

THE HORNE COMPANY
D.B. 1548, PG. 84
M.B. 4, PG. 631
TAX #121-033-14

NEW LIGHT POLE (TYP.)
COORDINATE EXACT
LOCATION WITH ELEC.
PLANS.

KALE-INDEX INC.
D.B. 3772, PG. 940
TAX #121-033-13

ENCLOSED TRASH / RECYCLABLES AREA WITHIN
6' HIGH SOLID MASONRY WALL ENCLOSURE WITH
A 40% OPEN CLOSEABLE GATE. REFER TO ARCH.
PLANS FOR ENCLOSURE DETAIL.

NEW REINFORCED CONCRETE PAVING.
SEE DETAIL A3/C7.02.

NEW MEDIAN (PITCHED) 18" CONCRETE
CURB AND GUTTER. SEE DETAIL
10.17B/C7.02. (ALL ON SITE CURB AND
GUTTER SHALL BE PITCHED).

4 SHORT TERM PARKING SPACES
WITH (2) INVERTED U BICYCLE
RACKS SEE DETAIL 50.20/C7.02.

NEW BITUMINOUS CONCRETE
PAVING. SEE DETAIL B3/C7.02.

J. LEWIS & MARY GRIFFIN
D.B. 7275, PG. 659
M.B. 4, PG. 631
TAX #121-033-10

10'x10' SIGHT TRIANGLES.

NEW 30"x30" STOP SIGN. MUTCD
STD. NO. R1-1. TO BE INSTALLED
BY CONTRACTOR.

FRONT SETBACK AT
EXISTING R/W LINE.

APPROX R/W
SSM#
R/W 736.97
IN 728.46

SSM#
R/W 736.26
OUT 732.05

NEW 30"x30" "DO NOT ENTER" SIGN INSTALLED
ON BOTH SIDES OF DRIVEWAY. MUTCD STD. NO.
R5-1 TO BE INSTALLED BY CONTRACTOR.

BITUMINOUS PAVEMENT PATCH AT UTILITY
TRENCH. SEE DETAIL C3/C7.02.

INSTALL SIGNAGE FOR ALL HANDICAP
PARKING SPACES IN ACCORDANCE
WITH C.M.D.S. 50.10A. SEE DETAIL A1/C7.03.

3 LONG TERM BICYCLE
PARKING SPACES LOCATED
WITHIN INTERIOR ROOM.
REFER TO ARCH. PLANS.

NEW BUILDING

NEW CONCRETE SIDEWALK. SEE
DETAIL 10.22/C7.02.

NEW MEDIAN (PITCHED) 18" CONCRETE
CURB AND GUTTER. SEE DETAIL
10.17B/C7.02. (ALL ON SITE CURB AND
GUTTER SHALL BE PITCHED).

DONI LLC
D.B. 11034, PG. 273
TAX #121-033-12

ACCESSIBLE RAMP AND CURB CUT.
SEE DETAIL A2/C7.02.

NEW BITUMINOUS CONCRETE
PAVING. SEE DETAIL B3/C7.02.

WHITE PAINTED PAVEMENT MARKINGS
(TYP.) ALL LINES SHALL BE 4" WIDE.

NEW WHITE PAINTED DIRECTIONAL
ARROW PAVEMENT MARKING (TYP.)

NEW ABOVE GROUND BACKFLOW
PREVENTERS. REFER TO SHEET C4.00.
REFER TO SHEET L1.00 FOR SCREENING.

NEW CONCRETE SIDEWALK. SEE DETAIL
10.22/C7.02.

