



FINAL APPROVAL

PROJECT NUMBER:

SDRMF-2017-00116

ENGINEERING
PCSO / DETENTION / DRAINAGE PLAN

APPROVED
By Emily Chen at 11:38 am, Mar 15, 2018

EROSION CONTROL

APPROVED

URBAN FORESTRY
TREE ORDINANCE

APPROVED

CDOT

APPROVED

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>

PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
Jennifer Frixen 03/16/2018

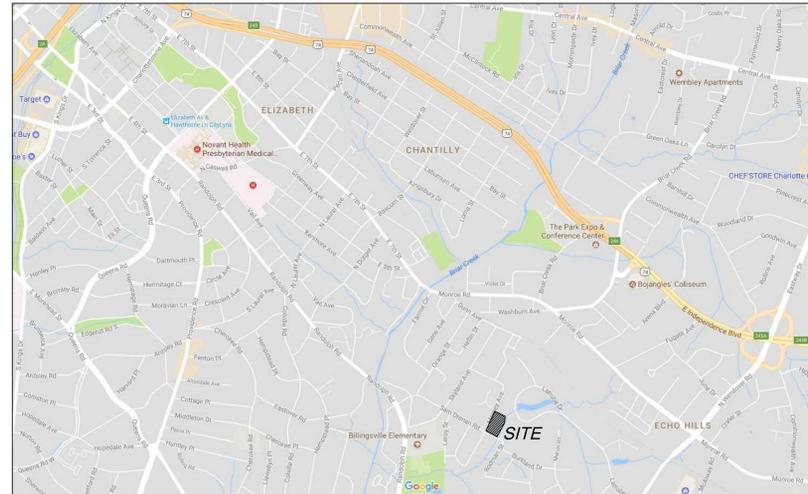


C - SERIES DRAWING ABBREVIATIONS:

- ADV - ADVANCE
AFG - ABOVE FINISHED GRADE
APPR LOC. - APPROXIMATE LOCATION
ASSY - ASSEMBLY
B/C - BACK OF CURB.
BL - BASE LINE
B/W - BOTTOM OF WALL
CBR - CALIFORNIA BEARING RATIO
CG - CURB AND GUTTER
C/L - CENTERLINE
CL - CLASS
CMP - CORRUGATED METAL PIPE
CO - CLEAN OUT
CONC - CONCRETE
CONN - CONNECTION
CP - CORRUGATED PLASTIC
CY - CUBIC YARD
DI - DROP INLET
DIP - DUCTILE IRON PIPE
DR - DRIVE
DS - DOWNSPOUT
E - ELECTRIC
EA - EACH
EBX - ELECTRICAL BOX
ELEC - ELECTRIC
E/P - EDGE OF PAVEMENT
E/S - EDGE OF SHOULDER
EX - EXISTING
F/C - FACE OF CURB
FDC - FIRE DEPARTMENT CONNECTION
FF - FINISHED FLOOR
FH - FIRE HYDRANT
FL - FLOW LINE
FL - FIRE LANE
G - GAS
GND - GROUND
GTS - GAS TEST STATION
GV - GAS VALVE
HDPE - HIGH DENSITY POLYETHYLENE
HORIZ - HORIZONTAL
INV - INVERT
LF - LINEAR FEET
MECH - MECHANICAL
MH - MANHOLE
MIN - MINIMUM
MIN S - MINIMUM SLOPE
MJ - MECHANICAL JOINT
NIC - NOT IN CONTRACT
OHE - OVERHEAD ELECTRIC
OHP - OVERHEAD TELEPHONE
OHT - OVERHEAD TELEPHONE
PB - PLAT BOOK
PC - POINT OF CURVATURE
PED - PEDESTAL
PG - PAGE
PH - PHASE
PI - POINT OF INTERSECTION
PKG - PARKING
P/L - PROPERTY LINE
PT - POINT OF TANGENT
PP - POWER POLE
PVC - POLYVINYL CHLORIDE
PWMT - PAVEMENT
PWR - POWER
RD - ROOF DRAIN
RJ - RESTRAINED JOINT
R/W - RIGHT-OF-WAY
REQ'D - REQUIRED
RCP - REINFORCED CONCRETE PIPE
S - SLOPE
SAN - SANITARY SEWER
SDWK - SIDEWALK
SF - SILT FENCE
SPT - SPOT GRADE
SS - SANITARY SEWER CONNECTION
STA - STATION
STD - STANDARD
STM - STORM
STMH - STORM SEWER MANHOLE
T - TELEPHONE
TCM - TELECOMMUNICATIONS MANHOLE
T/C - TOP OF CURB
TEL - TELEPHONE
UGE - UNDERGROUND ELECTRIC
UNK - UNKNOWN
UP - UTILITY POLE
VAR - VARIABLE
VERT - VERTICAL
W - WITH
WL - WATER LINE
W - WATER
WUS - WATERS OF THE US
X-ING - CROSSING
Ø - DIAMETER

