

SOUTHRIDGE

CHARLOTTE, NORTH CAROLINA

DAVID WEEKLEY HOMES



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 M. Smith at 12:56 pm, Dec 23, 2016

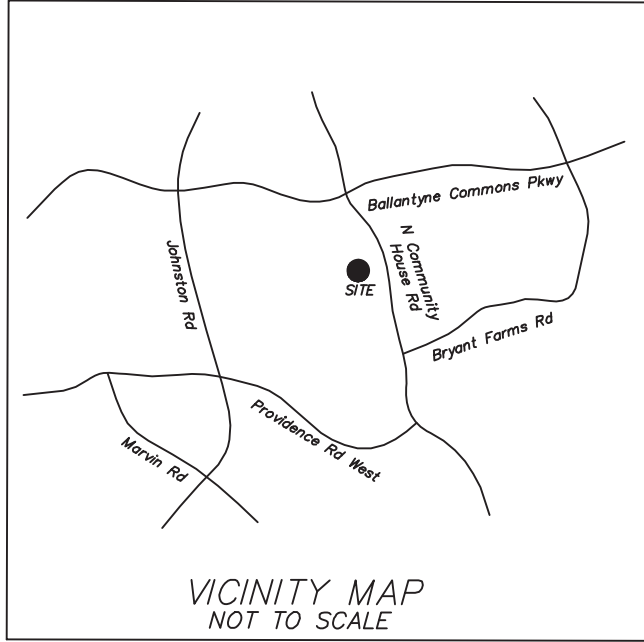
APPROVED

APPROVED

By gturner at 4:45 pm, Dec 13, 2016

APPROVED

APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 12-23-2016



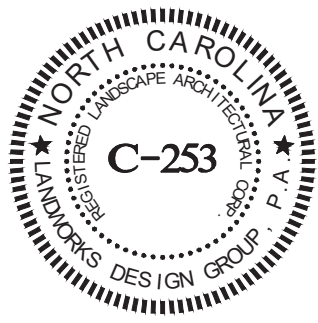
NOTE:

THE SITE PLAN SHOWN ON THE COVER IS
FOR GENERAL REFERENCE. SEE SHEET
L-101 FOR ADDITIONAL SITE DATA AND
PLAN INFORMATION.

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COVER SHEET



Matthew D. Kingston
T-08-16

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

Project Manager: MDL

Drawn By: AHM

Checked By: MEA

Date: 07/08/16

Project Number: 14058

Sheet Number:

L-COV

DEVELOPMENT DATA:

TAX PARCEL ID: 22319270, 22337501, 22337502, 22337205 (PARTIAL)
EXISTING SITE AREA: ±15.21 AC
ZONING PETITION 2015-122 MK-2
PROPOSED USE: 28 - Single-Family detached (For Sale)
59 - Single-Family attached (For Sale)
UNITS PROPOSED: 87 Units
DENSITY PROPOSED: 5.72 UNITS / ACRE

SINGLE FAMILY:
FRONT YARD: 28 Units
MIN. SIDE YARD: 17' from Right-of-Way
REAR YARD: 5'
MIN. BUILDING SEPARATION: 40' / 30'
MAX. FAR: 10'
FAR PROP: 1.0
MAX BUILDING HEIGHT: 98
PROPOSED BUILDING HEIGHT: 40' MAX.

SINGLE FAMILY ATTACHED:
FRONT YARD: 59 Units
MIN. SIDE YARD: 15' Reduced PMF (27' If No Reduction)
REAR YARD: 10'
MIN. BUILDING SEPARATION: 40'
MAX. FAR: 16'
FAR PROP: 1.0
MAX BUILDING HEIGHT: 98
PROPOSED BUILDING HEIGHT: 40' MAX.
PRIVATE OPEN SPACE: 400 SF MIN.

