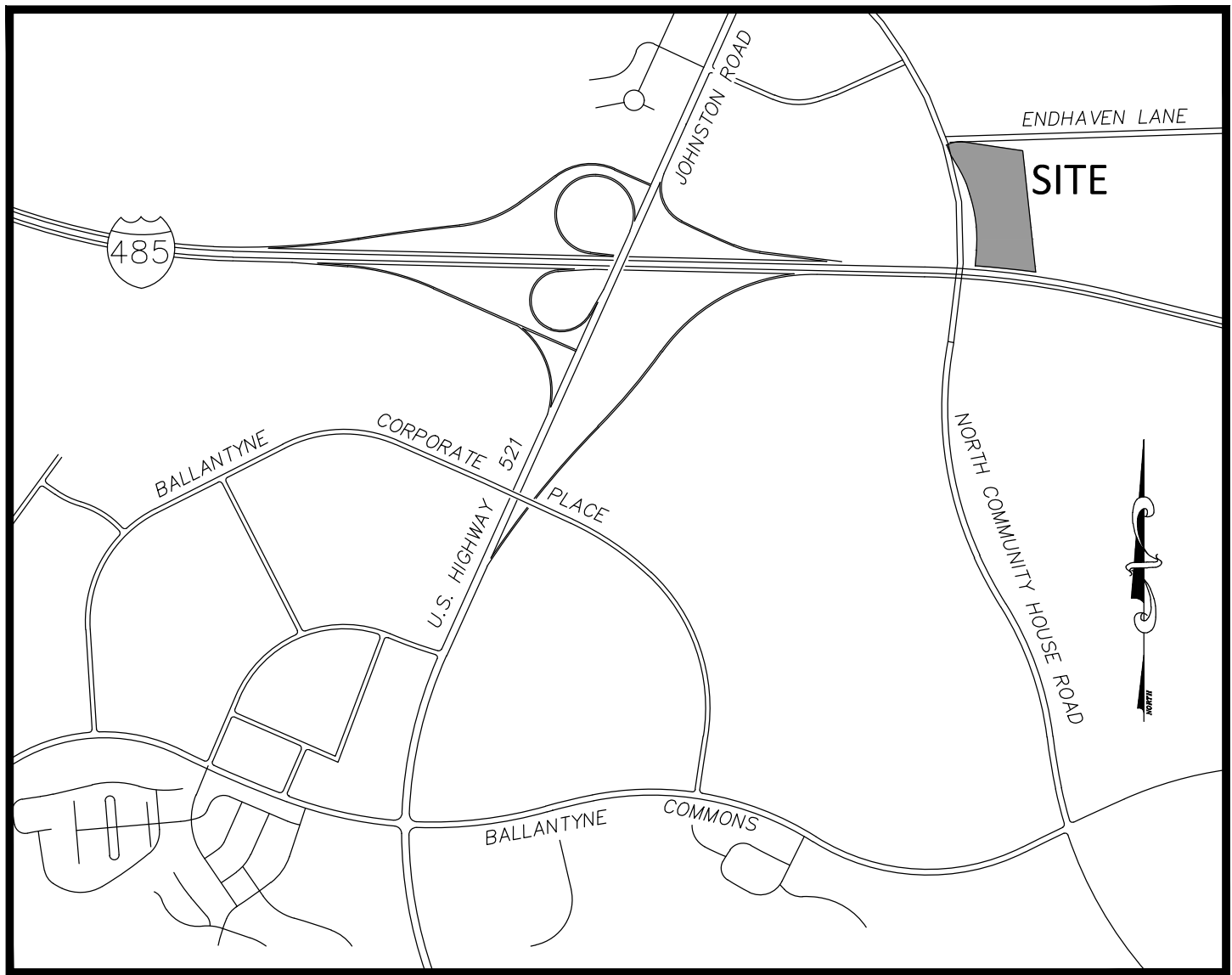
