

REA FARMS SINGLE FAMILY AND TOWNHOMES - PHASE II

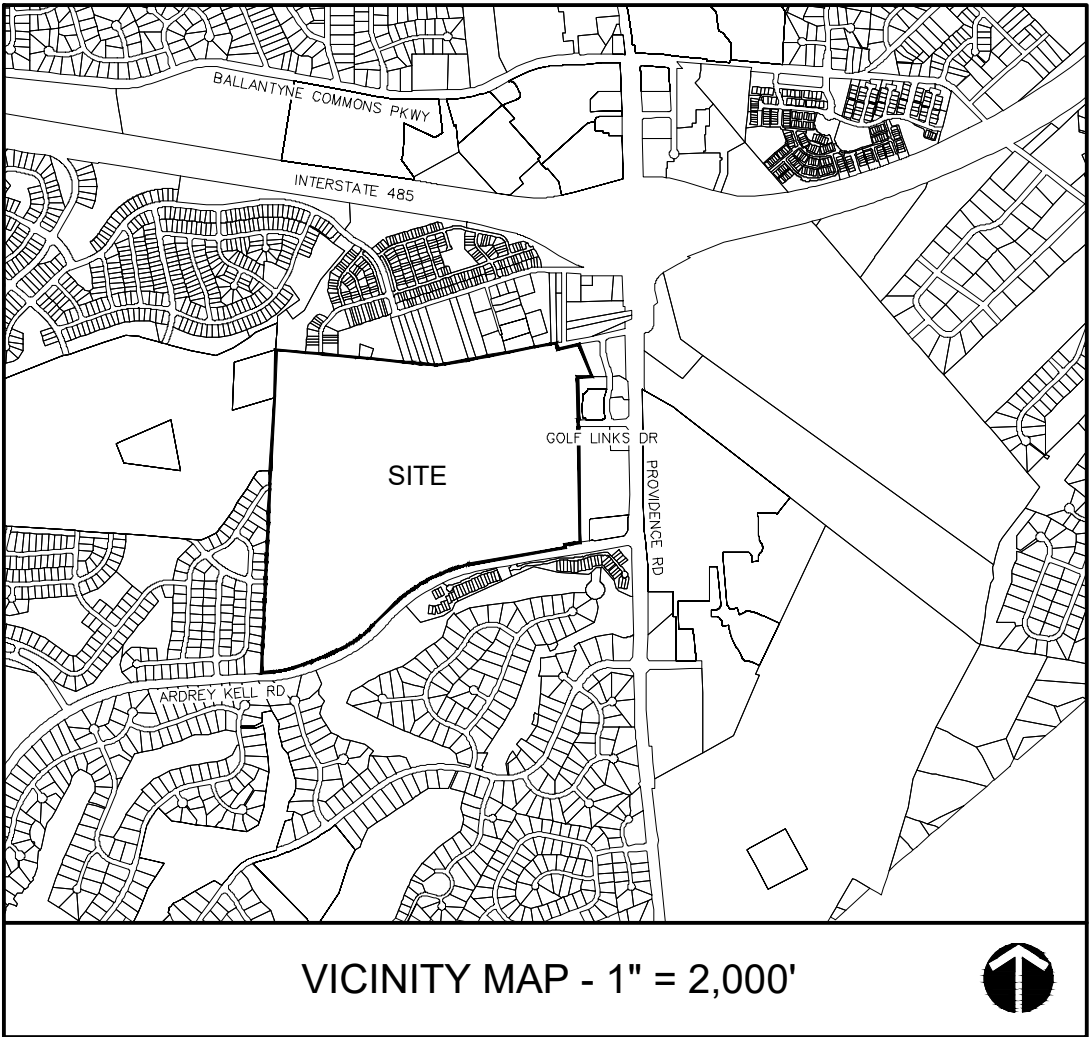
SUBDIVISION PERMIT SET / CONSTRUCTION DOCUMENTS

GOLF LINKS DRIVE & RED RUST LANE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC

DEVELOPER	Standard Pacific of the Carolinas, LLC 6701 Carmel Road Suite 425 Charlotte, NC 28226 704.759.6000 Contact: Fred Matrulli
LANDSCAPE ARCHITECT/ CIVIL ENGINEER	LandDesign, Inc. 223 North Graham St. Charlotte, NC 28202 704.333.0325 Contact: Kris Rowe
SURVEY	LDSI, Inc. 508 W. 5th Street Suite 125 Charlotte, NC 28202 704.337.8329 Contact: David Boyle
TRANSPORTATION CONSULTANT	Design Resource Group, P.A. 2459 Wilkinson Boulevard Suite 200 Charlotte, NC 28208 704.343.0608 Contact: Randy E. Goddard

