

Sheet 1 - COVER SHEET

Sheet 2 - EXISTING CONDITIONS / DEMOLITION PLAN

Sheet 3 - PROPOSED SITE PLAN

Sheet 4 - PROPOSED GRADING & DRAINAGE PLAN

Sheet 5 - EROSION CONTROL PLAN - PHASE 1

Sheet 6 - EROSION CONTROL PLAN - PHASE 2

Sheet 7 - PROPOSED UTILITY SERVICE PLAN

Sheet 8 - PROPOSED LANDSCAPE PLAN

Sheet 8A - (See Rezoning Plan Set for this Sheet)

Sheet 9 - DRAINAGE AREA MAP

Sheet 10 - EXISTING STREET PROFILES

Sheet 11 - STREET CROSS-SECTIONS - MARSHALL PLACE

Sheet 12 - STREET CROSS-SECTIONS - MARSHALL PLACE

Sheet 13 - STREET CROSS-SECTIONS - AThERTON STREET

Sheet 14 - STREET CROSS-SECTIONS - EUCLID AVENUE

Sheet 15 - STREET CROSS-SECTIONS - EUCLID AVENUE

Sheet 16 - TRAFFIC CONTROL PLAN

Sheet 17 - PROPOSED PLAZA PLAN

Sheet 18 - SITE DETAILS SHEET

Sheet 19 - STORMWATER MANAGEMENT PLAN

Sheet 20 - STORMWATER MANAGEMENT DETAILS SHEET

Sheet RZ-1 - APPROVED REZONING SITE PLAN

Sheet RZ-2 - APPROVED STREET SECTIONS

Sheet RZ-3- APPROVED ARCHITECTURE ILLUSTRATIONS (CONDO)

Sheet RZ-4- APPROVED ARCHITECTURAL CHARACTER STUDIES

Sheet RZ-5- APPROVED SITE PERSPECTIVES

Sheet RZ-6- APPROVED DEVELOPMENT STANDARDS

Sheet 8A - APPROVED TREE PRESERVATION, PROTECTION & PLANTING PLAN

Sheet L0.0 - WOONERF / PLAZA AREA: COVER SHEET

Sheet L1.0 - WOONERF / PLAZA AREA: SITE & LAYOUT PLAN

Sheet L1.1 - WOONERF / PLAZA AREA: GRADING PLAN

Sheet L2.0 - WOONERF / PLAZA AREA: DETAILS

Sheet L2.1 - WOONERF / PLAZA AREA: DETAILS

Sheet L2.2 - WOONERF / PLAZA AREA: DETAILS

Tax Parcel Nos.: 121-076-05 thru 121-076-16 (12 parcels)  
Zoning Jurisdiction: City of Charlotte  
Zoning Classification: UR-3(CD)  
Rezoning Petition: #2016-017  
Total Site Area: 2.68± acres  
Net Site Area: 2.49± acres (After R/W Dedication)  
Single Family Site Area: 1.01± acres  
Multi-Family Site Area: 1.48± acres (Transit Zone)  
Max. No. Units Allowed: 62  
    Single Family Detached Lots (For Sale) - 10  
    Quadrplex Units (For Sale) - 4  
    Condo Units (For Sale) - 48  
No. Units Proposed: 62  
    Single Family Detached Lots (For Sale) - 10  
    Quadrplex Units (For Sale) - 4  
    Condo Units (For Sale) - 48  
Setback:  
    Multi-Family: 14' Back-of-Curb or As Depicted (Petition #2016-017)  
        5' Side Yard  
        20' Rear Yard  
    Single Family: 12' from Right-of-Way Line  
Single Family Lot Data:  
    Minimum Lot Area: 3,000 SF  
    Minimum Lot Width: 20'  
    Minimum Side Yard: 5'  
    Minimum Rear Yard: 20'  
Required On-Site Parking per Petition #2016-017: 96 Spaces  
    Single Family Lots (2-Car Garage) - 20 Spaces  
    Quadrplex (4-Car Garage) - 4 Spaces  
    Condo Structured & Surface Parking - 72 Spaces  
On-Site Parking Provided: 96 Spaces  
    Single Family Lots (2-Car Garage) - 20 Spaces  
    Quadrplex (6-Car Garage) - 6 Spaces  
    Condo Structured Parking - 57 Spaces  
    Surface Parking: - 13 Spaces  
Required On-Street Parking per Petition #2016-017: 32 Spaces  
On-Street Parking Provided: 32 Spaces  
Required Bike Parking (Multi-Family Only): 1 Space per 20 Units  
Bike Parking Provided: 3 Spaces  
Building Height:  
    Single Family Detached: Allowed: 40' Maximum  
        Proposed: 40'  
    Condo Building: Allowed: 50' Maximum  
        Proposed: 47'  
    Quadrplex Building: Allowed: 48' Maximum  
        Proposed: 48'  
Building Separation: 10' Minimum  
F.A.R.:  
    Maximum F.A.R.: 2.0  
    Proposed F.A.R.: 1.02 {110,550 / (43,560 x 2.49)}  
        Single Family Detached: 40,250± sf (10 at 4025± sf)  
        Condo Building: 62,800± sf  
        Quadrplex Building: 7,500± sf  
        Proposed Area: 110,550± sf  
Solid Waste / Recycling:  
    Solid Waste Required: One 8 cu. yd. Dumpster per 30 Units  
        or One 8 cu. yd. Compactor per 90 Units  
    Solid Waste Proposed: One 8 cu. yd. Compactor  
        (In garage area of Condo Structure)  
Recycling Required: One 144 sq. ft.  
Recycling Proposed: One 150 sq. ft. (1st floor of Condo Structure)

