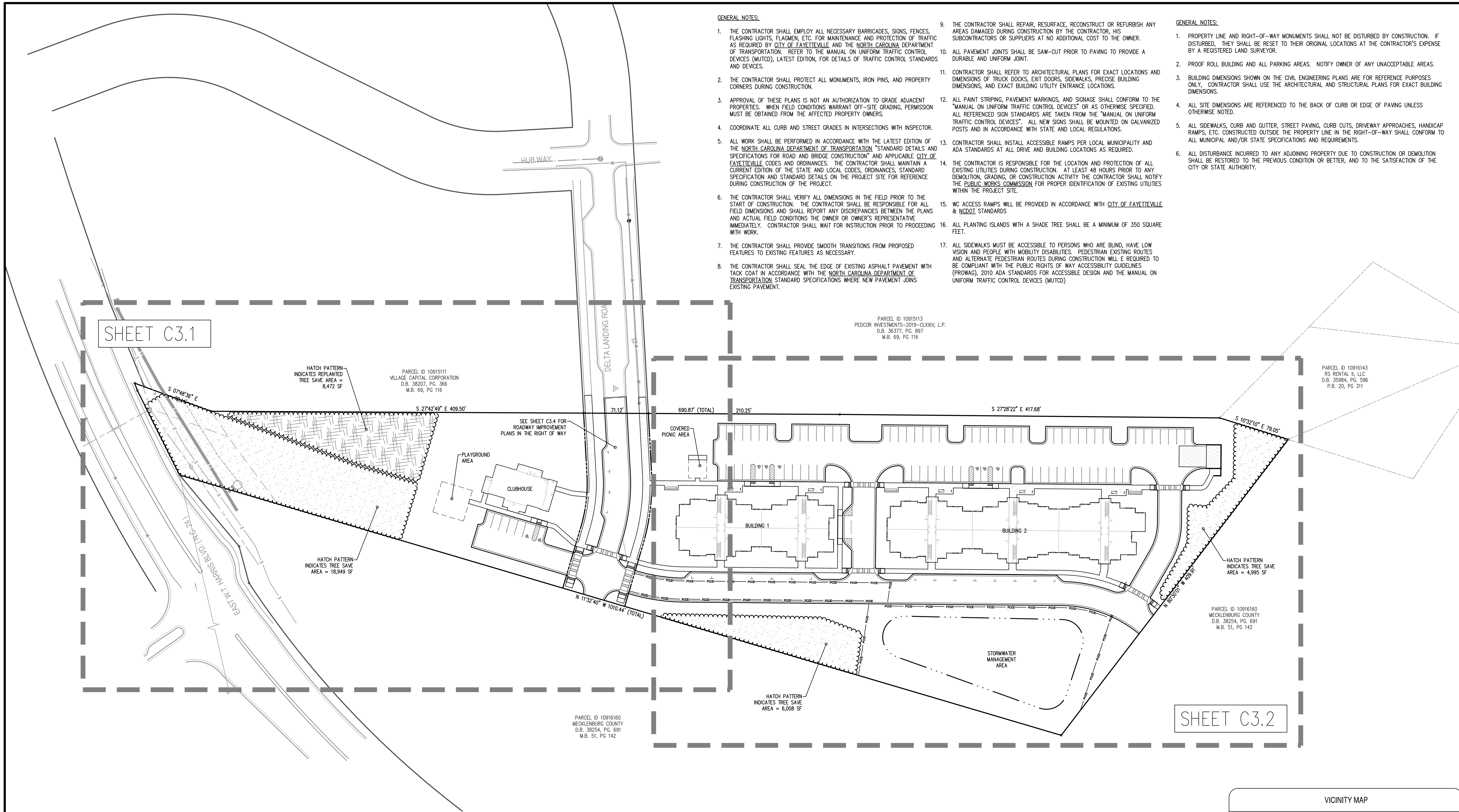


CHARLOTTE, NC

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS		
/-/25		
DATE	DESCRIPTION	
XXX DESIGN	xxx DRAWN	xxx CHKD
SCALE	H: 1" = 50' V:	
JOB No.	220246-01-001	
DATE	NOVEMBER 7, 2024	
FILE No.		
SHEET		C3.0



TRAFFIC CONTROL NOTES:

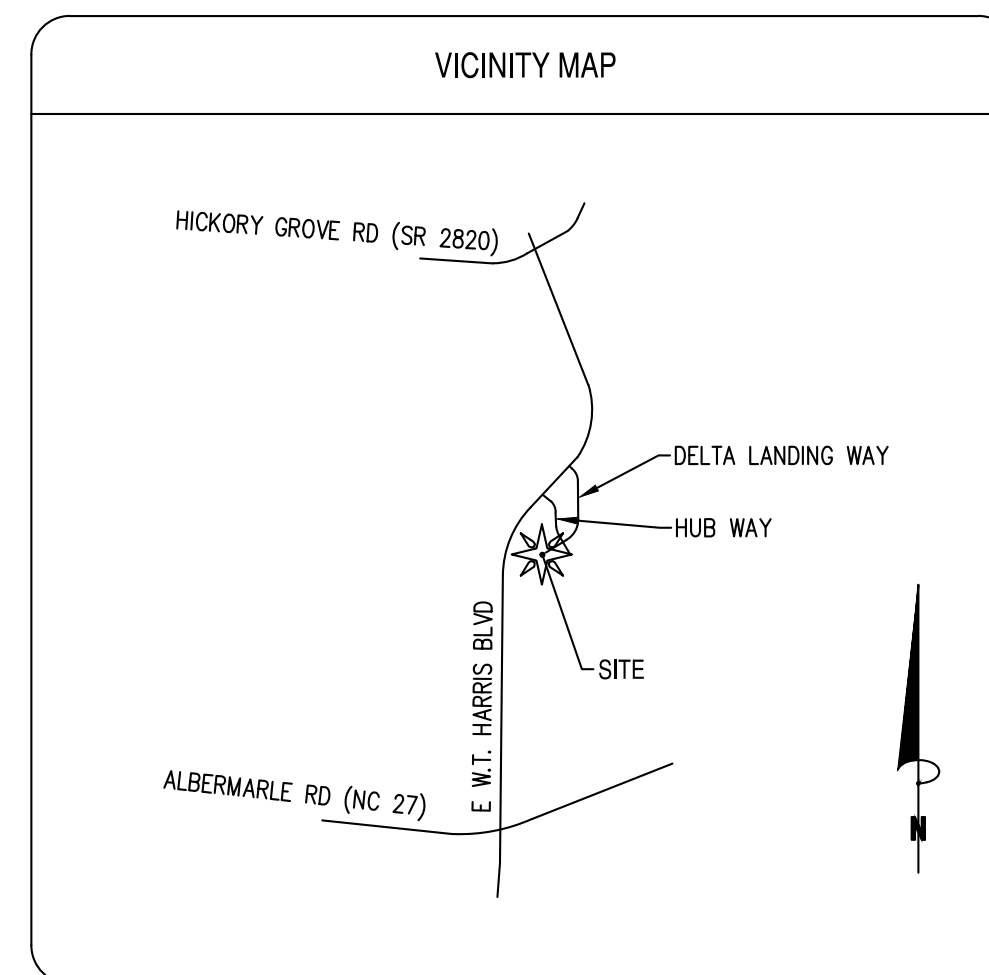
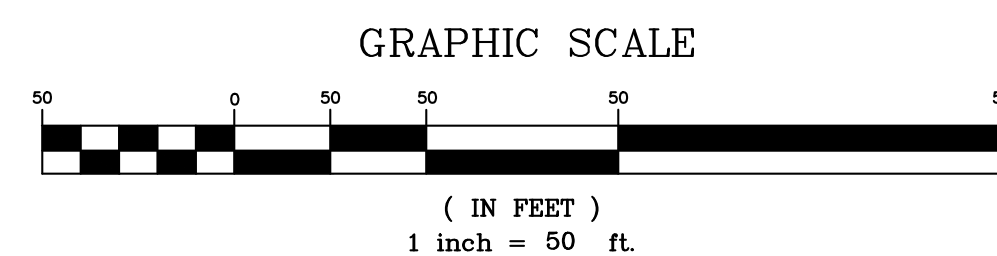
1. THE DISTRICT OFFICE OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION.
2. TRAFFIC MUST BE MAINTAINED AT ALL TIMES AND TRAFFIC CONTROL MUST COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND WITH THE CURRENT EDITION OF THE NCDOT STANDARDS AND SPECIFICATIONS.
3. ALL LANES OF TRAFFIC ARE TO BE OPEN DURING THE HOURS OF 6:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM. A MINIMUM OF ONE 12-FOOT LANE SHALL BE MAINTAINED AT ALL TIMES.
4. ALL ROADWAY SIGNS WHICH ARE TO BE REMOVED DURING CONSTRUCTION ARE TO BE REINSTALLED AS SOON AS POSSIBLE.
5. DURING NON-WORKING HOURS, EQUIPMENT IS TO BE PARKED AS CLOSE TO THE RIGHT OF WAY LINE AS POSSIBLE AND BE PROPERLY BARRICADED IN ORDER TO PREVENT ANY EQUIPMENT OBSTRUCTION WITHIN THE TRAVEL LANE.
6. ALL CONTRACTORS DOING WORK WITHIN STATE RIGHT OF WAY ARE TO HAVE A COPY OF THESE PLANS ON THE JOB SITE.
7. WHEN PERSONNEL AND/OR EQUIPMENT ARE WITHIN 5' OF AN OPEN TRAVEL LANE, THE CONTRACTOR SHALL CLOSE THE OPEN TRAVEL LANE ADJACENT TO THE WORK AREA USING APPROPRIATE TRAFFIC CONTROL MEANS AND METHODS UNLESS WORK IN THAT AREA IS PROTECTED BY BARRIER OR GUARDRAIL.
8. THE CONTRACTOR SHALL NOT WORK SIMULTANEOUSLY ON BOTH SIDES OF AN OPEN