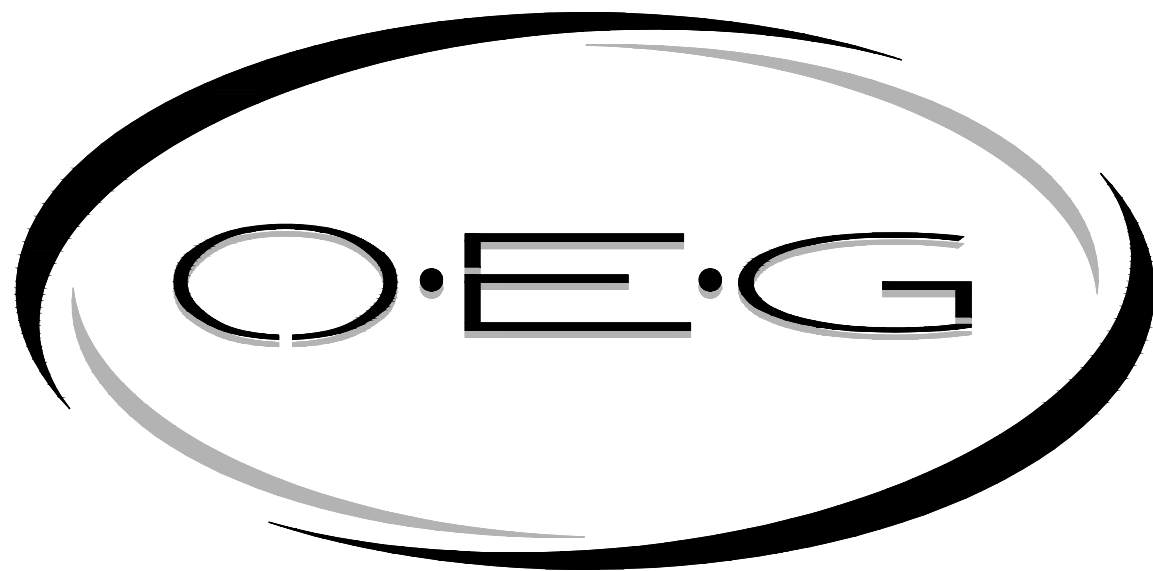


