

GENERAL NOTES

1. ESTIMATED SCHEDULE OF COMPLETION

START CONSTRUCTION – 9/1/16
END CONSTRUCTION – 9/1/17

2. ALL UTILITIES FOR THE TOWNS AT MADISON PARK SHALL BE INSTALLED UNDERGROUND.

3. PER THE APPROVED REZONING (#2016-013) UNDER TRANSPORTATION:

A. DEDICATION AND RESERVATION OF STREET RIGHT-OF-WAY TO CITY INCLUSIVE OF FUTURE RIGHT-OF-WAY EXPANSION OF WOODLAWN ROAD (SEE RZ 1.0 AND RZ 2.0). FUTURE RIGHT-OF-WAY SHALL BE DEDICATED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING ON THE SITE.

B. TRANSPORTATION IMPROVEMENTS – THE PETITIONER SHALL MAKE A \$50,000 CONTRIBUTION TO CDOT FOR TRANSPORTATION IMPROVEMENTS IN THE AREA. THE CONTRIBUTION SHALL BE REQUIRED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.



**FINAL
APPROVAL**

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL
URBAN FORESTRY
TREE ORDINANCE

CDOT

PLANNING
UMUDD / MUDD / PED / TOD

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
By Jack Fulghum at 11:09 am, May 09, 2017

APPROVED

APPROVED

APPROVED

E. WOODLAWN ROAD (SR 3814)
60' PUBLIC R/W
(M.B. 6, PG. 411)

HALSTEAD DRIVE
150' PUBLIC R/W
(M.B. 6, PG. 411)

LITTLE HOPE CREEK

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- | | |
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- | | |
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CONTACT INFORMATION

OWNER:
RICHTER DEVELOPMENT, LLC
CONTACT: DENNIS RICHTER
ADDRESS: 2410 DUNAVANT STREET
CHARLOTTE, NC 28203
PHONE: 704-651-1768 **FAX:**

CIVIL ENGINEER & LANDSCAPE ARCHITECT
URBAN DESIGN PARTNERS
CONTACT: BRIAN SMITH, PE
ADDRESS: 1318-E6 CENTRAL AVENUE
CHARLOTTE, NC 28205
PHONE: 704-334-3303 **FAX:** 704-334-3305

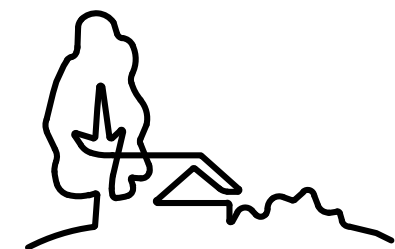
BUILDER:
CAL ATLANTIC
CONTACT: FRED MATRULLI
ADDRESS: 6701 CARMEL ROAD, SUITE 425
CHARLOTTE, NC 28226
PHONE: 704-759-6000 **FAX:**



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



GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET



**URBAN
DESIGN
PARTNERS**

1318-e6 central ave. p 704-334-3303
charlotte, nc 28205 f 704-334-3305
urbandesignpartners.com



PF Property Holdings

The Towns at Madison Park

Cover Sheet

4401 Halstead Drive Charlotte, NC 28209

| NO. | DATE | BY | REVISIONS |
|-----|----------|-----|------------------------------|
| 1 | 07.26.16 | UDP | PER CITY COMMENTS |
| 2 | 09.07.16 | UDP | PER CITY COMMENTS |
| 3 | 10.26.16 | UDP | CLWATER UTILITY REVISION |
| 4 | 10.31.16 | UDP | PER NCDOT COMMENTS |
| 5 | 12.08.16 | UDP | SITE PLAN LABELS/ADD DETAILS |
| 6 | 03.08.17 | UDP | WOODLAWN STORM REVISION |

