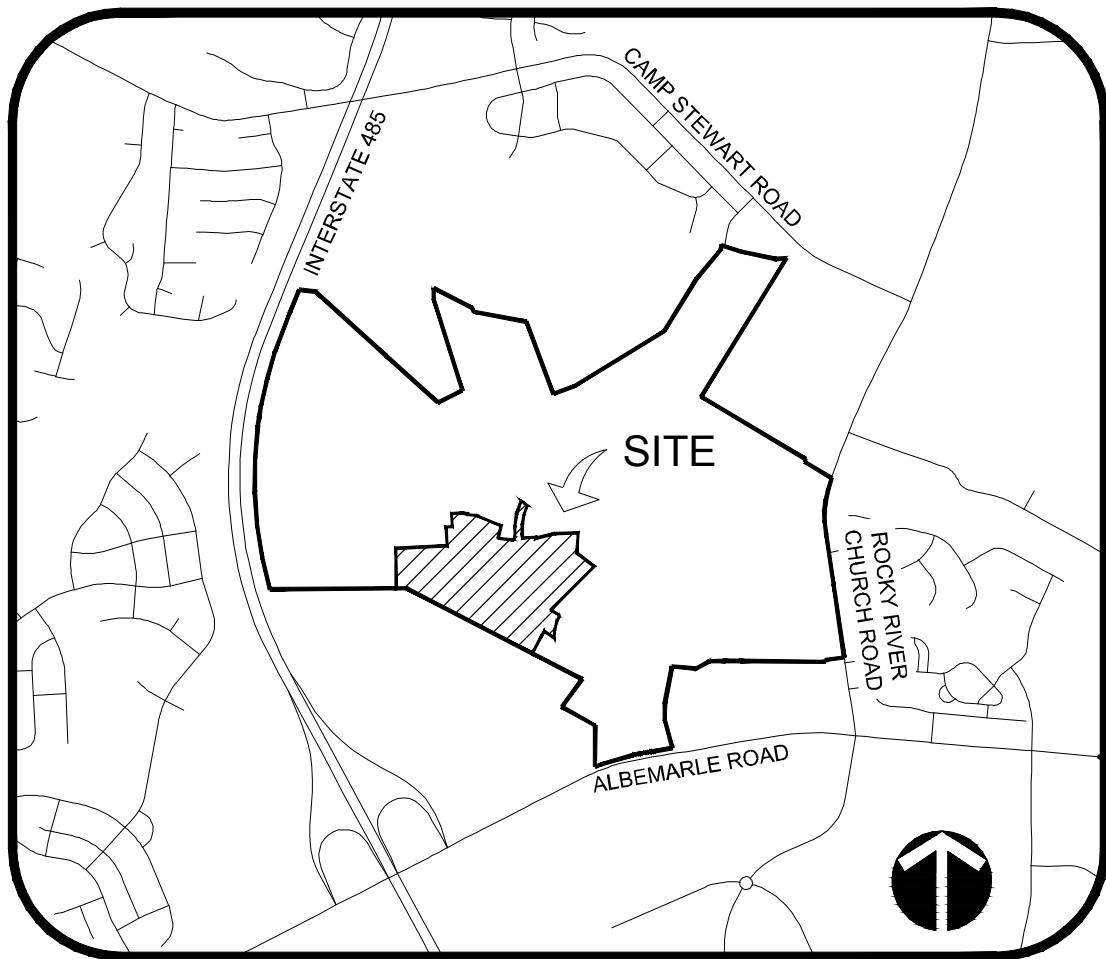


CRESSWIND - PHASE II SINGLE FAMILY SUBDIVISION

ALBEMARLE ROAD CHARLOTTE, NORTH CAROLINA



VICINITY MAP
NTS

REVISION
APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
BY: Joshua Weaver 11-21-2017 1 of 3

DEVELOPER

Kolter Homes, LLC
701 S Olive Ave #104
West Palm Beach, FL 33401
561.682.9500
Contact: Bob Daurity

LANDSCAPE ARCHITECT / CIVIL ENGINEER

LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
704.333.0325
Contact: Mark Kime, PLA
Tyler Howell, PE

SURVEYOR

LDSI, Inc.
508 W 5th St. #125
Charlotte, NC 28202
704.337.8329
Contact: David Boyles, PE, PLS

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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 FOUND AT <http://charlottenc.gov/ld>

APPROVED
By Jack Fulghum at 11:25 am, Nov 21, 2017

APPROVED

APPROVED

APPROVED

SDRSFR-2017-00042



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223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com
NC Eng. Firm License C-0658



