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PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 6/14/17

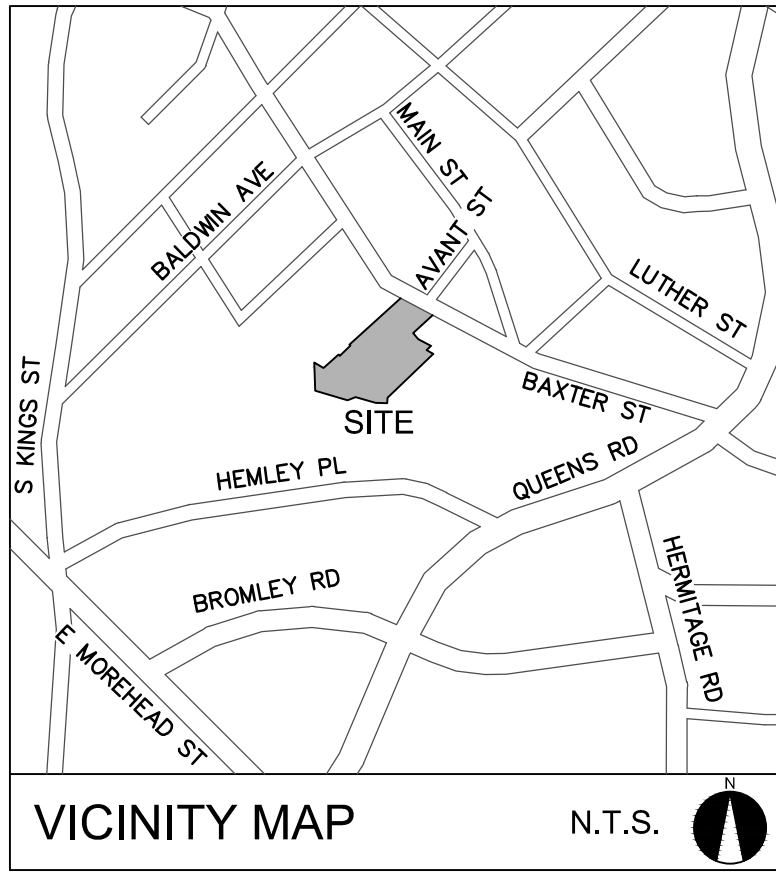
BAXTER STREET

CHARLOTTE, NORTH CAROLINA

LAUREL STREET RESIDENTIAL

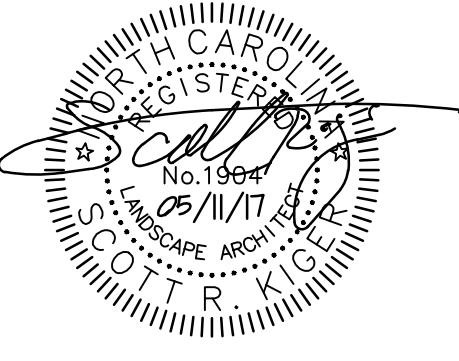
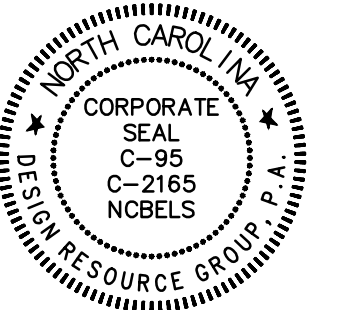
511 EAST BOULEVARD

P: 704.561.5225



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgroup.com



CONSTRUCTION
DOCUMENTS



BAXTER STREET
CHARLOTTE, NORTH CAROLINA

LAUREL STREET RESIDENTIAL
511 EAST BOULEVARD
CHARLOTTE, NORTH CAROLINA 28203
704.561.5225

COVER
SHEET

SCALE: N.T.S.

