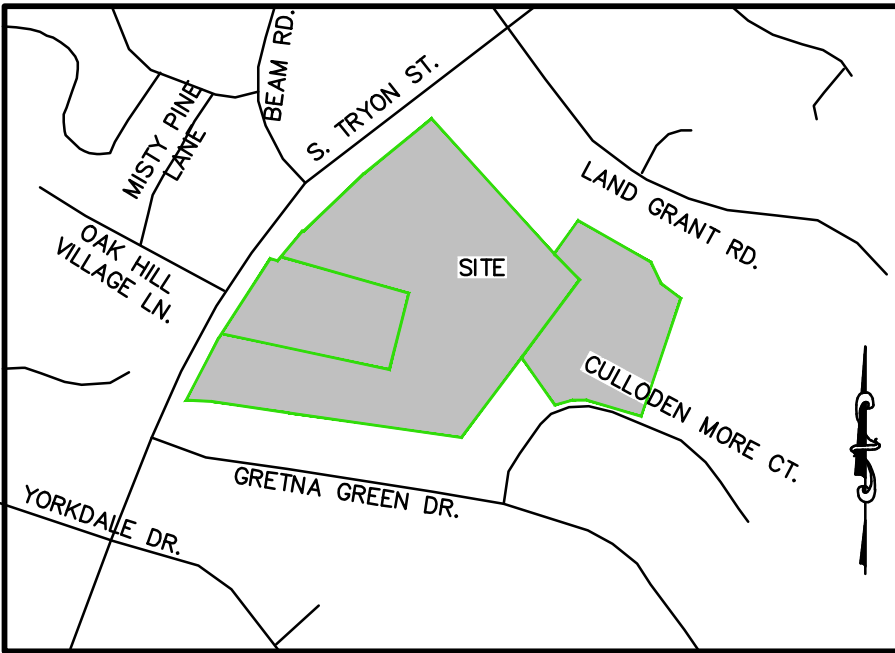


McDowell Crossing

Charlotte, North Carolina



Applicant:
Profile Homes
Agent: Mark Blythe



Alfred Benesch & Company
2320 West Morehead Street
Charlotte, NC 28208
www.benesch.com
P 704.521.9880

Corp. NC License: F-1320

Contact: Phillip Hobbs, ASLA

Site Development Data

JURISDICTION: CITY OF CHARLOTTE
EXISTING ZONING: MK-2 Rezoning Petition 2016-116
TAX PARCEL NUMBERS: 167-241-01, 167-241-02 & 167-241-09
DEED BOOK NUMBER: DB 20665 PG 146, DB 20665 PG 149
PROPOSED USE: SINGLE FAMILY ATTACHED

SITE AREA: 15.87 ACRES
MAXIMUM ALLOWABLE UNITS: 125 SINGLE FAMILY ATTACHED (TOWN HOMES) FOR SALE
PROPOSED UNITS (SHOWN): 125 SINGLE FAMILY ATTACHED (TOWN HOMES) FOR SALE
DENSITY ALLOWED: 8 DWELLING UNITS PER ACRE
DENSITY PROPOSED: 7.85 DWELLING UNITS PER ACRE

SETBACK: 30' SETBACK ALONG S. TRYON STREET MEASURED FROM R/W
20' FROM BACK OF CURB OR SIDEWALK TO FACE OF GARAGE.
20' SETBACK ALONG INTERNAL PUBLIC STREETS PER INNOVATIVE PROVISION

REAR YARD: 40'
SIDE YARD: 20'
BUILDING SEPARATION: 16'

