



Know what's below. Call before you dig.

THE VILLAGE AT CONCORD MILLS

CHARLOTTE ETJ, NORTH CAROLINA

SPECTRUM PROPERTIES RESIDENTIAL, INC.

201 SOUTH TRYON STREET, SUITE 550

P: 704.358.1000

PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 8/25/17

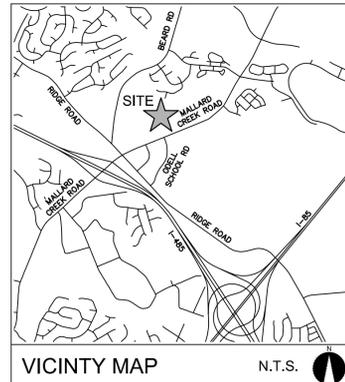


LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgp.com



CONSTRUCTION DOCUMENTS



VICINITY MAP N.T.S.

CONSTRUCTION DOCUMENTS

GENERAL NOTES:

1. SURVEY INFORMATION OBTAINED BY R.B. PHARR & ASSOCIATES, P.A. DATED 10/03/16
2. ARCHITECTURAL DIMENSIONS TO BE VERIFIED BY SURVEYOR. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. SURVEYOR SHALL REPORT ANY ENCROACHMENTS OR DISCREPANCIES GENERATED BY THE SITE PLAN AGAINST ANY SITE DEVELOPMENT REQUIREMENTS SPECIFIED BY THE SITE PLAN TO THE OWNER, LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO ANY ACTUAL CONSTRUCTION.
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
5. ALL ROAD IMPROVEMENTS AT MALLARD CREEK ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
6. DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS# 50.05 (9" SIGNS ONLY)
7. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
8. DIRECT VEHICULAR ACCESS TO FROM LOTS IS PROHIBITED.
9. 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.
10. 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.
11. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
12. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
13. CURB AND GUTTER SHOWN ON PLANS ALONG MALLARD CREEK ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
14. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
15. 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 PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
16. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
17. ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
18. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (0.1') FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
19. ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #S SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS).
20. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
21. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE 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.
22. PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
23. PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
24. 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.
25. 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.
26. 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.
27. 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](http://www.charmeck.org/DEPARTMENTS/TRANSPORTATION/STREET+MAINTENANCE/HOME.HTM)
28. 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.
29. SIDEWALK WITHIN THE CITY'S R/W 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 FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
30. 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.
31. 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) 336-8348.
32. CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.

SITE DATA

TOTAL SITE ACREAGE:	±29.01 AC (1,263,771) BEFORE RIGHT-OF-WAY DEDICATION
NET SITE ACREAGE:	±26.97 AC (1,174,891) NET OF EXISTING RIGHT-OF-WAY
TAX PARCEL:	029-201-07
ZONING:	CC (PETITION# 2017-033)
PROPOSED USE:	APARTMENTS FOR RENT (MULTI-FAMILY RESIDENTIAL)
UNITS PROPOSED AREA A:	234 APARTMENT UNITS
UNITS PROPOSED AREA B:	88 APARTMENT UNITS
TOTAL UNITS PROPOSED:	322 APARTMENT UNITS
TOTAL UNITS ALLOWED:	322 PER SPA 2017-033
UNITS ALLOWED REMAINING:	0
REQUIRED PARKING AREA A:	351 SPACES
PROPOSED PARKING AREA A:	347 REGULAR SPACES (7 ACCESSIBLE REQUIRED) 36 GARAGE SPACES (1 ACCESSIBLE REQUIRED) 3 ON STREET SPACES (1 ACCESSIBLE REQUIRED) 12 ACCESSIBLE SPACES PROVIDED 398 PARKING SPACES (1.70 SPACES/UNIT)
REQUIRED PARKING AREA B:	132 SPACES
PROPOSED PARKING AREA B:	129 REGULAR SPACES (3 ACCESSIBLE REQUIRED) 8 GARAGE SPACES (1 ACCESSIBLE REQUIRED) 25 ON STREET SPACES (1 ACCESSIBLE REQUIRED) 5 ACCESSIBLE SPACES PROVIDED 167 PARKING SPACES (1.90 SPACES/UNIT)
BICYCLE PARKING REQUIRED:	322/20 = 17 SHORT TERM SPACES
BICYCLE PARKING PROVIDED:	18 SHORT TERM SPACES
REGULAR TREE SAVE REQUIRED:	15%
REGULAR TREE SAVE PROVIDED:	7.17% + 11.86% ON-SITE MITIGATION
OPEN SPACE REQUIRED:	10.79 AC (40% OF NET SITE ACREAGE)
ACTIVE OPEN SPACE PROVIDED:	1.55 AC (ALL OTHER OPEN SPACE TO BE PASSIVE)
OPEN SPACE PROVIDED:	+10.79 AC
SETBACK:	35 FEET ALONG MALLARD CREEK ROAD 27' REDUCED TO 15' ALONG PUBLIC ROAD A & F PER SECTION 9.303(19 F) AT FRONT OF BUILDINGS; 35' SETBACK WHEN ADJACENT TO SIDE/BACK OF BUILDING; 20' SETBACK FOR GARAGES 10 FEET 40 FEET 16 FEET MIN. 3 STORY = HEIGHT VARIES. SETBACKS & YARDS INCREASED PER TABLE 9.305(1)(J)(B). SEE DETAIL 3 SHEET C8.06 AND ENLARGEMENT ON C2.02.
SIDE YARD:	10 FEET
REAR YARD:	16 FEET MIN.
BUILDING SEPARATION:	3 STORY = HEIGHT VARIES. SETBACKS & YARDS INCREASED PER TABLE 9.305(1)(J)(B). SEE DETAIL 3 SHEET C8.06 AND ENLARGEMENT ON C2.02.
PROPOSED BUILDING HEIGHT:	
SOLID WASTE CONTAINERS REQUIRED:	(1) 8 CY CONTAINER PER 90 UNITS 322 UNITS/90 = (4) 8 CY CONTAINERS
RECYCLING CONTAINERS REQUIRED:	322 UNITS = (5) RECYCLING STATIONS (144 SF PER STATION)
TRASH & RECYCLING PROVIDED:	PRIVATE SOLID WASTE COLLECTION VIA COMPACTOR PRIVATE RECYCLING PROVIDED VIA (2) 8 CY DUMPSTERS
ESTIMATED DATE OF COMPLETION:	2019

