

OPUS MYERS PARK

1333 QUEENS ROAD, CHARLOTTE, NC 28207

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**PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 6/30/17

N/F
CHARLOTTE HOUSE CONDOMINIUM
DB 4294 PG 522
UNIT FILE 83
TAX PARCEL #15505C99
ZONED R-43MF
CURRENT USE: MULTI-FAMILY

N/F
CHARLOTTE HOUSE CONDOMINIUM
DB 4294 PG 522
UNIT FILE 83
TAX PARCEL #15505C99
ZONED D-2
CURRENT USE: MULTI-FAMILY

N/F
THE PUBLIC LIBRARY OF CHARLOTTE AND
MECKLENBURG COUNTY
DB 1747 PG 43
TAX PARCEL #15505104
ZONED R-43MF
CURRENT USE: INSTITUTIONAL

**FINAL
APPROVAL**
ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY

CDOT

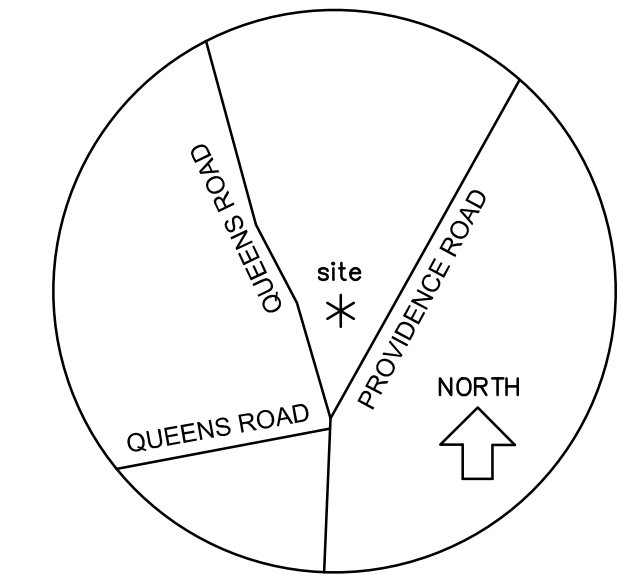
NOTE: THIS PLAN APPROVAL DOES NOT
INCLUDE COMMERCIAL ZONING. ALL BUILDING
PERMITS AND ZONING APPROVALS CAN BE
OBTAINED AT MECKLENBURG COUNTY CODE
ENFORCEMENT. PLEASE CALL CTAC AT
704-314-CODE(2633) FOR MORE INFORMATION.

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

APPROVED

APPROVED



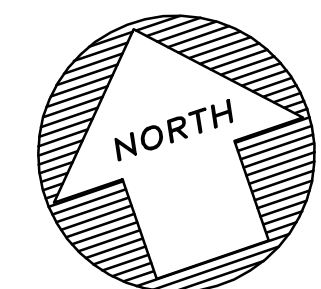
VICINITY MAP
n.t.s.

PCCO SUMMARY

Original Parcel ID Number(s):	15505103
Development Type:	Multi-Family
Subject to PCCO? Y/N	No
Below BUA/Disturbance Thresholds	
Watershed:	Central Catawba
Disturbed Area (ac):	0.73
Site Area (ac):	0.738
Total on-site Drainage Area (ac):	0.738
Existing Built-upon-area (SF):	24312
Existing BUA to be removed (SF):	24312
Existing BUA to remain (SF):	0
Proposed New BUA (SF):	24226
Proposed % BUA:	75%
Density (High / Low):	High
Total Post-Project BUA for site:	24226
Development or Redevelopment?	Redevelopment
Natural Area Required (ac):	0
Natural Area provided, total (ac):	0
Undisturbed Tree Natural Area Preserved (ac):	0.03
Total stream buffer protected on-site (ac):	0
Transit Station Area? Y/N	No
Distressed Business District? Y/N	No
Mitigation Type (if applicable)	Payment in-lieu
Natural Area mitigation? Y/N	No
Buffer Mitigation? Y/N	No
Total Phosphorus Mitigation? Y/N	No

SPECIAL NOTE:
This site is meeting the requirements of the
Post Construction Controls Ordinance by
paying a mitigation fee as allowed in
Section 18-161(A) of the Ordinance. The
impervious area on which the fee is the
total of all new impervious areas and
impervious areas that have been removed
and replaced. The impervious area for this
project is 0.56 acres. The mitigation fee
must be paid to the City of Charlotte
Engineering Department when plans are
approved.

