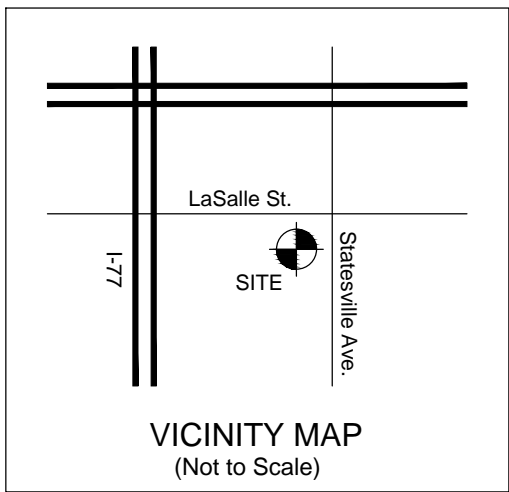
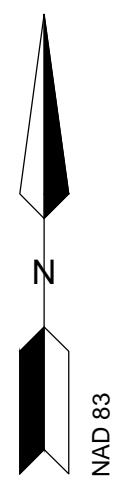


CIVIL CONSTRUCTION DOCUMENTS
FOR
ATANDO AVENUE APARTMENTS
1440 NEWLAND ROAD
CHARLOTTE, NC

PREPARED FOR:
DOUBLE OAKS DEVELOPMENT, LLC
C/O THE HOUSING PARTNERSHIP
4601 CHARLOTTE PARK DRIVE, SUITE 350
CHARLOTTE, NORTH CAROLINA 28217


*Revision
RELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 7/28/16

*Solid waste collection has been revised from two (2) 8 cubic yards compactors with compactor in a single enclosure to four (4) 8 cubic yard containers within 2 enclosures. Revised truck turning diagram accordingly.
Solid waste and recycling enclosures have been revised to be accessible and on an accessible route with sidewalk and crosswalks per review comments from NCHFA. A single 40'R required tree has been relocated due to the revisions above, but the tree ordinance remains compliant with regard to tree to parking distance.



INDEX OF SHEETS

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C1.2	ISD PROFILES
C2.1	PHASE I EROSION CONTROL PLAN PLAN
C2.2	FINAL GRADING, DRAINAGE AND EROSION CONTROL PLAN
C2.3	STORM DRAIN AREA PLAN
C3.1	SITE UTILITY PLAN
C4.1	SITE DETAILS
C4.2	SITE DETAILS
C4.3	SITE DETAILS
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SP001	APPROVED REZONING PLAN
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A602	CLUBHOUSE ELEVATIONS
A603	ARCHITECTURAL ELEVATIONS
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A605	ARCHITECTURAL ELEVATIONS
A606	ARCHITECTURAL ELEVATIONS
A607	ARCHITECTURAL ELEVATIONS
A608	ARCHITECTURAL ELEVATIONS