CONSULTANTS:

DEVELOPER:	SPECTRUM PROPERTIES RESIDENTIAL, INC. 201 SOUTH TRYON STREET SUITE 550 CHARLOTTE, NC 28202 704.358.1000
ARCHITECT:	NARMOUR WRIGHT ARCHITECTURE 1815 S. TRYON STREET



FINAL APPROVAL

SDRMF-2017-00015

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY
TREE ORDINANCE

CDOT

APPROVED

by BMS o/b/o Mark Chapman mchapman@charlottenc.gov

APPROVED

APPROVED

APPROVED

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

SHEET SCHEDULE

NO.	SHEET NAME	REV	DATE
C0.00	COVER SHEET		
C1.00	SURVEY		
RZ-1	SPA TECHNICAL DATA SHEET		
C2.00	SITE PLAN		
C2.01	ACCESSIBLE ROUTE PLAN		
C2.02	SIDEWALK IN NCDOT R/W		
C3.00	EC BASIN DRAINAGE AREA PHASE I		
C3.01	EROSION CONTROL PHASE I		
C3.02	EC BASIN DRAINAGE AREA PHASE II		
C3.03	EROSION CONTROL PHASE II		
C3.04	EROSION CONTROL PHASE III		
C3.05	EROSION CONTROL NOTES		
C4.00	OVERALL GRADING PLAN		
C4.01	FINE GRADING PLAN		
C4.02	FINE GRADING PLAN		
C4.03	FINE GRADING PLAN		
C4.04	FINE GRADING PLAN		
C4.05	FINE GRADING PLAN		
C4.06	FINE GRADING PLAN		
C4.07	FINE GRADING PLAN		
C4.10	STORM DRAINAGE PLAN		
C4.11	AREA DRAIN PLAN		
C4.12	STORM DRAINAGE TABLES		
C4.13	DRAINAGE AREA PLAN		
C4.14	BMP 1 WETPOND DETAILS		
C4.15	BMP 2 SAND FILTER DETAILS		
C4.16	BMP 3 WETPOND DETAILS		
C4.17	CULVERT NO. 1 DETAILS		
C4.18	CULVERT NO. 2 DETAILS		
C4.19	STORM MANAGEMENT PLAN		
C5.00	UTILITY PLAN		
C5.01	PRIVATE SANITARY SEWER PLAN & PROFILE		
C5.02	PRIVATE SANITARY SEWER PLAN & PROFILE		
C5.03	PRIVATE SANITARY SEWER PLAN & PROFILE		
C5.04	PRIVATE SANITARY SEWER PLAN & PROFILE		
C6.00	REQUIRED PLANTING PLAN		
C6.01	REQUIRED PLANTING PLAN		
C6.02	BMP PLANTING PLAN		
C7.00	ODELL SCHOOL ROAD EXTENSION PLAN & PROFILE		
C7.01	PRIVATE ROAD PLAN & PROFILE		
C7.10	ODELL SCHOOL ROAD ISD		
C8.00	SITE DETAILS		
C8.01	SITE DETAILS		
C8.02	SITE DETAILS		
C8.03	SITE DETAILS		
C8.04	SITE DETAILS		
C8.05	TRASH COLLECTION AREA DETAILS		
C8.06	SITE DETAILS		
C9.00	CIVIL DETAILS		
C9.01	CIVIL DETAILS		
C9.02	CIVIL DETAILS		
C9.03	CIVIL DETAILS		
C9.04	CIVIL DETAILS		
C9.05	CIVIL DETAILS		
A2.01	ARCHITECTURAL ELAVATIONS		
A2.02	ARCHITECTURAL ELAVATIONS		
A2.03	ARCHITECTURAL ELAVATIONS		
A2.04	ARCHITECTURAL ELAVATIONS		
A2.05	ARCHITECTURAL ELAVATIONS		
A2.06	ARCHITECTURAL ELAVATIONS		
A2.07	ARCHITECTURAL ELAVATIONS		
A2.08	ARCHITECTURAL ELAVATIONS		
A2.09	ARCHITECTURAL ELAVATIONS		
A2.10	ARCHITECTURAL ELAVATIONS		

