

# THE MEWS AT MORNINGSIDE

CHARLOTTE, NORTH CAROLINA

PREPARED FOR:

THE DRAKEFORD  
COMPANY  
1914 Brunswick Avenue  
Charlotte, NC 28207

PREPARED BY:



Wirth & Associates

LANDSCAPE ARCHITECTS AND LAND PLANNERS

1230 W. Morehead St. Suite 212

Charlotte, NC 28208

Phone: 704-375-1588 Fax: 704-375-3844

Email: gwirth@wirthassociates.com

DRAWINGS ISSUED:

10.21.2016 100% CONSTRUCTION DOCUMENTS - PERMIT SET

DRAWINGS REVISED:

10.05.2017 PER CITY COMMENTS

## DRAWING LIST - 100% CONSTRUCTION DOCUMENTS - PERMIT SET

SHEET NO.	SHEET TITLE
SITE PLANS	
L1.0	EXISTING CONDITIONS PLAN
L2.0	DEMOLITION PLAN
L3.0	SITE PLAN
L3.1	SIGHT DISTANCE PLAN & PROFILE
L3.2	TRAFFIC CONTROL PLAN
L3.3	CROSS SECTIONS
L4.0	GRADING PLAN
L5.0	PLANTING PLAN
L6.0 - L6.2	SITE DETAILS
C1.0	UTILITY PLAN

PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

By Brent Wilkinson 3/1/17



FINAL  
APPROVAL

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

APPROVED

EROSION CONTROL

APPROVED

URBAN FORESTRY

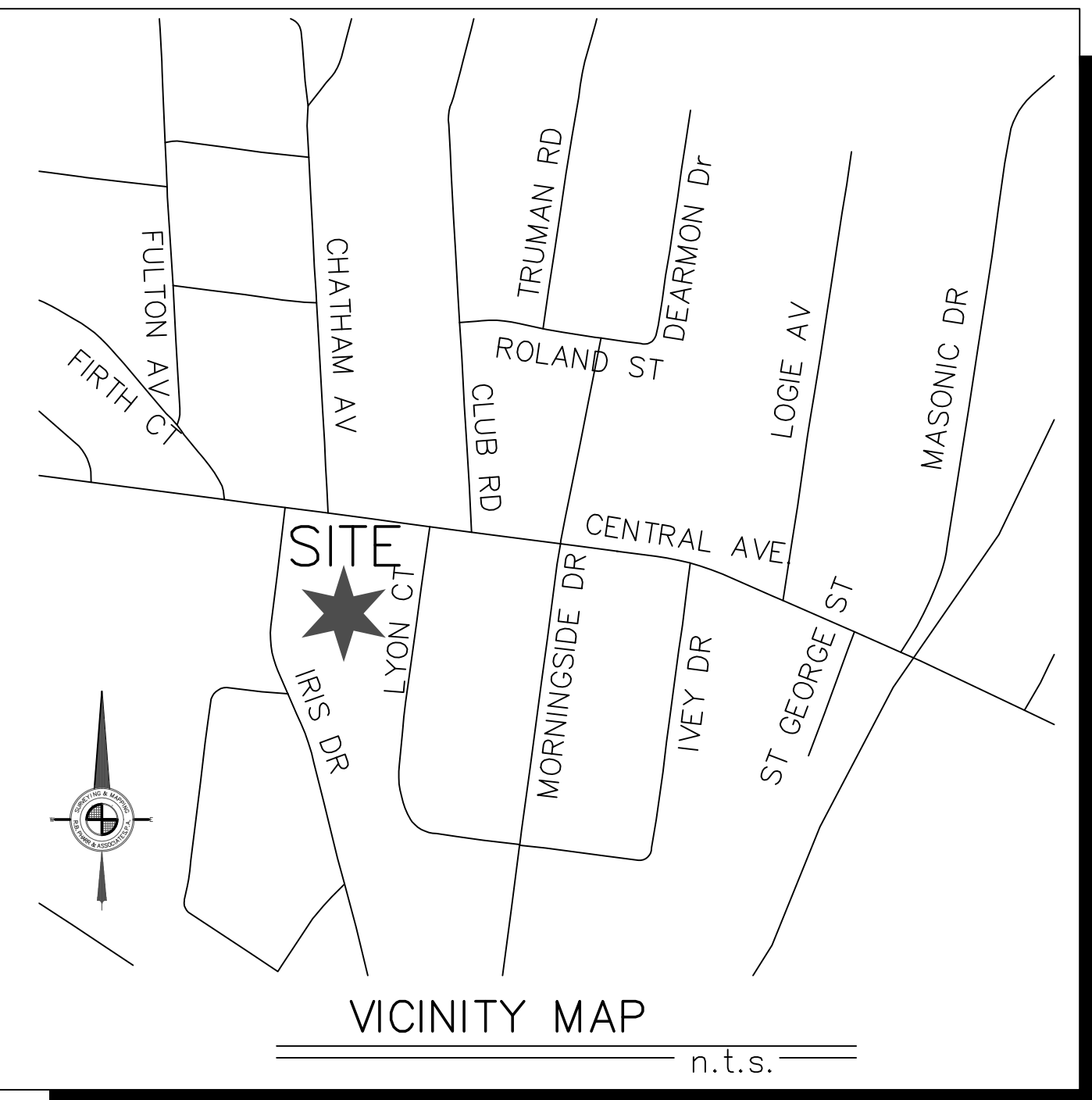
TREE ORDINANCE

APPROVED

CDOT

APPROVED

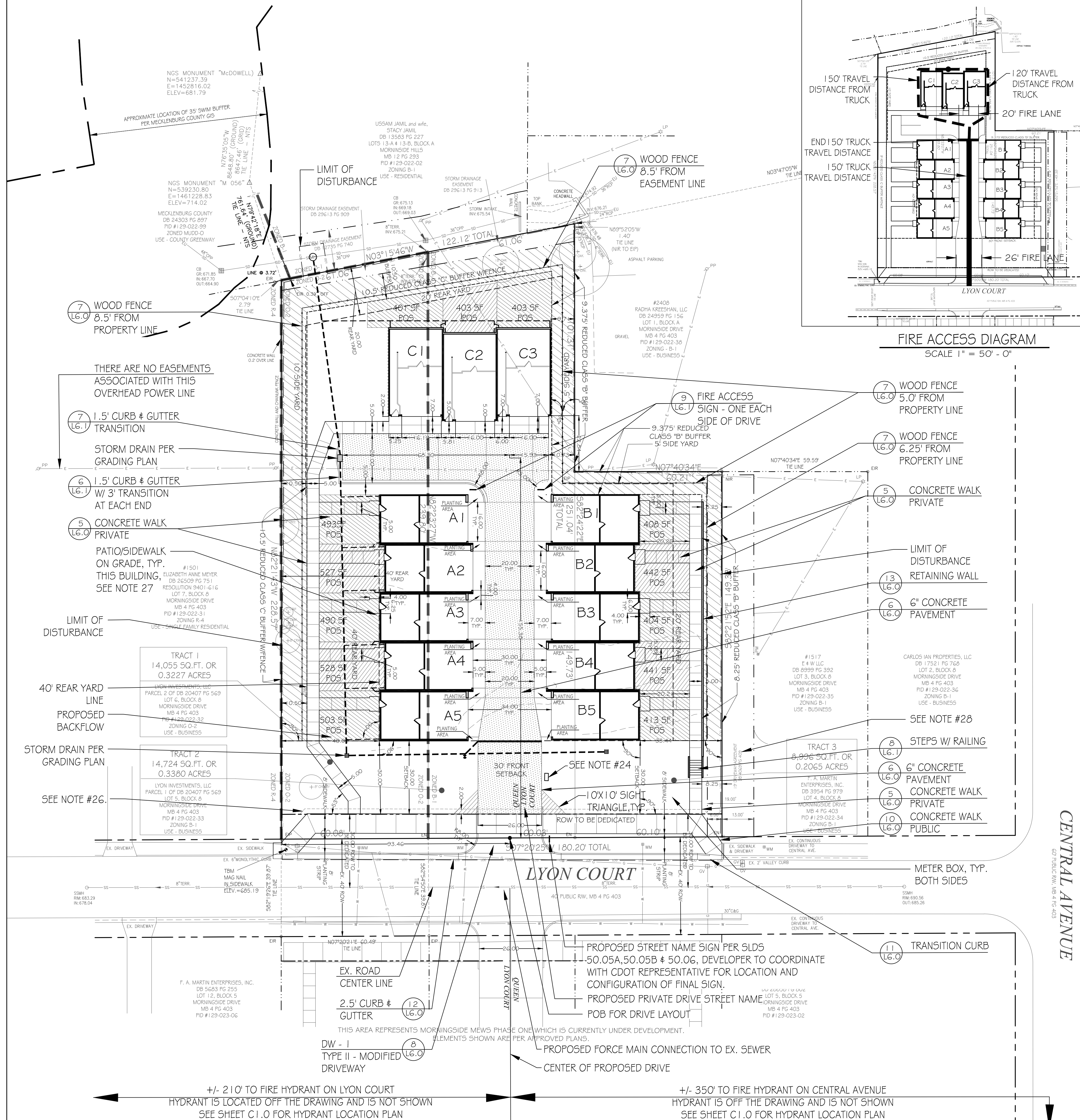
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING  
AT LEAST 48 HRS. PRIOR TO ANY LAND  
DISTURBING ACTIVITY USING THE ONLINE  
FORM AT <http://development.charmeck.org>



VICINITY MAP

n.t.s.





