

LDCP-2024-00238

0 HOLLAND AV, CHARLOTTE NC 00000

9/12/2024 8:23:07 AM

General Conditions

SOLID WASTE

Garbage/Recycling

garbage and recycle carts will need to be placed on Holland Av for collection, the truck will not be able to service internal on the site.



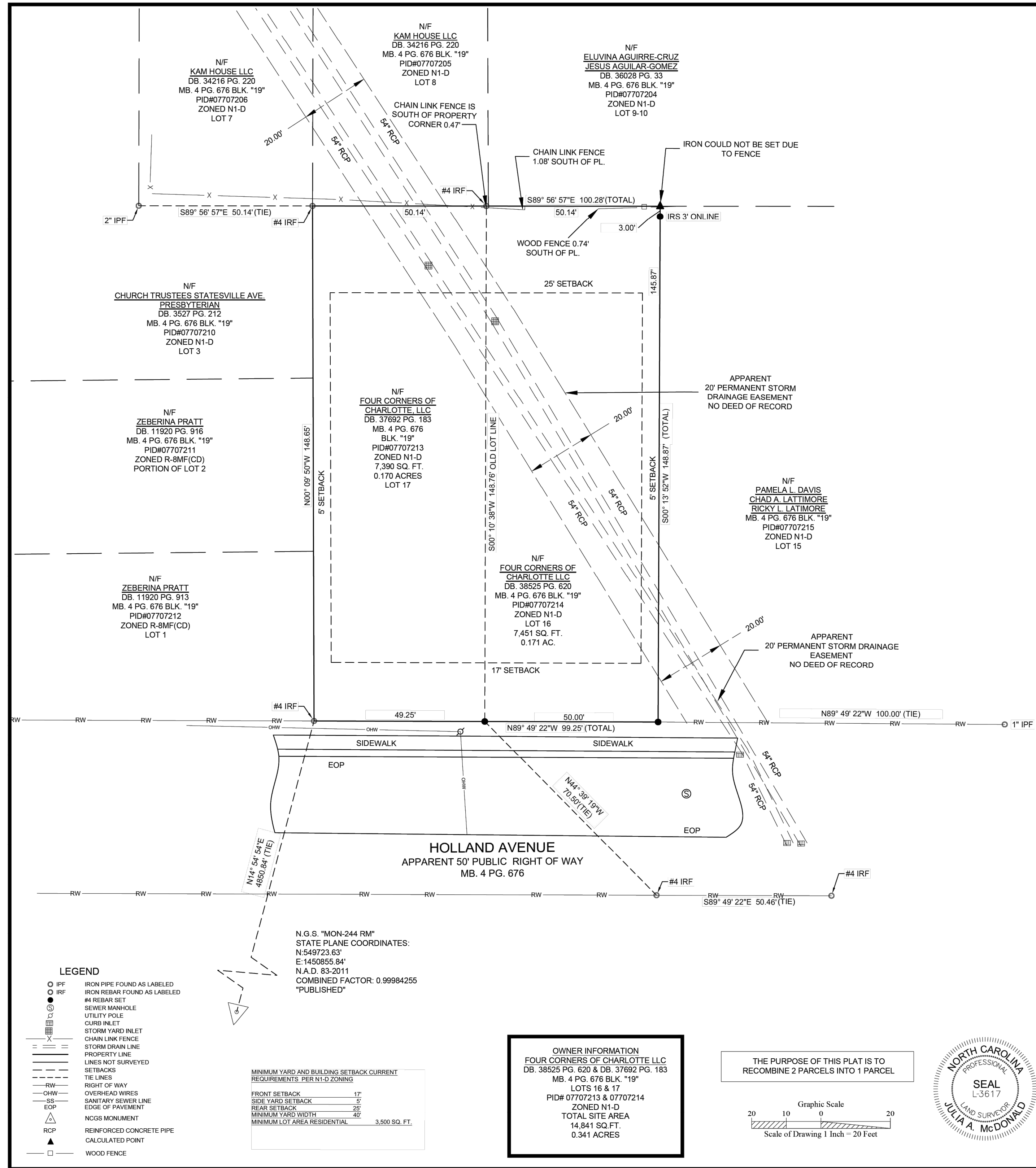
FINAL APPROVAL
DATE: 9/12/2024
PROJECT NUMBER: LDCP-2024-00238

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE CHARLOTTE WATER. FOR MORE INFORMATION, PLEASE CALL 704-336-5499 or visit charlotteswater.org
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM FOUND AT charlotteswater.org/developmentcenter
NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-314-CODE(2633) FOR MORE INFORMATION.



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- NOTES**
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES AND ARE IN US SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 - ALL AREAS HAVE BEEN COMPUTED BY THE COORDINATE GEOMETRY METHOD.
 - THIS MAP WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY AND MAY BE SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, ROAD RIGHT-OF-WAY AND OTHER MATTERS EITHER RECORDED OR IMPLIED. RECORDED/ UNRECORDED/ IMPLIED UTILITY EASEMENTS MAY EXIST.
 - TIES TO NCGS MONUMENT SHOWN HEREON. NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NCGS NETWORK RTK SYSTEM WITH A SPECTRA S5 AND ARE REFERENCED TO THE NAD 83 (NRS 2011) DATUM. COMBINED FACTOR 0.99984255. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES (US SURVEY FOOT) UNLESS OTHERWISE NOTED.
 - SUBJECT PROPERTY IS CURRENTLY ZONED N1-D PER MECKLENBURG COUNTY POLARIS. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
 - NO PORTION OF THIS PARCEL LIES WITHIN A COMMUNITY OR FEMA FLOOD ZONE PER PANEL #371045500L EFFECTIVE DATE: 09/02/2015.
 - PROPERTY LINES FOR ADJOINERS SCALED IN PER GIS AND DEEDS.
 - PARCELS 07707213 & 07707214 IS PART OF THE IRWIN WATERSHED.
 - IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - THIS PROPERTY IS SUBJECT TO MAXIMUM IMPERVIOUS AREA REQUIREMENTS. BEFORE MAKING ANY RENOVATIONS OR REPAIRS TO THIS PROPERTY CHECK WITH THE LOCAL PLANNING OR ZONING DEPARTMENT FOR ANY RESTRICTIONS OR REGULATIONS IN PLACE.

CITY OF CHARLOTTE NOT SUBJECT TO CERTIFICATE

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT. HOWEVER, ANY FURTHER SUBDIVISION OF THE PROPERTY MAY BE SUBJECT TO THESE PROVISIONS. CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

PLANNING DEPARTMENT STAFF _____ **DATE** _____

REVIEW OFFICER

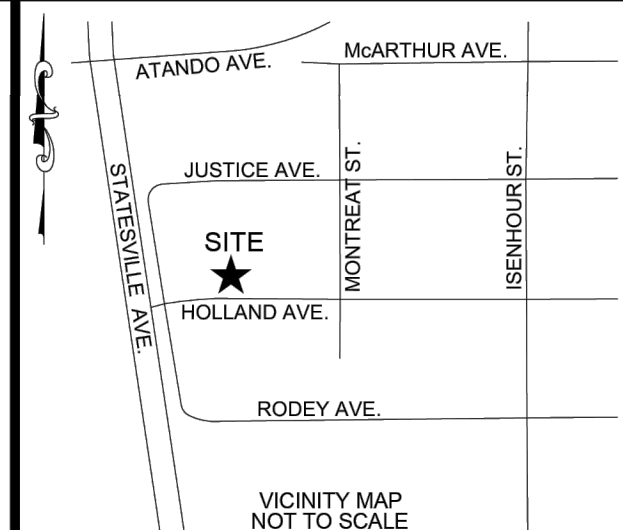
REVIEW OFFICER OF MECKLENBURG COUNTY. CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

REVIEW OFFICER _____ **DATE** _____

I, JULIA A. McDONALD, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THE DEEDS AND MAPS NOTED WERE USED AS REFERENCES; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31ST DAY OF JANUARY, 2024.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PRELIMINARY
JULIA A. McDONALD L3617



PREPARED BY:

TIDEMARK LAND SERVICES
 3556 CENTRE CIRCLE DRIVE, SUITE A
 FORT MILL, SC 29716
 OFFICE: 844.866.5803
 WWW.TIDEMARKLAND.COM
 NC FIRM C-4291
 SC CON. C-8564

CLIENT:

FOUR CORNERS OF CHARLOTTE LLC
 1612 SEATTLE SLEW CT
 WAXAW NC 28173

PROJ. DATE: 1-31-2023
 SCALE: 1"=20'
 DRAWN BY: KRS
 CHECKED BY: JAM

RECOMBINATION PLAT OF:
 LOTS "16 & 17" IN BLOCK 19 OF STATESVILLE AVENUE TERRACE PER PLAT BOOK 4, AT PAGE 676
 EXISTING TAX PARCEL ID # 07707213 & 07707214
 HOLLAND AVENUE LOCATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, 28206

PROJECT NO: **1091-0048**
 SHEET **1** OF 1

- SITE PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY AND STATE STANDARDS.
 - ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
 - PRIOR TO BEGINNING ANY DEMOLITION, GRADING OR CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
 - GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
 - REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
 - ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
 - CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
 - COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
 - ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH CDOT -- PRIOR TO CONSTRUCTION.
 - DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM# 50.05 (9" SIGNS ONLY)
 - SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
 - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 - IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
 - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.

Amended Soil (AS):
 The AS requirement may be met in one of the following ways:
 1. Preparing the existing soil for planting by tilling to a depth of 18", and adding some new planting mix and/or organic matter. This option may also require the removal of some existing soil along with other mitigation work and soil amendments to improve soil structure.
 2. Removing all existing soil from a tree ordinance protected/required planting area and replacing it with new planting mix and other soil amendments.
 3. AS requirements may be waived by Urban Forestry Specialists, Municipal Arborists Specialists, the City Arborist, the Urban Forestry Supervisor and other designees of the City Engineer.
 Determination of AS requirements will be at the discretion of Urban Forestry Staff and/or City Arborist.
 Staff: Staff will inspect soil at the time of planting to determine required soil amendments.
 Planting mix used to meet AS requirements shall have uniform composition throughout, with a mixture of subsoil. It shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous. It shall contain no man-made materials unless otherwise specified. Planting mix shall not be used while in a frozen or muddy condition.
 Unless otherwise specified in the contract documents, new/amended planting mix shall contain the following specified percentages of constituents:
 CLAY Minimum 10% Maximum 40%
 SAND Minimum 20% Maximum 50%
 SILT Minimum 20% Maximum 50%
 ORGANIC MATTER Minimum 5% Maximum 10%
 Organic Matter is defined as compost/humus such as sawdust or leaf mold that has completed the decomposition process. Percentage of organic matter shall be determined by loss on ignition or moisture free samples dried at 65 degrees.
 AS shall have an acidity range of pH 5.5 to 7.0.
 AS shall have a Cation Exchange Capacity (CEC) from 5 to 25 cmol +/kg(meq/100g).
 AS shall have normal contents of nitrogen, phosphorus, potassium, calcium, magnesium, sulfur and proper micronutrient levels. Nutrient levels must satisfy growing needs (as recommended by lab report).
 Lab testing may be required to verify the quality of existing soil, AS and other soil amendments.

Symbol	Type	Botanical Name	Common Name	Quantity	Caliper at planting	Height at planting
	Large Maturing	Acer saccharum	Sugar Maple	4	2"	8'

NOTE: TREE SPECIES MAY BE SUBSTITUTED, PROVIDED THAT PLANTINGS ARE LISTED ON THE CITY OF CHARLOTTE APPROVED PLANT SPECIES LIST (LOCATED IN SECTION IV OF THE CLDSM) AND MATCH THE SPECIFIED TREE TYPE (SMALL/LARGE MATURING, EVERGREEN). ANY SUBSTITUTIONS SHALL BE COORDINATED AND APPROVED BY THE URBAN FORESTRY INSPECTOR PRIOR TO PLANTING.