FINAL
APPROVAL

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY
TREE ORDINANCE

CDOT

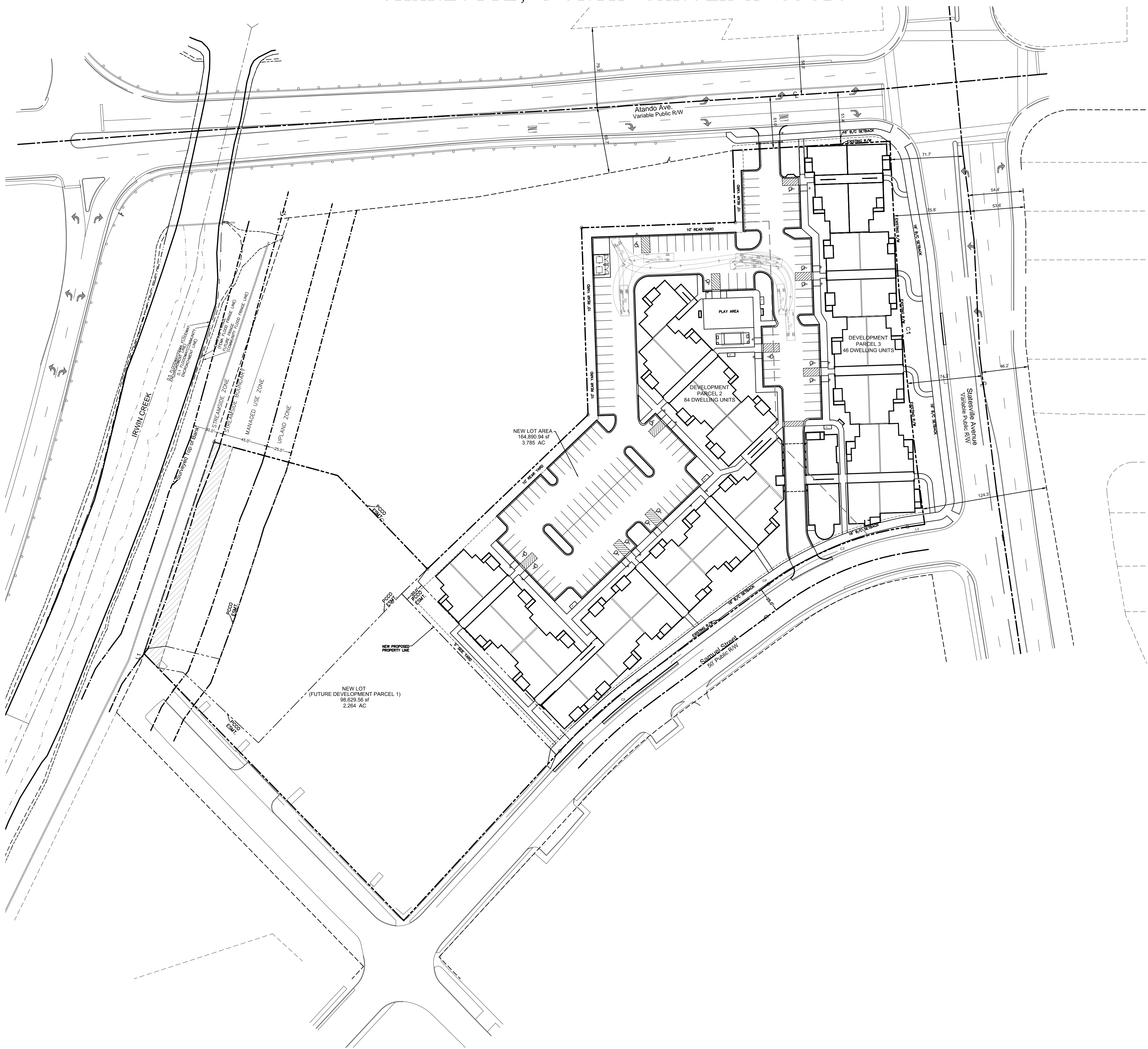
APPROVED

APPROVED

APPROVED

APPROVED

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



Mark	Date	Description
01	7/17/15	For Construction
02	8/14/15	Addendum 03
03	10/9/15	PMF Subdivision revisions

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GEOSCIENCE GROUP
Incorporated
500-K Clanton Road
Charlotte, NC 28217
Phone: 704.525.2003
Fax: 704.525.2051
www.geosciencegroup.com
NC FIRM LICENSE: F-0585(ENG)
NC FIRM LICENSE: C-279(LA)



