



- NOTES:
- 1) CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
  - 2) PROJECT LOCATION  
- LATITUDE: 35° 5' 864"  
- LONGITUDE: -80° 58' 255"
  - 3) NO WORK CAN COMMENCE UNTIL GRADING PERMIT HAS BEEN ISSUED.
  - 4) CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
  - 5) CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.
  - 6) BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION. ARCHITECT MUST APPROVE STAKED ITEMS PRIOR TO CONSTRUCTION.
  - 7) CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT COVERED IN THESE PLANS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
  - 8) CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK INSIDE OR OUTSIDE OF THE CONSTRUCTION LIMITS.
  - 9) ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
  - 10) ALL IMPROVEMENTS SHALL COMPLY WITH CITY OF CHARLOTTE AND MECKLENBURG COUNTY STANDARDS AND SPECIFICATIONS, AS WELL AS NCDOT REQUIREMENTS.
  - 11) THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING ALL APPROPRIATE PARTIES AND ASSURING THAT UTILITIES ARE LOCATED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CALL NC ONE CALL (PREVIOUSLY 1-800-4) AT 1-800-432-4649 FOR UTILITY LOCATING SERVICES 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND IN THE FIELD AND BETWEEN THESE PLANS OR APPARENT ERRORS IN THESE PLANS SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH WORK.
  - 12) ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
  - 13) ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
  - 14) ALL PAVEMENT MARKINGS SHALL BE 4 INCHES UNLESS OTHERWISE NOTED.
  - 15) DO NOT SCALE DRAWINGS FOR ACTUAL DIMENSIONS AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
  - 16) PAVEMENT SECTIONS TO BE VERIFIED BASED ON GEOTECHNICAL REPORT ON SUBGRADES SOILS TO BE PROVIDED TO LANDDESIGN, INC. FOR REVIEW.
  - 17) SEGMENTAL RETAINING WALLS WILL BE DESIGNBUILT, ENGINEERED/SEALED. DRAWINGS WILL BE PROVIDED PRIOR TO CONSTRUCTION IN THE FORM OF SHOP DRAWINGS.

DEVELOPMENT SUMMARY	
GENERAL PARCEL ID#:	199-241-03, 199-241-34, 199-241-52
EXISTING ZONING:	CC
PETITION NO.:	2013-001
SITE ACREAGE:	117.6 ACRES
CONSTRUCTION SCHEDULE	
APPROVALS:	MARCH 2014
BEGIN CONSTRUCTION:	MARCH 2014
COMPLETED INFRASTRUCTURE:	JULY 2014

TOTAL ALLOWABLE BUA  
TOTAL AREA: 17.6 ACRES  
MAXIMUM ALLOWABLE BUA: 12.3 ACRES (70%)  
CURRENT BUA: 1.4 ACRES  
ADDITIONAL ALLOWABLE BUA: 10.9 ACRES

See title sheet for all stamps

APPROVED FOR CONSTRUCTION  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By: Joshua Weaver 4-14-2014 2 of 2

APPROVED  
By Robert Zink at 1:03 pm, Apr 15, 2014

APPROVED  
By Kelly Robinson 704-336-4554 (krobinson@cl-charlotte.nc.us) at 12:10 pm, Apr 10, 2014

PCCO SUMMARY	
Original Parcel ID Number(s):	199-241-03, 199-241-34, 199-241-52
Development Type:	Commercial
Subject to PCCO? Y/N	Yes
If NO, why?	-- Click for Dropdown --
Watershed:	Western Catawba
Disturbed Area (ac):	15.25
Site Area (ac):	17.63
Total on-site Drainage Area (ac):	DA#1 11.96 DA#2 5.67
Existing Built-upon-area (SF):	0 0
Existing BUA to be removed (SF):	0 0
Existing BUA to remain (SF):	0 0
Proposed New BUA (SF):	364,684 172,890
Proposed % BUA:	70% (Max)
Density (High / Low)	High
Total Post-Project BUA for site:	537,574
Development or Redevelopment?	Development
Natural Area Required (ac):	2.64
Natural Area provided, total (ac):	2.03 (On-Site) 0.92 (Off-Site)
Undisturbed Treed Natural Area Preserved (ac):	0.56 1.47
Total stream buffer protected on-site (ac):	0.56
Transit Station Area? Y/N	No
Distressed Business District? Y/N	No
Mitigation Type (if applicable)	N/A
Natural Area mitigation? Y/N	Yes (Off-Site)
Buffer Mitigation? Y/N	No
Total Phosphorous Mitigation? Y/N	No

LandDesign

223 N Graham Street, Charlotte, NC 28202  
V: 704.333.0325 F: 704.332.3246  
www.LandDesign.com

WILDESIGN INC.

CORPORATE SEAL

3-17-2014

STEELE CREEK RETAIL CENTER MAJOR INFRASTRUCTURE

City of Charlotte, Mecklenburg County, NC

Steele Creek (1997) Limited Partnership

LAYOUT PLAN

REVISIONS:

DATE: December 2013  
DESIGNED BY: MEK  
CHECKED BY: KST  
O.C. BY: KST  
PROJECT # 101248  
SHEET #

C-3.0