

CIVIL CONSTRUCTION PLANS FOR:  
**SOVEREIGN AT BELGATE**

8075 IKEA BOULEVARD  
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

[\*Revision]  
PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
[By Brent Wilkinson 4/24/15]

\*The multifamily project has been revised  
to lower FFE of the buildings to reduce  
earthwork costs. The building elevations  
have dropped 3'-5' and corresponding  
utilities and drainage have been adjusted.

UTILITY AND GOVERNING AGENCIES  
CONTACT LIST AND MATRIX:

WATER COMPANY

CHARLOTTE-MECKLENBURG UTILITIES DEPT.  
5100 BROOKSHIRE BOULEVARD  
CHARLOTTE, NC 28216  
(704) 399-2221

SANITARY SEWER COMPANY

CHARLOTTE-MECKLENBURG UTILITIES DEPT.  
5100 BROOKSHIRE BOULEVARD  
CHARLOTTE, NC 28216  
(704) 399-2221

NATURAL GAS COMPANY

PIEDMONT NATURAL GAS  
4339 SOUTH TRYON STREET  
CHARLOTTE, NC 28217  
(704) 587-3160 TEL  
(704) 529-1247 FAX

FIRE MARSHAL

MECKLENBURG COUNTY/CITY FIRE  
700 N. TRYON STREET  
CHARLOTTE, NORTH CAROLINA 28202  
(704) 336-3814 TEL

EROSION CONTROL

CITY OF CHARLOTTE  
ENGINEERING AND PROPERTY MANAGEMENT  
600 E. 4TH STREET  
CHARLOTTE, NORTH CAROLINA 28202  
(704) 517-7570 TEL

ENGINEERING DEPARTMENT

CITY OF CHARLOTTE  
ENGINEERING & PROPERTY MANAGEMENT  
600 E. 4TH STREET  
CHARLOTTE, NORTH CAROLINA 28202  
(704) 432-0406 TEL

POWER COMPANY

DUKE POWER  
526 SOUTH CHURCH STREET  
CHARLOTTE, NC 28202  
(800) 777-9898

TELEPHONE COMPANY

BELL SOUTH SMALL BUSINESS  
(866) 620-6000 EXT. 11067

CABLE TELEVISION COMPANY

TIME WARNER CABLE  
(704) 378-2866 TEL

DEPARTMENT OF TRANSPORTATION

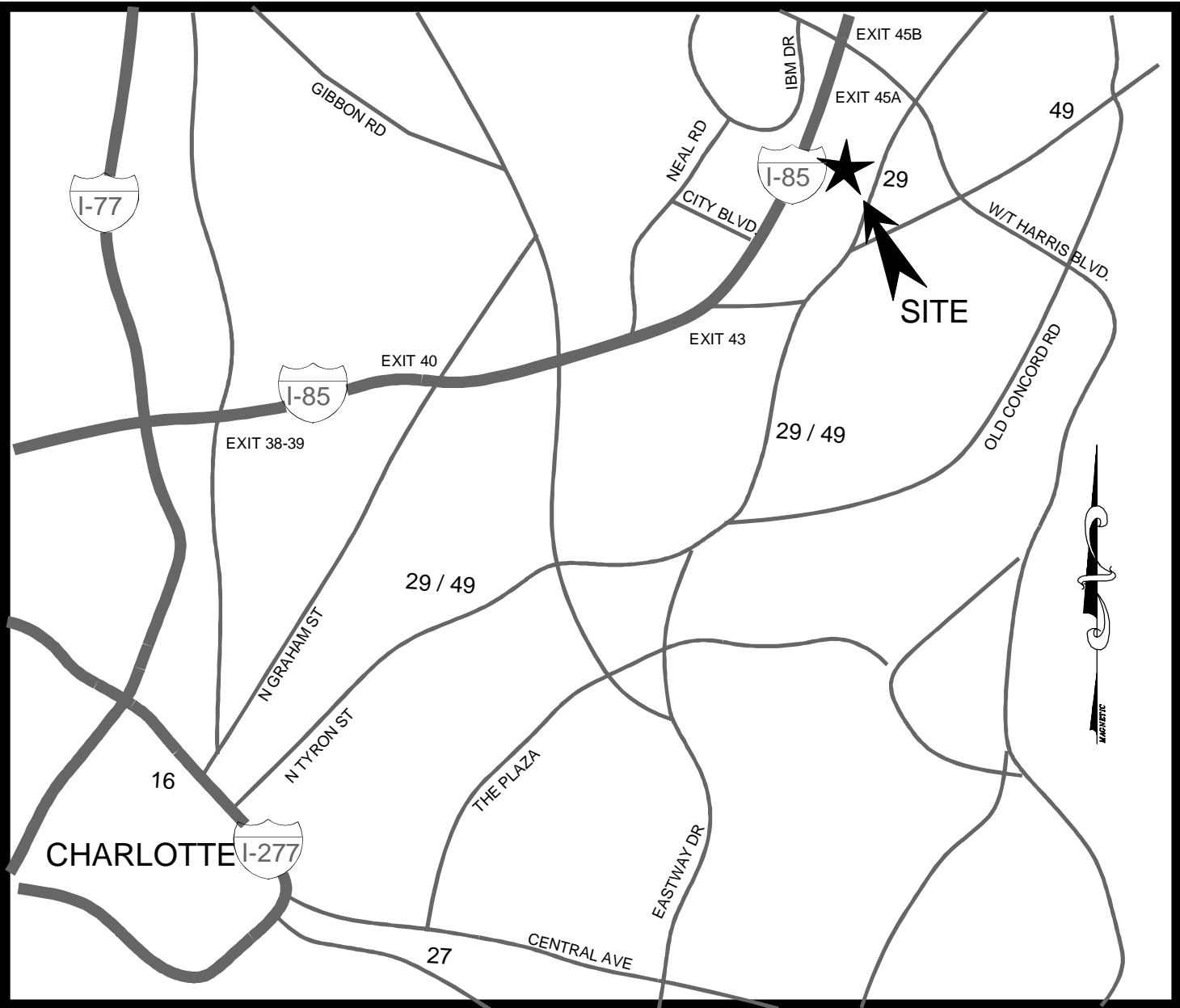
CHARLOTTE DEPARTMENT OF TRANSPORTATION  
600 E. 4TH STREET  
CHARLOTTE, NORTH CAROLINA 28202  
(704) 432-1563 TEL

