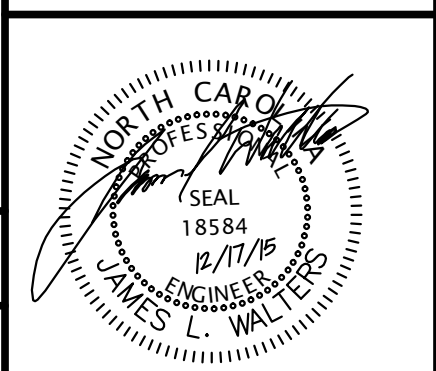


**LWE**  
LATHAM-WALTERS  
ENGINEERING, INC.  
N.C. CORP. LIC. C-1815  
16507-A NORTHCROSS DRIVE  
HUNTERSVILLE, N.C. 28078  
PHONE: (704) 895-8484  
FAX: (704) 237-4362



DECEMBER 17, 2015  
DATE



LGI HOMES NC, LLC  
3037 SHERMAN DRIVE  
LANCASTER, SC 29720  
OFFICE: (844) 566-4300  
EMAIL: dhensley@lgihomes.com

KINGSTREE SUBDIVISION PHASE 7  
MOCKERNUT DRIVE CHARLOTTE, NC 28215  
COVER

REVISIONS
REV. NO.: 1 REV. DATE: 3/1/16 REVISED PER CITY OF CHARLOTTE INITIAL REVIEW
PROJECT NO.: 2015.22
SCALE: N.T.S.
DRAWN BY: MRH
CHECKED BY: JLW
SHEET NO: <b>C</b>

# KINGSTREE SUBDIVISION PHASE 7

MOCKERNUT DRIVE  
CHARLOTTE, NORTH CAROLINA 28215  
MECKLENBURG COUNTY

## CIVIL PLANS

FOR

LGI HOMES NC, LLC

3037 SHERMAN DRIVE  
LANCASTER, SC 29720

844-566-4300  
dhensley@lgihomes.com

SHEET INDEX	
Sheet Number	Sheet Title
C	COVER
C1.0	SITE PLAN
C2.0	EROSION CONTROL PLAN - PHASE 1
C2.1	EROSION CONTROL PLAN - PHASE 1
C2.2	EROSION CONTROL PLAN - PHASE 2
C2.3	EROSION CONTROL PLAN - PHASE 2
C2.4	EROSION CONTROL PLAN - PHASE 3
C3.0	EROSION CONTROL DETAILS
C3.1	EROSION CONTROL DETAILS
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	MOCKERNUT DRIVE PLAN-PROFILE
C6.1	GABON LANE PLAN-PROFILE
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C7.0	LANDSCAPE PLAN
C8.0	SITE DETAILS
C8.1	SITE DETAILS
C9.0	STORM SYSTEM DRAINAGE AREA MAP
C9.1	EROSION CONTROL DRAINAGE AREA MAP
C9.2	DRAINAGE AREA MAP- SKIMMER BASIN 2

APPROVED FOR  
CONSTRUCTION  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
BY: Joshua Weaver 4-11-2016

**FINAL  
APPROVAL**  
<http://development.charmeck.org>

**ENGINEERING**  
PCO / DETENTION / DRAINAGE PLAN

**EROSION CONTROL**  
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING  
AT LEAST 48 HRS. PRIOR TO ANY LAND  
DISTURBING ACTIVITY USING THE ONLINE  
FORM AT <http://development.charmeck.org>

**URBAN FORESTRY**  
TREE ORDINANCE

**CDOT**


**APPROVED**  
By Cary C. Rodriguez at 11:13 am, Mar 24, 2016

**APPROVED**

**APPROVED**  
By Vince Condon at 9:13 am, Mar 24, 2016

As Noted. See  
Multi sheets.

