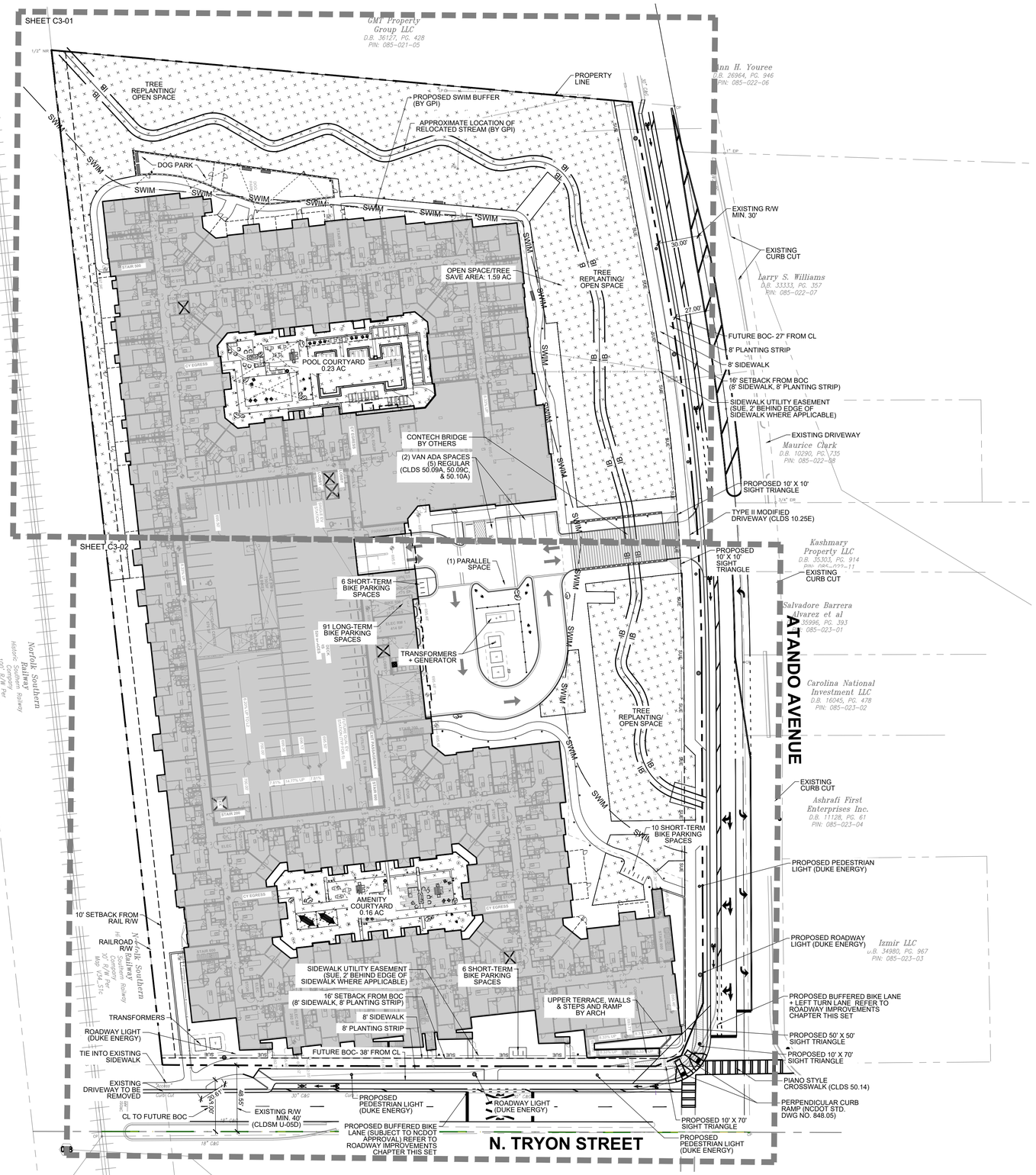

DEVELOPMENT SUMMARY:

PARCEL ID NUMBER (PID#):	***08502101, 08502102, 08502103, 08502104***
EXISTING PARCEL SIZE:	7.02 AC
JURISDICTION:	CITY OF CHARLOTTE
EXISTING ZONING:	MUDD (REZ. PET. #2021-248)
EXISTING LAND USE:	INDUSTRIAL
PROPOSED PRINCIPAL USE:	MULTI-FAMILY APARTMENTS

BUILDING SITING :

NUMBER OF UNITS:	403 UNITS
MAX # OF UNITS PERMITTED:	410 UNITS (PER REZONING)
GROSS FLOOR AREA:	444,969 SF (111,242 SF PER FL)
FLOOR AREA RATIO (FAR):	444,969/ 305,791 = 1.45 FAR
BUILDING HEIGHT: 90' HT. MAX (PER REZONING)	55' MAX PROVIDED
BUILDING SETBACK:	
N. TRYON ST.-	16'
ATANDO AVE-	16'
RAILROAD R/W-	10'
SIDE SETBACK LINE:	N/A
MIN. REAR SETBACK LINE:	N/A

PARKING CALCULATIONS :

MIN. REQUIRED: 1/ UNIT	403 MIN. SPACES REQUIRED
DECK STANDARD:	289
DECK ADA:	11 (2 VAN, 9 REG)
DECK EV:	98
DECK COMPACT:	120
DECK PARALLEL:	2
DECK LOADING (10'X25'):	1
SURFACE:	8 (INCLUDING 2 VAN ADA, 1 PARALLEL)
	528 TOTAL PARKING
BIKE PARKING:	
1/20 UNITS SHORT TERM	403/ 20 = 20 SHORT TERM REQUIRED (22 SHORT TERM PROVIDED)
N/A LONG TERM	91 LONG TERM PROVIDED (IN DECK)

OPEN SPACE REQUIREMENTS

REQUIRED: 1 SF/100 GSF	6,264 SF REQUIRED
TOTAL GSF: 626,359	68,389 SF PROVIDED (1.57 AC)

OPEN SPACE TO INCLUDE BUT NOT LIMITED TO: HARDSCAPE PLAZA AREAS WITH VARIED SEATING, LIGHTING AND OVERHEAD SHADE STRUCTURES AND LANDSCAPING. OUTDOOR POOL, KITCHEN AND GRILL AREAS AND FLEXIBLE LAWN SPACE AND AMENITIZED WALKING PATHS ALONG STREAM RELOCATION + RESTORATION

SOLID WASTE SUMMARY:

REQUIRED: 8 CU YARD DUMPSTER PER 30 UNITS OR 2 CU YARD COMPACTOR PER 90 UNITS
403 UNITS/ 30= 13, (8) CU DUMPSTER OR 403/ 90 = 5, (2) CU COMPACTER
PROVIDED: 34 CU YARD COMPACTOR PROVIDED

REQUIRED: 6 RECYCLING STATIONS FOR 401-480 UNITS (6 X 144 SQ FT = 864 SQ FT TOTAL)
PROVIDED: 870 SQ FT TOTAL

TREE SAVE REQUIREMENTS:

TREE SAVE REQUIRED:	15% OR TREE MITIGATION @ 150% OR PAY IN LIEU
TREE MITIGATION OPTION:	7.02 X 1.5 X .15 = 1.57 AC TREE MITIGATION AREA REQ.
	1.57 AC PROVIDED (69,118 SF)
	(REFER TO REQUIRED PLANTING THIS SET)

LIGHTING:

THE MAXIMUM ALLOWABLE FOOTCANDLE AT ANY REQUIRED SETBACK LINE IS AS FOLLOWS:
-ANY USE ABUTTING A RESIDENTIAL USE: ZERO FOOTCANDLES.
-ANY FRONTAGE ABUTTING A STREET, AS MEASURED AT THE REQUIRED SETBACK LINE: ONE FOOTCANDLE.

a. ALL LIGHTING SHALL BE OF FULL CUT OFF OR SEMI CUT OFF LUMINAIRE DESIGN.
b. THE MAXIMUM TOTAL HEIGHT OF A FREESTANDING FULL CUT OFF OR SEMI CUT OFF LUMINAIRE IS 22 FEET.
c. FLASHING LIGHTING IS PROHIBITED.

NOTES

1. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
2. ALL ROAD IMPROVEMENTS AT ATANDO AVENUE ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
3. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
4. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
5. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
6. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
7. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
8. ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
9. ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1797 SHAUN MOOLEY
10/28/2022

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECTURE FIRM C-015 LandDesign, Inc.

PROJECT

EMBREY NODA

EMBREY

CHARLOTTE, NC

LANDDESIGN PROJ.#
1021257

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	LAND DEVELOPMENT	08/30/2022
2	LAND DEVELOPMENT	10/28/2022

DESIGNED BY: JAB
DRAWN BY: JAB
CHECKED BY: LMP

SCALE
VERT: N/A
HORZ: 1"=40'
0 20' 40' 80'

NORTH

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C3-00

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT #1797 KASHAUN TOOLEY
10/28/2022

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION C-015 LandDesign, Inc.

