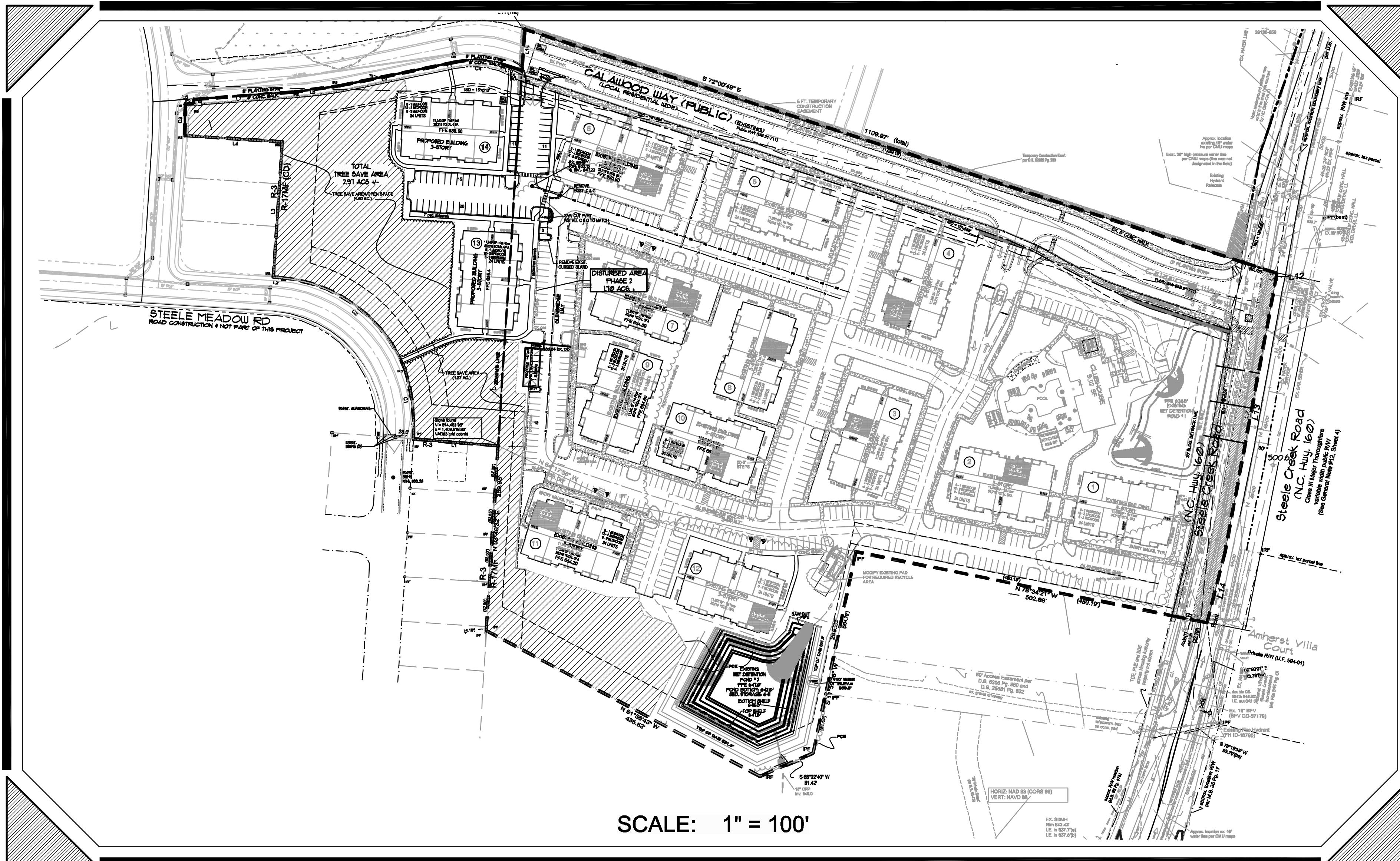


PHASE 2 HORIZONS at STEELE CREEK

10510 & 10700 STEELE CREEK ROAD CITY OF CHARLOTTE MECKLENBURG COUNTY, NORTH CAROLINA

**PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 6/8/17



PCCO SUMMARY	
Original Parcel ID Number(s):	19954101; 19954102; 19918109
Development Type:	Multi-Family
Subject to PCCO? Y/N	Yes
If NO, why?	
Watershed:	Central Catawba
Disturbed Area (ac):	1.70
Site Area (ac):	3.22
Phase 2 Additional DA to Pond 2	0.62
Total on-site Drainage Area (ac):	0.62
Existing Built-upon-area: PH.1 (under construction)	391,598 SF - 8.99 ACS.
Existing BUA to be removed (SF):	30,920 SF - 0.71 ACS
Existing BUA to remain (SF):	0
Proposed New BUA (SF): (combined Ph.1 & Ph.2)	437,037 SF - 10.033 ACS.
Proposed % BUA:	49.9 %
Density (High / Low)	High
Total Post-Project BUA for site:	437,037 SF - 10.033 ACS.
Development or Redevelopment?	Development
Natural Area Required (ac):	Ph.2: 0.56 Ph.1: 3.3
Natural Area provided, total (ac):	Ph.2: 1.67 Ph.1: 3.35
Undisturbed Treed Natural Area Preserved (ac):	Ph.2: 1.37 Ph.1: 3.35
Total stream buffer protected on-site (ac):	0
Transit Station Area? Y/N	No
Distressed Business District? Y/N	No