PROJECT #: 479-004
DRAWN BY: DK
CHECKED BY: SK

MAY 1, 2017

REVISIONS:
MAY 11, 2017 PER CITY COMMENTS

C0.00

GENERAL NOTES:

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT BAXTER STREET ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM #50.05 (9" SIGNS ONLY)
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- DIRECT VEHICULAR ACCESS TO BAXTER STREET FROM LOT 125-243-33 IS PROHIBITED.
- 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 BAXTER STREET MAY BE ADJUSTED BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- 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.
- 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.
- 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.
- 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.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT # 125-243-33 SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE. (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS.)
- 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 ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
- PRIOR TO PLAT RECORDATION, 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.
- PER SECTION 18-175(E) 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 EASEMENTS (PCEES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT [HTTP://WWW.CHARLOTTE.ORG/DEPARTMENTS/TRANSPORTATION/STREET-MAINTENANCE/HOME.HTML](http://www.charlotte.org/departments/transportation/street-maintenance/home.html)
- NON-STANDARD 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. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT 704-336-3888.
- SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
- ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A R/W USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
- RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.
- CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT. AT (704) 336-8348.

SWM BUFFER NOTES:

- THE STREAM SIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, AT A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6-INCH CALIPER PER 1,000 SQUARE FEET. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES.
- PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND THAT NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET.)
- GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE, HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
- THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING, ETC.) AT THE SITE AND THIS FENCING MUST BE CALLED OUT ON PLANS.
- THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS AND THIS MARKER MUST BE CALLED OUT ON THE PLANS.

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.
- 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 PRIOR TO ACTIVATION OF FACILITIES.
- EXISTING SANITARY SEWER AND WATER SYSTEM SHOWN PER PROVIDED SURVEY AND CMUD REFERENCE DRAWINGS. EXISTING PUBLIC UTILITY INFORMATION IS SHOWN FOR REFERENCE ONLY AND EXISTING SIZES, INVERTS AND LOCATIONS SHALL BE FIELD VERIFIED.
- 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 CMUD STANDARDS AND REGULATIONS.
- SANITARY WATER HYDRANTS SHALL NOT BE 'STOP AND DRAIN,' 'STOP AND WASTE,' OR 'WEEP HOLE' TYPE HYDRANTS.
- IF CONTRACTOR OPTS TO INSTALL PRECAST STRUCTURES, CONTRACTOR SHALL BE REQUIRED TO 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 INSTALLER 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.
- CONTRACTOR SHALL FLUSH ALL ONSITE STORM DRAINAGE AND HAUL OFF ALL ACCUMULATED MATERIAL AT COMPLETION OF CONSTRUCTION. CONTRACTOR SHALL PROTECT DOWN STREAM PROPERTIES AND BMP INSTALLATIONS FROM EXCESSIVE SEDIMENT ACCUMULATION. UPON COMPLETION OF CLEANING, CONTRACTOR SHALL PROVIDE WRITTEN CONFIRMATION TO OWNER AND REQUEST INSPECTION OF PROJECT BY ENGINEER FOR FINAL INSPECTION.



FINAL
APPROVAL

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

APPROVED
By Emily Chien at 5:19 pm, Jun 13, 2017

EROSION CONTROL

APPROVED

URBAN FORESTRY
TREE ORDINANCE

APPROVED
By Craig Robinson at 2:09 pm, May 24, 2017

CDOT

APPROVED
Kory Hedrick

PLANNING

APPROVED
Alan Goodwin

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-314-CODE(2633) FOR MORE INFORMATION.

