND A SIGNALIZED INTERSECTION.
11. EVERY ATTEMPT SHALL BE MADE TO SCHEDULE AND EXPEDITE THE WORK TO CAUSE THE LEAST INCONVENIENCE TO THE TRAVELING PUBLIC.
12. IN SITUATIONS NOT COVERED IN THIS DESIGN, THE PROTECTION OF THE TRAVELING PUBLIC AND THE PROTECTION OF THE WORKERS ON SITE WILL DICTATE THE MEASURES TO BE TAKEN CONSISTENT WITH THE CITY OF CHARLOTTE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH).
13. THE CONTRACTOR, UTILITY COMPANY, OR GOVERNMENTAL AGENCY INVOLVED IN THE WORK SHALL NOTIFY MECKLENBURG COUNTY LAND DEVELOPMENT AND/OR NCDOT OF THE CONSTRUCTION START DATE AND ANY MAJOR WORK WHERE THE NUMBER OF TRAVEL LANES ARE REDUCED FROM NORMAL CONDITIONS OR THE STREET IS REQUIRED TO BE CLOSED. EXCEPT IN EMERGENCIES, THE FOLLOWING NOTIFICATION IS REQUIRED:
 - * CONSTRUCTION START DATE - 5 WORKING DAYS IN ADVANCE
 - * CLOSING 1 OR MORE TRAVEL LANES DURING PEAK TRAVEL TIMES - 5 WORKING DAYS PRIOR TO THE SCHEDULED WORK
 - * CLOSING A STREET - 10 WORKING DAYS PRIOR TO THE SCHEDULED WORK
 - * THIS LEAD-TIME IS NECESSARY FOR PLANNING AND NOTIFYING THE PUBLIC OF EXPECTED CHANGES IN THE NORMAL TRAFFIC CONDITIONS.
14. THE COUNTY ENGINEER OR NCDOT OR THEIR REPRESENTATIVES ARE AUTHORIZED TO STOP ANY CONSTRUCTION OR MAINTENANCE ACTIVITY WHICH IS NOT PROPERLY SIGNED AND BARRICADED AS REQUIRED BY THIS STANDARD, THE WATCH, AND/OR THE MUTCD UNTIL SUCH REQUIREMENTS ARE MET.
15. THIS DESIGN STANDARD CANNOT BE USED FOR ALL ROADWAY CONSTRUCTION SITUATIONS. IT IS INTENDED ONLY TO BE USED AS A GUIDELINE. SPECIFIC SITUATIONS MAY REQUIRE ENGINEERING JUDGMENT IN THE PLACEMENT OF TRAFFIC CONTROL DEVICES BECAUSE OF LIMITED VERTICAL AND/OR HORIZONTAL SIGHT DISTANCE.
16. WHEN PERSONNEL AND/OR EQUIPMENT ARE WITHIN 2' OF THE EDGE OF AN OPEN TRAVEL LANE (5' ON STATE MAINTAINED ROADS), THE CONTRACTOR SHALL REFER TO THE WATCH FOR PROPER LANE CLOSURE.
17. OPERATIONAL SIGNS ARE GENERALLY MOUNTED ON PORTABLE SUPPORTS. THESE ARE USUALLY USED FOR SHORT-TERM OPERATIONS TO WARN AND GUIDE TRAFFIC. ADVANCED WARNING SIGNS (CONSTRUCTION AHEAD) SHALL BE MOUNTED ON STATIONARY SUPPORTS SEVEN DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION OF THE ROADWAY.
18. ALL DRUMS SHALL BE BALLASTED IN SUCH A MANNER THAT THEY WILL BE STABLE UNDER WIND AND VEHICLE ACTION. BALLASTING SHALL BE DONE WITH SANDBAGS OR OTHER YIELDING MATERIAL SITUATED IN THE BASE OF THE DRUMS.
19. CONSTRUCTION WORK SHALL NOT BE ALLOWED ON BOTH SIDES OF THE ROAD SIMULTANEOUSLY WITHIN THE SAME AREA, UNLESS THE ROADWAY IS MEDIAN DIVIDED.
20. AT THE END OF EACH WORK DAY THE CONTRACTOR SHALL BACKFILL UP TO THE EDGE AND ELEVATION OF THE EXISTING PAVEMENT AREAS WITHIN 2 FEET OF AN OPEN TRAVEL LANE THAT INCLUDE A DROP OFF OF MORE THAN 3 INCHES IN ACCORDANCE WITH THE WATCH (SEE FIGURE 1).
21. PAVEMENT MARKINGS ARE TO BE INSTALLED BY THE CONTRACTOR. PRE-LINES MUST BE APPROVED BY THE COUNTY OR NCDOT PRIOR TO PLACEMENT OF THE PAVEMENT MARKINGS.
22. RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562.



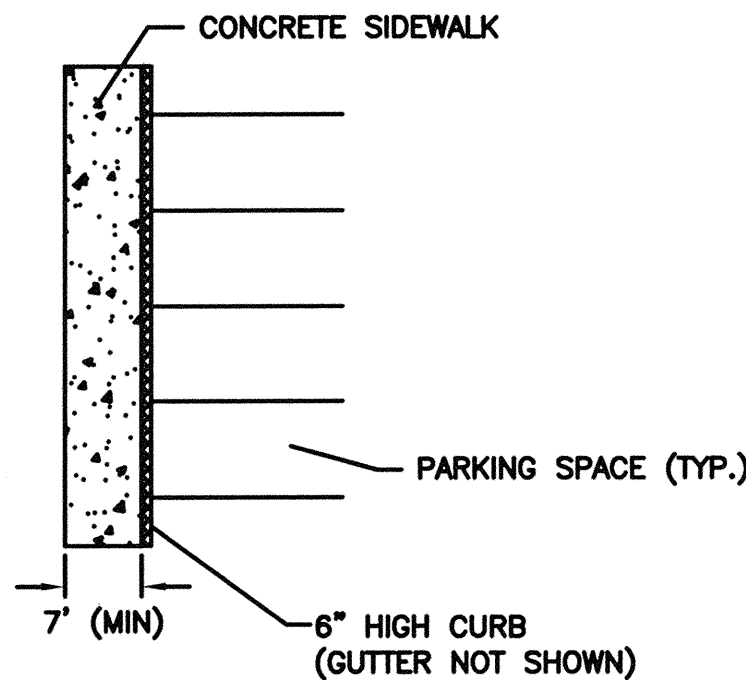
- NOTES:
1. FOR ACCESSIBLE PARKING STANDARDS/SIGNAGE SEE STDS. 50.10A, B, AND C.
 2. PAVEMENT MARKINGS SHALL BE 4" WHITE PAINT.
 3. ALTERNATIVE PARKING ANGLES, AISLE WIDTHS, AND OPERATION (TWO-WAY ANGLED PARKING OR REVERSE-ANGLE PARKING) WILL BE CONSIDERED BY CDOT ON A CASE-BY-CASE BASIS.

PARKING STANDARDS

SCALE: NTS
CLDSM: 50.09A

SIDEWALK ADJACENT TO HEAD-IN OR BACK-IN PARKING SHALL BE AT LEAST 7 FEET WIDE.

PARKING ON ONE SIDE OF A SIDEWALK

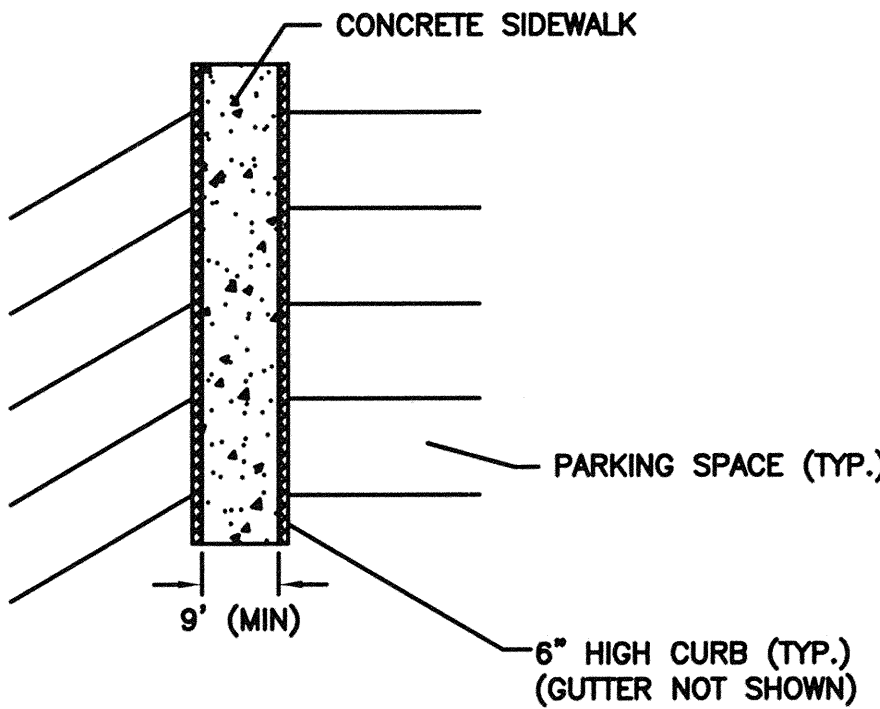


NOTES:

1. A 2-FOOT-WIDE PLANTING STRIP LOCATED AT THE BACK OF CURB CAN BE USED IN LIEU OF 2 FEET OF SIDEWALK WIDTH.
2. PARKING AT ANY ANGLE OTHER THAN PARALLEL SHALL BE SUBJECT TO THIS STANDARD.
3. IF MONOLITHIC CURB & SIDEWALK IS USED, ADD 6" TO ALL DIMENSIONS (1' IF PARKING ON BOTH SIDES).
4. WHEELSTOPS SHALL ONLY BE USED IN LIEU OF 2 FEET OF SIDEWALK WITH THE APPROVAL OF THE CITY AND WHEN EXISTING CONDITIONS PREVENT CONSTRUCTION OF A 7-FOOT/8-FOOT SIDEWALK. WHEELSTOPS SHALL BE 6" HIGH, MADE OUT OF 3600-PSI REINFORCED CONCRETE, AND ANCHORED WITH #6 OR GREATER REBAR (2' MINIMUM LENGTH). REBAR HOLES SHALL BE GROUTED UPON INSTALLATION. WHEELSTOPS SHALL BE PLACED AT 2 FEET FROM THE EDGE OF SIDEWALK OR OBSTRUCTION.

SIDEWALK BETWEEN TWO ROWS OF HEAD-IN OR BACK-IN PARKING SHALL BE AT LEAST 9 FEET WIDE.

