

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 11/5/2015

*Modifications to the Phase 1 and
Phase 2 erosion control design to
allow use of the existing sediment
basin during construction.

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

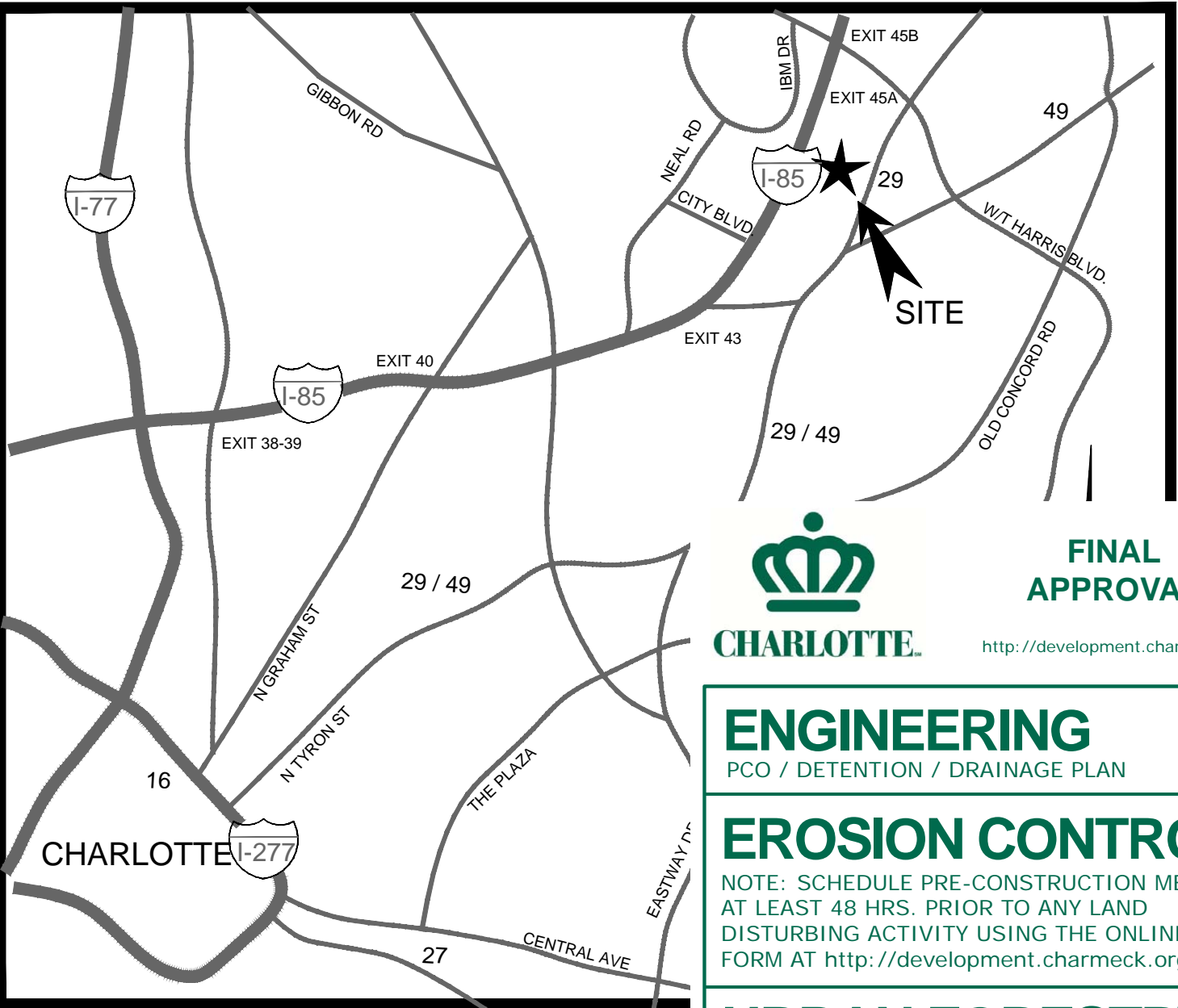
CHARLOTTE DEPARTMENT OF TRANSPORTATION
600 E. 4TH STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 432-1563 TEL

