

NOTES:

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

ALL ROAD IMPROVEMENTS AT KIMMERLY GLEN LANE AND GUILDFORD HILL LANE 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.

DIRECT VEHICULAR ACCESS TO KIMMERLY GLEN LANE FROM LOTS 1 AND 11 IS PROHIBITED.

IN ROLLING AND HILLY TERRAINS, 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 GUILDFORD HILL LANE 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.

THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.

ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.

ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #'S SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS.)

PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.

"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.

PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.

PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.

PRIOR TO PLAT 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(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

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.

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](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.

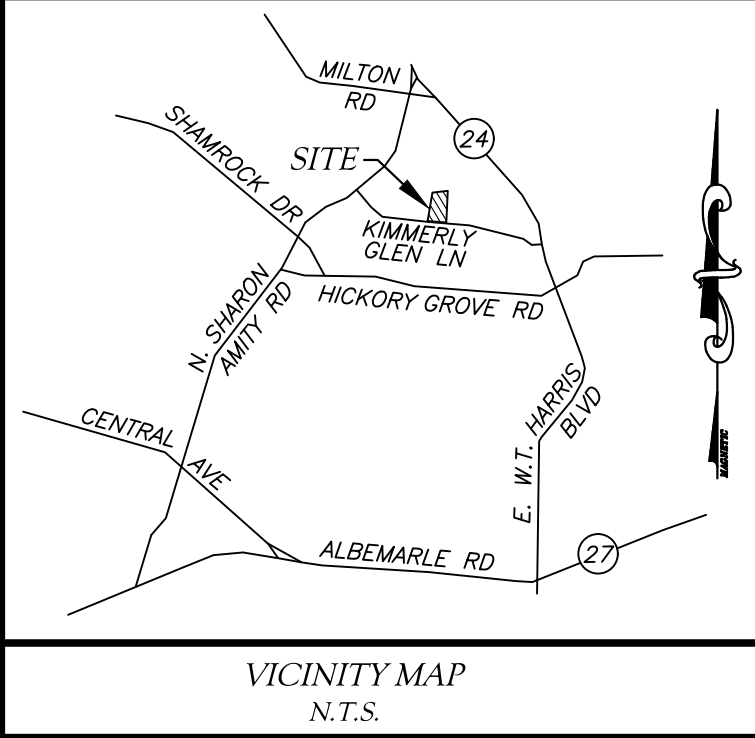
RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE 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.

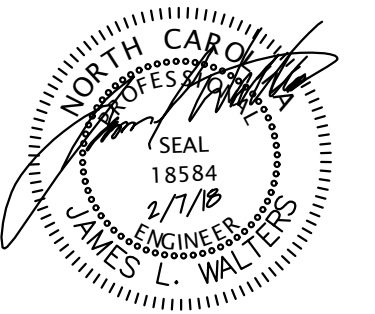


Know what's below.
Call before you dig.

- 1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- 2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- 3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- 4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



LWE
LATHAM-WALTERS
ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTH CROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362



FEBRUARY 7, 2018
DATE

JDSI, LLC

3515 DOVEWOOD DRIVE
CHARLOTTE, NC 28226
PHONE: (704)-361-7777
judsonstringfellow@gmail.com

GUILDFORD TOWNHOMES
KIMMERLY GLEN LANE CHARLOTTE, NC 28215

COVER

REVISIONS

PROJECT NO.: 2017.06
SCALE: NOT TO SCALE
DRAWN BY: MRH
CHECKED BY: JLW

SHEET NO:

C

GUILDFORD TOWNHOMES CIVIL PLANS

KIMMERLY GLEN LANE
CHARLOTTE, NORTH CAROLINA 28215
MECKLENBURG COUNTY

FOR

JDSI, LLC
3515 DOVEWOOD DRIVE
CHARLOTTE, N.C. 28226
(704) 361-7777

judsonstringfellow@gmail.com



FINAL APPROVAL

PROJECT NUMBER: SDRSF-2017-00090

ENGINEERING

PCSO / 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 FOUND AT <http://charlottenc.gov/ld>

APPROVED

By Brendan M. Smith at 12:32 pm, Feb 08, 2018

APPROVED

APPROVED

By Vince Condon at 7:26 am, Feb 02, 2018

APPROVED

APPROVED FOR
CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 2-8-2018

Sheet List Table	
Sheet Number	Sheet Title
C	COVER
C1.0	SITE PLAN
C2.0	EROSION CONTROL PLAN - PRELIMINARY PHASE
C2.1	EROSION CONTROL PLAN - FINAL PHASE
C3.0	EROSION CONTROL DETAILS
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	GUILDFORD LANE PLAN PROFILE
C6.1	INTERSECTION LINE OF SIGHT PROFILE
C7.0	LANDSCAPE PLAN
C8.0	STORMWATER QUALITY PLAN
C9.0	SITE DETAILS
C9.1	SITE DETAILS
C10.0	STORM SYSTEM DRAINAGE AREA MAP
C11.0	FLOOD STUDY DRAINAGE AREA MAP
C12.0	FLOOD STUDY CROSS SECTIONS



Know what's below.
Call before you dig.