PARKING ON BOTH SIDES OF A SIDEWALK

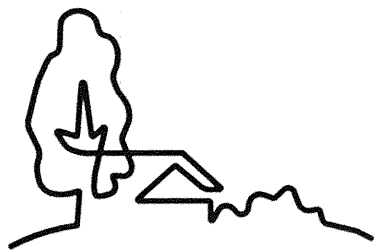


**W.A.T.C.H. DIAGRAM 4: WORK AREA ON SHOULDER
MINOR ENCROACHMENT ON PAVEMENT**

SCALE: NTS

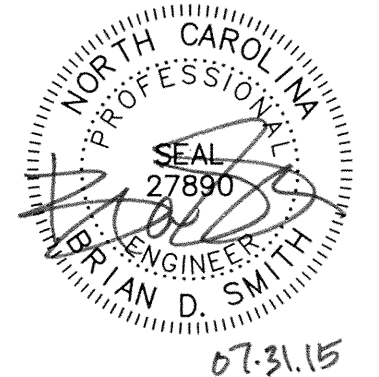
PARKING STANDARDS

SCALE: NTS
CLDSM: 50.09B



URBAN
DESIGN
PARTNERS

1318-e6 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com



FIRE PROPERTIES

Northampton Place

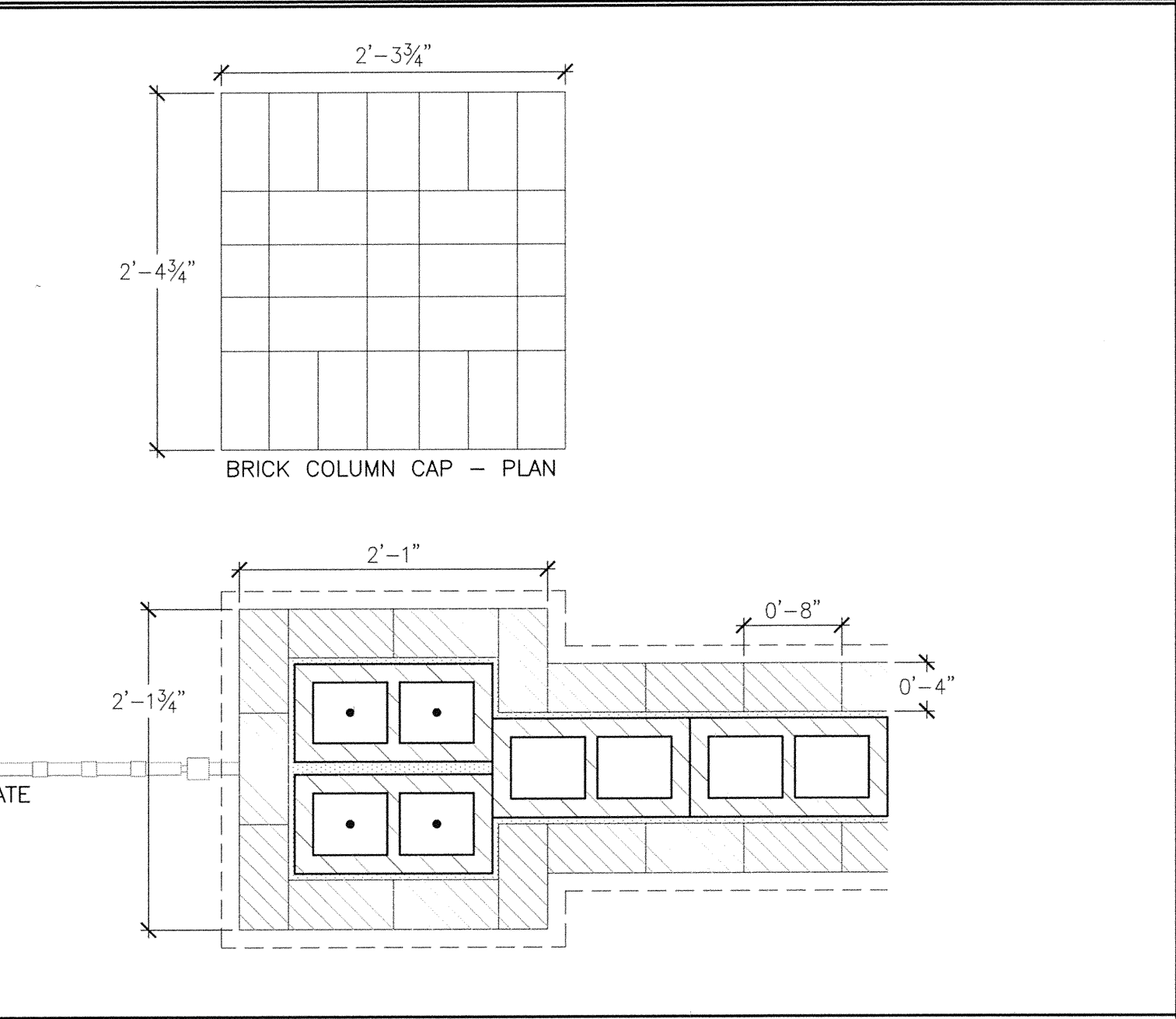
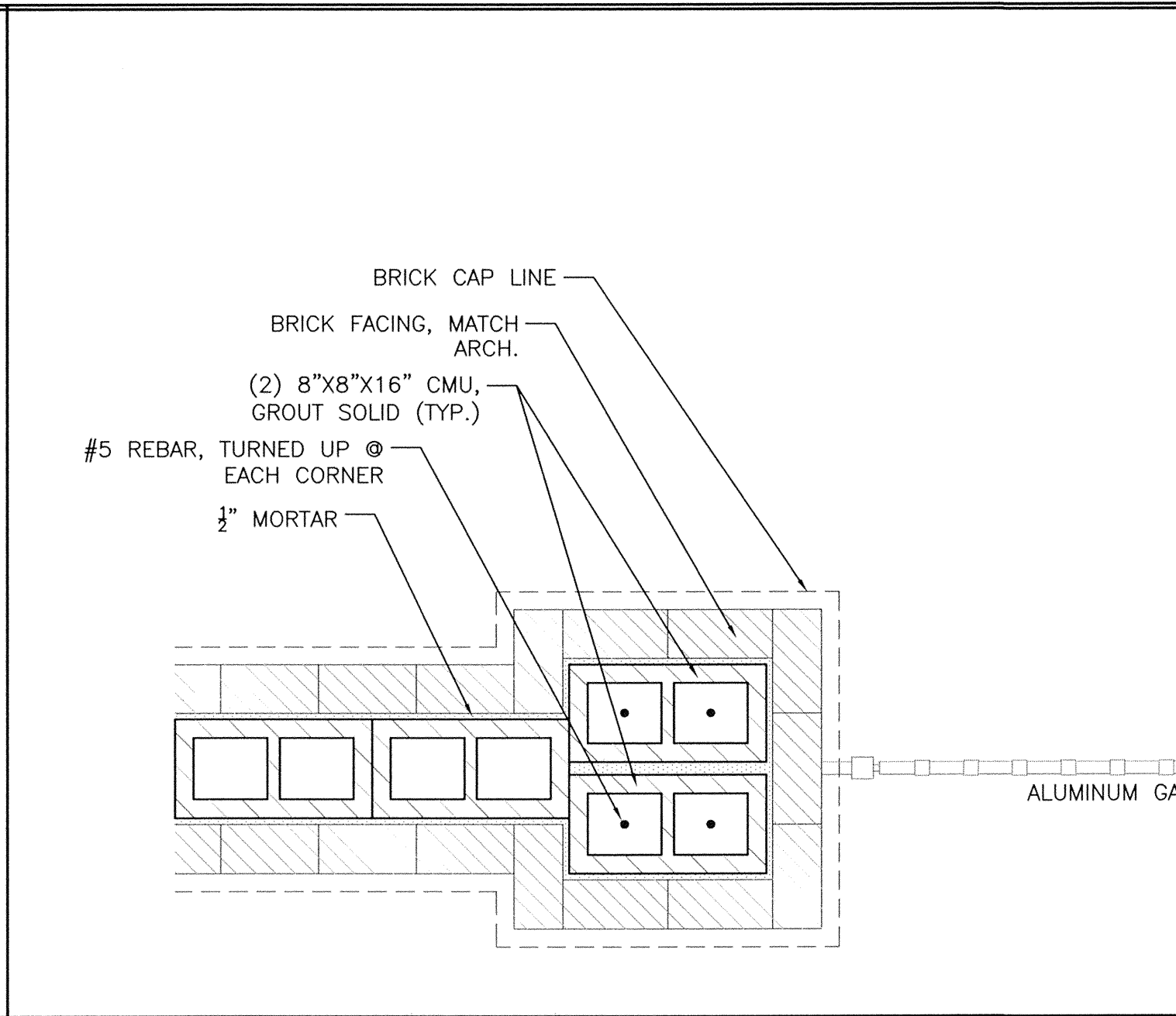
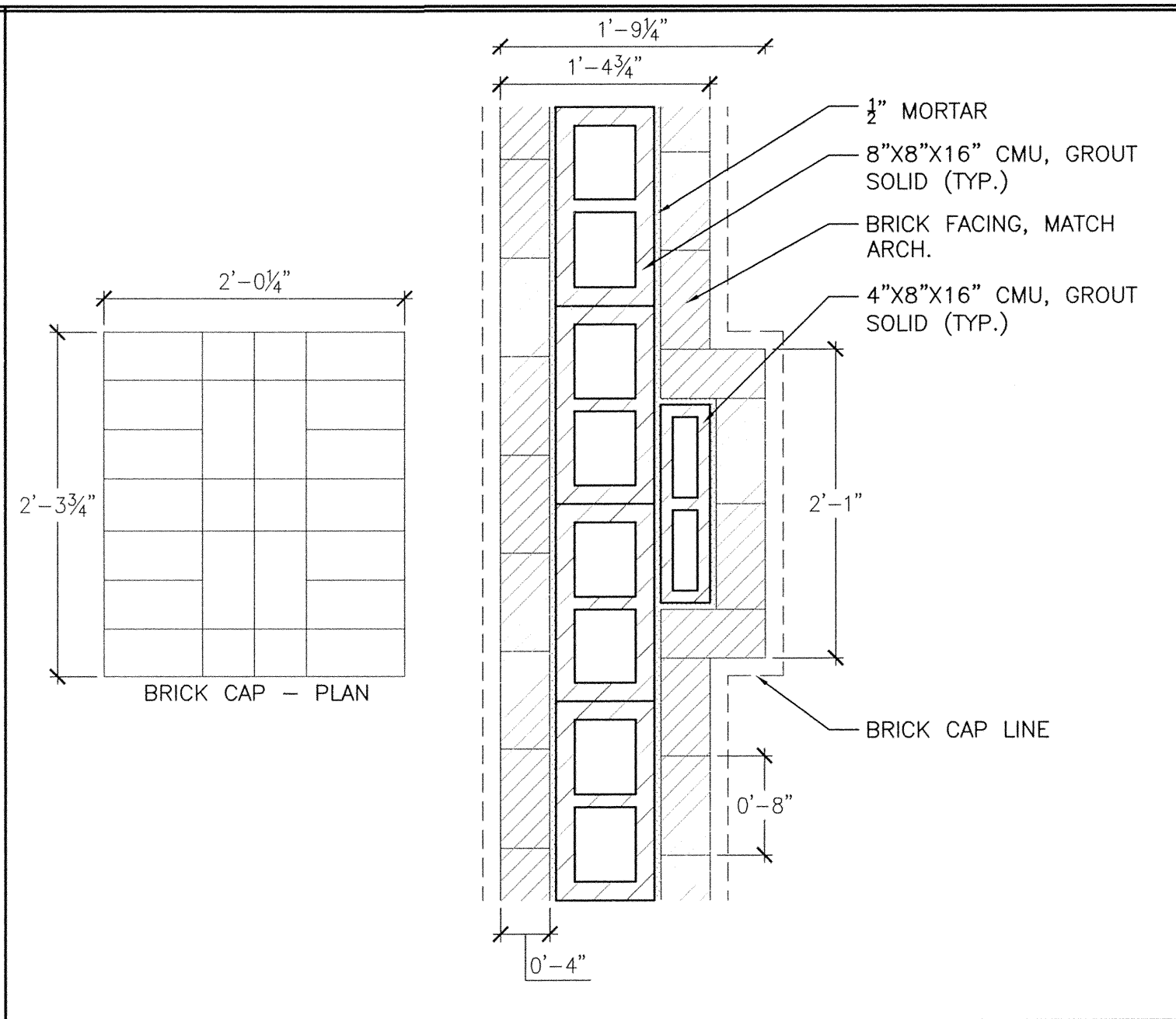
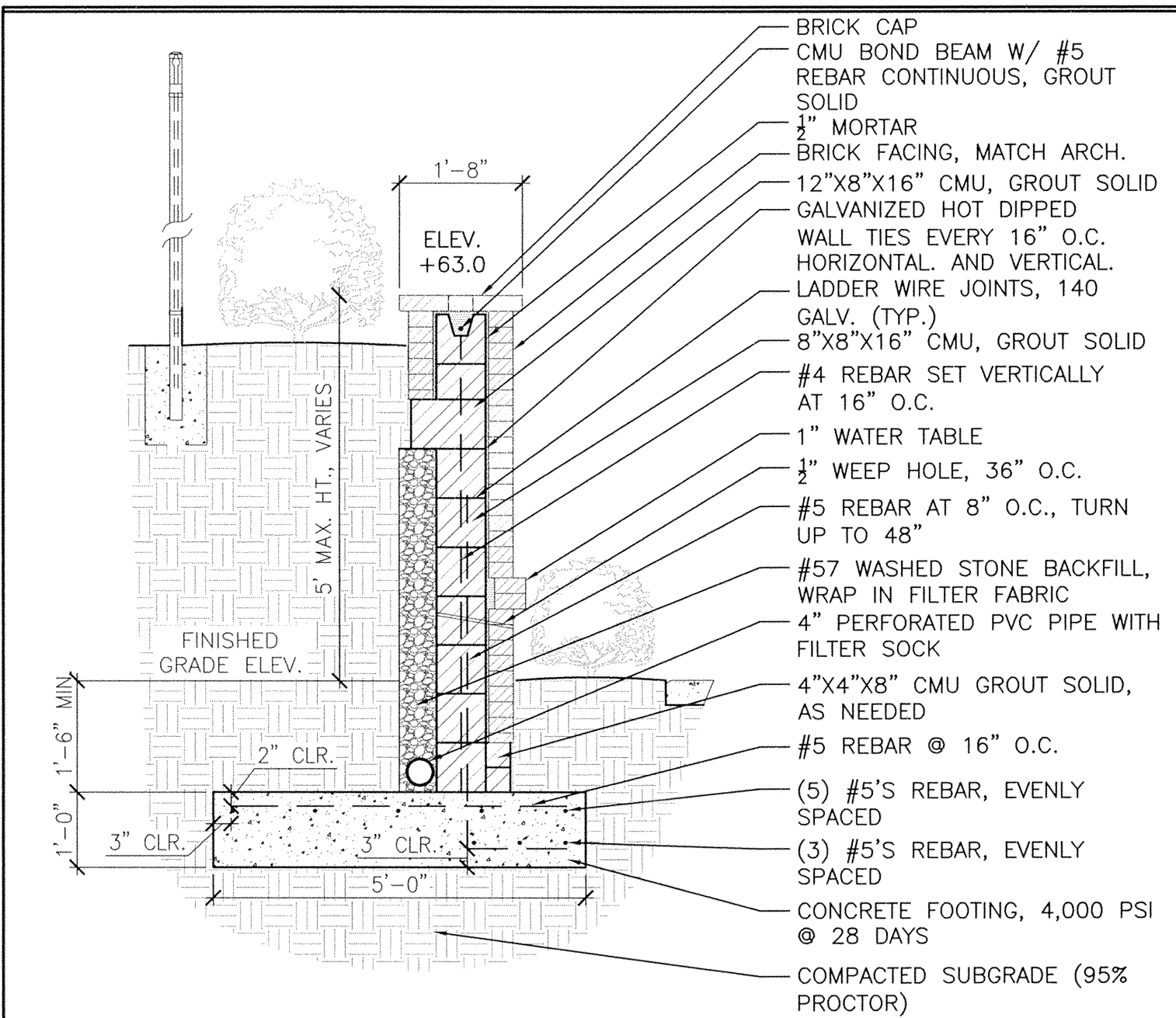
Site Details & Specifications

Charlotte, NC

NO.	DATE:	BY:	REVISIONS:
1	06.12.15	UDP	PER CITY COMMENTS
2	07.31.15	UDP	PER CITY COMMENTS

Project No: 14-042
Date: 01/20/15
Designed by: udp
Drawn By: udp
Scale: NTS
Sheet No:

C-6.1

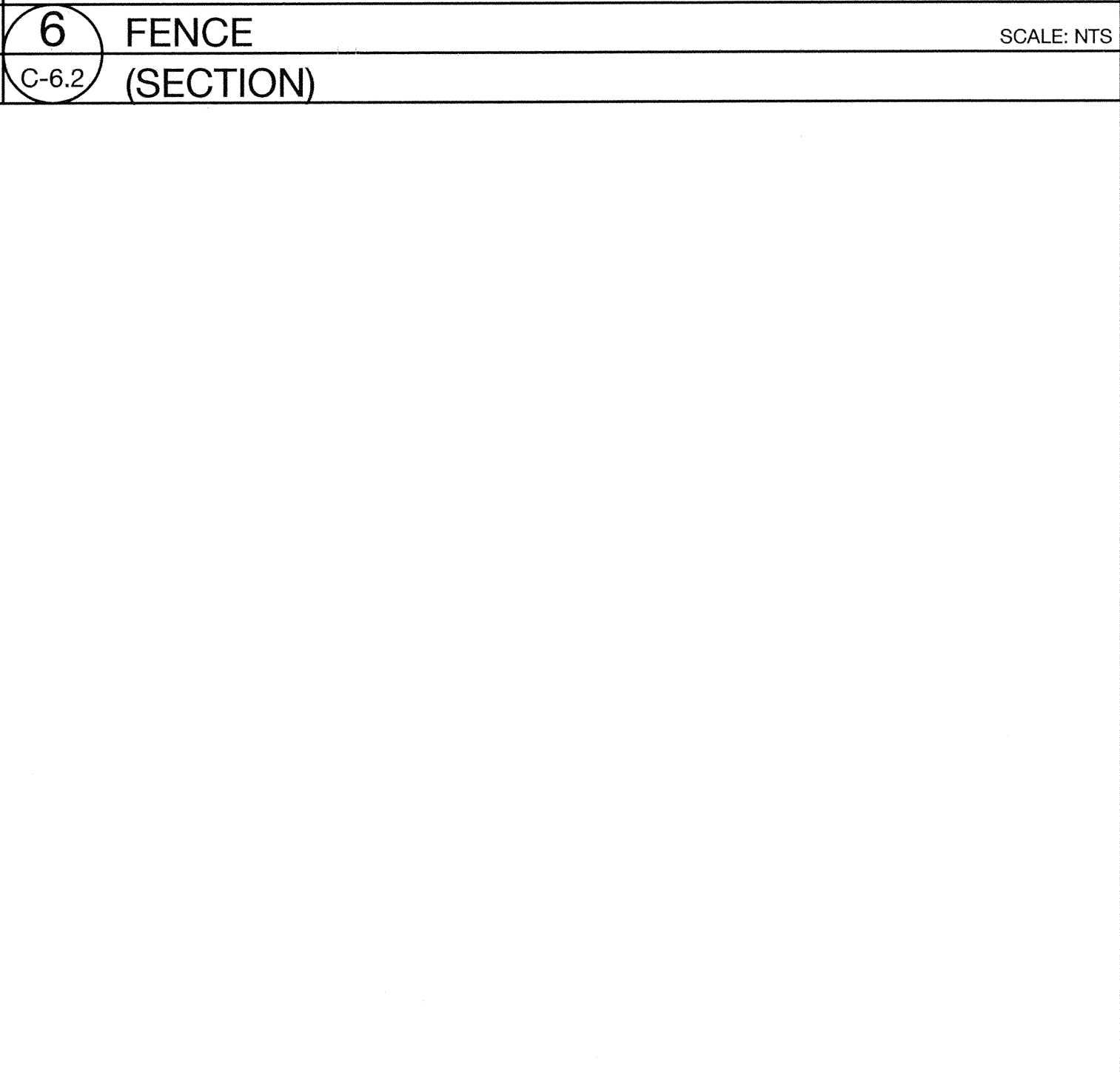
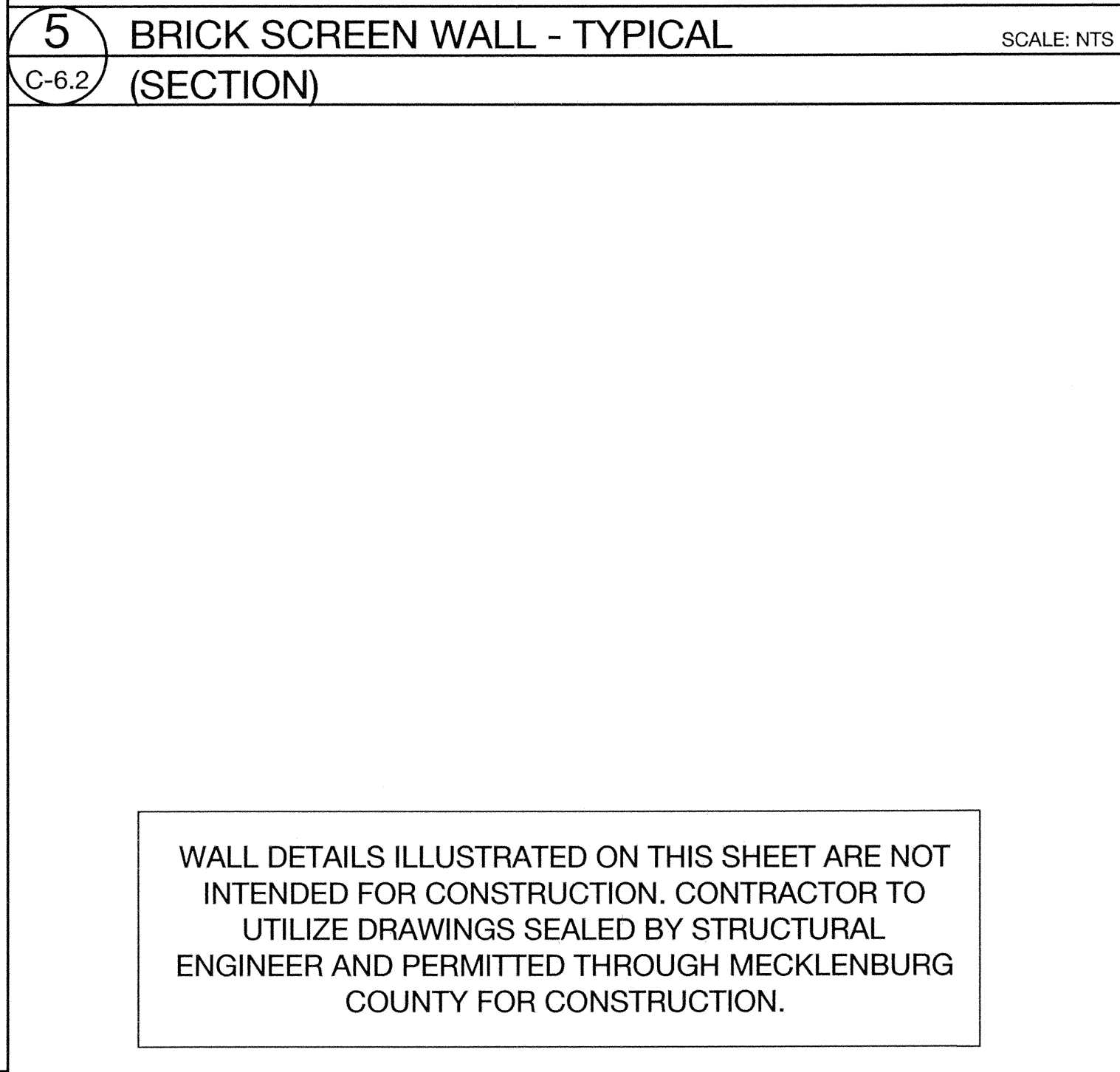
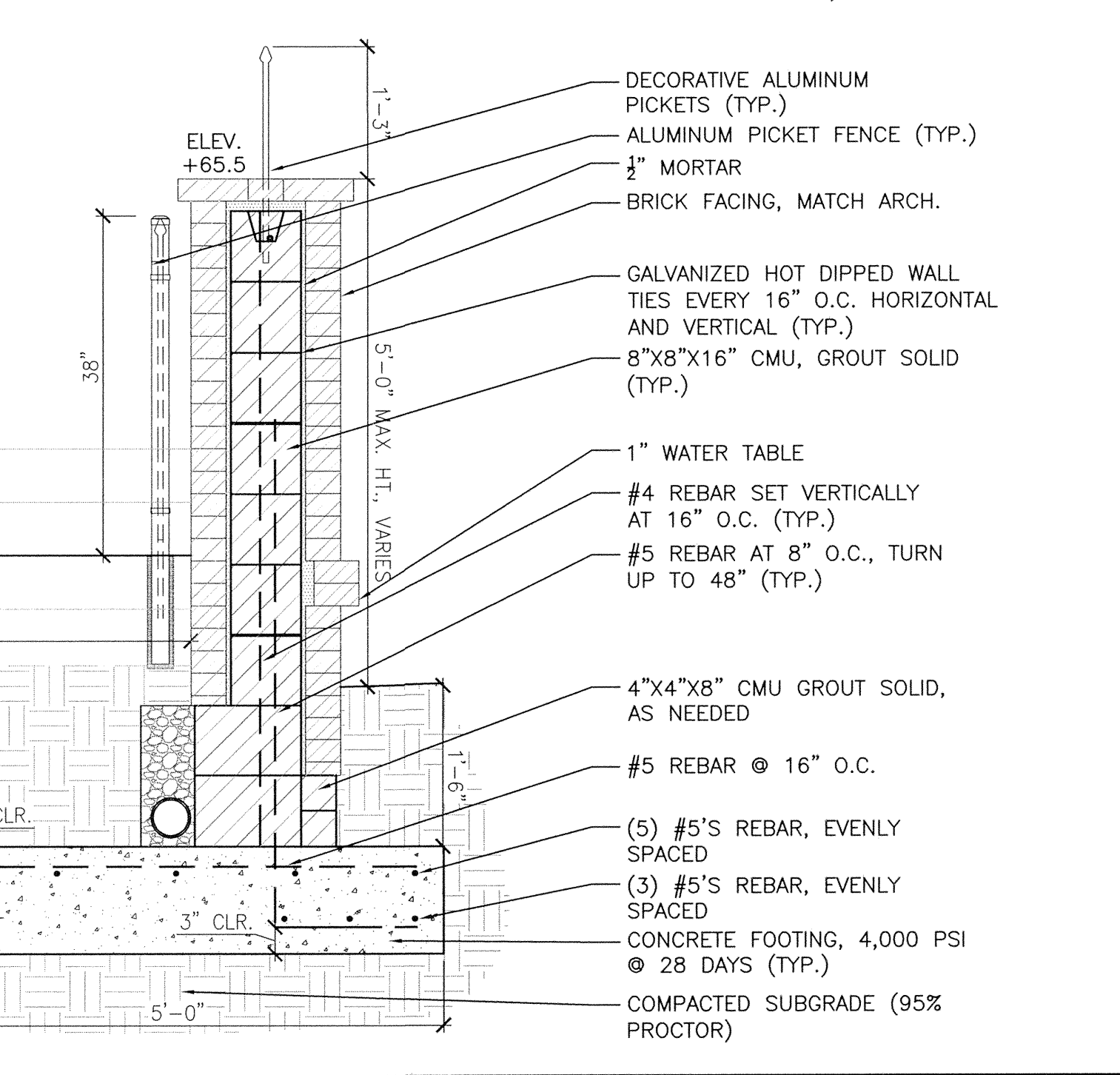
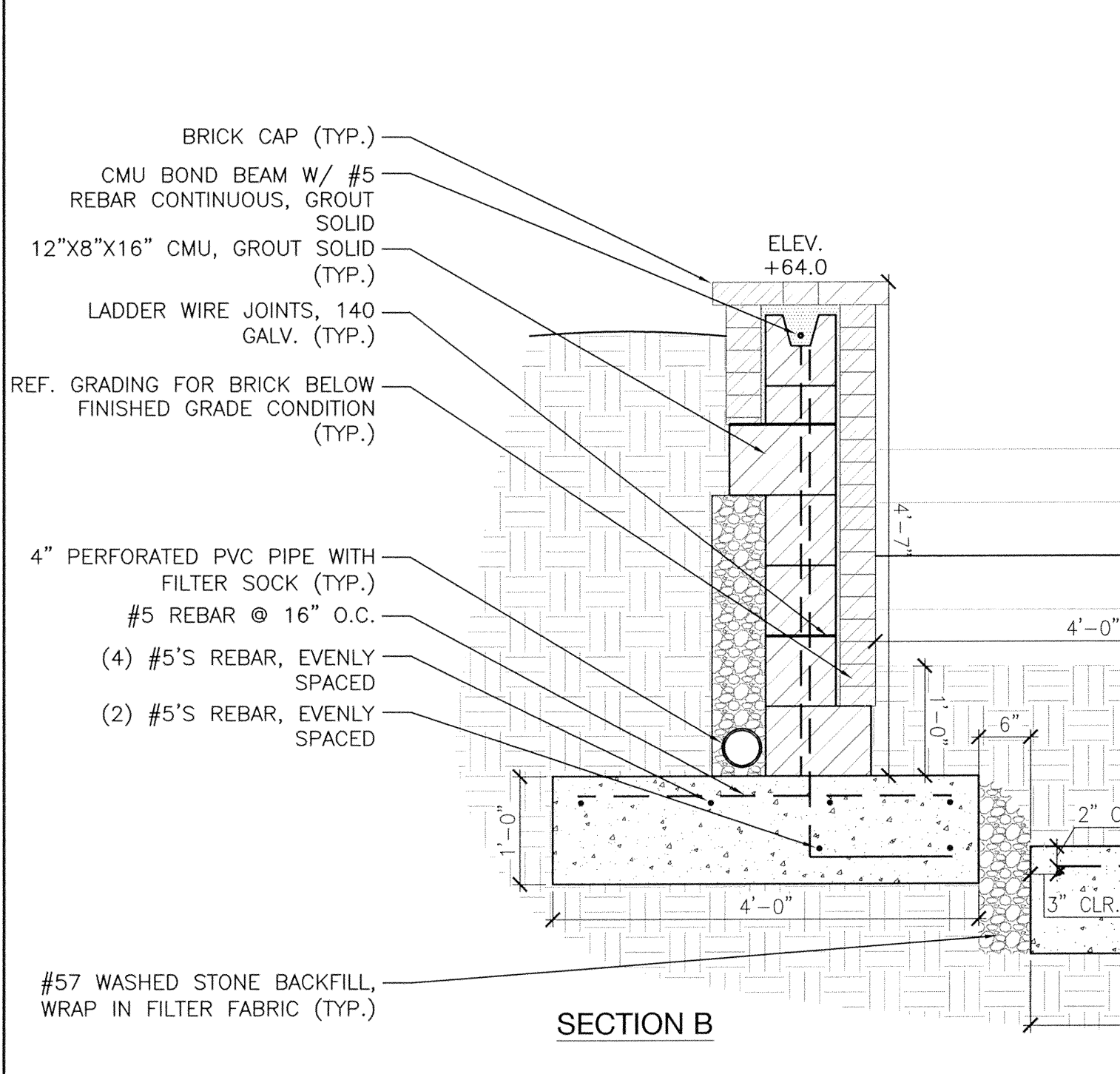
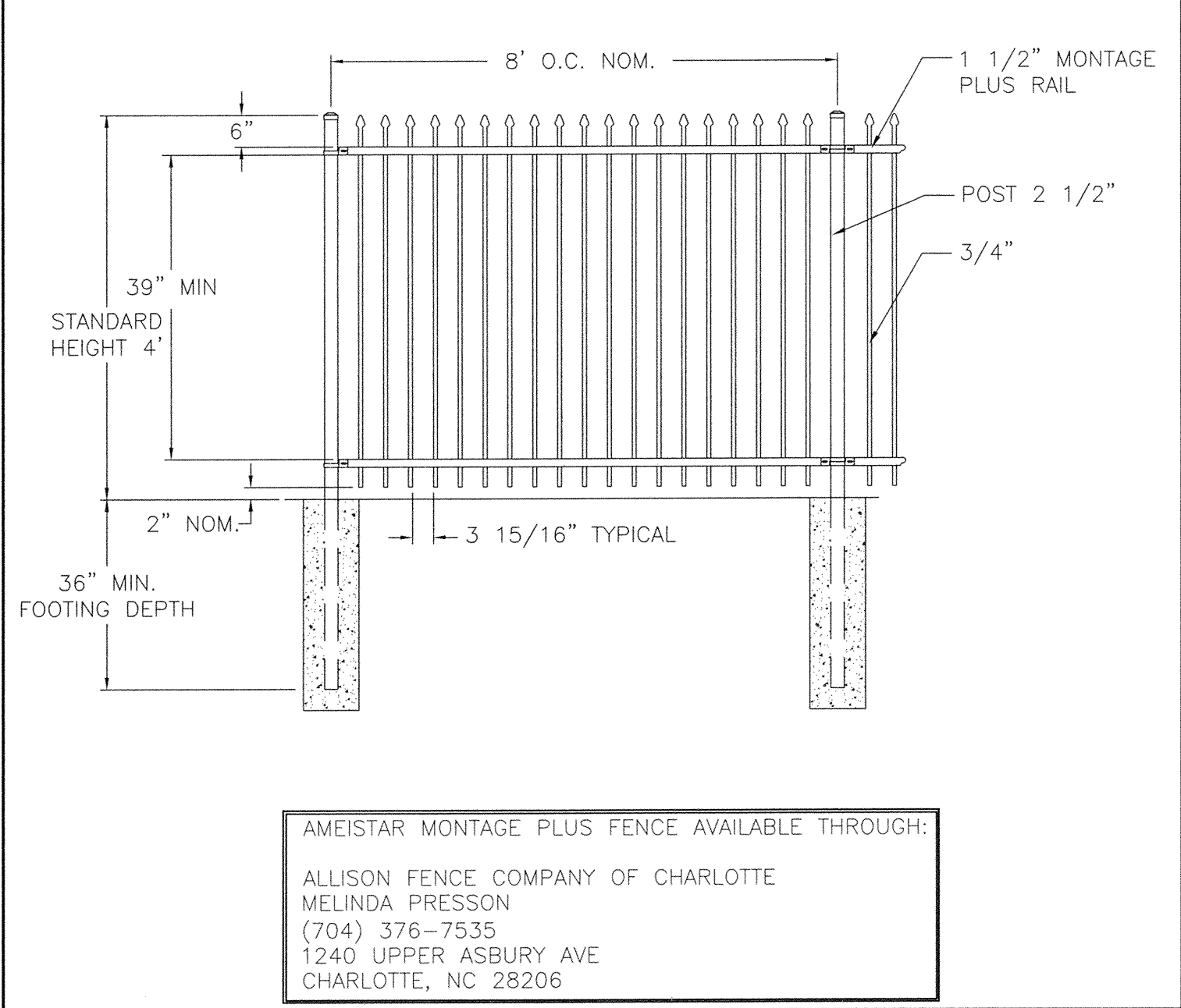
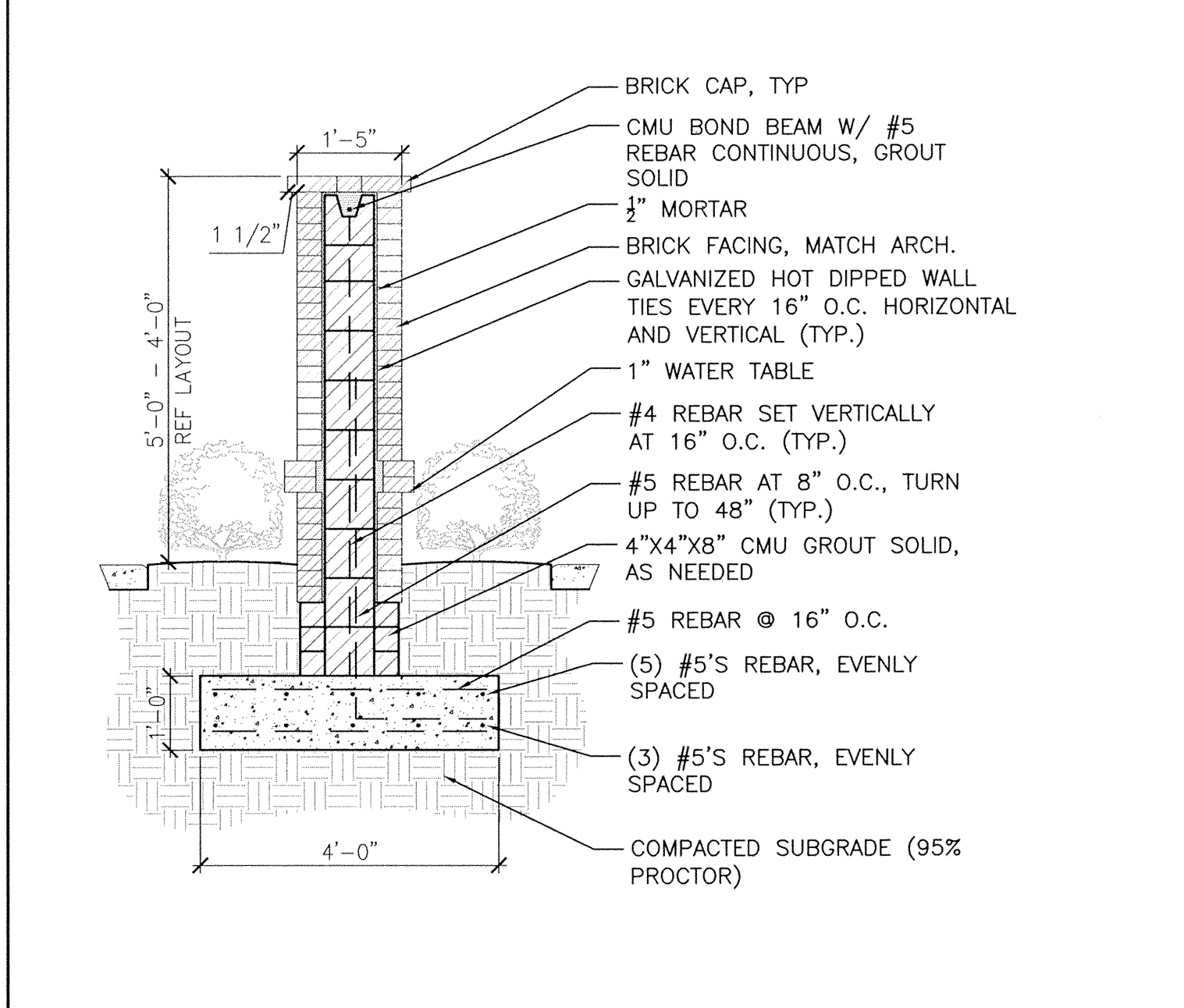
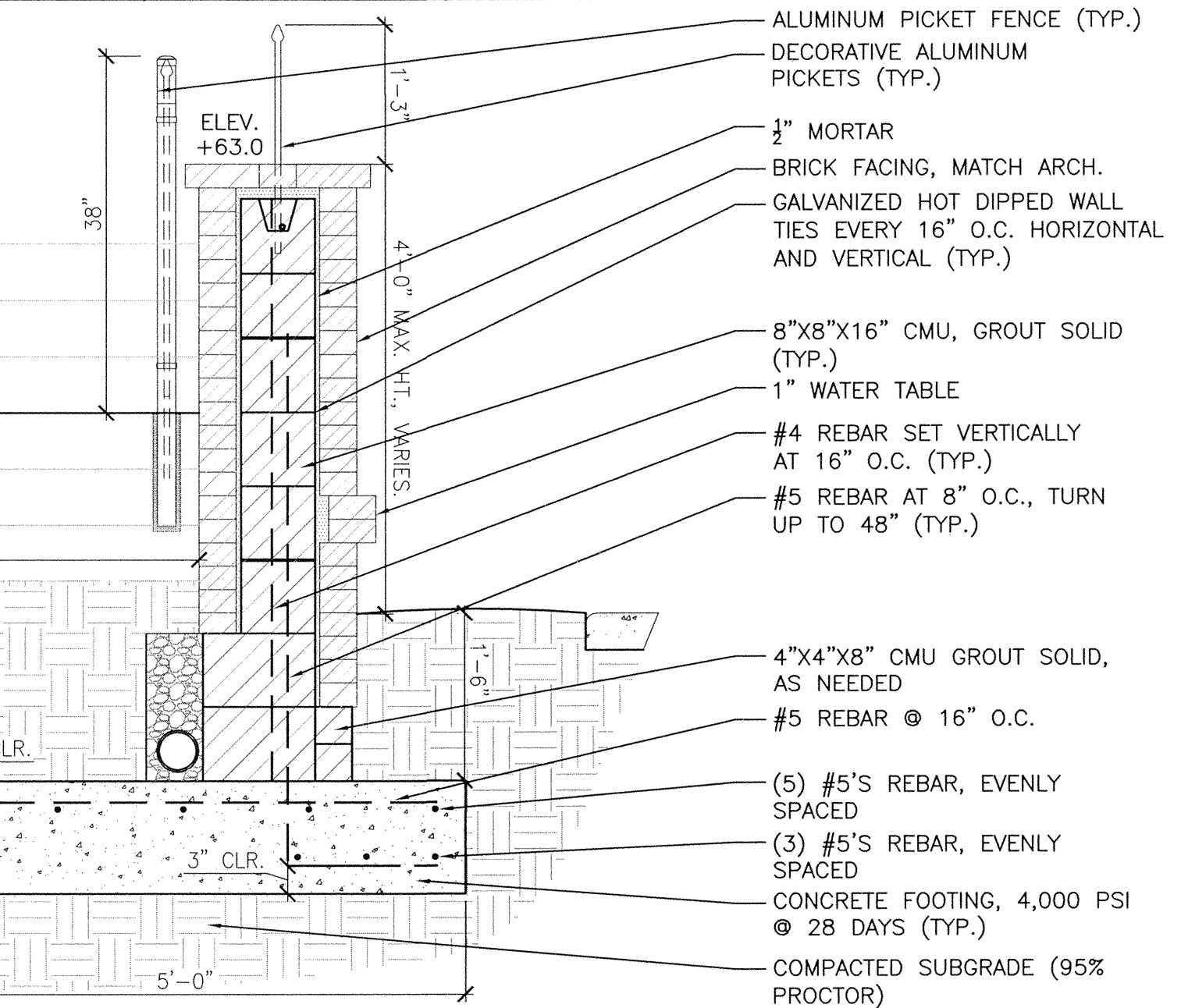
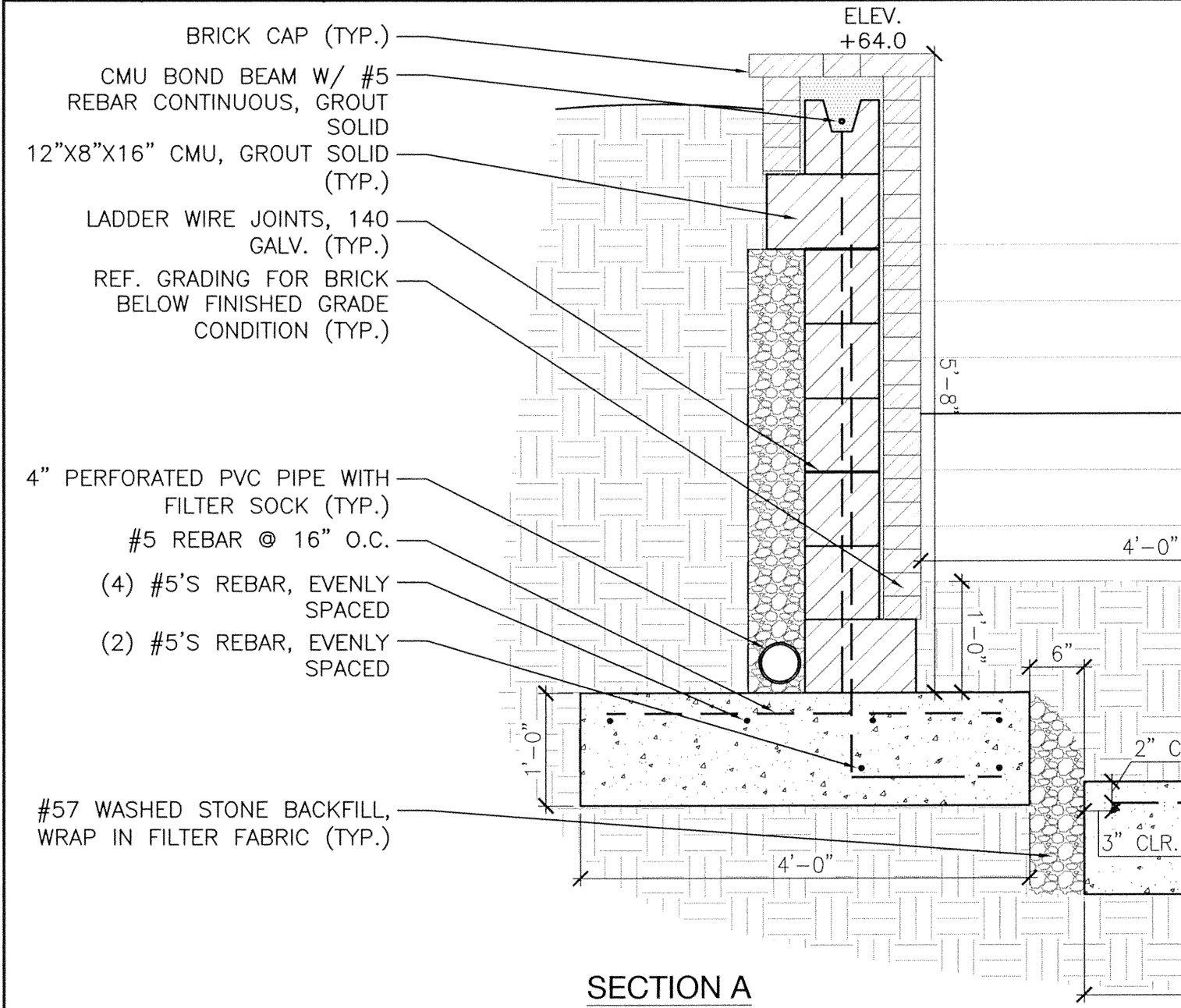


