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### PCCO NOTES:

THIS SITE IS LOCATED IN THE CENTRAL CATAWBA DISTRICT PCCO, McALPINE WATERSHED BASIN

EXISTING IMPERVIOUS: 1.20 ACRES (52,272 SF)

EXISTING IMPERVIOUS REMOVED: 1.20 ACRES (52,272 SF)

PROPOSED IMPERVIOUS: 63,137 SF ROADWAY  
+124,576 SF TOTAL FOR 36 LOTS  
187,713 SF TOTAL DEVELOPMENT

PROPOSED BUILT-UPON-AREA: 36.1%

### DEVELOPMENT DATA:

EXISTING ZONING: R-3

DEVELOPED AS R-3 CLUSTER (PER TREE SAVE INCENTIVES)

TAX PARCEL# 22314106, 22314117, 22314127, 22314148, 22314149 & 22314150

ADDRESS: 10322 OLD ARDREY KELL ROAD, 10326 OLD ARDREY KELL ROAD & 10424 OLD ARDREY KELL ROAD

GROSS SITE AREA: ±12.37 AC. (538,837.20 SF)

ALLOWABLE DENSITY: 3 UNITS/ACRE

NET SITE AREA: ±12.37 AC (GROSS SITE AREA) ± 0.43 AC (R/W AREA) = ±11.94 AC (520,106 SF)

TREE SAVE AREA REQUIRED: 10% \* 11.94 AC. = 1.19 AC (52,011 SF)

1.56 AC (67,845 SF)  
=12.6% PERCENTAGE OF TOTAL SITE AREA

PERMITTED NUMBER OF LOTS (BASE ZONING): 35=(11.94 AC. x 3)

PERMITTED NUMBER OF LOTS WITH 10% TREE SAVE INCENTIVE: 39=[(1.56 AC. x 3) + 35]

PROPOSED NUMBER OF LOTS: 36

PROPOSED DENSITY: 36 LOTS/11.94 AC. = 3.02 LOTS/ACRE

MINIMUM LOT SIZE: 8,000 S.F.

MINIMUM LOT WIDTH: 60 FT.

FRONT SETBACK: 20 FT.

REAR YARD- INTERIOR LOTS: 30 FT.

EXTERIOR LOTS: 45 FT.

ALONG OLD ARDREY KELL: 30 FT BUFFER + 20 FT SETBACK TOTAL = 50 FT.

SIDE YARD: 5 FT. INTERNAL  
6 FT. ALONG EXTERIOR PROPERTY LINES  
10 FT. FOR CORNER LOTS

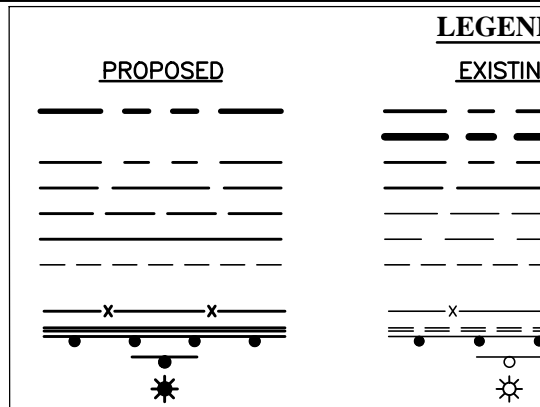
MAXIMUM BUILDING COVERAGE FOR DETACHED DWELLINGS (TABLE 9.205(1)(i))  
-LOT SIZE RANGE = 6,501 - 8,500 SF = 40% MAXIMUM BUILDING COVERAGE  
-LOT SIZE RANGE = 8,501 - 15,000 SF = 35% MAXIMUM BUILDING COVERAGE

