

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 2/16/17

TERRA VERDE TOWNHOMES

CONSTRUCTION DRAWINGS PEGRAM ST AND UMSTEAD ST CHARLOTTE, NORTH CAROLINA PROJECT NUMBER: VER-16000



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 9:01 am, Feb 09, 2017

APPROVED

Craig Robinson

APPROVED

Kory Hedrick

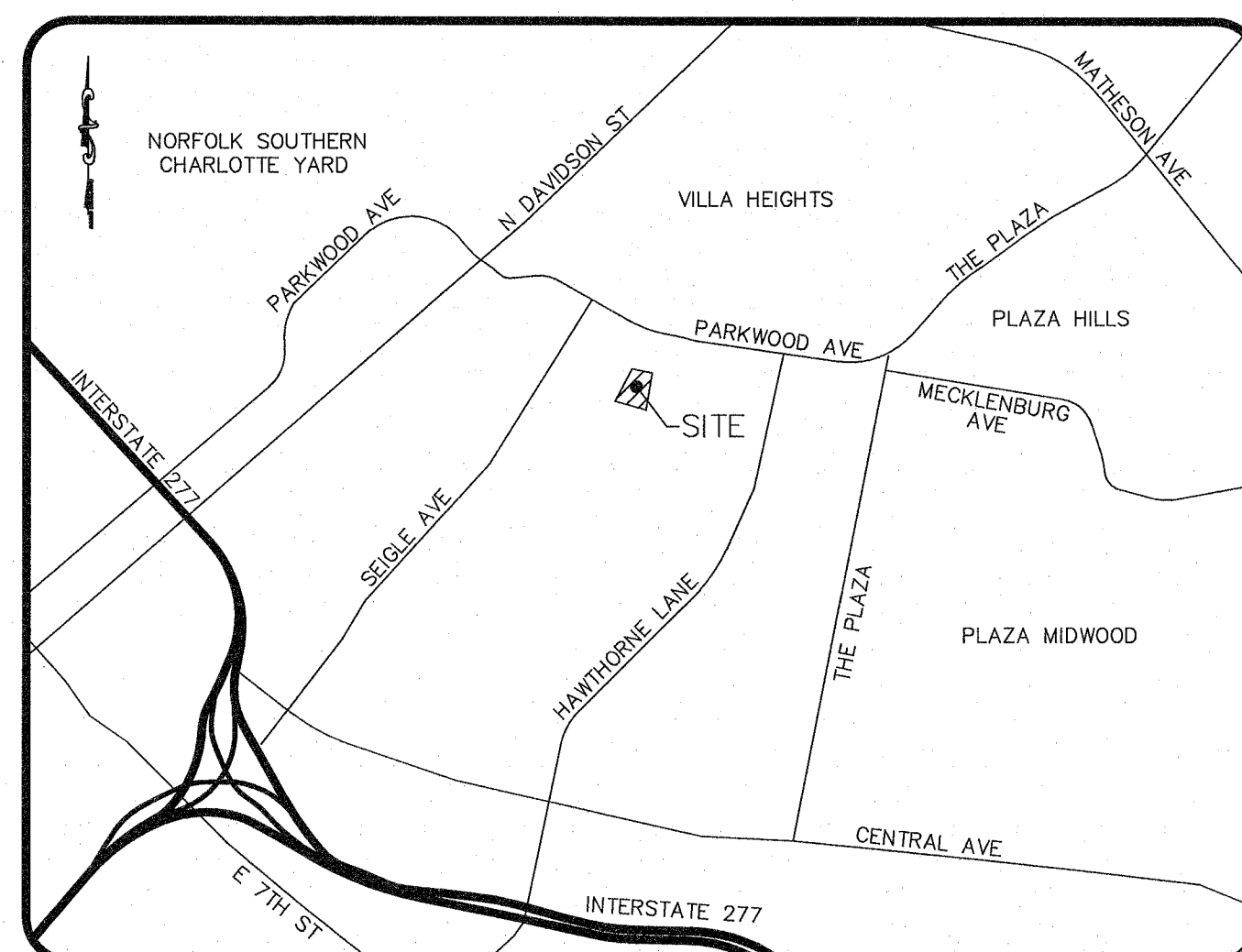
DATE: JULY 5, 2016
REVISED: SEPTEMBER 20, 2016
REVISED: NOVEMBER 2, 2016
REVISED: JANUARY 16, 2017
REVISED: JANUARY 17, 2017