Mitigation Type (if applicable)	N/A
Natural Area mitigation? Y/N	No
Buffer Mitigation? Y/N	No
Total Phosphorous Mitigation? Y/N	No

SHEET INDEX

NO.	TITLE
1	Cover Sheet
2	Existing Conditions & Demolition Plan
3	Site Plan
4	Utility Plan
5	Grading & Drainage Plan
5.1	Storm Pipes & Structures Charts and Details
5.2	Drainage Area Plan
6	Clearing Plan
6.1	Intermediate Erosion Control Plan
7	Erosion Control & Sediment Plan
P.2	Pond # 2 Plan & Details (Ph.2 Modifications)
L1	Tree Preservation, Restoration, & Street Tree Plan
L2	Landscape Plan
L3	Landscape Details
D1	Site Details
D2	Storm Structure Details
D3	Site and Erosion Control Details
A1.1	Trash Compactor Plans, Sections & Details (By Others)
A2.0	Standard Building Elevations
PR-1	Sight Distance Profile and Truck Movement

REVISIONS		
NO.	DATE	DESCRIPTION
1	5/9/17	TRC Comments

UTILITIES:
POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-752-6500

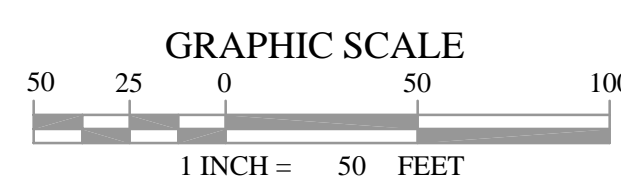
WATER & SEWER
CHAR-MECK: UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253

COMPLETION TIME TABLE:
ESTIMATED TIME OF PROJECT COMPLETION WILL BE 18 MONTHS AFTER CITY OF CHARLOTTE PLAN APPROVAL.