PROJECT

EMBREY NORTH TRYON

EMBREY

3035 N TRYON STREET

CHARLOTTE, NC 28206

LANDDESIGN PROJ.#
1021257

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	LAND DEVELOPMENT	08/30/2022
2	LAND DEVELOPMENT	10/28/2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE

LAYOUT PLAN ENLARGEMENT

SHEET NUMBER

C3-01

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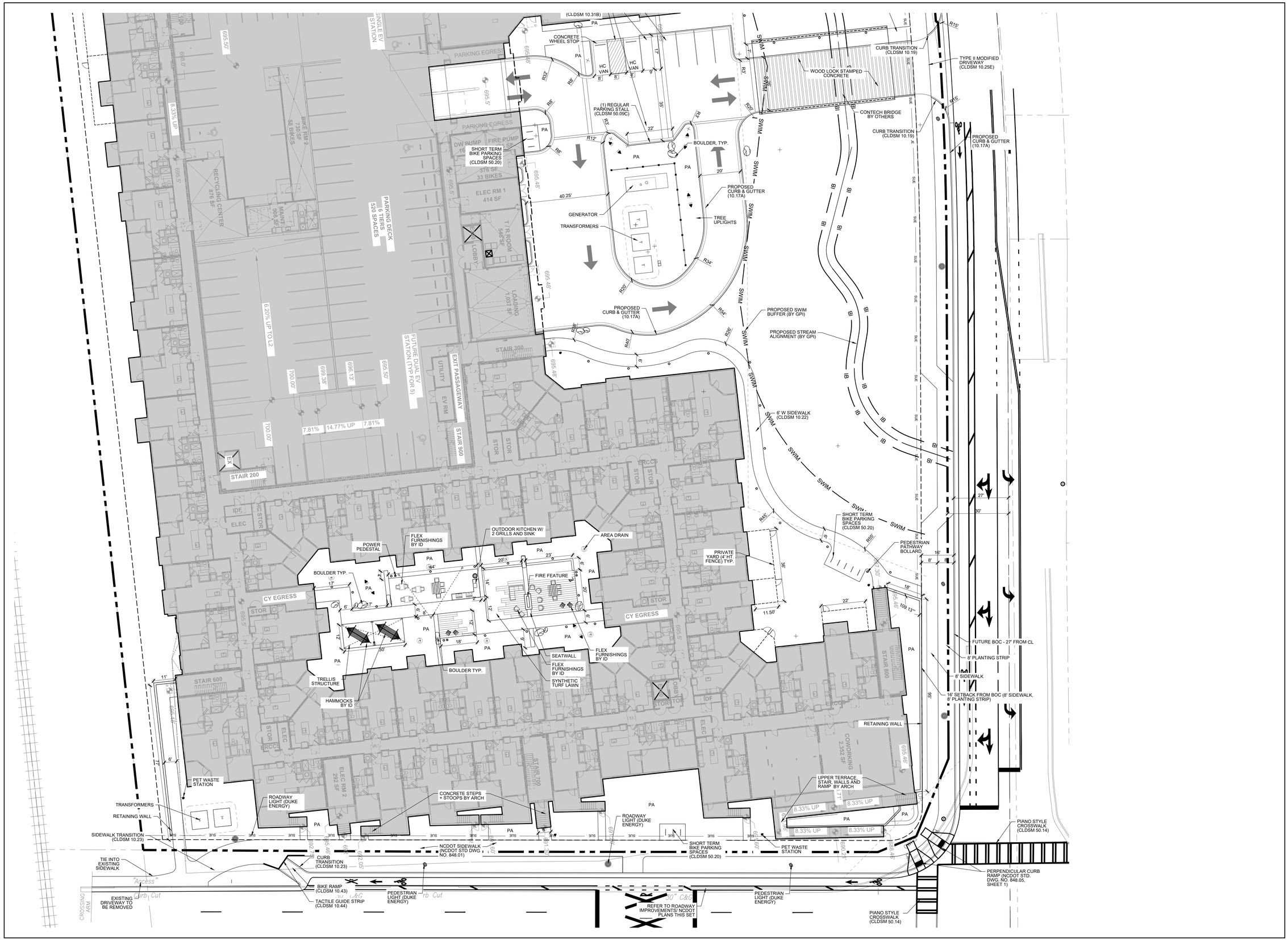
ORIGINAL SHEET SIZE: 24" X 36"



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1797 SHAUN TOOLEY
10/28/2022

NORTH CAROLINA LANDSCAPE ARCHITECTURAL CORPORATION C-015 LandDesign, Inc.

PROJECT

EMBREY NORTH TRYON

EMBREY

3035 N TRYON STREET

CHARLOTTE, NC 28206

LANDDESIGN PROJ.#
1021257

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	LAND DEVELOPMENT	08/30/2022
2	LAND DEVELOPMENT	10/28/2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

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LAYOUT PLAN ENLARGEMENT

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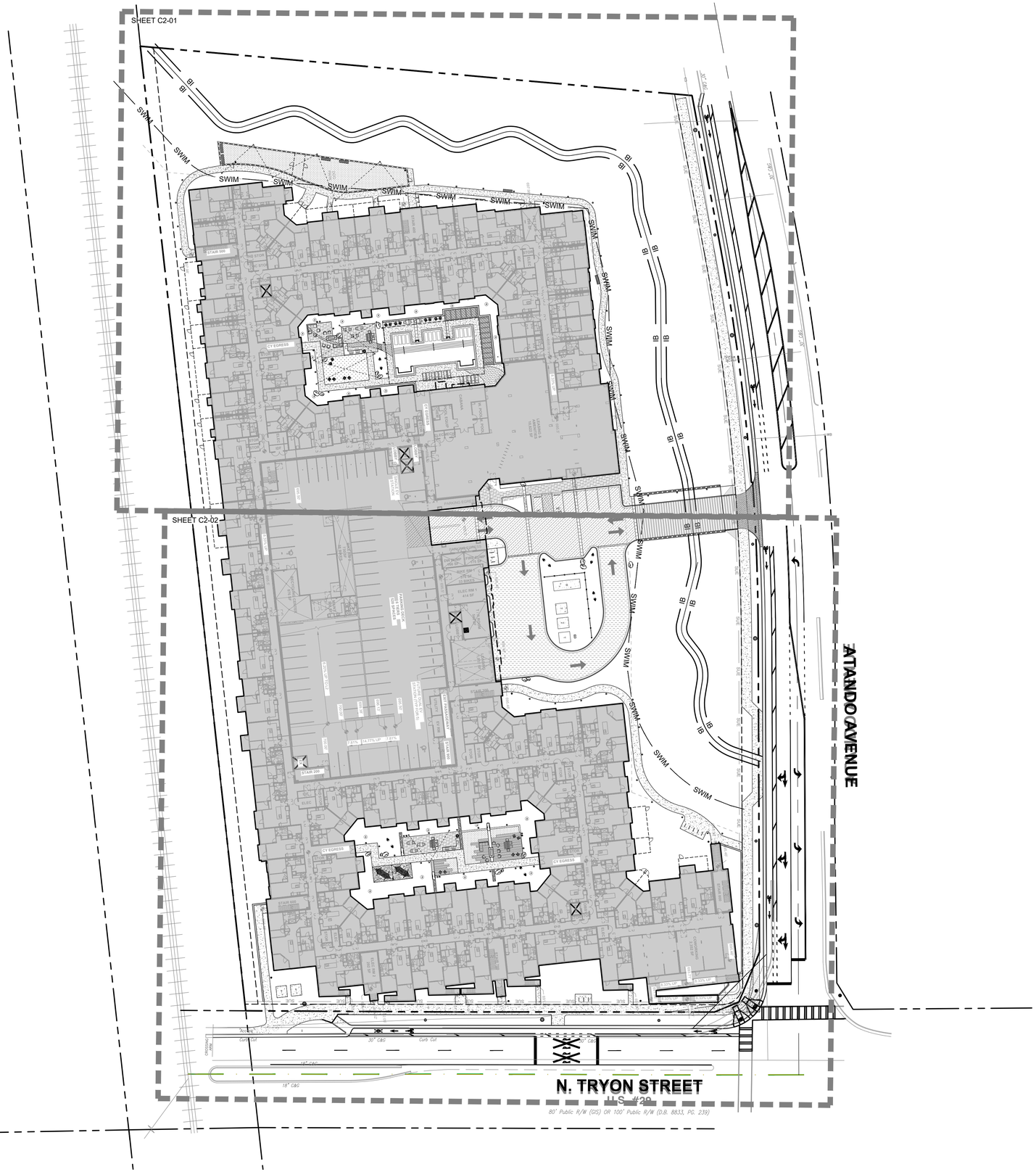
SHEET C2-01
SHEET C2-02
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STAIR 500
STAIR 200
CY EGRESS
BIKE RACK
LITTER
BENCH
DOG WASTE
LANDSCAPE ISLAND
LANDSCAPE BED
BOULDER
ELEC RM 414 SF
ELEC RM 1 13 SPACES
BIKE RM 456 SF
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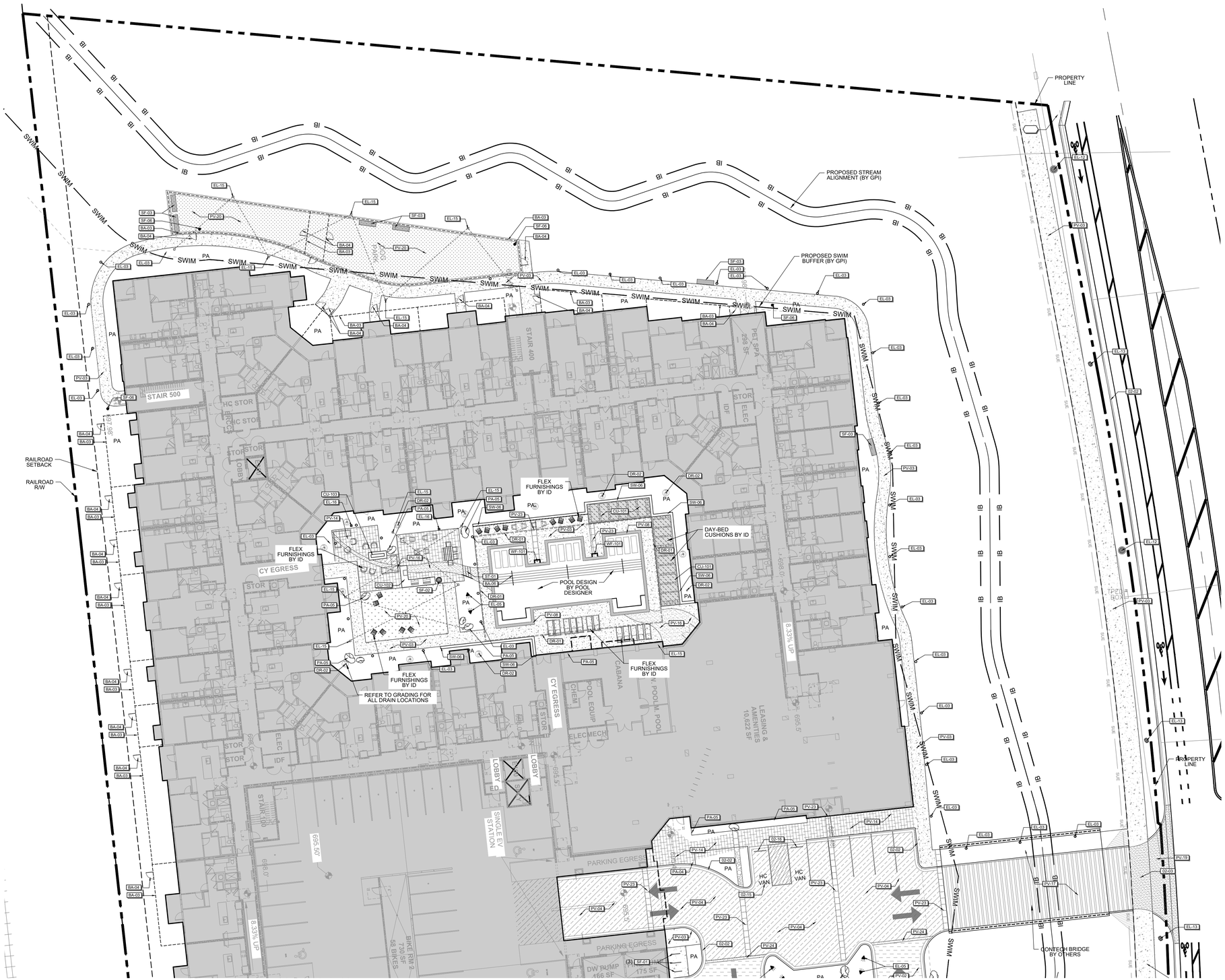


