

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

URBAN FORESTRY

TREE ORDINANCE

CDOT

APPROVED

By Brendan Smith at 4:33 pm, Dec 03, 2015

APPROVED

By Brendan Smith at 4:33 pm, Dec 03, 2015

APPROVED

By gturmer at 9:35 am, Nov 23, 2015

APPROVED

FLOURNOY - BALLANTYNE

CHARLOTTE, NORTH CAROLINA

FLOURNOY DEVELOPMENT COMPANY

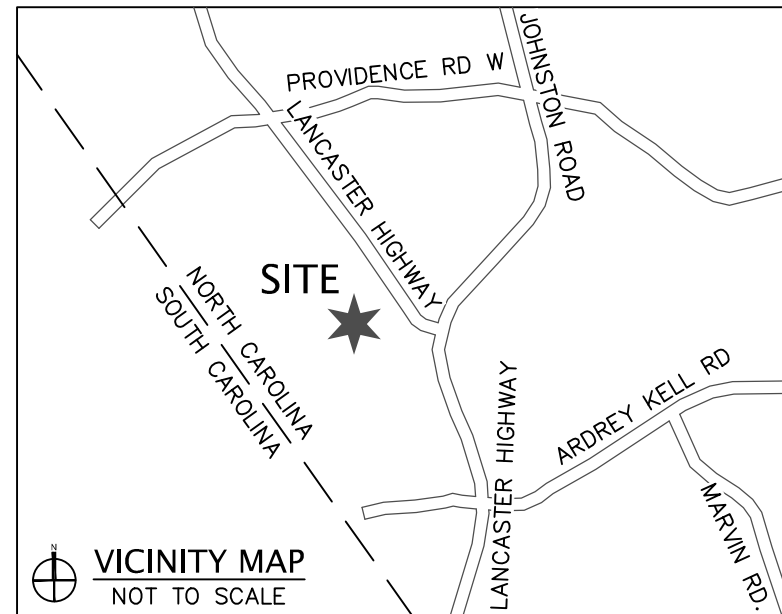
900 BROOKSTONE CENTRE PKWY. COLUMBUS, GA 31904

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PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 12/10/15

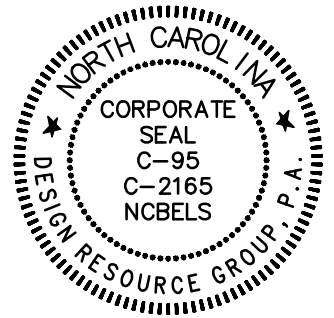


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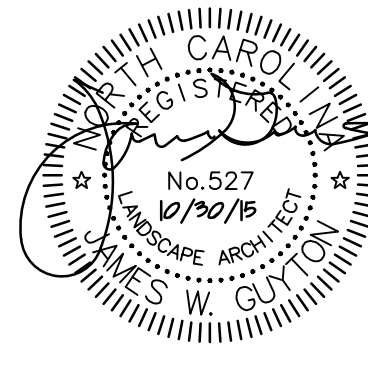
FLOURNOY BALLANTYNE

CHARLOTTE, NORTH CAROLINA

FLOURNOY DEVELOPMENT COMPANY

900 BROOKSTONE CENTRE PKWY
COLUMBUS, GA 31904

CONSTRUCTION
DOCUMENTS



PROJECT #:

501-001

DRAWN BY:

MB

CHECKED BY:

SK

SITE PLAN

OCTOBER 30, 2015

REVISIONS:

C0.00

CONDITION DEVELOPMENT NOTES (PER REZONING PETITION 2000-02C):

- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE MECKLENBURG COUNTY ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE. AS PROVIDED FOR IN SECTION 6.206(2), DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASE WITHIN THE BUILDING ENVELOPE LINE AS SHOWN ON THE PLAN.
- STORMWATER DETENTION FACILITIES WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF CHARLOTTE/MECKLENBURG STORMWATER SERVICES. NO STORMWATER DETENTION WILL OCCUR WITHIN ANY REQUIRED BUFFER OR SETBACK AREA.
- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
- PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
- SCREENING W/ILE COMFOABLE STANDARDS OF SECT. 12.103 OF THE ZONING ORDINANCE. ALL PERMANENT GARBAGE/TRASH DISPOSAL FACILITIES (I.E. DUMPSTERS OR COMPACTORS IF PROVIDED) WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
- THE USE OF THE SITE WILL BE FOR THE CONSTRUCTION OF A MIX RESIDENTIAL COMMUNITY CONSISTING OF SINGLE FAMILY AND MULTIFAMILY DWELLING UNITS AND ASSOCIATED ACCESSORY USES AND STRUCTURES.
- PETITIONER WILL DEDICATE RIGHT-OF-WAY SUFFICIENT TO PROVIDE 50 FEET FROM THE CENTERLINE OF OLD U.S. 521 IF THE EXISTING RIGHT-OF-WAY IS INSUFFICIENT. SUCH DEDICATION WILL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SITE.
- ACCESS TO THE SITE WILL BE PROVIDED BY PUBLIC STREET CONNECTIONS TO OLD U.S. 521 AND TO PROVIDENCE ROAD WEST.
- AN INTERNAL SYSTEM OF SIDEWALKS AND/OR TRAILS WILL FACILITATE INTERNAL PEDESTRIAN CIRCULATION. THIS SYSTEM MAY INCLUDE PROVISIONS FOR CONNECTIONS BETWEEN MULTIFAMILY BUILDINGS AND ACCESS TO PUBLIC STREETS AND THE GREENWAY SYSTEM.
- NO FILLING WILL OCCUR WITHIN THE FLOODPLAIN FRINGE. HOWEVER, THE PETITIONER MAY INSTALL SIDEWALKS AND/OR TRAILS AS NOTED ABOVE WITHIN THE FRINGE AREA AS WELL AS UTILITIES NECESSARY TO SERVE THE SITE.
- THE PETITIONER WILL COMPLY WITH SWM BUFFER STANDARDS. IN ADDITION, THE PETITIONER WILL DEDICATE THE AREA WITHIN THE 100-YEAR FLOODPLAIN TO MECKLENBURG COUNTY FOR ADDITION TO THE GREENWAY PURPOSES, SUCH DEDICATION TO BE ACCOMPLISHED THROUGH THE SUBDIVISION PROCESS. NO STORMWATER DETENTION FACILITIES WILL BE LOCATED WITHIN THE FLOODWAY FRINGE.
- THE EXISTING PONDS ON THE SOUTHERN PORTION OF THE SITE MAY BE INCORPORATED INTO THE OVERALL PLAN FOR THE SITE AS SITE FEATURES AND/OR STORMWATER MANAGEMENT DEVICES. THE EXISTING PONDS MAY BE DRAINED AND RECONSTRUCTED AND ADDITIONAL PONDS MAY BE ADDED AND ONE OR MORE OF THE EXISTING PONDS MAY BE REMOVED AND ALL DEVELOPMENT OR REDEVELOPMENT OF PONDS WILL COMPLY WITH APPLICABLE STATE AND FEDERAL STANDARDS.
- A 5 FOOT SIDEWALK WILL BE CONSTRUCTED ALONG OLD U.S. 521 AND ALONG PROVIDENCE RD. WEST AT OR NEAR THE OUTSIDE EDGE OF THE RIGHT-OF-WAY BOUNDARY, SUBJECT TO THE APPROVAL OF NCDOT. THE EXACT LOCATION OF THE SIDEWALK MAY VARY BUT NOT BE CLOSER TO THE EDGE OF PAVEMENT THAN 4 FEET. THE PETITIONER WILL INSTALL LEFT TURN LANES AT ACCESS POINTS FROM OLD U.S. 521 AND PROVIDENCE RD. WEST AS PART OF THE SUBDIVISION PROCESS, SUBJECT TO THE APPROVAL OF NCDOT.
- THE DEVELOPMENT OF THE MULTIFAMILY PORTION OF THE SITE WILL BE CONDUCTED IN PHASES AND WILL INCLUDE AT LEAST TWO VARIATIONS IN STYLE, ARCHITECTURAL ELEMENTS, AND/OR BUILDING TYPES.
- THE PETITIONER HAS IDENTIFIED POTENTIAL AREAS WITHIN THE SITE WHERE EFFORTS WILL BE MADE TO INCORPORATE EXISTING TREES COVER, IF PRESENT, INTO THE OVERALL PLAN FOR THE SITE, WITH EMPHASIS IN THOSE AREAS WHERE OTHER OPEN SPACE FEATURES ARE ESTABLISHED OR PRESERVED.
- THE PETITIONER WILL PROVIDE THE FOLLOWING ROADWAY IMPROVEMENTS.
 - A LEFT TURN LANE INTO THE SITE FROM PROVIDENCE ROAD WEST AND FROM THE EAST BOUND ROAD ONTO LANCASTER HIGHWAY.
 - SIGNAL PHASING FOR THE EASTBOUND AND WESTBOUND MOVEMENTS WILL BE MODIFIED AT THE LANCASTER HIGHWAY/PROVIDENCE ROAD WEST INTERSECTION.
 - THE TWO (2) NORTHERN MOST ACCESS POINTS ON LANCASTER HIGHWAY WILL BE LOCATED SO AS TO PROVIDE ADEQUATE SITE DISTANCES. A LEFT TURN LANE WILL BE PROVIDED FOR EACH ENTRY INTO THE SITE TOGETHER WITH A RIGHT TURN LANE (DECELERATION LANE) IN THE SOUTHBOUND DIRECTION. THE ACCESS POINTS WILL ALSO BE WIDE ENOUGH FOR TWO (2) EXIT LANES.
 - THE ACCESS POINT ON PROVIDENCE ROAD WEST WILL BE A MINIMUM DISTANCE OF 400 LINEAR FEET FROM THE INTERSECTION OF LANCASTER HIGHWAY.
- IN SUPPORT OF REZONING PETITION NO. 2012-048 BY GCI ACQUISITIONS, LLC (THE "ADJACENT PETITION"), THE PETITIONER HAS AGREED TO REDUCE THE TOTAL NUMBER OF ALLOWED UNITS ON PARCELS A AND B OF THIS PETITION IN THE AGGREGATE BY 100 UNITS. IN THIS REGARD, UPON APPROVAL OF THE ADJACENT PETITION BY CHARLOTTE CITY COUNCIL, THE TOTAL NUMBER OF ALLOWED UNITS ON PARCEL A SHOULD BE 49 UNITS, RATHER THAN 56 UNITS, AND THE TOTAL NUMBER OF ALLOWED UNITS ON PARCEL B SHALL BE 603 UNITS, RATHER THAN 696 UNITS. THESE REDUCTIONS IN THE NUMBER OF ALLOWED UNITS ON PARCELS A AND B SHALL NOT BE EFFECTIVE AND BINDING ON THE PETITION UNTIL APPROVAL BY CHARLOTTE CITY COUNCIL OF THE ADJACENT PETITION.
- AS A CONDITION TO AND IN SUPPORT OF REZONING PETITION NO. 2013-048 BY ELEVATION CHURCH, INC. (THE "ADJACENT PETITION"), PETITIONER HAS AGREED TO REDUCE THE TOTAL NUMBER OF ALLOWED UNITS ON PARCEL B SHALL BE 348 UNITS. THIS REDUCTION IN THE NUMBER OF ALLOWED UNITS ON PARCEL B SHALL NOT BE EFFECTIVE AND BINDING ON THE PETITION UNTIL APPROVAL BY CHARLOTTE CITY COUNCIL OF THE ADJACENT PETITION.

GENERAL NOTES:

- SURVEY INFORMATION OBTAINED BY R.B. PHARR & ASSOCIATES, PA. DATED 01/30/15.
- ARCHITECTURAL DIMENSIONS TO BE VERIFIED BY SURVEYOR; REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- SURVEYOR SHALL REPORT ANY ENCROACHMENTS OR DISCREPANCIES GENERATED BY THE SITE PLAN AGAINST ANY SITE DEVELOPMENT LIMITS SPECIFIED ON THE SITE PLAN TO THE OWNER, LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO ANY ACTUAL CONSTRUCTION.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT LANCASTER HIGHWAY, JOHNSTON ROAD, PROVIDENCE ROAD WEST, AND ARDREY KELL ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT AND NCDOT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER OLDSM# 50.05 (9" SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, 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.
- 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.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG LANCASTER HIGHWAY AND ELEVATION POINT DRIVE MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
- 4-INCH-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.
- 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.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
- NONSTANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
- PRIOR TO PLAT RECORDEATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS", THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- ALL CONSTRUCTION TO CONFORM TO CHARLOTTE / MECKLENBURG LAND DEVELOPMENT STANDARDS.
- FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE CITY FIRE MARSHALL DURING THE BUILDING PERMIT PROCESS.

