



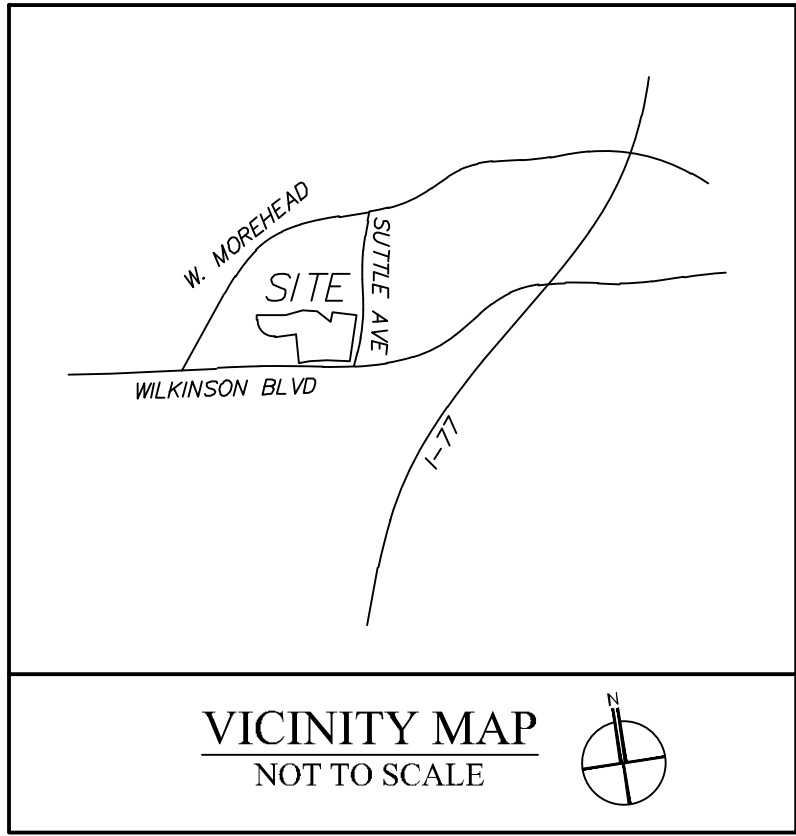
Know what's below.
Call before you dig.

APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 3/22/18

BRYANT PARK APARTMENTS

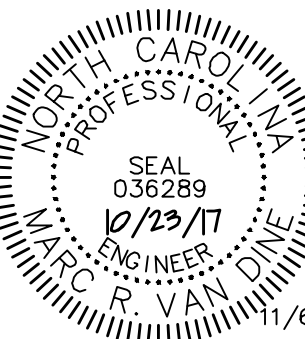
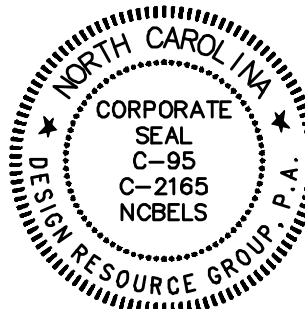
CHARLOTTE, NORTH CAROLINA

ALLIANCE RESIDENTIAL COMPANY
708 EAST BOULEVARD, SUITE E
CHARLOTTE, NC 28203



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

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



CONSTRUCTION
DOCUMENTS

BRYANT PARK APARTMENTS
CHARLOTTE, NORTH CAROLINA

ALLIANCE RESIDENTIAL COMPANY

708 EAST BOULEVARD
SUITE E
CHARLOTTE, NC 28203

SITE CONSTRUCTION DOCUMENTS

GENERAL NOTES:

1. SURVEY INFORMATION OBTAINED BY CAROLINA SURVEYORS, INC.
2. ARCHITECTURAL DIMENSIONS TO BE VERIFIED BY SURVEYOR. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. SURVEYOR SHALL REPORT ANY ENCROACHMENTS OR DISCREPANCIES GENERATED BY THE SITE PLAN AGAINST ANY SITE DEVELOPMENT REQUIREMENTS SPECIFIED BY THE SITE PLAN TO THE OWNER, LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO ANY ACTUAL CONSTRUCTION.
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
5. ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
6. DEVELOPER WILL PROVIDE STREET SIGNS PER CMDS# 50.05 (9" SIGNS ONLY)
7. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
8. 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.
9. 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.
10. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
11. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
12. CURB AND GUTTER SHOWN ON PLANS ALONG PROPOSED PUBLIC ROADS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
13. 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.
14. 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.
15. 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.
16. ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
17. 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.
18. ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOTS 067-021-08, 067-021-09, 067-021-016, AND 067-021-52 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.)
19. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
20. "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.
21. PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
22. PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED
23. 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.
24. 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 ISSUANCE OF THE CERTIFICATE OF OCCUPANCY
25. 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
26. CERTIFICATION AND STREET OUT 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.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET+MAINTENANCE/HOME.HTM](http://www.charmeck.org/departments/transportation/street+maintenance/home.htm)
27. 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.
28. 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.
29. ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.
30. 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.
31. CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASING AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704)-336-8348.
32. DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ: 704-336-4971) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.
33. PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
34. ALL CONSTRUCTION TO CONFORM TO CHARLOTTE / MECKLENBURG LAND DEVELOPMENT STANDARDS.
35. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE COUNTY FIRE MARSHALL DURING THE BUILDING PERMIT PROCESS.

ENGINEER'S NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. 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.
3. CONTRACTOR SHALL PROVIDE ENGINEER RECORD DRAWING INFORMATION FROM A REGISTERED LAND SURVEYOR UPON COMPLETION OF CONSTRUCTION.
4. CONTRACTOR SHALL OBTAIN A PERMIT FOR ANY EXCAVATION PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY
5. 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.
6. CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO FINAL GRADE.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. SANITARY YARD HYDRANTS SHALL NOT BE "STOP AND DRAIN", "STOP AND WASTE", OR "WEEP HOLE" TYPE HYDRANTS.
14. 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.
15. 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.
16. FIRE HYDRANTS ARE TO BE 10' CLEAR OF ANY OBSTRUCTIONS.
17. FDC LOCATIONS SHALL BE IN ACCORDANCE W/ CFD REQUIREMENTS.
18. 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.
20. 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.

SITE DATA

TAX PARCEL ID NO.: 067-021-08, 067-021-09, 067-021-016, 067-021-52
2017-032
MUDD-0; 5-YEAR VESTED RIGHTS
OVERALL SITE AREA: ±10.04 ACRES (437,132 SF)
SITE AREA (EXCLUDING NEW R/W): ±7.71 ACRES (335,777 SF)
PROPOSED USE: MULTI-FAMILY APARTMENTS

PROPOSED UNITS: 346 UNITS PROPOSED
DENSITY: 44.9 DU/A
MAX. BUILDING HEIGHT: 75' AND 5 STORIES (PER REZONING)

PARKING REQUIRED: 1 SPACE/DU = 345 SPACES
PARKING PROVIDED: 246 STANDARD SPACES
71 COMPACT SPACES
8 ACCESSIBLE SPACES
13 GARAGE SPACES
1 ACCESSIBLE GARAGE SPACE
103 ON-STREET SPACES
5 ON-STREET ACCESSIBLE SPACES
447 SPACES TOTAL

BICYCLE PARKING REQUIRED: 1 SPACE / 20 UNITS = 17 SPACES
BICYCLE PARKING PROVIDED: 18 SPACES AROUND SITE

LOADING SPACES REQUIRED: 1
LOADING SPACES PROVIDED: 1

OPEN SPACE REQUIRED: (335,777/100) = 3,357.7 SF
OPEN SPACE PROVIDED: >3,357.7 SF

TREE SAVE REQUIRED: 15% OR PAYMENT IN LIEU
TREE SAVE PROVIDED: PAYMENT IN LIEU
(10.04 AC x .225 x \$80,100) = \$180,945.90

SETBACK:
WILKINSON BLVD.: FUT. 150' ROW
SUTTLE AVE.: 20' FROM EX. BOC
PROP. PUBLIC ST. #1: 20' FROM BOC
PROP. PUBLIC ST. #2: 20' FROM BOC