PARKING REQUIRED: Min = 1 Per Unit; Max = 2 Per Unit
PARKING PROVIDED: 2 Car attached garage at each unit
PARKING PROVIDED: 88 Garage spaces
GRAND TOTAL PROVIDED: 174 Total spaces

TREE SAVE REQUIRED: 15.21 AC X 15% = 2.28 AC (99,379 SF)

TOTAL TREE SAVE PROVIDED: 108,954 SF = 2.50 AC

WASTE MANAGEMENT: Rollout Container (Private Services)

COMPLETION TIME TABLE

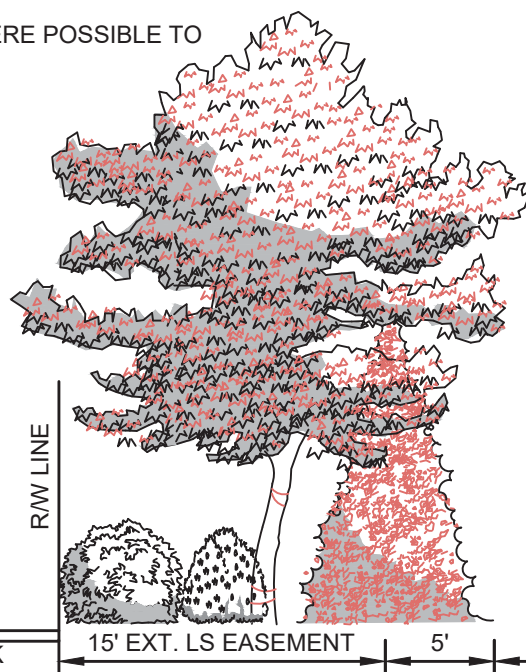
Start of Construction: December 2016
End of Construction: December 2018

PCCO SUMMARY

Original Parcel ID Number(s):	Commercial		
Development Type:	Commercial		
Subject to PCCO? Y/N	Yes		
# NO, why?	Click for Dropdown --		
Watershed:	Central Catawba		
Disturbed Area (ac):	13.5		
Site Area (ac):	15.2	DA#1	DA#2
Total on-site Drainage Area (ac):	7.4	1.97	3.7
Existing Built-upon-area (SF):	21780	0	26136
Existing BUA to be removed (SF):	21780	0	26136
Existing BUA to remain (SF):	0	0	0
Proposed New BUA (SF):	180774	41382	105850
Proposed % BUA:	56	48	85
Density (High / Low):	HIGH		
Total Post-Project BUA for site:			
Development or Redevelopment?	Development		
Natural Area Required (ac):		1.52	
Natural Area provided, total (ac):		1.52	
Undisturbed Forest Natural Area Preserved (ac):		1.5	
Total stream buffer protected on-site (ac):	0		
Transit Station Area? Y/N	N		
Distressed Business District? Y/N	N		
Mitigation Type (if applicable):	85% TSS		
Natural Area mitigation? Y/N	N		
Buffer Mitigation? Y/N	N		
Total Phosphorous Mitigation? Y/N	Yes		

PLANTING STANDARDS:
WIDTH: 20' (15' EXISTING LANDSCAPE EASEMENT PLUS 5')
SHRUBS: 40 EVERGREEN SHRUBS PER 100 LF (DOUBLE CLASS C BUFFER REQUIREMENT)
TREES: 8 PER 100 LF (DOUBLE 20' WIDTH CLASS C BUFFER REQUIREMENT)
TREE TYPE: 50% EVERGREEN (DOUBLE CLASS C BUFFER REQUIREMENT)

