

SWIM BUFFER NOTE

1. NON-COMMERCIAL BUILDINGS FOR STORAGE CAN BE PLACED IN THE UPLAND ZONE PROVIDED THEY DO NOT EXCEED 150 sqft.
2. IN THE MANAGED USE ZONE AT A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6" CALIPER PER 1000 sqft. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES.
3. THE STREAM ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED

DILWORTH CHURCH OF CHRIST
3843-945
2525 ARCHDALE DR.
UNLISTED
171-222-15 R-4

SITE DATA

Acreage 122 Acres (53,200 Sq Ft)
No. of Proposed Units 14
Existing Zoning R-8 MF (CD)
Proposed Zoning R-12 MF (CD)
Open Space 50% +

NOTES

Masonry Fencing Will be Erected Along Creek on North & West Side of Property
Roll Out Garbage Cans Will be Used
There are no Opposing Driveways to This Property
The Nearest Fire Hydrant is Less Than 150' From This Development
Driveway Entrances Will Have Drop Curb Ramp, Type II Construction

Temporary Barrier Fencing May Be Used During Construction and Prior to Installation of Permanent Fencing

Planting is Conceptual and Will be Subject to Change on Actual Site Conditions
Buffer Zone = 14' Class "C" (Rear 60/40)
10' High Decorative Residential Street Lights

* Storm Water Detention is Not Required Due to Existing Grade Which Discharges in Creek - Will be Verified by Land Development

Townhouses Will be For Sale with Land "Lot"

* The Artist Rendering Will be Part of the Site Plan

* Townhouse Units may Vary in Size Between 1230 Sq Ft and 192 Sq Ft

* The Number of Units Will Not be Changed From What is Indicated on the Plan

* Pedestrians Will Not Have Access (Bridge or Walkway) From The Townhouse Project to Wensley Drive

ACCORDING TO MITIGATION AGREEMENT, RAIN GARDEN DESIGN AS - AREA = 400 SQ FT DEPTH = 6', UNDERDRAIN IS 4" DOUBLE WALL HDPE CORRUGATED PLASTIC PIPE WITH A FILTER SOCK, MIN 2% SLOPE OUTLET ELEVATION = 589.00. OUTLET PROTECTION IS A CLASS "A" RIFRAP APRON 2'WX3'LX9"D (SEE DETAIL SHEET 8 OF 11) OR APPROVED EQUAL WITH CURRENT STANDARDS

BUFFER REQUIREMENTS

14' CLASS "C" BUFFER - 4 TREES AND 20 SHRUBS PER 100'
WESTERN BUFFER (198') - 8 TREES AND 20 SHRUBS
NORTHERN BUFFER (190') - 8 TREES AND NO SHRUBS (BECAUSE OF THE FENCE)

TREES TO BE 40% 2" CAL. LARGE MATURING, 25% EVERGREEN, 35% OTHER. SHRUBS TO BE 30" TALL, 24" SPREAD EVERGREEN, 5' O.C. MIN. EXISTING VEGETATION MAY BE USED TO MEET TREE BUFFER REQUIREMENT IF APPROVED ON SITE BY THE ZONING INSPECTOR.

INTERNAL TREE REQUIREMENTS

ONE TREE PER 10,000 SF OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60 FT OF A TREE. MINIMUM LANDSCAPE AREA AS A PERCENTAGE OF ENTIRE SITE IS 5% FOR RENOVATED SITES AND 10% FOR NEW SITES.

IMPERVIOUS AREA: 16,360 SQFT
LANDSCAPE AREA: 37,100 SQFT.
(16,360 ÷ 5314 = 10% OF TOTAL SITE, OK)
TOTAL SITE AREA: 53,400 SQFT.

16,360/10,000 = 2 TREES REQUIRED
(3) 2" CAL. 8' RED MAPLES PROVIDED.