SHEET INDEX:

CHAPTER 1	
C-1.0	Cover Sheet
C-1.1	Overall Existing Conditions Plan and Demolition Plan
C-1.2	Existing Conditions Plan and Demolition Plan
C-1.3	Existing Conditions Plan and Demolition Plan
C-1.4	Standard Notes
C-1.5	Architectural Elevations
RZ-1 - RZ-8	Rezoning Documents
CHAPTER 2	
C-2.0	Overall Layout Plan
C-2.1 - C-2.2	Detailed Layout Plans
C-2.3	Site Details
C-2.4	Typical Sections
CHAPTER 3	
C-3.0	Overall Grading Plan
C-3.1 - C-3.2	Detailed Grading Plans
CHAPTER 4	
C-4.0 - C-4.2	Roadway Plan and Profiles
C-4.3 - C-4.4	Striping and Signage Plans
C-4.5	Striping and Signage Details
C-4.6 - C-4.8	Intersection Sight Distance
C-4.9 - C-4.10	Turning Movements
CHAPTER 5	
C-5.0	Overall Storm Drainage Plan
C-5.1 - C-5.2	Storm Drainage Plans
C-5.3 - C-5.4	Storm Drainage Area Plans
C-5.5	Storm Drainage Table and Details
CHAPTER 6	
C-6.0	Erosion Control Plan - Phase I Overall
C-6.1 - C-6.2	Erosion Control Plans - Phase I
C-6.3	Erosion Control Plan - Phase II Overall
C-6.4 - C-6.5	Erosion Control Plans - Phase II
C-6.6	Erosion Control Details
CHAPTER 7	
C-7.0	Overall Utility Plan
C-7.1 - C-7.2	Utility Plans
C-7.3	Utility Details
CHAPTER 8	
C-8.0	Overall Planting Plan
C-8.1 - C-8.2	Detailed Planting Plans
C-8.3 - C-8.4	Planting Details