TREE SAVE:
PHASE 1 & PHASE 2 COMBINED:
SITE AREA = 20.1 ACRES - AREA WITHIN R/W .058 = 19.52 ACRES
REQUIRED TREE SAVE AREA: 15 % OF 19.52 ACRES = 2.928 ACRES (127,544 sq ft)
TREE SAVE AREA DESIGNATED: 129,373 sq ft = 2.97 ACRES



CURRENT OWNER:
HORIZONS at STEELE CREEK LLC
PO BOX 9846
GREENSBORO NC 27429

APPLICANT / DEVELOPER:
CIP CONSTRUCTION COMPANY
201 NORTH ELM STREET
GREENSBORO, NC 27401
PHONE: O: (336) 275-6198 x 305
CONTACT: DENNIS BURTON
EMAIL: dburton@cipconst.com

ENGINEER:
CPT ENGINEERING & SURVEYING, INC.
4400 TYNING STREET
HIGH POINT, NC 27265
PHONE: (336) 812-8800 EXT. 304
FAX: (336) 812-8780
CONTACT: CHUCK TRUBY, P.E.
EMAIL: chuckt@cptengineering.com



**FINAL
APPROVAL**

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
Robbey Zink

APPROVED

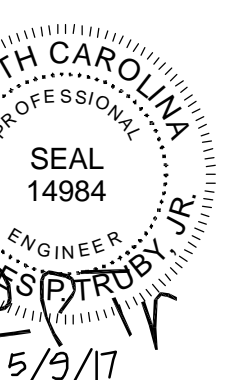
APPROVED
Laura Brewer

APPROVED
Carlos Alzate

REVISIONS

PHASE 2 MODIFICATIONS
BY BBN MARCH 20, 2017

ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1975
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8800 ~ FAX: (336) 812-9190



PHASE 2
HORIZONS at STEELE CREEK
10510 & 10700 STEELE CREEK ROAD
CITY OF CHARLOTTE
MECKLENBURG COUNTY

COVER SHEET

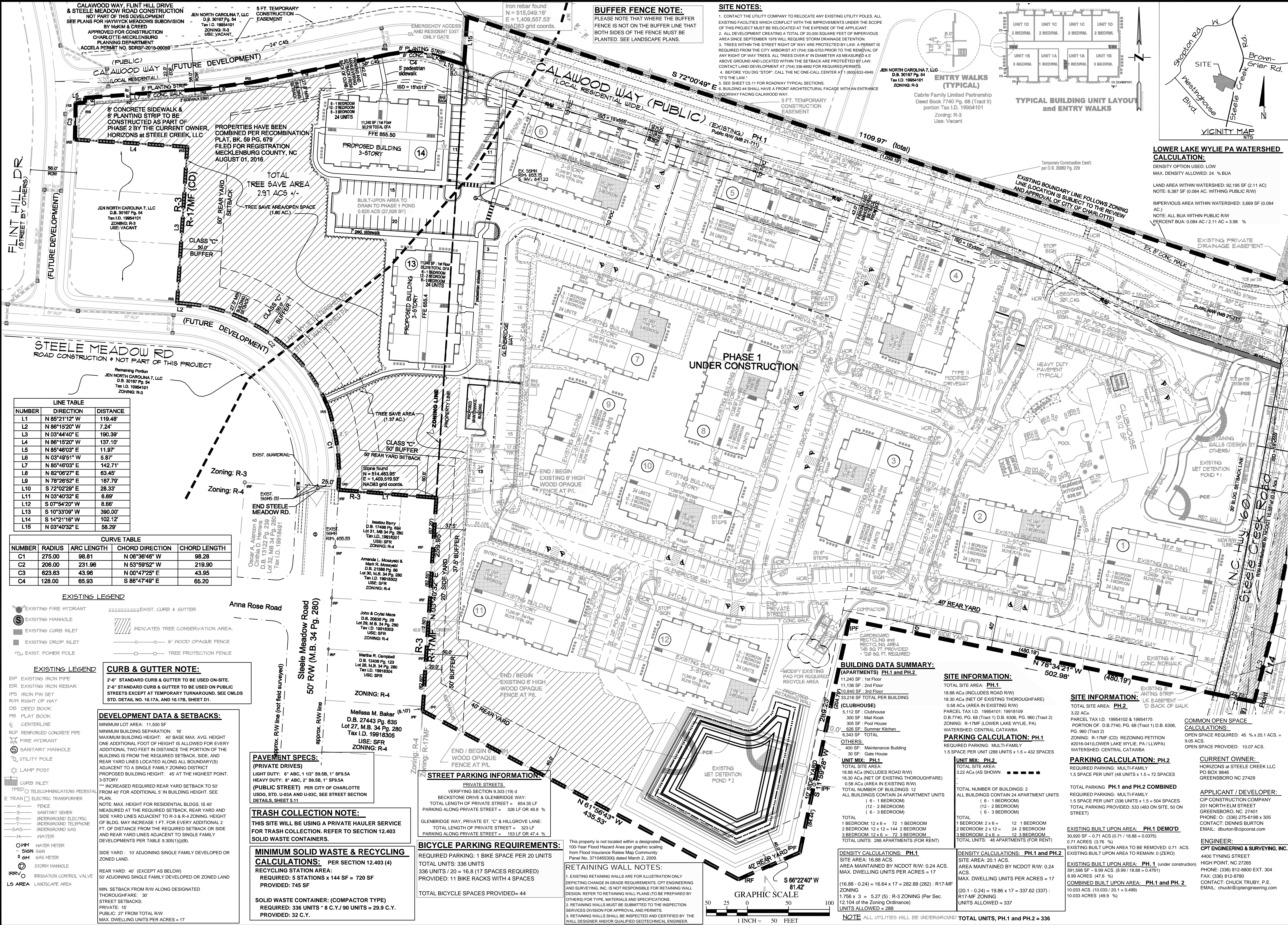
SCALE: 1" = 50'

