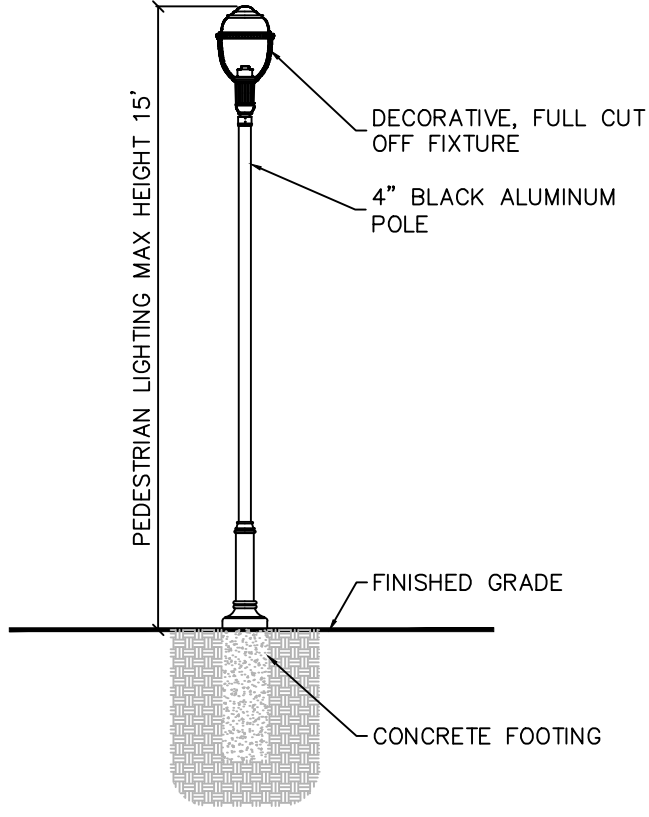
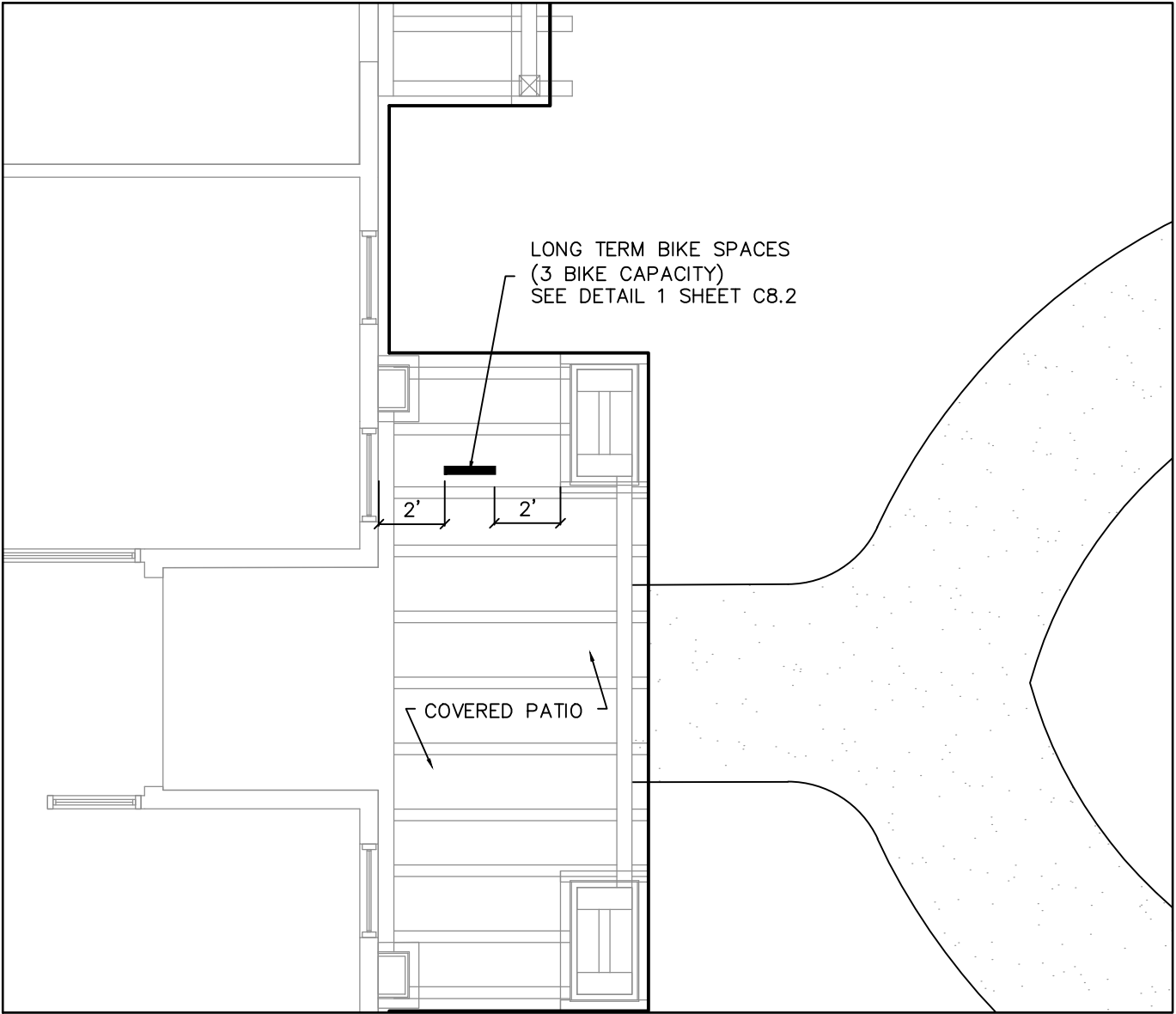


PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 10/23/12



SITE LIGHTING DETAIL

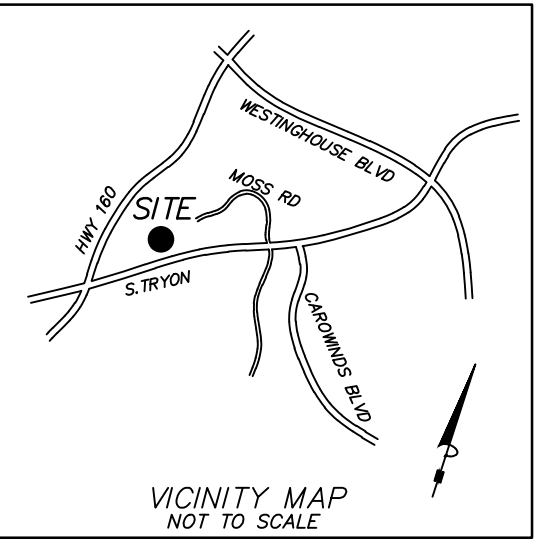


BIKE PARKING AT COVERED PATIO

GENERAL NOTES

1. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
2. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. NOTIFY DESIGN RESOURCE GROUP IMMEDIATELY OF ANY DISCREPANCIES.
4. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
6. ALL RADII SHALL BE 4'-6" BACK OF CURB UNLESS OTHERWISE NOTED. SEE DIMENSIONING PLAN.
7. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
8. NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A RIGHT OF WAY ENCROACHMENT AGREEMENT WITH THE CITY OF CHARLOTTE AND THE NORTH CAROLINA DEPARTMENTS OF TRANSPORTATION.
9. CONTRACTOR SHALL CONTACT CDOT PRIOR TO CONSTRUCTION BEFORE ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
10. ALL SIDEWALKS TO BE 5' MINIMUM WIDTH UNLESS OTHERWISE SPECIFIED.
11. SEE COVER SHEET FOR NOTES OF GENERAL APPLICABILITY.
12. SEE PLANTING PLAN FOR SCREENING AND TREE ORDINANCE REQUIREMENTS.

SEE SHEET C 2.1 FOR DIMENSIONING DATA



LEGEND

- 1'-6" CURB & GUTTER
- 2'-6" CURB & GUTTER
- CONCRETE SIDEWALK
SEE NOTE 10 THIS SHEET
- ACCESSIBLE PARKING SPACE
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- SITE LIGHTING (MAX HEIGHT 25')
- STOP SIGN (R1-1 30"x30")

ZONING CODE SUMMARY

JURISDICTION:	CITY OF CHARLOTTE
TAX MAP NO:	201-351-76 & 77
ZONING:	INST (CD) PETITION #2011-045
TOTAL SITE AREA:	20.56 AC (895,993 SQ FT)
SITE AREA:	2.60 AC (113,256 SQ FT) (PARCEL "A" & GUARDIAN ANGEL LANE)
PROPOSED USE:	13 MULTI-FAMILY (DISABLED ADULT INDEPENDENT UNITS)
TOTAL BUILDING SQUARE FOOTAGE:	11,465 SQ FT (F.A.R. 0.10)
FIRST FLOOR:	5,710 SQ FT
SECOND FLOOR:	5,755 SQ FT
F.A.R.:	0.10 (F.A.R. 0.50 MAX)
PROPOSED BUILDING HEIGHT:	32'-5" (50' MAXIMUM, NOT TO EXCEED 3 STORIES)
PARKING REQUIRED:	DISABLED ADULT INDEPENDENT UNITS .25 SPACES/UNIT 13 UNITS X .25 SPACES = 4 SPACES
PARKING PROVIDED:	2 VAN ACCESSIBLE SPACES 7 REGULAR 9 TOTAL
BIKE PARKING REQUIRED:	2 SPACES
LONG TERM:	0.45 SPACES (5% OF AUTO PARKING)
SHORT TERM:	
BIKE PARKING PROVIDED:	3 SPACES
LONG TERM:	0 SPACES
SHORT TERM:	
SETBACKS:	
SOUTH TRYON STREET	50' BUILDING SETBACK 20' SIDE/REARYARD 50' CLASS "C" BUFFER
GUARDIAN ANGEL LANE	27' BUILDING SETBACK FROM BACK OF CURB
TREE SAVE REQUIRED:	22,651 SF (20% PER RZ PETITION #2011-045)
TREE SAVE PROVIDED:	22,651 SF
PAVEMENT/LANDSCAPE COVERAGE:	
IMPERVIOUS AREA:	34,000 SQ FT
LANDSCAPE AREA:	79,256 SQ FT
TOTAL SITE AREA:	113,256 SQ FT



design resource group

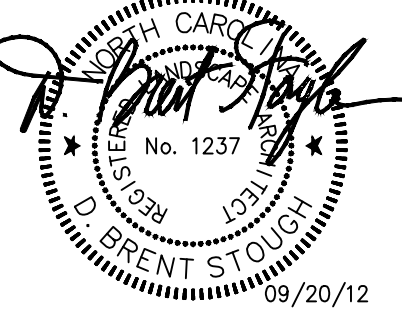
- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200
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www.drgroup.com

MOTHER TERESA VILLA
SOUTH TRYON STREET, CHARLOTTE NC

CATHOLIC DIOCESE OF CHARLOTTE
CHARLOTTE, NORTH CAROLINA

CONSTRUCTION
DOCUMENTS



SCALE: 1"=30'

PROJECT #: 318-003
DRAWN BY: CMC
CHECKED BY: DBS

SITE PLAN

MAY 15, 2012

- REVISIONS:
1. JULY 27, 2012 PER REVIEW COMMENTS
 2. SEPT 20, 2012 PER REVIEW COMMENTS