Curve Table			
Curve #	Length	Radius	Delta
C1	43.60'	303.50'	008°13'53"
C2	39.21'	175.00'	012°50'18"
C3	94.64'	303.50'	017°51'57"
C4	53.87'	175.00'	017°38'20"
C5	91.40'	303.50'	017°15'19"
C6	51.50'	175.00'	018°51'39"
C7	235.90'	303.50'	044°32'05"
C8	9.72'	303.50'	001°50'07"
C9	31.42'	20.00'	090°00'00"
C10	20.54'	30.00'	039°13'37"
C11	8.33'	41.00'	011°38'09"
C12	47.91'	41.00'	068°57'24"
C13	44.26'	41.00'	061°50'58"
C14	31.42'	20.00'	090°00'00"
C15	25.09'	175.00'	008°12'58"
C16	51.26'	175.00'	018°46'58"
C17	30.28'	175.00'	009°54'49"
C18	31.72'	20.00'	090°52'16"
C19	31.44'	20.00'	090°04'46"
C20	9.45'	125.00'	004°19'57"

Curve Table			
Curve #	Length	Radius	Delta
C21	33.83'	158.00'	012°16'04"
C22	52.32'	158.00'	018°58'28"
C23	48.38'	158.00'	017°32'40"
C24	39.39'	158.00'	014°17'03"
C25	66.72'	125.00'	020°34'48"
C26	64.97'	125.00'	029°46'42"
C27	41.59'	125.00'	019°03'42"
C28	45.21'	125.00'	020°43'28"
C29	77.43'	175.00'	025°20'56"
C30	235.90'	303.50'	044°32'05"
C31	84.45'	41.00'	118°00'43"
C32	235.90'	303.50'	044°32'05"
C33	20.54'	30.00'	039°13'37"
C34	100.67'	302.00'	019°05'56"
C35	61.40'	150.00'	034°54'45"
C36	127.86'	150.00'	048°50'24"
C37	87.28'	150.00'	032°20'14"
C38	173.93'	158.00'	063°04'15"

### EASEMENT LEGEND

SIDEWALK & UTILITY EASEMENT  
STORM DRAINAGE EASEMENT  
ACCESS UTILITY EASEMENT  
POST CONSTRUCTION CONTROLS EASEMENT



Proposed Tree Save Area

Proposed Sidewalk

Proposed 30' Buffer  
(Per Section 12.308 of  
Charlotte Zoning Ordinance)

Proposed Dedicated R/W

Proposed Natural Area

Handicap Ramp

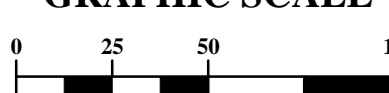
STOP SIGN  
R1-1  
30" x 30"  
STREET NAME SIGN  
25 MPH SPEED  
LIMIT SIGN  
R2-1  
24" x 30"  
STOP SIGN  
R1-2  
36" x 36" x 36"  
NO OUTLET SIGN\*  
W14-2A  
24" x 24"

