

COURTNEY OAKS PHASE II PRELIMINARY PLANNED

MULTI-FAMILY SUBDIVISION APPROVAL CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT By Brent Wilkinson 4/8/16

GENERAL NOTES:

- 1. SURVEY INFORMATION OBTAINED BY R.B. PHARR & ASSOCIATES, P.A.
- 2. ARCHITECTURAL DIMENSIONS TO BE VERIFIED BY SURVEYOR. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. 3. SURVEYOR SHALL REPORT ANY ENCROACHMENTS OR DISCREPANCIES GENERATED BY THE SITE PLAN
- AGAINST ANY SITE DEVELOPMENT REQUIREMENTS SPECIFIED BY THE SITE PLAN TO THE OWNER, LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO ANY ACTUAL CONSTRUCTION. 4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR
- 5. DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS# 50.05 (9" SIGNS ONLY)
- 6. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- 7. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- 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. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB. 10. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- 11. CURB AND GUTTER SHOWN ON PLANS ALONG COURTNEY OAKS ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- 12. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
- 13. 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. 14. 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. 15. ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF
- THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8. 16. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (0.1')
- FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY. 17. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO
- CONSTRUCTION. 18. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN
- ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE. 19. PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- 20. PRIOR TO CO., SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
- 21. NONSTANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
- 22. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- 23. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60- 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- 24. PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. 25. ALL CONSTRUCTION TO CONFORM TO CHARLOTTE / MECKLENBURG LAND DEVELOPMENT STANDARDS.
- 26. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE COUNTY FIRE MARSHALL DURING THE BUILDING PERMIT PROCESS.

CONSTRUCTION DOCUMENTS

ENGINEER'S NOTES:

- ACTIVITIES.
- REWORK IF NOT PROPERLY COORDINATED.
- COMPLETION OF CONSTRUCTION.
- REGULATIONS.
- 6. CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO FINAL GRADE. NOTIFICATION AND COORDINATION.
- DESIGN ENGINEER PRIOR TO IMPLEMENTATION.
- IN THE PRESENCE OF THE ENGINEER PRIOR TO ACTIVATION OF FACILITIES. 10. EXISTING SANITARY SEWER AND WATER SYSTEM SHOWN PER PROVIDED SURVEY AND CMUD REFERENCE DRAWINGS.
- LOCATIONS SHALL BE FIELD VERIFIED.
- STRUCTURES SHALL BE BORNE BY THE CONTRACTOR.
- INSTALLING THE TAPS AND METERS TO CMUD STANDARDS AND REGULATIONS.
- HYDRANTS. 14. IF CONTRACTOR OPTS TO INSTALL PRECAST STRUCTURES, CONTRACTOR SHALL BE REQUIRED TO VERIFY RIM ORDERING OF MATERIALS.
- WILL BE MADE FOR ADJUSTING FACILITIES TO FINISHED GRADE.
- 16. FIRE HYDRANTS ARE TO BE 10' CLEAR OF ANY OBSTRUCTIONS.
- 17. FDC LOCATIONS SHALL BE IN ACCORDANCE W/ CFD REQUIREMENTS.

CHARLOTTE, NORTH CAROLINA

COTTONWOOD RESIDENTIAL 6340 SOUTH 3000 EAST, SUITE 500, SALT LAKE CITY, UT 84121 801.278.0700

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION

2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INTERPRETATIONS FOR ANY QUESTIONS REGARDING THESE DRAWINGS PRIOR TO COMMENCEMENT OF WORK OR ORDERING OF MATERIALS AND SHALL BEAR THE COST OF ALL

3. CONTRACTOR SHALL PROVIDE ENGINEER RECORD DRAWING INFORMATION FROM A REGISTERED LAND SURVEYOR UPON

4. CONTRACTOR SHALL OBTAIN A PERMIT FOR ANY EXCAVATION PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY 5. THE ENGINEER OF WORK SHALL NOT BE RESPONSIBLE FOR THE ENFORCEMENT OF SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY STANDARDS, LAWS AND

7. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE FIELD DATA AND THE INFORMATION SHOWN HEREON. ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY WORK DONE WITHOUT PROPER