ENGINEER'S NOTES:

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INTERPRETATIONS FOR ANY QUESTIONS REGARDING THESE DRAWINGS PRIOR TO COMMENCEMENT OF WORK OR ORDERING OF MATERIALS AND SHALL BEAR THE COST OF ALL REWORK IF NOT PROPERLY COORDINATED.
- CONTRACTOR SHALL PROVIDE ENGINEER RECORD DRAWING INFORMATION FROM A REGISTERED LAND SURVEYOR UPON COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ANY EXCAVATION PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE ENGINEER OF WORK SHALL NOT BE RESPONSIBLE FOR THE ENFORCEMENT OF SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY STANDARDS, LAWS AND REGULATIONS.
- CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO FINAL GRADE PER AGENCY STANDARDS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE FIELD DATA AND THE INFORMATION SHOWN HEREON. ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY WORK DONE WITHOUT PROPER NOTIFICATION AND COORDINATION.
- THE ENGINEER PREPARING THESE PLANS SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE DESIGN ENGINEER PRIOR TO IMPLEMENTATION.
- PRIVATE WATER AND SANITARY SEWER SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH N.C.D.E.N.R. REGULATIONS IN THE PRESENCE OF THE ENGINEER. RECEIPT OF FINAL ACCEPTANCE SHALL BE REQUIRED PRIOR TO ACTIVATION OF FACILITIES.
- EXISTING SANITARY SEWER AND WATER SYSTEM SHOWN PER PROVIDED SURVEY AND CMMD REFERENCE DRAWINGS. EXISTING PUBLIC UTILITY INFORMATION IS SHOWN FOR REFERENCE ONLY. EXISTING SIZES, INVERTS AND LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND THE ORDERING OF MATERIALS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES, WHETHER SHOWN HEREON OR NOT, AND PROTECT FROM DAMAGE DURING INSTALLATION. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID STRUCTURES SHALL BE BORNE BY THE CONTRACTOR.
- A LICENSED UTILITY CONTRACTOR WILL INSTALL THE TAPS AND METERS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE TAPS AND METERS TO CMMD STANDARDS AND REGULATIONS.
- SANITARY YARD HYDRANTS SHALL NOT BE "STOP AND DRAIN", "STOP AND WASTE", OR "WEEP HOLE" TYPE HYDRANTS.
- IF CONTRACTOR OPTS TO INSTALL PRECAST STRUCTURES, CONTRACTOR SHALL VERIFY RIM ELEVATIONS AND LAYOUT OF ALL PIPES, INCLUDING SIZE AND INVERTS OF EXISTING FACILITIES, PRIOR TO THE ORDERING OF MATERIALS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ALL PRECAST STRUCTURES TO FINISHED GRADE IN ACCORDANCE WITH AGENCY SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS. NO ADDITIONAL PAYMENT WILL BE MADE FOR ADJUSTING FACILITIES TO FINISHED GRADE.
- FIRE HYDRANTS ARE TO BE 10' CLEAR OF ANY OBSTRUCTIONS.
- FDC LOCATIONS SHALL BE IN ACCORDANCE W/ CFD REQUIREMENTS.
- FIRE SPRINKLER SIZING AND FDC CONNECTIONS TO BE SIZED AND LOCATED PER THE RECOMMENDATIONS OF THE FIRE SPRINKLER CONSULTANT. ALL REFERENCES SHOWN HEREON ARE FOR SCHEMATIC PURPOSES ONLY.

UTILITY NOTES

- ALL UTILITIES TO BE UNDERGROUND EXCEPT FOR THE ABOVE GROUND BACK FLOW PREVENTORS AND HVAC UNITS WHICH WILL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAY.

SITE DATA:

SITE AREA:	39.46 AC PRE-DEVELOPMENT SITE AREA 1.04 AC DEDICATED PUBLIC R/W 38.42 AC POST-DEVELOPMENT SITE AREA	BIKE PARKING REQUIRED:	1 SHORT TERM SPACE/20 UNITS = 20 BIKE SPACES
TAX MAP #s:	223--511--01, 223--031--91, 223--031--97	BIKE PARKING PROVIDED:	30 SHORT TERM SPACES (5) UNCOVERED RACK 20 SPACES (1) COVERED RACK 10 SPACES
REZONING PET. #:	2000--02C	OPEN SPACE REQUIRED:	45% OF 39.45 AC = 17.75 AC
ZONING:	R--17MF(CD)	OPEN SPACE PROVIDED:	26.49 AC
PROPOSED USE:	MULTI-FAMILY APARTMENTS RESIDENTIAL FOR RENT	SETBACK:	30' SETBACK (FROM LANCASTER HIGHWAY RIGHT-OF-WAY) 27' SETBACK OR 15' SETBACK (PER SECTION 9.303(19)(f) OF ZONING ORDINANCE (FROM ELEVATION POINTE DRIVE RIGHT-OF WAY) 10' MIN 40' OR 50' ADJACENT TO SINGLE FAMILY DEVELOPED OR ZONED LAND
TOTAL # OF UNITS:	397 UNITS	SIDE YARD:	16' MINIMUM 4-5 STORIES BUILDING 100 = 65' 7"
DENSITY:	10.06 DUA	REAR YARD:	BUILDING 200 = 65'-0 1/4" (90' REQUIRED BUILDING 300 = 60'-3" BUILDING 400 = 60'-3" (80.5' REQUIRED REAR/SIDE YARD) BUILDING 500 = 65'-5 7/8" (91' REQUIRED REAR/SIDE YARD) BUILDING 600 = 60'-11 1/2" (82' REQUIRED REAR/SIDE YARD)
BUILDING USE:	6 MULTI-FAMILY BUILDINGS 6 DETACHED GARAGES	BUILDING SEPARATION:	26' MINIMUM 4-5 STORIES BUILDING 100 = 65' 7"
PARKING REQUIRED:	1.5 SPACES PER UNIT = 596 SPACES (MIN.)	BUILDING HEIGHT:	BUILDING 200 = 65'-0 1/4" (90' REQUIRED BUILDING 300 = 60'-3" BUILDING 400 = 60'-3" (80.5' REQUIRED REAR/SIDE YARD) BUILDING 500 = 65'-5 7/8" (91' REQUIRED REAR/SIDE YARD) BUILDING 600 = 60'-11 1/2" (82' REQUIRED REAR/SIDE YARD)
PARKING PROVIDED:	1.94 SPACE PER UNIT	TRASH & RECYCLING REQ.:	(1) 8 CY COMPACTOR PER 90 UNITS = 36 CY MIN. 321--400 UNITS REQUIRES (5) 144 SF = 720 SF MIN.
REGULAR SPACES:	38 SPACES (16.5%)	TRASH & RECYCLING PROV.:	(1) 40 CY COMPACTOR (1) 720 CF RECYCLING STATION
ACCESSIBLE SPACES:	28 SPACES	ESTIMATED TIME OF COMPLETION:	2016
ON-STREET SPACES:	44 SPACES		
TANDEM SPACES:	26 SPACES		
GARAGE SPACES:	34 DETACHED SPACES 26 ATTACHED SPACES 771 TOTAL SPACES		
PRIVATE STREET DATA:	MORRISON PRESERVE DRIVE = 154 LF PARKING MAX 50R ALONG ONE SIDE = 77 LF LENGTH OF PARKING PROVIDED = 73 LF		
DISTRICT SOUTH AND FLOURNOY DRIVE = 360 LF PARKING MAX 50R ALONG ONE SIDE = 180 LF LENGTH OF PARKING PROVIDED = 54 LF			

