

Civil Construction Documents
City of Charlotte, North Carolina

Engineer
Scott C. Doerr, PE
Merrick & Company
1001 Morehead Square Drive
Charlotte, NC 28203
(704) 529-6500 /office
scott.doerr@merrick.com

Know what's **below**.
Call before you dig.



MERRICK
& COMPANY

1001 MOREHEAD SQUARE DRIVE, SUITE 530
CHARLOTTE, NC 28203

PHONE: 704.528.6500

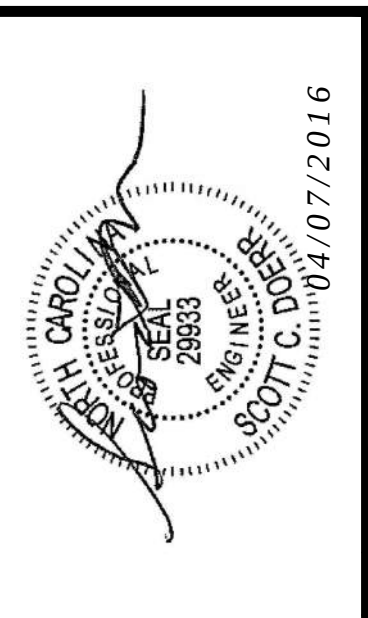
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DESIGN BY:	CLP/JAM	DATE:	12/23/15
DRAWN BY:	CLP/JAM		12/23/15
CHECKED BY:	SCD		12/23/15
APPROVED BY:	SCD		12/23/15

Moores Chapel Village Residential
Charlotte, North Carolina

Cover Sheet



JOB NO: 65119051-00
DATE: 12/23/2015
SHEET C100



Summary of Land

Total Site Area:	48.70ac
Future Development Parcel	10.78ac
Portion of Parcel #05519101	30.05ac
Parcel #05512112	7.86ac
Moores Chapel Developed Site Area:	37.90ac
Total Number of Lots:	129
Proposed Density:	3.40 d.u./ac (129/37.9)

Site Notes

<u>1. Parcel #05519101:</u>	
Current Zoning:	MX-2 LLWPA (2005-121)
Lot Requirements to Meet R-6:	
Minimum Lot Area:	4,500 sq.ft.
Minimum Lot Width:	40 ft
Maximum Height:	40 ft
Maximum Density:	6.0 DU/ac
Minimum Open Space:	10%
Maximum Impervious Area:	70% (High Density)
 <u>2. Parcel #05512112:</u>	
Current Zoning:	R-4 LLWPA (Developed with Cluster provisions)
Minimum Lot Area:	6,000 sq.ft.
Minimum Lot Width:	50 ft
Maximum Height:	40 ft
Maximum Density:	4.0 DU/ac
Minimum Open Space:	10%
Maximum Building Coverage:	45%
Maximum Impervious Area:	70% (High Density)

3. Proposed Setbacks:

Front Yard:	23 ft (<i>from R/W</i>)
Side Yard:	5 ft
Side Yard (Corner):	13 ft (<i>from R/W</i>)
Rear Yard:	30 ft

4. Tree Save Calculations:

Gross Total Site Area:	37.90 ac
Existing Stormwater Pond:	1.04 ac
Net Total Site Area:	36.86 ac
Tree Save Area Required:	3.69 ac (10%)
Tree Save Area Proposed:	4.61 ac (12.2%)

5. Natural Area Calculations:	
Developed Site Area:	37.90 ac
Total Impervious Area:	12.01 ac
BUA:	0.32
Planting Strip Area:	1.73 ac
Planting Strip Natural Credit:	1.30 ac
Designated Natural Area:	0.79 ac
Tree Save Area:	4.61 ac
Natural Area Required:	6.63 ac (17.5%)
Natural Area Provided:	6.70 ac (17.7%)

