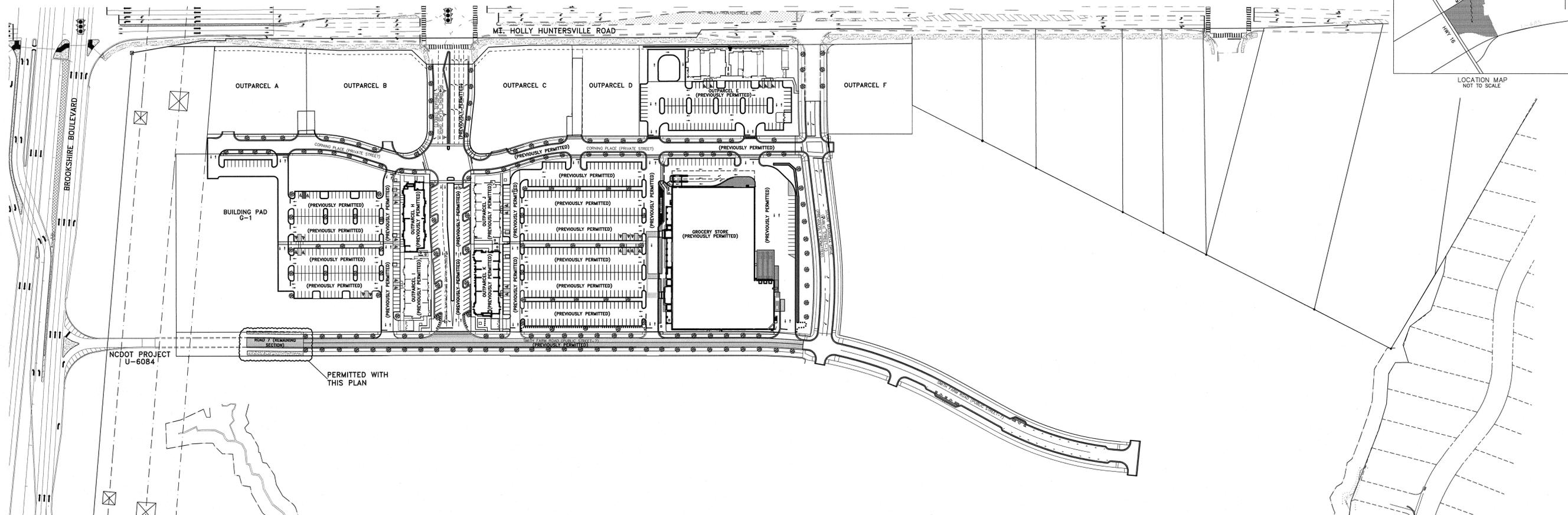
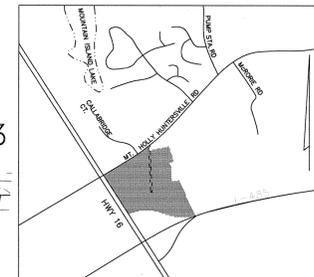


PROJECT NARRATIVE:
 THE PURPOSE OF THIS PLAN IS TO PERMIT THE REMAINING SECTION OF PUBLIC ROAD 7. THIS IS THE SMALL SECTION OF ROAD LOCATED BETWEEN NCDOT PROJECT U-6084 AND PUBLIC ROAD 7 (SDRC-2017-00047). THIS SECTION HAD PREVIOUSLY NOT BEEN PERMITTED DUE TO STREAM IMPACTS THAT NEEDED TO BE PERMITTED THROUGH THE ARMY CORP OF ENGINEERS. APPROVAL FROM THE ARMY CORP HAS NOW BEEN OBTAINED.
 THE COVER SHEET REFLECTS WHAT HAS BEEN PREVIOUSLY PERMITTED FOR THE SITE ALONG WITH WHAT IS BEING PROPOSED AS PART OF THIS PROJECT.

