

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY
TREE ORDINANCE

CDOT

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

APPROVED
By Emily Chien at 12:22 pm, Nov 03, 2017

APPROVED

APPROVEDHenry Kunzig

APPROVEDCarlos Alzate

Berewick Senior Apartments

Senior Living Center

City of Charlotte, Mecklenburg County, North Carolina

Berewick Seniors, LLC

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 11/3/17

- DEVELOPER
- Berewick Seniors, LLC
511 East Boulevard
Charlotte, NC 28203
(704) 561-5225
Contact: Andrew Miller
- CIVIL
ENGINEER/
LANDSCAPE
ARCHITECT
- LandDesign, Inc.
223 N. Graham Street
Charlotte, NC 28202
(704) 333-0325
Contact: Kevin Vogel
- SURVEYOR
- LDSI, INC
508 West Fifth Street, Suite 125
Charlotte, NC 28202
(704) 337-8329
Contact: Seth Martin
- ARCHITECT
- Cline Design Associates, PA
125 North Harrington Street
Raleigh, NC 27603
(919) 833-6413
Contact: Jim Compton

SHEET INDEX						
SHEET NUMBER	SHEET TITLE	1st LD SUBMITTAL	1st BUILDING STANDARDS SUBMITTAL	2nd LD SUBMITTAL	REV I - PERMITTING/VE	3rd LD SUBMITTAL
CHAPTER 1 - EX COND DEMO REZONING						
C1.0	COVER SHEET	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
C1.1	SURVEY PLAT					9/29/2017
C1.2	EXISTING CONDITIONS	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
C1.3	DEMOLITION PLAN	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
C1.4	REZONING - TECHNICAL DATA SHEET Z-1.0	5/22/2009	5/22/2009	5/22/2009	5/22/2009	5/22/2009
C1.5	REZONING - SITE PLAN MULTI-FAMILY PARCEL 'A' Z-2.0	5/22/2009	5/22/2009	5/22/2009	5/22/2009	5/22/2009
C1.6	PLANNING APPROVAL SITE PLAN					8/31/2017
C1.7	PLANNING APPROVAL PLANTING PLAN					8/31/2017
C1.8	PLANNING APPROVAL ARCHITECTURAL ELEVATIONS					8/31/2017
CHAPTER 2 - EROSION CONTROL						
C2.0	EROSION CONTROL STAGE 1	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
C2.1	EROSION CONTROL STAGE 2	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
C2.2	EROSION CONTROL DETAILS	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
C2.3	EROSION CONTROL DETAILS	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
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C3.4	SITE DETAILS	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
C3.5	FIRE TRUCK TURNING MOVEMENTS	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
C3.6	INTERSECTION SIGHT DISTANCE	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
C3.7	LIGHTING PLAN AND DETAILS					9/26/2017
CHAPTER 4 - GRADING						
C4.0	GRADING PLAN	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
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C7.0	DIXIE RIVER ROAD IMPROVEMENTS PLAN	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
C7.1	DIXIE RIVER ROAD DRIVEWAY DETAIL			8/18/2017	9/27/2017	10/3/2017
C7.2	ROAD CROSS SECTIONS [0+25 - 1+50]	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
C7.3	ROAD CROSS SECTIONS [2+00 - 3+50]	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
C7.4	ROAD CROSS SECTIONS [4+00 - 5+50]	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
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CHAPTER 8 - PLANTING						
C8.0	CODE PLANTING PLAN	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
C8.1	CODE PLANTING NOTES AND SCHEDULE		7/24/2017	8/18/2017	9/27/2017	10/3/2017
C8.2	SUPPLEMENTAL PLANTING PLAN	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
C8.3	PLANTING DETAILS	6/23/2017	7/24/2017	8/18/2017	9/27/2017	10/3/2017
CHAPTER 9 - ARCHITECTURE						
C9.0	ARCHITECTURAL ELEVATIONS	6/5/2017	6/5/2017	6/5/2017	6/5/2017	6/5/2017



LAYOUT NOTES:

1. AT TIME OF STAKING, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
2. SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A COORDINATED SOLUTION.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL SIDEWALKS SHALL BE FIELD STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
5. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
6. ALL CONSTRUCTION SHALL COMPLY WITH CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
7. ALL PATCH WORK WITHIN LIMIT OF CONSTRUCTION SHALL BE CONSISTENT WITH ASSOCIATED ASPHALT PAVEMENT DETAIL.
8. ELECTRICAL, TELEPHONE, CABLE LINES, POLES AND GUY WIRES TO BE ELIMINATED OR RELOCATED, SHALL BE COORDINATED WITH UTILITY COMPANIES.
9. ALL TRAFFIC SIGNS AND MARKINGS TO BE INSTALLED AND COMPLY WITH CURRENT CLDSM AND MUTCD STANDARDS AND SPECIFICATIONS.
10. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
11. ALL UTILITIES WILL BE UNDERGROUND.

