

REA FARMS SINGLE FAMILY AND TOWNHOMES - PHASE I

'C' DIVISION PERMIT SET / CONSTRUCTION DOCUMENTS

11120 GOLF LINKS DRIVE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC



- ENGINEERING**
PCO / DETENTION / DRAINAGE PLAN
- EROSION CONTROL**
- URBAN FORESTRY**
TREE ORDINANCE
- CDOT**

- APPROVED**
By Brendan M. Smith at 2:59 pm, Jan 04, 2017
- APPROVED**
- APPROVED**
By gturner at 1:32 pm, Dec 22, 2016
- APPROVED**

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-314-CODE(2633) FOR MORE INFORMATION.

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



LANDSCAPE ARCHITECT/
CIVIL ENGINEER

Standard Pacific of the Carolinas, LLC
6701 Carmel Road
Suite 425
Charlotte, NC 28226
704.759.6000
Contact: Fred Matrulli

LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
704.333.0325
Contact: Kris Rowe

SURVEY

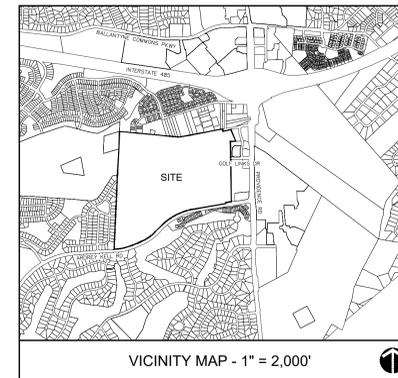
LDSI, Inc.
508 W. 5th Street
Suite 125
Charlotte, NC 28202
704.337.8329
Contact: David Boyles

TRANSPORTATION
CONSULTANT

Design Resource Group, P.A.
2459 Wilkinson Boulevard
Suite 200
Charlotte, NC 28208
704.343.0608
Contact: Randy E. Goddard

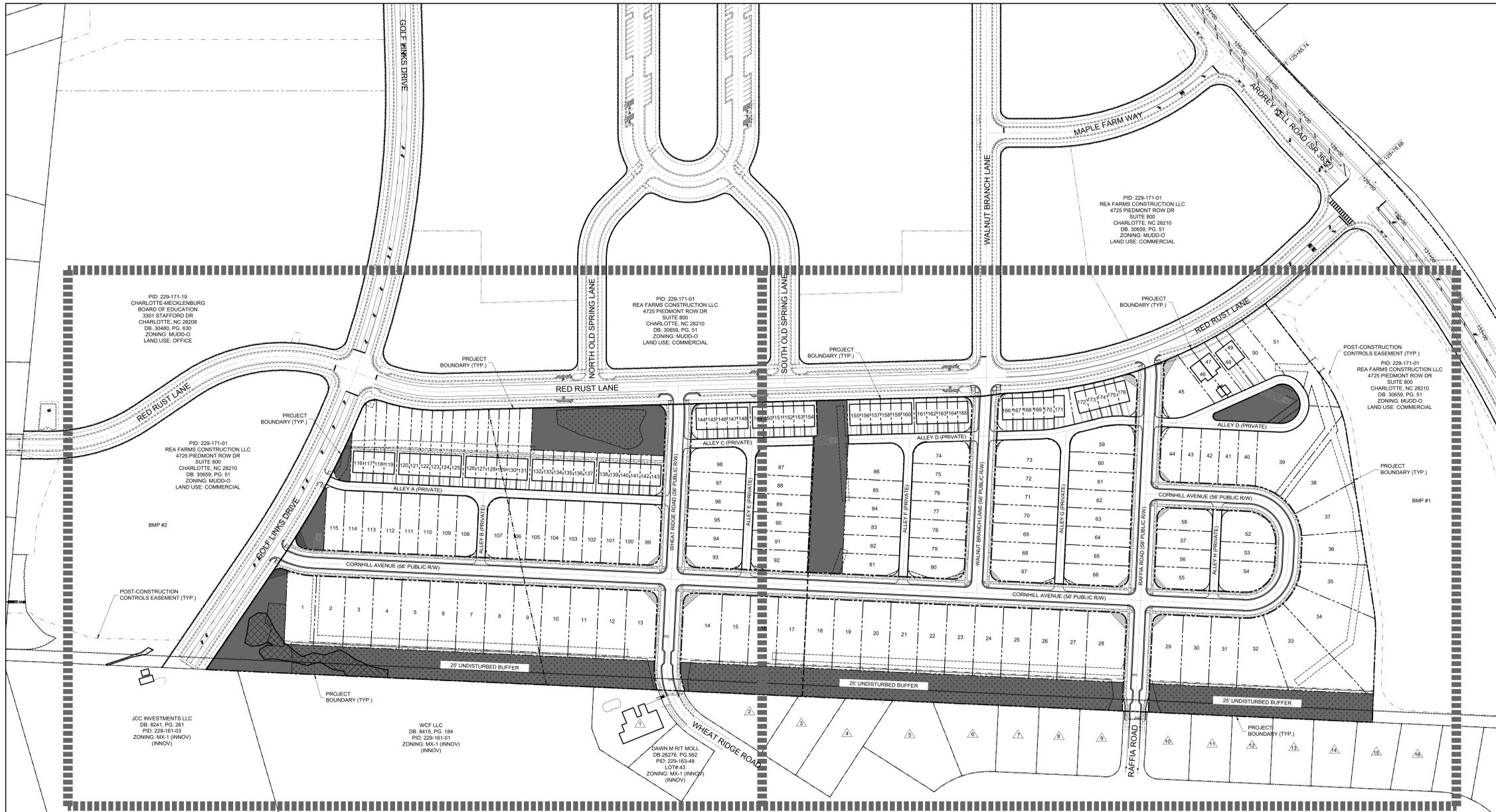
SHEET INDEX:

CHAPTER 1	
C-1.0	Cover Sheet
C-1.1	Overall Existing Conditions Plan and Demolition Plan
C-1.2	Existing Conditions Plan and Demolition Plan
C-1.3	Existing Conditions Plan and Demolition Plan
C-1.4	Standard Notes
RZ-1 - RZ-8	Rezoning Documents
CHAPTER 2	
C-2.0	Overall Layout Plan
C-2.1 - C-2.2	Detailed Layout Plans
C-2.3 - C-2.4	Site Details
C-2.5	Typical Sections
CHAPTER 3	
C-3.0	Overall Grading Plan
C-3.1 - C-3.2	Detailed Grading Plans
CHAPTER 4	
C-4.0 - C-4.10	Roadway Plan and Profiles
C-4.11 - C-4.12	Striping and Signage Plans
C-4.13	Striping and Signage Details
C-4.14 - C-4.17	Intersection Sight Distance Profiles
CHAPTER 5	
C-5.0	Overall Storm Drainage Plan
C-5.1 - C-5.2	Storm Drainage Plans
C-5.3 - C-5.4	Storm Drainage Area Plans
C-5.5 - C-5.6	Storm Drainage Table and Details
CHAPTER 6	
C-6.0	Erosion Control Plan - Phase I Overall
C-6.1 - C-6.2	Erosion Control Plans - Phase I
C-6.3	Erosion Control Plan - Phase II Overall
C-6.4 - C-6.5	Erosion Control Plans - Phase II
C-6.6 - C-6.7	Erosion Control Details
CHAPTER 7	
C-7.0	Overall Planting Plan
C-7.1 - C-7.2	Detailed Planting Plans
C-7.3	Planting Details
CHAPTER 8	
S-1	Retaining Wall Plans and Details



REA FARMS SINGLE FAMILY AND TOWNHOMES - PHASE I
 City of Charlotte, Mecklenburg County, North Carolina
 STANDARD PACIFIC OF THE CAROLINAS, LLC
 COVER SHEET

REVISIONS:
 10/04/16 - PER STAFF COMMENTS
 12/07/16 - PER REVIEW COMMENTS
 DATE: JUNE 27, 2016
 DESIGNED BY: MEK
 CHECKED BY: KST
 O.C. BY: AMR
 PROJECT #: 1015400
 SHEET #:
C-1.0