# ZONING CODE SUMMARY:

PROJECT NAME:	THE MEWS AT MORNINGSIDE		
PROJECT ADDRESS:	1505 LYON COURT, CHARLOTTE 28205		
PROPERTY OWNER:	THE DRAKEFORD COMPANY (PARCELS UNDER CONTRACT) PHONE: 704-344-0332		
OWNER ADDRESS:	1914 Brunswick Avenue, Suite 1A Charlotte, NC 28207		
DEVELOPMENT DATA:	SITE WORK TO BE PERFORMED BY THE DRAKEFORD CO. - TOWNHOUSES TO BE DEVELOPED BY RYAN HOMES		
PLANS PREPARED BY:	WIRTH & ASSOCIATES, INC.	PHONE:	704-375-1588
PROJECT TIME TABLE:	FEBRUARY, 2017 TO JUNE, 2018		
ZONING:	B-1 & O-2	JURISDICTION:	CITY OF CHARLOTTE RIVER BASIN: CENTRAL CATAWBA
TAX PARCEL NUMBERS:	129-022-32, 129-022-33, 129-022-34		
PROPOSED USE:	PLANNED MULTI-FAMILY - SINGLE FAMILY ATTACHED FOR SALE		
MAX. RESIDENTIAL DENSITY:	22 UNITS/AC FOR BOTH B-1 & O-2	PROPOSED DENSITY:	16 UNITS/AC
RESIDENTIAL UNITS ALLOWED:	15 UNITS	RESIDENTIAL UNITS PROPOSED:	13 UNITS
SITE AREA:	0.826 ACRES (33,032 SF) NET DEDICATED ROW		
REQUIRED OPEN SPACE:	40% (0.28 AC)	PROVIDED OPEN SPACE:	52% (0.39 AC)
REQUIRED PRIVATE OPEN SPACE:	400 SF PER UNIT	PROVIDED PRIVATE OPEN SPACE:	400 SF MIN. PER PLAN
EXISTING IMPERVIOUS:	0.338 ACRES/14,744 SF (ALL EX. IMPERVIOUS TO BE REMOVED)		
PROPOSED IMPERVIOUS AREA:	0.43 ACRES/18,901 SF	DENIED AREA:	0.90 ACRES
BUILDING HEIGHT:	MAX. ALLOWED HEIGHT 40'	PROPOSED BUILDING HEIGHT:	38' - 8"
	16' MINIMUM BUILDING SEPARATION		
REQUIRED TREE SAVE:	0.826 (TOTAL SITE) X .15 = 0.124 AC/5,401 SF		
PROVIDED TREE SAVE:	OWNER TO USE BUY OUT OPTION AS STATED IN THE TREE ORDINANCE TO SATISFY THE REQUIRED TREE SAVE		

YARD REQUIREMENTS:			
SETBACK:	30' FROM RIGHT OF WAY TO BE DEDICATED - PER SECTION 12.102(1)		
SIDE YARD:	10 FT. AND 5 FT (PER PLAN)	REAR YARD:	40 FT AND 20 FT (PER PLAN)
BUFFERS - ABUTTING SINGLE FAMILY USE/ZONING AND BUSINESS ZONING:			
REQUIRED:	14' CLASS "C" BUFFER/ADJ. TO RES. - 12.2' CLASS "B" BUFFER/ADJ. TO BUSINESS		
PROVIDED:	10.5' REDUCED CLASS "C" WITH FENCE ADJ. TO RES. / 8.25' REDUCED CLASS "B" WITH FENCE/ADJ. TO BUSINESS (PID #129-022-35), 9.375' REDUCED CLASS "B" ADJACENT TO BUSINESS (PID #129-022-38)		
PARKING DATA:	1.5 SPACES / PER UNIT		
REQUIRED:	13 X 1.5 = 19.5	PROVIDED:	2 SPACES PER UNIT = 26 - TWO CAR GARAGE PER UNIT
BICYCLE PARKING:			
REQUIRED:	NA	PROVIDED:	NA