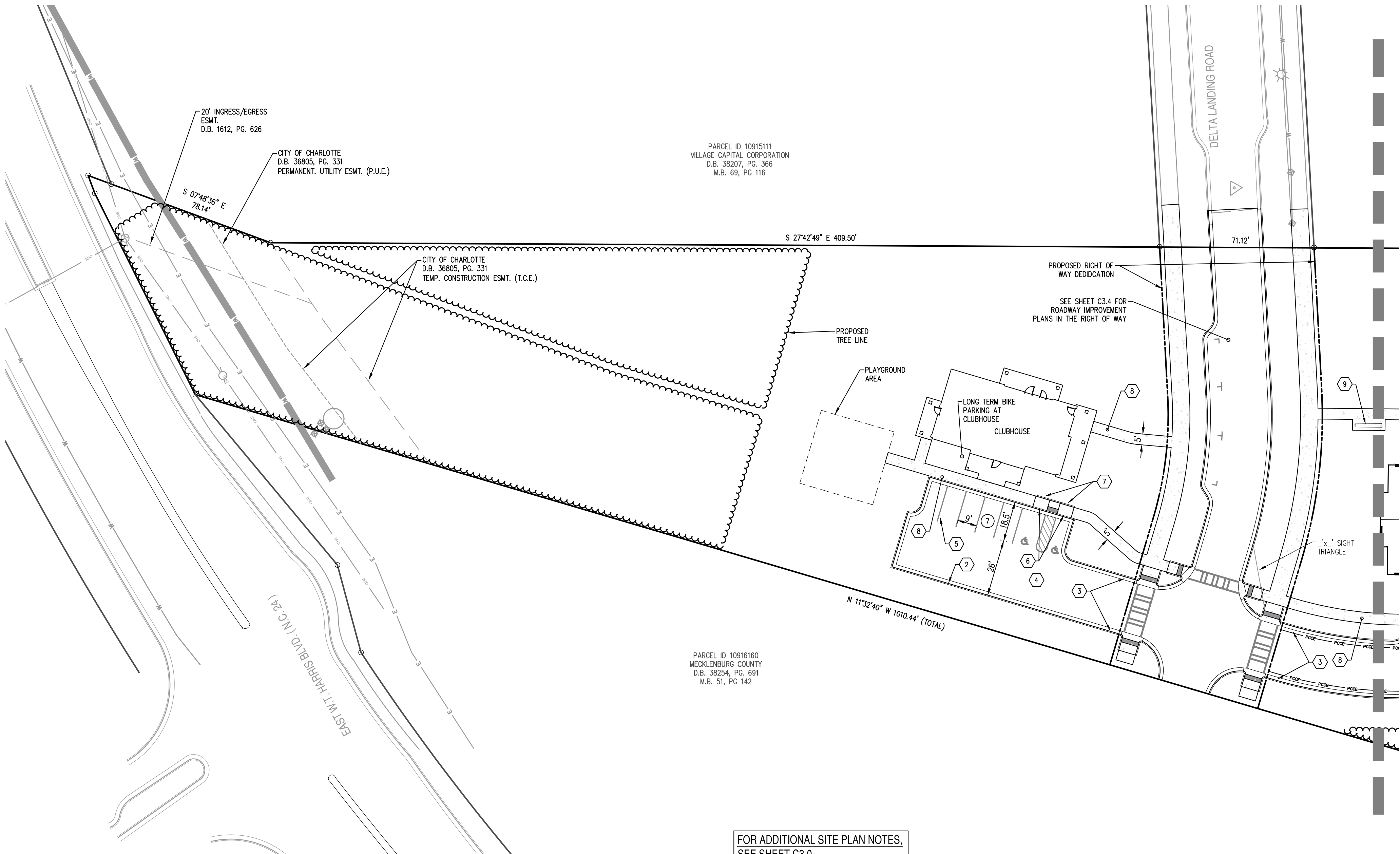
TRAVEL WAY WITHIN THE SAME LOCATION ON A TWO-LANE, TWO-WAY ROAD

9. THE MAXIMUM LENGTH OF A LANE CLOSURE ON THE PROJECT SHALL BE ONE MILE, MEASURED FROM THE BEGINNING OF THE MERGE TAPER TO THE END OF THE LANE CLOSURE.
10. THE CONTRACTOR SHALL BACKFILL AT 6:1 SLOPE UP TO THE EDGE AND ELEVATION OF EXISTING PAVEMENT IN AREAS ADJACENT TO AN OPENED TRAVEL LANE THAT HAS A DROP-OFF OF MORE THAN 3".
11. WHEN BACKFILL IS REQUIRED, IT SHALL BE AT NO EXPENSE TO THE OWNER.
12. THE MAXIMUM DIFFERENCE IN ELEVATION BETWEEN OPEN LANES OF TRAFFIC SHALL BE 2".
13. WHEN LANE CLOSURES ARE NOT IN EFFECT, CHANNELIZING DEVICES IN WORK AREAS SHALL BE SPACED NO GREATER THAN TWICE THE POSTED SPEED LIMIT, EXCEPT 10' ON-CENTER IN RADIUS, AND SHALL BE SET 3' OFF THE EDGE OF AN OPEN TRAVELWAY.
14. DURING INSTALLATION, PROPER TRAFFIC CONTROL DEVICES, SIGNS, ETC. BE INSTALLED TO ENSURE PUBLIC SAFETY IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION'S STANDARDS AND SPECIFICATIONS
15. ALL DISTURBED AREAS ARE TO BE FULLY RESTORED TO NCDOT MINIMUM ROADWAY STANDARDS.
16. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE NCDOT ROADWAY STANDARDS AND SPECIFICATIONS (LATEST EDITION).



Know what's below.
Call before you dig.





MATCHLINE SEE SHEET C3.2

DEVELOPMENT DATA	
DEVELOPMENT NAME:	RYAN'S WAY APARTMENTS
STREET ADDRESS:	DELTA LANDING RD
	CHARLOTTE, MECKLENBURG COUNTY, NC
PARCEL ID:	10915109
GIS ID:	10915109

Bowman

Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919)553-6570
bowman.com
Bowman North Carolina Ltd.

SITE PLAN
RYANS WAY APARTMENTS
CHARLOTTE, NC

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

SITE KEYNOTES:

- DUMPSTER ENCLOSURE
- 18" CURB & GUTTER PER CLT 10.17B, SEE SHEET C6.2
- CURB TRANSITION PER CLT 10.20, SEE SHEET C6.2
- ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS. SEE PAVEMENT PLAN AND DETAILS ON SHEET C3.3.
- ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE
- PROVIDE HANDICAP RAMP PER FEDERAL & LOCAL ACCESSIBILITY REQUIREMENTS. REFER TO DETAIL
- HANDICAP PARKING SIGN PER CLT 50.10A, SEE SHEET C6.2
- CONCRETE SIDEWALK PER CLT DETAIL 10.22, SHEET C6.2
- OUTDOOR SEATING AREA WITH BENCH
- BIKE RACK
- LIGHT POLE

