

Revision*

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 6/16/17

*Revised Flaxmere Road Alignment. Revisions include a 37.5' reduced landscape buffer at Station 3+00 of Flaxmere.

GATEWAY COMMUNITIES

CHARLOTTE, NORTH CAROLINA

THE WILLOWS UNIVERSITY

CHARLOTTE, NC

CONSTRUCTION PLANS

MAY, 2017



ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY
TREE ORDINANCE

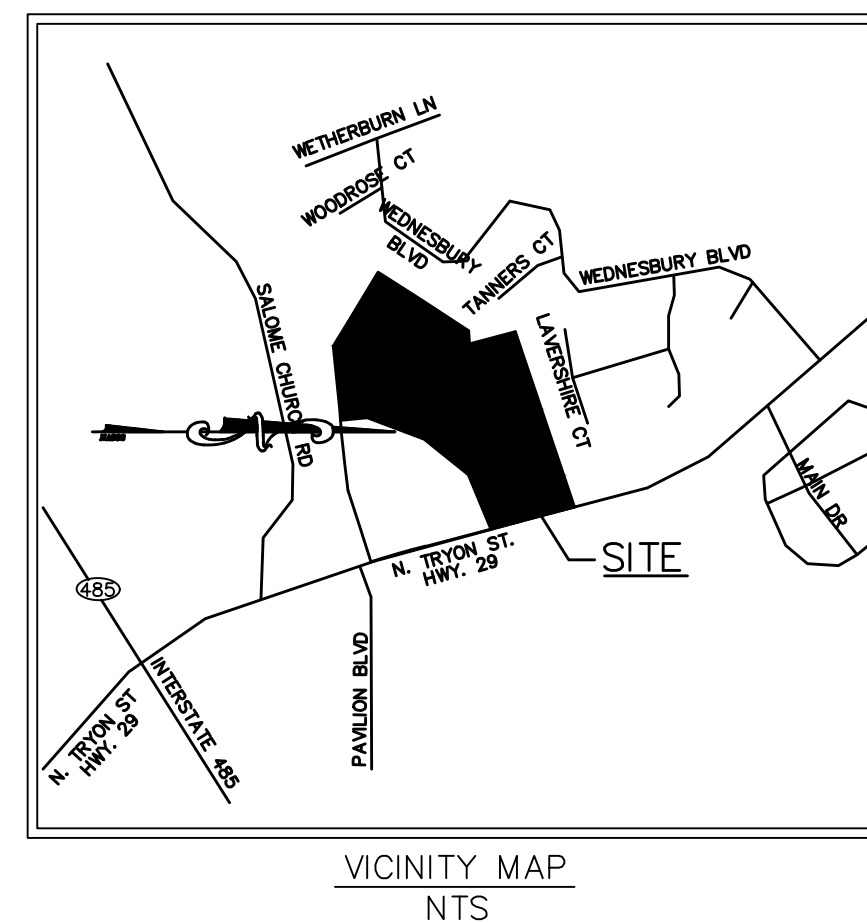
CDOT

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 mark chapman at 11:25 am, Jun 15, 2017

APPROVED

APPROVED



PLANS PREPARED BY:

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704-483-2054
License No. P-0601



OWNER:

GATEWAY COMMUNITIES, LLC
6701 CARMEL ROAD
SUITE 118
CHARLOTTE, NORTH CAROLINA 28226
CONTACT: DAVE RANSENBERG
#704-609-0682

