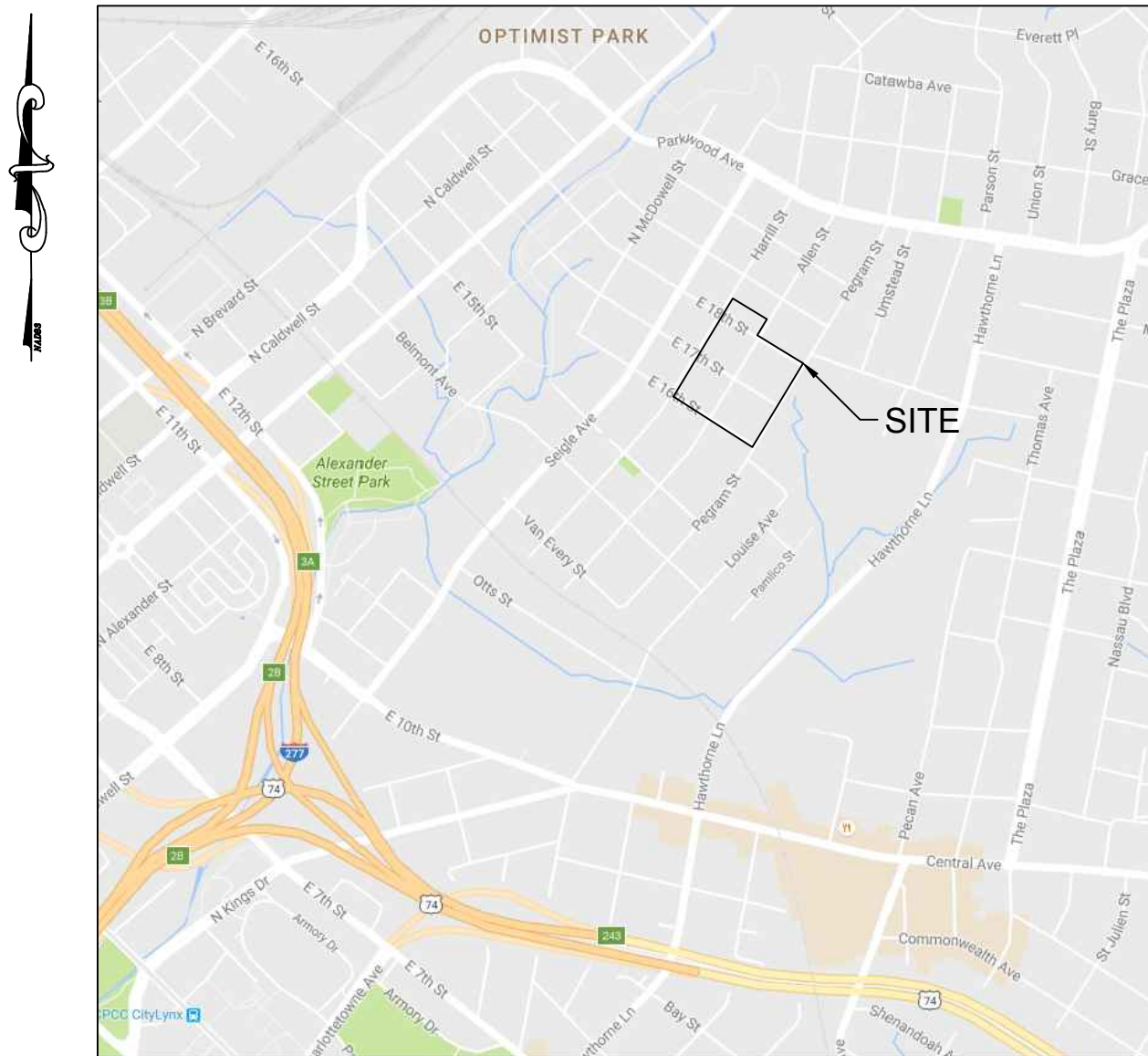


ALLEN STREET RESIDENTIAL DEVELOPMENT

1400 ALLEN ST.
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-000	COVER SHEET
C-001	GENERAL NOTES
C-002	GENERAL NOTES AND LEGEND
C-003	TOPOGRAPHIC SURVEY (BY OTHERS)
RZ-1 - RZ-3	APPROVED REZONING PLAN
C-100	EXISTING CONDITIONS & DEMO PLAN BLOCK A
C-101	EXISTING CONDITIONS & DEMO PLAN BLOCK B
C-102	EXISTING CONDITIONS & DEMO PLAN BLOCK C
C-103	EXISTING CONDITIONS & DEMO PLAN BLOCK D
C-200	OVERALL SITE PLAN
C-201	SITE PLAN BLOCK A
C-202	SITE PLAN BLOCK B
C-203	SITE PLAN BLOCK C
C-204	SITE PLAN BLOCK D
C-300	OVERALL GRADING PLAN
C-301	GRADING PLAN BLOCK A
C-302	GRADING PLAN BLOCK B
C-303	GRADING PLAN BLOCK C
C-304	GRADING PLAN BLOCK D
C-400	UTILITY PLAN BLOCK A
C-401	UTILITY PLAN BLOCK B
C-402	UTILITY PLAN BLOCK C
C-403	UTILITY PLAN BLOCK D
C-500	E&SC PLAN PHASE I BLOCK A
C-501	E&SC PLAN PHASE II BLOCK A
C-502	E&SC PLAN PHASE I BLOCK B
C-503	E&SC PLAN PHASE II BLOCK B
C-504	E&SC PLAN PHASE I BLOCK C
C-505	E&SC PLAN PHASE II BLOCK C
C-506	E&SC PLAN PHASE I BLOCK D
C-507	E&SC PLAN PHASE II BLOCK D