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 12:24 pm, Oct 13, 2017

APPROVED

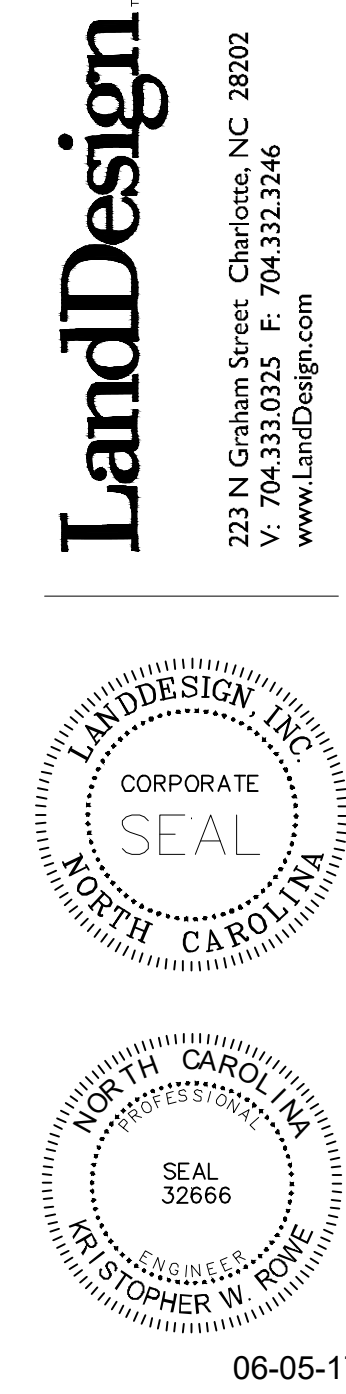
APPROVED

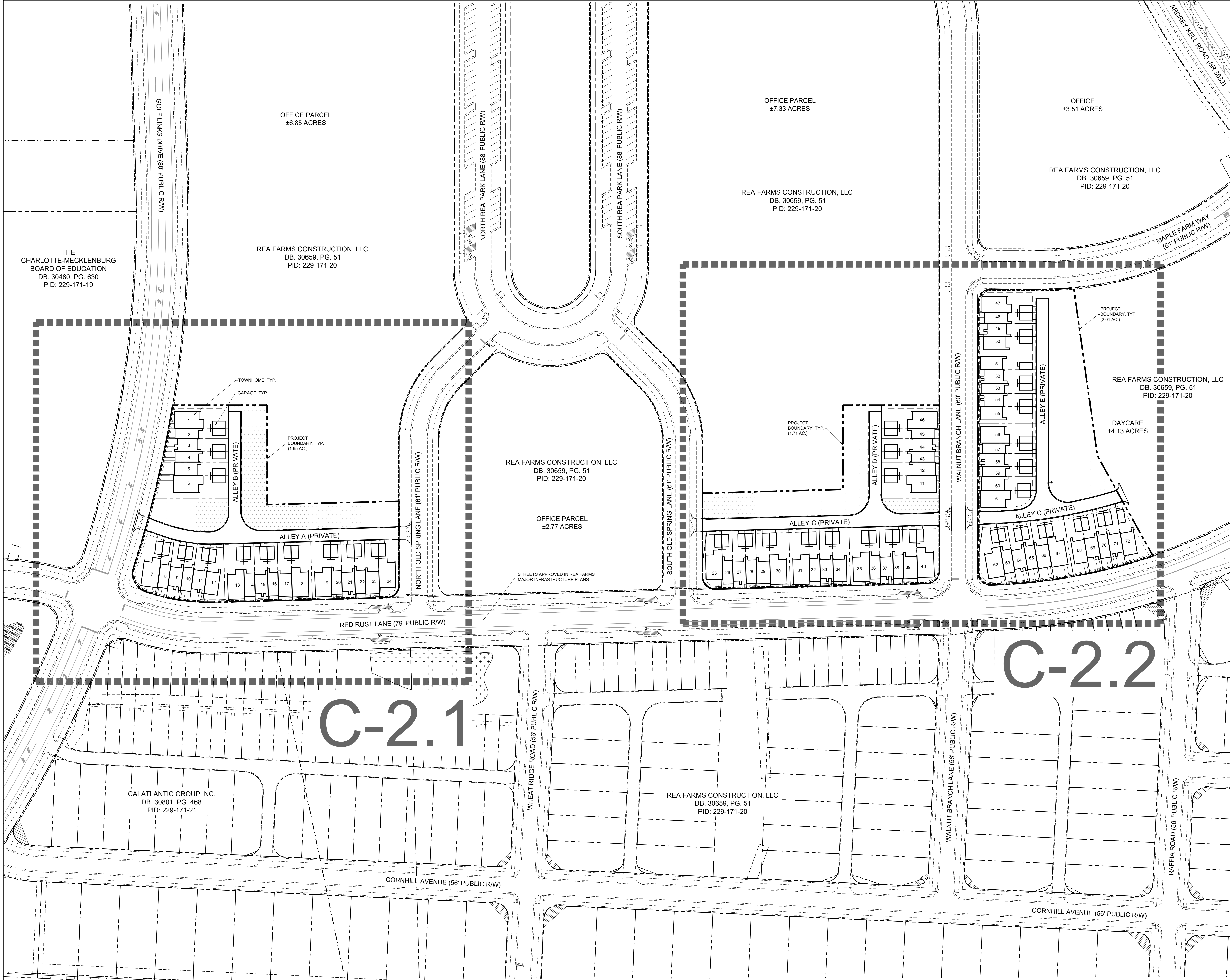
APPROVED

**PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 10-16-2017

DATE: DECEMBER 13, 2016
DESIGNED BY: MEK
CHECKED BY: KST
Q.C. BY: MWR
PROJECT #: 101687
SHEET #:
C-1.0

REA FARMS SINGLE FAMILY AND TOWNHOMES - PHASE II
City of Charlotte, Mecklenburg County, North Carolina
STANDARD PACIFIC OF THE CAROLINAS, LLC
COVER





