

ENGINEERING

PCSO / 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 FOUND AT <http://charlottenc.gov/ld>

APPROVED
By Emily Chien at 11:16 am, Apr 17, 2018

APPROVED

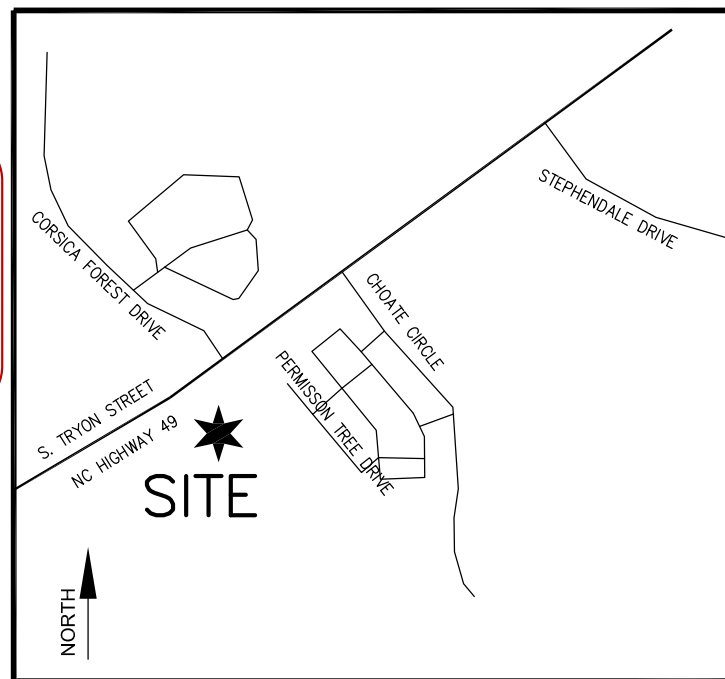
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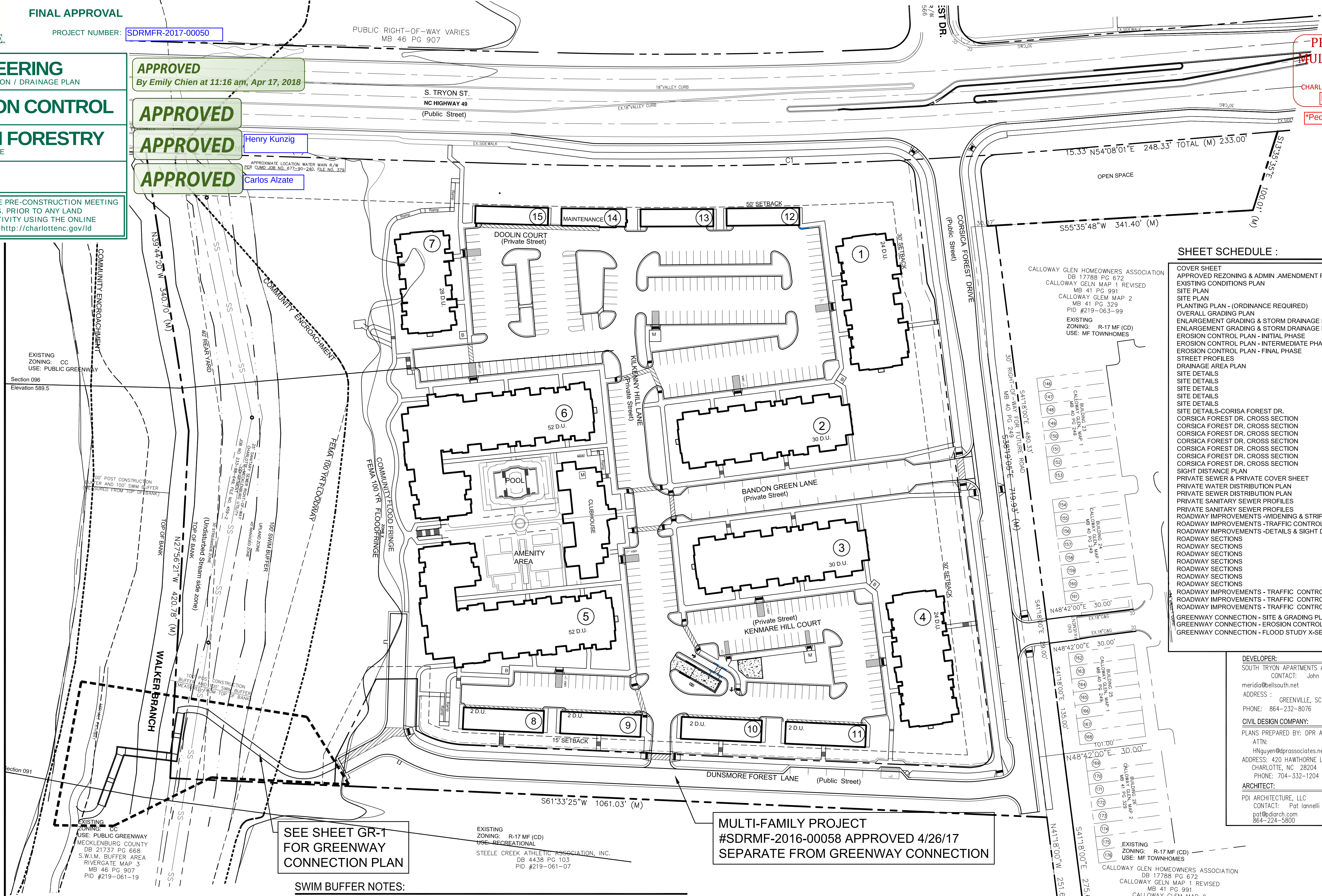
Henry Kunzig

