

N:\2015\015388\CD\Construction Documents\338-COVER.dwg, Jun 08, 2017, 12:30pm

*Revision
PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 7/28/17

*This revision is to incorporate construction of the pedestrian bridge to satisfy the rezoning requirement.

Solis Berewick

City of Charlotte, Mecklenburg County, North Carolina

Terwilliger Pappas Multi-Family Partners

DEVELOPER	Terwilliger Pappas Multi-Family Partners 4777 Sharon Road, Suite 550 Charlotte, NC 28210 704-716-3906
LANDSCAPE ARCHITECT/ CIVIL ENGINEER	LandDesign, Inc. 223 North Graham St. Charlotte, NC 28202 704.333.0325
ARCHITECT	Cline Design Associates, PA 1815 S. Tryon Street, Suite A Charlotte, NC 28203 770.333.7272
SURVEYOR	LDSI, Inc. 508 W 5th Street, Suite 125 Charlotte, NC 28202 704.376.7777

SHEET INDEX:

Chapter 1 – Existing Conditions

C-1.0	Cover Sheet
C-1.1	Overall Existing Conditions Plan
C-1.2 – C-1.3	Detailed Existing Conditions Plan
RZ-1 – RZ-10	Zoning Plans

Chapter 2 – Site Plan

C-2.0	Overall Layout Plan
C-2.1 – C-2.2	Detailed Layout Plan
C-2.3 – C-2.6	Site Details
C-2.7	Overall Fire Truck Access Plan
C-2.8 – C-2.9	Detailed Fire Truck Access Plan
C-2.10	Overall Materials Plan
C-2.11	Overall Paving Plan
C-2.12– C-2.13	Detailed Paving Plan
	Gannon Drive Plan and Profile
C-2.14	Private Road Profile
C-2.15	Gannon Drive Intersection Sight Distance
C-2.16	Private Road Intersection Sight Distance
C-2.17	Driveway Intersection Sight Distance
C-2.18	Gannon Drive Cross Sections
C-2.20	Gannon Drive Cross Sections
C-2.21	Gannon Drive Cross Sections
C-2.22	Site Lighting Plan
C-2.23	Lighting Details

Chapter 3 – Grading and Storm Drainage

C-3.0	Overall Grading Plan
C-3.1 – C-3.2	Detailed Grading Plan
C-3.3	Overall Storm Drainage Plan
C-3.4 – C-3.5	Detailed Storm Drainage Plan
C-3.6	Overall Storm Drainage Area Plan
C-3.7 – C-3.8	Detailed Storm Drainage Area Plan
C-3.9	Storm Drainage Chart
C-3.10 – C-3.13	Storm Drainage Details
C-3.14	Pre-Developed Drainage Area Map
C-3.15	Post-Developed Drainage Area Map
C-3.16	BMP Plan
C-3.17	BMP Planting Plan
C-3.18	Pedestrian Bridge Plan & Profile

Chapter 4 – Erosion Control

C-4.0	Overall Erosion Control Plan Stage 1
C-4.1	Overall Erosion Control Plan Stage 2
C-4.2	Erosion Control Details

Chapter 5 – Utility

C-5.0	Overall Utility Plan
C-5.1 – C-5.2	Detailed Utility Plan
C-5.3 – C-5.4	Sanitary Sewer Profile
C-5.5 – C-5.6	Utility Details

Chapter 6 – Planting and Amenity

C-6.0	Overall Required Planting Plan
C-6.1 – C-6.2	Detailed Required Planting Plan
C-6.3	Required Planting Notes
C-6.4	Required Planting Details
C-6.5	Overall Supplemental Planting Plan
C-6.6 – C-6.7	Detailed Supplemental Planting Plan

Chapter 7 – Architectural Elevations

A2.01 – A2.04	Building Elevations
SD1.00	Architectural Details

Chapter 7 – Architectural Elevations

A2.01 – A2.04	Building Elevations
SD1.00	Architectural Details

Chapter 8 – Pedestrian Bridge

C-8.0	Pedestrian Bridge Plan & Profile
C-8.1	Flood Study Plan
C-8.2	Flood Study Cross Sections
C-8.3	Flood Study Cross Sections

