



Know what's below.  
Call before you dig.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.

1A TRENCHING STANDARDS PART



FINAL  
APPROVAL

http://development.charmeck.org

## 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

APPROVED

By Brendan Smith at 11:08 am, Apr 08, 2016

APPROVED

APPROVED

APPROVED

accessory uses, as allowed in the R-17MF zoning district

building # 3 that backs up to of the building facing Clem's Creek Court, which will be limited to one (one) story and Clementine Court which will be limited to one (one) story and three (3) stories over the building, the basement will be oriented toward Clem's Creek.

# LANCASTER APARTMENTS

PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION

APPROVAL

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

By Brent Wilkinson 4/8/16

Storm revisions along Lancaster Highway

CHARLOTTE, NORTH CAROLINA

GCI RESIDENTIAL

5406 ETTA BURKE COURT SUITE 101

RALEIGH, NORTH CAROLINA

# CONSTRUCTION DOCUMENTS

### SITE DATA

TAX MAP NO:  
ZONING:  
REZONING PETITION NO:  
SITE AREA:  
PROPOSED USE:  
PROPOSED UNITS:  
DENSITY:  
PARKING REQUIRED:  
PARKING PROVIDED:

223-031-12 & 223-031-98  
R-17 MF (CD)  
2012-048  
16.153 AC.  
APARTMENTS FOR RENT  
248 UNITS  
15.35 DUA  
1.5 SP/UNIT = 372 SPACES  
268 REGULAR SPACES  
53 COMPACT SPACES (148)  
15 ACCESSIBLE SPACES  
3 VAN ACCESSIBLE SPACES  
1 GARAGE ACCESSIBLE SPACE  
16 ON STREET SPACES  
18 TANDEM SPACES  
16 DETACHED GARAGE SPACES  
18 ATTACHED GARAGE SPACES  
408 TOTAL SPACES (1.65 SPACE/UNIT)

BIKE PARKING REQUIRED:

BIKE PARKING PROVIDED:

OPEN SPACE REQUIRED:  
OPEN SPACE PROVIDED:

SETBACK:

SIDE YARD:

REAR YARD:

BUILDING SEPARATION  
BUILDING HEIGHT (MAXIMUM):

BUILDING HEIGHT PROPOSED:

IMPERVIOUS AREA:

TRASH & RECYCLING PICK UP REQUIRED:

TRASH & RECYCLING PICK UP PROVIDED:

ESTIMATED TIME OF COMPLETION:

ALL UTILITIES WILL BE UNDERGROUND WITH AN EXCEPTION OF BACKFLOW PREVENTORS AND HVAC UNITS WHICH WILL BE SCREENED FROM RIGHT-OF-WAY AND ADJACENT PROPERTIES. CONTACT SOLID WASTE SERVICES ADMINISTRATOR TO SET UP COLLECTION SERVICES WHEN NEEDED. \* FIRE DEPARTMENT - SEE NOTES, CALCULATIONS, AND FIRE HYDRANT INFORMATION ON SHEETS C2.0 & C5.0

