

IKEA Boulevard

Public Roadway Extension

City of Charlotte, Mecklenburg County, North Carolina

The Arden Group

DEVELOPER

The Arden Group
11 Brookstown Avenue
Winston-Salem, NC 27113
(919) 522-0172
Contact: Milt Rhodes

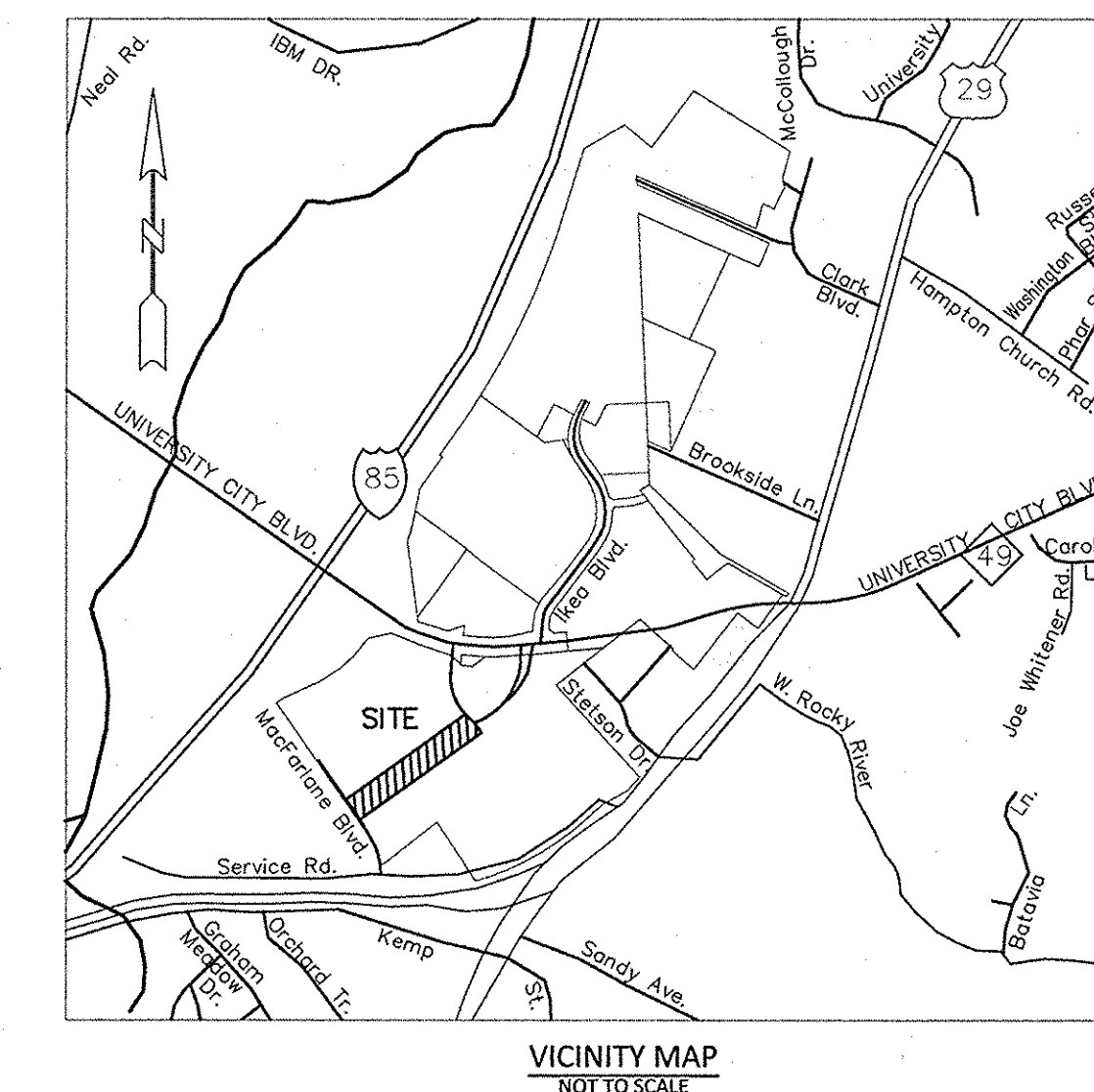
**CIVIL
ENGINEER/
LANDSCAPE
ARCHITECT**

LandDesign, Inc.
223 N. Graham Street
Charlotte, NC 28202
(704) 333-0325
Contact: Kate Goodman

