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ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

URBAN FORESTRY

TREE ORDINANCE

CDOT

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 704-336-3829 FOR MORE INFORMATION.

APPROVED

By Emily Chien at 3:44 pm, Nov 13, 2014

APPROVED

APPROVED

By Kelly Robertson 704-336-4354 at 10:27 am, Nov 07, 2014

APPROVED

By Keith Bryant at 10:44 am, Nov 10, 2014

Ok w/comments

OK with comments.

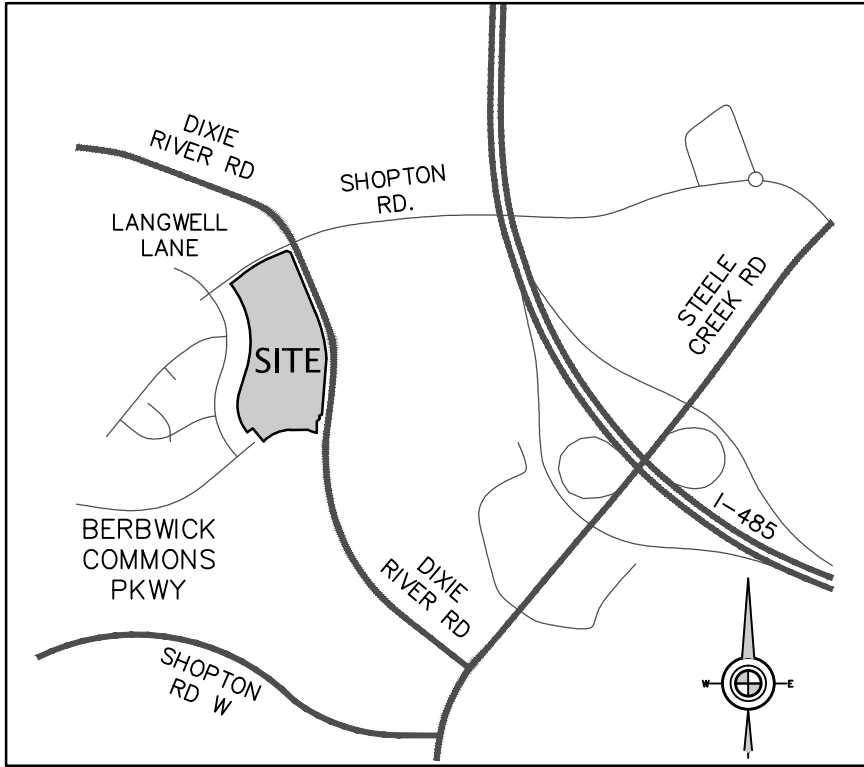
ALTA BEREWICK

CHARLOTTE ETJ, NORTH CAROLINA

WP EAST DEVELOPMENT ENTERPRISES, LLC
1001 MOREHEAD SQUARE DRIVE, SUITE 250

704.332.8995

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 11/14/14



VICINITY MAP
NOT TO SCALE

CONSTRUCTION DOCUMENTS

GENERAL NOTES:

- SURVEY INFORMATION OBTAINED BY GPA PROFESSIONAL LAND SURVEYORS.
- ARCHITECTURAL DIMENSIONS TO BE VERIFIED BY SURVEYOR. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- SURVEYOR SHALL REPORT ANY ENCROACHMENTS OR DISCREPANCIES GENERATED BY THE SITE PLAN AGAINST ANY SITE DEVELOPMENT REQUIREMENTS SPECIFIED BY THE SITE PLAN TO THE OWNER, LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO ANY ACTUAL CONSTRUCTION.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS ALONG DIXIE RIVER ROAD ARE BY OTHERS AND WILL BE COMPLETED BEFORE CONSTRUCTION ON SITE BEGINS.
- FUTURE ROAD CONSTRUCTION FOR BEREWICK COMMONS PARKWAY IS TO BE COMPLETED BY WP EAST ACQUISITIONS IN ACCORDANCE WITH APPROVED PLANS BY OTHERS AND COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION. SEE BEREWICK COMMONS PARKWAY EXTENSION PLANS BY LANDDESIGN.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS# 50.05 (9" SIGNS ONLY)
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- 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.
- CURB AND GUTTER SHOWN ON PLANS ALONG MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (0.1') FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOTS SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS.)
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
- NONSTANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
- PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60- 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- ALL CONSTRUCTION TO CONFORM TO CHARLOTTE / MECKLENBURG LAND DEVELOPMENT STANDARDS.
- FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE COUNTY FIRE MARSHALL DURING THE BUILDING PERMIT PROCESS.