1 PARK SOUTH RETAINING WALL - TYPICAL
C-6.2 (SECTION) SCALE: NTS

3 DECORATIVE WALL COLUMN
C-6.2 (PLAN SECTION) SCALE: NTS

4 GATE COLUMN
C-6.2 (PLAN SECTION) SCALE: NTS

SCALE: NTS



2 PARK SOUTH STAIR/WALLS
C-6.2 (SECTIONS) SCALE: NTS

SCALE: NTS

SCALE: NTS

SCALE: NTS

URBAN
DESIGN
PARTNERS

1318-e6 central ave. p. 704.334.3303
charlotte, nc 28205 f. 704.334.3305
urbandesignpartners.com

AREI PROPERTIES

Northampton Place

Site Details & Specifications

Charlotte, NC

Project No: 14-042
Date: 01/20/15
Designed by: udp
Drawn by: udp
Scale: NTS
Sheet No:

NO. DATE: BY: REVISIONS:
1 06.12.15 UDP PER CITY COMMENTS
2 07.31.15 UDP PER CITY COMMENTS

C-6.2

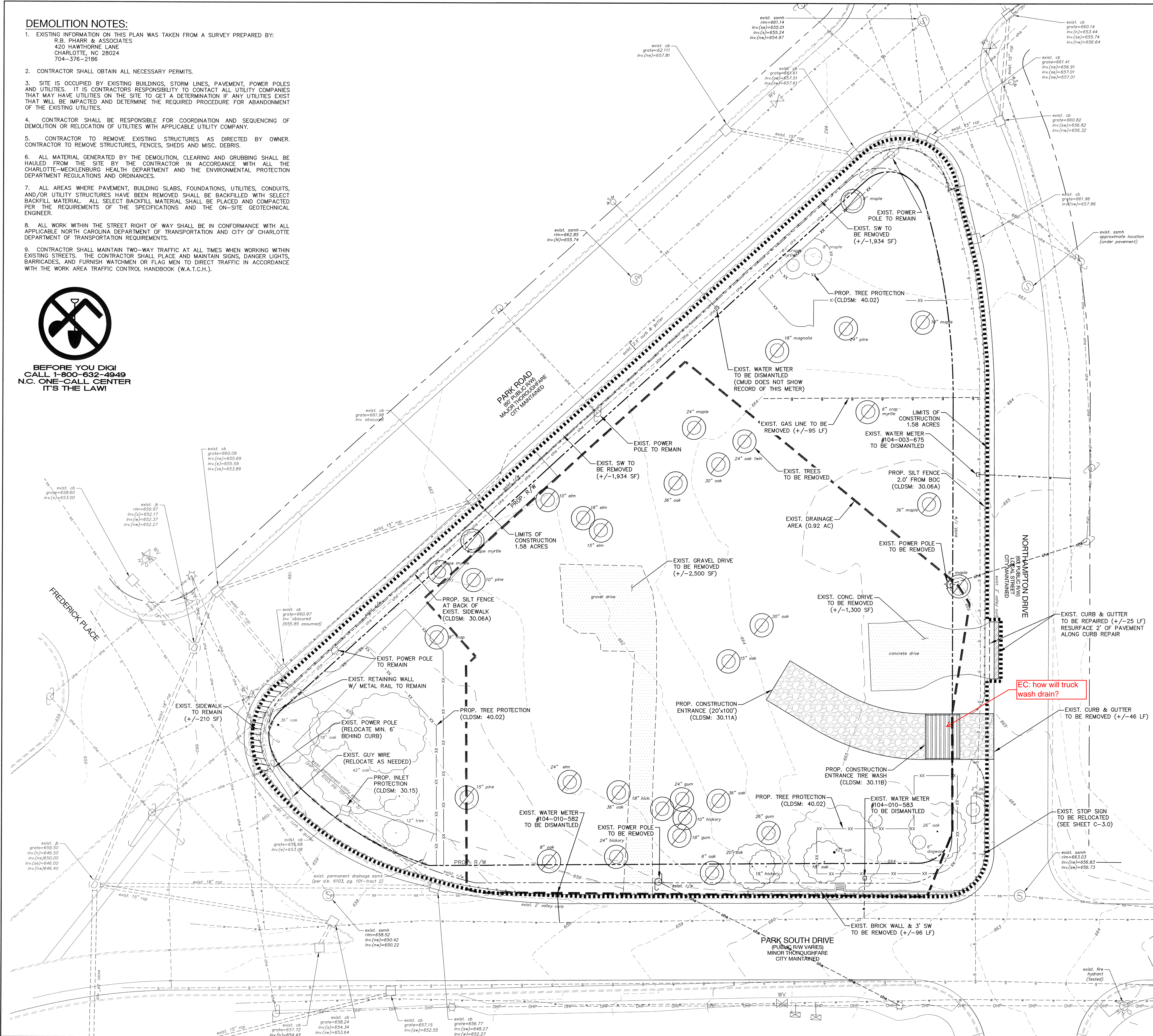
WALL DETAILS ILLUSTRATED ON THIS SHEET ARE NOT INTENDED FOR CONSTRUCTION. CONTRACTOR TO UTILIZE DRAWINGS SEALED BY STRUCTURAL ENGINEER AND PERMITTED THROUGH MECKLENBURG COUNTY FOR CONSTRUCTION.

DEMOLITION NOTES:

- EXISTING INFORMATION ON THIS PLAN WAS TAKEN FROM A SURVEY PREPARED BY:
R.B. PHARR & ASSOCIATES
420 HAWTHORNE LANE
CHARLOTTE, NC 28024
704-376-2186
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
- SITE IS OCCUPIED BY EXISTING BUILDINGS, STORM LINES, PAVEMENT, POWER POLES AND UTILITIES. IT IS CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES THAT MAY HAVE UTILITIES ON THE SITE TO GET A DETERMINATION IF ANY UTILITIES EXIST THAT WILL BE IMPACTED AND DETERMINE THE REQUIRED PROCEDURE FOR ABANDONMENT OF THE EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND SEQUENCING OF DEMOLITION OR RELOCATION OF UTILITIES WITH APPLICABLE UTILITY COMPANY.
- CONTRACTOR TO REMOVE EXISTING STRUCTURES AS DIRECTED BY OWNER. CONTRACTOR TO REMOVE STRUCTURES, FENCES, SHEDS AND MISC. DEBRIS.
- ALL MATERIAL GENERATED BY THE DEMOLITION, CLEARING AND GRUBBING SHALL BE HAULED FROM THE SITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL THE CHARLOTTE-MECKLENBURG HEALTH DEPARTMENT AND THE ENVIRONMENTAL PROTECTION DEPARTMENT REGULATIONS AND ORDINANCES.
- ALL AREAS WHERE PAVEMENT, BUILDING SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF THE SPECIFICATIONS AND THE ON-SITE GEOTECHNICAL ENGINEER.
- ALL WORK WITHIN THE STREET RIGHT OF WAY SHALL BE IN CONFORMANCE WITH ALL APPLICABLE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
- CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES WHEN WORKING WITHIN EXISTING STREETS. THE CONTRACTOR SHALL PLACE AND MAINTAIN SIGNS, DANGER LIGHTS, BARRICADES, AND FURNISH WATCHMEN OR FLAG MEN TO DIRECT TRAFFIC IN ACCORDANCE WITH THE WORK AREA TRAFFIC CONTROL HANDBOOK (W.A.T.C.H.).



BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

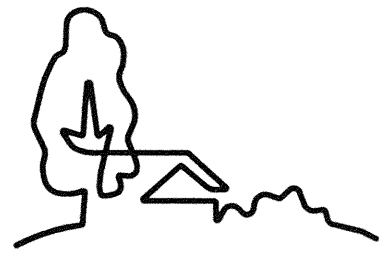


CONSTRUCTION SEQUENCE:

- OBTAIN PLAN APPROVAL FROM THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
- FLAG THE DENUDED LIMITS.
- HOLD ON-SITE PRE-CONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE CITY ENGINEERING DEPARTMENT TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION OF CHAPTER 17 OF THE CITY CODE AND IS SUBJECT TO A FINE.
- INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION AND OTHER MEASURES AS SHOWN ON THE PLANS. CLEARING AND DEMOLITION ONLY AS NECESSARY TO INSTALL THESE DEVICES. NO OTHER DEMOLITION SHOULD OCCUR PRIOR TO THE PRE-CONSTRUCTION MEETING.
- CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING, GRUBBING AND DEMOLITION MAY BEGIN.
- THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
- ROUGH GRADE THE LOT AND BEGIN TO CONSTRUCT RETAINING WALL AT THE CORNER OF PARK ROAD AND PARK SOUTH DRIVE. AS AREAS BEHIND WALLS ARE BROUGHT UP, SLOPE GRADE AWAY FROM WALL AND STABILIZE IMMEDIATELY.
- ALL FILL SLOPES GREATER THAN 10-FEET SHALL BE STABILIZED WITH MATTING AS SOON AS GRADING IS COMPLETE.
- INSTALL STORM DRAINAGE PIPES AND STRUCTURES. CONTRACTOR SHOULD USE SWALES, DIVERSION BERMS AND/OR SLOPE DRAINS TO DIVERT WATER TO STABILIZED OUTLETS UNTIL ENTIRE STORM DRAINAGE SYSTEM IS INSTALLED AND STABILIZED.
- FINISH THE SLOPES AS SOON AS ROUGH GRADING IS COMPLETE. LEAVE THE SURFACE SLIGHTLY ROUGHENED AND VEGETATE AND MULCH IMMEDIATELY.
- COMPLETE FINAL GRADING OF GROUNDS, TOPSOIL CRITICAL AREAS, AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH. REFER TO LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL EVENTS. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NO EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, US DEPT. OF AGRICULTURE, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE, AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
- ONCE THE SITE IS STABILIZED, CONTRACTOR SHALL REMOVE ANY SEDIMENT DEPOSITS IN FROM THE PERIMETER CONTROLS AND STABILIZE THE AREAS.
- COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURE. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS PER THE LANDSCAPE PLAN.

