



FINAL
APPROVAL

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY

TREE ORDINANCE

CDOT

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

APPROVED

By Brendan Smith at 12:54 pm, Jul 26, 2016

APPROVED

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*Revision

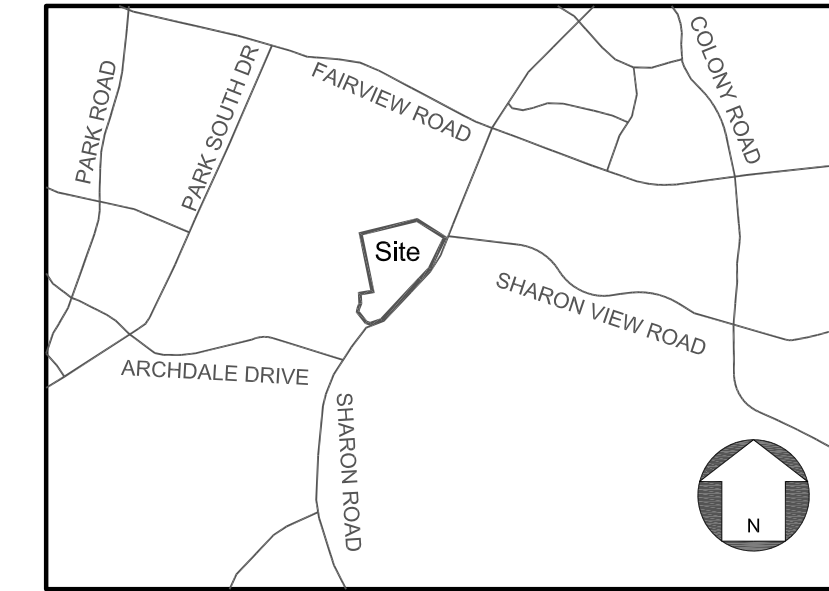
PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

By Brent Wilkinson 7/27/16

*Revision to approved plans to accommodate building
change due to fire code requirements (additional clearance
from adjacent parcel, plus addition of a no-build easement to
further satisfy building standards).