Carlos Alzate

Revision
**PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 4/17/18
***Pedestrian Trail Connection to Greenway**



VICINITY MAP - NTS



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SITE DATA

TAX PARCELS ID	219-061-16
JURISDICTION	CHARLOTTE, NC
TOTAL SITE AREA	18.45 ACRES
EXISTING ZONING:	R-17 MF (CD) PET #92-14(C)

DEVELOPMENT DATA

DEVELOP AS:	MULTI-FAMILY APARTMENTS
DENSITY ALLOWED:	17 DU/ AC.
UNITS ALLOWED:	313
PROPOSED DENSITY:	13.33
PROPOSED # OF UNITS:	248
BLDG. HEIGHT ALLOWED:	40'
BLDG. HEIGHT PROPOSED:	42' From Bldg. front
REQUIRED PARKING:	372 (1.5 SP./D.U.)
PROPOSED # PKG SP:	399 (357 Surface sp. + 42 Garage sp.)
REQUIRED BIKE PARKING:	13 SP. (1 SP./20 UNITS)
PROPOSED # BIKE PKG SP:	16 (4 Pads w/ 4 Sp. each)
OPEN SPACE REQUIRED:	45% = 361,656 SF
OPEN SPACE PROVIDED:	62% = 449,000
SOLID WASTE/RECYCLING:	
Rec'd: one 8 cy dumpster/30 units OR one 8 cy compactor/ 90 units = 22 CY/248 units	
4 X 144 sf recycling (576 sf min.)	
PROPOSED: one 34 cy compactor per 248 units + 590 sf recycling area	

DEVELOPMENT STANDARDS

R 17 MF STANDARDS	
FRONT SETBACK- SOUTH TRYON ST.:	50 FT. *
FRONT SETBACK- CORSICA FOREST DR.:	30 FT. *
FRONT SETBACK- DUNSMORE FOREST LN.:	15 FT.
SIDE YARD:	MIN. 10'
REAR YARD:	MIN. 40'
MIN. BLDG. SEPARATION:	16'

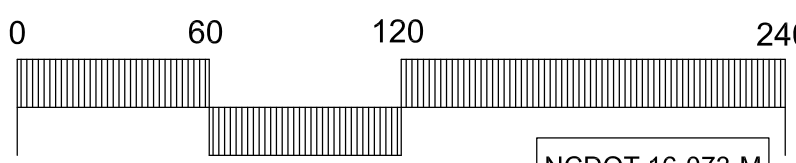
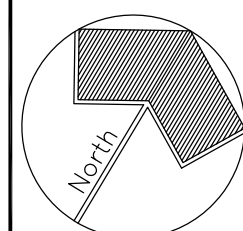
* NOTE: Building Setbacks are measured from R/W

PCCO SUMMARY

Original Parcel ID Number(s):	219-061-16
Development Type:	Multi-Family
Subject to PCCO? Y/N	NO
Transit Station Area? Y/N	NO
Watershed:	Central Catawba
Overlay	Steele Creek
Disturbed Area (ac):	16.00
Site Area (Net) (ac):	18.45
Total on-site Drainage Area (ac):	13.00
Existing Built-upon-area (ac):	0.00
Existing BUA to be removed (ac):	0.00
Existing BUA to remain (ac):	0.00
Proposed New BUA (ac):	8.30
Proposed % BUA:	46.00%
Density (High / Low)	High
Total Post-Project BUA for site:	8.30
Development or Redevelopment?	Development
Natural Area Required: (>24%<50%)	17.5% =
Natural Area Provided (ac):	3.23
Total stream buffer protected on-site (ac):	
Transit Station Area? Y/N	N
Distressed Business District? Y/N	N
Mitigation Type (if applicable)	N/A
Natural Area mitigation? Y/N	N/A
Buffer Mitigation? Y/N	N/A
Total Phosphorous Mitigation? Y/N	N

