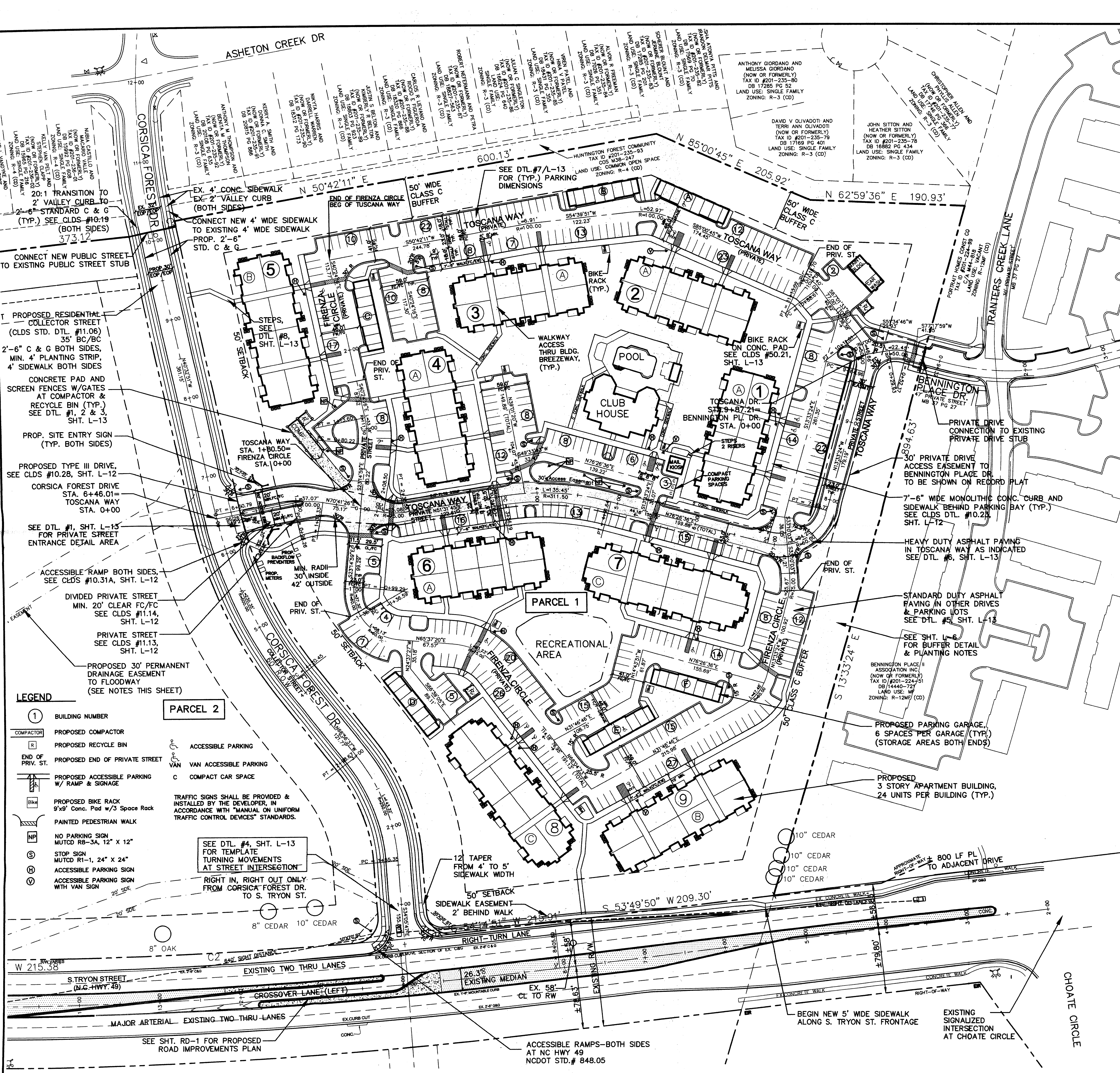




EXISTING SITE DATA		DEVELOPMENT DATA	
TAX PARCEL NO.:	201-231-03	PROPOSED USE:	APARTMENTS
TOTAL SITE AREA:	40.143 ACRES	DENSITY ALLOWED:	15 DU/AC.
PROPOSED PHASE 1 AREA	± 15.32 ACRES	PROPOSED # UNITS:	216
PROPOSED STREET R/W AREA	± 1.32 ACRES	PROPOSED DENSITY:	14.10 DU/AC.
EXIST. ZONING:	R-17 MF (CD)	REQUIRED CAR PARKING:	324 SPACES (1.5 SP/ D.U.)
PETITION NUMBER:	92-14(C)	PROPOSED CAR PARKING:	459 TOTAL 423 SURFACE + 36 GARAGE SPACES (Includes 3 Van Spaces, 12 Accessible Spaces, and 2 Garage Accessible Spaces)

PRIVATE STREET/PARKING RATIO:		PARKING RATIO:	
TOSCANA WAY	1114 LF PRIVATE ST./	REQUIRED BIKE PARKING:	2.11 SPACES/DU
424 LF PERPENDICULAR PARKING=38%		PROPOSED BIKE PARKING:	11 SPACES (1 SP/ 20 D.U.)
		PROPOSED BIKE PARKING:	24 SPACES (8 Racks, Min. 3 sp/rack)
		REQUIRED OPEN SPACE:	45% (6.8 AC. = 300,302 SF MIN.)
		PROVIDED OPEN SPACE:	50.4% (7.72 AC. = 336,400 SF.)
		SETBACKS:	50' PER ZONING
		REAR YARD:	40' (EXCEPT 50' ABUTTING SINGLE FAMILY)
		SIDE YARD:	10'
		MIN. BUILDING SEPARATION:	16'
		MAX. BUILDING HEIGHT:	40'
		PROPOSED BUILDING HEIGHT:	40'

- SITE NOTES**
- EXISTING SITE SURVEY-BOUNDARY, TOPOGRAPHY AND TREE INFORMATION-WAS OBTAINED FROM A SURVEY BY DELTA LAND SERVICES DATED 02-15-07. EXISTING SURVEY INFORMATION FOR SOUTH TRYON STREET -PAVEMENT, UTILITIES, TOPO, EXISTING CROSS-SECTION INFORMATION-WAS OBTAINED FROM A SURVEY BY R.B.PHARR DATED 5-09-07.
 - ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
 - ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
 - PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
 - THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
 - GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
 - DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
 - SEE DETAIL SHTS # L-12, L-13 FOR STREET, PRIVATE DRIVE, & ASPHALT PAVING DETAILS.
 - ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
 - CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON THE SITE.
 - ALL DISTURBED AREAS NOT TO RECEIVE BUILDING OR PAVEMENT SHALL BE SEEDED AND STABILIZED; SEE EROSION CONTROL PLAN.
