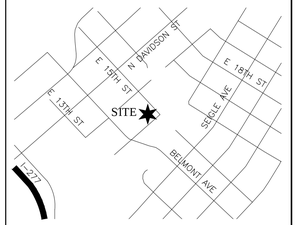
Peridoe on the Greenway

C□ ARLOTTE, NORT□ CAROLINA



VICINITY MAP

*Revision

PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 5/11/17

*Revised denuded limits for the project to satisfy the code violation for the project.

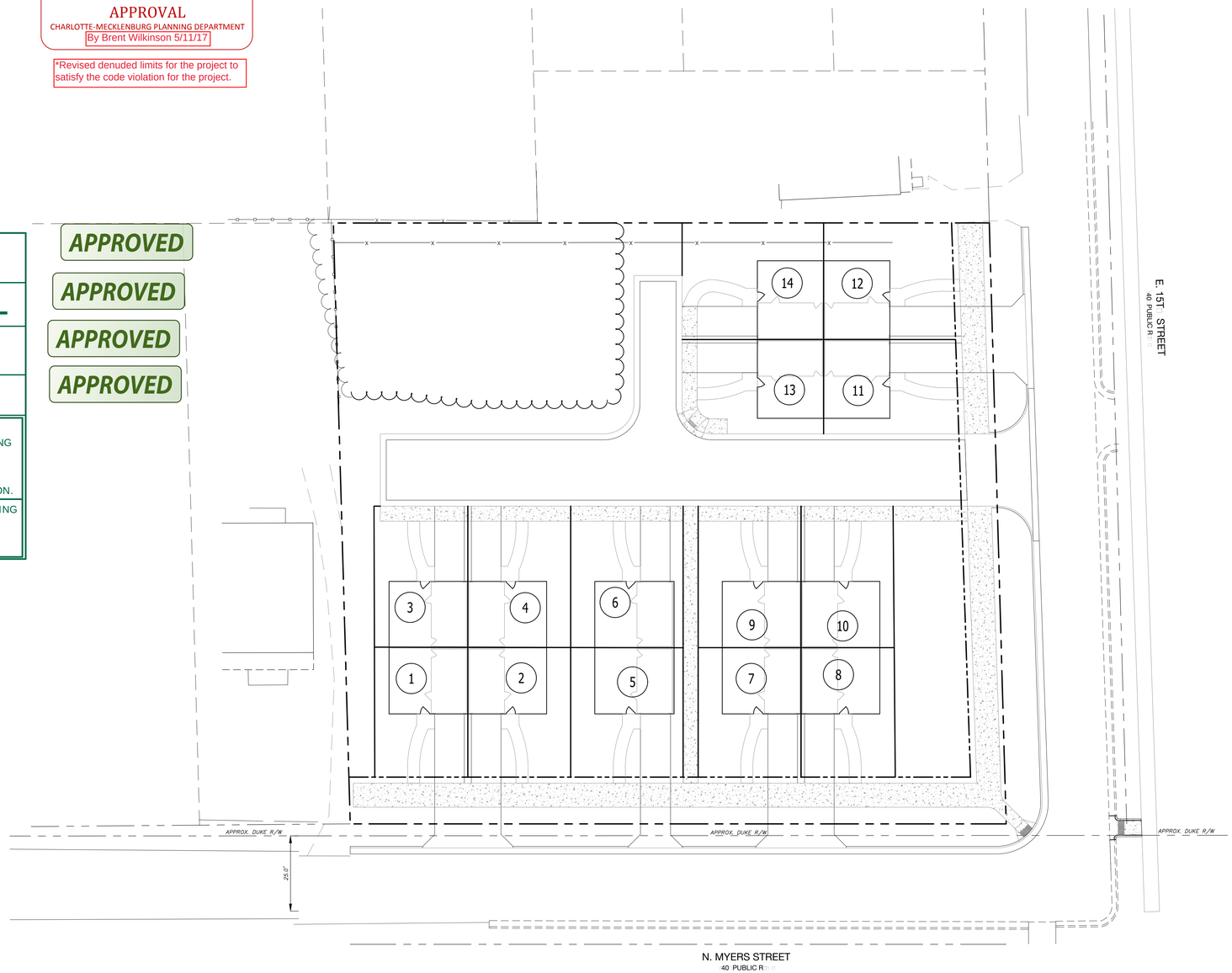
CHARLOTTE.