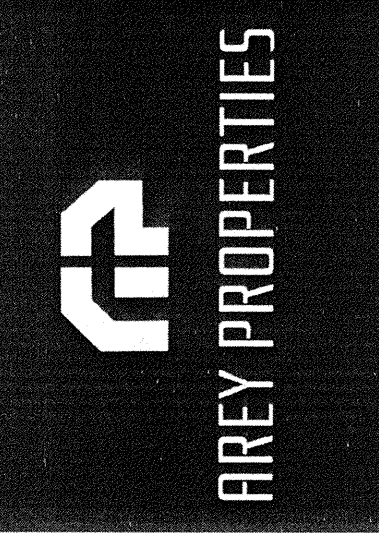
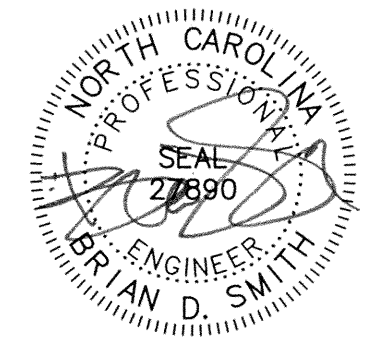
EROSION CONTROL NOTES:

- ALL "CLDSM" NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
- ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
- GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
- ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
- ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.
- SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10 FEET REQUIRE ADEQUATE TERRACING (CLDSM#30.16).
- 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.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBTSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, JUNK AND OTHER ACCUMULATIONS.
- RETAINING WALLS DESIGNED FOR CRITICAL AREAS (I.E., ON PROPERTY LINES AND R/W) WILL REQUIRE PE SEAL.
- THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
- STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE SHOWN ON THE PLAN.
- DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
- THE COMMUNITY ENCROACHMENT LINE SHALL BE STAKED AND CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION AND WILL BE MAINTAINED THROUGHOUT CONSTRUCTION.



URBAN
DESIGN
PARTNERS

1318-w central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com



Northampton Place

Erosion Control Plan - Phase 1
Demolition Plan
Charlotte, NC

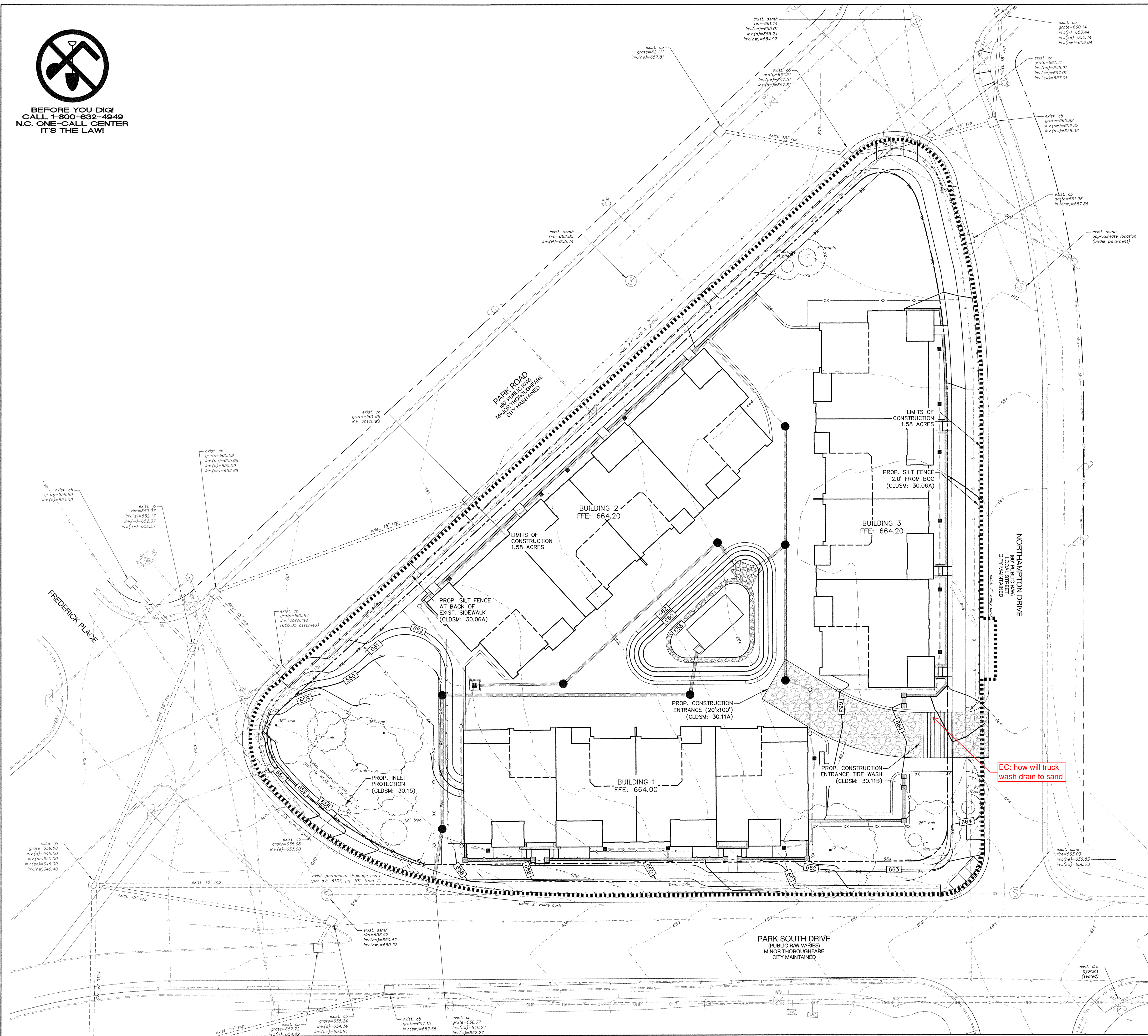
NO.	DATE	BY:	REVISIONS:
1	06.12.15	UDP	PER CITY COMMENTS
2	07.31.15	UDP	PER CITY COMMENTS

Project No: 14-042
Date: 01/20/15
Designed by: udp
Drawn By: udp
Scale: as shown
Sheet No:

C-7.0



BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

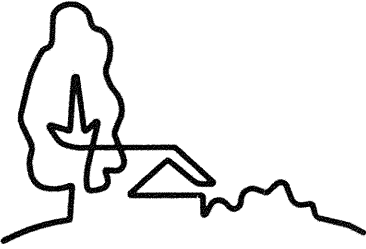
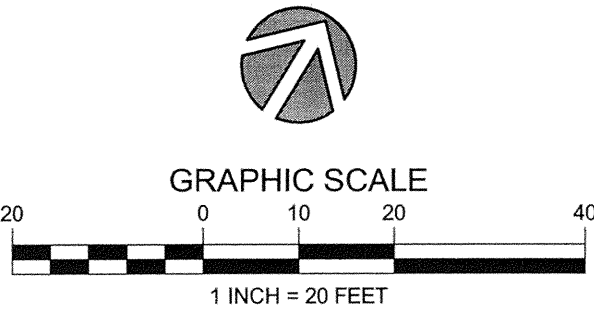


CONSTRUCTION SEQUENCE:

1. OBTAIN PLAN APPROVAL FROM THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
2. FLAG THE DENUDED LIMITS.
3. HOLD ON-SITE PRE-CONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE CITY ENGINEERING DEPARTMENT TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION OF CHAPTER 17 OF THE CITY CODE AND IS SUBJECT TO A FINE.
4. INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION AND OTHER MEASURES AS SHOWN ON THE PLANS. CLEARING AND DEMOLITION ONLY AS NECESSARY TO INSTALL THESE DEVICES. NO OTHER DEMOLITION SHOULD OCCUR PRIOR TO THE PRE-CONSTRUCTION MEETING.
5. CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING, GRUBBING AND DEMOLITION MAY BEGIN.
6. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
7. ROUGH GRADE THE LOT AND BEGIN TO CONSTRUCT RETAINING WALL AT THE CORNER OF PARK ROAD AND PARK SOUTH DRIVE. AS AREAS BEHIND WALLS ARE BROUGHT UP, SLOPE GRADE AWAY FROM WALL AND STABILIZE IMMEDIATELY.
8. ALL FILL SLOPES GREATER THAN 10-FEET SHALL BE STABILIZED WITH MATING AS SOON AS GRADING IS COMPLETE.
9. INSTALL STORM DRAINAGE PIPES AND STRUCTURES. CONTRACTOR SHOULD USE SWALES, DIVERSION BERMS AND/OR SLOPE DRAINS TO DIVERT WATER TO STABILIZED OUTLETS UNTIL ENTIRE STORM DRAINAGE SYSTEM IS INSTALLED AND STABILIZED.
10. FINISH THE SLOPES AS SOON AS ROUGH GRADING IS COMPLETE. LEAVE THE SURFACE SLIGHTLY ROUGHENED AND VEGETATE AND MULCH IMMEDIATELY.
11. COMPLETE FINAL GRADING OF GROUNDS, TOPSOIL CRITICAL AREAS, AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH. REFER TO LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
12. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL EVENTS. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
13. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NC EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, US DEPT. OF AGRICULTURE, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
14. ONCE THE SITE IS STABILIZED, CONTRACTOR SHALL REMOVE ANY SEDIMENT DEPOSITS IN FROM THE PERIMETER CONTROLS AND STABILIZE THE AREAS.
15. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURE. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS PER THE LANDSCAPE PLAN.

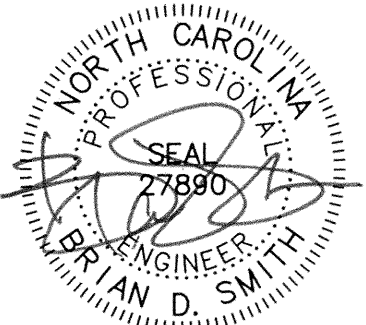
EROSION CONTROL NOTES:

1. ALL "CLDSM" NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
2. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
3. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
4. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
5. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
6. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.
7. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10 FEET REQUIRE ADEQUATE TERRACING (CLDSM#30.16).
8. 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.
9. 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.
10. RETAINING WALLS DESIGNED FOR CRITICAL AREAS (I.E., ON PROPERTY LINES AND R/W) WILL REQUIRE PE SEAL.
11. THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
12. NON STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY MUST HAVE AN ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION PRIOR TO INSTALLATION.
13. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE SHOWN ON THE PLAN.
14. DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
15. THE COMMUNITY ENCROACHMENT LINE SHALL BE STAKED AND CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION AND WILL BE MAINTAINED THROUGHOUT CONSTRUCTION.

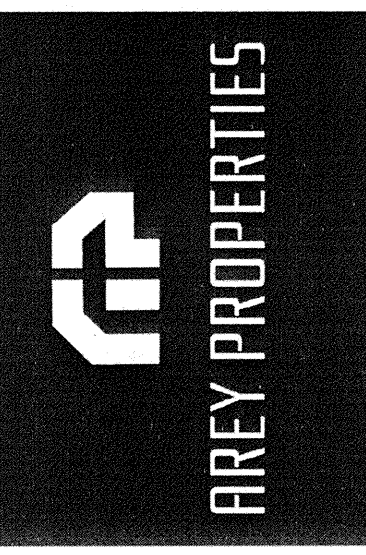


URBAN
DESIGN
PARTNERS

1318-e6 central ave. p. 704.334.3303
charlotte, nc 28205 f. 704.334.3305
urbandesignpartners.com



07.31.15



Northampton Place

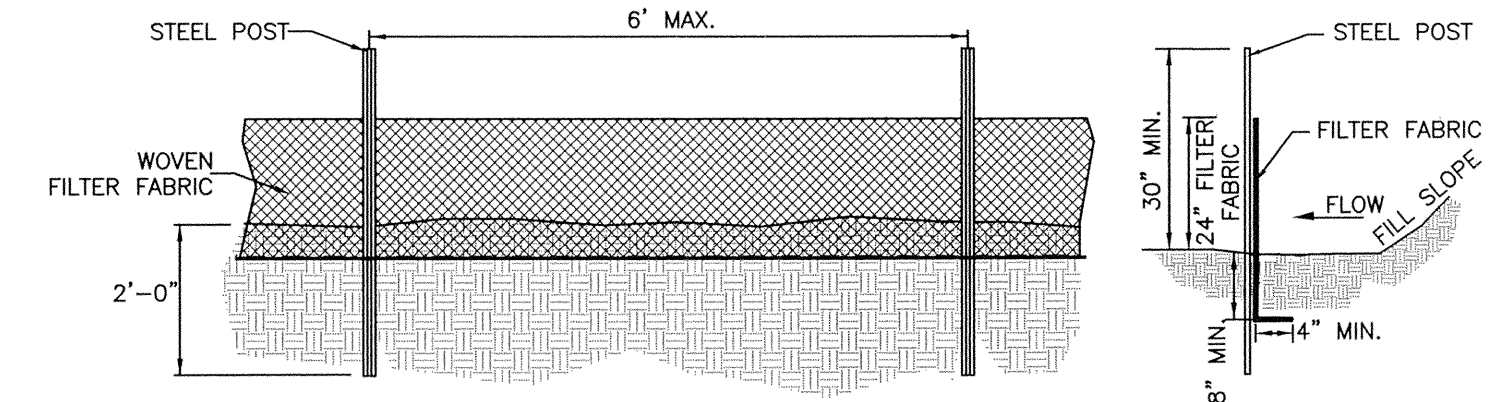
Erosion Control Plan - Phase 2

Charlotte, NC

NO.	DATE:	BY:	REVISIONS:
1	06.12.15	UDP	PER CITY COMMENTS
2	07.31.15	UDP	PER CITY COMMENTS

Project No: 14-042
Date: 01/20/15
Designed by: udp
Drawn By: udp
Scale: as shown
Sheet No:

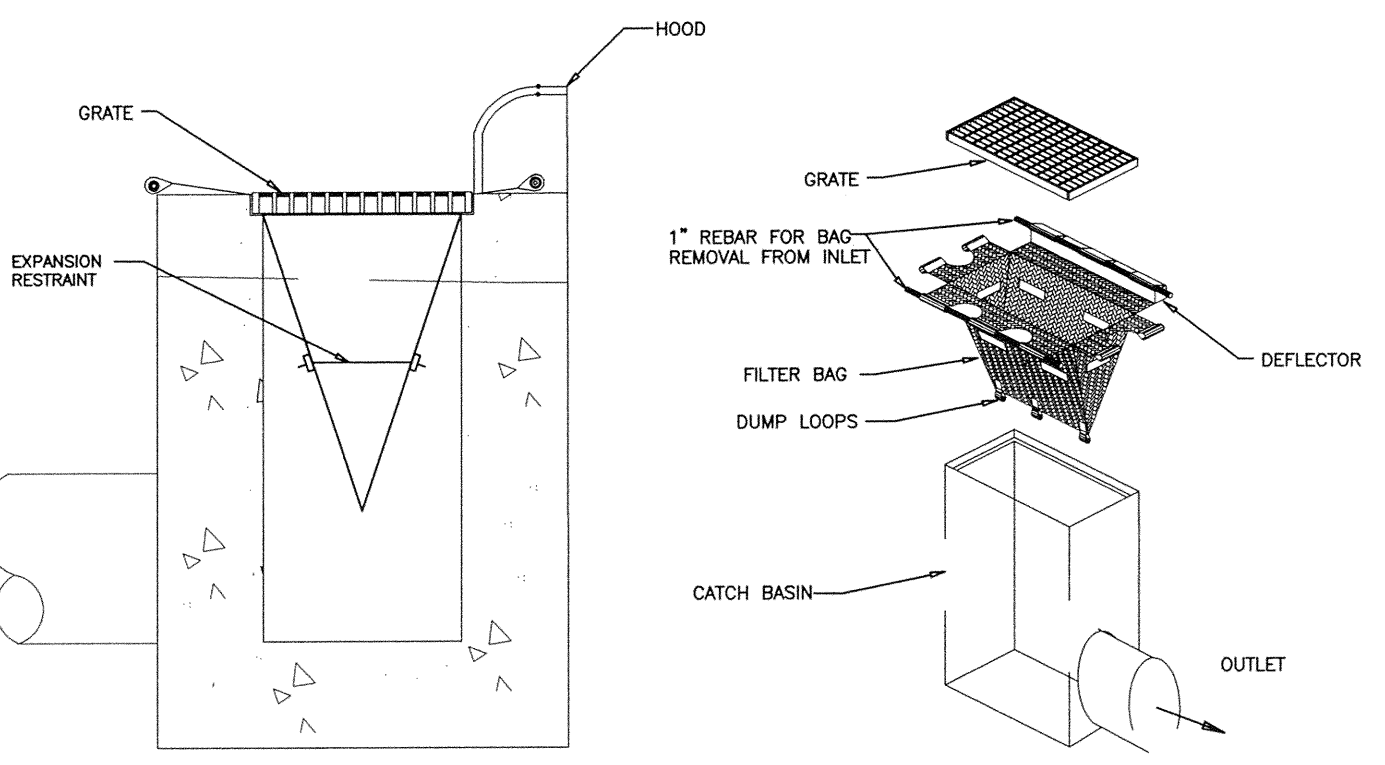
C-7.1



- GENERAL NOTES**
- WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
 - STEEL POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
 - TURN SILT FENCE UP SLOPE AT ENDS.
 - ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE WHEN GRADING IS ADJACENT TO SWIM BUFFERS, STREAMS OR WETLANDS (REFER TO SWIM BUFFER GUIDELINES). THE COLOR ORANGE IS RESERVED FOR VISUAL IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE AREAS.
 - DRAINAGE AREA CAN NOT BE GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
 - SLOPE LENGTHS CAN NOT EXCEED CRITERIA SHOWN IN TABLE 6.62A NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
 - DO NOT INSTALL SEDIMENT FENCE ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.
- MAINTENANCE NOTES**
- FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
 - SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROX. HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.