OWNER:

VERDE HOMES
PO BOX 2393
INDIAN TRAIL, NC 28079
CONTACT: RON STALEY
EMAIL: staleyr@verdebs.com
PHONE: 704-234-1151

SHEET INDEX

C-1	EXISTING CONDITIONS PLAN
DM-1	DEMOLITION PLAN
C-2	SITE PLAN
C-3	GRADING AND STORM DRAINAGE PLAN
C-3A	DRAINAGE AREA MAP
C-4	UTILITY PLAN
EC-1	EROSION AND SEDIMENT CONTROL PLAN - PHASE I
EC-2	EROSION AND SEDIMENT CONTROL PLAN - PHASE II
EC-3	EROSION CONTROL DETAILS
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE NOTES & DETAILS
P-1	LINE OF SIGHT PROFILE
D-1	SITE DETAILS
D-2	STORM DRAINAGE DETAILS
D-3	STORM DRAINAGE DETAILS
D-4	SANITARY SEWER AND WATER DETAILS

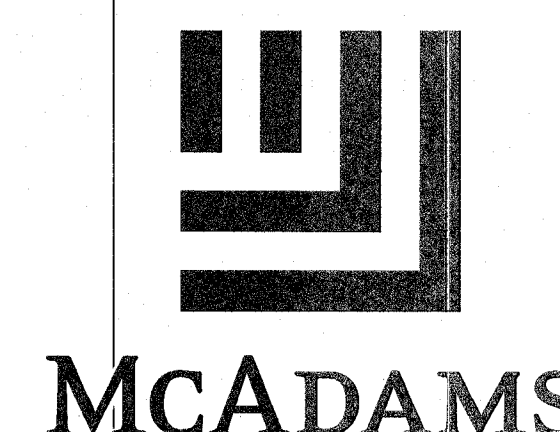
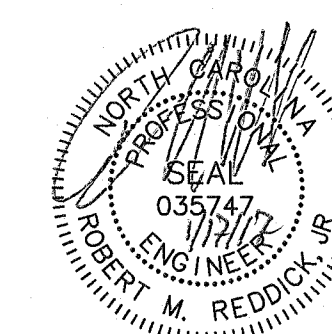


VICINITY MAP
NTS

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT
LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION
OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.
CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE
THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811".
REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

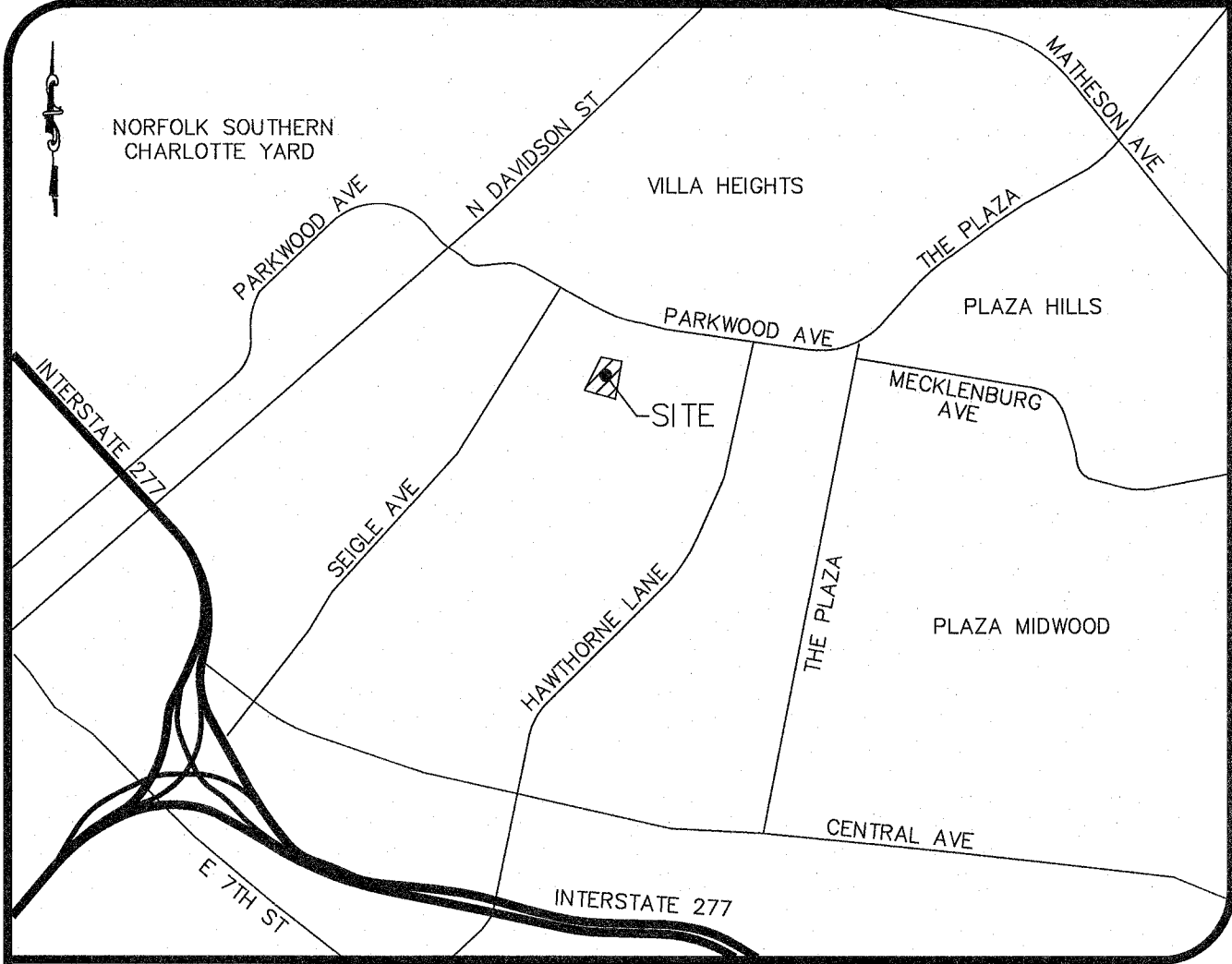


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Charlotte, North Carolina 28277
License No.: C-0293
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Contact: ROB REDDICK
redrick@mcadamsco.com

FINAL DRAWING - RELEASED FOR CONSTRUCTION



VICINITY MAP NTS

GENERAL NOTES:

1. WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN, NO OBSTRUCTION BETWEEN 30" AND 72" IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF CONCORD AND NCOT STANDARDS AND SPECIFICATIONS.
3. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
5. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
6. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
7. EXISTING IMPROVEMENTS SLATED TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
8. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE COMPACTED TO STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
9. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
10. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4349) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
12. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
13. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE.
14. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
15. PAVEMENT SECTIONS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
16. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
17. SOLID WASTE CARTS ARE TO BE STORED INSIDE UNITS' GARAGES. CARTS ARE TO BE MOVED BY OWNERS TO CURBSIDE FOR WASTE COLLECTION.