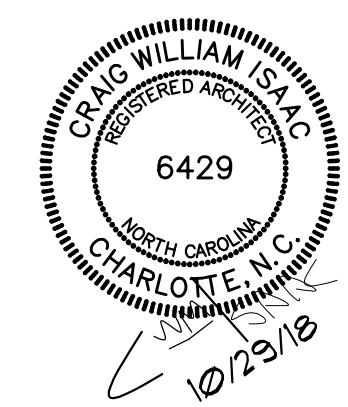
PERIMETER TREE REQUIREMENTS

FRONTAGE ALONG ARCHDALE DRIVE = 210'
REQUIRED: 6 LARGE TREES
PROVIDED: 6 LARGE TREES
ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 25' OF OVERHEAD DISTRIBUTION POWER LINE.

SYMBOL	COMMON NAME	LATIN NAME	QUANTITY	COMMENTS
	Maple, Red	Acer rubrum	22	Large-maturing tree
	Cherry, Yoshino	Prunus yedoensis	2	Small maturing tree
	Azalea	Kaempferi azalea	70	Evergreen shrub

Zoning
Petition
1999-055
Arbor
Creek
Townhomes
2601
Archdale
Drive
Charlotte
NC

September 5, 2018
October 23, 2018



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NOTE Unit 8/9 Have Been Combined Within Total Footprint To Unit 8, Reducing Total Units to 11

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3843-945
2525 ARCHDALE DR.
UNLISTED
171-222-15 R-4

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Acreage	122 Acres (53,200 Sq Ft)
No. of Proposed Units	14 - 11
Existing Zoning	R-8 MF (CD)
Proposed Zoning	R-12 MF (CD)
Open Space	50% +

NOTES

Masonry Fencing Will be Erected Along Creek on North & West Side of Property
Roll Out Garbage Cans Will be Used
There are no Opposing Driveways to This Property
The Nearest Fire Hydrant is Less Than 150' From This Development
Driveway Entrances Will Have Drop Curb Ramp, Type II Construction

Temporary Barrier Fencing May Be Used During Construction and Prior to Installation of Permanent Fencing

Planting is Conceptual and Will be Subject to Change on Actual Site Conditions
Buffer Zone = 14' Class "C" (Rear 60/40)
10' High Decorative Residential Street Lights

Storm Water Detention is Not Required Due to Existing Grade Which Discharges in Creek - Will be Verified by Land Development

Townhouses Will be For Sale with Land "Sub-Lots"