PUBLIC ROAD 7 EXTENSION AT RIVERBEND

REFERENCE: LDX-2016-00022, LDC-2016-00159, SDRC-2015-00078, SDRC-2017-00047, AND SDRCR-2018-00003



APPROVED FOR CONSTRUCTION
 CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
 By: Joshua Weaver 5-23-2018

FINAL APPROVAL
 PROJECT NUMBER: SDRC-2018-00037
CHARLOTTE

ENGINEERING
 PCSO / DETENTION / DRAINAGE PLAN
EROSION CONTROL
URBAN FORESTRY
 TREE ORDINANCE
CDOT
 NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM FOUND AT <http://charlottenc.gov/ld>

APPROVED
 By mark chapman at 11:15 am, May 23, 2018

APPROVED
 By Stan Armstrong at 11:38 pm, May 14, 2018

APPROVED
 By rgyrochoske at 3:49 pm, May 14, 2018

PCCO SUMMARY FOR OVERALL PROJECT

PCCO SUMMARY	
Original Parcel ID Number(s):	03304110 & 03304111
Development Type:	Commercial
Subject to PCCO? Y/N	Yes
If NO, why?	
Watershed:	Western Catawba
Disturbed Area (ac):	107
Site Area (ac):	118.73 - 114.59 After RVW Dedication
	DA#1 DA#2
Total on-site Drainage Area (ac):	113.1
Existing Built-upon-area (SF):	0
Existing BUA to be removed (SF):	0
Existing BUA to remain (SF):	0
Proposed New BUA (SF):	3,447,774
Proposed % BUA:	70
Density (High / Low):	High
Total Post-Project BUA for site:	3,447,774 S.F.
Development or Redevelopment?	Development
Natural Area Required (ac):	11.87
Natural Area provided, total (ac):	17.88
Undisturbed Treed Natural Area Preserved (ac):	11.76
Total stream buffer protected on-site (ac):	No
Transit Station Area? Y/N	No
Distressed Business District? Y/N	No
Mitigation Type (if applicable)	N/A
Natural Area mitigation? Y/N	No
Buffer Mitigation? Y/N	No
Total Phosphorous Mitigation? Y/N	No

Total Site Including Corning Expansion Parcels = Approx. 125.60 Ac.
Watershed allows for 70% impervious = 87.92 Ac.
Wetpond Designed For 79.15 acres of Impervious

OUTPARCEL	Total Site (AC.)	Estimated Impervious %	Est. Imp. Area	Permitted Imp. Area
Outparcel A	1.10	0.80	0.88	
Outparcel B	1.48	0.85	1.26	
Outparcel C	1.30	0.80	1.04	
Outparcel D	0.82	0.80	0.66	
Outparcel E	1.94	0.80	1.55	1.50
Outparcel F	1.19	0.80	1.04	
COMMERCIAL PHASE 1	18.97	0.93	17.55	14.96
COMMERCIAL PHASE 2	13.72	0.93	12.69	9.70
Corning	17.20	0.80	14.00	7.10
Riverbend Apartments Ph.1	15.10	0.70	10.57	9.89
Riverbend Apartments Ph.2	6.70	0.80	5.36	
TOWNHOME	13.35	0.70	9.35	
MT. HOLLY-HUNT.	0.87	1.00	0.87	
PUBLIC RD 1	1.26	0.75	0.95	0.96
PUBLIC RD 2	1.28	0.75	1.20	1.20
COMMON OPEN SPACE	29.27	0.00	0	0.00
TOTAL	125.95		78.96	45.91

Maximum Impervious Area for Development = 62.89%

SHEET INDEX:

SHEET C0.0	COVER SHEET
SHEET C0.1	PROJECT NOTES
SHEET C1.0	SITE/STRIPING PLAN
SHEET C2.0	TREE SAVE PLAN
SHEET C2.1	LANDSCAPE PLAN
SHEET C3.0	PUBLIC ROAD 7 STORM DRAINAGE
SHEET C3.1	ROAD 7 STORM DRAINAGE
SHEET C4.0	EROSION CONTROL PLAN
SHEET C5.0	DETAILS