SIDE YARD: NONE
REAR YARD: NONE

OVERALL SITE IMPERVIOUS AREA: 7.63 ACRES (332,356 SF)
IMPERVIOUS AREA (MINUS NEW R/W): 5.97 ACRES (260,391 SF)

TRASH PICK UP REQUIRED: 8 CU. YD. COMPACTOR/90 UNITS
TRASH PICK UP PROVIDED: (1) 34 CU. YD. COMPACTOR

RECYCLE AREA REQUIRED: 5 X 144 SF (720 SF TOTAL)
RECYCLE AREA PROVIDED: 720 SF

ESTIMATED TIME OF COMPLETION: WINTER 2020

NOTE: ALL NEW UTILITIES TO BE UNDERGROUND

CONSULTANTS:

DEVELOPER: ALLIANCE RESIDENTIAL COMPANY
708 EAST BOULEVARD
SUITE E
CHARLOTTE, NC 28203

ARCHITECT: CLINE DESIGN ASSOCIATES
2923 S. TRYON STREET
SUITE 130
CHARLOTTE, NC 28203
704.333.7272

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: CAROLINA SURVEYORS, INC.
P.O. BOX 267
PINEVILLE, NC 28134
704.889.7601

SITE SHEET SCHEDULE	
C0.00	COVER SHEET
RZ1.0	TECHNICAL DATA SHEET
RZ2.0	SCHEMATIC ILLUSTRATIVE PLAN
1-1	SURVEY
C1.00	DEMOLITION PLAN
C2.00	SITE PLAN
C2.01	ACCESSIBLE ROUTE PLAN
C2.02	OPEN SPACE PLAN
C2.03	VEHICULAR MANEUVERING PLAN
C3.00	EROSION CONTROL PHASE I
C3.01	EROSION CONTROL PHASE II
C3.02	EROSION CONTROL PHASE III
C3.03	EROSION CONTROL NOTES
C4.00	OVERALL GRADING/ RETAINING WALL ID PLAN
C4.01	FINE GRADING PLAN
C4.02	FINE GRADING PLAN
C4.03	FINE GRADING PLAN
C4.04	FINE GRADING PLAN
C4.10	STORM DRAINAGE PLAN
C4.11	SECONDARY DRAINAGE PLAN
C4.12	STORM DRAINAGE AREA PLAN
C4.13	UNDERGROUND DETENTION DETAILS
C4.14	STORM WATER MANAGEMENT PLAN
C5.00	OVERALL UTILITY PLAN
C5.01	PRIVATE SEWER PROFILES
C6.00	REQUIRED PLANTING PLAN
C7.00	BRYANT PARK DRIVE PLAN AND PROFILE
C7.01	MORTON STREET PLAN AND PROFILE
C7.02	BRYANT PARK DR. INTERSECTION SIGHT DISTANCE 1
C7.03	BRYANT PARK DR. INTERSECTION SIGHT DISTANCE 2
C7.04	BRYANT PARK DR. INTERSECTION SIGHT DISTANCE 3
C7.05	MORTON ST. INTERSECTION SIGHT DISTANCE 1
C7.06	MORTON ST. INTERSECTION SIGHT DISTANCE 2
C7.07	MORTON ST. INTERSECTION SIGHT DISTANCE 3
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	SITE DETAILS
C8.04	SITE DETAILS
C8.05	SITE DETAILS
C9.00	CIVIL DETAILS
C9.01	CIVIL DETAILS
C9.02	CIVIL DETAILS
C9.03	CIVIL DETAILS

ARCH. ELEVATIONS SHEET SCHEDULE	
A2.01	ARCHITECTURAL ELEVATIONS
A2.02	ARCHITECTURAL ELEVATIONS
A2.03	ARCHITECTURAL ELEVATIONS
A2.04	ARCHITECTURAL ELEVATIONS
A2.05	ARCHITECTURAL ELEVATIONS
A2.06	ARCHITECTURAL ELEVATIONS
A2.07	ARCHITECTURAL ELEVATIONS
A2.08	ARCHITECTURAL ELEVATIONS
A2.09	ARCHITECTURAL ELEVATIONS
A2.10	ARCHITECTURAL ELEVATIONS
A2.11	ARCHITECTURAL ELEVATIONS
A2.12	ARCHITECTURAL ELEVATIONS
A2.13	ARCHITECTURAL ELEVATIONS
A2.14	ARCHITECTURAL ELEVATIONS