HUNTLEY PLACE



NOTES:

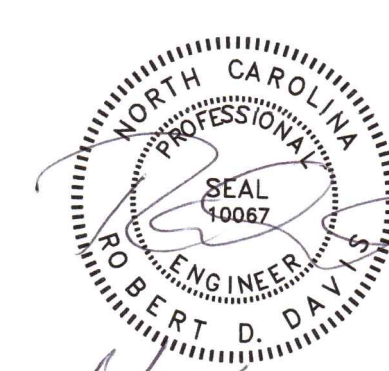
SUBMITTED BY: RDDAVIS CONSULTING ENGINEER
PO BOX 470085, CHARLOTTE, NC 28247-0085
704-651-5752; rddavis@aiff.net

OWNER: OPUS MYERS PARK, LLC
1617 QUEENS ROAD WEST,
CHARLOTTE, NC 28207
PARCEL ID#: 155-05-103

DEVELOPER AND LOCAL CONTACT:
JIM GROSS COMPANY, LLC
JAMES J. GROSS
1617 QUEENS ROAD WEST
CHARLOTTE, NC 28207
980-722-4885; jlm@jimgrosscompany.com

NATURE OF PROJECT: MULTI-FAMILY MULTI-STORY RESIDENCES
THIS PROJECT CONSISTS OF 0.738 AC.

NOTE:
SHEET 2 IS A COPY OF THE SURVEY
PROVIDED TO R.D.DAVIS ENGINEERING, PLLC
BY LUCAS-FOREMAN INCORPORATED.
R.D.DAVIS HAS NOT CONFIRMED NOR
CERTIFIES THE ACCURACY OF THE SURVEY.
ANY DISCREPANCIES FOUND IN THE FIELD
SHALL BE BROUGHT TO THE ATTENTION OF
THE OWNER AND ENGINEER.



— DENOTES ITEMS REVISED OR ADDED IN
RESPONSE TO COMMENTS FROM THE CITY
OF CHARLOTTE AND/OR NCDOT

RDDAVIS
ENGINEERING, PLLC
P.O. Box 470085
Charlotte, NC 28247-0085
(704) 651-5752

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OF RDDAVIS ENGINEERING, PLLC
AND IS NOT TO BE
REPRODUCED OR COPIED IN WHOLE
OR IN PART. IT IS NOT TO BE USED
ON ANY OTHER PROJECT WITHOUT
WRITTEN PERMISSION AND IS TO BE
RETURNED UPON REQUEST.

**JIM GROSS
COMPANY**

Project
OPUS MYERS PARK
MULTI-FAMILY DEVELOPMENT
1333 QUEENS ROAD, CHARLOTTE, NC 28207

Sheet Title
COVER
SHEET

RDD	Project Engineer
RDD	Drawn By
11/22/16	Date Drawn
QUEENS	Sht. Set / Subset
Queens-Civil-Base	Dwg. Name
COVER	Layout:
Horiz. Scale: 1" = 20'	
Vert. Scale: 1" = N/A	
Revisions	
No. Date	
No. 2 Date 6/19/17	
No. 1 Date 5/16/17	
Issue Date 3/21/17	