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

SITE DATA

TAX MAP NO:	125 243 33
SITE AREA:	79,068 SF (1.82 AC)
EXISTING ZONING:	UR-2(CD) (2015-018 REZONING)
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL APARTMENTS
PROPOSED UNITS:	30 UNITS PROPOSED
FRONT YARD SETBACK:	19' MEASURED FROM BACK OF CURB
SIDE YARD SETBACKS:	5'
REAR YARD SETBACK:	10'
REQUIRED FLOOR AREA RATIO:	NOT TO EXCEED 1.0
FLOOR AREA RATIO:	SITE AREA: 1.8 AC (78,404 SF)
BUILDING A:	3,514 SF
BUILDING B:	10,091 SF
BUILDING C:	25,164 SF (38,773 SF)
PROPOSED FLOOR AREA RATIO:	0.49
BUILDING HEIGHT:	40' (MAXIMUM BUILDING HEIGHT NOT TO EXCEED TWO (2) AND THREE (3) STORIES OR 40 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE. BUILDING A AND B WILL NOT EXCEED TWO (2) STORIES. BUILDING C WILL BE DESIGNATED TO HAVE A THREE (3) STORY CENTRAL ELEMENT AND TWO (2) STORY ENDS AS GENERALLY DEPICTED ON BUILDING ELEVATIONS.)
PARKING REQUIRED:	MIN. 1 SPACE PER UNIT MAX. 2 SPACES PER UNIT
PARKING PROVIDED:	
STANDARD:	19
ACCESSIBLE:	6 (2 VAN)
COMPACT:	9 (24.32%, 25% MAX.)
PARALLEL:	2
TOTAL	36 SPACES (1.20 SPACES PER UNIT)
SHORT-TERM BICYCLE PARKING REQUIRED:	2, OR 1 SPACE PER 20 UNITS (1.5 SPACES)
SHORT-TERM BICYCLE PARKING PROVIDED:	6 SPACES
BUILDING SEPARATION:	10' MIN.
TRASH/RECYCLING REQUIRED:	(1) 8 CY CONTAINER PER 30 UNITS 30-80 UNITS REQ. (1) 144 SF
TRASH/RECYCLING PROVIDED:	(1) 8 CY DUMPSTER (1) 144 SF RECYCLING STATION

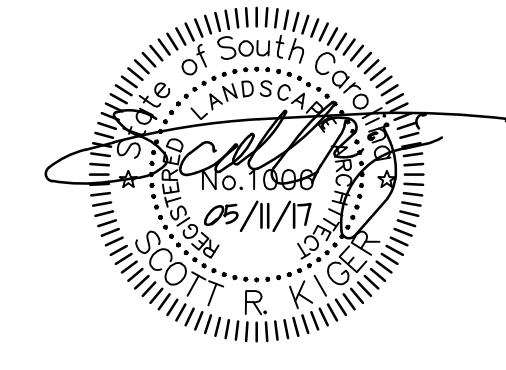
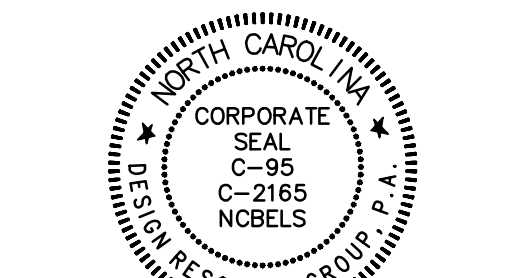
FIRE DATA

CONSTRUCTION TYPE:	VB
SPRINKLER:	NFPA 13R
BUILDING A:	
1ST FLOOR:	1980 SF
2ND FLOOR:	1558 SF
BUILDING B:	
1ST FLOOR:	5132 SF
2ND FLOOR:	4959 SF
BUILDING C:	
1ST FLOOR:	10308 SF
2ND FLOOR:	10044 SF
3RD FLOOR:	4812 SF

SHEET SCHEDULE
C0.00 COVER SHEET
C1.00 SITE SURVEY
C1.01 SITE SURVEY
C1.02 DEMOLITION PLAN
C2.00 SITE PLAN
C3.00 EROSION CONTROL PLAN PHASE 1
C3.01 EROSION CONTROL PLAN PHASE 2
C3.02 EROSION CONTROL PLAN PHASE 3
C4.00 GRADING PLAN
C4.10 SITE STORM DRAINAGE PLAN
C4.11 BYPASS STORM DRAINAGE PLAN
C4.12 DRAINAGE AREA PLAN
C4.13 OFF SITE DRAINAGE AREA PLAN
C4.14 BMP DETAIL SHEET
C4.15 STORMWATER MANAGEMENT PLAN
C4.16 100+1 FLOOD ANALYSIS PLAN
C5.00 UTILITY PLAN
C5.01 SEWER PROFILE
C6.00 REQUIRED PLANTING PLAN
C7.00 INTERSECTION SIGHT DISTANCE
C8.00 SITE DETAILS
C8.01 SITE DETAILS
C8.02 SITE DETAILS
C8.03 SITE DETAILS
C9.00 CIVIL DETAILS
C9.01 CIVIL DETAILS
C9.02 CIVIL DETAILS
C9.03 CIVIL DETAILS
RZ-1.0 REZONING PLANS
RZ-2.0 SCHEMATIC BUILDING ELEVATIONS
A2.01 BUILDING A EXTERIOR ELEVATIONS
A2.02 BUILDING B EXTERIOR ELEVATIONS
A2.03 BUILDING C EXTERIOR ELEVATIONS