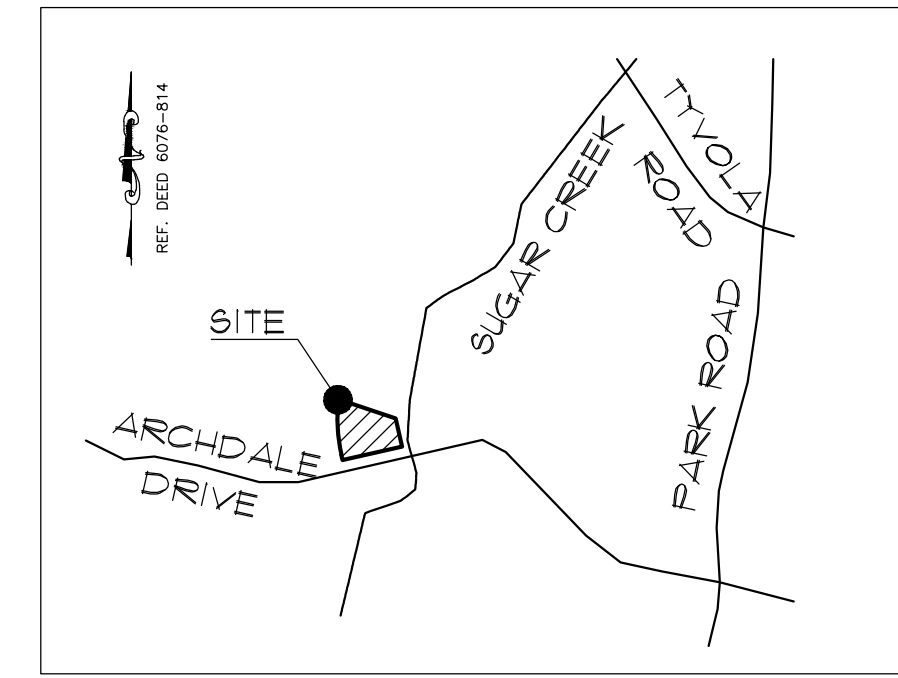
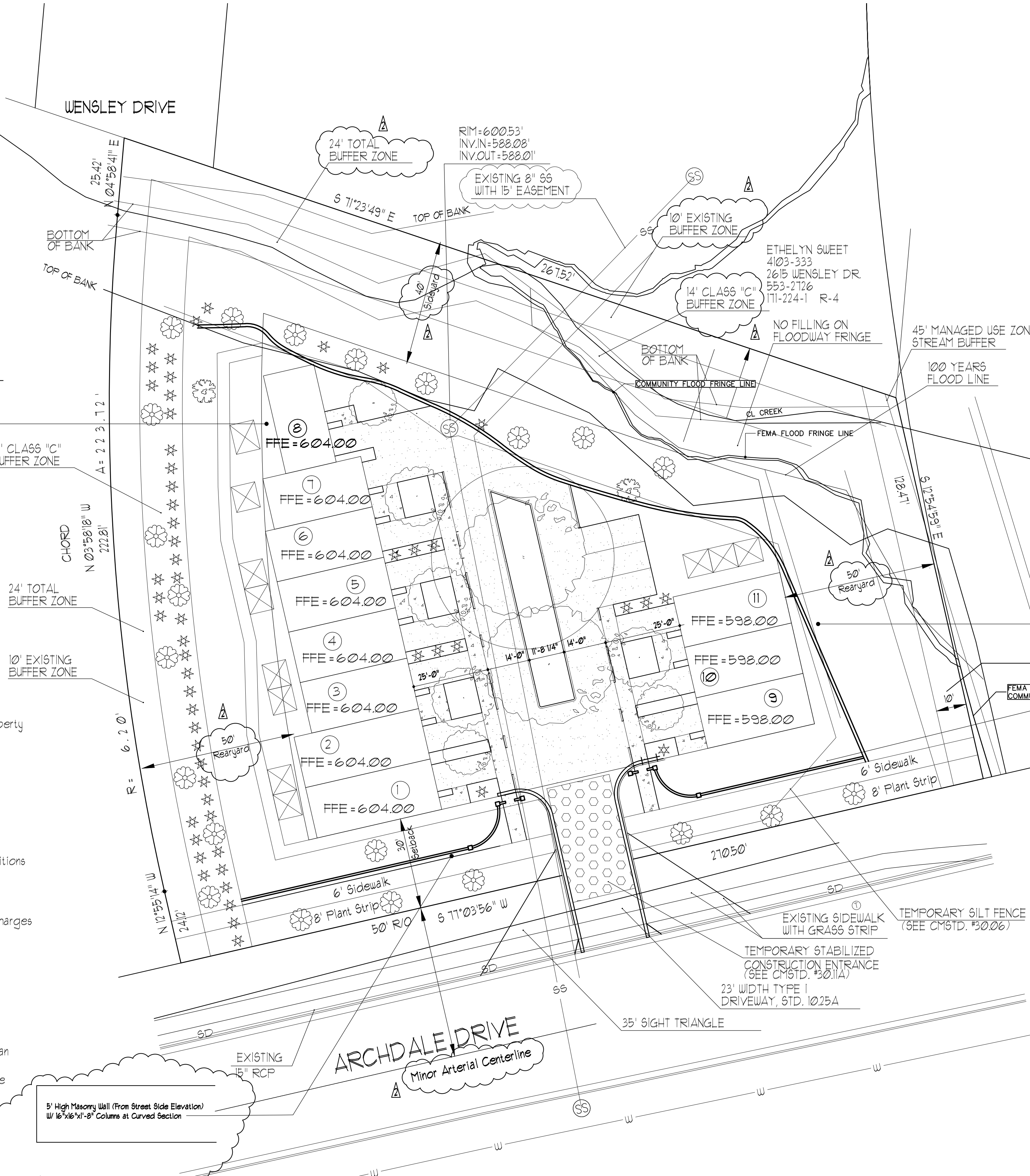
