

Solis Waverly

City of Charlotte, Mecklenburg County, North Carolina

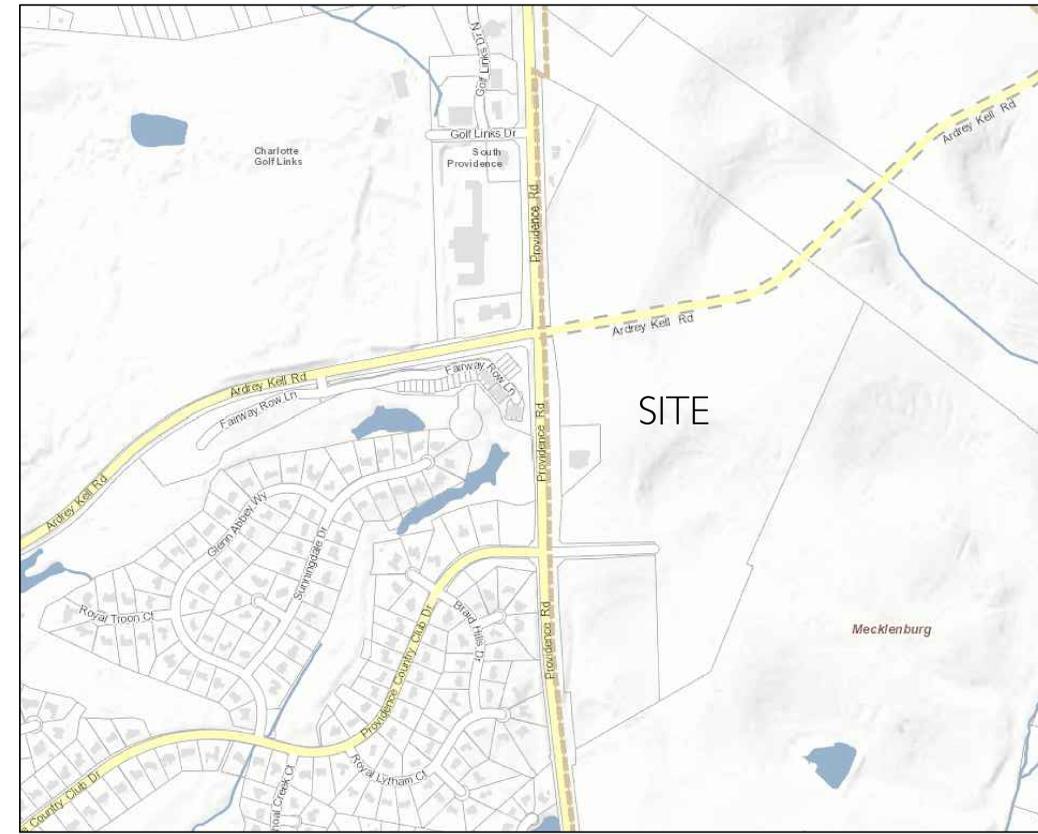
Terwilliger Pappas

APPROVED FOR CONSTRUCTION
 CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
 By Brent Wilkinson 2/25/15

DEVELOPER	Terwilliger Pappas 111 East Hargett Street, Suite 300 Raleigh, NC 27601 919.995.1259
LANDSCAPE ARCHITECT/ CIVIL ENGINEER	LandDesign, Inc. 223 North Graham St. Charlotte, NC 28202 704.333.0325
ARCHITECT	The Preston Partnership 115 Perimeter Center Place Atlanta, GA 30346 770.396.7248
SURVEYOR	R.B. Pharr and Associates 420 Hawthorne Lane Charlotte, NC 28204

SHEET INDEX:

Chapter 1 - Existing Conditions	
C-1.0	Cover Sheet
C-1.1	Existing Conditions Plan
RZ-1 - RZ-6	Rezoning Plans
Chapter 2 - Site Plan	
C-2.0	Overall Layout Plan
C-2.1 - C-2.3	Detailed Layout Plan
C-2.4 - C-2.9	Site Details
C-2.10	Street Paving
C-2.11	Fire Truck Access
C-2.12	ISD and Signage
C-2.13	Duke Lighting Plan
C-2.14	Road Sections
C-2.15 - C-2.17	Road Plan and Profile
Chapter 3 - Grading and Storm Drainage	
C-3.0	Overall Grading Plan
C-3.1 - C-3.4	Detailed Grading Plan
C-3.5	Overall storm Drainage Plan
C-3.6 - C-3.8	Storm Drainage Plan
C-3.9 - C-3.11	Storm Drainage Area Plan
C-3.12	Storm Drainage Chart
C-3.13 - C-3.17	Storm Drainage Details
Chapter 4 - Erosion Control	
C-4.0	Phase 2 Erosion Control
C-4.1	Erosion Control Details
Chapter 5 - Utility	
C-5.0	Sanitary Sewer and Public Water Plan
C-5.1 - C-5.4	Private Water Plan
C-5.5 - C-5.6	Utility Details
Chapter 6 - Planting and Amenity	
L-1.0	Required Planting Plan
L-1.1	Required Planting Details
L-1.2	Overall Planting Plan
L-1.3 - L-1.7	Detailed Planting Plan
L-1.8	Pool Lighting Plan
SP-1 - SP-10	Pool Plan
IR-1	Overall Irrigation Plan
IR-2 - IR-5	Detailed Irrigation Plan



VICINITY MAP
N.T.S.



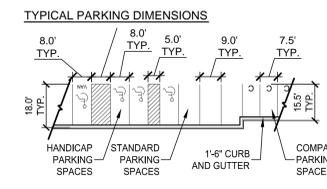
ENGINEERING PCO / DETENTION / DRAINAGE PLAN	APPROVED By Brendan Smith (bansmith@charlottemc.gov) at 10:39 am, Feb 25, 2015
EROSION CONTROL NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT http://development.charmeck.org	APPROVED By Brendan Smith (bansmith@charlottemc.gov) at 10:39 am, Feb 25, 2015
URBAN FORESTRY TREE ORDINANCE	APPROVED
CDOT	APPROVED
PLANNING UMUDD / MUDD / PED / TOD	APPROVED
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 704-336-3829 FOR MORE INFORMATION.	



2/25/15

NOTE:
 1. REFER TO CDOT WORK AREA TRAFFIC CONTROL HANDBOOK AND NCDOT ROADWAY STANDARD DRAWINGS (DIVISION 11) FOR ADDITIONAL INFORMATION.
 2. ALL TRAFFIC CONTROL DEVICES AND PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE CDOT WORK AREA TRAFFIC CONTROL HANDBOOK, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT.

ADD ALTERNATE:
 PROVIDE 6' PERIMETER FENCE TO EXTEND ALONG FULL LENGTH OF ADJACENT PROPERTY 231-13-111
 - SEE DETAIL C-10/2.7
 - 1,130 LF