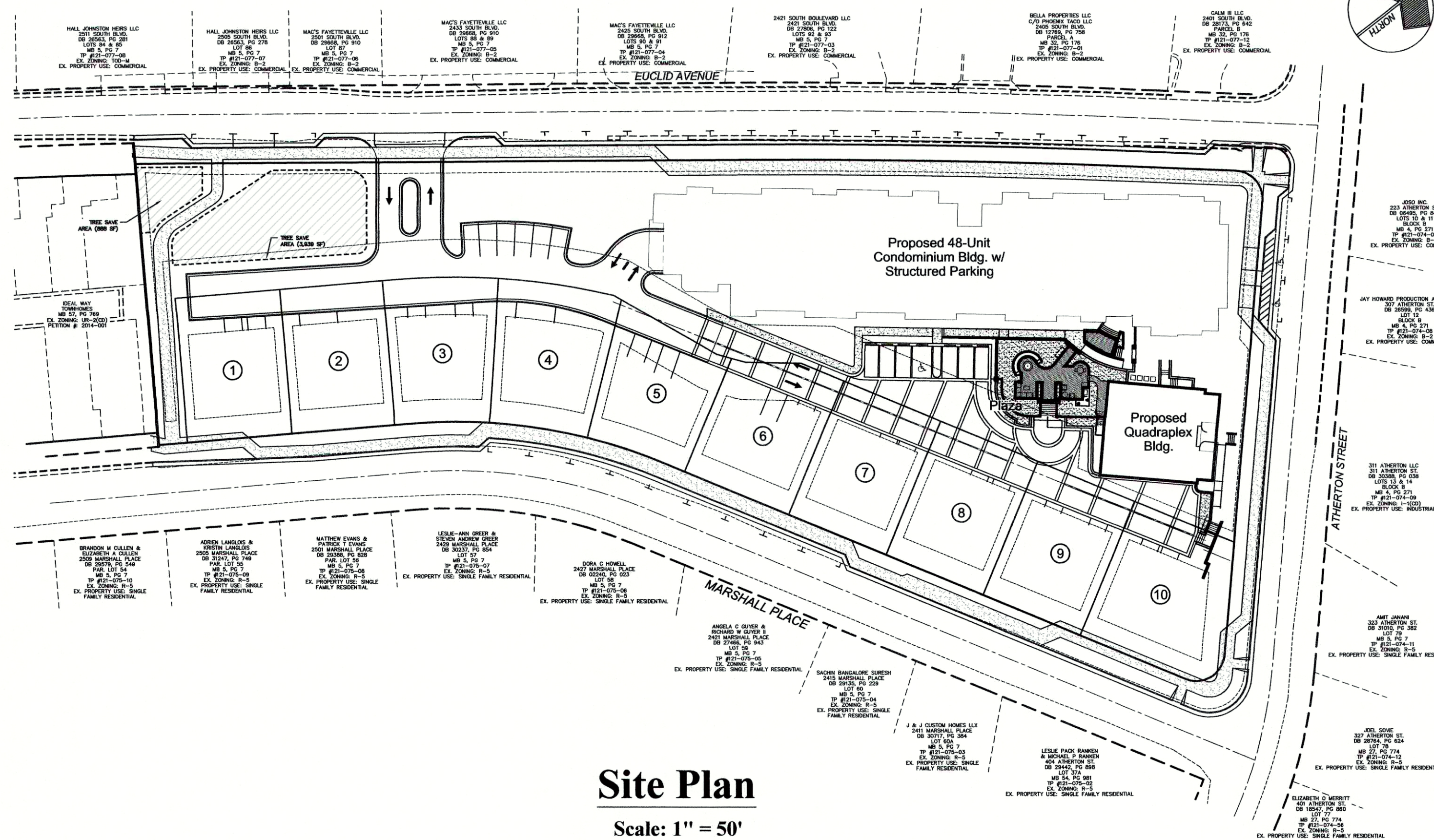
<b>ENGINEERING</b> PCO / DETENTION / DRAINAGE PLAN
<b>EROSION CONTROL</b>
<b>URBAN FORESTRY</b> TREE ORDINANCE
<b>CDOT</b>
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <a href="http://development.charmeck.org">http://development.charmeck.org</a>