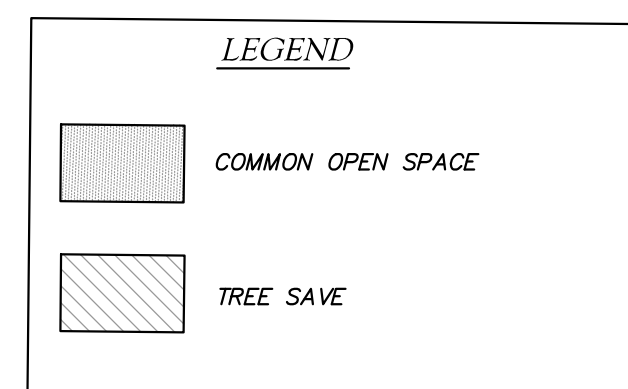
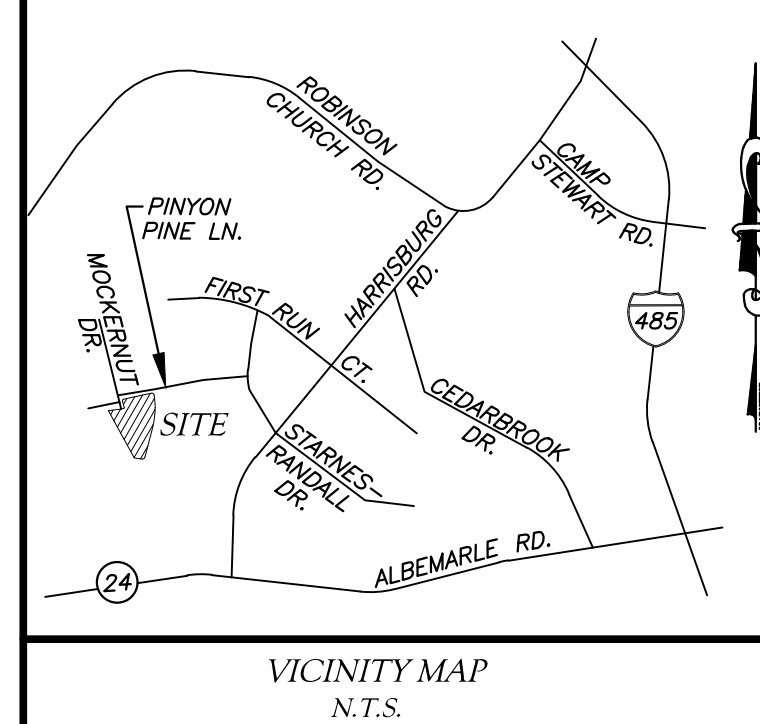