APPROX R/W

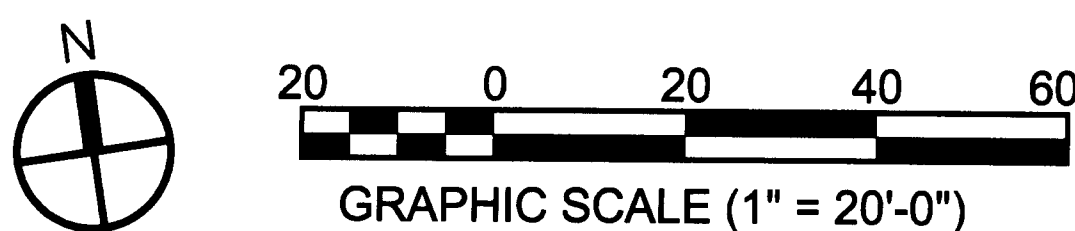
SSM#
R/W 737.26
OUT 732.05

NEW 20' WIDE ONE-WAY CITY OF CHARLOTTE
MODIFIED TYPE 1 DRIVEWAY. SEE DETAIL
10.25E/C7.02.

NEW 36"x12" ONE WAY DIRECTIONAL SIGNS.
MUTCD STD. NO. R6-1R AND R6-1L. TYP. OF
BOTH DRIVES. TO BE INSTALLED BY CONTRACTOR.

SITE DEVELOPMENT DATA

TAX ID*	121-033-11	PARKING	
ZONING	TOD-M	TOTAL ALLOWED	103 MAX. (1SP/300SF OFFICE, 1SP/250SF RETAIL)
PROPOSED USE	OFFICE (22,520 SF) / RETAIL (6,992 SF)	TOTAL PROVIDED	70 SPACES
	TOTAL AREA = 29,512 SF	% COMPACT	20.0%
SETBACKS		H/C REQUIRED	3 SPACES
FRONTYARD	16' (8' PLANTING YARD AND 8' SIDEWALK)	H/C PROVIDED	3 SPACES
SIDEYARD	5'	SHORT-TERM BIKE REQUIRED	2 SPACES (2 OR 1 / 40,000 SF)
REAR YARD	5'	SHORT-TERM BIKE PROVIDED	4 SPACES
LOT AREA	0.896 AC (39,029 SF)	LONG-TERM BIKE REQUIRED	3 SPACES (2 OR 1 / 10,000 SF)
DISTURBED AREA	0.896 AC	LONG-TERM BIKE PROVIDED	3 SPACES
MAX. BUILDING HEIGHT	53'-6" (GREATER THAN 135 FROM NEAREST RES.)	IMPERVIOUS AREAS	
FLOOR AREA RATIO		TOTAL EXISTING	25,522 SF
(.75 WITHIN 1/4 MILE TRANS.)	0.756 = 29,512/39,029	TOTAL PROPOSED	30,119 SF
SOIL TYPE	Ur (URBAN LAND)	SOLID WASTE / RECYCLING	
		SOLID WASTE	8 CY
		RECYCLING	8 CY



GENERAL LAYOUT NOTES:

1. ALL EXPANSION JOINTS ARE TO BE SEALED.
REFER TO SPECIFICATIONS.
2. ALL DIMENSIONS ARE TO FACE OF CURB,
UNLESS OTHERWISE NOTED.
3. STORM DRAINAGE INLETS AND MANHOLE
COORDINATES ARE LOCATED AT CENTER OF
GRATE OR MANHOLE COVER.
4. ALL SIDEWALKS SHALL HAVE A MAXIMUM
CROSS SLOPE OF 2%.
5. THE MAXIMUM ELEVATION CHANGE AT
HANDICAP ACCESSIBLE DOORS SHALL NOT
EXCEED 1/2".
6. ALL ACCESSIBLE ROUTES SHALL HAVE A MAX.
CROSS SLOPE OF 2%.
7. REFER TO SHEET L1.00 FOR ALL LANDSCAPING
LAYOUT AND CALCULATIONS.
8. COORDINATE ALL CURB AND STREET GRADES
IN INTERSECTION WITH INSPECTOR.
9. ALL ROAD IMPROVEMENTS AT W. TREMONT
AVENUE ARE TO BE COORDINATED WITH THE
CITY OF CHARLOTTE ENGINEERING DEPARTMENT
PRIOR TO CONSTRUCTION.
10. IN ORDER TO ENSURE PROPER DRAINAGE,
KEEP A MINIMUM OF 0.5% SLOPE ON THE
CURB.
11. 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.
12. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED
IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY
BY THE INSPECTOR.
13. CURB AND GUTTER SHOWN ON PLANS ALONG
W. TREMONT AVENUE MAY BE ADJUSTED BASED
UPON FIELD STAKING BY CITY ENGINEERING.
ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE
MODIFICATION BASED UPON FIELD CONDITIONS.
14. 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 TRANS-
PORTATION/ NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION) BEFORE INSTALLATION.
15. SIGHT TRIANGLES SHOWN ARE THE MINIMUM
REQUIRED.
16. CONTRACTOR WILL BE REQUIRED TO OBTAIN
A "RIGHT-OF-WAY USE" PERMIT FOR ALL WORK
LESS THAN 30 DAYS IN DURATION WITHIN THE
PUBLIC RIGHT-OF-WAY. A MINIMUM OF 5 DAYS
ADVANCED NOTICE FOR A SIDEWALK CLOSURE
AND 10 DAYS ADVANCED NOTICE FOR A LANE
CLOSURE MUST BE TRANSMITTED TO
704-336-4400 VIA FAX ATTENTION BOB STALEY
INDICATING DATE, TIME AND TRAFFIC CONTROLS.
17. ANY OCCUPATION OF THE PUBLIC RIGHT-OF-WAY
FOR A PERIOD OF TIME GREATER THAN 30 DAYS
WILL REQUIRE LEASING OF THAT PORTION OF THE
RIGHT-OF-WAY. CONTACT LINDA POISSANT AT
704-336-2562 FOR LEASING INFORMATION.
18. BACKFILL MATERIAL MUST BE APPROVED BY THE
CITY INSPECTOR PRIOR TO PLACEMENT OF MATERIAL
WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
19. 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.
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE
WITH NCDOT, NCDENR, AND CHARLOTTE-MECKLENBURG
LAND DEVELOPMENT STANDARDS. WHEN
SPECIFICATIONS ARE IN CONFLICT, THE STRICTER
SPECIFICATION SHALL BE HELD.
21. PROVIDE TRAFFIC CONTROL MEASURES FOR ALL
WORK WITHIN PUBLIC ROW PER THE MANUAL ON
UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS
AND HIGHWAYS AND CDOT'S "WATCH".
22. TREES WITHIN THE STREET RIGHT-OF-WAY ARE
PROTECTED BY LAW. A PERMIT IS REQUIRED FROM
THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE
REMOVAL OF ANY RIGHT-OF-WAY TREES. ALL TREES
OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND
AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY
LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692
FOR REQUIRED PERMITS.
23. ALL DEVELOPMENT CREATING A TOTAL OF
20,000 SF IMPERVIOUS AREA SINCE SEPT. 1978 WILL
REQUIRE STORM DRAINAGE DETENTION.
24. CONTACT THE UTILITY COMPANY TO RELOCATE
ANY EXISTING UTILITY POLES. ALL EXISTING
FACILITIES WHICH CONFLICT WITH IMPROVEMENTS,
MUST BE RELOCATED AT THE EXPENSE OF THE
OWNER.

2006-120



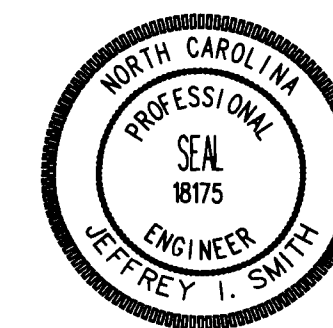
MISTRI HARDAWAY ARCHITECTS

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**214 W.
TREMONT
AVE.**

Charlotte, NC.
South End Associates,
LLC

MARK DATE DESCRIPTION

DATE: June 22, 2006

PROJECT NO: ---

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Layout Plan A

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