8. THE ENGINEER PREPARING THESE PLANS SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE

9. PRIVATE WATER AND SANITARY SEWER SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH N.C.D.E.N.R. REGULATIONS

EXISTING PUBLIC UTILITY INFORMATION IS SHOWN FOR REFERENCE ONLY AND EXISTING SIZES, INVERTS AND

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES, WHETHER SHOWN HEREON OR NOT, AND PROTECT FROM DAMAGE DURING INSTALLATION. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID

12. A LICENSED UTILITY CONTRACTOR WILL INSTALL THE TAPS AND METERS. THE CONTRACTOR IS RESPONSIBLE FOR

13. SANITARY YARD HYDRANTS SHALL NOT BE 'STOP AND DRAIN', 'STOP AND WASTE', OR 'WEEP HOLE' TYPE

ELEVATIONS AND LAYOUT OF ALL PIPES, INCLUDING SIZE AND INVERTS OF EXISTING FACILITIES, PRIOR TO THE

15. IT SHALL BE THE RESPONSIBILITY OF THE INSTALLER TO ADJUST ALL PRECAST STRUCTURES TO FINISHED GRADE IN ACCORDANCE WITH AGENCY SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS. NO ADDITIONAL PAYMENT

18. FIRE SPRINKLER SIZING AND FDC CONNECTIONS TO BE SIZED AND LOCATED PER THE RECOMMENDATIONS OF THE FIRE SPRINKLER CONSULTANT. ALL REFERENCES SHOWN HEREON ARE FOR SCHEMATIC PURPOSES ONLY.

<u>SITE DATA</u>

TAX MAP NO: ZONING: REZONING PETITION NO: EXISTING SITE AREA: SITE AREA AFTER R/W DEDICATION: PROPOSED USE: PROPOSED UNITS: DENSITY:

PARKING REQUIRED: PARKING PROVIDED:

BICYCLE PARKING REQUIRED: LONG-TERM: SHORT-TERM: BICYCLE PARKING PROVIDED:

OPEN SPACE REQUIRED: OPEN SPACE PROVIDED:

IMPERVIOUS AREA:

TREE SAVE: SETBACK:

SIDE YARD: REAR YARD: BUILDING SEPARATION:

MAXIMUM BUILDING HEIGHT ALLOWED: BASE MAXIMUM AVERAGE: FROM LP TO HP: BUILDING HEIGHT PROPOSED:

TRASH PICK UP REQUIRED:

TRASH PICK UP PROVIDED: RECYCLE PICK UP REQUIRED:

ESTIMATED TIME OF COMPLETION: NOTE:

RECYCLE PICK UP PROVIDED:

PORTION OF 14324104 R - 17MF(CD)2015-069 185,544 SF (4.26 AC) ± 184,637 SF (4.24 AC) ± DWELLING UNITS FOR MULTI-FAMILY APARTMENTS 72 UNITS 17 DUA

1.5 SPACE PER DWELLING UNIT (108 SPACES TOTAL) 120 SPACES (1.7 SPACE/UNIT) TOTAL

94 REGULAR PARKING SPACES 4 ACCESSIBLE PARKING SPACES (3 VAN SPACES) 8 ON-STREET PARKING SPACES 13 REGULAR GARAGE PARKING SPACES

1 ACCESSIBLE GARAGE PARKING SPACES

2, OR 1 SPACE PER 20 UNITS (4 SPACES TOTAL) 4 SPACES [(2) 2 SPACES BIKE RACKS]

45% MIN. (1.9 AC) 45% (1.9 AC)

97.391 SF (2.24 ACRES) SEE SHEET C6.00 FOR ADDITIONAL INFORMATION

30' FROM RIGHT-OF-WAY (SHOPTON ROAD) 16' FROM BACK OF CURB (COURTNEY OAKS ROAD, REZONING PETITION 2015-069)

16' MIN. ON EVERY SIDE FROM ANY OTHER BUILDING

N/A 100' 3 STORY

(1) 8 CY. CONTAINER PER EACH 30 UNITS OR (1) 8 CY. COMPACTOR PER 90 UNITS (3) 8 CY. DUMPSTERS

144 SF 144 SF

SEPTEMBER, 2017 ALL UTILITIES WILL BE UNDERGROUND



ENGINEERING PCO / DETENTION / DRAINAGE PLAN

AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT http://development.charmeck.org

URBAN FORESTRY TRFF ORDINANCE

CDOT

PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.