ENGINEER'S NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INTERPRETATIONS FOR ANY QUESTIONS REGARDING THESE DRAWINGS PRIOR TO COMMENCEMENT OF WORK OR ORDERING OF MATERIALS AND SHALL BEAR THE COST OF ALL REWORK IF NOT PROPERLY COORDINATED.
3. CONTRACTOR SHALL PROVIDE ENGINEER RECORD DRAWING INFORMATION FROM A REGISTERED LAND SURVEYOR UPON COMPLETION OF CONSTRUCTION.
4. CONTRACTOR SHALL OBTAIN A PERMIT FOR ANY EXCAVATION PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY
5. THE ENGINEER OF WORK SHALL NOT BE RESPONSIBLE FOR THE ENFORCEMENT OF SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY STANDARDS, LAWS AND REGULATIONS.
6. CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO FINAL GRADE.
7. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE FIELD DATA AND THE INFORMATION SHOWN HEREON. ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY WORK DONE WITHOUT PROPER NOTIFICATION AND COORDINATION.
8. THE ENGINEER PREPARING THESE PLANS SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE DESIGN ENGINEER PRIOR TO IMPLEMENTATION.
9. PRIVATE WATER AND SANITARY SEWER SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH N.C.D.E.N.R. REGULATIONS IN THE PRESENCE OF THE ENGINEER PRIOR TO ACTIVATION OF FACILITIES.
10. EXISTING SANITARY SEWER AND WATER SYSTEM SHOWN PER PROVIDED SURVEY AND CMUD REFERENCE DRAWINGS. EXISTING PUBLIC UTILITY INFORMATION IS SHOWN FOR REFERENCE ONLY AND EXISTING SIZES, INVERTS AND LOCATIONS SHALL BE FIELD VERIFIED.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES, WHETHER SHOWN HEREON OR NOT, AND PROTECT FROM DAMAGE DURING INSTALLATION. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID STRUCTURES SHALL BE BORNE BY THE CONTRACTOR.
12. A LICENSED UTILITY CONTRACTOR WILL INSTALL THE TAPS AND METERS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE TAPS AND METERS TO CMUD STANDARDS AND REGULATIONS.
13. SANITARY YARD HYDRANTS SHALL NOT BE "STOP AND DRAIN", "STOP AND WASTE", OR "WEEP HOLE" TYPE HYDRANTS.
14. IF CONTRACTOR OPTS TO INSTALL PRECAST STRUCTURES, CONTRACTOR SHALL BE REQUIRED TO VERIFY RIM ELEVATIONS AND LAYOUT OF ALL PIPES, INCLUDING SIZE AND INVERTS OF EXISTING FACILITIES, PRIOR TO THE ORDERING OF MATERIALS.
15. IT SHALL BE THE RESPONSIBILITY OF THE INSTALLER TO ADJUST ALL PRECAST STRUCTURES TO FINISHED GRADE IN ACCORDANCE WITH AGENCY SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS. NO ADDITIONAL PAYMENT WILL BE MADE FOR ADJUSTING FACILITIES TO FINISHED GRADE.
16. FIRE HYDRANTS ARE TO BE 10' CLEAR OF ANY OBSTRUCTIONS.
17. FDC LOCATIONS SHALL BE IN ACCORDANCE W/ CFD REQUIREMENTS.
18. FIRE SPRINKLER SIZING AND FDC CONNECTIONS TO BE SIZED AND LOCATED PER THE RECOMMENDATIONS OF THE FIRE SPRINKLER CONSULTANT. ALL REFERENCES SHOWN HEREON ARE FOR SCHEMATIC PURPOSES ONLY.
20. CONTRACTOR SHALL FLUSH ALL ONSITE STORM DRAINAGE AND HAUL OFF ALL ACCUMULATED MATERIAL AT COMPLETION OF CONSTRUCTION. CONTRACTOR SHALL PROTECT DOWN STREAM PROPERTIES AND BMP INSTALLATIONS FROM EXCESSIVE SEDIMENT ACCUMULATION. UPON COMPLETION OF CLEANING, CONTRACTOR SHALL PROVIDE WRITTEN CONFIRMATION TO OWNER AND REQUEST FINAL INSPECTION BY THE PROJECT ENGINEER.

