

BUFFER FENCE NOTE:
PLEASE NOTE THAT WHERE THE BUFFER FENCE IS NOT ON THE BUFFER LINE THAT BOTH SIDES OF THE FENCE MUST BE PLANTED. SEE LANDSCAPE PLANS.

LOWER LAKE WYLIE PA WATERSHED CALCULATION:
DENSITY OPTION USED: LOW
MAX. DENSITY ALLOWED: 24 % BUA

LAND AREA WITHIN WATERSHED: 32.195 SF (2.11 AC)
NOTE: 6,387 SF (0.084 AC) WITHIN PUBLIC R/W

IMPERVIOUS AREA WITHIN WATERSHED: 3,669 SF (0.084 AC)
NOTE: ALL BUA WITHIN PUBLIC R/W
PERCENT BUA: 0.084 AC / 2.11 AC = 3.98 %

- PROPOSED LEGEND**
- PROPOSED FIRE HYDRANT
 - PROPOSED MANHOLE
 - PROPOSED CURB INLET
 - PROPOSED DROP INLET
 - EXIST. POWER POLE
 - EXIST. CURB & GUTTER
 - INDICATES TREE CONSERVATION AREA
 - 6" WOOD OPAQUE FENCE
 - TREE PROTECTION FENCE
- EXISTING LEGEND**
- EIP EXISTING IRON PIPE
 - EIR EXISTING IRON REBAR
 - IFP IRON PIN SET
 - R/W RIGHT OF WAY
 - DB DEED BOOK
 - PL PLAT BOOK
 - CE CENTERLINE
 - RCP REINFORCED CONCRETE PIPE
 - FI FIRE HYDRANT
 - SM SANITARY MANHOLE
 - UP UTILITY POLE
 - LP LAMP POST
 - TRPD TELECOMMUNICATIONS PEDESTAL
 - ETRAN ELECTRIC TRANSFORMER
 - FENCE
 - SS SANITARY SEWER
 - UE UNDERGROUND ELECTRIC
 - UT UNDERGROUND TELEPHONE
 - UG UNDERGROUND GAS
 - W WATER
 - WM WATER METER
 - BS SIGN
 - GM GAS METER
 - SM STORM MANHOLE
 - IRRV IRRIGATION CONTROL VALVE
 - LS AREA LANDSCAPE AREA

This property is not located within a designated 100-Year Flood Hazard Area per graphic scaling from Flood Insurance Rate Map Community Panel No. 3710455303 dated March 2, 2009.

TRASH COLLECTION NOTE:
THIS SITE WILL BE USING A PRIVATE HAULER SERVICE FOR TRASH COLLECTION. REFER TO SECTION 12.403 SOLID WASTE CONTAINERS.

MINIMUM SOLID WASTE & RECYCLING CALCULATIONS: PER SECTION 12.403 (4)
RECYCLING STATION AREA:
4 STATIONS x 144 SF = 576 SF TOTAL REQUIRED PROVIDED: 576 SF

SOLID WASTE CONTAINER: (COMPACTOR)
288 UNITS / 90 = 3.2 x 8 C.Y. = 25.6 C.Y. REQUIRED
MINIMUM 32 C.Y. PROVIDED

BICYCLE PARKING REQUIREMENTS:
REQUIRED PARKING: 1 BIKE SPACE PER 20 UNITS

TOTAL UNITS: + 288 UNITS

288 UNITS / 20 = 14.4 (15)

PROVIDED: 10 BIKE RACKS WITH 4 SPACES

TOTAL BICYCLE SPACES PROVIDED= 40

RETAINING WALL NOTES:

- PROPOSED RETAINING WALLS ARE FOR ILLUSTRATION ONLY DEPENDING CHANGE IN GRADE REQUIREMENTS. CPT ENGINEERING AND SURVEYING, INC. IS NOT RESPONSIBLE FOR RETAINING WALL DESIGN. REFER TO RETAINING WALL PLANS TO BE PREPARED BY OTHERS FOR TYPE, MATERIALS AND SPECIFICATIONS.
- RETAINING WALLS MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION FOR APPROVAL AND PERMITS.
- RETAINING WALLS SHALL BE INSPECTED AND CERTIFIED BY THE WALL DESIGNER AND/OR QUALIFIED GEOTECHNICAL ENGINEER.

