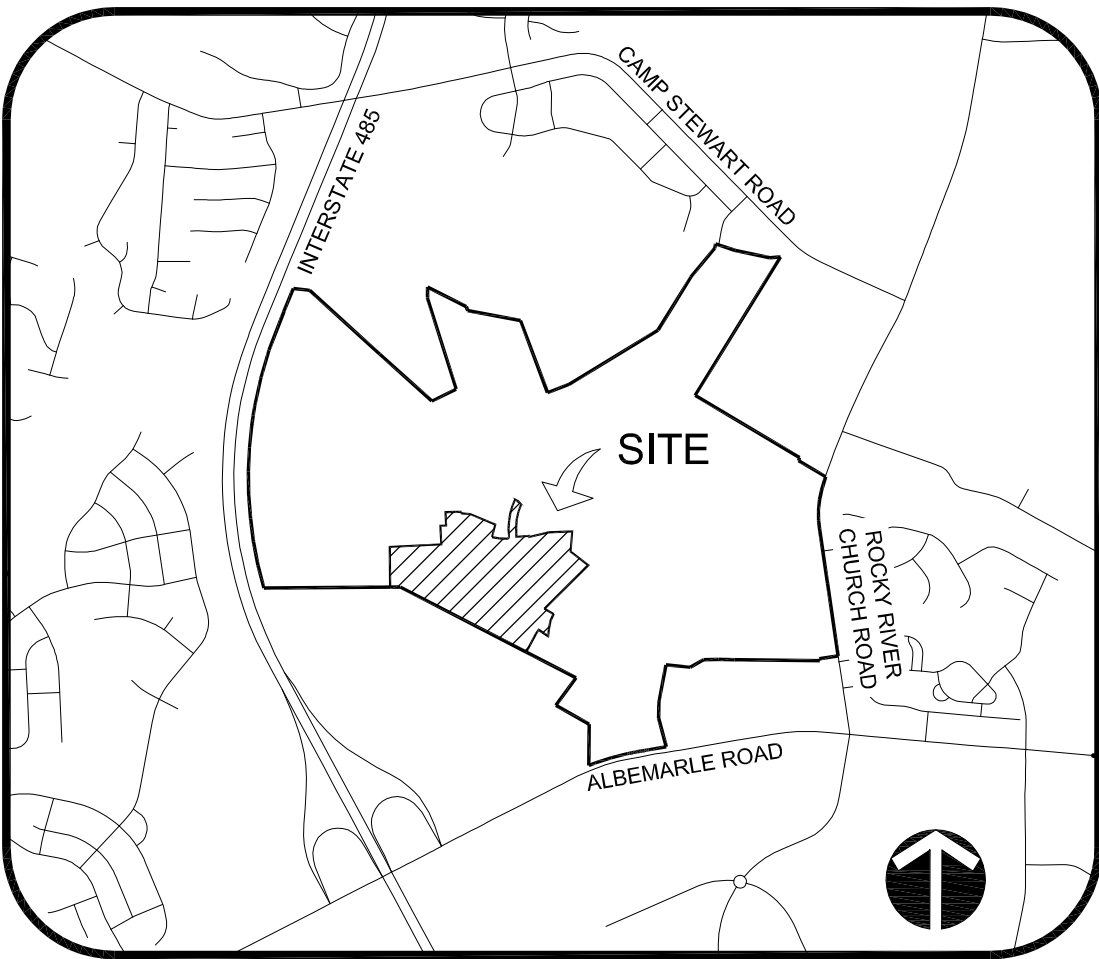


CRESSWIND - PHASE II SINGLE FAMILY SUBDIVISION

ALBEMARLE ROAD CHARLOTTE, NORTH CAROLINA



VICINITY MAP
NTS

**APPROVED FOR
CONSTRUCTION**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
BY: Joshua Weaver 2-1-2017 1 of 3



CHARLOTTE.

**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 Brendan M. Smith at 4:03 pm, Feb 01, 2017

APPROVED

APPROVED

APPROVED



BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

REVISIONS:

12/13/16 - PER STAFF COMMENTS

DATE: AUGUST 11, 2016

DESIGNED BY: LDI

DRAWN BY: LDI

CHECKED BY: LDI

SCALE: N/A

PROJECT #: 1015315

SHEET #:

C-1.0

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

COVER SHEET

CRESSWIND - PHASE II

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

KOLTER ACQUISITIONS, LLC; MECKLENBURG COUNTY, NC

COVER SHEET

LandDesign

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



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

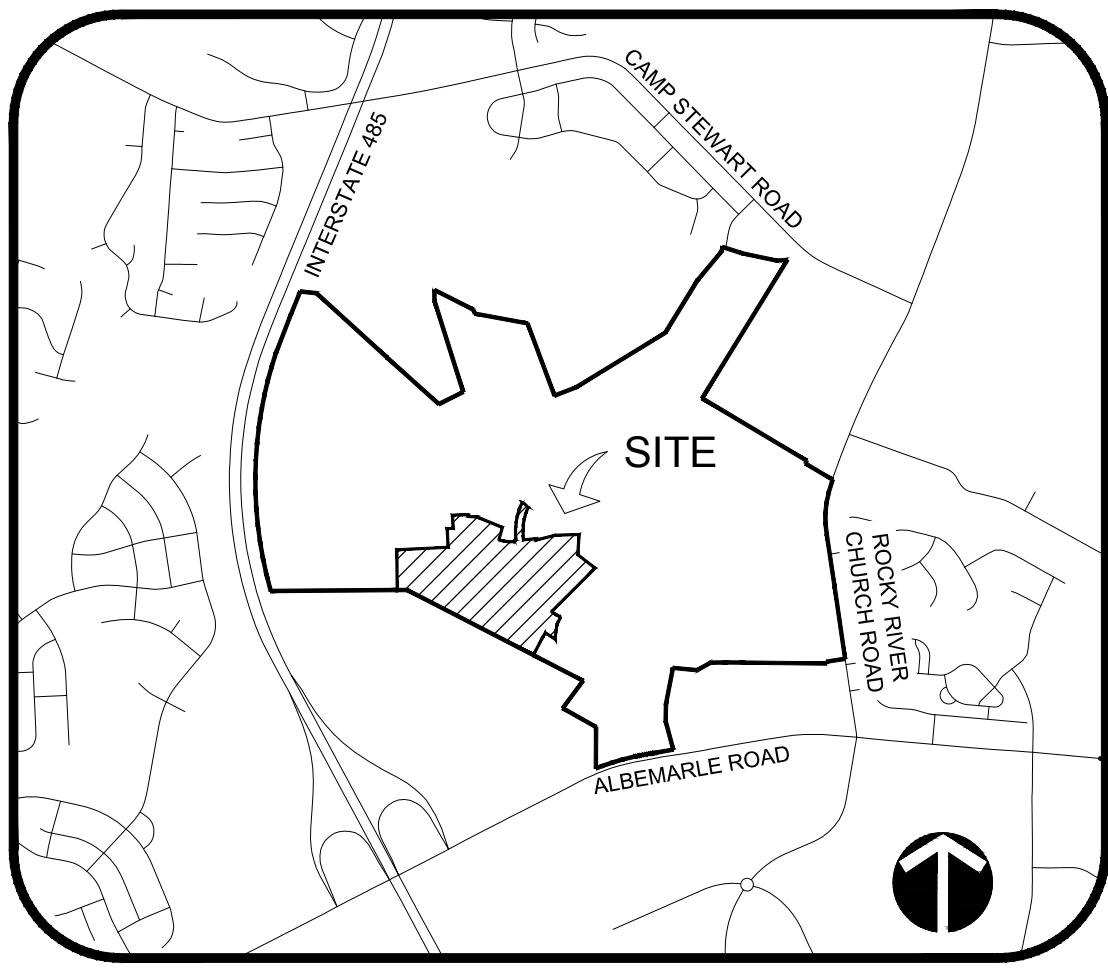
LDSI, Inc.
508 W 5th St. #125
Charlotte, NC 28202
704.337.8329
Contact: David Boyles, PE, PLS

Sheet List Table		
Sheet Number	Sheet Title	Land Development Submittal
CHAPTER 1 - EXISTING CONDITIONS		
C-1.0	COVER SHEET	
RZ-1.0	REZONING PETITION	
RZ-2.0	REZONING PETITION	
RZ-3.0	REZONING PETITION	
RZ-4.0	REZONING PETITION	
RZ-4A	REZONING PETITION	
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C-3.4	FESTIVAL PLAN & PROFILE	
C-3.5	SHOFF PLAN & PROFILE	
C-3.5 (B)	TREESDALE PLAN & PROFILE	
C-3.6	PRE-DEVELOPMENT DRAINAGE MAP	
C-3.7	OVERALL STORMWATER MANAGEMENT PLAN	
C-3.8	DRAINAGE AREA PLAN	
C-3.9	DRAINAGE AREA PLAN	
C-3.10	STORM LAYOUT PLAN	
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C-3.12	STORM PROFILES	
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CHAPTER 6 - UTILITIES		
CH-6		
CHAPTER 7 - PLANTING		
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C-7.1	DETAILED PLANTING PLAN	

C-7.2 DETAILED PLANTING PLAN

C-7.3 WET POND PLANTING PLAN

C-7.4 PLANTING DETAILS



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 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:		
EXISTING:	VACANT	
PROPOSED:	SINGLE FAMILY, DETACHED	
SITE ACREAGE:		
OVERALL:	±371.00 ACRES	
PHASE II:	±32.97 ACRES	
LOT REQUIREMENTS / YARDS (MX-1 ZONING)	REQUIRED	PROPOSED
MAXIMUM RESIDENTIAL DENSITY:	6.0 DUA	1.60 DUA
MINIMUM LOT AREA:	4,500 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:		
-UP TO 4,000 SF	50%	50%
-4,001 - 6,500 SF	45%	45%
-6,501 - 8,500 SF	40%	40%
-8,501 - 15,000 SF	35%	35%
-15,001 OR GREATER	30%	30%
MAXIMUM HEIGHT (AT SIDE YARD):	35 FEET*	35 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.		
POC NATURAL AREA (GREATER THAN 50% BUA)		
TOTAL ACREAGE:	32.97 AC	
10% REQUIRED:	3.29 AC	
PROVIDED:	8.74 AC (26.50%)	
TREE SAVE REQUIREMENTS FOR SINGLE-FAMILY:		
TOTAL ACREAGE:	±329.64 AC	
10% REQUIRED:	±32.96 AC	
PROVIDED:	REFER TO SHEET C-2.8	



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12/13/16

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

REVISIONS:
12/13/16 - PER STAFF COMMENTS

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

C-2.0