Project Number	246.002
Sheet	Of
1	12

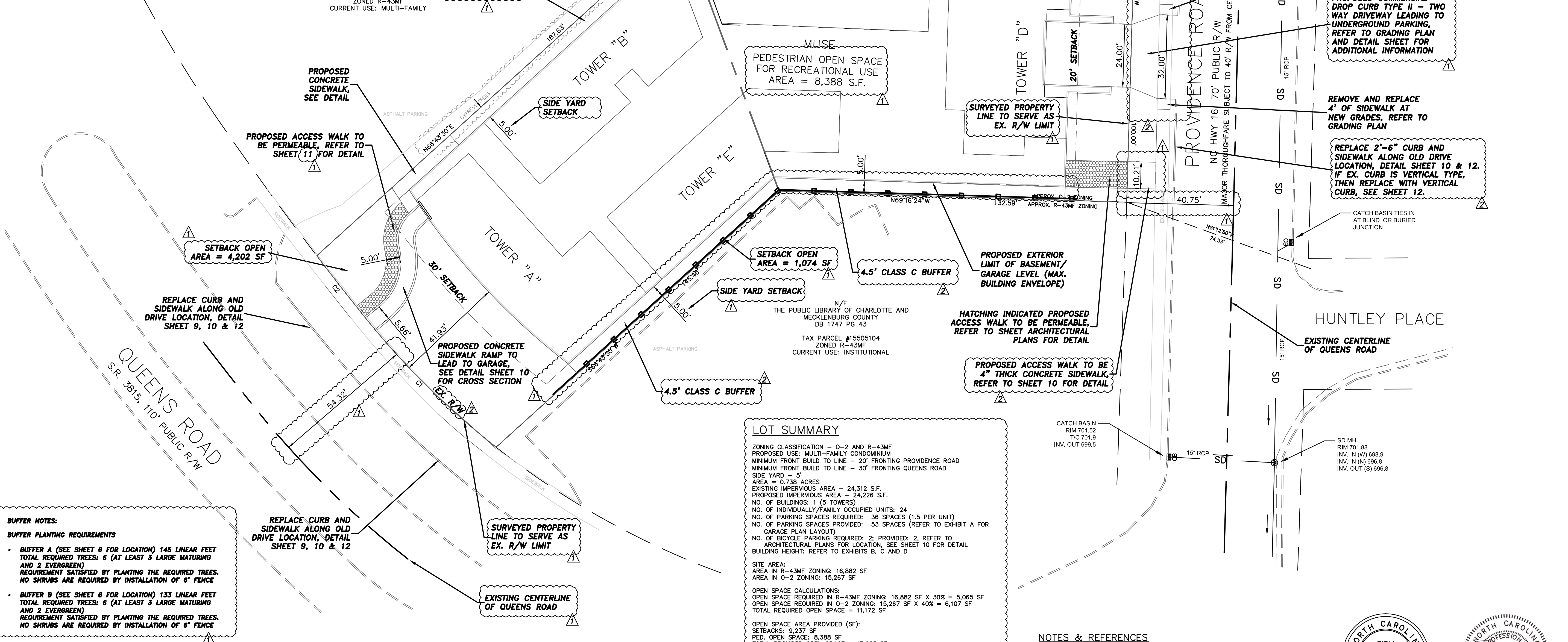
SITE NOTES

- CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THESE UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXERCISING REASONABLE EFFORT TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE ILLUSTRATED DESIGN.
- PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC, AND ALL OTHER FACILITIES. SHOULD DAMAGES OCCUR, CONTRACTOR SHALL REPAIR IMMEDIATELY AS DIRECTED BY THE DEVELOPER. CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR ALL REPAIRS, AND REPAIRS ARE TO BE PERFORMED TO THE DEVELOPER'S APPROVAL.
- UTILIZE SIGNS, BARRICADES, FLAGMEN, OR GUARDS AS REQUIRED TO ENSURE THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING ALL CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON PLANS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON PLANS, NOTIFY THE DEVELOPER PRIOR TO CONSTRUCTION.
- EXISTING CURB AND ASPHALT PAVEMENT SHALL BE SAWCUT.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES WIDE AND WHITE IN COLOR UNLESS INDICATED OTHERWISE.
- ALL DIMENSIONS AND RADIUS LENGTHS ARE TO THE EDGE OF PAVEMENT, FACE OF CURB, OR FACE OF BUILDING UNLESS SHOWN OTHERWISE.
- CONCRETE JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE STATE OF NORTH CAROLINA AND/OR CITY OF CHARLOTTE STANDARDS.
- ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY TRENCHING OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. FOR ASSISTANCE WITH FIELD LOCATION OF EXISTING UTILITIES THE CONTRACTOR CAN CONTACT NC ONE CALL AT 1-800-632-4949.
- ALL CONCRETE SHALL BE CLASS A 4000 PSI AND REINFORCED WITH 6 X 6 X 10/10 WWM. THICKNESS SHALL BE FOUR (4) INCHES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL USE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS. ANY DISCREPANCIES FOUND SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE CONTINUING WORK.
- SITE LIGHTING WILL BE PROVIDED BY LIGHTING ATTACHED TO THE PROPOSED BUILDING.
- ALL UTILITIES ARE PLANNED TO BE UNDERGROUND.