SURVEYOR

CESI
45 Spring Street SW
Concord, NC 28204
(704) 786-5404
Contact: James Craddock

Sheet Index:		Land Development Submittal:	Land Development Resubmittal:	Land Development Resubmittal:
Chapter 1 - Existing Conditions				
C-1.0	Cover Sheet	April 25, 2016	June 13, 2016	July 13, 2016
C-1.1	Survey	April 25, 2016	June 13, 2016	July 13, 2016
C-1.2	Rezoning Plan	April 25, 2016	June 13, 2016	July 13, 2016
ATTACHED	Development Standards	April 25, 2016	June 13, 2016	July 13, 2016
C-1.4	Demolition Plan	April 25, 2016	June 13, 2016	July 13, 2016
Chapter 2 - Erosion Control				
C-2.0	Erosion Control Plan - Phase I	April 25, 2016	June 13, 2016	July 13, 2016
C-2.1	Erosion Control Plan - Phase II	April 25, 2016	June 13, 2016	July 13, 2016
C-2.2	Erosion Control Plan - Final	April 25, 2016	June 13, 2016	July 13, 2016
C-2.3	Erosion Control Details	April 25, 2016	June 13, 2016	July 13, 2016
C-2.4	Erosion Control Details	April 25, 2016	June 13, 2016	July 13, 2016
Chapter 3 - Site				
C-3.0	Striping Plan	April 25, 2016	June 13, 2016	July 13, 2016
C-3.1	Road Improvement Plan	April 25, 2016	June 13, 2016	July 13, 2016
C-3.2	Plan & Profile	April 25, 2016	June 13, 2016	July 13, 2016
C-3.3	Intersection Sight Distance - MacFARLANE BLVD	April 25, 2016	June 13, 2016	July 13, 2016
C-3.4	Traffic Control Plan	April 25, 2016	June 13, 2016	July 13, 2016
C-3.5	Traffic Control Detail	April 25, 2016	June 13, 2016	July 13, 2016
C-3.6	Site Details	April 25, 2016	June 13, 2016	July 13, 2016
C-3.7	Site Details	April 25, 2016	June 13, 2016	July 13, 2016
Chapter 4 - Grading Plan & Stormwater				
C-4.0	Grading & Storm Drainage Plan	April 25, 2016	June 13, 2016	July 13, 2016
C-4.1	Grading & Storm Drainage Plan	April 25, 2016	June 13, 2016	July 13, 2016
C-4.2	Grading & Storm Drainage Plan	April 25, 2016	June 13, 2016	July 13, 2016
C-4.3	Pre Drainage Area Plan	April 25, 2016	June 13, 2016	July 13, 2016
C-4.4	Post Drainage Area Plan	April 25, 2016	June 13, 2016	July 13, 2016
C-4.5	Composite Drainage Area Plan	April 25, 2016	June 13, 2016	July 13, 2016
C-4.6	BMP Enlargement Plan & Detail	April 25, 2016	June 13, 2016	July 13, 2016
C-4.7	Stormwater Details	April 25, 2016	June 13, 2016	July 13, 2016
Chapter 5 - Planting				
C-5.0	Required Planting Plan	April 25, 2016	June 13, 2016	July 13, 2016
C-5.1	Planting Details	April 25, 2016	June 13, 2016	July 13, 2016



**APPROVED FOR
CONSTRUCTION**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 7-19-2016



**FINAL
APPROVAL**

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

APPROVED
By mchapman at 7:56 am, Jul 19, 2016

EROSION CONTROL

URBAN FORESTRY
TREE ORDINANCE

APPROVED
By Vince Condon at 9:34 am, Jul 19, 2016 **As Noted**

CDOT

APPROVED
By Rick Grochoske at 11:10 am, Jul 15, 2016

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 704-314-CODE(2633) FOR MORE INFORMATION.