FINAL APPROVAL

ENGINEERING PCO / DETENTION / DRAINAGE PLAN	APPROVED
EROSION CONTROL	APPROVED
URBAN FORESTRY TREE ORDINANCE	APPROVED
CDOT	APPROVED

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



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GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

S□ EET INDE□

C-1.0	COVER S□ EET
C-2.0	E□ ISTING CONDITIONS
C-3.0	SITE PLAN
C-3.1	OPEN SPACE PLAN
C-4.0	GRADING PLAN
C-4.1	STORM DRAINAGE PLAN
C-5.0	UTILITY PLAN
C-6.0	DEMO EROSION CONTROL PLAN - P□ ASE I
C-6.1	EROSION CONTROL PLAN - P□ ASE II
C-6.2	EROSION CONTROL DETAILS
C-7.0	SITE DETAILS & SPECIFICATIONS
C-7.1	SITE DETAILS & SPECIFICATIONS
C-7.2	SITE DETAILS & SPECIFICATIONS
C-8.0	INTERSECTION SIG□ T DISTANCE
C-8.1	TURNING MOVEMENT
LS-1.0	REQUIRED PLANTING PLAN
LS-2.0	REQUIRED PLANTING DETAILS
A-5.0	ARC□ ITECTURAL ELEVATIONS

CONTACT INFORMATION

O□ NER:
CAPROC□ , LLC
CONTACT: RYAN LAMBERT
ADDRESS: 2410 DUNAVANT STREET
C□ ARLOTTE, NC 28203
P□ ONE: 704-3□0-7852 FA□ :

CIVIL ENGINEER & LANDSCAPE ARC□ ITECT
URBAN DESIGN PARTNERS
CONTACT: BRIAN SMIT□ , PE
ADDRESS: 1318-E6 CENTRAL AVENUE
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P□ ONE: 704-334-3303 FA□ : 704-334-3305

ARC□ ITECT:
O'BRIEN ARC□ ITECTURE, PLLC.
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 27890 BRIAN D. SMITH
4/13/17

