



PCO / DETENTION / DRAINAGE PLAN

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM AT <http://development.charmeck.org>

TREE ORDINANCE

By Brendan Smith at 10:47 am, Jan 14, 2016

By qturner at 12:39 pm, Jan 14, 2016

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

BY: Joshua Weaver 1-19-2016

THE FOLLOWING IS A SUMMARY OF THE DOCUMENTS TO BE PREPARED BY THE SURVEYOR PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL INCLUDE IN THEIR BASE BID THE PREPARATION, DRAFTING AND SUBMITTAL OF THE FOLLOWING TO THE ENGINEER.

P.C.C.O

- RECORDED P.C.C.O. EASEMENT MAP GENERAL NOTE 30, SHEET C2.
- CITY & ENGINEERED APPROVED STORM WATER ASBULTS; SEE STORM WATER MANAGEMENT NOTES, ITEM 1, SHEET 10
- RECORDED OPERATIONS & MAINTENANCE AGREEMENT.

OWNER/DEVELOPER:
Myers park Properties, Inc
Contact: David DeSpain
131 Providence Rd
Charlotte, NC 28207
Phone: 843-240-6770 0
Email: ddespain@carolinaholdingsgroup.com

ARCHITECT

TOPOGRAPHIC SURVEY PROVIDED BY:
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Gary Brooks
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Charlotte, NC 28210
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ENGINEER:
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Carlton Burton; Glenn Morris
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SOILS ENGINEERS:
ECS CAROLINAS, LLP
1812-D Center Park Dr
Charlotte, NC 28217
Contact Erik Freeburg &
704-525-5152

BOUNDARY & UTILITY SURVEY PROVIDED BY:
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CITY OF CHARLOTTE ENGINEERING.

City of Charlotte
Land Development
600 East 4th Street, 1st Floor
Charlotte, NC 28202
Phone: (704)336-6692

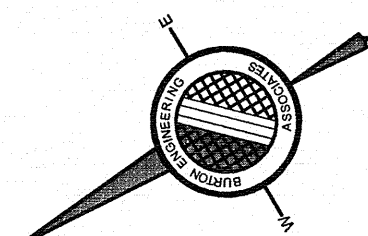
UTILITIES (WATER & SEWER):

CHARLOTTE WATER
5100 Brookshire Boulevard
Charlotte, NC 28216
Phone: (704)399-2551 • Fax: (704)393-2219

CITY OF CHARLOTTE ZONING:
City of Charlotte Building Standards
700 North Tryon Street
Charlotte, NC 28202
Phone: (704)336-5059

CDOT-Korry Hedrick
600 East 4th Street, 6th Floor
Charlotte, NC 28202
Phone: 704-432-6511 • E-Mail: khedrick@ci.charlotte.nc.us

SCALE: 1" = 60'

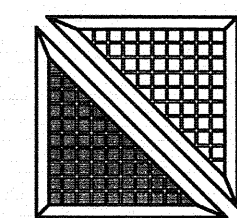


CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS
THIS IS A PARTIAL LIST PROVIDED AS A COURTESY.

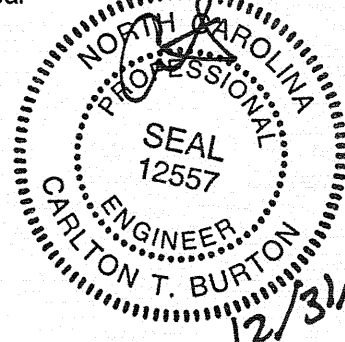
BACKFLOW		704-391-5188
URBAN FORESTRY & ZONING	GARY TURNER	704-517-5664
ENGINEERING	JOHN LAMARRE	704-517-5601
EROSION CONTROL	JEFF BOCK	704-560-9798
FIRE		704-336-2101

