

P:\2015 Jobs\15028 - Southpark City Homes\CADD\15028\_COVER.dwg



FINAL  
APPROVAL

**ENGINEERING**  
PCO / DETENTION / DRAINAGE PLAN

**EROSION CONTROL**

**URBAN FORESTRY**  
TREE ORDINANCE

**CDOT**

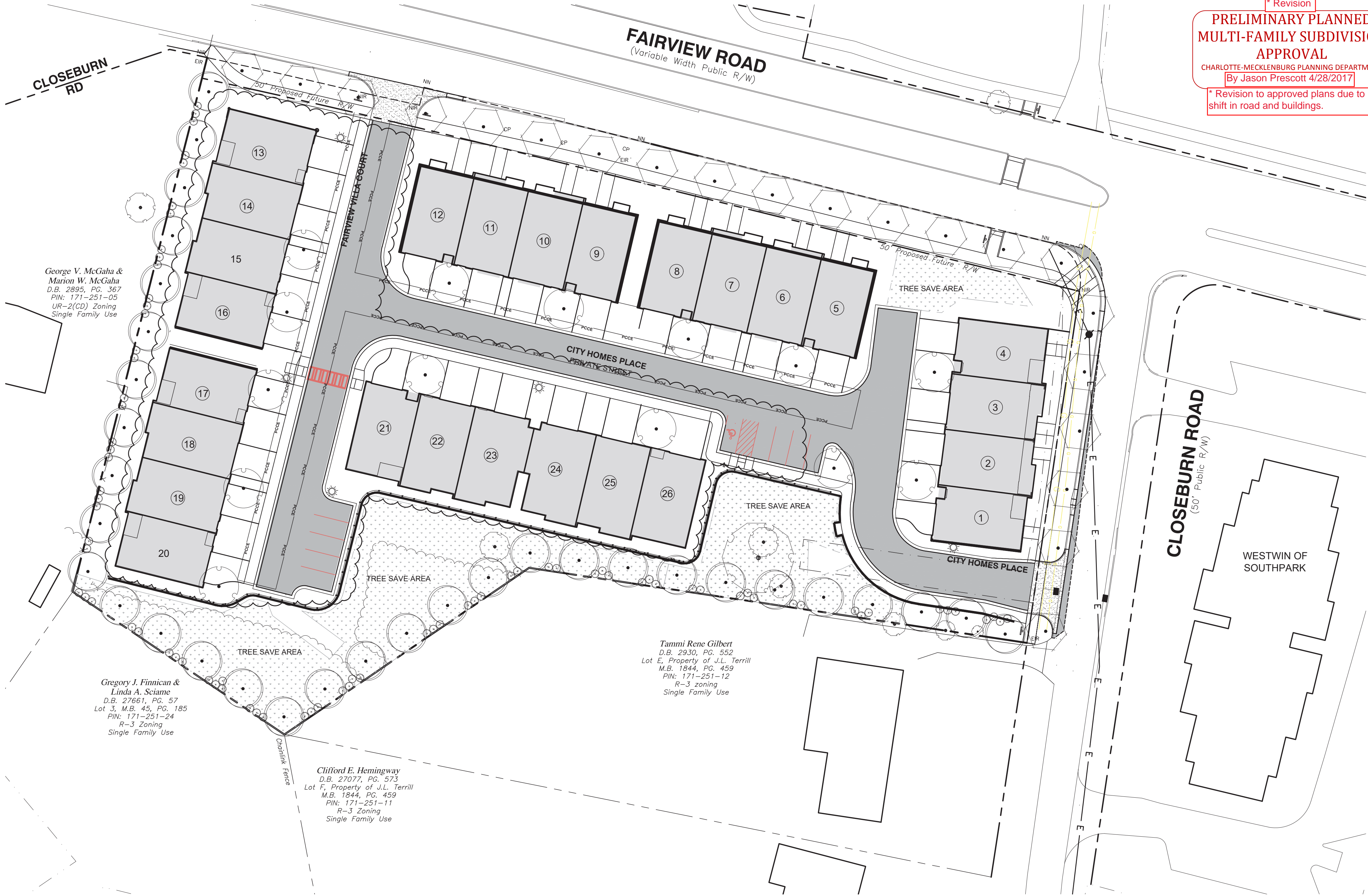
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING  
AT LEAST 48 HRS. PRIOR TO ANY LAND  
DISTURBING ACTIVITY USING THE ONLINE  
FORM AT <http://development.charmeck.org>