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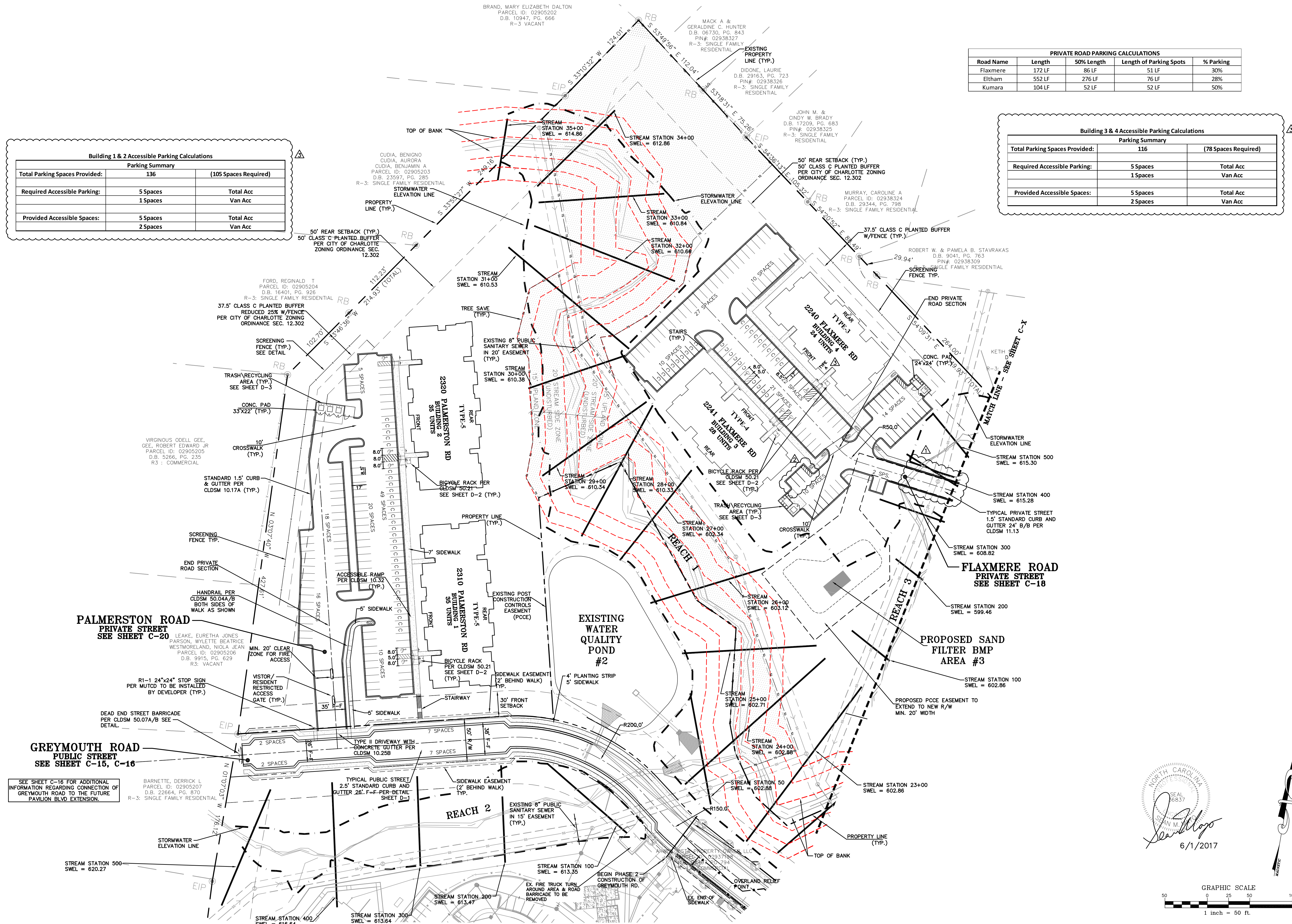
C-1	COVER SHEET
C-2	OVERALL SITE PLAN
C-3	DETAILED SITE PLAN
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C-18	PLAN AND PROFILE - FLAXMERE ROAD STA. 0+00 - END
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XC-5	HIGHWAY 29 CROSS SECTIONS
XC-6	HIGHWAY 29 CROSS SECTIONS
XC-7	HIGHWAY 29 CROSS SECTIONS
XC-8	HIGHWAY 29 CROSS SECTIONS
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D-2	DETAILS (SITE)
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	POND #1 AS-BUILT
	POND #2 AS-BUILT
	ARCHITECTURAL ELEVATIONS



Building 1 & 2 Accessible Parking Calculations		
Parking Summary		
Total Parking Spaces Provided:	136	(105 Spaces Required)
Required Accessible Parking:	5 Spaces	Total Acc
	1 Spaces	Van Acc
Provided Accessible Spaces:	5 Spaces	Total Acc
	2 Spaces	Van Acc

PRIVATE ROAD PARKING CALCULATIONS				
Road Name	Length	50% Length	Length of Parking Spots	% Parking
Flaxmere	172 LF	86 LF	51 LF	30%
Eltham	552 LF	276 LF	76 LF	28%
Kumara	104 LF	52 LF	52 LF	50%

Building 3 & 4 Accessible Parking Calculations		
Parking Summary		
Total Parking Spaces Provided:	116	(78 Spaces Required)
Required Accessible Parking:	5 Spaces	Total Acc
	1 Spaces	Van Acc
Provided Accessible Spaces:	5 Spaces	Total Acc
	2 Spaces	Van Acc



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GATEWAY COMMUNITIES, LLC
THE WILLOWS - UNIVERSITY
DETAILED SITE PLAN (1 OF 2)

	4-7-17	RTAP REVISIONS – FLAXMERE	PROJECT:
	5-10-17	PERMIT COMMENTS	
	6-1-17	CYCLE 2 COMMENTS	
			SHEET TITLE
MARK	DATE	DESCRIPTION	