SITE ACCESSIBILITY NOTES

- ALL BUILDINGS WITHIN THE BOUNDARY OF THIS SITE, UNLESS OTHERWISE STATED AS EXEMPT, SHALL HAVE "ACCESSIBLE ROUTES" AS REQUIRED THAT CONFORM TO THE REQUIREMENTS OF "THE AMERICANS WITH DISABILITIES ACT", "FAIR HOUSING STANDARDS", ICC ANSI A 117.1-209 AND GOVERNING STATE HANDICAP CODE STANDARDS.

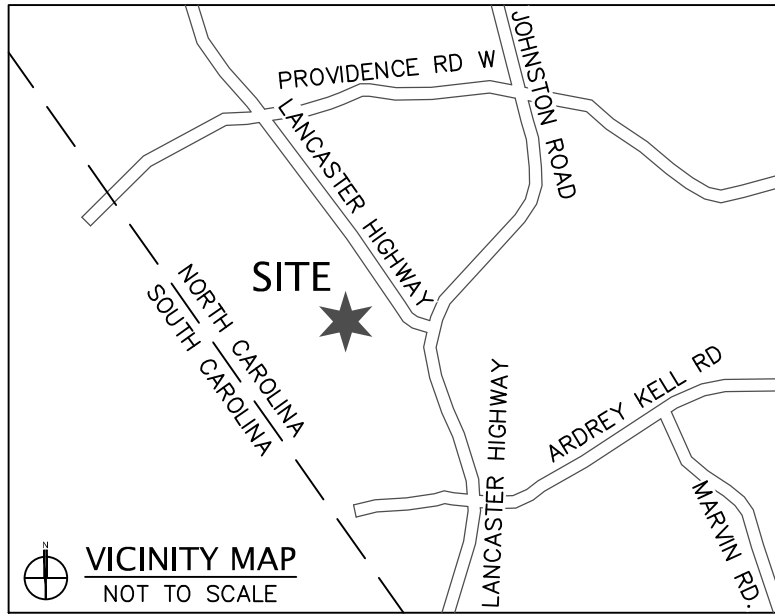
THESE STANDARDS FOR ACCESSIBILITY INCLUDE, BUT ARE NOT LIMITED TO:

MAXIMUM WALK SLOPE = 1:20
MAXIMUM RAMP SLOPE = 1:12 WITH RAILING
MAXIMUM CROSS SLOPE = 1/4" PER FOOT (2%)
ALL WALKS TO BE BROOM FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS
MAXIMUM ACCESSIBLE ROUTE LENGTH (NC) = 200'

- THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ALL DIRECTIONS.
- CONTRACTOR TO CONTACT DESIGN RESOURCE GROUP FOR ANY VARYING SITE CONDITIONS OR DISCREPANCIES AFFECTING SITE ACCESSIBILITY REQUIREMENTS.

ADDITIONAL ACCESSIBLE ROUTE NOTES FOR ACCESSIBILITY COMPLIANCE WITH ICC/ANSI A117.1-2009, AND 2010 ADA STANDARDS.

- PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN COMMON USE AREAS TO COMPLY WITH ANSI 2009 SECTION 307, INCLUDING:
 - PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. EXCEPTIONS INCLUDE HANDRAILS, DOOR CLOSERS, AND DOOR STOPS.
 - POST MOUNTED OBJECTS: OBJECTS ON POSTS OR PYLONS SHALL BE PERMITTED TO OVERHANG 4" MAXIMUM WHERE MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR. OBJECTS ON MULTIPLE POSTS OR PYLONS WHERE THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12" SHALL HAVE THE LOWEST EDGE OF SUCH OBJECT EITHER 27" MAXIMUM OR 80" MINIMUM ABOVE THE FLOOR.
 - REDUCED VERTICAL CLEARANCE: GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED BY SECTIONS 307.2 AND 307.3, AND WHERE THE VERTICAL CLEARANCE IS LESS THAN 80" ABOVE THE FLOOR. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE 27" MAXIMUM ABOVE THE FLOOR.
- PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN PUBLIC USE AREAS TO COMPLY WITH 2010 ADA SECTION 307, INCLUDING:
 - 2010 ADA SECTION 307.2: OBJECTS PROJECTING FROM WALLS
 - 2010 ADA SECTION 307.4: MINIMUM CLEAR HEADROOM
- FLOOR AND GROUND SURFACES IN COMMON USE AREAS SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH ANSI 2009 SECTIONS 302.
- FLOOR AND GROUND SURFACES IN ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL BE STABLE, FIRM, AND SLIP-RESISTANT AND SHALL COMPLY WITH 2010 ADA SECTION 302.
- CHANGES IN LEVEL IN COMMON USE AREAS SHALL COMPLY WITH ANSI 2009 SECTION 303, INCLUDING:
 - ANSI 2009 SECTION 303.2: VERTICAL
 - ANSI 2009 SECTION 303.3: BEVELED
 - ANSI 2009 SECTION 303.4: RAMPS
- CHANGES IN LEVEL ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL COMPLY WITH 2010 ADA SECTION 303, INCLUDING:
 - 2010 ADA SECTION 303.2: VERTICAL
 - 2010 ADA SECTION 303.3: BEVELED
 - 2010 ADA SECTION 303.4: RAMPS
- IF TREES OR OTHER PLANTING OVERHANG ALONG THE CIRCULATION ROUTES AT THE SIDEWALK WITHOUT PROTECTION AT 27" A.F.F. OR LOWER, ASSURE THEY DO NOT EXTEND GREATER THAN 4" INTO CIRCULATION ROUTE AT A HEIGHT OF 80" ABOVE GRADE OR LOWER. (1986 ANSI, SECTION 4.4.1)
- THE CONTROLS AT ANY ADDITIONAL COMMON USE ELEMENT SUCH AS THE GATE HARDWARE, FIRE PIT, POOL SHOWER, ETC. WHICH ARE INTENDED TO BE USED BY THE RESIDENTS AND THEIR GUESTS ARE LOCATED ON AN ACCESSIBLE ROUTE, WITHIN THE REQUIRED REACH RANGE OF 15"-48" A.F.F. AND ARE OPERABLE WITH ONE HAND USING SLB MAXIMUM PRESSURE WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST (1986 ANSI, SECTION 4.25 & ANSI 2009, SECTION 308)



SIGN LEGEND	
A	STOP (R1-1 30"x30")
B	STREET NAME SIGN SIGN (SEE DETAILS 5 ADN 6 SHEET C8.01)
ALL SIGNS TO BE MUTCD STANDARD PROVIDED AND INSTALLED BY OWNER/ CONTRACTOR	

NOTES:

1. AT THE TIME OF PERMITTING ALL HVAC UNITS TO BE LOCATED ON THE ROOFS. IF ANY HVAC UNITS NEED TO BE RELOCATED FROM THE ROOF THEY WILL BE REQUIRED TO BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND PUBLIC STREETS.

BUILDING CONSTRUCTION: V-A
BUILDINGS SPRINKLERED: RESIDENTIAL - 13R SYSTEM
CLUB HOUSE - 13R SYSTEM WITH 13 SPACING

BUILDING AREAS: (HEATED SQUARE FEET)

BLDG. 100A: TOTAL: 65,364 SQ. FT.
4th Floor: 14,433 SQ. FT.
3rd Floor: 14,433 SQ. FT.
2nd Floor: 14,433 SQ. FT.
1st Floor: 14,433 SQ. FT.
Basement: 7,632 SQ. FT.

BLDG. 100B: TOTAL: 81,351 SQ. FT.
4th Floor: 18,004 SQ. FT.
3rd Floor: 18,004 SQ. FT.
2nd Floor: 18,004 SQ. FT.
1st Floor: 18,180 SQ. FT.
Basement: 9,159 SQ. FT.

BLDG. 200A: TOTAL: 65,880 SQ. FT.
4th Floor: 14,557 SQ. FT.
3rd Floor: 14,557 SQ. FT.
2nd Floor: 14,557 SQ. FT.
1st Floor: 14,557 SQ. FT.
Basement: 7,652 SQ. FT.

BLDG. 200B: TOTAL: 59,519 SQ. FT.
4th Floor: 13,241 SQ. FT.
3rd Floor: 13,241 SQ. FT.
2nd Floor: 13,241 SQ. FT.
1st Floor: 13,335 SQ. FT.
Basement: 6,461 SQ. FT.

BLDG. 300: TOTAL: 48,933 SQ. FT.
4th Floor: 12,168 SQ. FT.
3rd Floor: 12,168 SQ. FT.
2nd Floor: 12,168 SQ. FT.
1st Floor: 12,429 SQ. FT.

BLDG. 400: TOTAL: 52,429 SQ. FT.
4th Floor: 13,040 SQ. FT.
3rd Floor: 13,040 SQ. FT.
2nd Floor: 13,040 SQ. FT.
1st Floor: 13,040 SQ. FT.

BLDG. 500A: TOTAL: 62,509 SQ. FT.
4th Floor: 13,659 SQ. FT.
3rd Floor: 13,659 SQ. FT.
2nd Floor: 13,659 SQ. FT.
1st Floor: 13,659 SQ. FT.
Basement: 7,870 SQ. FT.

BLDG. 500B: TOTAL: 46,588 SQ. FT.
4th Floor: 10,255 SQ. FT.
3rd Floor: 10,255 SQ. FT.
2nd Floor: 10,255 SQ. FT.
1st Floor: 10,255 SQ. FT.
Basement: 5,568 SQ. FT.

BLDG. 600: TOTAL: 61,444 SQ. FT.
4th Floor: 15,297 SQ. FT.
3rd Floor: 15,297 SQ. FT.
2nd Floor: 15,297 SQ. FT.
1st Floor: 15,556 SQ. FT.

BLDG. G1: 1,948 SQ. FT. (not heated)
BLDG. G2: 1,722 SQ. FT. (each not heated)
BLDG. G6: 2,654 SQ. FT. (not heated)

TOTAL: 544,017 HEATED SQ. FT.

NOTES: SEE WATER PLAN SHEET C5.00 FOR FDC LOCATIONS, FIRE HYDRANTS, AND EXISTING FIRE HYDRANT FLOW TEST RESULTS AND LOCATIONS.

SITE DATA:

SITE AREA:

39.46 AC PRE-DEVELOPMENT SITE AREA
= 1.04 AC DEDICATED PUBLIC R/W
38.42 AC POST-DEVELOPMENT SITE AREA

TAX MAP #s:

223-511-01, 223-031-91, 223-031-97

REZONING PET. #:

2000-02C

ZONING:

R-17MF(CD)

PROPOSED USE:

MULTI-FAMILY APARTMENTS RESIDENTIAL FOR RENT

TOTAL # OF UNITS:

397 UNITS

DENSITY:

10.06 DUA

BUILDING USE:

6 MULTI-FAMILY BUILDINGS
6 DETACHED GARAGES

PARKING REQUIRED:

1.5 SPACES PER UNIT = 596 SPACES (MIN.)

PARKING PROVIDED:

1.94 SPACE PER UNIT

REGULAR SPACES:

575 SPACES

COMPACT:

38 SPACES (16.5%)

ACCESSIBLE SPACES:

28 SPACES

ON-STREET SPACES:

44 SPACES

TANDEM SPACES:

26 SPACES

GARAGE SPACES:

34 DETACHED SPACES

26 ATTACHED SPACES

771 TOTAL SPACES

PRIVATE STREET DATA:

MORRISON PRESERVE DRIVE = 154 LF

PARKING MAX 50% ALONG ONE SIDE = 77 LF

LENGTH OF PARKING PROVIDED = 73 LF

DISTRICT SOUTH AND FLOURNOY DRIVE = 360 LF

PARKING MAX 50% ALONG ONE SIDE = 180 LF

LENGTH OF PARKING PROVIDED = 54 LF

BIKE PARKING REQUIRED:

1 SHORT TERM SPACE/20 UNITS

BIKE PARKING PROVIDED:

= 20 BIKE SPACES
30 SHORT TERM SPACES
(5) UNCOVERED RACK 20 SPACES
(1) COVERED RACK 10 SPACES

OPEN SPACE REQUIRED:

45% OF 39.45 AC = 17.75 AC

OPEN SPACE PROVIDED:

26.49 AC

SETBACK:

30' SETBACK
(FROM LANCASTER HIGHWAY RIGHT-OF-WAY)
27' SETBACK OR 15' SETBACK (PER SECTION 9.303(19)(i) OF ZONING ORDINANCE (FROM ELEVATION POINTE DRIVE RIGHT-OF WAY)
10' MIN
40' OR 50' ADJACENT TO SINGLE FAMILY DEVELOPED OR ZONED LAND

BUILDING SEPARATION:

BUILDING HEIGHT:

16' MINIMUM
4-5 STORIES
BUILDING 100 = 65' 7"
BUILDING 200 = 65'-0 1/4" (90' REQUIRED REAR/SIDE YARD)
BUILDING 300 = 60'-3"
BUILDING 400 = 60'-3" (80.5' REQUIRED REAR/SIDE YARD)
BUILDING 500 = 65'-5 7/8" (91' REQUIRED REAR/SIDE YARD)
BUILDING 600 = 60'-11 1/2" (82' REQUIRED REAR/SIDE YARD)

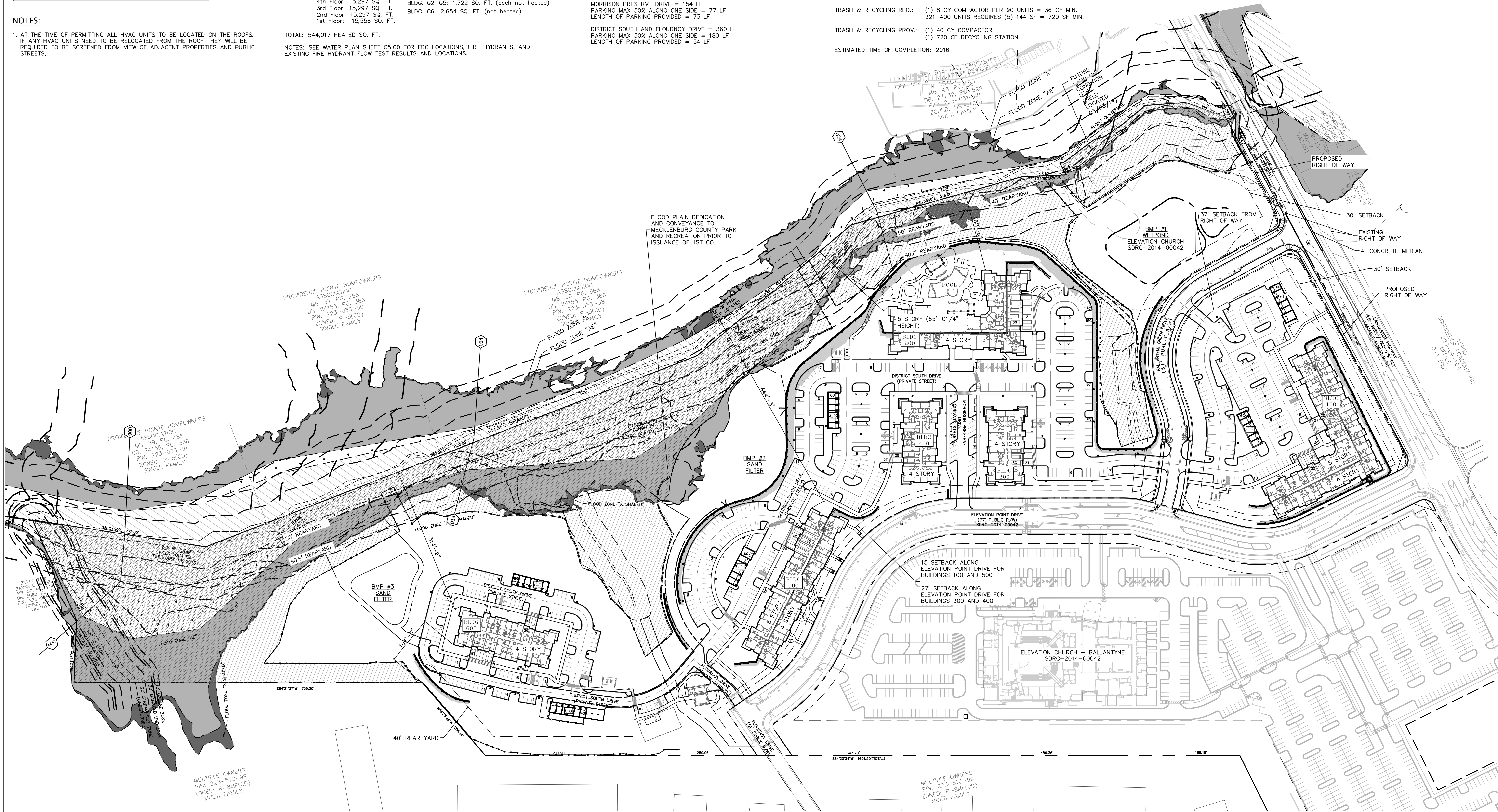
TRASH & RECYCLING REQ.:

(1) 8 CY COMPACTOR PER 90 UNITS = 36 CY MIN.
321-400 UNITS REQUIRES (5) 144 SF = 720 SF MIN.

TRASH & RECYCLING PROV.:

(1) 40 CY COMPACTOR
(1) 720 OF RECYCLING STATION

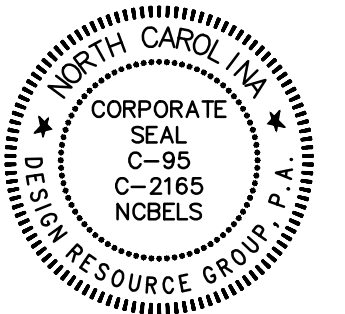
ESTIMATED TIME OF COMPLETION: 2016



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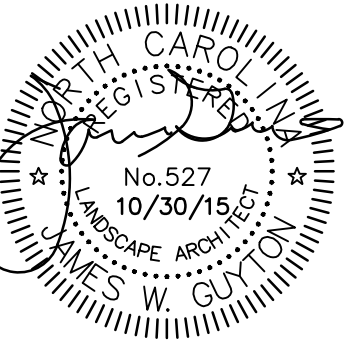
- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

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CHARLOTTE, NORTH CAROLINA
FLOURNOY DEVELOPMENT COMPANY
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COLUMBUS, GA 31904

CONSTRUCTION
DOCUMENTS



SCALE: 1" = 100'

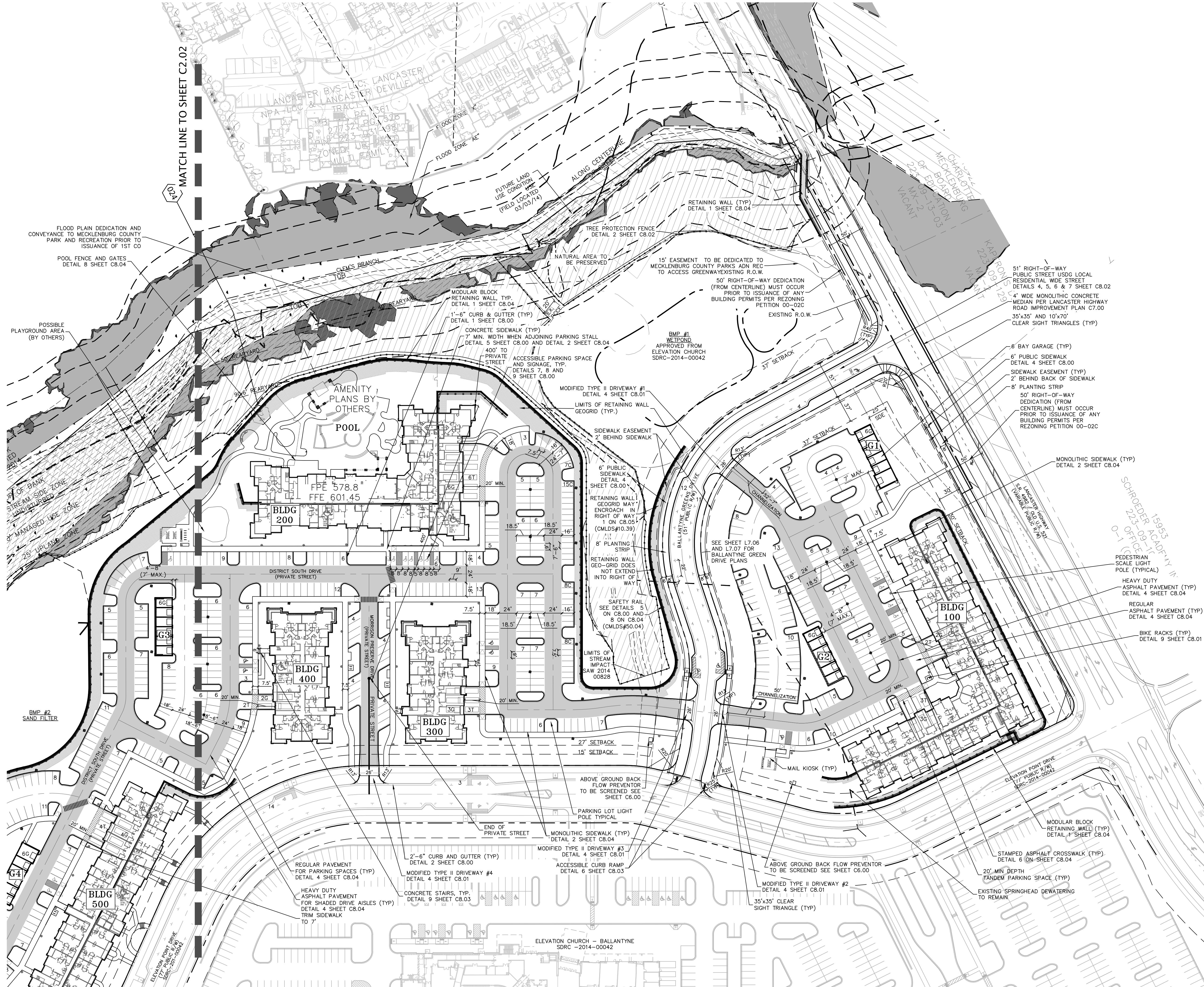
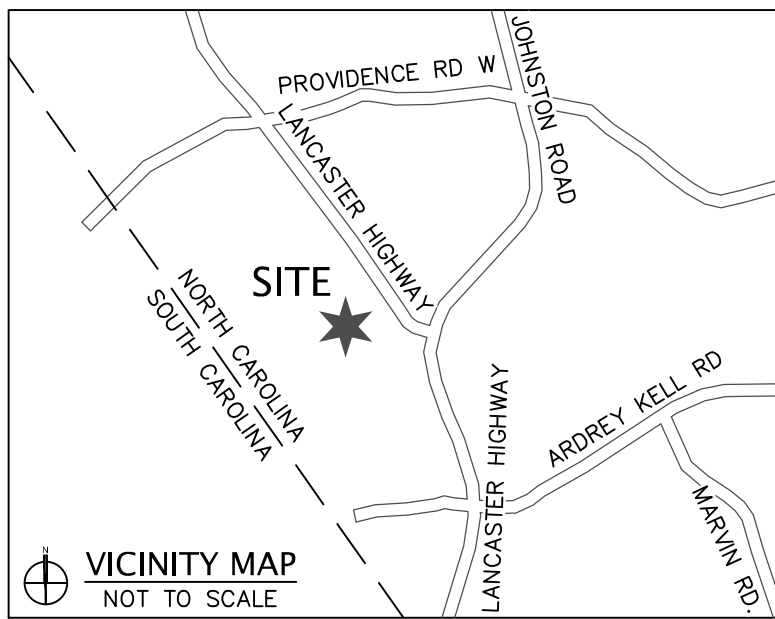
PROJECT #: 501-001
DRAWN BY: DK
CHECKED BY: SK

**OVERALL
SITE PLAN**

OCTOBER 30, 2015

REVISIONS:

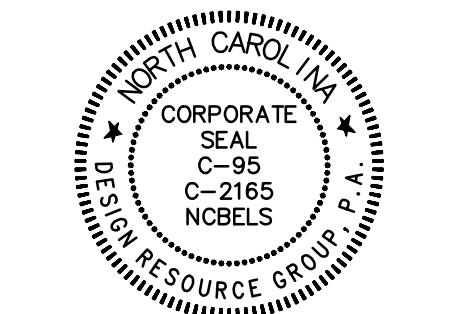
C2.00



design resource group

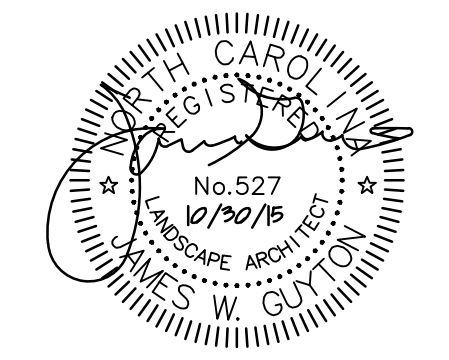
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SCALE: 1" = 60'