CURB & GUTTER NOTE:
2'-0" STANDARD CURB & GUTTER TO BE USED ON-SITE.

2'-6" STANDARD CURB & GUTTER TO BE USED ON PUBLIC STREETS EXCEPT AT TEMPORARY TURNAROUND. SEE CMLDS STD. DETAIL NO. 10.17A, AND 10.17B, SHEET D1.

SITE NOTES:

- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
- TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6882 FOR REQUIRED PERMITS.
- BEFORE YOU DO "STOP", CALL THE NC ONE-CALL CENTER AT 1 (800) 632-4649. IT'S THE LAW!
- SEE SHEET C5.11 FOR ROADWAY TYPICAL SECTIONS.
- BUILDING #4 SHALL HAVE A FRONT ARCHITECTURAL FACADE WITH AN ENTRANCE DOORWAY FACING CALAHOOD WAY.

ENTRY WALKS (TYPICAL)

Cable Family Limited Partnership
Deed Book T140 Pg. 68 (Tract 11)
portion Tax ID: 14954101
Zoning: R-3
Use: Vacant

TYPICAL BUILDING UNIT LAYOUT and ENTRY WALKS

PAVEMENT SPECS:
(PRIVATE DRIVES)
LIGHT DUTY: 6" ABC, 1 1/2" S9.5B, 1" SF9.5A
HEAVY DUTY: 8" ABC, 2" S9.5B, 1" SF9.5A
(PUBLIC STREET) PER CITY OF CHARLOTTE
USDG, STD. U-03A AND U-03C, SEE STREET SECTION DETAILS, SHEET 5.11

DEVELOPMENT DATA & SETBACKS:
MINIMUM LOT AREA: 11,500 SF
MINIMUM BUILDING SEPARATION: 18'
MAXIMUM BUILDING HEIGHT: 40' BASE MAX. AVG. HEIGHT
MAXIMUM HEIGHT FROM THE LOWEST POINT TO THE HIGHEST POINT OF THE BUILDING: 100'
PROPOSED BUILDING HEIGHT: 45' AT THE HIGHEST POINT.

NOTE: MAX. HEIGHT FOR RESIDENTIAL BLDGS. IS 40' MEASURED AT THE REQUIRED SETBACK, REAR YARD AND SIDE YARD LINES ADJACENT TO R-3 & R-4 ZONING. HEIGHT OF BLDG. MAY INCREASE 1 FT. FOR EVERY ADDITIONAL 2 FT. OF DISTANCE FROM THE REQUIRED SETBACK OR SIDE AND REAR YARD LINES ADJACENT TO SINGLE FAMILY DEVELOPMENTS PER TABLE 9.303(1)(J)(B).

SIDE YARD: 10' ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND.
10' NON-RESIDENTIAL

REAR YARD: 40' (EXCEPT AS BELOW)
50' ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND

MIN. SETBACK FROM R/W ALONG DESIGNATED THOROUGHFARE:
30'
STREET SETBACKS:
PRIVATE: 15'
PUBLIC: 27' PER SECTION 9.303(19)(I)
PUBLIC: 42'
MAX. DWELLING UNITS PER ACRE = 17

BUILDING DATA SUMMARY:

(APARTMENTS)
11,240 SF: 1st Floor
11,136 SF: 2nd Floor
10,840 SF: 3rd Floor
33,216 SF TOTAL PER BUILDING

(CLUBHOUSE)
5,112 SF: Clubhouse
300 SF: Mail Kiosk
305 SF: Pool House
326 SF: Summer Kitchen
6,343 SF TOTAL

