

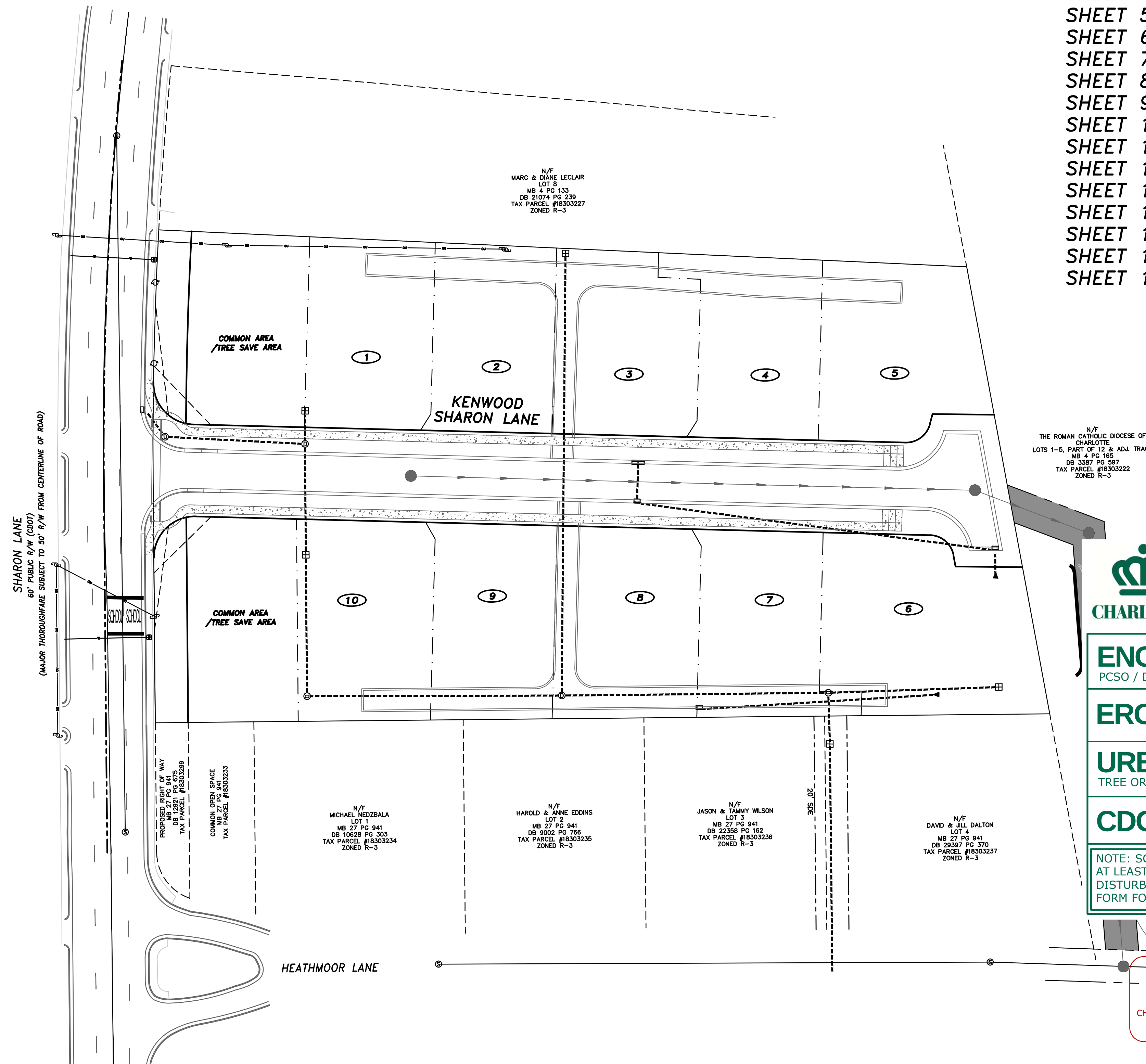
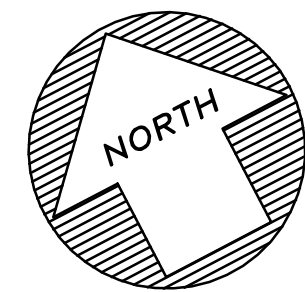


VICINITY MAP
(N.T.S.)