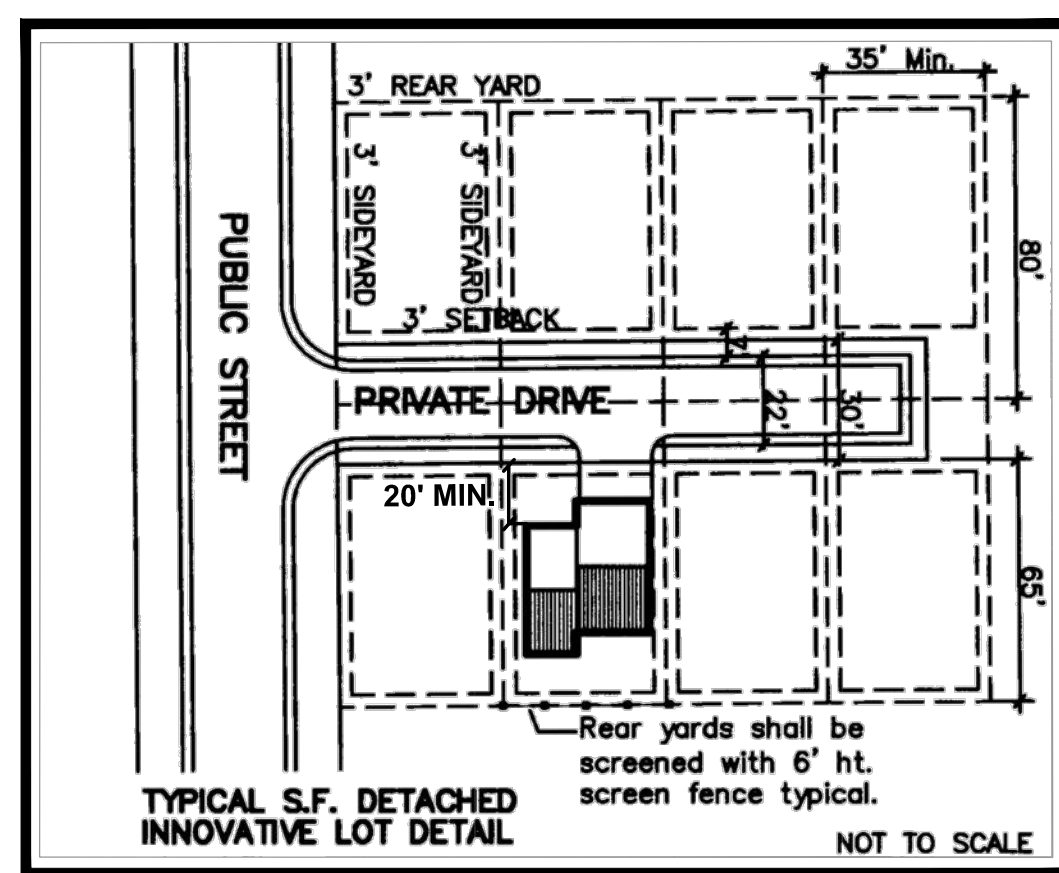
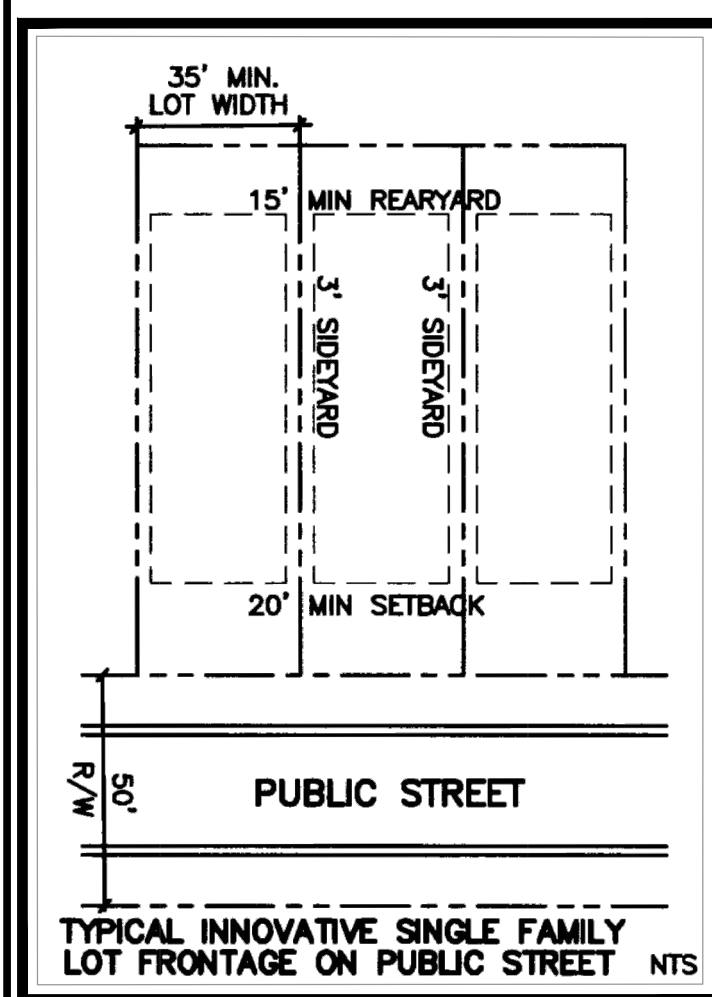
**APPROVED**