6. Open Space Calculations:

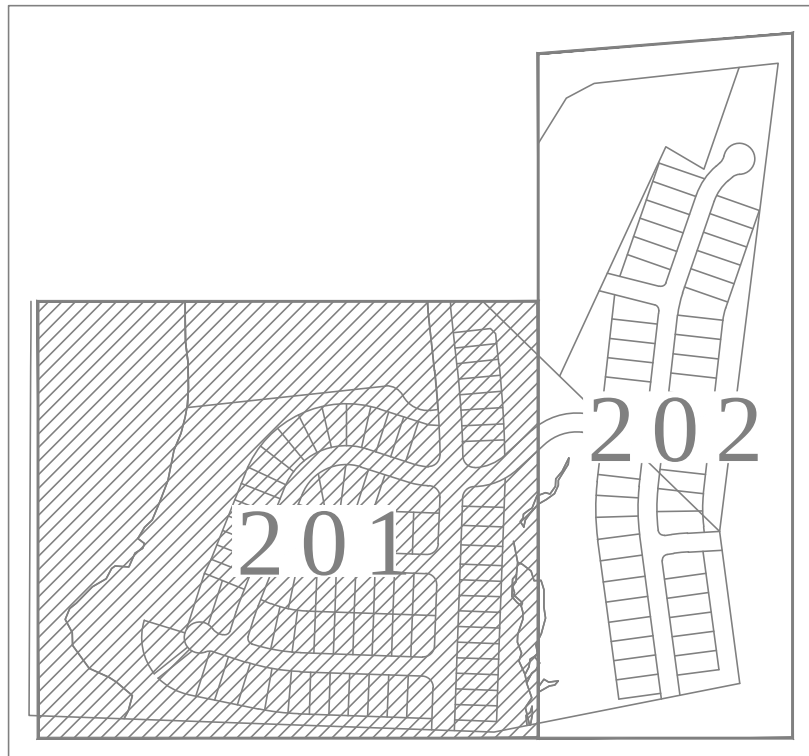
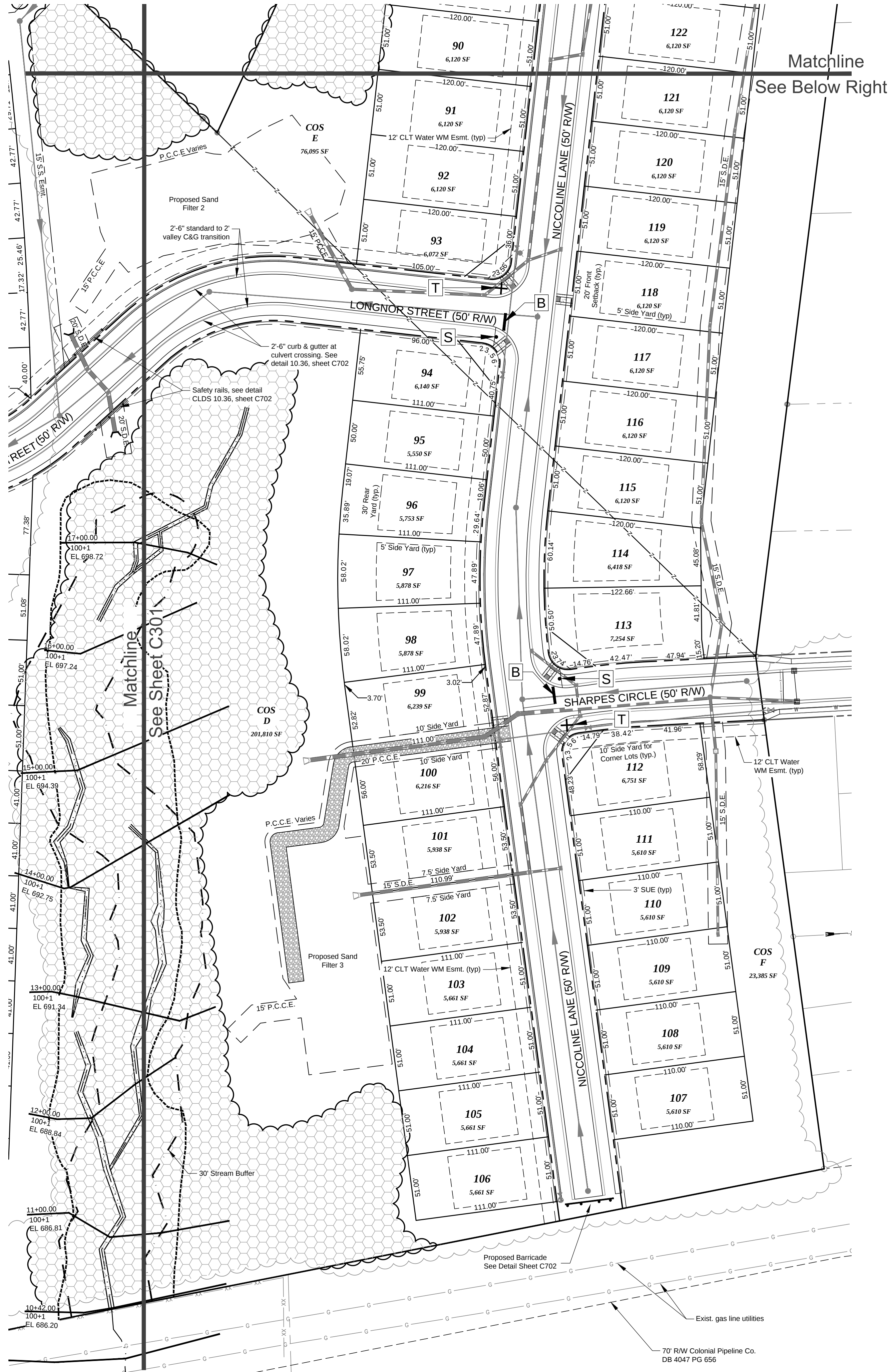
Total Site Area:	37.90 ac
Open Space Required:	3.79 ac (10.0%)
Open Space Provided:	14.46 ac (38.2%)