6915 ENDAHAVEN LANE

CHARLOTTE, NORTH CAROLINA



VICINITY MAP
NOT TO SCALE



ORSBORN ENGINEERING GROUP
610 EAST MOREHEAD STREET, SUITE 106
CHARLOTTE, NC 28202
P) 704-749-1432 • F) 704-749-1433

SHEET INDEX

- C1.1 EXISTING CONDITIONS
- C1.2 DEMOLITION PLAN
- C2.1 SITE PLAN
- C2.1A FIRE TURNING MANEUVERS
- C2.2 SITE DETAILS
- C2.3 SITE DETAILS
- C2.4 SIGHT DISTANCE PLAN
- C2.5 TRAFFIC CONTROL PLAN
- C3.1 GRADING & DRAINAGE PLAN
- C3.2 STORM PROFILES
- C3.3 STORM PROFILES
- C3.3A STORM PROFILES
- C3.4 GRADING & DRAINAGE DETAILS

- C4.1 UTILITY PLAN
- C4.2 UTILITY DETAILS
- C4.3 SANITARY SEWER PROFILES
- C5.1 EROSION CONTROL PLAN - PHASE 1
- C5.2 EROSION CONTROL PLAN - PHASE 2
- C5.3 EROSION CONTROL PLAN - PHASE 3
- C5.4 EROSION CONTROL DETAILS

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
by Jason Prescott, 7/3/2018

FINAL APPROVAL
PROJECT NUMBER: SDRMF-2018-00003

ENGINEERING
PCSO / 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 FOUND AT <http://charlottenc.gov/ld>