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al



MAISON SUBDIVISION
7026 OLDE PROVIDENCE RD
CITY OF CHARLOTTE, NORTH CAROLINA

CTB
Engineer
GDM
Drawn By
09/30/15
Date

Revisions

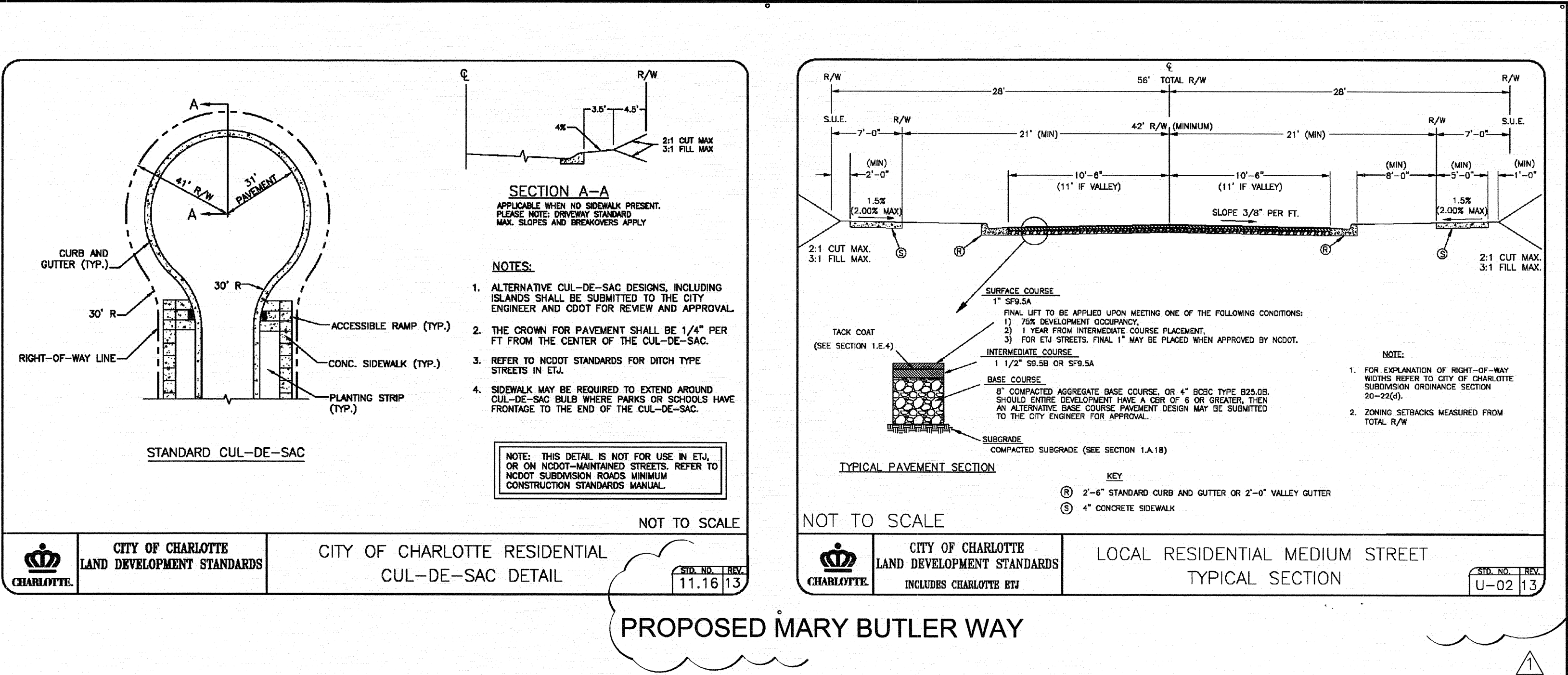
11/13/15 CITY COMMENTS
12/31/15 CITY COMMENTS