SYMBOL	GENERAL IMPROVEMENTS DESCRIPTION	DETAIL
	NCDOT CURB + GUTTER NCDOT STD DWG NO 846.01	
EP-01	CURB AND GUTTER	03/C8-00
EP-01	TYPE II MODIFIED DRIVEWAY	01/C8-00
EP-01	NCDOT PERPENDICULAR CURB RAMP NCDOT STD. DWG NO. 846.05	
EP-01	ADA PARKING - VAN	05/C8-00
EP-01	WHEEL STOP	06/C8-01

SYMBOL	BARRIERS: FENCING, RAILINGS DESCRIPTION	DETAIL
EP-01	FENCE	07/C8-04
EP-01	GATE	07/C8-04
EP-01	TRANSFORMER SCREENING	04/C8-04
EP-01	POOL RAILING	9/C8-04

SYMBOL	CUSTOM ELEMENTS DESCRIPTION	DETAIL
EP-01	BUILT IN DAYBED W/ THERMALLY MODIFIED DECKING TIMBERTECH AZTEK: VINTAGE WALNUT TXS	1/C8-05
EP-01	OUTDOOR KITCHEN	2/C8-05
EP-01	FIREPLACE	06/C8-04
EP-01	TRELLIS	03/C8-04

SYMBOL	DRAINAGE DESCRIPTION	DETAIL
EP-01	TRENCH DRAIN	8/C8-06
EP-01	LANDSCAPE DRAIN	11/C8-06

SYMBOL	ELECTRICAL, SITE LIGHTING DESCRIPTION	DETAIL
EP-01	PEDESTRIAN BOLLARD PATH LIGHT	4/C8-06
EP-01	LANDSCAPE UPLIGHT	5/C8-06
EP-01	ROADWAY LIGHT (BY DUKE)	
EP-01	PEDESTRIAN LIGHT (BY DUKE)	
EP-01	STRING LIGHTS W/ METAL POSTS	2/C8-06
EP-01	POWER PEDESTAL	6/C8-06

SYMBOL	PLANTING LANDSCAPE DESCRIPTION	DETAIL
EP-01	PEA GRAVEL	09/C8-01
EP-01	LANDSCAPE BOULDER	3/C8-03

SYMBOL	PAVEMENTS DESCRIPTION	DETAIL
EP-01	HEAVY DUTY ASPHALT PAVING	05/C8-02
EP-01	CONCRETE SIDEWALK	06/C8-00
EP-01	VEHICULAR PAVER MANUFACTURER: UNILOCK PRODUCT: HOLLAND PREMIER VEHICULAR RATED COLOR: CHARCOAL BLEND SIZE: 4 X 8 X 8 PATTERN: HERRINGBONE	01/C8-02
EP-01	NCDOT CONCRETE SIDEWALK (NCDOT STD. DWG NO. 846.01)	
EP-01	POOL COPING MANUFACTURER: UNILOCK COLLECTION: BRUSSELS FULL NOSE COPING COLOR: LIMESTONE	/
EP-01	PEDESTRIAN UNIT PAVERS MANUFACTURER: UNILOCK PRODUCT: ARTLAND COLOR: FRENCH GREY SIZE: "RANDOM BANDLT"	07/C8-01
EP-01	EXPOSED AGGREGATE CONCRETE SCOFIELD INTEGRAL COLOR TBD (METALLIC GRAY) AGGREGATE: KAPKA GRANITE MIDNIGHT BLUE GRANITE	1/C8-03
EP-01	VEHICULAR STAMPED CONCRETE WOOD LOOK SCOFIELD INTEGRAL COLOR TBD (SAND BUFF OR SOFT CHESNUT) WOOD LOOK STAMPPATTERN TBD	1/C8-03
EP-01	HEAVY DUTY CONCRETE	08/C8-02
EP-01	SYNTHETIC TURF	03/C8-02
EP-01	SYNTHETIC TURF CONCRETE EDGER CURB	03/C8-02
EP-01	VEHICULAR PAVER 02 (ACCENT BAND) MANUFACTURER: UNILOCK PRODUCT: ARTLAND PAVER COLOR: DARK CHARCOAL SIZE: 4 X 8" STACKED PATTERN	01/C8-02
EP-01	FLUSH CONCRETE BAND	02/C8-02

SYMBOL	SITE FURNITURE DESCRIPTION	DETAIL
EP-01	BIKE RACKS	05/C8-04
EP-01	LITTER RECEPTACLE	01/C8-04
EP-01	FIXED SITE BENCH	02/C8-04
EP-01	DOG WASTE STATION	08/C8-04

SYMBOL	STEPS DESCRIPTION	DETAIL
EP-01	CAST IN PLACE STEPS W/ HANDRAIL	4/C8-03

SYMBOL	SITE WALLS, EMBANKMENTS DESCRIPTION	DETAIL
EP-01	MODULAR STACKED RETAINING WALL	6/C8-03

SYMBOL	WATER FEATURES DESCRIPTION	DETAIL
EP-01	POOL FOUNTAIN: SHAPE: SQUARE BOWL FINISHCOLOR: COPPER	2/C8-03

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1797 SHAUN PROCTOR

10/28/2022

NORTH CAROLINA LANDSCAPE ARCHITECTURAL COMPANY C-015 LandDesign, Inc.

PROJECT

EMBREY NORTH TRYON

EMBREY

3035 N TRYON STREET

CHARLOTTE, NC 28206

LANDDESIGN PROJ.#

1021257

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	LAND DEVELOPMENT	08/30/2022
2	LAND DEVELOPMENT	10/28/2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