 - COORDINATE ALL PUBLIC AND PRIVATE STREET CURBS AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
 - DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM 50.05 (9" SIGNS ONLY)
 - SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
 - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 - IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
 - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
 - PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
 - 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.
 - ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
 - 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.
 - "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY OF CHARLOTTE ENGINEERING DEPT. IN ACCORDANCE WITH CITY SUBDIVISION ORDINANCE. ("AS-BUILT" DRAWINGS FOR PRIVATE SYSTEM STORM DRAINAGE ARE NOT REQUIRED.)
 - NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEM, ETC.) WITHIN A PROPOSED/EXISTING NCDOT OR CITY MAINTAINED STREET R/W REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT BETWEEN NCDOT/NCOT AND THE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S ASSOC. BEFORE INSTALLATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CHARLOTTE DEPT. OF TRANSPORTATION AND/OR NCDOT PRIOR TO CONSTRUCTION/INSTALLATION OF NON-STANDARD ITEMS.
 - IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
 - ALL ROAD IMPROVEMENTS AT CORSICA FOREST DR. AND S. TRYON STREET ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPT. PRIOR TO CONSTRUCTION.
 - CURB AND GUTTER SHOWN ON PLANS ALONG CORSICA FOREST DR. AND S. TRYON STREET MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
 - 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.
 - HIGH DENSITY POLY ETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY 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.
 - PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEERING PRIOR TO CONSTRUCTION.
 - THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPT. OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