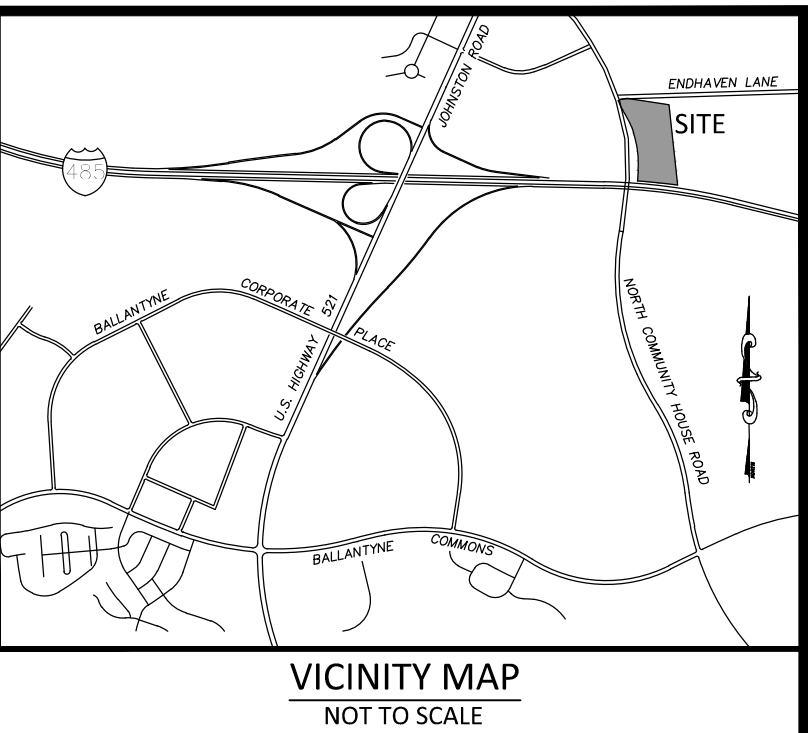
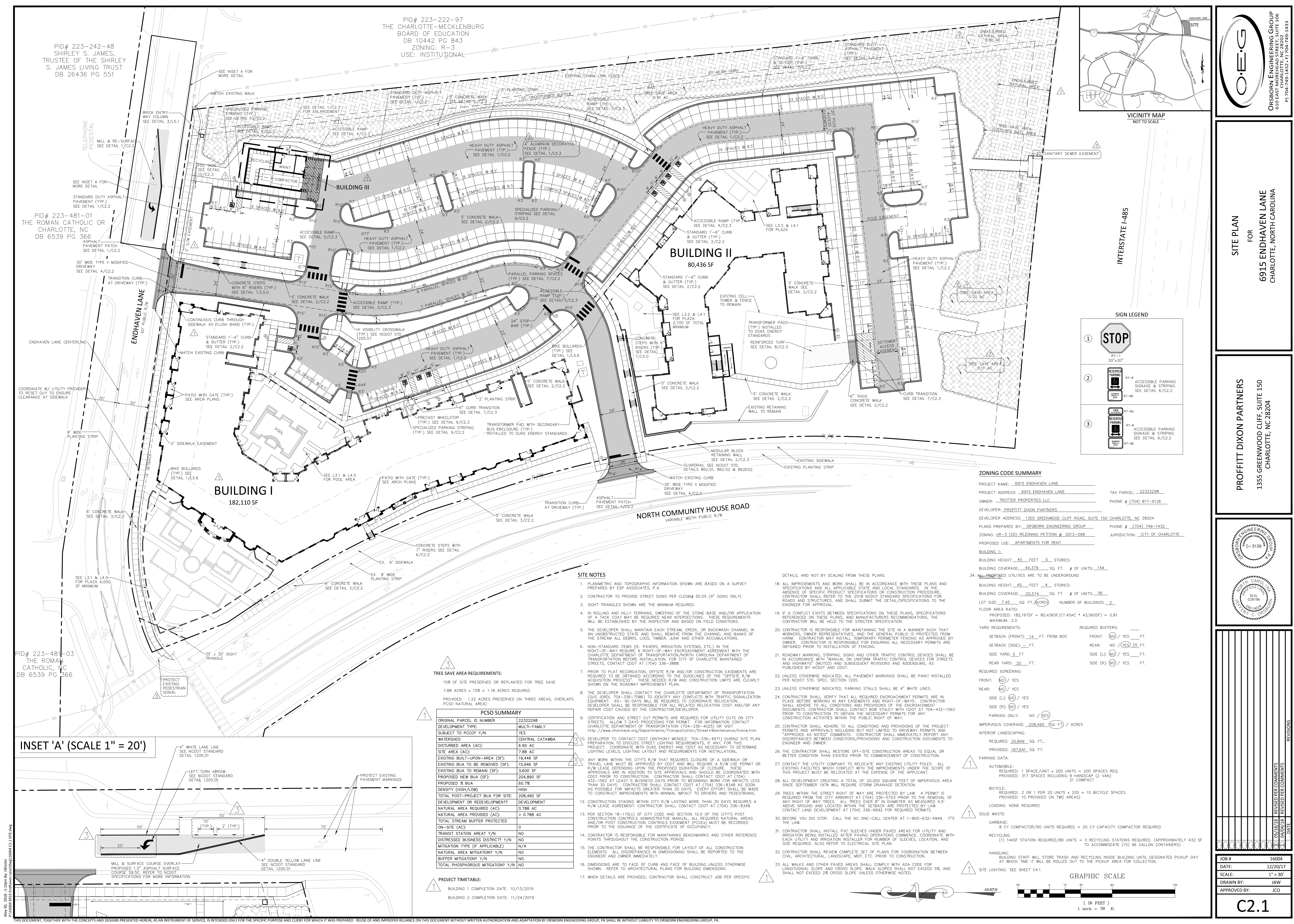
APPROVED
By Brendan Smith at 11:27 am, Jul 03, 2018