# GENERAL NOTES:

- SURVEY DATA HAS BEEN PROVIDED BY R.B. PHARR & ASSOCIATES, AND IS DATED OCTOBER 25, 2015.
- THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL PROPERTY/ROW LINES SETBACKS, YARDS, BUFFERS AND PHYSICAL ELEMENTS TO BE CONSTRUCTED PRIOR TO CONSTRUCTION TO ASSURE THAT ALL WORK IS CONDUCTED ON THE OWNERS PROPERTY AND IN ACCORDANCE WITH THESE CONSTRUCTION DOCUMENTS.
- THE OWNER SHALL BE GIVEN A MIN. 24 HOUR NOTICE PRIOR TO BEGINNING CONSTRUCTION. ALL WORK WITHIN STREET RIGHTS OF WAY SHALL BE COORDINATED WITH CDOT AND THE CITY OF CHARLOTTE ENGINEERING.
- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH OVERHEAD, AND UNDERGROUND PRIOR TO ANY DEMOLITION OR EARTH MOVING ACTIVITIES. UTILITIES SHOWN ON THESE PLANS MAY OR MAY NOT BE CORRECTLY LOCATED. 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.
- BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.
- NON-STANDARD ITEMS (I.E.: PAVERS, IRRIGATION SYSTEM, ECT...) 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.
- ALL WORK IN THE ROW, SHALL BE PERFORMED IN ACCORDANCE WITH THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH). SEE SHEET L2.2 FOR TRAFFIC CONTROL PLAN.
- TREES WITHIN THE THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT 704-336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT 704-336-6692 FOR REQUIRED PERMITS.
- SEE SHEET L2.1 FOR INTERSECTION SIGHT DISTANCE PLAN AND PROFILE.
- ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SF OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
- SEE SHEET L2.2 FOR TRAFFIC CONTROL REQUIREMENTS.
- IF EXISTING ASPHALT IN FRONT OF NEW CURB AND GUTTER IS IN GOOD CONDITION THE CONTRACTOR SHALL MILL 2" TO A DEPTH OF 1.5" AND OVERLAY WITH 1.5" OF 5F9.5A ASPHALT. AREAS THAT ARE IN POOR CONDITION OR DAMAGED SHALL BE SAW CUT TO 1" FROM FACE OF CURB AND REPAIR FULL DEPTH OF ASPHALT AND BASE AS NEEDED TO MEET CDOT STANDARDS.
- ALL PORTIONS OF RESIDENTIAL BUILDINGS WILL BE LOCATED WITHIN 400' OF A PUBLIC STREET.
- ALL BUFFER PLANTING, SCREENING, PERIMETER AND INTERNAL PLANTINGS WILL BE IN ACCORDANCE WITH THE APPROPRIATE ORDINANCE.
- THIS PROJECT IS IN THE SOUTHEAST CORRIDOR AS DEFINED IN THE TREE ORDINANCE, THE OWNER WILL UTILIZE THE BUY OUT OPTION FOR TREE SAVE UNDER THE TREE ORDINANCE.
- SOLID WASTE WILL BE HANDLED WITH ROLL OUT CONTAINERS FOR EACH INDIVIDUAL UNIT. SOLID WASTE CONTAINERS WILL BE STORED IN THE GARAGES OF EACH UNIT. CONTAINERS SHALL BE PLACED ON GROUND LEVEL, WITHIN SIX FEET OF THE CURB (LYON COURT) AND AT LEAST THREE FEET AWAY FROM EACH OTHER OR OTHER OBSTACLES SUCH AS MAIL BOXES, TELEPHONE POLES, AUTOMOBILES, BULKY ITEMS, TREES, ECT.
- THIS SITE IS LESS THAN 1 ACRE AND WITHIN THE DISTRESSED BUSINESS DISTRICT AS DEFINED IN THE POST CONSTRUCTION ORDINANCE (PCO). DEVELOPER TO USE THE PAYMENT IN LEIU OPTION AS ALLOWED BY THE PCO TO SATISFY PCO REQUIREMENTS.
- SETBACKS WILL BE ESTABLISHED FROM THE RIGHT OF WAY AS ALLOWED BY THE ORDINANCE AND IN ACCORDANCE WITH SECTION 12.102(1).
- LAND WILL BE SOLD WITH THE UNITS. EACH UNIT WILL HAVE A MINIMUM 400' PRIVATE OPEN SPACE (POS) AS SHOWN ON THE PLAN.
- WATER AND SEWER WILL BE CONNECTED TO PUBLIC FACILITIES IN ACCORDANCE WITH CMU REQUIREMENTS AND PER SHEET C1.0.
- THE MAIL KIOSK TO BE PROVIDED BY THE DEVELOPER. DEVELOPER TO COORDINATE WITH THE POST OFFICE AND OBTAIN APPROVAL FOR TYPE OF BOX AND LOCATION. CONTRACTOR TO INSTALL.
- ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
- DEVELOPER TO PROVIDE A 2' SIDEWALK/UTILITY EASEMENT BEHIND SIDEWALK. EASEMENT TO BE INCLUDED ON FINAL PLAT.
- ALL PATIOS AND WALKS AT THE FRONT OF BUILDING A SHALL BE AT GRADE, NO STEPS WILL BE ALLOWED.
- THE SIX FOOT PORTION OF THE EXISTING 19' DRIVEWAY AGREEMENT SHOWN ON PARCEL #12902234 SHALL BE ABANDONED. DEVELOPER TO PROVIDE WRITTEN AGREEMENT.