**APPROVED**

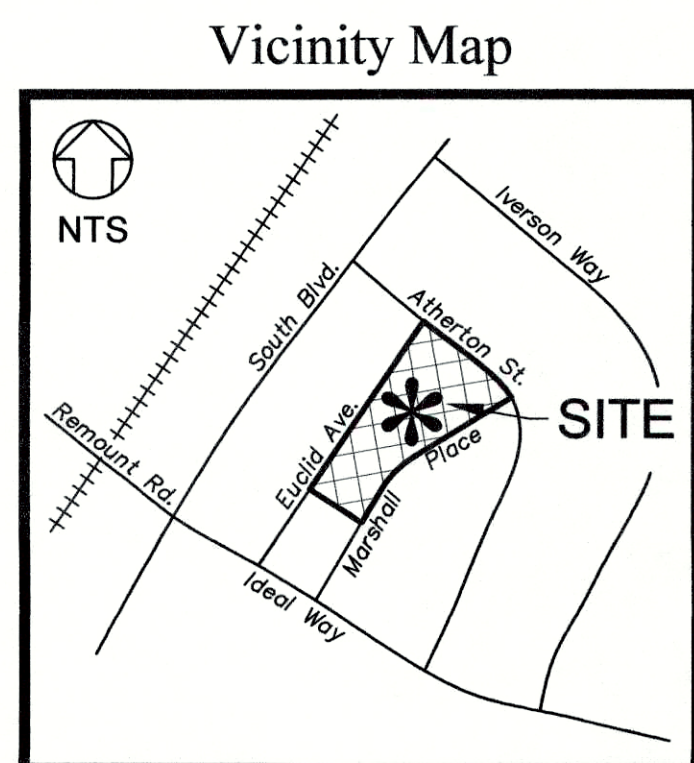
**APPROVED** Craig Robinson


**APPROVED** Kory Hedrick

**PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL**  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By Brent Wilkinson 6/26/17



**Scale: 1" = 50'**

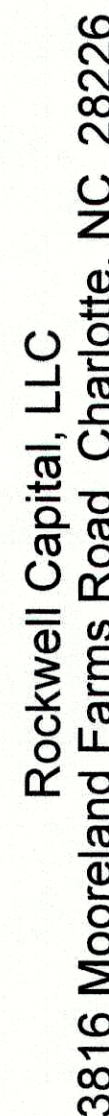


BMP Inset Table		
Extended Dry Detention		
Project Name:	Dillworth South	
Sequence ID:	1	
Surface Area (sq. ft.):	NA	
Drainage Area (acres):	2.49	
Land Use/Development Type:	Mixed Use	
Percent Built-Upon Area:	77	
Maximum Depth (ft.):	6	
Forebay Present (Y/N):	No	
Flow Diverters Present (Y/N):	No	
Regulated By:	Post Construction Ordinance	
Treatment Effectiveness:	Standard	
NC State Plane X (easting):	144.3396	
NC State Plane Y (northing):	2340.082	