C-600	PRE-DEVELOPMENT DRAINAGE PLAN
C-601	POST-DEVELOPMENT DRAINAGE PLAN
C-700	OVERALL ROADWAY PLAN
C-701	ROADWAY PLAN
C-702	ROADWAY PLAN
C-703	ROADWAY PLAN
C-704	ROADWAY PLAN
C-800	PHOTOMETRIC PLAN
C-900	SITE DETAILS
C-901	SITE DETAILS
C-902	SITE DETAILS
C-903	SITE DETAILS
C-904	SITE DETAILS
C-905	STORMWATER DETAILS
C-906	STORMWATER DETAILS
C-907	STORMWATER DETAILS
C-908	UTILITY DETAILS
C-909	UTILITY DETAILS
C-910	E&SC DETAILS
C-911	E&SC DETAILS
L-100	LANDSCAPING PLAN
L-101	LANDSCAPING DETAILS



VICINITY MAP

DEVELOPER
LAUREL STREET RESIDENTIAL

511 EAST BOULEVARD
CHARLOTTE, NC 28203

NOVEMBER 29, 2016



FINAL
APPROVAL

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY
TREE ORDINANCE

CDOT

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

APPROVED
By Emily Chien at 8:39 am, May 10, 2017

APPROVED

APPROVED
Craig Robinson

APPROVED
Kory Hedrick

*Revision
PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 5/11/17

Revision to Approved Plan include various Value
Engineering changes such as grading, stormwater,
and public road improvements.