ENGINEER'S NOTES:

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INTERPRETATIONS FOR ANY QUESTIONS REGARDING THESE DRAWINGS PRIOR TO COMMENCEMENT OF WORK OR ORDERING OF MATERIALS AND SHALL BEAR THE COST OF ALL REWORK IF NOT PROPERLY COORDINATED.
- CONTRACTOR SHALL PROVIDE ENGINEER RECORD DRAWING INFORMATION FROM A REGISTERED LAND SURVEYOR UPON COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ANY EXCAVATION PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY
- THE ENGINEER OF WORK SHALL NOT BE RESPONSIBLE FOR THE ENFORCEMENT OF SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY STANDARDS, LAWS AND REGULATIONS.
- CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO FINAL GRADE.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE FIELD DATA AND THE INFORMATION SHOWN HEREON. ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY WORK DONE WITHOUT PROPER NOTIFICATION AND COORDINATION.
- THE ENGINEER PREPARING THESE PLANS SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE DESIGN ENGINEER PRIOR TO IMPLEMENTATION.
- PRIVATE WATER AND SANITARY SEWER SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH N.C.D.E.N.R. REGULATIONS IN THE PRESENCE OF THE ENGINEER PRIOR TO ACTIVATION OF FACILITIES.
- EXISTING SANITARY SEWER AND WATER SYSTEM SHOWN PER PROVIDED SURVEY AND CMUD REFERENCE DRAWINGS. EXISTING PUBLIC UTILITY INFORMATION IS SHOWN FOR REFERENCE ONLY AND EXISTING SIZES, INVERTS AND LOCATIONS SHALL BE FIELD VERIFIED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES, WHETHER SHOWN HEREON OR NOT, AND PROTECT FROM DAMAGE DURING INSTALLATION. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID STRUCTURES SHALL BE BORNE BY THE CONTRACTOR.
- A LICENSED UTILITY CONTRACTOR WILL INSTALL THE TAPS AND METERS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE TAPS AND METERS TO CMUD STANDARDS AND REGULATIONS.
- SANITARY YARD HYDRANTS SHALL NOT BE 'STOP AND DRAIN', 'STOP AND WASTE', OR 'WEEP HOLE' TYPE HYDRANTS.
- IF CONTRACTOR OPTS TO INSTALL PRECAST STRUCTURES, CONTRACTOR SHALL BE REQUIRED TO VERIFY RIM ELEVATIONS AND LAYOUT OF ALL PIPES, INCLUDING SIZE AND INVERTS OF EXISTING FACILITIES, PRIOR TO THE ORDERING OF MATERIALS.
- IT SHALL BE THE RESPONSIBILITY OF THE INSTALLER TO ADJUST ALL PRECAST STRUCTURES TO FINISHED GRADE IN ACCORDANCE WITH AGENCY SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS. NO ADDITIONAL PAYMENT WILL BE MADE FOR ADJUSTING FACILITIES TO FINISHED GRADE.
- FIRE HYDRANTS ARE TO BE 10' CLEAR OF ANY OBSTRUCTIONS.
- FDC LOCATIONS SHALL BE IN ACCORDANCE W/ CFD REQUIREMENTS.
- FIRE SPRINKLER SIZING AND FDC CONNECTIONS TO BE SIZED AND LOCATED PER THE RECOMMENDATIONS OF THE FIRE SPRINKLER CONSULTANT. ALL REFERENCES SHOWN HEREON ARE FOR SCHEMATIC PURPOSES ONLY.

CONSULTANTS:

DEVELOPER:	WP EAST DEVELOPMENT ENTERPRISES, LLC 1001 MOREHEAD SQUARE DRIVE SUITE 250 CHARLOTTE, NC 28203 704.332.8995
ARCHITECT:	CLINE DESIGN 125 N. HARRINGTON ST. RALEIGH, NC 27603 919.833.6413
LANDSCAPE ARCH.:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608
CIVIL ENGINEER:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608
SURVEYOR:	GPA PROFESSIONAL LAND SURVEYORS 605 PHILLIP DAVIS DRIVE CHARLOTTE, NC 28236 704.335.8600

SITE DATA

TAX MAP NO:	19925174, 19925120, 19925123, 19925124, 19925102, AND 19925181 LOCATED IN ETJ
ZONING:	CC LLWPA (Rezoning Petition 2006-078)
SITE AREA: ADJUSTED SITE AREA:	+/- 16.91 ACRES (736,883.50 SF) +/- 16.17 ACRES (704,322 SF)
PROPOSED USE:	APARTMENTS FOR RENT (MULTI-FAMILY RESIDENTIAL)
PROPOSED UNITS:	252 APARTMENT UNITS 14 CARRIAGE UNITS 266 TOTAL UNITS 16.45 DUA
DENSITY:	
PARKING REQUIRED: COMPACT ALLOWED: PARKING PROVIDED:	1.5 SPACE PER UNIT (399 TOTAL SPACES) 25% MAX OF REQUIRED PARKING (99 SPACES) 289 REGULAR SPACES 110 COMPACT SPACES 10 ACCESSIBLE SPACES (1 REGULAR, 9 VAN) 42 GARAGE SPACES 451 TOTAL SPACES (1.69 SPACES PER UNIT)
BICYCLE PARKING REQUIRED:	1 SHORT TERM SPACE/20 UNITS = 14
BICYCLE PARKING PROVIDED:	20 SPACES (10 INVERTED U RACKS)
TREE SAVE REQUIRED: TREE SAVE PROVIDED:	10% (1.62 ACRES) OF OVERALL BEREWICK SITE 0.90 ACRES (39,307 SF) SEE REQUIRED PLANTING PLAN, SHEET C6.00
OPEN SPACE REQUIRED: OPEN SPACE PROVIDED:	40% (6.47 AC) OF OVERALL BEREWICK COMMUNITY SITE 6.52 ACRES (283,869 SF) SEE REQUIRED PLANTING PLAN, SHEET C6.00
SETBACK: SIDE YARD: REAR YARD: BUILDING SEPARATION: REQUIRED BUILDING HEIGHT:	35 FEET 10 FEET 40 FEET 16 FEET MINIMUM 40 FT. MAXIMUM
PROPOSED BUILDING HEIGHT:	BUILDING 1 = 56'-0" (4-STORY) BUILDING 2, 3, AND 4 = 40'-4" (3-STORY) CARRIAGE UNITS = 24'-6" (2-STORY) MAINTENANCE = 13'-3" (1-STORY) (BUILDING MAY EXCEED 40' PER TABLE 9.305(1)(j)(B) OF THE ZONING ORDINANCE)
TRASH & RECYCLING PICK UP REQUIRED:	(1) 8 CY COMPACTOR PER 90 UNITS = +23.6 CY MINIMUM 4 X 144 SF RECYCLING STATIONS (576 SF)
TRASH & RECYCLING REQUIRED: PICK UP PROVIDED:	(1) 8 CY COMPACTOR PER 90 UNITS = 24 CY MINIMUM (1) 40 CY COMPACTOR (1) 576 RECYCLING STATION (TRASH AND RECYCLING FACILITY SHALL ONLY BE USED BY THIS MULTI-FAMILY DEVELOPMENT. ALL SURROUNDING DEVELOPMENTS ARE PROHIBITED)
ALL UTILITIES WILL BE UNDERGROUND	

BEREWICK COMMONS PARKWAY NOTES:

FUTURE ROAD CONSTRUCTION FOR BEREWICK COMMONS PARKWAY IS TO BE COMPLETED BY WP EAST ACQUISITIONS IN ACCORDANCE WITH APPROVED PLANS BY OTHERS AND COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION. SEE BEREWICK COMMONS PARKWAY EXTENSION PLANS BY LANDDESIGN.

NC DOT NOTE:

SHOPTON ROAD IS CURRENTLY NOT MAINTAINED BY NC DOT. NC DOT WILL REVIEW FOR DESIGN COMPLIANCE ONLY AT THIS TIME; NOT ISSUE A DRIVEWAY PERMIT

WATERSHED NOTE:

SITE AREA IS LOCATED IN THE PA - PROTECTED AREA, LOWER LAKE WYLIE WATERSHED.

SEE DRAINAGE AREA DELINEATION/IMPERVIOUS AREA CALCULATIONS ON SHEET DA-1 OF THIS SET FOR FURTHER INFORMATION.

SHEET SCHEDULE	
C0.00	COVER SHEET
L-1.0	BEREWICK REZONING PLAN
L-2.0	BEREWICK REZONING PLAN
L-3.0	BEREWICK REZONING PLAN
L-4.0	BEREWICK REZONING PLAN
C-1.2	BEREWICK (OVERALL) TREE SAVE AND OPEN SPACE MAP
DA-1	BEREWICK (OVERALL) DRAINAGE AREA/IMPERVIOUS AREA MAP
C1.00	SURVEY 1 OF 2
C1.01	SURVEY 2 OF 2
C2.00	SITE PLAN
C2.01	ACCESSIBLE ROUTE PLAN
C2.02	TURNING MOVEMENT PLAN
C2.03	TURNING MOVEMENT PLAN
C3.00	EROSION CONTROL PLAN PHASE I
C3.01	EROSION CONTROL PLAN PHASE II
C3.02	EROSION CONTROL PLAN PHASE III
C4.00	OVERALL GRADING PLAN
C4.01	DETAILED GRADING PLAN
C4.02	DETAILED GRADING PLAN
C4.03	DETAILED GRADING PLAN
C4.04	DETAILED GRADING PLAN
C4.05	DETAILED GRADING PLAN
C4.06	DETAILED GRADING PLAN
C4.10	STORM DRAINAGE PLAN
C4.11	STORM CHART
C4.12	STORM DRAINAGE AREA PLAN
C4.13	STORMWATER MANAGEMENT PLAN
C4.14	BMP #2 DETAILS
C4.15	BMP #1 DETAILS
C5.00	OVERALL UTILITY PLAN
C5.01	SANITARY SEWER PLAN & PROFILE
C5.02	SANITARY SEWER PLAN & PROFILE
C6.00	REQUIRED PLANTING PLAN
C7.00	PRIVATE ROAD PROFILES
C7.01	INTERSECTION SIGHT DISTANCE PLAN
C7.02	ROUNDABOUT SIGHT DISTANCE PLAN
C7.03	TRAFFIC CONTROL PLAN
C7.04	ROUNDABOUT TRAFFIC CONTROL PLAN/PWMT. MARKING PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	SITE DETAILS
C8.04	COMPACTOR AREA DETAILS
C9.00	EROSION CONTROL DETAILS
C9.01	EROSION CONTROL DETAILS
C9.02	UTILITY DETAILS
C9.03	UTILITY DETAILS



Know what's below.
Call before you dig.

