South Park City Homes

EXISTING CONDITIONS & DEMOLITION PLAN

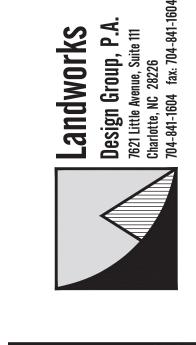
Sheet Title

SITE PLAN

COVER SHEET

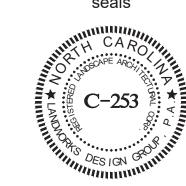
TOPOGRAPHIC SURVEY

PRIVATE OPEN SPACE PLAN



COVER SHEET

seals





Project Manager: MEA

Drawn By: Checked By:

SSW 10-23-15 Date:

Project Number:

Sheet Number:

L-COV





CHARLOTTE.	

**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 1:30 pm, Apr 28, 2017

# **APPROVED**

**APPROVED** 

**APPROVED** 

PCCO SUM	MARY	
Original Parcel ID Number(s):	17125101-17	7125104
Development Type:	Single-Family	
Subject to PCCO? Y/N	Υ	
If NO, why?	Click for D	ropdown
Watershed:	Central Cata	wba
Disturbed Area (ac):	2.4	
Site Area (ac):	2.47	
	DA#1	DA#2
Total on-site Drainage Area (ac):	1.1	0.74
Existing Built-upon-area (SF):	20,668	
Existing BUA to be removed (SF):	20,668	
Existing BUA to remain (SF):	0	
Proposed New BUA (SF):	39,182	25198
Proposed % BUA:	81	78
Density (High / Low)	High	
Total Post-Project BUA for site:	64,380	
Development or Redevelopment?	Developmen	t
Natural Area Required (ac):10%		10768
Natural Area provided, total (ac):		10768
Undisturbed Treed Natural Area Preserved (ac): 10768		10768
Total stream buffer protected on-site (ac):	0	
Transit Station Area? Y/N	N	
Distressed Business District? Y/N	N	
Mitigation Type (if applicable)	N/A	
Natural Area mitigation? Y/N	N	
Buffer Mitigation? Y/N	N	
Total Phosphorous Mitigation? Y/N	N	

				Num
PCCO SUMMARY				RZ-1
arcel ID Number(s):	17125101-17	7125104		RZ-2
ent Type:	Single-Famil	у		RZ-3
PCCO? Y/N	Υ			
hy?	Click for D	ropdown		NOT
i:	Central Cata	wba		
Area (ac):	2.4	2.4		THE
ac):	2.47	2.47		GEN
	DA#1	DA#2		ADD
	N			

SAND FILTER #1 DETAILS SAND FILTER #2 DETAILS EROSION CONTROL PLAN - PHASE I L-401 EROSION CONTROL PLAN - PHASE II L-500 DETAILS L-501 DETAILS

DETAILS

L-602 ISD - ENTRANCE 1 & FAIRVIEW ISD - ENTRANCE 2 & CLOSEBURN

Appendix - South Park City Hom
Rezoning Petition

Sheet Number	Sheet Title
RZ-1	TECHNICAL DATA SHEET
RZ-2	SCHEMATIC SITE PLAN
RZ-3	BUILDING ELEVATIONS



0	30	60	120
		SCALE: 1"=30'	

lo.	Date	Ву	Description
1.	12/16/15	MEA	PER CITY REVIEW COMMENTS
2.	1/25/16	MEA	PER CITY REVIEW COMMENTS

L-102 OVERHEAD UTILITY PLAN L-103 LANDSCAPE PLAN

Number

L-COV

L-100

L-101A

GRADING PLAN L-300

DRAINAGE AREA PLAN WATER QUALITY PLAN

L-502

FAIRVIEW RD. TRAFFIC CONTROL PLAN & NOTES CLOSEBURN ROAD TRAFFIC CONTROL PLAN

UTILITY PLAN

HE SITE PLAN SHOWN ON THE COVER IS FOR NERAL REFERENCE. SEE SHEET L-101 FOR DDITIONAL SITE DATA AND PLAN INFORMATION.



SHEET# 1 OF 26

## **GENERAL NOTES**

- 1. BOUNDARY, EXISTING UTILITIES, AND OTHER EXISTING FEATURES TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY BY: R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204, TELE.: 704.376.2186 DATED:
- FEBRUARY 5, 2014. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE
- REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE
- ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- 6. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE
- STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY
- STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO
- 10. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN
  - THE PUBLIC STREET RIGHT-OF-WAY. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE

PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC RIGHT OF

- SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE. 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 CDOT AT (704) 336-3888.
- 14. LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS. 15. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION
- LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR 16. APPROXIMATE TIME OF ESTIMATED COMPLETION OF INFRASTRUCTURE: 6 MONTHS
- 17. TRASH WILL BE HANDLED WITH ROLLOUT CONTAINERS, TO BE SET IN THE PLANTING STRIP IN PUBLIC R.O.W. FOR DISPOSAL ALL ROAD IMPROVEMENTS AT FAIRVIEW AND CLOSEBURN ARE TO BE COORDINATED WITH CITY OF CHARLOTTE ENGINEERING
- DEPARTMENT PRIOR TO CONSTRUCTION. CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD CONDITIONS
- PRIOR TO CO. SURVEYOR SEALED AS BUILT DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT HTTP://WWW.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/
- STREET+MAINTENANCE/HOME.HTM 22. PER SECTION 18-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- 23. ALL UTILITIES WILL BE UNDERGROUND 24. TOWNHOMES WILL BE 3-STORY MAX.
- 25. ALL ALLEYS WILL BE CAPABLE OF SUPPORTING 80,000 POUNDS 26. SITE LIGHTING MUST BE A MINIMUM THIRTY (30) FEET AWAY FROM A TREE. IF PEDESTRIAN SCALE LIGHTING IS BEING USED, THEN LIGHTING MUST BE A MINIMUM OF FIFTEEN (15) FEET AWAY FROM A TREE, UNLESS APPROVED OTHERWISE BY THE
- 27. PARKING SHALL NOT BE PERMITTED ON RESIDENTIAL ALLEYS EXCEPT WHERE INDICATED.
- 28. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM #50.05
- (9" SIGNS ONLY). 29. PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO
- CITY OF CHARLOTTE ENGINEERING FOR APPROVAL. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND / OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND
- CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60 - 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND / OR ANY REPAIR COST
- CAUSED BY THE CONTRACTOR / DEVELOPER. 32. ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A R/W USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
- CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE ΓHAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562
- 34. RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES. CONTRACTOR SHALL CONTACT
- CDOT AT (704) 336-2562. 35. DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

### **DEVELOPMENT DATA:**

TAX PARCEL ID: 171-251-01, 02, 03 AND 04 **EXISTING SITE AREA:** ±2.60 ACRES **EXISTING ZONING:** UR-2(CD) 2014-075 ZONING PETITION: JURISDICTION: City of Charlotte

PROPOSED R/W DEDICATION

PROPOSED USE:

**UNITS PROPOSED** 

8.5 UNITS / AC **DENSITY PROPOSED:** SETBACK: 29' from BOC (FAIRVIEW)

14' from BOC (CLOSEBURN) BUILDING SIDE YARD: 15' & 20' ADJACENT TO R-3 BUILDING REAR YARD:

22 Units

MAX. BUILDING HEIGHT: 3 Stories or 45' PROPOSED BUILDING HEIGHT 44'-7.5" Max.

> PER TABLE 9.406(2)(A) OF THE ZONING ORDINANCE, ONE ADDITIONAL FOOT OF HEIGHT IS ALLOWED FOR EVERY ADDITIONAL TWO FEET IN DISTANCE THE PORTION OF THE BUILDING IS FROM THE REQUIRED SETBACK, SIDE. AND REAR YARD LINES LOCATED ALONG ALL BOUNDARY(S) ADJACENT TO A SINGLE FAMILY ZONING DISTRICT

0.13 AC (To be dedicated and

conveyed to the City of Charlotte)

Single-Family attached (For Sale)

PARKING REQUIRED: Max.= 3 Per Unit PARKING PROVIDED: 2 car attached garage at each unit, plus 10 visitor spaces Total= 62

TREE SAVE REQUIRED: 36 Trees/Ac (Less than 15% of Site has existing trees) 2.47 Ac X 15% = .37 Ac x 36 = 13 trees required

Undisturbed open space: Required: ±0.26 acres 10% of the project area (>50% bua)

Provided: ±0.30 acres

MAX. FLOOR RATIO AREA: PROP. FLOOR AREA RATIO:

WASTE MANAGEMENT: ROLLOUT CONTAINER

PROPOSED STANDARD DUTY ASPHALT PAVEMENT

PROPOSED STANDARD DUTY CONCRETE PAVEMENT

PROPOSED HEAVY DUTY CONCRETE PAVEMENT

PROPOSED TREE SAVE AREA

PROPERTY LINE

ALUMINUM FENCE

PRIVATE OPEN SPACE

PROPOSED SITE LIGHTING (15' HT. MAX.)

SCALE: 1"=30'

1. | 12/16/15 | MEA | PER CITY REVIEW COMMENTS

2 1/18/16 PGJ PER CITY REVIEW COMMENTS

1/25/16 | MEA | PER CITY REVIEW COMMENTS 4 | 2/25/16 | MEA | REVISED SITE BECAUSE OF THE

5 | 2/28/17 | MEA | REVISED ROAD WIDENING DETAIL

BUILDING SHIFT

Description

- RIGHT-OF-WAY

--- PROPOSED EASEMENT

No. Date By

----- ROAD CENTERLINE

**BUILDING SEPARATION:** MIN. 10'

PROJECT TIMELINE:

**LEGEND** 

COMPLETE CONSTRUCTION: DEC. 2017

SITE PLAN

 $\geq$ 

S

C-253



Project Manager

Drawn By:

SSW Checked By:

10-23-15

Project Number:

Sheet Number:

SHEET# 4 OF 26