PHASING SEQUENCE OF CONSTRUCTION

- EROSION CONTROL PLAN IS APPROVED BY THE DENR AND CITY OF CHARLOTTE EROSION CONTROL PROGRAM.
- CONTRACTOR MUST NOTIFY THE DENR AND CITY OF CHARLOTTE SEDIMENT CONTROL INSPECTOR 48 HOURS PRIOR TO THE START OF EARTH DISTURBANCE.
- THE LIMITS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO INSTALLATION OF SEDIMENT CONTROL MEASURES, DEMOLITION OR OTHER LAND DISTURBING ACTIVITIES.
- PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES, OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE WITH THE EROSION SEDIMENT CONTROL INSPECTOR TO DISCUSS EROSION CONTROL MEASURES. (48 HOURS MINIMUM NOTICE)
- PRIOR TO THE INSTALLATION OF THE SEDIMENT BASIN, STORM STRUCTURES AS MENTIONED WITHIN EACH BLOCK'S SEQUENCE WILL NEED TO BE INSTALLED ALONG WITH ASSOCIATED PIPING.
- INSTALL SEDIMENT AND EROSION CONTROL MEASURES, INCLUDING PERIMETER SILT FENCE, SEDIMENT BASIN, TREE PROTECTION, STABILIZED CONSTRUCTION ENTRANCE/EXIT, ADD OUTLET STRUCTURE, AND ATTACH SKIMMER. COMPLETE INSTALLATION OF INLET PROTECTION ON EXISTING STORMWATER STRUCTURES. PERIMETER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THIS SITE BY CONTRACTOR. PERIMETER CONTROLS ARE TO REMAIN FUNCTIONING FOR THE DURATION OF THE PROJECT. THE MONITORING AND INSPECTING OF EROSION CONTROL MEASURES SHOULD FOLLOW THE GUIDELINES OF THE NPDES PERMIT (GENERAL PERMIT NCG 010000).
- CONTACT SEDIMENT CONTROL INSPECTOR UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
- UPON APPROVAL FROM SEDIMENT CONTROL INSPECTOR, COMPLETE DEMOLITION OF ANY SITE FEATURES (PAVEMENT, CURBS, ETC.), CLEARING AND GRUBBING, AND STRIP SITE OF TOP SOIL.
- ALL DEMOLISHED MATERIAL IS TO BE DISPOSED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA REGULATIONS. CONTRACTOR TO ENSURE ALL APPLICABLE DEMOLITION PERMITS HAVE BEEN ISSUED AND HAVE ORIGINALS OF THE SAME PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
- CONTACT SEDIMENT CONTROL INSPECTOR UPON COMPLETION OF STRIPPING, THE STOCKPILING OF TOPSOIL, THE CONSTRUCTION OF TEMPORARY SEDIMENT AND EROSION CONTROL FACILITIES, DISPOSAL OF ALL WASTE MATERIAL, AND PREPARATION OF THE GROUND.
- CONTACT SEDIMENT CONTROL INSPECTOR FOR APPROVAL TO PROCEED.
- INITIATE ROUGH GRADING OF THE SITES.
- TEMPORARILY STABILIZE GRADED AREAS (NON-STEEP SLOPES) AS REQUIRED.
- COMPLETE ROUGH GRADING. COMPLETE THE INSTALLATION OF THE ON-SITE ROOF DRAINS AND SITE UTILITIES.
- CONTACT SEDIMENT CONTROL INSPECTOR UPON COMPLETION OF ROUGH GRADING, BUT PRIOR TO PLACING TOPSOIL, PERMANENT DRAINAGE, OR OTHER SITE DEVELOPMENT IMPROVEMENTS AND GROUND COVERS.
- INSTALL CURB ALONG THE PERIMETER OF THE SITE TO AID IN THE PROTECTION OF THE EXISTING ADJACENT PROPERTIES AND THE ADJACENT ROADWAYS.
- BUILDING CONSTRUCTION MAY BEGIN UPON INSTALLATION OF SEDIMENT CONTROLS AND SEDIMENT CONTROL INSPECTOR'S APPROVAL.
- FINE GRADE AND INITIATE FINAL PAVING. PERMANENTLY STABILIZE ANY REMAINING AREAS IN ACCORDANCE WITH THE PERMANENT SODDING SCHEDULE AND NOTES. INSTALL FINAL SITE LANDSCAPING.
- REQUEST FINAL APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR PRIOR TO REMOVING ANY REMAINING SEDIMENT CONTROL MEASURES AND UPON COMPLETION OF FINAL GRADING, PERMANENT DRAINAGE, AND EROSION CONTROL FACILITIES, INCLUDING ESTABLISHED GROUND COVERS AND PLANTING, AND ALL OTHER WORK OF THE BUILDING PERMITS.



THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
2030 S. Tryon Street, Suite 3C Charlotte, NC 28203
TEL 704.376.1073 FAX 704.376.1076 www.timmons.com
NORTH CAROLINA LICENSE NO. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
REVISED CONSTRUCTION DRAWINGS
2ND CITY SUBMITTAL
3RD CITY SUBMITTAL

DATE
12/7/16

DRAWN BY
M. CLARK

DESIGNED BY
B. CRUTCHFIELD

CHECKED BY
B. CRUTCHFIELD

SCALE
NONE

TIMMONS GROUP
ALLEN STREET RESIDENTIAL DEVELOPMENT
CITY OF CHARLOTTE - MECKLENBURG COUNTY - NORTH CAROLINA
COVER SHEET

JOB NO.
38938
SHEET NO.
C-000

R:\10438608-Allen_Street\DWG\Sheet\CD-38938-CD-200-SITE.dwg | Plotted on 4/13/2017 8:32 PM | 10 Robbie White

EAST 16TH ST.

BLOCK A

HARRILL ST.

BLOCK D

EAST 17TH ST.

EAST 18TH ST.

ALLEN ST.

PEGRAM ST.

BLOCK B

BLOCK C

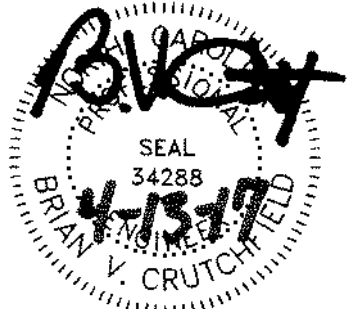
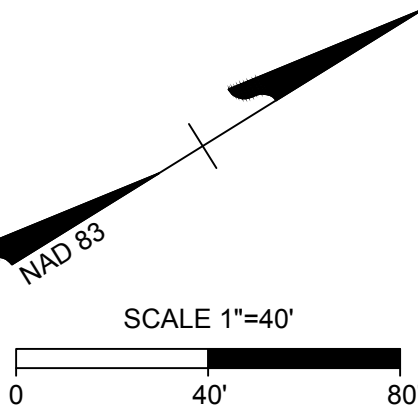
TAX PARCEL
081-144-09
WYBETRICIE WYLIE
D.B. 28131, PG. 846
ZONED MUDD-O
EX. CHURCH

PARKING	BLOCK A		BLOCK B		BLOCK C		BLOCK D		BLOCK E	
	REZONING	PROPOSED	REZONING	PROPOSED	REZONING	PROPOSED	REZONING	PROPOSED	REZONING	PROPOSED
OFF STREET PARKING FOR UNITS	15	15	40	20	50*	24**	18	9	0	0
OFF STREET PARKING FOR BLOCK E	39	61	146	129	57	79	16	23	258	290
TOTAL OFF STREET PARKING	54	76	186	149	107	103	34	32	258	290
ON STREET PARKING	21	19	30	28	33	12	0	0	24	22
TOTAL PARKING	75	95	216	177	140	115	34	32	282	312

*INCLUDES 10 SPACES FOR COMMUNITY CENTER (UP TO 9,990 SF) AND 15 FOR CHILD DEVELOPMENT CENTER (UP TO 14,400 SF).
**INCLUDES 1 SPACE FOR COMMUNITY CENTER (700 SF)

HATCH LEGEND

- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- STANDARD DUTY ASPHALT PAVEMENT
- CDOT PAVEMENT
- NATURAL AREA



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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
12/7/16	REVISED CONSTRUCTION DRAWINGS
2/22/17	2ND CITY SUBMITTAL
4/13/17	3RD CITY SUBMITTAL

DATE
12/7/16
DRAWN BY
M. CLARK
DESIGNED BY
B. CRUTCHFIELD
CHECKED BY
B. CRUTCHFIELD
SCALE
1"=40'

TIMMONS GROUP

ALLEN STREET RESIDENTIAL DEVELOPMENT
CITY OF CHARLOTTE - MECKLENBURG COUNTY - NORTH CAROLINA

OVERALL SITE PLAN

JOB NO.
38938
SHEET NO.
C-200

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