CONSULTANTS:

DEVELOPER:	LAUREL STREET RESIDENTIAL 511 EAST BOULEVARD CHARLOTTE, NC 28203 704.561.5225
ARCHITECT:	NARMOUR WRIGHT ARCHITECTURE 1815 S. TRYON STREET SUITE A CHARLOTTE, NC 28203 704.332.5668
LANDSCAPE ARCH.:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608
CIVIL ENGINEER:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608
SURVEYOR:	R. B. PHARR & ASSOCIATES 420 HAWTHORNE LANE CHARLOTTE, NC 28204 704.376.2186



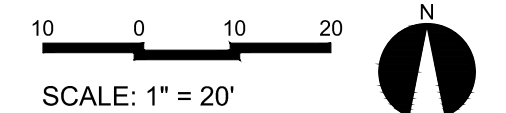
CONSTRUCTION
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CHARLOTTE, NORTH CAROLINA

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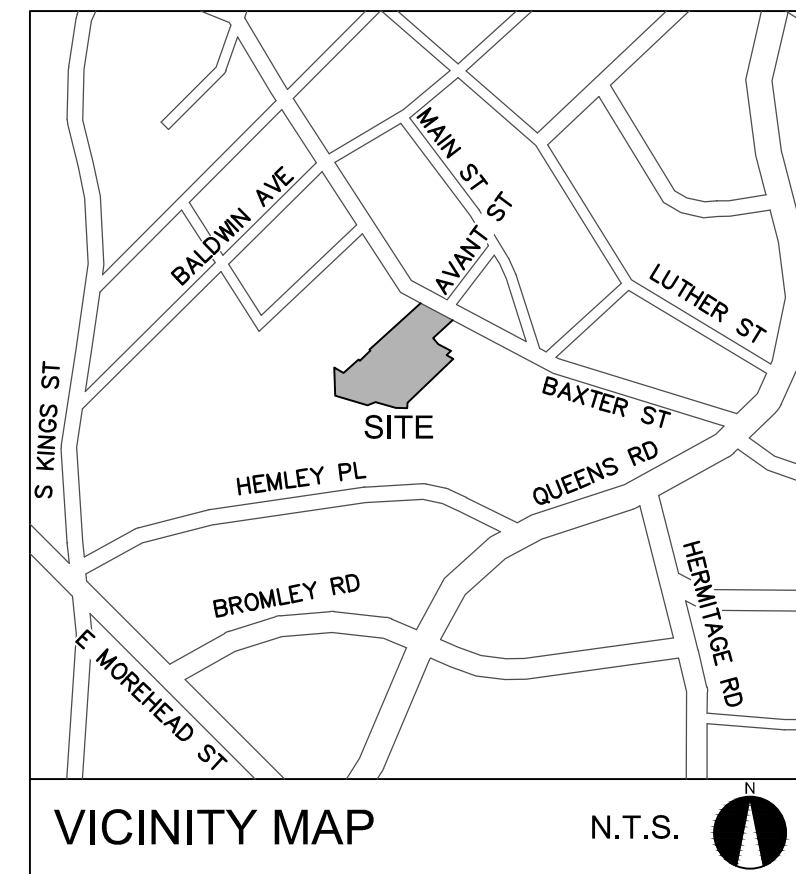
SITE
PLAN