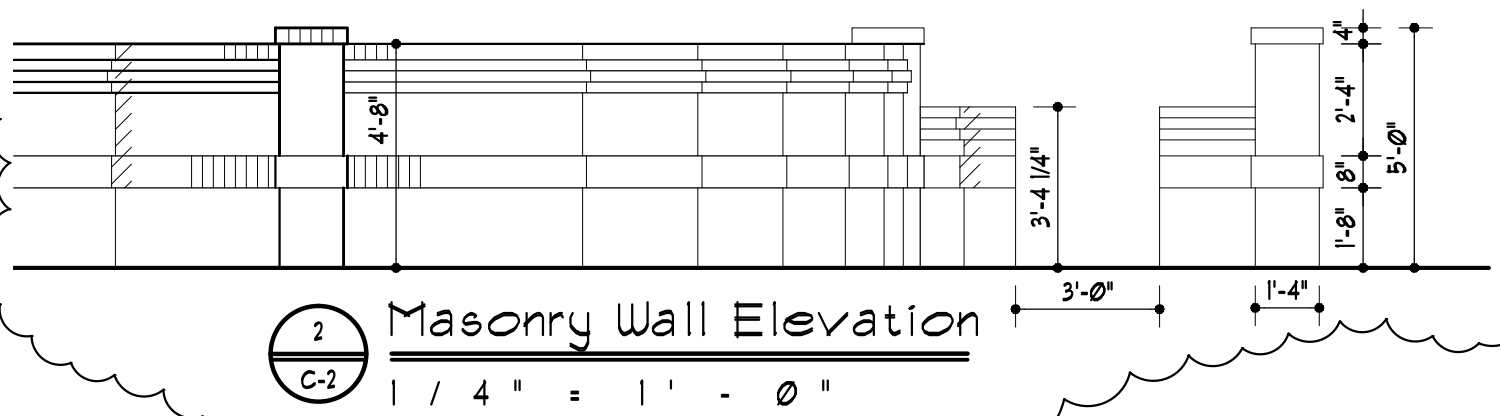
The Artist Rendering Will be Part of the Site Plan