Project Number
589-001

SUB-1

Sheet 1 of 23

P: D:\MSW\586-001 MAISON SUB\12-09-15 CMD COMMENTS.DWG NOTES 12/31/2015 9:28:43 AM HP02.CTB G:\MORRIS



GENERAL NOTES

- ALL CONCRETE SIDEWALKS SHALL BE FULL 4" THICK 3,500 PSI CONCRETE W/1" DEEP GROOVE CONTROL JOINTS AT INTERVALS INDICATED ON SITE PLAN. PROVIDE EXPANSION JOINTS ADJACENT TO ALL RIGID STRUCTURES. EXPANSION JOINT SPACING SHALL NOT EXCEED 30'.
- DRIVEWAYS SHALL BE CONSTRUCTED TO STATE & LOCAL CODES.
- ALL EXISTING IMPROVEMENTS DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER.
- TREE SAVE NOTES:**
 - TEMPORARY TREE SAVE FENCING INSTALLED UNDER THE ROUGH GRADING CONTRACT SHALL BE MAINTAINED UNTIL THE CITY ALLOWS ITS REMOVAL. REMOVAL OF THIS FENCING SHALL BE INCLUDED HEREIN.
 - THE SITE WORK CONTRACTOR(S) SHALL BE FAMILIAR WITH & OBSERVE THE APPLICABLE REQUIREMENTS. ANY QUESTIONS SHOULD BE DIRECTED TO THE PROJECT CIVIL ENGINEERING REPRESENTATIVE.
- LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ON ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, WRITTEN PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S).
- THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES & OTHER ABOVE & BELOW-GRADE IMPROVEMENTS ARE APPROXIMATELY AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE & INVERT ELEVATIONS OF SUCH PRIOR TO START OF CONSTRUCTION.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION INSPECTOR.
- ALL ROAD IMPROVEMENTS AT OLDE PROVIDENCE RD & PROVIDENCE LN, WEST TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- CURB AND GUTTER SHOWN ON PLANS ALONG OLDE PROVIDENCE RD & PROVIDENCE LANE WEST MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- THE DEVELOPER'S CONTRACTOR SHALL PROVIDE STREET SIGNS PER CLDS # 50.05 (9" SIGNS ONLY).
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE R/W REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT 704-336-3888.
- ALL CONSTRUCTION SHALL MEET CITY OF CHARLOTTE, STATE OF NORTH CAROLINA & ALL OTHER APPLICABLE STANDARD.
- BEFORE YOU DIG, **STOP**. CALL THE NC ONE-CALL CENTER AT 811. **IT'S THE LAW**.
- PER SECTION 18-175(E) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION 704-336-4025 OR VISIT [HTTP://www.charmeck.org/Departments/Transportation/Street+Maintenance/home.htm](http://www.charmeck.org/Departments/Transportation/Street+Maintenance/home.htm)
- THE PURPOSE OF THE STORM DRAIN EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDED STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- THE PURPOSE OF THE POST-CONSTRUCTION CONTROLS EASEMENT (PCCE) IS TO PROVIDE STORM WATER CONVEYANCE AND CONTROL AND TREATMENT OF STORM WATER RUNOFF. BUILDINGS OR ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW, SYSTEM PERFORMANCE, OR SYSTEM MAINTENANCE ARE PROHIBITED. THIS EASEMENT ALSO PROVIDES FOR UNRESTRICTED ACCESS FOR INSPECTION AND MAINTENANCE PURPOSES TO BE PERFORMED ON THE BMP AS REQUIRED BY THE CITY OF CHARLOTTE POST-CONSTRUCTION STORMWATER ORDINANCE.
- PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
- 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.
- DIRECT VEHICULAR ACCESS TO OLD PROVIDENCE ROAD FROM LOTS 1 & 18 IS PROHIBITED.
- 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.
- 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.
- 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.
- ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER 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/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- 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. 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. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562.
- 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.