APPROVED

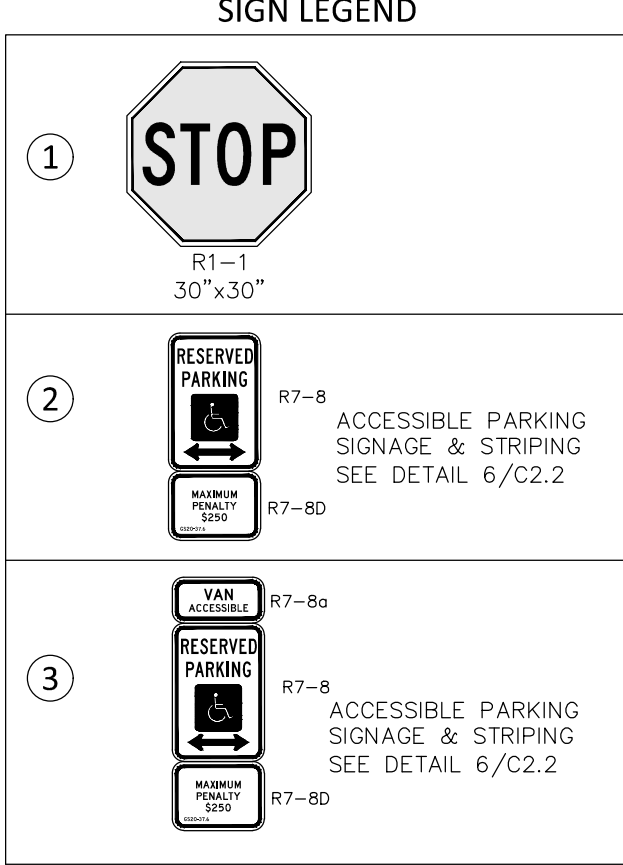
APPROVED

APPROVED

ABBREVIATIONS	
A	ALGEBRAIC DIFFERENCE
AC	ACRES
AC/FT	ACRE FOOT/FEET
ADT	AVERAGE DAILY TRAFFIC
ALT	ALTERNATE
APPROX	APPROXIMATE
ASPH	ASPHALT
AVE	AVENUE
AVG	AVERAGE
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCHMARK
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
C	CHORD LENGTH
CATV	CABLE TELEVISION
CB	CATCH BASIN
CDOT	CHARLOTTE DEPARTMENT OF TRANSPORTATION
CF	CUBIC FEET
C&G	CURB AND GUTTER
CJ	CONSTRUCTION JOINT
CLDSM	CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCT(ION)
CY	CUBIC YARD
D	DEGREE OF CURVATURE
DBL	DOUBLE
DCB	DOUBLE CATCH BASIN
DEPT	DEPARTMENT
DET	DETAIL
DI	DROP INLET
DM	DIMENSION
DIP	DUCTILE IRON PIPE
DWG	DRAWING
E	EAST
ELEC	ELECTRIC
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EW	EACH WAY
EXIST	EXISTING
EJ	EXPANSION JOINT
FG	FINISHED GRADE
FI	FIRE HYDRANT
FM	FORCE MAIN
FT	FOOT/FEET
GALV	GALVANIZED
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HW	HEADWALL
HWY	HIGHWAY
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
IN	INCHES
INV	INVERT
JB	JUNCTION BOX
JCT	JUNCTION
K	RATE OF VERTICAL CURVATURE
L	LENGTH
LAT	LATITUDE
LB	POUND
LF	LINEAR FOOT/FEET
LP	LIGHT POLE
LN	LONGITUDE
LT	LEFT
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MPH	MILES PER HOUR
N	NORTH
NCDENR	NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
CC	ON CENTER
OCB	OFFSET CATCH BASIN
OCS	OUTLET CONTROL STRUCTURE
OD	OUTSIDE DIAMETER
OEG	ORSBORN ENGINEERING GROUP
OHVD	OVERHEAD
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PED	PEDESTAL
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
PP	POWER POLE
PROJ	PROJECT
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REQD	REQUIRED
REV	REVISION
RR	RAILROAD
RT	RIGHT
R/W	RIGHT-OF-WAY
S	SOUTH
SAN	SANITARY SEWER
SCDOT	SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
SCH	SCHEDULE
SECT	SECTION
SPEC	SPECIFICATION
STD	STANDARD
STS	STORM SEWER
T	TANGENT
TC	TIME OF CONCENTRATION
TOE	TEMPORARY CONSTRUCTION EASEMENT
TDH	TOTAL DYNAMIC HEAD
TEMP	TEMPORARY
TOB	TOP OF BANK
TOC	TOP OF CURB
TYP	TYPICAL
UD	UNDERDRAIN
UG	UNDERGROUND
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
YR	YEAR
B AND @ AT Δ DELTA	
NORTH CAROLINA PLANNING DEPARTMENT JUL 03 2018 JASON PRESCOTT	
NORTH CAROLINA PLANNING DEPARTMENT JUL 03 2018 JASON PRESCOTT	
04/04/18	
JOB #	16004
DATE:	12/20/17
COVER C0.0	



INTERSTATE I-485



ZONING CODE SUMMARY

PROJECT NAME: 6915 ENDAHVEN LANE

PROJECT ADDRESS: 6915 ENDAHVEN LANE

OWNER: TROTTER PROPERTIES LLC

DEVELOPER: PROFFITT DIXON PARTNERS

DEVELOPER ADDRESS: 1355 GREENWOOD CLIFF ROAD, SUITE 150 CHARLOTTE, NC 28204

PLANS PREPARED BY: ORSBORN ENGINEERING GROUP

ZONING: UR-3 (CD) REZONING PETITION # 2013-098

PROPOSED USE: APARTMENTS FOR RENT

BUILDING 1:

BUILDING HEIGHT: 45 FEET 5 STORIES:

BUILDING COVERAGE: 44,379 SQ. FT. # OF UNITS: 144

BUILDING UTILITIES ARE TO BE UNDERGROUND

BUILDING HEIGHT: 45 FEET 4 STORIES:

BUILDING COVERAGE: 20,574 SQ. FT. # OF UNITS: 56

LOT SIZE: 7.45 SQ. FT. ACRES NUMBER OF BUILDINGS: 2

FLOOR AREA RATIO:

PROPOSED: 182,197SF + 80,436SF / (7.45AC * 43,560SF) = 0.81

MAXIMUM: 2.0

YARD REQUIREMENTS:

SETBACK (FRONT): 14 FT. FROM BOC

FRONT: NO / YES FT.

SETBACK (SIDE): FT.

REAR: NO / YES 25 FT.

SIDE YARD: 5 FT.

SIDE (L): NO / YES FT.

REAR YARD: 20 FT.

SIDE (R): NO / YES FT.

REQUIRED SCREENING:

FRONT: NO / YES

REAR: NO / YES

SIDE (L): NO / YES

SIDE (R): NO / YES

PARKING ONLY: NO / YES

IMPERVIOUS COVERAGE: 208,490 SQ. FT. / ACRES

INTERIOR LANDSCAPING:

REQUIRED: 20,849 SQ. FT.

PROVIDED: 187,641 SQ. FT.

PARKING DATA:

AUTOMOBILE:

REQUIRED: 1 SPACE/UNIT x 200 UNITS = 200 SPACES REQ.

PROVIDED: 317 SPACES INCLUDING 9 HANDICAP (2 VAN) 21 COMPACT

BICYCLE:

REQUIRED: 2 OR 1 PER 200 UNITS x 200 = 10 BICYCLE SPACES

PROVIDED: 10 PROVIDED (IN TWO AREAS)

LOADING: NONE REQUIRED

SOLID WASTE:

GARBAGE:

8 CY COMPACTOR/90 UNITS REQUIRED = 20 CY CAPACITY COMPACTOR REQUIRED

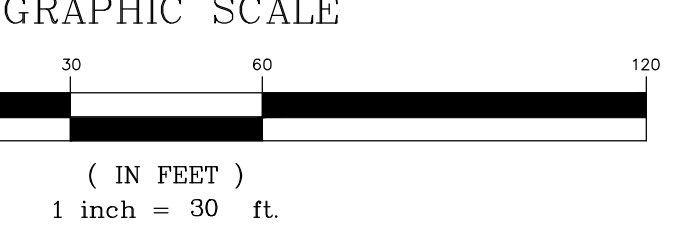
RECYCLING:

(1) 144SF STATION REQUIRED/80 UNITS = 3 RECYCLING STATIONS REQUIRED. (APPROXIMATELY 432 SF TO ACCOMMODATE (15) 96 GALLON CONTAINERS)

HANDLING:

BUILDING STAFF WILL STORE TRASH AND RECYCLING INSIDE BUILDING UNTIL DESIGNATED PICKUP DAY AT WHICH TIME IT WILL BE ROLLED OUT TO THE PICKUP AREA FOR COLLECTION.

SITE LIGHTING: SEE SHEET C-1



- SITE NOTES**
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A SURVEY PREPARED BY ESP ASSOCIATES, P.A.
 - CONTRACTOR TO PROVIDE STREET SIGNS PER CLOS# 50.05 (9" SIGNS ONLY)
 - 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.
 - THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNDISTURBED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
 - 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 AS NECESSARY TO DETERMINE TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.
 - PRIOR TO PLAT RECORDECTION, 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 (CUTS: J001, 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.
 - 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 (704-336-4222) OR VISIT: <http://www.charmeck.org/Departments/Transportation/Street-Maintenance/home.htm>
 - DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ: 704-336-4971) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY. FOR THIS PROJECT, COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.
 - ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.
 - 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.
 - PER SECTION 18-175(c) 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 EASEMENT (PCEs) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING BENCHMARKS AND OTHER REFERENCE POINTS THROUGHOUT THE CONSTRUCTION PERIOD.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL CONSTRUCTION ELEMENTS. ALL DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED TO THE ENGINEER AND OWNER IMMEDIATELY.
 - DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 - WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC

PCSO SUMMARY

ORIGINAL PARCEL ID NUMBER	22322298
DEVELOPMENT TYPE	MULTI-FAMILY
SUBJECT TO PCSO? Y/N	YES
WATERSHED:	CENTRAL CATAWBA
DISTURBED AREA (AC):	6.90 AC
SITE AREA (AC):	7.88 AC
EXISTING BUILT-UPON-AREA (SF):	19,446 SF
EXISTING BUA TO REMOVED (SF):	15,946 SF
EXISTING BUA TO REMAIN (SF):	3,600 SF
PROPOSED NEW BUA (SF):	204,890 SF
PROPOSED % BUA	60.7%
DENSITY (HIGH/LOW)	HIGH
TOTAL POST-PROJECT BUA FOR SITE:	208,490 SF
DEVELOPMENT OR REDEVELOPMENT?	DEVELOPMENT
NATURAL AREA REQUIRED (AC):	0.788 AC
NATURAL AREA PROVIDED (AC):	> 0.788 AC
TOTAL STREAM BUFFER PROTECTED ON-SITE (AC):	0
TRANSIT STATION AREA? Y/N	NO
DISTRESSED BUSINESS DISTRICT? Y/N	NO
MITIGATION TYPE (IF APPLICABLE)	N/A
NATURAL AREA MITIGATION? Y/N	NO
BUFFER MITIGATION? Y/N	NO
TOTAL PHOSPHOROUS MITIGATION? Y/N	NO

PROJECT TIMETABLE:

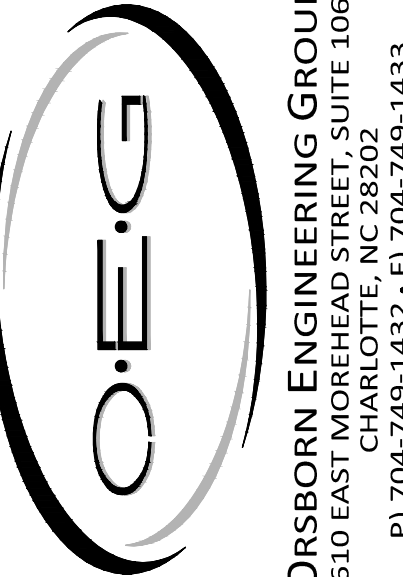
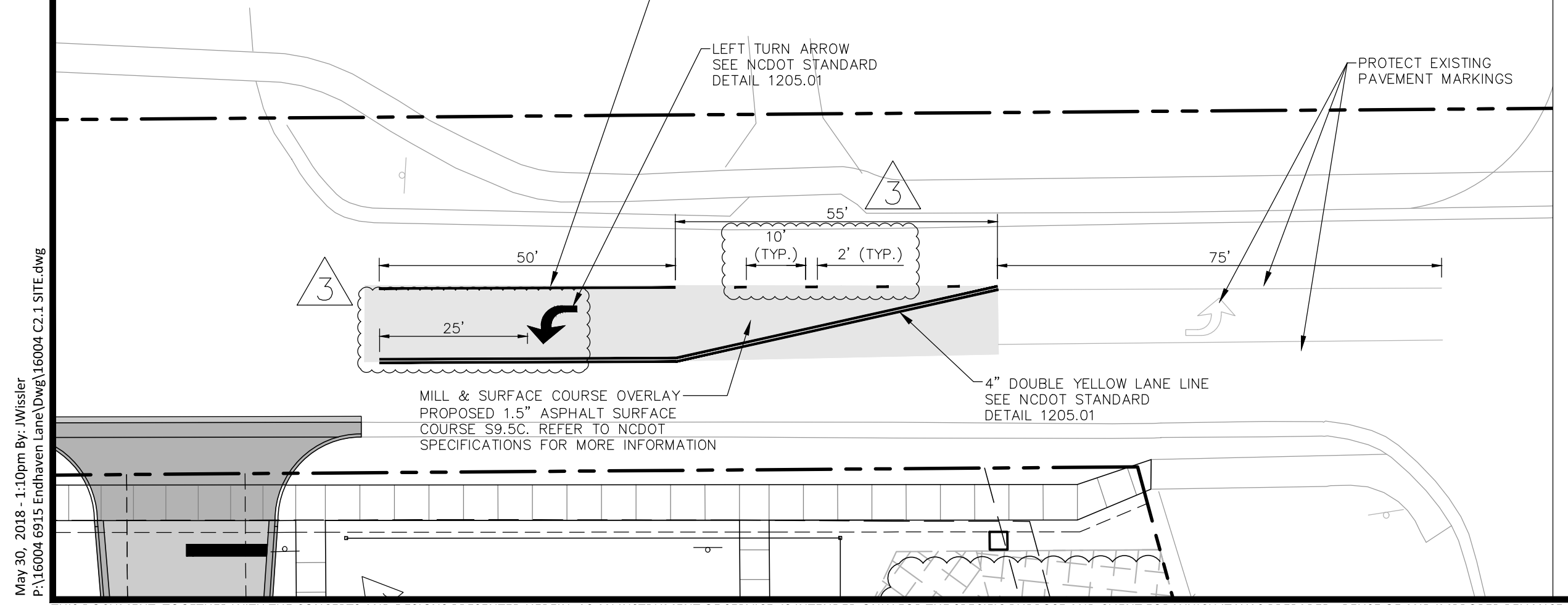
BUILDING 1 COMPLETION DATE:	10/13/2019
BUILDING 2 COMPLETION DATE:	11/24/2019