TIER ASSIGNMENT: TIER 4 (NEIGHBORHOOD 1 PLACE TYPE)

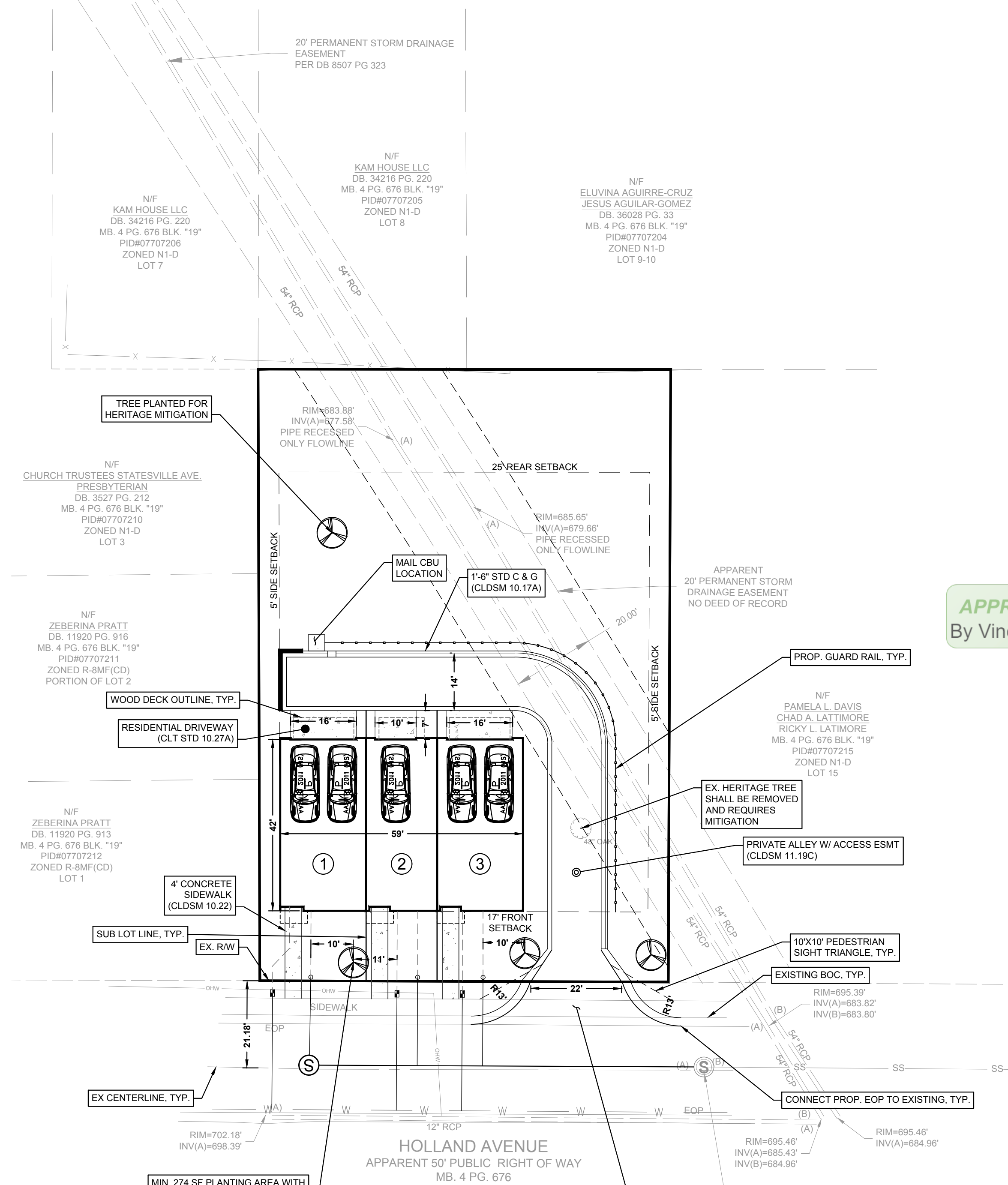
PERIMETER TREE REQUIREMENTS:
 SHOW LINEAR FEET OF ROAD FRONTAGE ALONG PUBLIC MAINTAINED RIGHT-OF-WAY, INCLUDING DRIVEWAYS. CALCULATE ONE LARGE MATURING TREE EVERY 40 LINEAR FEET OR FRACTION THEREOF. OR IF OVERHEAD POWER IS PRESENT, ONE SMALL MATURING TREES EVERY 30 FEET OR FRACTION THEREOF.

STREET: **HOLLAND AVE** / 100 LFT = 3 TREES REQUIRED / 3 TREES PROVIDED

HERITAGE TREE MITIGATION REQUIREMENTS:
 NUMBER OF HERITAGE TREES REMOVED: 1
 REQUIRED MITIGATION FOR 1 HERITAGE TREE REMOVED:
 (1) 2" CALIPER TREES + \$1,500 PER TREE REMOVED REQUIRED: 1 TREES + \$1,500 = \$1,500

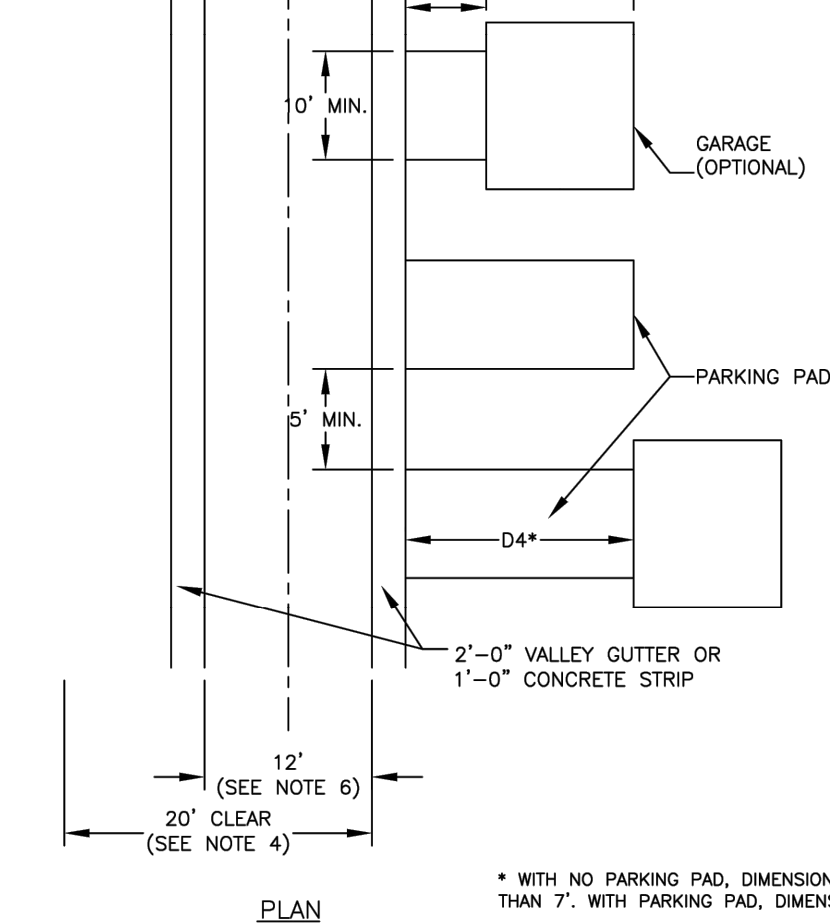
INTERNAL TREE REQUIREMENTS:
 NOT REQUIRED FOR A TRIPLEX ON A SINGLE LOT.

SITING DEVELOPMENT DATA TABLE	
Tax parcel(s):	07707213 & 07707214
Address:	Holland Ave, Charlotte, NC 28206
Total site area:	0.341 AC.
Minimum lot area required:	3,500 SF
Lot width required:	40'
Zoning:	N1-D
Petition number (if applicable):	N/A
Previous related submittals (if applicable):	N/A
Existing use:	VACANT
Detailed permitted use per UDO:	DWELLING - TRIPLEX ON SUBLOTS
Residential Uses Only:	# of units: 3 # of bedrooms: 12
Existing square footage:	0
Proposed square footage by use:	2,515 SF
Building coverage allowed:	40%
Building coverage proposed:	18%
Front setback (listed by street + street classification):	17 FT
Side setback:	5 FT
Rear setback:	25 FT
Build-to zone (listed by street):	N/A
Build-to percentage (listed by street):	Required: N/A Proposed: N/A
Minimum building length as percentage of lot width:	59 FT
Building length proposed as a percentage of lot width:	60%
Longest building length (in feet):	59 FT
Minimum building height required:	N/A
Maximum height allowed:	40 FT
Building height proposed:	38' - 11"
Parking tier designation:	TIER 1
Minimum parking required:	Regular: 5 EV capable: NO
Maximum parking allowed:	EVSE installed: NO
Proposed parking:	Regular: 5 ENCLOSED Compact: 0
On Street:	0 Shared: 0
EV capable:	0 EV ready: 0
EVSE installed:	0 Required ADA: 0
Required loading:	N/A
Proposed loading:	N/A
Required bicycle parking:	Short term: 0 Long term: 0
Proposed bicycle parking:	Short term: 0 Long term: 0
Landscape yards:	
Screening:	Name, class and depth(s): N/A
Solid waste handling:	Location and type(s): N/A
Open space:	Required: 0 Proposed: 0
Public open space (if applicable):	Required: N/A Proposed: N/A
Usable common open space (if applicable):	Required: N/A Proposed: N/A
Private open space (if applicable):	Required: N/A Proposed: N/A
Outdoor storage:	Percentage of building area: 54%

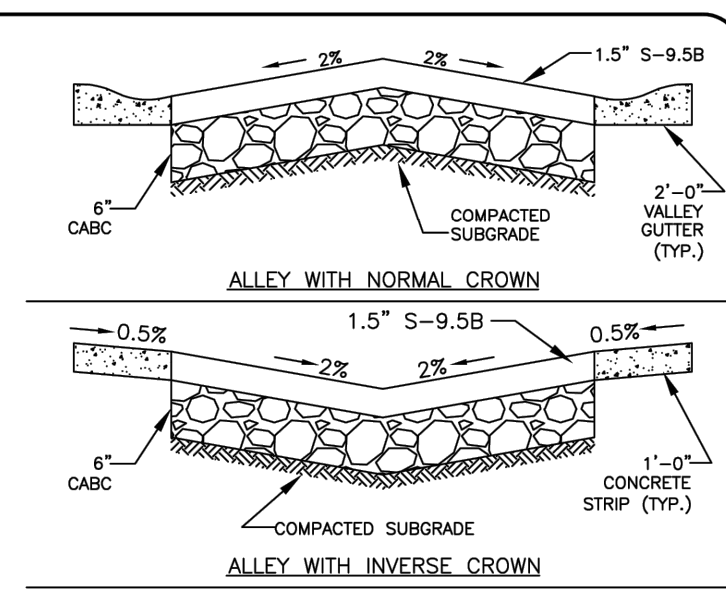




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- NOTES:**
- SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS.
 - STORM DRAINAGE (NOT SHOWN) SHALL BE PROVIDED AS NECESSARY.
 - ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE CITY OF CHARLOTTE.
 - NO CUT SLOPES, OBSTRUCTIONS, HEDGES, ETC. ON NON-LOADED SIDE OF ALLEY WITHIN 20 FEET OF LOADED SIDE EDGE OF PAVEMENT.
 - DRIVEWAYS SHALL BE SEPARATED BY AT LEAST 5 FEET, OR GREATER IF REQUIRED BY PLANNING (LOT SIZE) REQUIREMENTS AND/OR N.C. BUILDING CODE.
 - MINIMUM 20' WIDE PAVEMENT REQUIRED IF ALLEY IS TO BE CONSIDERED A "FIRE APPARATUS ACCESS ROAD" PER NC FIRE CODE.



* WITH NO PARKING PAD, DIMENSION D3 IS REQUIRED TO BE MINIMUM 5' BUT NO GREATER THAN 7'. WITH PARKING PAD, DIMENSION D4 IS REQUIRED TO BE A MINIMUM OF 20'.
 NOT TO SCALE

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	RESIDENTIAL ALLEY DETAIL	STD. NO.	REV.
	SINGLE LOADED W/ TWO-WAY OPERATION	11.19C	17

C:\Users\jashw\Gateway Design Group\Desktop\Projects\2024\2024-006 - Holland Ave\CAD\Drawings\C-2.1 - Site Details.dwg JASHW

GATEWAY DESIGN GROUP, PLLC
 8516 FOXBRIDGE DR WEDDINGTON, NC 28104
 910-840-2661
 NC FIRM # P-2147

SEAL
 048418
 ENGINEER
 JOSH W. BUTLER
 2024 08 12 13:34:31-04'00"

HOLLAND AVE TRIPLEX
 Project Address: Holland Ave., Charlotte, NC 28206

NO.	BY	DATE	REVISION

PROJECT # 2024-006 DATE: 8/12/2024
 DRAWN BY: JB CHECKED BY: JB
 TITLE
 SITE DETAILS
 SHEET NO.
C-2.2

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NARRATIVE

THIS PROJECT IS LOCATED IN CHARLOTTE, NORTH CAROLINA. THE TOTAL DISTURBED ACREAGE FOR THE PROPOSED DEVELOPMENT IS APPROXIMATELY 0.35 ACRES. THE SCOPE OF WORK INCLUDES CLEARING, STRIPPING AND GRADING FOR DRIVEWAYS, PARKING, AND BUILDING PADS, INSTALLATION OF EROSION CONTROL MEASURES, UTILITIES, AND PAVING.

