

- Tree Save Area
- Proposed Sidewalk
- Proposed Concrete Dumpster Pad
- HC Proposed Handicap Ramp
- TBRL To Be Relocated

SEE DETAILS: SHEETS 17-20

**Building Amenities**  
The following is a list of amenities which will be associated with the proposed building:

- Camera Security System
- Vestibule - For residence security
- Intercom System - For visitors to check in with office.
- Double loaded corridors
- Full Time Office Manager
- Lobby
- Office for receptionist
- Community Living Room w/ full fireplace
- Indoor Community Mail Room
- Multiuse room (Soft Seating, Kitchentette, Cable Vision, Storage)
- Interior trash chutes
- Emergency pull chord in each unit
- Sprinklers and smoke detectors
- Live in staff member
- Community computer lab
- Community arts and crafts room
- Common washer and dryer area
- Social Services Coordinator Office

- Outside Amenities**
- Covered Patio Adjacent to Building
  - Seating Including Tables & Chairs
  - Fans
  - Outdoor Grill

**GENERAL NOTES**

1. Boundary survey provided by EM&T
2. Project to be serviced with public water and sewer connections to the existing public (CML) water and sewer systems within public rights-of-way. See Sheet 16.
3. The location of the subject property has been checked against area FEMA/FIRM maps, and it has been determined that it is NOT located in a special flood hazard area (Community Panel number 3710453300), effective date: March 2, 2009).
4. Land Development Inspector to be given 24 hours notice prior to start of construction.
5. Coordinate all curb and street grades in intersections with Inspector.
6. Provide handicap ramp curb depressions at street intersections per CLDSM standard details.
7. There will be no on-site demolition landfills associated with this project. All demolition shall be hauled off-site and legally disposed in an approved off-site landfill.
8. In rolling and hilly terrain, sweeping of the stone base and/or application of a tack coat may be required near intersections. These requirements will be established by the Inspector and based on field conditions.
9. The contractor shall maintain two-way traffic at all times when working within existing streets. The contractor shall place and maintain signs, danger lights, and barricades and furnish watchmen or flagmen to direct traffic in accordance with the latest edition *Work Area Traffic Control Handbook (WATCH)*.
10. Sight triangles shown are the minimum required.
11. 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.
12. In order to ensure proper drainage, keep a minimum of 0.5X slope on the curb.
13. The developer shall maintain each stream, creek, or backwash channel in an obstructed state and shall remove from the channel and banks of the stream all debris, logs, timber, junk and other accumulations.
14. Non-standard items (i.e. pavers, irrigation systems, etc.) in the right-of-way require a Right-of-Way Encroachment Agreement with the Charlotte Department of Transportation before installation.
15. The current "Land Development Standards Manual" by the Charlotte Engineering Department will govern in case of conflicts in site construction specifications, details, notes and policies. Where necessary, construction of the following standard details, (and all "STD." numbers) shall be referenced to the current Charlotte Land Development Standards manual.
 

10.17A	10.31A	10.35A	50.04A	50.10A
10.17C	10.31B	10.35B	50.04B	50.10B
10.22	10.32A	10.40A	50.08A	50.10C
10.25E	10.32B	10.40B	50.08B	
16. Subsurface drainage facilities may be required in the street right-of-way if deemed necessary by the Inspector.
17. The City of Charlotte Engineering Dept. has not reviewed the structural stability of any retaining walls on the site and does not assume responsibility for them. PE sealed shop drawings for retaining wall must be submitted to City Engineer prior to construction.
18. See architectural plans by others for building information.
19. Prior to installation, PE sealed shop drawings for underground detention systems must be furnished to City of Charlotte Engineering for approval.
20. Prior to CO, surveyor sealed as-built drawings of detention systems must be provided.
21. Per Section 18-175(a) of City Code and Section 10.0 of the City's Post Construction Controls Administrative Manual, all required Natural Areas and/or Post Construction Controls (PCCs) must be recorded prior to the issuance of the Certificate of Occupancy.
22. Certification and Street Cut Permits are Required for Utility Cuts on City Streets. Allow 7 Day Processing for COT (704-336-4025) or Visit <http://www.charmeck.org/departments/transportation/street+maintenance/home.htm>