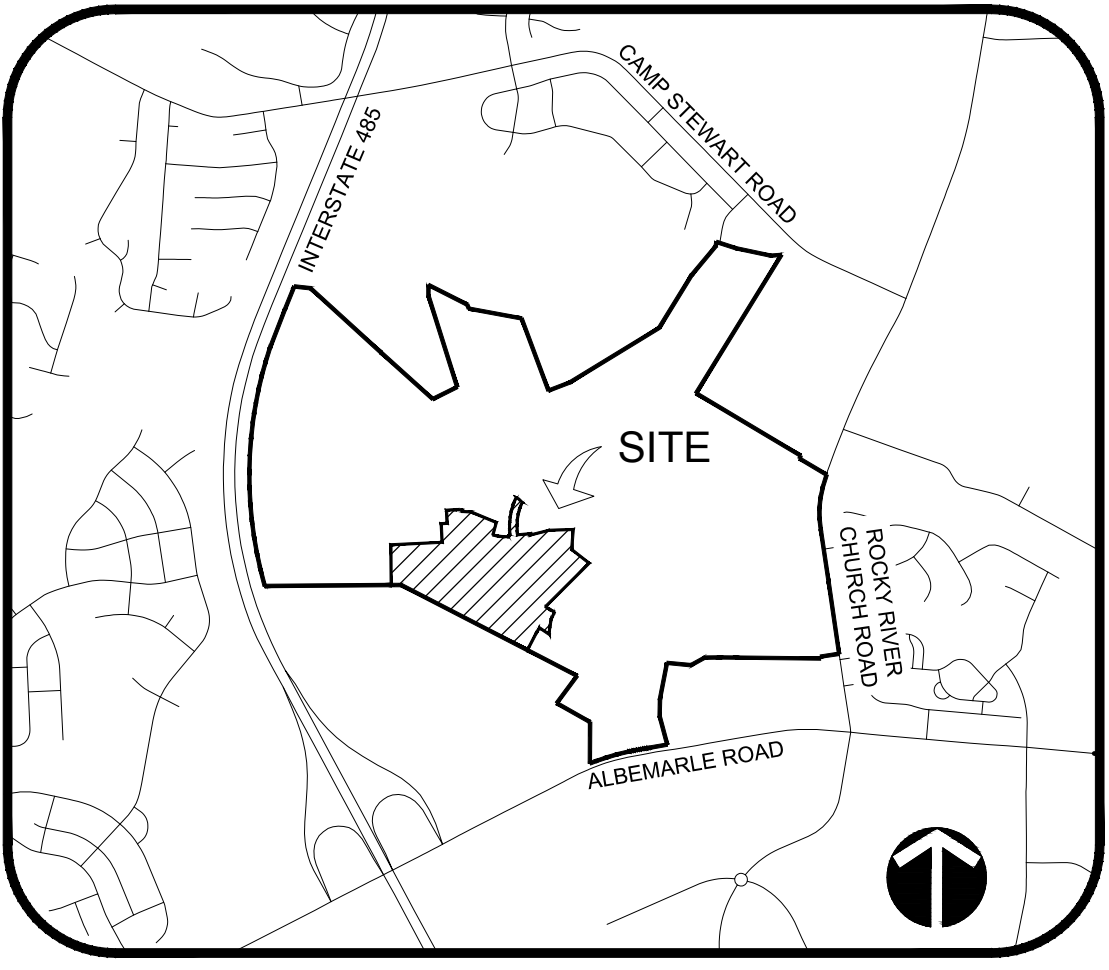
CRESSWIND - PHASE II
SINGLE FAMILY RESIDENTIAL DEVELOPMENT
KOLTER ACQUISITIONS, LLC; MECKLENBURG COUNTY, NC
COVER SHEET

REVISIONS:
12/13/16 - PER STAFF COMMENTS
08/23/17 - STORM BULLETIN
10/05/17 STORM DRAINAGE - RTAP

DATE: AUGUST 11, 2016
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI
SCALE: N/A
PROJECT #: 1015315

SHEET #:

C-1.0



VICINITY MAP
NTS

- LAYOUT NOTES:
1. AT TIME OF STAKING, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
 2. SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A COORDINATED SOLUTION.
 3. ALL DIMENSIONS AND RADI ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 4. ALL SIDEWALKS SHALL BE FIELD STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
 5. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
 6. ALL CONSTRUCTION SHALL COMPLY WITH CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
 7. ALL PATCH WORK WITHIN LIMIT OF CONSTRUCTION SHALL BE CONSISTENT WITH ASSOCIATED ASPHALT PAVEMENT DETAIL.
 8. ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE ELIMINATED OR RELOCATED. SHALL BE COORDINATED WITH DUKE POWER, AT&T, AND TIME WARNER.
 9. ALL TRAFFIC SIGNS AND MARKINGS TO BE INSTALLED AND COMPLY CURRENT CLDSM AND MUTCD STANDARDS AND SPECIFICATIONS.
 10. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
 11. RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS/BUSINESS ASSOCIATION.
 12. PER SECTION 18-175(e) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 13. REFER TO ELECTRICAL PLANS FOR FINAL SITE LIGHTING LOCATIONS.
 14. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM# 50.05 (9' SIGNS ONLY).
 15. THE GARAGE SETBACK FOR ALL FRONT-LOADED SINGLE-FAMILY DETACHED HOMES SHALL BE 20 FEET FROM THE BACK OF SIDEWALK TO ENSURE VEHICLES DO NOT OVERHANG AND OBSTRUCT THE USE OF THE SIDEWALK.

DEVELOPMENT SUMMARY:

PARCEL ID#:	11120104	11120105	11120106	11120107	11120108
	11122101	11122102	11122103	11120104	11120106
	11120107	11120108			
PROPERTY OWNER:	KH MINT HILL, LLC 701 S. OLIVE AVE., SUITE 104 WEST PALM BEACH, FL 33401 CONTACT: BOB DAURITY (843) 696-6907 BDAURITY@KOLTER.COM				
EXISTING ZONING:	MIXED USE (MX-1) DISTRICT NEIGHBORHOOD SERVICES (NS) DISTRICT				
LOTS ALLOWED PER ZONING:	65				
PROPOSED PHASE I:	12				
PROPOSED PHASE II:	53				
TOTAL PROPOSED:	65				
USE	VACANT SINGLE FAMILY, DETACHED				
SITE ACREAGE:	3371.00 ACRES				
OVERALL:	332.97 ACRES				
PHASE II:					
LOT REQUIREMENTS / YARDS (MX-1 ZONING)	REQUIRED	PROPOSED			
MAXIMUM RESIDENTIAL DENSITY:	6.0 DUA	1.60 DUA			
MINIMUM LOT AREA:	4,900 SF	4,500 SF			
MINIMUM LOT WIDTH:	40 FEET	40 FEET			
MINIMUM SETBACK FROM R/W:	17 FEET*	20 FEET*			
MINIMUM SIDE YARD:	5 FEET	5 FEET			
MINIMUM REAR YARD:	30 FEET	20 FEET**			
* SETBACK SHOWN IS A MINIMUM OF 20 FEET FROM BACK OF SIDEWALK					
** SF DWELLINGS MAY HAVE A MINIMUM REAR YARD OF 20 FEET IF THE REAR YARD DOES NOT FORM THE OUTER BOUNDARY OF MX DISTRICT.					
MAXIMUM BUILDING COVERAGE:	50%	50%			
-UP TO 4,000 SF	45%	45%			
-4,001 - 6,500 SF	40%	40%			
-6,501 - 8,500 SF	35%	35%			
-8,501 - 15,000 SF	30%	30%			
-15,001 OR GREATER	35 FEET*	35 FEET			
MAXIMUM HEIGHT (AT SIDE YARD):	40 FEET*	40 FEET			
MAXIMUM HEIGHT (AVERAGE):	40 FEET*	40 FEET			
* ONE ADDITIONAL FOOT OF HEIGHT IS ALLOWED FOR EACH ADDITIONAL ONE FOOT IN DISTANCE THE PORTION OF THE BUILDING IS FROM THE REQUIRED SIDE YARD LINE.					
PCO NATURAL AREA (GREATER THAN 50% BUA)	32.97 AC				
TOTAL ACREAGE:	3.29 AC				
10% REQUIRED:	3.29 AC				
PROVIDED:	8.74 AC (26.50%)				
TREE SAVE REQUIREMENTS FOR SINGLE-FAMILY:	329.64 AC				
TOTAL ACREAGE:	332.96 AC				
10% REQUIRED:	REFR TO SHEET C-2.6				
PROVIDED:					



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CRESSWIND - PHASE II
SINGLE FAMILY RESIDENTIAL DEVELOPMENT
KOLTER ACQUISITIONS, LLC; MECKLENBURG COUNTY, NC
OVERALL LAYOUT PLAN

DATE: AUGUST 11, 2016
DESIGNED BY: MEK
DRAWN BY: LDI
CHECKED BY: LDI
SCALE: 1" = 300'
PROJECT #: 1015315
SHEET #:
C-2.0