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- 2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
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NOTES:

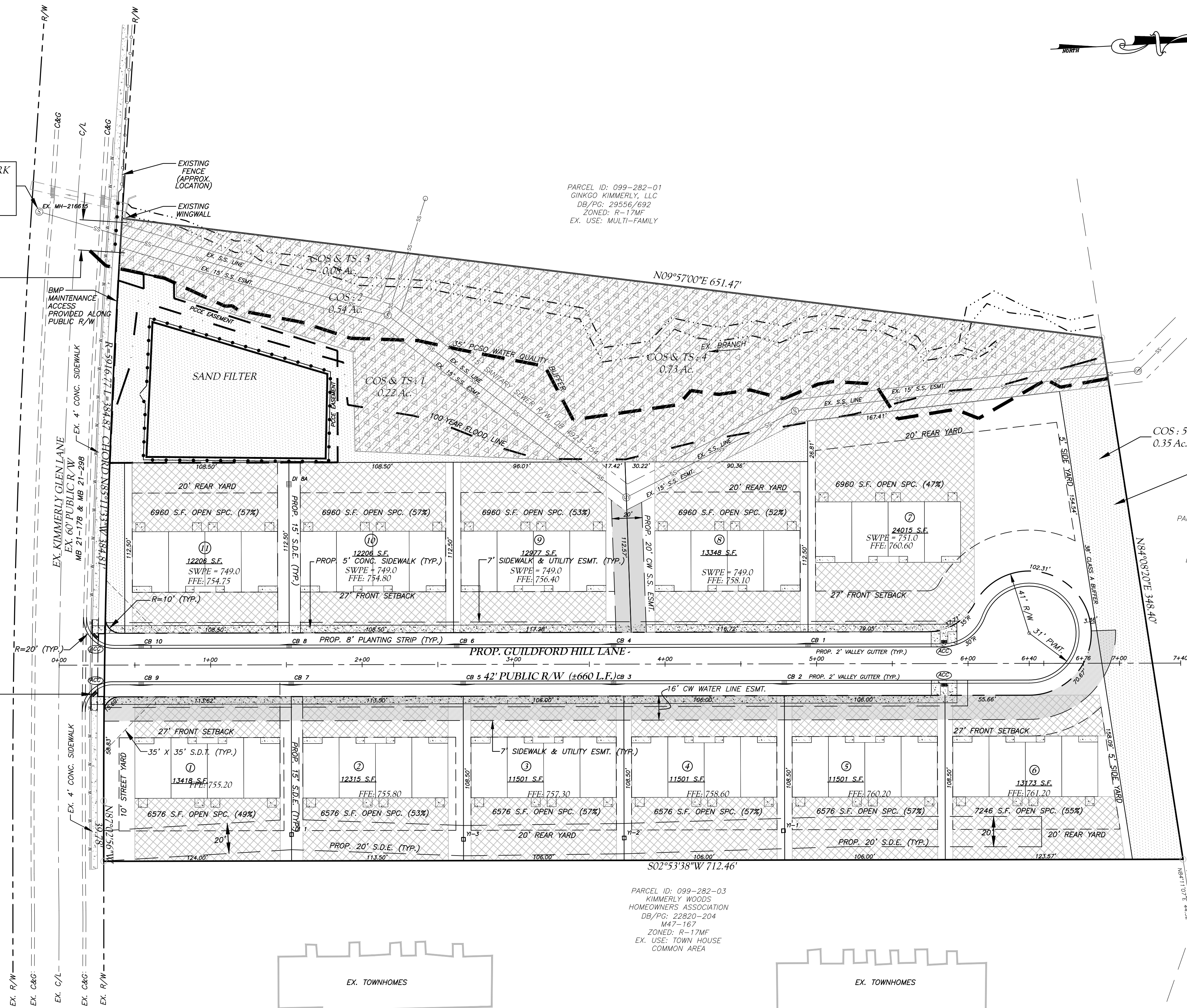
1. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
2. TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
3. BEFORE YOU DIG STOP... CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.