<b>Development Data</b>	Institutional-CD (2010-076)
Existing Zoning:	Elderly Multifamily Residential
Use:	HUD - 62 years NC Tax Credit - 55 years
Age Restrictions:	
Tax Parcel No:	117-02-203 117-02-204 117-02-205 117-02-285 117-02-286 117-02-287
Site Area:	3.45± Acres(150,189 SF) Total 0.13 Acres(5,594 SF) Dedicated Right-Of-Way 3.32 Acres(144,595 SF) Site Area
Floor Area Ratio:	3.41 Acres (148,593 SF) (Area Utilized for FAR) 45,044 SF/148,593 SF = 0.303%
<b>Site Building Area</b>	
First Floor	15,280 ± sq. ft.
Second Floor	14,882 ± sq. ft.
Third Floor	14,882 ± sq. ft.
Total at Proposed Build Out	45,044 ± sq. ft.
<b>Building Data</b>	
Maximum Building Height:	40 feet per Sections 9.505 and 9.505(1)
Proposed Building Height:	47 feet (Note: Sideyard setback increased from 20' to 27' per sections 9.505 and 9.505(1).
Units:	Up to 48 Units Max 47 Units 1 Units
1 Bedroom Units:	
2 Bedroom Units:	
<b>Parking</b>	
Required Parking Spaces:	0.25 Spaces per Unit 48 Units (.25) =12 Spaces
Provided Parking Spaces:	0.97 Spaces per Unit 48 Units (0.97) = 47 Spaces (Includes 7 Handicap Accessible Spaces)
Impervious Area:	50,967 SF (1.17 Ac)
Tree Save Area Required:	3.32Ac(15%)=0.498Ac (21,692.9SF)
Tree Save Required Including Planted Area:	22,489.1 SF
Tree Save Area Provided Existing Canopy:	20,100.5 SF
Planted Canopy:	5,592.1 SF
Total:	25,692.6 SF
<b>Tree Save Calculations</b>	
Tree Save Area Required:	21,692.9 SF
Tree Save Existing Canopy:	20,100.5 SF
Tree Save to be Planted:	(21,692.9SF-20,100.5)1.5=2388.6SF
Tree Save Area Required Including Planted Area:	20,100.5SF+2388.6SF=22,489.1SF
Solid Waste and Recycling:	
Solid Waste Required:	(1) 8 CY Dumpster per 30 Units or (1) 8 CY Compactor per 90 Units
Solid Waste Provided:	(1) 8 CY Compactor
Recycling Required:	(1) 144 SF Recycling Station per 80 Units (87 SF Min. w/ 48 units)
Recycling Provided:	(1) 144 SF Recycling Station

HC#1	- Per 10.31A
HC#2	- Per 10.32A
HC#3	- Per 10.40A

NOTE: The proposed sign size, location and type will be reviewed and approved under a separate submittal.

NOTE: All development creating a total of 20,000 square feet of impervious area since 1978 will require Stormwater Detention.

NOTE: All drives are to be private.

NOTE: Contractor to verify Building Footprint with Architect prior to construction.

NOTE: All dimensions are from face of curb unless otherwise noted.

NOTE: The proposed drives shall be Type II-Modified. Please See Detail Sheet 17.

NOTE: Contact the Utility Company to relocate any existing utility poles. All existing facilities which conflict with the improvements under the scope of this Project must be relocated at the expense of the Applicant.

NOTE: All Proposed Utilities are to be Underground.

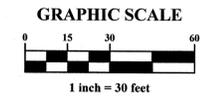
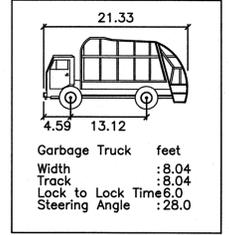
NOTE: Estimated Completion Date is January 2014.

NOTE: Stop signs are to be standard MUTCD (R1-1, 30"x30")

NOTE: Contractor to add rail to southern retaining wall if deemed necessary.

NOTE: Contractor to coordinate the construction of wall and curb and gutter near tree save area at Dr. Carver Road with Urban Forestry Inspector.

**PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL**  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By Brent Wilkinson June 3, 2013





CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA  
PLAN FOR IMPROVEMENTS  
FOR  
**BARRINGER GARDENS**  
1842 WEST BLVD

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PREPARED FOR:  
**RETIREMENT HOUSING FOUNDATION**  
911 N. STUDEBAKER ROAD  
LONG BEACH, CA 90815

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PREPARED BY:  
**EM&T**  
Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
301 McCullough Dr., Ste. 109, Charlotte, NC 28262  
Phone: 704.548.0333 Toll Free: 888.775.3648  
emht.com

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**SITE PLAN**

MARK	DATE	REVISIONS
▲	9/19/11	Revised per Mecklenburg County Comments
▲	9/19/11	Revised per City of Charlotte Comments
▲	11/1/11	Revised per City of Charlotte Comments
▲	4/02/13	Plans modified per reduced units and parking

DATE	JOB NO.
September 21, 2011	2012-1581
SCALE	SHEET
1" = 30'	7/23