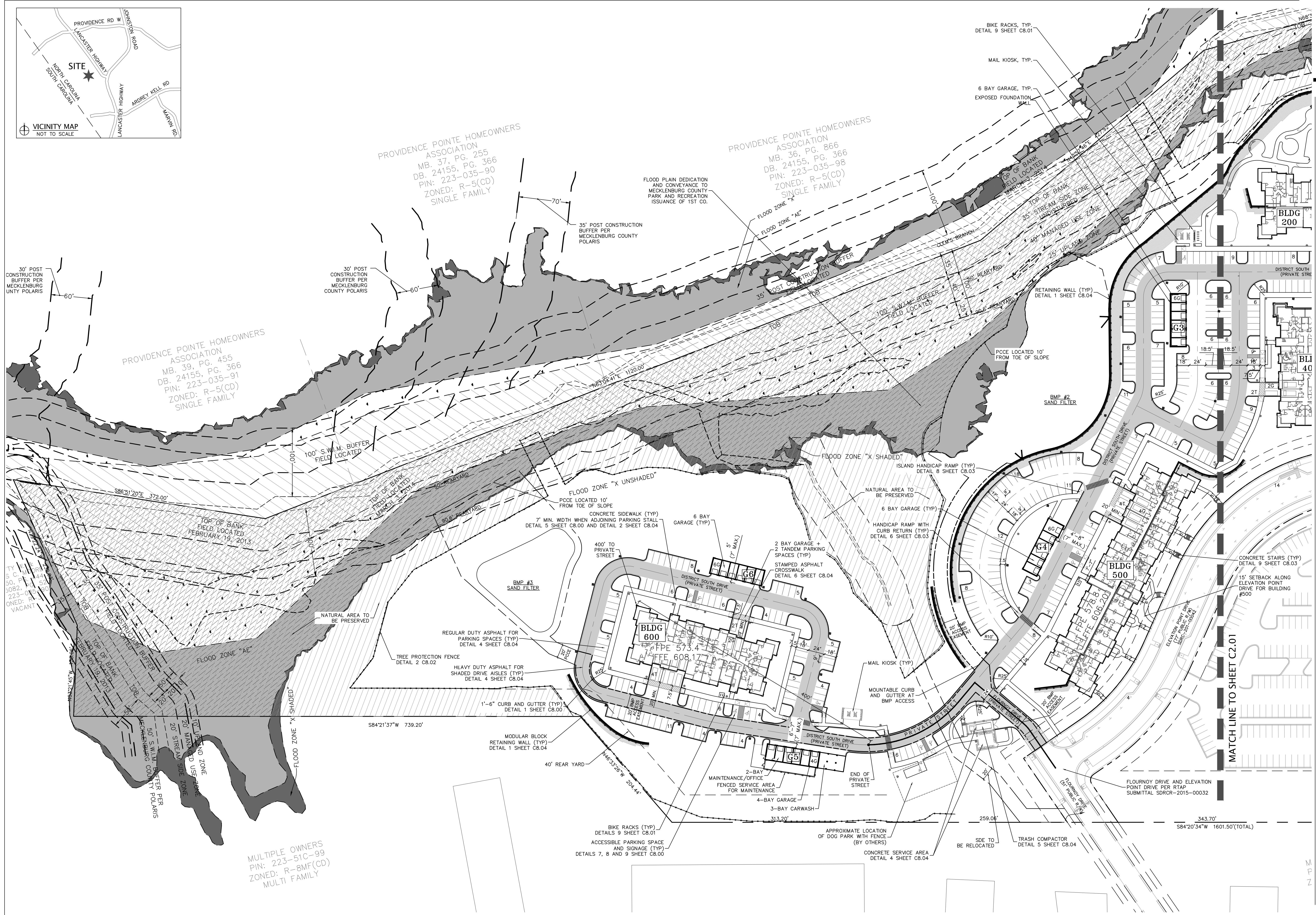
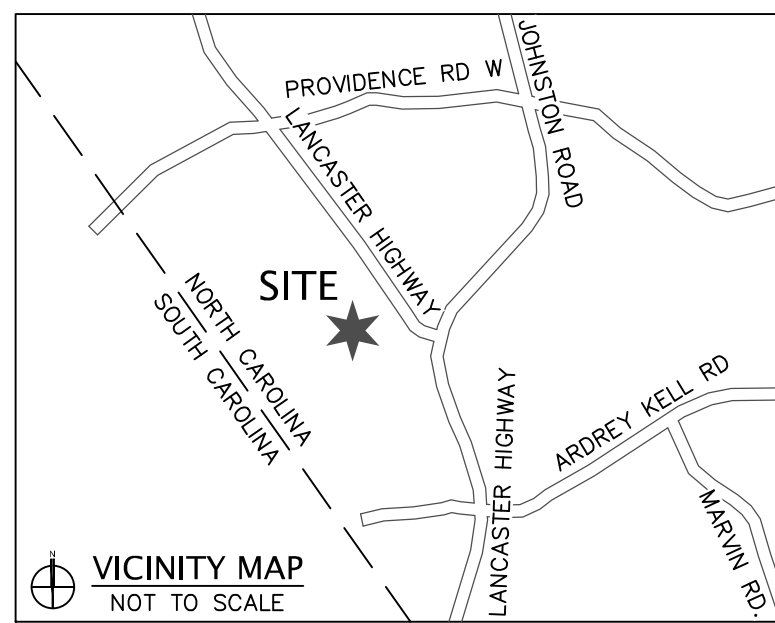
PROJECT #: 501-001
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SITE PLAN

OCTOBER 30, 2015

REVISIONS:

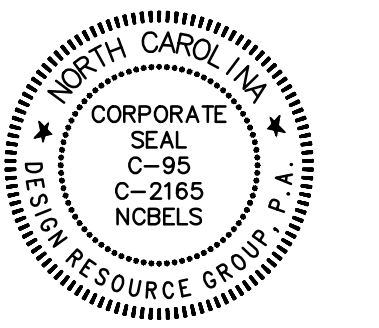
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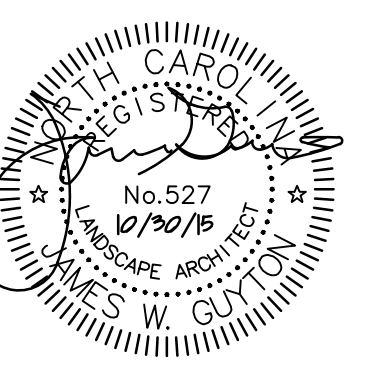


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0 0 30 60
SCALE: 1" = 60'

PROJECT #: 501-001
DRAWN BY: DK
CHECKED BY: SK

SITE PLAN

OCTOBER 30, 2015

REVISIONS:

C2.02