UTILITY NOTE:

1. ALL UTILITIES TO BE UNDERGROUND EXCEPT FOR THE ABOVE GROUND BACKFLOW PREVENTERS AND HVAC UNITS WHICH WILL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAY.

THE VILLAGE AT CONCORD MILLS
CHARLOTTE ETJ, NORTH CAROLINA
SPECTRUM PROPERTIES RESIDENTIAL, INC.
201 SOUTH TRYON STREET, SUITE 550
CHARLOTTE, NC 28202
(704) 358-1000

COVER SHEET

SCALE: NTS

PROJECT #: 504-004
DRAWN BY: SVK
CHECKED BY: THH

JULY 12, 2017

REVISIONS:

SYMBOL	QTY.	MANUF./CAT. NO.	NOTE
*	72	12' PEDESTRIAN LIGHT POLE BY DUKE ENERGY LED DELUXE ACORN STYLE B POLE	PRELIMINARY PEDESTRIAN SCALE LIGHT. FINAL LOCATION AND PHOTOMETRICS TO BE DETERMINED BY DUKE ENERGY. ALL LIGHT SPECIFICATIONS SHALL COMPLY WITH CITY OF CHARLOTTE STANDARDS.

LIGHTING NOTES:

- PROPOSED LIGHTING ON SITE TO BE 0 FOOT CANDLES ALONG THE BACK PROPERTY LINES.
- EXTERIOR FIXTURES SHOWN ON PLAN TO BE FULL CUT OFF.
- CONTRACTOR TO COORDINATE FOOTING, FEEDS AND OTHER DUKE REQUIRED ITEMS RELATING TO LIGHT POLES DURING CONSTRUCTION.

400' RULE TO PRIVATE STREET (PRIVATE STREET WITHIN 400' OF BUILDING WITH PARKING PERMITTED ONLY ON ONE SIDE FOR UP TO 50% OF THE LENGTH)

LOCKMEAD ROAD (PRIVATE ST.)
 REQUIRED: 260 LF PVT. ST. (50%) = 130' MAX. LENGTH OF PARKING
 PROVIDED: (15) 8.5' PARKING SPACES = 127.5 LF OF PARKING

BRAIDWOOD STREET (PRIVATE ST.)
 REQUIRED: 400 LF PVT. ST. (50%) = 200' MAX. LENGTH OF PARKING
 PROVIDED: (13) 8.5' PARKING SPACES = 110.5 LF OF PARKING

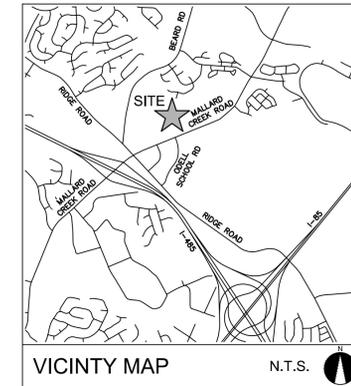
BRAIDWOOD STREET (PRIVATE ST.)
 REQUIRED: 194 LF PVT. ST. (50%) = 97' MAX. LENGTH OF PARKING
 PROVIDED: (11) 8.5' PARKING SPACES = 93.5 LF OF PARKING

