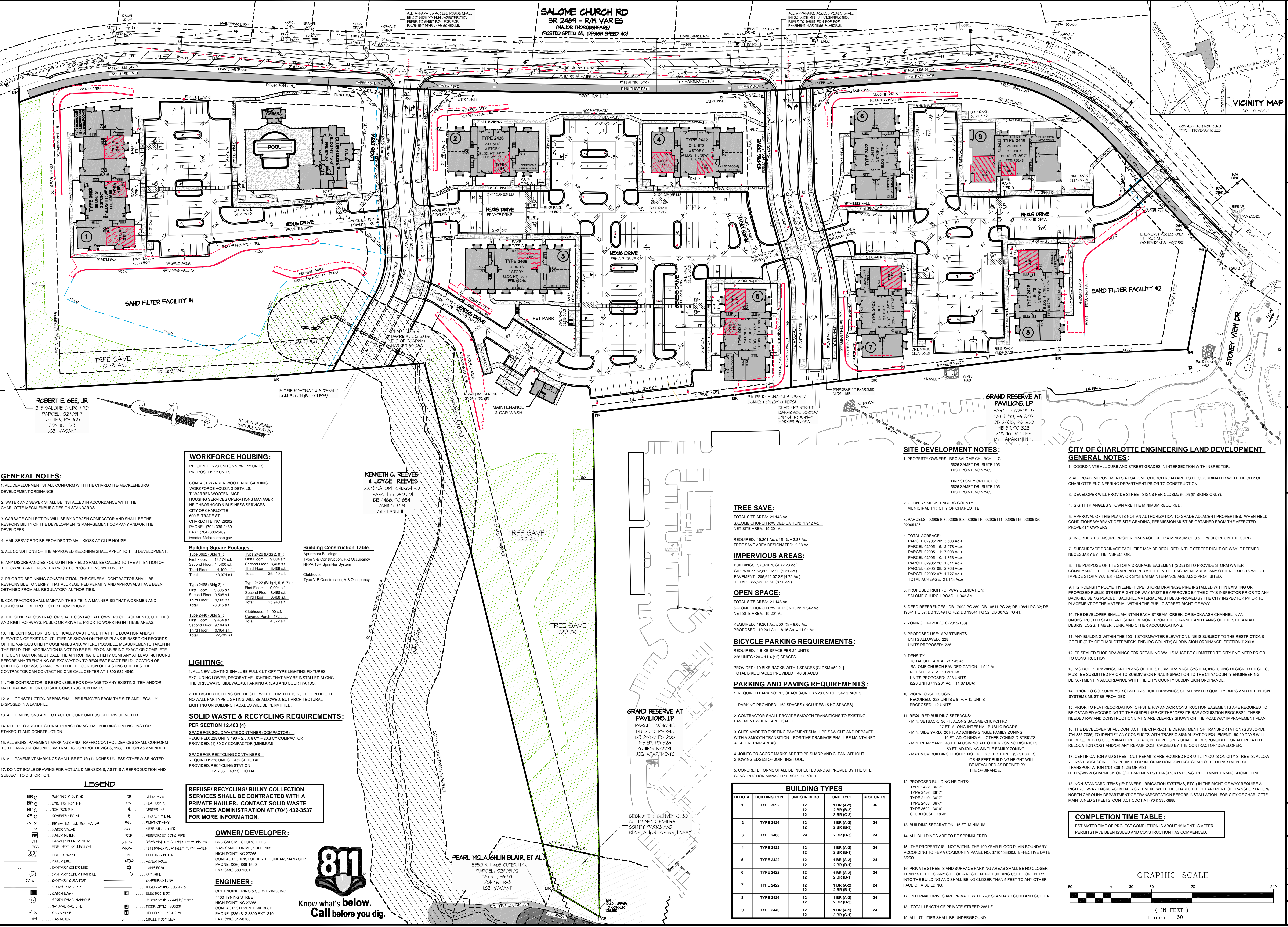






Jun 13, 2016 F:\Projects\15-06\15-06\15-06-07 CIVIL BASE.dwg Tdb Name: 4-SITE



REVISIONS

ENGINEERING AND SURVEYING, INC.  
LAND DEVELOPMENT CONSULTING  
NCELS FIRE LICENSE NO. C-1975  
4400 TYNING STREET  
HIGH POINT, NORTH CAROLINA 27265  
PHONE: (336) 812-8500 ~ FAX: (336) 812-8780

