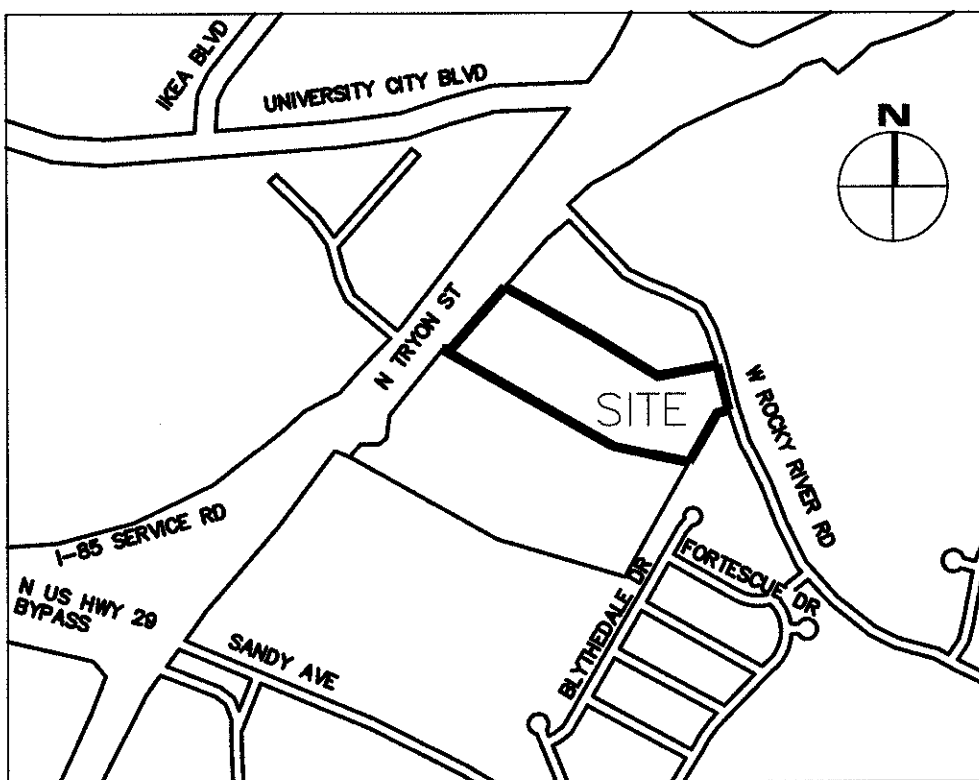


Oxford Gateway Apartments

Charlotte, NC Civil Construction Documents



VICINITY MAP
NOT TO SCALE



FINAL APPROVAL

PROJECT NUMBER: SDRUR-2018-00001

ENGINEERING

PCSO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY

TREE ORDINANCE

CDOT

PLANNING

UMUDD / MUDD / PED / TOD

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE CHARLOTTE WATER. FOR MORE INFORMATION, PLEASE CALL 704-336-5499 OR VISIT <http://charlottewater.org>

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-314-CODE(2633) FOR MORE INFORMATION.

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 Jeu Moua at 11:00 am, Feb 19, 2018

APPROVED

APPROVED

APPROVED

APPROVED

By Grant Meacci

Revision

APPROVED FOR CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 2/23/18

7205 N TRYON ST
CITY OF CHARLOTTE
DB: 28301-45
PARCEL ID: 04723111
ZONING: I-1

7216 N TRYON ST
MCKINNEY HOLDINGS NC II LLC
DB: 29474-823
PARCEL ID: 04918104
ZONING: B-2

#7410 N TRYON ST
SLAM PROPERTIES II LLC
DB: 10157-509
MB-27-750 TRACT 1
PARCEL ID: 04918108
ZONING: B-2

#240 W ROCKY RIVER RD
SANCTUARY HOLDINGS
CHARLOTTE LLC
DB: 28556-380
MB-27-750 TRACT 3
PARCEL ID: 04918109
ZONING: B-2
DEED REFERENCE: 31365-71