PROJECT #: 479-004
DRAWN BY: DK
CHECKED BY: SK

MAY 1, 2017

REVISIONS:
MAY 11, 2017 PER CITY COMMENTS



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FLOOR AREA RATIO:	SITE AREA: 1.8 AC (78,404 SF)
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BUILDING B:	10,091 SF
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TRASH/RECYCLING REQUIRED:	(1) 8 CY CONTAINER PER 30 UNITS 30-80 UNITS REQ. (1) 144 SF
TRASH/RECYCLING PROVIDED:	(1) 8 CY DUMPSTER (1) 144 SF RECYCLING STATION
FIRE DATA:	
CONSTRUCTION TYPE:	VB
SPRINKLER:	NFPA 13R
BUILDING A:	
1ST FLOOR:	1960 SF
2ND FLOOR:	1558 SF
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1ST FLOOR:	5132 SF
2ND FLOOR:	4959 SF
BUILDING C:	
1ST FLOOR:	10308 SF
2ND FLOOR:	10044 SF
3RD FLOOR:	4812 SF

- GENERAL NOTES:**
1. ALL NON-STANDARD ITEMS IN THE PUBLIC RIGHT-OF-WAY WILL NEED AN ENCROACHMENT AGREEMENT W/ CDOT BEFORE THEY CAN BE APPROVED OR INSTALLED. APPROVAL OF THIS PLAN SET DOES NOT APPROVE ANY NON-STANDARD ITEMS IN THE RIGHT-OF-WAY. PLEASE CONTACT JEFF BOENISH, 704-432-1562, FOR FURTHER INFORMATION.
 2. IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCK-OFF FOR ANY STAGING, CONSTRUCTION, OR DEMOLITION FOR A PERIOD GREATER THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY LEASE AGREEMENT MUST BE OBTAINED AND RENTED BY THE GENERAL CONTRACTOR FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT JEFF BOENISH, 704-432-1562, FOR FURTHER INFORMATION.
 3. SIDEWALK EASEMENT SHALL BE DEDICATED BEFORE FINAL C.O. IS GIVEN. SIDEWALK EASEMENT SHALL EXTEND 2' FROM BACK OF SIDEWALK OR TO FACE OF BUILDING ON ALL SIDEWALK LOCATED OUTSIDE OF R/W.
 4. VEHICULAR GATES AND FENCING BY GENERAL CONTRACTOR. COORDINATE GATE TYPES AND KEY CARD LOCATIONS WITH OWNER.
 5. ALL WORK INSIDE PUBLIC RIGHT OF WAY PERFORMED BY DUKE ENERGY. ALL WORK OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE INSTALLED BY CONTRACTOR PER DUKE ENERGY SPECIFICATIONS AND INSPECTED/APPROVED BY DUKE ENERGY.

- NOTES:**
1. ALL UTILITIES TO BE UNDERGROUND
 2. ESTIMATED TIME OF COMPLETION: FALL OF 2018 APPROXIMATELY.
 3. ALL METER BANKS & HVAC WILL BE SCREENED FROM BAXTER ST., ADJACENT PROPERTY AND PUBLIC VIEW

SIGN LEGEND			
PA STOP (R1-1 30"x30")	PB ACCESSIBLE PARKING (R7-8 12"x24")		
PC STREET NAME SIGN (CLDSM 50.05A & 50.05B 24"x9")			
ALL SIGNS TO BE MUTCD STANDARD PROVIDED AND INSTALLED BY OWNER/ CONTRACTOR			
LIGHTING LEGEND			
SYMBOL	QTY.	MANUF. / CAT. NO.	NOTE
	5	DUKE LIGHT FIXTURE TO BE DETERMINED	15' PEDESTRIAN SCALE LED LIGHT FIXTURE. POLE STYLE A, BLACK

LEGEND		DETAIL
	1'-6" CURB & GUTTER	1/C8.00
	CONCRETE SIDEWALK	3/C8.00
	HEAVY DUTY CONCRETE	5/C8.00
	ACCESSIBLE ROUTE	-/-