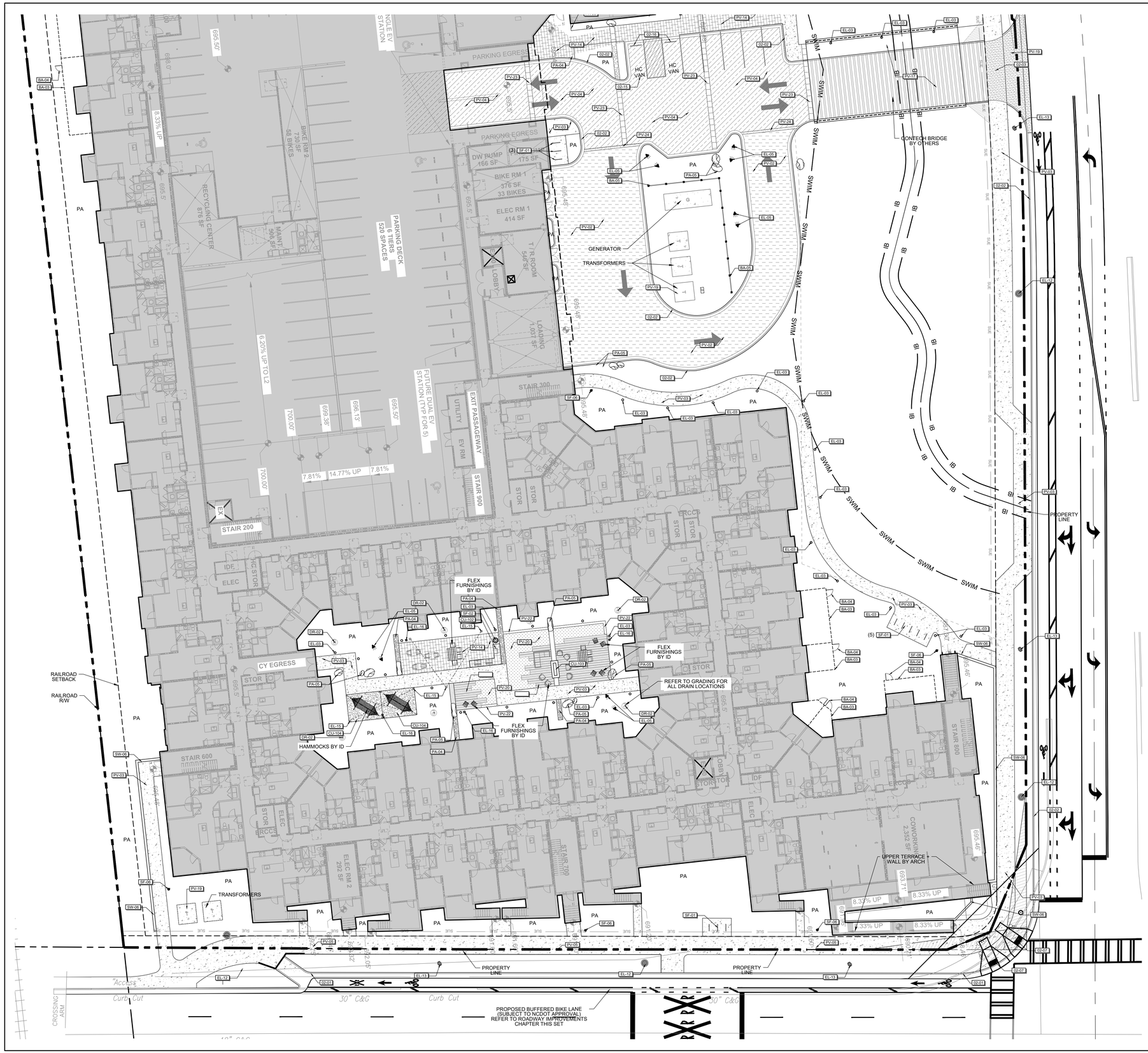
NORTH

SHEET TITLE

MATERIALS PLAN ENLARGEMENT

SHEET NUMBER

C4-01



SYMBOL	GENERAL IMPROVEMENTS DESCRIPTION	DETAIL
	NCDOT CURB + GUTTER NCDOT STD DWG NO 846.01	
	CURB AND GUTTER	03/C8-00
	TYPE II MODIFIED DRIVEWAY	01/C8-00
	NCDOT PERPENDICULAR CURB RAMP NCDOT STD. DWG NO. 848.05	
	ADA PARKING - VAN	05/C8-00
	WHEEL STOP	06/C8-01

SYMBOL	BARRIERS, FENCING, RAILINGS DESCRIPTION	DETAIL
	FENCE	07/C8-04
	GATE	07/C8-04
	TRANSFORMER SCREENING	04/C8-04
	POOL RAILING	9/C8-04

SYMBOL	CUSTOM ELEMENTS DESCRIPTION	DETAIL
	BUILT IN GAYRED W THERMALLY MODIFIED DECKING TIMBERTECH AZTEK VINTAGE WALNUT 1X5	1/C8-05
	OUTDOOR KITCHEN	2/C8-05
	FIREPLACE	06/C8-04
	TRELLIS	03/C8-04

SYMBOL	DRAINAGE DESCRIPTION	DETAIL
	TRENCH DRAIN	9/C8-06
	LANDSCAPE DRAIN	7/C8-06

SYMBOL	ELECTRICAL, SITE LIGHTING DESCRIPTION	DETAIL
	PEDESTRIAN BOLLARD PATH LIGHT	4/C8-06
	LANDSCAPE UPLIGHT	3/C8-06
	ROADWAY LIGHT (BY DUKE)	
	PEDESTRIAN LIGHT (BY DUKE)	
	STRING LIGHTS W/ METAL POSTS	2/C8-06
	POWER PEDESTAL	6/C8-06

SYMBOL	PLANTING, LANDSCAPE DESCRIPTION	DETAIL
	PEA GRAVEL	09/C8-01
	LANDSCAPE BOULDER	3/C8-03

SYMBOL	PAVEMENTS DESCRIPTION	DETAIL
	HEAVY DUTY ASPHALT PAVING	05/C8-02
	CONCRETE SIDEWALK	06/C8-00
	VEHICULAR PAVER MANUFACTURER: UNILOCK PRODUCT: HOLLAND PREMIER VEHICULAR RATED COLOR: CHARCOAL BLEND SIZE: 4 X 8 PATTERN: HERRINGBONE	01/C8-02
	NCDOT CONCRETE SIDEWALK (NCDOT STD. DWG NO. 846.01)	
	POOL COPING MANUFACTURER: UNILOCK COLLECTION: BRUSSELS FULL NOSE COPING COLOR: LIMESTONE	/
	PEDESTRIAN UNIT PAVERS MANUFACTURER: UNILOCK PRODUCT: ARTLINE COLOR: FRENCH GREY SIZE: RANDOM BUNDLE	07/C8-01
	EXPOSED AGGREGATE CONCRETE SCORED INTEGRAL COLOR TBD (METALLIC GRAY) AGGREGATE: KAPKA GRANITE MIDNIGHT BLUE GRANITE	1/C8-03
	VEHICULAR STAMPED CONCRETE WOOD LOOK SCOFIELD INTEGRAL COLOR TBD (SAND BUFF OR SOFT CHESNUT) WOOD LOOK STAMPPATTERN TBD	1/C8-03
	HEAVY DUTY CONCRETE	08/C8-02
	SYNTHETIC TURF	03/C8-02
	SYNTHETIC TURF CONCRETE EDGER CURB	03/C8-02
	VEHICULAR PAVER S3 (ACCENT BAND) MANUFACTURER: UNILOCK PRODUCT: ROMAN PAVER COLOR: CHAR (SPARCIAL) SIZE: 4 X 8" (STACKED PATTERN	01/C8-02
	FLUSH CONCRETE BAND	02/C8-02

SYMBOL	SITE FURNITURE DESCRIPTION	DETAIL
	BIKE RACKS	05/C8-04
	LITTER RECEPTACLE	01/C8-04
	FIXED SITE BENCH	02/C8-04
	DOG WASTE STATION	08/C8-04

SYMBOL	STAIRS DESCRIPTION	DETAIL
	CAST IN PLACE STEPS W HANDRAIL	4/C8-03

SYMBOL	SITE WALLS, EMBANKMENTS DESCRIPTION	DETAIL
	MODULAR STACKED RETAINING WALL	9/C8-03

SYMBOL	WATER FEATURES DESCRIPTION	DETAIL
	POOL FOUNTAIN BOWL: 24" DIA SQUARE FINISH/COLOR: COPPER	2/C8-03

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NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT SEAL 1797 SHAUN WOOLEY
10/28/2022

NORTH CAROLINA PROFESSIONAL ENGINEERING FIRM C-015 LANDDESIGN, INC.

PROJECT

EMBREY NORTH TRYON

EMBREY

3035 N TRYON STREET

CHARLOTTE, NC 28206

LANDDESIGN PROJ.#
1021257

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	LAND DEVELOPMENT	08/30/2022
2	LAND DEVELOPMENT	10/28/2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE

MATERIALS PLAN ENLARGEMENT

SHEET NUMBER

C4-02

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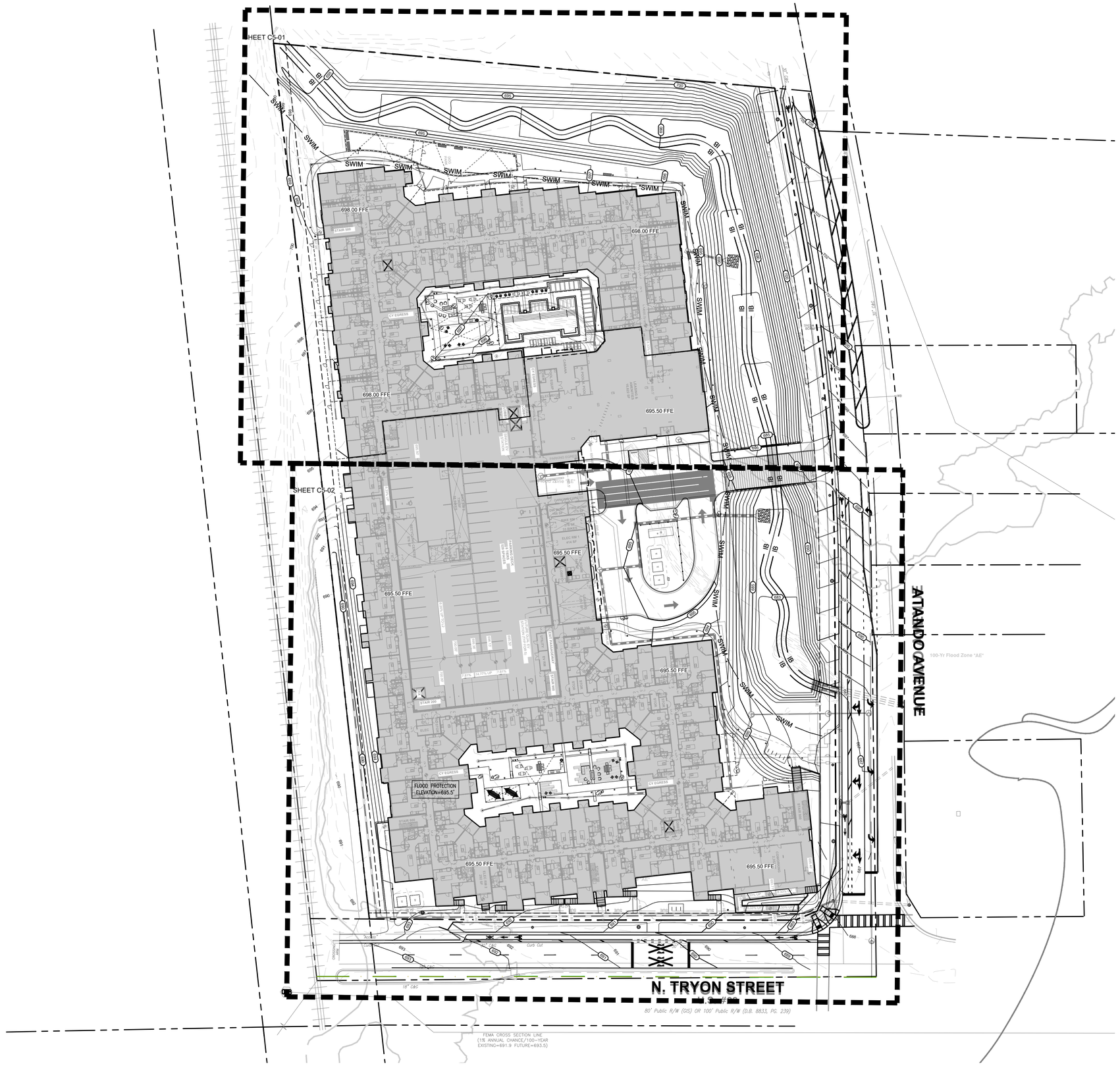
ORIGINAL SHEET SIZE: 24" X 36"



GRADING LEGEND

SYMBOL	DESCRIPTION
FFE	FINISHED FLOOR ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
TOS	TOP OF STAIRS
BOS	BOTTOM OF STAIRS
TOR	TOP OF RAMP
BOR	BOTTOM OF RAMP
TW	TOP OF WALL
FG	FINISHED GRADE
RIM	STORM GRATE ELEVATION
740	PROPOSED MAJOR CONTOURS
739	PROPOSED MINOR CONTOURS
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
4.0%	PROPOSED SLOPE
	PROPOSED RAMP w/ HANDRAILS
	PROPOSED STEPS w/ HANDRAILS
750	EXISTING MAJOR CONTOURS
749	EXISTING MINOR COUNTOURS

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KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT #1797 SHAUN TOOLEY
10/28/2022

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION C-015 LandDesign, Inc.