FORTESCUE DR
ROCKY RIVER VILLAGE
HOMEOWNERS ASSOC, INC
DB: 11454-103
MB-32-633 COMMON OPEN SPACE
PARCEL ID: 04914167
ZONING: R-6

Sheet Index

C100	Cover Sheet	2/15/18
C200	Ex Cond and Demo Plan	12/06/17
C301	Site Plan	2/15/18
C302	Fire Truck Accessibility Plan	10/09/17
C400	Erosion Control Notes	8/29/17
C401	Erosion Control Initial Plan	10/09/17
C402	Erosion Control Final Plan	12/06/17
C403-C404	Erosion Control Details	12/06/17
C500	Overall Grading Plan	12/06/17
C501	Fine Grading Plan	2/15/18
C502	Fine Grading Plan	12/06/17
C503	Fine Grading Plan Blowups	12/06/17
C504	Drainage Area Map/Storm Chart	12/06/17
C600	Road Profile McKinney Ave	12/06/17
C601	Road Profile Libby Way and Twitter Lane	12/06/17
C602	Sight Distance Rocky River Rd	12/06/17
C603	Sight Distance North Tryon	12/06/17
C604	Traffic Control Plan	12/06/17
C700	WQ Details	12/06/17
C800	Private Sanitary Sewer Plan	12/06/17
C801	Private Sanitary Sewer Plan	10/09/17
C802	Water Distribution Plan	12/06/17
C901	Planting Plan	2/15/18
C1001	Site Details	10/09/17
C1002	Utility Details	10/09/17
C1003	Storm Drainage Details	10/09/17



corcoran
ota
Architecture / Planning / Design

5775 Glenridge Drive NE
Atlanta, Georgia 30328
ph. 404.324.4200
fax. 404.324.4219

OXFORD GATEWAY APARTMENTS

Charlotte | NC

PRINT RECORD	
Date	Description
03.24.17	Prelim Price
06.07.17	Footings and Foundation
07.10.17	Full Bid Permit
10.9.17	Full Permit Comments
12.6.17	Full Permit Comments
02.15.18	Amended Rezoning



Project No.: 1610
Project Date:
Sheet Title:

Cover

Sheet No.

C100



☐ Not Released for Construction ☒ Released for Construction

Site Data:

Site Area: 14.676 Ac.
PIN: 04918103
Project Address: 7232 N. Tryon St., Charlotte, NC
Owner: Oxford Gateway Apartments LLC
Owner Address: 3284 Northside Parkway, Ste 150
Atlanta, GA 30327
Telephone Number: 770-815-4050
Zoning Petition #: 2016-74 Amended
Zoning: TOD-M
Jurisdiction: City of Charlotte
Proposed Use: 338 Residential Units (Apartments)

PARKING DATA:
Required (Max 1.60 per unit): 338 (540 Spaces Max)
Accessible Surface Parking Required: 11
Accessible On-street Parking Required: 1
Provided:
Standard Surface Parking: 440
Garage Parking: 25
Compact Parking: 51 (9.6% of Total)
HC Parking: 13
Total On-Site Parking: 529 Spaces
On-Street Parking: 12+1 HC

PRIVATE OPEN SPACE:
Required (1 SF/100 Gross SF of Floor Area)
Required Private Open Space = 3,200 SF
Provided: 18,092 SF (Dog Park, Amenity Area, not including pool)

BIKE PARKING
Required: 1 Per 20 Units
338 Units / 20 Per = 16.9 Spaces Req'd
Provided: 40 Spaces

BUA AND STORM WATER MANAGEMENT
Impervious Area: 456,494 sqft (10.53 Ac.)
Impervious Percentage: 74.8%
WQ and Detention Provided: 1-yr, 24-hr CPV Hold
10-yr Detention & 25-yr Detention of Peak
WQ and Detention Provided: Underground Storage Chamber

Setbacks
Min.: 15' Ac.
Provided: 22' Ac.