PLANNING DEPARTMENT

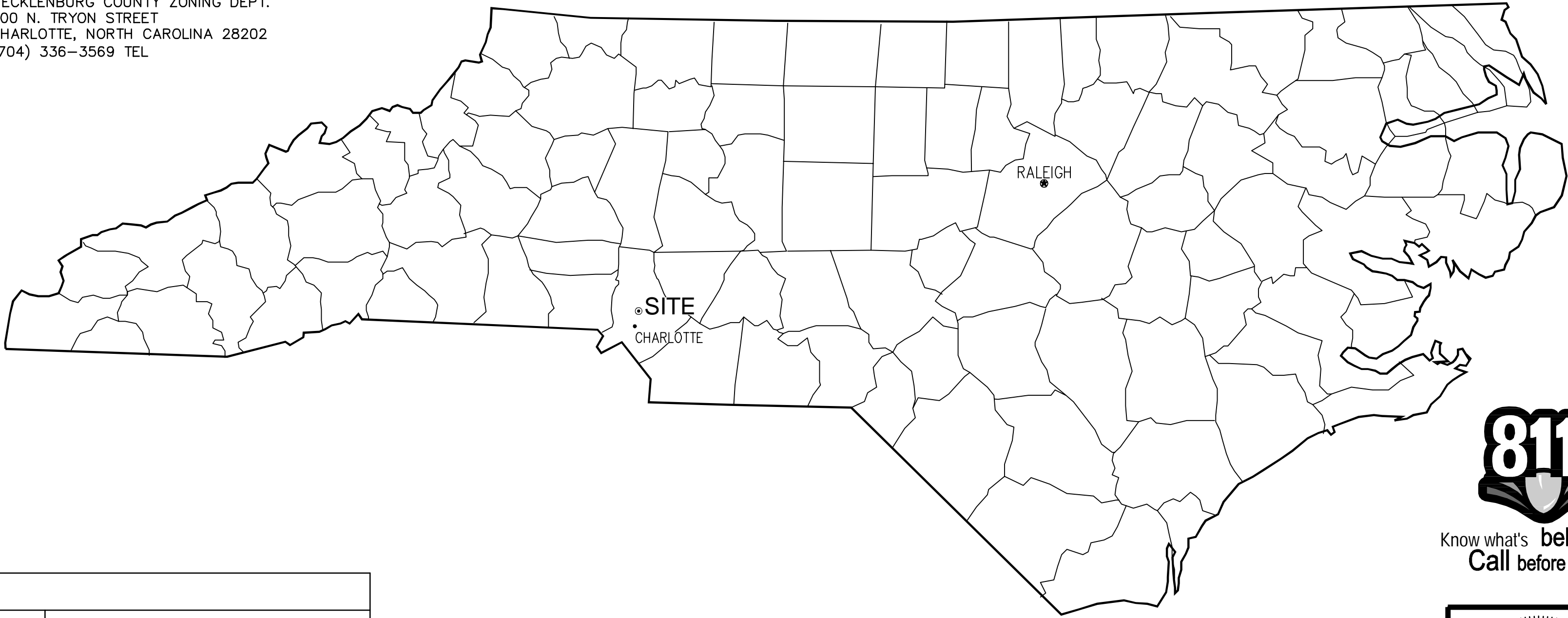
CHARLOTTE MECKLENBURG PLANNING DEPARTMENT  
600 E. 4TH STREET  
CHARLOTTE, NORTH CAROLINA 28202  
(704) 336-2205 TEL  
(704) 336-5123 FAX

ZONING DEPARTMENT

MECKLENBURG COUNTY ZONING DEPT.  
700 N. TRYON STREET  
CHARLOTTE, NORTH CAROLINA 28202  
(704) 336-3569 TEL



SITE LOCATION MAP  
NOT TO SCALE



Sheet List Table

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C0-2	GENERAL NOTES
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C1-2	DEMOLITION PLAN AND EROSION CONTROL PLAN - PH 1
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<http://development.charmeck.org> [SDRMFR-2015-00013]

**ENGINEERING**  
PCO / DETENTION / DRAINAGE PLAN

**APPROVED**  
By Tom Ferguson at 3:34 pm, Apr 23, 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 Tom Ferguson at 3:34 pm, Apr 23, 2015

**URBAN FORESTRY**  
TREE ORDINANCE

N/A, Revision does not affect prior U/F approval.