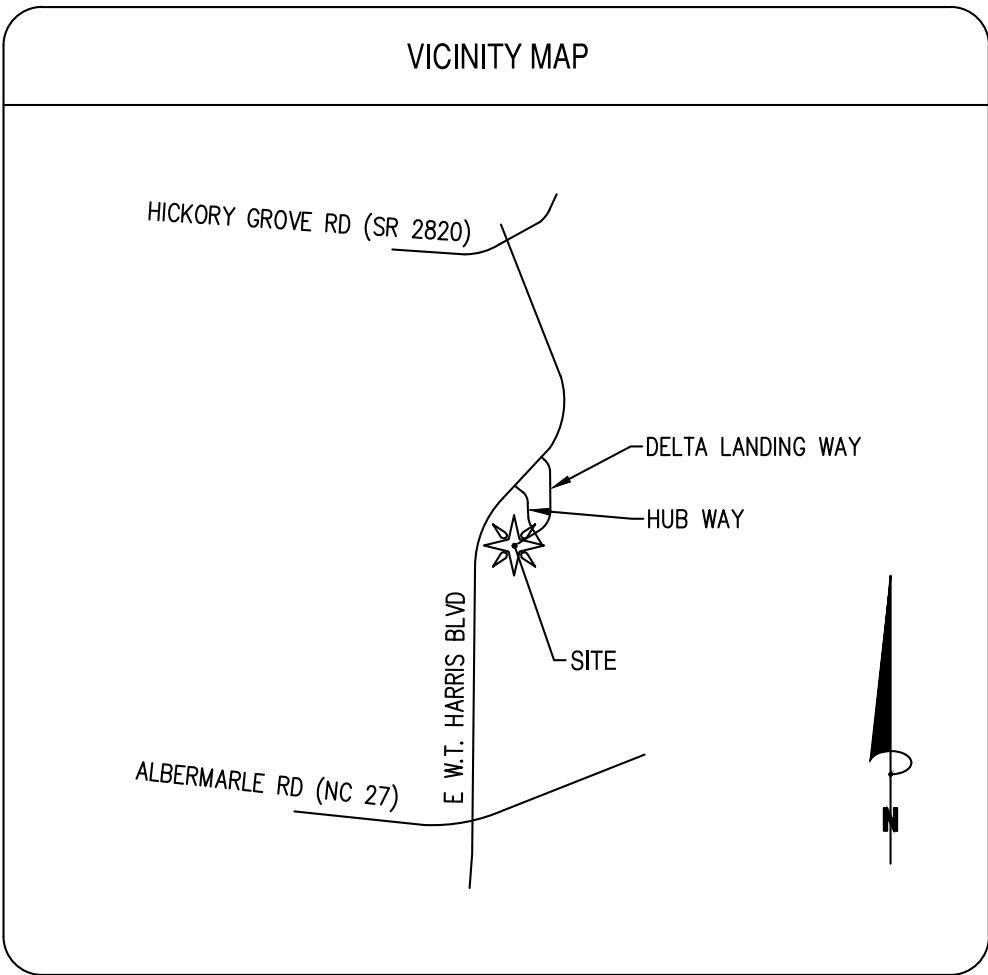
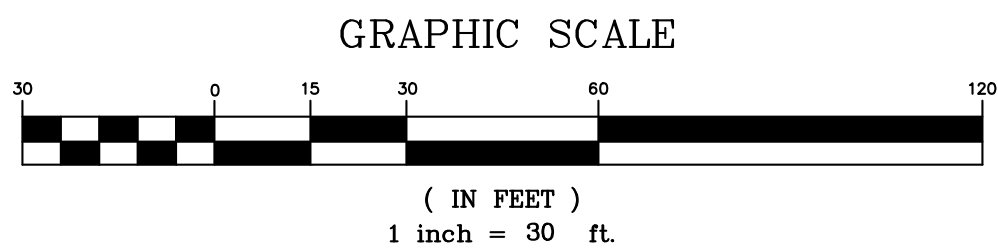
IMPERVIOUS SUMMARY TABLE				
ON-SITE AREA = 311,559 SF (7.15 AC)				
			7.15 AC LOT (SUBDIVIDED SIZE)	11.14 AC LOT (CURRENT SIZE)
BUILDINGS	29,195 SF	0.67 ACRE(S)	9.37 % OF AREA (BUILDING COVERAGE)	6.02 % OF AREA (BUILDING COVERAGE)
PAVEMENT	54,157 SF	1.24 ACRE(S)	17.38 % OF AREA	11.16 % OF AREA
SIDEWALK	11,668 SF	0.27 ACRE(S)	3.75 % OF AREA	2.40 % OF AREA
TOTAL IMPERVIOUS AREA	95,020 SF	2.18 ACRE(S)	30.50 % OF AREA	19.58 % OF AREA
GREEN/OPEN SPACE	216,539 SF (7.15 AC) 390,238 SF (11.14 AC)	4.97 ACRE(S)	69.50 % OF AREA	18.42 % OF AREA
EXISTING IMPERVIOUS AREA	0 SF	0.00 ACRE(S)	0.00 % OF AREA	0.00 % OF AREA
INCREASE IN IMPERVIOUS AREA	95,020 SF	2.18 ACRE(S)	30.50 % OF AREA	19.58 % OF AREA
OFFSITE IMPERVIOUS AREA	540 SF	0.01 ACRE(S)	--	--