C-2.1

C-2.2

- LAYOUT NOTES:**
- AT TIME OF STAKING, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
 - 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.
 - ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL SIDEWALKS SHALL BE FIELD STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
 - LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
 - ALL CONSTRUCTION SHALL COMPLY WITH CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
 - ALL PATCH WORK WITHIN LIMIT OF CONSTRUCTION SHALL BE CONSISTENT WITH ASSOCIATED ASPHALT PAVEMENT DETAIL.
 - ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE ELIMINATED OR RELOCATED. SHALL BE COORDINATED WITH DUKE POWER, AT&T, AND TIME WARNER.
 - ALL TRAFFIC SIGNS AND MARKINGS TO BE INSTALLED AND COMPLY CURRENT CLDSM AND MUTCD STANDARDS AND SPECIFICATIONS.
 - REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVES, ETC.) WITHIN A PROPOSED RIGHT-OF-WAY OR MAINTAINED STREET RIGHT OF WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER/BUSINESS ASSOCIATION.
 - PER SECTION 18-756(a) 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.
 - REFER TO ELECTRICAL PLANS FOR FINAL SITE LIGHTING LOCATIONS.
 - DEVELOPER WILL PROVIDE STREET SIGNS PER CLOS# 50.05 (IF SIGNS ONLY).
 - 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.
 - NON-STANDARD ITEMS (IE. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDDT AT (704) 336-3888.
 - SIDEWALK WITHIN THE CITY'S RW THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT POSSIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
 - ANY WORK WITHIN THE CITY'S RW THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A RW USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE RW USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDDT'S WORK AREA TRAFFIC CONTROL HANDBOOK WHICH MUST BE REVIEWED AND APPROVED BY CONTRACTOR SHALL CONTACT CDDT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
 - RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A RW LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGHOUT THE DEVELOPMENT OR UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A PUBLIC SCHOOL WITHIN THE SITE.
 - THE STREET CONNECTION TO WHEAT RIDGE ROAD SHALL NOT BE COMPLETED UNTIL CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED FOR HOMES ON AT LEAST 80% OF THE SINGLE-FAMILY LOTS PROPOSED WITHIN THE DEVELOPMENT.

DEVELOPMENT SUMMARY:

PARCEL ID:	22917120
REZONING PETITION:	2015-022
DEVELOPER:	CALATLANTIC HOMES 6701 GARNEL ROAD SUITE 425 CHARLOTTE, NC 28226 CONTACT: FRED MATELLI (704) 759-6040 fred.mattelli@calatl.com
OWNER:	REA FARMS DEVELOPMENT LLC 4725 PIEDMONT ROW DRIVE SUITE 800 CHARLOTTE, NC 28210
TOTAL SITE RESIDENTIAL ACREAGE:	334.89 ACRES
MX-1 ZONING:	228.22 ACRES
MUDD-O ZONING:	66.47 ACRES
PROPOSED UNITS:	
-40 SINGLE-FAMILY DETACHED:	40
-40 SINGLE-FAMILY DETACHED:	70
-22 TOWNHOMES:	63
-VILLAGE COLLECTION TOWNHOMES:	2
-DESIGN CENTER:	1
TOTAL PROPOSED UNITS:	176
ESTIMATED CONSTRUCTION COMPLETION TIMEFRAME:	JUNE 2017
SUPPLEMENTAL REGULATIONS:	
MINIMUM LOT SIZE:	MX-1 3,800 SF MUD-O N/A
MINIMUM LOT WIDTH (DETACHED):	35 N/A
MINIMUM LOT WIDTH (ATTACHED):	22 N/A
FRONT SETBACK (DETACHED):	14 FROM BACK OF SIDEWALK OR RW 10 FROM BACK OF SIDEWALK OR RW 20 FROM BACK OF CURB
FRONT SETBACK (ATTACHED):	10 BETWEEN UNITS 10 (SINGLE-FAMILY) 20 (IF ADJUTING STONE CREEK RANCH)
SIDE YARD (DETACHED):	5
SIDE YARD (ATTACHED):	10 BETWEEN UNITS 10 (SINGLE-FAMILY) 5
CORNER YARD:	10 (SINGLE-FAMILY)
REAR YARD:	5
* MINIMUM LOT SIZE FOR LOT LOTS ABUTTING STONE CREEK RANCH SHALL EXCEED 8,000 SF	
SOLID WASTE AND RECYCLING REQUIREMENTS:	
ALL MULTI-FAMILY COMPLEXES SHALL BE REQUIRED TO SET ASIDE SPACE FOR RECYCLING CONTAINERS AND SOLID WASTE CONTAINERS. SPACE FOR AN 8 CURB YARD CONTAINER PER EACH 30 UNITS TO BE PROVIDED.	
DUMPSTER ENCLOSURES REQUIRED:	3 (65 TOWNHOME UNITS)
POSSIBLE DUMPSTER ENCLOSURES PROVIDED:	3
MAXIMUM BUILDING COVERAGE:	
THE MAXIMUM BUILDING COVERAGE FOR DETACHED DWELLINGS SHALL BE 70% PER THE APPROVED INNOVATIVE DEVELOPMENT STANDARDS.	
TREE SAVE REQUIREMENTS:	
TOTAL SITE ACREAGE:	334.89 ACRES
SINGLE-FAMILY ACREAGE:	228.43 ACRES
TOWNHOME ACREAGE:	46.26 ACRES
TREE SAVE REQUIRED:	22.84 ACRES (10.00% - SINGLE-FAMILY) 40.84 ACRES (15.00% - TOWNHOMES)
ON-SITE TREE SAVE PROVIDED:	33.78 ACRES
ACRES OF TREE MITIGATION:	33.69 ACRES
LARGE MATURING TREES REQUIRED:	50.19 ACRES (PLANT AT 36 TREES PER ACRE)
LARGE MATURING TREES PROVIDED:	7
PCO NATURAL AREA REQUIREMENTS:	
TOTAL SITE ACREAGE:	334.89 ACRES
PROPOSED BUJA GREATER THAN 50%:	334.89 ACRES (10.00%)
REQUIRED PCO NATURAL AREA:	33.49 ACRES (10.00%)
PROVIDED PCO NATURAL AREA:	45.26 ACRES (15.19%)