Townhouse Units may Vary in Size Between 1230 Sq Ft and 1362 Sq Ft

The Number of Units Will Not be Changed From What is Indicated on the Plan

Pedestrians Will Not Have Access (Bridge or Walkway) From The Townhouse Project to Wensley Drive

The Units will Alternate Brick Veneer 4 Vinyl Siding Cementitious Siding
All End Elevations will be Brick



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OR APPROVED EQUAL WITH CURRENT STANDARDS & TO COMPLY WITH PCSO STORMWATER ORDINANCE

BUFFER REQUIREMENTS

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(16,360 ÷ 5314 = 10% OF TOTAL SITE, OK)
TOTAL SITE AREA: 53,460 SQFT.
16,360/10,000 = 2 TREES REQUIRED
(3" 2" CAL. 8' RED MAPLES PROVIDED).

PERIMETER TREE REQUIREMENTS

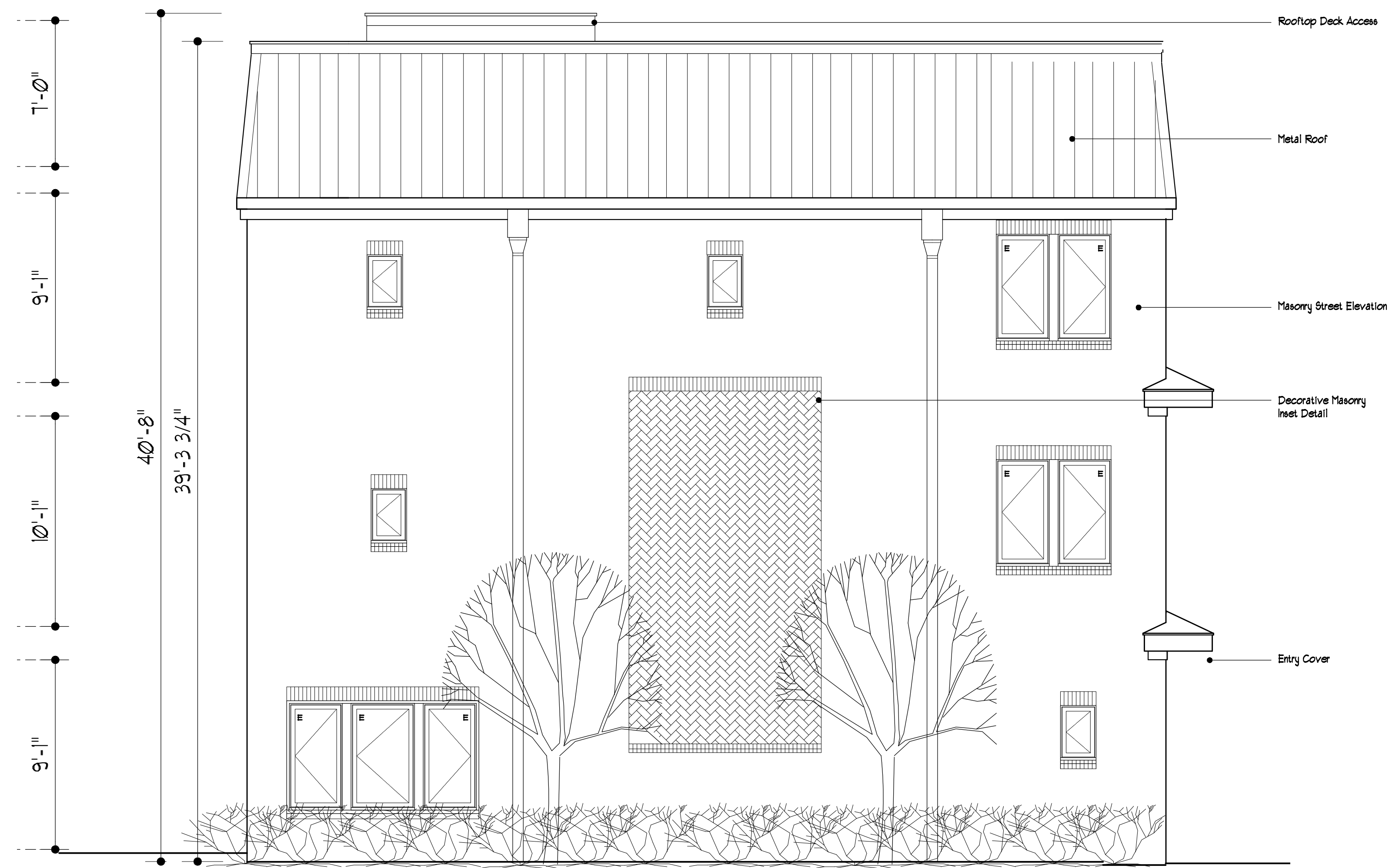
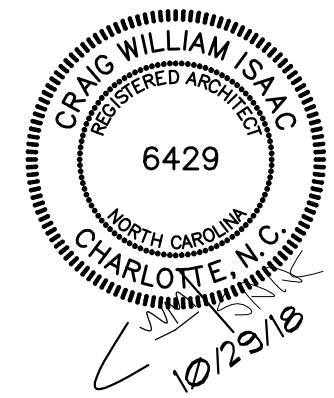
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REQUIRED: 6 LARGE TREES
PROVIDED: 6 LARGE TREES
ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 25' OF OVERHEAD DISTRIBUTION POWER LINE.

Parking Summary
Site will Comply with Parking Requirements
15 Spaces per Unit = 18 Spaces Required
11 Garages = 14 Spaces = 24 Spaces provided

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	Maple, Red	Acer rubrum	22	Large-maturing tree
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1999-055
Arbor
Creek
Townhomes
2601
Archdale
Drive
Charlotte
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September 5, 2018
October 29, 2018
December 11, 2018



2 Street Elevation
 C-3 1/4" = 1' - 0"



1 Front Elevation
 C-3 3/16" = 1' - 0"

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September 5, 2018
 October 29, 2018

C-3