Approved

Date: 4/7/2017

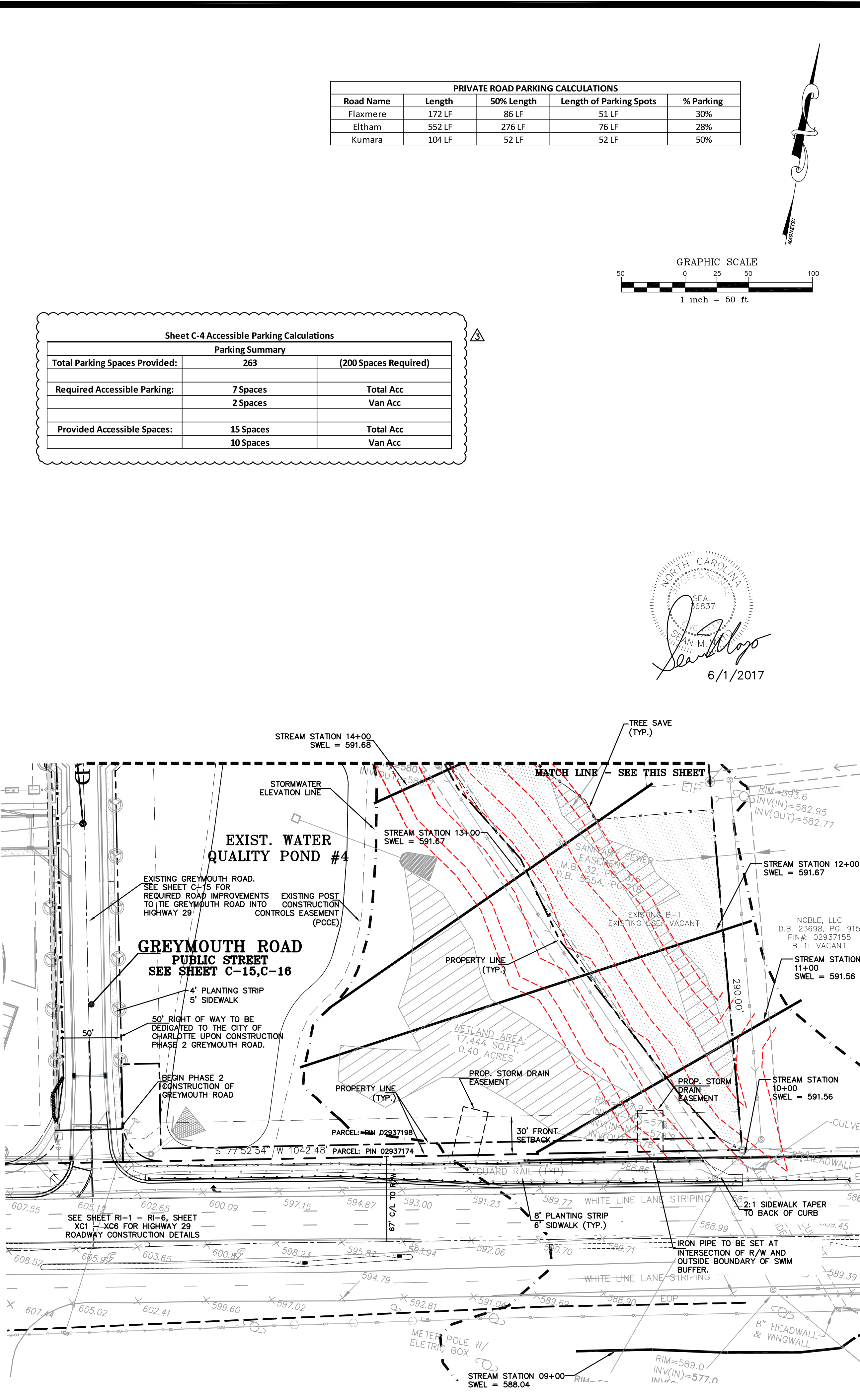
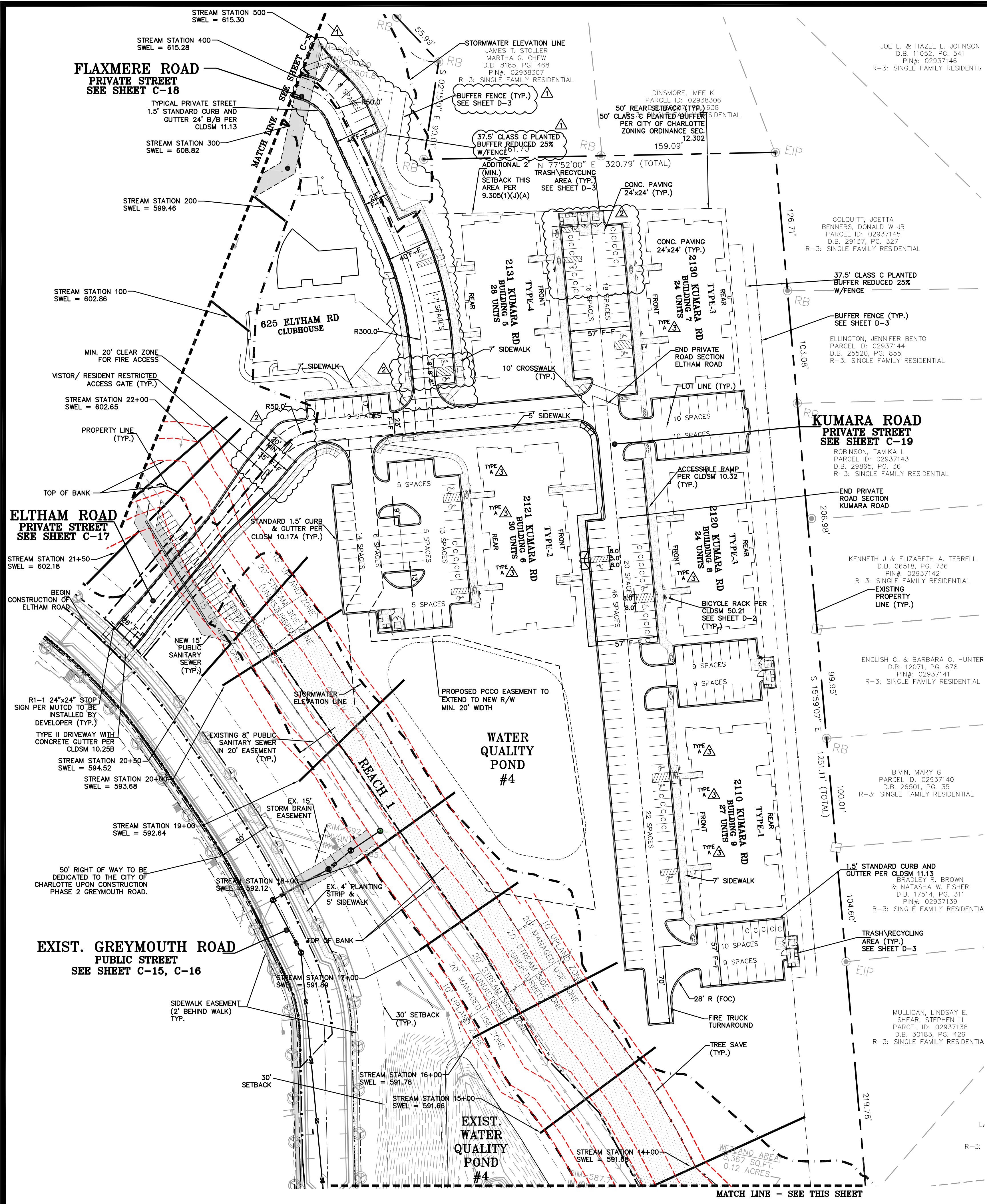
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Drawn: SMM

