



No.	Date	By	Description
1	02/28/2008	ECM	Per Land Development review comments.
2	10/28/2007	ECM	Per Floodplain Permit review comments.
1	12/20/2007	ECM	Per City review comments.

REVISIONS	WTM
DRAWN BY	WTM
APPROVED BY	ECM
CHECKED BY	ECM
DATE	09 / 14 / 2007
TITLE	

SITE LAYOUT PLAN:
OVER ALL

PROJECT NO. 50005706

C-5.0

SHEET NO.

GENERAL NOTES:

1. BASE BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: R. B. PHARR PHONE #: 704-376-2186 DRAWING DATED: 10.19.2006 CONTRACTOR SHALL VERIFY ACCURACY OF ALL PROPERTY LINES AND TOPOGRAPHY IN FIELD AND NOTIFY OWNERS REPRESENTATIVE IN CHARGE IF THERE ARE ANY DISCREPANCIES PRIOR TO BEGINNING ANY WORK.
2. ALL "STD." NUMBERS REFER TO THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
3. NO ON-SITE LAND CLEARING AND INERT DEBRIS (LCD) LANDFILLS SHALL BE PERMITTED ON THIS SITE.
4. CHARLOTTE ENGINEERING DEPARTMENT SHALL BE GIVEN 24 HOURS NOTICE PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR WILL PROVIDE STREET NAME SIGNS PER CMDS# 50.05 & 50.06. SEE DETAILS 1 & 2 SHEET C-12.3.
6. 35' X 35' SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
7. NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ECT.) IN THE RIGHT OF WAY REQUIRE A RIGHT OF WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/CDOT PRIOR TO INSTALLATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES BOTH ABOVE AND BELOW GROUND PRIOR TO ANY EARTH MOVING ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REMOVAL OF ANY EXISTING UTILITY THAT IS IN THE WAY OF NEW CONSTRUCTION. THIS WORK SHALL INCLUDE THE COORDINATION WITH ALL EFFECTED UTILITY COMPANIES. UTILITIES AS SHOWN ON THESE PLANS MAY OR MAY NOT BE CORRECTLY LOCATED.
9. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
10. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM WATER DRAINAGE DETENTION.
11. TREES WITHIN THE STREET R.O.W. ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY THE CITY OF CHARLOTTE LANDSCAPE MANAGEMENT AT (704-336-4262). ALL TREES OVER 8" IN DIAMETER (4.5' ABOVE GROUND) IN THE SETBACK AREA ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY ENGINEERING AT (704-336-6692).
12. "STOP BEFORE YOU DIG". CALL NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.
13. CONTRACTOR TO OBTAIN A RIGHT OF WAY USE PERMIT FROM THE CITY PRIOR TO BEGINNING CONSTRUCTION WITHIN THE EXISTING RIGHT OF WAY. CONTRACTOR SHALL CONTACT BOB STALEY AT 704-432-1562 AT LEAST FIVE (5) DAYS PRIOR TO BEGINNING WORK TO PROCURE THIS PERMIT.
14. 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.
15. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION. DESIGN OF RETAINING WALLS IS TO BE PER NC BUILDING CODE SECTION 1610.3. DETAILED RETAINING WALL DESIGN DRAWINGS, SEALED BY AN NC LICENSED ENGINEER, WILL BE SUBMITTED TO THE LOCAL AUTHORITY PRIOR TO CONSTRUCTION. AN NC LICENSED ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO LOCAL AUTHORITY THAT RETAINING WALLS ARE CONSTRUCTED PER THE ENGINEERING DRAWINGS, IN COMPLIANCE WITH SECTION 1610.3 OF THE NC BUILDING CODE.
16. CURB AND GUTTER SHOWN ON PLANS ALONG EVERGREEN DRIVE AND FLEETWOOD DRIVE MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEER. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
17. ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
18. EXISTING 2.0' CURB AND GUTTER ON EVERGREEN AND FLEETWOOD DRIVES ARE TO BE REPLACED WITH NEW 2.0' CURB AND GUTTER IN THE SAME LOCATION AND ELEVATION AS EXISTING. SEE PLANS FOR LIMITS OF REPLACEMENT.
19. CONSTRUCT TRANSITION CURBS PER DETAIL 9, SHEET C-12.1 AT ALL NEW STREET TIES TO EXISTING STREETS WHERE PROPOSED 2.5' CURB AND GUTTER CONNECTS TO PROPOSED OR EXISTING 2.0' CURB AND GUTTER. AREAS AS SHOWN ON THE PLANS.
20. EXISTING ASPHALT ON BOTH EVERGREEN AND FLEETWOOD DRIVES IS TO BE MILLED TO 1 - 1/2" BELOW THE GUTTER. THE OWNER WILL RESURFACE IN ACCORDANCE WITH DETAIL 3, C-12.3. LIMITS OF ASPHALT MILLING ARE AS SHOWN ON THE DEMOLITION AND LAYOUT PLANS.
21. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
22. IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP (FIMA), MAP NUMBER 37119C0108E, DATED FEBRUARY 4, 2004, THERE ARE NO LOTS SUBJECT TO THE 100+1 BUILDING RESTRICTION FLOODLINE.
23. THE OWNER SHALL PROVIDE SIDEWALK EASEMENTS TO THE CITY OF CHARLOTTE FOR ALL SIDEWALKS THAT ARE OUTSIDE OF THE RIGHT OF WAY. THIS EASEMENT WILL INCLUDE THE LAND BETWEEN THE RIGHT OF WAY AND TWO FEET BEHIND THE BACK OF SIDEWALK, WHICH WILL ALLOW FOR THE CITY MAINTENANCE OF THE SIDEWALK.
24. SEE SHEETS C-17.0 THROUGH C-17.5 FOR INTERSECTION SIGHT LINES AND PROFILES.
25. ALL EXISTING TREES THAT ARE WITHIN THE SIGHT LINE AREAS AS DEFINED ON SHEETS C-17.0 - C-17.5 SHALL BE PRUNED SO THAT THERE IS NO BRANCHING BETWEEN GROUND LEVEL AND SIX FEET ABOVE GROUND LEVEL.
26. SEE NOTES 24 AND 25 ON THE REZONING TECHNICAL DATA SHEET.