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.





PROJECT TIMEFRAME: MARCH 2016 - DECEMBER 2016  
KINGSTREE PH. 7 WILL BE INCLUDED IN THE ORIGINAL KINGSTREE HOMEOWNERS ASSOCIATION

#### NOTES:

- TAX PARCEL ID: 10821104 & 10821105 DB./PG.: 16623/729, 11862/133
- SITE ADDRESS: MOCKERNUT DRIVE CHARLOTTE, NC 28215
- PROPOSED USE: SINGLE FAMILY EXISTING USE: VACANT
- TOTAL SITE AREA: ± 7.01 ACRES
- CURRENT ZONING: MX-2 (MIXED USE DISTRICT) PER APPROVED REZONING PETITION #2000-12 (c)
- MINIMUM LOT SIZE: 2600 S.F. TOTAL NUMBER OF LOTS PROVIDED = 47
- MINIMUM LOT WIDTH: 35'
- SETBACKS AND YARDS: (MEASURED FROM PUBLIC R/W)

#### PUBLIC STREET

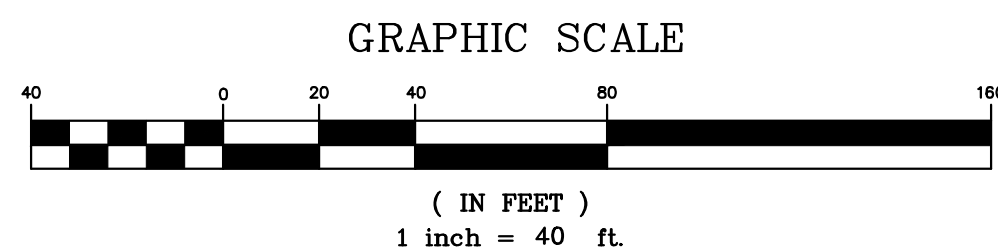
- FRONT: 20' MIN. SETBACK AT ALL STREETS FOR FRONT-LOADED GARAGES  
10' MIN. SETBACK AT FRONT PUBLIC STREET FOR REAR AND SIDE-LOADED GARAGES  
REAR: 15' MIN.  
SIDE: 3'  
10' FOR REAR AND SIDE-LOADED GARAGES

#### PRIVATE STREET

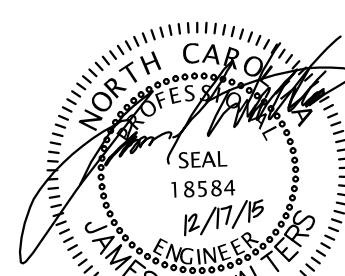
- FRONT: 3' (20' MIN. FOR FRONT LOAD GARAGE)  
REAR: 3'  
SIDE: 3'

- STREAM WATERSHED: REEDY POST CONSTRUCTION DISTRICT: YADKIN SOUTHEAST CATAWBA
- THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP NUMBER: 3710459400K DATED 02/19/14 AND CITY OF CHARLOTTE COMMUNITY PANEL 370159 4594 K.
- SURVEY TOPO INFORMATION PROVIDED BY: JASON LEE WYLLIE 501 FORNEY AVENUE LINCOLNTON, N.C. 28092
- PROP. LARGE MATURING STREET TREES SHALL BE SPACED AT 40-50' O.C. (TYP.) AND EVENLY DISTRIBUTED THROUGHOUT THE SUBDIVISION.
- COMMON OPEN SPACE: 1.42 AC. 1.42 / 7.01 = 20.26% TREE SAVE: 0.46 AC. 0.46 / 7.01 = 6.56%
- NATURAL AREA REQUIREMENTS: PCO DOES NOT APPLY TO THIS SUBDIVISION
- DENSITY CALC: 47 LOTS / 7.01 AC. = 6.7 DUA

NOTE: PUBLIC STREETS SHALL USE CLDS 11.01 TO MATCH EXISTING STREET SECTION; PRIVATE STREETS SHALL USE THE "INNOVATIVE STREET SECTION" PER THE APPROVED REZONING PLAN #2000-12(C) SEE DETAIL THIS SHEET



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DATE



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**KINGSTREE SUBDIVISION PHASE 7**  
MOCKERNUT DRIVE CHARLOTTE, NC 28215

**SITE PLAN**

#### REVISIONS

REV. NO. 1 REV. DATE: 3/1/16  
REVISED PER CITY OF CHARLOTTE  
INITIAL REVIEW

PROJECT NO.: 2015.22

SCALE: 1" = 40'

DRAWN BY: MRH

CHECKED BY: JLW

SHEET NO:

**C1.0**



Know what's below.  
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- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

Per PCO Sec. 18-105. Applicability and jurisdiction (7) A conditional zoning district (including those districts which previously were described variously as conditional district, conditional use district, parallel conditional district and parallel conditional use district) approved prior to the effective date of this article/ordinance, provided formal plan submission has been made and accepted for review either prior to five years from July 1, 2008 in the case of conditional zoning districts approved on or after November 15, 1999, or prior to two years from July 1, 2008 in the case of conditional zoning districts approved prior to November 15, 1999, and provided such plans encompass either a minimum of 22.5 percent of the area of the project..."

In the case of the Kingstree mixed use conditional district, >22.5% has already been submitted and built, so PCO does not apply to this plan.

THE MULVANEY GROUP LTD.  
PARCEL ID 10821105  
DB 11862-133  
LAND USE: MULTI-FAMILY  
ZONED: NS

THE MULVANEY GROUP, LTD.  
PARCEL ID 21445-217  
DB 16623-729  
(THIS LAND WAS ORIGINALLY PURCHASED BY DUKE POWER IN DB 2697-210)

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