SITE DATA

DEVELOPER	VERDE HOMES ATTN: RON STALEY (staley@verdehomes.com) PO BOX 2393 INDIAN TRAIL, NORTH CAROLINA 28079 704.234.6872
SITE DATA:	PID: 08116639 08116638 08116637 08116636 08116605 08116640 TOTAL EXISTING ACREAGE: 0.633± ROW DEDICATION: 1686.8 SF OR 0.039 AC PROPOSED SITE ACREAGE: 0.594±
EXISTING ZONING:	R-17MF
USE:	SINGLE FAMILY ATTACHED (FOR SALE)
ALLOWED DENSITY:	17.0 DU/AC
PROPOSED DENSITY:	15.8 DU/AC
PROPOSED NUMBER OF UNITS:	10
MAXIMUM BUILDING HEIGHT ALLOWED:	100 FT
MAXIMUM BUILDING HEIGHT PROVIDED:	33 FT
FRONT YARD SETBACK:	30 FT
SIDE YARD SETBACK:	10 FT
REAR YARD SETBACK:	NA FT
BUILDING SEPARATION:	16 FT MIN.
AUTOMOBILE PARKING REQUIRED:	1.5 SPACES/UNIT (15)
AUTOMOBILE PARKING PROVIDED:	2.0 SPACES/UNIT (20)
OPEN SPACE REQUIRED:	0.267 AC (45%)
OPEN SPACE PROVIDED:	0.278 AC (46.8%)
PRIVATE OPEN SPACE REQUIRED:	400 SF/UNIT
EXISTING IMPERVIOUS AREA:	0.16 AC
PROPOSED IMPERVIOUS AREA:	0.39 AC

LOT	SF
UNIT:	SF:
1	5702
2	2155
3	2023
4	3355
5	2698
6	1739
7	1802
8	1804
9	1806
10	2706

PRIVATE OPEN SPACE	
UNIT:	SF:
1	680
2	872
3	748
4	729
5	454
6	451
7	451
8	451
9	451
10	442

PROJECT COMPLETION TABLE	
UNITS:	ANTICIPATED COMPLETION:
1-4	MAY 2017
5-10	OCTOBER 2017



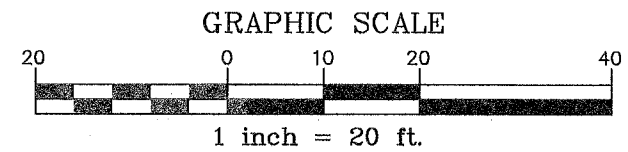
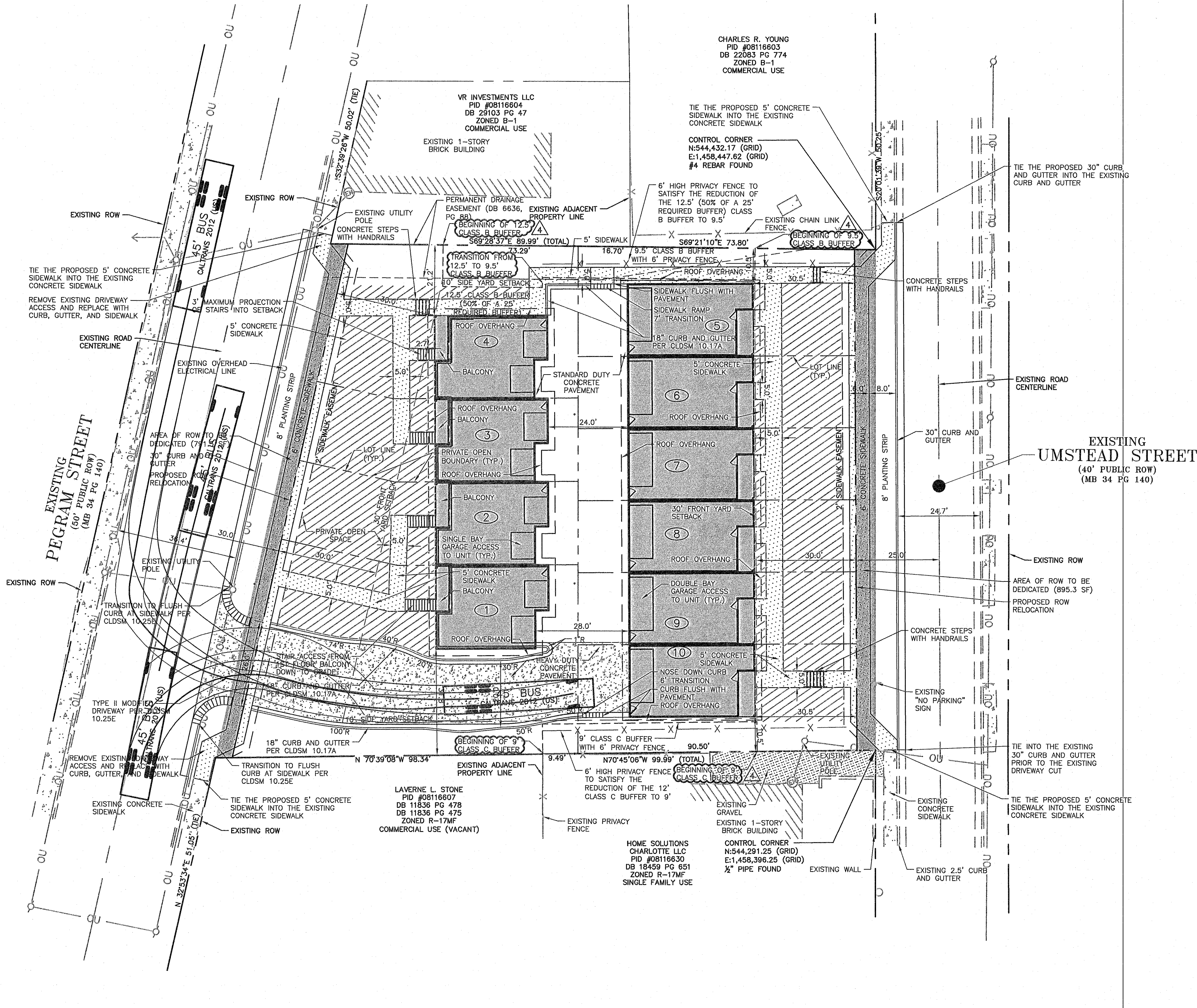
CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