ALLGOOD STREET (PRIVATE ST.)
 REQUIRED: 850 LF PVT. ST. (50%) = 425' MAX. LENGTH OF PARKING
 PROVIDED: (0) 8.5' PARKING SPACES = 0 LF OF PARKING

SITE DATA

TOTAL SITE ACREAGE:	±29.01 AC (1,263,771) BEFORE RIGHT-OF-WAY DEDICATION	BICYCLE PARKING REQUIRED:	17 SHORT TERM SPACES (322/20 = 16.1)
NET SITE ACREAGE:	±26.97 AC (1,174,891) NET OF EXISTING RIGHT-OF-WAY	BICYCLE PARKING PROVIDED:	18 SHORT TERM SPACES
TAX PARCEL:	029-201-07	REGULAR TREE SAVE REQUIRED:	15%
ZONING:	CC SPA (PETITION# 2017-033)	REGULAR TREE SAVE PROVIDED:	7.17% + 11.86% ON-SITE MITIGATION
PROPOSED USE:	APARTMENTS FOR RENT (MULTI-FAMILY RESIDENTIAL)	OPEN SPACE REQUIRED:	10.79 AC (40% OF NET SITE ACREAGE)
UNITS PROPOSED AREA A:	234 APARTMENT UNITS	ACTIVE OPEN SPACE PROVIDED:	1.55 AC (ALL OTHER OPEN SPACE TO BE PASSIVE)
UNITS PROPOSED AREA B:	88 APARTMENT UNITS	OPEN SPACE PROVIDED:	+10.79 AC
TOTAL UNITS PROPOSED:	322 APARTMENT UNITS	SETBACK:	35 FEET ALONG MALLARD CREEK ROAD 27' REDUCED TO 15' ALONG PUBLIC ROAD A & F PER SECTION 9.305(1)(B). SEE DETAIL 3 SHEET C8.06 AND ENLARGEMENT ON C2.01.
TOTAL UNITS ALLOWED:	322 PER SPA 2017-033	SIDE YARD:	10 FEET
UNITS ALLOWED REMAINING:	0	REAR YARD:	40 FEET
REQUIRED PARKING AREA A:	351 SPACES	BUILDING SEPARATION:	16 FEET MIN.
PROPOSED PARKING AREA A:	347 REGULAR SPACES (7 ACCESSIBLE REQUIRED) 36 GARAGE SPACES (1 ACCESSIBLE REQUIRED) 3 ON STREET SPACES (1 ACCESSIBLE REQUIRED) 12 ACCESSIBLE SPACES PROVIDED 398 PARKING SPACES (1.70 SPACES/UNIT)	PROPOSED BUILDING HEIGHT:	3 STORY - HEIGHT VARIES. SETBACKS & YARDS INCREASED PER TABLE 9.305(1)(B). SEE DETAIL 3 SHEET C8.06 AND ENLARGEMENT ON C2.01.
REQUIRED PARKING AREA B:	132 SPACES	SOLID WASTE CONTAINERS REQUIRED:	(1) 8 CY CONTAINER PER 90 UNITS 322 UNITS/90 = (4) 8 CY CONTAINERS
PROPOSED PARKING AREA B:	129 REGULAR SPACES (3 ACCESSIBLE REQUIRED) 8 GARAGE SPACES (1 ACCESSIBLE REQUIRED) 25 ON STREET SPACES (1 ACCESSIBLE REQUIRED) 5 ACCESSIBLE SPACES PROVIDED 167 PARKING SPACES (1.90 SPACES/UNIT)	RECYCLING CONTAINERS REQUIRED:	322 UNITS = (5) RECYCLING STATIONS (144 SF PER STATION)
TOTAL PARKING REQUIRED:	483 SPACES	TRASH & RECYCLING PROVIDED:	PRIVATE SOLID WASTE COLLECTION VIA COMPACTOR PRIVATE RECYCLING PROVIDED VIA (2) 8 CY DUMPSTERS
TOTAL PARKING PROVIDED:	565 SPACES	ESTIMATED DATE OF COMPLETION:	2019

NOTE: ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND.



DRG DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
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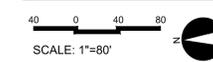


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THE VILLAGE AT CONCORD MILLS
 CHARLOTTE ETJ, NORTH CAROLINA

SPECTRUM PROPERTIES RESIDENTIAL, INC.
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SITE PLAN



PROJECT #: 504-004
 DRAWN BY: SVK
 CHECKED BY: THH

JULY 12, 2017

REVISIONS:

