

March 07, 2018 - 8:04am By: McKenzie-Palocor
K:\CUL_PRA\017046002_Annexed Rd MultiFam\02 - DWG\DWGSheets\03-1 COVER.dwg
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FINAL APPROVAL

PROJECT NUMBER: SDRMF-2018-00071

ENGINEERING

PCSO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY

TREE ORDINANCE

CDOT

Carlos Alzate

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM FOUND AT <http://charlottenc.gov/ld>

APPROVED

By Jack Fulghum at 8:08 am, Mar 22, 2018

APPROVED

APPROVED

APPROVED

9101 & 9111 NATIONS FORD RD

CHARLOTTE NORTH CAROLINA 28273

MECKLENBURG COUNTY

PRELIMINARY PLANNED

MULTI-FAMILY SUBDIVISION

APPROVAL

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

By Brent Wilkinson 3/22/18

UTILITY AND GOVERNING AGENCIES CONTACT LIST:

WATER COMPANY

CHARLOTTE-MECKLENBURG UTILITIES DEPT.
5100 BROOKSHIRE BOULEVARD
CHARLOTTE, NC 28216
(704) 399-2221
CONTACT: BARBARA GROSS

POWER COMPANY

DUKE POWER
526 SOUTH CHURCH STREET
CHARLOTTE, NC 28202
(704) 395-4446
CONTACT: JIM ANDERSON

SANITARY SEWER COMPANY

CHARLOTTE-MECKLENBURG UTILITIES DEPT.
5100 BROOKSHIRE BOULEVARD
CHARLOTTE, NC 28216
(704) 399-2221
CONTACT: BARBARA GROSS

TELEPHONE COMPANY

BELL SOUTH SMALL BUSINESS
(866) 620-6000 EXT. 11067
CONTACT: SHANDA LLYOD

CABLE TELEVISION COMPANY

TIME WARNER CABLE
(704) 378-2866 TEL
CONTACT: MELISSA MCDONNELL

DEPARTMENT OF TRANSPORTATION

CHARLOTTE DEPARTMENT OF TRANSPORTATION
600 E. 4TH STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 432-1563 TEL
CONTACT: CARLOS ALZATE

PLANNING DEPARTMENT

CHARLOTTE MECKLENBURG PLANNING COMMISSION
600 E. 4TH STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 336-8364 TEL
(704) 336-5123 FAX
CONTACT: BRENT WILKINSON

ZONING DEPARTMENT

MECKLENBURG COUNTY ZONING DEPT.
700 N. TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 336-3569 TEL