PCCO SUMMARY			
Original Parcel ID Number(s):	121-076-05 thru -16		
Development Type	Mixed-Use		
Subject to PCCO? Y/N	Yes		
If NO, why?	-- Click for Dropdown --		
Watershed	Central Cataraugus		
Disturbed Area (ac):	2.43		
Site Area (ac):	2.49	TA	non-TA
Total on-site Drainage Area (ac):	1.48		1.01
Existing built-upon area (SF)	0.68		0.35
Existing BUA to be removed (SF)	0.68		0.35
Existing BUA to remain (SF)	1.14		0.77
Proposed New BUA (SF)	1.14		0.77
Proposed % BUA	77%		77%
Density (High / Low)	High		High
Total Post-Project BUA for site	1.14		0.77
Development or Redevelopment?	Redevelopment		Redevelopment
Natural Area Required (ac)	0		0
Natural Area provided: total	0		0
Unaffiliated Traced Natural Area Preserved (ac)	0.11		0.11
Total stream buffer protection on-site (ac)	0		0
Transect Status: Y/N	Yes		No
Distressed Business District? Y/N	No		No
Mitigation Type (if applicable)	Payment in-lieu		Payment in-lieu
Natural Area mitigation? Y/N	N/A		N/A
Buffer Mitigation? Y/N	N/A		N/A
Total Phosphorus Mitigation? Y/N	N/A		N/A

1. This Preliminary Subdivision Plan is submitted, and shall be constructed in accordance with the requirements of the City of Charlotte Zoning and Subdivision Ordinances, the Charlotte Land Development Standards Manual, and the approved Rezoning Petition (#2016-017).
2. Boundary and existing topographic information per "As-Built & Topographical Survey" prepared by Carolina Surveyors, dated April 21, 2014.
3. All lot dimensions and Tree Save areas are approximate. Reference record plat for exact lot dimensions and Tree Save areas.
4. Approximate completion time is Winter 2017.
5. No on-site demolition landfills (i.e., Stump Holes) will be located on this site.
6. Construction of all development improvements shall be in accordance with the Charlotte Land Development Standards Manual (CLDSM). See Sheet 18 for site-related details. The following additional details are included by reference:

Item	Standard No.
Curb & Gutter	10.17 (CLD)
Curb Transition	10.19 (CLD)
Concrete Sidewalk	10.22 (CLD)
Catch Basin Location	10.29 & 10.30 (CLD)
Accessible Ramps	10.40A (CLD)
Temp. Seeding Schedule	30.17 (CLD)
Reinforced Concrete Sidewalk	40.11 (CLD)
Brick Catch Basin	840.01 and 840.02 (NCDOT)
H/C Parking Signage	50.10A (CLD)
Bike Rack	50.20 and/or 50.21 (CLD)
7. 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.
8. See Sheets 5 & 6 for Erosion Control Plan information and notes. See Sheet 18 for Erosion Control Details.
9. Site development and Grading Permit shall be in accordance with the Charlotte City Code. Encroachment agreements may be required for work within existing rights-of-way.
10. The Chief Subdivision Inspector shall be given 48 hours advance notice prior to commencement of construction.
11. Sidewalk Note: The Contractor shall coordinate with the Subdivision Inspector for the latest revision of the Handicap Ramp Details(s) prior to placement of any sidewalk or handicapped ramps.
12. Coordinate all curb and street grades in intersections with the City Inspector.
13. In rolling and hilly terrain, 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 based on field conditions.
14. 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 owner(s).
15. To insure proper drainage, minimum curb and gutter grade shall be 0.50%.
16. Subsurface drainage facilities may be required in the street right-of-way as deemed necessary by the Inspector.
17. Curb & gutter shown on the plans along Marshall Place, Atherton Street and Euclid Avenue may be adjusted based on field staking by City Engineering. Any associated storm drainage may also require modification based on field conditions.
18. The purpose of the "Storm Drain Easement" (SDE) is to provide storm water conveyance. Structures are not permitted in the easement area. Any other objects which impede storm water flow or system maintenance are also prohibited.
19. High-density polyethylene (HDPE) storm drainage pipe installed within existing or proposed public street rights-of-way must be approved by the City Inspector prior to any backfill placement. Backfill material must be approved by the City Inspector prior to placement of the material within the public right-of-way.
20. 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.
21. P.E. sealed shop drawings for any proposed retaining walls must be submitted to City Engineering prior to construction.
22. "As-Built" drawings and plans of the storm drainage system, including designed ditches, must be submitted prior to subdivision final inspection to the City of Charlotte Engineering Department in accordance with the City of Charlotte Subdivision Ordinance.
23. Prior to installation, PE sealed shop drawings for underground detention systems must be furnished to City of Charlotte Engineering for approval.
24. All non-standard items (i.e., pavers, irrigation systems, etc.) in the right-of-way require a right-of-way encroachment agreement with CDDOT prior to installation.
25. Prior to issuance of the Certificate of Occupancy, survey or sealed as-built drawings of all water quality BMP's and detention systems must be provided.
26. Prior to plat recording, any off-site R/W or acquisition easements are required to be obtained according to the guidelines of the "Off-Site R/W Acquisition Process". Any required off-site R/W and/or easements shall be clearly shown on the roadway improvement plan.
27. 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 (PCEs) must be recorded prior to issuance of the Certificate of Occupancy.
28. The Developer shall contact the Charlotte Department of Transportation (Gus Jorði, 704-336-7086) to identify any conflicts with traffic signalization equipment. 60-90 days will be required to coordinate relocation. The Developer shall be responsible for all related relocation cost and/or repair cost caused by the Contractor/Developer.
29. Certification and Street Cut Permits are required for utility cuts on City streets. Allow 7 days processing for permits. For information, contact the Charlotte Department of Transportation (704-336-4025) or visit <http://www.charmeek.org/Departments/Transportation/Street+Maintenance/1home.htm>.
30. 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 CDDOT's Work Area Traffic Control Handbook (WATCH) and must be reviewed and approved. Contractor shall contact CDDOT at least 5 business days in advance of beginning of work at (704) 432-1562.
31. Construction staging within City R/W lasting more than 30 days requires a R/W Lease agreement. Contractor shall contact CDDOT at (704) 336-2562.
32. Right-of-way closures longer than 30 days require a R/W Lease agreement which will include the submission 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 plan must be submitted as part of the lease agreement process for approval prior to start of R/W closures. Contractor shall contact CDDOT at (704) 336-2562.
33. Common Open Space shall be conveyed to the Dilworth South Homeowners Association.
34. See Sheet 8 for Landscape Plan, Notes and Details related to tree protection and tree planting.
35. The temporary on-site benchmark is a Sanitary Sewer manhole located in Atherton Street, approximately 82' east of the intersection of Atherton Street and Euclid Avenue, rim elevation = 749.87 (NAVD 88)
36. All utilities will be underground.
37. PCCO Compliance for project within TSA: This site is meeting the requirements of the Post Construction Controls Ordinance by paying a mitigation fee as allowed in Section 18-16(B)(3) of the Ordinance. The impervious area on which the fee is calculated is the total of all new impervious areas that have been removed and replaced. The impervious area for this project is \_\_\_\_\_ acres. The mitigation fee must be paid to the City of Charlotte Engineering Department when plans are approved.



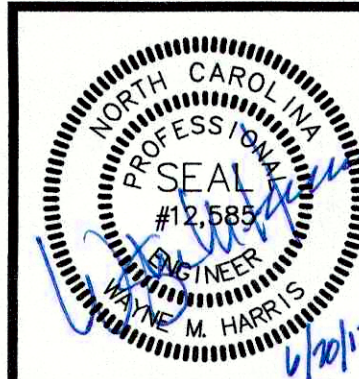
**Revisions**  
 #1 - 2/27/77: Per Client request, Added Sheet 8A, changing the total number of sheets to 21.  
 #2 - 3/17/77: Per Client request, revised sheet 8A.  
 #3 - 4/3/77: Revised Sheets 1-20 per review comments.  
 #4 - 5/16/77: Revised Sheets 1, 3, 7 & 8 per review comments, and moved Sheet 8A to the approved Reasoning Plan set.  
 #5 - 6/20/77: Revised Sheets 3, 7, 8, 8A & 9 per Fire Dept. request.