NOTE: PERMANENT BENCHMARK USED FOR SURVEY WAS THE INVERT IN OF EX. MH-216615 NGVD29 EL: 734.50

INSTALL SAFETY RAIL 1' OFF BACK OF SIDEWALK. TIE-IN TO EXISTING FENCE AND EXTEND NEW FENCE 20' PAST EXISTING WINGWALL - CLDSM STD. 30.04A

NOTE: SEE UTILITY PLAN FOR FIRE TRUCK TURNING MOVEMENTS

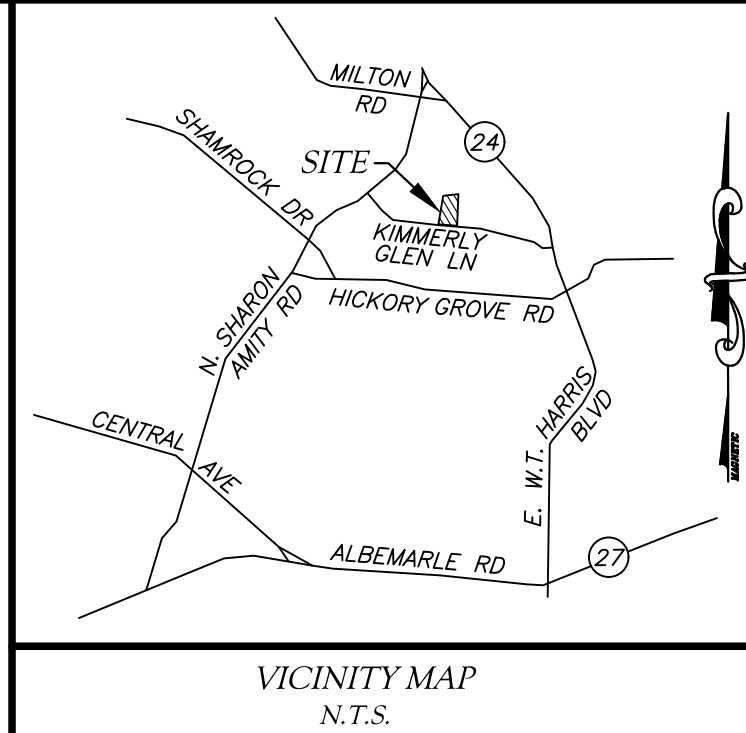
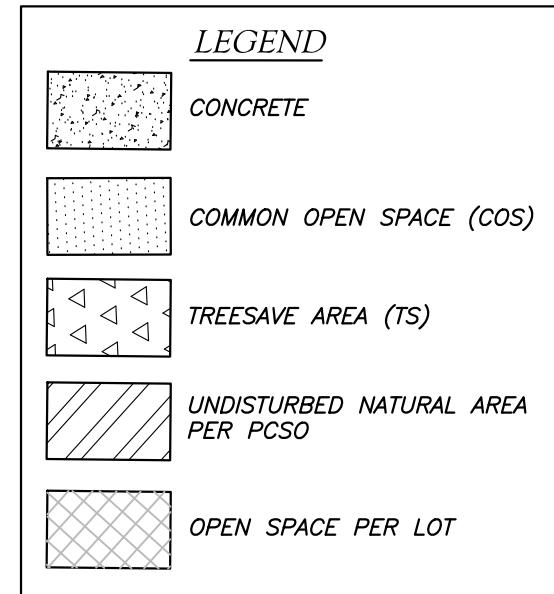
ACCESSIBLE DIRECTIONAL CURB RAMP (TYP.) CLDSM STD. 10.40A



PARCEL ID: 099-282-01
GINKGO KIMMERLY, LLC
DB/PG: 29556/692
ZONED: R-17MF
EX. USE: MULTI-FAMILY

PARCEL ID: 099-282-03
KIMMERLY WOODS HOMEOWNERS ASSOCIATION
DB/PG: 22820-204
M47-167
ZONED: R-17MF
EX. USE: TOWN HOUSE COMMON AREA

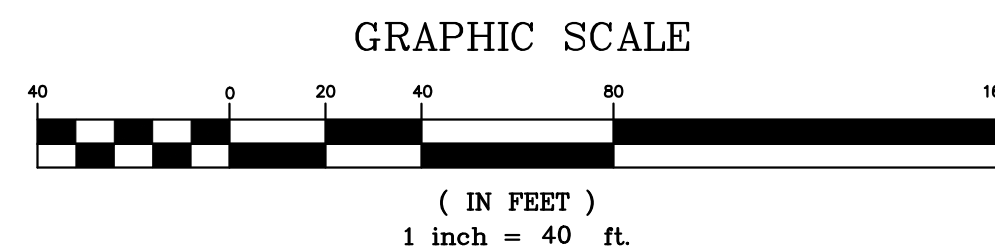
PER LOT ALLOWABLE BUA SUMMARY CHART			
LOT #	ALLOWABLE BUA	RESERVE BUA	TOTAL MAX ALLOWABLE BUA
	(AT THE TIME OF THE BUA AS-BUILT SURVEY)	(IF APPLICABLE)	
1	6032 SF	N/A	6032 SF
2	6032 SF	N/A	6032 SF
3	6032 SF	N/A	6032 SF
4	6032 SF	N/A	6032 SF
5	6032 SF	N/A	6032 SF
6	7142 SF	N/A	7142 SF
7	7590 SF	N/A	7590 SF
8	6032 SF	N/A	6032 SF
9	6032 SF	N/A	6032 SF
10	6032 SF	N/A	6032 SF
11	6032 SF	N/A	6032 SF
TOTAL MAX LOT BUA			69,020 SF
NOTE THAT A BUA AS-BUILT LOT SURVEY SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A.C.O. FOR EACH LOT			