**CDOT**

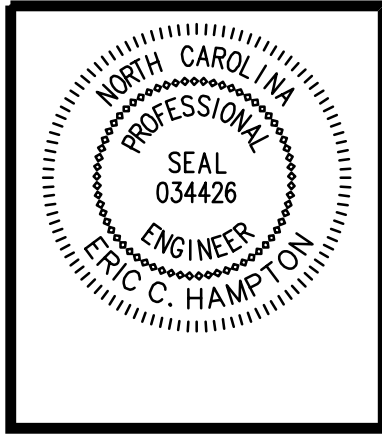
**APPROVED**

PREPARED BY:

**Kimley»Horn**



Know what's below.  
Call before you dig.



PROJECT OWNER AND CONSULTANT INFORMATION

OWNER:

DAVIS DEVELOPMENT  
403 CORPORATE CENTER DRIVE  
SUITE 200  
STOCKBRIDGE, GA 30281  
(770) 474-4345 TEL

CONTACT: WILLIAM HAMRICK

ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.  
2000 SOUTH BOULEVARD  
SUITE 440  
CHARLOTTE, NORTH CAROLINA 28203  
(704) 333-5131 TEL

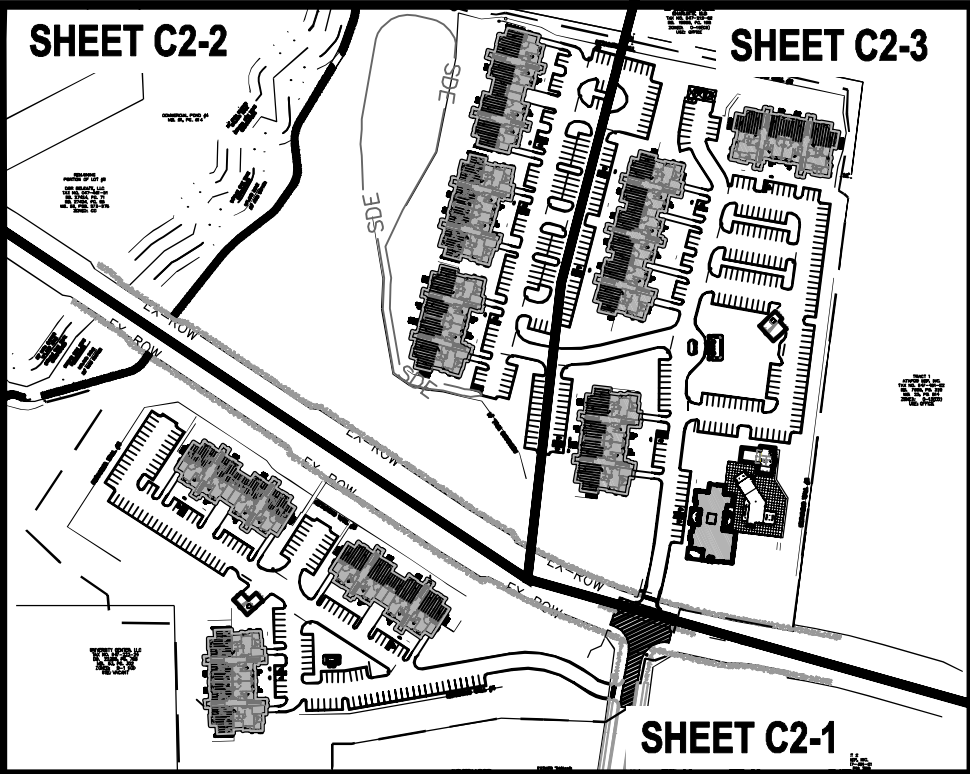
CONTACT: ERIC C. HAMPTON, P.E.

SURVEYOR:

CESI  
LAND DEVELOPMENT SERVICES  
45 SPRING STREET SW  
CONCORD, NORTH CAROLINA 28025  
(704) 786-5404 TEL

CONTACT: JAMES E. CRADDOCK, P.L.S.





KEY MAP (N.T.S.)

LEGEND FOR PROPOSED IMPROVEMENTS

	PROPOSED CURB AND GUTTER
	PROPOSED PARKING SPACES
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED STRUCTURE
	PROPERTY LINE
	PUBLIC RIGHT-OF-WAY
	LANDSCAPE BUFFER/SETBACK
	WETLAND BOUNDARY
	ZONE AE FLOODPLAIN BOUNDARY
	DELINEATED WETLANDS
	POST CONSTRUCTION CONTROLS EASEMENT

ZONING CODE SUMMARY

PROJECT NAME: SOVEREIGN AT BELGATE  
CLIENT NAME: DAVIS DEVELOPMENT PHONE # (770)474-4345  
PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES PHONE # (704)333-5131  
TAX PARCEL ID: PORTION OF 04746101  
STREET ADDRESS: IKEA BOULEVARD, CHARLOTTE, NORTH CAROLINA  
ZONING: CC - REZONING PETITION #2008-059  
PROPOSED USE: MULTI-FAMILY APARTMENTS  
# OF UNITS ALLOWED: 360  
# OF UNITS PROPOSED: 266  
BUILDING HEIGHT: 40' MAXIMUM - 4 STORIES  
(60' WITH SIDE/REAR YARDS SHOWN)  
JURISDICTION: CITY OF CHARLOTTE  
SETBACK AND YARD REQUIREMENTS:  
SETBACK (FRONT): 16' PER APPROVED REZONING (ALONG IKEA BLVD.)  
(ALONG CLARK NORTH DRIVE): 30'  
YARD (SIDE): 5' (10' ADJOINING SINGLE FAMILY)  
(REAR): 40'

OPEN SPACE SUMMARY

PARCEL AREA: 33.91 ACRES  
TOTAL IMPERVIOUS AREA (PAVEMENT, WALKS, AND BUILDING):  
EXISTING: 0.41 ACRES  
PROPOSED: 8.60 ACRES (8.19 ACRES OF "NEW" IMPERVIOUS)  
(25.4% IMPERVIOUS)  
OPEN SPACE  
REQUIRED: 13.56 ACRES (40% OF TOTAL AREA)  
PROVIDED: 25.31 ACRES (74.6% OF TOTAL AREA)

AUTO AND BIKE PARKING SUMMARY

PARKING REQUIREMENT: 1.5 SPACES/UNIT PER CITY OF CHARLOTTE ZONING ORDINANCE  
PARKING REQUIRED: 399 SPACES [8 ADA TOTAL (1 VAN)]  
PARKING PROVIDED: 515 SPACES [16 ADA TOTAL (7 VAN)]

PRIVATE ROAD PARKING REQUIREMENTS

LEWIS STREET & CENTRAL PLACE: 747.5 LF OF ROAD, 309.2 LF OF PARKING - 41.4%  
440.1 LF OF ROAD, 164.0 LF OF PARKING - 37.3%  
ROYAL DRIVE: 1187.6 LF OF ROAD, 473.2 LF OF PARKING - 39.8%

BIKE PARKING:

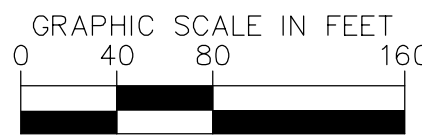
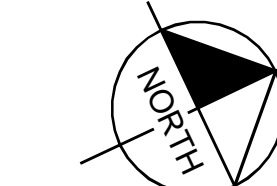
LONG TERM: N/A  
SHORT TERM: 2, OR 1 SPACE/20 UNITS  
REQUIRED: 14 SPACES  
PROVIDED: 44 SPACES

SOLID WASTE AND RECYCLING SUMMARY

SOLID WASTE REQUIREMENT: ONE 8 CUBIC YARD DUMPSTER PER 30 UNITS OR ONE 8 CUBIC YARD COMPACTOR PER 90 UNITS  
REQUIRED: NORTH: MINIMUM 16.2 CUBIC YARD COMPACTOR  
SOUTH: MINIMUM 8 CUBIC YARD COMPACTOR  
PROVIDED: NORTH: 20 CUBIC YARD COMPACTOR  
SOUTH: 20 CUBIC YARD COMPACTOR  
RECYCLING REQUIREMENT: ONE 144 SF RECYCLING STATION PER 80 UNITS  
REQUIRED: NORTH: MINIMUM 328 SF RECYCLING STATION  
SOUTH: MINIMUM 152 SF RECYCLING STATION  
PROVIDED: NORTH: 328 SF RECYCLING STATION  
SOUTH: 191 SF RECYCLING STATION

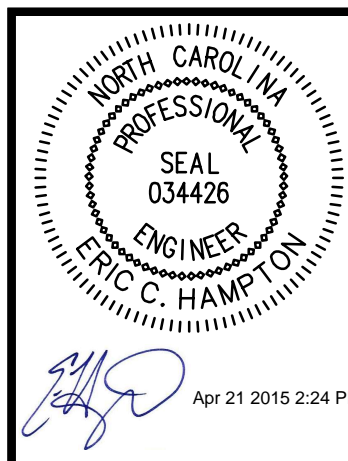
SITE NOTES

- ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE EXISTING CONDITIONS SHEET FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
- SEE GENERAL NOTES SHEET FOR SITE PLAN AND ZONING NOTES.
- THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP, FIRM PANEL 3710457600J DATED MARCH 2, 2009.
- ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
- BUILDINGS SHALL HAVE A MINIMUM OF 16' SEPARATION PER ZONING CODE REQUIREMENTS.
- NO SITE LIGHTS ARE ALLOWED WITHIN 30' OF TREES. VERIFY LOCATION OF TREES BEFORE INSTALLING LIGHTS.



**Kimley»Horn**  
NC License #F-0102  
2000 SOUTH BOULEVARD  
SUITE 440  
CHARLOTTE, NC 28203  
PHONE: (704) 333-5131

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NO.	DATE	REVISIONS
G	04/20/15	REVISIONS PER CITY COMMENTS
F	03/09/15	REVISIONS PER OWNER COMMENTS
E	02/19/15	REVISIONS PER CLT WATER COMMENTS
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CLIENT: DAVIS DEVELOPMENT  
1050 EAGLES LANDING PARKWAY  
SUITE 300  
STOCKBRIDGE, GA 30281

PROJECT: SOVEREIGN AT BELGATE  
8075 IKEA BOULEVARD  
CHARLOTTE, NORTH CAROLINA

TITLE: OVERALL SITE PLAN

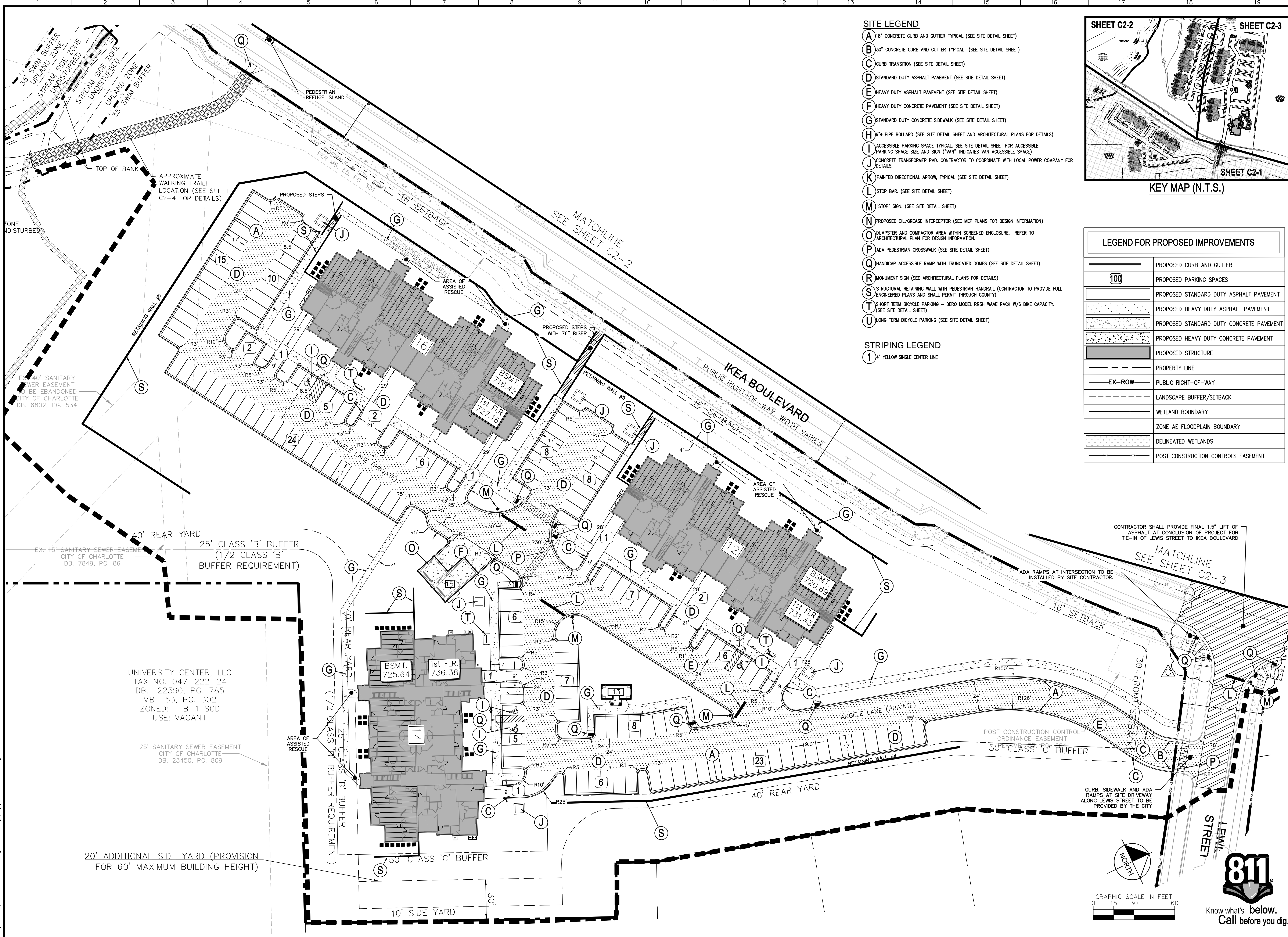
DESIGNED BY: KRT  
DRAWN BY: DMH  
CHECKED BY: ECH  
DATE: 04/02/14  
PROJECT#: 018478001