Prepared for:
CHARLOTTE
MECKLENBURG HOUSING
PARTNERSHIP



2151 Hawkins Street
Suite 400
Charlotte, NC 28203
704 / 377 0661
www.shookkelley.com

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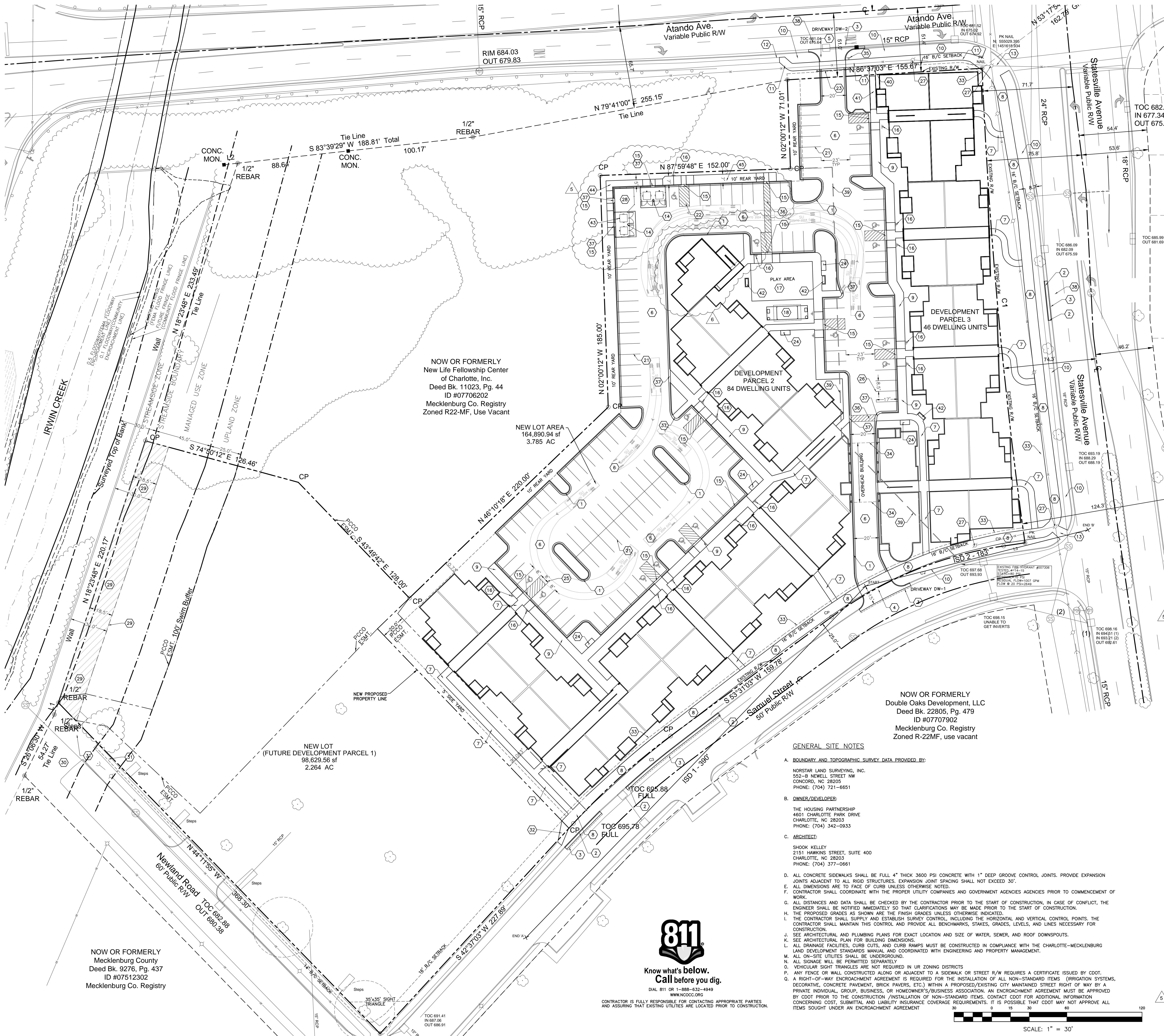
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ATANDO APARTMENTS

August 14, 2014 Addendum 03
12044

COVER



SITE SUMMARY:

OWNER: DOUBLE OAKS DEVELOPMENT, LLC
 C/O THE HOUSING PARTNERSHIP
 4601 CHARLOTTE PARK DRIVE
 SUITE 350, CHARLOTTE NC
 SITE ADDRESS: 1440 NEWLAND ROAD
 PROJECT IS WITHIN CHARLOTTE CITY LIMITS
 SITE AREA: 3.785 ACRES (164,890.94 SQ. FT.)
 ZONING: UR-2(CD)
 ZONING PETITION: 2013-031
 TAX ID: 07706201
 EXISTING LAND USE: VACANT
 PROPOSED USE: 130 APARTMENTS
 (84 UNITS IN DEVELOPMENT PARCEL 2, 46 UNITS IN DEVELOPMENT PARCEL 3)
 DENSITY: 34.35 DWELLING UNITS PER ACRE
 BUILDING FLOOR AREA: 158,004 SQ. FT.
 FLOOR AREA RATIO (FAR): 158,004 / 164,890.94 = 0.958
 BUILDING HEIGHT = 44 FEET
 CONSTRUCTION TIMETABLE: ESTIMATED COMPLETION APRIL 2017 (SINGLE PHASE CONSTRUCTION)

REQUIRED SETBACKS AND YARDS:

FRONT (STATESVILLE AVE): 16 FT. BACK OF CURB
 FRONT (ATANDO): 16 FT. BACK OF CURB
 FRONT (SAMUEL): 16 FT. BACK OF CURB
 SIDE YARD: 5 FT.
 REAR YARD: 10 FT.

PARKING/BIKE PARKING SUMMARY:

MINIMUM PARKING REQUIRED PER ZONING ORDINANCE: 1 SPACE PER DWELLING UNIT=130 SPACES
 MAXIMUM PARKING REQUIRED PER ZONING ORDINANCE: 2 SPACES PER DWELLING UNIT
 TOTAL PARKING SPACES PROVIDED: 136 SPACES
 MINIMUM ACCESSIBLE SPACES REQUIRED BY CODE = 5 SPACES (MINIMUM 1 VAN ACCESSIBLE)
 ACCESSIBLE SPACES PROVIDED: 16 SPACES (ALL 16 ARE VAN ACCESSIBLE)

BIKE PARKING REQUIRED:

1 SHORT TERM SPACE PER 20 DWELLING UNITS FOR APARTMENTS
 TOTAL BIKE PARKING REQUIRED: 130 UNITS/20 = 7 SHORT TERM SPACES
 BIKE PARKING PROVIDED: 10 SHORT TERM SPACES (6 RACKS WITH TWO (2) SPACES PER RACK)

SOLID WASTE AND RECYCLING:

SOLID WASTE CONTAINER SPACE REQUIRED BY ZONING ORDINANCE SECTION 12-403 SHALL BE ONE (1) 8 CUBIC YARD CONTAINER PER EACH 30 UNITS. FOR 130 UNITS, SPACE FOR FOUR (4) 8 CUBIC YARD COMPACTOR CONTAINERS WILL BE REQUIRED AND PROVIDED.
 PER SECTION 12-403 A MINIMUM OF TWO (2) RECYCLING STATIONS WITH A TOTAL OF 144 SQ. FT. PER STATION (TOTAL 288 SQ. FT.) IS REQUIRED AND PROVIDED FOR 130 APARTMENT UNITS.
 EACH RECYCLING STATION SHALL HAVE A MINIMUM WIDTH OF 34 INCHES TO ACCOMMODATE FIVE (5) 96 GALLON RECYCLING CARTS (TOTAL TEN (10) 96 GALLON CARTS).
 SOLID WASTE CONTAINERS WILL BE WITHIN AN OPAQUE SCREENED GATED ENCLOSURE.
 SEE SHEET C4.1 FOR ENCLOSURE SCREEN DETAIL.
 RECYCLING SPACE PROVIDED WITHIN A SEPARATE SCREENED ENCLOSURE AS SHOWN IS APPROX. 293 SF
 SOLID WASTE AND RECYCLING COLLECTION WILL BE BY CITY OF CHARLOTTE COLLECTION SERVICE