PREPARED FOR:

THE DRAKEFORD  
COMPANY  
1914 Brunswick Avenue  
Charlotte, NC 28207

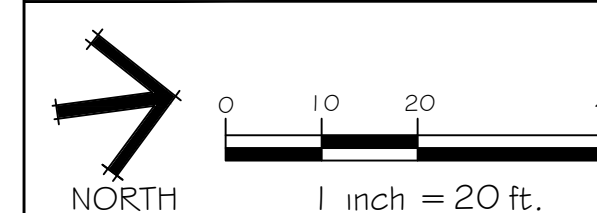
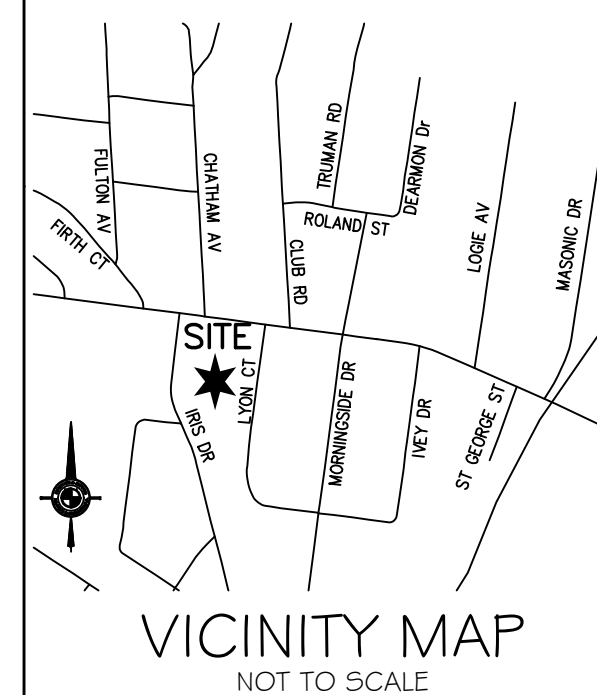
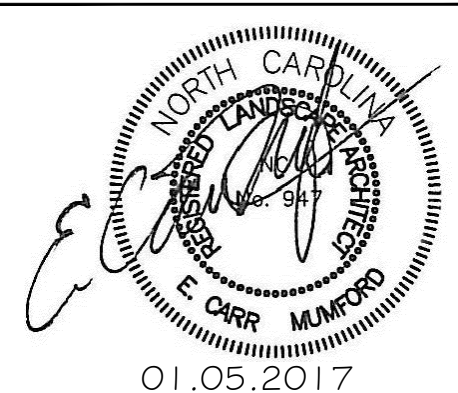
PROJECT:

THE MEWS AT  
MORNINGSIDE  
1505 Lyon Court,  
Charlotte 28205

PREPARED BY:

**Wirth & Associates**  
LANDSCAPE ARCHITECTS AND LAND PLANNERS  
1280 W. Morehead St. Suite 212  
Charlotte, NC 28208  
Phone: 704-375-1588 Fax: 704-375-3844  
Email: gwirth@wirthassociates.com

SEAL:



DRAWN BY: ECM  
CHECKED BY: ECM  
SCALE: 1"=20'  
DATE: 10.21.2016

REVISIONS:  
NO: DATE: DESCRIPTION: BY:  
1. 01.05.17 PER CITY COMMENTS ECM

SHEET TITLE:

SITE PLAN

SHEET NO.:

L3.0