C2-0



April 21, 2015 - 8:19am By: katie.geller

K:\CHL\_P\018478001 - Davis Belgate Multifamily\02-0 SITE PLAN.dwg



SITE LEGEND

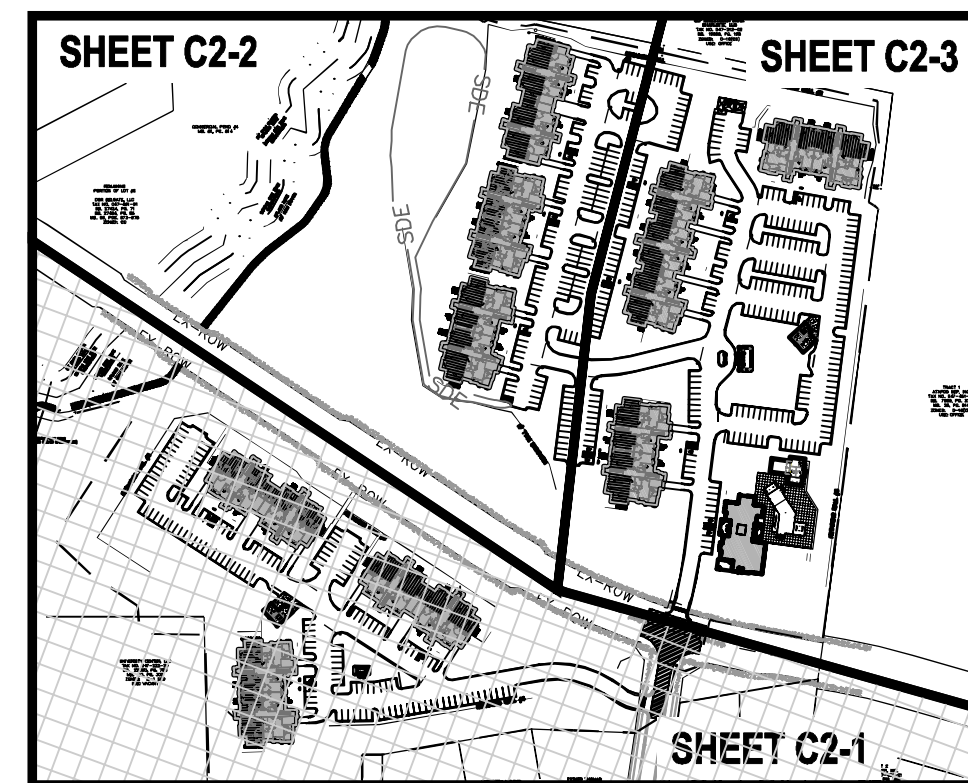
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- G STANDARD DUTY CONCRETE SIDEWALK (SEE SITE DETAIL SHEET)
- H 6" PIPE BOLLARD (SEE SITE DETAIL SHEET AND ARCHITECTURAL PLANS FOR DETAILS)
- I ACCESSIBLE PARKING SPACE TYPICAL. SEE SITE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE AND SIGN ("VAN" INDICATES VAN ACCESSIBLE SPACE)
- J CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- K PAINTED DIRECTIONAL ARROW, TYPICAL (SEE SITE DETAIL SHEET)
- L STOP BAR. (SEE SITE DETAIL SHEET)
- M "STOP" SIGN. (SEE SITE DETAIL SHEET)
- N PROPOSED OIL/GREASE INTERCEPTOR (SEE MEP PLANS FOR DESIGN INFORMATION)
- O DUMPSTER AND COMPACTOR AREA WITHIN SCREENED ENCLOSURE. REFER TO ARCHITECTURAL PLAN FOR DESIGN INFORMATION.
- P ADA PEDESTRIAN CROSSWALK (SEE SITE DETAIL SHEET)
- Q HANDICAP ACCESSIBLE RAMP WITH TRUNCATED DOMES (SEE SITE DETAIL SHEET)
- R MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- S STRUCTURAL RETAINING WALL WITH PEDESTRIAN HANDRAIL (CONTRACTOR TO PROVIDE FULL ENGINEERED PLANS AND SHALL PERMIT THROUGH COUNTY)
- T SHORT TERM BICYCLE PARKING - DERO MODEL RR3H WAVE RACK W/6 BIKE CAPACITY. (SEE SITE DETAIL SHEET)
- U LONG TERM BICYCLE PARKING (SEE SITE DETAIL SHEET)