S.W.I.M. BUFFER NOTES:

1. THE STREAM SIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF 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.
2. 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).
3. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED IN THE UPLAND ZONE; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF THE REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
4. THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMP REMOVAL, ECT.) AT THE SITE AND THIS FENCING MUST BE CALLED OUT ON THE PLANS.
5. 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.
6. SEE THIS SHEET FOR CALCULATION OF THE ADDITIONAL 50 % AREA TO THE 100' SWIM BUFFER.

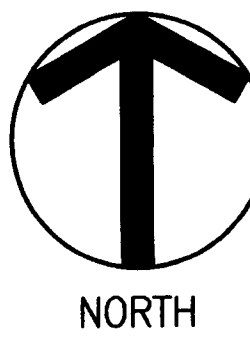
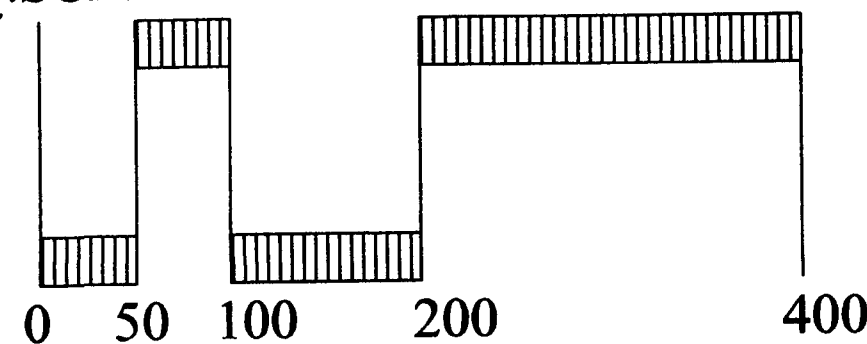
LAND USE TABLE:

TOTAL AREA: 30.6014 ACRES (EXCLUDING EX. ROWS AND INCLUDING PROPOSED ROWS)
SINGLE FAMILY: 11.48 ACRES
MULTI-FAMILY: 9.5 ACRES
COMMON OPEN SPACE & ALLEYS: 5.59 ACRES
PROPOSED ROWS: 4.03 ACRES

1. SEE SHEETS C - 5.1 - 5.4 FOR COMPLETE LAYOUT MEASURES.

SHEET NOTES:

SCALE: 1"=100'



ZONING CODE SUMMARY:

PROJECT NAME: BRYANT PARK
OWNER: BRYANT PARK, LLC PHONE: (704) 332-9340
ADDRESS: 521 EAST MOREHEAD STREET, SUITE 405, CHARLOTTE, NC 28202
PLANS PREPARED BY: WIRTH & ASSOCIATES PHONE: (704) 375-1588
ZONING: MUDD-O REZONING PLITITION # 07-050 JURISDICTION: CHARLOTTE
TAX PARCEL NUMBERS: 067-031-12, 067-044-09, 067-043-10, 067-044-09, 067-043-09, 067-044-02, 067-044-03, 067-044-10
PROPOSED USE: SINGLE FAMILY - DETACHED, SINGLE FAMILY - ATTACHED, MULTI-FAMILY
BUILDING HEIGHT: 60 PER REZONING FT. STORIES: NA
BUILDING COVERAGE: NA (NO NEW STRUCTURES) GROSS FLOOR AREA: NA
PAVEMENT COVERAGE: 4.91 AC (NEW STREETS, SIDEWALKS AND ALLEYS)
LOT SIZE: TOTAL SITE ACERAGE: 30.6014 (INCLUDING NEW ROWS) EXCLUDING EX. ROWS) NUMBER OF UNITS/SUITS: 131 RESIDENTIAL LOTS
12 MULTI-FAMILY BLOCKS
MINIMUM LOT WIDTH: 20 FEET
YARD REQUIREMENTS:
SETBACK (FRONT): 14 FT. FROM BACK OF CURB
SIDE YARD (L): 3 FT.
REAR YARD: 0 FT.
REQUIRED BUFFERS:
FRONT: NO YES FT.
SIDE (L): NO YES FT.
REAR: NO YES FT.
SIDE (R): NO YES FT.
REQUIRED SCREENING:
FRONT: NO YES FT.
SIDE (L): NO YES FT.
REAR: NO YES FT.
SIDE (R): NO YES FT.
PARKING ONLY: NO YES 5 FT.
DISTURBED AREA: 29.48 AC
IMPERVIOUS AREA: 4.91 AC (NEW STREETS, SIDEWALKS AND ALLEYS)
INTERIOR LANDSCAPING: N/A REQUIRED PROVIDED N/A

ALL SIGNAGE OTHER THAN STREET SIGNS WILL BE APPROVED AND PERMITTED SEPARATELY.

LEGEND

PROPOSED CURB & GUTTER

PROPOSED SIDEWALK W/SCORING

PROPOSED CENTER LINE

PROPOSED LOT LINE

MATCH LINES

PROPOSED SIDEYARD

PROPOSED ALLEY EASMENT

PROPOSED STOP SIGN

PROPOSED ACCESSIBLE RAMP W/TRUNCATED DOMES

EXISTING VEGETATION LINE

EXISTING TREES

PARCELS OUTSIDE DEVELOPMENT AREAS

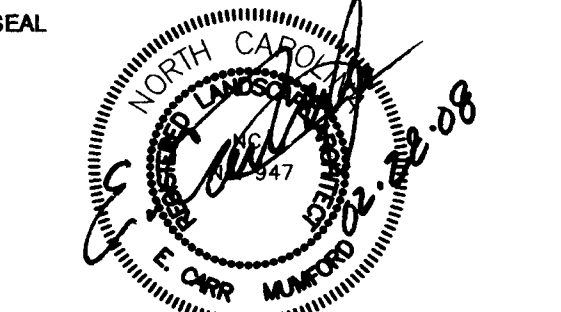
LINE TABLE

LINE	LENGTH	BEARING
L1	152.19'	N64°14'40"E
L2	37.36'	S75°24'24"E
L3	260.90'	S55°11'03"E
L4	247.21'	S40°49'10"E
L5	239.67'	S73°08'53"E
L6	48.67'	N87°31'07"E
L7	150.16'	N86°16'35"E
L8	67.26'	N69°30'29"E
L9	51.67'	S68°02'23"E
L10	16.61'	S72°00'37"E
L11	363.01'	N49°10'50"E
L12	57.52'	S75°36'11"E
L13	154.74'	N45°35'43"E
L14	45.74'	N80°39'49"E
L15	314.34'	S86°36'29"E
L16	86.17'	N75°37'47"E

APPROVED FOR
CONSTRUCTION
C M P C
AB 4/29/2008

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	40°20'56"	107.39'	152.50'	56.03'	105.19'	S84°25'08"W
C2	20°13'21"	53.82'	152.50'	27.20'	53.55'	N65°17'44"W
C3	14°21'54"	63.31'	252.50'	31.82'	63.14'	N48°00'06"W
C4	19°20'00"	118.94'	352.50'	60.04'	118.38'	S82°48'53"E
C5	15°02'28"	42.49'	161.87'	21.37'	42.37'	N77°06'13"E
C6	42°2'708"	111.14'	150.00'	58.26'	108.61'	N89°15'57"E
C7	58°48'33"	160.63'	156.50'	88.20'	153.67'	N78°35'07"E
C8	58°48'06"	153.94'	150.00'	84.52'	147.28'	N74°59'46"E
C9	35°04'06"	97.32'	159.00'	50.24'	95.81'	S63°07'46"W
C10	17°45'44"	46.50'	150.00'	23.44'	46.32'	N84°30'39"E



No.	Date	By	Description
1	12/20/2007	ECM	Per city review comments.
2	02/26/2008	ECM	Per Land Development review comments.