GRIER HEIGHTS SENIORS BUILDING

CITY OF CHARLOTTE, NORTH CAROLINA



VICINITY MAP NOT TO SCALE

DRAWING INDEX

Table with 2 columns: TITLE and DRAWING. Lists various drawing titles like CIVIL COVER SHEET, EXISTING CONDITIONS & DEMOLITION PLAN, etc., with corresponding drawing numbers.

TOTAL DRAWINGS = 27

TIMMONS GROUP logo and contact information for the Charlotte Office.

neighboring concepts logo and contact information.

LAUREL STREET logo.



LEGEND

Legend table with columns for SEWER, MISCELLANEOUS UTILITIES, WATER, and NATURAL GAS. Lists various symbols and line types used in the drawings.

GENERAL NOTES:

- 1. SITE ADDRESS: 2831 MARNEY AVENUE CHARLOTTE, NC 28205
2. ZONING: UR-3 (CD) PER PETITION 2017-089
3. SETBACKS: FRONT YARD: 20FT MEASURED FROM BACK OF CURB ALONG SAM DRENAN RD
4. TOTAL SITE AREA: 1.89 ACRES
5. UNIT COUNT: ALLOWED: 80 PROPOSED: 72
6. BUILDING HEIGHT: MAXIMUM HEIGHT: PER ZONING ORDINANCE.
7. FLOOR AREA RATIO: MAXIMUM FAR ALLOWED: 1.09 (90,000 SF)
8. RECYCLING/ TRASH: SW REQUIRED PER 12.403 (72 UNITS): 8-CU-YD/ 30 UNITS OR 8-CU-YD COMPACTOR/ 90 UNITS.
9. DISTURBED ACREAGE: 1.61 ACRES
10. NEW BUILT UPON AREA: 1.61 ACRES (70,131 SF)
11. USE: MULTI-FAMILY (SENIORS) APARTMENTS
12. PARCEL ID: 15706518
13. WATERSHED OVERLAY DISTRICT: NONE
14. FIRM: PANEL 3710456300K DATED 2/19/2014
15. PARKING REQUIREMENTS (PER 9.408): REQUIRED PARKING: 0.25 SPACES PER DWELLING UNIT FOR MULTI-FAMILY (ELDERLY)
16. CONSTRUCTION TIMETABLE: CONSTRUCTION START: 6/01/18 CONSTRUCTION COMPLETION: 8/06/19

PCCO SUMMARY

PCCO Summary table with rows for Original Parcel ID Number(s), Development Type, Subject to PCCO?, Watershed, Disturbed Area (ac), Site Area (ac), etc.

OWNER

LAUREL STREET RESIDENTIAL
PHONE: (704) 561-5225
EMAIL: kbrooks@laurelstreetres.com
511 EAST BOULEVARD
CHARLOTTE, NC 28203

ARCHITECT

NEIGHBORING CONCEPTS
1635 W TRADE ST, SUITE 1A
CHARLOTTE, NC 28216
CONTACT: DARREL WILLIAMS
PHONE: (704) 374-0916 EXT. 228
EMAIL: darrel@neighboringconcepts.com

CIVIL/LANDSCAPE

TIMMONS GROUP
610 EAST MOREHEAD STREET, SUITE 250
CHARLOTTE, NORTH CAROLINA 28202
CONTACT: ROBBIE WHITE
PHONE: (704) 376-1079
EMAIL: robbie.white@timmons.com

GRIER HEIGHTS SENIORS BUILDING

Table with 3 columns: No., Description, Date. Lists submittal dates for Second City and Third City.

CONSTRUCTION DOCUMENTS

COVER SHEET

Table with 2 columns: ISSUE DATE, CHECKED, SHEET BY, PROJECT NUMBER. Includes the large C-000 sheet number.