STRIPING LEGEND

- 1 4" YELLOW SINGLE CENTER LINE

SHEET C2-2

SHEET C2-3



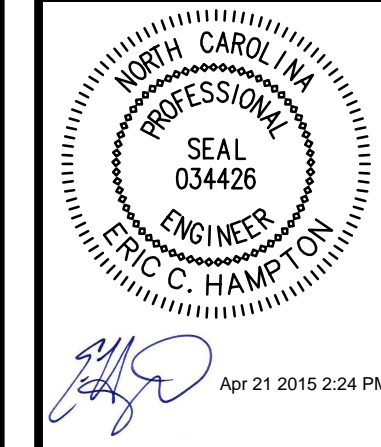
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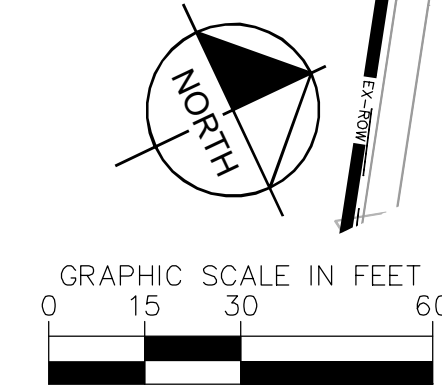
CLIENT:  
**DAVIS DEVELOPMENT**  
1050 EAGLES LANDING PARKWAY  
SUITE 300  
STOCKBRIDGE, GA 30281

PROJECT:  
**SOVEREIGN AT BELGATE**  
8075 IKEA BOULEVARD  
CHARLOTTE, NORTH CAROLINA

TITLE:  
**SITE PLAN**

DESIGNED BY: KRT  
DRAWN BY: DMH  
CHECKED BY: ECH  
DATE: 04/02/14  
PROJECT#: 018478001

**C2-1**





**A** 18" CONCRETE CURB AND GUTTER TYPICAL (SEE SITE DETAIL SHEET)

**B** 30" CONCRETE CURB AND GUTTER TYPICAL (SEE SITE DETAIL SHEET)

**C** CURB TRANSITION (SEE SITE DETAIL SHEET)

**D** STANDARD DUTY ASPHALT PAVEMENT (SEE SITE DETAIL SHEET)

**E** HEAVY DUTY ASPHALT PAVEMENT (SEE SITE DETAIL SHEET)

**F** HEAVY DUTY CONCRETE PAVEMENT (SEE SITE DETAIL SHEET)

**G** STANDARD DUTY CONCRETE SIDEWALK (SEE SITE DETAIL SHEET)

**H** 6" PIPE BOLLARD (SEE SITE DETAIL SHEET AND ARCHITECTURAL PLANS FOR DETAILS)

**I** ACCESSIBLE PARKING SPACE TYPICAL. SEE SITE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE AND SIGN ("VAN"-INDICATES VAN ACCESSIBLE SPACE)

**J** CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.

**K** PAINTED DIRECTIONAL ARROW, TYPICAL (SEE SITE DETAIL SHEET)

**L** STOP BAR. (SEE SITE DETAIL SHEET)

**M** "STOP" SIGN. (SEE SITE DETAIL SHEET)

**N** PROPOSED OIL/GREASE INTERCEPTOR (SEE MEP PLANS FOR DESIGN INFORMATION)

**O** DUMPSTER AND COMPACTOR AREA WITH SCREENED ENCLOSURE. REFER TO ARCHITECTURAL PLAN FOR DESIGN INFORMATION.

**P** ADA PEDESTRIAN CROSSWALK (SEE SITE DETAIL SHEET)

**Q** HANDICAP ACCESSIBLE RAMP WITH TRUNCATED DOMES (SEE SITE DETAIL SHEET)

**R** MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)

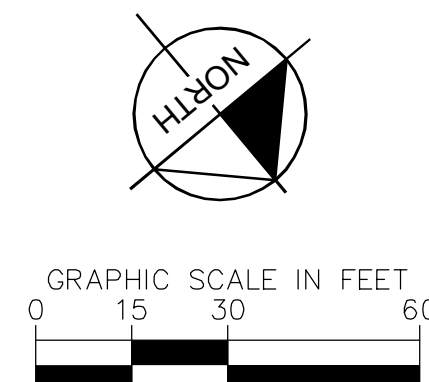
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**T** SHORT TERM BICYCLE PARKING - DERO MODEL RR38 WAVE RACK W/6 BIKE CAPACITY. (SEE SITE DETAIL SHEET)

**U** LONG TERM BICYCLE PARKING (SEE SITE DETAIL SHEET)

① 4" YELLOW SINGLE CENTER LINE

RELOCATED STORM DRAINAGE EASEMENT TO BE  
RECORDED PRIOR TO ISSUANCE OF FIRST CERTIFICATE  
OF OCCUPANCY. PLAT TO BE REVIEWED AND APPROVED  
BY THE CITY OF CHARLOTTE PRIOR TO RECORDATION.



	PROPOSED CURB AND GUTTER
	PROPOSED PARKING SPACES
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
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	WETLAND BOUNDARY
	ZONE AE FLOODPLAIN BOUNDARY
	DELIMITED WETLANDS
	POST CONSTRUCTION CONTROLS EASEMENT

A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "ERIC C. HAMPTON" at the bottom. The inner ring contains the text "PROFESSIONAL" at the top and "ENGINEER" at the bottom. In the center, it says "SEAL" and "034426". Below the seal is a blue ink signature and a date stamp "Apr 21 2015 2:24 PM".