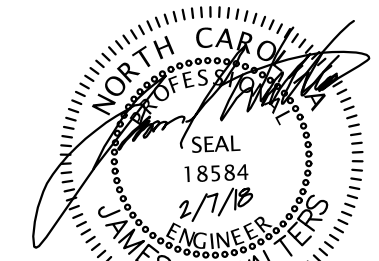
SITE NOTES:

1. PARCEL ID: 099-282-02
DB/PG: 31859/269
SITE AREA: ±6.0013 ACRES
2. SITE ADDRESS: KIMMERLY GLEN LANE CHARLOTTE, NC 28215
3. PROPERTY ZONING: R-17MF
EXISTING USE: VACANT
PROPOSED USE: QUADRAPLEX SINGLE-FAMILY ATTACHED TOWNHOMES
UNITS: 11 LOTS WITH 4 DWELLING UNITS PER LOT = 44 UNITS
4. SETBACKS:
FRONT SETBACK: 27' (MEASURED FROM R/W LINE)
SIDE YARD: 5'
REAR YARD: 20'
5. MINIMUM LOT AREA: 11,500 S.F. (R-17MF QUAD)
MINIMUM LOT WIDTH: 55' (R-17MF QUAD)
MINIMUM OPEN SPACE PER LOT: 45%
ACTUAL OPEN SPACE PER LOT VARIES (SEE PLAN)
6. OPEN SPACE & TREE SAVE DATA:
COMMON OPEN SPACE PROVIDED: 1.91 AC.
(QUAD LOTS WILL BE SUBDIVIDED INTO 4 TOWNHOME SUBLOTS AT TIME OF CONSTRUCTION & EACH SUBLOT SHALL CONTAIN A MINIMUM OF 400 S.F. OF PRIVATE OPEN SPACE)
PRIVATE OPEN SPACE = 400 S.F. x 44 SUBLOTS = 0.40 AC.
TOTAL OPEN SPACE: 1.91 + 0.40 = 2.31 AC. = 38.5%
TREE SAVE AREA REQUIRED: ±6.0013 AC. x 15% = 0.90 AC.
TREE SAVE AREA PROVIDED: ±0.95 AC.
TREE SAVE PERCENTAGE: (0.95 / 6.0013) x 100% = 15.83%
NATURAL AREA REQUIRED: ±6.0013 AC x 17.5% = 1.05 AC.
NATURAL AREA PROVIDED: ±1.03 AC. IN TREE SAVE @ FULL CREDIT + 0.22 AC. IN S.S. R/W @ 1/4 AC. CREDIT (0.06 AC.) = TOTAL OF 1.09 AC. = 18.2%
7. PUBLIC STREET SHALL BE U-02
7. IMPERVIOUS CALCULATIONS:
BUILDINGS & DRIVEWAYS: 67,504 S.F.
SIDEWALKS & DRIVEWAYS (IN R/W): 10,858 S.F.
ROADWAY: 18,778 S.F.
TOTAL IMPERVIOUS: 97,140 S.F.
IMPERVIOUS %: 97,140 S.F. / 261,416 S.F. = 37.17%
8. STREAM WATERSHED: MCALPINE POST CONSTRUCTION DISTRICT: CENTRAL CATAWBA
9. FEMA FLOOD PANEL: #3710458400K, DATED: 02/19/2014
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE
10. SURVEY & TOPO INFORMATION PROVIDED BY:
JASON LEE WYLIE
501 FORNEY AVE.
LINCOLNTON, NC 28092

COMPLETION DATES (APPROX.):
COMPLETION OF ROADS AND INFRASTRUCTURE: AUGUST 2020
COMPLETION OF TOWNHOMES: DECEMBER 2021



LWE
LATHAM-WALTERS
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FEBRUARY 7, 2018
DATE

JDSI, LLC

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PHONE: (704)-361-7777
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GUILDFORD TOWNHOMES
KIMMERLY GLEN LANE CHARLOTTE, NC 28215

SITE PLAN

REVISIONS

PROJECT NO.: 2017.06

SCALE: 1" = 40'

DRAWN BY: MRH

CHECKED BY: JLW

SHEET NO:

C1.0