SILT FENCE
SCALE: NTS
CLDSM: 30.06A

- NOTES**
- INLET MAINTENANCE SHALL BE DOCUMENTED IN PROJECT LOG BOOK.
 - FILTER TYPES SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO INSTALLATION.
 - FILTER BAGS MAY BE REMOVED WHEN SITE IS STABILIZED AT THE DIRECTION OF THE ENGINEER.
 - FILTER BAGS SHALL BE REMOVED PRIOR TO STREET ACCEPTANCE.
 - FILTER BAGS SHALL BE CLEANED OR REPLACED ON A REGULAR BASIS (NOT BE MORE THAN HALF FULL AT ANY TIME).
 - FILTER BAGS SHALL NOT BE ALLOWED IN EXISTING CITY OR NCDOT ROADS.



CATCH BASIN INLET PROTECTION
SCALE: NTS
CLDSM: 30.15

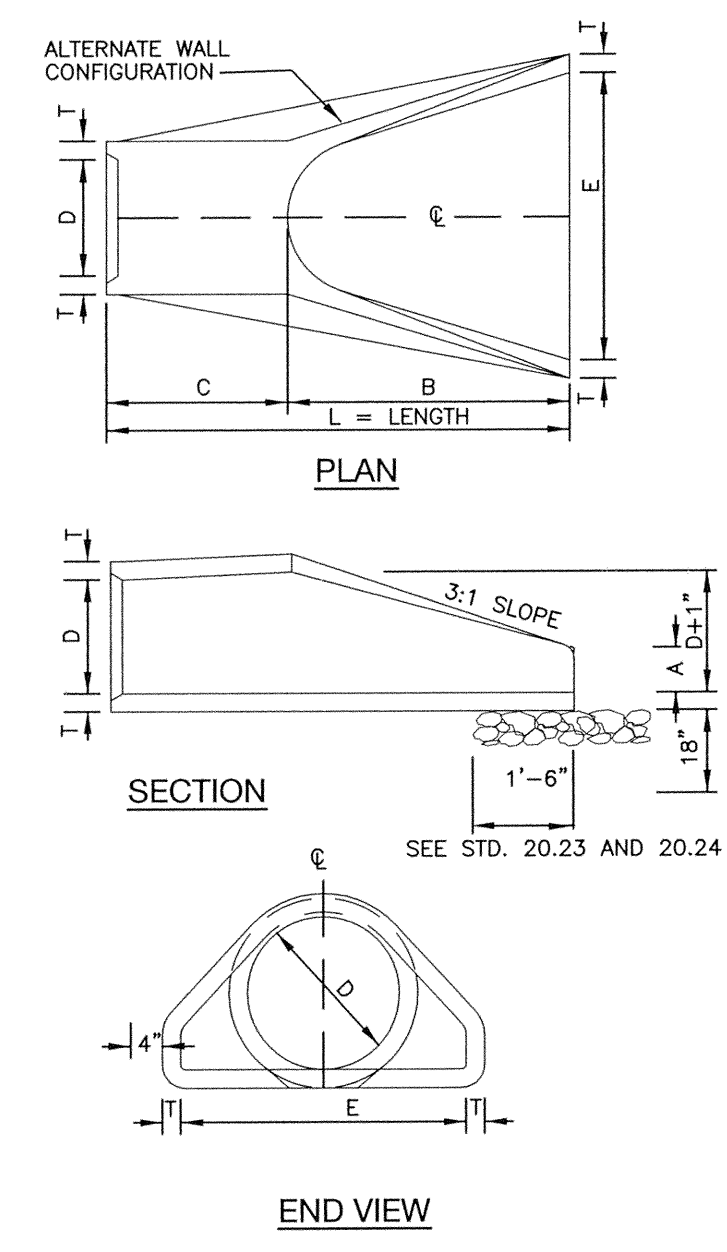


TABLE OF DIMENSIONS									
D	T	A	B	C	E	L	WT.		
12"	2-1/4"	4"	2'-0"	4'-1"	2'-0"	6'-1"	730		
15"	2-1/4"	6"	2'-3"	3'-10"	2'-0"	6'-1"	730		
18"	2-1/2"	9"	2'-3"	3'-10"	3'-0"	6'-1"	1190		
24"	3"	10"	3'-8"	2'-6"	4'-0"	6'-2"	1770		
30"	3-1/2"	1'-0"	4'-6"	1'-8"	5'-0"	6'-2"	2380		
36"	4"	1'-3"	5'-3"	2'-11"	6'-0"	8'-2"	5320		
42"	4-1/2"	1'-8"	5'-3"	2'-11"	6'-6"	8'-2"	5920		
48"	5"	2'-0"	6'-0"	2'-2"	7'-0"	8'-2"	7470		
54"	5-1/2"	2'-3"	5'-6"	2'-10"	7'-6"	8'-4"	8810		
60"	6"	2'-6"	5'-0"	3'-3"	8'-0"	8'-3"	11180		
66"	6-1/2"	3'-0"	6'-0"	2'-3"	8'-6"	8'-3"	12530		
72"	7"	3'-0"	6'-6"	1'-9"	9'-0"	8'-3"	13980		

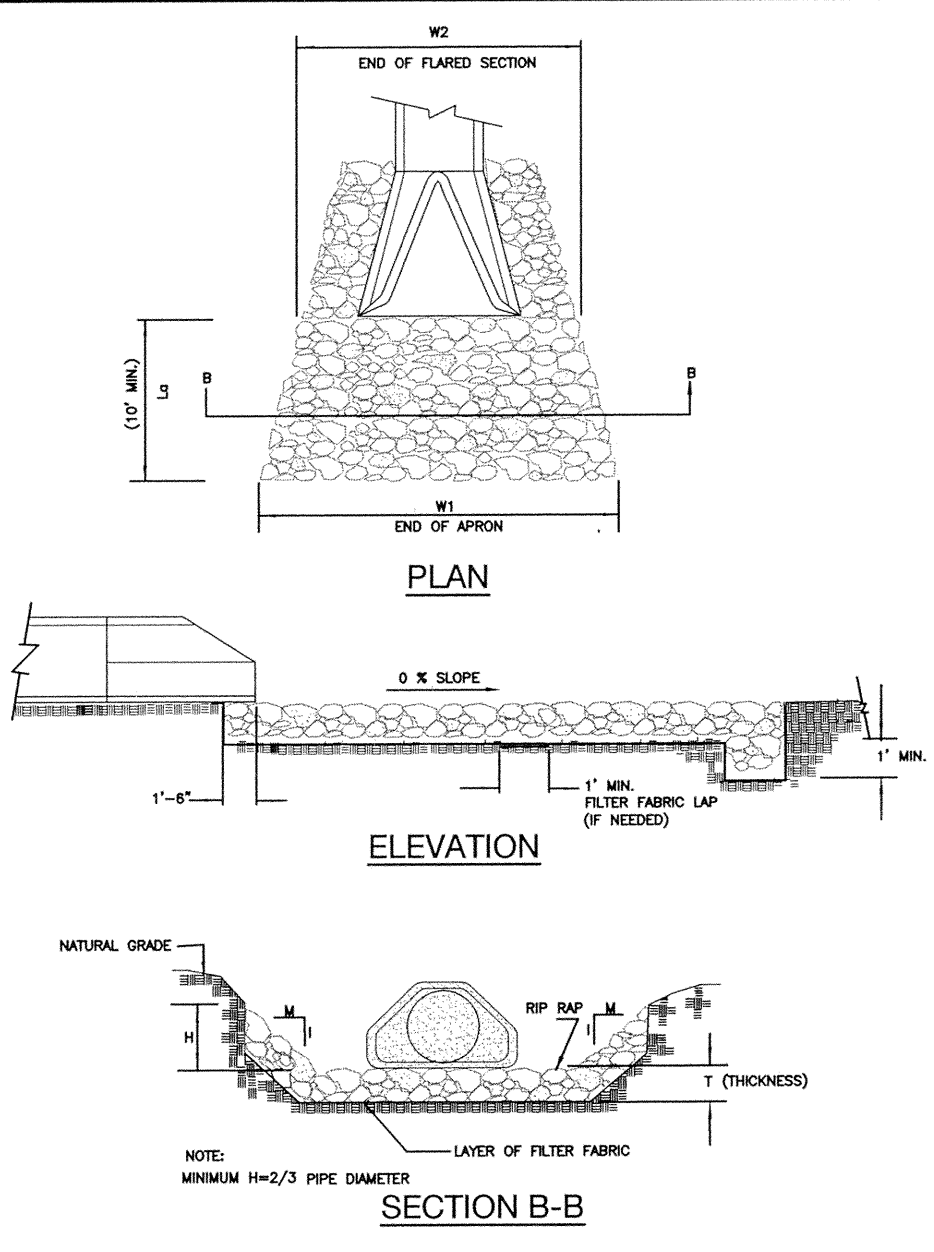
- GENERAL NOTES:**
- SEE FORMER NCDOT STANDARD 310.01 FOR DETAILS.
 - REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF REINFORCED CONCRETE PIPE OF LIKE DIAMETER PER AASHTO M170, TABLE 2, WALL B.
 - ALL CONCRETE TO BE 3600 P.S.I COMPRESSIVE STRENGTH.
 - PROVIDE TONGUE OR SPIGOT JOINT AT INLET END SECTION.
 - PROVIDE GROOVE OR BELL JOINT AT OUTLET END SECTION.
 - THE DIMENSIONS FOR END SECTIONS SHALL SUBSTANTIALLY AGREE WITH THE TABLE. MINOR VARIATIONS WILL BE PERMITTED BASED ON THE MANUFACTURER'S STANDARD FORMS AND TEMPLATES.
 - NOT TO BE USED IN NCDOT MAINTAINED RIGHT OF WAY.

- NOTES:**
- CLASS OR MEDIAN SIZE OF RIPRAP AND LENGTH, WIDTH AND DEPTH OF APRON TO BE DESIGNED BY THE ENGINEER.
 - REFER TO THE CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL FOR RIPRAP APRON DESIGN STANDARDS.
 - RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.
 - THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END.
 - THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL MAXIMUM TAPER TO RECEIVING CHANNEL 5:1
 - ALL SUBGRADE FOR STRUCTURE TO BE COMPACTED TO 95% OR GREATER.
 - THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.
 - NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.
 - FILTER FABRIC SHALL BE INSTALLED ON COMPACTED SUBGRADE PRIOR TO PLACEMENT OF RIPRAP.
 - ANY DISTURBED AREA FROM END OF APRON TO RECEIVING CHANNEL MUST BE STABILIZED.

USE USDA NOMOGRAPH FROM NC SEDIMENT AND EROSION CONTROL MANUAL OR CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL FOR DESIGN DATA.

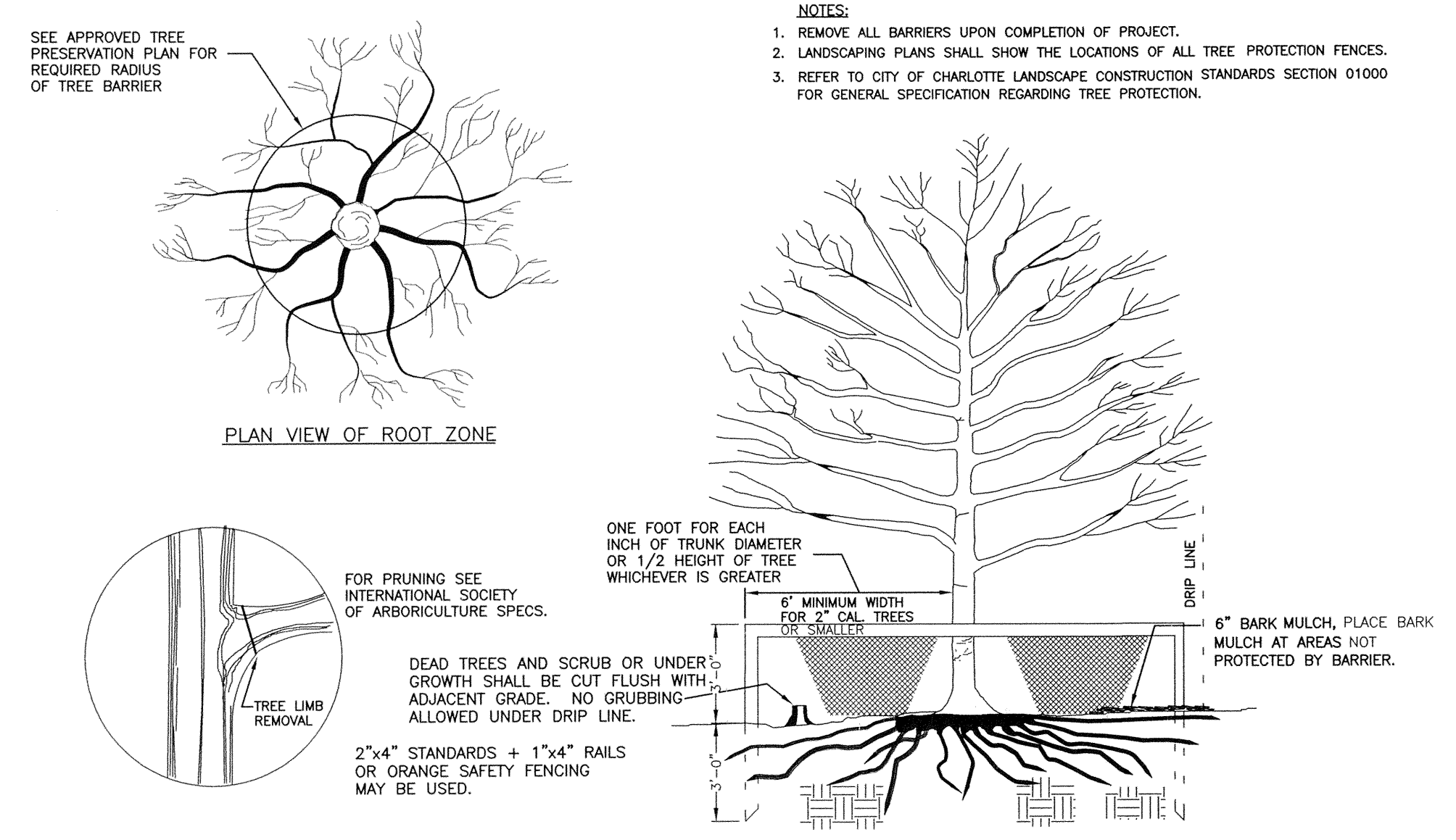
OUTLET	Lo	W1	W2	*T	H
FES-100	10 ft	13 ft	3 ft	10 in	10 in
FES-200	10 ft	13 ft	3 ft	10 in	10 in

*FES (See Fig. 8.06 sub-b "NC SEDIMENT AND EROSION CONTROL MANUAL")
dmax = 1.5 x d50
T = 1.5 X dmax.