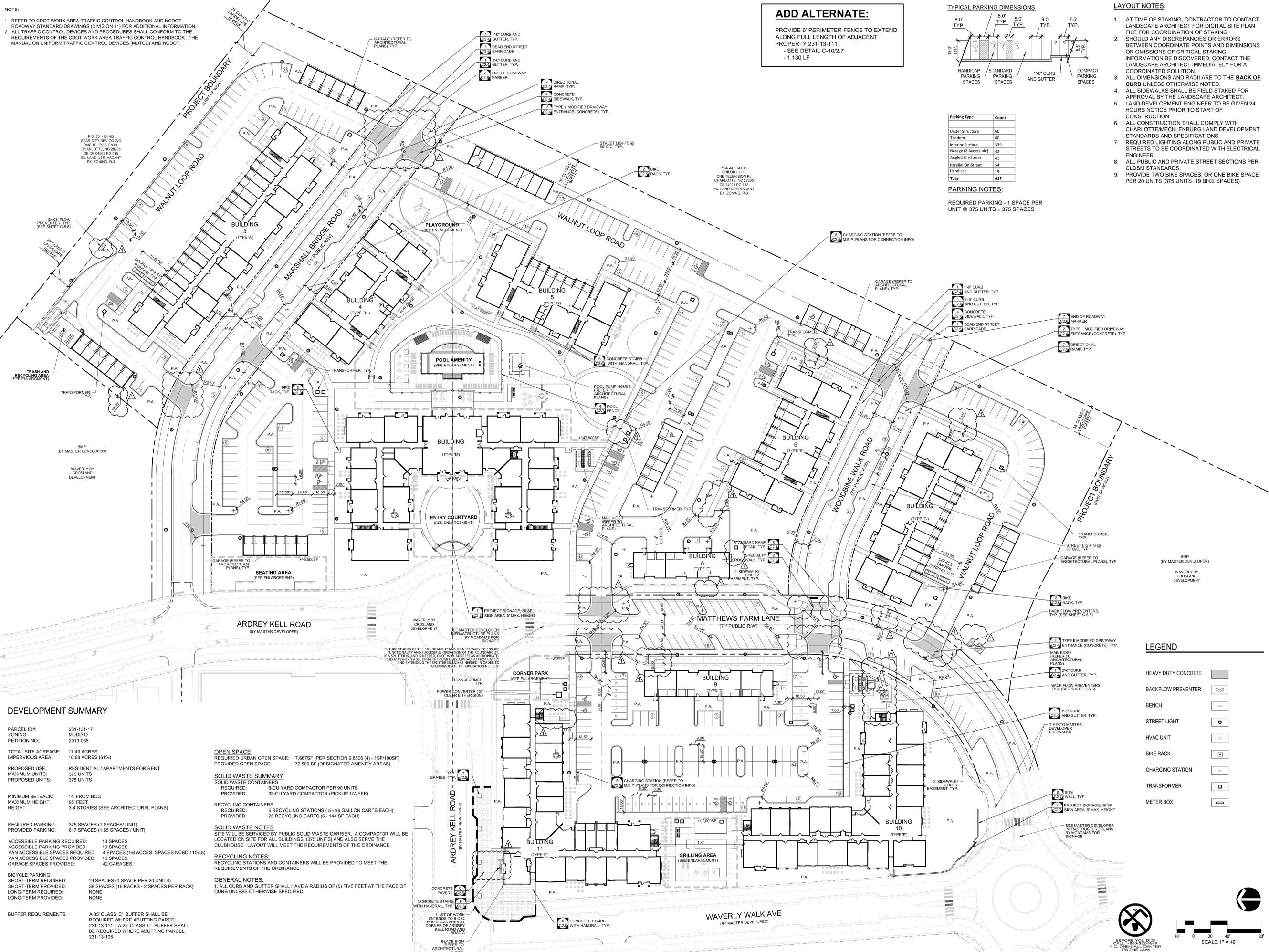
Parking Type	Count
Under Structure	60
Tandem	60
Interior Surface	339
Garage (2 Accessible)	42
Angled On-Street	43
Parallel On-Street	54
Handicap	19
Total	617

PARKING NOTES:
 REQUIRED PARKING - 1 SPACE PER UNIT @ 375 UNITS = 375 SPACES

- LAYOUT NOTES:**
- AT TIME OF STAKING, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
 - SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A COORDINATED SOLUTION.
 - ALL DIMENSIONS AND RADII ARE TO THE **BACK OF CURB** UNLESS OTHERWISE NOTED.
 - ALL SIDEWALKS SHALL BE FIELD STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
 - LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
 - ALL CONSTRUCTION SHALL COMPLY WITH CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
 - REQUIRED LIGHTING ALONG PUBLIC AND PRIVATE STREETS TO BE COORDINATED WITH ELECTRICAL ENGINEER.
 - ALL PUBLIC AND PRIVATE STREET SECTIONS PER CLDSM STANDARDS.
 - PROVIDE TWO BIKE SPACES, OR ONE BIKE SPACE PER 20 UNITS (375 UNITS=19 BIKE SPACES)

PID: 231-131-05
 STAR CITY DEV CO INC
 ONE TELEVISION PL
 CHARLOTTE, NC 28205
 DB DB 04503 PG 835
 EX. LAND USE: VACANT
 EX. ZONING: R-3

PID: 231-131-11
 SHILOH LLC
 ONE TELEVISION PL
 CHARLOTTE, NC 28205
 DB 24029 PG 132
 EX. LAND USE: VACANT
 EX. ZONING: R-3



