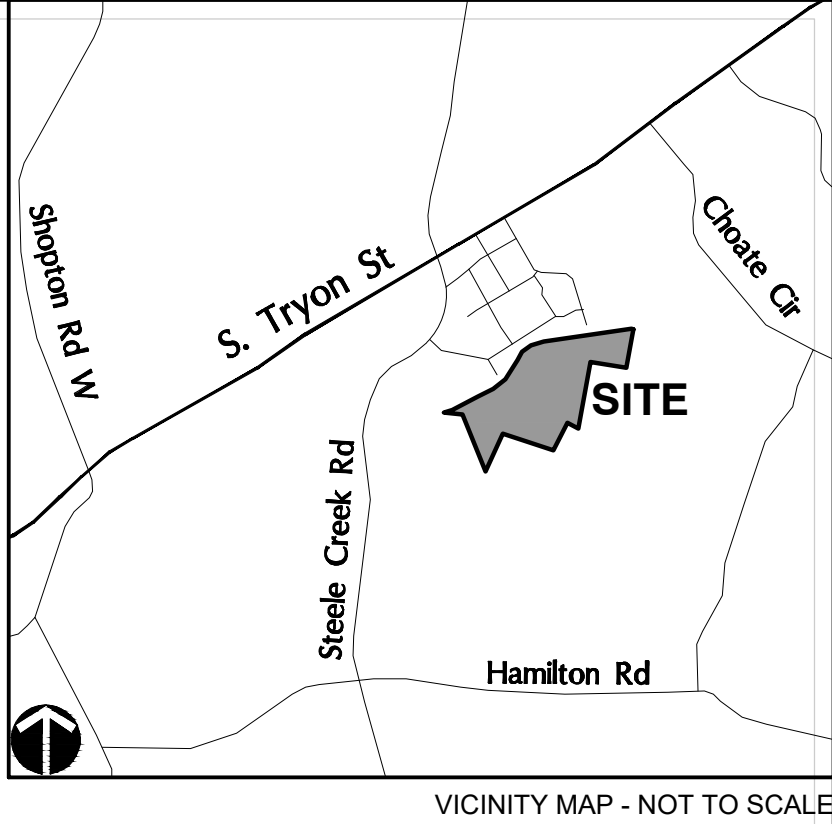


STEELE CREEK
MULTI-FAMILY DEVELOPMENT
RIVERGATE PARKWAY AND WALKER BRANCH ROAD
CHARLOTTE, NORTH CAROLINA



DEVELOPER	Steele Creek Rivergate Apartments, LLC 3010 High Pine Church Road Asheboro, NC 27205 Darren Lucas 336.669.7683
CIVIL ENGINEER	LandDesign, Inc. 223 North Graham St. Charlotte, NC 28202 Jeremy Icard, PE 704.333.0325
LANDSCAPE ARCHITECT	LandDesign, Inc. 223 North Graham St. Charlotte, NC 28202 Shaun Tooley 704.333.0325
ARCHITECT	BSB Design 1616 Camden Rd, Suite 250 Charlotte, NC 28203 Michael Tripodi 704.786.2328

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FINAL APPROVAL

SDRMF-2017-00012

PROJECT NUMBER:

ENGINEERING

PCSO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

TREE ORDINANCE

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 Emily Chien at 11:30 am, Apr 02, 2018

APPROVED

APPROVED

Henry Kunzig

APPROVED

Carlos Alzate

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 4-2-2018 1 of 4

PCCO SUMMARY					
Original Parcel ID Number(s):	219-061-17				
Development Type:	Multi-Family				
Subject to PCCO? Y/N	Y				
If NO, why?					
Watershed:	Central Catawba				
Disturbed Area (ac):	35				
Site Area (ac):	40.96				
	DA#1	DA#2	DA#3	DA#4	Undertained
Total on-site Drainage Area (ac):	4.52	3.34	3.79	14.1	15.21
Existing Built-upon-area (SF):	0	0	0	0	0
Existing BUA to be removed (SF):	0	0	0	0	0
Existing BUA to remain (SF):	0	0	0	0	0
Proposed New BUA (SF):	107,158	71,438	105,851	357,192	0
Proposed % BUA:	54.4%	49.10%	64.10%	58.20%	0
Density (High / Low)	High	High	High	High	0
Total Post-Project BUA for site:	641,639				
Development or Redevelopment?	Development				
Natural Area Required (ac):	7.17				
Natural Area provided, total (ac):	8.42				
Undisturbed Treed Natural Area Preserved (ac):	8.42				
Total stream buffer protected on-site (ac):	7.8				
Transit Station Area? Y/N	N				
Distressed Business District? Y/N	N				
Mitigation Type (if applicable)	N/A				
Natural Area mitigation? Y/N	N				
Buffer Mitigation? Y/N	N				
Total Phosphorous Mitigation? Y/N	N				