REVISIONS	WIM
DRAWN BY	ECM
APPROVED BY	ECM
CHECKED BY	ECM
DATE	09 / 14 / 2007
TITLE	

SITE LAYOUT PLAN

PROJECT NO. 50005706

C-5.1

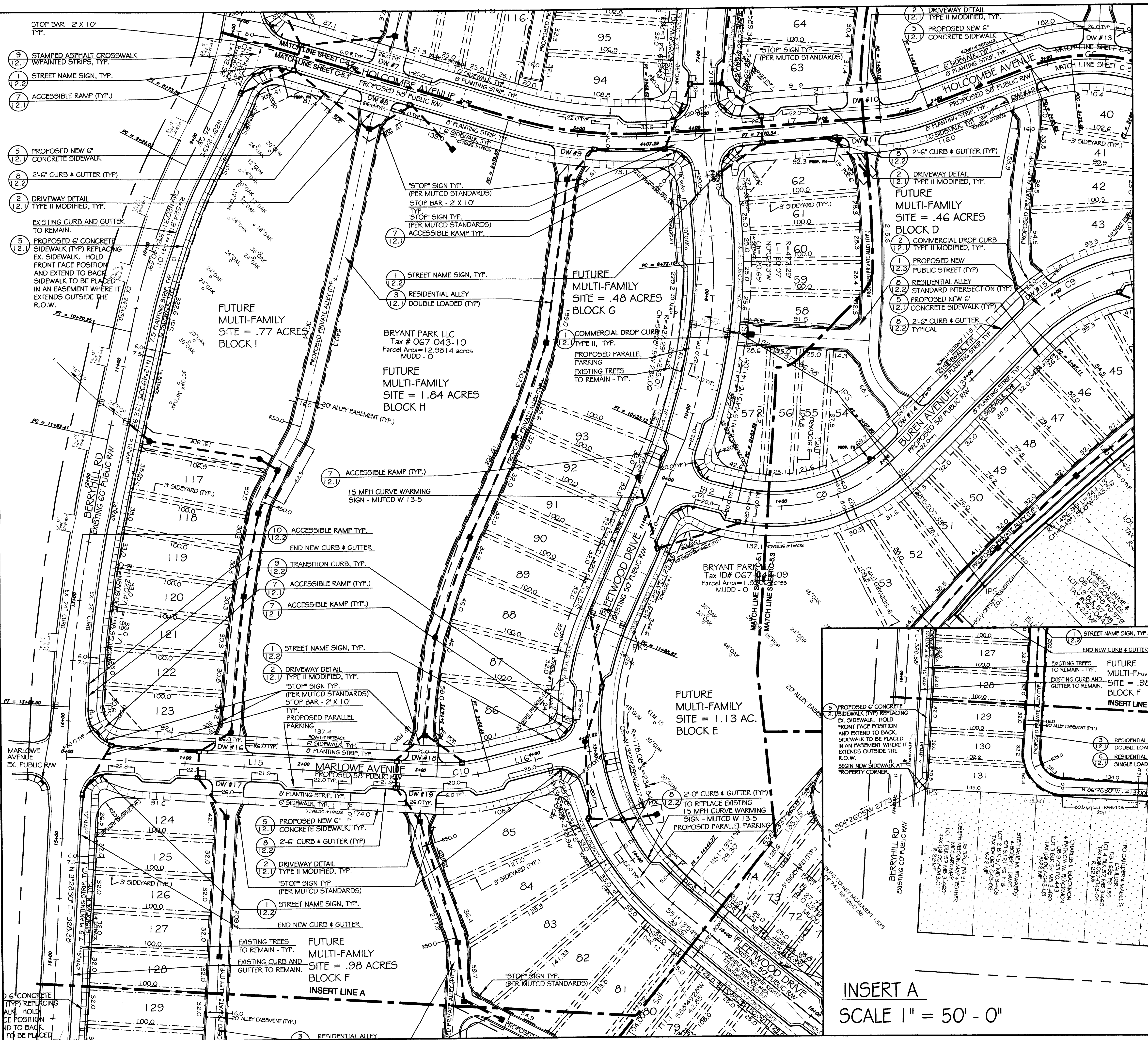
SHEET NO.

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK W/SCORING
- PROPOSED CENTER LINE
- PROPOSED LOT LINE
- MATCH LINES
- PROPOSED SIDEYARD
- PROPOSED ALLEY EASEMENT
- PROPOSED STOP SIGN
- PROPOSED ACCESSIBLE RAMP W/TRUNCATED DOMES
- EXISTING VEGETATION LINE
- EXISTING TREES
- PARCELS OUTSIDE DEVELOPMENT AREAS

SHEET NOTES:

1. SEE SHEET C - 5.0 FOR GENERAL NOTES, ZONING CODE SUMMARY, S.W.I.M. BUFFER NOTES, AND LAND USE TABLE
2. SEE SHEETS C - 5.0 - 5.4 FOR COMPLETE LAYOUT MEASURES.