PROJECT

EMBREY NORTH TRYON

EMBREY
3035 N TRYON STREET
CHARLOTTE, NC 28206

LANDDESIGN PROJ.#
1021257

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SCALE
VERT: N/A
HORZ: 1"=40'
0 20' 40' 80'

NORTH

SHEET TITLE
OVERALL GRADING PLAN

SHEET NUMBER
C5-00

ORIGINAL SHEET SIZE: 24" X 36"

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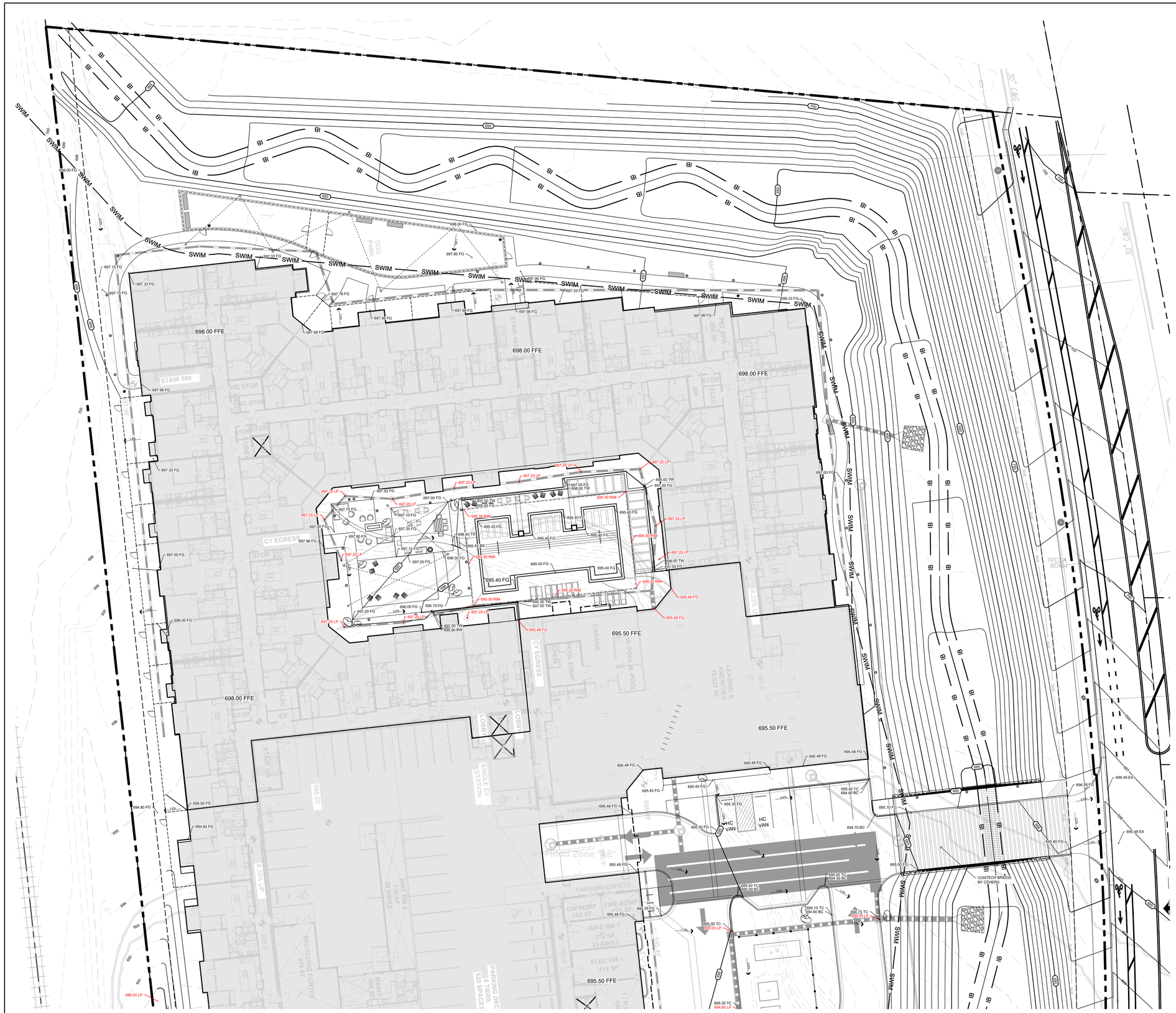

GRADING LEGEND

SYMBOL	DESCRIPTION
FFE	FINISHED FLOOR ELEVATION
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BC	BOTTOM OF CURB
TOS	TOP OF STAIRS
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740	PROPOSED MAJOR CONTOURS
739	PROPOSED MINOR CONTOURS
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
4.0%	PROPOSED SLOPE
	PROPOSED RAMP w/ HANDRAILS
	PROPOSED STEPS w/ HANDRAILS
750	EXISTING MAJOR CONTOURS
749	EXISTING MINOR COUNTOURS

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KEY MAP

SEAL

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT SEAL 1797 SHAUN KOOLEY
10/28/2022

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECTURE FIRM C-015 LandDesign, Inc.

PROJECT

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EMBREY

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CHARLOTTE, NC 28206

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SCALE

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HORZ: 1"=20'

0 10' 20' 40'

NORTH

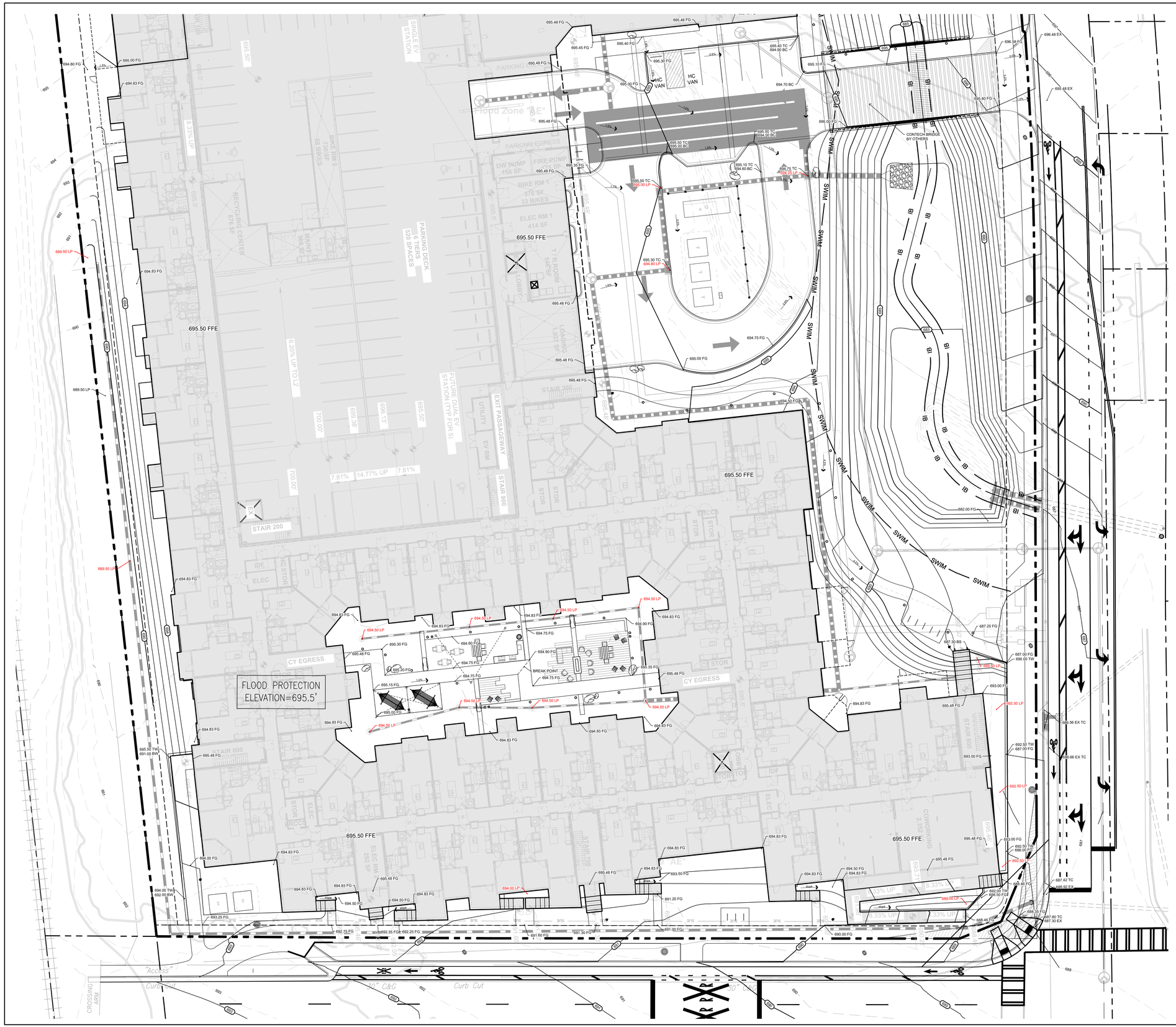
SHEET TITLE

GRADING PLAN ENLARGEMENT

SHEET NUMBER

C5-01

ORIGINAL SHEET SIZE: 24" X 36"



GRADING LEGEND

SYMBOL	DESCRIPTION
FFE	FINISHED FLOOR ELEVATION
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	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
4.0%	PROPOSED SLOPE
	PROPOSED RAMP w/ HANDRAILS
	PROPOSED STEPS w/ HANDRAILS
750	EXISTING MAJOR CONTOURS
749	EXISTING MINOR COUNTOURS

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KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1797 K. SHAUN TOOLEY
10/28/2022

NORTH CAROLINA LANDSCAPE ARCHITECTURAL CORPORATION C-015 LandDesign, Inc.