FINAL APPROVAL

PROJECT NUMBER:

SDRU-2017-00006

ENGINEERING

PCSO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY

TREE ORDINANCE

CDOT

PLANNING

UMUDD / MUDD / PED / TOD

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE CHARLOTTE WATER. FOR MORE INFORMATION, PLEASE CALL 704-336-5499 OR VISIT <http://charlottewater.org>

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 FOUND AT <http://charlottenc.gov/ld>

APPROVED
By Emily Chien at 4:41 pm, Mar 21, 2018

APPROVED

APPROVED
Craig Robinson

APPROVED
Carlos Alzate

APPROVED
Grant Meacci

COVER SHEET

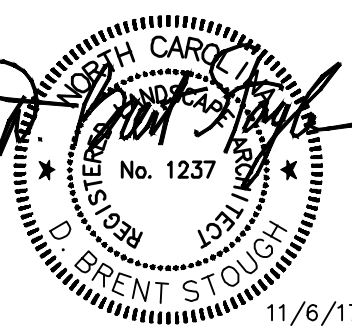
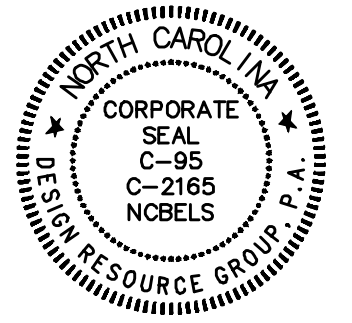
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SCALE: NTS

PROJECT #: 355-009
DRAWN BY: BMS
CHECKED BY: BS

NOVEMBER 6, 2017

REVISIONS:

C0.00



CONSTRUCTION
DOCUMENTS

BRYANT PARK APARTMENTS
CHARLOTTE, NORTH CAROLINA

ALLIANCE RESIDENTIAL COMPANY
708 EAST BOULEVARD
SUITE E
CHARLOTTE, NC 28203

SITE PLAN

SCALE: 1" = 50'

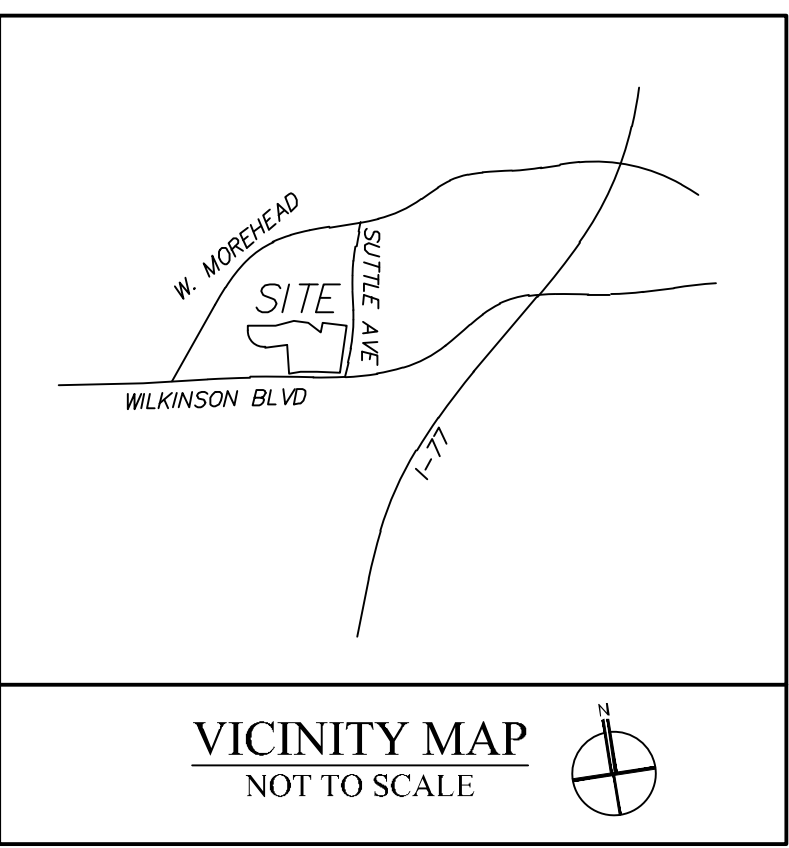
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NOVEMBER 6, 2017

REVISIONS:



Know what's below.
Call before you dig.