Mecklenburg County
D.B. 14350 Pg. 402
P.I.D 14117111
MX-1 Mixed Use
Use: Civic/ Institutional

Mecklenburg County
D.B. 14350 Pg. 402
P.I.D 14117130
MX-1 Mixed Use

Dixie River Land
Company LLC
D.B. 22272 Pg. 116
P.I.D 19825121
MX-1 Mixed Use
Use: Vacant

GENERAL NOTES:

1. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
2. ALL ROAD IMPROVEMENTS AT ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
3. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM 50.05 (8" SIGNS ONLY).
4. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
5. 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.
6. 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.
7. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
8. CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
9. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPED STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
10. 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.
11. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
12. 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.
13. ANY BUILDING WITHIN THE 100+1' STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE/MECKLENBURG COUNTY SUBDIVISION ORDINANCE, SECTION 7.200.8.
14. ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.

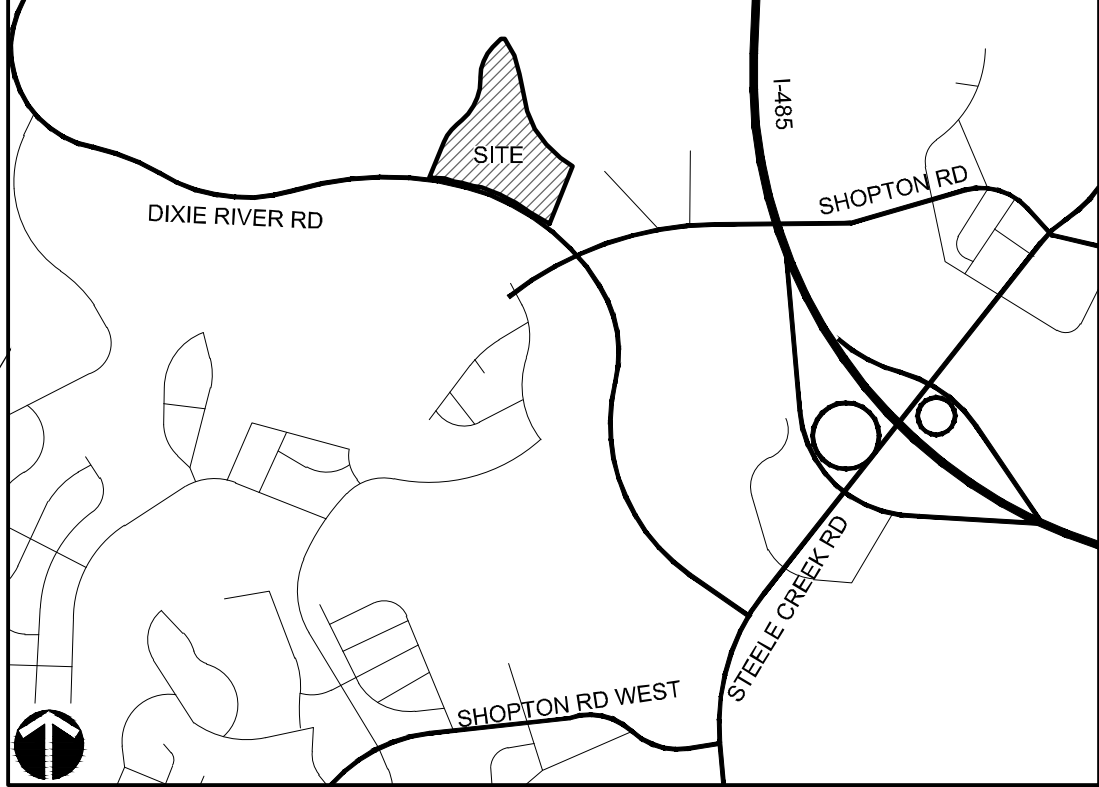
Richard M. Byrum
D.B. 03957 Pg. 660
P.I.D 14117105
MX-1 Mixed Use District
CC-Commercial Center
Use: Utility

14117104
Dixie River Land Company LLC
DB 22272-116
±0.06 Acres

DEVELOPMENT SUMMARY:

1. TOTAL EXISTING SITE ACREAGE (PARCEL 'A' IN REZONING SITE PLAN): ± 8.38 ACRES
2. TAX PARCEL NUMBER: 141-171-29 (WEST PARCEL), 141-171-04 (EAST PARCEL)
3. SITE JURISDICTION: CITY OF CHARLOTTE ETJ
4. EXISTING ZONING & USES: REZONING #2009 - 037 R17-MF (CD) LLUPA VACANT LAND
5. USE: ALLOWED: INDEPENDENT LIVING FACILITY DESIGNED FOR INDIVIDUALS 55 YEARS OF AGE OR OLDER
PROPOSED: INDEPENDENT LIVING FACILITY DESIGNED FOR INDIVIDUALS 55 YEARS OF AGE OR OLDER
6. PROPOSED AMENITIES: SECURED ACCESS
EXTERIOR MAINTENANCE
LAWN MAINTENANCE
FITNESS FACILITY
CENTRAL MEETING AREA
COMPUTER RESOURCES
WALKWAYS WITH 5% OR LESS GRADE ON AVERAGE
7. NUMBER OF BUILDINGS: 1
8. GROSS SQUARE FEET OF DEVELOPMENT: PROPOSED = ± 123,471 SF
9. DENSITY: MAXIMUM: 17 DUA MAX
PROPOSED: 1066.52 = 16.56
10. BUILDING HEIGHT: REQUIRED: 40' MAX
PROPOSED: 40'
11. MIN SETBACKS: FRONT: 30' FROM PROPOSED DIXIE RIVER RD RW
SIDE: 10'
REAR: 40'
12. DEVELOPMENT SCHEDULE: START SEPTEMBER 2017-DECEMBER 2018
13. TOTAL RESIDENTIAL UNITS: ALLOWED: 108 INDEPENDENT LIVING UNITS
PROPOSED: 108 INDEPENDENT LIVING UNITS
14. NATURAL AREA REQUIREMENTS: REQUIRED: 0.1076 (52%) 0.652 AC = 28,400 SF
PROPOSED: 28,400 SF (UNDISTURBED)
15. TREE SAVE: REQUIRED: 0.1516 (52%) 0.978 AC = 42,600 SF
PROPOSED: 0.978 AC = 42,600 SF
16. OPEN SPACE: REQUIRED: 45%
PROPOSED: 45%
2,934 AC = 127,800 SF
1.08 AC (46,940 SF) UNDISTURBED
1.85 AC (80,860 SF) DISTURBED
17. OFF STREET SERVICE: (OWNER TO PROVIDE TRASH AND RECYCLING RECEPTACLES AND COORDINATE PRIVATE PICKUP SERVICE)
RECYCLING STATION REQUIRED:
2 STATIONS * 144 SF FOR 81-160 UNITS = 288 SF
RECYCLING STATION PROPOSED:
288 SF TOTAL RECYCLING AREA
SOLID WASTE REQUIRED:
8 CU. YD. DUMPSTER PER 30 UNITS
SOLID WASTE PROPOSED:
(830)*108 UNITS = ± 30 CU. YD. DUMPSTER
18. PARKING SPACES: REQUIRED: 1.5 MIN / UNIT = 162 SPACES
PROVIDED: 162 SPACES (INCLUDING 32 COMPACT SPACES)
19. ADA PARKING SPACES: REQUIRED: 151 - 200 SPACES = 6 SPACES
PROVIDED: 6 ADA SPACES
20. BICYCLE PARKING SPACES: REQUIRED: 2 MIN. OR 1 PER 20 UNITS = 6
PROVIDED: 6 SPACES
21. LOWER LAKE WYLLIE PROTECTED AREA WATERSHED CALCULATIONS: REQUIRED BUA: 70% MAX (HIGH DENSITY OPTION)
PROVIDED BUA: 48.5%

Richard M. Byrum
D.B. 03957 Pg. 670
P.I.D 14117106
CC-Commercial Center
Use: Single Family-Detached



VICINITY MAP - NOT TO SCALE

BEREWICK SENIOR APARTMENTS

Residential Multi-Family Development

Berewick Seniors, LLC | Dixie River Rd, Charlotte, North Carolina

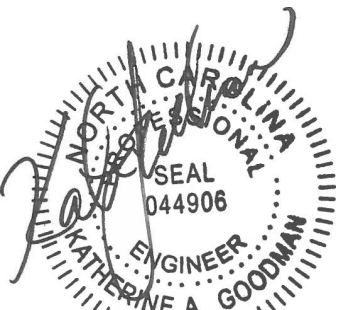
SITE PLAN

REVISIONS:
8/18/2017 PER 1ST LD COMMENTS
9/27/2017 REV 1 - PERMITTING/VE

DATE: JULY 24, 2017
DESIGNED BY: MKW
DRAWN BY: MKW
CHECKED BY: KAG
SCALE: 1" = 40'
PROJECT #: 1016355
SHEET #:

C3.0

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www.LandDesign.com
NC Eng. Firm License: C-0658



10/3/2017