6/11/2016

SITE PLAN

NEXUS 485

MALLARD CREEK TOWNSHIP ~ MECKLENBURG COUNTY  
CHARLOTTE ~ NORTH CAROLINA

SITE PLAN

SCALE: 1" = 60'

DATE: 6/11/2016

PROJECT: T56-07

DRAWN BY: STW

SHEET C-4

**GENERAL NOTES:**

1. ALL DEVELOPMENT SHALL CONFORM WITH THE CHARLOTTE-MECKLENBURG DEVELOPMENT ORDINANCE.
2. WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG DESIGN STANDARDS.
3. GARBAGE COLLECTION WILL BE BY A TRASH COMPACTOR AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPMENT'S MANAGEMENT COMPANY AND/OR THE DEVELOPER.
4. MAIL SERVICE TO BE PROVIDED TO MAIL KIOSK AT CLUB HOUSE.
5. ALL CONDITIONS OF THE APPROVED REZONING SHALL APPLY TO THIS DEVELOPMENT.
6. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH WORK.
7. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
8. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
9. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
10. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY TRENCHING OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. FOR ASSISTANCE WITH FIELD LOCATION OF EXISTING UTILITIES THE CONTRACTOR CAN CONTACT NC ONE-CALL CENTER AT 1-800-432-4349.
11. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONSTRUCTION LIMITS.
12. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED IN A LANDFILL.
13. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
14. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS FOR STAKEOUT AND CONSTRUCTION.
15. ALL SIGNS, PAVEMENT MARKINGS AND TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 1988 EDITION AS AMENDED.
16. ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES UNLESS OTHERWISE NOTED.
17. DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.

**WORKFORCE HOUSING:**

REQUIRED: 228 UNITS x 5' x 5' = 12 UNITS  
PROPOSED: 12 UNITS

CONTACT WARREN WOOTEN REGARDING WORKFORCE HOUSING DETAILS.  
T. WARREN WOOTEN, AICP  
HOUSING SERVICES OPERATIONS MANAGER  
NEIGHBORHOOD & BUSINESS SERVICES  
CITY OF CHARLOTTE  
600 E. TRADE ST.  
CHARLOTTE, NC 28202  
PHONE: (704) 336-2488  
FAX: (704) 336-3489  
tween@charlottednc.gov

**Building Square Footages:**

| Type 3602 (Bldg 1)        | Type 2426 (Bldg 2, 8)    |
|---------------------------|--------------------------|
| First Floor: 15,174 s.f.  | First Floor: 9,004 s.f.  |
| Second Floor: 14,400 s.f. | Second Floor: 8,468 s.f. |
| Third Floor: 14,400 s.f.  | Third Floor: 8,468 s.f.  |
| Total: 43,974 s.f.        | Total: 25,940 s.f.       |

| Type 2428 (Bldg 3)       | Type 2422 (Bldg 4, 5, 6, 7) |
|--------------------------|-----------------------------|
| First Floor: 9,805 s.f.  | First Floor: 9,004 s.f.     |
| Second Floor: 9,505 s.f. | Second Floor: 8,468 s.f.    |
| Third Floor: 9,505 s.f.  | Third Floor: 8,468 s.f.     |
| Total: 28,815 s.f.       | Total: 25,940 s.f.          |

| Type 2440 (Bldg 9)       |
|--------------------------|
| First Floor: 9,464 s.f.  |
| Second Floor: 9,164 s.f. |
| Third Floor: 9,164 s.f.  |
| Total: 27,792 s.f.       |

**Building Construction Table:**

| Apartment Buildings   |
|---|
| Type V-B Construction, R-2 Occupancy<br>NPPA 13R Sprinkler System |

| Clubhouse                            |
|--------------------------------------|
| Type V-B Construction, A-3 Occupancy |

**LIGHTING:**

1. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.
2. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 20 FEET IN HEIGHT. NO WALL PAK TYPE LIGHTING WILL BE ALLOWED, BUT ARCHITECTURAL LIGHTING ON BUILDING FACADES WILL BE PERMITTED.

**SOLID WASTE & RECYCLING REQUIREMENTS:**

**PER SECTION 12.403 (4)**

SPACE FOR SOLID WASTE CONTAINER (COMPACTOR) ...  
REQUIRED: 228 UNITS / 10 = 22.8 x 5' x 5' = 20.3 CY COMPACTOR PROVIDED: (1) 30 CY COMPACTOR (MINIMUM)

SPACE FOR RECYCLING CONTAINERS ...  
REQUIRED: 228 UNITS = 432 SF TOTAL  
PROVIDED: RECYCLING STATION  
12' x 36' = 432 SF TOTAL

**REFUSE/RECYCLING/BULKY COLLECTION SERVICES SHALL BE CONTRACTED WITH A PRIVATE HAULER. CONTACT SOLID WASTE SERVICES ADMINISTRATION AT (704) 432-3537 FOR MORE INFORMATION.**

**OWNER/DEVELOPER:**

BRC SALOME CHURCH, LLC  
5826 SAMET DRIVE, SUITE 105  
HIGH POINT, NC 27265  
CONTACT: CHRISTOPHER T. DUNBAR, MANAGER  
PHONE: (336) 889-1500  
FAX: (336) 889-1501

**ENGINEER:**

CPT ENGINEERING & SURVEYING, INC.  
4400 TYNING STREET  
HIGH POINT, NC 27265  
CONTACT: STEVEN T. WEBB, P.E.  
PHONE: (336) 812-8500 EXT. 310  
FAX: (336) 812-8780



PEARL MC LAUGHLIN BLAIR, ET AL  
18550 N. I-485 OUTER HY  
PARCEL: 02305102  
DB 311, PG 57  
ZONING: R-3  
USE: VACANT

**GRAND RESERVE AT PAVILIONS, LP**  
PARCEL: 0230510  
DB 3173, PG 549  
DB 2460, PG 200  
MB 34, PG 326  
ZONING: R-22MF  
USE: APARTMENTS

**TREE SAVE:**

TOTAL SITE AREA: 21.143 AC.  
SALOME CHURCH RAV DEDICATION: 1.942 AC.  
NET SITE AREA: 19.201 AC.

REQUIRED: 19.201 AC. x 15' = 2.88 AC.  
TREE SAVE AREA DESIGNATED: 2.88 AC.

**IMPERVIOUS AREAS:**

BUILDINGS: 97,070.76 SF (2.23 AC.)  
SIDEWALK: 82,809.92 SF (1.91 AC.)  
PAVEMENT: 205,642.07 SF (4.72 AC.)  
TOTAL: 355,522.75 SF (8.16 AC.)

**OPEN SPACE:**

TOTAL SITE AREA: 21.143 AC.  
SALOME CHURCH RAV DEDICATION: 1.942 AC.  
NET SITE AREA: 19.201 AC.

REQUIRED: 19.201 AC. x 50' = 9.60 AC.  
PROPOSED: 19.201 AC. - 8.16 AC. = 11.04 AC.