LEGEND	DETAIL
	CONCRETE SIDEWALK 6/C8.01
	HEAVY DUTY CONCRETE 7/C8.03
	HEAVY DUTY ASPHALT 7/C8.03
	ACCESSIBLE PARKING SPACE 7/C8.01
	1'-6" CURB & GUTTER 1/C8.01
	2'-6" CURB & GUTTER 1/C8.01

SITE DATA	
TAX PARCEL ID NO:	067-021-08, 067-021-09, 067-021-016, 067-021-52
REZONING PETITION NO:	2017-032
MUNDO:	5-YEAR VESTED RIGHTS
OVERALL SITE AREA:	±10.04 ACRES (437,132 SF)
SITE AREA (EXCLUDING NEW R/W):	±7.71 ACRES (335,777 SF)
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PROPOSED UNITS:	346 UNITS PROPOSED
DENSITY:	44.9 DUA
MAX. BUILDING HEIGHT:	75' AND 5 STORIES (PER REZONING)
PARKING REQUIRED:	1 SPACE/DU = 345 SPACES
PARKING PROVIDED:	246 STANDARD SPACES 71 COMPACT SPACES 8 ACCESSIBLE SPACES 13 GARAGE SPACES 1 ACCESSIBLE GARAGE SPACE 103 ON-STREET SPACES 5 ON-STREET ACCESSIBLE SPACES 447 SPACES TOTAL
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SETBACK:	
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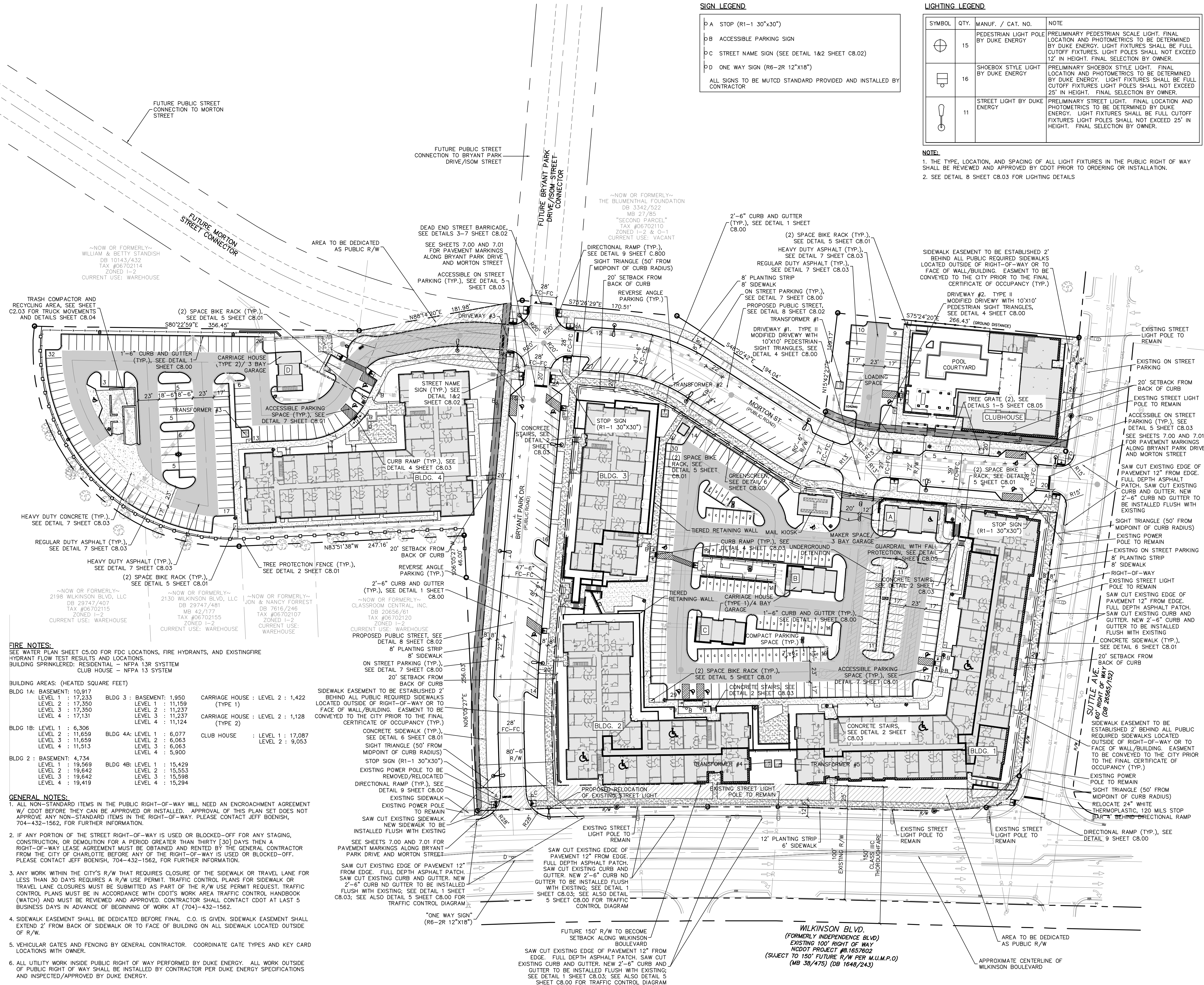
ESTIMATED TIME OF COMPLETION: WINTER 2020