ADDITIONAL NOTES:

- Coordinate all curb and street grades in intersection with Inspector.
- All road improvements at are to be coordinated with the City of Charlotte Engineering Department prior to construction.
- Developer will provide street signs per CLDSM# 50.05 (9" signs only)
- Sight triangles shown are the minimum required.
- 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 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.
- Curb and gutter shown on plans along may be adjusted based upon field staking by City Engineering. Associated storm drainage may also require modification based upon field conditions.
- The purpose of the storm drainage easement (SDE) is to provide storm water conveyance. Buildings are not permitted in the easement area. Any other objects which impede storm water flow or system maintenance are also 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 street right-of-way.
- PE sealed shop drawings for retaining wall must be submitted to City Engineer prior to construction.
- Prior to plot recordation, Offsite R/W and/or construction easements are required to be obtained according to the guidelines of the "Offsite R/W Acquisition Process". These needed R/W and construction limits are clearly shown on the roadway improvement plan.
- Per Section 18-175(a) of City Code and Section 10.0 of the City's Post Construction Controls Administrative Manual, all required Natural Area and/or Post Construction Controls easements (PCCs) must be recorded prior to the issuance of the Certificate of Occupancy.
- The Developer shall contact the Charlotte Department of Transportation (Gus Jordt, 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.

- 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>
- 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.
- Sidewalk within the City's R/W that requires replacement as part of the development and/or street improvements should be phased in such a way as to minimize the duration of the sidewalk closure to the extent feasible. The developer should make every attempt to have sidewalk repaired and reopened for public use within 30 days of removal.
- 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 least 5 business days in advance of beginning of work at (704) 432-1562.
- 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) 336-8348.
- Construction staging within City R/W lasting more than 30 days requires a R/W Lease agreement. Contractor shall contact CDOT at (704) 336-8348.
- Developer to contact CDOT (Stephen Bolt, 704-432-5561) during site plan preparation to discuss street lighting requirements, if any, for this project. Coordinate with Duke Energy and CDOT as necessary to determine lighting levels, lighting layout and requirements for installation.



- BUFFER NOTES:**
- BUFFER PLANTING REQUIREMENTS**
- BUFFER A (SEE SHEET 6 FOR LOCATION) 145 LINEAR FEET TOTAL REQUIRED TREES: 6 (AT LEAST 3 LARGE MATURING AND 2 EVERGREEN) REQUIREMENT SATISFIED BY PLANTING THE REQUIRED TREES. NO SHRUBS ARE REQUIRED BY INSTALLATION OF 6" FENCE**
 - BUFFER B (SEE SHEET 6 FOR LOCATION) 133 LINEAR FEET TOTAL REQUIRED TREES: 6 (AT LEAST 3 LARGE MATURING AND 2 EVERGREEN) REQUIREMENT SATISFIED BY PLANTING THE REQUIRED TREES. NO SHRUBS ARE REQUIRED BY INSTALLATION OF 6" FENCE**

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	311.86	70.86	70.71	N 26°20'38" W	13°01'08"
C2	1267.58	29.47	29.47	N 19°07'53" W	1°19'55"

ESTIMATED COMPLETION SCHEDULE:

BEGIN CONSTRUCTION/CLEAR SITE: 6/26/17
 BUILDING FOUNDATION COMPLETE: 7/17/17
 BUILDING COMPLETE/LANDSCAPING INSTALLATION*: 11/1/17
 OCCUPANCY: 12/1/17

*LANDSCAPING INSTALLATION MAY BE DELAYED BASED ON WEATHER UPON APPROVAL OF URBAN FORESTER.