**APPROVED**  
By Brendan M. Smith at 1:30 pm, Apr 28, 2017

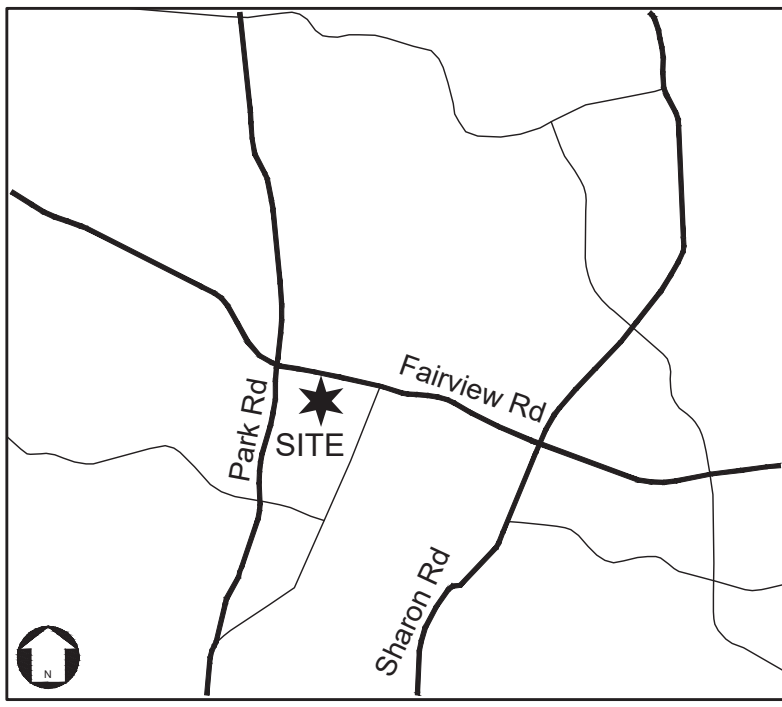
**APPROVED**

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\* Revision  
**PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL**  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By Jason Prescott 4/28/2017  
\* Revision to approved plans due to  
shift in road and buildings.

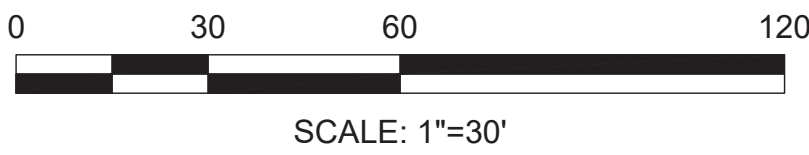
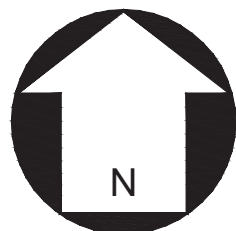


VICINITY MAP  
NOT TO SCALE

South Park City Homes	
Sheet Number	Sheet Title
L-COV	COVER SHEET
1 of 1	TOPOGRAPHIC SURVEY
L-100	EXISTING CONDITIONS & DEMOLITION PLAN
L-101	SITE PLAN
L-101A	PRIVATE OPEN SPACE PLAN
L-102	OVERHEAD UTILITY PLAN
L-103	LANDSCAPE PLAN
L-200	GRADING PLAN
L-201	DRAINAGE AREA PLAN
L-300	WATER QUALITY PLAN
L-301	SAND FILTER #1 DETAILS
L-302	SAND FILTER #2 DETAILS
L-400	EROSION CONTROL PLAN - PHASE I
L-401	EROSION CONTROL PLAN - PHASE II
L-500	DETAILS
L-501	DETAILS
L-502	DETAILS
L-600	FAIRVIEW RD. TRAFFIC CONTROL PLAN & NOTES
L-601	CLOSEBURN ROAD TRAFFIC CONTROL PLAN
L-602	ISD - ENTRANCE 1 & FAIRVIEW
L-603	ISD - ENTRANCE 2 & CLOSEBURN
L-700	UTILITY PLAN

Appendix - South Park City Homes Rezoning Petition	
Sheet Number	Sheet Title
RZ-1	TECHNICAL DATA SHEET
RZ-2	SCHEMATIC SITE PLAN
RZ-3	BUILDING ELEVATIONS

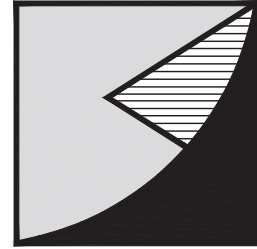
NOTE:  
THE SITE PLAN SHOWN ON THE COVER IS FOR  
GENERAL REFERENCE. SEE SHEET L-101 FOR  
ADDITIONAL SITE DATA AND PLAN INFORMATION.



No.	Date	By	Description
1.	12/16/15	MEA	PER CITY REVIEW COMMENTS
2.	1/25/16	MEA	PER CITY REVIEW COMMENTS

PCCO SUMMARY		
Original Parcel ID Number(s):	17125101-17125104	
Development Type:	Single-Family	
Subject to PCCO? Y/N	Y	
If NO, why?	-- Click for Dropdown --	
Watershed:	Central Catawba	
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?	Development	
Natural Area Required (ac):10%	10768	
Natural Area provided, total (ac):	10768	
Undisturbed Treed Natural Area Preserved (ac):	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	

Landworks  
Design Group, P.A.  
7621 Little Avenue, Suite 111  
Charlotte, NC 28226  
704-941-1804 fax: 704-941-1804



**SOUTHPARK CITY HOMES**  
5620 FAIRVIEW ROAD  
CHARLOTTE, NC  
SARATOGA SOUTHPARK VENTURES, LLC

COVER  
SHEET

seals



Project Manager: MDL

Drawn By: MEA

Checked By: SSW

Date: 10-23-15

Project Number: 15028

Sheet Number:

**L-COV**

SHEET # 1 OF 26