Job No. 030-16-001

Date 9/2/16

Proj. Mgr. WMH

Drawn TWD/WMH



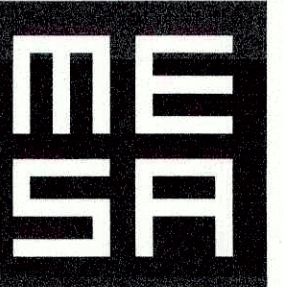
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Sheet No.

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Of 21





METROLINA  
ENGINEERING &  
SURVEYING  
ASSOCIATES

4400 STUART ANDREW BLVD.  
SUITE N  
CHARLOTTE, NC 28217

P (704) 334-1325  
F (704) 334-1330  
NC-REG-1170 & SC-REG-0096

PROPOSED SITE PLAN

**Dilworth South**  
Rockwell Capital, LLC

3816 Mooreland Farms Road Charlotte, NC 28226

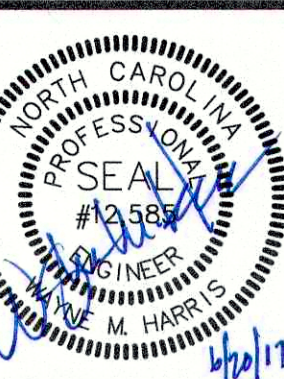
Revisions:  
#1 - 2/27/17: Per Client request, added Sheet 8A, changing the total number of sheets to 21. Revised per reviewer comments.  
#2 - 3/1/17: Revised per reviewer comments.  
#3 - 5/16/17: Revised per reviewer comments.  
#4 - 6/20/17: Revised median & lane widths at private drive per Fire Dept. request.