OTHERS:
400 SF: Maintenance Building
30 SF: Gate House

UNIT MIX:
TOTAL SITE AREA:
18.88 ACs (INCLUDES ROAD R/W)
18.30 ACs (NET OF PROPOSED THOROUGHFARE)
0.58 ACs (AREA IN PROPOSED R/W)
0.58 ACs (AREA IN PROPOSED R/W)
TOTAL NUMBER OF BUILDINGS: 12
ALL BUILDINGS CONTAIN 24 APARTMENT UNITS
(6 - 1 BEDROOM)
(12 - 2 BEDROOM)
(6 - 3 BEDROOM)

TOTAL:
1 BEDROOM: 12 x 6 = 72 - 1 BEDROOM
2 BEDROOM: 12 x 12 = 144 - 2 BEDROOM
3 BEDROOM: 12 x 6 = 72 - 3 BEDROOM
TOTAL UNITS PROPOSED: 288 APARTMENTS (FOR RENT)

DENSITY CALCULATIONS:
SITE AREA: 18.88 ACs
AREA MAINTAINED BY NC DOT R/W: 0.24 ACs.
MAX. DWELLING UNITS PER ACRES = 17
(18.88 - 0.24) = 18.64 x 17 = 282.88 (282); R17-MF
(2.00 - 0.244) = 1.756 x 3 = 5.27 (5); R-3
ZONING (Per Sec. 12.104 of the Zoning Ordinance)
UNITS ALLOWED = 288

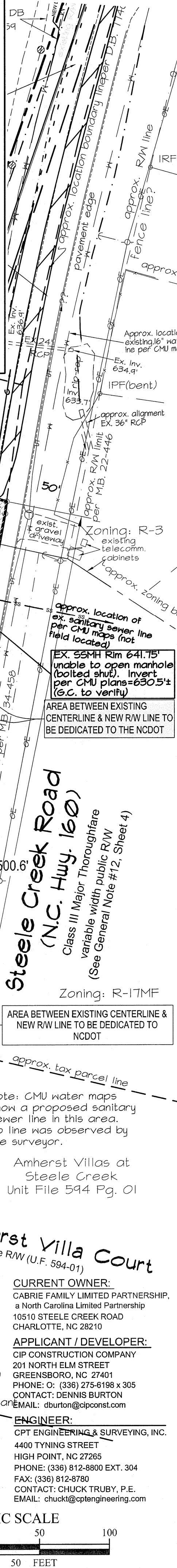
COMMON OPEN SPACE CALCULATIONS:
OPEN SPACE REQUIRED: 45 % x 18.88 ACs = 8.50 ACs.
OPEN SPACE PROVIDED: 9.89 ACs.

EXISTING BUILT UPON AREA:
30,920 SF = 0.71 ACs (0.71 / 18.88 = 0.0375)
0.71 ACRES (3.76 %)
EXISTING BUILT UPON AREA TO BE REMOVED: 0.71 ACs.
EXISTING BUILT UPON AREA TO REMAIN: 0 (ZERO)

PROPOSED BUILT UPON AREA:
391,598 SF = 8.99 ACs. (8.99 / 18.88 = 0.4761)
8.99 ACRES (47.6 %)

The Housing Authority of the City of Charlotte
Deed Book 25691 Pg. 837
"1,343 acres" tract
Map Book 52 Pg. 413
Tax ID: 1491028
Zoning: R-17MF
USE: VACANT

HORIZ: NAD 83 (CORS 96)
VERT: NAVD 88



REVISIONS

NO.	DATE	DESCRIPTION
1	7/28/14	PER 1ST TRC COMMENTS
2	9/12/14	PER 2ND TRC COMMENTS
3	11/12/14	PER 3RD TRC COMMENTS

ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1975
4400 TYNNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8800 ~ FAX: (336) 812-8180

SEAL 14984
CPT ENGINEERING & SURVEYING, INC.
11/12/14

HORIZONS at STEELE CREEK
10510 & 10700 STEELE CREEK ROAD
CITY OF CHARLOTTE
MECKLENBURG COUNTY

SITE PLAN

SCALE: 1" = 50'
DATE: 04/07/14
PROJECT: 1306-14
DRAWN BY: TM
SHEET 3