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8075 IKEA BOULEVARD  
CHARLOTTE, NORTH CAROLINA

SITE PLAN

DESIGNED BY:	KRT
DRAWN BY:	DMH
CHECKED BY:	ECH
DATE:	04/02/14
PROJECT#:	018478001

C2-2



SITE LEGEND

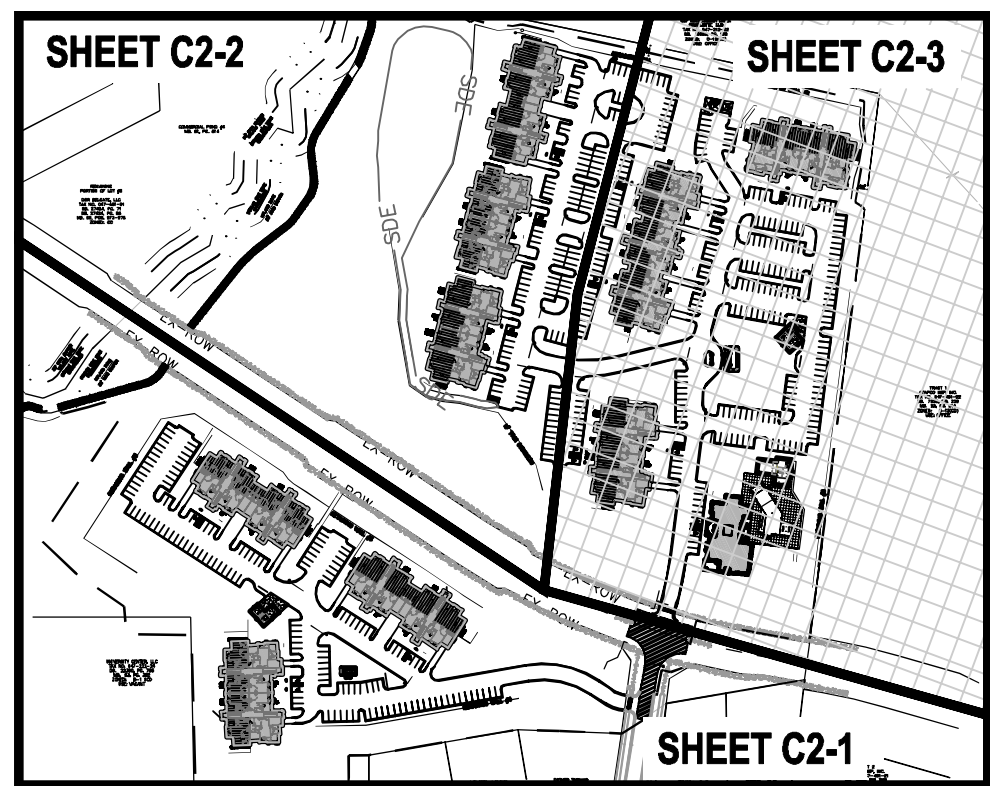
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STRIPING LEGEND

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	PUBLIC RIGHT-OF-WAY
	LANDSCAPE BUFFER/SETBACK
	WETLAND BOUNDARY
	ZONE AE FLOODPLAIN BOUNDARY
	DELINEATED WETLANDS
	POST CONSTRUCTION CONTROLS EASEMENT

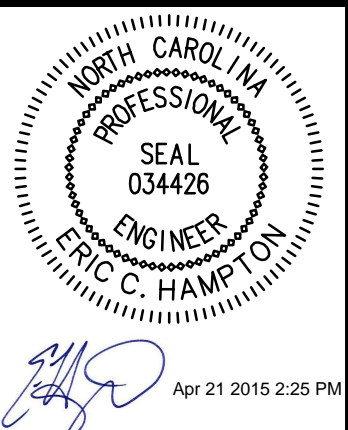
MATCHLINE  
SEE SHEET C2-2



KEY MAP (N.T.S.)

**Kimley»Horn**  
NC License #F-0102  
2000 SOUTH BOULEVARD  
SUITE 440  
CHARLOTTE, NC 28203  
PHONE: (704) 333-5131

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NO.	DATE	REVISIONS
G	04/20/15	REVISIONS PER CITY COMMENTS
F	03/09/15	REVISIONS PER OWNER COMMENTS
E	02/19/15	REVISIONS PER CLT WATER COMMENTS
D	01/26/15	REVISIONS PER CITY COUNTY COMMENTS
C	12/18/14	REVISIONS PER CITY COUNTY COMMENTS
B	10/30/14	REVISIONS PER CITY COUNTY COMMENTS
A	09/03/14	REVISIONS PER CITY COUNTY COMMENTS

CLIENT:  
**DAVIS DEVELOPMENT**  
1050 EAGLES LANDING PARKWAY  
SUITE 300  
STOCKBRIDGE, GA 30281

PROJECT:  
**SOVEREIGN AT BELGATE**  
8075 IKEA BOULEVARD  
CHARLOTTE, NORTH CAROLINA

TITLE:  
**SITE PLAN**

DESIGNED BY: KRT  
DRAWN BY: DMH  
CHECKED BY: ECH  
DATE: 04/02/14  
PROJECT#: 018478001

**C2-3**