REVISIONS:
05/15/2017 - REVISED PER CITY COMMENTS
08/09/2017 - REVISED PER CITY COMMENTS

DATE: 02/09/2017
DESIGNED BY:
CHECKED BY:
Q.C. BY:
PROJECT #:

1016351

SHEET #:

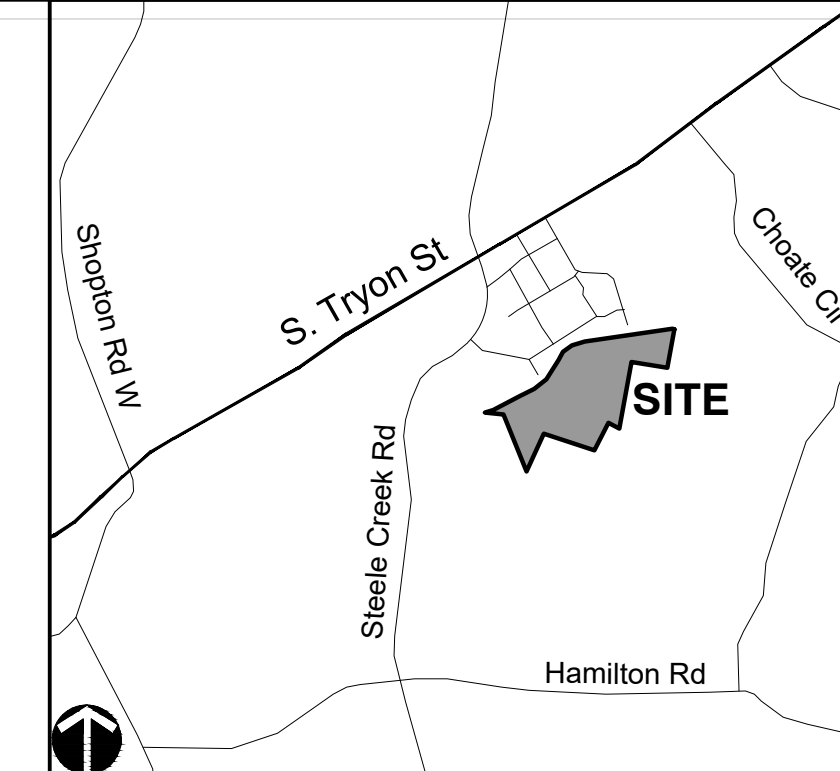
C1.0

Steele Creek Multi-Family

Residential Development

Steele Creek Rivergate Apartments, LLC | 12813 WALKER BRANCH DR., CHARLOTTE, NC

COVER SHEET



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 POINT'S SURVEYING OR OWNERS' RECORDS BE DISCOVERED, CONTRACTOR TO DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR AN OFFICIAL RESOLUTION.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL STAKEPLAYS SHALL BE FIELD STAKED FOR APPROVAL, BY THE LANDSCAPE ARCHITECT.
5. LANDSCAPE ARCHITECT TO PROVIDE A SIGNED AND STAMPED CONSTRUCTION DOCUMENT ENGINEER TO BE GIVEN WITHIN 48 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
6. CONSTRUCTION SHALL BE COMPLY WITH CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
7. ALL PATCH WORK WITHIN LIMIT OF CONSTRUCTION SHALL BE CONSISTENT WITH THE EXISTING ASPHALT SURFACE.
8. ALL ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE ELIMINATED FROM THE PROJECT SHALL BE REMOVED AND RELOCATED TO ANOTHER LOCATION.
9. ALL TRAFFIC SIGNS AND MARKINGS TO BE INSTALLED AND COMPLY CURRENT LOCAL AND MUTCD STANDARDS AND SPECIFICATIONS.
10. INTERFERE TO CITY DRAINAGE SYSTEMS SHALL BE ELIMINATED.
11. RIGHT-OF-WAY ENCHROACHMENT AGREEMENT IS REQUIRED FOR THE PROJECT. ALL NOTED ENCHROACHMENTS SHALL BE REMOVED AND RELOCATED TO ANOTHER LOCATION (E.G. DECORATIVE CONCRETE PAVEMENT, BRICK PAVES, ETC.) WITHIN A PROPOSED EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY A PRIVATE PARTY OR THE CITY OF CHARLOTTE.

