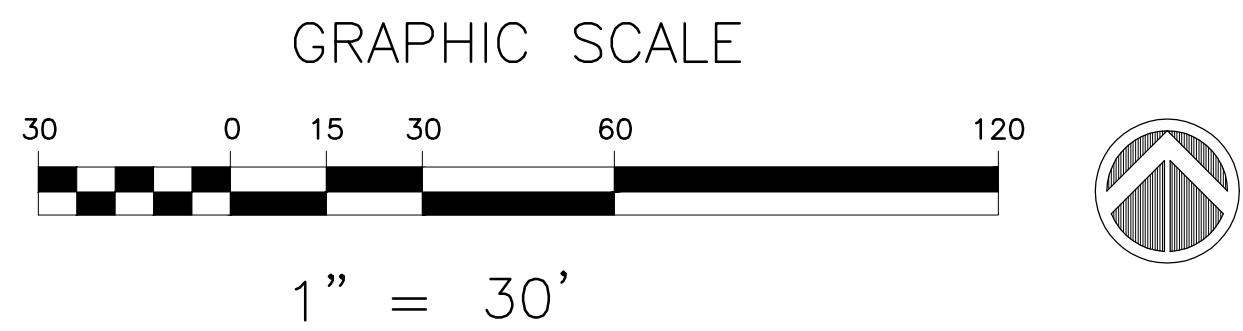


This plan is provided for informational purposes only. This plan was prepared by others and provided to the Architect by the City of Charlotte. Little Diversified Architectural Consulting is not responsible for any errors and omission pertaining to this data.



Project  
Joint Communications Center

Temporary Address:  
1222 Statesville Avenue  
Charlotte, NC 28206

Permanent Address:  
911 Communications Drive  
Charlotte, NC 28206

Prepared For  
City of Charlotte

Client Contract No: 512-11-037



5815 Westpark Drive | Charlotte, NC 28217

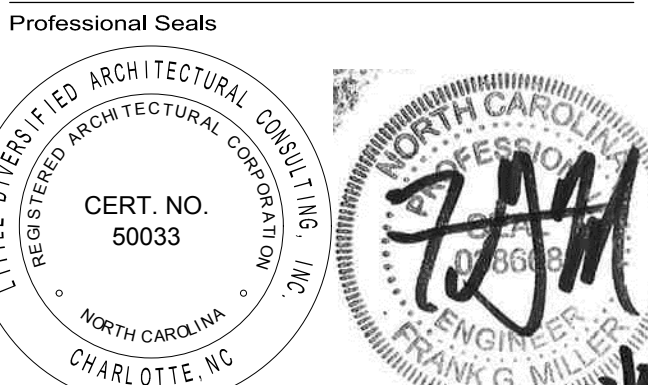
t +1 (704) 525-6350 f +1(704) 561-8700

All reproduction & intellectual property rights reserved © 2014  
In Association with



HOK  
Canal House  
3223 Grace Street, N.W.  
Washington, DC 20007 USA  
t +1 202 339 8700 f +1 202 339 8800

100%  
CONSTRUCTION  
DOCUMENTS  
SENSITIVE SECURITY  
INFORMATION -  
DO NOT DUPLICATE  
OR DISCLOSE



No.	Description	Date
1	MUDD Permit Resubmittal	07/22/16
2	MUDD Permit Resubmittal	09/13/16
3	Mecklenburg County Permit Submittal	12/18/16
4	100% Construction Documents	01/18/17
5	RTAP Submittal (City of Charlotte)	03/22/17

Drawn by: FGM  
Reviewed by: DCP  
Project No: 111.7823.00

Date  
NOVEMBER 5, 2015

Sheet Title  
EXISTING  
CONDITIONS PLAN

Original drawing is 42 x 30. Do not scale contents of this drawing.  
Sheet Number

C100

GENERAL NOTES:

- ALL TRAFFIC CONTROL SIGNAGE AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- THE UTILITIES AND THE LOCATION THEREOF, SHOWN ON THE DRAWINGS, REPRESENT THE DESIGNERS' UNDERSTANDING OF EXISTING UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, GAS ETC.) WITHIN THE CONSTRUCTION AREA WITH THE OWNER AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY EXCAVATION. THE OMISSION OF OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION. UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTACT U-LOCO (1-800-632-4949) PRIOR TO DIGGING.
- ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
- CONTRACTOR TO COORDINATE ANY CHANGES IN FIELD CONDITIONS THAT MAY REVISE THE DESIGN WITH ARCHITECT / ENGINEER PRIOR TO PROCEEDING.
- CONTRACTOR IS RESPONSIBLE TO REPLACE AND/OR REPAIR ANY DAMAGES TO THE EXISTING LANDSCAPE, IRRIGATION, POWER AND/OR HARDSCAPE.
- ANY UNSUITABLE MATERIAL ON SITE IS TO BE QUANTIFIED BY A GEOTECHNICAL ENGINEER, PRIOR TO REMOVING. CONTRACTOR MUST NOTIFY OWNER, OR OWNER'S REPRESENTATIVE IN CASE UNSUITABLE MATERIAL IS UNCOVERED.
- 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.

ZONING CODE SUMMARY

PROJECT NAME: JOINT COMMUNICATION CENTER,  
CITY OF CHARLOTTE  
ADDRESS: 911 COMMUNICATIONS DRIVE  
CHARLOTTE, NORTH CAROLINA 28206  
OWNER: CITY OF CHARLOTTE  
TAX PARCEL ID#: 079-021-03  
TOTAL ACREAGE: 5.59 AC  
ZONING: MUDD-O (PETITION #2014-068)  
JURISDICTION: CITY OF CHARLOTTE  
WATERSHED OVERLAY DISTRICT: N/A  
PROPOSED USE: GOVERNMENT SERVICES  
BUILDING HEIGHT: 85'  
STORIES: 5  
BUILDING COVERAGE: 25,300 SF  
GROSS FLOOR AREA: 82,000 SF

YARD REQUIREMENTS:  
SETBACK (STATESVILLE AVE.): 30 FT  
SETBACK (N. GRAHAM ST.): 18 FT  
SETBACK (COMMUNICATIONS DR.): 14 FT  
REAR YARD: 0 FT

IMPERVIOUS AREA:  
155,675 SF

OPEN SPACE CALCULATIONS:  
OVERALL SITE AREA: 243,500 SF (5.59 AC)  
IMPERVIOUS AREA: 155,675 SF  
LANDSCAPE AREA: 87,825 SF (36%)

PARKING DATA:

REQUIRED PER ZONING ORDINANCE SECTION 9.8507  
VEHICULAR:  
REQUIRED = OTHER USES: 1 SPACE/600 SF  
PROVIDED = (82,000 SF) x (1 SPACE/600 SF) = 137 SPACES  
232 SPACES (INCLUDES 16 ACCESSIBLE)

ACCESSIBLE PARKING:  
REQUIRED = FOR 201-300 PARKING SPACES PROVIDED: 7 ACCESSIBLE  
PROVIDED = SPACES; 2 SHALL BE VAN ACCESSIBLE  
16 SPACES (INCLUDES 4 VAN ACCESSIBLE)

BICYCLE:  
REQUIRED = LONG-TERM: 1 SPACE/10,000 SF  
PROVIDED = (82,000 SF) x (1 SPACE/10,000 SF) = 9 LONG-TERM SPACES  
SHORT-TERM: 5% OF AUTO PARKING  
(232 SPACES) x (5%) = 12 SHORT-TERM SPACES  
10 LONG-TERM SPACES  
13 SHORT-TERM SPACES

URBAN OPEN SPACE:

REQUIRED PER ZONING ORDINANCE SECTION 9.8506.(4)  
REQUIRED: >40,000 SF LOT = 1 SF / 100 GROSS SF  
(82,000 SF) x (1 SF/100 GROSS SF) = 820 SF  
PROVIDED: 1,000 SF

LAYOUT LEGEND:

- LIGHT DUTY ASPHALT; SEE DETAIL 3/C701
- HEAVY DUTY ASPHALT; SEE DETAIL 4/C701
- CONCRETE SIDEWALK; SEE DETAIL 5/C702 (CLDS 10.22, REV. 13)
- PROPOSED SIDEWALK TO MEET FLUSH WITH EXISTING
- 2'-6" CONCRETE CURB & GUTTER; SEE DETAIL 6/C702 (CLDS 10.17A & 10.17C)
- 1'-6" CONCRETE CURB & GUTTER; SEE DETAIL 6/C702 (CLDS 10.17A & 10.17C)
- FLAGPOLES (2); SEE DETAIL 6/C704
- ACCESSIBLE STRIPING AND SIGNAGE; SEE DETAIL 4/C702 (CLDS 50.10A, REV. 13 & 50.10B, REV. 9)
- DASHED LINE INDICATES ACCESSIBLE FLUSH CURB; SEE DETAIL 7/C701
- CONCRETE STEPS WITH HANDRAIL; SEE DETAIL 1/C701
- ACCESSIBLE SIDEWALK & CURB & GUTTER TAPER; SEE DETAIL 8/C701
- ACCESSIBLE CROSSWALK STRIPING; SEE DETAIL 6/C701
- 4" WIDE WHITE PARKING STRIPE, TYP.
- DUMPSTER ENCLOSURE AND SWING GATES; SEE ARCHITECTURAL & STRUCTURAL PLANS
- DECORATIVE SECURITY FENCE (8' HEIGHT); SEE DETAIL 1/C703
- CANTILEVER SLIDING GATES AT PARKING LOT; 18' ENTRANCE GATE, 14' EXIT GATE; SEE DETAIL 2/C703
- CANTILEVER SLIDING GATE AT SERVICE YARD; (1) 26' GATE; SEE DETAIL 2/C703
- PEDESTRIAN GATE; SEE ARCHITECTURAL PLANS FOR DETAILS
- ELECTRIC VEHICLE CHARGING STATION PEDESTAL; (2 CHARGERS PER PEDESTAL)
- SERVICE YARD SCREEN WALL; SEE STRUCTURAL PLANS FOR DETAILS. SEE SHEET L100 FOR LOCATION OF GREEN WALL TRELLIS
- NEW LOCATION OF POWER POLE
- HEAVY DUTY CONCRETE; SEE DETAIL 5/C701
- PUBLIC STREET; SEE DETAIL 1/C702 FOR CROSS-SECTION AND PAVEMENT DETAILS. (CLDS U-04, REV. 13)
- TYPE II DRIVEWAY; SEE DETAIL 2/C702 (CLDS 10.25B, REV. 13)
- TYPE III DRIVEWAY; SEE DETAIL 3/C702 (CLDS 10.28, REV. 13)
- WHEEL STOPS; SEE DETAIL 7/C703
- MID-BLOCK ACCESSIBLE CROSSING WITH MEDIAN REFUGE
- CATS BUS STOP WAITING PAD; SEE DETAIL 3/C703 (CLDS 60.01B, REV. 1)
- BICYCLE RACKS (WAVE); SEE DETAIL 4/C703 (CLDS 50.21)
- TRUNCATED DOMES; SEE DETAIL 5/C703 (CLDS 10.35B, REV. 13)
- MILL 1.5" IN DEPTH AND OVERLAY WITH 1.5" S9.5C ASPHALT
- 35'x35' & 10'x70' SIGHT TRIANGLES
- 35'x35' SIGHT TRIANGLE
- 10'x10' SIGHT TRIANGLE
- DASHED LINE INDICATES URBAN OPEN SPACE (2,750 SF); AREA INCLUDES DECORATIVE CONCRETE & BRICK PAVING, RAISED PLANTERS W/ SEAT WALLS
- RAISED CONCRETE ISLAND (RIGHT-IN RIGHT-OUT)
- NATURAL COLOR CONCRETE SIDEWALK; SEE DETAIL 9/C703
- INTEGRAL COLOR CONCRETE SIDEWALK; SEE DETAIL 10/C703
- 2 1/4" x 11 5/8" NORMAN BRICK PAVER BAND; SEE DETAIL 8/C703
- ACCESSIBLE RAMP; SEE DETAIL 2/C704 (CLDS 10.31A, REV. 13)
- LIGHT POLE; SEE ELECTRICAL DRAWINGS FOR DETAILS
- STOP SIGN; PER M.U.T.C.D. R1-1 (30"x30")
- RAISED PLANTER/SEAT WALLS; SEE SHEET A391 FOR DETAIL
- GENERATOR PADS; SEE SHEET S101A FOR DETAILS
- COOLING TOWER PADS; SEE SHEET S101A FOR DETAILS
- TRANSFORMER PAD; SEE ELECTRICAL PLANS FOR DETAILS. TRANSFORMER LOCATION SHALL COMPLY WITH MECKLENBURG COUNTY'S GUIDELINES FOR LOCATIONS OF DUKE ENERGY'S MINERAL OIL-FILLED PAD MOUNT TRANSFORMERS OUTDOORS NEAR BUILDING AND EQUIPMENT, DATED 01/29/09.
- APPROXIMATE LOCATION OF PUBLIC ART; FINAL LOCATION TO BE COORDINATED WITH ALL UNDERGROUND UTILITIES AND SITE WORK
- CLEAR EGRESS EXIT PATH; STRIPE AS SHOWN IN DETAIL 6/C701
- CRASH-RATED FENCE; SEE DETAIL 3/C704
- CRASH-RATED GATE ARM; SEE DETAIL 4/C704
- BOLLARDS WITH STAINLESS STEEL EXTERIOR SLEEVES (FIXED, SHALLOW-MOUNT, AT 4' O.C.); SEE DETAIL 5/C704
  - STATESVILLE AVENUE: 61
  - COMMUNICATIONS DRIVE: 16
  - SITE: 48
  - TOTAL: 125
- ACCESSIBLE RAMP WITH HANDRAIL; SEE DETAIL 7/C704
- GRAVEL IN SERVICE YARD; SEE DETAIL 8/C704
- NCDOT PAVEMENT SECTION WITHIN NCDOT RIGHT-OF-WAY; SEE DETAIL 11/C701
- 2'-6" NCDOT CURB & GUTTER; SEE DETAIL 10/C701
- 1'-6" NCDOT CURB & GUTTER; SEE DETAIL 10/C701