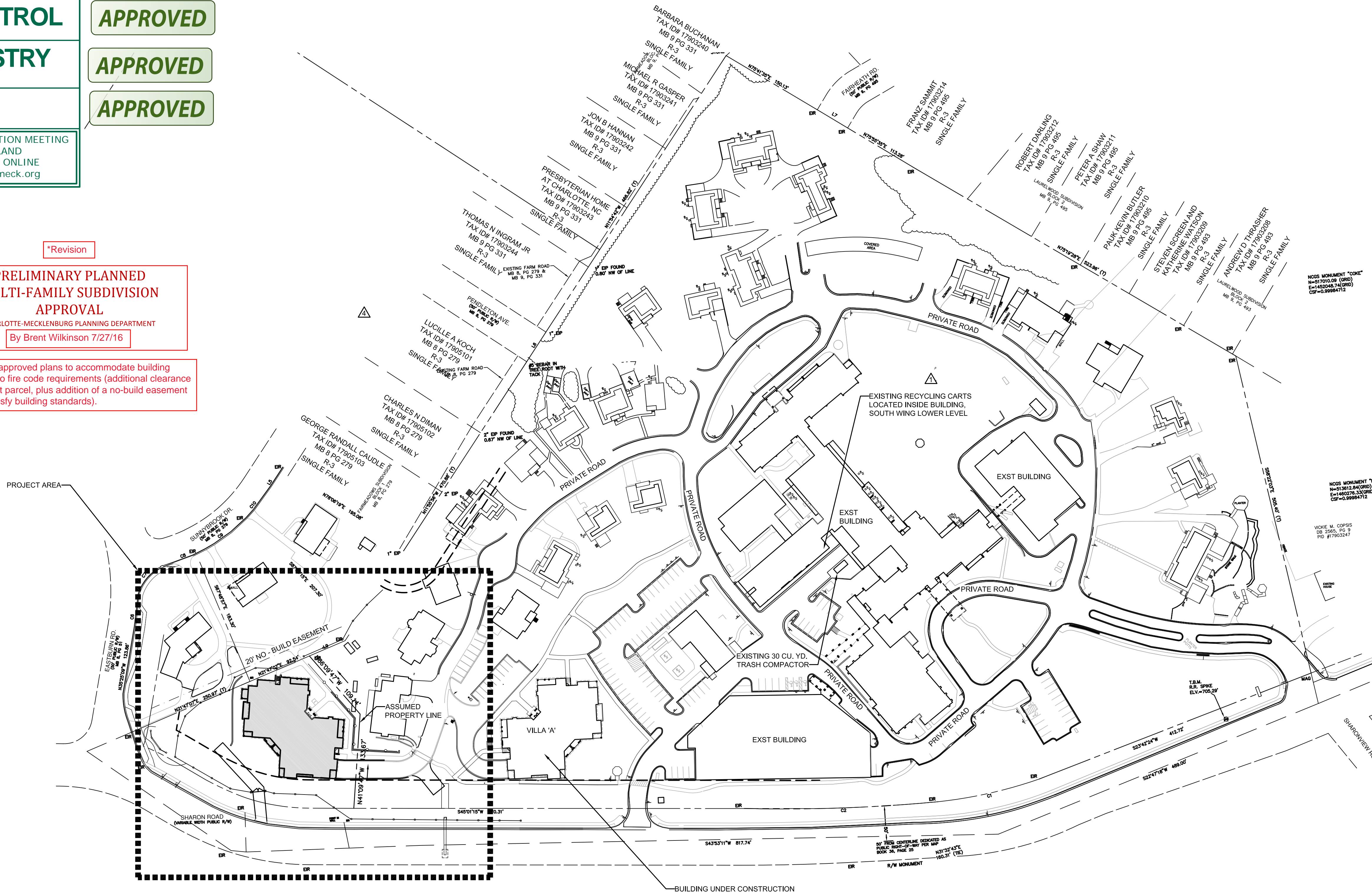
SHARON TOWERS VILLA APARTMENTS PHASE 2 - VILLA 'B' CHARLOTTE, NC



Vicinity Map
n.t.s.

DRAWING INDEX

L-COV	COVER SHEET AND CAMPUS MAP
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RZ201	BACK ELEVATION PROPOSED INDEPENDENT LIVING BUILDING
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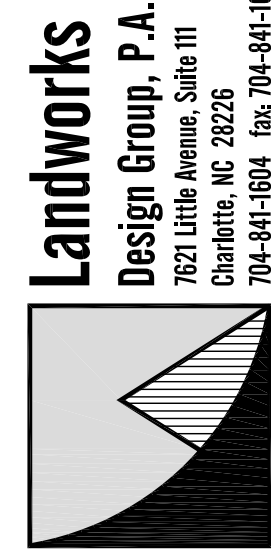
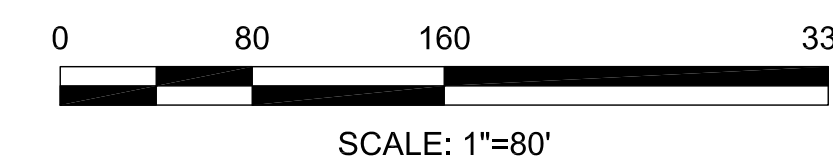
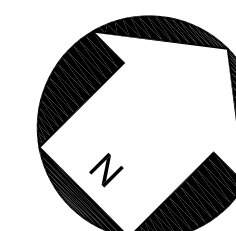
NOTE:

THE SITE PLAN SHOWN ON THE COVER IS FOR
GENERAL REFERENCE. SEE SHEET L-102 FOR
ADDITIONAL SITE DATA AND PLAN INFORMATION.

REVISION #1 (1-22-16) INCLUDES REVISIONS
BASED ON FIRST REVIEW COMMENTS, AS WELL
AS CHANGES ASSOCIATED WITH RAISING THE
FFE OF VILLA B, INCLUDING (BUT NOT LIMITED
TO) MODIFICATIONS TO THE GRADING, STORM
DRAINAGE SYSTEM, RETAINING WALL
LOCATIONS AND HEIGHTS.

REVISIONS:

No.	Date	By	Description
1	1/8/16	PGJ	Per Review Comments
2	1/22/16	PGJ	Per Bldg. Review Comments
3	2/5/16	PGJ	Added Egress Steps
4	3/10/16	PGJ	Per Planning Review Comments
5	4/20/16	PGJ	Rev. for No-build Easement



SHARON TOWERS
VILLA APARTMENTS PHASE 2
VILLA 'B'
5100 SHARON ROAD
CHARLOTTE, NC 28210

COVER



CORPORATE CERTIFICATIONS
NC PE: C-2530 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: AHM

Checked By: PGJ

Date: 10/2/15

Project Number: 15026

Sheet Number:

L-COV

SHEET # 1 OF 20

P:\2015 Jobs\15026 - Sharon Towers Villa 2\CAD\Drawings\15026 L-101 SITE PLAN.dwg

PCCO SUMMARY			
Original Parcel ID Number(s):	17903245, 17905109, 17905107, 17905106, 17905105, 17905104		
Development Type:	Multi-Family		
Subject to PCCO? Y/N	Y		
If NO, why?	-- Click for Dropdown --		
Watershed:	Central Catawba		
Disturbed Area (ac):	1.2		
Site Area (ac):	24.8		
Total on-site Drainage Area (ac):	24.8		
Existing Built-upon-area (SF):	435,810		
Existing BUA to be removed (SF):	11,275		4045 (Villa A) + 7230 (Villa B)
Existing BUA to remain (SF):	424,535		
Proposed New BUA (SF):	49,291		27988 (Villa A) + 21303 (Villa B)
Proposed % BUA:	11.80%		
Density (High / Low)	LOW		
Total Post-Project BUA for site:	473,826 sf = 10.88 Ac		
Development or Redevelopment?	Development		
Natural Area Required (ac):	2.48 ac (10% of Site)		
Natural Area provided, total (ac):	3.92		
Undisturbed Treed Natural Area Preserved (ac):	3.92		
Total stream buffer protected on-site (ac):	0		
Transit Station Area? Y/N	N		
Distressed Business District? Y/N	N		
Mitigation Type (if applicable)	N/A		
Natural Area mitigation? Y/N	N		
Buffer Mitigation? Y/N	N		
Total Phosphorous Mitigation? Y/N	N		

SITE DATA

TAX PARCEL: 17903245, 17905104-07, 17905109
TOTAL SITE AREA: 24.8 AC
JURISDICTION: CITY OF CHARLOTTE
ZONING: INST (C2)
REZONING CASE: 2013-071
PROPOSED USE: INDEPENDENT LIVING FACILITY (FOR RENT)

SETBACK: 40'
SIDE YARD: 60'
REAR YARD: 60'
BUILDING SEPARATION: 16'

BUILDING HEIGHT ALLOWED: 3 STORIES, MAIN ENTRY ELEV. SHALL NOT EXCEED 706.8
BUILDING HEIGHT PROPOSED: 3 STORIES, 44'-1" (SEE ARCHITECTURAL PLANS/ELEVATIONS)

FLOOR AREA RATIO ALLOWED: .50
FLOOR AREA RATIO PROPOSED: .43 THRU PHASE 2A
(SEE F.A.R. CALCULATIONS ATTACHED WITH THIS SUBMITTAL)

UNITS:
NUMBER OF EXISTING DEPENDENT BEDS: 136 (PER REZONING)
NUMBER OF INDEPENDENT LIVING UNITS ALLOWED: 336 (PER REZONING)
NUMBER OF PROPOSED INDEPENDENT LIVING UNITS PH2: 18
NUMBER OF EXISTING INDEPENDENT LIVING UNITS: 227
TOTAL NUMBER OF INDEPENDENT LIVING UNITS: 245

PARKING DATA:
REQUIRED PARKING: INDEPENDENT LIVING: 1.5 SPACES PER UNIT
DEPENDENT LIVING: 1 SPACE/3 BEDS

TOTAL I.L. UNITS: 245 x 1.5 = 368
TOTAL DEPENDENT LIVING BEDS: 136 / 3 = 45
413 SPACES REQUIRED
PROVIDED ON-SITE: 478 SPACES (SEE L-COV FOR ENTIRE SITE)
HANDICAP REQUIRED: 9 SPACES VAN ACCESSIBLE SPACES: 2 SPACES
HANDICAP PROVIDED: 14 SPACES VAN ACCESSIBLE SPACES: 2 SPACES

REQUIRED SHORT-TERM BICYCLE PARKING: 5% OF PARKING 1.35 REQUIRED
REQUIRED SHORT-TERM BICYCLE PARKING: 2 SPACES
REQUIRED LONG-TERM BICYCLE PARKING: 2 OR 1 PER 20 EMPLOYEES
PROPOSED LONG-TERM BICYCLE PARKING: 2 SPACES - WAVE BACK LOCATED IN BLDG B

GARBAGE COLLECTION:
SOLID WASTE REQUIREMENT: (1) 8 CU. YD. COMPACTOR PER 90 UNITS = 21.8 CU. YD.
PROVIDED: (1) 30 CU. YD. COMPACTOR (SEE SHEET L-COV FOR LOCATION)
RECYCLING REQUIREMENTS: (5) 96-GALLON CARTS PER 90 UNITS = 15.3 CARTS
245 UNITS = 576 SQ. FT. REQUIRED
PROVIDED: (20) 96-GALLON CARTS (LOCATED INSIDE EXISTING BUILDING SOUTH WING LOWER LEVEL), 576 SQ. FT. MIN. PROVIDED. (SEE L-COV FOR LOCATION).