GENERAL NOTES:

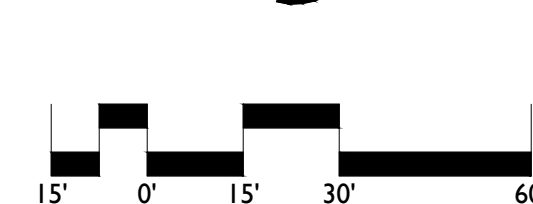
1. ANY WORK WITHIN THE CITY'S ROW THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A ROW USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURE MUST BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDDTS WORKING PRACTICES. THE CITY ENGINEER MAY REQUEST CHANGES TO THE SUBMITTED AND APPROVED CONTRACTOR SMALL CONTACT DUTY AT LEAST 5 BUSINESS DAYS BEFORE BEGINNING WORK.
2. CONSTRUCTION SCHEDULING ON CITY ROW LASTING MORE THAN 30 DAYS REQUIRES A ROW LEASE AGREEMENT. PLEASE SEE TRAFFIC CONTROL PLAN FOR THE CITY OF CHICAGO, CHICAGO PUBLIC WORKS DEPARTMENT, STANDARD PRACTICES, NONSTANDARD ITEMS (E.G. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE CITY OF CHICAGO, CHICAGO PUBLIC WORKS DEPARTMENT, STANDARD PRACTICES, INSTALLATION, CONTACT DUTY AT (704) 338-3868 FOR TRAFFIC CONTROL PLAN NOTES.
3. 90-DAY-OR-LESS CLOSURES LONGER THAN 30 DAYS REQUIRE A ROW LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. THE PLAN REVIEW AND APPROVAL PROCESS FOR THE LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LANE CLOSURE. THE TRAFFIC CONTROL PLAN REVIEW AND APPROVAL PROCESS FOR THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF ROW CLOSURE CONTRACT WORK.

BUFFER DEDICATION NOTE:
SEE SHEET C3.17 FOR EXTENT OF
BUFFERS TO BE DEDICATED TO
MECKLENBURG COUNTY PARKS AND
RECREATION DEPARTMENT.

<h1>SITE PLAN LEGEND</h1>	
PROPERTY LINE	— PCCC ——— PCCC —
PCCOE EASEMENT	███ PCCOE ███
SEAWALK EASEMENT	███ SE ███
STORM DRAINAGE EASEMENT	███ SDE ███
SIGHT DISTANCE TRIANGLE	████████████████████
WATER METER EASEMENT	███ WME ███
TREE SAVE / NATURAL AREA	• • • • •
50% ADDITIONAL SWIM BUFFER AREA	• • • • •
BRIDGE DECK	▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨
CONCRETE SIDEWALK	• • • • •
HEAVY DUTY CONCRETE	• • • • •
ASPHALT TRAIL	▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨
WATER UTILITY EASEMENT	▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨
REVEGETATED TREE SAVE / NATURAL AREA	▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨
UNDISTURBED TREE SAVE	▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨



BEFORE YOU DRIVE
CALL 1-800-632-4
N.C. ONE-CALL CE
IT'S THE LAW



DATE: 02/09/2017
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SCALE: 1" = 30'

DATE: 02/09/2017
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SCALE: 1" = 30'

SHEET #:

Steele Creek Multi-Family Residential Development

RESIDENTIAL
Steele Creek River
SITE PLAN

LandDesign

223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246