DOWNSTREAM RECEIVING WATER IS IRWIN CREEK.

RECEIVING STREAM INDEX: 11-137-1

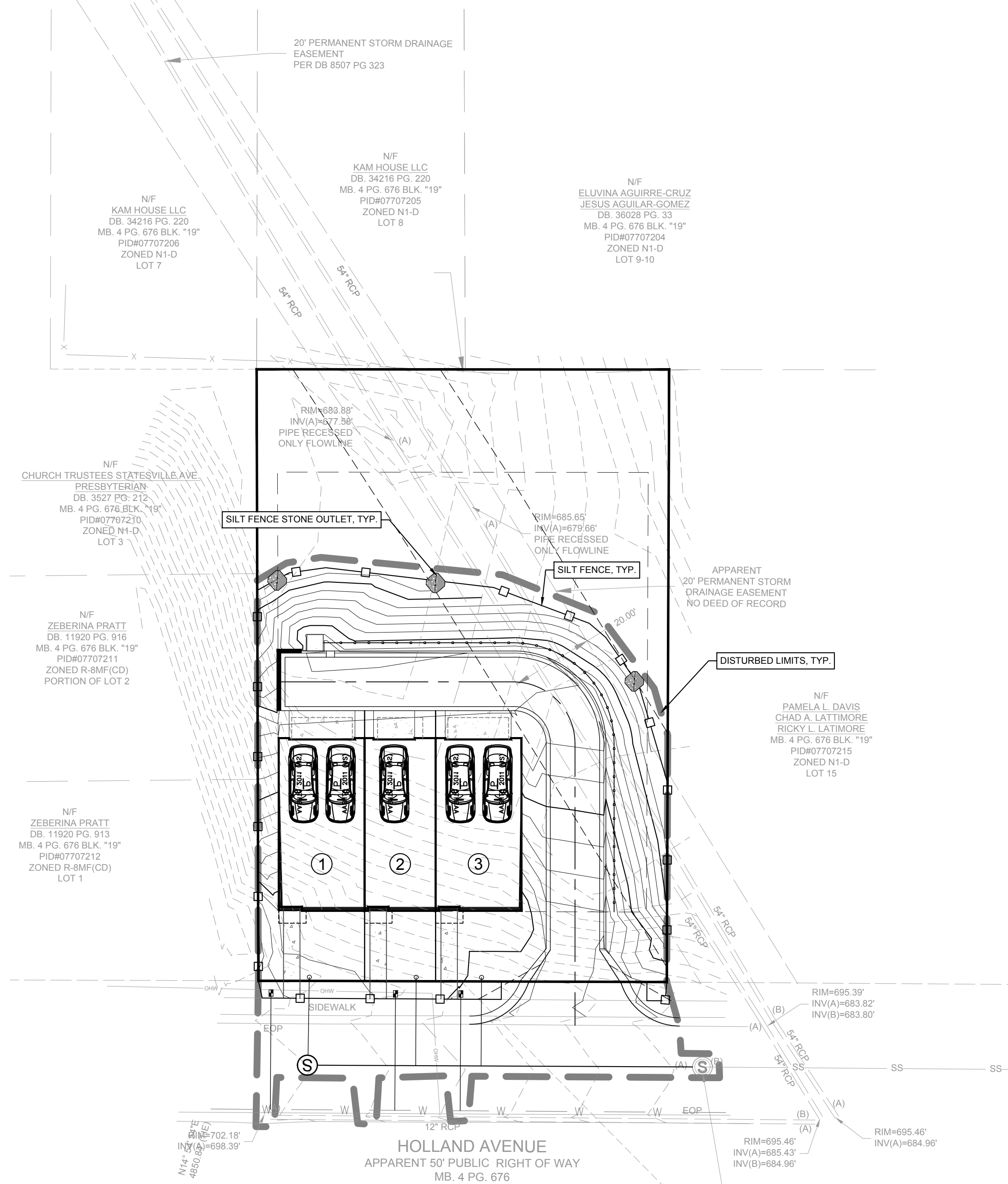
LATITUDE: 35.2596

LONGITUDE: -80.8355

MAINTENANCE PLAN

THE FOLLOWING MAINTENANCE PLAN SHALL BE FOLLOWED UNTIL THE SITE IS COMPLETELY STABILIZED AFTER CONSTRUCTION. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL STRUCTURES.

- 1. ALL EROSION CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING ANY RAINFALL PRODUCING RUNOFF AND AT LEAST ONCE EVERY WEEK. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY SO THAT ALL EROSION CONTROL MEASURES ARE MAINTAINED AS DESIGNED.
2. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDING AS NECESSARY, AND MULCHED IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS IN ORDER TO MAINTAIN A DENSE VEGETATIVE COVER.
3. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SEDIMENT FENCE AFTER EACH STORM EVENT OR SEDIMENT FENCE SHOULD BE REPLACED. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
4. SKIMMER/SEDIMENT BASINS SHALL BE CLEANED OUT WHEN THE LEVEL REACHES THE MID-DEPTH POINT BELOW THE WEIR ELEVATION. WASHED STONE SHALL BE CLEANED OR REPLACED WHEN THE BASIN NO LONGER DRAINS PROPERLY.
5. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND WATTLES AFTER EACH STORM EVENT. ALL WATTLES SHALL BE CHECKED, RESTAKED, OR REPLACED IF NECESSARY.
6. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY CITY OF CHARLOTTE EROSION CONTROL INSPECTOR.



CONSTRUCTION SEQUENCE

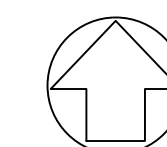
- 1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
2. SET UP A ON-SITE PRE-CONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE CITY ENGINEERING DEPARTMENT TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION OF CHAPTER 17 OF THE CITY CODE AND IS SUBJECT TO FINE.
3. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
4. FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE.
5. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF ANY EROSION CONTROL MEASURES.
6. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
7. STABILIZE SITE AS AREAS ARE BROUGHT TO FINAL GRADE.
8. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N. C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U. S. DEPT. OF AGRICULTURE, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE, AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.

CHARLOTTE EROSION CONTROL NOTES

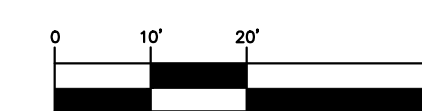
- ALL 'STD.' NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
-ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION PERMIT FROM THE ZONING ADMINISTRATOR.
-ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
-GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
-ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
-ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
-ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.
-SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING (CLDSM #30.16).
-A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.

EROSION CONTROL NOTES

- 1. OFF-SITE CONSTRUCTION OR GRADING REQUIRES A LETTER FROM THE AFFECTED PROPERTY OWNER GRANTING PERMISSION.
2. ALL 'STD.' NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
3. ON-SITE BURIAL PIT LOCATIONS REQUIRE AN ON-SITE DEMOLITION PERMIT FROM THE ZONING ADMINISTRATOR AND MUST BE DOCUMENTED ON FINAL PLAN.
4. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
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7. ALL OTHER DISTURBED AREA SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
8. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.
9. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING (CLDSM #30.16).
10. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.
11. DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT THE PRE-CONSTRUCTION MEETING.
12. NO MORE THAN 20 ACRES TO BE DISTURBED AT ONE TIME.
13. 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.
14. ALL AREAS ARE TO BE SEEDED AND MULCHED PER THE NEW STABILIZATION TIMEFRAME TABLE ON THIS SHEET.
15. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF CITY OF CHARLOTTE.
16. MAXIMUM TEMPORARY GRADED SLOPES ARE 2:1. WHEN STEEPER SLOPES MUST BE USED, PLANS SHALL BE SEALED BY A GEOTECHNICAL ENGINEER FOR SLOPE STABILITY AND FINAL SURFACE STABILIZATION.
17. ALL WORK IMPACTING STREAMS MUST HAVE APPROPRIATE NCDENR-DWO AND U.S.A.C.E. (401/404) PERMITS.
18. ALL FLOW FROM PERMANENT / TEMPORARY DITCHES SHOULD BE DIRECTED TOWARDS SEDIMENT TRAPS UNTIL SITE IS COMPLETELY STABILIZED.
19. ALL PERMANENT SLOPES STEEPER THAN 3:1 SHALL HAVE EROSION CONTROL MAT EQUIVALENT TO NORTH AMERICAN GREEN S75.
20. DE-WATERING OF THE WORK AREA DIRECTLY INTO A STREAM, CREEK, WETLAND, ETC. IS PROHIBITED. IF THE NEED ARISES FOR ANY OFF-SITE BORROW OR SPOIL SITE DURING CONSTRUCTION, SUBMIT A REVISION THAT DEMONSTRATES EROSION CONTROL FOR THE AREA AND ACCOUNT FOR THE ADDITIONAL ACREAGE IN THE REVIEW FEE IF AN APPROVED SITE.



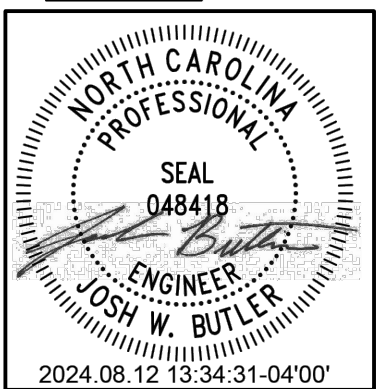
GRAPHIC SCALE



(IN FEET)

HORIZONTAL 1 inch = 20 ft.

GATEWAY DESIGN GROUP, PLLC
8516 FOXBRIDGE DR WEDDINGTON, NC 28104
910-840-2661
NC FIRM # P-2147



HOLLAND AVE TRIPLEX
Project Address: Holland Ave., Charlotte, NC 28206

Table with columns for NO., BY, DATE, REVISION, and project information including PROJECT # 2024-006, DATE 8/12/2024, DRAWN BY: JB, CHECKED BY: JB, TITLE EROSION CONTROL PLAN, SHEET NO. C-3.0

C:\Users\jashw\Gateway Design Group\Desktop\Projects\2024\2024-006 - Holland Ave Triplex\Plan.dwg 2024-08-12 13:34:31-0400

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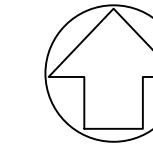


FINAL APPROVAL
 DATE: 9/12/2024
 PROJECT NUMBER: LDCP-2024-00238

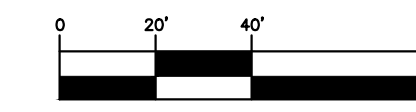
NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE CHARLOTTE WATER. FOR MORE INFORMATION, PLEASE CALL 704-336-5499 or visit charlottewater.org
 NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM FOUND AT charlottemc.gov/developmentcenter
 NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-314-CODE(2633) FOR MORE INFORMATION.