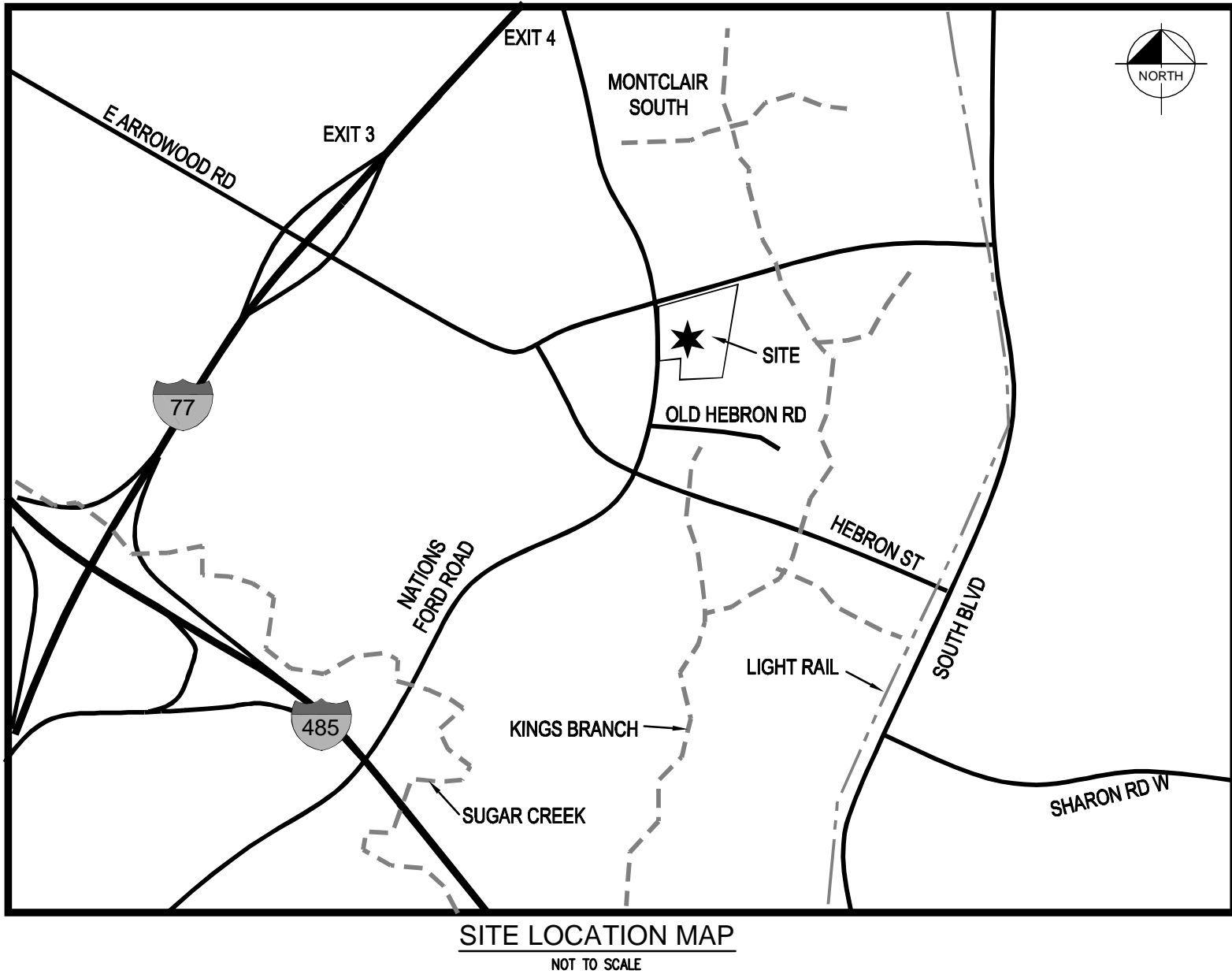
BROWNFIELDS

CAROLYN MINNICH BROWNFIELDS
PROJECT MANAGER
DIVISION OF WASTE MANAGEMENT
DEPARTMENT OF ENVIRONMENTAL QUALITY
1646 MAIL SERVICE CENTER
RALEIGH, NC 27699-1646
704-661-0330 OFFICE/MOBILE
CAROLYN.MINNICH@NCDENR.GOV

BROWNFIELDS NOTICE

THE PROJECT SITE IS SUBJECT TO A NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (NCDENR) BROWNFIELDS AGREEMENT DATED FEBRUARY 26, 2010, BROWNFIELDS PROJECT #12018-08-60. THE GROUNDWATER AND VAPOR ARE CONTAMINATED AT THE PROJECT SITE DUE TO PAST ACTIVITIES FROM SURROUNDING PROPERTIES. NCDENR IS NOT REQUIRING ANY ACTIVE REMEDIATION TO BE PERFORMED AT THE PROJECT SITE. THERE ARE LAND USE RESTRICTIONS IN THE BROWNFIELDS AGREEMENT THAT RUN WITH THE LAND. THE LAND USE RESTRICTIONS DETAILED IN THE BROWNFIELDS AGREEMENT WILL NOT DETER THE PLANNED DEVELOPMENT IN ANY MANNER, NOR WILL THE LAND USE RESTRICTIONS BE FINANCIALLY BURDENSOME TO THE PROJECT SITE.

