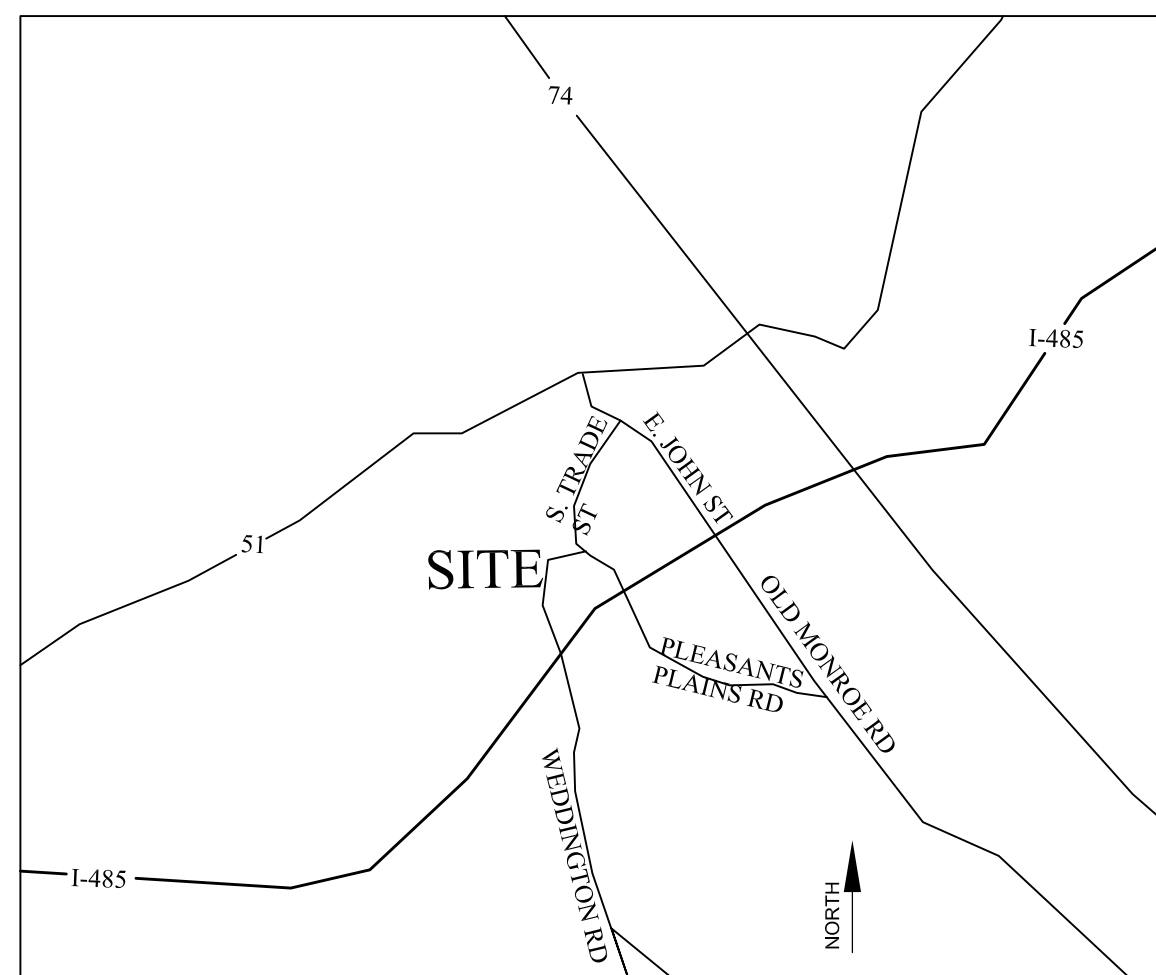




VICINITY MAP - NTS

SHEET SCHEDULE

- L-1 COVER SHEET
- L-2 EXISTING CONDITIONS AND DEMOLITION PLAN
- L-3 SITE & PLANTING PLAN
- L-4 GRADING PLAN
- L-5 BMP PLAN & DETAILS
- L-6 EROSION CONTROL PLAN
- L-7 STORM DRAINAGE AREA MAP AND ROAD PROFILE
- L-8 CLUSTER MAILBOX LOCATION PLAN
- L-9 DETAIL SHEET
- L-10 DETAIL SHEET
- L-11 DETAIL SHEET

SITE TABULATION:

PARCEL ID#:	227-14-159
ADDRESS:	2120 WEDDINGTON RD
TOTAL SITE AREA:	1.97 AC (GROSS)
EX. ROW:	0.19 AC
EX. NET SITE ARE:	1.78 AC
ROW TO BE DEDICATED:	0.03 AC
NET SITE AREA:	1.75 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-3 CLUSTER, SINGLE FAMILY RESIDENTIAL,
PCCO:	CENTRAL CATAWBA WATERSHED,
	DEVELOPED AS HIGH-DENSITY
PROPOSED PARKING:	MIN. 2 SPACES PER LOT
MAX. ALLOWABLE LOTS :	5.3
PROPOSED # OF LOTS :	5 DETACHED SINGLE-FAMILY
MAXIMUM BLDG. HEIGHT:	40'
ESTIMATED COMPLETION:	JUNE 2018

MINIMUM LOT STANDARDS (WITH CLUSTER DEVELOPMENT):

FRONT YARD:	20' FROM ROW
SIDE YARD:	5' INTERNAL LOTS, 6' EXTERNAL LOTS
	10' CORNER LOTS
REAR YARD:	45' EXTERNAL, 30' INTERNAL
MIN. LOT WIDTH:	60' @ SETBACK
MIN. LOT AREA:	8,000 S.F.

- FACE OF GARAGES TO BE SET BACK A MINIMUM OF 20' FROM RIGHT-OF-WAY

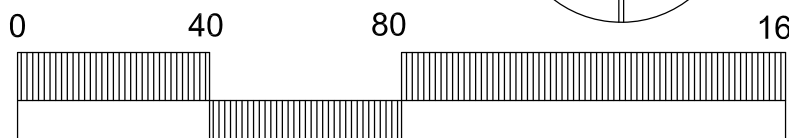
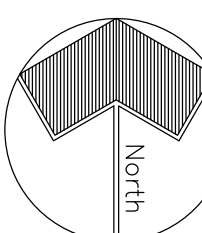
REQUIRED TREE SAVE	0.197 AC
(10% GROSS SITE AREA)	
PROVIDED TREE SAVE	0.197 AC MIN.***

REQUIRED NATURAL AREA	0.305 AC
(17.5% NET AREA)	
PROVIDED NATURAL AREA	0.305 AC MIN. (Included 8' planting strip at 75%)***

REQUIRED COMMON OPEN SPACE	0.170 AC
(10% MIN. AREA)	
PROVIDED C.O.S.	0.170 AC MIN.***
***SEE SHEET L-3 FOR BREAKDOWNS	

MAX ALLOWED BUILDING COVERAGE PER LOT:	
Up to 4000 S.F. LOTS	= 50%
4001- 6500 S.F. LOTS	= 45%
6501- 8500 S.F. LOTS	= 40%
8501- 15000 S.F. LOTS	= 35%
15001 S.F. or greater	= 30%

PCCO NOTE:

MAXIMUM B.U.A. PER LOT = 3,930 SQ FT
(INCLUDING DRIVEWAY)BOUNDARY SURVEY WAS PREPARED
ON DATED 6-27-2017 BY ATLAS
SURVEYING, C.L.T. PC, 13000 TYRON
STREET, SUITE F-134, CHARLOTTE, NC
28278, 704-242-3367

PCCO SUMMARY		
Original Parcel ID Number(s):	227-14-159	
Development Type:	Single-Family	
Subject to PCCO? Y/N	YES	
If NO, why?		
Watershed:	Central Catawba	
Disturbed Area (ac):		
Site Area (ac):	1.74 (NET)	
	BMP #1 DA	
Total on-site Drainage Area (ac):	2.0	
Existing Built-upon-area (SF):	16,680	
Existing BUA to be removed (SF):	0.0	
Existing BUA to remain (SF):	16,680	
Proposed New BUA (SF):	26,240	
Proposed % BUA:	52% (DESIGN)	
Density (High / Low)	HIGH	
Total Post-Project BUA for site:	26,240 SF	
Development or Redevelopment?	Development	
Natural Area Required (ac):	0.31	
Natural Area Provided (ac):	0.31	
Total stream buffer protected on-site (ac):	0.0	
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	