VICINITY MAP - NOT TO SCALE



FINAL
APPROVAL

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY
TREE ORDINANCE

CDOT

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>

APPROVED

APPROVED

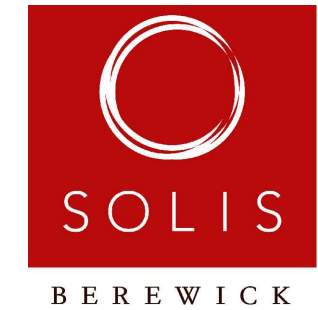
APPROVED

APPROVED

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



08 Jun 2017



SOLIS BEREWICK
MULTI-FAMILY DEVELOPMENT
TERWILLIGER/PAPPAS, CHARLOTTE, NC
5602 CADEN RD. CHARLOTTE, NC
COVER SHEET

REVISIONS:
04/04/16-Revised per City Comments
05/05/16-Grading Revisions
05/12/16-Revised Per City Comments
05/24/16-Revised Per City Comments
06/15/16-Revised Per City Comments
06/21/16-Revised Per City Comments
08/31/16-CDOT Revisions
01/03/17-ADA Route, Site Plan
06/06/17-RTAP-Pedestrian Bridge

DATE: 02-08-2016
DESIGNED BY: JCW
DRAWN BY: JCW
CHECKED BY: JWS
SCALE: N/A
PROJECT #015388
SHEET #
C-1.0

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. 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. REQUIRED LIGHTING ALONG PUBLIC AND PRIVATE STREETS TO BE COORDINATED WITH ELECTRICAL ENGINEER.
8. ALL PUBLIC AND PRIVATE STREET SECTIONS PER CLDSM STANDARDS.
9. PROVIDE TWO BIKE SPACES, OR ONE BIKE SPACE PER 200 UNITS (274 UNITS=14 BIKE SPACES)
10. REFER TO CDOT WORK AREA TRAFFIC CONTROL HANDBOOK AND NCDOT ROADWAY STANDARD DRAWINGS (DIVISION 11) FOR ADDITIONAL INFORMATION.
11. 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.
12. ALL CURB AND GUTTER SHALL HAVE A RADIUS OF (5) FIVE FEET AT THE FACE OF CURB UNLESS OTHERWISE SPECIFIED.
13. PROVIDE 60" - 60" CONCRETE LANDING AT EACH DISCHARGE DOOR WITH 2% MAX SLOPE IN ANY DIRECTION. LANDING TO BE PLACED TO PROVIDE MINIMUM OF 18" MANEUVERING CLEARANCE ON LATCH/PULL SIDE OF THE DOOR. TYPICAL FOR ALL DISCHARGE DOORS.
14. ANY DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 30 FEET IN HEIGHT AND BE FULLY SHIELDED. NO WALL PACKS WILL BE INSTALLED ON BUILDINGS WITH THE SITE OR ADJACENT WALLS THAT ARE ADJACENT TO RESIDENTIALLY ZONED LAND OR PUBLIC STREET RIGHT-OF-WAY BUT ARCHITECTURAL LIGHTING ON THE BUILDING WILL BE PERMITTED. WHERE WALL PACK TYPE LIGHTING IS USED, IT MUST UTILIZE LIGHT FIXTURES THAT DIRECT THE LIGHT DOWNWARD INTO THE SITE. PEDESTRIAN LIGHTING, AS ESTABLISHED THROUGHOUT THE BEREWICK COMMUNITY, WILL BE INSTALLED AS PART OF THE DEVELOPMENT OF AREAS INCLUDED WITHIN THIS PETITION EXCEPT FOR THE BUSINESS PARK AREAS.