FOUR ROLL-OUT CONTAINERS PER FLOOR, CONTAINERS WILL BE COLLECTED ONCE A WEEK BY SHARON TOWERS' STAFF AND TAKEN TO A CENTRAL COLLECTION AREA FOR DISPOSAL.

OPEN SPACE REQUIREMENTS: SEE SHEET L-103 FOR TREE SAVE/ OPEN SPACE

PROJECT SCHEDULE:
BEGIN CONSTRUCTION: JANUARY 2016
COMPLETE CONSTRUCTION: MARCH 2017

SEE PLANS BY STEWART
APPROVED 4/22/15 (PERMIT
NUMBER SDRMF-2014-00032) FOR
R/W DEDICATION, IMPROVEMENTS,
MONUMENT SIGN, ETC.

SHARON ROAD (VARIABLE WIDTH PUBLIC R/W)

GENERAL NOTES:

- BOUNDARY, EXISTING UTILITIES, AND OTHER EXISTING FEATURES TAKEN FROM BOUNDARY AND TOPO SURVEY BY STEWART 5-3-15.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM # 50.05 (0" SIGNS ONLY).
- SIGHT TRIANGLES SHOW ARE THE MINIMUM REQUIRED.
- 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.
- 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.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- 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.
- 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 RIGHT OF WAY.
- 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' BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 16.8.
- 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.
- 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/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
- 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.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR

- TRASH WILL BE COLLECTED BY A PRIVATE SERVICE.
- ALL ROAD IMPROVEMENTS AT SHARON RD ARE TO BE COORDINATED WITH CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- CURB AND GUTTER SHOWN ON PLANS ALONG SHARON RD MAY BE ADJUSTED BASED UPON FIELD CONDITIONS.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
- 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)
- PER SECTION 18-175(E) OF 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.
- ALL UTILITIES WILL BE UNDERGROUND.
- SITE LIGHTING MUST BE A MINIMUM THIRTY (30) FEET AWAY FROM A TREE. IF PEDESTRIAN SCALE LIGHTING IS BEING USED, THEN LIGHTING MUST BE A MINIMUM OF FIFTEEN (15) FEET AWAY FROM A TREE, UNLESS APPROVED OTHERWISE BY THE CITY.
- 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/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.
- 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 (704) 336-2562.
- 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.
- BUILDING TO REMAIN WITH MINIMAL DISTURBANCE TO RESIDENT DURING CONSTRUCTION PROCESS.
- EXISTING CONDITION INCORPORATES IMPROVEMENTS APPROVED AS PART OF STEWART PLANS FOR VILLA 1.
- LONG TERM BIKE PARKING TO BE PROVIDED IN BASEMENT UNDERGROUND PARKING.

LEGEND:

	RIGHT OF WAY LINE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY ASPHALT DRIVEWAY
	GRASSPAVE2 EMERGENCY USE LANE
	PROPOSED RETAINING WALL

NOTE:
SEE ARCHITECTURAL PLANS A-301 AND A-105 FOR DOCUMENTATION THAT ROOF-MOUNTED MECHANICAL EQUIPMENT IS SCREENED FROM R/W AND ABUTTING PROPERTIES.

NOTE:
NO NEW LIGHT POLES ARE PROPOSED IN THIS PHASE

REVISIONS:

No.	Date	By	Description
1	1/8/16	PGJ	Per Review Comments - See note on L-COV
2	1/22/16	PGJ	Per Bldg. Review Comments
3	2/5/16	PGJ	Added Egress Steps
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SHARON TOWERS VILLA APARTMENTS PHASE 2 VILLA 'B'

5100 SHARON ROAD
CHARLOTTE, NC 28210

SITE PLAN



CORPORATE CERTIFICATIONS
NC PE: C-2530 NC LA: C-253
SC ENG. NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: AHM

Checked By: PGJ

Date: 10/2/15

Project Number: 15026

Sheet Number:

L-101