CapRock, LLC
2410 Dunavant Street
Charlotte, NC 28203

Peridoe on the Greenway

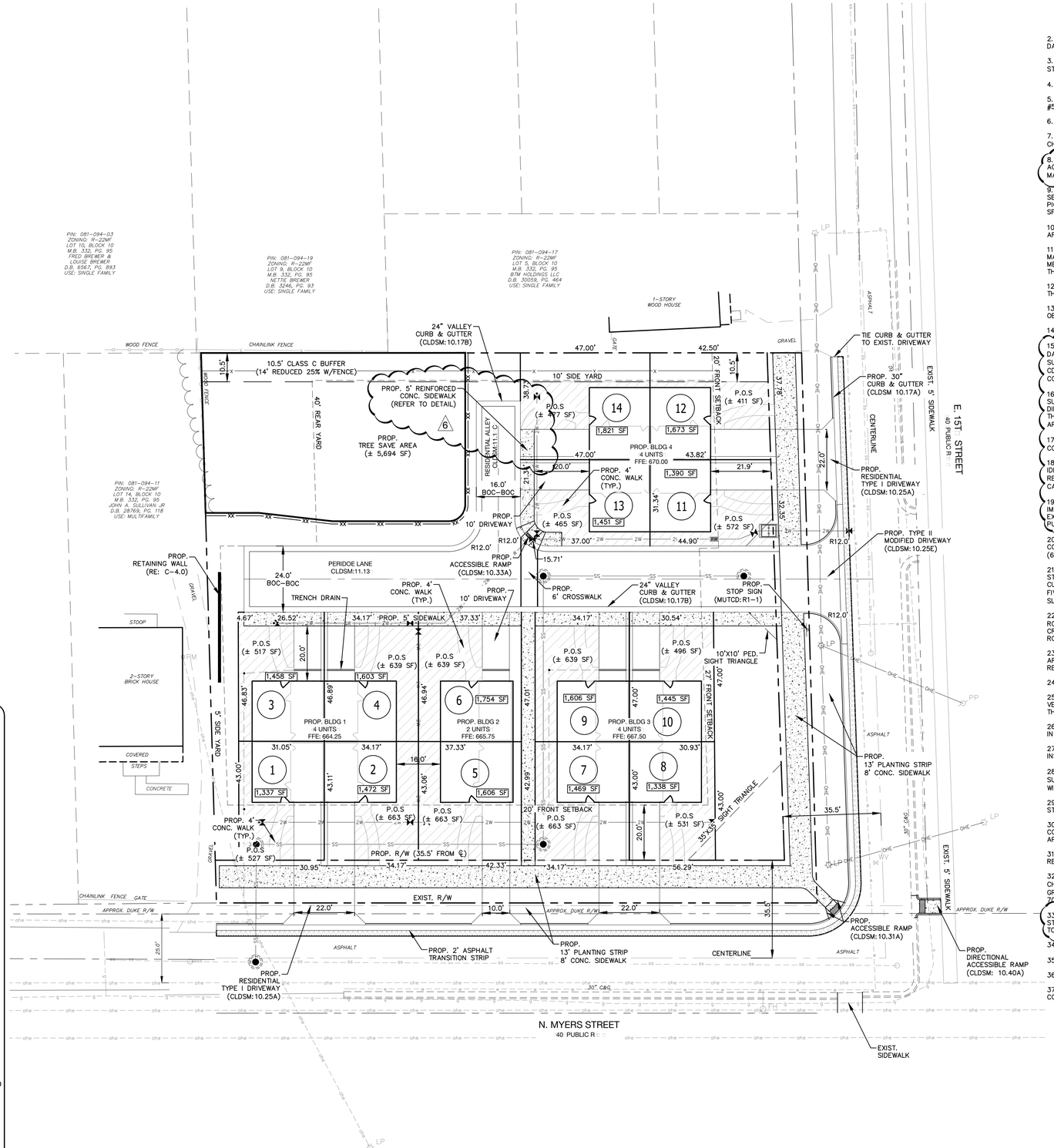
Cover Sheet

716 E. 15th Street Charlotte, NC 28206

NO.	DATE:	BY:	REVISIONS:
1	06.01.16	UDP	PER CITY COMMENTS
2	07.21.16	UDP	PER CITY COMMENTS
3	08.18.16	UDP	PER CLT□ ATER COMMENTS
4	0□.21.16	UDP	PER□ TR AND SS REALIGNMENT
5	02.20.17	UDP	DENUDED LIMIT UPDATED
6	04.13.17	UDP	PER CITY COMMENTS

Project No: 16-014
Date: March 31, 2016
Designed by: UDP
Drawn By: JAP
Scale: 1" = 20□
Sheet No:

C-1.0



DEVELOPMENT SUMMARY

TA□ PARCEL ID□S:	081-0□4-12 081-0□4-13 081-0□4-14 081-0□4-15 081-0□4-16
SITE AREA	
GROSS:	43,366 SF□0.□□ AC□
R□□ DEDICATION:	5,243 SF□0.12 AC□
NET SITE AREA:	38,123 SF□0.87 AC□
E□ISTING□ONING:	R-22 MF□
OPEN SPACE	
REQUIRED:	15,250 SF□40□□□ SEE S□EET C-3.1
COMMON OPEN SPACE:	10,4□1 SF
PRIVATE OPEN SPACE:	7,□01 SF
TOTAL:	18,3□2 SF□48□□
SETBAC□S	
FRONT:	15□PER□□303□1□□□□ 20□GARAGE
SIDE YARD:	5□10□ ADJOINING SINGLE-FAMILY
REAR YARD:	40□
BUILDING SEPARATION:	16□MIN.
BUILDING□EIG□T	
ALLO□ED:	100□MA□.
PROPOSED:	38□
PAR□ING SPACES	
REQUIRED:	21 SPACES□1.5 UNIT□
PROPOSED:	28 SPACES□2□UNIT□
UNIT TYPE:	FOR SALE SINGLE -FAMILY ATTAC□ED 3-STORY
FOOTPRINT AREAS	
4-UNIT BUILDING:	7,41□ SF
2-UNIT BUILDING:	3,688 SF
DENSITY	
MA□IMUM ALLO□ED:	1□ UNITS□22 UNITS AC□
PROPOSED:	14 UNITS□16 UNITS AC□
PROJECT SC□EDULE	
START:	JULY 2016
COMPLETION:	JULY 2017

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY:
R.B. PHARR & ASSOCIATES, P.A.
420 HAWTHORNE LANE
CHARLOTTE, NC 28204
704-376-2186

2. ADDITIONAL TOPOGRAPHY AND INFORMATION SURROUNDING THE SITE TAKEN FROM 2012 MECKLENBURG COUNTY GIS DATA.

3. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM).

4. ALL CURBS SHALL HAVE A 4.5' RADIUS AT THE BACK OF CURB UNLESS OTHERWISE NOTED.

5. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM #50.05A OR #50.05B. SIGNS SHOULD BE LOCATED PER CLDSM #50.06.

6. LAND DEVELOPMENT ENGINEER SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO CONSTRUCTION.

7. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).

8. NON-STANDARD ITEMS (I.E.: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS CONTACT CDOT AT (704) 336-3888.

9. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3600 P.S.I. AT 28 DAYS AND SHALL COMPLY WITH SECTION 1000 OF THE NCDOT STANDARD SPECIFICATIONS. ALL CONCRETE SHALL BE CURED WITH 100% RESIN BASE, WHITE PIGMENTED CURING COMPOUND WHICH MEETS A.S.T.M. SPECIFICATIONS C-309, TYPE 1, APPLIED AT ONE GALLON TO 400 SF WITHIN 24 HOURS OF PLACEMENT OF CONCRETE.

