

# AUSTIN'S CREEK SUBDIVISION SUBDIVISION PLAN REVISION & PHASE 2 LOT GRADING

CITY OF CHARLOTTE ETJ, NORTH CAROLINA

PREPARED FOR :

Standard Pacific Homes

6701 Carmel Road, Suite 425  
Charlotte, North Carolina 28226  
P: (704) 759-6000


February 20, 2014

PREPARED BY



R. Joe Harris & Associates, P.L.L.C.  
Engineering • Land Surveying • Planning  
Management

1698 W. Highway 160, Suite 130, Fort Mill, SC 29708 (803) 802-1799 Fax: (803) 802-0886

  
CHARLOTTE  
<http://development.charmeck.org>

<b>ENGINEERING</b> PCO / DETENTION / DRAINAGE PLAN	<b>APPROVED</b> By Robert Zink at 8:51 am, Apr 21, 2014
<b>EROSION CONTROL</b> NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <a href="http://development.charmeck.org">http://development.charmeck.org</a>	<b>APPROVED</b>
<b>URBAN FORESTRY</b> TREE ORDINANCE	<b>APPROVED</b> By Kelly Robertson 704-336-4354 (krobertson@rci.charlotte.nc.us) at 6:34 pm, Mar 25, 2014
<b>CDOT</b> 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 704-336-3829 FOR MORE INFORMATION.	<b>APPROVED</b>


Revision

APPROVED FOR  
CONSTRUCTION  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By: Joshua Weaver 4-7-2014

DATE	ISSUED FOR	REV
12/09/2013	Submittal to City	0
2/20/2014	Revisions per comments from City of Charlotte	1


  
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Call before you dig.