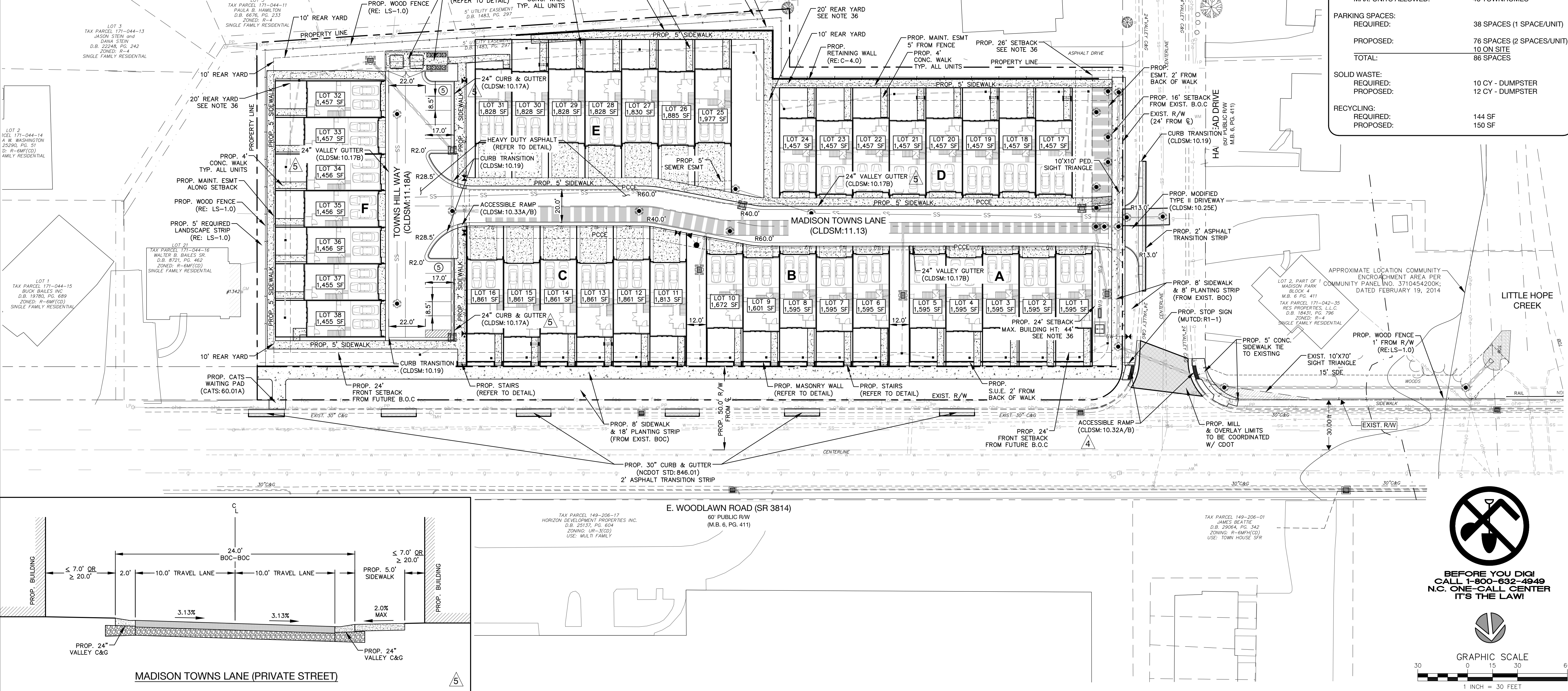
Project No: 16-023
Date: April 28, 2016
Designed by: UDP
Drawn By: JAP
Scale: 1" = 30'
Sheet No:

C-1.0

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 5' RADIUS AT THE FRONT 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 (E. 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.
9. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3600
PSI. AT 28 DAYS AND SHALL COMPLY WITH SECTION 1000 OF THE NCDOT
STANDARD SPECIFICATIONS.
10. 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.
11. ALL CURB AND GUTTER SHALL BE BACKFILLED WITH SOIL APPROVED BY
THE CITY/COUNTY INSPECTOR 48 HOURS AFTER CONSTRUCTION TO PREVENT
EROSION.
12. 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.
13. ALL TRENCHES IN THE STREET RIGHT OF WAY SHALL BE BACKFILLED WITH
SUITABLE MATERIAL IMMEDIATELY AFTER THE PIPE IS LAID.
14. ALL SUBGRADE FOR ROADS AND PARKING AREAS SHALL BE COMPACTED
TO 100% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD
PROCTER TEST.
15. ALL TESTS SHALL BE PERFORMED BY THE DEVELOPER AT NO COST TO
THE CITY.
16. 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.
17. 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.
18. 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.
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. DEVELOPER TO CONTACT CDOT (STEPHEN BOLT, 704-432-5561) DURING
SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF
ANY. FOR THIS PROJECT WITH DUKE ENERGY AND CDOT AS
NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND
REQUIREMENTS FOR INSTALLATION.
21. CONTRACTOR SHALL MAINTAIN TWO WAY TRAFFIC AT ALL TIMES WHEN
WORKING WITHIN EXISTING STREETS. THE CONTRACTOR SHALL PLACE AND
MAINTAIN SIGNS, DANGER LIGHTS, BARRICADES, AND TURNISH WATCHMEN OR
FLAGMEN TO DIRECT TRAFFIC IN ACCORDANCE WITH THE WORK AREA TRAFFIC
CONTROL HANDBOOK (W.A.T.C.H.).
22. 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.
23. 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.
24. 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.
25. 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.
26. NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE
LOCATED WITHIN ANY BUFFER AREAS.
27. 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.
28. 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.
29. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET
RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
30. "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.
31. 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.
32. 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.
33. ALL DEVELOPMENT CREATING A TOTAL 20,000 SQUARE FEET OF
IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE
DETENTION.
34. 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.
35. SOLID WASTE COLLECTION WILL BE PROVIDED THROUGH A PRIVATE
COLLECTION COMPANY AT THE OWNERS DISCRETION.
36. SETBACKS, SIDE AND REAR YARDS MAY BE INCREASED 2' FOR EVERY 1'
OVER THE BASE BUILDING HEIGHT OF 40' PER TABLE 9.406(2)(A). THE
FOLLOWING AREAS HAVE INCREASES OF 10' TO ALLOW FOR THE ADDITIONAL
5' BUILDING HEIGHT: ALONG HALSTEAD ADJACENT TO LOT 17, SIDE AND
REAR YARDS ABUTTING RESIDENTIAL. FRONT SETBACK ALONG HALSTEAD
ALONG LOT 1 IS INCREASED 8' TO ALLOW FOR BUILDING HEIGHT OF 44'.

NOTE:
SITE LIGHTING WILL NOT BE PROVIDED
AS PART OF THE DEVELOPMENT.



SITE SUMMARY

| | |
|---|--|
| TAX PARCEL ID #S: | 171-044-01, 171-044-02 171-044-17, 171-044-18 171-044-19, 171-044-20 171-044-21 |
| SITE AREA: AFTER R/W DEDICATION | 112,025 SF (2.57 AC) 101,708 SF (2.33 AC) |
| EXISTING ZONING: REZONING PETITION #: | UR-2 (CD) 2016-013 |
| PRIVATE OPEN SPACE: PROPOSED: | 400 SF/LOT SEE OPEN SPACE PLAN |
| OPEN SPACE: COMMON OPEN SPACE: PRIVATE OPEN SPACE: TOTAL: | 23,320 SF 40,210 SF 63,530 SF (63%) |
| NATURAL AREA: REQUIRED: PROVIDED: | 10,171 SF (10% SITE AREA) |
| ON-SITE: TOTAL: | PLANTING STRIP: 9,747 SF 14,380 SF (14%) |
| FLOOR AREA RATIO (FAR): | 111,597 / 112,025 = 0.996 |
| SETBACKS: FRONT: SIDE YARD: REAR YARD: | 24 FT (E. WOODLAWN ROAD) 16 FT (HALSTEAD DRIVE) 10 FT / 20 FT 10 FT / 20 FT |
| *ADDITIONAL SETBACK REQUIRED PER TABLE 9.406(2)(A) BEYOND 40 FT BUILDING HEIGHT, SEE NOTE 36 | |
| BUILDING SEPARATION: | 10 FT MINIMUM |
| BUILDING HEIGHT: MAXIMUM: | 45' HEIGHT (# 2016-013) |
| PROPOSED: | 45' HEIGHT |
| PROPOSED USE: SINGLE FAMILY ATTACHED: MAX. UNITS ALLOWED: | 38 TOWNHOMES 48 TOWNHOMES |
| PARKING SPACES: REQUIRED: | 38 SPACES (1 SPACE/UNIT) |
| PROPOSED: | 76 SPACES (2 SPACES/UNIT) 10 ON SITE 86 SPACES |
| SOLID WASTE: REQUIRED: PROPOSED: | 10 CY - DUMPSTER 12 CY - DUMPSTER |
| RECYCLING: REQUIRED: PROPOSED: | 144 SF 150 SF |

1318-e6 central ave. p 704.334.3303
charlotte, nc 28205 f 704.334.3305
urbanpartners.com

3/8/17

The Towns at Madison Park

Site Plan

4401 Halstead Drive Charlotte, NC 28209

NO. DATE BY: REVISIONS:

| | | | |
|---|----------|-----|------------------------------|
| 1 | 07/26/16 | UDP | PER CITY COMMENTS |
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