10. ALL CURB AND GUTTER SHALL BE BACKFILLED WITH SOIL APPROVED BY THE CITY/COUNTY INSPECTOR 48 HOURS AFTER CONSTRUCTION TO PREVENT EROSION.

11. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATIVE MATTER, WASTE, CONSTRUCTION MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND THE MATERIAL SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.

12. ALL TRENCHES IN THE STREET RIGHT OF WAY SHALL BE BACKFILLED WITH SUITABLE MATERIAL IMMEDIATELY AFTER THE PIPE IS LAID.

13. ALL SUBGRADE FOR ROADS AND PARKING AREAS SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTER TEST.

14. ALL TESTS SHALL BE PERFORMED BY THE DEVELOPER AT NO COST TO THE CITY.

15. 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.

16. 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.

17. 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. 6

18. 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.

19. 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.

20. SIDEWALKS SHALL BE CONSTRUCTED OF NOT LESS THAN 3600 PSI CONCRETE AND SHALL BE FOUR (4) INCHES THICK, CONSTRUCTED ON AN ADEQUATELY GRADED BASE, EXCEPT WHERE A SIDEWALK CROSSES A DRIVEWAY IT SHALL BE SIX (6) INCHES THICK.

21. SUBGRADE FOR SIDEWALKS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTER TEST. THE SURFACE OF THE SIDEWALK SHALL BE STEEL TROWEL AND LIGHT BROOM FINISHED AND CURED WITH AN ACCEPTABLE CURING COMPOUND. TOOLED JOINTS SHALL BE PROVIDED AT AN INTERVAL NOT LESS THAN FIVE (5) FEET AND EXPANSION JOINTS AT INTERVALS NOT MORE THAN 45 FEET. THE SIDEWALK SHALL HAVE A LATERAL SLOPE OF 1/4" PER FOOT.

22. THE ELEVATION OF THE SIDEWALK SHALL BE RELATED TO THE ELEVATION OF THE CROWN OF THE ADJACENT ROADWAY. THE SIDEWALK SHALL BE NO LESS THAN SIX (6) INCHES OR MORE THAN 18 INCHES ABOVE THE ROADWAY CROWN, EXCEPT THAT THE CROSSWALK ELEVATIONS SHALL BE PROPERLY RELATED TO THE EXISTING OR PROPOSED ROADWAY CURB.

23. UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES AND, TO THE EXTENT POSSIBLE, PATHS CLEARED FOR SUCH UTILITY LINES SHALL BE REPLANTED WITH PLANT MATERIALS FROM THE ORDINANCES APPROVED PLANT LIST.

24. NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN ANY BUFFER AREAS.

25. THE DEVELOPER SHALL MAKE A DILIGENT EFFORT TO PRESERVE AREAS OF REQUIRED BUFFERS WHERE SIGNIFICANT VEGETATION EXISTS. THESE AREAS SHALL REMAIN UNDISTURBED EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE THE ABOVE ITEMS OF THIS SECTION.

26. UNDER DRAINAGE SHALL BE PROVIDED AS DIRECTED BY GEO-TECHNICAL ENGINEER. DETERMINATION SHALL BE MADE IN THE FIELD. DRAINS TO BE INSTALLED PER CLDSM STD #30.05.

27. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.

28. "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.

29. CURB AND GUTTER ON THE PLANS MAY BE ADJUSTED BASED ON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

30. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.

31. ALL DEVELOPMENT CREATING A TOTAL 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.

32. TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY OF CHARLOTTE LANDSCAPE MANAGEMENT AT 704-336-4262. ALL TREES OVER 8-INCHES IN DIAMETER (4.5-FT ABOVE GROUND) IN SETBACK AREA ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY ENGINEERING AT 704-841-0910.

33. 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.

34. ALL UTILITIES ARE TO BE UNDERGROUND.

35. CONSTRUCTION TYPE IS V-B (WOOD FRAME, UNPROTECTED) WITH TWO HOUR PARTY WALLS BETWEEN THE UNITS.

36. THE BUILDINGS ARE NOT SPRINKLED.

37. SOLID WASTE - GARBAGE AND RECYCLING CARTS TO BE COLLECTED AT CURBSIDE. FOR ADDITIONAL INFORMATION, CONTACT SOLID WASTE ADMINISTRATION 704-432-3537.

BEFORE YOU DIG! CALL 1-800-632-4949 N.C. ONE-CALL CENTER IT'S THE LAW!

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

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charlotte, nc 28205 F 704.334.3305
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 27890 BRIAN D. SMITH
4/13/17

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Charlotte, NC 28203

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Site Plan

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