REQUIRED PARKING: (1.5/UNIT)
TOTAL REQUIRED PARKING: 188 SPACES
PROVIDED PARKING SPACES: 266 SPACES

PROPOSED DENSITY: 7.87 UNITS/ACRE

PRIVATE OPEN SPACE: 125 TOWNHOME UNITS (400 SF/UNIT) = 50,000 SF
EACH TOWNHOME UNIT WILL HAVE MIN. OF 400 S.F. SUBLOT

PROPOSED TREE SAVE: 15% REQUIRED
15% PROVIDED = 103,672 SF / 2.36 AC

COMMON OPEN SPACE: REQUIRED: 1.59 AC 10% (MIN.)
PROVIDED: 1.59 AC

MAXIMUM HEIGHT: 30' MAX. AND 2 STORIES (PER APPROVED REZONING)
PROPOSED HEIGHT: 29' MAX. AND 2 STORIES

SOLID WASTE/ RECYCLING CONTAINER REQUIREMENTS
ONE EIGHT (8) CU.YD. COMPACTOR DUMPSTER IS REQUIRED PER 30 UNITS (TOTAL: 33 CU. YD. REQ. MIN.)
ONE (1) 144 S.F. RECYCLING STATION REQUIRED FOR 30-60 UNITS (TOTAL: 200 SF. REQ. MIN.)

PROVIDED: 5 DUMPSTER LOCATIONS (FUTURE/OPTIONAL) TOTAL: 40 CU. YD. PROPOSED
2 RECYCLING LOCATIONS (FUTURE/OPTIONAL) TOTAL: 200 SF. PROPOSED

NOTE: TOWNHOME COMMUNITY WILL BE SERVICED BY PRIVATE HAULER ROLL-OUT SERVICE. NO DUMPSTERS WILL BE BUILT IN THIS PHASE. APPROPRIATE DUMPSTER PADS AND SCREENING WILL BE DESIGNED AND PERMITTED SEPARATELY IF REQUIRED IN A FUTURE PHASE.

NOTE: THIS PROJECT WILL COMPLETE BUILDOUT FOR THIS SITE.
THIS PROJECT IS ANTICIPATED TO BEGIN CONSTRUCTION 11/30/17 AND WILL BE CONSTRUCTED CONTINUOUSLY WITH COMPLETION 10/30/19.

ALL UTILITIES WILL BE UNDERGROUND.

AN IN-SERVICE WATER SUPPLY SHALL BE OPERATIONAL BEFORE COMBUSTIBLE CONSTRUCTION MATERIAL GOES UP.

