

ALTA GROVE AT MOUNTAIN ISLAND

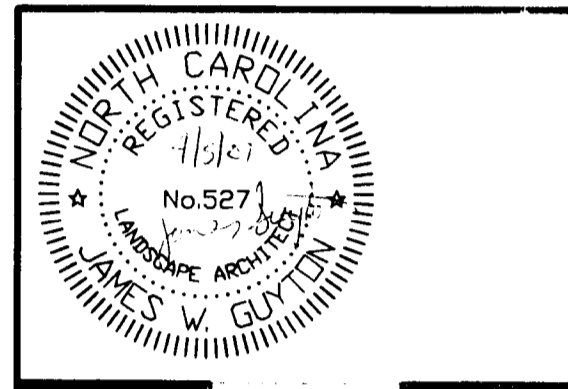
ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 04/09/2001
 BY: MARTIN R. CRAMTON, JR.
 98-696 + 98-126

WOOD PARTNERS
 1308 EAST 4TH STREET, SUITE 200
 CHARLOTTE, NORTH CAROLINA 28204

ALTA GROVE AT MOUNTAIN ISLAND
 CHARLOTTE, NORTH CAROLINA
 DEVELOPED BY
 WOOD PARTNERS
 1308 EAST 4TH STREET, SUITE 200
 CHARLOTTE, NORTH CAROLINA 28204

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COVER SHEET



Scale: 24 MARCH 1999
 Revisions:
 16 APRIL 1999
 19 MAY 1999 PER C.M.P.C. REVIEW
 11 JUNE 1999 PER C.M.P.C. REVIEW
 23 JUNE 1999 PER C.M.P.C. & ENG. REVIEW
 19 JULY 1999 AMEND SHEET 174
 24 AUGUST 1999 PARKING TABULATION
 APRIL 5, 2001 REVISED CD NOTES #5
 Sheet LI of

CONDITIONAL DEVELOPMENT NOTES (PETITION NO'S 98-696 & 98-126)

- Development of the site will be controlled by the standards depicted on the site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on the plan is intended to reflect the arrangement of proposed uses on the site, both the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan. Internal modifications may include the relocation of the Loading Office and pool area towards the Mt. Holly-Hunterville Road and associated building location.
- The Development Envelope defined/contained by the 50' Class C Buffers, Side and Rear Yards may include building, parking, amenities, landscaping, service area and any other necessary structures normally found in a multi-family development. The rear and side yards may include parking, circulation and accessory structures.
- If the property is not developed under the requested R-1MFC(2), the property may be developed for single family residential under the R-3 zoning classification.
- Buffer areas will be developed in accordance with Sect. 12.302. Buffers will not be reduced in width from those shown on the plan by the installation of a fence, wall or berm. The 50' buffers will be maintained as undisturbed except for the first 10' to allow grading and where existing vegetation is not of a sufficient quality to provide an effective buffer.
- A 5' sidewalk with a planting strip varying in width will be installed along Mount Holly-Hunterville Road. Curb & gutter and 5' sidewalk with 2' planting strip will be installed along Rozelle's Ferry Road. Petitioners will dedicate additional right of way sufficient to provide 50' from the centerline of Mt. Holly-Hunterville Road and 25' from the centerline of Rozelle's Ferry Road before the issuance of building permits. If access can be achieved to Colloak Road before final site plan development then direct access to Mt. Holly-Hunterville Road will be eliminated. If access to Colloak Road cannot be achieved a left turn lane will be provided at the Mt. Holly-Hunterville Road access.
- Stormwater detention facilities and BMP will be designed to meet the applicable standards of Charlotte/Mecklenburg stormwater services. No storm water detention or BMP's will occur within any required buffer or setback area.
- Any detached lighting on site will be limited to 20 feet in height.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Screening will conform to the applicable standards of Section 12.303 of the Zoning ordinance.
- All trash pods or compactors on the site will be screened with a solid enclosure with gates.
- Driveway connections are subject to review and approval by NCDOT and Mecklenburg County.
- All trees 6" inches and greater within the setbacks will be preserved except as necessary to be removed for driveway access, site drainage, left turn lanes and utility connections.
- All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Department.
- The project is located within the Catawba River/Lake Wylie Watershed Protection Area. The project will be developed under the high density option and will be designed to meet all applicable regulations.
- If access can be achieved to Colloak Drive, then the direct access to Mt. Holly-Hunterville Road will be eliminated.