POSTED SPEED: 25 MPH
 DESIGN SPEED: 30 MPH

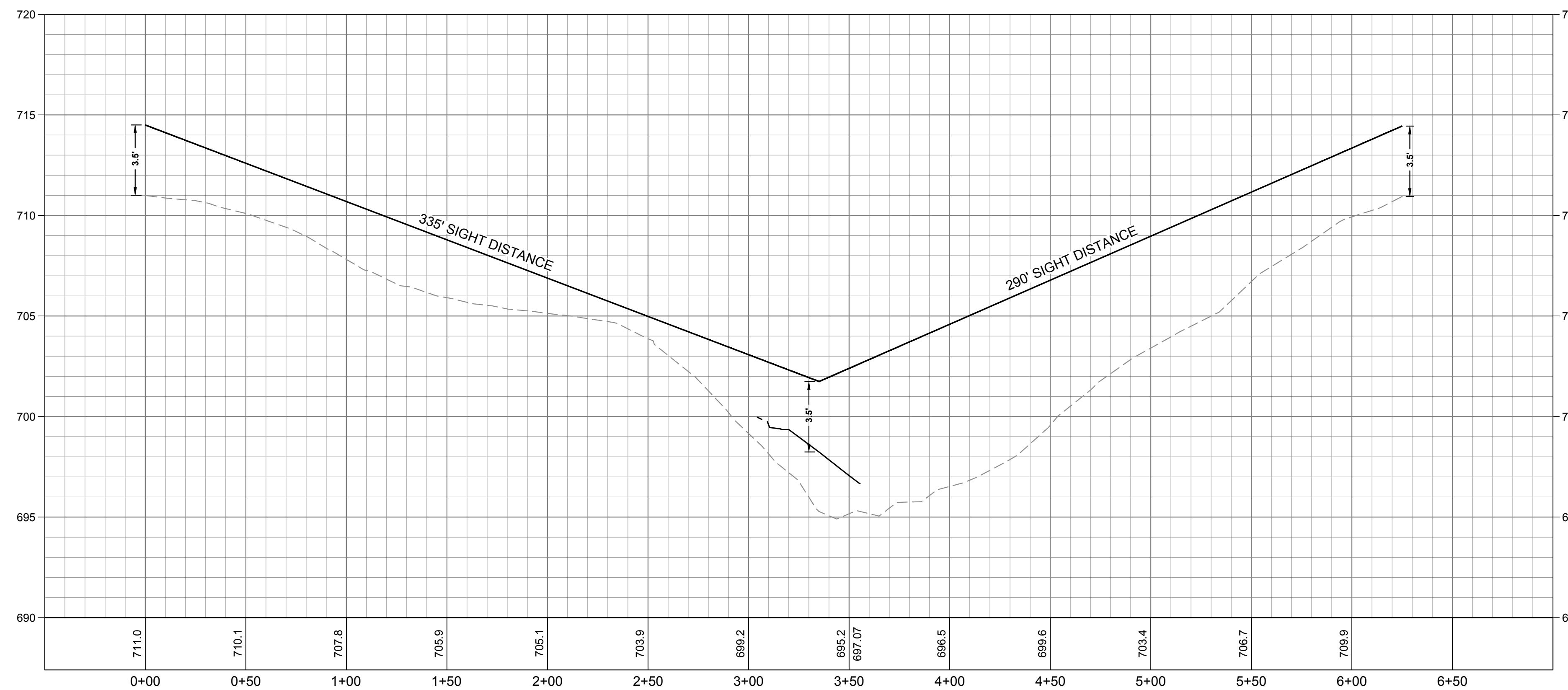


GRAPHIC SCALE



(IN FEET)

HORIZONTAL 1 inch = 40 ft.



GRAPHIC SCALE

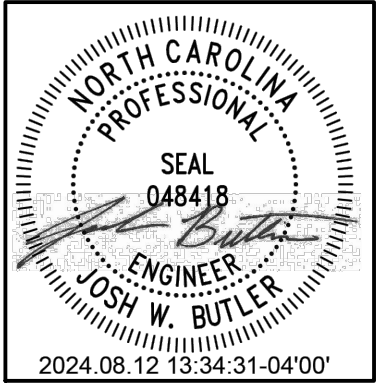


(IN FEET)

VERTICAL 1 inch = 4 ft.
 HORIZONTAL 1 inch = 40 ft.

C:\Users\jashw\Gateway Design Group\Desktop\Projects\2024\2024-006 - Holland Ave\CAD\Drawings\C-5.0 - Sight Distance Plan and Profile.dwg JDSHW

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 8516 FOXBRIDGE DR WEDDINGTON, NC 28104
 910-840-2661
 NC FIRM # P-2147



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HOLLAND AVE TRIPLEX
 Project Address: Holland Ave., Charlotte, NC 28206

NO.	BY	DATE	REVISION

PROJECT #: 2024-006 DATE: 8/12/2024
 DRAWN BY: JB CHECKED BY: JB
 TITLE
SIGHT DISTANCE PLAN & PROFILE
 SHEET NO.

C-5.0

D
C
B
A

HOLLAND TOWNHOMES

Architecture

BuenoBox Design

1837 Academy St.
 Charlotte, North Carolina 28205
 704-421-2693
 www.buenobox.com

Structural

Struc Address

??

VICINITY MAP



ARCHITECTURAL SHEET LIST

- A000 COVER SHEET
- A001 PROJECT DATA
- A121 BASEMENT
- A122 FLOOR PLAN - LEVEL 01
- A123 FLOOR PLAN - LEVEL 02
- A124 FLOOR PLAN - LEVEL 03
- A125 ROOF PLAN
- A500 EXTERIOR ELEVATIONS
- A501 EXTERIOR ELEVATIONS
- A502 EXTERIOR ELEVATIONS
- A503 EXTERIOR ELEVATIONS

STRUCTURAL SHEET LIST



ROMIL CHUDGAR



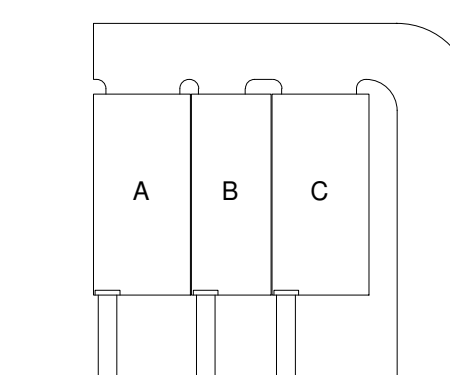
DESIGN | DEVELOPMENT
 CONSULTING

BUENOBX DESIGN, PLLC
 1837 Academy St.
 Charlotte, NC 28205
 (704) 360-0026

**NOT FOR
 CONSTRUCTION
 FOR LAND
 DEVELOPMENT
 REVIEW**

2024/03/12 Revised: 7/25/2024

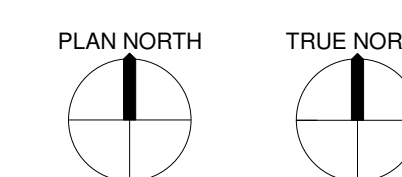
Revision Schedule		
Rev #	Revision Description	Revision Date
2	ZONING REVISION 2	7/25/2024



Building Key Map

DATE: 2024/03/12 ISSUE:
 A/E #: 2356 LAND DEVELOPMENT

Address TBD



HOLLAND TOWNHOMES

SHEET NAME
COVER SHEET

SHEET NUMBER
A000

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MECKLENBURG COUNTY Code Enforcement

www.meckpermit.com

TOWNHOUSE LAND FOR SALE PROJECT BUILDING CODE SUMMARY
 (Except for common areas)

(Provide the following data on the building plans sheet 1 or 2)

Name of Project: HOLLAND TOWNHOMES
 Address: Holland Ave Zip Code: _____
 Proposed Use: Townhomes
 Owner/Authorized Agent: Romil Chudgar Phone #: (704)-713-2602 E-Mail: romelle03@yahoo.com
 Project Owned By: Romil Chudgar City/County Private State
 Code Enforcement Jurisdiction: Charlotte/ETJ Cornelius/ETJ Davidson/ETJ
 Huntersville/ETJ Matthews/ETJ Mecklenburg
 Mint Hill/ETJ Pineville/ETJ

LEAD DESIGN PROFESSIONAL: John Harvey

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	Buenobox	John Harvey	13037	(704)-421-2693	jharvey@buenobox.com
Civil	Gateway Design Group	Josh Butler		(910)-840-2661	josh@gatewaydesigngroup.com
Electrical					
Fire Alarm					
Plumbing					
Mechanical					
Sprinkler-Standpipe					
Structural					
Retaining Walls > 4' High					
Other					

(*Other* should include: firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

YEAR EDITION OF CODE: 2018 NC Residential Code

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION
Party/Fire Wall Separation	A004	U347	No Penetrations
	A005	U347	No Penetrations

BUILDING DATA
 Construction Type: I-A II-A III-A IV V-A
 I-B II-B III-B V-B
 Sprinklers: No Partial Yes NFPA 13R-07 NFPA 13D-07
 NFPA 13-07
 Standpipes: No Yes NFPA 14-07 Class: I II III Wet Dry
 Fire District: No Yes
 Flood Hazard Area: No Yes
 Building Height: Feet 39' 0" Number of Stories 3 (Max. 3 stories above grade)

TOWNHOUSE LAND FOR SALE PERMITTING DATA

Residential Plans Submittal: (780) 314-2633

Instructions: Each townhouse project shall include this page for identification of all unit types to be permitted in the project. Only one electronic permit application is required to submit the project for plan review using one of the addresses within the project scope. Please provide a list of street names and numbers for all unit types to be permitted with this project in the space provided under each unit type. Once the project is approved we will create the additional permits for the addresses listed within this project.

Name of Project: Holland Triplex
 Contact Person: Romil Chudgar Phone #: 704-713-2602
 Project #: 23266 E-Mail: romelle03@yahoo.com
 Code Enforcement Jurisdiction: Charlotte Cornelius Davidson Huntersville
 Matthews Mecklenburg Mint Hill Pineville
 Total Number of Units in Project: 3 Total Number of Buildings in Project: 1

List below the different types, sizes, cost, and addresses of unit types.

Unit Design Name: A
 Heated sq. ft.: 2446 Unheated sq. ft.: 794 Deck sq. ft.: 73
 Attached Garage No Yes Number of Rooms: 15
 Number of Bedrooms: 4 Number of Bathrooms: 3.5
 Building Height in Stories: 2
 Construction Cost of Unit
 Building Construction Cost of Unit \$ SEE GC PERMITTING DATA SHEET
 Electrical Construction Cost of Unit \$
 Mechanical Construction Cost of Unit \$
 Plumbing Construction Cost of Unit \$

Street Address: _____ Lien Agent #: _____ End Unit: Y N
 Street Address: _____ Lien Agent #: _____ End Unit: Y N
 Street Address: _____ Lien Agent #: _____ End Unit: Y N
 Street Address: _____ Lien Agent #: _____ End Unit: Y N
 Street Address: _____ Lien Agent #: _____ End Unit: Y N
 Street Address: _____ Lien Agent #: _____ End Unit: Y N
 Street Address: _____ Lien Agent #: _____ End Unit: Y N
 Street Address: _____ Lien Agent #: _____ End Unit: Y N
 Street Address: _____ Lien Agent #: _____ End Unit: Y N
 Street Address: _____ Lien Agent #: _____ End Unit: Y N

NOTE: No Detached Garages, should go on this Data Sheet. This will be a separate permit!



2145 Suttle Avenue | Charlotte, North Carolina 28208
 980-314-CODE | www.meckpermit.com

ROMIL CHUDGAR



DESIGN | DEVELOPMENT
 CONSULTING

BUENOBX DESIGN, PLLC
 1837 Academy St.
 Charlotte, NC 28205
 (704) 360-0026

NOT FOR CONSTRUCTION FOR LAND DEVELOPMENT REVIEW

2024/03/12 Revised: 7/25/2024

Rev #	Revision Description	Revision Date
2	ZONING REVISION 2	7/25/2024



**Charlotte Fire Department
 Fire Hydrant Flow Request Form**

500 Dalton Avenue Charlotte, NC 28206 (704) 336-2101

Hydrant Number: 006208 Hydrant Mfg.: CLOW Type/Owner: PUBLIC
 Station: Station 11 Shift: C
 Address: 1101 HOLLAND AV
 (Confirm numeric address is on correct side of street)
 Map X: -80.83471318 Map Y: 35.25932386
Flow Test Data:
 Date Tested: 05/28/2024 12:15:00
 Main Size: 8
 Street Gate Value:

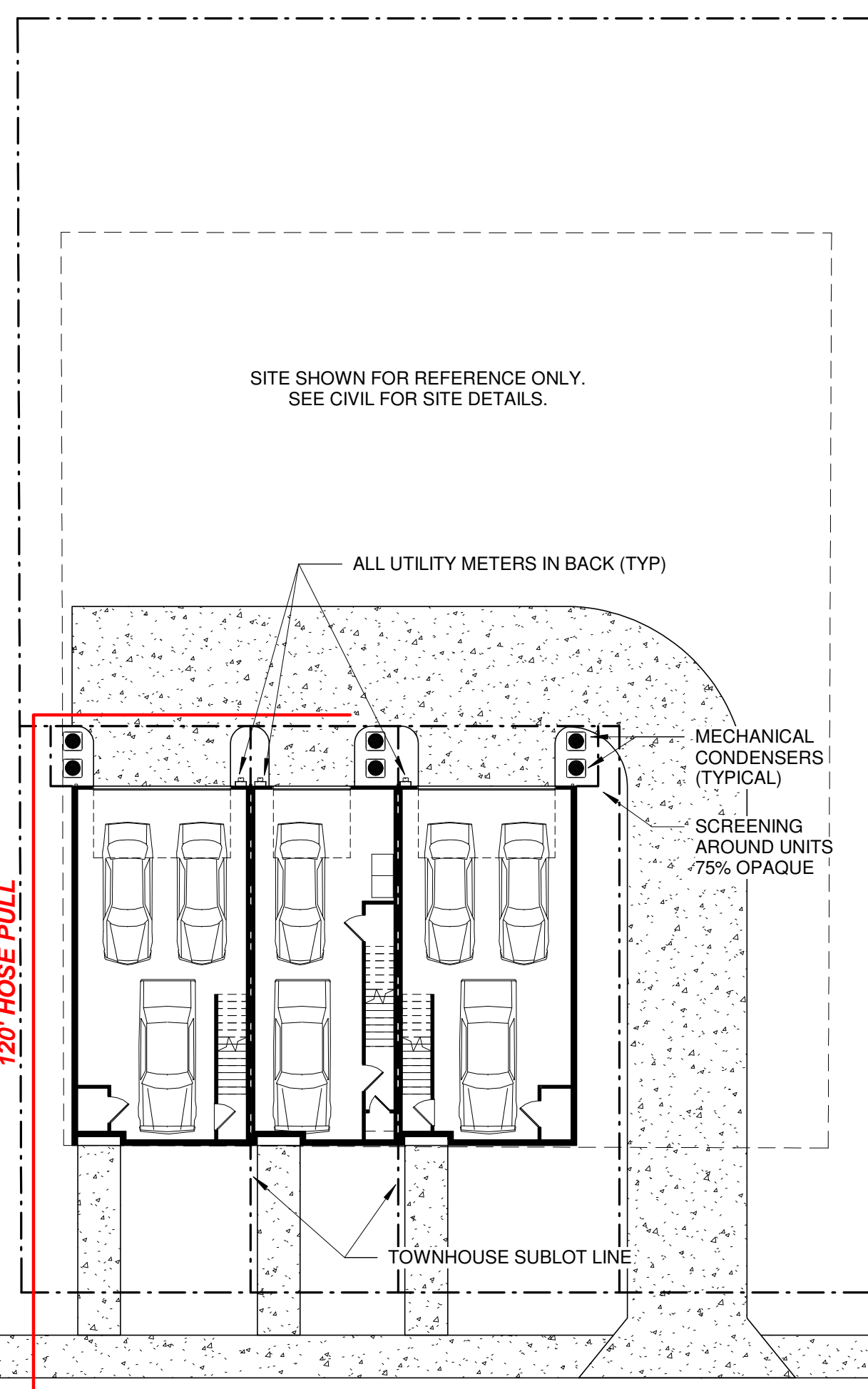
Coefficient	Static psi	Res. PSI	Flow PSI	2 1/2" Flow GPM	Flow @ 20Res	Flow @ 0Res
9	80	66	46	1138.01	2497.11	2916.79

 48hr High 48hr Low 48hr Average
 0 0 0

Test Remarks
 Project Name: Holland Ave Triplex
 Project Address: Holland Ave
 Company Requesting: Gateway Design Group
 Company Address: 8516 Foxbridge Dr. Weddington NC
 Name of Contact: Josh Butler
 Telephone Number: 910-840-2661
 Cell Number:
 Email: josh@gatewaydesigngroup.com
 Purpose of Test: Single Hydrant Test
 Tested By: Jason Myers
 2nd Hydrant #:
 Test Start Time: 1215
 Test End Time: 1219
 CL Results: .90
 TB Results: .98

HydrantPublicRelease

Page 1 of 1 Created @ 5/28/2024 12:23:23 PM



A3 SITE - LEVEL 01 - NEW
 1/16" = 1'-0"

Unit Design Name: B
 Heated sq. ft.: 2009 Unheated sq. ft.: 613 Deck sq. ft.: 55
 Attached Garage No Yes Number of Rooms: 13
 Number of Bedrooms: 3 Number of Bathrooms: 3.5
 Building Height in Stories: 2
 Construction Cost of Unit
 Building Construction Cost of Unit \$ SEE GC PERMITTING DATA SHEET
 Electrical Construction Cost of Unit \$
 Mechanical Construction Cost of Unit \$
 Plumbing Construction Cost of Unit \$

Street Address: _____ Lien Agent #: _____ End Unit: Y N
 Street Address: _____ Lien Agent #: _____ End Unit: Y N
 Street Address: _____ Lien Agent #: _____ End Unit: Y N
 Street Address: _____ Lien Agent #: _____ End Unit: Y N

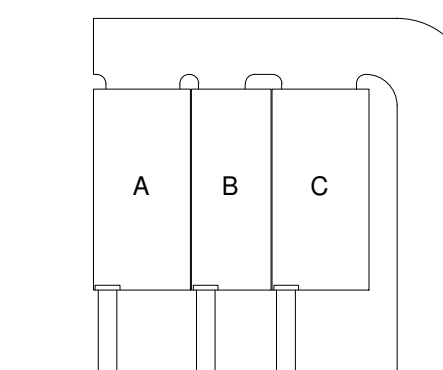
Unit Design Name: C
 Heated sq. ft.: 2442 Unheated sq. ft.: 798 Deck sq. ft.: 73
 Attached Garage No Yes Number of Rooms: 15
 Number of Bedrooms: 4 Number of Bathrooms: 3.5
 Building Height in Stories: 2
 Construction Cost of Unit
 Building Construction Cost of Unit \$ SEE GC PERMITTING DATA SHEET
 Electrical Construction Cost of Unit \$
 Mechanical Construction Cost of Unit \$
 Plumbing Construction Cost of Unit \$

Street Address: _____ Lien Agent #: _____ End Unit: Y N
 Street Address: _____ Lien Agent #: _____ End Unit: Y N
 Street Address: _____ Lien Agent #: _____ End Unit: Y N
 Street Address: _____ Lien Agent #: _____ End Unit: Y N
 Street Address: _____ Lien Agent #: _____ End Unit: Y N

NOTE: No Detached Garages, should go on this Data Sheet. This will be a separate permit!



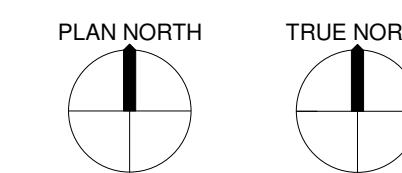
2145 Suttle Avenue | Charlotte, North Carolina 28208
 980-314-CODE | www.meckpermit.com



Building Key Map

DATE: 2024/03/12 ISSUE:
 A/E #: 23266 LAND DEVELOPMENT

Address TBD



HOLLAND TOWNHOMES

SHEET NAME
PROJECT DATA

SHEET NUMBER

A001

DIGITAL PLANS ARE TO BE SCALED BY PLAN REVIEWERS ONLY. GC SHALL NOT SCALE PRINTED PLANS FOR CONSTRUCTION PURPOSES. GC SHALL USE DIMENSIONS ON DRAWINGS AND REQUEST DIMENSIONS FROM ARCHITECT WHEN NEEDED. THESE DRAWINGS ARE INTENDED FOR THE LISTED ADDRESS AND SHALL NOT BE DUPLICATED. ALL DESIGNS PROPERTY OF BUENOBX DESIGN © 2024

TABLE N1102.1.2 (R402.1.2)
 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^{b,1}	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,2}	CEILING R-VALUE ⁽³⁾	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ⁽¹⁾	FLOOR R-VALUE	BASEMENT ^{c,3} WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^e WALL R-VALUE
3	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 ^h	5/13 or 5/10ci	19	5/13 ^f	0	5/13
4	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 ^h	5/13 or 5/10ci	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30ci	19 ^g or 13 + 5 ^h or 15 + 3 ^h	13/17 or 13/12.5 ci	30 ^g	10/15	10	10/19

1. 2X6 EXTERIOR WALLS REQUIRE R-19 TO FILL ALL VOIDS AND GAPS
 2. DOORS FROM CONDITIONED TO UNCONDITIONED SPACES SHALL MEET THE REQUIREMENTS OF SECTION N1102.2.4 INCLUDING WEATHER STRIPPING AND A MINIMUM R VALUE OF R-5.

NOTE:
 ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING OR FACE OF BLOCK.
 ALL INTERIOR DIMENSIONS ARE TO FACE OF DRYWALL.
 COORDINATE ALL WALLS WITH STRUCTURAL. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN DESIGN OR DETAILS.
 ALL 2X6 WALLS TO BE FILLED WITH R-19 BATTS SO THAT NO GAPS ARE PRESENT.

RESIDENTIAL GENERAL NOTES

- STUD WALL NOTES:**
- ALL NON TOILET INTERIOR STUD WALLS ARE TO BE FRAMED WITH 2X4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. (SEE STRUCTURAL)
 - ALL TOILET WALLS TO BE FRAMED WITH 2X6 STUDS UNLESS NOTED OTHERWISE
 - ANY EXTERIOR 2X6 WALLS TO USE R-19 OR R-21 TO FILL ANY GAPS OR VOIDS IN WALL.
- DIMENSION NOTES:**
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 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING/ZONING CODES.
 - GRADE ELEVATIONS MAY VARY DUE TO TYPE OF FOUNDATION AND OTHER ON SITE CONSIDERATIONS. SITE GRADING SHOULD SLOPE AWAY FROM HOME ON ALL SIDES.
 - SEE ELEVATIONS FOR FLOOR TO FLOOR HEIGHTS. WINDOW HEAD HEIGHTS: NOTED ON ELEVATIONS.
- WINDOW NOTE:**
- PROVIDE FALL PROTECTION ON WINDOWS WHERE THE SILL IS LESS THAN 24" ABOVE THE FLOOR AND GREATER THAN 72" ABOVE GRADE.
 - ALL TOP OF WINDOWS TO MATCH TOP OF EXTERIOR DOOR UNLESS OTHERWISE NOTED ON ELEVATIONS.
 - ALL BEDROOMS MUST HAVE AT MINIMUM 1 OPERABLE OPENING FOR FIRE ESCAPE MEETING THE REQUIREMENTS OF SECTION 310 NCRC 2018.
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- SQUARE FOOTAGES:**
- TOTAL HEATED: UNIT A : 2380 SF
 UNIT B : 2154 SF
 UNIT C : 2380 SF
- TOTAL UNHEATED: UNIT A : 794 SF
 UNIT B : 613 SF
 UNIT C : 794 SF

ROMIL CHUDGAR



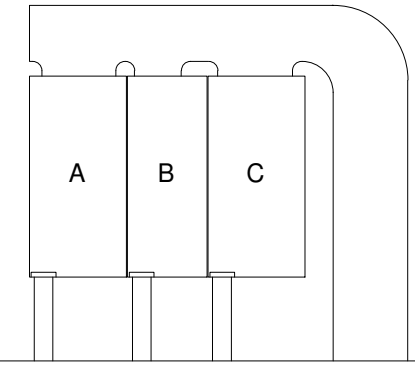
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2024/03/12

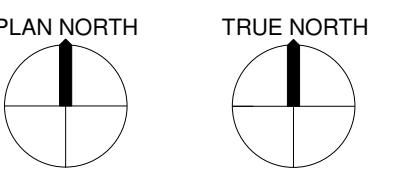
Revision Schedule		
Rev #	Revision Description	Revision Date