\*NO OUTLET AND STOP SIGN  
MOUNTED ON SINGLE POST

- Topographic survey & boundary verification and additional information by EMB&T, dated May 14, 2014.
- Project to be serviced with a public water connection to the existing public (CMUD) water system within public right-of-way. Sanitary Sewer to connect to existing Sanitary Sewer Manholes under CMUD Jobs #100-14-528 & #100-08-503. See Sheet C7.0 - Utility Plan.
- The location of the subject property has been checked against area FEMA/FIRM maps, and it has been determined that it is NOT located in a special flood hazard area (Map Number 3710445700K, Revised February 19, 2014).
- Land Development Inspector to be given 24 hours notice prior to start of construction.
- Coordinate all curb and street grades in intersections with Inspector.
- Provide handicap ramp curb depressions at street intersections per CLDSM standard details.
- There will be no on-site demolition landfills associated with this project. All demolition shall be hauled off-site and legally disposed in an approved off-site landfill.
- In rolling and hilly terrain, 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.
- The contractor shall maintain traffic at all times when working within existing streets. The contractor shall place and maintain signs, danger lights, and barricades and furnish watchmen or flagmen to direct traffic in accordance with the latest edition *Work Area Traffic Control Handbook (WATCH)*.
- Sight triangles shown are the minimum required.
- 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.
- The developer shall maintain each stream, creek, or backwash channel in an obstructed state and shall remove from the channel and banks of the stream all debris, logs, timber, junk and other accumulations.
- Non-standard items (i.e. pavers, irrigation systems, etc.) in the right-of-way require a Right-of-Way Encroachment Agreement with the Charlotte Department of Transportation before installation.
- The current "Land Development Standards Manual" by the Charlotte Engineering Departments will govern in case of conflicts in site construction specifications, details, notes standards and policies. Where necessary, construction of the following standard details, (and all "STD." numbers) shall be referenced to the current Mecklenburg County Land Development Standards Manual.
- Subsurface drainage facilities may be required in the street right-of-way if deemed necessary by the inspector.
- See architectural plans by others for building information.
- Prior to CO, surveyor sealed as-built drawings of detention systems must be provided.
- Per Section 18-175(a) 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 (PCCs) must be recorded prior to the issuance of the Certificate of Occupancy.
- Certification and Street Cut Permits are Required for Utility Cuts on City Streets. Allow 7 Days Processing for CDDOT (704-336-4025) or Visit <http://www.charlotte-ncc.gov/departments/transportation/street-maintenance/home.htm>
- 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 Contractor.
- All Proposed Utilities are to be Underground.
- Developer will provide street signs per CLDSM # 50.05 (9" Signs Only)
- Contractor is responsible to obtain the services of a utility location contractor to field locate all utilities, both private and public, prior to commencement of work. Contractor is solely responsible to maintain utility service and communication service (internal and external) as directed by owner.
- All drives are to be private.
- All dimensions are from face of curb unless otherwise noted.
- Fire access roads are required to be 20 feet wide all weather surface, capable of withstanding a 80,000lb load, and maintain a 14 foot vertical clearance for fire truck.
- The purpose of the Post Construction Controls Easement (PCC) is to provide storm water conveyance and for the control and treatment of storm water runoff. Buildings or any other objects which impede storm water flow, system performance, or system maintenance are prohibited. This easement also provides for unlimited access for inspection and maintenance purposes to be performed on the BMP as required by the City of Charlotte's Storm Water Ordinance Post Construction Controls Requirements.
- Proposed signage to be permitted separately.
- All development creating a total of 20,000 square feet of impervious area since 1978 will require Stormwater Detention.
- Curb along Old Ardrey Kell Rd. to be per NCDOT 846.01 within Right-of-Way. Refer to Turnaround Movements on Sheet C4.2 - TURNAROUND MOVEMENT PLAN.
- Contract to Intersection Site Distance Plans on Sheets C4.1.
- Existing trees to be removed and replaced per Landscaping Plan.
- 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.
- 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.
- Prior to CO, surveyor sealed as-built drawings of detention systems must be provided.
- Per Section 18-175(a) of City Code and Section 10.0 of the City's Post Construction Controls Administrative Manual, all required Natural Area and/or Post Construction Controls easements (PCCs) must be recorded prior to the issuance of the Certificate of Occupancy.

ADA ACCESSIBLE ROUTE INSTRUCTIONS TO CONTRACTOR  
Contractors shall exercise appropriate care and precision in construction of ADA accessible components indicated on this sheet. These components, as constructed, must comply with State and Federal accessibility rules and regulations. Finished surfaces along the accessible route of travel from parking space, public transportation, pedestrian access, inter-building access, to points of accessible building entrance/egress, shall comply with ADA & building code requirements.

### GRAPHIC SCALE



1 inch = 50 feet

### REVISIONS

MARK	DATE	DESCRIPTION
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**RYLAND HOMES**  
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Charlotte, NC 28273  
PH: 704-363-3905  
Contact: Marc Austin

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA  
SITE IMPROVEMENTS  
FOR  
**MANOR AT OAKHAVEN**  
SITE PLAN

**EMB&T**  
EVANS, MECHWART, HAMILTON & TILTON, INC.  
Engineers - Surveyors - Planners - Scientists  
Phone: 704-546-0338 Fax: 704-546-0349  
embt.com

DATE  
May 18, 2015  
SCALE  
1" = 50'  
JOB NO.  
2014-1099  
SHEET  
**C4.0**