ZONING CODE SUMMARY

PROJECT NAME:	RIVERBEND VILLAGE PHASE 2
ADDRESS:	3650 MT. HOLLY-HUNTERSVILLE ROAD
PLANS PREPARED BY:	THE ISAACS GROUP, P.C.
PHONE #:	704-527-3440
ZONING:	NS-SPA REZONING 2016-128
JURISDICTION:	CITY OF CHARLOTTE
TAX PARCEL #:	03304110
PROPOSED USE:	COMMERCIAL
LOT SIZE:	6,177,876/118.73 SQ. FEET/ACRES (INCLUDES R/W DEDICATION)
REGIONAL STORMWATER BASIN PROVIDED AS APPROVED ON THE RIVERBEND COMMERCIAL PLAN, CITY OF CHARLOTTE RECORD #SDRC-2015-00078.	

LEGEND

- ROAD 7 LIMIT WITH THIS SUBMITTAL
- PREVIOUSLY PERMITTED
- PROPOSED CONCRETE

NOTE: REGIONAL STORMWATER BASIN PROVIDED AS APPROVED ON THE RIVERBEND COMMERCIAL PLAN, CITY OF CHARLOTTE RECORD #SDRC-2015-00078.



GRAPHIC SCALE
 100 0 50 100 200
 1 INCH = 100 FEET

NO.	BY	DATE	REVISION

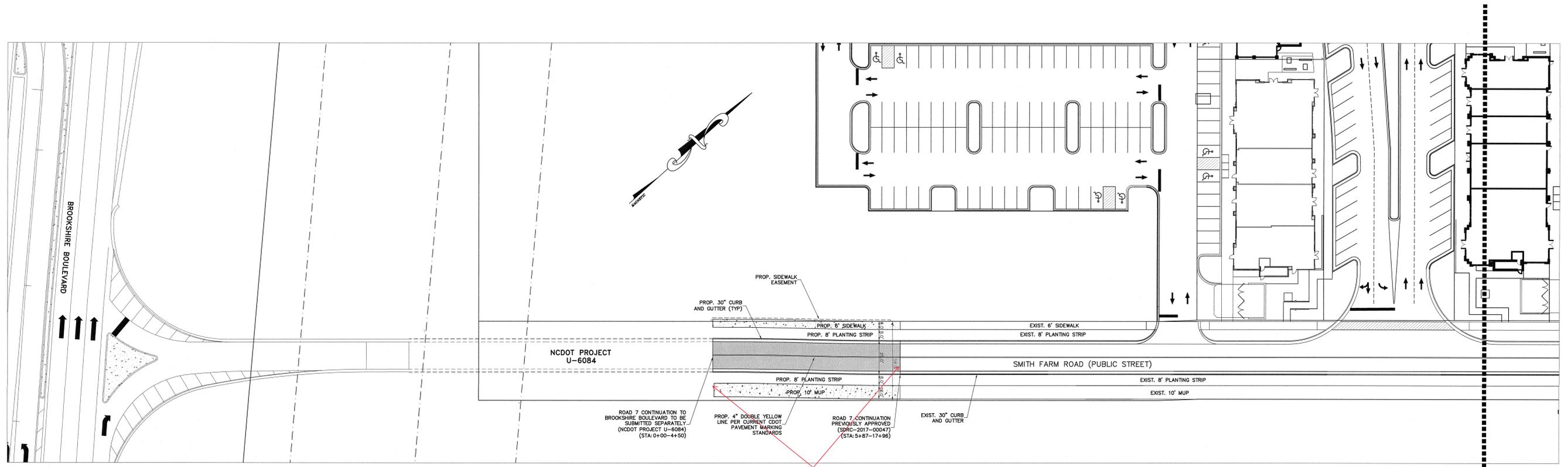
Project: **PUBLIC ROAD 7 EXTENSION AT RIVERBEND**
 AT RIVERBEND
 MOUNT HOLLY-HUNTERSVILLE ROAD
 CHARLOTTE, NORTH CAROLINA