FOR ADDITIONAL SITE PLAN NOTES,
SEE SHEET C3.0

FOR TREE SAVE AND OPEN SPACE
CALCULATIONS SEE SHEET C3.0

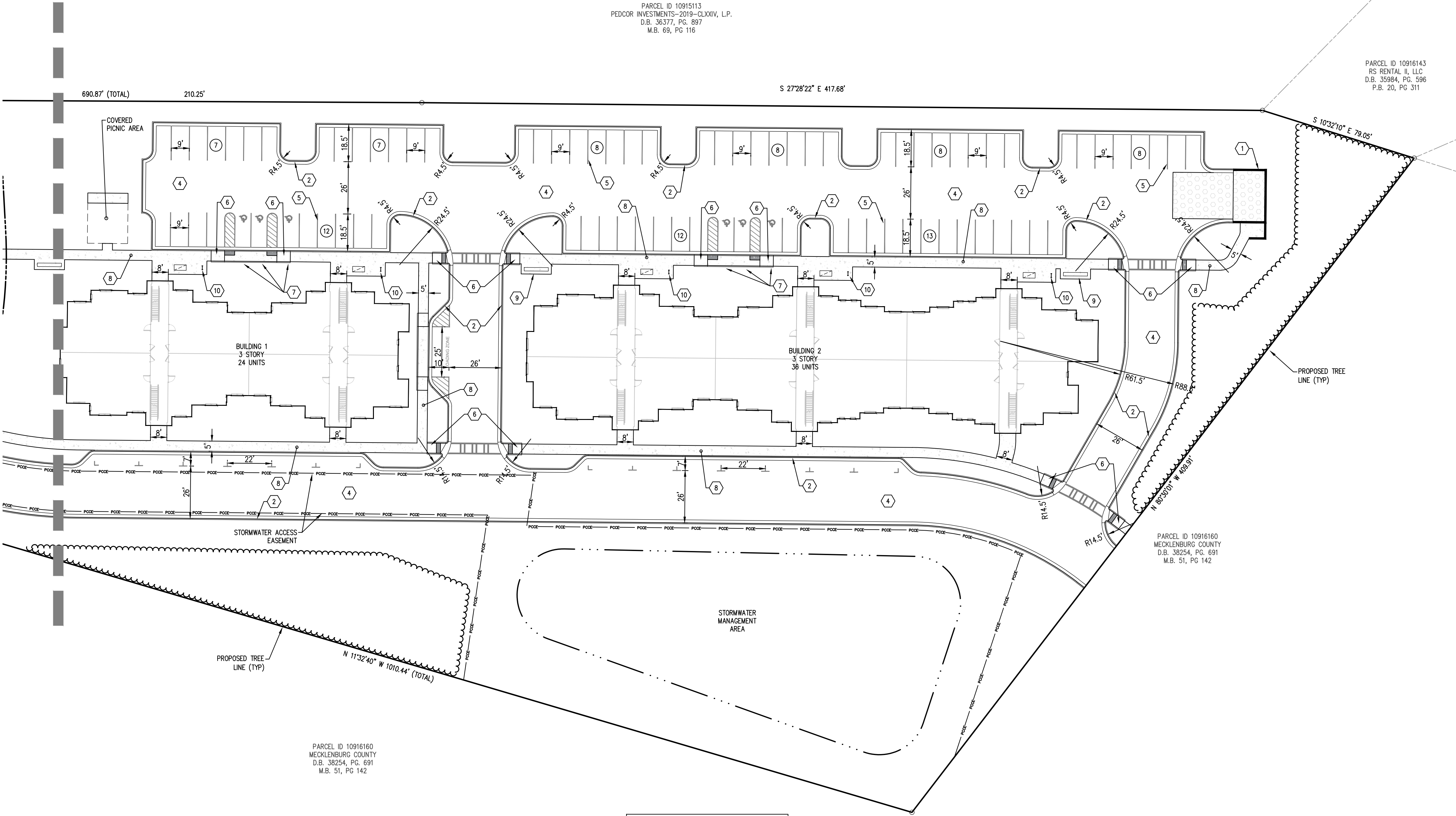


Know what's below.
Call before you dig.



PLAN STATUS		
DESIGN	DRAWN	CHKD
DATE	DATE	FILE No.
XXX	XXX	XXX
SCALE	H: 1" = 30'	
JOB No.	220246-01-001	
DATE	NOVEMBER 7, 2024	
FILE No.		
SHEET	C3.1	

MATCHLINE SEE SHEET C3.1



SITE KEYNOTES:

- DUMPSTER ENCLOSURE
- 18" CURB & GUTTER PER CLT 10.17B, SEE SHEET C6.2
- CURB TRANSITION PER CLT 10.20, SEE SHEET C6.2
- ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS. SEE PAVEMENT PLAN AND DETAILS ON SHEET C3.3.
- ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE
- PROVIDE HANDICAP RAMP PER FEDERAL & LOCAL ACCESSIBILITY REQUIREMENTS. REFER TO DETAIL
- HANDICAP PARKING SIGN PER CLT 50.10A, SEE SHEET C6.2