PLANNING DEPARTMENT

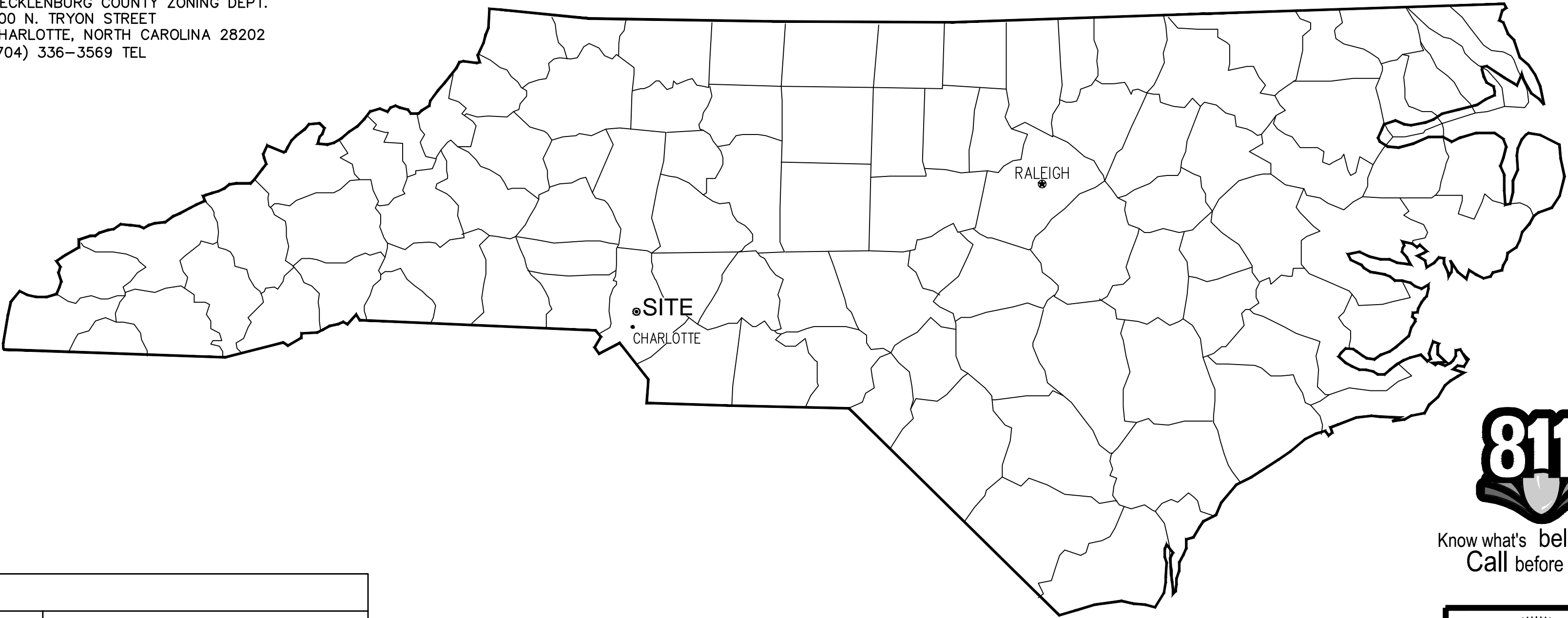
CHARLOTTE MECKLENBURG PLANNING DEPARTMENT
600 E. 4TH STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 336-2205 TEL
(704) 336-5123 FAX

ZONING DEPARTMENT

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



SITE LOCATION
NOT TO SCALE



Sheet List Table

Sheet Number Sheet Title

C0-0	COVER SHEET
C0-1	EXISTING CONDITIONS SURVEY
C0-2	GENERAL NOTES
C1-0	DEMOLITION PLAN AND OVERALL EROSION CONTROL PLAN - PH 1
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C7-0	DRAINAGE AREA MAP
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C7-2	DRAINAGE AREA MAP

APPROVED
By mchapman at 11:05 am, Oct 28, 2015



Know what's below.
Call before you dig.