SHOULD YOU HAVE ANY QUESTIONS OR CONCERNS ABOUT THE BROWNFIELDS AGREEMENT OR THE CONTAMINATION AT THE PROJECT SITE, PLEASE CONTACT THE PROJECT MANAGER FOR THIS BROWNFIELDS AGREEMENT, CAROLYN MINNICH.



NOTES:

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE FINAL CONNECTIONS OF SERVICES.

ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESS.

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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

ROCK NOTE:

THE PRESENCE OF ROCK SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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PCCO SUMMARY	
Original Parcel ID Number(s):	20517120, 20517121, 20517108
Development Type:	Multi-Family
Subject to PCCO? Y/N	Y
If NO, why?	
Watershed:	Central Catawba
Disturbed Area (ac):	16.3
Site Area (ac):	16.3
	DA#1
Total on-site Drainage Area (ac):	16.3
Existing Built-upon-area (SF):	0
Existing BUA to be removed (SF):	0
Existing BUA to remain (SF):	0
Proposed New BUA (SF):	382,457
Proposed % BUA:	53.9%
Density (High / Low):	High
Total Post-Project BUA for site:	8.78 AC
Development or Redevelopment?	Development
Natural Area Required (ac):	4.08
Natural Area provided, total (ac):	7.51
Undisturbed Treed Natural Area Preserved (ac):	0
Total stream buffer protected on-site (ac):	0.06
Transit Station Area? Y/N	N
Distressed Business District? Y/N	N
Mitigation Type (if applicable)	1-YR VOL / 10-YR Peak
Natural Area mitigation? Y/N	N
Buffer Mitigation? Y/N	N
Total Phosphorous Mitigation? Y/N	N

ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET
SUITE 200
CHARLOTTE, NORTH CAROLINA 28202
TEL (704) 333-5131
LICENSE NO. F-0102

OWNER:

PEDCOR INVESTMENTS
770 THIRD AVENUE, S.W.
CARMEL, IN 46032
TEL (317) 587-0320

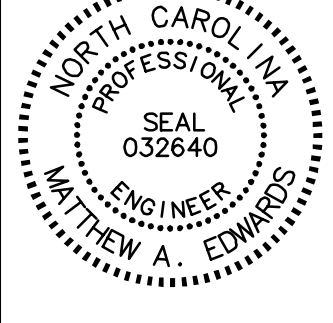
CONTACT: KARA STRICKLAND

CONTACT: MATT EDWARDS, P.E.

Kimley»Horn

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200 SOUTH TRYON ST., STE. 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM

LICENSE NO. F-0102



SCALE: NA

DESIGNED BY: LL/DH/KS/MP

DRAWN BY: LL/DH/KS/MP

CHECKED BY: ME

COVER SHEET

GRANITE POINTE APARTMENTS
9101 & 9111 NATIONS FORD RD
CHARLOTTE, NORTH CAROLINA 28273
MECKLENBURG COUNTY

PEDCOR INVESTMENTS
770 THIRD AVENUE, S.W.
CARMEL, IN 46032

DATE
10-27-2017

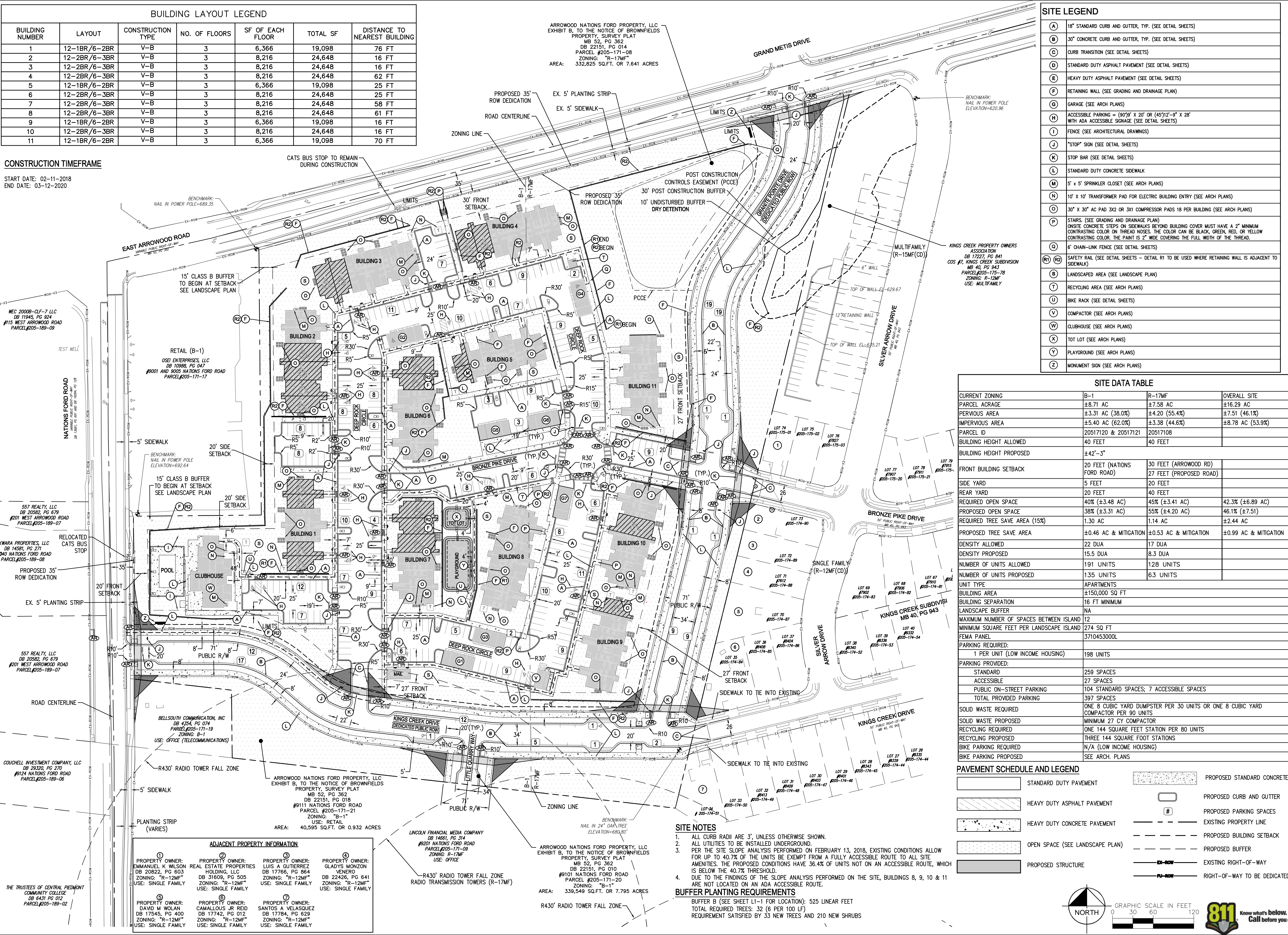
PROJECT NO.
017046002

SHEET NUMBER

C0-0

BUILDING NUMBER	LAYOUT	CONSTRUCTION TYPE	NO. OF FLOORS	SF OF EACH FLOOR	TOTAL SF	DISTANCE TO NEAREST BUILDING
1	12-1BR/6-2BR	V-B	3	6,366	19,098	76 FT
2	12-2BR/6-3BR	V-B	3	8,216	24,648	16 FT
3	12-2BR/6-3BR	V-B	3	8,216	24,648	16 FT
4	12-2BR/6-3BR	V-B	3	8,216	24,648	62 FT
5	12-1BR/6-2BR	V-B	3	6,366	19,098	25 FT
6	12-2BR/6-3BR	V-B	3	8,216	24,648	25 FT
7	12-2BR/6-3BR	V-B	3	8,216	24,648	58 FT
8	12-2BR/6-3BR	V-B	3	8,216	24,648	61 FT
9	12-1BR/6-2BR	V-B	3	6,366	19,098	16 FT
10	12-2BR/6-3BR	V-B	3	8,216	24,648	16 FT
11	12-1BR/6-2BR	V-B	3	6,366	19,098	70 FT