- CONCRETE SIDEWALK PER CLT DETAIL 10.22, SHEET C6.2
- OUTDOOR SEATING AREA WITH BENCH
- BIKE RACK
- LIGHT POLE

IMPERVIOUS SUMMARY TABLE				
ON-SITE AREA = 311,559 SF (7.15 AC)				
			7.15 AC LOT (SUBDIVIDED SIZE)	11.14 AC LOT (CURRENT SIZE)
BUILDINGS	29,195 SF	0.67 ACRE(S)	9.37 % OF AREA (BUILDING COVERAGE)	6.02 % OF AREA (BUILDING COVERAGE)
PAVEMENT	54,157 SF	1.24 ACRE(S)	17.38 % OF AREA	11.16 % OF AREA
SIDEWALK	11,668 SF	0.27 ACRE(S)	3.75 % OF AREA	2.40 % OF AREA
TOTAL IMPERVIOUS AREA	95,020 SF	2.18 ACRE(S)	30.50 % OF AREA	19.58 % OF AREA
GREEN/OPEN SPACE	216,539 SF (7.15 AC)	4.97 ACRE(S)	69.50 % OF AREA	18.42 % OF AREA
EXISTING IMPERVIOUS AREA	0 SF	0.00 ACRE(S)	0.00 % OF AREA	0.00 % OF AREA
INCREASE IN IMPERVIOUS AREA	95,020 SF	2.18 ACRE(S)	30.50 % OF AREA	19.58 % OF AREA
OFFSITE IMPERVIOUS AREA	540 SF	0.01 ACRE(S)	--	--