SITE PLAN KEYED NOTES

- NEW 1'-6" CONC. CURB AND GUTTER(TYP). SEE DETAIL 10.17A, SHEET C4.1
- NEW 2'-6" CONC. CURB AND GUTTER (TYP). SEE DETAIL 10.17A, SHEET C4.1
- SAWCUT PAVEMENT 1" FROM GUTTER LINE FOR INSTALLATION OF NEW CURB AND GUTTER. REPAIR WITH DEPTH ASPHALT PAVEMENT, SEE DETAIL ON SHEET C4.1.
- PROVIDE TRAFFIC CONTROL AS REQUIRED BY CDOT AND NCDOT. SEE WORK AREA NOTES AND WATCH DIAGRAM 4 TRAFFIC CONTROL ON SHEET C4.2. LANE CLOSURES ARE NOT ALLOWED 7AM-9AM OR 4:30P-6:30PM.
- NEW 24" WIDE TYPE 2 MODIFIED DRIVEWAY FOR EMERGENCY VEHICLE ACCESS ONLY (GATE RESTRICTED). SEE DETAIL 10.25E, SHEET C4.1 AND KEY NOTE 23.
- NEW ASPHALT PAVEMENT TO SUPPORT MIN. 80,000 LB. FIRE APPARATUS. SEE DETAILS, SHEET C4.1. ALL DRIVEWAY/PARKING LOT DRIVE AISLES SHALL BE HEAVY DUTY ASPHALT PAVEMENT (8"/1.5"/1.5"). ALL PARKING SPACE AREAS SHALL BE LIGHT DUTY ASPHALT PAVEMENT (6"/2"). SEE DETAILS
- NEW 5' WIDE CONCRETE SIDEWALK. SEE DETAIL, SHEET C4.1
- ACCESSIBLE SIDEWALKS SHALL NOT EXCEED 5% LONGITUDINAL GRADE OR 2% CROSS SLOPE
- NEW 8' WIDE CONCRETE SIDEWALK, SEE DETAIL, SHEET C4.1
- NEW 7' WIDE CONCRETE SIDEWALK, SEE DETAIL, SHEET C4.1
- NEW 8' WIDE PLANTING STRIP, TYPICAL ALONG ALL STREET FRONTS
- NEW 6' WIDE CONCRETE SIDEWALK, SEE DETAIL, SHEET C4.1
- TIE NEW SIDEWALK TO EXISTING WITH SMOOTH HORIZONTAL AND VERTICAL TRANSITION
- EXISTING ACCESSIBLE RAMP WITH DETECTABLE WARNING TO REMAIN. TIE NEW 8' SIDEWALK TO EXISTING ACCESSIBLE RAMP WITH ACCESSIBLE CONCRETE SIDEWALK ACROSS PLANTING STRIP AS ACCEPTABLE TO CITY OF CHARLOTTE. EXISTING RAMP SHALL BE CONFIRMED TO MEET ALL ADA STANDARDS OR SHALL BE REPLACED WITH CODE COMPLIANT RAMP PER CHARLOTTE STANDARDS.
- NEW SOLID WASTE/RECYCLING AREA WITH OPAQUE SCREENED ENCLOSURE. SEE DETAIL, SHEET C4.1. SPACE PROVIDED FOR TWO (2) 8 CUBIC YARD SOLID WASTE CONTAINERS.
- PROVIDE REINFORCED CONCRETE PAD, EXTENDED 6' IN FRONT OF ENCLOSURE DOORS. SEE CONC. PAD DETAIL, SHEET C4.1. PROVIDE 6" STEEL PIPE BOLLARDS 3' CLEAR OF REAR OF ENCL. PROVIDE 3' WIDE OPENING IN THE REAR CENTER OF THE ENCLOSURE AND DEPRESSURE CURB RAMP AT EACH OPENING FOR ACCESSIBILITY TO SOLID WASTE ENCLOSURES.
- NEW DEPRESSURE ACCESSIBLE CURB RAMP, SEE DETAIL SHEET C4.1