SITE LEGEND

SIGNAGE	CONCRETE SIDEWALK	PROPERTY LINE
YARD LIGHTS	ROW DEDICATION	RIGHT-OF-WAY LINE
LIGHT POLE	PRIVATE OPEN SPACE	LOT LINE
POWER POLE		EASEMENT LINE
TRAFFIC DIRECTIONAL ARROW		SETBACK LINE
CURB TRANSITION		FENCE
VAN ACCESSIBLE PARKING STALL		
ACCESSIBLE RAMPS		
TYPE A TYPE B TYPE C		

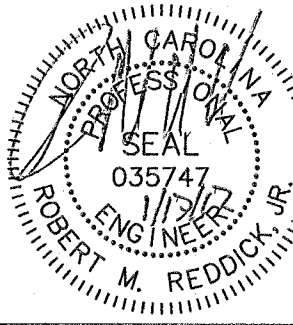
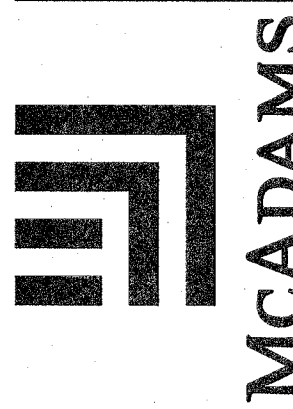
EXISTING SITE LEGEND

-OU- OVERHEAD UTILITY	CURB AND GUTTER
-X- FENCE LINE	FENCE
SIGN	CONCRETE SIDEWALK
UTILITY POLE	GRAVEL



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS:
09-20-16 REV PER CITY 1ST REVIEW
11-14-16 REV PER CITY 2ND REVIEW
04-16-17 REV PER CITY 3RD REVIEW
01-17-17 REV PER CITY 4TH REVIEW

OWNER:
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PO BOX 2393
INDIAN TRAIL, NC 28079

TERRA VERDE TOWNHOMES
PRELIMINARY CONSTRUCTION DRAWINGS
PEGRAM ST AND UMSTEAD ST
CHARLOTTE, NORTH CAROLINA
SITE PLAN

PROJECT NO.	VER-16000
FILENAME:	VER16000-S1
CHECKED BY:	RMR
DRAWN BY:	SAW
SCALE:	1"=20'
DATE:	07-05-16
SHEET NO.	C-2

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