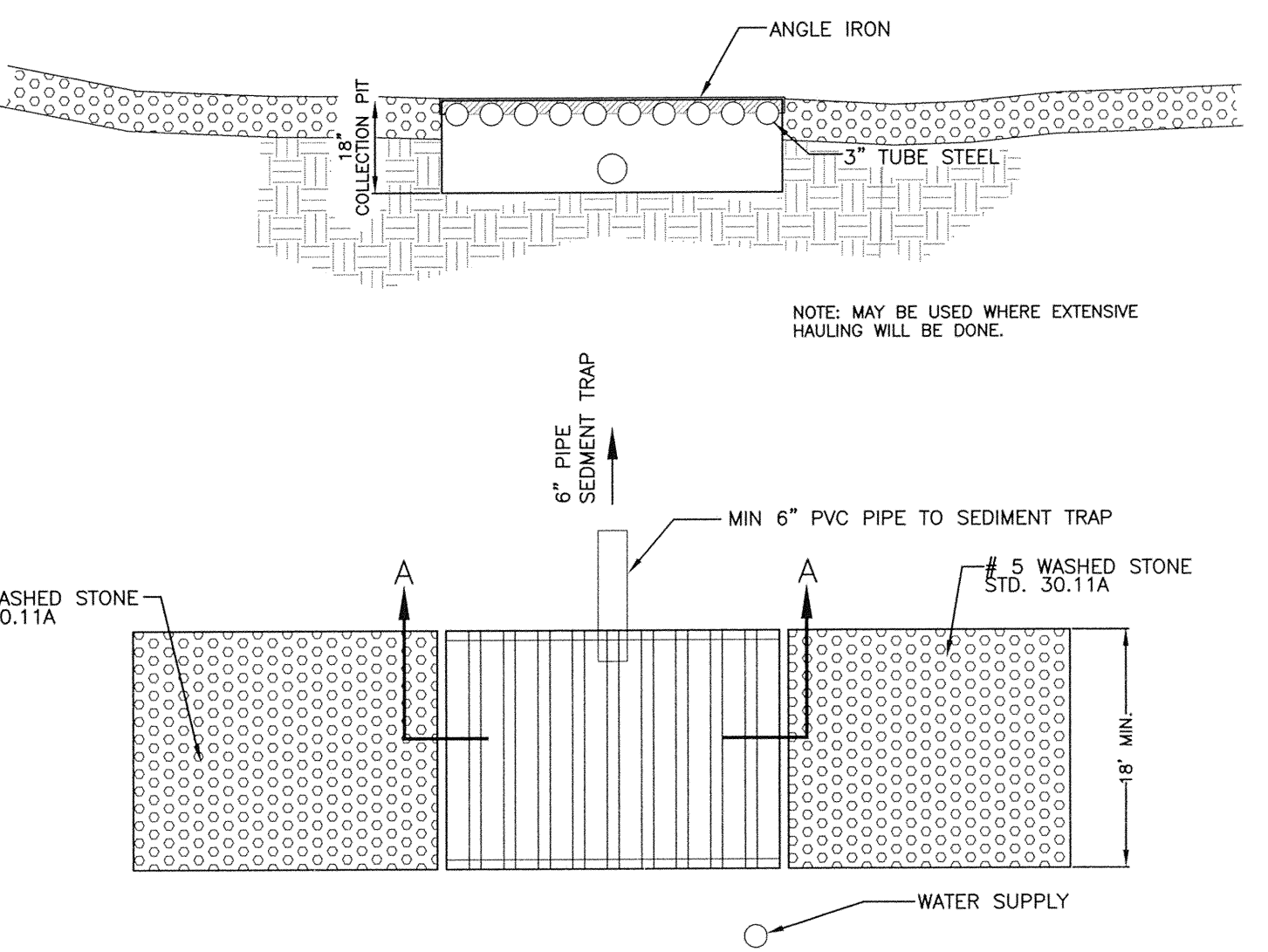
RIP RAP APRON AT PIPE OUTFALLS OTHER THAN AT SWIM
SCALE: NTS
CLDSM 20.22

CATCH BASIN INLET PROTECTION
SCALE: NTS
CLDSM 20.23



- NOTES:**
- REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
 - LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES.
 - REFER TO CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION 01000 FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.

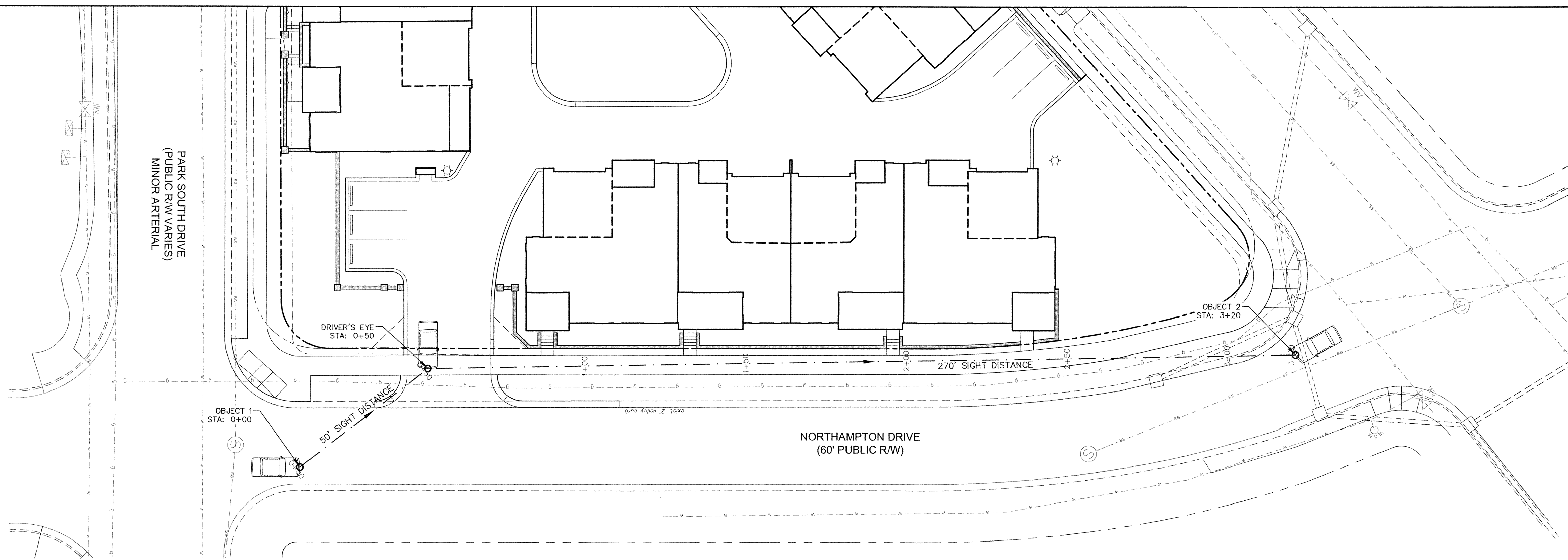
- NOTES:**
- A STABILIZED ENTRANCE PAD OF #5 WASHED STONE AND RAILROAD BALLAST SHALL BE LOCATED WHERE TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
 - FILTER FABRIC OR COMPACTED CRUSHER RUN STONE SHALL BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY. ANY AGGREGATE TRACKED INTO THE ROADWAY MUST BE SWEEPED BACK ON SITE ON A NIGHTLY BASIS.
 - WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN SEE STD. NO. 30.11B.
 - CDOT MAY REQUIRE A STANDARD COMMERCIAL DRIVEWAY (STD. 10.24 & 10.25) TO ACCESS THE CONSTRUCTION SITE IF THE DRIVEWAY IS ON A THOROUGHFARE.



STABILIZED CONSTRUCTION ENTRANCE & TIRE WASH
SCALE: NTS
CLDSM 40.02

CATCH BASIN INLET PROTECTION
SCALE: NTS
CLDSM: 30.11A/B

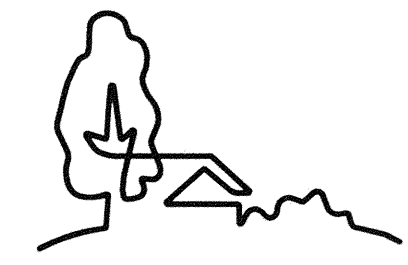
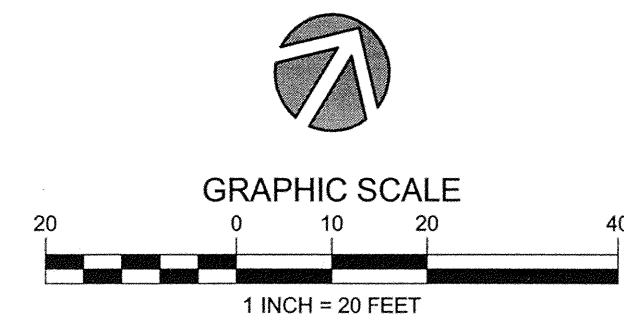
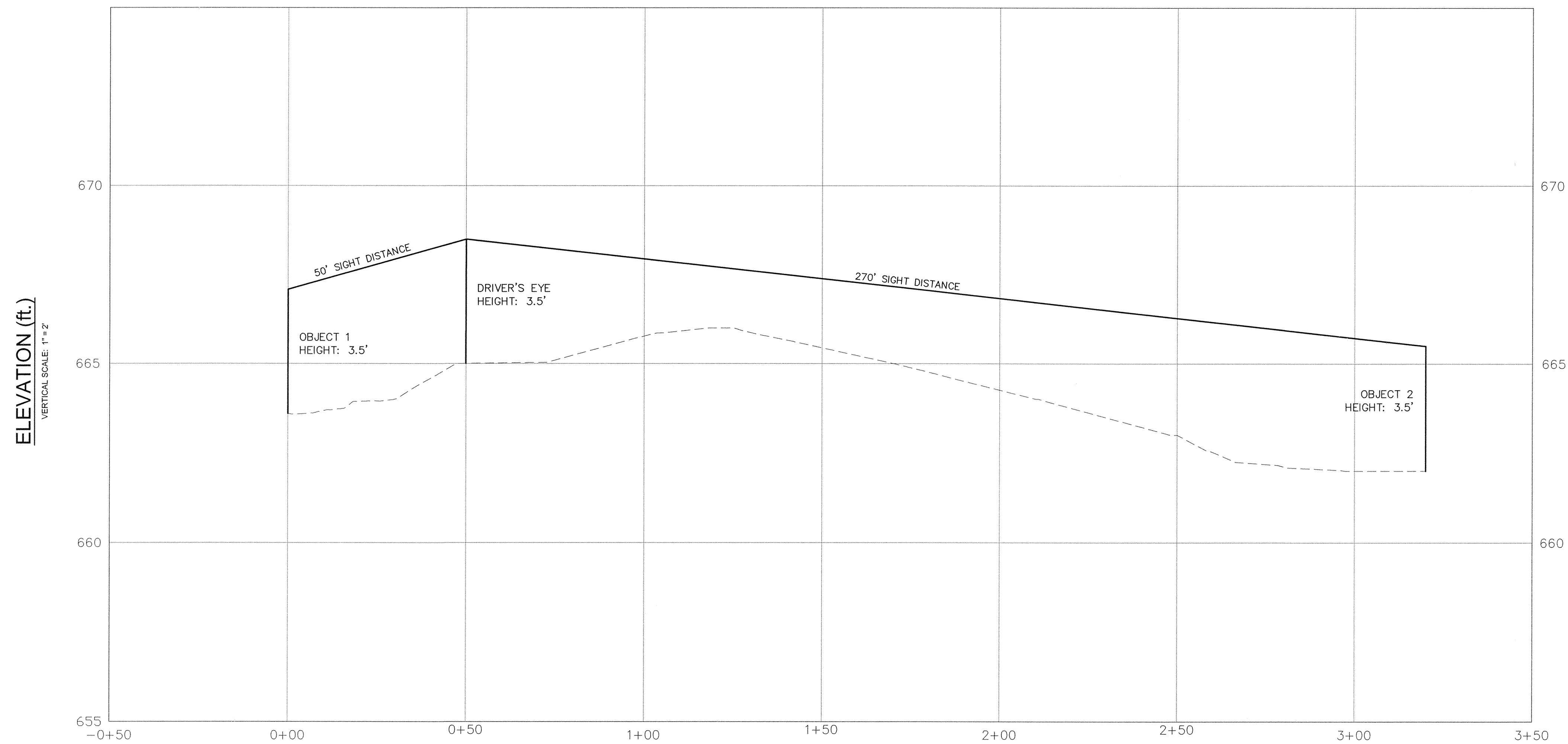
NO.	DATE	BY	REVISIONS:
1	06.12.15	UDP	PER CITY COMMENTS
2	07.31.15	UDP	PER CITY COMMENTS



NORTHAMPTON DRIVE

HORIZONTAL SCALE: 1" = 20'

EXISTING GROUND AT C/L
SIGHT DISTANCE LINE

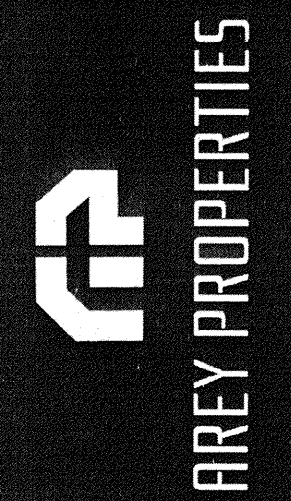


URBAN
DESIGN
PARTNERS

1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com



07.31.15



Northampton Place

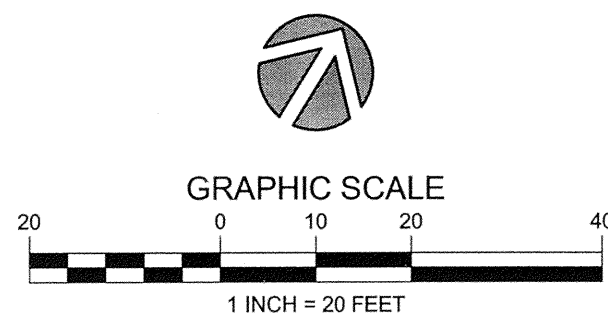
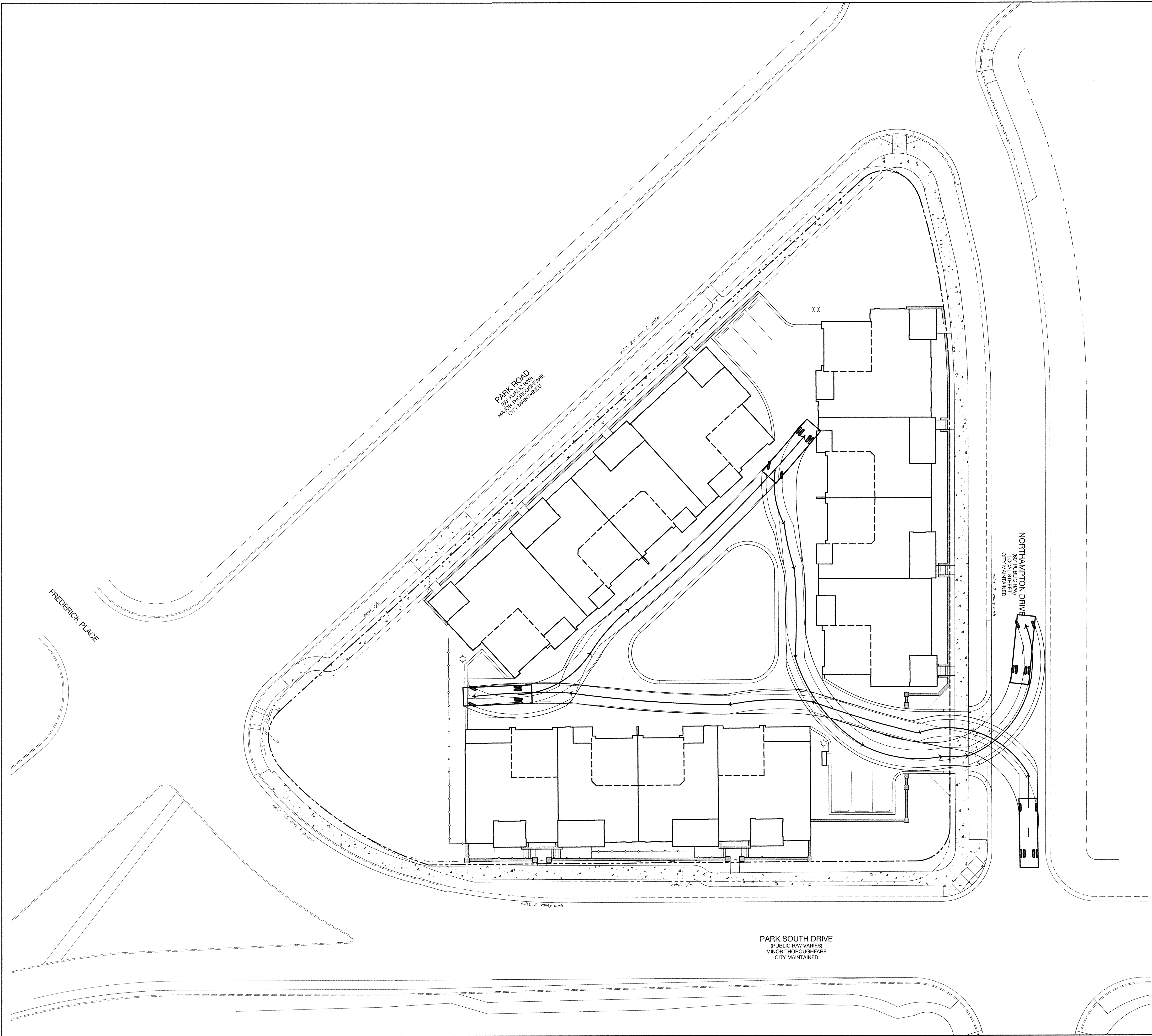
Intersection Sight Distance Plan & Profile