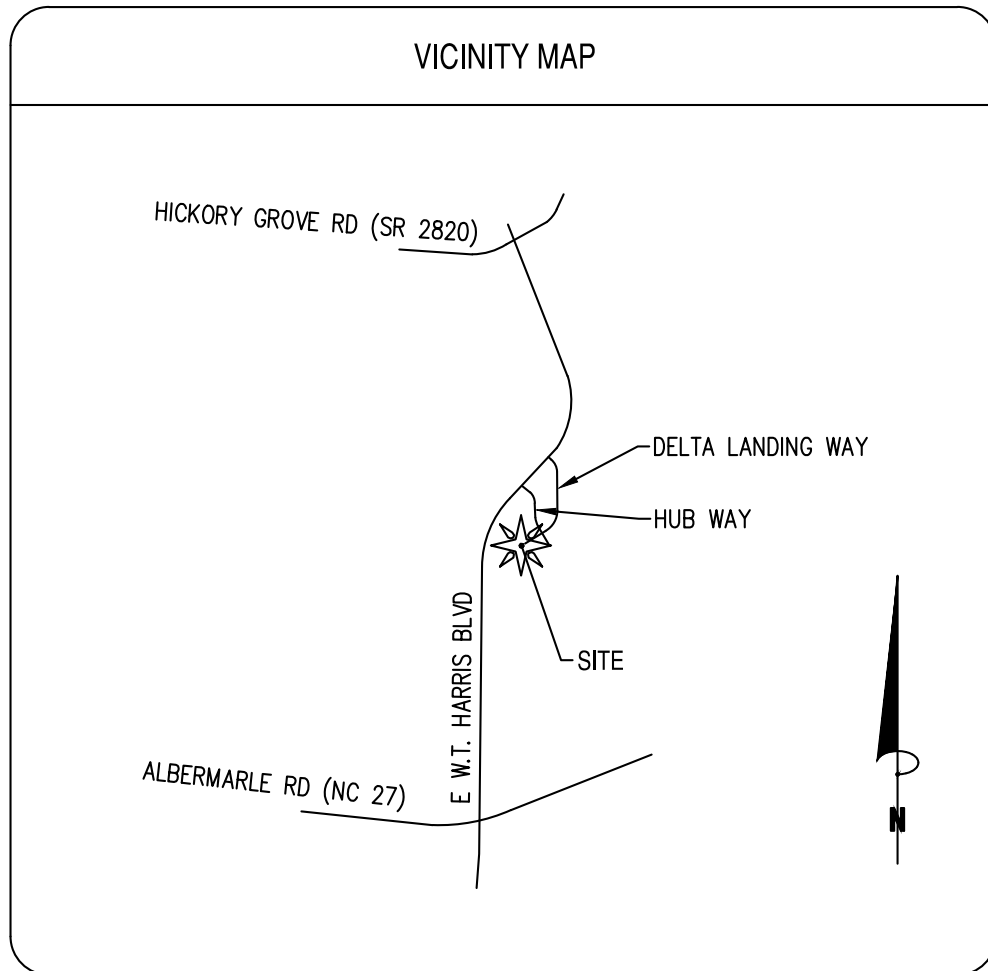
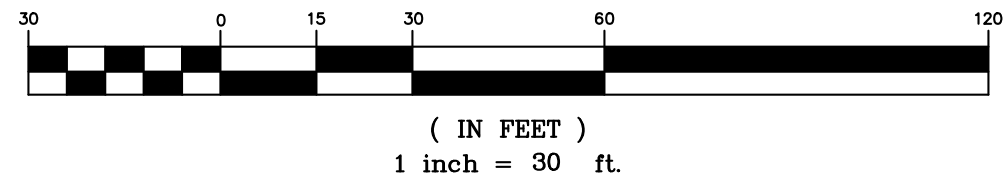
FOR ADDITIONAL SITE PLAN NOTES,
SEE SHEET C3.0

FOR TREE SAVE AND OPEN SPACE
CALCULATIONS SEE SHEET C3.0



Know what's below.
Call before you dig.

GRAPHIC SCALE



DEVELOPMENT DATA	
DEVELOPMENT NAME:	RYAN'S WAY APARTMENTS
STREET ADDRESS:	DELTA LANDING RD CHARLOTTE, MECKLENBURG COUNTY, NC
PARCEL ID:	10915109
GIS ID:	10915109

Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919)553-6570
bowman.com
Bowman North Carolina Ltd.

SITE PLAN
RYANS WAY APARTMENTS
CHARLOTTE, NC

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS		
DESIGN	DRAWN	CHKD
DATE	220246-01-001	
FILE No.	NOVEMBER 7, 2024	

SHEET C3.2

Bowman