PROJECT

EMBREY NORTH TRYON

EMBREY
3035 N TRYON STREET
CHARLOTTE, NC 28206

LANDDESIGN PROJ.#
1021257

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0 10' 20' 40'

NORTH

SHEET TITLE
GRADING PLAN ENLARGEMENT

SHEET NUMBER
C5-02

ORIGINAL SHEET SIZE: 24" X 36"

Z:\TEMPLATES\SHEETS\CD SHEETS\LA\SHEET-24X36.DWT
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STORM DRAINAGE NOTES:

1. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE STANDARDS AND SPECIFICATIONS AND ALL OTHER CITY, STATE AND FEDERAL REGULATIONS AND/OR STANDARDS.
2. CATCH BASIN RIM ELEVATIONS ARE APPROXIMATE AND GIVEN TO PROPOSED GROUND ELEVATION.
3. RIM ELEVATIONS GIVEN ON THESE PLANS ARE APPROXIMATE AND ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL RIM ELEVATIONS SHALL BE DETERMINED BY CONTRACTOR AND ADJUSTED TO MATCH FIELD CONDITIONS.
4. COORDINATE ALL CURB AND STREET GRADES AT INTERSECTIONS WITH INSPECTOR.
5. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES.
6. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ON THE CURB.
7. CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY ENGINEER. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
8. THE PURPOSE OF THE PUBLIC DRAINAGE EASEMENT (PDE) IS TO PROVIDE STORM WATER ACCESS TO THE KEY TRUCK LINE CARRYING DRAINAGE FROM THE RIGHT-OF-WAY. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
9. ALL SHORING SHALL BE IN ACCORDANCE TO OSHA TRENCHING STANDARDS, PART 1926 SUBPART P, AS AMENDED.
10. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
11. IF PROPOSED UTILITIES IS INSTALLED WITHIN 12 INCHES, HORIZONTAL OR VERTICAL, FROM A GAS MAIN, THE CONTRACTOR SHALL INFORM PIEDMONT NATURAL GAS COMPANY. (704) 525-5585
12. ALL PERSONS OR AGENCIES DOING WORK IN THE PUBLIC STREETS, HIGHWAYS, OR PUBLIC RIGHTS-OF-WAY ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, COORDINATING THE WORK WITH ALL AFFECTED GOVERNMENT AGENCIES AND UTILITIES AND INFORMING OCCUPANTS OF ADJACENT PROPERTIES OF ACCESS IMPACTS DUE TO THE WORK.
13. RESPONSIBILITY FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SAFETY DEVICES FOR THE PROTECTION OF THE PUBLIC, THE WORKERS, AND GENERAL PROTECTION OF THE WORK SHALL REST WITH THE CONTRACTOR DOING THE WORK.
14. ALL TRAFFIC CONTROL THAT IS REQUIRED SHALL FOLLOW THE CDOT W.A.T.C.H. MANUAL.
15. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
16. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
17. EARTHWORK CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
18. EARTHWORK CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.
19. THE CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION SEDIMENT AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND NOT BEFORE ALL AREAS DRAINING INTO THESE STRUCTURES ARE SUFFICIENTLY STABILIZED.
20. FOR ANY WORK ON THE STATE OR CITY RIGHT-OF-WAY, THE CONTRACTOR SHALL:
    - 20.1. NOT STORE MATERIAL, EXCESS DIRT OR EQUIPMENT IN THE RIGHT-OF-WAY IN CASE OF MULTILANE HIGHWAYS. THE PAVEMENT SHALL BE KEPT FREE FROM ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT-OF-WAY.
    - 20.2. PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGS, LIGHT BARRICADES AND FLAGMEN AS REQUIRED BY THE LOCAL AUTHORITIES AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE GRADING CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HOLD HARMLESS THE CITY OF CHARLOTTE, THE STATE OF NORTH CAROLINA, THE ARCHITECT/ENGINEER, AND THE OWNER FROM ANY CLAIMS FOR DAMAGE DONE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES, OR TO THE TRAVELING PUBLIC.
    - 20.3. COMPLETE WORK TO THE SATISFACTION OF THE CHARLOTTE MECKLENBURG UTILITIES DEPARTMENT (CMUD) AND OBTAIN A LETTER FROM THE DEPARTMENT STATING THAT THE WORK IS ACCEPTABLE.
21. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT COVERED IN THESE PLANS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
22. CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK.
23. ALL LINEAR FOOTAGE FOR ALL UTILITY PIPES ARE APPROXIMATE, ACTUAL INSTALLED QUANTITIES MAY VARY.
24. POST DEVELOPED TIME OF CONCENTRATION ASSUMED TO BE 5 MINUTES (0.0833 HOURS).
25. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION.
26. MINIMUM COVER ON ALL STORM PIPES SHALL BE 3 FEET FOR CLASS III RCP / HDPE AND 2 FEET FOR CLASS IV RCP.
27. ALL NON-STANDARD DRAINAGE STRUCTURES (CB'S, HW'S, FES'S, BOTTOMLESS CULVERTS, ETC.) WILL REQUIRE SEALED CONSTRUCTION DRAWINGS.
28. "AS-BUILT" DRAWINGS AND PLANS OF THE DETENTION SYSTEM MUST BE SUBMITTED PRIOR TO C.O. HOLD RELEASE INSPECTION TO THE CITY / COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE PCCO.
29. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN THE EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO THE PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
30. PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
31. ALL FOOTINGS ARE ASSUMED TO BE BE RECESSED TO A DEPTH WHERE THE STORM DRAINAGE PIPES ARE NOT WITHIN THE STRUCTURAL ZONE OF INFLUENCE. PLEASE REFER TO STRUCTURAL PLANS FOR DETAILS.

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WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 046313 ENGINEER DANIEL T. MELTIN

10/28/2022

NORTH CAROLINA C-015 LICENSED ENGINEERING FIRM LandDesign, Inc.

PROJECT

EMBREY NORTH TRYON

EMBREY

3035 N TRYON STREET

CHARLOTTE, NC 28206

LANDDESIGN PROJ.#

1021257

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	LAND DEVELOPMENT	08/30/2022
2	LAND DEVELOPMENT	10/28/2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1"=40'

0 20' 40' 80'

