

DEVELOPMENT DATA:
TAX PARCEL ID: 12107450, 12107451, 12107452, 12107453
SITE AREA: 1.239 AC

REZONING PETITION: 2013-065
ZONING: UR-2 (CD) - Within New Rem Transit Station Area
PROPOSED USE: SINGLE-FAMILY, ATTACHED (FOR SALE) WITH MINIMUM OF 400 SF PRIVATE OPEN SPACE TO BE PLATTED AS PART OF SUBLOT

UNITS PROPOSED: 22 Units
DENSITY PROPOSED: 17.7 UNITS / AC,
FRONT YARD: 20' from BOC per adopted streetscape plan
MIN. SIDE YARD: 5'
REAR YARD: 5'
PROPOSED BUILDING HEIGHT: 40' Max.
PARKING REQUIRED: Min = 1 Per Unit; Max = 2 Per Unit
PARKING PROVIDED: 2 Car attached garage at each unit, plus on-street parallel spaces.

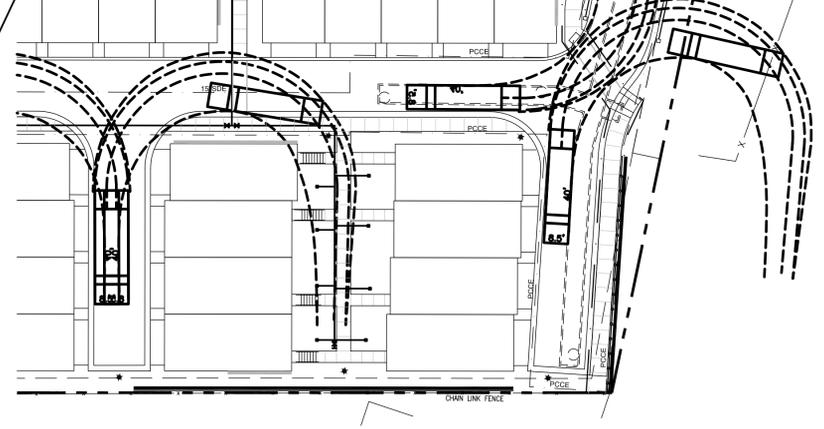
MAX. FLOOR AREA RATIO: 1.0
PROPOSED FLOOR AREA RATIO: 1.0

- GENERAL NOTES:**
- BOUNDARY, EXISTING UTILITIES, AND OTHER EXISTING FEATURES TAKEN FROM BOUNDARY AND TOPO SURVEY BY JAMES MAUNEY & ASSOCIATES, DATED 3/22/2013.
 - COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
 - DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM # 50.05 (9' SIGNS ONLY)
 - SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
 - 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.
 - 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.
 - 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 RIGHT OF WAY. 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 BUILDING RESTRICTION FLOODLINE 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.
 - 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.
 - 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.
 - 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.
 - LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS.
 - ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR
 - APPROXIMATE TIME OF ESTIMATED COMPLETION OF INFRASTRUCTURE: 5 MONTHS
 - TRASH WILL BE HANDLED WITH ROLL-OUT CONTAINERS.
 - ALL ROAD IMPROVEMENTS AT IVERSON WAY ARE TO BE COORDINATED WITH CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
 - CURB AND GUTTER SHOWN ON PLANS ALONG IVERSON WAY MAY BE ADJUSTED BASED UPON FIELD CONDITIONS. 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 FOR UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
 - 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)
 - 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.
 - ALL UTILITIES WILL BE UNDERGROUND
 - TOWNHOMES WILL BE 3-STORY MAX.
 - ALL ALLEYS WILL BE CAPABLE OF SUPPORTING 80,000 POUNDS
 - SITE LIGHTING MUST BE A MINIMUM THIRTY (30) FEET AWAY FROM A TREE. IF PEDESTRIAN SCALE LIGHTING IS BEING USED, THEN LIGHTING MUST BE A MINIMUM OF FIFTEEN (15) FEET AWAY FROM A TREE, UNLESS APPROVED OTHERWISE BY THE CITY.
 - PARKING SHALL NOT BE PERMITTED ON RESIDENTIAL ALLEYS.

ARCHITECTURAL NOTES:

- THE SIDING MATERIAL OF THE BUILDINGS, AS ILLUSTRATED IN THE ATTACHED DRAWINGS, SHALL BE HARDI-PLANK.