CONSTRUCTION PLANS FOR KENWOOD SHARON LANE CITY OF CHARLOTTE, NC

SHEET INDEX

SHEET 1	COVER
SHEET 2	EXISTING CONDITIONS/ DEMOLITION PLAN
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SHEET 5	KENWOOD SHARON LANE PLAN AND PROFILE
SHEET 6	SIGHT DISTANCE PLAN AND PROFILE
SHEET 7	GRADING PLAN
SHEET 8	DETAILED GRADING PLAN
SHEET 9	BMP 1 PLAN
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FINAL APPROVAL

PROJECT NUMBER: SDRSF-2017-00106

ENGINEERING
PCSO / DETENTION / DRAINAGE PLAN

APPROVED
By Brendan M. Smith at 3:47 pm, May 25, 2018

EROSION CONTROL

APPROVED

URBAN FORESTRY
TREE ORDINANCE

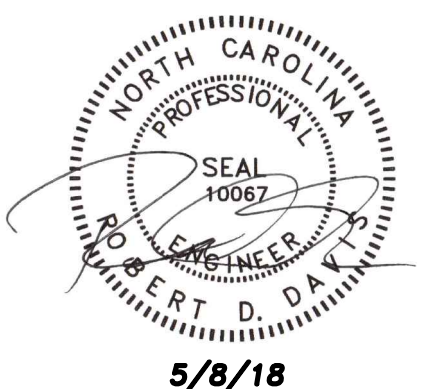
APPROVED [As noted on Sheet 4 of 17]
By Miriam Cattabriga at 1:56 pm, May 10, 2018

CDOT

APPROVED

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 FOR
CONSTRUCTION**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 5-25-2018



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**JIM GROSS
COMPANY**

KENWOOD SHARON LANE
RESIDENTIAL SUBDIVISION
CITY OF CHARLOTTE, MECK. COUNTY, NC

COVER
SHEET

Project	
KENWOOD SHARON LANE	
RESIDENTIAL SUBDIVISION	
CITY OF CHARLOTTE, MECK. COUNTY, NC	
Project Engineer	RDD
Drawn By	10/23/17
Date Drawn	KSL/CITY PLANS
Sht. Set / Subset	KSL-COVER-EX-COMD
Dwg. Name	COVER
Layout:	
Horizontal Scale: 1" = 30'	
Vertical Scale: 1" = N/A	
Revisions	
No.	Date
3	5/8/18
2	3/21/18
1	1/18/18
Issue Date	
11/13/17	

Project Number	
--	
Sheet	Of
1	17



VICINITY MAP
(N.T.S.)

NOTES & REFERENCES

SUBMITTED BY: RDDAVIS CONSULTING ENGINEERS
PO BOX 470085, CHARLOTTE, NC 28247-0085
704-851-5752; rddavis@att.net

DEVELOPER AND LOCAL CONTACT:
JIM GROSS COMPANY, LLC
JAMES J. GROSS
1617 QUEENS ROAD WEST
CHARLOTTE, NC 28207
980-722-4885; jim@jimgrosscompany.com

SUBJECT PARCELS:
KENWOOD SHARON LANE, LLC
1927 SHARON LANE
TAX PARCEL #18303228
LOTS 8 & 7, MB 4 PG 133
DB 32294 PG 244

KENWOOD SHARON LANE, LLC
1955 SHARON LANE
TAX PARCEL #18303229
LOT 5, MB 4 PG 133
DB 32294 PG 244

SUBJECT PROPERTY IS ZONED R-3.

BEARINGS BASED ON NC GRID (NAD 83 - CORRS).

VERTICAL DATUM IS REFERENCED TO NAVD 1988 AND WAS DETERMINED BY GPS OBSERVATIONS.

CONTOUR INTERVAL = 1 FOOT (REFER TO GRADING PLAN)

UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE MARKINGS BY UTILIZING THE NC 811 SERVICE.
OTHER UTILITIES MAY EXIST NOT SHOWN HEREON.