CONSTRUCTION SEQUENCE

- OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
- SET UP A ON-SITE PRE-CONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT (PH 336-4258) TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION OF CHAPTER 16 OF THE CITY CODE AND IS SUBJECT TO FINE.
- INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION, SEDIMENT BASINS, DIVERSION DITCHES, TREE PROTECTION AND OTHER MEASURES AS SHOWN ON PLANS FOR PHASE I CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES AND NOT BEYOND THE PHASE LINE.
- CONTRACTOR SHALL USE DETENTION/BMP POND AREA FOR SEDIMENT BASIN NO. 1.
- CALL 336-2291 FOR ON-SITE INSPECTION BY ENGINEERING INSPECTOR. WHEN APPROVED, ENGINEERING INSPECTOR ISSUES THE GRADING PERMIT. BEGIN CLEARING AND GRUBBING AFTER PERMIT ISSUANCE.
- CONTRACTOR SHALL REMOVE SEDIMENT FROM TEMPORARY SEDIMENT BASIN WHEN THEY ARE HALF FULL. AFTER EACH RAINFALL CONTRACTOR SHALL REMOVE SILT ACCUMULATION FROM THE DIVERSION DITCHES AND BEHIND THE SILT FENCE.
- STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
- EROSION CONTROL DEVICES SHALL NOT BE REMOVED UNTIL APPROVED BY THE INSPECTOR. ONCE INSPECTOR APPROVES THE REMOVAL OF THE SEDIMENT BASINS, CONTRACTOR SHALL FINISH GRADING THE BMP/DETENTION POND AND INSTALL OUTLET CONTROL DEVICES.
- ONCE THE CONTRACTOR IS PERMITTED TO REMOVE SEDIMENT BASIN 1, CONTRACTOR SHOULD COMPLETE THE CONSTRUCTION OF THE BMP/DETENTION POND.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH N.C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U.S. DEPT. OF AGRICULTURE, U.S. SOIL CONSERVATION SERVICE, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE, AND THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
- CONTRACTOR SHALL DILIGENTLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE CITY OF CHARLOTTE EROSION INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.

CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STRUCTURE CHART

2001 BRICK CATCH BASIN - 15' THRU 34" PPE
 2002 FRAME GRATE AND HOOD
 2003 BRICK DOUBLE CATCH BASIN - 15' THRU 24" PPE
 2004 BRICK DOUBLE CATCH BASIN - 30" THRU 36" PPE
 2009 BLOCK MANHOLE - 15' THRU 36" PPE
 2010 MANHOLE FRAME AND COVER
 2012 BRICK DROP INLET
 2014 FRAME AND GRATE FOR DROP INLET
 2017 CONCRETE WINGWALL WITH SPLASH PAD
 2023 RP RAP ARKON AT PIPE OUTLETS
 50.07A STREET BARRICADE / GUARDRAIL

SCHEDULE OF DRAWINGS

L1 COVER SHEET
 L2 EXISTING CONDITIONS
 L3 SITE PLAN
 L4 GRADING PLAN
 L5 PROPOSED ROAD PROFILES
 L6 BELLHAVEN BLVD. LEFT TURN LANE & PROFILE
 L7 REQUIRED PLANTING PLAN
 L8 REQUIRED PERIMETER PLANTING PLAN
 L9 SITE DETAILS
 L10 DETENTION / BMP DETAILS
 L11 STORM DRAINAGE AND EROSION CONTROL PLAN
 L12 SANITARY SEWER AND WATER SYSTEM PLAN
 L13 SANITARY SEWER PROFILES
 L14 SANITARY SEWER MAIN PROFILE
 L15 PUMPING STATION
 L16 WATER & SANITARY SEWER DETAILS
 L17 ELECTRICAL PLAN FOR PUMP STATION