INSERT A
SCALE 1" = 50' - 0"

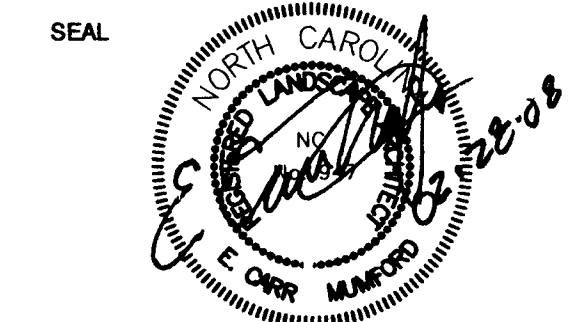


**BRYANT PARK
CHARLOTTE, NC**

**OWNER / DEVELOPER :
CAMERON CAPITAL
2001 N. TRYON STREET, SUITE 2650
CHARLOTTE, NC 28202**

CONSTRUCTION PLANS

FINAL PLANS
NOT FOR
CONSTRUCTION

[illegible]

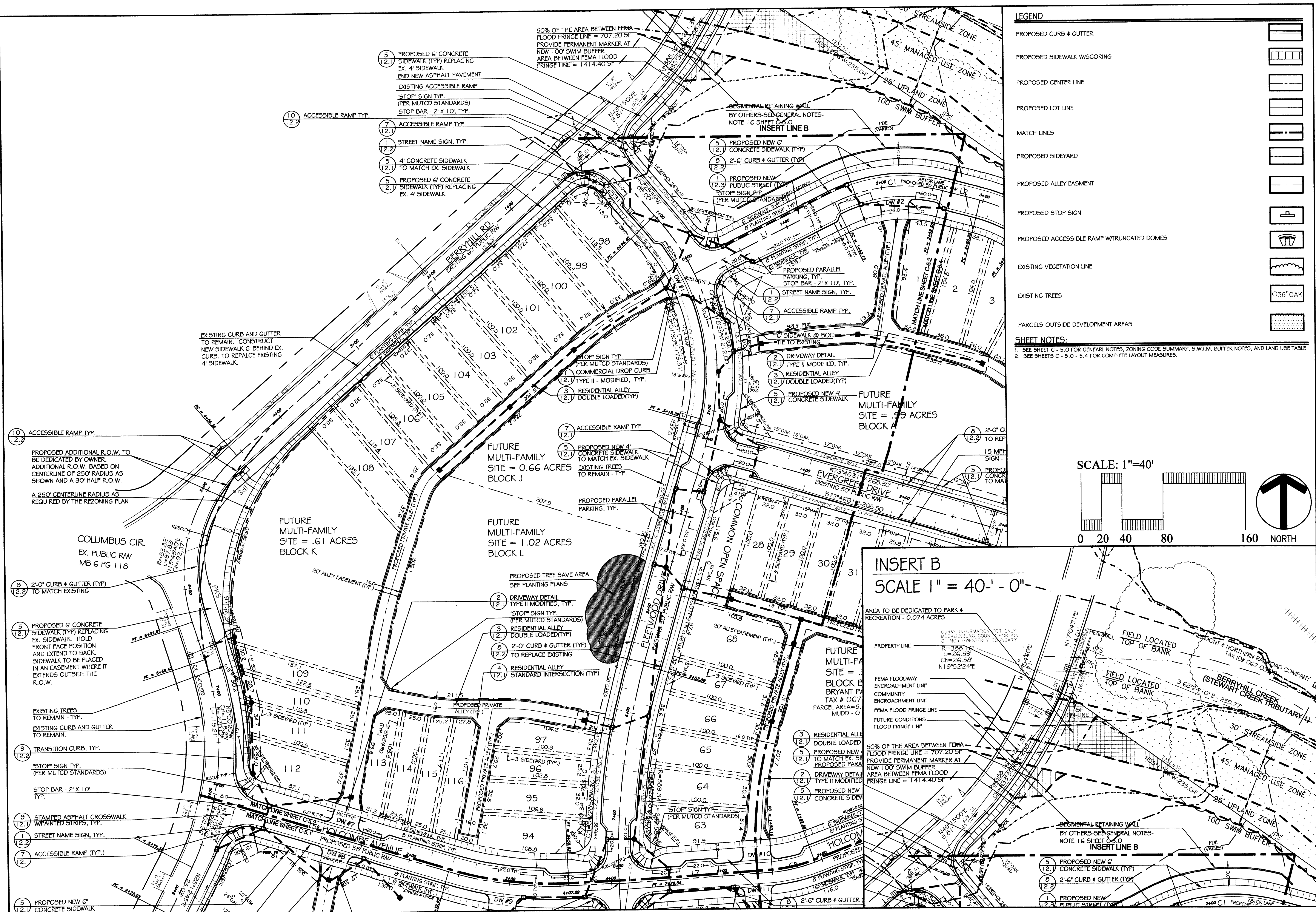
REVISIONS	
DRAWN BY	WTM
APPROVED BY	ECM
CHECKED BY	ECM
DATE	09 / 14 / 2007
TITLE	