NOTE: MAINTAIN EXISTING VEGETATION WHERE POSSIBLE TO COUNT TOWARD PLANTING

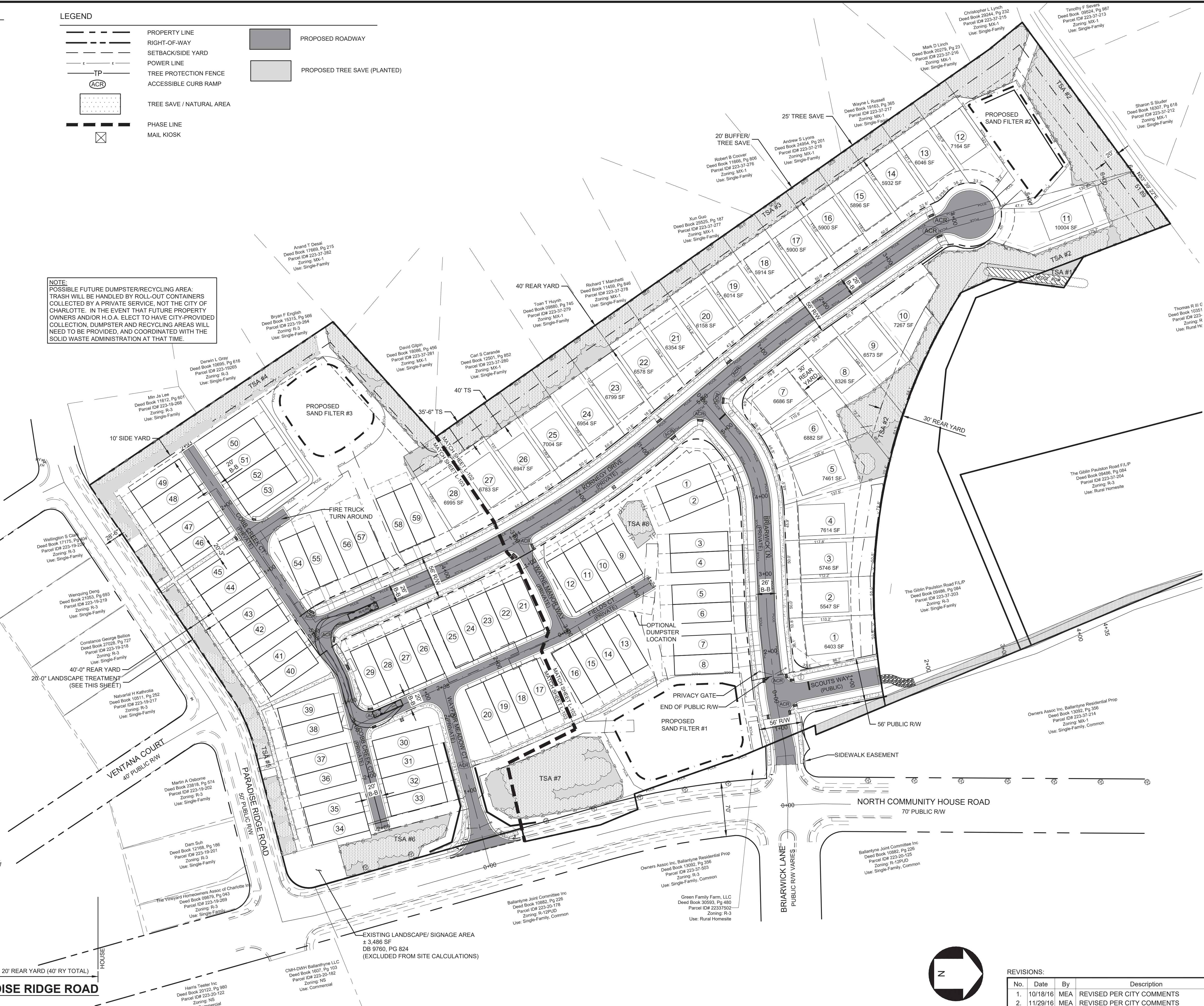


EXT. ROAD PAVEMENT PLANTING STRIP SIDE WALK 15' EXT. LS EASEMENT 5' 20' REAR YARD (40' RY TOTAL)
LANDSCAPE TREATMENT 'B' ALONG PARADISE RIDGE ROAD
NOT TO SCALE

LEGEND

PROPERTY LINE
RIGHT-OF-WAY
SETBACK/SIDE YARD
POWER LINE
TREE PROTECTION FENCE
ACCESSIBLE CURB RAMP
PROPOSED ROADWAY
PROPOSED TREE SAVE (PLANTED)
TREE SAVE / NATURAL AREA
PHASE LINE
MAIL KIOSK

NOTE:
POSSIBLE FUTURE DUMPSTER/RECYCLING AREA:
TRASH WILL BE HANDLED BY ROLL-OUT CONTAINERS COLLECTED BY A PRIVATE SERVICE, NOT THE CITY OF CHARLOTTE. IN THE EVENT THAT FUTURE PROPERTY OWNERS AND/OR H.O.A. ELECT TO HAVE CITY-PROVIDED COLLECTION, DUMPSTER AND RECYCLING AREAS WILL NEED TO BE PROVIDED, AND COORDINATED WITH THE SOLID WASTE ADMINISTRATION AT THAT TIME.



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SOUTHRIDGE
DAVID WEEKLEY HOMES
CHARLOTTE, NC

OVERALL
SITE PLAN



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SC ENG: NO. 35599 SCLA: NO. 211

Project Manager: MDL

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L-101