PID# 223-242-48
SHIRLEY S. JAMES,
TRUSTEE OF THE SHIRLEY
S. JAMES LIVING TRUST
DB 26436 PG 551

PID# 223-481-01
THE ROMAN CATHOLIC OR
CHARLOTTE, NC
DB 6539 PG 366

PID# 223-481-03
THE ROMAN CATHOLIC, NC
DB 6539 PG 366

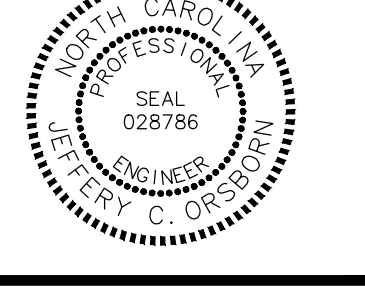
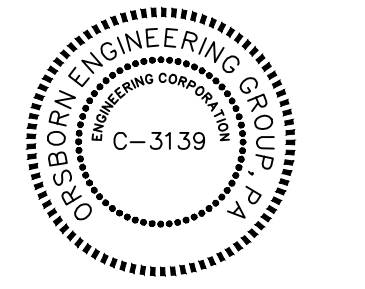
INSET 'A' (SCALE 1" = 20')



ORSBORN ENGINEERING GROUP
610 EAST MOREHEAD STREET, SUITE 106
CHARLOTTE, NC 28202
P: 704-749-1432 • F: 704-749-1433

SITE PLAN
FOR
6915 ENDAHVEN LANE
CHARLOTTE, NORTH CAROLINA

PROFFITT DIXON PARTNERS
1355 GREENWOOD CLIFF, SUITE 150
CHARLOTTE, NC 28204



REVISIONS	DATE	REVISION PER COMMENTS	DATE	REVISION PER COMMENTS
1	05/18/18	REVISED PER COMMENTS		
2	04/04/18	REVISED PER COMMENTS		
JOB # 16004				
DATE: 12/20/17				
SCALE: 1" = 30'				
DRAWN BY: JAW				
APPROVED BY: JCO				
C2.1				