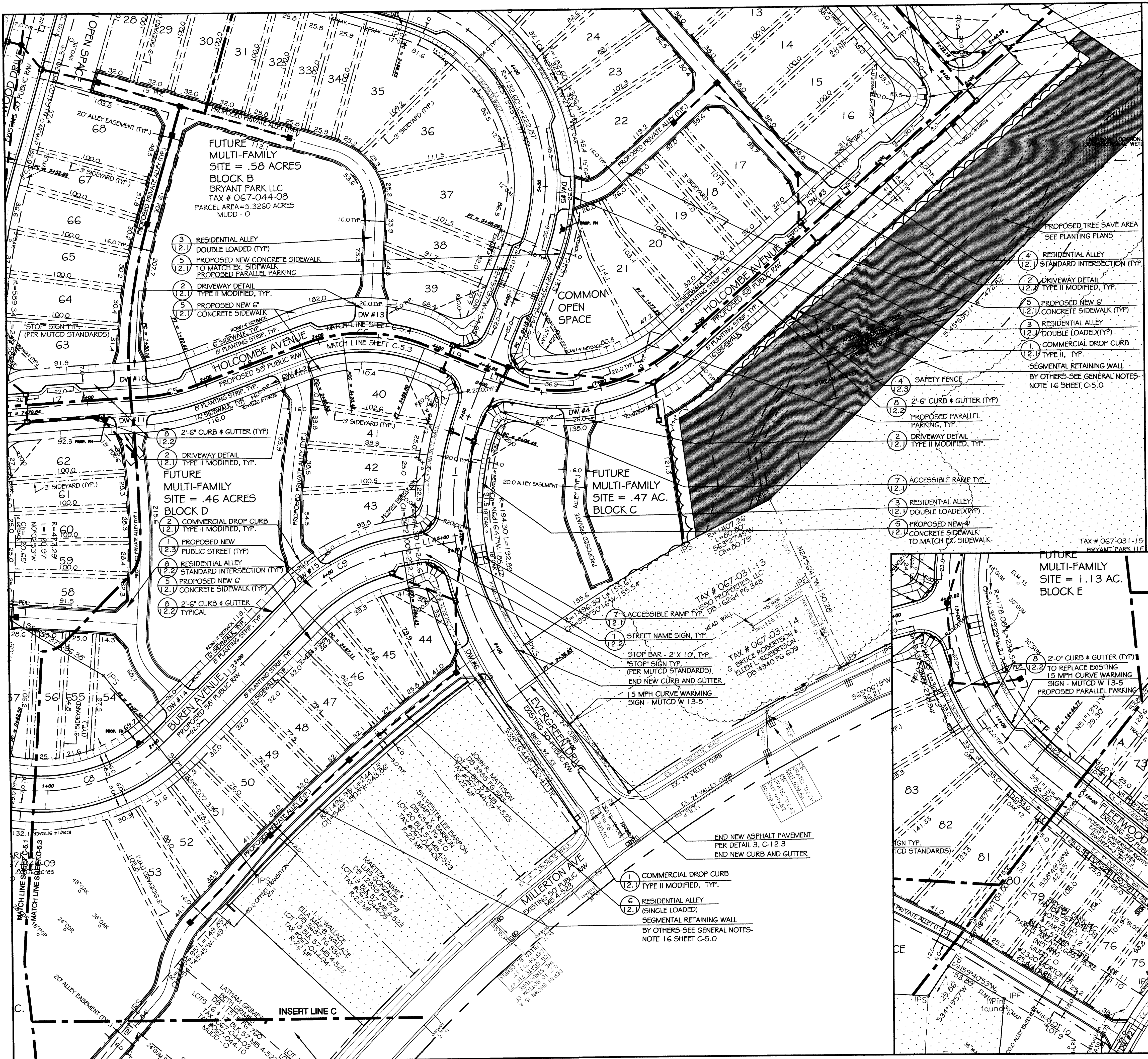
SITE LAYOUT PLAN

PROJECT NO. 50005706

C-5.2

SHEET NO.



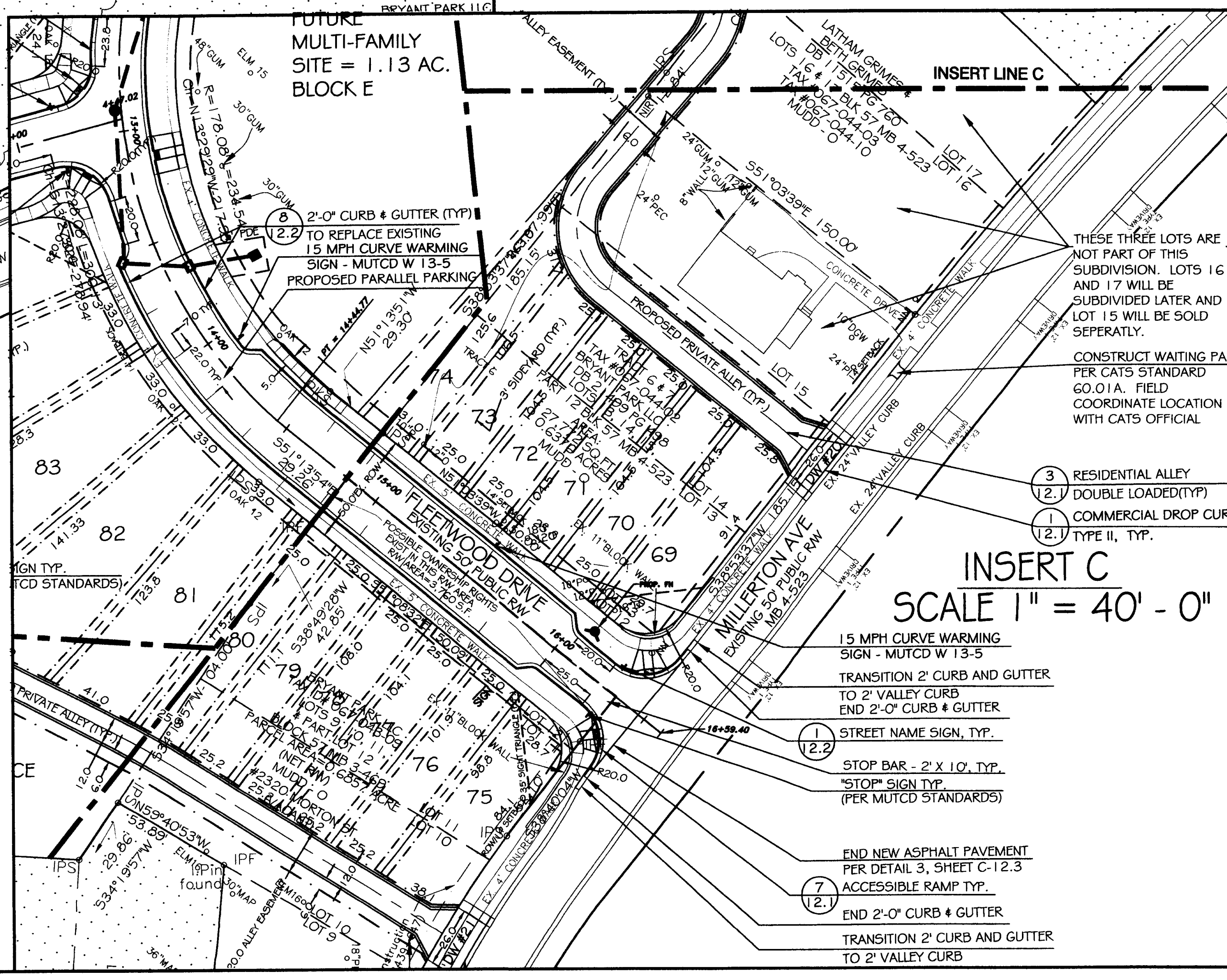
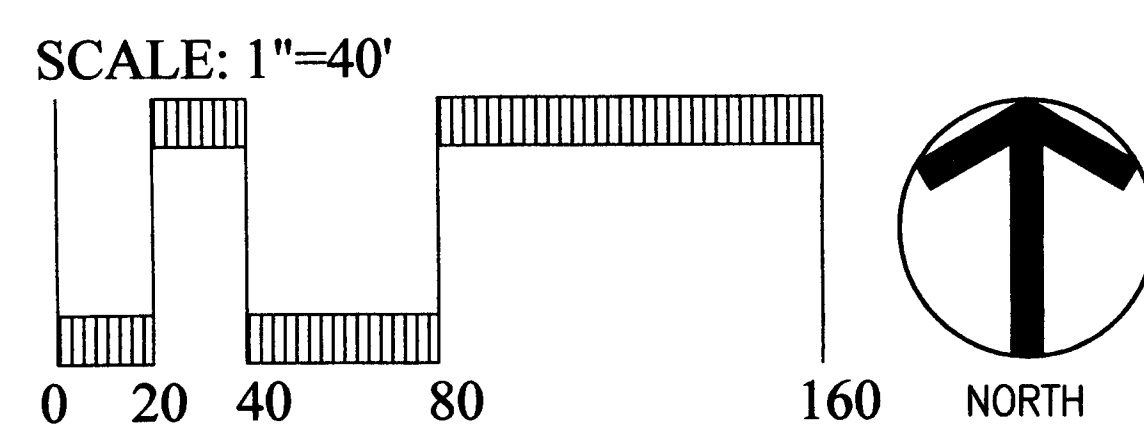


LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK W/SCORING
- PROPOSED CENTER LINE
- PROPOSED LOT LINE
- MATCH LINES
- PROPOSED SIDEYARD
- PROPOSED ALLEY EASMENT
- PROPOSED STOP SIGN
- PROPOSED ACCESSIBLE RAMP W/TRUNCATED DOMES
- EXISTING VEGETATION LINE
- EXISTING TREES
- PARCELS OUTSIDE DEVELOPMENT AREAS

SHEET NOTES:

- SEE SHEET C - 5.0 FOR GENERAL NOTES, ZONING CODE SUMMARY, S.W.I.M. BUFFER NOTES, AND LAND USE TABLE
- SEE SHEETS C - 5.0 - 5.4 FOR COMPLETE LAYOUT MEASURES.



Dewberry

Dewberry & Davis, Inc.
8195 LAKEVIEW ROAD
SUITE 400
CHARLOTTE, NC 28226-2606
PHONE: (704) 505-8918
FAX: (704) 505-8937

Wirth & Associates
LANDSCAPE ARCHITECTS AND LAND PLANNERS
123 W. HARRIS ST. SUITE 212
CHARLOTTE, NC 28203
PHONE: (704) 375-1588 FAX: (704) 375-3844
Email: wirth@wirthassociates.com

**BRYANT PARK
CHARLOTTE, NC**

OWNER / DEVELOPER :
CAMERON CAPITAL
201 N. TRYON STREET, SUITE 2650
CHARLOTTE, NC 28202

CONSTRUCTION PLANS

**FINAL PLANS
NOT FOR
CONSTRUCTION**

SEAL

No.	Date	By	Description
1	12/20/2007	ECM	Per city review comments.
2	02/28/2008	ECM	Per Land Development review comments.

REVISIONS			
DRAWN BY	WTM		
APPROVED BY	ECM		
CHECKED BY	ECM		
DATE	09 / 14 / 2007		
TITLE			

SITE LAYOUT PLAN

PROJECT NO. 50005706

C-5.3

SHEET NO.



Dewberry & Davis, Inc.
6135 LAKEVIEW ROAD
SUITE 400
CHARLOTTE, NC 28269-2809
PHONE: (704) 508-9918
FAX: (704) 508-9937

Wirth & Associates
ARCHITECTS AND LAND PLANNERS
1230 W. WILKINSON ST., SUITE 212
CHARLOTTE, NC 28202
Phone: 770-375-1588 Fax: 770-375-3844
Email: greg@wirthandassociates.com

BRYANT PARK
CHARLOTTE, NC
OWNER / DEVELOPER :
CAMERON CAPITAL SUITE 2650
201 N. TRYON STREET, CHARLOTTE, NC 28202
CONSTRUCTION PLANS

FINAL PLANS
NOT FOR
CONSTRUCTION



No.	Date	By	Description
1	12/20/2007	ECM	Per Floodplain Permit review comments.
2	10/08/2007	ECM	Per Floodplain Permit review comments.
3	02/28/2008	ECM	Per Land Development review comments.

REVISIONS	DATE	BY	DESCRIPTION
DRAWN BY	WTM		
APPROVED BY	ECM		
CHECKED BY	ECM		
DATE	09 / 14 / 2007		
TITLE			

SITE LAYOUT PLAN

PROJECT NO. 50005706

C-5.4

SHEET NO.

LEGEND	
PROPOSED CURB & GUTTER	
PROPOSED SIDEWALK W/SCORING	
PROPOSED CENTER LINE	
PROPOSED LOT LINE	
MATCH LINES	
PROPOSED SIDEYARD	
PROPOSED ALLEY EASMENT	
PROPOSED STOP SIGN	
PROPOSED ACCESSIBLE RAMP W/TRUNCATED DOMES	
EXISTING VEGETATION LINE	
EXISTING TREES	
PARCELS OUTSIDE DEVELOPMENT AREAS	

SHEET NOTES:
1. SEE SHEET C-5.0 FOR GENERAL NOTES, ZONING CODE SUMMARY, S.W.I.M. BUFFER NOTES, AND LAND USE TABLE.
2. SEE SHEETS C-5.0 - 5.4 FOR COMPLETE LAYOUT MEASURES.

SCALE: 1"=40'