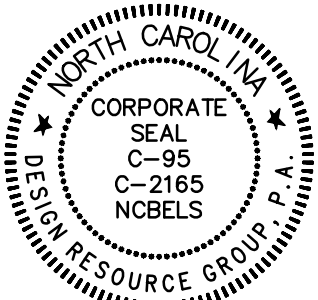
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAYEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



design resource group

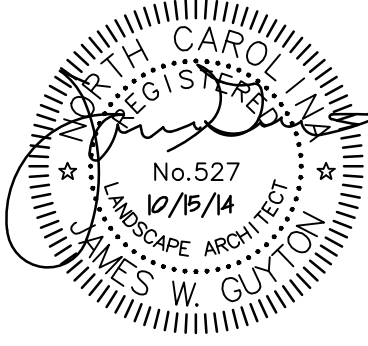
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CONSTRUCTION DOCUMENTS



PROJECT #: 041-180
DRAWN BY: JL
CHECKED BY: TH

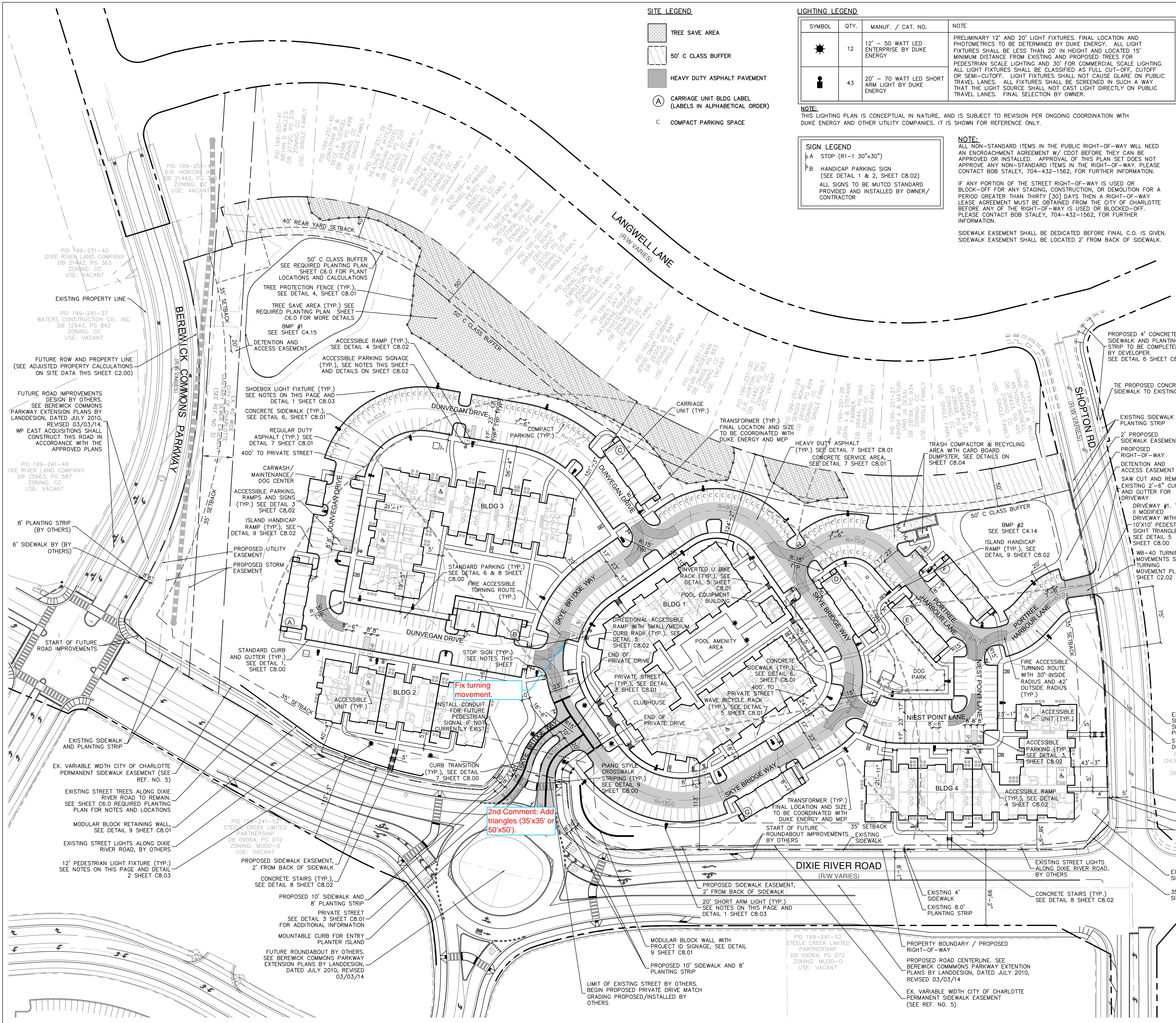
COVER SHEET

JUNE 30, 2014

REVISIONS:

- 09.02.14 - PER REVIEW COMMENTS
- 10.15.14 - PER CITY AND COUNTY REVIEW COMMENTS

C0.00



SITE LEGEND

- TREE SAVE AREA
- 50' C CLASS BUFFER
- HEAVY DUTY ASPHALT PAVEMENT
- CARRIAGE UNIT BLDG LABEL (LABELS IN ALPHABETICAL ORDER)
- COMPACT PARKING SPACE

LIGHTING LEGEND

SYMBOL	QTY.	MANUF. / CAT. NO.	NOTE