THIS PROPERTY MAY BE SUBJECT TO EASEMENT AND/OR RIGHTS-OF-WAY EITHER RECORDED OR IMPLIED. NO TITLE SEARCH EXAMINED BY LUCAS-FORMAN, INC.

THIS PROPERTY IS SUBJECT TO THE COVENANTS AND RESTRICTIONS AS RECORDED IN DEED BOOK 897 PAGE 367.

R3 CLUSTER LOT STANDARDS:

MINIMUM LOT AREA = 8,000 SF
MINIMUM LOT WIDTH = 60 FT.
FRONT SETBACK = 15' FROM R/W
SIDE SETBACK = 6' **
SIDE CORNER SETBACK = 10'
INTERIOR REAR SETBACK = 30'
EXTERIOR REAR SETBACK = 45'
NO LOTS SHALL HAVE DIRECT ACCESS TO SHARON LANE

* - Minimum rear yards forming the outer boundary of a cluster must conform to the minimums of subsection 9.205(1)(g) for the district in which the development is located.

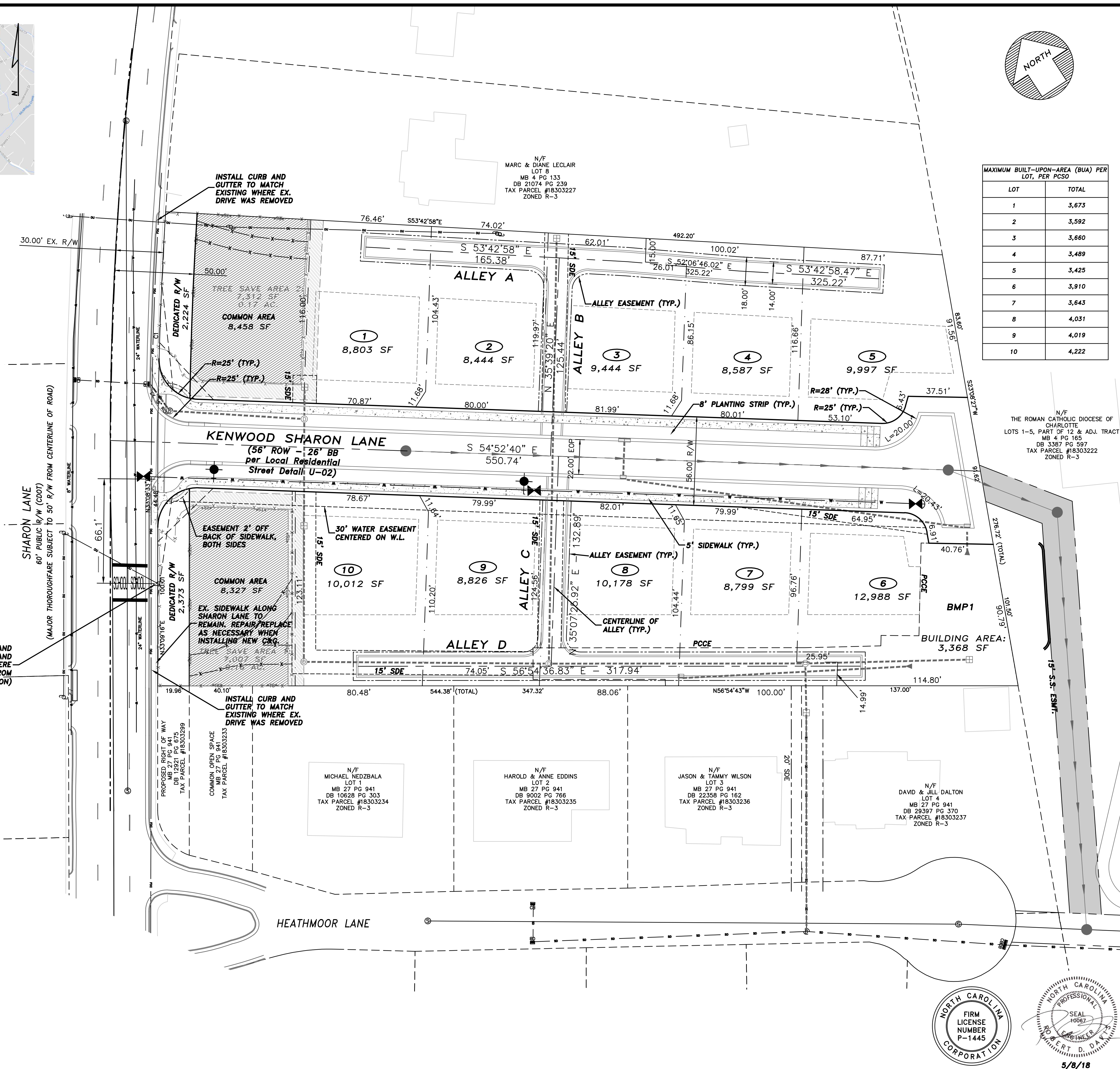
** - The minimum side yard may be reduced for a principal building or structure to 5 feet, provided a minimum building separation is maintained between the principal buildings or structures on adjoining lots that is equal to at least two times the minimum side yard required for the district.