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

**IKEA BOULEVARD
PUBLIC ROADWAY EXTENSION**
THE ARDEN GROUP, CHARLOTTE, NC
COVER SHEET

REVISIONS:
06/13/16 PER CITY OF CHARLOTTE COMMENTS
07/13/16 PER CITY OF CHARLOTTE COMMENTS
DATE: MARCH 25, 2016
DRAWN BY: KAG
CHECKED BY: MWB
SCALE: NTS
PROJECT #: 1016049
SHEET #:
C1.0

REEVES FLORAL
PRODUCTS, INC.
TAX NO. 047-231-05
DB. 14947, PG. 753
ZONED: I-1
USE: INDUSTRIAL

DDR BELGATE, LLC
TAX NO. 047-231-08
DB. 27424, PG. 86
DB. 27424, PG. 71
MB. 51, PG. 647
ZONED: B-2(CD)
39.056 ACRES TOTAL

85 CITY PARTNERS, LLC
TAX NO. 047-231-06
P/O DB. 18651, PG. 635
MB. 50, PG. 147
ZONED: I-1
USE: VACANT

140' DUKE POWER
RIGHT-OF-WAY
DB. 2540, PG. 233

- FULL DEPTH PAVEMENT
1.5" MILL & OVERLAY
4" CONCRETE SIDEWALK

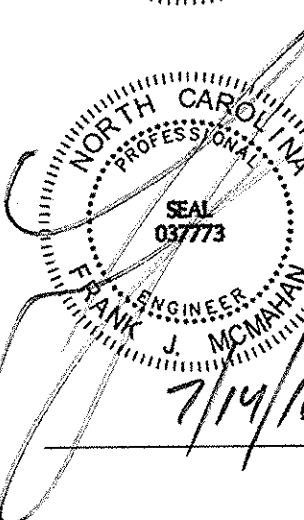
LAYOUT NOTES:

1. AT TIME OF STAKING, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
2. 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.
3. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
4. ALL SIDEWALKS SHALL BE FIELD STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
5. LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
6. ALL CONSTRUCTION SHALL COMPLY WITH CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
7. ALL PATCH WORK WITHIN LIMIT OF CONSTRUCTION SHALL BE CONSISTENT WITH ASSOCIATED ASPHALT PAVEMENT DETAIL.
8. ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE ELIMINATED OR RELOCATED, SHALL BE COORDINATED WITH DUKE POWER, BELL SOUTH AND TIME WARNER.
9. ALL TRAFFIC SIGNS AND MARKINGS TO BE INSTALLED AND COMPLY CURRENT CDMSH AND MUTCD STANDARDS AND SPECIFICATIONS.
10. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
11. RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVEMENT, ETC.) WITHIN A PROPOSED EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS BUSINESS ASSOCIATION.

GENERAL NOTES:

1. ANY WORK WITHIN THE CITY'S RW THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A RW USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE RW USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
2. CONSTRUCTION STAGING WITHIN CITY RW LASTING MORE THAN 30 DAYS REQUIRES A RW LEASE AGREEMENT. PLEASE SEE TRAFFIC CONTROL PLAN NOTES FOR DETAILS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562.
3. NON-STANDARD ITEMS (IE. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE CITY RW REQUIRES A RW ENCROACHMENT AGREEMENT WITH CDOT BEFORE INSTALLATION. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-3888 FOR TRAFFIC CONTROL PLAN NOTES.
4. RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A RW LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF RW CLOSURES. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562.

LandDesign
233 N. College Street, Charlotte, NC 28202
P: 704.333.0335 F: 704.333.3246
www.LandDesign.com



IKEA BOULEVARD
PUBLIC ROADWAY EXTENSION
THE ARDEN GROUP, CHARLOTTE, NC
ROAD IMPROVEMENT PLAN

REVISIONS:
06.15.16 PER CITY OF CHARLOTTE COMMENTS
07.13.16 PER CITY OF CHARLOTTE COMMENTS

DATE: MARCH 23, 2016
DESIGNED BY: JAG
CHECKED BY: HWB
QC BY: HWB
PROJECT #: 10 6949
SHEET #:

C3.1