- ACCESSIBLE PARKING SIGNAGE, SEE DETAIL SHEET C4.3
- 30' X 50' PLAY AREA. PLAYGROUND EQUIPMENT AND CODE COMPLIANT PLAY SURFACE WILL BE PROVIDED BY THE OWNER.
- COVERED PICNIC AREA WITH 2 GRILLS
- SHORT TERM BIKE PARKING SPACE, INVERTED U-RACK W/4" CONC. PAD, TOTAL 7
- 8' X 8' CONC. TRANSFORMER PAD, DUKE ENERGY STANDARD. COORDINATE WITH DUKE ENERGY.
- NEW 4" WIDE PARKING STRIPING, COLOR WHITE
- ACCESSIBLE PARKING SPACE ACCESS AISLE STRIPING
- LOCKABLE EMERGENCY VEHICLE ACCESS GATE WITH CHARLOTTE FIRE DEPT APPROVED KNOX BOX
- INVERTED U BIKE RACK FOR TWO (2) SHORT TERM BICYCLE PARKING SPACES (TOTAL 4 RACKS FOR A TOTAL OF 8 BICYCLE SPACES). SEE DETAIL, SHEET C4.1
- VAN ACCESSIBLE PARKING SPACE, TYPICAL 8' WIDE WITH 8' ACCESS AISLE. SEE DETAIL 50.10A, 50.10B AND 50.10C, SHEET C4.1. ACCESSIBLE SPACE AND AISLE SHALL NOT EXCEED 2% SLOPE
- TYPICAL PARKING SPACE, 8.5' WIDE X 17' DEEP
- EXISTING POLE & OVERHEAD ELECTRICAL TO BE REMOVED/ROUTED OUT OF SIDEWALK COORDINATE POLE RELOCATION WITH DUKE ENERGY
- MINIMUM 288 SQ. FT. RECYCLING AREA WITHIN 6' TALL OPAQUE FENCED ENCLOSURE WITH SCREENING GATES. SEE DETAIL, SHEET C4.1 (SIMILAR TO SOLID WASTE ENCLOSURE).
- AREA OF FUTURE DEVELOPMENT TRACT TO BE DEDICATED TO MECKLENBURG COUNTY PARKS AND RECREATION FOR FUTURE GREENWAY CONNECTION. AREA TO BE DEDICATED SHALL BE 18.5' WIDE AS MEASURED FROM THE EXISTING PROPERTY LINE WITH THE LINE OF DEDICATION 30' FROM THE BACK OF THE EXISTING WALL, AS DESCRIBED IN THE APPROVED REZONING PETITION 2013-031 (AREA SHOWN HATCHED). GREENWAY AREA SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY BUILDING.
- FUTURE STREET HAMMERHEAD (CMLDS 11.18A) AT THE TERMINUS OF NEWLAND ROAD TO BE COORDINATED WITH CDOT AND CONSTRUCTED CONCURRENT WITH DEVELOPMENT OF THE ADJACENT FUTURE DEVELOPMENT AREA PER THE APPROVED REZONING PLAN.
- FUTURE 8' SIDEWALK EXTENSION ALONG NEWLAND ROAD AND AN 8' SIDEWALK CONNECTION FROM NEWLAND ROAD TO THE GREENWAY DEDICATION AREA SHALL BE CONSTRUCTED CONCURRENT WITH DEVELOPMENT OF THE ADJACENT FUTURE DEVELOPMENT AREA PER THE APPROVED REZONING PLAN.
- TIE NEW 8' SIDEWALK TO EXISTING 4' WIDE SIDEWALK WITH TAPERING CONCRETE SIDEWALK.