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12/31/15

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MAISON SUBDIVISION
7026 OLDE PROVIDENCE RD
CITY OF CHARLOTTE, NORTH CAROLINA

Project

Sheet Title

CTB
Engineer
GDM
Drawn By
09/30/15
Date

Revisions

1.	11/13/15	CITY COMMENTS
2.	12/31/15	CITY COMMENTS

Project Number
589-001

SUB-2
Sheet 2 of 23

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DEVELOPEMENT NOTES:

- ALL EXISTING BUILDINGS & SHEDS WILL BE DEMOLISHED & REMOVED PRIOR TO FINAL PLAT APPROVAL.
- THE COMMON OPEN SPACE WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.
- ALL TREE SAVE & NATURAL AREAS IS COMMON OPEN SPACE SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ANY ONSITE BURIAL PITS OR DEMOLITION LANDFILLS WILL REQUIRE A PERMIT FROM THE ZONING ADMINISTRATOR.
- ESTIMATED PROJECT COMPLETION TIME IS 24 MONTHS

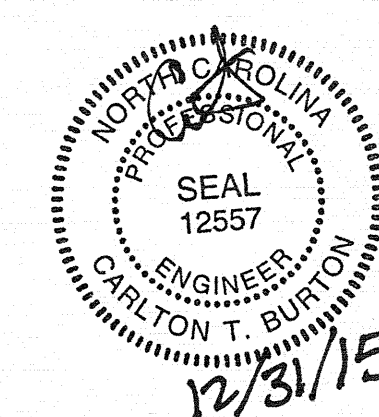
MAX. BUILT-UPON AREA PER LOT (PCCO BMP)
2,876 SF TYPICAL FOR EACH LOT (EXCLUDES STREET SIDEWALK)

LOT #	LOT SIZE (SF)	MAX (%)	MAX BLDG. COVERAGE (SF)
1	6,345	45	2,855
2	6,000	45	2,700
3	6,028	45	2,712
4	6,014	45	2,706
5	6,020	45	2,709
6	6,027	45	2,712
7	6,268	45	2,820
8	6,128	45	2,757
9	7,079	40	2,831
10	8,930	35	3,125
11	6,550	40	2,620
12	7,813	40	3,125
13	6,051	45	2,723
14	6,047	45	2,721
15	6,042	45	2,718
16	6,037	45	2,716
17	6,030	45	2,713
18	6,454	45	2,904

SITE TABULATION

TOTAL ACREAGE	5.127 AC.
TAX PARCEL #	211-032-33, 211-032-32 & 211-022-05 (P/O) 211-032-32
TREE SAVE AREA REQ'D	5.127 AC x 25% = 1.282 AC
TREE SAVE AREA PROV'D IN C.O.S.	0.676 AC + 0.577 + 0.030 AC = 1.283 AC
ZONING	R3
PROPOSED USE	18 SINGLE FAMILY DWELLINGS
DENSITY CALCS	5.127 AC x 3 LOTS/AC = 15.381 LOTS TREE SAVE IN C.O.S. = 1.282 AC (25.0%) 5.127 AC + 1.291 AC x 3 LOTS/AC = 19.3 LOTS
TOTAL C.O.S. PROVIDED	2.468 AC
MIN. 25% OF SITE TO BE TREE SAVE AREA WITHIN COMMON OPEN SPACE	
R4 CLUSTER LOT WIDTHS & SETBACKS	
USING TREE ORDINANCE INCENTIVES	
MIN. LOT AREA	6,000 SF.
MIN. LOT WIDTH	50'
MIN. SETBACK YARD	30' OLDE PROVIDENCE RD. 22' INTERNAL FROM R/W (15' + 7' S.U.E) 20' (FROM BACK OF SIDEWALK) GARAGE SETBACK 30' INTERNAL/45' EXTERNAL
MIN. REAR YARD	
MIN. SIDE YARD	5' INTERNAL/6' EXTERNAL

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MAISON SUBDIVISION
7026 OLDE PROVIDENCE RD
CITY OF CHARLOTTE, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN

Project: CTB
Engineer: GDM
Drawn By: 09/30/15
Date: 09/30/15

Revisions:
1. 11/13/15 CITY COMMENTS
2. 12/31/15 CITY COMMENTS

Project Number: 589-001
Sheet: SUB-3
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