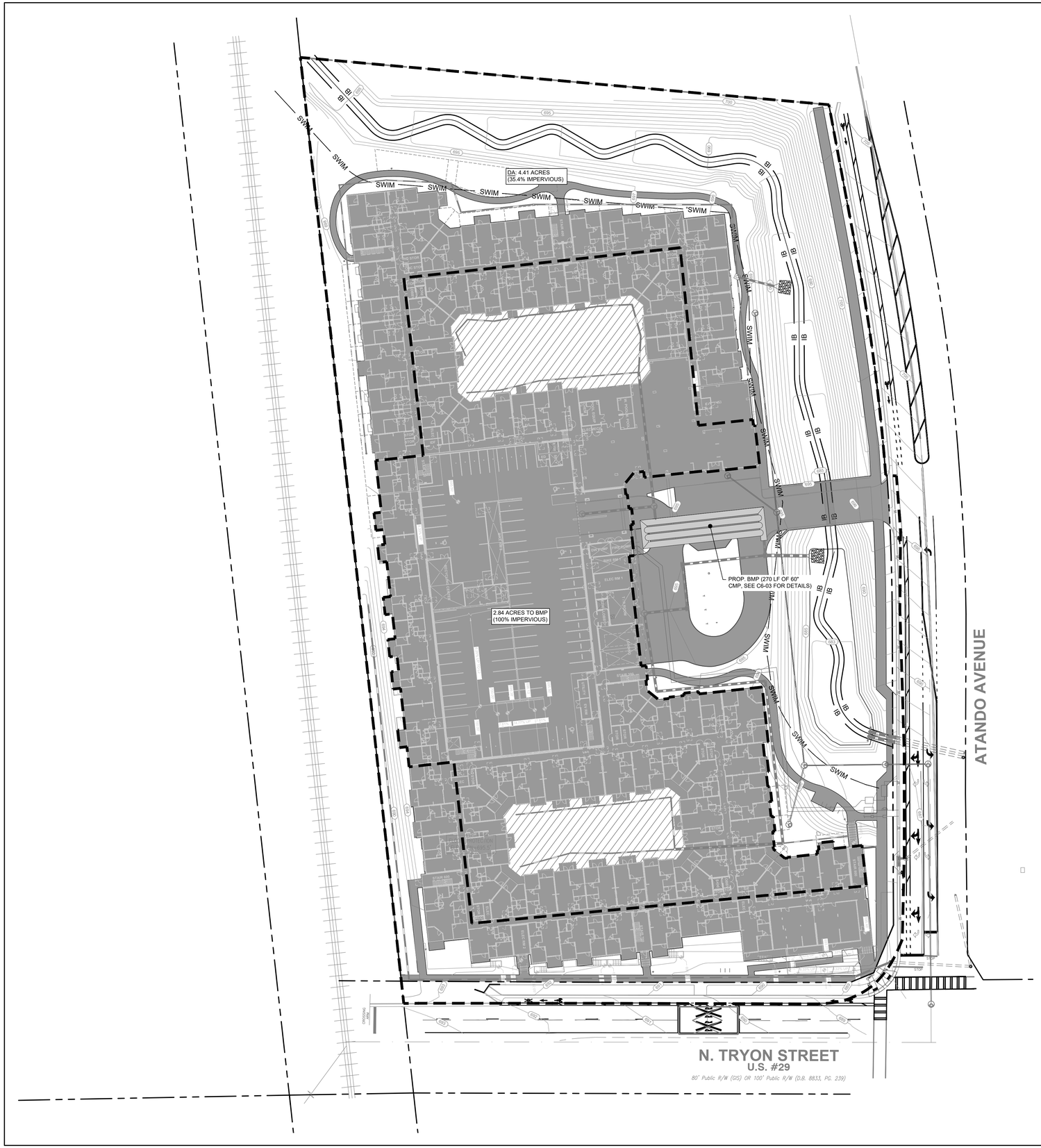
NORTH

SHEET TITLE

STORM DRAINAGE PLAN

SHEET NUMBER

C6-00



NOTE: WHEN COMPARED TO THE 2008 CONDITION, THIS SITE DOES NOT INCREASE IMPERVIOUS AREA. WHEN COMPARED TO THE 1978 CONDITION AND APPLYING THE 50% WOODS, 50% PASTURE RULE TO THE GRAVEL ON SITE, THIS SITE INCREASES IMPERVIOUS AREA AND MUST PROVIDE PEAK CONTROL FOR THE 2-YEAR, 6-HOUR STORM AS WELL AS THE 10-YEAR, 6-HOUR STORM.

POST DEVELOPED DETENTION NOTES

1. POST DEVELOPED IMPERVIOUS AREA CALCULATION
   - TOTAL SITE AREA = 7.25 AC
   - IMPERVIOUS AREA = 4.42 AC
   - IMPERVIOUS PERCENTAGE = 60.9%
3. POST DEVELOPED TIME OF CONCENTRATION (Tc)
   - IMPERVIOUS:
     - DA - 0.0833 HOURS (5 MINUTES)
   - PERVIOUS:
     - DA - 0.1667 HOURS (10 MINUTES)
4. CURVE NUMBER (CN)
   - IMPERVIOUS: 98
   - PERVIOUS: 80
5. SOIL TYPE:
   - UR - URBAN LAND (HSG D)
6. CALCULATED POST DEVELOPED FLOW RATES:
   - WITHOUT DETENTION:
     - 2 YEAR - 6 HOUR STORM = 21.14 CFS
     - 10 YEAR - 6 HOUR STORM = 34.26 CFS
   - WITH DETENTION:
     - 2 YEAR - 6 HOUR STORM = 16.80 **CFS**
     - 10 YEAR - 6 HOUR STORM = 31.48 **CFS**
   - TOTAL (POST DEVELOPMENT):
     - 2 YEAR - 6 HOUR STORM = 16.80 **CFS**
     - 10 YEAR - 6 HOUR STORM = 31.48 **CFS**
   - TOTAL (PRE DEVELOPMENT):
     - 2 YEAR - 6 HOUR STORM (1978) = 16.83 **CFS**
     - 10 YEAR - 6 HOUR STORM (1978) = 31.50 **CFS**

LEGEND

IMPERVIOUS AREA
4.42 ACRES

PERVIOUS AREA
2.83 ACRES

PCSO SUMMARY

Original Parcel ID Number(s):	08502101, 08502102, 08502103, 08502104	
Development Type:	Multi-Family	
Subject to PCSO? Y/N	Y	
If NO, why?	-- Click for Dropdown --	
Watershed:	Central Catawba	
Disturbed Area (ac):	7.5	
Site Area (ac):	7.25	
	DA#1	DA#2
Total on-site Drainage Area (ac):	7.25	---
Existing Built-upon-area (SF):	215186	---
Existing BUA to be removed (SF):	215186	---
Existing BUA to remain (SF):	0	---
Proposed New BUA (SF):	192535	---
Proposed % BUA:	60.9	---
Density (High / Low)	HIGH	---
Total Post-Project BUA for site:	192535	
Development or Redevelopment?	Development	
Natural Area Required (ac):	0	
Natural Area provided, total (ac):	0	
Undisturbed Treed Natural Area Preserved (ac):	0	
Total stream buffer protected on-site (ac):	0	
Transit Station Area? Y/N	Y	
Distressed Business District? Y/N	Y	
Mitigation Type (if applicable)	N/A	
Natural Area mitigation? Y/N	N	
Buffer Mitigation? Y/N	N	
Total Phosphorous Mitigation? Y/N	N	

LEGEND

SYMBOL	DESCRIPTION	DETAIL
	75% IMPERVIOUS AREA	---
	PROPOSED IMPERVIOUS AREA	---

BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

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NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 046313 ENGINEER DANIEL T. MELLIN
10/28/2022

NORTH CAROLINA LANDSCAPE ARCHITECTURAL COMPANY C-015 LandDesign, Inc.

PROJECT

EMBREY NORTH TRYON

EMBREY

3035 N TRYON STREET

CHARLOTTE, NC 28206

LANDDESIGN PROJ.#
1021257

REVISION / ISSUANCE

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SCALE
VERT: N/A
HORZ: 1"=40'
0 20' 40' 80'

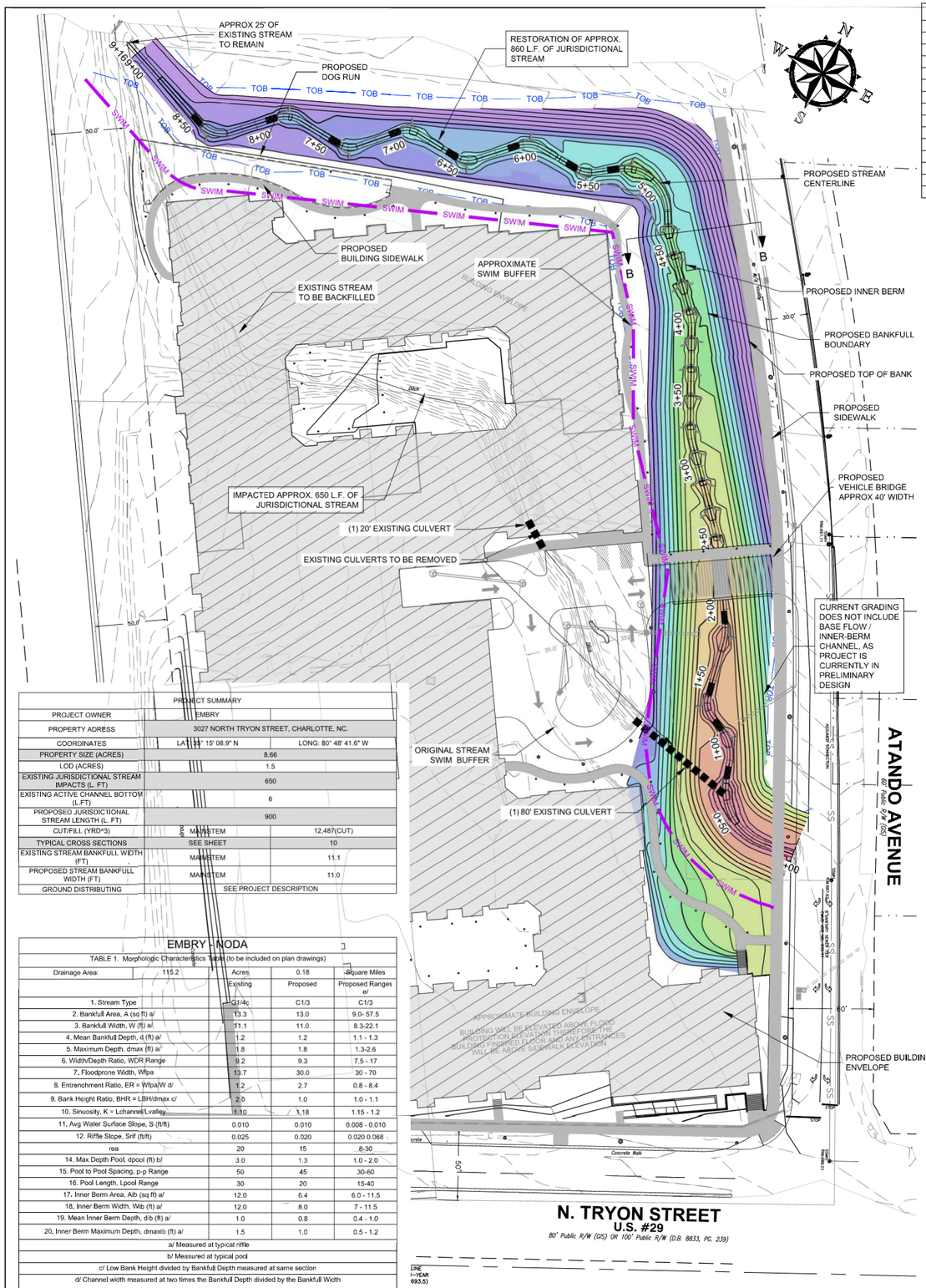
NORTH

SHEET TITLE

STORMWATER MANAGEMENT PLAN

SHEET NUMBER

C6-01



SITE PLAN
(1" = 40' HORIZ.)