DEVELOPMENT SUMMARY

PARCEL ID#: 231-131-17
 ZONING: MUDD-O
 PETITION NO.: 2013-085

TOTAL SITE ACREAGE: 17.49 ACRES
 IMPERVIOUS AREA: 10.68 ACRES (61%)

PROPOSED USE: RESIDENTIAL / APARTMENTS FOR RENT
 MAXIMUM UNITS: 375 UNITS
 PROPOSED UNITS: 375 UNITS

MINIMUM SETBACK: 14' FROM BOB
 MAXIMUM HEIGHT: 95 FEET
 HEIGHT: 3-4 STORIES (SEE ARCHITECTURAL PLANS)

REQUIRED PARKING: 375 SPACES (1 SPACES / UNIT)
 PROVIDED PARKING: 617 SPACES (1.65 SPACES / UNIT)

ACCESSIBLE PARKING REQUIRED: 13 SPACES
 ACCESSIBLE PARKING PROVIDED: 19 SPACES
 VAN ACCESSIBLE SPACES REQUIRED: 4 SPACES (1/6 ACCES. SPACES NCBC 1106.5)
 VAN ACCESSIBLE SPACES PROVIDED: 15 SPACES
 GARAGE SPACES PROVIDED: 42 GARAGES

BICYCLE PARKING:
 SHORT-TERM REQUIRED: 19 SPACES (1 SPACE PER 20 UNITS)
 SHORT-TERM PROVIDED: 38 SPACES (19 RACKS - 2 SPACES PER RACK)
 LONG-TERM REQUIRED: NONE
 LONG-TERM PROVIDED: NONE

OPEN SPACE
 REQUIRED URBAN OPEN SPACE: 7,887 SF (PER SECTION 8.8506 (4) - 1 SF/100SF)
 PROVIDED OPEN SPACE: 72,500 SF (DESIGNATED AMENITY AREAS)

SOLID WASTE SUMMARY
 SOLID WASTE CONTAINERS
 REQUIRED: 8-CU YARD COMPACTOR PER 80 UNITS
 PROVIDED: 33-CU YARD COMPACTOR (PICKUP 1/WEK)

RECYCLING CONTAINERS
 REQUIRED: 5 RECYCLING STATIONS (5 - 96 GALLON CARTS EACH)
 PROVIDED: 25 RECYCLING CARTS (6 - 144 SF EACH)

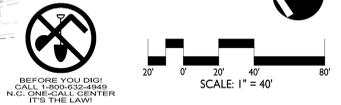
SOLID WASTE NOTES
 SITE WILL BE SERVICED BY PUBLIC SOLID WASTE CARRIER. A COMPACTOR WILL BE LOCATED ON SITE FOR ALL BUILDINGS (375 UNITS) AND ALSO SERVE THE CLUBHOUSE. LAYOUT WILL MEET THE REQUIREMENTS OF THE ORDINANCE.

RECYCLING NOTES:
 RECYCLING STATIONS AND CONTAINERS WILL BE PROVIDED TO MEET THE REQUIREMENTS OF THE ORDINANCE

GENERAL NOTES:
 1. ALL CURB AND GUTTER SHALL HAVE A RADIUS OF (5) FIVE FEET AT THE FACE OF CURB UNLESS OTHERWISE SPECIFIED.

LEGEND

HEAVY DUTY CONCRETE	
BACKFLOW PREVENTER	
BENCH	
STREET LIGHT	
HVAC UNIT	
BIKE RACK	
CHARGING STATION	
TRANSFORMER	
METER BOX	



LandDesign
 223 N Graham Street, Charlotte, NC 28202
 V: 704.333.0325 F: 704.332.3746
 www.LandDesign.com



2/25/15

SOLIS WAVERLY
 City of Charlotte, Mecklenburg County, North Carolina
 Terwilliger Pappas
OVERALL LAYOUT PLAN

REVISIONS:
 Δ 01/09/15 PERMIT COMMENTS

DATE: January 15, 2015
 DESIGNED BY: JST
 CHECKED BY: KWR
 O.C. BY: AMV
 PROJECT #: 1010199

SHEET #:
C-2.0