### SHEET SCHEDULE

C0.0	COVER SHEET
C1.0	SURVEY
C1.1	DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	VEHICLE MANEUVERING PLAN
C2.2	ACCESSIBLE ROUTE PLAN
C3.0	EROSION CONTROL PHASE 1
C3.1	EROSION CONTROL PHASE 2
C4.0	GRADING PLAN - SOUTHWEST
C4.1	GRADING PLAN - SOUTHEAST
C4.2	GRADING PLAN - NORTH
C4.3	STORM DRAINAGE PLAN
C4.4	STORM DRAINAGE AREA PLAN
C4.5	STORMWATER BMP DETAILS
C4.6	STORMWATER MANAGEMENT PLAN
C5.0	WATER AND SEWER PLAN
C5.1	PRIVATE SEWER PLAN AND PROFILE
C5.2	PRIVATE SEWER PLAN AND PROFILE
C6.0	REQUIRED PLANTING PLAN
C7.0	LANCASTER HIGHWAY PLAN AND PROFILE
C7.1	PAVEMENT MARKING PLAN
C7.2	LANDING PLACE LANE PLAN & PROFILE
C7.3	GREYTHORNE DRIVE PLAN & PROFILE
C7.4	ISD PLAN/PROFILE - LANCASTER HIGHWAY
C7.5	ISD PLAN/PROFILE - LANDING PLACE LANE
C7.6	ISD PLAN/PROFILE - LANDING PLACE LANE
C7.7	LANCASTER HWY. CROSS-SECTIONS
C7.8	LANCASTER HWY. CROSS-SECTIONS
C7.9	LANCASTER HWY. CROSS-SECTIONS
C7.10	LANCASTER HWY. CROSS-SECTIONS
C7.11	LANCASTER HWY. CROSS-SECTIONS
C7.12	LANCASTER HWY. CROSS-SECTIONS
C7.13	LANCASTER HWY. CROSS-SECTIONS
C7.14	LANCASTER HWY. CROSS-SECTIONS
C7.15	LANCASTER HWY. CROSS-SECTIONS
C7.16	LANCASTER HWY. CROSS-SECTIONS
C7.17	TRAFFIC CONTROL PLAN PHASE I
C7.18	TRAFFIC CONTROL PLAN PHASE II
C8.0	SITE DETAILS
C8.1	SITE DETAILS

### CONSULTANTS:

DEVELOPER: GCI RESIDENTIAL  
5406 ETTA BURKE COURT  
SUITE 101  
RALEIGH, NORTH CAROLINA 27606  
919.851.0661

ARCHITECT: CLINE DESIGN  
1800 CAMDEN ROAD  
SUITE 108  
CHARLOTTE, NC 28203  
704.333.7272

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: CAROLINA SURVEYORS, INC  
P.O. BOX 267  
PINEVILLE, NC 28134  
704.889.7601



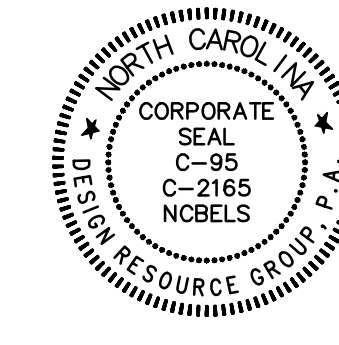
design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200  
charlotte, nc 28208  
p 704.343.0608 f 704.358.3093  
www.drgrp.com



GCI Residential



LANCASTER APARTMENTS

CHARLOTTE, NORTH CAROLINA

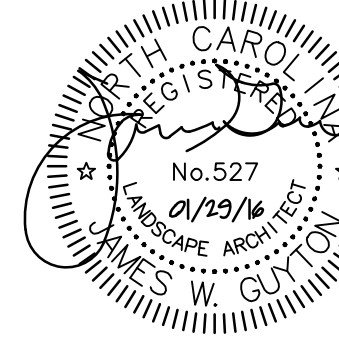
GCI RESIDENTIAL

5406 ETTA BURKE COURT, SUITE 101

RALEIGH, NORTH CAROLINA

919.851.0661

CONSTRUCTION  
DOCUMENTS



SCALE: NTS

PROJECT #: 253-008  
DRAWN BY: CC  
CHECKED BY: SK

## COVER SHEET

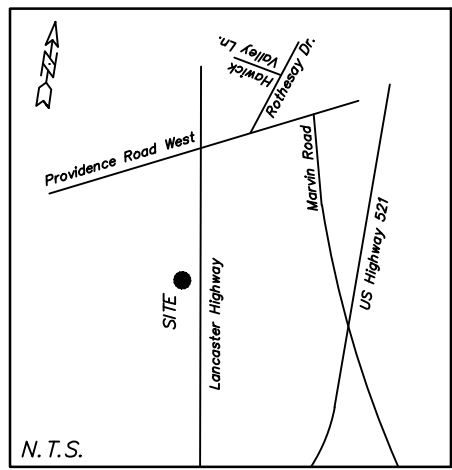
JULY 23, 2013

REVISIONS:

1. 10/01/13 - PER CITY COMMENTS
2. 11/15/13 - PER CITY REVIEW COMMENT
3. 01/03/14 - REVISED STREET NAME
4. 01/29/16 - RTAP