	12	12' - 50 WATT LED ENTERPRISE BY DUKE ENERGY	PRELIMINARY 12' AND 20' LIGHT FIXTURES. FINAL LOCATION AND PHOTOMETRICS TO BE DETERMINED BY DUKE ENERGY. LIGHT FIXTURES SHALL BE LESS THAN 20' IN HEIGHT AND LOCATED 15' MINIMUM DISTANCE FROM EXISTING AND PROPOSED TREES FOR PEDESTRIAN SCALE LIGHTING AND 30' FOR COMMERCIAL SCALE LIGHTING. ALL LIGHT FIXTURES SHALL BE CLASSIFIED AS FULL CUT-OFF, CUTOFF OR SEMI-CUTOFF. LIGHT FIXTURES SHALL NOT CAUSE GLARE ON PUBLIC TRAVEL LANES. ALL FIXTURES SHALL BE SCREENED IN SUCH A WAY THAT THE LIGHT SOURCE SHALL NOT CAST LIGHT DIRECTLY ON PUBLIC TRAVEL LANES. FINAL SELECTION BY OWNER.
	43	20' - 70 WATT LED SHORT ARM LIGHT BY DUKE ENERGY	

NOTE: THIS LIGHTING PLAN IS CONCEPTUAL IN NATURE, AND IS SUBJECT TO REVISION PER ONGOING COORDINATION WITH DUKE ENERGY AND OTHER UTILITY COMPANIES. IT IS SHOWN FOR REFERENCE ONLY.