PROJECT SUMMARY		
PROJECT OWNER	EMBRY	
PROPERTY ADRESS	3027 NORTH TRYON STREET, CHARLOTTE, NC.	
COORDINATES	LAT: 35° 15' 08.9" N	LONG: 80° 48' 41.6" W
PROPERTY SIZE (ACRES)	8.66	
LOD (ACRES)	1.5	
EXISTING JURISDICTIONAL STREAM IMPACTS (L. FT)	650	
EXISTING ACTIVE CHANNEL BOTTOM (L.FT)	6	
PROPOSED JURISDICTIONAL STREAM LENGTH (L. FT)	900	
CUT/FILL (YRD^3)	MAINSTEM	12,487(CUT)
TYPICAL CROSS SECTIONS	SEE SHEET	10
EXISTING STREAM BANKFULL WIDTH (FT)	MAINSTEM	11.1
PROPOSED STREAM BANKFULL WIDTH (FT)	MAINSTEM	11.0
GROUND DISTRIBUTING	SEE PROJECT DESCRIPTION	

EMBRY - NODA

TABLE 1. Morphologic Characteristics Table (to be included on plan drawings)

Drainage Area:	115.2	Acres	0.18	Square Miles
		Existing	Proposed	Proposed Ranges e/
1. Stream Type		G1/4c	C1/3	C1/3
2. Bankfull Area, A (sq ft) a/		13.3	13.0	9.0- 57.5
3. Bankfull Width, W (ft) a/		11.1	11.0	8.3-22.1
4. Mean Bankfull Depth, d (ft) a/		1.2	1.2	1.1 - 1.3
5. Maximum Depth, dmax (ft) a/		1.8	1.8	1.3-2.6
6. Width/Depth Ratio, WDR Range		9.2	9.3	7.5 - 17
7. Floodprone Width, Wfpa		13.7	30.0	30 - 70
8. Entrenchment Ratio, ER = Wfpa/W d/		1.2	2.7	0.8 - 8.4
9. Bank Height Ratio, BHR = LBH/dmax c/		2.0	1.0	1.0 - 1.1
10. Sinuosity, K = Lchannel/Lvalley		1.10	1.18	1.15 - 1.2
11. Avg Water Surface Slope, S (ft/ft)		0.010	0.010	0.008 - 0.010
12. Riffle Slope, Srif (ft/ft)		0.025	0.020	0.020 0.068
rea		20	15	8-30
14. Max Depth Pool, dpool (ft) b/		3.0	1.3	1.0 - 2.0
15. Pool to Pool Spacing, p-p Range		50	45	30-60
16. Pool Length, Lpool Range		30	20	15-40
17. Inner Berm Area, Alb (sq ft) a/		12.0	6.4	6.0 - 11.5
18. Inner Berm Width, Wib (ft) a/		12.0	8.0	7 - 11.5
19. Mean Inner Berm Depth, dib (ft) a/		1.0	0.8	0.4 - 1.0
20. Inner Berm Maximum Depth, dmaxib (ft) a/		1.5	1.0	0.5 - 1.2

a/ Measured at typical riffle

b/ Measured at typical pool

c/ Low Bank Height divided by Bankfull Depth measured at same section

d/ Channel width measured at two times the Bankfull Depth divided by the Bankfull Width

e/ Proposed values compared to proposed values from the typical riffle

FUNCTIONAL CHANGE SUMMARY	
Exisiting Condition Score (ECS)	0.06
Proposed Condition Score (PCS)	0.35
Change in Functional Condition (PCS - ECS)	0.29
Percent Condition Change	483%
Approx. Existing Stream Length (ft)	750
Approx. Existing Non Jurisdictional Stream Length (ft)	100
Approx. Existing Jurisditional Stream Length (ft)	650
Approx. Proposed Stream Length (ft)	900
Approx. Proposed Non Jurisdictional Stream Length (ft)	0
Approx. Proposed Jurisdictional Stream Length (ft)	900
Additional Stream Length (ft)	250
Existing Functional Foot Score (FFS)	39
Proposed Functional Foot Score (FFS)	315
Proposed FFS - Existing FFS	276
Functional Change (%)	708%

Site Information and Performance Standard Stratification	
Project Name:	UT Darita Branch
Reach ID:	1
Restoration Potential:	Level 5 - Biology
Existing Stream Type:	Gc
Proposed Stream Type:	C
Region:	Piedmont
Drainage Area (sqmi):	1
Proposed Bed Material:	Gravel
Existing Stream Length (ft):	750
Proposed Stream Length (ft):	900
Stream Slope (%):	1
Flow Type:	Perennial
River Basin:	Catawba
Stream Temperature:	Warmwater
Data Collection Season:	Winter/Spring
Valley Type:	Unconfined Alluvial

EXISTING CONDITION ASSESSMENT

Functional Category	Function-Based Parameters	Measurement Method	Field Value	Index Value	Roll Up Scoring: Parameter	Category	Category	Overall	Overall
Hydrology	Catchment Hydrology	Curve Number	75	0.13	0.13	0.13	Not Functioning	0.06	Not Functioning
	Reach Runoff	Curve Number							
		Concentrated Flow Points							
		Soil Compaction							
Hydraulics	Floodplain Connectivity	Bank Height Ratio	2	0	0.00	0.00	Not Functioning		
		Entrenchment Ratio	1.5	FALSE					
Geomorphology	Large Woody Debris	LWD Index			0.02	0.18	Not Functioning		
		# Pieces	3	0.02					
	Lateral Stability	Erosion Rate (ft/yr)	0.5	0.2	0.20				
		Dominant BEHI/NBS	H/M	0.3					
		Percent Streambank Erosion (%)	40	0.05					
	Riparian Vegetation	Left Canopy Coverage (%)	50	0.58	0.33				
		Right Canopy Coverage (%)	50	0.58					
		Left Buffer Width (ft)	15	0.07					
		Right Buffer Width (ft)	15	0.07					
		Left Basal Area (sq.ft/acre)							
		Right Basal Area (sq.ft/acre)							
		Left Stem Density (stems/acre)							
		Right Stem Density (stems/acre)							
	Bed Material Characterization	Size Class Pebble Count Analyzer (p-value)							
	Bed Form Diversity	Pool Spacing Ratio	8	FALSE					
		Pool Depth Ratio	1.2	FALSE					
		Percent Riffle	80	Need Slope					
		Aggradation Ratio							
	Plan Form	Sinuosity	1.1	FALSE					
Physicochemical	Temperature	Summer Daily Maximum (°F)							
	Bacteria	Fecal Coliform (Cfu/100 ml)							
	Organic Carbon	Leaf Litter Processing Rate							
		Percent Shredders							
	Nitrogen	Total Nitrogen (mg/L)							
	Phosphorus	Total Phosphorus (mg/L)							
Biology	Macros	Biotic Index							
		EPT Taxa Present							
	Fish	North Carolina Index of Biotic Integrity							

PROPOSED CONDITION ASSESSMENT

Functional Category	Function-Based Parameters	Measurement Method	Field Value	Index Value	Roll Up Scoring: Parameter	Category	Category	Overall	Overall
Hydrology	Catchment Hydrology	Curve Number	85	0	0.00	0.00	Not Functioning	0.35	Functioning At Risk
	Reach Runoff	Curve Number							
		Concentrated Flow Points							
		Soil Compaction							
Hydraulics	Floodplain Connectivity	Bank Height Ratio	1	1	0.92	0.92	Functioning		
		Entrenchment Ratio	3.5	0.83					
Geomorphology	Large Woody Debris	LWD Index			1.00	0.84	Functioning		
		# Pieces	30	1					
	Lateral Stability	Erosion Rate (ft/yr)	0.1	1	0.82				
		Dominant BEHI/NBS	L/L	1					
		Percent Streambank Erosion (%)	10	0.64					
	Riparian Vegetation	Left Canopy Coverage (%)	90	0.99	0.70				
		Right Canopy Coverage (%)	90	0.99					
		Left Buffer Width (ft)	35	0.41					
		Right Buffer Width (ft)	35	0.41					
		Left Basal Area (sq.ft/acre)							
		Right Basal Area (sq.ft/acre)							
		Left Stem Density (stems/acre)							
		Right Stem Density (stems/acre)							
	Bed Material Characterization	Size Class Pebble Count Analyzer (p-value)							
	Bed Form Diversity	Pool Spacing Ratio	4	1	0.67				
		Pool Depth Ratio	2	1					
		Percent Riffle	60	0					
		Aggradation Ratio							
	Plan Form	Sinuosity	1.25	1	1.00				
Physicochemical	Temperature	Summer Daily Maximum (°F)							
	Bacteria	Fecal Coliform (Cfu/100 ml)							
	Organic Carbon	Leaf Litter Processing Rate							
		Percent Shredders							
	Nitrogen	Total Nitrogen (mg/L)							
	Phosphorus	Total Phosphorus (mg/L)							
Biology	Macros	Biotic Index							
		EPT Taxa Present							
	Fish	North Carolina Index of Biotic Integrity							

ISSUED FOR: PERMITTING AND REVIEW

HORIZONTAL SCALE: 1" = 40'
0 20 40 80 120

NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

No.	DATE	DESCRIPTION	BY	APV'D
1	04/13/2022	ISSUE FOR SCHEMATIC DESIGN	LAM	JDH
2	08/25/2022	ISSUED FOR PERMITTING	LAM	JDH

DSGN: LAM DR: SDL CHK: LAM APV'D: JDH DATE: 08/25/2022

3027 NORTH TRYON STREAM RESTORATION
NT TO DERITA BRANCH

PRE-SUBMITTAL MEETING EXHIBIT
PROPOSED

GPI
MANY TALENTS. ONE FIRM.
CHARLOTTE OFFICE: 201 W 20TH STREET, CHARLOTTE NC 28206
KINSTON OFFICE: 333 N KING ST, KINSTON NC 28504
PHONE: 704.377.8811 FAX: 704.377.8896
WEBSITE: WWW.GPINET.COM NC FIRM # F-0441

SCALE AS SHOWN
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

DATE: 06/30/2022
PROJ: FLA-2200811.00
DWG: ADDITION TO DD SET Exhibit
SHEET: 5 of 17