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Corporate Seal  


Engineer's Seal  

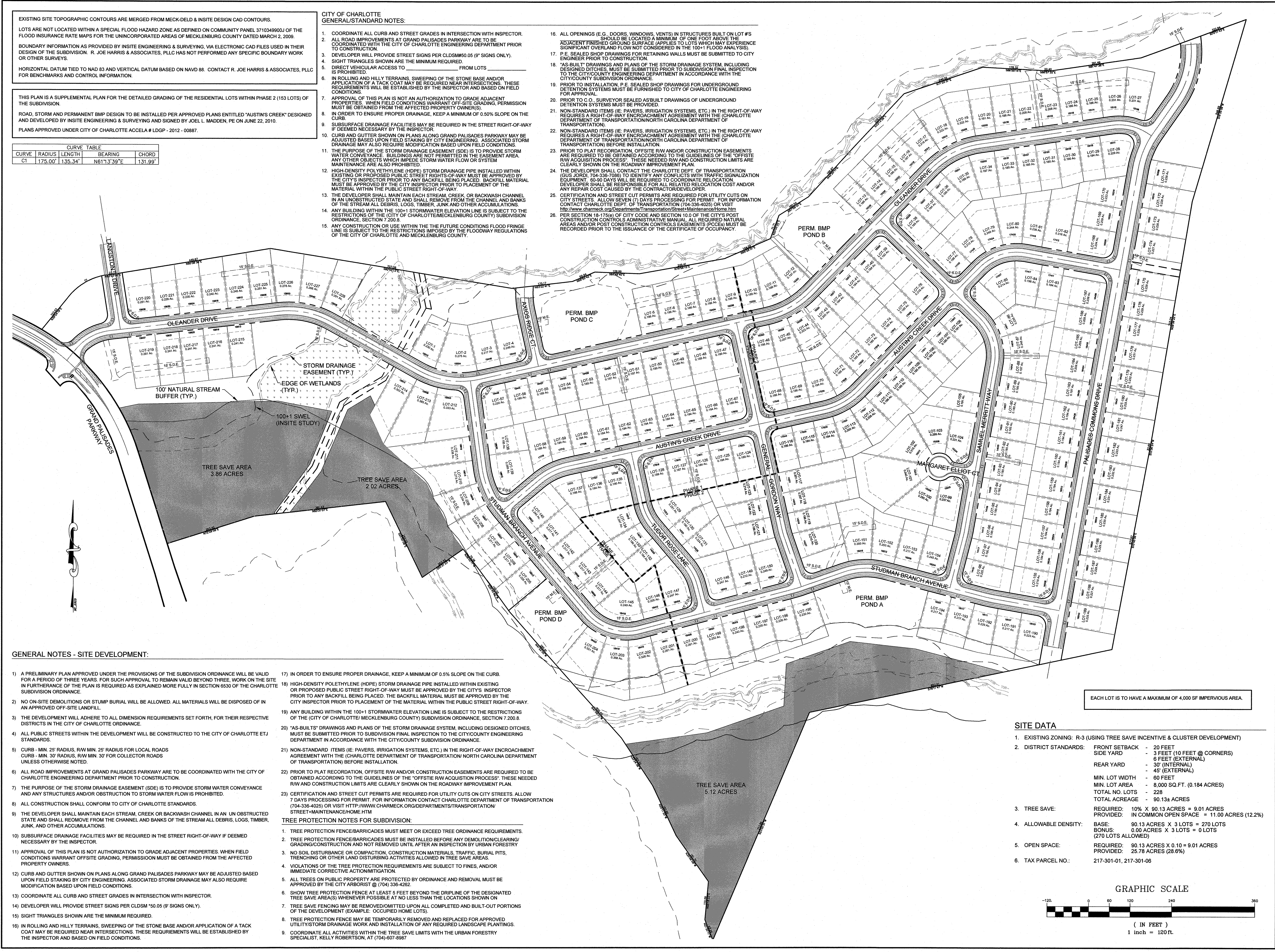

Project Manager P. Murphy	Drawn M. Goldring
Department Manager B. Pridemore	Checked P. Murphy
Print/Plot Date February 20, 2014	
Client Standard Pacific Homes Carolinas Division 6701 Carmel Road, Suite 425 Charlotte, North Carolina 28226 P: 704-759-6000	
Project: Austin's Creek Subdivision Subdivision Plan Revision & Phase 2 Lot Grading	
Drawing Title: Cover Sheet	
Project No. 1742_Grading	Drawing No. Cover
DWG File Name: 1742_Grading_Base_2	

PLAN SHEET INDEX:

COVER SP-1 : SP-8 GP-1 : GP-7 EC-1 : EC-6 BMP-DA	COVER SHEET SITE PLANS GRADING PLANS EROSION CONTROL BMP DRAINAGE AREA
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THIS IS A SUPPLEMENTAL LOT GRADING PLAN AND REFER TO AUSTIN'S CREEK S/D PLANS DESIGNED BY INSITE ENGINEERING & SURVEYING FOR ROADS, STORM, AND OTHER EROSION CONTROL REQUIREMENTS/STANDARDS/DETAILS. PLANS APPROVED UNDER CITY OF CHARLOTTE ACCELA # LDGP - 2012 - 00887





EXISTING SITE TOPOGRAPHIC CONTOURS ARE MERGED FROM MECK-DEL'D & INSITE DESIGN CAD CONTOURS.

LOTS ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL 371034900J OF THE FLOOD INSURANCE RATE MAPS FOR THE UNINCORPORATED AREAS OF MECKLENBURG COUNTY DATED MARCH 2, 2009.

BOUNDARY INFORMATION AS PROVIDED BY INSITE ENGINEERING & SURVEYING, VIA ELECTRONIC CAD FILES USED IN THEIR DESIGN OF THE SUBDIVISION. R. JOE HARRIS & ASSOCIATES, PLLC HAS NOT PERFORMED ANY SPECIFIC BOUNDARY WORK OR OTHER SURVEYS.

HORIZONTAL DATUM TIED TO NAD 83 AND VERTICAL DATUM BASED ON NAVD 88. CONTACT R. JOE HARRIS & ASSOCIATES, PLLC FOR BENCHMARKS AND CONTROL INFORMATION.

THIS PLAN IS A SUPPLEMENTAL PLAN FOR THE DETAILED GRADING OF THE RESIDENTIAL LOTS WITHIN PHASE 2 (153 LOTS) OF THE SUBDIVISION.

ROAD, STORM AND PERMANENT BMP DESIGN TO BE INSTALLED PER APPROVED PLANS ENTITLED 'AUSTIN'S CREEK' DESIGNED AND DEVELOPED BY INSITE ENGINEERING & SURVEYING AND SIGNED BY JOEL L. MADDEN, PE ON JUNE 22, 2010.

PLANS APPROVED UNDER CITY OF CHARLOTTE ACCELA # LDGP - 2012 - 00887.