DATE: 10/12/16

PROJECT: 1306-14

DRAWN BY: TM

SHEET **1**



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 85°21'12" W	119.48'
L2	N 86°15'20" W	7.24'
L3	N 03°44'40" E	190.39'
L4	N 86°15'20" W	137.10'
L5	N 85°46'03" E	11.97'
L6	N 03°49'51" W	5.87'
L7	N 85°46'03" E	142.71'
L8	N 82°06'27" E	63.45'
L9	N 78°26'52" E	167.79'
L10	S 72°02'29" E	28.33'
L11	N 03°40'32" E	6.69'
L12	S 07°54'20" W	8.66'
L13	S 10°33'09" W	390.00'
L14	S 14°21'16" W	102.12'
L15	N 03°40'32" E	58.29'

CURVE TABLE				
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	275.00	98.81	N 08°36'48" W	98.28
C2	208.00	231.96	N 53°59'52" W	219.90
C3	623.63	43.96	N 00°47'25" E	43.95
C4	128.00	65.93	S 86°47'49" E	65.20

EXISTING LEGEND	
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING CURB INLET
	EXISTING DROP INLET
	EXIST. POWER POLE
	EXISTING IRON PIPE
	EXISTING IRON REBAR
	IRON PIN SET
	RIGHT OF WAY
	DEED BOOK
	PLAT BOOK
	CENTERLINE
	REINFORCED CONCRETE PIPE
	FIRE HYDRANT
	SANITARY MANHOLE
	UTILITY POLE
	LAMP POST
	CURB INLET
	TELECOMMUNICATIONS PEDESTAL
	ELECTRIC TRANSFORMER
	FENCE
	SANITARY SEWER
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	UNDERGROUND GAS
	WATER
	WATER METER
	SIGN
	GAS METER
	STORM MANHOLE
	IRRIGATION CONTROL VALVE
	LANDSCAPE AREA

CURB & GUTTER NOTE:
2'-0" STANDARD CURB & GUTTER TO BE USED ON-SITE.
2'-4" 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.