NOTE: ALL NEW UTILITIES TO BE UNDERGROUND

SYMBOL	QTY.	MANUF. / CAT. NO.	NOTE
	15		PRELIMINARY PEDESTRIAN SCALE LIGHT. FINAL LOCATION AND PHOTOMETRICS TO BE DETERMINED BY DUKE ENERGY. LIGHT FIXTURES SHALL BE FULL CUTOFF FIXTURES. LIGHT POLES SHALL NOT EXCEED 12' IN HEIGHT. FINAL SELECTION BY OWNER.
	16		PRELIMINARY SHOEBOX STYLE LIGHT. FINAL LOCATION AND PHOTOMETRICS TO BE DETERMINED BY DUKE ENERGY. LIGHT FIXTURES SHALL BE FULL CUTOFF FIXTURES. LIGHT POLES SHALL NOT EXCEED 25' IN HEIGHT. FINAL SELECTION BY OWNER.
	11		PRELIMINARY STREET LIGHT. FINAL LOCATION AND PHOTOMETRICS TO BE DETERMINED BY DUKE ENERGY. LIGHT FIXTURES SHALL BE FULL CUTOFF FIXTURES. LIGHT POLES SHALL NOT EXCEED 25' IN HEIGHT. FINAL SELECTION BY OWNER.

NOTE:
1. THE TYPE, LOCATION, AND SPACING OF ALL LIGHT FIXTURES IN THE PUBLIC RIGHT OF WAY SHALL BE REVIEWED AND APPROVED BY CDOT PRIOR TO ORDERING OR INSTALLATION.
2. SEE DETAIL 8 SHEET C8.03 FOR LIGHTING DETAILS

SIGN LEGEND
⊙ A STOP (R1-1 30"x30")
⊙ B ACCESSIBLE PARKING SIGN
⊙ C STREET NAME SIGN (SEE DETAIL 1&2 SHEET C8.02)
⊙ D ONE WAY SIGN (R6-2R 12"x18")
ALL SIGNS TO BE MUTCD STANDARD PROVIDED AND INSTALLED BY CONTRACTOR



WILKINSON BLVD.
(FORMERLY INDEPENDENCE BLVD)
EXISTING 100' RIGHT OF WAY
NCDOT PROJECT #B.1657602
(SUBJECT TO 150' FUTURE R/W PER M.U.M.P.O.)
(MB 38/475) (DB 1648/243)