Charlotte, NC

NO.	DATE	BY:	REVISIONS:
1	06/12/15	UDP	PER CITY COMMENTS
2	07/31/15	UDP	PER CITY COMMENTS

Project No: 14-042
Date: 01/20/15
Designed by: udp
Drawn By: udp
Scale: as shown
Sheet No:

C-8.0



Northampton Place

Turning Movements

Charlotte, NC

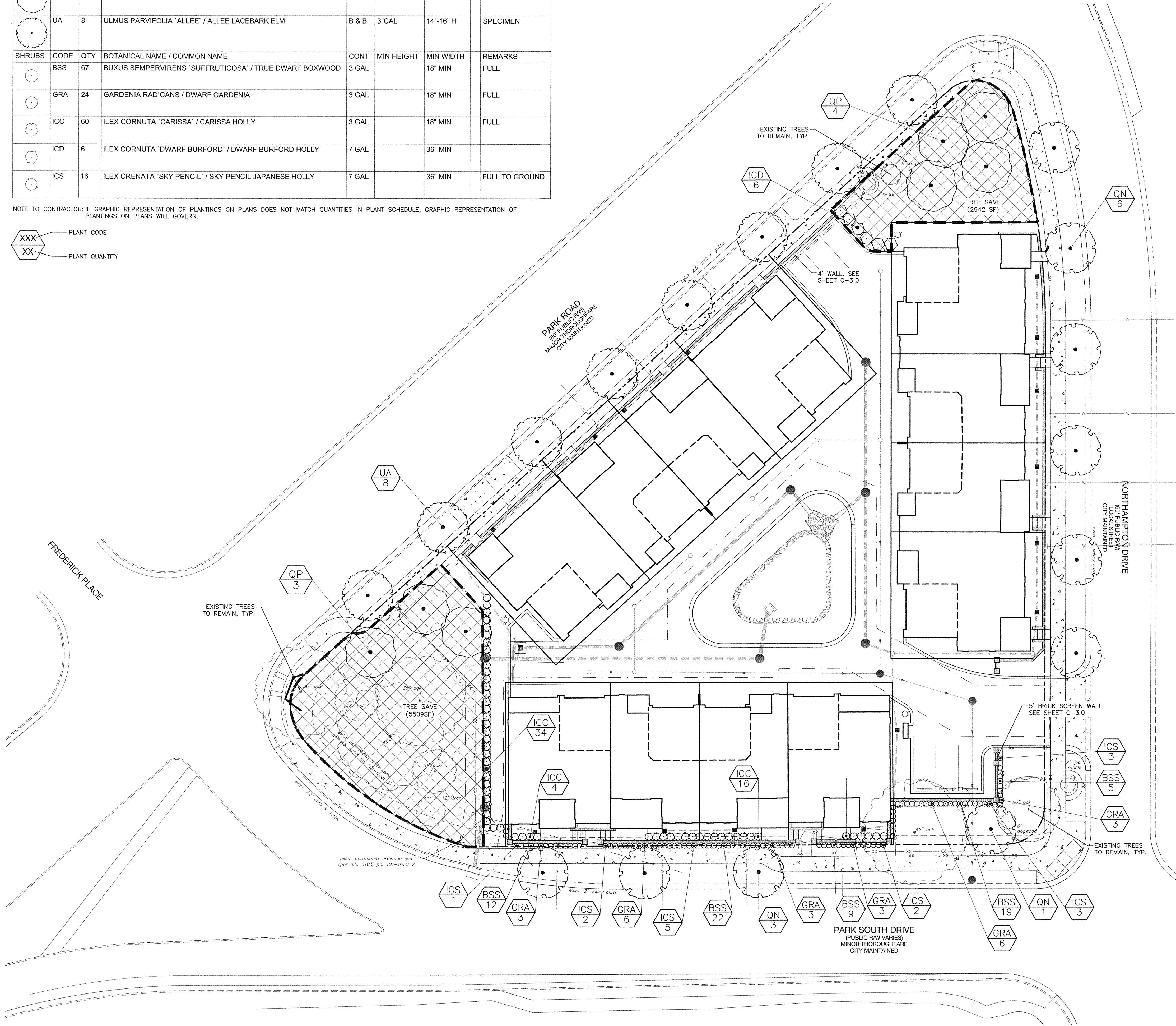
NO.	DATE:	BY:	REVISIONS:
1	06.12.15	UDP	PER CITY COMMENTS
2	07.31.15	UDP	PER CITY COMMENTS

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS
	QN	10	QUERCUS NUTTALLII / NUTTALL OAK	B & B	3" CAL	14'-16' H	SPECIMEN
	QP	7	QUERCUS PHELLOS / WILLOW OAK	B & B	3" CAL	14'-16' H	SPECIMEN
	UA	8	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	3" CAL	14'-16' H	SPECIMEN
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	MIN HEIGHT	MIN WIDTH	REMARKS
	BSS	67	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / TRUE DWARF BOXWOOD	3 GAL		18" MIN	FULL
	GRA	24	GARDENIA RADICANS / DWARF GARDENIA	3 GAL		18" MIN	FULL
	ICC	60	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	3 GAL		18" MIN	FULL
	ICD	6	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	7 GAL		36" MIN	
	ICS	16	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	7 GAL		36" MIN	FULL TO GROUND

NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.

XXX PLANT CODE
XX PLANT QUANTITY



Landscape Requirements:

BUFFERS AND SCREENING:
PARKING SCREENING SATISFIED BY MASONRY WALL AND EVERGREEN SHRUBS, NO BUFFER REQUIREMENT

INTERNAL TREES:

ALL NEW PARKING SPACES MUST BE WITHIN 40 FEET OF THE TRUNK OF A TREE.

ALL REQUIRED TREES TO HAVE A MINIMUM 8' WIDE PLANTING STRIP AND 274 MINIMUM 50/FT PLANTING AREA

ONE TREE REQUIRED PER 10,000 SF OF IMPERVIOUS AREA.

TOTAL IMP. AREA = 35,452 SF/10,000 = (3.54) 4 TREES REQUIRED
12 EX. TREES TO REMAIN
(22 NEW TREES PROVIDED ON SITE)

PERIMETER (STREET) TREES:

NORTHAMPTON DR – 309LF OF R/W / 40 = 7.72 – 8 TREES REQUIRED
(6) NEW TREES PLANTED (2) EXISTING TREES TO REMAIN
(8 TREES PROVIDED)

PARK SOUTH DRIVE – 317LF OF R/W / 40 = 7.92 – 8 TREES REQUIRED
(4) NEW TREES PLANTED (5) EXISTING TREES TO REMAIN
(9 TREES PROVIDED ON SITE)

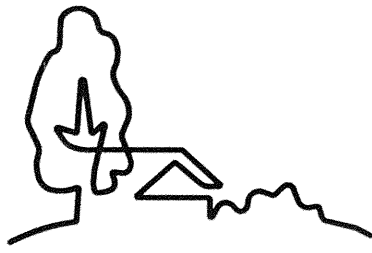
PARK ROAD – 360LF OF R/W / 40 = 9 – 9 TREES REQUIRED
(8) NEW TREES PLANTED (4) EXISTING TREES TO REMAIN
(12 TREES PROVIDED ON SITE)

REFERENCE LANDSCAPE PLAN FOR PLANTING LOCATIONS

TREE SAVE:
1.29AC – TOTAL SITE ACREAGE
15% (0.19AC/8,428SF) REQUIRED
15.1% (0.19AC–8,452SF) PROVIDED, REF PLAN
(5) TREE SAVE TREES ADDED

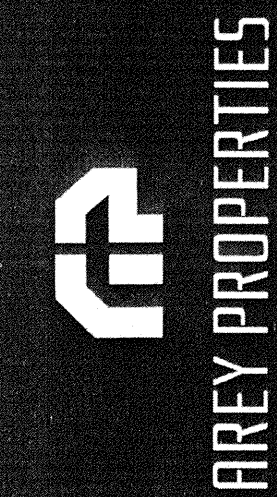
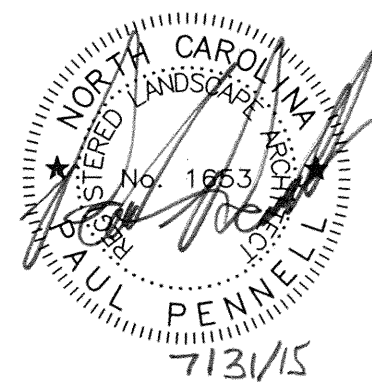
General Landscape Notes:

- MINIMUM TREE SIZE AT PLANTING IS 3-INCH CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8- FEET TALL.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE.
- LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTRY STAFF TO RESOLVE BEFORE PLANTING.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS, WATER, PHONE, AND ELECTRICAL LINES.)
- ATTENTION LANDSCAPER: NOTIFY URBAN FORESTRY STAFF OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.
- PLEASE CALL 704-336-4330 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREA, 1 TO 2 DAYS BEFORE THE FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
- NO LIGHT OR UTILITY POLES ALLOWED IN TREE ISLANDS. KEEP ALL POLES 30- FEET FROM TREES.
- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST 704-336-4262.
- LANDSCAPER TO MEET URBAN FORESTER ON SITE PRIOR TO ANY TREE PLANTING.
- ALL EXISTING AND PROPOSED TREES ALONG THE ROAD FRONTAGE (INSIDE THE INTERSECTION SITE DISTANCE SIGHT LINES) SHALL BE MAINTAINED FREE OF LIMBS AND FOLIAGE 30"-72" FROM GRADE. SEE INTERSECTION SITE DISTANCE PLAN.
- A MINIMUM OF FIFTY (50) PERCENT OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN TWENTY (20) TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.
- SITE LIGHTING MUST BE A MINIMUM THIRTY (30) FEET AWAY FROM A TREE. IF PEDESTRIAN SCALE LIGHTING IS BEING USED, THEN LIGHTING MUST BE A MINIMUM OF FIFTEEN (15) FEET AWAY FROM A TREE, UNLESS APPROVED OTHERWISE BY THE CITY. SHOW SITE LIGHTING PLAN. NO LIGHT POLES IN TREE ISLANDS.
- COMMERCIAL TREE SAVE AREAS MUST BE RECORDED IN ACCORDANCE WITH THE APPROVED PLAN ON A FINAL PLAT AT THE REGISTER OF DEEDS OFFICE BEFORE URBAN FORESTRY HOLDS CAN BE RELEASED UNLESS APPROVED BY URBAN FORESTRY STAFF.
- ALL REQUIRED TREES MUST HAVE SINGLE STEM TRUNKS WITH NO CO-DOMINANT TRUNKS OR BRANCHES. TREE TRUNKS SHALL BE STRAIGHT IN FORM AND FREE OF DAMAGE OR CRACKS. PRUNING SHALL BE CALLED OVER. BRANCH LENGTH SHALL BE TYPICAL FOR THE TREES AGE AND NOT BE BROKEN, DISEASED, OR INJURED. ROOT FLARE SHALL BE LOCATED AT GRADE AND BE FREE OF ADVENTITIOUS ROOT GROWTH.
- ANY REQUIRED TREES ON SITE THAT HAVE EXPIRED WILL NEED TO BE REPLACED TO BRING THE SITE INTO COMPLIANCE WITH THE TREE ORDINANCE.



URBAN
DESIGN
PARTNERS

1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com



Northampton Place

Required Landscape Plan

Charlotte, NC

NO.	DATE	BY:	REVISIONS:
1	06.12.15	UDP	PER CITY COMMENTS
2	07.31.15	UDP	PER CITY COMMENTS

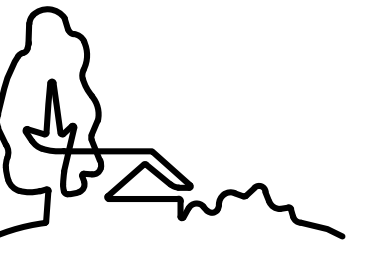
Project No: 14-042
Date: 01/20/15
Designed by: udp
Drawn By: udp
Scale: 1"=20'
Sheet No:

LS-1.0



BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET



URBAN
DESIGN
PARTNERS

1318-e6 central ave. p. 704.334.3303
charlotte, nc 28205 f. 704.334.3305
urbandesignpartners.com

HomeStyle
Solutions
Residential Design

FIREF PROPERTIES

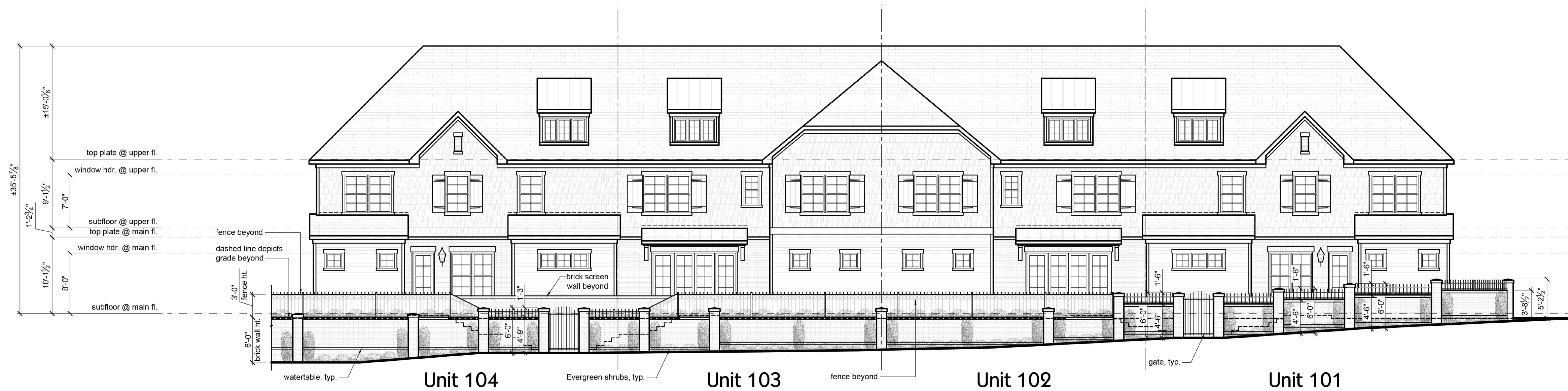
Northampton Place

Architectural Elevations
Charlotte, NC

NO.	DATE	BY	REVISIONS:
1	06.12.15	UDP	PER CITY COMMENTS
2	07.31.15	UDP	PER CITY COMMENTS

Project No: 14-042
Date: 01/20/15
Designed by: udp
Drawn By: udp
Scale: as shown
Sheet No:

ELV-1



Park South Drive Elevation w/Brick Wall - Building 1

Scale: 1/8" = 1'-0"



Park Road Elevation w/Brick Wall - Building 2

Scale: 1/8" = 1'-0"



Northampton Drive Elevation w/Brick Wall - Building 3

Scale: 1/8" = 1'-0"