SITE DATA

PETITION NO.: 98-696(e)
 TAX PARCEL NO'S: 98-126
 033-012-37
 033-012-01
 033-012-11
 033-012-23

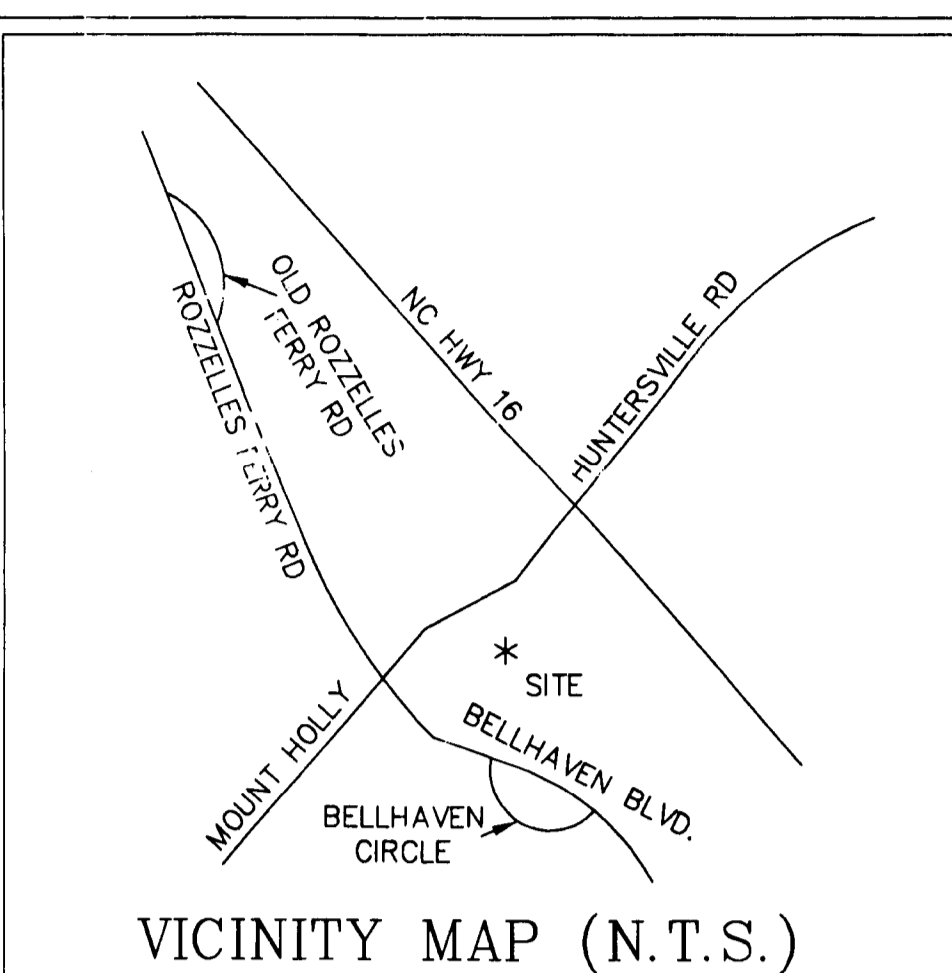
SITE AREA:
 17.5 ACRES
 17.14 ACRES
 R-1MFC(2)
 APARTMENTS
 240
 1371 DU/A
 DENSITY:
 LENGTH OF PRIVATE STREET: 1445'
 PARKING ON PRIVATE STREET: 360 MIN. (15 PER UNIT)
 REQUIRED PARKING: 264 REGULAR SPACES
 144 COMPACT SPACES
 2 VAN HANDICAP SPACES
 16 HANDICAP SPACES REGULAR SPACES
 42 DETACHED GARAGE SPACES