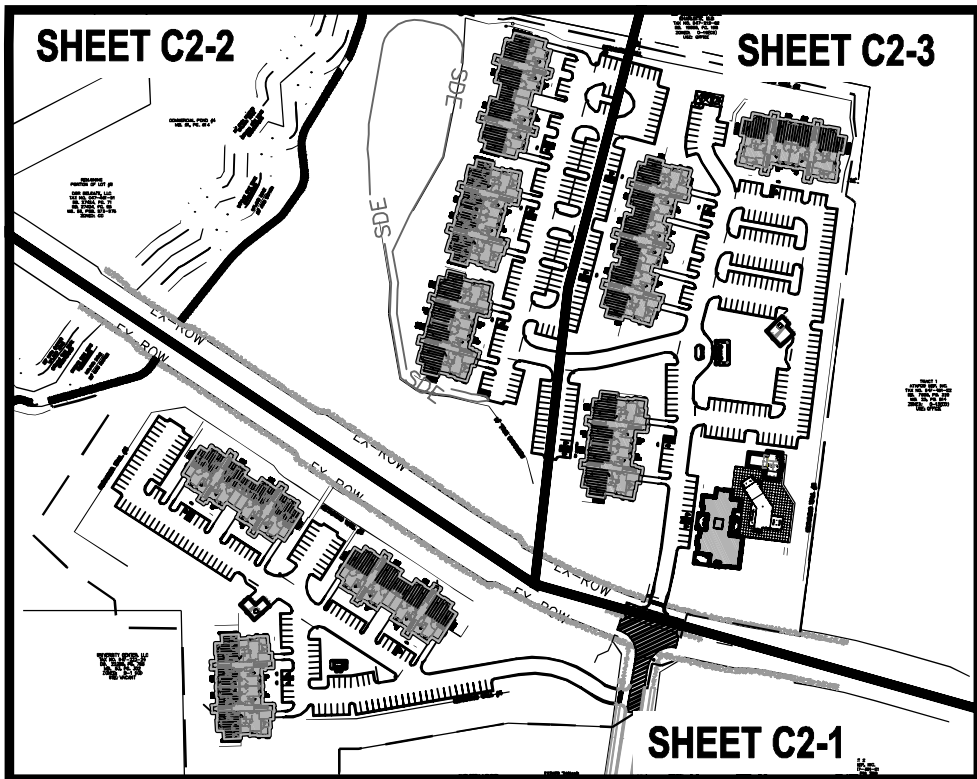


PREPARED BY:
Kimley»Horn

H	10/08/15	REVISED EC DESIGN PER CONTRACTOR	C1-0 THRU C1-3, C6-2
G	04/20/15	REVISIONS PER CITY COMMENTS	ALL
F	03/09/15	REVISIONS PER OWNER COMMENTS	ALL
E	02/16/15	REVISIONS PER CHARLOTTE WATER COMMENTS	C4-0 THRU C4-3
D	01/26/15	REVISIONS PER COUNTY COMMENTS	ALL
C	12/18/14	REVISIONS PER CITY/COUNTY COMMENTS	ALL
B	10/30/14	REVISIONS PER CITY/COUNTY COMMENTS	ALL
A	09/03/14	REVISIONS PER CITY/COUNTY COMMENTS	ALL
REV.	DATE	REVISIONS	PAGES
	DATE	FILE NUMBER	SHEET NUMBER
	04/02/14	018478001	C0-0
			TOTAL SHEETS
			41

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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%
ROYAL DRIVE: 440.1 LF OF ROAD, 164.0 LF OF PARKING - 37.3%
TOTAL: 1187.6 LF OF ROAD, 473.2 LF OF PARKING - 39.8%

BIKE PARKING:

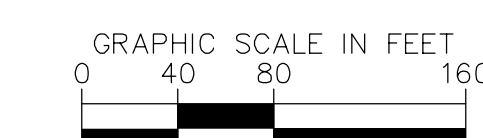
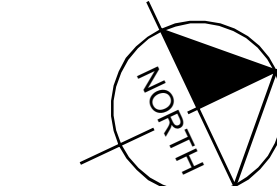
LONG TERM: N/A
SHORT TERM: 2, OR 1 SPACE/20 UNITS
REQUIRED: 14 SPACES
PROVIDED: 44 SPACES

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.



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2000 SOUTH BOULEVARD
SUITE 440
CHARLOTTE, NC 28203
PHONE: (704) 333-5131
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PROFESSIONAL SEAL
034426
ERIC C. HAMPTON
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NO.	DATE	REVISIONS
G	04/20/15	REVISIONS PER CITY COMMENTS
F	03/09/15	REVISIONS PER OWNER COMMENTS
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B	10/30/14	REVISIONS PER CITY/COUNTY COMMENTS
A	09/03/14	REVISIONS PER CITY/COUNTY COMMENTS

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

SOVEREIGN AT BELGATE
8075 IKEA BOULEVARD
CHARLOTTE, NORTH CAROLINA

OVERALL SITE PLAN

DESIGNED BY: KRT
DRAWN BY: DMH
CHECKED BY: ECH
DATE: 04/02/14
PROJECT#: 018478001
C2-0