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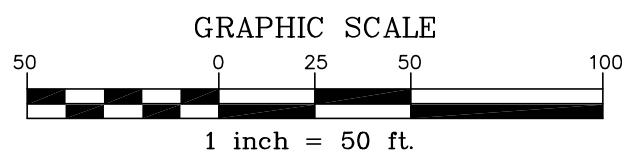
Project Number	GW-001
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PRIVATE ROAD PARKING CALCULATIONS				
Road Name	Length	50% Length	Length of Parking Spots	% Parking
Flaxmere	172 LF	86 LF	51 LF	30%
Eltham	552 LF	276 LF	76 LF	28%
Kumara	104 LF	52 LF	52 LF	50%

Sheet C-4 Accessible Parking Calculations		
Parking Summary		
Total Parking Spaces Provided:	263	(200 Spaces Required)
Required Accessible Parking:	7 Spaces	Total Acc
	2 Spaces	Van Acc
Provided Accessible Spaces:	15 Spaces	Total Acc
	10 Spaces	Van Acc



6/1/2017

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PREPARED BY:

GATEWAY COMMUNITIES, LLC

THE WILLOWS - UNIVERSITY

DETAILED SITE PLAN

RTAP REVISIONS - FLAXMERE	PERMIT COMMENTS	CYCLE 2 COMMENTS	DATE	DESCRIPTION
4-7-17				
5-10-17				
6-1-17				

Apprvd.

Date: 4/7/2017

Chkd: JD

Drwn: SMM

Scale: 1"=50"

Project Number: GW-001

Sheet: C-4