Sheet Schedule					
Sheet Title	Sheet No.	Original Date	Latest Revision Date	Latest Revision No.	Revision Index
COVER		4-Aug-2017	6-Dec-17	3	Per City Comments
RZ-1		17-Oct-2016			
RZ-2		17-Oct-2016			
RZ-3		17-Oct-2016			
DEMO PLAN	C100	4-Aug-2017	6-Dec-17	3	Per City Comments
SITE PLAN	C200	4-Aug-2017	6-Dec-17	3	Per City Comments
SITE ENLARGEMENT	C200.1	4-Oct-17	6-Dec-17	3	Per City Comments
SITE ENLARGEMENT	C200.2	4-Oct-17	6-Dec-17	2	Per NCDOT Comments
SITE ENLARGEMENT	C200.3	4-Oct-17	6-Dec-17	3	Per City Comments
PLAN & PROFILE REVOLUTIONARY TRAIL	C201	4-Aug-2017			
PLAN & PROFILE JOHN MCDOWELL PLACE	C202	4-Aug-2017			
PLAN & PROFILE JANE PARKS WAY	C203	4-Aug-2017			
PLAN & PROFILE JANE PARKS WAY	C204	4-Aug-2017			
TURNING MOVEMENTS	C206	4-Aug-2017	6-Dec-17	3	Per City Comments
EROSION PLAN-PRE DEVELOPMENT	C300	4-Aug-2017	4-Oct-17	1	Per City Comments
EROSION CONTROL INTERMEDIATE GRADING PLAN	C300.1	4-Oct-17	4-Oct-17	1	Per City Comments
EROSION PLAN-POST DEVELOPMENT	C301	4-Aug-2017	4-Oct-17	1	Per City Comments
OVERALL GRADING PLAN	C302	4-Aug-2017	6-Dec-17	3	Per City Comments
GRADING PLAN ENLARGEMENT	C303	4-Aug-2017	6-Dec-17	3	Per City Comments
GRADING PLAN ENLARGEMENT	C304	4-Aug-2017	4-Oct-17	1	Per City Comments
GRADING PLAN ENLARGEMENT	C305	4-Aug-2017	6-Dec-17	3	Per City Comments
COMPONENT DRAINAGE PLAN	C306	4-Aug-2017			
STORMWATER PLAN	C307	4-Aug-2017	4-Oct-17	1	Per City Comments
OVERALL UTILITY PLAN	C400	4-Aug-2017	4-Oct-17	1	Per City Comments
PRIVATE SANITARY SEWER PLAN & PROFILE	C401	4-Aug-2017			
PRIVATE SANITARY SEWER PLAN & PROFILE	C402	4-Aug-2017			
DETAILS	C500	4-Aug-2017	4-Oct-17	1	Per City Comments
DETAILS	C501	4-Aug-2017	4-Oct-17	1	Per City Comments
DETAILS	C502	4-Aug-2017	4-Oct-17	1	Per City Comments
DETAILS	C503	4-Aug-2017	4-Oct-17	1	Per City Comments
DETAILS	C504	4-Aug-2017	4-Oct-17	1	Per City Comments
DETAILS	C505	4-Aug-2017			
BMP DETAILS	C506	4-Aug-2017			
BMP DETAILS	C507	4-Aug-2017			
LANDSCAPE PLAN	C600	4-Aug-2017	6-Dec-17	3	Per City Comments
OPEN SPACE PLAN	C601	4-Aug-2017	4-Oct-17	1	Per City Comments
SOUTH TRYON DEMO	R100	4-Aug-2017	4-Oct-17	1	Per City Comments
SOUTH TRYON DRIVE IMPROVEMENTS	R200	4-Aug-2017	4-Oct-17	1	Per City Comments
SOUTH TRYON TRAFFIC CONTROL PLAN	R201	4-Aug-2017	4-Oct-17	1	Per City Comments
ROADWAY DETAILS	R300	4-Aug-2017			
ROADWAY DETAILS	R301	4-Aug-2017			
INTERSECTION SIGHT DISTANCE	R400	4-Oct-17			
INTERSECTION SIGHT DISTANCE	R401	4-Oct-17			
ARCHITECTURAL ELEVATIONS	A-1	4-Aug-2017			
BUILDING SLAB PLAN	B-2	22-Jun-17			
BUILDING SLAB PLAN	D-2	22-Jun-17			



FINAL APPROVAL

PROJECT NUMBER:

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

APPROVED

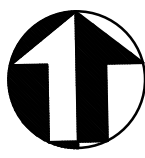
APPROVED

APPROVED

**PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 2/2/18

Site Plan

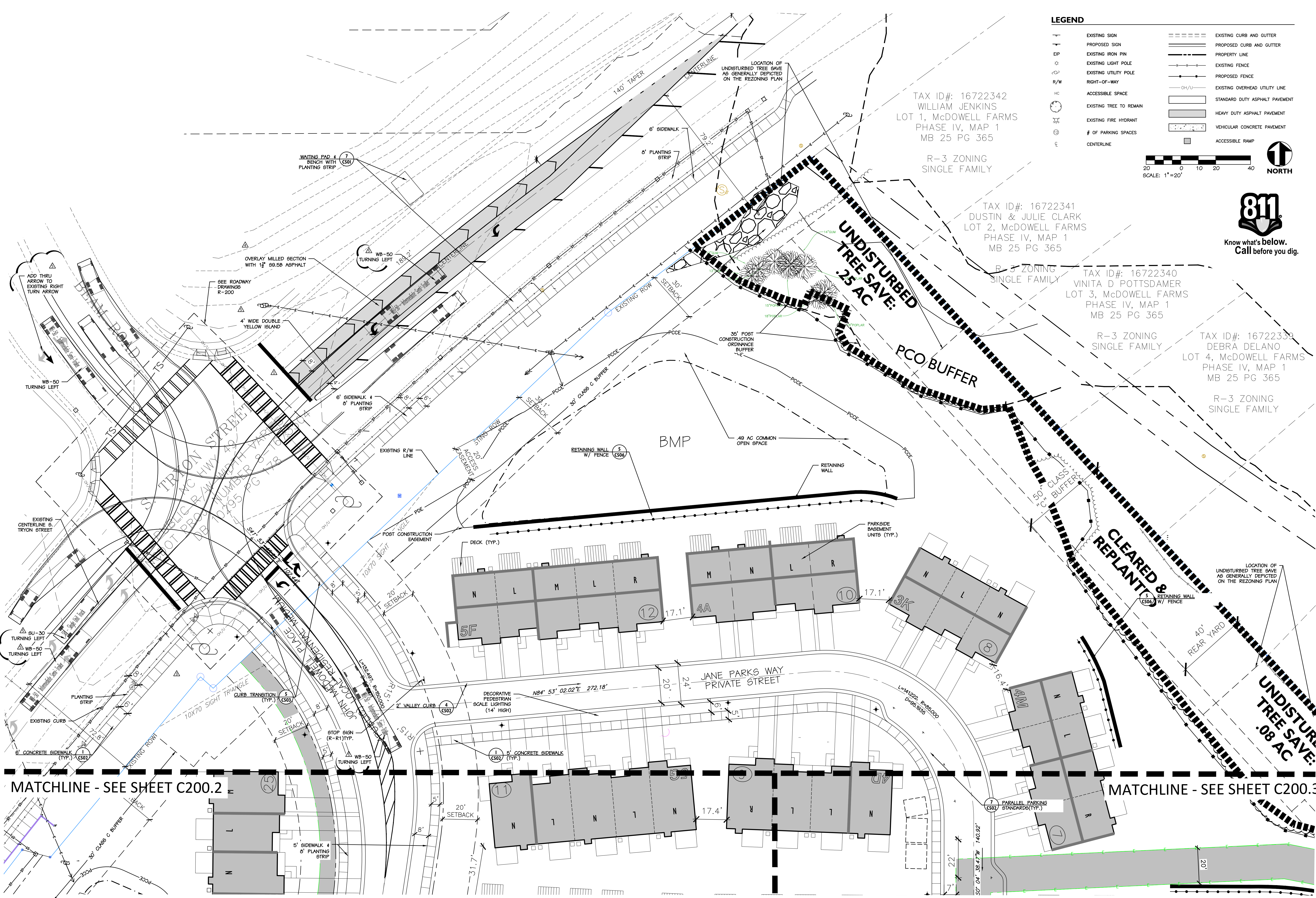
60 0 30 60 120
SCALE: 1" = 60'



LEGEND

- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTER
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- BUILDING NUMBER
- OPEN SPACE

Set No. _____



LEGEND

EXISTING SIGN	EXISTING CURB AND GUTTER
PROPOSED SIGN	PROPOSED CURB AND GUTTER
EXISTING IRON PIN	PROPERTY LINE
EXISTING LIGHT POLE	EXISTING FENCE
EXISTING UTILITY POLE	PROPOSED FENCE
RIGHT-OF-WAY	EXISTING OVERHEAD UTILITY LINE
ACCESSIBLE SPACE	STANDARD DUTY ASPHALT PAVEMENT
EXISTING TREE TO REMAIN	HEAVY DUTY ASPHALT PAVEMENT
EXISTING FIRE HYDRANT	VEHICULAR CONCRETE PAVEMENT
# OF PARKING SPACES	ACCESSIBLE RAMP
CENTERLINE	

SCALE: 1"=20'

811
Know what's below.
Call before you dig.

benesch
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2320 West End Avenue
Charlotte, NC 28208
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P 704.521.9880

Seals:

Corp. NC License: F-1320

**McDowell Crossing
Profile Homes LLC.**
7001 & 6825 S. Tryon Street
Charlotte, North Carolina

Project No: 17.000103
Date: 08.04.17

Revisions:

Per City Comments	12.06.17
Per NCDOT Comments	12.06.17
Per City Comments	01.15.18

Sheet Title:
**Site Plan
Enlargement**