C0.0





VICINITY MAP

#### FIRE NOTES

BUILDING CONSTRUCTION: 5B  
BUILDINGS SPRINKLERED: RESIDENTIAL - 13R SYSTEM  
CLUB HOUSE - 13 SYSTEM

BUILDING AREAS: (HEATED SQUARE FEET)

BLDG. I: TOTAL: 69,771 SQ. FT.  
LEVEL 1: 24,161 SQ. FT.  
LEVEL 2: 22,370 SQ. FT.  
LEVEL 3: 23,240 SQ. FT.

BLDG. II: TOTAL: 29,546 SQ. FT.  
LEVEL 1: 8,238 SQ. FT.  
LEVEL 2: 10,654 SQ. FT.  
LEVEL 3: 10,654 SQ. FT.

BLDG. III: TOTAL: 31,816 SQ. FT.  
SUB LEVEL 1: 4,858 SQ. FT.  
LEVEL 1: 7,390 SQ. FT.  
LEVEL 2: 9,784 SQ. FT.  
LEVEL 3: 9,784 SQ. FT.

TOTAL: 294,848 HEATED SQ. FT.

NOTES: SEE WATER PLAN SHEET C5.0 FOR FDC LOCATIONS, FIRE HYDRANTS, AND EXISTING FIRE HYDRANT FLOW TEST RESULTS AND LOCATIONS.

#### GENERAL NOTE:

- SEE COVER SHEET C0.0 FOR REZONING CONDITIONAL DEVELOPMENT NOTES. (2012-048)
- SEE SHEETS A2.01 - A2.09 FOR ARCHITECTURAL ELEVATIONS.

#### GREYTHORNE DRIVE PRIVATE STREET

PRIVATE STREET A - 163 LF/2' = 82' MAX LENGTH OF PARKING  
63.5' OF PROPOSED PARKING  
PRIVATE STREET B - 69 LF/2' = 35' MAX LENGTH OF PARKING  
NO PARKING PROPOSED  
PRIVATE STREET C - 118 LF/2' = 59' MAX LENGTH OF PARKING  
42.5' OF PROPOSED PARKING

#### SIGN LEGEND

- A STOP (R1-1 30"x30")
  - B STREET NAME SIGN SIGN (SEE DETAIL 2,5,8 SHEET C8.2)
- ALL SIGNS TO BE MUTCD STANDARD PROVIDED AND  
INSTALLED BY OWNER/ CONTRACTOR

LINE	BEARING	LENGTH
L1	S71°36'27"W	23.45
L2	N76°10'03"W	81.41
L3	S79°32'25"W	85.59
L4	S43°45'25"W	59.21
L5	S49°36'17"W	49.49
L6	S67°51'12"W	22.54
L7	S46°58'17"W	79.13
L8	S71°39'47"W	10.22
L9	S34°46'00"E	35.47
L10	S80°31'35"W	102.82

#### SITE DATA

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ZONING:  
REZONING PETITION NO:  
SITE AREA:  
PROPOSED USE:  
PROPOSED UNITS:  
DENSITY:  
PARKING REQUIRED:  
PARKING PROVIDED:

223-031-12 & 223-031-98  
R-17 MF (CD)  
2012-048  
16,153 AC.  
APARTMENTS FOR RENT  
248 UNITS  
DENSITY:  
1.5 SP/UNIT = 372 SPACES  
268 REGULAR SPACES  
53 COMPACT SPACES (14%)  
15 ACCESSIBLE SPACES  
3 VAN ACCESSIBLE SPACES  
1 GARAGE ACCESSIBLE SPACE  
16 ON STREET SPACES  
18 TANDEM SPACES  
16 DETACHED GARAGE SPACES  
18 ATTACHED GARAGE SPACES  
408 TOTAL SPACES (1.65 SPACE/UNIT)

BIKE PARKING REQUIRED:  
BIKE PARKING PROVIDED:  
OPEN SPACE REQUIRED:  
OPEN SPACE PROVIDED:  
SETBACK:  
SIDE YARD:  
REAR YARD:

1 SHORT TERM SPACE/20 UNITS = 13 BIKE SPACES  
NO LONG TERM SPACES REQUIRED  
SHORT TERM SPACES (10) INVERTED U (HOLDS 2) = 20 BIKE SPACES

BUILDING SEPARATION  
BUILDING HEIGHT (MAXIMUM):

45% OF 16.15 AC. = 7.27 AC.  
8.57 AC.  
30' TRANSITION SETBACK (LANCASTER HIGHWAY)  
27' SETBACK FROM BACK OF CURB (LANDING PLACE LANE)  
10' SIDE YARD  
50' REAR YARD (ADJ TO SINGLE FAMILY)  
20' REAR YARD (ADJ TO GREENWAY)  
16' MINIMUM

BUILDING HEIGHT PROPOSED:  
IMPERVIOUS AREA:  
TRASH & RECYCLING PICK UP REQUIRED:

AS ALLOWED BY THE ORDINANCE, BUT NOT TO EXCEED THREE (3) STORIES, (EXCEPT FOR THE BUILDINGS THAT BACK UP TO CLEMS CREEK WHICH WILL HAVE THREE (3) STORIES FACING THE PARKING AREA AND FOUR (4) STORIES FACING CLEMS CREEK AND FOR BLDG. # FIVE (5) ADJACENT TO THE HOMES ON STEWARTS BEND LANE AND CLEMENTINE COURT WHICH WILL BE LIMITED TO TWO (2) STORIES).  
VARIES SEE SITE PLAN  
7.58 AC. (330,040 SQ FT.)  
(1) 8 CY COMPACTOR PER 90 UNITS = 22.044 CY MINIMUM  
241-320 UNITS REQUIRES (4) 144 SF RECYCLING STATION OR 576 SQ FT MINIMUM

TRASH & RECYCLING PICK UP PROVIDED:

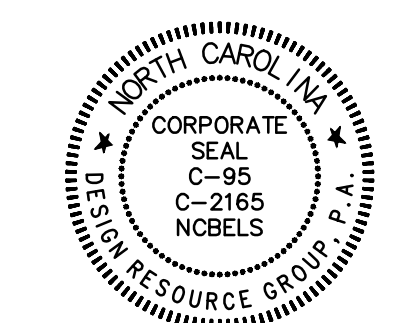
(1) 30 CY COMPACTOR  
576 SQ FT RECYCLING STATIONS  
FALL 2014  
ALL UTILITIES WILL BE UNDERGROUND WITH AN EXCEPTION OF BACKFLOW PREVENTORS AND HVAC UNITS WHICH WILL BE SCREENED FROM RIGHT-OF-WAY AND ADJACENT PROPERTIES.  
CONTACT SOLID WASTE SERVICES ADMINISTRATOR TO SET UP COLLECTION SERVICES WHEN NEEDED.



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## LANCASTER APARTMENTS

CHARLOTTE, NORTH CAROLINA

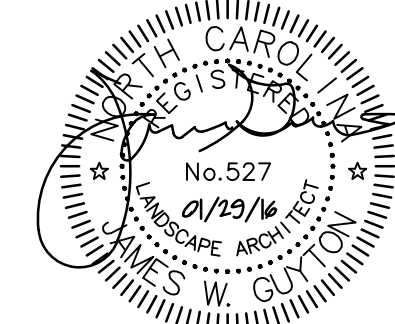
GCI RESIDENTIAL

5406 ETTA BURKE COURT, SUITE 101

RALEIGH, NORTH CAROLINA

919.851.0661

#### CONSTRUCTION DOCUMENTS



SCALE: 1"=50'

PROJECT #:  
DRAWN BY:  
CHECKED BY:

253-008  
CC  
SK

## SITE PLAN

JULY 23, 2013

- REVISIONS:
- 10/01/13 - PER CITY REVIEW
  - 11/15/13 - PER CITY REVIEW COMMENT
  - 01/03/14 - REVISED STREET NAME
  - 06/23/14 - REVISED TRASH COMPACTOR AND DUMPER PAD
  - 01/29/16 - RTAP

C2.0