Building Key Map

DATE: 2024/03/12 ISSUE:
 A/E #: 2356 LAND DEVELOPMENT

Address TBD

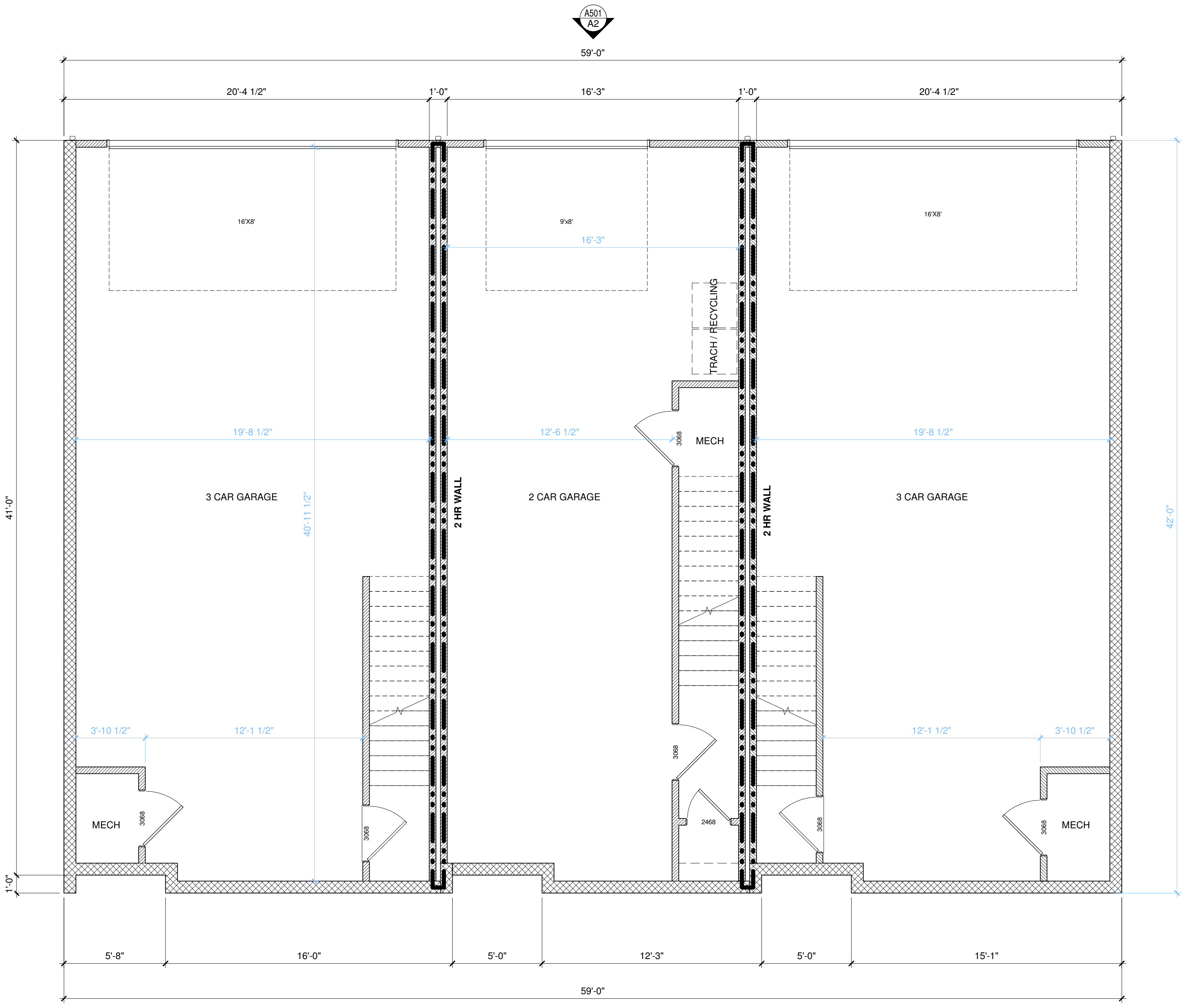


HOLLAND TOWNHOMES

SHEET NAME
BASEMENT

SHEET NUMBER
A121

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A3 BASEMENT
 1/4" = 1'-0"

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 7/25/2024 5:45:31 PM

LAND DEVELOPMENT
 HOLLAND TOWNHOMES
 2024/03/12

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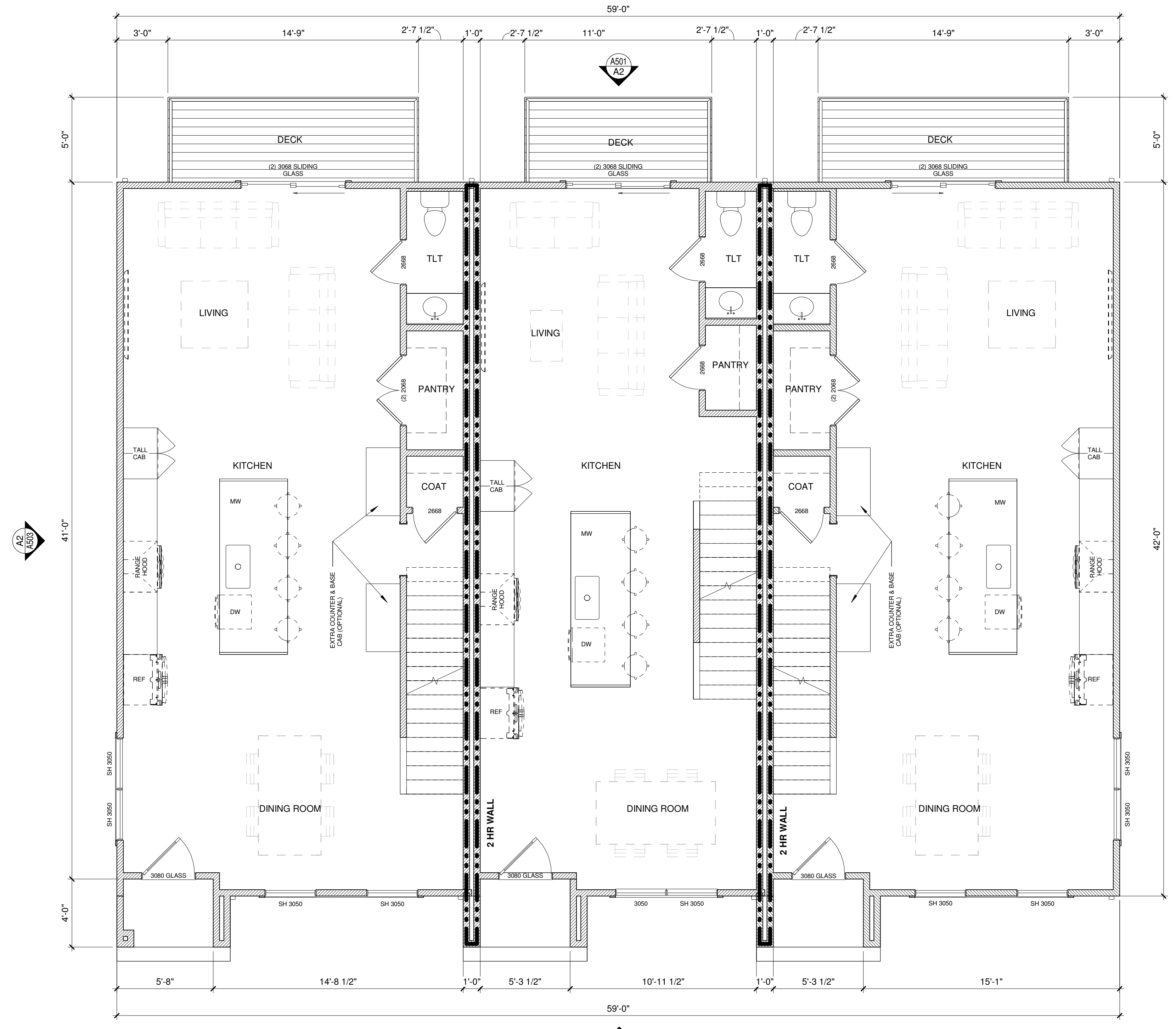
CLIMATE ZONE	FENESTRATION U-FACTOR ^{b,1}	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,2}	CEILING R-VALUE ³	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ⁴	FLOOR R-VALUE	BASEMENT ^{c,5} WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^e WALL R-VALUE
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 UNIT C : 794 SF



A3 FLR - LEVEL 01 - NEW
 1/4" = 1'-0"

ROMIL CHUDGAR

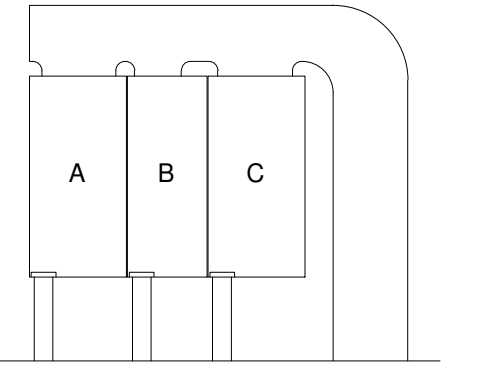


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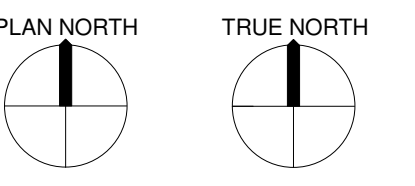
Revision Schedule		
Rev #	Revision Description	Revision Date



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HOLLAND TOWNHOMES

SHEET NAME
**FLOOR PLAN - LEVEL
 01**

SHEET NUMBER
A122

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TABLE N1102.1.2 (R402.1.2)
 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^{b,1}	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,2}	CEILING R-VALUE ³	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ⁴	FLOOR R-VALUE	BASEMENT ^{c,5} WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^e WALL R-VALUE
3	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 ^h	5/13 or 5/10ci	19	5/13 ^f	0	5/13
4	0.35	0.55	0.30	38 or 30ci	15 or 13 + 2.5 ^h	5/13 or 5/10ci	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30ci	19 ^g or 13 + 5 ^h or 15 + 3 ^h	13/17 or 13/12.5 ci	30 ^g	10/15	10	10/19

- 1. 2X6 EXTERIOR WALLS REQUIRE R-19 TO FILL ALL VOIDS AND GAPS
- 2. DOORS FROM CONDITIONED TO UNCONDITIONED SPACES SHALL MEET THE REQUIREMENTS OF SECTION N1102.2.4 INCLUDING WEATHER STRIPPING AND A MINIMUM R VALUE OF R-5.

NOTE:
 ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING OR FACE OF BLOCK.
 ALL INTERIOR DIMENSIONS ARE TO FACE OF DRYWALL.
 COORDINATE ALL WALLS WITH STRUCTURAL. NOTIFY ARCHITECT OF ANY DISCREPENCIES IN DESIGN OR DETAILS.
 ALL 2X6 WALLS TO BE FILLED WITH R-19 BATTS SO THAT NO GAPS ARE PRESENT.

RESIDENTIAL GENERAL NOTES

- STUD WALL NOTES:**
- ALL NON TOILET INTERIOR STUD WALLS ARE TO BE FRAMED WITH 2X4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. (SEE STRUCTURAL)
 - ALL TOILET WALLS TO BE FRAMED WITH 2X6 STUDS UNLESS NOTED OTHERWISE
 - ANY EXTERIOR 2X6 WALLS TO USE R-19 OR R-21 TO FILL ANY GAPS OR VOIDS IN WALL.
- DIMENSION NOTES:**
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING.
 - ALL INTERIOR DIMENSIONS ARE TO FACE OF DRYWALL. GC TO BE AWARE OF LOCATION OF TICK MARKS FOR DIMENSIONS ON PLANS AS THEY VARY FROM ROOM TO ROOM.
- GENERAL NOTES:**
- CONTRACTOR TO VERIFY ALL DIMENSIONS. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS MAY NOT BE PRINTED TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING/ZONING CODES.
 - GRADE ELEVATIONS MAY VARY DUE TO TYPE OF FOUNDATION AND OTHER ON SITE CONSIDERATIONS. SITE GRADING SHOULD SLOPE AWAY FROM HOME ON ALL SIDES.
 - SEE ELEVATIONS FOR FLOOR TO FLOOR HEIGHTS. WINDOW HEAD HEIGHTS: NOTED ON ELEVATIONS.
- WINDOW NOTE:**
- PROVIDE FALL PROTECTION ON WINDOWS WHERE THE SILL IS LESS THAN 24" ABOVE THE FLOOR AND GREATER THAN 72" ABOVE GRADE.
 - ALL TOP OF WINDOWS TO MATCH TOP OF EXTERIOR DOOR UNLESS OTHERWISE NOTED ON ELEVATIONS.
 - ALL BEDROOMS MUST HAVE AT MINIMUM 1 OPERABLE OPENING FOR FIRE ESCAPE MEETING THE REQUIREMENTS OF SECTION 310 NCRC 2018. GLASS IN SHOWERS SHALL BE TEMPERED.
 - ALL GLAZING SHALL BE IN COMPLIANCE WITH NCRC 2018 SECTION 308.4 FOR HAZARDOUS LOCATIONS AND NC ENERGY CODE
- DOOR NOTES:**
- ALL DOORS WITH GLASS SHALL BE FULLY TEMPERED SAFETY GLASS. ALL WINDOWS WITHIN 24" OF DOORS SHALL BE TEMPERED SAFETY GLASS AS WELL.
- TRUSS NOTES:**
- FLOOR AND ROOF TRUSSES SHALL BE OPEN WEB WITH OPENINGS FOR MECHANICAL DUCTS. GIRDER TRUSSES SHOULD BE USED IN LIEU OF LVLS WHEN POSSIBLE.
- SQUARE FOOTAGES:**
- TOTAL HEATED: UNIT A : 2380 SF
 UNIT B : 2154 SF
 UNIT C : 2380 SF
- TOTAL UNHEATED: UNIT A : 794 SF
 UNIT B : 613 SF
 UNIT C : 794 SF

ROMIL CHUDGAR



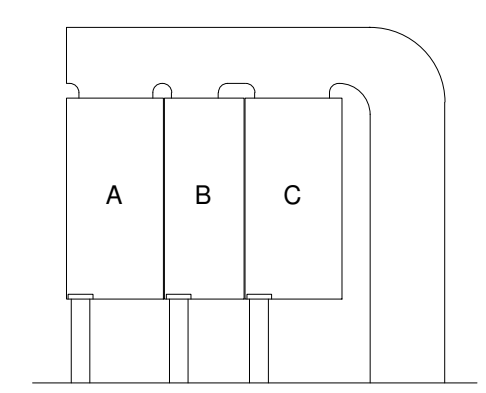
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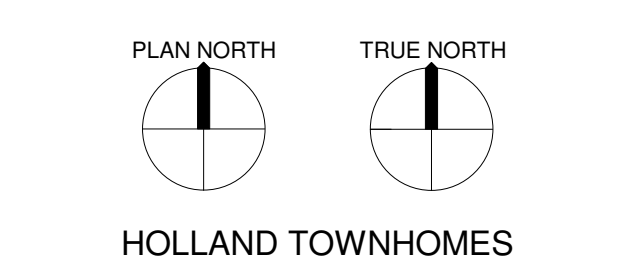
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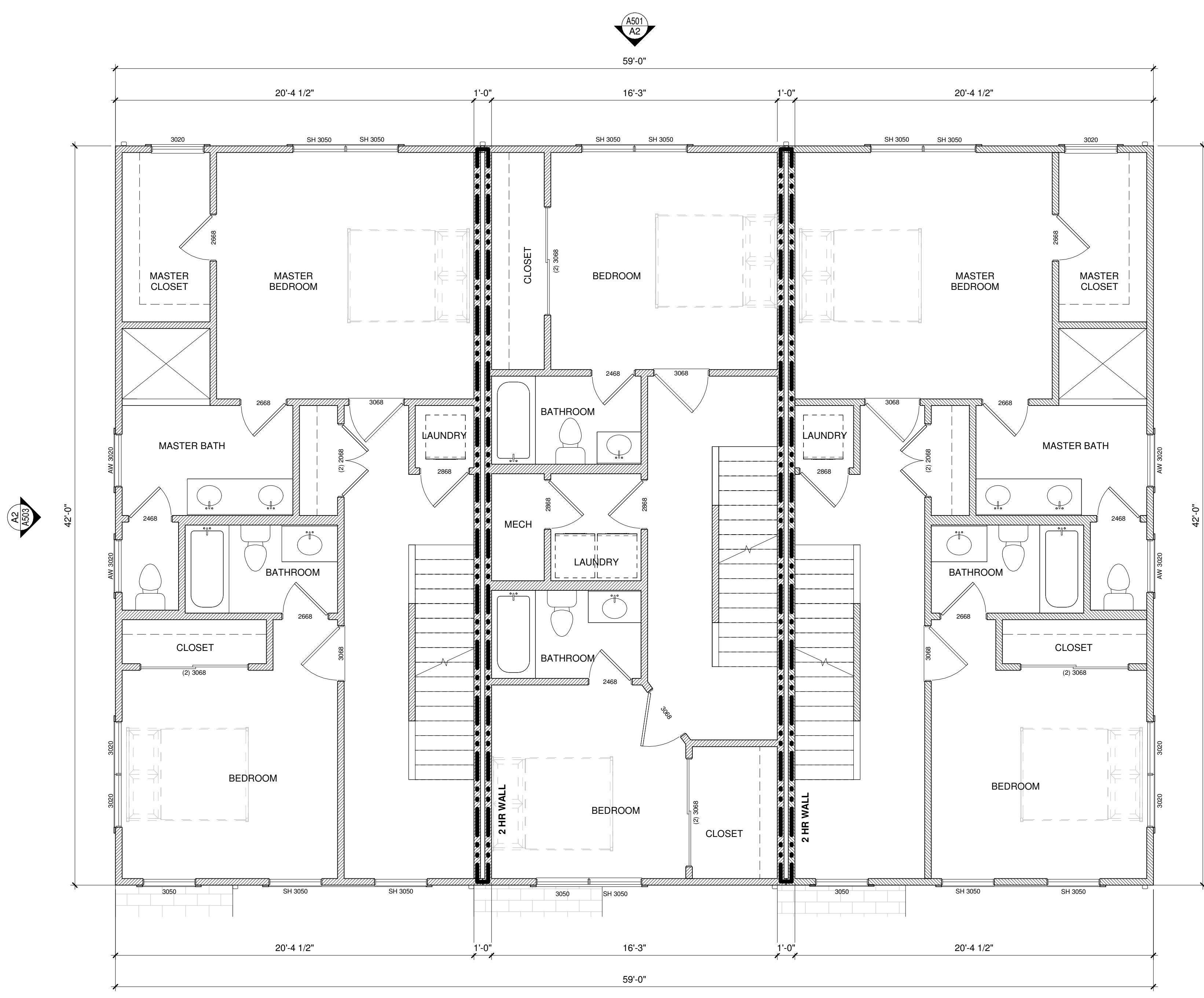
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SHEET NAME
FLOOR PLAN - LEVEL 02

SHEET NUMBER
A123

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A3 FLR - LEVEL 02 - NEW
 1/4" = 1'-0"

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LAND DEVELOPMENT HOLLAND TOWNHOMES 2024/03/12

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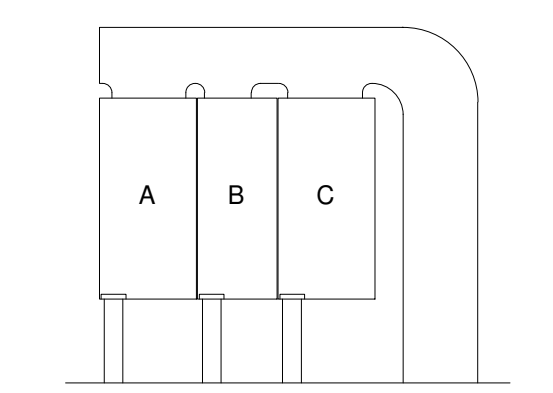
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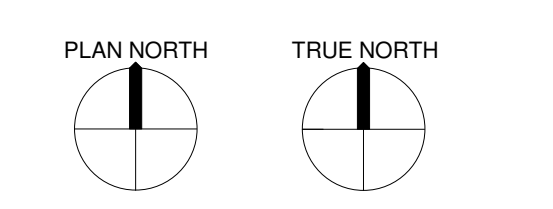
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SHEET NAME

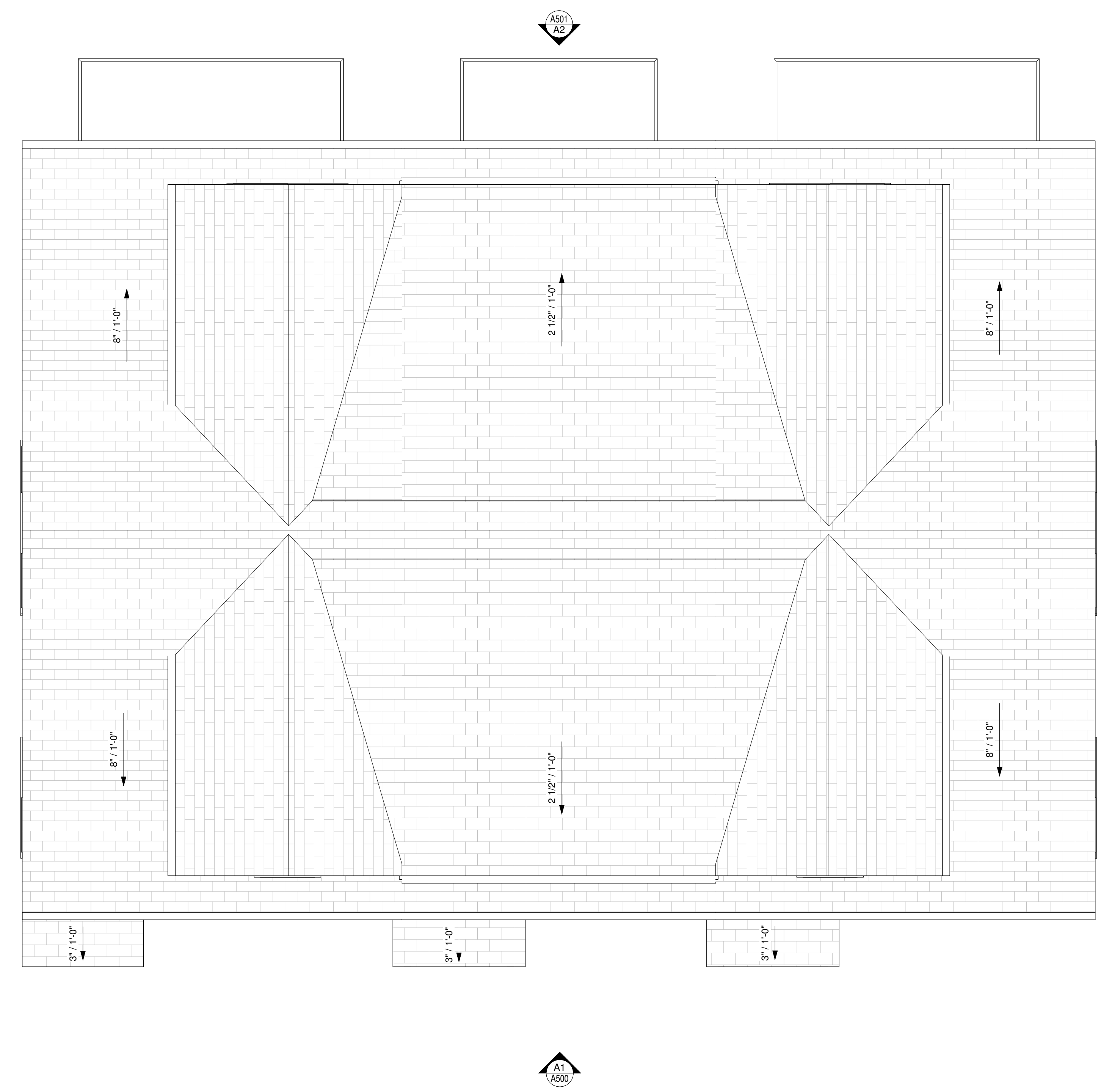
ROOF PLAN

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A125

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A3 ROOF PLAN
 1/4" = 1'-0"



LAND DEVELOPMENT

HOLLAND TOWNHOMES

2024/03/12

ELEVATION DATA TABLE

Project number: LDCP-2024-00238
 Zoning: N1-D
 Petition number (if applicable): N/A
 Proposed building length: 59'-0"
 Minimum building height required: N/A
 Minimum building height proposed: N/A
 Maximum building height allowed: 40' (20' at sidewall)
 Proposed building height: 38'-7"
 Height Stepback (if applicable):
 Minimum Ground Floor Height:
 Maximum prominent entrance spacing:
 Material limitations:

Required: N/A	Proposed: N/A
Required: N/A	Proposed: N/A
Required: N/A	Proposed: N/A
Restricted material: N/A	Proposed SF: N/A
	Proposed %: N/A

Maximum blank wall: N/A (Triplex on Sublots) N/A (Triplex on Sublots)
 Percentage of ground floor transparency: N/A (Triplex on Sublots) N/A (Triplex on Sublots)
 Percentage of upper floor transparency: N/A (Triplex on Sublots) N/A (Triplex on Sublots)

ELEVATION NOTES

1. DUE TO THE COMPLICATED NATURE OF THE EXTERIOR DESIGN, GC SHALL DISCUSS MATERIALS, COLORS AND INSTALL WITH ARCHITECT BEFORE ORDERING OR INSTALL.
2. PER MFR REQUIREMENTS ALL FIBER CEMENT PANELS TO HAVE DRAINABLE BUILDING WRAP OR USE 1 1/2" x 3/8" WOOD FURRING STRIPS SPACED 16" O.C. INSTALL OF THE WRONG BUILDING WRAP OR LACK OF FURRING STRIPS WILL BE SUBJECT TO REMOVAL AND REPLACEMENT OF SIDING INSTALLED, SIDING SUB TO VERIFY BEFORE INSTALL.
3. ALL NON WOOD LOOK SIDING TO BE SMOOTH PAINTED FINISH. ALL SIDING WITH WOOD LOOK TO BE WOOD GRAIN LAP AND TRIM PAINTED TO LOOK LIKE STAINED WOOD.