**BICYCLE PARKING REQUIREMENTS:**

REQUIRED: 1 BIKE SPACE PER 20 UNITS  
228 UNITS / 20 = 11.4 (12) SPACES

PROVIDED: 10 BIKE RACKS WITH 4 SPACES (CLOSM #50 21)  
TOTAL BIKE SPACES PROVIDED = 40 SPACES

**PARKING AND PAVING REQUIREMENTS:**

1. REQUIRED PARKING: 1.5 SPACES/UNIT x 228 UNITS = 342 SPACES

PARKING PROVIDED: 462 SPACES (INCLUDES 15 HC SPACES)

2. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS TO EXISTING PAVEMENT WHERE APPLICABLE.

3. CUTS MADE TO EXISTING PAVEMENT SHALL BE SAW CUT AND REPAVED WITH A SMOOTH TRANSITION. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL REPAIR AREAS.

4. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.

5. CONCRETE FORMS SHALL BE INSPECTED AND APPROVED BY THE SITE CONSTRUCTION MANAGER PRIOR TO POUR.

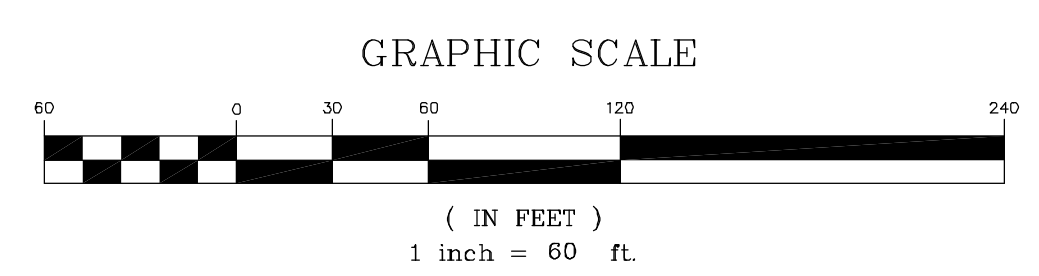
| BUILDING TYPES |               |                |            |            |
|----------------|---------------|----------------|------------|------------|
| BLDG. #        | BUILDING TYPE | UNITS IN BLDG. | UNIT TYPE  | # OF UNITS |
| 1              | TYPE 3602     | 12             | 1 BR (A-2) | 36         |
|                |               | 12             | 2 BR (B-3) | 24         |
|                |               | 12             | 3 BR (C-3) | 36         |
| 2              | TYPE 2426     | 12             | 1 BR (A-2) | 24         |
|                |               | 12             | 2 BR (B-3) | 24         |
| 3              | TYPE 2468     | 24             | 2 BR (B-3) | 24         |
|                |               | 24             | 2 BR (B-3) | 24         |
| 4              | TYPE 2422     | 12             | 1 BR (A-2) | 24         |
|                |               | 12             | 2 BR (B-1) | 24         |
| 5              | TYPE 2422     | 12             | 1 BR (A-2) | 24         |
|                |               | 12             | 2 BR (B-1) | 24         |
| 6              | TYPE 2422     | 12             | 1 BR (A-2) | 24         |
|                |               | 12             | 2 BR (B-1) | 24         |
| 7              | TYPE 2422     | 12             | 1 BR (A-2) | 24         |
|                |               | 12             | 2 BR (B-1) | 24         |
| 8              | TYPE 2426     | 12             | 1 BR (A-2) | 24         |
|                |               | 12             | 2 BR (B-3) | 24         |
| 9              | TYPE 2440     | 12             | 1 BR (A-1) | 24         |
|                |               | 12             | 3 BR (C-1) | 24         |