<u>7. Watershed Calculations:</u>	
Watershed:	LLWPA
Development Option:	High-Density
Site Impervious Area:	12.01 ac
Projected Impervious Buildout:	32.0%
Maximum Impervious (50' Lot):	2,728 SF
Maximum Impervious (40' Lot):	2,128 SF

Legenc

	Proposed R/W
	Property Line
	Proposed Lot Lines
	Proposed Edge of Pavement
	Proposed Sidewalk & Utility Easement
	Zoning Line
	Existing Tree Line
	Proposed Tree Save Line
	Proposed Natural Area
	Proposed Treesave/ Natural Area
	Storm Drainage Easement
	Post Construction Control & Maintenance Easement
	Proposed Gravel Vehicular Access
	100+1 Stormwater Elevation Line

[illegible]



Key Map

Notes

The street sections for the proposed roads are as follows:

1. Residential Collector Street (see Detail Sheet C700)
 - Kendall Drive (60' R/W)
2. Local Residential Medium Street (see Detail Sheet C700)
 - Cattene Court (50' R/W)
 - Niccoline Lane (50' R/W)
 - Palatine Lane (50' R/W)
 - Longnor Street (50' R/W)
 - Sharpes Circle (50' R/W)
 - Thorncrown Street (50' R/W)

Legend

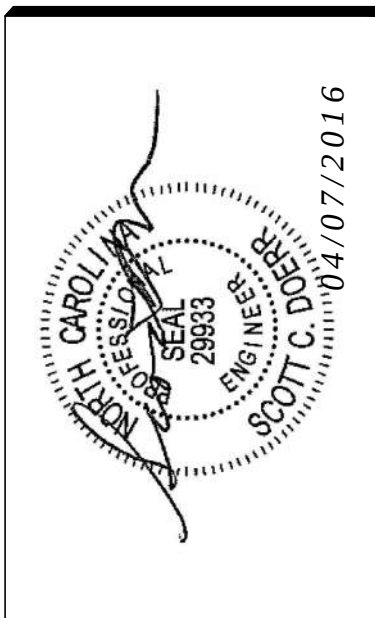
- Proposed R/W
- Property Line
- Proposed Lot Lines
- Proposed Edge of Pavement
- Proposed Sidewalk & Utility Easement
- Zoning Line
- Existing Tree Line
- Proposed Tree Save Line
- Proposed Natural Area
- Proposed Road Name Signage Per NCDOT Standards
- Proposed Stop Sign Per NCDOT Standards
- Proposed 24" Stop Bar Per NCDOT Standards
- Proposed Treesave/ Natural Area
- 15' S.D.E. Storm Drainage Easement
- 15' P.C.C.E. Post Construction Control & Maintenance Easement
- Proposed Gravel Vehicular Access
- 100+1 Stormwater Elevation Line

REVISIONS:		DATE:	BY:	CHKD:	APP'D:
1	Addressed Charlotte review comments	4/7/16	JAM	SCD	SCD
2	Addressed Charlotte review comments	4/7/16	JAM	SCD	SCD

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Site Plan



JOB NO: 65119051-00
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SHEET
C202

MERRICK & COMPANY
1001 MOREHEAD SQUARE DRIVE, SUITE 530
CHARLOTTE, NC 28203
PHONE: 704.520.6500
FAX: 704.520.6501
WWW.MERRICK-NC.COM
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America's Builder
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8001 Arrowridge Boulevard
Charlotte, NC 28273