CURVE TABLE			
CURVE	RADIUS	LENGTH	BEARING
C1	175.00'	135.34'	N61°13'39"E

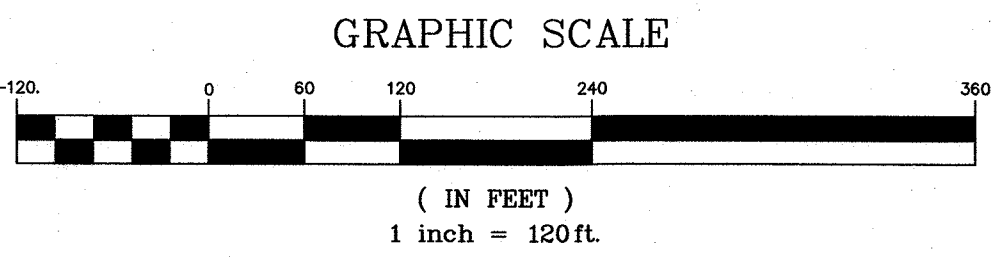
- CITY OF CHARLOTTE  
GENERAL/STANDARD NOTES:
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
  - ALL ROAD IMPROVEMENTS AT GRAND PALISADES PARKWAY ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
  - DEVELOPER WILL PROVIDE STREET SIGNS PER CLOS#50.05 (9" SIGNS ONLY).
  - SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
  - DIRECT VEHICULAR ACCESS TO FROM LOTS 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 0.50% 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 GRAND PALISADES PARKWAY 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 RIGHTS-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 17-19 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).
  - P.E. SEALED SHOP DRAWINGS FOR RETAINING WALLS 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, P.E. SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
  - PRIOR TO C.O., SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
  - NON-STANDARD ITEMS (IE. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
  - PRIOR TO PLAT RECORDATION, OFFSITE RW AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE RW ACQUISITION PROCESS". THESE NEEDED RW AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
  - THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPT. 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 SEVEN (7) DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPT. OF TRANSPORTATION (704-336-4025) OR VISIT <http://www.charlotteck.org/departments/transportation/street-maintenance/home.htm>.
  - 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 CONTROL EASEMENTS (PCEs) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

GENERAL NOTES - SITE DEVELOPMENT:

- A PRELIMINARY PLAN APPROVED UNDER THE PROVISIONS OF THE SUBDIVISION ORDINANCE WILL BE VALID FOR A PERIOD OF THREE YEARS. FOR SUCH APPROVAL TO REMAIN VALID BEYOND THREE, WORK ON THE SITE IN FURTHERANCE OF THE PLAN IS REQUIRED AS EXPLAINED MORE FULLY IN SECTION 8530 OF THE CHARLOTTE SUBDIVISION ORDINANCE.
  - NO ON-SITE DEMOLITIONS OR STUMP BURIAL WILL BE ALLOWED. ALL MATERIALS WILL BE DISPOSED OF IN AN APPROVED OFF-SITE LANDFILL.
  - THE DEVELOPMENT WILL ADHERE TO ALL DIMENSION REQUIREMENTS SET FORTH, FOR THEIR RESPECTIVE DISTRICTS IN THE CITY OF CHARLOTTE ORDINANCE.
  - ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO THE CITY OF CHARLOTTE ETJ STANDARDS.
  - CURB - MIN. 25' RADIUS, R/W MIN. 25' RADIUS FOR LOCAL ROADS  
CURB - MIN. 30' RADIUS, R/W MIN. 30' FOR COLLECTOR ROADS  
UNLESS OTHERWISE NOTED.
  - ALL ROAD IMPROVEMENTS AT GRAND PALISADES PARKWAY ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
  - THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
  - ALL CONSTRUCTION SHALL CONFORM TO CITY OF CHARLOTTE STANDARDS.
  - 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.
  - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
  - APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
  - CURB AND GUTTER SHOWN ON PLANS ALONG GRAND PALISADES PARKWAY MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
  - COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
  - DEVELOPER WILL PROVIDE STREET SIGNS PER CLOS#50.05 (9" SIGNS ONLY).
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  - 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.charlotteck.org/departments/transportation/street-maintenance/home.htm>.
- TREE PROTECTION NOTES FOR SUBDIVISION:
- TREE PROTECTION FENCE/BARRICADES MUST MEET OR EXCEED TREE ORDINANCE REQUIREMENTS.
  - TREE PROTECTION FENCE/BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/LEARNING/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER AN INSPECTION BY URBAN FORESTRY.
  - NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITIES ALLOWED IN TREE SAVE AREAS.
  - VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/NOTIFICATION.
  - ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST @ (704) 336-4262.
  - SHOW TREE PROTECTION FENCE AT LEAST 5 FEET BEYOND THE DRIPLINE OF THE DESIGNATED TREE SAVE AREA(S) WHENEVER POSSIBLE AT NO LESS THAN THE LOCATIONS SHOWN ON.
  - TREE SAVE FENCING MAY BE REMOVED/OMITTED UPON ALL COMPLETED AND BUILT-OUT PORTIONS OF THE DEVELOPMENT (EXAMPLE: OCCUPIED HOME LOTS).
  - TREE PROTECTION FENCE MAY BE TEMPORARILY REMOVED AND REPLACED FOR APPROVED UTILITY/STORM DRAINAGE WORK AND INSTALLATION OF ANY REQUIRED LANDSCAPE PLANTINGS.
  - COORDINATE ALL ACTIVITIES WITHIN THE TREE SAVE LIMITS WITH THE URBAN FORESTRY SPECIALIST, KELLY ROBERTSON, AT (704)-607-6967.