Estimated Impervious Area Breakdown			
Proposed Lots	3,300 sf x 5 lots.....	16,500 sq ft	= 0.38 ac
(avg house pad 3,000 sf + 5x10' sidewalk + 50 sf misc + 200sf Future BUA)			
Driveway		3,150 sq ft	= 0.07 ac
Proposed Street:			
Street BOC-BOC (Approx. 26 ft x 20 ft):		520 sq ft	= 0.01 ac
Cul-De-Sac BOC-BOC		4,100 sq ft	= 0.09 ac
Driveway within ROW:		500 sq ft	= 0.01 ac
Sidewalk (5ft x 294 ft):		1,470 sq ft	= 0.03 ac
	Total Proposed BUA =	26,240 sq ft	= 0.60 ac
Existing Impervious:			
CL-BOC (Approx. 13 ft x 190 ft):		2,470 sq ft	= 0.06 ac
BOC-BOC (Approx. 26 ft x 160 ft):		4,160 sq ft	= 0.10 ac
Sidewalk (Approx. 5 ft x 510 ft):		2,550 sq ft	= 0.06 ac
Houses including Driveways and sheds:		7,500 sq ft	= 0.17 ac
	Total Existing BUA =	16,680 sq ft	= 0.38 ac
Total Impervious Area		42,920 sq ft	= 0.99 ac
Total Net Site Area=			1.74 ac
BMP Watershed Area=			2.00 ac
Impervious Area Summary			
	Imperv. Area (Ac)	% of Imp. Area of Total Site Area	% of Imp. Area of BMP WS Area
Single Family	0.45	25.93%	22.56%
Street	0.15	8.69%	7.56%
Existing	0.38	---	19.15%
Total	0.99	34.62%	49.27%
			52% Design

CITY OF CHARLOTTE APPROVAL STAMP



FINAL APPROVAL

PROJECT NUMBER:

SDRSF-2017-00104

ENGINEERING
PCSO / DETENTION / DRAINAGE PLAN

APPROVED

By Jack Fulghum at 10:22 am, May 02, 2018

EROSION CONTROL

APPROVED

URBAN FORESTRY
TREE ORDINANCE

APPROVED

By Miriam Cattabriga at 8:30 am, Apr 16, 2018

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>APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
[By: Joshua Weaver 5-2-2018]

COVER SHEET

WEDDINGTON ROAD SUBDIVISION

CHARLOTTE, NORTH CAROLINA
RADCO INVESTMENTS, LLCScale:
1" = 40'

Sheet Number

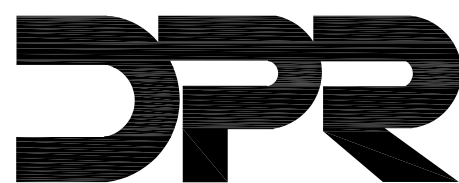
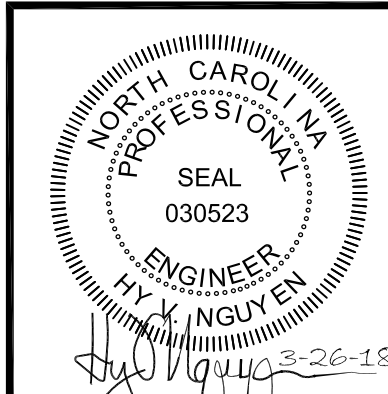
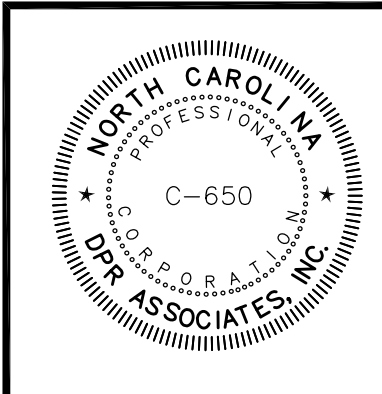
L-1

SHEET 1 OF 11 TOTAL



REVISIONS:

No.	Date	By	Description
1	1-12-18	RJ	REVISED PER CITY OF FIRST CHARLOTTE REVIEW COMMENTS
2	3-26-18	RJ	REVISED PER CITY OF SECOND CHARLOTTE REVIEW COMMENTS

landscape architecture
civil engineering
planning
DPR Associates, Inc. • 420 Hawthorne Lane • Charlotte, NC 28204
phone 704.332.1204 • fax 704.332.1210 • www.dprassociates.netProject Manager
HVN
Drawn By
LG/RJ
Checked By
HVN
Date
11-8-17
Project Number
17023CLIENT/ OWNER:
SCOTT COONE
RADCO INVESTMENTS, LLC
1649 SEDGEMOUNT DRIVE
MURRELLS INLET, SC 29576
P 843-333-5566
F 843-390-0457