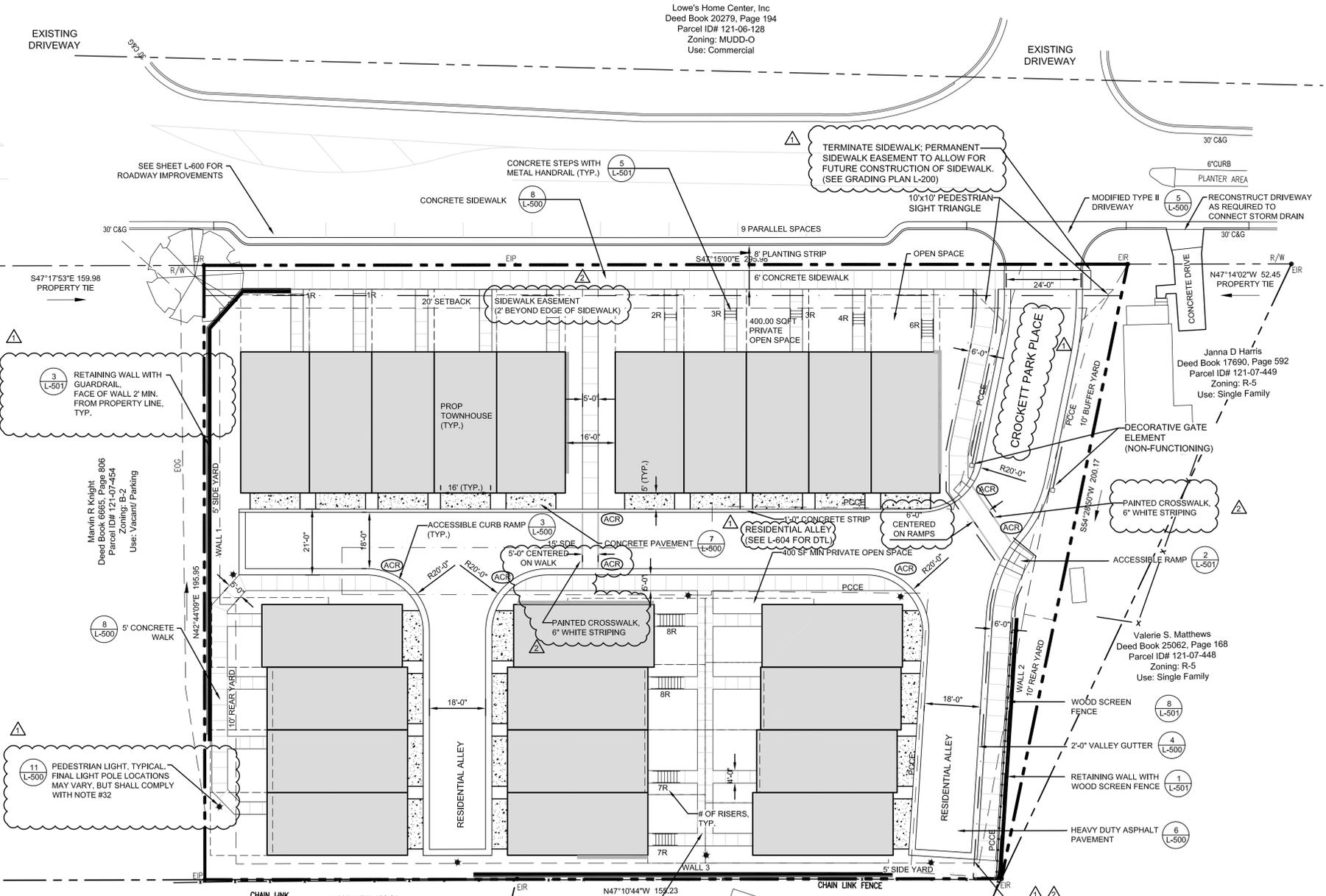
PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
APPROVED
By Jason Prescott at 12:06 pm, May 22, 2014



1 FIRE TRUCK TURNING RADIUS DETAIL
SCALE: 1" = 30'

PCCO SUMMARY

Original Parcel ID Number(s):	12107450, 12107451, 12107452, 12107453
Development Type:	Multifamily Residential
Subject to PCCO? Y/N	Y
If NO, why?	
Watershed:	Central Catawba
Disturbed Area (ac):	1.2
Site Area (ac):	1.24
DA#1	
Total on-site Drainage Area (ac):	1.24
Existing Built-upon-area (SF):	23140
Existing BUA to be removed (SF):	23140
Existing BUA to remain (SF):	0
Proposed New BUA (SF):	39440
Proposed % BUA:	73%
Density (High / Low):	HIGH
Total Post-Project BUA for site:	39440
Development or Redevelopment?	Development
Natural Area Required (ac):	0
Natural Area Provided (ac):	0
Total stream buffer protected on-site (ac):	0
Transit Station Area? Y/N	Y
Distressed Business District? Y/N	N
Mitigation Type (if applicable)	1-YR VOL 10-YR Peak
Natural Area mitigation? Y/N	N
Buffer Mitigation? Y/N	N
Total Phosphorous Mitigation? Y/N	N



LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	10' TYPE 'C' BUFFER
---	SETBACK/SIDE YARD
---	POWER LINE
---	SANITARY SEWER PIPE
---	STORM DRAIN PIPE
---	SIDEWALK EASEMENT
---	EXISTING FENCE
---	EXISTING WATERLINE
---	RETAINING WALL
---	ACCESSIBLE CURB RAMP
---	CONCRETE PAVEMENT