

PEACH ORCHARD ESTATES

PHASE 7

SUBDIVISION PLAN REVISION

MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR :

JPO Peach Orchard L.P.

1819 John F. Kennedy Blvd., Suite 360
Philadelphia, Pennsylvania 19103



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

REVISION
APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 8-25-2015

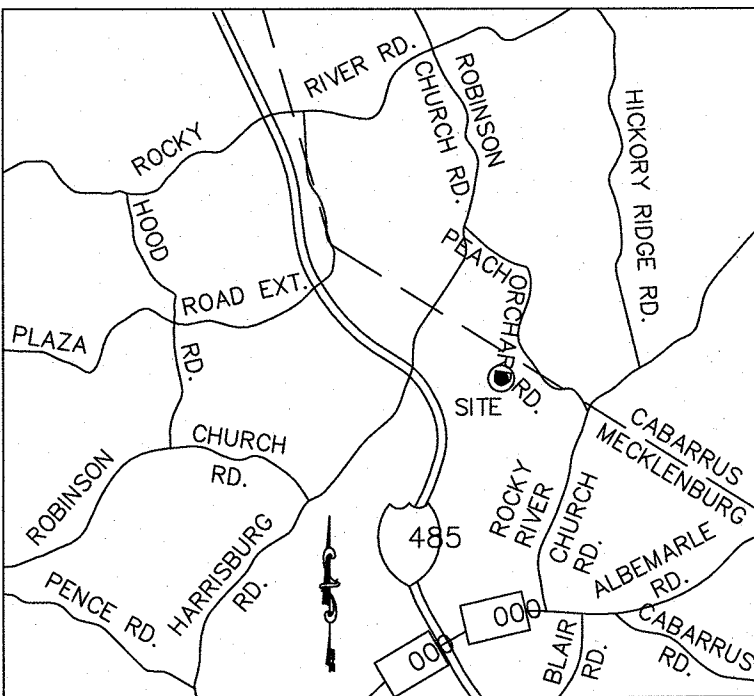
APPROVED
By Brendan Smith (bmsmith@charlottenc.gov) at 2:44 pm, Aug 13, 2015

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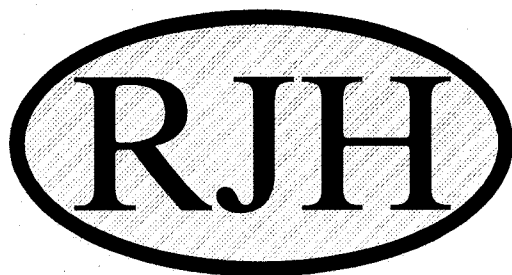
APPROVED
By Vincent Condon at 9:03 am, Aug 05, 2015

APPROVED
As Noted Sheet
SP-1

As Noted



VICINITY MAP - N.T.S.



PREPARED BY
R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
1698 W. Hwy 160, Suite 130, Fort Mill, SC 29708 (803) 802-1799 Fax: (803) 802-0886

PLAN SHEET INDEX:

COVER SP-1 EC-1 - EC-3 EC-4 EC-5 - EC-7 GP-1 - GP-4 LP-1 - LP-2	Cover Sheet Site Plan Sheet Erosion Control Plan Sheets Drainage Area Plan Erosion Control Details Grading Plan Sheets Landscaping Sheets
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DATE	ISSUED FOR	REV
01/06/2015	Initial submittal to City of Charlotte	0
02/20/2015	Revision per comments from City of Charlotte	1
06/17/2015	Subdivision plan revision	2
07/22/2015	Revision per comments from City of Charlotte	3

Engineer:

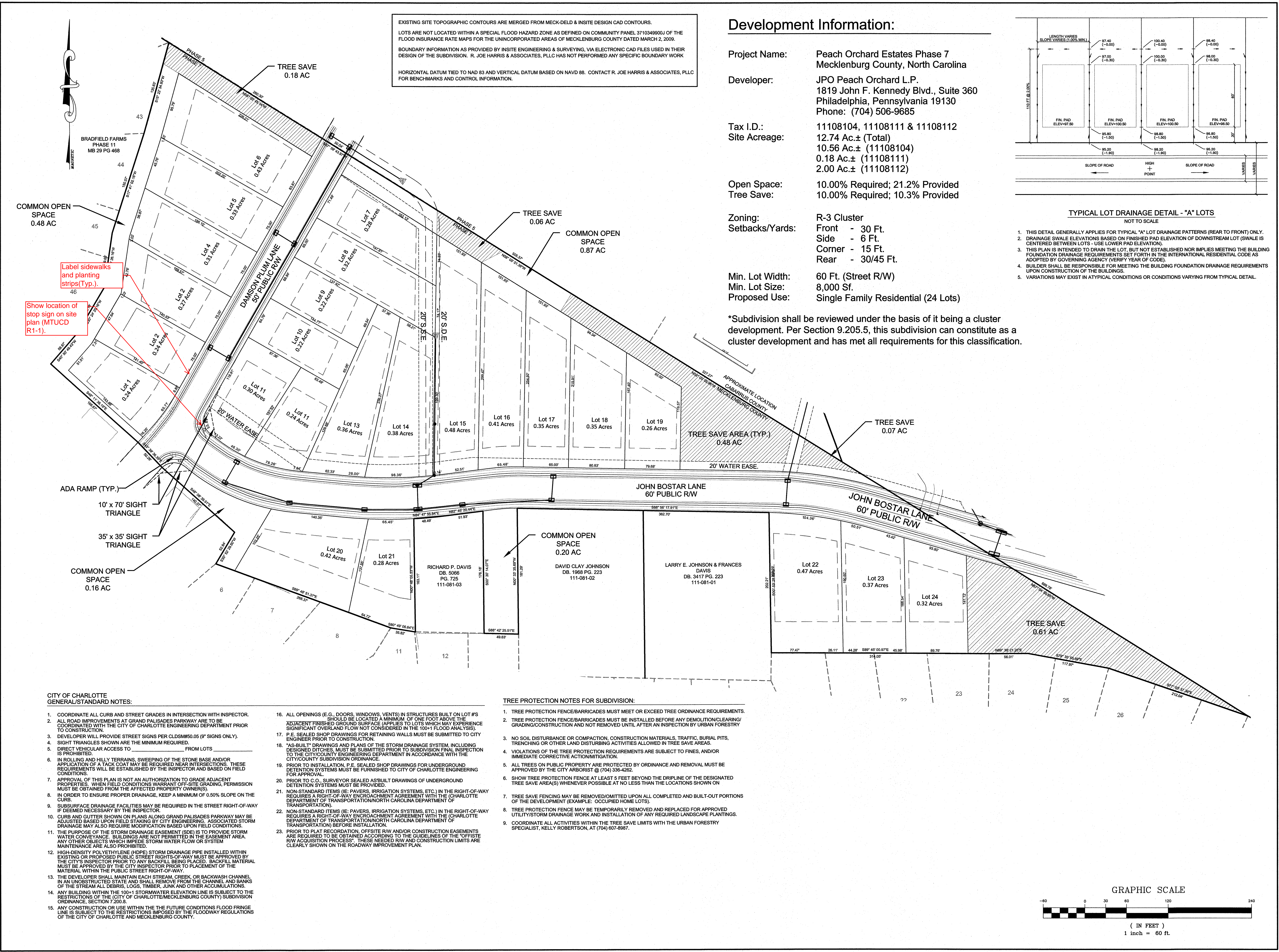
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www.rjoe-harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal

Engineer's Seal

Project Manager P. Murphy	Drawn D. Gates
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date July 22, 2015	
Client JPO Peach Orchard L.P. 1819 John F. Kennedy Blvd., Suite 360 Philadelphia, Pennsylvania 19130 P: (704) 506-9685	
Project: Peach Orchard-Phase 7 Subdivision Plan Revision	
Drawing Title: Cover Sheet	
Project No. 1975_Phase 7 DWG File Name: 1975_Base	Drawing No. COVER