- LAYOUT NOTES:**
1. AT TIME OF STAKING, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
 2. SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A COORDINATED SOLUTION.
 3. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 4. ALL SIDEWALKS SHALL BE FIELD STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
 5. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
 6. ALL CONSTRUCTION SHALL COMPLY WITH CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
 7. ALL PATCH WORK WITHIN LIMIT OF CONSTRUCTION SHALL BE CONSISTENT WITH ASSOCIATED ASPHALT PAVEMENT DETAIL.
 8. ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE ELIMINATED OR RELOCATED, SHALL BE COORDINATED WITH DUKE POWER, AT&T, AND TIME WARNER.
 9. ALL TRAFFIC SIGNS AND MARKINGS TO BE INSTALLED AND COMPLY CURRENT CLDSM AND MUTCD STANDARDS AND SPECIFICATIONS.
 10. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
 11. RIGHT-OF-WAY ENCRoACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVES, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS/BUSINESS ASSOCIATION.
 12. PER SECTION 18-1756 OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS EASEMENTS (PCCs) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 13. REFER TO ELECTRICAL PLANS FOR FINAL SITE LIGHTING LOCATIONS.
 14. DEVELOPER WILL PROVIDE STREET SIGNS PER CLOSING 50.05 (9' SIGNS ONLY).
 15. THE GARAGE SETBACK FOR ALL FRONT-LOADED SINGLE-FAMILY DETACHED HOMES SHALL BE 20 FEET FROM THE BACK OF SIDEWALK TO ENSURE VEHICLES DO NOT OVERHANG AND OBSTRUCT THE USE OF THE SIDEWALK.
 16. 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.
 17. SIDEWALK WITHIN THE CITY'S RW 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.
 18. ANY WORK WITHIN THE CITY'S RW THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A RW USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE RW 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.
 19. RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A RW 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 RW CLOSURES. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.
 20. CONSTRUCTION STAGING WITHIN CITY RW LASTING MORE THAN 30 DAYS REQUIRES A RW LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.
 21. NO DEMOLITION LANDFILLS SHALL BE PERMITTED ON SITE.
 22. THE STREET CONNECTION TO RAFFIA ROAD SHALL NOT BE COMPLETED UNTIL CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED FOR HOMES ON AT LEAST 50% OF THE SINGLE-FAMILY LOTS PROPOSED WITHIN THE DEVELOPMENT OR UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A PUBLIC SCHOOL WITHIN THE SITE.
 23. THE STREET CONNECTION TO WHEAT RIDGE ROAD SHALL NOT BE COMPLETED UNTIL CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED FOR HOMES ON AT LEAST 50% OF THE SINGLE-FAMILY LOTS PROPOSED WITHIN THE DEVELOPMENT.

DEVELOPMENT SUMMARY:

PARGEL ID:	22917101
REZONING PETITION:	2015-022
DEVELOPER:	CALATLANTIC HOMES 6701 CARMEL ROAD SUITE 425 CHARLOTTE, NC 28226 CONTACT: FRED MATRULLI (704) 759-6040 fred.matrulli@calatl.com
OWNER:	REA FARMS DEVELOPMENT LLC 4755 FREDMONT ROW DRIVE SUITE 800 CHARLOTTE, NC 28210
TOTAL SITE RESIDENTIAL ACREAGE:	±5.67 ACRES
ZONING TYPE:	MUDD-O
70% UNITS ALLOWED PER AMENDED REZONING PLAN FOR REA FARMS	
WOODFIELD MULTI-FAMILY PROJECT:	465 UNITS
CALATLANTIC HOMES PHASE I DEVELOPMENT:	170 UNITS
CALATLANTIC HOMES PHASE II DEVELOPMENT:	72 UNITS
TOTAL UNITS PROPOSED:	703 UNITS

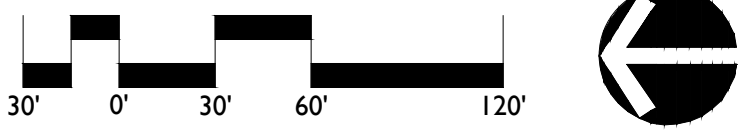
ESTIMATED CONSTRUCTION COMPLETION TIMEFRAME: DECEMBER, 2017

MUDD-O SUPPLEMENTAL REGULATIONS:

MINIMUM LOT SIZE:	N/A
MINIMUM LOT WIDTH (DETACHED):	N/A
MINIMUM LOT WIDTH (ATTACHED):	N/A
FRONT SETBACK (ATTACHED):	20' FROM BACK OF CURB
SIDE YARD (DETACHED):	5'
SIDE YARD (ATTACHED):	10' BETWEEN BUILDINGS
REAR YARD:	5'

LEGEND:

EASEMENT	
FENCE	
PROPERTY LINE	
RIGHT-OF-WAY	
GAS LINE	
SANITARY SEWER LINE	
FORCE MAIN	
OVERHEAD UTILITIES	
WATER LINE	
STORM SEWER	
TREE LINE	
UNDERGROUND TELEPHONE	
COMMON OPEN SPACE	



REA FARMS SINGLE FAMILY AND TOWNHOMES - PHASE II I
City of Charlotte, Mecklenburg County, North Carolina
STANDARD PACIFIC OF THE CAROLINAS, LLC
OVERALL LAYOUT PLAN

REVISIONS:
DATE: DECEMBER 13, 2016
DESIGNED BY: JEM
02/17/17 - Revised Per City Review Comments
CHECKED BY: JEM
06/05/17 - Revised Per City Review Comments
Q.C. BY: LDJ
07/10/17 - Final
PROJECT #: 101387

SHEET #:
C-2.0

LandDesign
221 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.landdesign.com

LAND DESIGN, LLC
CORPORATE
SEAL
NORTH CAROLINA
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
35696
06-05-17