CIVIL ENGINEER:

LANDSCAPE ARCH .:

CONSULTANTS:

DEVELOPER:

ARCHITECT:

SURVEYOR:

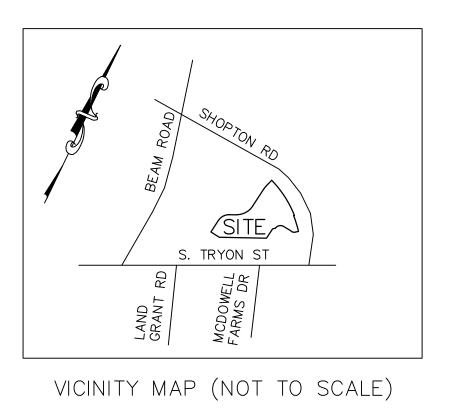
COTTONWOOD RESIDENTIAL 6430 SOUTH 3000 EAST SUITE 500 SALT LAKE CITY, UT 84121 801.278.0700

FORTUNE ARCHITECTS 8510 MCALPINE PARK DRIVE SUITE 204 CHARLOTTE, NC 28211 704.366.3639

DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608

DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608

R.B. PHARR & ASSOCIATES, P.A. 420 HAWTHORNE LANE CHARLOTTE, NC 28204 704.376.2186



SHEET SCHEDULE	
C0.00	COVER SHEET
RZ1.00	REZONING PLAN
RZ2.00	REZONING PLAN
RZ3.00	REZONING PLAN
C1.00	SURVEY
C1.01	DEMOLITION PLAN
C2.00	SITE PLAN
C2.01	ACCESSIBLE ROUTE AND OPEN SPACE PLAN
C2.02	TRUCK MANEUVERING PLAN
C3.00	EROSION CONTROL PHASE I
C3.01	EROSION CONTROL PHASE II
C3.02	EROSION CONTROL PHASE III
C4.00	OVERALL GRADING PLAN
C4.01	GRADING PLAN
C4.02	GRADING PLAN
C4.10	STORM DRAINAGE PLAN
C4.11	STORM DRAINAGE AREA PLAN
C4.12	SANDFILTER DETAILS
C4.14	STORMWATER MANAGEMENT PLAN
C5.00	UTILITY PLAN
C5.01	SANITARY SEWER PLAN AND PROFILE
C6.00	REQUIRED PLANTING PLAN
C7.00	COURTNEY OAKS RD INTERSECTION SIGHT DISTANCE
C7.01	EXISTING DRIVEWAY INTERSECTION SIGHT DISTANCE
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	SITE DETAILS
C9.00	CIVIL DETAILS
C9.01	CIVIL DETAILS
C9.02	CIVIL DETAILS
C9.03	CIVIL DETAILS
C9.04	CIVIL DETAILS
A2.0	BUILDING EXTERIOR ELEVATIONS



http://development.charmeck.org

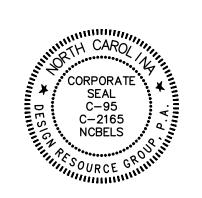


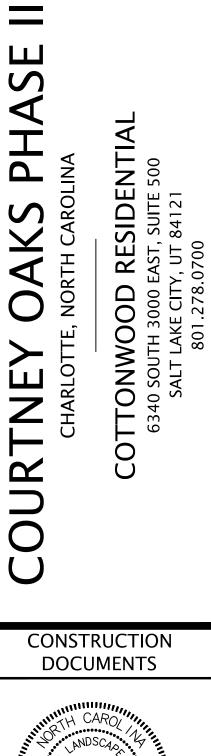


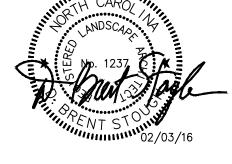
design resource group

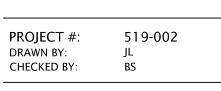
- Iandscape architecture
- civil engineering
- urban design
- Iand planning traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200 charlotte, nc 28208 p 704.343.0608 f 704.358.3093 www.drgrp.com