SETBACKS
Front: 24 ft
Side: 0 ft
Back: 20 ft

TIMETABLE FOR CONSTRUCTION
Duration: 22 Months
Start Date: July 2017
End Date: May 2019

7232 N TRYON ST
CITY OF CHARLOTTE
DB: 28301-45
PARCEL ID: 04723111
ZONING: I-1

35'x35' & 10'x10'
Site Triangles

35'x35' & 10'x10'
Site Triangles

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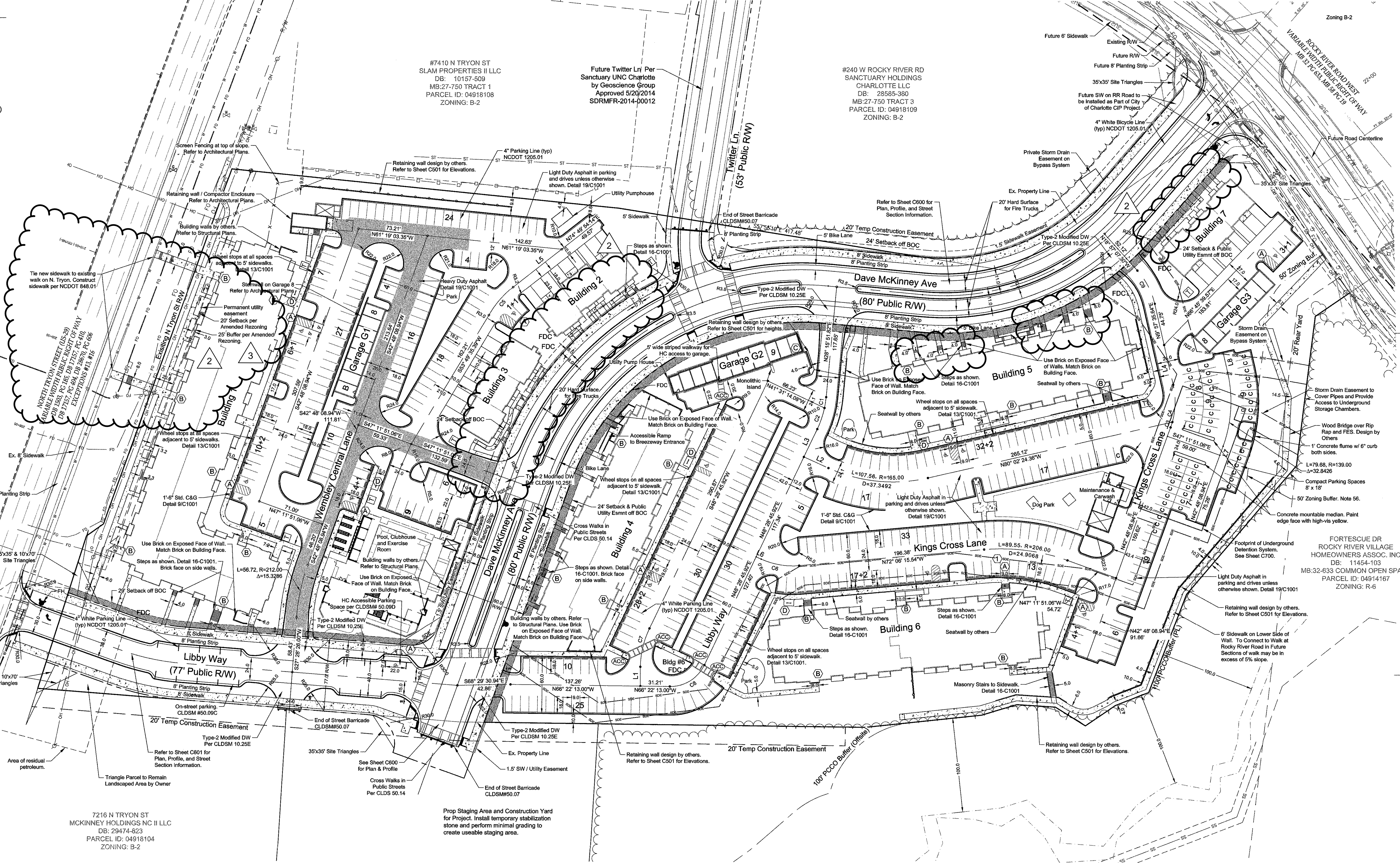
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Site Triangles