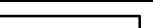







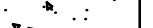




START DATE: 02-11-2018
END DATE: 03-12-2020

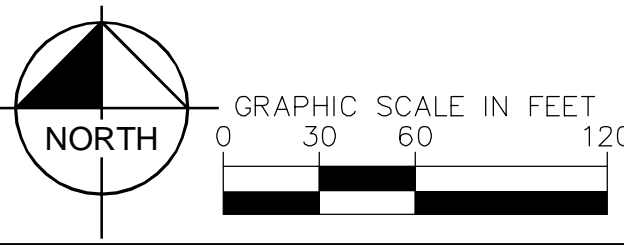


SITE LEGEND	
(A)	18" STANDARD CURB AND GUTTER, TYP. (SEE DETAIL SHEETS)
(B)	30" CONCRETE CURB AND GUTTER, TYP. (SEE DETAIL SHEETS)
(C)	CURB TRANSITION (SEE DETAIL SHEETS)
(D)	STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEETS)
(E)	HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEETS)
(F)	RETAINING WALL (SEE GRADING AND DRAINAGE PLAN)
(G)	GARAGE (SEE ARCH PLANS)
(H)	ACCESSIBLE PARKING = (90')9" X 20' OR (45')12"-9" X 28' WITH ADA ACCESSIBLE SIGNAGE (SEE DETAIL SHEETS)
(I)	FENCE (SEE ARCHITECTURAL DRAWINGS)
(J)	"STOP" SIGN (SEE DETAIL SHEETS)
(K)	STOP BAR (SEE DETAIL SHEETS)
(L)	STANDARD DUTY CONCRETE SIDEWALK
(M)	5' x 5' SPRINKLER CLOSET (SEE ARCH PLANS)
(N)	10' x 10' TRANSFORMER PAD FOR ELECTRIC BUILDING ENTRY (SEE ARCH PLANS)
(O)	30" X 30" AC PAD 3X2 OR 3X1 COMPRESSOR PADS 18 PER BUILDING (SEE ARCH PLANS)
(P)	STAIRS (SEE GRADING AND DRAINAGE PLAN) ONSTE CONCRETE STEPS ON SIDEWALKS BEYOND BUILDING COVER MUST HAVE A 2" MINIMUM CONTRASTING COLOR ON THREAD NOSES. THE COLOR CAN BE BLACK, GREEN, RED, OR YELLOW CONTRASTING COLOR. THE PAINT IS 2" WIDE COVERING THE FULL WIDTH OF THE THREAD.
(Q)	6' CHAIN-LINK FENCE (SEE DETAIL SHEETS)
(R1) (R2)	SAFETY RAIL (SEE DETAIL SHEETS - DETAIL R1 TO BE USED WHERE RETAINING WALL IS ADJACENT TO SIDEWALK)
(S)	LANDSCAPED AREA (SEE LANDSCAPE PLAN)
(T)	RECYCLING AREA (SEE ARCH PLANS)
(U)	BIKE RACK (SEE DETAIL SHEETS)
(V)	COMPACTOR (SEE ARCH PLANS)
(W)	CLUBHOUSE (SEE ARCH PLANS)
(X)	TOT LOT (SEE ARCH PLANS)
(Y)	PLAYGROUND (SEE ARCH PLANS)
(Z)	MONUMENT SIGN (SEE ARCH PLANS)