Job No. 030-16-001

Date 9/2/16

Proj. Mgr. WMH

Drawn TWD/WMH

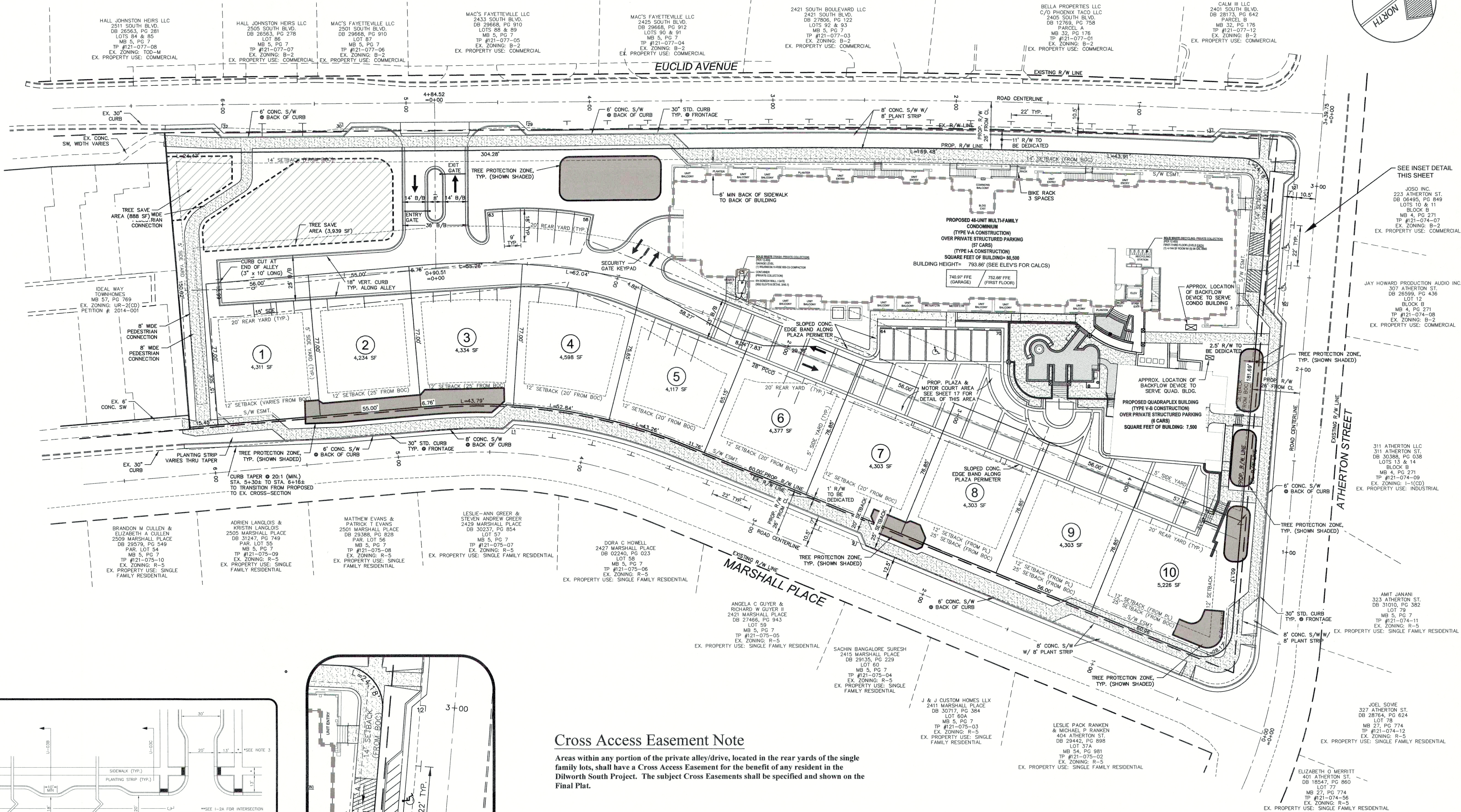


Scale: 1" = 30'

Sheet No.