TOTAL: 438 SPACES

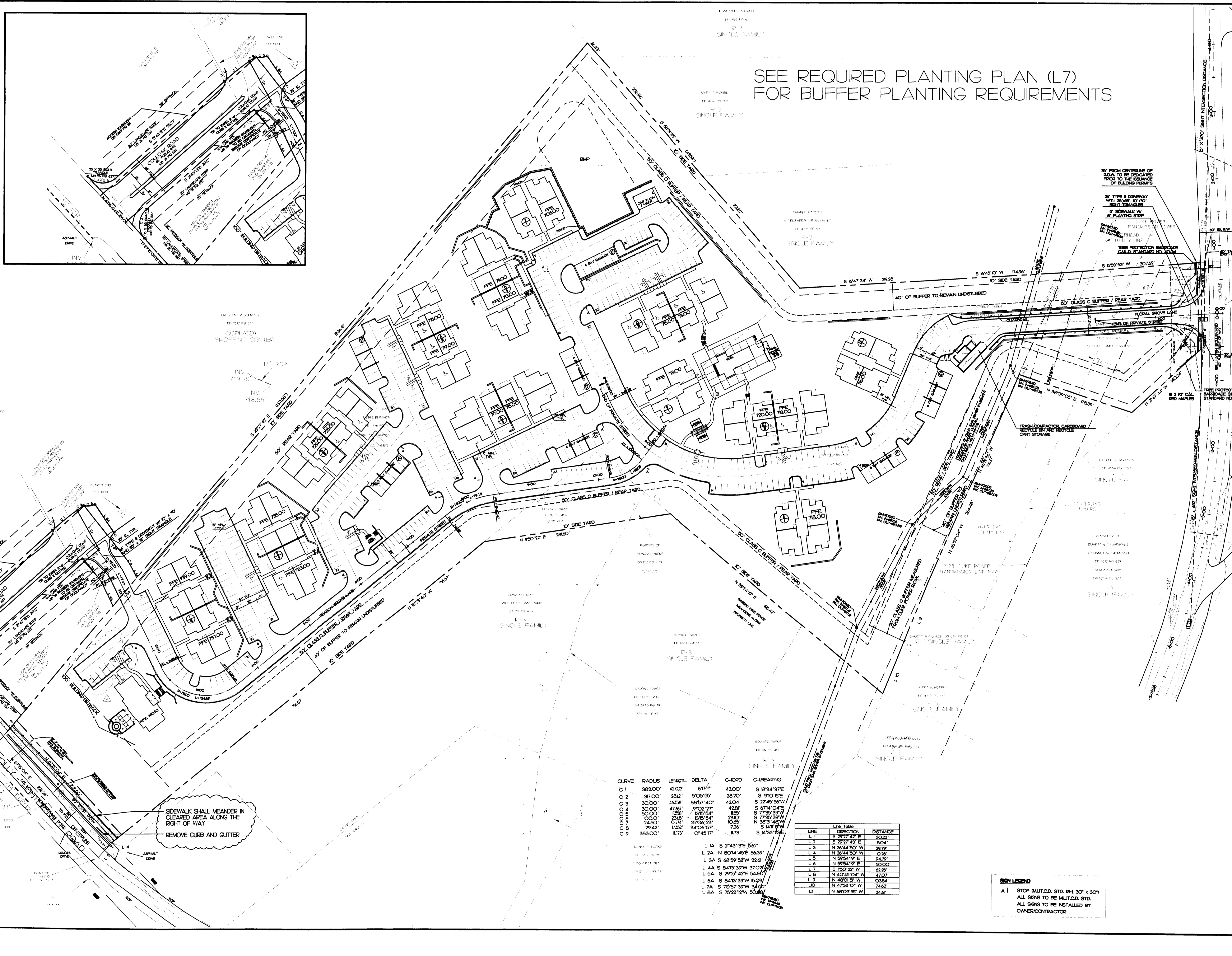
OPEN SPACE REQUIRED: 451-772 AC. MIN.
OPEN SPACE PROVIDED: 64811 AC.
IMPERVIOUS AREA: 6.32 AC. (37%)
MAXIMUM BUILDING HEIGHT: 40'
WATERSHED: LAKE WYLIE PROTECTED AREA (HIGH DENSITY OPTION PROPOSED)