SIGN LEGEND

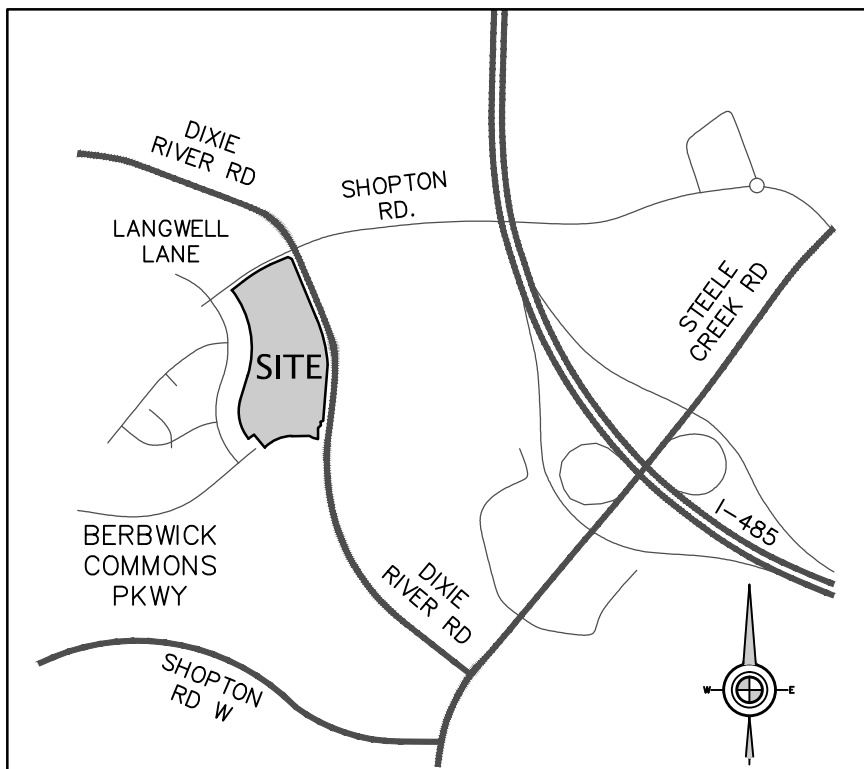
- STOP (R1-1 30"x30")
- HANDICAP PARKING SIGN (SEE DETAIL 1 & 2, SHEET C8.02)
- ALL SIGNS TO BE MUTCO STANDARD PROVIDED AND INSTALLED BY OWNER/ CONTRACTOR

NOTE:

ALL NON-STANDARD ITEMS IN THE PUBLIC RIGHT-OF-WAY WILL NEED AN ENCROACHMENT AGREEMENT W/ CDOT BEFORE THEY CAN BE APPROVED OR INSTALLED. APPROVAL OF THIS PLAN SET DOES NOT APPROVE ANY NON-STANDARD ITEMS IN THE RIGHT-OF-WAY. PLEASE CONTACT BOB STALEY, 704-432-1562, FOR FURTHER INFORMATION.

IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCK-OFF FOR ANY STAGING, CONSTRUCTION, OR DEMOLITION FOR A PERIOD GREATER THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY LEASE AGREEMENT MUST BE OBTAINED FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT BOB STALEY, 704-432-1562, FOR FURTHER INFORMATION.

SIDEWALK EASEMENT SHALL BE DEDICATED BEFORE FINAL C.O. IS GIVEN. SIDEWALK EASEMENT SHALL BE LOCATED 2' FROM BACK OF SIDEWALK.



VICINITY MAP
NOT TO SCALE

SITE DATA
TAX MAP NO.:

ZONING:

SITE AREA:
ADJUSTED SITE AREA:

PROPOSED USE:

PROPOSED UNITS:

DENSITY:

PARKING REQUIRED:
COMPACT ALLOWED:
PARKING PROVIDED:

BICYCLE PARKING REQUIRED:
BICYCLE PARKING PROVIDED:

TREE SAVE REQUIRED:
TREE SAVE PROVIDED:

OPEN SPACE REQUIRED:
OPEN SPACE PROVIDED:

SETBACK:
SIDE YARD:
REAR YARD:
BUILDING SEPARATION:
REQUIRED BUILDING HEIGHT:

PROPOSED BUILDING HEIGHT:
BUILDING 1 = 56'-0" (4-STORY)
BUILDING 2, 3, AND 4 = 40'-4" (3-STORY)
CARRIAGE UNITS = 24'-6" (2-STORY)
MAINTENANCE = 13'-3" (1-STORY)
(BUILDING MAY EXCEED 40' PER TABLE 9.305(1)(b) OF THE ZONING ORDINANCE)

TRASH & RECYCLING
PICK UP REQUIRED:

TRASH & RECYCLING
REQUIRED:
PICK UP PROVIDED:

ALL UTILITIES WILL BE UNDERGROUND

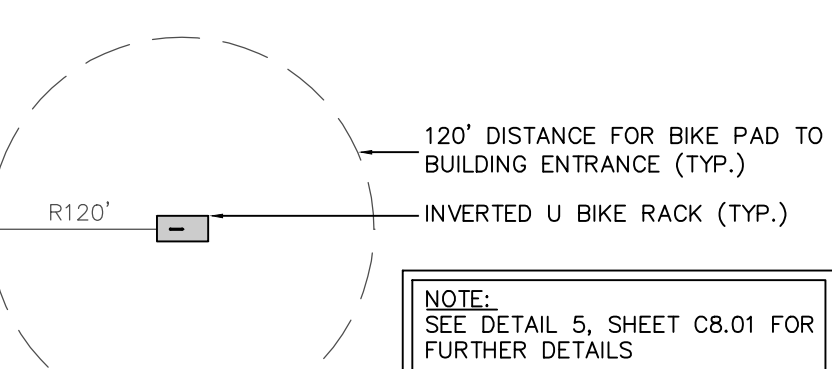
EXISTING STREET TREES ALONG SHOPTON ROAD TO REMAIN. SEE SHEET C8.0 REQUIRED PLANTING PLAN FOR NOTES AND LOCATIONS
STANDARD PARKING (TYP.), SEE DETAIL 6 & 8 SHEET C 8.00

PID 199-251-15
CHURCH OF CHARLOTTE
STEELE CREEK
DB 08790, PG 636
ZONING: MX-1
USE: VACANT

EXISTING STRIPING ALONG SHOPTON ROAD TO REMAIN (TYP.)
EXISTING 5' PLANTING STRIP
EXISTING 4' SIDEWALK
EXISTING RAMPS TO REMAIN

NCDOT NOTE:
SHOPTON ROAD IS CURRENTLY NOT MAINTAINED BY NCDOT. NCDOT WILL REVIEW FOR DESIGN COMPLIANCE ONLY AT THIS TIME; NOT ISSUE A DRIVEWAY PERMIT

WATERSHED NOTE:
SITE AREA IS LOCATED IN THE PA - PROTECTED AREA, LOWER LAKE WYLIE WATERSHED.
SEE DRAINAGE AREA DELINEATION/IMPERVIOUS AREA CALCULATIONS ON SHEET DA-1 OF THIS SET FOR FURTHER INFORMATION.



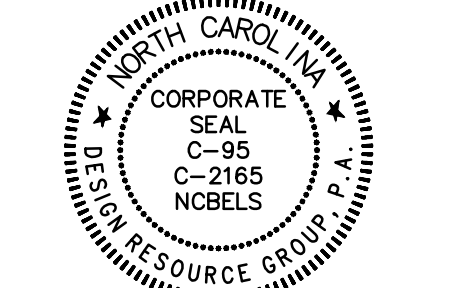
NOTE:
SEE DETAIL 5, SHEET C8.01 FOR FURTHER DETAILS



design resource group

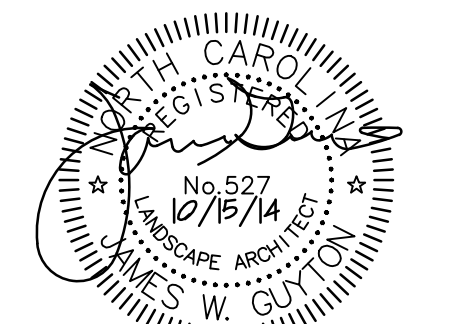
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CONSTRUCTION
DOCUMENTS



30 0 30 60
SCALE: 1" = 60'

PROJECT #: 041-180
DRAWN BY: NB
CHECKED BY: TH

SITE PLAN

JUNE 30, 2014

- REVISIONS:
- 09.02.14 - PER REVIEW COMMENTS
 - 10.15.14 - PER CITY AND COUNTY REVIEW COMMENTS

C2.00