COVER SHEET

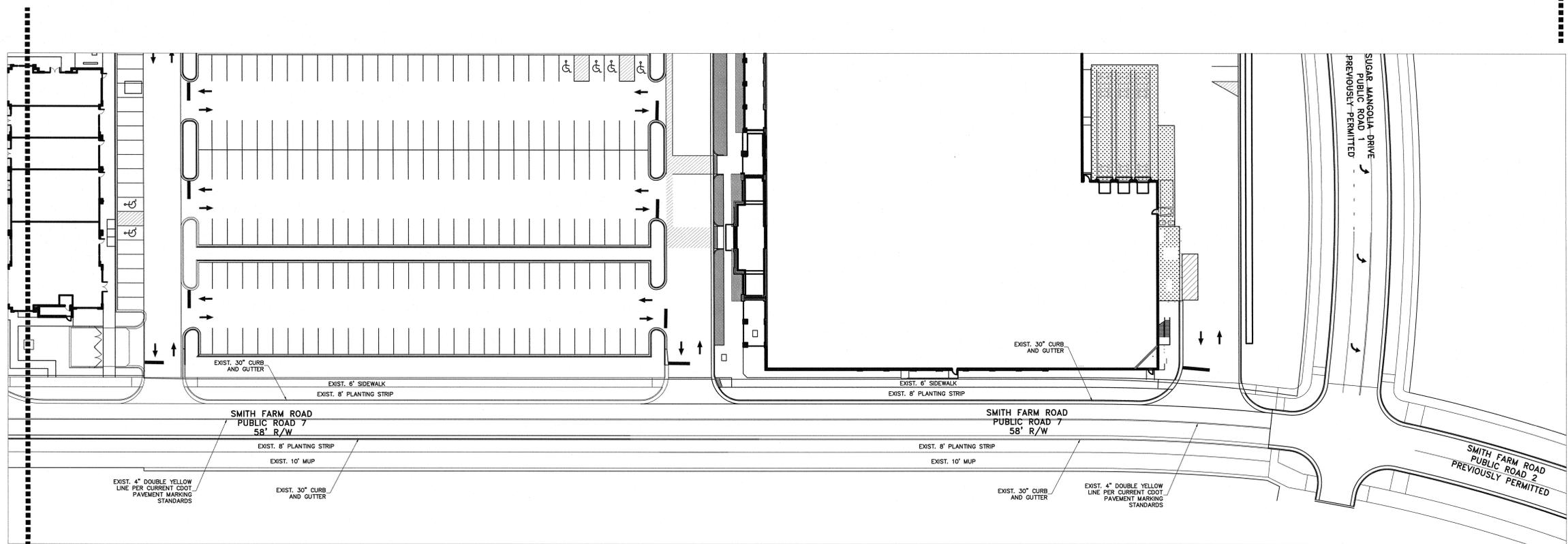
File # 15023-PB.DWG Date: 2/12/18 Project Egr: FEL
 Design By: FEL
 Drawn By: FEL
 Scale: 1"=100'

ISAACS
 CIVIL ENGINEERING DESIGN AND SURVEYING
 8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

C0.0



Tie into existing and/or proposed pavement and sidewalk appropriately.



RECOMMENDED PAVING SPECIFICATIONS
VERIFY WITH GEOTECHNICAL REPORT

PROP. STREETS:
10" COMPACTED AGGREGATE BASE COURSE (CABC)
2.25" INTERMEDIATE COURSE, 119.09
2.5" SURFACE COURSE, 59.58

CONCRETE SIDEWALK PAVEMENT:
4" 4,000 PSI CONCRETE
SUBGRADE SHALL BE COMPACTED TO 98% MIN. OF THE STANDARD MAXIMUM DRY DENSITY (ASTM D698).