CURRENT ZONING	B-1	R-17MF	OVERALL SITE
PARCEL ACRAGE	±8.71 AC	±7.58 AC	±16.29 AC
PERVIOUS AREA	±3.31 AC (38.0%)	±4.20 (55.4%)	±7.51 (46.1%)
IMPERVIOUS AREA	±5.40 AC (62.0%)	±3.38 (44.6%)	±8.78 AC (53.9%)
PARCEL ID	20517120 & 20517121	20517108	
BUILDING HEIGHT ALLOWED	40 FEET	40 FEET	
BUILDING HEIGHT PROPOSED	±42' – 3"		
FRONT BUILDING SETBACK	20 FEET (NATIONS FORD ROAD)	30 FEET (ARROWOOD RD) 27 FEET (PROPOSED ROAD)	
SIDE YARD	5 FEET	20 FEET	
REAR YARD	20 FEET	40 FEET	
REQUIRED OPEN SPACE	40% (±3.48 AC)	45% (±3.41 AC)	42.3% (±6.89 AC)
PROPOSED OPEN SPACE	38% (±3.31 AC)	55% (±4.20 AC)	46.1% (±7.51)
REQUIRED TREE SAVE AREA (15%)	1.30 AC	1.14 AC	±2.44 AC
PROPOSED TREE SAVE AREA	±0.46 AC & MITIGATION	±0.53 AC & MITIGATION	±0.99 AC & MITIGATION
DENSITY ALLOWED	22 DUA	17 DUA	
DENSITY PROPOSED	15.5 DUA	8.3 DUA	
NUMBER OF UNITS ALLOWED	191 UNITS	128 UNITS	
NUMBER OF UNITS PROPOSED	135 UNITS	63 UNITS	
UNIT TYPE	APARTMENTS		
BUILDING AREA	±150,000 SQ FT		
BUILDING SEPARATION	16 FT MINIMUM		
LANDSCAPE BUFFER	NA		
MAXIMUM NUMBER OF SPACES BETWEEN ISLAND	12		
MINIMUM SQUARE FEET PER LANDSCAPE ISLAND	274 SQ FT		
FEMA PANEL	3710453000L		
PARKING REQUIRED:			
1 PER UNIT (LOW INCOME HOUSING)	198 UNITS		
PARKING PROVIDED:			
STANDARD	259 SPACES		
ACCESSIBLE	27 SPACES		
PUBLIC ON-STREET PARKING	104 STANDARD SPACES; 7 ACCESSIBLE SPACES		
TOTAL PROVIDED PARKING	397 SPACES		
SOLID WASTE REQUIRED	ONE 8 CUBIC YARD DUMPSITER PER 30 UNITS OR ONE 8 CUBIC YARD COMPACTOR PER 90 UNITS		
SOLID WASTE PROPOSED	MINIMUM 27 CY COMPACTOR		
RECYCLING REQUIRED	ONE 144 SQUARE FEET STATION PER 90 UNITS		
RECYCLING PROPOSED	THREE 144 SQUARE FOOT STATIONS		
BIKE PARKING REQUIRED	N/A (LOW INCOME HOUSING)		
BIKE PARKING PROPOSED	SEE ARCH. PLANS		

PAVEMENT SCHEDULE AND LEGEND

	STANDARD DUTY PAVEMENT		PROPOSED STANDARD CONCRETE
	HEAVY DUTY ASPHALT PAVEMENT		PROPOSED CURB AND GUTTER
	HEAVY DUTY CONCRETE PAVEMENT		PROPOSED PARKING SPACES
	OPEN SPACE (SEE LANDSCAPE PLAN)		EXISTING PROPERTY LINE
	PROPOSED STRUCTURE		PROPOSED BUILDING SETBACK
			PROPOSED BUFFER
			EXISTING RIGHT-OF-WAY
			RIGHT-OF-WAY TO BE DEDICATED



Kimley»»Horn

LICENSE NO. F-0102



SCALE	1" = 60'
DESIGNED BY	LL/DH/KS/MP
DRAWN BY	LL/DH/KS/MP
CHECKED BY	
ME	

SITE PLAN

GRANITE POINTE APARTMENTS
9101 & 9111 NATIONS FORD RD
CHARLOTTE, NORTH CAROLINA 28273
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770 THIRD AVENUE, S.W.
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