GARAGE SETBACK SHALL BE 20' FROM RIGHT OF WAY OR BACK OF SIDEWALK, WHICHEVER IS GREATER

ADD "SCHOOL" STRIPING AND RELOCATE UTILITY POLE AND INFRASTRUCTURE HERE (LOCATED 66.1 FEET FROM EXISTING LOCATION)

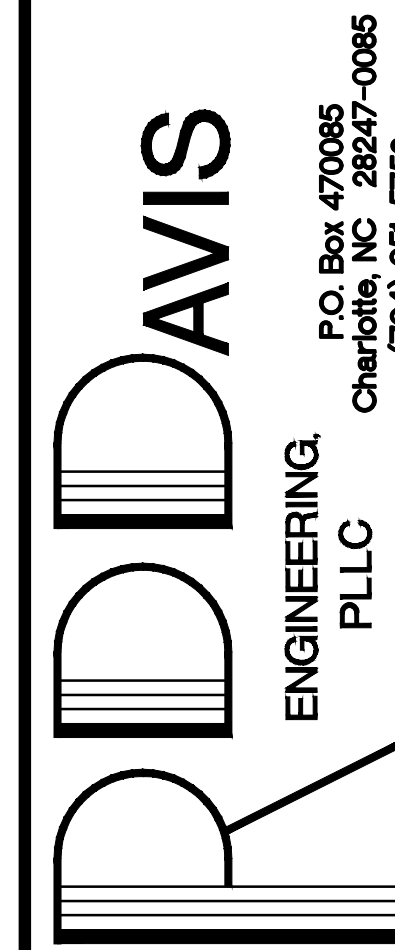
DEVELOPMENT DATA:

1. SITE ACREAGE: 148,450 SF = 3.41 AC.
2. MAXIMUM NUMBER OF LOTS = 3.41 AC. X 3 PER ACRE = 10.2.
3. PROPOSED NUMBER OF LOTS: 10.
4. PROJECT PROPOSES TO APPLY FOR CLUSTER DEVELOPMENT STANDARDS AS ALLOWED IN CHAPTER 21-TREES ORDINANCE. MORE THAN 10% OF THE SITE'S EXISTING TREE COVERED AREA HAS BEEN SAVED AND IS INSIDE DEDICATED COMMON OPEN SPACE, REFER TO LANDSCAPE PLAN.
5. CLUSTER DEVELOPMENT REQUIRES 10% MIN. OPEN SPACE AND RESTRICTIONS PER 9.205(5)(c):
 - AREA IN PROPOSED COMMON OPEN SPACE (C.O.S.): 15,194 S.F. (10.2%)
 - NO IMPROVEMENT OF C.O.S. IS PROPOSED
 - NO C.O.S. IS COVERED BY PERMANENT WATER SURFACE
 - NO STRUCTURES ARE PROPOSED IN C.O.S.
 - C.O.S. CONTAINS NATURE FEATURES (TREES) THAT WILL BE PRESERVED FOR THE ENJOYMENT OF THE RESIDENTS
 - C.O.S. WILL BE CONVEYED APPROPRIATELY ON THE FINAL PLAT
 - CONVEYANCE TO H.O.A. SHALL COMPLY WITH 9.205(5)(c)(vii)
6. SITE SHALL BE SUBJECT TO CITY OF CHARLOTTE ZONING ORDINANCE AND LAND DEVELOPMENT STANDARDS. ENTRANCE(S) SHALL CONFORM TO NCDOT AND/OR CDOT STANDARDS.
7. NO S.W.I.M. BUFFERS, POST CONSTRUCTION BUFFERS OR FEMA REGULATED FLOOD PLAINS EXIST ON THE PROJECT.
8. PCCE = POST CONSTRUCTION CONTROLS EASEMENT.
9. PRESENT USE: RESIDENTIAL.
10. PROPOSED USE: RESIDENTIAL.
11. ESTIMATED COMPLETION DATE: APRIL, 2018.
12. SEE LANDSCAPE PLAN FOR TREESAVE REQUIREMENTS.
13. SEE SHEET 2 FOR EXISTING CONDITIONS.
14. SEE ROADWAY PLANS FOR ROAD DETAILS, STORM DRAIN AND EASEMENTS.
15. SEE STORMWATER PLANS FOR PCCE AND DETENTION REQUIREMENTS.
16. ALL CONSTRUCTION SHALL BE PER THE CMLDS AND CHARLOTTE WATER STANDARDS.
17. TO THE MAXIMUM EXTENT POSSIBLE, IMPERVIOUS AREA RAINFALL RUNOFF SHALL BE DIRECTED TO SANDFILTERS. ALL LOTS SHALL BE GRADED AS TO HAVE RAINFALL RUNOFF BE DIRECTED TOWARDS THE STREET AND OR ALLEY, INCLUDING ANY GUTTERS FROM ROOF RUNOFF.
18. AN HOA SHALL BE FORMED TO BE RESPONSIBLE FOR ALL COMMON AREAS.
19. NO DEMOLITION LANDFILL SHALL BE LOCATED ON SITE.
20. A 15' WATERMAIN EASEMENT FROM CENTERLINE OF PROPOSED WATERMAINS SHALL BE RECORDED. REFER TO WATER AND SANITARY SEWER PLANS.
21. ALLEYS SHALL HAVE AN EASEMENT THAT IS 2' OUTSIDE EOP AND/OR CURB.
22. TREESAVE AREAS SHALL HAVE AN EASEMENT TO BE RECORDED ON FINAL PLAT WITH APPROPRIATE RESTRICTIONS.



MAXIMUM BUILT-UPON-AREA (BUA) PER LOT, PER PCSO	
LOT	TOTAL
1	3,673
2	3,592
3	3,660
4	3,489
5	3,425
6	3,910
7	3,643
8	4,031
9	4,019
10	4,222

N/F
THE ROMAN CATHOLIC DIOCESE OF CHARLOTTE
LOTS 1-5, PART OF 12 & ADJ. TRACT
MB 4 PG 165
DB 3387 PG 597
TAX PARCEL #18303222
ZONED R-3



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(704) 651-5752

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JIM GROSS
COMPANY

Project
KENWOOD SHARON LANE
RESIDENTIAL SUBDIVISION
CITY OF CHARLOTTE, MECK. COUNTY, NC

Sheet Title
SITE
PLAN

RDD
Project Engineer

RDD

Drawn By

10/23/17

Date Drawn

KSL/CITY PLANS

Sht. Set / Subset

KSL-base-layout

Dwg. Name

SITE PLAN

Layout:

Horiz. Scale: 1" = 30'

0 30' 60'

Vert. Scale: 1" = N/A

0

Revisions

No. Date

No. 3 Date 5/8/18

No. 2 Date 3/21/18

No. 1 Date 1/18/18

Issue Date 11/13/17

Project Number

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Sheet Of

3 17



5/8/18