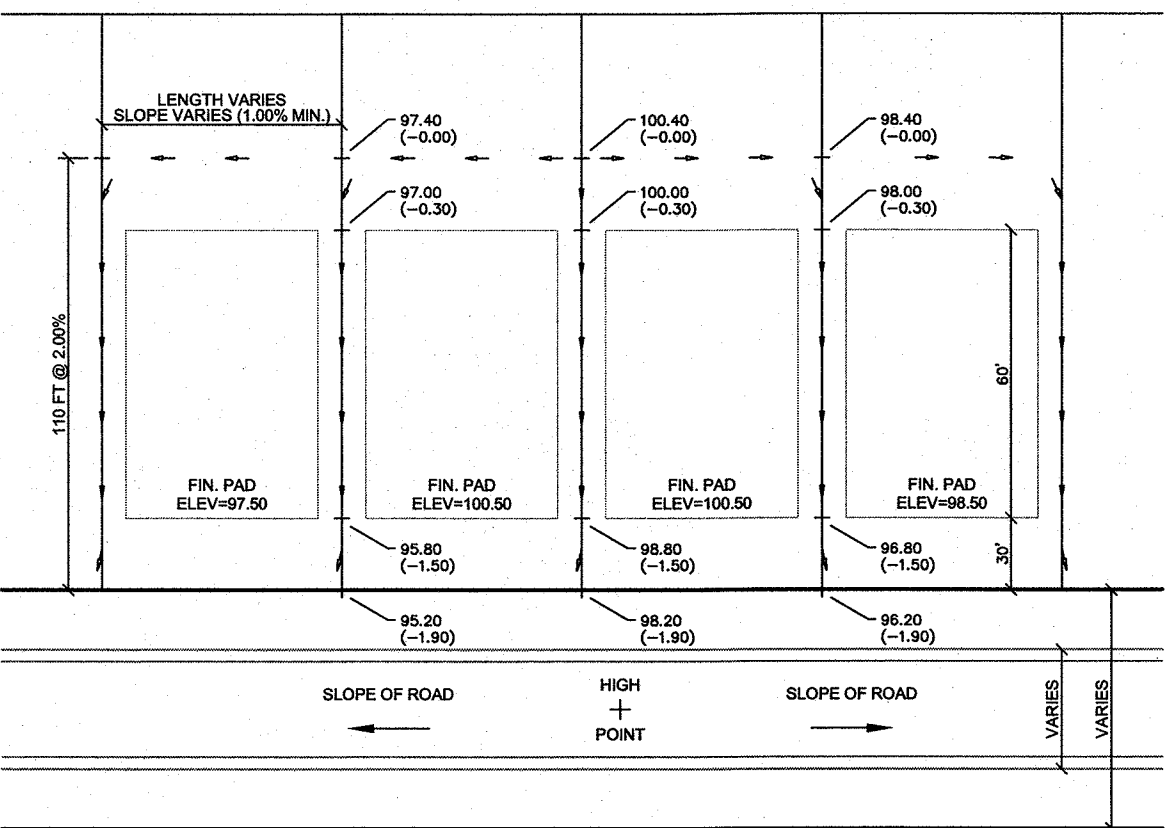


EXISTING SITE TOPOGRAPHIC CONTOURS ARE MERGED FROM MECK-DELD & INSITE DESIGN CAD CONTOURS.
LOTS ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL 3710349000J OF THE FLOOD INSURANCE RATE MAPS FOR THE UNINCORPORATED AREAS OF MECKLENBURG COUNTY DATED MARCH 2, 2009.
BOUNDARY INFORMATION AS PROVIDED BY INSITE ENGINEERING & SURVEYING, VIA ELECTRONIC CAD FILES USED IN THEIR DESIGN OF THE SUBDIVISION. R. JOE HARRIS & ASSOCIATES, PLLC HAS NOT PERFORMED ANY SPECIFIC BOUNDARY WORK
HORIZONTAL DATUM TIED TO NAD 83 AND VERTICAL DATUM BASED ON NAVD 88. CONTACT R. JOE HARRIS & ASSOCIATES, PLLC FOR BENCHMARKS AND CONTROL INFORMATION.

Development Information:

Project Name: Peach Orchard Estates Phase 7
Mecklenburg County, North Carolina
Developer: JPO Peach Orchard L.P.
1819 John F. Kennedy Blvd., Suite 360
Philadelphia, Pennsylvania 19130
Phone: (704) 506-9685
Tax I.D.: 11108104, 11108111 & 11108112
Site Acreage: 12.74 Ac.± (Total)
10.56 Ac.± (11108104)
0.18 Ac.± (11108111)
2.00 Ac.± (11108112)
Open Space: 10.00% Required; 21.2% Provided
Tree Save: 10.00% Required; 10.3% Provided
Zoning: R-3 Cluster
Setbacks/Yards: Front - 30 Ft.
Side - 6 Ft.
Corner - 15 Ft.
Rear - 30/45 Ft.
Min. Lot Width: 60 Ft. (Street R/W)
Min. Lot Size: 8,000 Sf.
Proposed Use: Single Family Residential (24 Lots)

*Subdivision shall be reviewed under the basis of it being a cluster development. Per Section 9.205.5, this subdivision can constitute as a cluster development and has met all requirements for this classification.



TYPICAL LOT DRAINAGE DETAIL - "A" LOTS
NOT TO SCALE

- 1. THIS DETAIL GENERALLY APPLIES FOR TYPICAL "A" LOT DRAINAGE PATTERNS (REAR TO FRONT) ONLY.
- 2. DRAINAGE SWALE ELEVATIONS BASED ON FINISHED PAD ELEVATION OF DOWNSTREAM LOT (SWALE IS CENTERED BETWEEN LOTS - USE LOWER PAD ELEVATION).
- 3. THIS PLAN IS INTENDED TO DRAIN THE LOT, BUT NOT ESTABLISHED NOR IMPLIES MEETING THE BUILDING FOUNDATION DRAINAGE REQUIREMENTS SET FORTH IN THE INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY GOVERNING AGENCY (VERIFY YEAR OF CODE).
- 4. BUILDER SHALL BE RESPONSIBLE FOR MEETING THE BUILDING FOUNDATION DRAINAGE REQUIREMENTS UPON CONSTRUCTION OF THE BUILDINGS.
- 5. VARIATIONS MAY EXIST IN ATYPICAL CONDITIONS OR CONDITIONS VARYING FROM TYPICAL DETAIL.

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P. Murphy	D. Gates
Department Manager	Checked
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Print/Plot Date	July 22, 2015
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Project:	Peach Orchard-Phase 7 Subdivision Plan Revision
Drawing Title:	Site Plan Lots 1-24
Project No.	1975_Phase 7 DWG File Name: 1975_Base_New.dwg
Drawing No.	SP-1