35'x35' & 10'x10'
Site Triangles



Staking and Materials Legend:

SYMBOL	DETAIL	SYMBOL	DETAIL
	Proposed Handicap Space CLDS #50.10A		Accessible Signage & Curb Cuts CLDS #50.10A CLDS #50.10B CLDS #50.10C
	Proposed Stop Sign To Be Installed by Developer MUTCD R1-1 30 x 30		Breezeway Exits CLDS #50.10A CLDS #50.10B CLDS #50.10C
	Proposed Heavy Duty Asphalt 19/C1001		Enclosed Bike Storage
	Steps -/-		Outdoor Bike Storage
	Proposed 2'-0" Standard Curb And Gutter 9/C1001 CLDS #10.17A CLDS #10.17C		Compact Parking (8'x18' Min.) C
	Proposed 2'-6" Curb And Gutter Public Streets Only 9/C1001 CLDS #10.17A CLDS #10.17C		Setback per Amended Rezoning Plan
	Retaining Wall -/-		Buffer per Amended Rezoning Plan
	Parking Count -/-		
	4 Space Bike Rack CLDS 50.20 (or approved equal) 17/C1001		
	Proposed Sidewalk CLDS #10.22		
	Proposed Handicap Ramp CLDS #10.40A		
	Proposed Striped Crosswalk		
	HC Accessible Curb Cut CLDS #10.40A		
	Transformer Pad		

Line Table					
Line #	Length	Direction			
L1	20.47	S23° 10' 32.81"W			
L2	28.52	N42° 41' 27.33"E			
L3	32.75	N48° 28' 45.92"E			
L4	43.28	N69° 57' 35.64"E			
L5	65.23	N74° 49' 54.14"E			
L6	5.90	S42° 41' 27.33"E			
L7	10.08	N42° 48' 08.94"E			
L8	21.75	S9° 57' 35.64"W			

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	11.71	100.00	6.71	N31° 37' 04"E	11.70
C2	23.58	100.00	13.51	N41° 43' 31"E	23.52
C3	5.88	80.00	4.21	N40° 41' 43"E	5.88
C4	39.97	80.00	28.63	N24° 16' 27"E	39.58
C5	36.66	100.00	21.01	S64° 19' 45"W	36.48
C6	41.07	80.00	29.41	N57° 23' 51"W	40.62
C7	42.12	100.00	24.13	S36° 24' 46"W	41.81
C8	45.48	40.00	65.15	S61° 03' 16"W	43.07
C9	40.37	80.00	28.91	N4° 29' 46"W	39.94

VICINITY MAP
NOT TO SCALE

General Notes

- All work and materials shall conform to the current edition of the Charlotte Land Development Standards Manual (CLDSM).
- All work and materials shall conform to the current edition of the North Carolina Department of Transportation (NCDOT) standard specifications for roads and structures, dated January 2012, unless otherwise specified in the Charlotte Land Development Standards Manual.
- Contractor shall coordinate all curb and street grades in intersection with inspector.
- In order to ensure proper drainage, curb shall have a minimum of 0.5% slope.
- Land development engineer shall be given 24 hours notice prior to construction.
- Sight triangles shown are the minimum required. Further requirements may be made by the City of Charlotte Department of Transportation (CDOT) or NCDOT.
- Non-standard items (i.e.: pavers, irrigation, etc.) in the right-of-way require encroachment agreement with the Charlotte Department of Transportation / North Carolina Department of Transportation prior to installation. For City of Charlotte maintained streets, contact CDOT at (704) 336-3888.
- Any building within the 100+1 Stormwater Elevation Line is subject to the restrictions of the City of Charlotte Subdivision Ordinance, Section 7.200.8.
- All concrete shall have a minimum compressive strength of 3600 psi at 28 days and shall comply with section 1000 of the NCDOT standard specifications.
- All curb and gutter shall be backfilled with soil approved by the inspector 48 hours after construction to prevent erosion.
- All backfill shall be non-plastic in nature, free from roots, vegetative matter, waste, construction material, or other objectionable material. Said material shall be capable of being compacted by mechanical means and the material shall have no tendency to flow or behave in a plastic manner under the tamping blows or proof rolling.
- All trenches in the street right-of-way shall be backfilled with suitable material immediately after the pipe is laid.
- All subgrade for roads shall be compacted to 100% of the maximum density obtainable with the standard proctor test.
- All tests shall be performed by the developer at no cost to the city or state.
- Contractor shall maintain two way traffic at all times when working within existing streets. The contractor shall place and maintain signs, danger lights, barricades, and furnish watchmen or flag men to direct traffic in accordance with the work area traffic control handbook (W.A.T.C.H.).
- Sidewalks shall be constructed of not less than 3600 psi concrete and shall be four (4) inches thick, constructed on an adequately graded base, except where a