LOT SUMMARY

ZONING CLASSIFICATION - O-2 AND R-43MF
 PROPOSED USE: MULTI-FAMILY CONDOMINIUM
 MINIMUM FRONT BUILD TO LINE - 20' FRONTING PROVIDENCE ROAD
 MINIMUM FRONT BUILD TO LINE - 30' FRONTING QUEENS ROAD
 SIDE YARD - 5'
 AREA - 0.738 ACRES
 EXISTING IMPERVIOUS AREA - 24,312 S.F.
 PROPOSED IMPERVIOUS AREA - 24,228 S.F.
 NO. OF BUILDINGS: 1 (5 TOWERS)
 NO. OF INDIVIDUALLY/FAMILY OCCUPIED UNITS: 24
 NO. OF PARKING SPACES REQUIRED: 36 SPACES (1.5 PER UNIT)
 NO. OF PARKING SPACES PROVIDED: 53 SPACES (REFER TO EXHIBIT A FOR GARAGE PLAN LAYOUT)
 NO. OF BICYCLE PARKING REQUIRED: 2; PROVIDED: 2, REFER TO ARCHITECTURAL PLANS FOR LOCATION, SEE SHEET 10 FOR DETAIL
 BUILDING HEIGHT: REFER TO EXHIBITS B, C AND D

SITE AREA:
 AREA IN R-43MF ZONING: 16,882 SF
 AREA IN O-2 ZONING: 15,267 SF

OPEN SPACE CALCULATIONS:
 OPEN SPACE REQUIRED IN R-43MF ZONING: 16,882 SF X 30% = 5,065 SF
 OPEN SPACE REQUIRED IN O-2 ZONING: 15,267 SF X 40% = 6,107 SF
 TOTAL REQUIRED OPEN SPACE = 11,172 SF

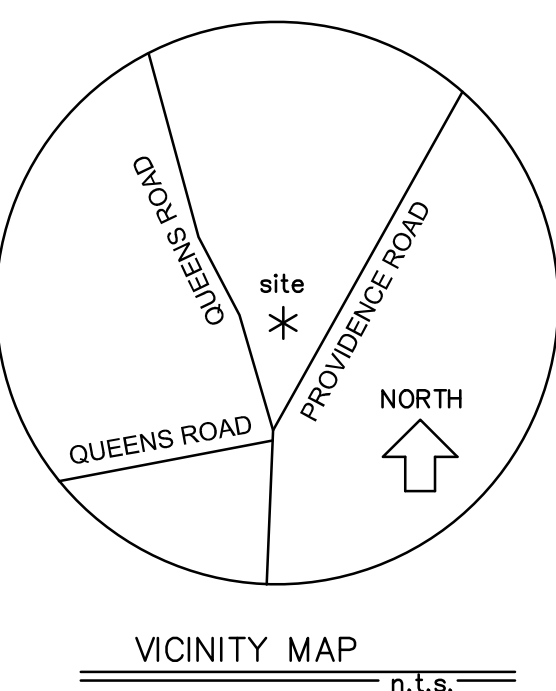
OPEN SPACE AREA PROVIDED (SF):
 SETBACKS: 9,237 SF
 PED. OPEN SPACE: 8,388 SF
 TOTAL PROVIDED OPEN SPACE = 17,625 SF

NOTES & REFERENCES

SUBJECT PARCEL:

N/F
 QUEENS UNIVERSITY OF CHARLOTTE
 TAX PARCEL #15505103
 LOT 10B & PART OF LOT 10A
 MB 230 PG 128
 DB 23466 PG 828

PROPERTY IS ZONED R-43MF & O-2 AS SHOWN.



AVIS
ENGINEERING, PLLC

P.O. Box 470085
Charlotte, NC 28247-0085
(704) 681-5792

JIM GROSS
COMPANY

OPUS MYERS PARK
MULTI-FAMILY DEVELOPMENT
1333 QUEENS ROAD, CHARLOTTE, NC 28207

Project

Sheet Title

SITE PLAN

RDD
Project Engineer

RDD
Drawn By

11/22/16
Date Drawn

QUEENS
Sht. Set / Subset

Dwg. Name

SITE
Layout:

Horiz. Scale: 1" = 20'

0 20' 40'

Vert. Scale: 1" = N/A

0

Revisions

No. Date

No. 2 Date 6/19/17

No. 1 Date 5/16/17

Issue Date 3/21/17

Project Number
246.002

Sheet Of
4 12