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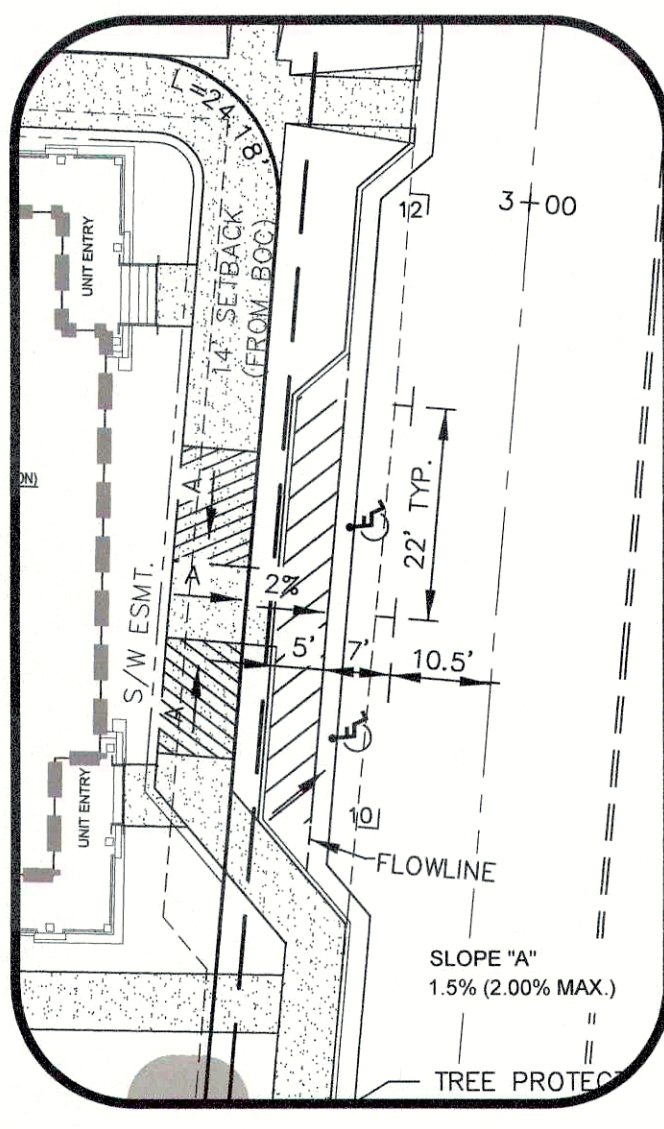
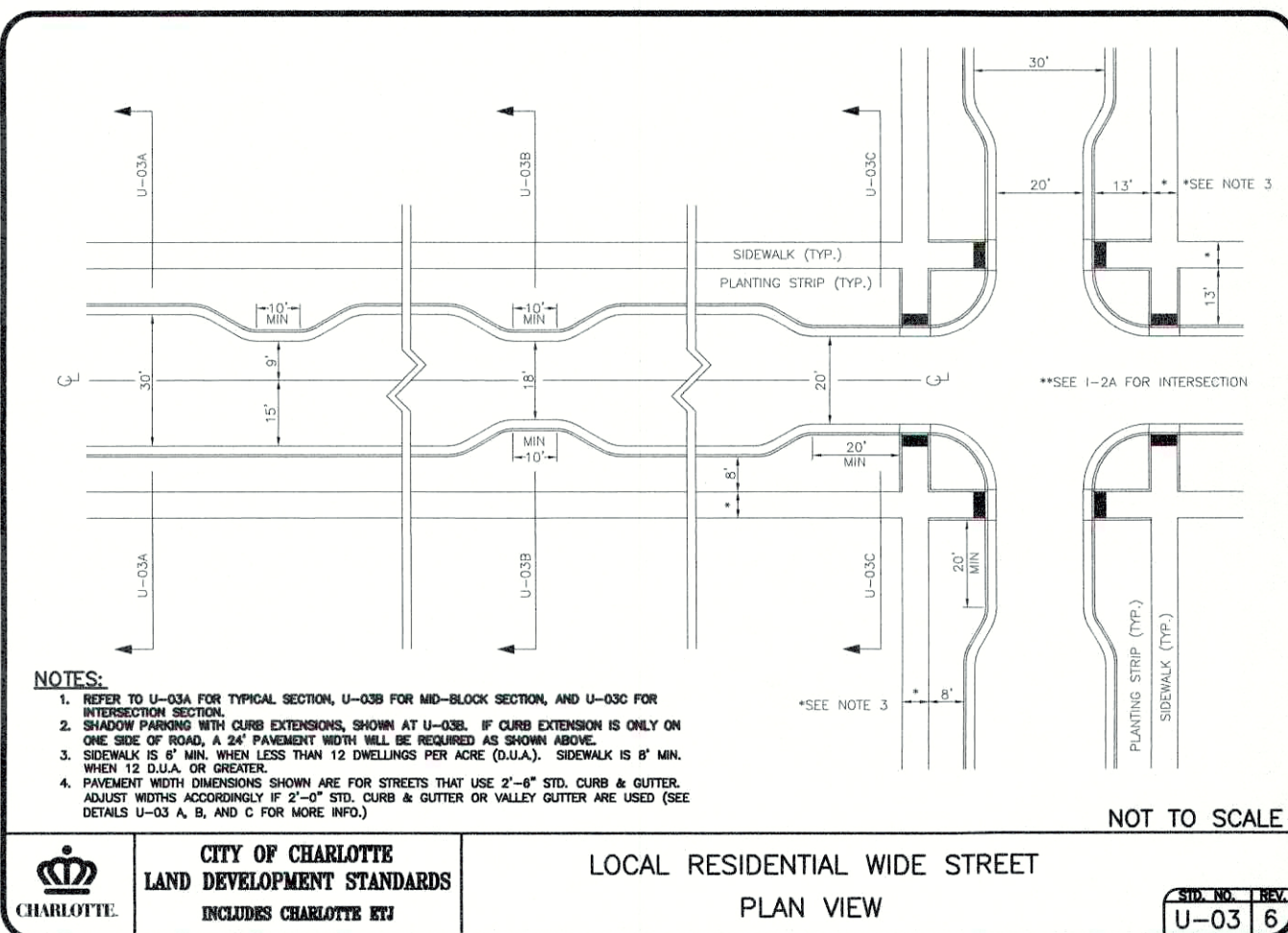


### Cross Access Easement Note

Areas within any portion of the private alley/drive, located in the rear yards of the single family lots, shall have a Cross Access Easement for the benefit of any resident in the Dilworth South Project. The subject Cross Easements shall be specified and shown on the Final Plat.

### Sidewalk Note

For all locations where any portion of the proposed concrete sidewalks are under existing tree canopy(s), the sidewalk located within the canopy shall be installed per CLDSM Std. #40.11. It is recommended that the sidewalk contractor consult with the Urban Forestry Inspector (Craig Robinson @ 980-240-3687) prior to placement of any sidewalk located near existing trees.



CITY OF CHARLOTTE  
LAND DEVELOPMENT STANDARDS  
RESIDENTIAL WIDE STREET  
PLAN VIEW  
U-03 | 6

ACCESSIBLE PARKING DETAIL  
SCALE: 1" = 20'