

SHEET INDEX

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ENGINEERING
PCO / DETENTION / DRAINAGE PLANEROSION 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

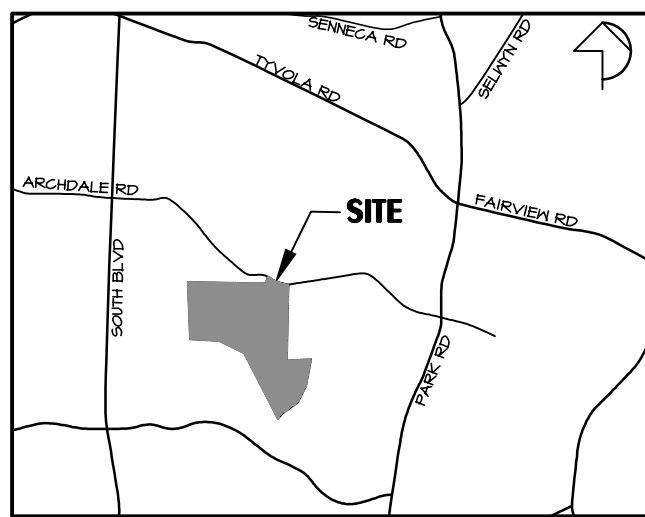
CDOT

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.

TREE SAVE INDEX

TREESAVE A	0.08 AC
TREESAVE B	0.12 AC
TREESAVE C	0.27 AC
TREESAVE D	0.43 AC
TREESAVE E	0.12 AC
TREESAVE F	0.88 AC
TREESAVE G	0.33 AC
TREESAVE H	0.27 AC
TREESAVE I	1.08 AC
TREESAVE J	0.07 AC
TREESAVE K	0.03 AC
TREESAVE L	0.04 AC
TREESAVE M	0.30 AC
TREESAVE N	0.13 AC
TREESAVE O	0.35 AC
TREESAVE P	0.10 AC
TREESAVE Q	0.07 AC
TREESAVE R	0.07 AC
TOTAL	20.48 AC

* SEE INDIVIDUAL SITE PLAN SHEETS FOR EXACT AREA AND LOCATIONS OF THE TREESAVE TRACTS



VICINITY MAP

Park South Station

City of Charlotte, North Carolina

APPROVED

APPROVED

APPROVED

By Kelly Robertson at 11:06 am, Jun 29, 2016

APPROVED

APPROVED FOR
CONSTRUCTIONCHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
BY: Joshua Weaver 7-8-2016

DEVELOPMENT DATA

TAX PARCEL NO.: 173-061-01, 173-221-11, 173-222-14
ZONING CLASSIFICATION: MK-2 (2004-12) (2011-032) (2012-064)
SITE AREA: 120.41 AC
NO. OF UNITS ALLOWED BY REZONING/PROPOSED: 853/1714
MAX. DENSITY ALLOWED: 7.10 UNITS/AC
MULTI-FAMILY RESIDENTIAL (646 TOWNHOMES FOR SALE & 32 CONDOS FOR SALE)
TREE SAVE REQUIRED: 20.5 AC (PER REZONING)
ADDITIONAL PLANTING AREAS: 3 AC
COMMON OPEN SPACE REQUIRED: 30.6 AC
COMMON OPEN SPACE PROVIDED: 42.1 AC
GREENWAY DEDICATION PROVIDED: 8.50 AC
AREA BETWEEN 100' SWIM BUFFER & FEMA FRINGE: 4.91 AC
ADDITIONAL AREA ADDED TO SWIM BUFFER: 2.50 AC
EACH TOWNHOME UNIT TO HAVE A MIN. SUBLOT OF 400 SF FOR PRIVATE OPEN SPACE (SEE DETAIL SHEET 3)
MIN. OPEN SPACE: 408'
REAR YARD: 40'
MAX. HEIGHT: 40' MAX (SEE REZONING NOTES 6, 5HT 30)
MIN. BUILDING SEPARATION: 16'

GENERAL NOTES

- THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED, AND SHALL BE CONSTRUCTED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE, ZONING AND SUBDIVISION ORDINANCES, AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY R. B. PHARR AND ASSOC.
- TOPOGRAPHIC INFORMATION TAKEN FROM MAPPINGS BY CITY OF CHARLOTTE.
- CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL STORM DRAINAGE PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED. PIPE LENGTHS INDICATED ON THE PLANS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DETERMINED BY THE INSPECTOR.
- REFERENCE SHEETS 11-18 FOR EROSION CONTROL PLAN AND NOTES. REFERENCE SHEET 28 FOR EROSION CONTROL DETAILS.
- CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 28 FOR EROSION CONTROL DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:

ITEM	CHMD STD. NO.
CURB AND GUTTER	10.17
CURB TRANSITION	10.18
CATCH BASIN LOCATION	10.24 & 10.30
STREET NAME SIGN	50.05
CONCRETE MONUMENT	50.09
SIDEWALK	10.22
- APPROXIMATE COMPLETION TIME IS FALL 2015.
- HATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.
- SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAILS PRIOR TO PLACEMENT OF ANY HIC RAMPS AND/OR SIDEWALK.
- DURING CONSTRUCTION OF THE IMPROVEMENTS SPECIFIED BY THESE PLANS, THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF ALL STREAMS, CREEKS, AND CHANNELS IN AN UNDISTURBED STATE AND SHALL REMOVE FROM THE CHANNEL AND/OR ITS BANKS, DEBRIS, LOGS OR OTHER ACCUMULATIONS AS REQUIRED TO FACILITATE PROPER DRAINAGE.
- DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- THE DEVELOPER SHALL PROVIDE STREET SIGNS (1" SIGNS ONLY) PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARD NO. 50.05.
- COORDINATE ALL CURB AND STREET GRADES IN INT. WITH THE CITY INSPECTOR.
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A RIGHT OF WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLING.
- AS-BUILT DRAWINGS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION, TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
- TO INSURE PROPER DRAINAGE, MINIMUM CURB AND GUTTER GRADE SHALL BE 0.50%.
- IN ROLLING AND HILLY TERRAINS, SHEEPING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS, AS REQUIRED BY THE INSPECTOR.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE ADJACENT PROPERTY OWNER.
- SITE BENCHMARK FOR PROJECT IS THE TOP OF CONC MON AT ARCHDALE RD ELEV. = 643.18 (NAVD 88)
- CURB AND GUTTER SHOWN ON THE PLANS ALONG ARCHDALE ROAD MAY BE ADJUSTED BASED ON FIELD STAKING BY CITY OF CHARLOTTE.
- COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 4.205
- ALL IMPROVEMENTS TO ARCHDALE ROAD TO BE COORDINATED WITH CHARLOTTE ENGINEERING DEPT. PRIOR TO CONSTRUCTION.
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORD. GUIDELINES STD.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
- NO SOIL DISTURBANCE OR COMPACTION CONSTRUCT. MATS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREA.
- VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
- NO DEMOLITION LANDFILLS SHALL BE LOCATED ON THIS SITE.
- 35' FROM THE CENTERLINE OF ARCHDALE ROAD TO BE DEDICATED TO THE CITY OF CHARLOTTE.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 336-1086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED COSTS AND/OR ANY REPAIR COSTS CAUSED BY THE CONTRACTOR/DEVELOPER.
- COMMON OPEN SPACE/ TREESAVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEARED OF TRASH AND DEBRIS.
- THE PURPOSE OF THE STORM DRAINAGE ESMT IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OTHER OBSTRUCTIONS TO STORM WATER FLOW IS PROHIBITED.
- RE SEALED SHOT DRAINING FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- SIGHT TRIANGLES SHOWN ARE MINIMUM.
- DIRECT VEHICULAR ACCESS TO ARCHDALE ROAD FROM ANY UNIT IS PROHIBITED.
- 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 A BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL IN THE PUBLIC STREET R/W.
- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (C1) FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- ANY BUILDING ELEVATION LINE (FUEL) IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORD. SECT. 12.00.8.
- ALL OPENINGS (E.G. DOORS, WINDOWS, VENTS) IN BUILDINGS NUMBERS 18, 19, 24-31, 34, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, AND 50.
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- DIRECT VEHICULAR ACCESS TO ARCHDALE ROAD FROM ANY UNIT IS PROHIBITED.
- 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 A BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL IN THE PUBLIC STREET R/W.
- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (C1) FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- ANY BUILDING ELEVATION LINE (FUEL) IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORD. SECT. 12.00.8.
- ALL OPENINGS (E.G. DOORS, WINDOWS, VENTS) IN BUILDINGS NUMBERS 18, 19, 24-31, 34, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, AND 50.
- NO DEMOLITION LANDFILLS SHALL BE LOCATED ON THIS SITE.
- 35' FROM THE CENTERLINE OF ARCHDALE ROAD TO BE DEDICATED TO THE CITY OF CHARLOTTE.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 336-1086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED COSTS AND/OR ANY REPAIR COSTS CAUSED BY THE CONTRACTOR/DEVELOPER.
- COMMON OPEN SPACE/ TREESAVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEARED OF TRASH AND DEBRIS.
- THE PURPOSE OF THE STORM DRAINAGE ESMT IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OTHER OBSTRUCTIONS TO STORM WATER FLOW IS PROHIBITED.
- RE SEALED SHOT DRAINING FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- SIGHT TRIANGLES SHOWN ARE MINIMUM.
- DIRECT VEHICULAR ACCESS TO ARCHDALE ROAD FROM ANY UNIT IS PROHIBITED.
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- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (C1) FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
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- NO DEMOLITION LANDFILLS SHALL BE LOCATED ON THIS SITE.
- 35'