NOTES:

1. ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDERCUT SHOULD BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). IN ADDITION, AT LEAST THE UPPER 18 INCHES OF SUBGRADE FILL BENEATH PAVEMENTS AND FLOOR SLABS AND 24 INCHES BELOW PAVEMENTS SUBJECT TO TRUCK TRAFFIC SHOULD BE COMPACTED TO 100 PERCENT OF THE SAME SPECIFICATION. THE ABOVE COMPACTION SPECIFICATION IS A RECOMMENDATION ONLY. SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE A DIFFERENT COMPACTION STANDARD. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE WORK MEASURES IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN THE PROJECT SOILS REPORT AND/OR ON-SITE RECOMMENDATIONS PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER DURING CONSTRUCTION.

2. PAVEMENT SPECIFICATIONS LISTED ABOVE ARE RECOMMENDATIONS ONLY AND ARE SUBJECT TO CHANGE BASED UPON PROJECT CONDITIONS OR RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT. PRIOR TO COMMENCEMENT OF PAVING, THE OWNER OR CONTRACTOR SHOULD HAVE A GEOTECHNICAL ENGINEER TO PROVIDE A PAVEMENT DESIGN BASED UPON ANTICIPATED VEHICULAR TRAFFIC AND PROJECT SOIL CONDITIONS. THE ISACS GROUP ASSUMES NO RESPONSIBILITY FOR THE ADEQUACY OF THE PAVEMENT SPECIFICATION PROVIDED ABOVE.

3. UNLESS SPECIFIED/DETAILED WITHIN THE CONTRACT DRAWINGS, CONTRACTOR SHALL PREPARE A CONCRETE JOINT LAYOUT PLAN IN ACCORDANCE WITH ACI 224.3R-95 OR ACI 330.1-03 FOR CONCRETE SURFACES AND PROVIDE TO ENGINEER, OWNER AND ARCHITECT FOR SHOP DRAWING APPROVAL PRIOR TO CONCRETE INSTALLATION.

PAVEMENT STRIPING SPECIFICATION:

PAVEMENT MARKINGS SHALL BE THERMOPLASTIC

A. PAVEMENT MARKING MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH CURRENT CDOT AND NCDOT SPECIFICATIONS.

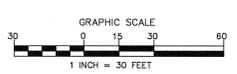
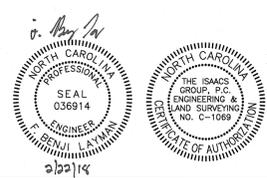
CLEANING

A. CLEAN UP DEBRIS GENERATED BY PAVING OPERATIONS ON A DAILY BASIS.
B. REMOVE FROM SITE AT COMPLETION OF PAVING WORK ALL REMAINING DEBRIS, EXCESS MATERIAL, AND WASTE CREATED BY PAVING.

PROTECTION

A. DO NOT PERMIT VEHICULAR TRAFFIC ON NEWLY COMPLETED ASPHALT SURFACES FOR AT LEAST TWELVE HOURS AFTER PLACING.
B. PROTECT PAVING FROM DAMAGE BY CONSTRUCTION EQUIPMENT AND/OR SUBSEQUENT CONSTRUCTION OPERATIONS. PERMIT ONLY RUBBER-WHEELED VEHICLES ON PAVEMENT.
C. AFTER APPLICATION OF LINES AND MARKINGS, BARRICADE AREAS UNTIL PAINT HAS THOROUGHLY DRIED.

PAVEMENT MARKER NOTE:
ALL PAVEMENT MARKINGS SHOULD BE BASED ON THE CDOT'S PAVEMENT MARKING GUIDELINES. RAISED PAVEMENT MARKINGS ARE REQUIRED ON ALL PROPOSED PAVEMENT MARKING



NO.	BY	DATE	REVISION

Project: **PUBLIC ROAD 7 EXTENSION AT RIVERBEND**
MOUNT HELL-WHITEHOUSE ROAD CHARLOTTE, NORTH CAROLINA

Title: **SITE/STRIPING PLAN**

File #: 15023-P8.DWG Date: 2/12/18 Project Egr: FBL
Design By: FBL
Drawn By: FBL
Scale: 1"=30'

ISAACS GROUP
ENGINEERING & SURVEYING
SITE DESIGNING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
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