GRAPHIC SCALE



1" = 30'

CAUTION!!!

The locations and elevations of existing underground utilities as shown on this drawing are only APPROXIMATE. No guarantee is either expressed or implied as to the completeness or accuracy thereof. The contractor shall be exclusively responsible for determining the exact utility locations and elevations prior to the start of construction



Project  
Joint Communications Center

Temporary Address:  
1222 Statesville Avenue  
Charlotte, NC 28206

Permanent Address:  
911 Communications Drive  
Charlotte, NC 28206

Prepared For  
City of Charlotte

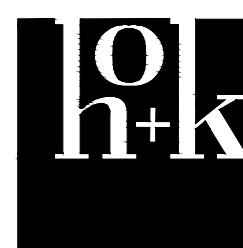
Client Contract No: 512-11-037

LITTLE  
DIVERSIFIED ARCHITECTURAL CONSULTING

5815 Westpark Drive | Charlotte, NC 28217

t +1 (704) 525-6350 f +1(704) 561-8700

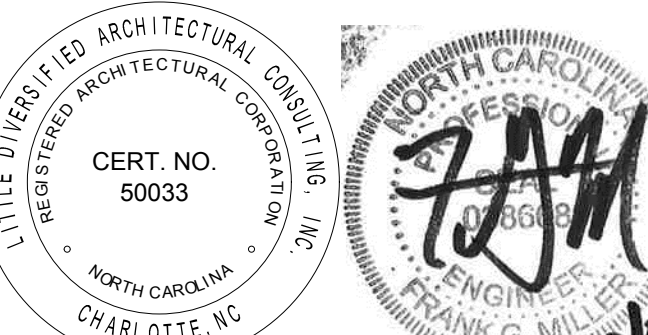
All reproduction & intellectual property rights reserved © 2014  
In Association with



HOK  
Canal House  
3223 Grace Street, N.W.  
Washington, DC 20007 USA  
t +1 202 339 8700 f +1 202 339 8800

100%  
CONSTRUCTION  
DOCUMENTS  
SENSITIVE SECURITY  
INFORMATION -  
DO NOT DUPLICATE  
OR DISCLOSE

Professional Seals



FIRM LICENSE NUMBER F-0467

No.	Description	Date
1	MUDD Permit Resubmittal	07/22/16
2	MUDD Permit Resubmittal	09/13/16
3	Mecklenburg County Permit Submittal	12/16/16
4	100% Construction Documents	01/18/17
5	Meck County Code Comments	02/16/17
6	RTAP Submittal (City of Charlotte)	03/22/17

Drawn by: FGM Reviewed by: DCP  
Project No: 111.7823.00

Date  
NOVEMBER 5, 2015

Sheet Title  
LAYOUT PLAN:  
MATERIALS

Original drawing is 42 x 30. Do not scale contents of this drawing.  
Sheet Number

C300