LEGEND:

EASEMENT	---
FENCE	----
PROPERTY LINE	=====
RIGHT-OF-WAY	=====
GAS LINE	-----
SANITARY SEWER LINE	-----
FORCE MAIN	-----
OVERHEAD UTILITIES	-----
WATER LINE	-----
STORM SEWER	-----
TREE LINE	-----
UNDERGROUND TELEPHONE	-----

- ADJACENT LAND OWNERS**
- HELEN B. DALY REVOCABLE LT DB: 27546, PG. 240 PID: 229-163-49 LOT#: 45 ZONING: MX-1 (INNOV) (INNOV)
 - STONE CREEK RANCH HOMEOWNERS ASSOCIATION, INC. DB: 26813, PG. 191 PID: 229-163-52 LOT#: COS #2 ZONING: MX-1 (INNOV) (INNOV)
 - BRIAN AND ALLISON IVY BARCOCK DB: 22653, PG. 157 PID: 229-163-51 LOT#: 49 ZONING: MX-1 (INNOV) (INNOV)
 - STEVE E. PARISH AND WIFE. BELINDA PARISH DB: 24354, PG. 807 PID: 229-163-52 LOT#: 48 ZONING: MX-1 (INNOV) (INNOV)
 - DAMON A. DESANTIS AND WIFE. KAREN D. DESANTIS DB: 27035, PG. 153 PID: 229-163-57 LOT#: 51 ZONING: MX-1 (INNOV) (INNOV)
 - LOUISE ANDREE BOUCHER DB: 26622, PG. 533 PID: 229-163-56 LOT#: 50 ZONING: MX-1 (INNOV) (INNOV)
 - QUANGHUA PU AND QUINONG CAO DB: 28910, PG. 60 PID: 229-163-57 LOT#: 51 ZONING: MX-1 (INNOV) (INNOV)
 - JINYUAN WANG AND ZHONG WANG DB: 25824, PG. 465 PID: 229-163-58 LOT#: 52 ZONING: MX-1 (INNOV) (INNOV)
 - SOON I. KWAK AND WIFE. JENNIFER M. LEE DB: 22361, PG. 573 PID: 229-163-59 LOT#: 53 ZONING: MX-1 (INNOV) (INNOV)
 - SUNG C. IM AND WIFE. HEA J. IM DB: 21440, PG. 184 PID: 229-163-60 LOT#: 54 ZONING: MX-1 (INNOV) (INNOV)
 - SHRESHTHA TAKSHAK AND. HIMANSHU MEEI DB: 29216, PG. 626 PID: 229-163-61 LOT#: 55 ZONING: MX-1 (INNOV) (INNOV)
 - MICHAEL L. BARB AND WIFE. CYNTHIA W. BARB DB: 21543, PG. 266 PID: 229-163-62 LOT#: 56 ZONING: MX-1 (INNOV) (INNOV)
 - SAMUEL L. LAMBERT AND WIFE. JAMIE A. LAMBERT DB: 21822, PG. 717 PID: 229-163-63 LOT#: 57 ZONING: MX-1 (INNOV) (INNOV)
 - MATTHEW L. WEAVER AND WIFE. KATHLEEN WEAVER DB: 21962, PG. 89 PID: 229-163-65 LOT#: 58 ZONING: MX-1 (INNOV) (INNOV)
 - GARY G. MACHEESKE DB: 21822, PG. 455 PID: 229-163-64 LOT#: 59 ZONING: MX-1 (INNOV) (INNOV)
 - QINING ZHANG DB: 26547, PG. 103 PID: 229-163-66 LOT#: 60 ZONING: MX-1 (INNOV) (INNOV)