ROMIL CHUDGAR

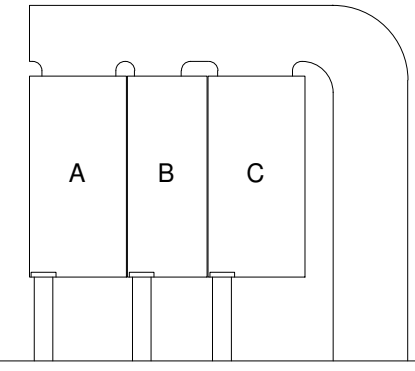


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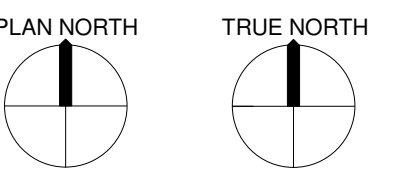
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1	ZONING REVISION	6/21/2024
2	ZONING REVISION 2	7/25/2024



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HOLLAND TOWNHOMES

SHEET NAME
**EXTERIOR
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SHEET NUMBER
A500

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A1 FRONT ELEVATION
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HOLLAND TOWNHOMES

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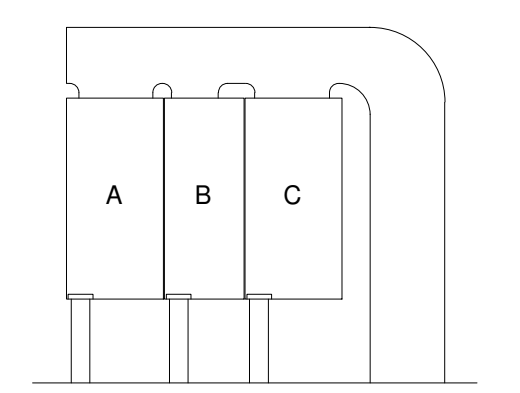
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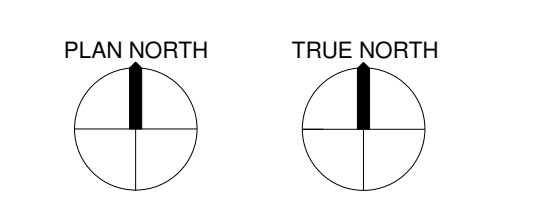
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HOLLAND TOWNHOMES

SHEET NAME
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SHEET NUMBER
A501

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A2 REAR ELEVATION
1/4" = 1'-0"

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HOLLAND TOWNHOMES

2024/03/12

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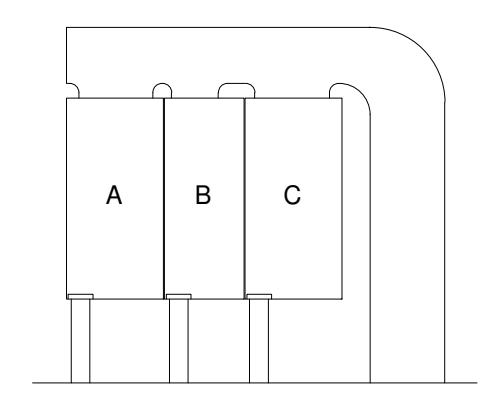
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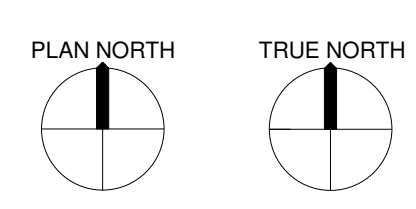
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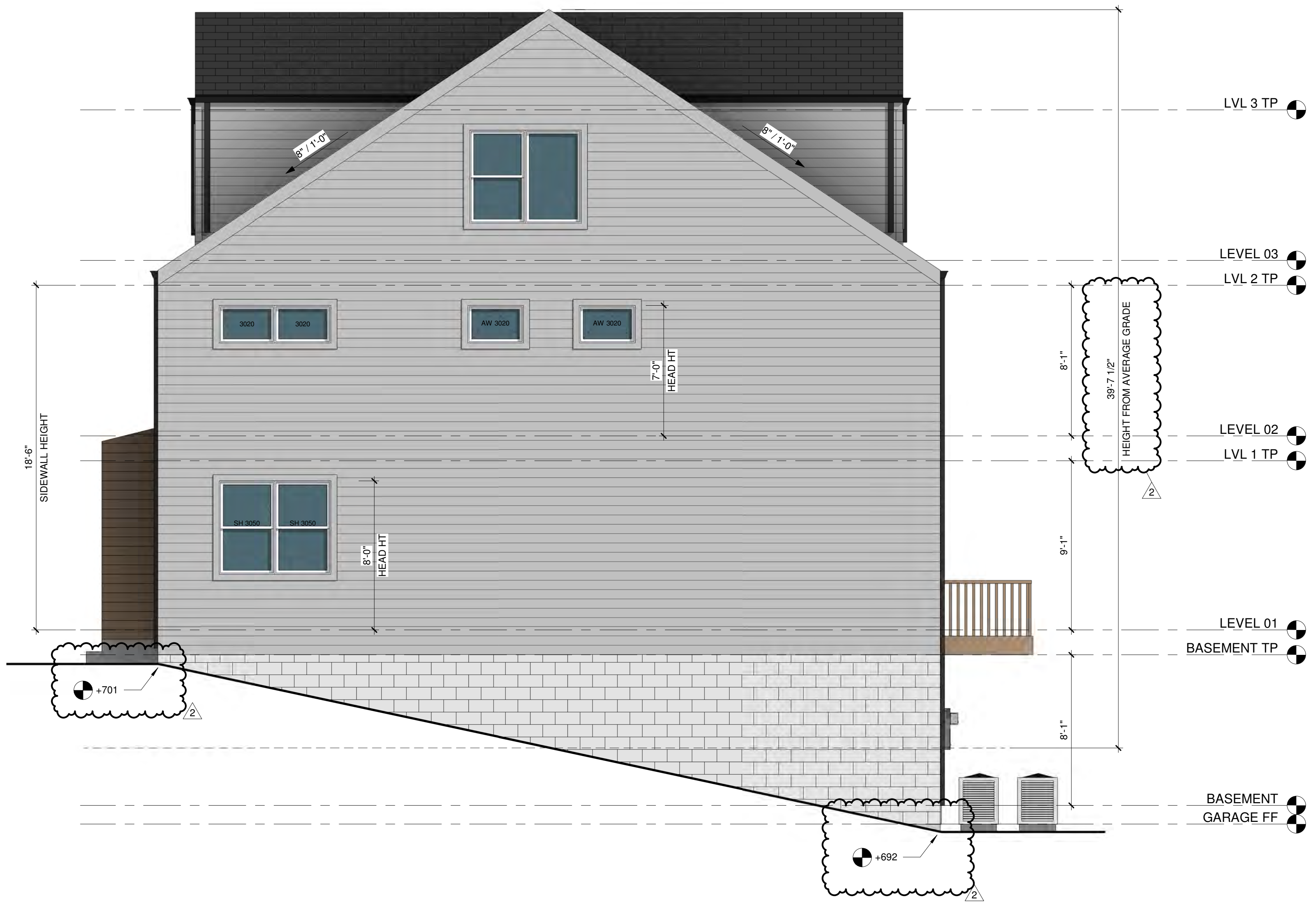


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SHEET NAME
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SHEET NUMBER
A502

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(A2) RIGHT SIDE ELEVATION
 1/4" = 1'-0"

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HOLLAND TOWNHOMES

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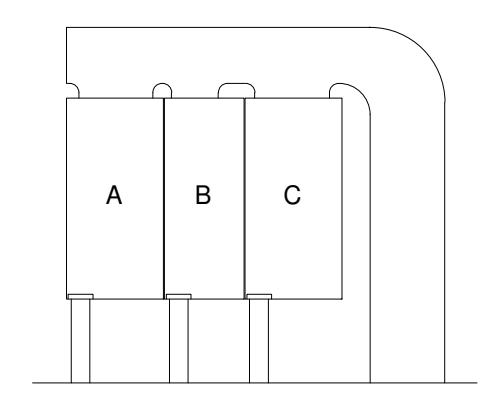
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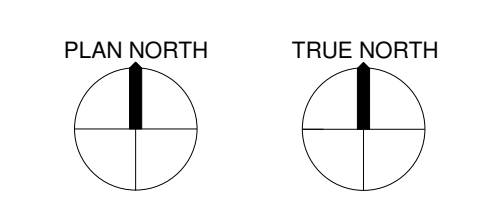
Revision Schedule		
Rev #	Revision Description	Revision Date
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2	ZONING REVISION 2	7/25/2024



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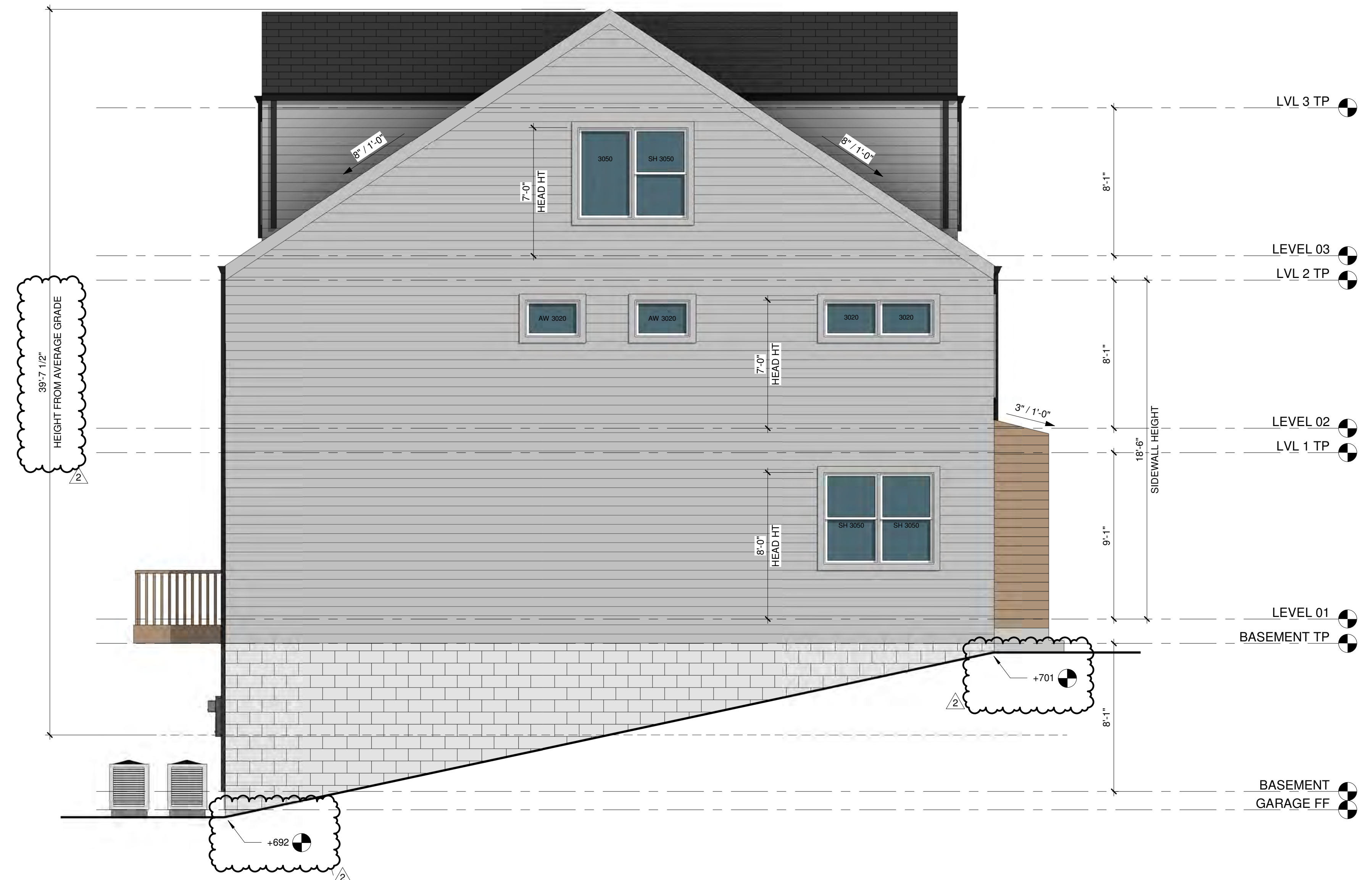


HOLLAND TOWNHOMES

SHEET NAME
**EXTERIOR
 ELEVATIONS**

SHEET NUMBER
A503

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A2 LEFT SIDE ELEVATION
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