TAX MAP NO.:	19923106 (LOCATED IN CHARLOTTE CITY LIMITS) 19923126, 19924137 (LOCATED IN ETJ)
REZONING PETITION:	2006-078 (JUNE, 2014 ADMINISTRATIVE AMENDMENT 12)
ZONING:	CC - LLWPA
SITE AREA:	+/- 13.26 ACRES
WATERSHED NOTES:	
DENSITY:	HIGH
MAX. IMPERVIOUS:	70%
SITE IMPERVIOUS:	342,592
SITE % IMPERVIOUS:	59.3
PROPOSED USE:	APARTMENTS FOR RENT (MULTI-FAMILY RESIDENTIAL)
PROPOSED UNITS:	275
DENSITY:	22 DUA
TOTAL UNITS ALLOWED:	910 UNITS FOR PARCEL A, REZONING 2006-078
TOTAL UNITS DEVELOPED:	516 UNITS FOR PARCEL A, REZONING 2006-078 (75 SINGLE FAMILY, 441 MULTI-FAMILY)
TOTAL UNITS REMAINING:	119 UNITS FOR PARCEL A, REZONING 2006-078
PARKING REQUIRED:	1.5 SPACE PER UNIT (413 TOTAL SPACES)
PARKING PROVIDED:	464 SPACES - 409 SURFACE, 20 GARAGE, 20 ON-STREET (PRIVATE), & 15 ON-STREET (PUBLIC).
BICYCLE PARKING REQUIRED:	1 SHORT TERM SPACE/20 UNITS = 14
BICYCLE PARKING PROVIDED:	NO LONG TERM SPACES REQUIRED 15 SPACES
TREE SAVE REQUIRED:	10% (1.32 ACRES) OF OVERALL BEREWICK MASTER DEVELOPMENT
OPEN SPACE REQUIRED:	40% (5.30 AC) OF OVERALL BEREWICK MASTER DEVELOPMENT
OPEN SPACE PROVIDED:	± 5.4 ACRES
FRONT SETBACK:	15' - FROM BACK OF RIGHT-OF-WAY, PER SECTION 9.303(19)(F) OF ZONING ORDINANCE.
INTERNAL SIDE YARD:	5' - ADJACENT TO CC ZONING
EXTERNAL SIDE YARD:	70' - ADJACENT TO R-3 ZONING
REAR YARD:	40'
BUILDING SEPARATION:	16' MINIMUM
MAXIMUM BUILDING HEIGHT:	40' PER ZONING ORDINANCE
PROPOSED BUILDING HEIGHT:	± 70'-0" (4 LEVEL, 1 BASEMENT). SIDEYARD SETBACK ADJACENT TO EXISTING R-3 ZONING INCREASED FROM REQ 10' TO 70' PER ZONING ORDINANCE, TABLE 9.305(1)(XB).
TRASH & RECYCLING: PICK UP REQUIRED	(1) 8 CY COMPACTOR PER 90 UNITS = +25.5 CY MINIMUM 4 X 144 SF RECYCLING STATIONS (576 SF)
TRASH & RECYCLING: PICK UP PROVIDED	(1) 40 CY TRASH COMPACTORS +576 SF RECYCLING AREA
DEVELOPMENT SCHEDULE:	PROPOSED JUNE, 2016 - JULY OF 2017
GENERAL NOTES:	ALL UTILITIES WILL BE UNDERGROUND AS REQUIRED BY CURRENT DEVELOPMENT STANDARDS.

☐ DENOTES THAT RETAIL AND OFFICE SPACE WITH IN THE PARCEL 'A' CAN BE CONVERTED TO RESIDENTIAL UNITS, UP TO A MAX. OF 200 ADDITIONAL UNITS, PER APPROVED REZONING, ☐ 2006-078. IN ORDER TO CONVERT SPACE, AN ADMINISTRATIVE APPROVAL WILL BE REQUIRED.

PROPERTY LINE _____

CURB AND GUTTER _____

ROADWAY UTILITY EASEMENT _____

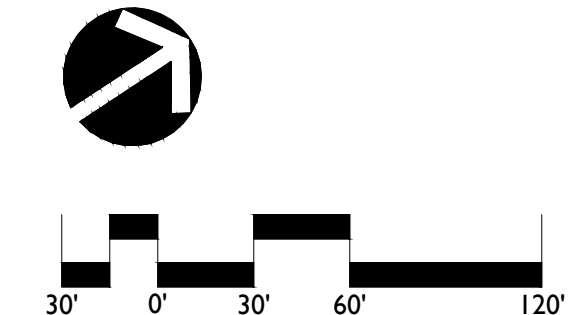
SIDEWALK EASEMENT _____

SITE SETBACK LINE _____

MODULAR BLOCK WALL _____

CMU WALL WITH STONE VENEER _____

ADA ACCESS ROUTE _____



SHEET #:
C-2.0

**BEFORE YOU DIG!
CALL 1-800-634-9499
N.C. ONE-CALL CENTER
IT'S THE LAW!**

SHEET #:
C-2.2