NOTES:

SEE SHT. L-2 FOR PETITION 92-14C PLANS & CONDITIONAL NOTES.
SEE SHT. L-2 FOR PREVIOUSLY APPROVED ADMINISTRATIVE AMENDMENT.



NCDOT 16-073-M

ESTIMATED IMPERVIOUS AREA :

BUILDINGS:	114,500 SF
STREETS, DRIVES, & PARKING	194,150 SF
AMENITY POOL AREA	15,000 SF
SIDEWALKS:	42,000 SF
TOTAL =	365,650 SF

ESTIMATED CONSTRUCTION TIME TABLE :

BEGIN SITE WORK	SPRING 2017
BEGIN BUILDING CONSTRUCTION	MAY 2017
PROJECT COMPLETION	SUMMER 2018

SEE SHEET GR-1
FOR GREENWAY
CONNECTION PLAN

MULTI-FAMILY PROJECT
#SDRMF-2016-00058 APPROVED 4/26/17
SEPARATE FROM GREENWAY CONNECTION

SWIM BUFFER NOTES:

1. THE STREAMSIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6-INCH CALIPER PER 1,000 SQUARE FEET. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES
2. PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND THAT NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).
3. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
4. THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING, ETC.) AT THE SITE AND THIS FENCING MUST BE CALLED OUT ON THE PLANS.
5. THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS AND THIS MARKER MUST BE CALLED OUT ON THE PLANS.
6. ANY ACTIVITY IN THE BUFER MUST COMPLY WITH THE APPLICABLE ZONING ORDINANCE.
7. STREAM BUFFERS MUST BE SURVEYED AND CLEARLY MARKED IN THE FIELD PRIOR TO THE PRECONSTRUCTION MEETING WITH THE WATER QUALITY STAFF.

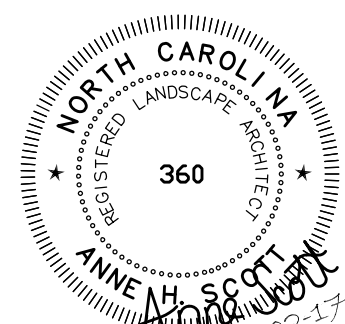
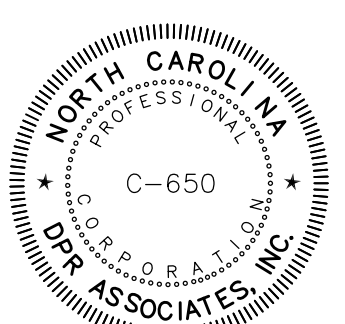
F.E.M.A. MAP # 3710440900 K,
EFFECTIVE 09-02-2015.

FLOOD DATA LEGEND:

---	COMMUNITY FLOOD FRINGE LINE
- - -	FEMA FLOOD FRINGE LINE
----	COMMUNITY ENCOACHMENT LINE
----	FEMA FLOODWAY LINE
----	SWIM BUFFER
----	TOP OF BANK

REVISIONS:

No.	Date	By	Description
1	10/31/16	AHS	PER CITY REVIEW COMMENTS
2	11/03/16	AHS	COORDINATION W/ ARCHITECT
3	1/25/17	AHS	PER CITY & COUNTY COMMENTS
4	2/03/17	AHS	SHEET SCHEDULE - NEW SHEET GR-2 ADDED
5	4/20/17	AHS	NOTE ADDED TO SEPARATE GREENWAY CONNECTION FROM MULTI-FAMILY PROJECT
6	11/02/17	AHS	RTAP - FOR GREENWAY CONNECTION



DPR ASSOCIATES

Landscape Architects

Planners & Engineers

420 Hawthorne Lane

Charlotte, NC 28204

704/332-1204

COVER SHEET

THE HAVEN AT RIVERGATE

CHARLOTTE, NORTH CAROLINA

SOUTH TRYON APARTMENT ASSOCIATES (2015) LLC

Scale:

1" = 60'

Sheet Number

L-1

SHEET 1 OF 28 TOTAL