- A SIDEWALK/UTILITY EASEMENT IS REQUIRED BETWEEN THE STREET R/W AND 2 FEET BEHIND THE SIDEWALK OR TO FACE OF BUILDING FOR IMPROVEMENTS OUTSIDE OF THE RIGHT OF WAY. THE EASEMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF THE CO FOR THE BUILDING.
- ENTRANCE DRIVE PASSES BENEATH THE BUILDING OVERHEAD AT THIS LOCATION. STRUCTURE SHALL BE MINIMUM 14' CLEAR FROM DRIVING SURFACE FOR FIRE APPARATUS.
- "DO NOT ENTER" SIGNAGE WITH TEXT "EMERGENCY ENTRANCE ONLY". COORDINATE WITH CDOT.
- 5' WIDE PAINTED CROSSWALK FOR ACCESSIBILITY
- DEPRESSED CURB TO BE FLUSH WITH PAVEMENT, MAXIMUM ALLOWABLE SIDEWALK GRADE OF CURB RAMP IS 1:12 AND 1:12 (8.33%). MAXIMUM ALLOWABLE CROSS SLOPE IS 2%.
- APPROPRIATE TRAFFIC CONTROL IS REQUIRED FOR WORK TO ADD AND REMOVE DRIVEWAYS SEE TRAFFIC CONTROL DIAGRAM 4 ON SHEET C4.2 AND KEY NOTE 3 ABOVE.
- DEVELOPMENT PARCEL LINE PER APPROVED CD ZONING PETITION 2013-031 (NOT A PROPERTY LINE)
- NEW 5' WIDE CONCRETE SIDEWALK FOR ACCESSIBLE ROUTE TO ATANDO AVE.
- NEW 5' WIDE CONCRETE ACCESSIBLE RAMP WITH CODE COMPLIANT HANDRAILS BOTH SIDES MAXIMUM LONGITUDINAL SLOPE SHALL BE 1:12 (8.33%). MAXIMUM CROSS SLOPE SHALL BE 2%.
- GARDEN BENCH (TOTAL 3) MOUNTED TO A CONCRETE PAD WITH TRICK RESISTANT HARDWARE GARDEN BENCH SELECTION SHALL BE BY THE OWNER.
- 6" PAINTED STEEL PIPE BOLLARD BEHIND SOLID WASTE CONTAINERS, 3' CLEAR OF REAR OF ENCLOSURE
- NEW 5' WIDE CONCRETE SIDEWALK FOR SOLID WASTE/RECYCLING ACCESSIBILITY. SEE DETAIL, SHEET C4.1
- ACCESSIBLE SIDEWALKS SHALL NOT EXCEED 5% LONGITUDINAL GRADE OR 2% CROSS SLOPE
- NEW 7' WIDE CONCRETE SIDEWALK FOR SOLID WASTE/RECYCLING ACCESSIBILITY. SEE DETAIL, SHEET C4.1
- ACCESSIBLE SIDEWALKS SHALL NOT EXCEED 5% LONGITUDINAL GRADE OR 2% CROSS SLOPE

Mark	Date	Description
01	7/17/15	For Construction
02	8/14/15	Addendum 03
03	10/9/15	PMF Subdivision revisions
04	12/10/15	Temporary Modular Construction Office
05	2/23/16	NCHFA Review Comments
06	2/23/16	RTAP

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Prepared for:
**CHARLOTTE
 MECKLENBURG HOUSING
 PARTNERSHIP**

2151 Hawkins Street
 Suite 400
 Charlotte, NC 28203
 704 / 377 0661
 www.shookkelley.com

ATANDO APARTMENTS

August 14, 2015 Addendum 03
 12044

SITE PLAN

C1.1