- PERMANENT DETENTION EASEMENT NOTES**
- THE PURPOSE OF THE PERMANENT DETENTION EASEMENT IS TO CONVEY THE UNDETAINED INCREASE IN STORM WATER RUNOFF CAUSED BY THE DEVELOPMENT OF PHASE 1 OF THE ENCLAVE AT RIVERGATE APARTMENTS FROM THE SITE TO THE FEMA REGULATED FLOODWAY ALONG WALKER BRANCH (THROUGH PARCEL 2).
 - THE LOCATION OF THE PERMANENT DETENTION EASEMENT MAY BE ALTERED TO ACCOMMODATE DEVELOPMENT ON PARCEL 2.
 - THE PERMANENT DETENTION EASEMENT SHALL BE RECORDED IN THE MECKLENBURG COUNTY LAND RECORDS. A COPY OF THE RECORDED EASEMENT SHALL BE FURNISHED TO THE CITY ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. NOTE: THE EASEMENT MAY BE RECORDED ALONG WITH THE RIGHT-OF-WAY FOR CORSICA FOREST DRIVE.

- STAKING NOTES**
- ALL DIMENSIONS TO EXTERIOR FACE OF BUILDING OR FACE OF CURB UNLESS NOTED OTHERWISE.
 - MINIMUM BUILDING SEPARATION IS 15 FEET.
 - NO BUILDINGS ARE TO BE PLACED IN SPECIFIED SETBACKS AND BUFFERS.
 - PRIVATE STREETS AND PRIVATE PARKING AREAS SHALL BE NO CLOSER THAN 15 FEET TO ANY SIDE OF A BUILDING USED FOR ENTRY INTO A BUILDING AND 5 FEET TO ANY OTHER FACE OF A BUILDING.
 - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 - DPR SHALL PROVIDE SURVEYOR WITH ADDITIONAL STAKING INFORMATION AND AUTOCAD DRAWING FILES UPON REQUEST.
 - PEDESTRIAN CROWLWALKS SHALL BE 4" WIDE PAINTED LINES WITH 45° DIAGONAL LINES AT 3' O.C.

- SOLID WASTE REQUIREMENTS:**
- SOLID WASTE CONTAINER REQUIRED: ONE 8 CU. YDS. COMPACTOR/80 UNITS
 - SOLID WASTE CONTAINER PROVIDED: ONE MIN. 182 G.Y. COMPACTOR
 - RECYCLING CONTAINER REQUIRED: ONE 144 S.F. STATION/80 UNITS
 - RECYCLING CONTAINER PROVIDED: THREE X 144 S.F. STATION
- ESTIMATED COMPLETION DATE: 2008 OR 2009

SITE PLAN

THE ENCLAVE AT RIVERGATE - APARTMENTS

S. TRYON STREET

CHARLOTTE, NORTH CAROLINA

RIVERGATE APARTMENTS ASSOCIATES, LLC

Scale: 1" = 50'

Sheet Number: L-2

SHEET 3 OF TOTAL

Project Manager: AHS

Drawn By: AHS

Checked By: LMM

Date: 6/28/07

Project Number: 07006

No.	Date	By	Description
1	9/19/07	RJG	1ST CITY REVIEW
2	10/26/07	PAB	2ND CITY REVIEW
3	11/30/07	CSM	3RD CITY REVIEW

DESIGN-PLANNING-RESEARCH

DPR ASSOCIATES

Landscaping Architects

Planners & Engineers

420 Hawthorne Lane

Charlotte, NC 28204

704/332-1204

APPROVED: [Signature]

DATE: 6/28/07

APPROVED: [Signature]

DATE: 6/28/07