SITE DATA

1. EXISTING ZONING:	R-3 (USING TREE SAVE INCENTIVE & CLUSTER DEVELOPMENT)
2. DISTRICT STANDARDS:	FRONT SETBACK - 20 FEET SIDE YARD - 3 FEET (10 FEET @ CORNERS) REAR YARD - 6 FEET (EXTERNAL) - 30' (INTERNAL) - 45' (EXTERNAL) MIN. LOT WIDTH - 60 FEET MIN. LOT AREA - 8,000 SQ.FT. (0.184 ACRES) TOTAL NO. LOTS - 228 TOTAL ACREAGE - 90.13± ACRES
3. TREE SAVE:	REQUIRED: 10% X 90.13 ACRES = 9.01 ACRES PROVIDED: IN COMMON OPEN SPACE = 11.00 ACRES (12.2%)
4. ALLOWABLE DENSITY:	BASE: 90.13 ACRES X 3 LOTS = 270 LOTS BONUS: 0.00 ACRES X 3 LOTS = 0 LOTS (270 LOTS ALLOWED)
5. OPEN SPACE:	REQUIRED: 90.13 ACRES X 0.10 = 9.01 ACRES PROVIDED: 28.78 ACRES (28.6%)
6. TAX PARCEL NO.:	217-301-01, 217-301-06



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2/20/2014	Revisions per comments from City of Charlotte	1

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Project Manager	Drawn
P. Murphy	M. Goldring
Department Manager	Checked
B. Pridemore	P. Murphy

Print/Plot Date  
February 20, 2014  
Client

Standard Pacific Homes  
Carolinas Division  
11525 Carmel Commons Boulevard, Suite 301  
Charlotte, North Carolina 28226  
P: 704-759-6000

Project:

Austin's Creek Subdivision  
Subdivision Plan Revision &  
Phase 2 Lot Grading

Drawing Title:  
Site Plan  
Overall

Project No. 1742_Preliminary Plat DWG File Name:	Drawing No. <b>SP-1</b>
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CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
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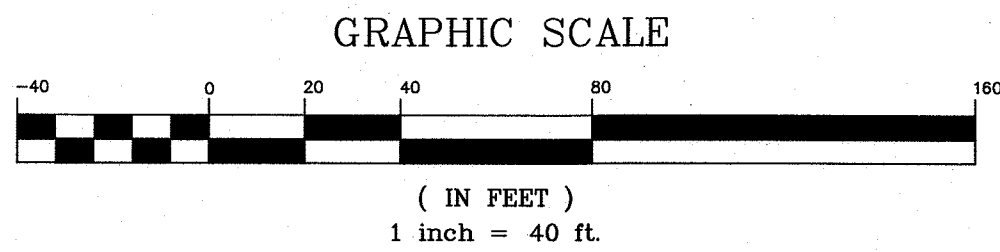


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Department Manager <b>B. Pridemore</b>	Checked <b>P. Murphy</b>
Print/Plot Date <b>February 20, 2014</b>	
Client <b>Standard Pacific Homes Carolinas Division</b> 11525 Carmel Commons Boulevard, Suite 301 Charlotte, North Carolina 28226 P: 704-759-6000	
Project: <b>Austin's Creek Subdivision Subdivision Plan Revision &amp; Phase 2 Lot Grading</b>	
Drawing Title: <b>Site Plan</b>	
Project No. <b>1742_Preliminary Plat</b> DWG File Name: <b>1742_Preliminary Plat</b>	Drawing No. <b>SP-2</b>