- sidewalk crosses a driveway it shall be six (6) inches thick.
- Subgrade for sidewalks shall be compacted to 95% of the maximum density obtainable with the standard proctor test. The surface of the sidewalk shall be steel trowel and light broom finished and cured with an acceptable curing compound. Tooled joints shall be provided at an interval not less than five (5) feet and expansion joints at intervals not more than 45 feet. The sidewalk shall have a lateral slope of 1/4" per foot.
- In rocky and hilly terrain, 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 based on field conditions.
- Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees and, to the extent possible, paths cleared for such utility lines shall be replanted with plant materials from the ordinances approved plant list.
- No buildings, parking spaces or maneuvering areas may be located within any buffer areas.
- 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 impede storm water flow or system maintenance are also prohibited.
- The Developer shall contact the Charlotte Department of Transportation (Gus Jord, 704-336-7086) to identify any conflicts with traffic signalization equipment. 60-90 days will be required to relocate. Contractor shall be responsible for all related relocation cost and/or repair cost caused by contractor/developer.
- 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. Backfill material must be approved by the city inspector prior to placement of the material within the public street right of way.
- Under drainage shall be provided as directed by geo-technical engineer. Determination shall be made in the field. Drains to be installed per CLDSM #30.05.
- Subsurface drainage facilities may be required in the street right-of-way if deemed necessary by the inspector.
- "As-built" drawings and plans of the storm drainage system, including designed ditches, must be submitted prior to subdivision final inspection to the City/County Engineering Department in accordance with the City/County Subdivision Ordinance.
- Contractor to provide all required as-built information for city acceptance of roadway infrastructure, and Charlotte Water acceptance of water/sewer infrastructure.
- Roadway signs in public right of way by others.
- Certification and street cut permits are required for utility cuts on City streets. Allow 7 days processing for permit. For information, contact Charlotte Department of Transportation (704-336-4025) or visit <http://www.charmeck.org/departments/transportation/street+maintenance/home.htm>
- Topographic survey of subject property provided by Merrick & Company. Offsite topography from GIS data. Utility locations are a combination of Merrick & Company surveys and information provided by the City of Charlotte.
- Surveyor/Contractor shall immediately notify Merrick & Company of discrepancies or encroachments generated by this layout plan.
- An Autocad drawing file will be supplied for construction staking on request.
- See architectural plans, by the Corcoran/Ota Group, INC., for building dimensions and layout information.
- All dimensions are to the face of curb unless otherwise noted.
- All sidewalks within the parking lots will be 5' wide unless otherwise noted. Walks from the individual units fronting public streets may be as low as 4' in width.
- All dimensions and coordinates to locate buildings are to an outside corner, not to footings. See architectural/structural drawings for footing design.
- All retaining walls on site are subject to the following:
A. Design of all retaining walls to be per NC Building Code section 1807.2.5
B. Detailed retaining wall design drawings, sealed by an NC licensed engineer, will be submitted to the local authority prior to construction.
C. Retaining walls require special inspections per Section 1704.1.2.
- Approval of this plan is not an authorization to grade adjacent properties. When 60-90 days will be required to relocate, permission must be obtained from the affected property owners.
- 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.
- Prior to installation, PE sealed shop drawings for underground detention systems must be provided.
- Owners will provide public and private street signs.
- Trash service is private for compact and recycling containers.
- The following note shall be placed on all subdivision plats that have private streets:
"Each private street shown on this plat is appropriated to the public as a 'Public Way' as such phrase is defined in the 2012 North Carolina State Building Code."
- Any work within the City's RW that requires a sidewalk closure closure of the sidewalk or travel lane for less than 30 days requires a RW use permit. Traffic control plans for any sidewalk or travel lane closures must be submitted as part of the RW use permit request. Traffic control plans must be in accordance with CDOT's Work Area Traffic Control Handbook (WATCH) and must be reviewed and approved. Contractor shall contact CDOT at least 5 business days in advance of beginning of work at (704) 432-1522.