**SITE DEVELOPMENT NOTES:**

1. PROPERTY OWNERS: BRC SALOME CHURCH, LLC  
5826 SAMET DR, SUITE 105  
HIGH POINT, NC 27265
2. COUNTY: MECKLENBURG COUNTY  
MUNICIPALITY: CITY OF CHARLOTTE
3. PARCELS: 02305107, 02305108, 02305110, 02305111, 02305115, 02305120, 02305126
4. TOTAL ACREAGE:  
PARCEL 02305120: 3.503 AC.  
PARCEL 02305115: 2.979 AC.  
PARCEL 02305111: 7.003 AC.  
PARCEL 02305110: 1.383 AC.  
PARCEL 02305126: 1.811 AC.  
PARCEL 02305108: 2.768 AC.  
PARCEL 02305107: 1.727 AC.  
TOTAL ACREAGE: 21.143 AC.
5. PROPOSED RIGHT-OF-WAY DEDICATION:  
SALOME CHURCH ROAD: 1.942 AC.
6. DEED REFERENCES: DB 17992 PG 250; DB 19841 PG 28; DB 19841 PG 32; DB 19841 PG 37; DB 15549 PG 762; DB 19841 PG 32; DB 30702 PG 41.
7. ZONING: R-12MF(CD) (2015-13)
8. PROPOSED USE: APARTMENTS  
UNITS ALLOWED: 228  
UNITS PROPOSED: 228
9. DENSITY:  
TOTAL SITE AREA: 21.143 AC.  
SALOME CHURCH RAV DEDICATION: 1.942 AC.  
NET SITE AREA: 19.201 AC.  
UNITS PROPOSED: 228 UNITS  
(228 UNITS / 19.201 AC. = 11.87 DU/A)
10. WORKFORCE HOUSING  
REQUIRED: 228 UNITS x 5' x 5' = 12 UNITS  
PROPOSED: 12 UNITS
11. REQUIRED BUILDING SETBACKS:  
- MIN. SETBACK: 30 FT. ALONG SALOME CHURCH RD  
27 FT. ALONG INTERNAL PUBLIC ROADS  
- MIN. SIDE YARD: 20 FT. ADJOINING SINGLE FAMILY ZONING  
10 FT. ADJOINING ALL OTHER ZONING DISTRICTS  
- MIN. REAR YARD: 40 FT. ADJOINING ALL OTHER ZONING DISTRICTS  
50 FT. ADJOINING SINGLE FAMILY ZONING  
- MAXIMUM BUILDING HEIGHT: NOT TO EXCEED THREE (3) STORIES  
OR 48 FEET BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
12. PROPOSED BUILDING HEIGHTS:  
TYPE 2422: 36'-7"  
TYPE 2426: 36'-7"  
TYPE 2440: 36'-7"  
TYPE 2468: 36'-7"  
TYPE 3602: 36'-9"  
CLUBHOUSE: 18'-0"
13. BUILDING SEPARATION: 16 FT. MINIMUM
14. ALL BUILDINGS ARE TO BE SPRINKLERED.
15. THE PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD PLAIN BOUNDARY ACCORDING TO FEMA COMMUNITY PANEL NO. 3710458803. EFFECTIVE DATE 3/2009.
16. PRIVATE STREETS AND SURFACE PARKING AREAS SHALL BE NO CLOSER THAN 15 FEET TO ANY SIDE OF A RESIDENTIAL BUILDING USED FOR ENTRY INTO THE BUILDING AND SHALL BE NO CLOSER THAN 5 FEET TO ANY OTHER FACE OF A BUILDING.
17. INTERNAL DRIVES ARE PRIVATE WITH 2'-0" STANDARD CURBS AND GUTTER.
18. TOTAL LENGTH OF PRIVATE STREET: 268 LF
19. ALL UTILITIES SHALL BE UNDERGROUND.

**COMPLETION TIME TABLE:**

ESTIMATED TIME OF PROJECT COMPLETION IS ABOUT 15 MONTHS AFTER PERMITS HAVE BEEN ISSUED AND CONSTRUCTION HAS COMMENCED.



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6/11/2016

SITE PLAN

NEXUS 485

MALLARD CREEK TOWNSHIP ~ MECKLENBURG COUNTY  
CHARLOTTE ~ NORTH CAROLINA

SITE PLAN

SCALE: 1" = 60'

DATE: 6/11/2016

PROJECT: T56-07

DRAWN BY: STW

SHEET C-4