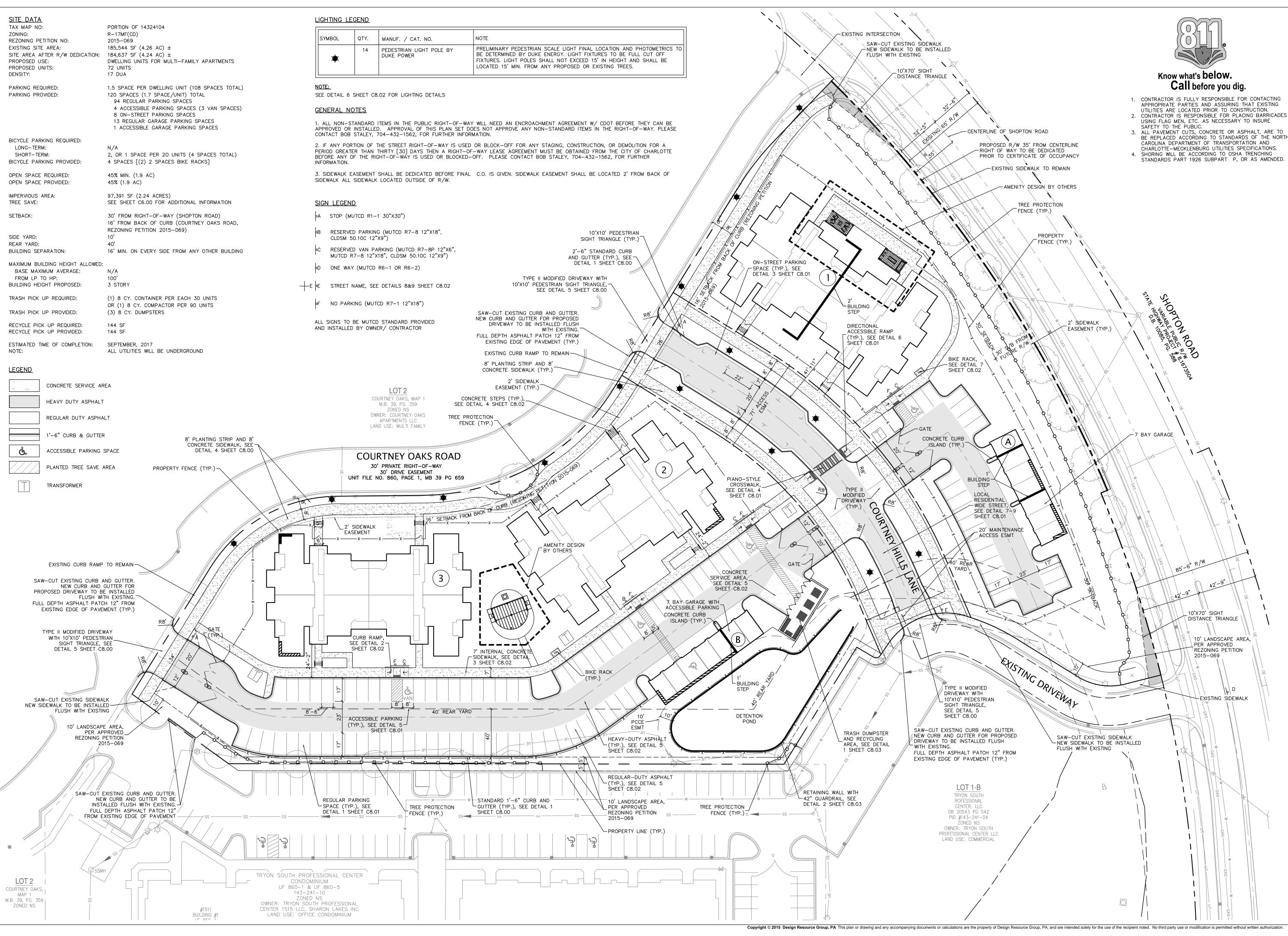




COVER SHEET

FEBRUARY 03, 2016

REVISIONS:





- APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- BE REPLACED ACCORDING TO STANDARDS OF THE NORTH
- CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.



- design resource group
 - landscape architecture
 - civil engineering
 - urban design
 - land planning
 - traffic engineering transportation planning

2459 wilkinson boulevard, suite 200 charlotte, nc 28208 p 704.343.0608 f 704.358.3093 www.drgrp.com





REVISIONS:

C2.00