- Construction staging within City RW lasting more than 30 days requires a RW Lease agreement. Contractor shall contact CDOT at (704) 336-8348.
- Right-of-way closures longer than 30 days require a RW Lease agreement which will include the submittal of a traffic control plan. Traffic control plans required through a lease agreement may be different from the one required during the Land Development plan review and are subject to revisions. The revised traffic control plans must be submitted as part of the lease agreement process for approval prior to start of RW closures. Contractor shall contact CDOT at (704) 336-8348.
- All parking and street lights are to be fully shielded.
- The City of Charlotte is responsible for planting street trees along N. Tryon St. and W. Rocky River Road as part of current City projects. The Developer shall install street trees along the two new public streets within the development.
- Contractor to coordinate with CATS Blue Line Extension (BLE) via James Wally (880-307-2335 or jwally@ci.charlotte.nc.us) in advance of site construction.
- Refer to sheet C600 for details of Rocky River Rd CIP and associated easements and right of way.
- Refer to sheet C600 and C601 for roadway typical sections, land dimensions, paving structures, etc.
- Retaining walls and stem walls where the exposed face is visible from a public street shall have a brick face matching the building. Internal walls shall be block type. Contractor shall coordinate locations and colors with the owner prior to start of wall construction.
- Contractor is responsible for supplying structural designs and obtaining any necessary permits for any walls, stairs, or other structural elements not already within Architectural plans. Designs shall include all necessary guards, handrails, barriers, etc., as required by code.
- The 50' Zoning Buffer is off the original property line and not off the newly formed property lines. Refer to Case Number 2015-74. The 50' Zoning Buffer shall be a 50' Class C Buffer, planted per the details on Sheet C600.

MERRICK & COMPANY
1001 MOREHEAD SQUARE DRIVE, SUITE 500
PH: 704.528.6000
FAX: 704.528.6008
NO ENGINEERING FROM FLOODS
BY STATE OF NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTERED PROFESSIONAL CIVIL ENGINEER
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
REGISTERED PROFESSIONAL MECHANICAL ENGINEER
REGISTERED PROFESSIONAL CHEMICAL ENGINEER
REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
REGISTERED PROFESSIONAL METEOROLOGICAL ENGINEER
REGISTERED PROFESSIONAL NUCLEAR ENGINEER
REGISTERED PROFESSIONAL PETROLEUM ENGINEER
REGISTERED PROFESSIONAL MINING ENGINEER
REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
REGISTERED PROFESSIONAL CERAMIC ENGINEER
REGISTERED PROFESSIONAL POLYMER ENGINEER
REGISTERED PROFESSIONAL FOOD ENGINEER
REGISTERED PROFESSIONAL TEXTILE ENGINEER
REGISTERED PROFESSIONAL FIBER ENGINEER
REGISTERED PROFESSIONAL PAPER ENGINEER
REGISTERED PROFESSIONAL PLASTIC ENGINEER
REGISTERED PROFESSIONAL RUBBER ENGINEER
REGISTERED PROFESSIONAL GLASS ENGINEER
REGISTERED PROFESSIONAL CERAMIC TILE ENGINEER
REGISTERED PROFESSIONAL MASONRY ENGINEER
REGISTERED PROFESSIONAL WOOD ENGINEER
REGISTERED PROFESSIONAL METAL ENGINEER
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Charlotte | NC
corcoran ota
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5775 Glenridge Drive NE
Building C, Suite 225
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OXFORD GATEWAY APARTMENTS
Charlotte | NC
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Site Plan
Sheet No. C301