GENERAL NOTES

- ALL CONSTRUCTION TO CONFORM TO CHARLOTTE / MECKLENBURG LAND DEVELOPMENT STANDARDS.
- SITE ENGINEERING DRAWINGS SHOWING COMPLIANCE WITH THE SITE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE SHALL BE APPROVED BY THE CITY OF CHARLOTTE ENGINEERING STAFF AS PART OF THE BUILDING PERMIT PROCESS.
- FINAL DETAILED LANDSCAPE PLAN SHOWING COMPLIANCE WITH THE ZONING ORDINANCE SHALL BE SUBMITTED FOR APPROVAL AS PART OF THE BUILDING PERMIT PROCESS.
- FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE COUNTY FIRE MARSHAL DURING THE BUILDING PERMIT PROCESS.
- ALL STD. NUMBERS REFER TO THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE DISTRICT ENGINEERING DEPARTMENT.
- ANY GRADING BEYOND THE DEDICATED LIMITS SHOWN ON THE PLAN IS SUBJECT TO A CITY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
- GRADING MORE THAN ONE ACRE WITHOUT A PERMIT IS A VIOLATION OF CITY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
- STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE SHOWN ON THE PLAN. ALL GRADED SLOPES MUST BE SEEDED AND MULCHED WITHIN 30 DAYS OF COMPLETION OF GRADING. ALL REMAINING AREAS ARE TO BE SEEDED AND MULCHED WITHIN 60 DAYS.
- ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY REPRESENTATIVE OF THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
- SLOPES SHALL BE GRADED NO STEEPER THAN 2:1.
- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY DISTRICT BOUNDARY LINE OR FLOODWAY DISTRICT ENVELOPMENT BOUNDARY LINE IS TO THE RESTRICTIONS OF CHARLOTTE AND MECKLENBURG COUNTY.
- CONTRACTOR SHALL COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT BELLHAVEN BLVD. AND COLLOAK RD. ARE TO BE COORDINATED WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE STREET SIGNS PER O.M.D. STD 50.05 OF SIGNS ONLY.
- THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED FOR THE COLLECTOR ROAD PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT IN ACCORDANCE WITH CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
- PERMANENT STORM DRAINAGE EASEMENTS WILL BE MAINTAINED BY CITY UPON REQUEST. THE CITY OF CHARLOTTE WILL ACCEPT EOP SYSTEMS ONLY. THE EASEMENT MUST ADDON THE RIGHT-OF-WAY AND HAVE A RECORDED METES AND BOUNDS DESCRIPTION.
- PUBLIC STORM DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.
- NON-STANDARD ITEMS (IE PAVERS, IRRIGATION SYSTEMS, ETC) IN THE RIGHT-OF-WAY REQUIRE AN ENCROACHMENT AGREEMENT WITH NCDOT BEFORE INSTALLATION.
- ANY BUILDING WITHIN THE LOCAL BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF CITY OF CHARLOTTE SUBDIVISION ORDINANCE, SECTION 720.08.
- SITE TRIANGLES SHALL ADE THE MINIMUM REQUIRED SUBJECT TO THE RESTRICTIONS OF CITY OF CHARLOTTE.
- APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING. PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO INSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNRESTRICTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.



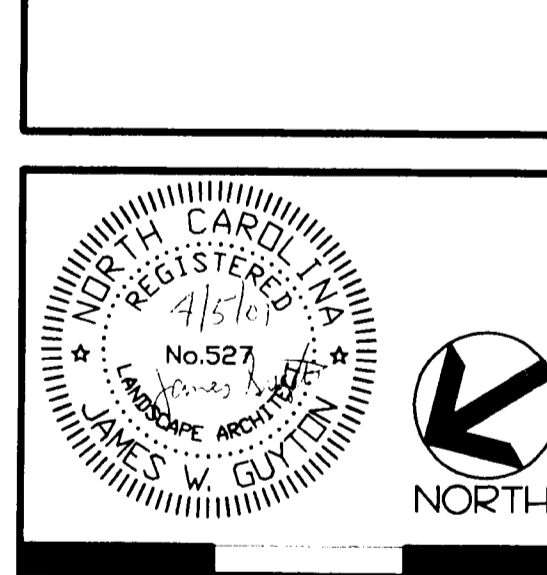
AIRPORT NOISE OVERLAY NOTE:
 NOISE WARNING - THIS PROPERTY, EITHER PARTIALLY OR WHOLLY, IS ZONED AIRPORT NOISE OR WHOLLY IS ZONED AIRPORT NOISE DISCLOSURE OVERLAY DISTRICT AND LIES WITHIN OR NEAR THE NOISE EXPOSURE MAP AREAS OF CHARLOTTE / DOUGLAS INTERNATIONAL AIRPORT AND MAY BE SUBJECT TO NOISE THAT MAY BE OBJECTIONABLE.



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SITE PLAN



Scale: 1" = 60'
 Date: MARCH 24, 1999
 Revisions:
 1 JUNE 1999 PER C.M.P.C. REVIEW
 23 JUNE 1999 PER C.M.P.C. & ENG. REVIEW
 24 AUG 99 C.M.P.C. & ENG REVIEW
 4 B JUNE 00 PER GRAYCO
 9 APRIL 5, 2001 REMOVE CURB AND GUTTER
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CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: April 9, 2001
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director
 SUBJECT: Administrative Approval for Petition No. 98-126 and 98-696 by Kelly Dunbar.

Attached is the revised plan for the above petitions, which eliminates the requirement for curb and gutter along Mt. Holly-Hunterville Road. The Engineering Department recommends deleting this requirement due to site conditions. Since this change is minor, I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.