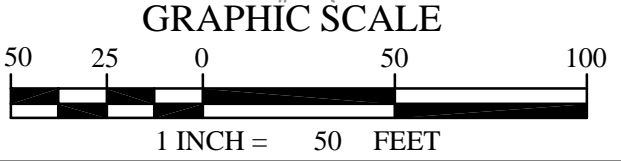
DEVELOPMENT DATA & SETBACKS:
MINIMUM LOT AREA: 11,500 SF
MINIMUM BUILDING SEPARATION: 16'
MAXIMUM BUILDING HEIGHT: 40' BASE MAX. AVG. HEIGHT ONE ADDITIONAL FOOT OF HEIGHT IS ALLOWED FOR EVERY ADDITIONAL TWO FEET IN DISTANCE THE PORTION OF THE BUILDING IS FROM THE REQUIRED SETBACK. SIDE, AND REAR YARD LINES LOCATED ALONG ALL BOUNDARY(S) ADJACENT TO A SINGLE FAMILY ZONING DISTRICT.
PROPOSED BUILDING HEIGHT: 45' AT THE HIGHEST POINT.
3 STORY
*** INCREASED REQUIRED REAR YARD SETBACK TO 50' FROM 40' FOR ADDITIONAL 5' IN BUILDING HEIGHT. SEE PLAN.
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 9.305(1)(II)(D).

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 USDO, STD. U-40A AND U-40C, SEE STREET SECTION DETAILS, SHEET S.11
SIDE YARD: 10' ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND
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' FROM TOTAL R/W
MAX. DWELLING UNITS PER ACRES = 17

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:
REQUIRED: 5 STATIONS x 144 SF = 720 SF
PROVIDED: 745 SF
SOLID WASTE CONTAINER: (COMPACTOR TYPE)
REQUIRED: 336 UNITS * 8 C.Y./90 UNITS = 29.9 C.Y.
PROVIDED: 32 C.Y.

BICYCLE PARKING REQUIREMENTS:
REQUIRED PARKING: 1 BIKE SPACE PER 20 UNITS
TOTAL UNITS: 336 UNITS
336 UNITS / 20 = 16.8 (17 SPACES REQUIRED)
PROVIDED: 11 BIKE RACKS WITH 4 SPACES
TOTAL BICYCLE SPACES PROVIDED= 44

RETAINING WALL NOTES:
1. EXISTING RETAINING WALLS ARE FOR ILLUSTRATION ONLY. DEPICTING 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.
2. RETAINING WALLS MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION FOR APPROVAL AND PERMITS.
3. RETAINING WALLS SHALL BE INSPECTED AND CERTIFIED BY THE WALL DESIGNER AND/OR QUALIFIED GEOTECHNICAL ENGINEER.



BUILDING DATA SUMMARY:
(APARTMENTS) PH.1 and PH.2
1,240 SF: 1st Floor
10,840 SF: 2nd Floor
33,216 SF TOTAL PER BUILDING
(CLUBHOUSE)
5,112 SF: Clubhouse
200 SF: Mail Kiosk
305 SF: Pool House
626 SF: Summer Kitchen
6,343 SF TOTAL
OTHERS:
400 SF: Maintenance Building
30 SF: Gate House
UNIT MIX: PH.1
TOTAL SITE AREA:
18.88 AC (INCLUDES ROAD R/W)
18.30 AC (NET OF EXISTING THOROUGHFARE)
0.58 AC (AREA IN EXISTING R/W)
TOTAL NUMBER OF BUILDINGS: 12
ALL BUILDINGS CONTAIN 24 APARTMENT UNITS
(12 - 2 BEDROOM)
(6 - 3 BEDROOM)
TOTAL: 288 APARTMENTS (FOR RENT)
DENSITY CALCULATIONS: PH.1
SITE AREA: 16.88 AC.
AREA MAINTAINED BY NCDOT R/W: 0.24 AC.
MAX. DWELLING UNITS PER ACRES = 17
(16.88 - 0.24) = 16.64 x 17 = 282.88 (282) : R17-MF ZONING
1,756 x 3 = 5,27 (5) : R-3 ZONING (Per Sec. 12.104 of the Zoning Ordinance)
UNITS ALLOWED = 288
NOTE: ALL UTILITIES WILL BE UNDERGROUND

SITE INFORMATION:
TOTAL SITE AREA: PH.1
18.88 AC (INCLUDES ROAD R/W)
18.30 AC (NET OF EXISTING THOROUGHFARE)
0.58 AC (AREA IN EXISTING R/W)
PARCEL TAX I.D. 19954101: 19918108
D.B. 7740, PG. 68 (Tract 1) D.B. 6306, PG. 960 (Tract 2)
ZONING: R-17MF (LOWER LAKE WYLIE, PA)
WATERSHED: CENTRAL CATAWBA
PARKING CALCULATION: PH.1
REQUIRED PARKING: MULTI-FAMILY
1.5 SPACE PER UNIT (288 UNITS x 1.5 = 432 SPACES)
UNIT MIX: PH.2
TOTAL SITE AREA:
3.22 AC (AS SHOWN)
TOTAL NUMBER OF BUILDINGS: 2
ALL BUILDINGS CONTAIN 24 APARTMENT UNITS
(1 - 1 BEDROOM)
(12 - 2 BEDROOM)
(6 - 3 BEDROOM)
TOTAL: 48 APARTMENTS (FOR RENT)
DENSITY CALCULATIONS: PH.1 and PH.2
SITE AREA: 20.1 AC.
AREA MAINTAINED BY NCDOT R/W: 0.24 AC.
MAX. DWELLING UNITS PER ACRES = 17
(20.1 - 0.24) = 19.86 x 17 = 337.62 (337) : R17-MF ZONING
UNITS ALLOWED = 337
TOTAL UNITS, PH.1 and PH.2 = 336

SITE INFORMATION:
TOTAL SITE AREA: PH.2
3.22 AC (AS SHOWN)
TOTAL NUMBER OF BUILDINGS: 2
ALL BUILDINGS CONTAIN 24 APARTMENT UNITS
(1 - 1 BEDROOM)
(12 - 2 BEDROOM)
(6 - 3 BEDROOM)
TOTAL: 48 APARTMENTS (FOR RENT)
DENSITY CALCULATIONS: PH.1 and PH.2
SITE AREA: 20.1 AC.
AREA MAINTAINED BY NCDOT R/W: 0.24 AC.
MAX. DWELLING UNITS PER ACRES = 17
(20.1 - 0.24) = 19.86 x 17 = 337.62 (337) : R17-MF ZONING
UNITS ALLOWED = 337
TOTAL UNITS, PH.1 and PH.2 = 336

EXISTING BUILT UPON AREA: PH.1 DEMO'D
30,920 SF = 0.71 AC (0.71 / 18.88 = 0.0375)
0.71 ACRES (3.76 %)
8.99 ACRES (47.6 %)
10,033 ACRES (49.9 %)
EXISTING BUILT UPON AREA: PH.1 (under construction)
381,598 SF = 8.99 AC (8.99 / 18.88 = 0.4761)
8.99 ACRES (47.6 %)
10,033 ACRES (10.033 / 20.1 = 0.498)
10,033 ACRES (49.9 %)

COMMON OPEN SPACE CALCULATIONS:
OPEN SPACE REQUIRED: 45 % x 20.1 AC. = 9.05 AC.
OPEN SPACE PROVIDED: 10.07 AC.
CURRENT OWNER:
HORIZONS at STEELE CREEK LLC
PO BOX 884
GREENSBORO NC 27429
APPLICANT / DEVELOPER:
CIP CONSTRUCTION COMPANY
201 NORTH ELM STREET
GREENSBORO, NC 27401
PHONE: (336) 276-6198 x 305
CONTACT: DENNIS BURTON
EMAIL: dburton@cipconst.com
ENGINEER:
CIP ENGINEERING & SURVEYING, INC.
4400 TYNNING STREET
HIGH POINT, NC 27265
PHONE: (336) 812-8800 EXT. 304
FAX: (336) 812-8780
CONTACT: CHUCK TRUBY, P.E.
EMAIL: chuck@cipengr.com

REVISIONS
PHASE 2 MODIFICATIONS
BY BBN, MARCH 20, 2017
REVISIONS
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